AGENDA
PLANNING COMMISSION MEETING

January 4, 2024 - 6:00 PM

City Hall Council Chambers

Members of the public can participate in person at Lakeville City Hall, 20195 Holyoke Avenue. Members of the public may join the meeting via Teams Meeting, **Meeting ID: 282 279 015 337, Passcode wtZ8X8 or by calling Toll Number 1-323-433-2142; Conference ID: 252969617#.** The mayor will allow for public comments and questions at the appropriate time.

The City Council is provided background information for agenda items in advance by staff and appointed commissions, committees, and boards. Decisions are based on this information, as well as City policy, practices, input from constituents, and a council member's personal judgment.

1. Call to order, and flag pledge

2. Roll Call

3. Approval of Minutes
   a. Approval of October 19, 2023, Planning Commission Meeting Minutes
   b. Approval of November 16, 2023, Planning Commission Work Session Minutes
   c. Approval of December 7, 2023, Planning Commission Work Session Minutes

4. Announcements

5. Public Hearing
   a. Ritter Meadows
   b. United Christian Academy
   c. North Ryan Second Addition

6. Staff Notices
   a. The City Council meeting at which the above items may be considered will be held on January 16, 2024
   b. The next Planning Commission meeting is scheduled for January 18, 2024
   c. Future and Continued Planning Commission Agenda Items
   d. Summary of City Council Actions on Planning Commissions Agenda Items

7. Adjourn

CITY OF LAKEVILLE
PLANNING COMMISSION MEETING MINUTES
October 19, 2023

Vice Chair Zimmer called the meeting to order at 6:00 p.m. in the Council Chambers at City Hall. The Pledge of Allegiance to the flag was given.

Members Present: Vice Chair Christine Zimmer, Scott Einck, Pat Kaluza, Brooks Lillehei, Jason Swenson, Amanda Tinsley, Ex-Officio member Jeff Hanson

Members Absent: Chair Jenna Majorowicz, Patty Zuzek

Staff Present: Daryl Morey, Planning Director; Frank Dempsey, Associate Planner; Tina Morrow, Recording Secretary

3. Approval of the Meeting Minutes

The September 21, 2023 Planning Commission meeting minutes were approved as presented.

4. Announcements

Planning Director Daryl Morey stated that if none of the items at tonight's meeting are tabled, the November 2, 2023 Planning Commission meeting will be canceled.

5. Eric Joncas

Vice Chair Zimmer opened the public hearing to consider the application of Eric Joncas for an interim use permit to allow outdoor sales and display of automobiles as an accessory use in the C-3, General Commercial District located at 16079 Buck Hill Road.

Eric Joncas presented a brief overview of the project.

Associate Planner Frank Dempsey presented the planning report. Mr. Dempsey stated the applicant has applied for an interim use permit to allow outside sales and display of used electric motor vehicles on property zoned C-3, General Commercial District. Outside sales and display of motor vehicles are allowed in the C-3 District but not to exceed 30% of the gross floor area of the principal building or building tenant lease space by interim use permit.

The proposed outside sales and display area would include four vehicle parking spaces located near the west entrance to the property at Buck Hill Road.

Planning Department staff recommends approval of the interim use permit, subject to the 5 stipulations listed in the October 13, 2023 planning report, and approval of the Findings of Fact dated October 19, 2023.

DRAFT

Vice Chair Zimmer opened the hearing to the public for comment.

There were no comments from the audience.

Motion was made by Lillehei, seconded by Swenson to close the public hearing at 6:07 p.m.

Voice vote was taken on the motion.
Ayes – unanimous.

Vice Chair Zimmer asked for comments from the Planning Commission. Discussion points included:

- Commissioner Kaluza asked the applicant if there were any plans for a public charging station? Mr. Joncas replied there is not.
- Commissioner Swenson commented positively on adding another choice for automobile sales in Lakeville.

Motion was made by Swenson, seconded by Lillehei to recommend to City Council approval of the Eric Joncas interim use permit subject to the following stipulations, and approval of the Findings of Fact dated October 19, 2023:

1. Outside sales and display shall be restricted to the four parking spaces in the area identified on the approved site plan and shall not exceed 30% of the floor area of the lease space for this use in the principal building.
2. Outside sales and display of motor vehicles shall not obstruct the access to the building and site and shall not impede access by emergency service vehicles.
3. A Minnesota dealer licenses shall be obtained by the business owner and a copy shall be submitted to the City prior to commencing the sale of motor vehicles on-site.
4. Signage shall be installed and maintained in compliance with Zoning Ordinance requirements and subject to approval of a sign permit.
5. The interim use permit will terminate at such time that outside sales and display of motor vehicles is no longer occurring on the property or a change of use in building occupancy.

Ayes: Kaluza, Lillehei, Zimmer, Einck, Tinsley, Swenson
Nays: 0

6. Timberland Partners, Inc.

Vice Chair Zimmer opened the public hearing to consider the application of Timberland Partners, Inc. for the following, located north of 162nd Street (CSAH 46) and west of Buck Hill Road: A. Comprehensive Plan amendment to re-guide property from Medium Density Residential to Low/Medium Density Residential and from Commercial to Corridor Mixed Use; and B. Zoning Map amendment to rezone property

DRAFT

from RM-1, Medium Density Residential District to RST-2, Single and Two Family Residential District and from to C-3, General Commercial District to M-1, Mixed Use I-35 Corridor District.

Ryan Sailer, Vice President of Timberland Partners, Inc. presented a brief overview of the request. He stated they have modified their proposed development plans from the one presented to the City in 2021 with similar Comprehensive Plan and Zoning Map amendment applications to add two proposed medical office buildings and to reduce the number of stacked flat townhome units. He stated the Davis Group will construct the two medical office buildings and Robert Thomas Homes will construct the residential buildings. He stated Timberland Partners will continue to own the residential buildings after they are completed and will provide on-site management for the rental single family and stacked flat townhome units.

Associate Planner Frank Dempsey presented the planning report. Mr. Dempsey stated the applicant has submitted a sketch plan for development of 18.7 gross (17.2 net) acres of land to be known as Sundance Lakeville. The developer is proposing 167 stacked-flat townhouse dwelling units within 13 buildings (11, 12 and 16 units), including a 5,000 square foot clubhouse building and a maintenance building. The proposed development would also include nine single family lots to be accessed from Kendale Drive at the northwest corner of the property.

Mr. Dempsey described the process to amend the Comprehensive Plan, which requires the city to notify adjacent governmental jurisdictions. The City of Burnsville responded with comments that included capacity issues at their Maple Island lift station, which is where the sanitary sewer for the Sundance Lakeville project would be directed. Mr. Dempsey stated this issue will be addressed with the platting and development of the property, should the Comprehensive Plan and Zoning Map amendments be approved.

Planning Department staff recommends approval of the Comprehensive Plan and Zoning Map amendments, and approval of the Findings of Fact dated October 19, 2023.

Vice Chair Zimmer opened the hearing to the public for comment.

<u>Chesley Nguyen - 15956 Kendale Drive</u>
Ms. Nguyen stated her concern regarding traffic safety and vehicle speeds on Kendale Drive.

<u>David Coolbaugh - 15822 Dupont Avenue</u>
Mr. Coolbaugh commented on the entrance to the proposed Sundance Lakeville development that could result in congestion at the Kendale Drive and 162nd Street intersection. He also was concerned the traffic would increase within his neighborhood because of this development.

<u>Amy Erkenbrack - 11255 162nd Street W</u>.
Ms. Erkenbrack stated she would like to see traffic counters installed for safety reasons because of vehicle speeds on Kendale Drive.

DRAFT

Motion was made by Swenson, seconded by Kaluza to close the public hearing at 6:39 p.m.

Voice vote was taken on the motion.
Ayes – unanimous.

Vice Chair Zimmer asked for comments from the Planning Commission. Discussion points included:

- Commissioner Lillehei expressed concerns on the possible increase in traffic from this development. Mr. Dempsey clarified the allowed uses between the existing commercial zoning and the proposed residential use.
- Director Morey indicated the developer has prepared an updated traffic study for the proposed development. Nick Grage with Alliant Engineering outlined the traffic study update and findings.
- Commissioner Swenson supports the land use change and the intent.
- Director Morey commented positively on the developer's involvement in the proposed project.

Motion was made by Swenson, seconded by Lillehei to recommend to City Council approval of the Comprehensive Plan and Zoning Map amendments as requested, and approval of the Findings of Fact dated October 19, 2023:

Ayes: Lillehei, Zimmer, Einck, Tinsley, Swenson, Kaluza
Nays: 0

There being no further business, the meeting was adjourned at 7:01 p.m.

Respectfully submitted,

Tina Morrow, Recording Secretary

DRAFT

CITY OF LAKEVILLE
PLANNING COMMISSION WORK SESSION MINUTES
November 16, 2023

Vice Chair Christine Zimmer called the work session to order at 6:00 p.m.

Members Present: Vice Chair Christine Zimmer, Scott Einck, Pat Kaluza, Brooks Lillehei, Jason Swenson, and Amanda Tinsley

Members Absent: Chair Jenna Majorowicz, Patty Zuzek, and Surya Ganesan

Staff Present: Planning Director Daryl Morey, Community Development Director Tina Goodroad, and Associate Planner Kris Jenson

Others Present: Steve Volauvka, Remedy Bar

Downtown Parking Study

Community Development Director Tina Goodroad presented the downtown parking study. She stated City staff and our consultant presented the draft study to downtown businesses and incorporated their feedback into the study. After the study is approved by the City Council, the recommendations contained in the study, including wayfinding signage, will be implemented.

The Planning Commission made the following comments:

- Timely snow removal is important to preserve downtown parking spaces in the winter. Director Goodroad stated the City is working to have snow removed from the City-owned parking lots more frequently.
- Access to businesses must be preserved during snow removal operations.
- It was noted that some residents sell on-street parking spaces during Pan-O-Prog. Staff noted that it is illegal and will inform the Police Department.
- Does the study incorporate bicycle parking at the trailheads? Director Goodroad stated that it does.

Cannabis Zoning Regulations

Director Goodroad presented background on the state legalization of cannabis in May 2023, which has created the need for City regulations and zoning as outlined in her November 7th memo. She stated full strength retail cannabis businesses cannot also sell the THC level products currently allowed today. She stated that businesses growing/manufacturing cannabis will be allowed in industrial zoning districts and businesses selling cannabis (dispensaries) will be allowed in commercial zoning Districts.

DRAFT

The Planning Commission made the following comments:

- If a dispensary is legally established meeting the distance requirements from a school, day care, etc. and a day care is established at a later date within the restricted distance, does the dispensary have to close?
- The dispensary distance restrictions established by the State should initially be incorporated into the City Code and then those regulations can be revisited to determine if they need to be adjusted.
- There was consensus that the distance restrictions for dispensaries should be limited to schools and parks and not day care centers.
- Concern was expressed about odor control, especially in the case of multiple tenant retail buildings.
- Does the State have a requirement concerning ventilation systems for dispensaries, especially in the case of a multiple tenant building?
- Should the City regulate cannabis dispensaries any differently than liquor and tobacco given that the product being sold is legal?
- Will a CUP be required for dispensaries and/or manufacturing?
- Concern was expressed about robberies since dispensaries are predominately a cash business.
- The commercial PUDs should be added to the Cannabis Dispensary Restrictions map.

The work session adjourned at 7:26 p.m.

Respectfully submitted,

Daryl Morey, Planning Director

DRAFT

CITY OF LAKEVILLE
PLANNING COMMISSION WORK SESSION MINUTES
December 7, 2023

Chair Jenna Majorowicz called the work session to order at 5:58 p.m.

Members Present: Chair Jenna Majorowicz, Vice Chair Christine Zimmer, Pat Kaluza, Brooks Lillehei, Jason Swenson, Patty Zuzek, Amanda Tinsley, and Ex-officio Jeff Hanson

Members Absent: Scott Einck and Surya Ganesan

Staff Present: Planning Director Daryl Morey, Community Development Director Tina Goodroad, and Associate Planners Frank Dempsey and Kris Jenson

Planning Commissioner Training

Community Development Director Tina Goodroad presented the Planning Commissioner training session.

The Planning Commission made the following comments:

- The Planning Commission and staff sometimes has to educate the public about the role of the Planning Commission at public hearings.
- Asked for clarification on City fees and what public improvements developers are responsible for constructing.

The work session adjourned at 6:36 p.m.

Respectfully submitted,

Daryl Morey, Planning Director

DRAFT

City of Lakeville
Planning Department

Memorandum

To: Planning Commission
From: Daryl Morey, Planning Director
Date: December 28, 2023
Subject: Packet Material for the January 4, 2024 Planning Commission Meeting
Agenda Item: Ritter Meadows Revised Preliminary Plat

INTRODUCTION

TEG Land Holdings, LLC have submitted a revised preliminary plat for Ritter Meadows, which proposes 255 dwelling units consisting of 29 single family lots, 99 detached (villa) lots, and 127 attached townhome lots on land located north of 205th Street and west of I-35. The original Ritter Meadows preliminary plat was approved by the City Council on May 1, 2023. The revised preliminary plat now includes the former 2.4 acre Dunham parcel located north of the existing 205th Street/Keokuk Avenue intersection. By incorporating this parcel into the preliminary plat, minor collector Keokuk Avenue can be constructed north of 205th Street with the first phase of the Ritter Meadows development. In addition, there is one fewer single family lot proposed in the northwest corner of revised preliminary plat and 200th Street will terminate as a temporary cul-de-sac.

I have attached the March 9, 2023 TPC planning report (minus exhibits) for background on the original Ritter Meadows preliminary plat.

EXHIBITS

A. Location Map
B. Preliminary Plat approved 5/1/23
C. Revised Preliminary Plat
D. Revised Phasing Plan
E. Revised Site Plan
F. Revised Grading Plan
G. Revised Landscape Plan
H. 205th Street/Keokuk Avenue Turn Lane Plans (2 pages)

RECOMMENDATION

The revised Ritter Meadows preliminary plat is an improvement over the approved preliminary plat with the inclusion of the 2.4-acre parcel and the extension of Keokuk Avenue with the first development phase. Planning Department recommends approval of the revised Ritter Meadows preliminary plat subject to the following conditions:

1. Street right-of-way dedication, sections construction plans, turn lane construction plans, and private drive construction plans shall be subject to review and approval of the City Engineer with the first phase final plat.

2. Trails:

    a. The developer shall be responsible for 100 percent of the cost of grading and restoration for trail construction.
    b. The developer shall be responsible for 5/8th of the cost of bituminous for construction of trails within the preliminary plat, except for the trail within Outlot A, which shall be reimbursed 100 percent by the City, including the waterway crossing.
    c. The developer shall dedicate a public trail easement over Lot 77, Block 8, subject to review and approval of the Parks and Recreation Director and City Engineer.

3. The developer shall obtain easements to allow for any grading that occurs outside of the plat boundaries.

4. All tree preservation, grading, utilities, stormwater management, drainage and utility easements, and retaining walls shall be subject to review and approval of the City Engineer.

5. Outlot A and Outlot B shall be deeded to the City for stormwater management purposes.

6. The landscape plan shall be subject to review and approval of the City Forester.

7. Outlot C shall be dedicated to the City for park purposes. The balance of required park dedication shall be satisfied as a cash fee in lieu of land calculated at the time of final plat approval.

8. Outlot D shall require future application for preliminary plat and final plat approval subject to the procedures established by Title 10 of the City Code and shall be subject to park dedication requirements at the time of preliminary plat and final plat approval.

9. Attached and detached townhouse dwelling units shall comply with the design and construction standards established by Section 11-57-19 and Section 11-58-21 of the Zoning Ordinance.

10. Keokuk Avenue shall be extended north of 205th Street with the first phase final plat subject to design review and approval by the City Engineer.

City of Lakeville
Location Map
Ritter Meadows
Preliminary Plat
EXHIBIT A

ALLIANT
733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

RITTER MEADOWS
LAKEVILLE, MINNESOTA
PRELIMINARY PLAT SUBMITTAL
PRELIMINARY PLAT OVERVIEW

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSIONAL ENGINEER under the laws of the State of MINNESOTA.

PRELIMINARY
DO NOT FOR CONSTRUCTION

Date: License No.

QUALITY ASSURANCE/CONTROL

BY	DATE

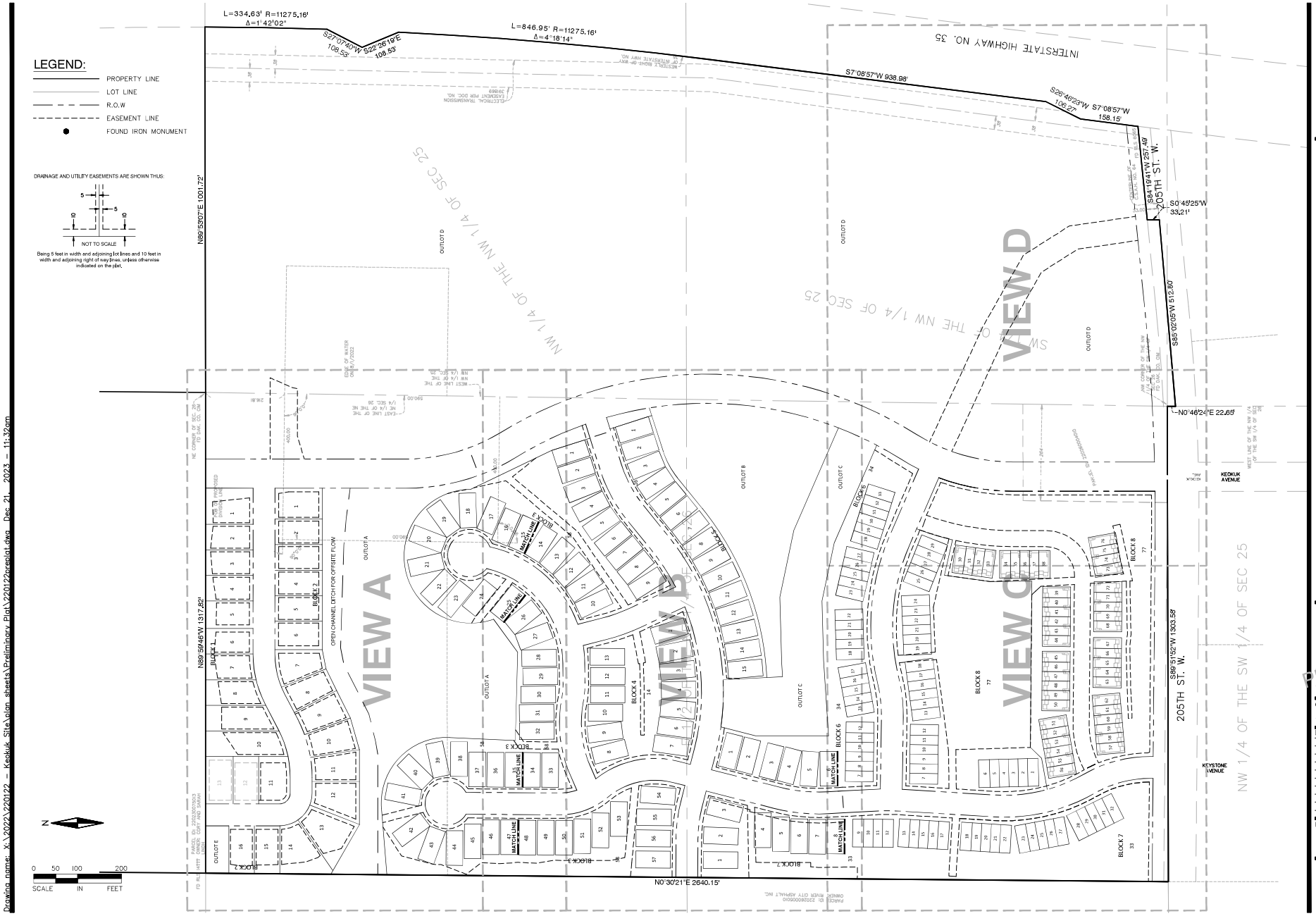
DATE	ISSUE
11/3/22	CITY SUBMITTAL
1/26/23	CITY RESUBMITTAL
3/6/23	CITY RESUBMITTAL
3/9/23	BID SET
3/28/23	STORMWATER RESUBMITTAL

PROJECT TEAM DATA
DESIGNED: CW
DRAWN: AA/JP/LJ/EL
PROJECT NO: 222-0122

4

SHEET 4 of 58

EXHIBIT B



ALLIANT
733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

RITTER MEADOWS

LAKEVILLE, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

PRELIMINARY PLAT OVERVIEW

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSIONAL ENGINEER under the laws of the State of MINNESOTA

PRELIMINARY NOT FOR CONSTRUCTION

CLAR WICKLUND, PE

Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE

DATE	ISSUE
11/3/22	CITY SUBMITTAL
1/26/23	CITY RESUBMITTAL
3/6/23	CITY RESUBMITTAL
3/28/23	STORMWATER RESUBMITTAL
5/3/23	BID SET
11/20/23	AMENDED PRELIM PLAT
11/28/23	AMENDED PRELIM PLAT
12/21/23	AMENDED PRELIM PLAT

PROJECT TEAM DATA

DESIGNED: CW

DRAWN: AA/JP/LJ/EL

PROJECT NO: 222-0122

4

SHEET 4 of 57

Drawing name: X:\2022\220122 - Keokuk Site\plan sheets\Preliminary Plat\220122preplat.dwg Dec 21, 2023 - 11:32am

EXHIBIT C

LEGEND:

- EASEMENT LINE
- BUILDING SETBACK
- PROPERTY LINE
- LOT LINE
- ROW
- PHASE 1
- PHASE 2
- PHASE 3

PHASE 1:

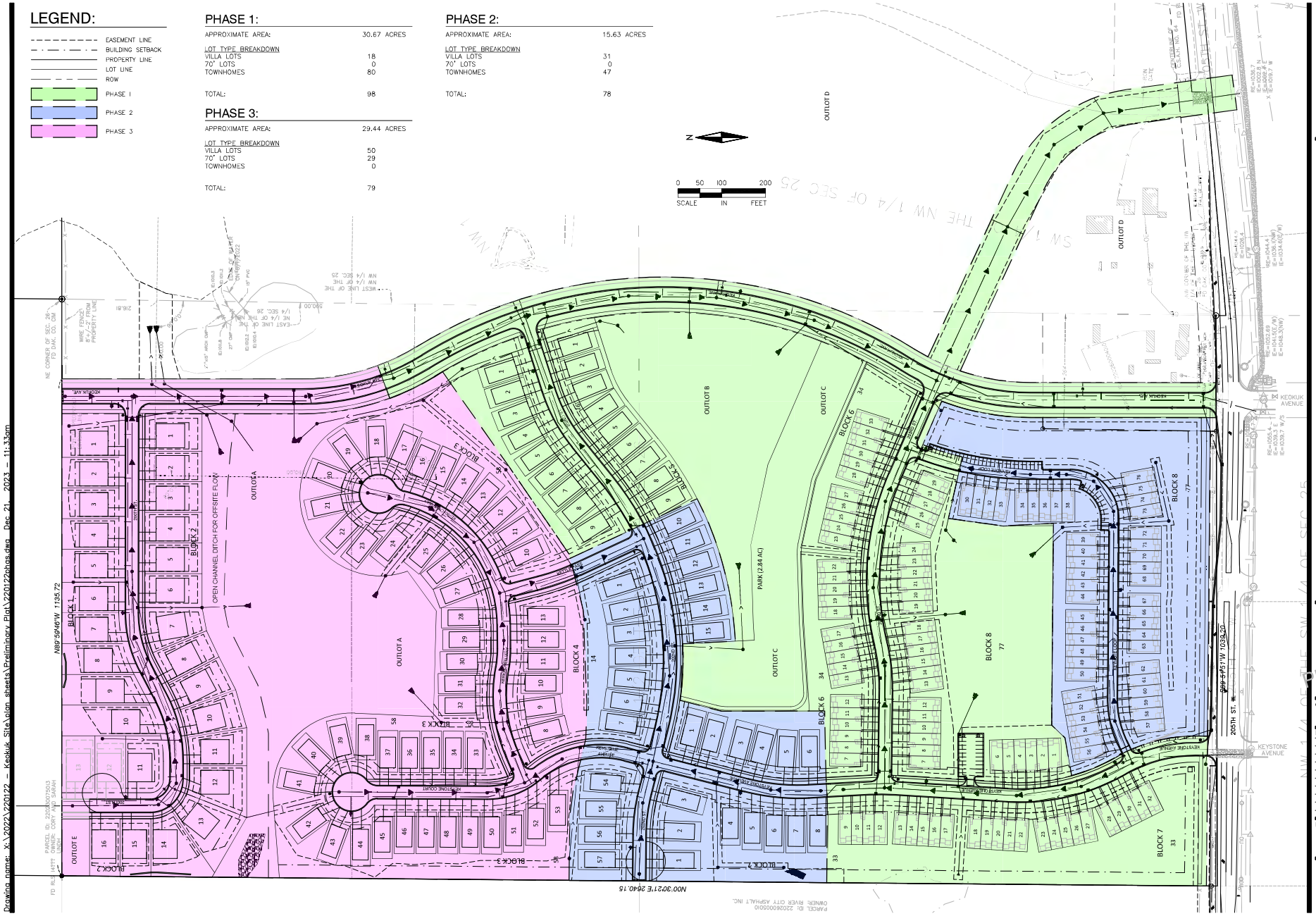
APPROXIMATE AREA:	30.67 ACRES
LOT TYPE BREAKDOWN	
VILLA LOTS	18
70' LOTS	0
TOWNHOMES	80
TOTAL:	98

PHASE 2:

APPROXIMATE AREA:	15.63 ACRES
LOT TYPE BREAKDOWN	
VILLA LOTS	31
70' LOTS	0
TOWNHOMES	47
TOTAL:	78

PHASE 3:

APPROXIMATE AREA:	29.44 ACRES
LOT TYPE BREAKDOWN	
VILLA LOTS	50
70' LOTS	29
TOWNHOMES	0
TOTAL:	79



ALLIANT
733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

RITTER MEADOWS

LAKEVILLE, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

PHASING PLAN

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSIONAL ENGINEER under the laws of the State of MINNESOTA

PRELIMINARY NOT FOR CONSTRUCTION

CLAR. WICKLUND, PE

Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE

DATE	ISSUE
11/3/22	CITY SUBMITTAL
1/26/23	CITY RESUBMITTAL
3/6/23	CITY RESUBMITTAL
3/28/23	STORMWATER RESUBMITTAL
5/3/23	BID SET
11/20/23	AMENDED PRELIM PLAT
11/28/23	AMENDED PRELIM PLAT
12/21/23	AMENDED PRELIM PLAT

PROJECT TEAM DATA

DESIGNED:	CW
DRAWN:	AA/JP/LJ
PROJECT NO:	222-0122

10

SHEET 10 of 57

Drawing name: X:\2022\220122 - Keokuk Site\plan sheets\Preliminary Plat\220122phas.dwg Dec 21, 2023 - 11:33am

EXHIBIT D

SITE PLAN NOTES:

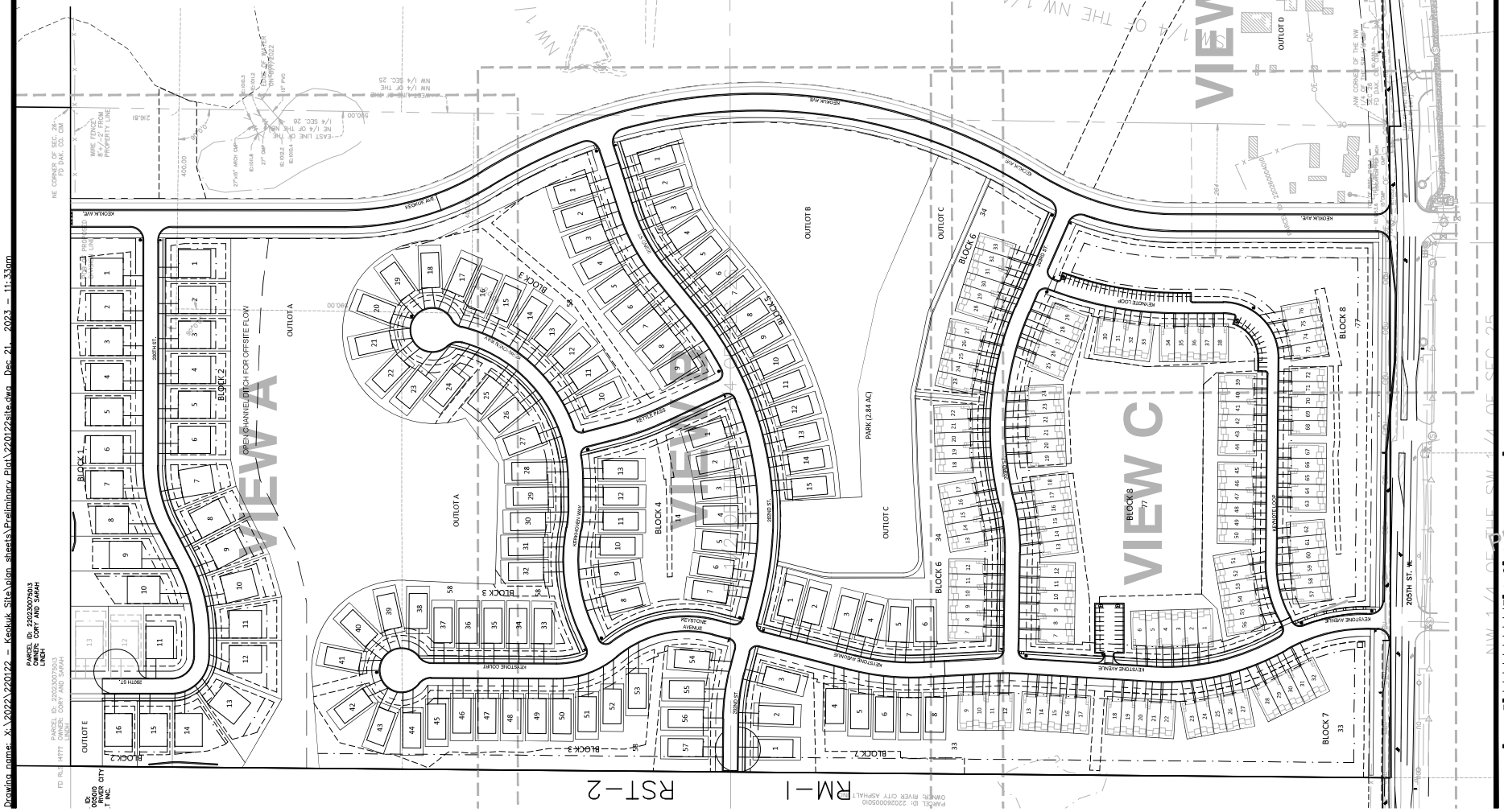
1. REFER TO ARCHITECTURAL DRAWINGS FOR CONCRETE STOOPS ADJACENT TO PROPOSED BUILDING.
2. CONTINUOUS CONCRETE CURB & GUTTER WHICH CHANGES TYPE SHALL HAVE A MIN. FIVE FOOT (5') TRANSITION ON PRIVATE ROADS.
3. ALL CONCRETE CURB AND GUTTER ADJACENT TO CONCRETE WALK BE SEPARATED BY A 1/2 INCH EXPANSION JOINT.
4. PAVEMENT STRIPING SHALL BE 4 INCH WHITE.
5. ALL WORK WITHIN THE R.O.W. STALL COMPLY WITH CITY OF LAKEVILLE ENGINEERING DESIGN STANDARDS.
6. ALL STREET SIGNAGE, PUBLIC & PRIVATE, SHALL COMPLY WITH THE MN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
7. ALL CURB AND GUTTER TO BE CONCRETE B612 OR MOUNTABLE TYPE AS NOTED, PER CITY OF LAKEVILLE STANDARDS.
8. ALL PUBLIC SIDEWALKS WITHIN THE PUBLIC RIGHT OF WAY SHALL BE 5' WIDE
9. TYPICAL PRIVATE PARKING STALL = 9'x18'

LEGEND:

- EASEMENT LINE
- BUILDING SETBACK
- PROPERTY LINE
- LOT LINE
- ROW

N

0 50 100 200
SCALE IN FEET



ALLIANT
733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

RITTER MEADOWS

LAKEVILLE, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

SITE PLAN OVERVIEW

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSIONAL ENGINEER under the laws of the State of MINNESOTA

PRELIMINARY NOT FOR CONSTRUCTION

CLAR WICKLUND, PE

Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE	ISSUE
	11/3/22	CITY SUBMITTAL
	1/26/23	CITY RESUBMITTAL
	3/6/23	CITY RESUBMITTAL
	3/28/23	STORMWATER RESUBMITTAL
	5/5/23	BID SET
	11/20/23	AMENDED PRELIM PLAT
	11/28/23	AMENDED PRELIM PLAT
	12/21/23	AMENDED PRELIM PLAT

PROJECT TEAM DATA

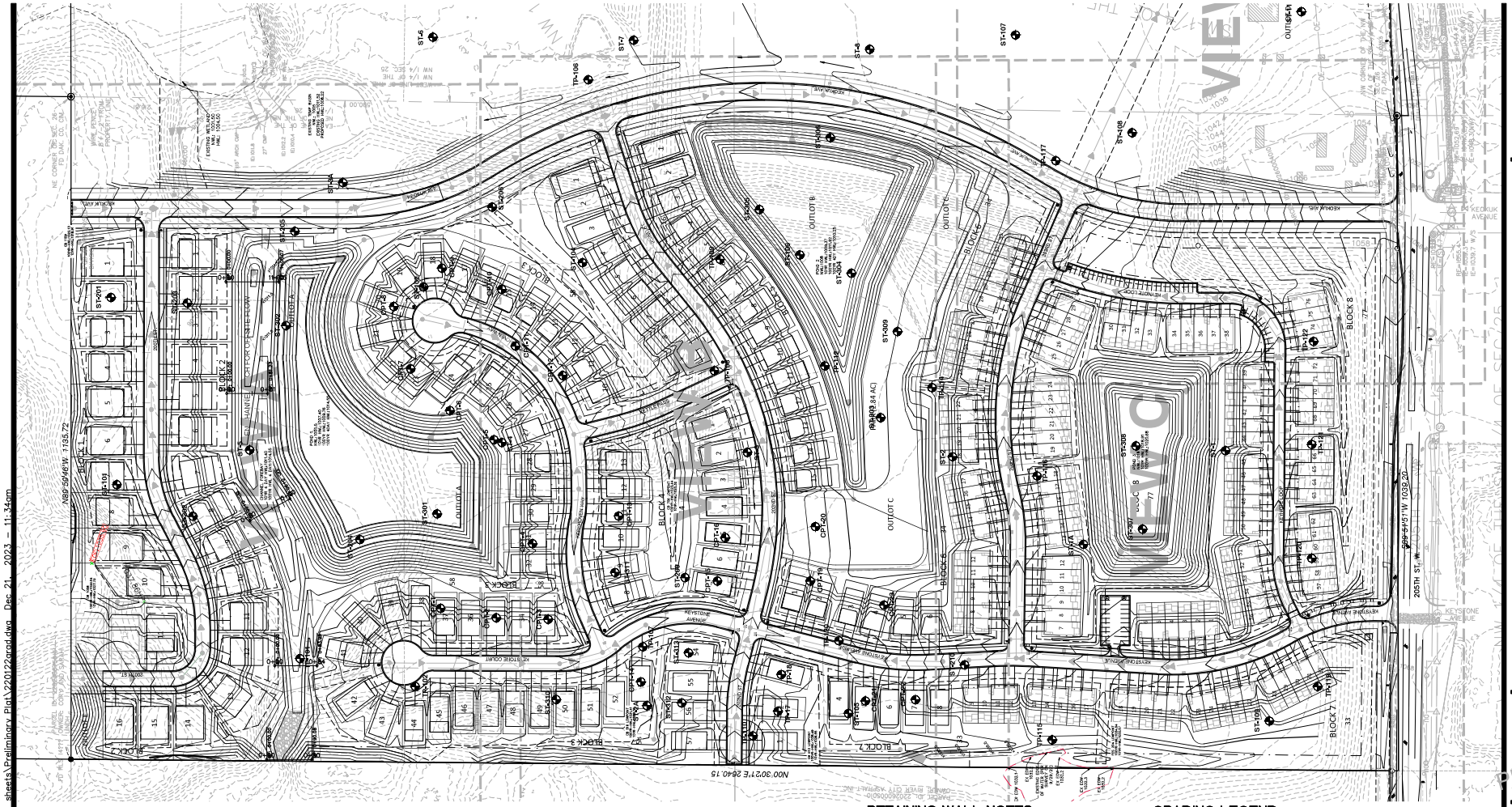
DESIGNED: CW
DRAWN: AA/JP/LJ
PROJECT NO: 222-0122

11

SHEET 11 of 57

Drawing name: X:\2022\220122 - Keokuk Site\plan sheets\Preliminary Plat\220122site.dwg Dec 21, 2023 - 11:33am

EXHIBIT E



GRADING NOTES:

1. ALL FINISHED GRADES SHALL SLOPE AWAY FROM PROPOSED BUILDINGS AT MINIMUM GRADE OF 2.0%. ALL SWALES SHALL HAVE A MINIMUM SLOPE OF 2.00%.
2. THE CONTRACTOR SHALL KEEP THE ADJACENT ROADWAYS FREE OF DEBRIS AND PREVENT THE OFF-SITE TRACKING OF SOIL IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY AND WATERSHED.
3. NOTIFY GOPHER STATE ONE CALL, AT (800)252-1166, 48 HOURS PRIOR TO START OF CONSTRUCTION.
4. ALL IMPROVEMENTS TO CONFORM WITH CITY OF LAKEVILLE CONSTRUCTION STANDARDS SPECIFICATIONS, LATEST EDITION.
5. ROCK CONSTRUCTION ENTRANCES SHALL BE PROVIDED AT ALL CONSTRUCTION ACCESS POINTS.
6. REFER TO GEOTECHNICAL REPORT AND PROJECT MANUAL FOR SOIL CORRECTION REQUIREMENTS AND TESTING REQUIREMENTS.
7. STRIP TOPSOIL PRIOR TO ANY CONSTRUCTION. REUSE STOCKPILE ON SITE. STOCKPILE PERIMETERS MUST BE PROTECTED WITH SILT FENCE.
8. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
9. IMMEDIATELY FOLLOWING GRADING OF (3:1 OR GREATER) SIDE SLOPES AND DRAINAGE SWALES, WOOD FIBER BLANKET OR OTHER APPROVED SOIL STABILIZING METHOD (APPROVED BY ENGINEER) SHALL BE APPLIED OVER APPROVED SEED MIXTURE AND A MINIMUM OF 4" TOPSOIL.
10. THE GENERAL CONTRACTOR MUST DISCUSS DEWATERING PLANS WITH ALL SUBCONTRACTORS TO VERIFY NPDES REQUIREMENTS. IF DEWATERING IS REQUIRED DURING CONSTRUCTION, CONTRACTOR SHOULD CONSULT WITH EROSION CONTROL INSPECTOR AND ENGINEER TO DETERMINE APPROPRIATE METHOD.
11. REFER TO STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR ALL EROSION AND SEDIMENT CONTROL DEVICE LOCATIONS, DESCRIPTIONS, NOTES AND DETAILS INCLUDING CONCRETE WASHOUT STATION INSTRUCTIONS.
12. STEPS MAY BE REQUIRED IN SIDEWALKS LEADING TO FRONT OF UNITS. FINAL GRADING PLANS TO PROVIDE DETAILS ON SIDEWALKS REQUIRING STEPS.
13. FRENCH DRAINS MAY BE NEEDED FOR PORTIONS ALONG KEOKUK AVENUE TO HELP RELIEVE GROUNDWATER. EXACT LOCATION AND AMOUNT WILL BE DETERMINED BY THE GEOTECHNICAL ENGINEER AT THE TIME OF CONSTRUCTION.

RETAINING WALL NOTES:

1. ALL RETAINING WALLS SHALL BE ROUGH GRADED AT A 2:1 SLOPE WITH BASE OF SLOPE AT PROPOSED WAL FACE.
2. THE RETAINING WALL SLOPE AREAS ARE TO BE MAINTAINED UNTIL RETAINING WALL CONSTRUCTION OCCURS. ANY EROSION SHALLE BE REMEDIED AND RESTORED.
3. BUILDING PERMITS ARE REQUIRED FOR ALL RETAINING WALLS 4 FEET IN HEIGHT OR GREATER AND THE WALLS SHALL BE DESIGNED BY A STRUCTURAL ENGINEER WITH DESIGN REVIEWED AND APPROVED BY THE CITY PRIOR TO INSTALLATION. ANY QUESTIONS REGARDING THE BUILDING PERMITS SHALL BE DIRECTED TO THE CITY BUILDING INSPECTOR.
4. INSTALL SAFETY RAILING ATOP ALL WALLS WHERE REQUIRED BY CODE.
5. RETAINING WALL CONTRACTOR AND/OR RETAINING WALL STRUCTURAL ENGINEER ARE RESPONSIBLE TO REVIEW CIVIL SITE ENGINEERING DRAWINGS. ANY OBSERVED CONCERNS WITH CIVIL SITE ENGINEERING DESIGN ELEMENTS RELATED TO RETAINING WALLS THAT REQUIRE MODIFICATION TO THE CIVIL SITE DESIGN IS THIER RESPONSIBILITY TO COORDINATE WITH PROJECT OWNER AND CIVIL SITE ENGINEER. IF NO COORDINATION IS REQUESTED IT SHALL BE UNDERSTOOD THAT ALL CONDITIONS WITHIN THE CIVIL SITE DESIGN AND PLANS ARE ACCEPTABLE AND ABLE TO BE PROVIDED FOR IN THE RETAINING WALL DESIGN AND CONSTRUCTION.
6. RETAINING WALLS ARE TO BE FINAL DESIGNED AND PERMITTED BY OTHERS.

GRADING LEGEND:

FRONT OF BLDG
964.7 — GARAGE FLOOR ELEVATION
(1) — ADDITIONAL REQUIRED STEPS (1 STEP = 0.7')
W — HOUSE PAD TYPE
947.0 — LOWEST FLOOR ELEVATION
947.0 — REAR ELEVATION

789 — EXISTING CONTOUR
789 — PROPOSED CONTOUR
789 — PROPOSED CR19 AND DALE CONTOUR
x62.44 962.44 — PROPOSED SPOT ELEVATION
1.0% — DIRECTION OF DRAINAGE
EMERGENCY OVERFLOW ROUTING
PRE CONSTRUCTION SILT FENCE
EOF ROUTE
ROCK ENTRANCE
RETAINING WALL
SOIL BORING/ TEST PITS/ CPT

N

0 50 100 200
SCALE IN FEET

ALLIANT
733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

RITTER MEADOWS

LAKEVILLE, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

GRADING AND DRAINAGE PLAN OVERVIEW

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSIONAL ENGINEER under the laws of the State of MINNESOTA

PRELIMINARY NOT FOR CONSTRUCTION

CLR: WK/LJ/HD, PE

Date: License No.

QUALITY ASSURANCE/CONTROL

BY	DATE

DATE	ISSUE
11/3/22	CITY SUBMITTAL
1/26/23	CITY RESUBMITTAL
3/6/23	CITY RESUBMITTAL
3/28/23	STORMWATER RESUBMITTAL
5/3/23	BID SET
11/20/23	AMENDED PRELIM PLAT
11/28/23	AMENDED PRELIM PLAT
12/21/23	AMENDED PRELIM PLAT

PROJECT TEAM DATA

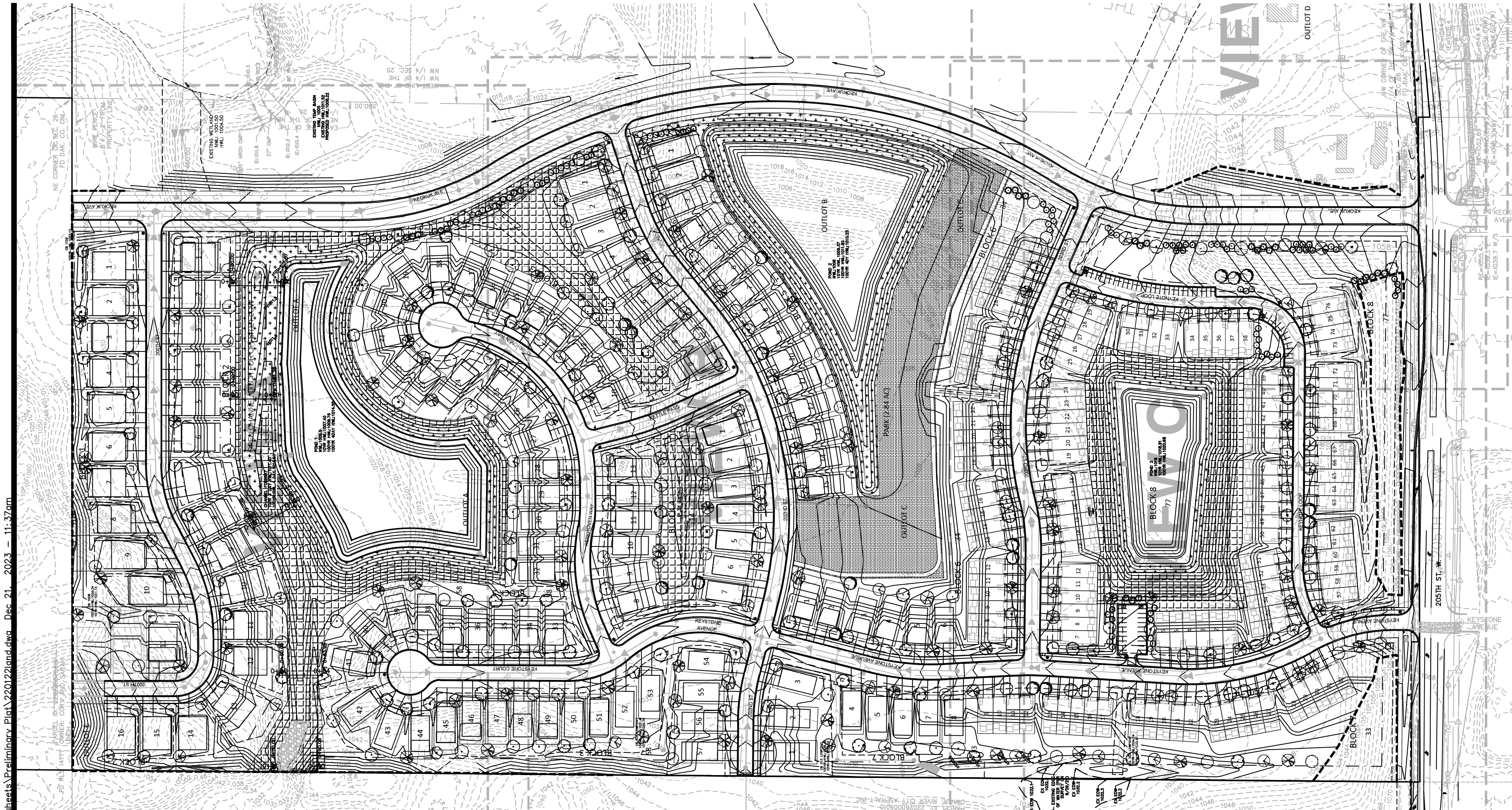
DESIGNED: CW
DRAWN: AA/JP/LJ
PROJECT NO: 222-0122

23

SHEET 23 of 57

Drawing name: X:\2022\220122 - Keokuk Site\plan sheets\Preliminary Plat\220122grad.dwg Dec 21, 2023 - 11:34am

EXHIBIT F



LANDSCAPE SCHEDULE:

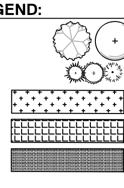
QUANTITY	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE / ROOT TYPE	NOTES
OVERSTORY TREES					
31	HB	Common Hackberry	*Celtis occidentalis*	2.5" cal. B&B	Straight Trunk, No V-Crotch
35	HL	Harvest Gold Linden	*Tilia mongolica 'Harvest Gold'*	2.5" cal. B&B	Straight Trunk, No V-Crotch
33	KC	Kentucky Coffeetree 'Espresso'	*Gymnocladus dioicus 'Espresso-JFS'*	2.5" cal. B&B	Straight Trunk, No V-Crotch
34	NE	New Horizon Elm	*Ulmus carpinifolia 'New Horizon'*	2.5" cal. B&B	Straight Trunk, No V-Crotch
33	NP	Northern Pin Oak	*Quercus ellipsoidalis*	2.5" cal. B&B	Straight Trunk, No V-Crotch
30	PE	Patriot Elm	*Ulmus patriot*	2.5" cal. B&B	Straight Trunk, No V-Crotch
34	PS	Prairie Stature Oak	*Quercus x bimundorum 'Midwest'*	2.5" cal. B&B	Straight Trunk, No V-Crotch
30	RB	River Birch	*Betula nigra*	2.5" cal. B&B	Straight Trunk, No V-Crotch
33	RM	Red Sunset Maple	*Acer rubrum 'Franksred'*	2.5" cal. B&B	Straight Trunk, No V-Crotch
33	SH	Skyline Honeylocust	*Gleditsia tricanthos var. inermis 'Skycole'*	2.5" cal. B&B	Straight Trunk, No V-Crotch
21	SL	American Sentry Linden	*Tilia americana 'McKSentry'*	2.5" cal. B&B	Straight Trunk, No V-Crotch
36	SM	Sienna Glen Maple	*Acer x freemanii 'Sienna'*	2.5" cal. B&B	Straight Trunk, No V-Crotch
383	**TOTAL**				
EVERGREEN TREES					
46	BF	Balsam Fir	*Abies balsamea*	8' ht B&B	Full Form
44	BS	Black Hills Spruce	*Picea glauca 'Densata'*	8' ht B&B	Full Form
28	PP	Ponderosa Pine	*Pinus ponderosa*	8' ht B&B	Full Form
118	**TOTAL**				

LANDSCAPE REQUIREMENTS:

PER SECTION 11-21-9(C) STANDARDS AND CRITERIA:

1. MININIMUM SIZE:
   - SHADE TREES: 2.5" DIAMETER
   - ORNAMENTAL TREES: 2" DIAMETER (6-7' CLUMP FORM)
   - CONIFEROUS EVERGREEN TREES: 8' HT.
   - TALL SHRUBS & HEDGE: (EVERGREEN OR DECIDUOUS: 3-4' HT.
   - LOW SHRUBS:
     - DECIDUOUS: 18-24 " HT.
     - CONIFEROUS EVERGREEN: 18-24" HT.
     - SPREADING EVERGREEN: 18-24" HT.

LEGEND:



SEEDING NOTES:

POND AREA SEED MIX: MN STATE SEED MIX 33-261 (STORMWATER SOUTH AND WEST) SEEDING RATE TO BE 35 LBS/ACRE (PURE LIVE SEED).

NATIVE SEED MIX: MN STATE SEED MIX 35-241 (MESIC PRAIRIE GENERAL) SEEDING RATE TO BE 36.5 LBS/ACRE (PURE LIVE SEED).

APPLY SEED PER THE FOLLOWING: MULCH SEEDED AREAS WITH Mn/DOT TYPE 3 (MCIA CERTIFIED WEED FREE) MULCH AT A RATE OF 1 TON PER ACRE WITHIN 48 HOURS OF SEEDING. MULCH SHOULD THEN BE DISC ANCHORED TO KEEP IT FROM BLOWING AWAY.

SEEDING SHALL BE APPLIED FROM APRIL 15 – JULY 20 OR SEPTEMBER 20 – FREEZE UP. IF HYDROSEEDING UTILIZE APPROXIMATELY 500 GALLONS OF WATER PER ACRE. REFER TO MN/DOT SPEC 3884 FOR PROPER INSTALLATION OF HYDRO-SEED. ALL NATIVE SEEDS USED ON THIS PROJECT SHALL BE CERTIFIED TO BE OF MINNESOTA ORIGIN BY THE MINNESOTA CROP IMPROVEMENT ASSOCIATION (MCIA). SITE TO BE PREPARED BY LOOSENING TOPSOIL TO A MINIMUM DEPTH OF 3 INCHES. THE SITE TO BE HARROWED OR RAKED FOLLOWING SEEDING, AND THEN PACKED USING A CULTI-PACKER OR EQUIVALENT. SEE MNDOT SEEDING MANUAL FOR REFERENCE.

MAINTAIN SEEDED AREAS BY WATERING, REMULCHING AND REPLANTING AS NECESSARY TO ESTABLISH A UNIFORMLY DENSE STAND OF THE SPECIFIED GRASSES UNTIL ACCEPTED. ANY AREAS FAILING TO ESTABLISH A STAND SHALL BE RESEEDED, REFERTILIZED AND REMULCHED WHENEVER 70% VEGETATIVE COVER IS NOT ACHIEVED. RESEEDING SHALL CONFORM IN ALL RESPECTS TO THESE SPECIFICATIONS. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO THE WORK AREAS RESULTING FROM EROSION AND/OR EQUIPMENT. THE CONTRACTOR SHALL REPAIR DAMAGE, INCLUDING REGRADING, RESEEDING, ETC. AS NECESSARY, BEFORE SIGNIFICANT DAMAGE OCCURS.

REFER TO MN STATE SEED MIX MANUAL.

PLANTING NOTES:

1. INSTALL 4" MIN. TOP SOIL TO ALL SOD AND SEED AREAS. FINE GRADE ALL SOD AND SEED AREAS.
2. STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION.
3. INSTALL 4-6" DEPTH SHREDDED HARDWOOD MULCH AROUND ROOT SAUCER OF ALL TREES ISOLATED FROM PLANT BEDS.
4. PLANTING SOIL SHALL CONSIST OF 1:1:1 SELECT LOAMY TOPSOIL, PEAT MOSS, PIT RUN SAND.
5. COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
6. ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
7. ALL TREE TRUNKS SHALL BE WRAPPED WITH BROWN CREPE TREE WRAP. APPLY WRAP IN NOVEMBER AND REMOVE IN APRIL.
8. CALL GOPHER STATE ONE CALL AT 651-454-0002 FOR LOCATING ALL UNDERGROUND UTILITIES AND AVOID DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK.
9. MAINTAIN ALL PLANT MATERIALS, INCLUDING WATERING, UNTIL THE TIME OF ACCEPTANCE.
10. COORDINATE INSTALLATION WITH GENERAL CONTRACTOR.
11. STAKING AND GUYING OF TREES OPTIONAL: MAINTAIN PLUMBNESS OF TREES FOR DURATION OF WARRANTY PERIOD.
12. BLEND AREAS OF CONSTRUCTION LIMITS AT PROPERTY LINES.
13. CONTRACTOR TO SUPPLY DESIGN AND INSTALLATION OF AN IRRIGATION PLAN WITH 100% COVERAGE FOR DESIGNED SOD AND SHRUB AREAS. SOD AND SHRUB AREAS TO BE ON SEPARATE ZONES. USE RAIN BIRD OR APPROVED EQUAL. INSTALL SEPARATE METER FOR IRRIGATION SYSTEM. COORDINATE WITH GENERAL CONTRACTOR. NATIVE SEED AREAS SHALL BE ON SEPARATE ZONES. IRRIGATION RUN TIMES IN SEEDED AREAS SHOULD BE REDUCED FOR THE ZONE SHUTS DOWN AFTER THE FIRST 2 YEARS OF ESTABLISHMENT.
14. SWEEP AND WASH ALL PAVED SURFACES AND REMOVE ALL DEBRIS RESULTING FROM LANDSCAPE OPERATIONS.
15. GENERAL CONTRACTOR SHALL FOLLOW THE COUNTY/STATE SOIL & EROSION CONTROL SPECIFICATION FOR DISTURBED AREA STABILIZATION.

N

0 50 100 200

SCALE IN FEET

ALLIANT
733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

RITTER MEADOWS

LAKEVILLE, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

LANDSCAPE PLAN OVERVIEW

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed LANDSCAPE ARCHITECT under the laws of the State of MINNESOTA

MARK KRONBECK, PLA

Date License No.

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
11/3/22	CITY SUBMITTAL
1/26/23	CITY RESUBMITTAL
3/6/23	CITY RESUBMITTAL
3/28/23	STORMWATER RESUBMITTAL
5/3/23	BID SET
11/20/23	AMENDED PRELIM PLAT
11/28/23	AMENDED PRELIM PLAT
12/21/23	AMENDED PRELIM PLAT

PROJECT TEAM DATA

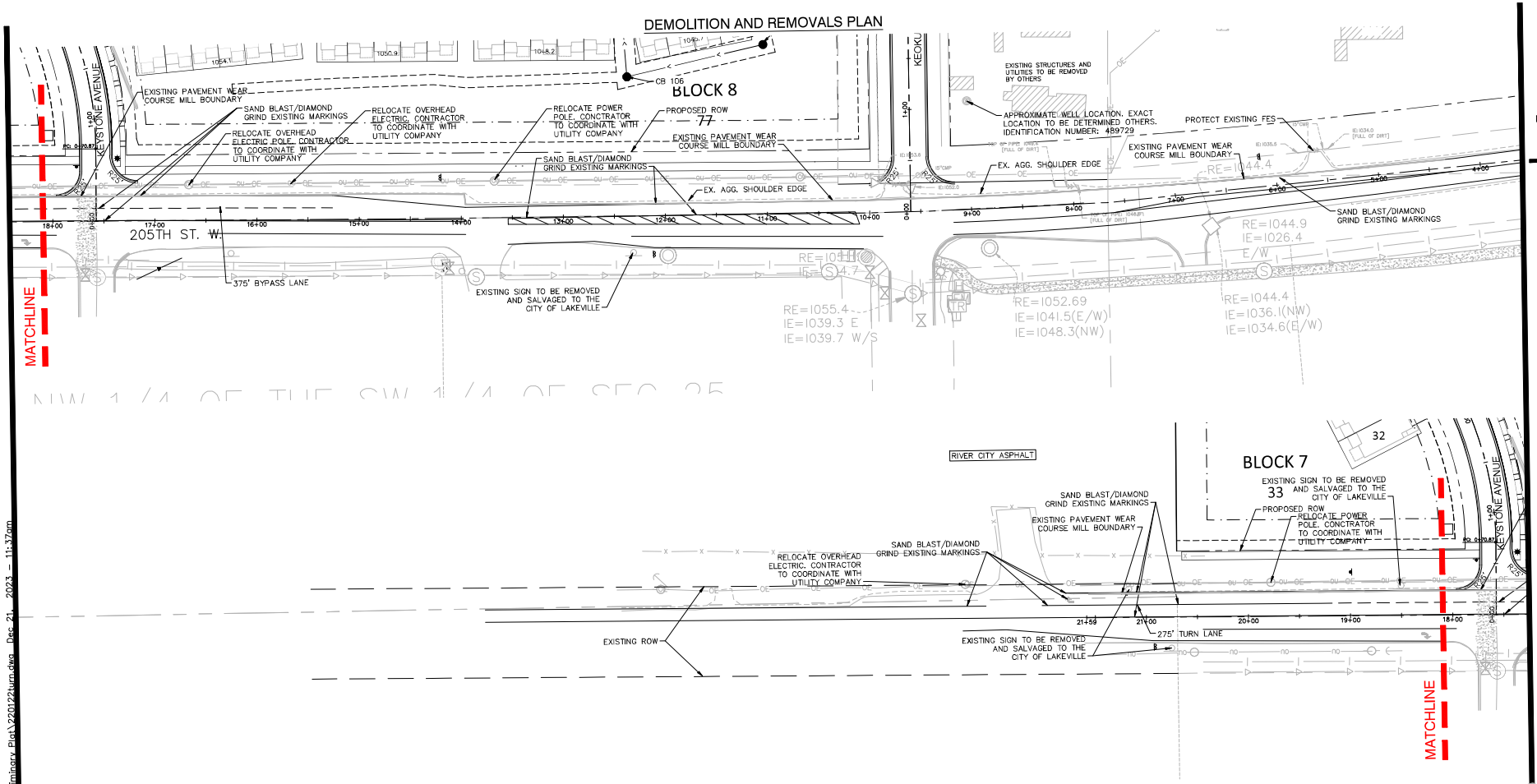
DESIGNED:	MK
DRAWN:	BD
PROJECT NO:	222-0122

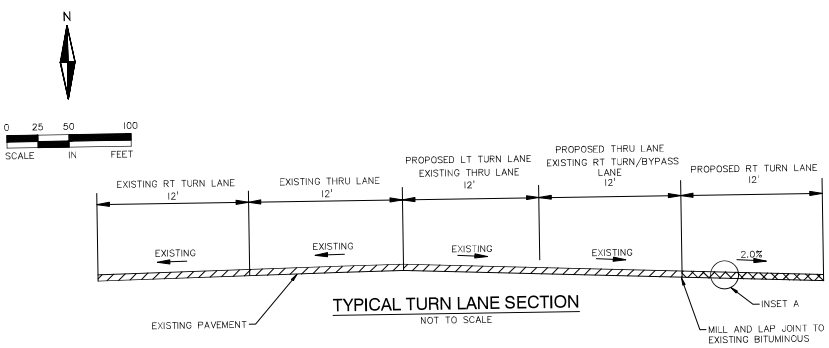
46

SHEET 46 of 57

Drawing name: X:\2022\220122 – Keokuk Site\plan sheets\Preliminary Plat\220122land.dwg Dec 21, 2023 – 11:37am

EXHIBIT G





TYPICAL TURN LANE SECTION
NOT TO SCALE

(INSET A)

LANE PAVEMENT

(SECTION TO BE PROVIDED BY CITY OF LAKEVILLE)

2" TYPE SP 12.5 WEARING COURSE MIXTURE MNDOT SPEC. 2360, SPWEB340C

2" TYPE SP 12.5 NON-WEARING COURSE MIXTURE MNDOT SPEC. 2360, SPNWB330B

8" AGGREGATE BASE (CV) CLASS 5 MNDOT SPEC. 2211

TURN LANE NOTES

1. ALL GRADES ARE TO FINISHED PAVEMENT UNLESS OTHERWISE NOTED.
2. GOVERNING SPECIFICATIONS SHALL BE THE LATEST EDITION OF MNDOT "STANDARD SPECIFICATIONS FOR CONSTRUCTION."
3. ALL TEMPORARY TRAFFIC CONTROL DEVICES AND ALL PERMANENT SIGNING & MARKINGS SHALL CONFORM TO THE MMUTCD, INCLUDING "FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS, 2014."
4. CONTRACTOR SHALL NOTIFY DAKOTA COUNTY HIGHWAY DEPT. AND SUBMIT A TRAFFIC CONTROL PLAN FOR APPROVAL PRIOR TO PERFORMING ANY WORK WITHIN THE COUNTY RIGHT-OF-WAY.
5. CONTRACTOR SHALL REMOVE ALL CONFLICTING PAVEMENT MARKINGS.
6. ALL TURN LANE STRIPING SHALL BE COMPLETED USING MULTI-COMPONENT PAINT.
7. CONTRACTOR SHALL COORDINATE WORK AROUND AND RELOCATION OF SMALL UTILITIES.
8. DESIGN OF TURN LANES HAVE BEEN IN ACCORDANCE WITH THE TYPICAL SECTIONS PROVIDED BY THE CITY OF LAKEVILLE.

ALLIANT
733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

RITTER MEADOWS
LAKEVILLE, MINNESOTA
PRELIMINARY PLAT SUBMITTAL
205TH ST W TURN LANE PLANS

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSIONAL ENGINEER under the laws of the State of MINNESOTA

PLAN: WICKLUND, PE
Date License No.

PRELIMINARY NOT FOR CONSTRUCTION

QUALITY ASSURANCE/CONTROL

BY	DATE

DATE	ISSUE
11/3/22	CITY SUBMITTAL
1/26/23	CITY RESUBMITTAL
5/6/23	CITY RESUBMITTAL
3/28/23	STORMWATER RESUBMITTAL
5/3/23	BID SET
11/20/23	AMENDED PRELIM PLAT
11/28/23	AMENDED PRELIM PLAT
12/21/23	AMENDED PRELIM PLAT

PROJECT TEAM DATA
DESIGNED: CW
DRAWN: AA/JP/LJ
PROJECT NO: 222-0122

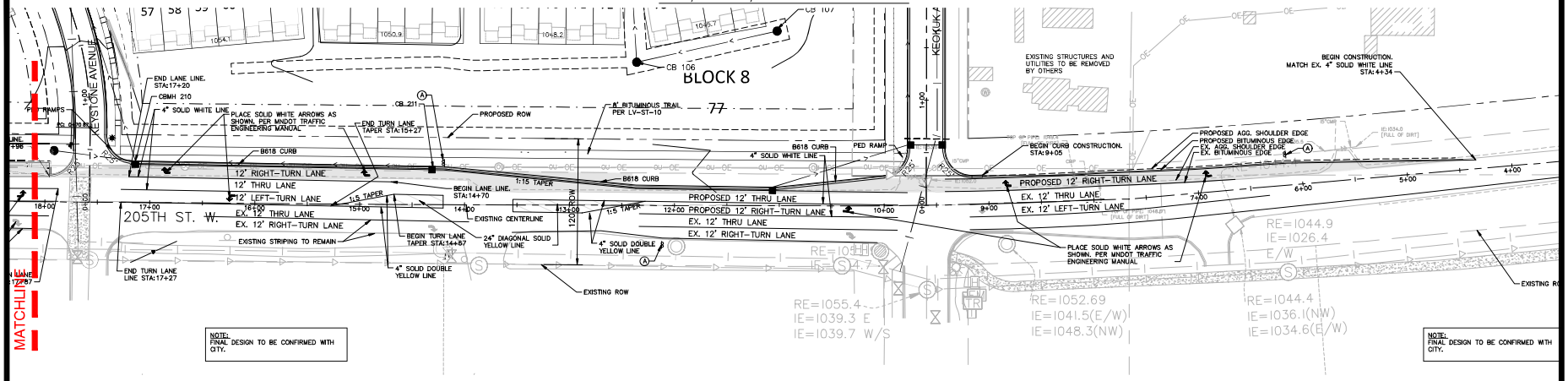
44

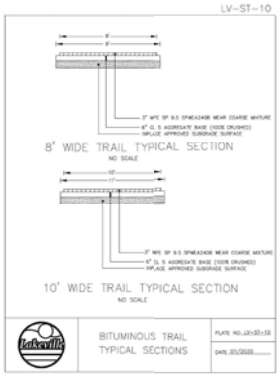
SHEET 44 of 57

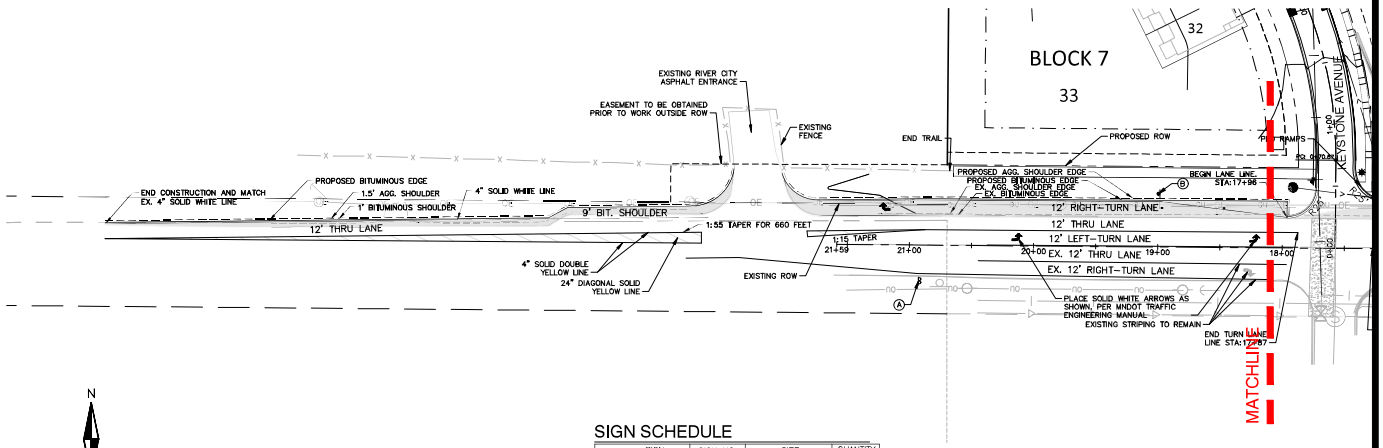
Drawing name: X:\2022\220122 - Keokuk Site\plan sheets\Preliminary Plat\220122turn.dwg Dec 21, 2023 - 11:37am

EXHIBIT H

SITE, UTILITY, AND PAVEMENT PLAN







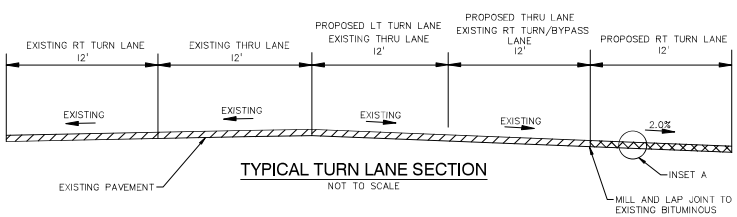
N

0 25 50 100
SCALE IN FEET

NEW BITUMINOUS PAVEMENT (SEE INSET A)

SIGN SCHEDULE

SIGN	SIGN NO.	SIZE	QUANTITY
A	R3-8ACA	54" X 30" (BLACK ON WHITE)	4
B	R3-7	36" X 36" (BLACK ON WHITE)	1



TYPICAL TURN LANE SECTION

NOT TO SCALE

(INSET A)

LANE PAVEMENT

(SECTION TO BE PROVIDED BY CITY OF LAKEVILLE)

2" TYPE SP 12.5 WEARING COURSE MIXTURE MNDOT SPEC. 2360, SPWEB340C

2" TYPE SP 12.5 NON-WEARING COURSE MIXTURE MNDOT SPEC. 2360, SPNWB330B

8" AGGREGATE BASE (CV) CLASS 5 MNDOT SPEC. 2211

TURN LANE NOTES

1. ALL GRADES ARE TO FINISHED PAVEMENT UNLESS OTHERWISE NOTED.
2. GOVERNING SPECIFICATIONS SHALL BE THE LATEST EDITION OF MNDOT "STANDARD SPECIFICATIONS FOR CONSTRUCTION."
3. ALL TEMPORARY TRAFFIC CONTROL DEVICES AND ALL PERMANENT SIGNING & MARKINGS SHALL CONFORM TO THE MMUTCD, INCLUDING "FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS, 2014."
4. CONTRACTOR SHALL NOTIFY DAKOTA COUNTY HIGHWAY DEPT. AND SUBMIT A TRAFFIC CONTROL PLAN FOR APPROVAL PRIOR TO PERFORMING ANY WORK WITHIN THE COUNTY RIGHT-OF-WAY.
5. CONTRACTOR SHALL REMOVE ALL CONFLICTING PAVEMENT MARKINGS.
6. ALL TURN LANE STRIPING SHALL BE COMPLETED USING MULTI-COMPONENT PAINT.
7. CONTRACTOR SHALL COORDINATE WORK AROUND AND RELOCATION OF SMALL UTILITIES.
8. DESIGN OF TURN LANES HAVE BEEN IN ACCORDANCE WITH THE TYPICAL SECTIONS PROVIDED BY THE CITY OF LAKEVILLE.

ALLIANT
733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

RITTER MEADOWS
LAKEVILLE, MINNESOTA
PRELIMINARY PLAT SUBMITTAL
205TH ST W TURN LANE PLANS

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSIONAL ENGINEER under the laws of the State of MINNESOTA

PRELIMINARY NOT FOR CONSTRUCTION

CLAIR WICKLUND, PE
Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE

DATE	ISSUE
11/3/22	CITY SUBMITTAL
1/26/23	CITY RESUBMITTAL
3/6/23	CITY RESUBMITTAL
3/28/23	STORMWATER RESUBMITTAL
5/3/23	BID SET
11/20/23	AMENDED PRELIM PLAT
11/28/23	AMENDED PRELIM PLAT
12/21/23	AMENDED PRELIM PLAT

PROJECT TEAM DATA

DESIGNED: CW
DRAWN: AA/JP/LJ
PROJECT NO: 222-0122

45

SHEET 45 of 57

Drawing name: X:\2022\220122 - Keokuk Site\plan sheets\Preliminary Plat\220122turn.dwg Dec 21, 2023 - 11:37am

TPC
The Planning Company

MEMORANDUM

TO: Daryl Morey

FROM: D. Daniel Licht

DATE: 9 March 2023

RE: Lakeville – Ritter Meadows; Preliminary Plat

TPC FILE: 135.01

BACKGROUND

TEG Land Holdings, LLC has submitted application for preliminary plat approval for seven undeveloped metes and bounds parcels totaling 298.93 acres located west of Interstate 35 (I-35) and north of 205th Street. The preliminary plat proposes development of 256 dwelling units consisting of 30 single family lots, 99 detached townhomes, and 127 row townhomes west of future Keokuk Avenue and north of 205th Street. The balance of the property is to be platted as five outlots and dedication of public right-of-way. A public hearing has been noticed for the Planning Commission meeting on 16 March 2023 to consider the preliminary plat application and vacation of existing easements.

Exhibits:

A. Site Location Map
B. Land Use Plan/Zoning Map
C. Phasing Plan
D. Site Plan (6 sheets)
E. Preliminary Plat (6 sheets)
F. Turn Lane Plans (2 sheets)
G. Existing Conditions Survey (2 sheets)
H. Grading/Erosion Control Plans (15 sheets)
I. Utility Plan (5 sheets)
J. Storm Sewer Plan (6 sheets)
K. Landscape Plan (6 sheets)
L. Tree Preservation Plan (6 sheets)
M. Detached townhouse elevations
N. Detached townhouse floor plans
O. Row townhouse elevations
P. Row townhouse floor plans

ANALYSIS

Comprehensive Plan. The north half of the property west of Keokuk Avenue is guided by the Comprehensive Plan for Low-to-Medium Density Residential land uses and is proposed to be developed with single family lots and detached townhouse dwellings. The Comprehensive Plan guides the south half of the property west of Keokuk Avenue for Medium Density Residential land uses. The preliminary plat proposes detached townhouse dwellings and row townhouse dwellings in the south area of the property west of Keokuk Avenue. The proposed residential land uses shown on the preliminary plat west of Keokuk Avenue are consistent with the development guided by the 2040 Land Use Plan for the respective land use categories.

Outlot D located east of Keokuk Avenue is guided by the Comprehensive Plan for Commercial land uses by the Comprehensive Plan and is not proposed for development at this time.

Outlot E located east of Keokuk Avenue is guided by the Comprehensive Plan for Medium-to-High Density Residential, High Density Residential, and Commercial land uses. Outlot E is also not proposed to be developed with the preliminary plat.

Density. The preliminary plat proposes development of 256 dwelling units upon 65.37 gross acres net acres. The density of the preliminary plat is 3.9 dwelling units per acre, which is consistent with the minimum guided residential density of the Comprehensive Plan for the areas of the subject site being developed with the preliminary plat. Future development of Outlot D will be required to achieve the minimum residential densities guided by the Comprehensive Plan.

MUSA. The subject site is within the current Municipal Urban Service Area (MUSA).

Zoning. Corresponding to the 2040 Land Use Plan, the north half of the property west of Keokuk Avenue is zoned RST-2-, Single- and Two-Family Residential District and the south half of the property west of Keokuk Avenue is zoned RM-1, Medium Density Residential District. Single family and detached townhome dwellings are a permitted use within the RST-2 District. Detached townhome dwellings and row townhome dwellings with not more than six dwelling units per building are a permitted use within the RM-1 District. The proposed uses to be developed with the preliminary plat comply with those allowed by the Zoning Ordinance for the respective zoning districts.

Outlot D is zoned C-3, General Commercial District. Future development of Outlot D will be required to conform to the allowed uses and standards of the C-3 District.

Outlot E is zoned RM-2, Medium Density Residential District, RH-2, High Density Residential District and C-3, General Commercial District. Future development of Outlot E will be required to conform to the allowed uses and standards of the RM-2 District, RH-2 District, and C-3 District accordingly.

Surrounding Uses. The table below summarizes the existing and planned land uses surrounding the subject site:

Direction	MUSA Staging	Land Use Plan	Zoning Map	Existing Use
North	Expansion Area B	LMDR MHDR	RST-2 District RM-2 District	Undeveloped
East	NA	NA	NA	I-35
South	MUSA	MHDR Commercial	RM-1 District C-3 District	Townhouses Commercial
West	MUSA Expansion Area B	LDR	RS-3 District RAO District	River City Asphalt

The area north of the 205th Street west of I-35, including the subject site and surrounding properties, is largely undeveloped as growth has occurred in other areas of Lakeville expanding in an orderly pattern to the west of I-35. The lands to the south, and a portion of the parcel to the west are included in the current Municipal Urban Service Area (MUSA). The balance of the area to the west and the properties to the north are included in MUSA Expansion Area B.

For those properties within MUSA Expansion Area B, the expansion areas are designated by the Comprehensive Plan as future staging. Since the 1998 Comprehensive Plan, the dates attached to the MUSA Expansion Area designations have been defined as "not before" indicating that forecasted population, household, and employment growth together with land absorption projections would mean urban expansion would not include those areas before the year stated. The MUSA Staging Plan does not forecast that MUSA Expansion Area B will be eligible for development before 2028 based on the criteria established by the Comprehensive Plan for addition of developable parcels to the MUSA.

The proposed development of the preliminary plat will be compatible with existing and planned commercial and residential land uses in the area. The areas abutting the subject site to the west and north are to remain rural until at least 2028 in accordance with the MUSA Staging Plan on an interim basis. The transition between the proposed preliminary plat and the abutting parcels within MUSA Expansion Area B is typical of that between a developing and pending developing area that will not result in long-term compatibility issues.

EAW. The scope of the proposed development required processing of an Environmental Assessment Worksheet (EAW) in accordance with Minnesota Rules 4410.4300, Subp. 32. In accordance with Minnesota Rules 4410.1500, the EAW was completed and distributed to persons and agencies on the official Environmental Quality Board (EQB) distribution list and published on the City website. A notice of EAW availability was published in the EQB Monitor on 21 May 2022 initiating a 30-day public comment period that ended on 30 June 2022. The City Council adopted Findings of Fact that preparation of an Environmental Impact Statement is not required for the proposed development in accordance with Minnesota Rules 4410.1700, Subp 7.

Phasing Plan. The preliminary plat includes a proposed plan for buildout of the development in three phases:

- Phase 1 consists of construction of 80 townhouse dwellings within Blocks 8, 9, and 10 together with construction of Keokuk Avenue to north of 204th Street, and Kristine Drive between Keokuk Avenue and 205th Street.

- Phase 2 will consist of construction of 49 detached townhouse dwellings within Blocks 5, 6, 7, 8, and 9 and the remaining 47 row townhouse dwellings within Block 10 (96 total dwellings).

- Phase 3 includes the 30 single family lots within Blocks 1-4 and remaining 50 detached townhomes within Blocks 5 and 6, as well as completion of Keokuk Avenue to the north line of the preliminary plat.

The phasing plan illustrates construction of Keokuk Avenue between 205th Street and Kristine Drive as Phase 4. Construction of this segment of Keokuk Avenue will require acquisition of land from the exception parcel surrounded on three sides by the subject site.

No timeframe is proposed for development of Outlot D or Outlot E.

Single Family Lot Requirements. The proposed single family lots within Blocks 1-4 comply with the following minimum lot requirements of the RST-2 District as established in Section 11-57-15.A of the Zoning Ordinance:

		Corner Lot	Interior Lot
Min. Lot Area		10,200sf.	8,400sf.
Min. Lot Width		85ft.	70ft.
Max. Lot Cover		40%	
Setbacks	Front	20ft. building/25ft. garage	
	Side	7ft.	
	Rear	30ft.	

Detached Townhouse Lot Requirements. The proposed detached townhomes are platted as unit and base lots with within Block 5 through 7; Lots 1-6, Block 8; and Lots 1-8, Block 9.

The minimum lot area requirement for detached townhouse uses within the RST-2 District and RM-1 District is 5,000 square feet per dwelling unit for each base lot/unit lots in accordance with Section 11-57-13 and Section 11-58-15 of the Zoning Ordinance, respectively. The area of the proposed detached townhouse lots within each base lot as shown on the preliminary plat exceeds the minimum area required by the Zoning Ordinance. There is no minimum lot width requirement for detached townhomes within the RST-2 District and RM-1 District.

Setback requirements for detached townhouse buildings are established by Section 11-57-15.B.2 and 3 and Section 11-58-17.B.2 and 3 of the Zoning Ordinance for the RST-2 District and RM-1 District, respectively. The setbacks required by the Zoning Ordinance are shown on the preliminary plat and site plan and the proposed detached townhouse buildings comply.

Base Lot	Public Street	Between Buildings
30ft.	20ft. building 25ft. garage	14ft.

Townhouse Lot Requirements. The proposed row townhomes are platted as unit and base lots with within Lots 7-33, Lots 9-32, Block 9; and Lots 1-76, Block 10.

Section 11-58-15 of the Zoning Ordinance requires that the preliminary plat provide each townhouse base lot and unit lots with a minimum of 5,000 square feet of lot area per dwelling unit. Each townhouse base lot within the preliminary plat the complies with the minimum lot area per unit requirement.

Setback requirements for the townhouse buildings are set forth in Section 11-58-17.B.2 and 3 of the Zoning Ordinance, as well as the requirements for buffer yard lots established by Section 11-21-9.E.1.c of the Zoning Ordinance for the townhouse unit lots abutting the 205th Street as a Major Collector roadway. The required setbacks are shown on the preliminary plat and all of the proposed townhouse buildings comply.

Base Lot	Public Street	Between Buildings	Private Drive	Guest Parking	205th St.
30ft.	20ft. building 25ft. garage	20ft.	25ft.	15ft.	50ft.

205th Street. The subject site abuts 205th Street, which is designated by the Transportation Plan as a Major Collector street. Dedication of right-of-way for the north half of the 120 feet required by the Transportation Plan for 205th Street is shown on the preliminary plat and is subject review and approval of the City Engineer.

Keystone Avenue and Kristine Drive provide two access locations from 205th Street for the preliminary plat with Phase 1. The Transportation Plan recommends a minimum distance of 660 feet between street intersections. Keystone Avenue within the preliminary plat aligns with existing Keystone Avenue south of 205th Street and is more than 660 feet west of existing Keokuk Avenue. Likewise, Kristine Drive is more than 660 feet east of existing Keokuk Avenue. The proposed locations of Keystone Avenue and Kristine Drive within the preliminary plat comply with the spacing recommendations of the Transportation Plan.

Intersection spacing between streets and private driveways is regulated by Section 11-19-7.I.6 of the Zoning Ordinance. A minimum of 220 feet is required between a private drive serving individual commercial or industrial uses from a local street, which is the functional classification of Keystone Avenue and Kristine Drive within the preliminary plat. The spacing of Keystone Avenue and Kristine Drive from existing private driveways also accessing 205th Street complies with the minimum distances required by the Zoning Ordinance.

Plans for construction of turn lanes required to be constructed by the developer from 205th Street to Keystone Avenue and Kristine Drive for access to the proposed development have been submitted and are subject to review and approval of the City Engineer.

Keokuk Avenue. Keokuk Avenue within the preliminary plat is designated as a Minor Collector street north of 205th Street by the Transportation Plan. The preliminary plat provides for dedication of right-of-way and construction of Keokuk Avenue within the subject site within an 80-foot right-of-way with a 36-foot-wide section. The right-of-way and design for Keokuk Avenue is subject to review and approval of the City Engineer.

There are three local street intersections to the west side of Keokuk Avenue shown on the preliminary plat. All three of the proposed intersections are spaced more than 660 feet apart, including the Keokuk Avenue and Kristine Drive intersection north of 205th Street. Future access to Keokuk Avenue from Outlot D and Outlot E will be subject to the intersection spacing requirements for private drives regulated by Section 11-19-7.I.6 of the Zoning Ordinance.

The submitted plans illustrate extension of Keokuk Avenue between 205th Street and Kristine Drive. City staff recommends that the proposed alignment of Keokuk Avenue between 205th Street and Kristine Drive be shifted as far west as possible in consideration of street design requirements and the existing intersection at 205th Street. The extension of Keokuk Avenue north of 205th Street crosses the exception parcel before entering the plat. Keokuk Avenue between 205th Street and Kristine Drive will not be needed for development of the preliminary plat with two accesses to 205th Street being available at Keystone Avenue and Kristine Drive. City staff recommends that the proposed right-of-way for Keokuk Avenue south of Kristine Drive be combined with Outlot D and be platted in the future if and when plans for Keokuk Avenue between 205th Street and Kristine Drive are established. City staff also recommends that the alignment of Keokuk Avenue south of Kristine Drive be shifted as far west as possible.

Kristine Drive. Because the subject site is separated from the planned Keokuk Avenue and 205th Street intersection by an exception parcel not included in the preliminary plat, the developer is proposing construction of Kristine Drive east of Keokuk Avenue to 205th Street between Outlot D and Outlot E. The preliminary plat proposes Kristine Drive as a local residential street with a 60-foot right-of-way and 32-foot-wide section. Right-of-way dedication and construction plans for Kristine Drive is subject to review and approval of the City Engineer. Future access to Kristine Drive from Outlot D and Outlot E will be subject to the intersection spacing requirements for private drives regulated by Section 11-19-7.I.6 of the Zoning Ordinance.

Local Streets. The preliminary plat illustrates local streets north of 205th Street and west of Keokuk Avenue for access to the proposed single family lots, detached townhouse dwellings, and row townhouse dwellings. The preliminary plat illustrates that these streets are to be constructed within 60 feet of right-of-way and have a 32 foot wide section as required by Section 10-4-3.P of the Subdivision Ordinance. Local street right-of-way dedication and the street section designs and construction plans are subject to review and approval of the City Engineer.

Section 10-4-3.S.2 of the Subdivision Ordinance limits permanent cul-de-sac streets to areas where topography or other physical site conditions warrant a permanent dead-end. The preliminary plat includes two cul-de-sac streets for the blocks separated by Outlot A, which encompasses an existing waterway and stormwater basins. The two cul-de-sacs comply with design standards specified by Section 10-4-3.S.3 of the Subdivision Ordinance requiring a minimum length of 150 feet, maximum length of 600 feet, and a turnaround with 60 foot radius for the right-of-way and 45 foot radius pavement section.

Section 10-4-3.A of the Subdivision Ordinance requires that the preliminary plat provide for future connections to adjoining unsubdivided parcels. These future street connections are required to ensure adequate access for planned land uses, emergency and delivery vehicle access, and neighborhood connectivity between developments. The proposed preliminary plat includes reasonable connections for future streets with the undeveloped parcel to the west via 203rd Street and 204th Street. The phasing plan includes construction of 204th Street to the west plat line in Phase 2 and 203rd Street to the west plat line with Phase 3. The Subdivision Ordinance does not require that the street connections to the west be constructed with the first phase of development.

Pedestrians. Section 10-4-3.H requires construction of concrete sidewalks on one side of local residential streets. The preliminary plat illustrates five-foot-wide sidewalks on one side of the local streets west of Keokuk Avenue. A sidewalk is also shown on the north side of Kristine Drive between Keokuk Avenue and 205th Street.

Bituminous trails will be constructed along both sides of Keokuk Avenue, along the north side of 205th Street, within Lot 77, Block 10 south of Kristine Drive (connecting to 205th Street) and within Outlot A connecting 203rd Street to Keystone Court. The developer will be required to grant a trail easement to the city for the trail on Lot 77, Block 10. The developer will be responsible for 100 percent of the cost for grading and restoration for these trails. The developer will receive a credit to the final plat cash fees for the City's 3/8th share (excluding grading and restoration) of the trail construction cost abutting the public streets.

A trail is also proposed within Outlot A to provide pedestrian connectivity within the development and will require a bridge crossing the existing waterway. The developer will be responsible for 100 percent of the grading and restoration for this trail and the city will reimburse the developer 100 percent of the cost for the construction of the trail within Outlot A, including the waterway crossing.

Private Drives. The preliminary plat includes Kally Ridge Way as a private drive with two connections to public streets at Keystone Avenue and Kristine Drive to access the townhouse dwellings of Lots 30-76, Block 10 within the RM-1 District. The private drive is designed as 24 feet in width in accordance with the standards specified in Section 11-58-21.G.4 of the Zoning Ordinance and is subject to review and approval of the City Engineer. The private drive intersections with the local streets are setback a minimum of 90 feet from both 205th Street and Keokuk Avenue as required by Section 11-19-7.I.6 of the Zoning Ordinance.

Section 11-58-21.H of the Zoning Ordinance requires that 0.5 off-street parking stalls be provided per row townhouse dwelling. Based on 127 row townhouse dwellings, 64 off-street parking stalls must be provided. The site plan illustrates a total of 64 guest parking stalls divided between 22 stalls in an off-street parking area accessed from Keystone Avenue and 42 head-in guest parking stalls off of Kally Ridge Way, south of Kristine Drive.

Grading. The submitted plans include grading, tree preservation, erosion control, and stormwater management.

The grading plan will preserve 22 percent of the significant trees inventoried within the subject site, although there is no minimum requirement to preserve trees. The grading plan illustrates grading beyond the boundaries of the plat on abutting property. The developer will be required to obtain easements for the off-site grading prior to approval of a final plat or the grading plans will need to be revised provide for all of the earth work and stormwater management within the boundaries of the plat. The grading plan also includes construction of privately owned and maintained retaining walls within the preliminary plat and are to be subject to review and approval of the City Engineer.

Proposed storm basins are shown on the preliminary plat within outlots, which will be deeded to the city as required by Section 10-4-4 of the Subdivision Ordinance.

All grading, drainage, stormwater management, retaining walls, tree preservation, and wetland issues are subject to review and approval of the City Engineer.

Utilities. Plans for extension of sewer and water utilities to serve the proposed preliminary plat have been submitted. The utility plan provides for extension of sewer and water utilities to abutting properties to the west and north as required by the Sanitary Sewer Comprehensive Plan and Comprehensive Water System Plan. The Subdivision Ordinance does not require that utilities be extended to abutting properties with the first phase of construction. All utility plans are subject to and is subject to review and approval of the City Engineer.

Easements. The preliminary plat provides for dedication of drainage and utility easements at the perimeter of all lots and over any utilities or drainageways not within public rights-of-way as required by Section 10-4-4 of the Subdivision Ordinance. The following existing easements within the subject site are to be vacated and replaced by those to be dedicated as shown on the preliminary plat:

- Easement Grant to Minnesota Natural Gas Company for pipe line purposes as Document Number 404990
- Rights of the City of Lakeville for roadway purposes as Document Number 453072
- Easement in favor of Northern States Power Company as Document Number 397868
- Easement in favor of Dakota County Electric Cooperative as Document Number 394481

Dedication of all drainage and utility easements are subject to review and approval of the City Engineer.

Park Dedication. The 2015 Parks, Trails, and Open Space Plan identifies a need to acquire land from the area of the subject site for development of a neighborhood park. Park dedication has not been required from the existing parcels within the subject site. Section 10-4-8.I of the Subdivision Ordinance allows the City to require dedication of up to 14 percent of the net buildable area of the property west of Keokuk Avenue for public parks for the subdivision based on the planned density of the preliminary plat. Section 10-4-8.K of the Subdivision Ordinance provides that the City may, at its discretion, elect to receive a combination of cash, land, and development of the land in satisfaction of park dedication requirements.

The total area the city may require to be dedicated for public parks within the preliminary plat is 10.38 acres. Parks and Recreation Department staff and Engineering Division staff provided direction to the developer to define a location, area, and configuration for land to be dedicated to the City with the preliminary plat. The preliminary plat provides for dedication of 2.84 acres of land for park purposes within Outlot C, on which a future neighborhood park is to be constructed by the City.

The characteristics of the land to be dedicated to the city for a neighborhood park is consistent with land acquired from the Legacy and Summerlyn subdivisions and is accessible by trail for the neighborhood and surrounding areas. Legacy and Summerlyn neighborhood parks, as well as the larger parks at North Creek and Pinnacle Reserve, have the same amenities including play containers with various structures, shelters, court games, and open field play areas. There is sufficient area within Outlot C of the preliminary plat to accommodate these same amenities consistent with the City's current neighborhood park facility development practices. Specific facilities development of the future park will be determined with neighborhood input.

The proposed dedication satisfies an estimated 27.36% or 70.04 lots of the required park dedication for the preliminary plat development west of Keokuk Avenue. The park dedication requirement for the remaining 72.64% or 185.96 lots for the area west of Keokuk Avenue will be required to be paid with cash with the future phase final plats. Outlot D and Outlot E are to be subject to park dedication requirements separately as determined at the time of preliminary plat and final plat approval for each outlot.

Satisfaction of park dedication requirements is to be subject to review of the Parks, Recreation, and Natural Resources Committee and approval of the City Council.

Landscaping. A landscape plan has been submitted with the preliminary plat application to address the requirements of Section 11-21-9 of the Zoning Ordinance. The landscape plan complies with the following requirements subject to review and approval of the City Forester at the time of final plat approval:

- Two trees are to be planted for each single family lot, one of which must be within the front yard.

- A planting schedule meeting the requirements of Section 11-57-19.G of the Zoning Ordinance for detached townhouse unit and base lots.

- A planting schedule meeting the requirements of Section 11-58-21.I of the Zoning Ordinance for row townhouse unit and base lots.

- Buffer yard landscaping meeting the requirements of Section 11-21-9.E.5 of the Zoning Ordinance for yards abutting 205th Street (in addition to the requirements of Section 11-58-21.I of the Zoning Ordinance).

Building Requirements. Building plans for detached townhouse dwellings and row townhouse dwellings have been submitted regarding compliance with the following provisions:

- Detached townhouses and row townhouses are subject to the exterior materials established by Section 11-57-19.B.3 and Section 11-58-21.B.3 of the Zoning Ordinance, respectively, which will be subject to review and approval of the Zoning Administrator at the time a building permit is issued.

- Detached townhouses and row townhouses must provide for a two-car attached garage meeting the requirements of Section 11-57-19.C and Section 11-58-21.C of the Zoning Ordinance, respectively. The submitted floor plans indicate that the detached townhouses and row townhouse dwellings each have a two-car attached garage that comply with the respective floor area requirements for dwellings with and without basements.

Outlots. The preliminary plat includes five outlots:

Outlot	Purpose	Ownership
A, B	Stormwater basin	Deed to City
C	Park	Dedicate to City
D	Future commercial development	Retained by developer
E	Future townhouse/multiple family development Future commercial development	

Development of Outlots D and E will require future applications for preliminary plant and final plat approval. The City will, at that time, be able to evaluate the ability of infrastructure constructed with this preliminary plat to accommodate development of the outlots. This evaluation will include a determination by the City if construction of Keokuk Avenue north of 205th Street through the exception parcel is required before one or both of the outlots can be developed based on the criteria established by Section 10-2-5 of the Subdivision Ordinance.

CONCLUSION

The proposed Ritter Meadows preliminary plat is consistent with the Comprehensive Plan regarding proposed land use, transportation, utilities, and stormwater management. Furthermore, the preliminary plat complies with the requirements of the Zoning Ordinance and Subdivision Ordinance. Our office and City staff recommend approval of the preliminary plat application and vacation requests subject to the following conditions:

1. Street right-of-way dedication, sections construction plans, turn lane construction plans, and private drive construction plans shall be subject to review and approval of the City Engineer.

2. The preliminary plat shall be revised to include the proposed public right-of-way for Keokuk Avenue south of Kristine Drive within the area of Outlot D.

3. Trails:

    a. The developer shall be responsible for 100 percent of the cost of grading and restoration for trail construction.
    b. The developer shall be responsible for 5/8th of the cost of bituminous for construction of trails within the preliminary plat, except for the trail within Outlot A, which shall be reimbursed 100 percent by the City, including the waterway crossing.
    c. The developer shall dedicate a public trail easement over Lot 77, Block 10, subject to review and approval of the Parks and Recreation Director and City Engineer.

4. Prior to application for final plat approval the developer shall obtain easements to allow for grading outside of the plat boundaries or the grading plan shall be revised such that all grading occur within the boundaries of the plat.

5. All tree preservation, grading, drainage, stormwater management, retaining walls shall be subject to review and approval of the City Engineer.

6. Outlot A and Outlot B shall be deeded to the City for stormwater management purposes.

7. The landscape plan shall be subject to review and approval of the City Forester and City Engineer.

8. All utility plans shall be subject to review and approval of the City Engineer.

9. Dedication of drainage and utility easements shall be subject to review and approval of the City Engineer.

10. Outlot C shall be dedicated to the City for park purposes. The balance of required park dedication shall be satisfied as a cash fee in lieu of land calculated at the time of final plat approval.

11. Outlot D and Outlot E shall require future application for preliminary plat and final plat approval subject to the procedures established by Title 10 of the City Code.

12. Outlot D and Outlot E shall be subject to park dedication requirements at the time of preliminary plat and final plat approval.

13. Detached townhouse and townhouse dwelling units shall comply with the design and construction standards established by Section 11-57-19 and Section 11-58-21 of the Zoning Ordinance, subject to review and approval of the Zoning Administrator.

c. Justin Miller, City Administrator
John Hennen, Parks and Recreation Director
Tina Goodroad, Community Development Director
Alex Jordan, Assistant City Engineer
Andrea McDowell-Poehler, City Attorney

City of Lakeville
Planning Department

Memorandum

To: Planning Commission
From: Tina Goodroad, Community Development Director
Date: December 20, 2023
Subject: Packet Material for the January 4, 2024 Planning Commission Meeting
Agenda Item: Comprehensive Plan amendment to re-guide property from Commercial to Medium/High Density Residential, and

Rezoning from C-3, General Commercial District to RM-2, Medium Density Residential District

Action Deadline: January 30, 2024

Background

United Christian Academy (UCA) Foundation has applied for a comprehensive plan amendment (CPA) to change the land use of a 10-acre parcel from Commercial to Medium/High Density Residential. The application also includes rezoning of the parcel from C-3, General Commercial District to RM-2, Medium Density Residential District. The 10-acre parcel is immediately adjacent to the west of the UCA property.

Exhibits

A. Comprehensive Plan Amendment Map
B. Zoning Map
C. Proposed field layout.

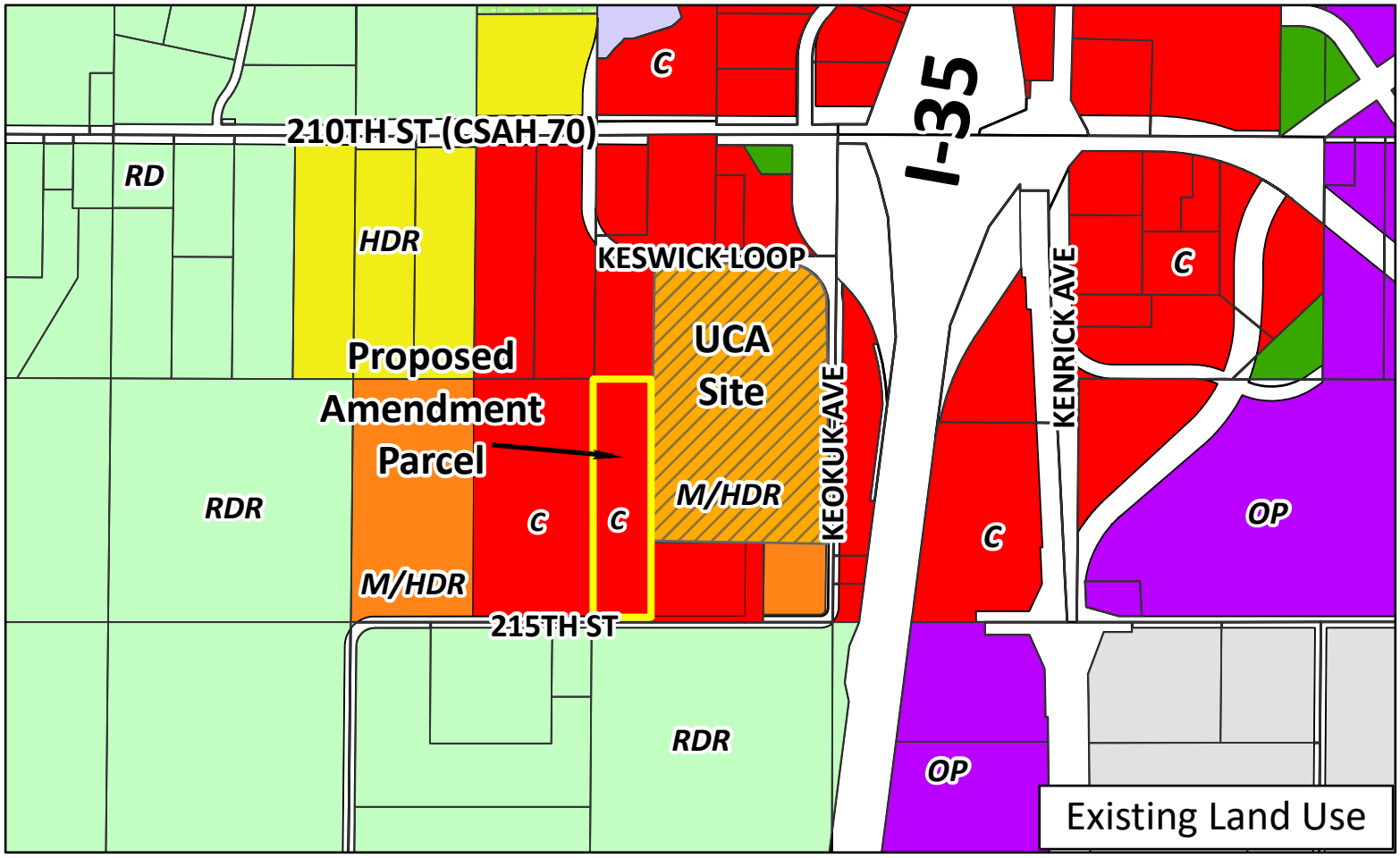
Planning Analysis

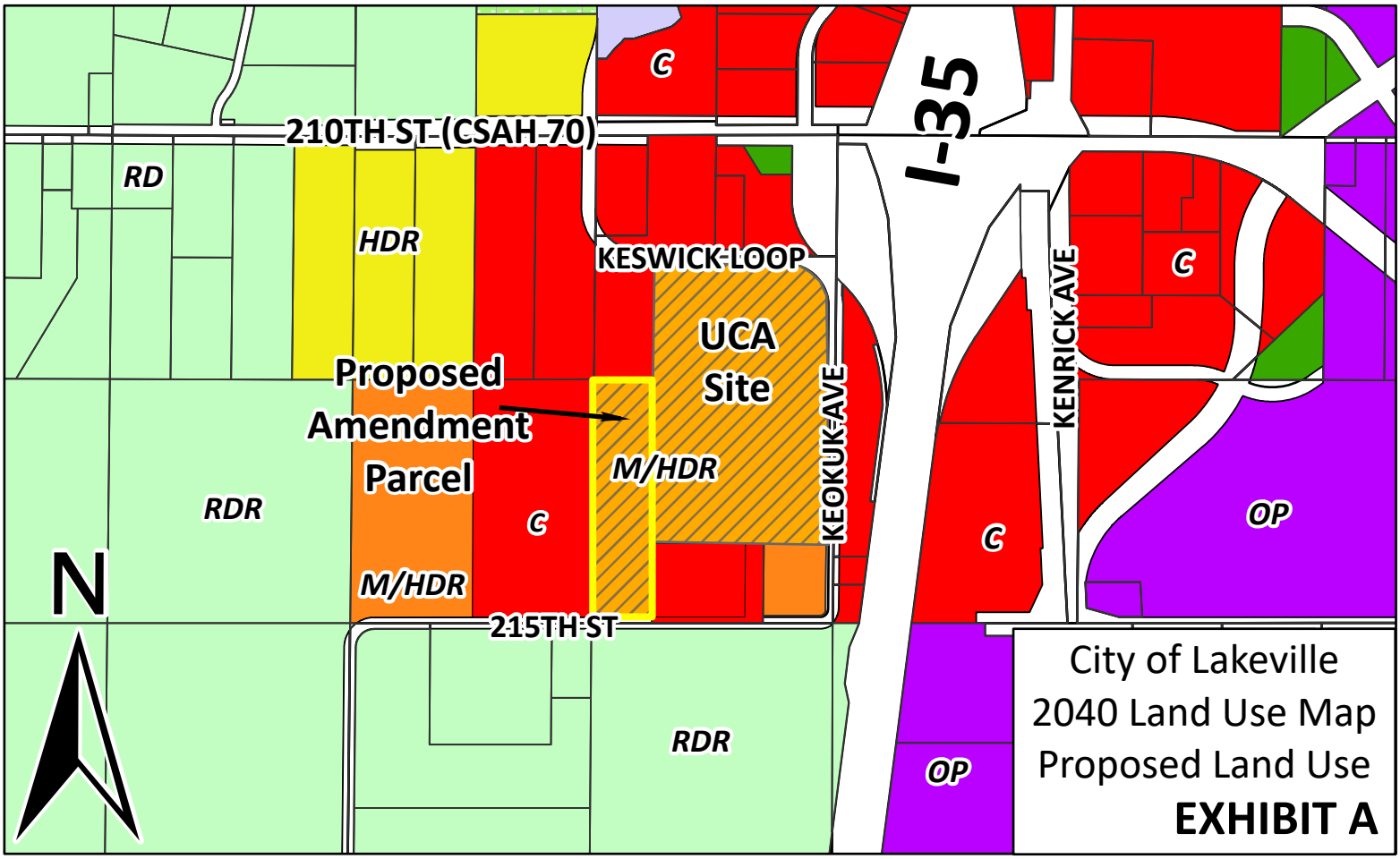
UCA received approval for a comprehensive plan amendment to Medium/High Density Residential and rezoning to RM-2, Medium Density Residential District in 2021 for the development of a private, pre-K and K-12 school. The subject 10-acre parcel was recently purchased by UCA for the proposed use as reconfigured athletic field space. The comprehensive plan amendment and rezoning of the 10-acre parcel creates consistent land use and zoning designations for the entire school campus, including the athletic facilities. The proposed field layout, incorporating the 10-acre parcel, is shown in Exhibit C.

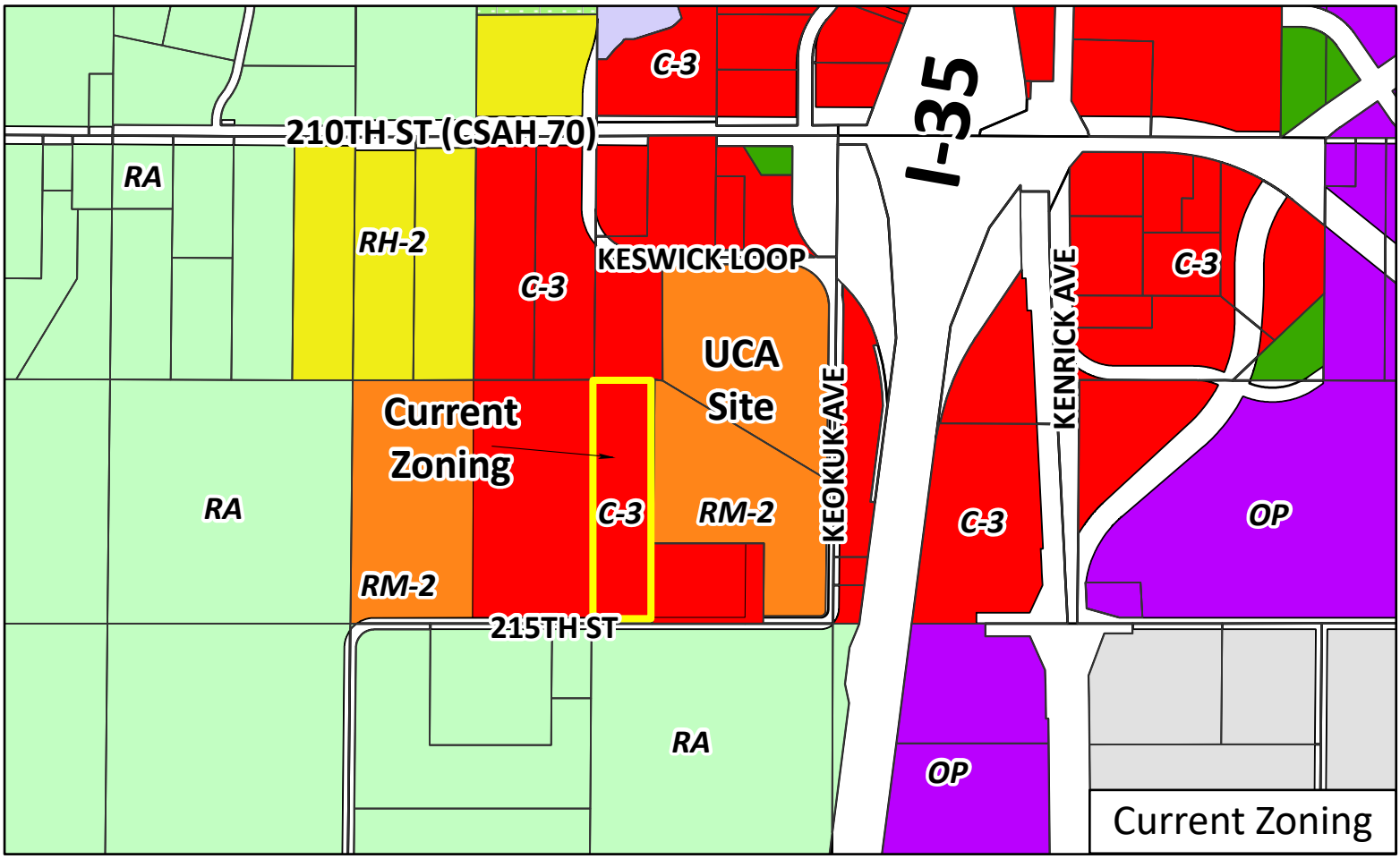
On December 1, 2023, notice of the proposed CPA was sent to the adjacent and affected jurisdictions, as required by the Metropolitan Council. Those jurisdictions have 60 days in which to respond and, if desired, provide comment. As of the date of this report, 10 of the eleven jurisdictions have responded, each stating they have no comment. Should the City Council approve the CPA, the Metropolitan Council will not begin their review of the CPA until the 60 days has passed or all of the jurisdictions have responded, whichever comes first. The 60-day deadline for comments from adjacent and affected jurisdictions is February 1, 2024.

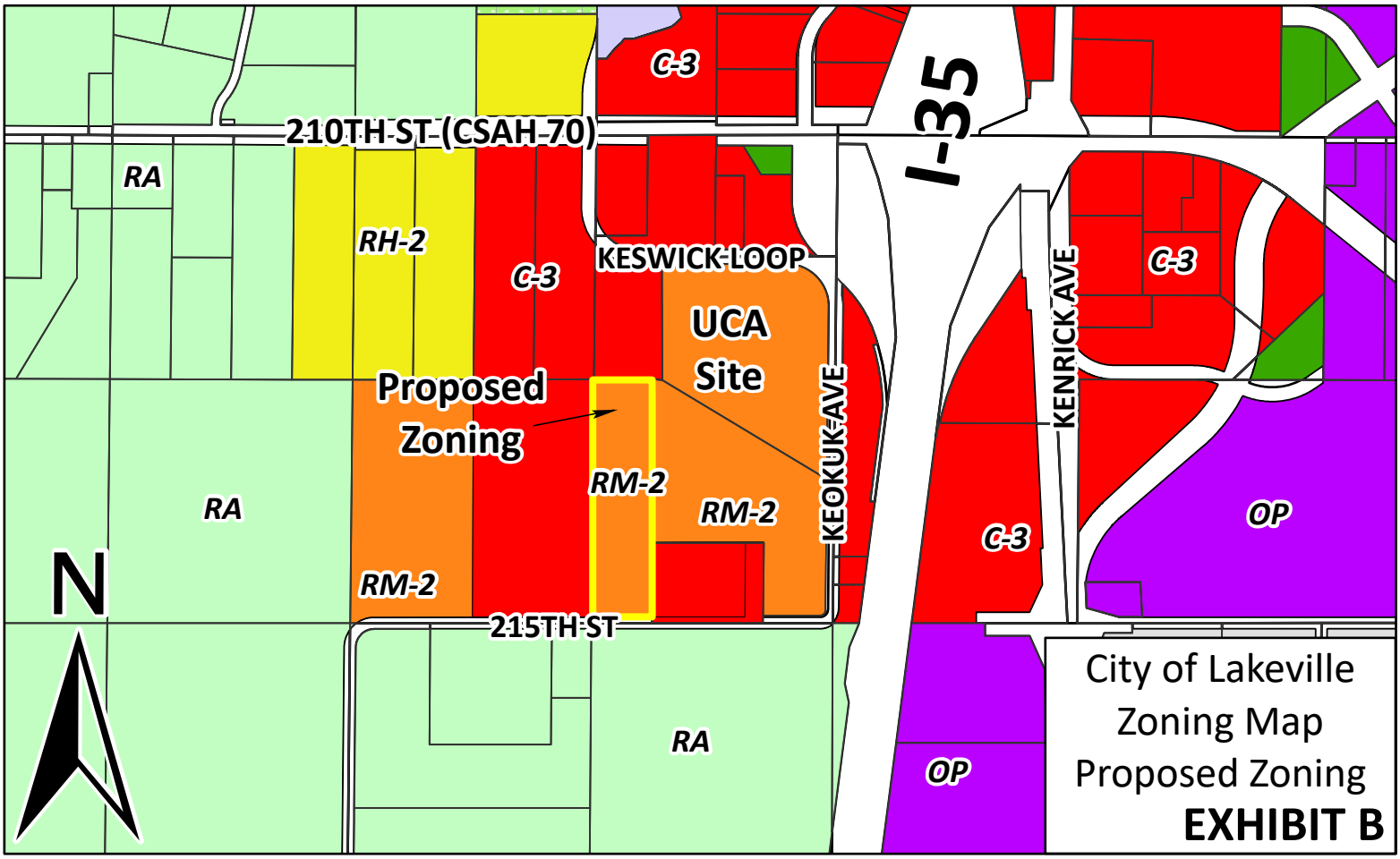
Recommendation

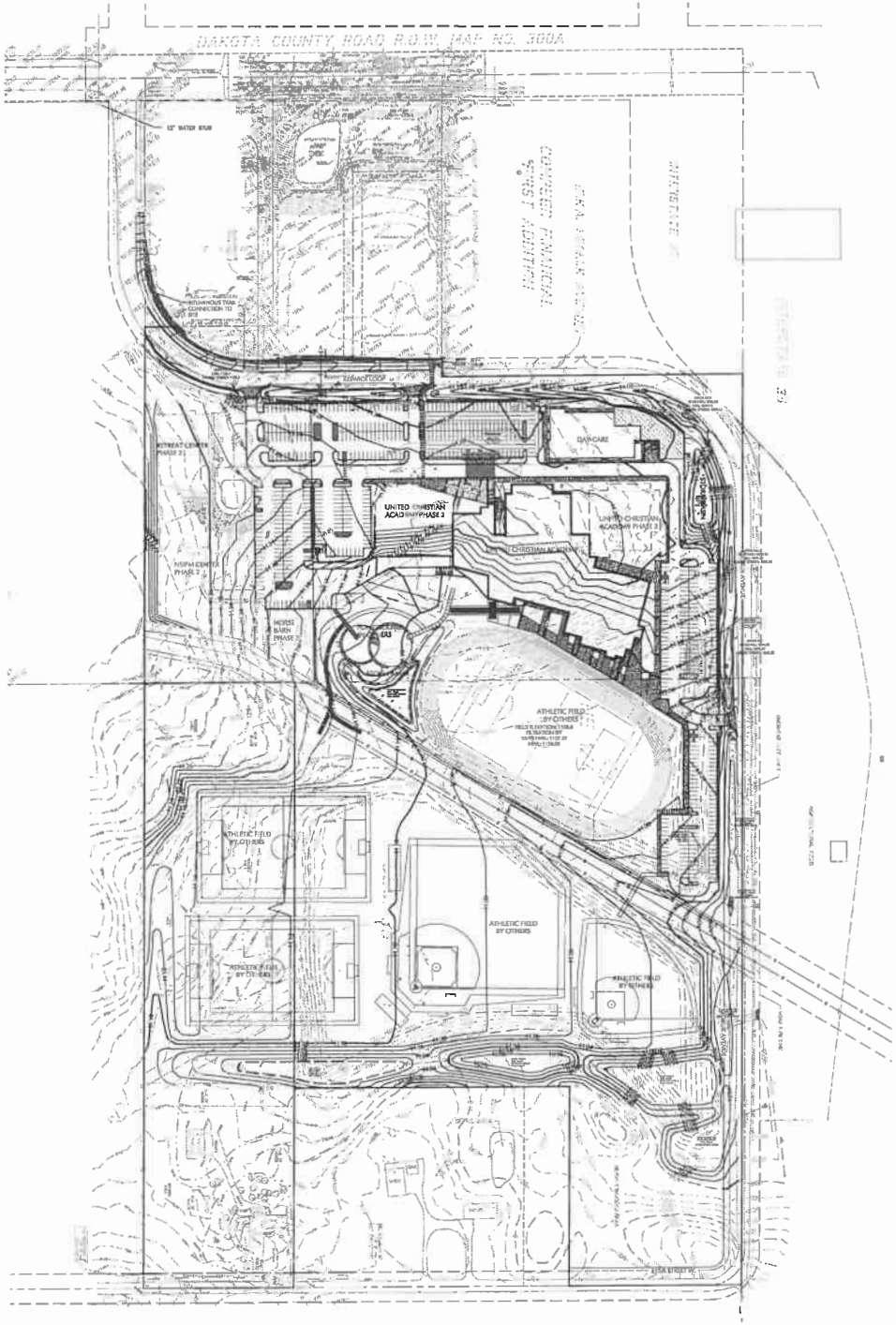
Planning Department staff recommends approval of the UCA Comprehensive Plan amendment and rezoning as requested.


C
210TH ST (CSAH 70)
I-35
RD
HDR
KESWICK LOOP
C
UCA
Site
Proposed
Amendment
Parcel
KEOKUK AVE
KENRICK AVE
RDR
C
C
M/HDR
C
OP
M/HDR
215TH ST
RDR
OP
Existing Land Use


C
210TH ST (CSAH 70)
I-35
RD
HDR
KESWICK LOOP
C
UCA
Site
Proposed
Amendment
Parcel
KEOKUK AVE
KENRICK AVE
M/HDR
RDR
C
C
OP
N
M/HDR
215TH ST
RDR
OP
City of Lakeville
2040 Land Use Map
Proposed Land Use
EXHIBIT A


C-3
I-35
210TH ST (CSAH 70)
RA
RH-2
KESWICK LOOP
C-3
UCA
Site
KENRICK AVE
C-3
Current
Zoning
KEOKUK AVE
RA
C-3
RM-2
C-3
OP
RM-2
215TH ST
RA
OP
Current Zoning


C-3
I-35
210TH ST (CSAH 70)
RA
RH-2
KESWICK LOOP
C-3
UCA
Site
KENRICK AVE
C-3
Proposed
Zoning
KEOKUK AVE
RM-2
RA
RM-2
C-3
OP
N
RM-2
215TH ST
RA
OP
City of Lakeville
Zoning Map
Proposed Zoning
EXHIBIT B



GRADING, DRAINAGE & EROSION CONTROL SPECIFICATIONS

1. SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTER/P.OW LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
2. CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.10 FEET. RIM ELEVATIONS SHOWN ON PLANS DO NOT REFLECT SUMPED ELEVATIONS.
3. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 4 INCHES OF PREMIUM TOP SOIL AND SEED/MULCH OR SOD. THESE AREAS SHALL BE WATERED/MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED. VERIFY WITH LANDSCAPE PLAN.
4. FOR SITE RETAINING WALLS "TW" EQUALS SURFACE GRADE AT TOP FACE OF WALL (NOT TOP OF WALL), "OW" EQUALS SURFACE GRADE AT BOTTOM FACE OF WALL (NOT BOTTOM OF BURIED WALL COURSE).
5. REFER TO THE REPORT OF GEOTECHNICAL EXPLORATION AND REVIEW FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS.
6. STREETS MUST BE CLEANED AND SWEPT WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS, OR AS DIRECTED BY CITY. A REGULAR SWEEPING SCHEDULE MUST BE ESTABLISHED.
7. DUST MUST BE ADEQUATELY CONTROLLED.
8. SEE SWPPP FOR ADDITIONAL EROSION CONTROL NOTES AND REQUIREMENTS.
9. SEE UTILITY PLAN FOR WATER, STORM AND SANITARY SEWER INFORMATION.
10. SEE SITE PLAN FOR CURB AND BITUMINOUS TAPER LOCATIONS.
11. A STREET SWEEPER MUST BE AVAILABLE WITHIN 3 HOURS UPON NOTICE FROM THE CITY THAT THE STREETS NEED TO BE SWEPT.
12. THE CONTRACTOR ALONG WITH THE OWNER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM GOVERNING AUTHORITIES, INCLUDING ANY CITY PERMITS AND THE NPDES PERMIT FROM THE MPCA.
13. INSTALL EROSION CONTROL AND TREE PROTECTION MEASURES BEFORE BEGINNING SITE GRADING ACTIVITIES. SOME EROSION CONTROLS SUCH AS BALE CHECKS AND TEMPORARY SILT FENCES MAY BE INSTALLED AS GRADING OCCURS IN SPECIFIC AREAS. MAINTAIN EROSION CONTROLS THROUGHOUT THE GRADING PROCESS AND REMOVE WHEN TURF HAS BEEN ESTABLISHED.
14. THE CONTRACTOR SHALL ADHERE TO ALL REQUIREMENTS OF THE MPCA NPDES PERMIT. THE AREA TO BE DISTURBED SHALL BE MINIMIZED AND TURF SHALL BE ESTABLISHED WITHIN THE TIME REQUIRED.
15. GRADES SHOWN ARE FINISHED GRADES.
16. FINAL GRADING TOLERANCES ARE +-0.1 FEET TO FINISH GRADES.
17. UNDER PAVEMENTS COMPACT THE UPPER 3 FEET OF SUBGRADE TO 100% STANDARD PROCTOR DENSITY AT OPTIMUM MOISTURE CONTENT AND 95% STANDARD PROCTOR DENSITY BELOW THE UPPER 3 FEET OF SUBGRADE. OUTSIDE PAVEMENT AREAS COMPACT EMBANKMENTS TO 90% STANDARD PROCTOR DENSITY.
18. WORKING HOURS ARE 7:00 AM - 10:00 PM, MONDAY - SATURDAY. A 48 HOUR NOTICE IS REQUIRED FOR SATURDAY WORK.
19. THE CONTRACTOR MUST HAVE A CITY LICENSE.
20. A CITY RIGHT-OF-WAY PERMIT IS REQUIRED PRIOR TO WORKING WITHIN CITY ROW.
21. TURF REINFORCEMENT MAT (TRM) SHALL BE LANDLOK 450, AS MANUFACTURED BY PROPEX GEOSOLUTIONS, OR APPROVED EQUAL. THE CONTRACTOR SHALL FOLLOW ALL OF THE MANUFACTURERS INSTRUCTIONS FOR INSTALLATION.
22. STRUCTURAL RETAINING WALL, FENCING AND HANDRAIL DESIGN BY OTHERS. REFER TO ARCHITECTURAL PLANS.

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE AREAS WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA 651-454-0002
TOLL FREE 1-800-252-1166

SCALE IN FEET: 0 100 200

UNITED CHRISTIAN ACADEMY & NEUROSCIENCE INSTITUTE OF PASTORAL MEDICINE

LOUCKS
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucksinc.com

CADD QUALIFICATION

SUBMITTAL/REVISIONS

02-01-22	CITY SUBMITTAL
03-10-22	RESPONSE TO CITY COMMENTS
03-30-22	RESPONSE TO CITY COMMENTS
04-15-22	RESPONSE TO CITY COMMENTS
05-20-22	GRADING PERMIT
07-01-22	75% CONSTRUCTION DOCS
07-14-22	UTILITY SUBMITTAL
07-22-22	CONSTRUCTION DOCS
08-11-22	STORM CHANGE
08-17-22	CCD-01
08-22-22	CCD-02
08-31-22	CCD-03
09-07-22	CCD-04
11-08-22	REVISIONS
11-09-22	REVISIONS
12-08-22	DAYCARE REVISIONS
12-16-22	CCD-05

PROFESSIONAL SIGNATURE

License No. 41352
Date 07-22-22

QUALITY CONTROL

Loucks Project No.	21369
Project Lead	VJV
Drawn By	TRC
Checked By	VMA
Review Date	07-22-22

SHEET INDEX

C1.2 ..... DEMOLITION PLAN
C2-1 ..... SITE PLAN - OVERALL
C2-2 ..... SITE PLAN - NORTHWEST
C2-3 ..... SITE PLAN - NORTHEAST
C2-4 ..... SITE PLAN - SOUTHEAST
C2-5 ..... SITE PLAN - SOUTH
C3-1 ..... GRADING PLAN - OVERALL
C3-2 ..... GRADING PLAN - NORTH
C3-3 ..... GRADING PLAN - NORTHWEST
C3-4 ..... GRADING PLAN - NORTHEAST
C3-5 ..... GRADING PLAN - SOUTHEAST
C3-6 ..... GRADING PLAN - SOUTH
C3-6A ..... GRADING PLAN SOUTHWEST
C3-7 ..... SWPP PLAN - NORTH
C3-8 ..... SWPP PLAN SOUTH
C3-9 ..... SWPP NOTES & DETAILS
C4-1,2 ..... UTILITY - SANI. & WATER
C4-3THRU7 ..... UTILITY - PROFILES
C4-8,9 ..... UTILITY - STORM
C8-1,2,3,4 ..... CIVIL DETAIL SHEETS
L1.1 ..... DAYCARE - LANDSCAPE PLAN

EXHIBIT C

GRADING PLAN OVERALL
C3-1

CITY OF LAKEVILLE
DAKOTA COUNTY, MINNESOTA

UNITED CHRISTIAN ACADEMY LAKEVILLE
2040 COMPRHENSIVE PLAN AMENDMENT
FINDINGS OF FACT AND RECOMMENDATION

On January 4, 2024 the Lakeville Planning Commission met at its regularly scheduled meeting to consider the application of United Christian Academy Foundation for an amendment to the 2040 Land Use Plan map of the 2040 Comprehensive Plan in conjunction with the United Christian Academy development. The Planning Commission conducted a public hearing on the application preceded by published and mailed notice. The applicant was present, and the Planning Commission heard testimony from all interested persons wishing to speak.

FINDINGS OF FACT

1. The subject property is guided for Commercial land uses by the 2040 Comprehensive Plan. United Christian Academy has applied for an amendment to the 2040 Land Use Plan to change the guided land uses to Medium/High Density Residential.

2. The legal description of the property is:

(See attached Exhibit A)

3. The proposed Comprehensive Plan amendment has been submitted to adjacent governmental jurisdictions and the affected school district. No comments were received.

4. The 2040 Comprehensive Plan provides that the Planning Commission shall consider possible effects of the proposed amendment with its judgment to be based upon, but not limited to, the following factors:

   a. **The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the official City Comprehensive Plan.**

      Finding: The proposed development is consistent with the goals of the 2040 Comprehensive Plan.

b. **The proposed use is or will be compatible with present and future land uses of the area.**

Finding: The subject site is immediately adjacent to the United Christian Academy campus. The additional 10-acre parcel will be developed as athletic fields.

c. **The proposed use conforms to all performance standards contained in the Zoning Ordinance and the City Code.**

Finding: The land uses and site improvements illustrated on the attached Exhibit C will be required to comply with the requirements of the Zoning Ordinance. A conditional use permit amendment will be required for the expanded athletic fields once the comprehensive plan amendment has been approved by the Metropolitan Council

d. **The proposed use can be accommodated with existing public services and will not overburden the City's service capacity.**

Finding: The subject site is not within the MUSA. The property will not be connected to municipal sewer and water.

e. **Traffic generated by the proposed use is within capabilities of streets serving the property.**

Finding: The subject site is accessed by Keokuk Avenue and 215th Street. The streets accessing the property have adequate capacity to accommodate traffic generated by the proposed use.

5. The planning report dated December 20, 2023 prepared by Tina Goodroad, Community Development Director is incorporated herein.

RECOMMENDATION

The Planning Commission recommends that the City Council approve the Comprehensive Plan amendment subject to the approval of the Metropolitan Council.

DATED: January 4, 2024

LAKEVILLE PLANNING COMMISSION

BY:_____

Jenna Majorowicz, Chair

Exhibit A

The West 329.02 feet of the Southeast Quarter of the Northeast Quarter of Section 35, Township 114, Range 21, Dakota County, Minnesota

CITY OF LAKEVILLE
DAKOTA COUNTY, MINNESOTA

UNITED CHRISTIAN ACADEMY
ZONING MAP AMENDMENT
FINDINGS OF FACT AND RECOMMENDATION

On January 4, 2024 the Lakeville Planning Commission met at its regularly scheduled meeting to consider the application of United Christian Academy for an amendment to the Zoning Map to rezone property from C-3, General Commercial to RM-2, Medium Density Residential District in conjunction with the United Christian Academy development. The Planning Commission conducted a public hearing on the application preceded by published and mailed notice. The applicant was present and the Planning Commission heard testimony from all interested persons wishing to speak.

FINDINGS OF FACT

1. The subject property is guided for Commercial by the 2040 Comprehensive Plan. United Christian Academy has applied for an amendment to the 2040 Land Use Plan to change the guided land uses to Medium/High Density Residential.

2. The subject property is zoned C-3, General Commercial District. United Christian Academy has applied for an amendment to the Zoning Map to change the zoning of the property to RM-2, Medium Density Residential District.

3. The legal description of the property is:

(See attached Exhibit A)

4. Section 11-3-3.E of the City of Lakeville Zoning Ordinance provides that the Planning Commission shall consider possible effects of the proposed amendment. Its judgment shall be based upon, but not limited to, the following factors:

   a. **The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the official City Comprehensive Plan.**

Finding: The Zoning Map amendment for the subject property is consistent with the amendment to the 2040 Comprehensive Land Use Plan proposed by United Christian Academy. The athletic field uses proposed for the subject property will be incorporated into the athletic field uses proposed on the adjacent Outlot A, UCA Development in conjunction with the development of the United Christian Academy private school.

b. **The proposed use is or will be compatible with present and future land uses of the area.**

Finding: The proposed athletic field use of the subject property will be consistent with the adjacent existing and future land uses.

c. **The proposed use conforms to all performance standards contained in the Zoning Ordinance and the City Code.**

Finding: The subject site is immediately adjacent to the United Christian Academy campus. The additional 10-acre parcel will be developed as athletic fields for the United Christian Academy private school. The land uses and site improvements illustrated on the sketch plan will be required to comply with the requirements of the Zoning Ordinance. A conditional use permit amendment will be required for the expanded athletic fields once the comprehensive plan amendment has been approved by the Metropolitan Council.

d. **The proposed use can be accommodated with existing public services and will not overburden the City's service capacity.**

Finding: The subject site is outside the Current MUSA. The property will not be connected to municipal sewer and water.

e. **Traffic generated by the proposed use is within capabilities of streets serving the property.**

Finding: The subject site is accessed by Keokuk Avenue and 215th Street. The streets accessing the property have adequate capacity to accommodate traffic generated by the proposed use.

5. The planning report dated December 20, 2023 prepared by Tina Goodroad, Community Development Director is incorporated herein.

RECOMMENDATION

The Planning Commission recommends that the City Council approve the Zoning Map amendment subject to approval of the Sundance Lakeville Comprehensive Plan amendment by the Metropolitan Council.

DATED: January 4, 2024

LAKEVILLE PLANNING COMMISSION

BY:_____

Jenna Majorowicz, Chair

Exhibit A

The West 329.02 feet of the Southeast Quarter of the Northeast Quarter of Section 35, Township 114, Range 21, Dakota County, Minnesota

City of Lakeville
Planning Department

Memorandum

To: Planning Commission

From: Frank Dempsey, AICP, Associate Planner

Date: December 29, 2023

Subject: North Ryan Second Addition:

A. Easement Vacation
B. Preliminary Plat
C. Final Plat
D. Conditional Use Permit

Action Deadline: April 13, 2022

BACKGROUND

Dakota County has submitted applications and plans for the proposed development of an 11.97 acre parcel for a Dakota County recycling facility referred to as the proposed Recycle Zone Plus, located south of 215th Street (CSAH 70), north of 217th Street, west of Jacquard Avenue and east of future Javelin Avenue. The property is presently owned by Scannell Properties. The proposed Dakota County recycling facility use of the property requires a conditional use permit within the OP, Office Park District. The preliminary and final plat includes one lot and a proposed 17,770 square foot recycle facility building with room for a possible future expansion.

EXHIBITS:

A. Aerial Photo Location Map
B. Zoning Map
C. Easement Vacation Exhibit
D. Preliminary Pat
E. Final Plat
F. Property Survey
G. Site Plan and Striping Plan (3 Pages)

H. Grading and Drainage Plan
I. Erosion Control Plan
J. Utility Plan
K. Landscape Plan
L. Building Floor and Exterior Elevation Plans (2 Pages)
M. Dakota County Plat Commission letter dated December 8, 2023

PLANNING ANALYSIS

EASEMENT VACATION

Outlot B, North Ryan Addition, includes two public easements that must be vacated as condition of approval of the preliminary plat and subject to approval and recording of the final plat. One is a 10 foot wide drainage and utility easement located at the perimeter of the property. The other is a drainage and utility easement dedicated with the stormwater maintenance agreement for the temporary stormwater basin constructed in 2022.

PRELIMINARY AND FINAL PLAT

Existing Conditions. The property consists of 12 acres and was platted as Outlot B, North Ryan Addition in 2022. The property was preliminary graded for future development in 2022 in conjunction with the North Ryan Addition plat.

Surrounding Land Uses. North Ryan Second Addition is surrounded by the following existing or planned land uses:

Direction	Existing Use	Land Use Plan	Zoning
North	215th Street (CSAH 70), South Creek Greenway and Lakeville South High School	Restricted Development, Public and Quasi-Public	P-OS, Public and Open Space District
South	217th Street and Magnum Trucking Warehouse	Warehouse/Light Industrial	I-1, Light Industrial District
East	Outlot A, North Ryan Addition and Jacquard Avenue	Office Park	OP, Office Park District
West	Undeveloped Agricultural Property	Office Park and Warehouse/Light Industrial	OP and I-1 Districts

Lots/Blocks. One lot on one block is proposed with the preliminary and final plat. No outlots are proposed. Proposed Lot 1 exceeds the minimum lot area (30,000 square feet) and lot width (100 feet) requirements of the OP District.

Streets. The following streets are included as abutting streets to the North Ryan Second Addition preliminary and final plat:

> *215th Street:* The North Ryan Second Addition preliminary plat is adjacent to 215th Street (CSAH 70), which is designated as a principal arterial in the City's Comprehensive Transportation Plan. All required right-of-way was dedicated and platted with the North Ryan Addition final plat in 2022. At its December 6, 2023 meeting, the Dakota County Plat Commission recommended approval of the North Ryan Second Addition preliminary plat to the County Board, which will consider the preliminary plat at its January 23, 2023 meeting. The Plat Commission letter dated December 8, 2023 is attached as Exhibit M.
> *217th Street:* North Ryan Second Addition is also located adjacent to 217th Street right-of-way to the south. 217th Street will be constructed by the developer as a two-lane rural section 40 foot wide road within 80 feet of right-of-way. Additional right-of-way is not required for 217th Street.
>
> *Javelin Avenue:* Javelin Avenue is a future street that abuts the west boundary of the North Ryan Second Addition preliminary and final plat. The North Ryan Addition final plat dedicated the east half 40 feet of right-of-way. Javelin Avenue will be constructed as a 40 foot wide rural section road when the property to the west of Javelin Avenue develops. Javelin Avenue will have right-in and right-out access at 215th Street as determined by Dakota County.

Grading, Drainage, Erosion Control, Utilities. Grading, drainage, erosion control, and utility plans have been submitted with the North Ryan Second Addition preliminary plat and are discussed in more detail in the December 19, 2023 engineering report.

Tree Preservation. There are no trees within the North Ryan Second Addition preliminary and final plat area.

Wetlands. There are no wetlands within the North Ryan Second Addition preliminary plat. A wetland delineation was completed in 2020. No wetlands were identified on the subject property.

Park Dedication, Trails and Sidewalks. The City's Comprehensive Parks, Trails, and Open Space Plan does not identify any future park land needs in the area of the plat. A public trail along the south side of 215th Street will be required with this project. Park dedication will be satisfied with a cash fee in effect at the time of final plat approval.

Conditional Use Permit

11-75-7.H of the Zoning Ordinance requires conditional use permit approval for government and public utility buildings and structures, other than City of Lakeville in the OP, Office Park District,. The Recycling Zone Plus will be a partnership with Scott County to provide recycling services for drop-off with related additional services to residents in both counties. The Recycling Zone Plus will collect similar recyclable materials as the existing Dakota County Recycle Zone facility located in Eagan where residents drop off paints, pesticides, automotive chemicals, household cleaners, fluorescent light bulbs, batteries and small electronics for proper management and disposal. Facility staff sort, pack and store materials on-site until they are shipped to disposal or recycling facilities. Items for collection will include household and automotive chemicals, tires, batteries, scrap metal, appliances, mattresses, electronic items and components, organics, textiles and the like that would otherwise be disposed of in landfills. The Dakota County recycling center has been located in Eagan for more than 20 years.

Approval of a conditional use permit requires adoption of findings of fact by the Planning Commission and City Council. Draft findings of fact are attached to this report.

Site Plan Analysis

The site development and construction plans propose a first and second phase building square footage of 27,670 square foot for a recycle facility/office building on Lot 1. First phase construction will include 17,770 square feet of office and recycle facility space. Planned Phase II expansion proposes an additional 9,990 square feet of office and recycle facility. The building expansion site plan will have to show compliance with parking requirements for the additional parking spaces required for the addition. The site plan includes an optional on-site garage for County related equipment, an attendant station prior to entering the drop-off area, and a future electric vehicle charging station on the north side of the proposed parking lot.

Setbacks. The building setback requirements of the OP District are being met with the proposed site plans for Lot 1, Block 1 as follows:

Required Building Setbacks	Proposed Building Setbacks
Front Yard (north)-- 50 feet	Front (north - 215th St.) – 260 feet
Side Yard (east) - 10 feet Side Yard (west) - 30 feet	Side (east) – 459 feet Side (west – Javelin Ave) – 359 feet
Rear Yard (south)—30 feet	Rear (217th St. south) – 138 feet

Phase I and Phase II required and proposed parking stalls are noted below:

Building Sq. Ft. (Phase I)……..17,770 square feet
Office Sq. Ft (Phases I)...…….……17 stalls
Recycle facility Sq. Ft. (Phase I)….....13 stalls
Phase I Parking Stalls Required……...30 stalls/41 stalls to be constructed

Building Sq. Ft. (Phase II)……..….9,900 square feet
Parking Stalls Required (Phase II)……..22 stalls
Parking Required (Phases I & II)……....52 stalls
Parking Provided (Phases I & II)……....52 stalls

Parking. The first phase construction will include a 17,770 square foot recycle facility/office building requiring a minimum of 30 parking stalls. The site plan proposes 41 vehicle parking stalls with the first phase construction, including two ADA accessible parking stalls. Phase II construction includes 9,900 square feet of office and recycle facility requiring 22 additional parking stalls for a total of 52 stalls for the proposed 27,670 square foot building. The parking lot and internal driveways comply with OP, Office Park District setback requirements to the public street right-of-way and five feet internal property line setbacks.

Access. The property will be accessed via two driveways from 217th Street. The main service/drop-off access will be located on the east side of the property with the driveway wrapping around the north side of the building to the drop-off areas on the north and west sides of the building. The west drop-off area will include a covered canopy and a by-pass lane west of the canopy. Driveway access to 217th Street meets Zoning Ordinance requirements for location, setback and width.

Circulation. All drive aisles and parking stalls comply with the required aisle width and parking stall dimensions for one way 60-degree angled parking. All driveways, loading dock areas and trailer parking spaces are of adequate size to accommodate two-way traffic as well as backing and turning movements including for semi-trucks, trailers, and emergency vehicles.

Loading Docks/Doors. Five loading dock doors and one drive-through overhead door will be located on the east side of the building fronting the stormwater basin on City owned Outlot A, North Ryan Addition. A drive-through overhead door will be located on the west side of the building facing future Javelin Avenue approximately 270 feet to the west.

Outdoor Storage. Outside storage will include compactors, trailers for appliances and mattresses as well as four – 30 cubic yard bulk waste and scrap metal bins. These facilities will be located approximately 120 feet from 215th Street (CSAH 70) and screened with landscaping near the

north property line in addition to a 15-20 foot raised grade from the surface of 215th Street. Outdoor storage is limited to 20% of the gross lot area, which equals 41,544 square feet of the 12 acre property. The proposed outdoor storage area is approximately 30,000 square feet.

Landscaping/Screening. The OP District requires a minimum of 30% landscaped area on the property. The landscape plan as designed proposes 69% greenspace over the 12-acre Lot 1 including Phase II construction. The landscape plan proposes 85 shade, evergreen, and ornamental trees and a variety of shrubs and perennials as noted in the table below:

Landscape Materials	
44	Overstory trees (2.5 inch min. diameter)
20	Conifer trees (8 foot min. height)
21	Ornamental trees (2 inch min. diameter)
360	Variety of shrubs and perennial plantings

The proposed landscaping provides screening on all four sides of the site. All landscaped areas within and adjacent to the parking lot, including landscaped islands, shall be irrigated in compliance with Zoning Ordinance requirements. All areas not planted with trees, shrubs or perennials will be seeded with a natural grass mixture as shown on the landscape plan. All landscaping shall be kept in living condition with dead or diseased materials replaced as needed to comply with the approved landscape plan.

A landscape security shall be submitted with the final plat to guarantee installation of the approved landscaping. The security amount will be determined by the developer's landscaping contractor prior to City Council consideration of the final plat.

Building Height/Exterior Materials. The proposed building will be one-story and 29 feet, four inches in height in compliance with OP District requirements. It will be constructed of pre-cast concrete panels accented with narrow pre-finished metal panels on the west elevation below the canopy at the drive-through drop-off area. The building will be painted light and dark brown earth tones for visual accent. The exterior building materials comply with Zoning Ordinance requirements for the OP District.

Signage. A detailed signage plan has not been submitted. The site plan indicates two freestanding signs of unknown height and dimensions, one at each driveway access to 217th Street. The minimum setback is 15 feet from the south property line where the signs are indicated. The Zoning Ordinance for the OP District allows one freestanding sign to a maximum area of 100 square feet and 10 feet in height. Lot 1 is a double frontage lot and

therefore is allowed two wall signs, not to exceed 100 square feet each. A sign permit shall be issued by the Planning Department prior to the installation of any signs.

Site Lighting. Exterior lighting fixtures and specifications have not been submitted. Parking lot and site lighting shall be downcast LED fixtures. Poles not taller than 30 foot are allowed. Wall mounted lights shall be downcast fixtures only. The light fixtures shall meet Zoning Ordinance requirements and shall be reviewed by staff prior to issuance of an electrical permit. The Zoning Ordinance requires not more than one foot-candle of light measurement at any property line. A photometric plan must be submitted prior to installation of any exterior lighting.

Recycling and Trash Containers. The outdoor recycling and trash bins will be located on the north side of the building. A trash (waste) enclosure is not identified on the plans. The recycling containers will be located in a lower depression area approximately six feet below the north driveway and will be screened from public view.

Snow Storage. Snow storage may not take place in required parking spaces.

RECOMMENDATION

Planning Department staff has determined that the preliminary and final plat and site development plans comply with Subdivision and Zoning Ordinance requirements. The Dakota County recycle facility use of the property and the site design comply with Zoning Ordinance requirements. Staff recommends approval of the North Ryan Second Addition preliminary and final plat, easement vacation, and conditional use permit subject to the following stipulations:

1. The recommendations listed in the Engineering Division memorandum dated December 19, 2023.

2. The site and building shall be developed and constructed consistent with the preliminary plat and final plat and site development plans approved by the City Council.

3. A stormwater maintenance agreement for the stormwater facilities in Lot 1, Block 1, North Ryan Second Addition shall be required with the final plat.

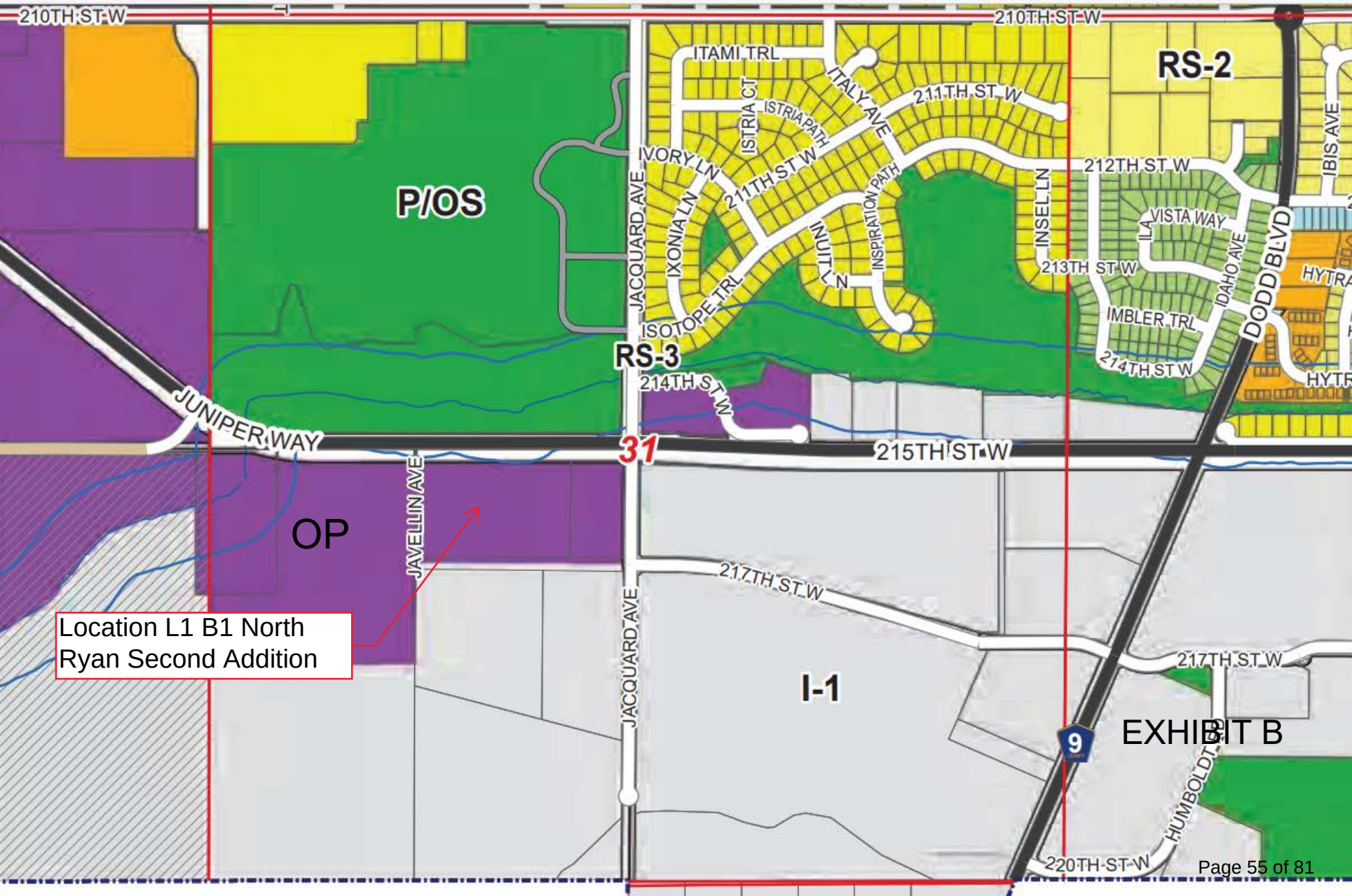
4. A landscaping financial security shall be submitted for Lot 1 with the final plat.

5. All signs shall comply with Zoning Ordinance requirements for the OP District. A sign permit shall be issued by the Planning Department prior to the installation of any signs.

6. Site lighting shall not glare onto public streets and shall not exceed one-foot candle at the property line. A photometric lighting plan shall be submitted for Lot 1 prior to issuance of a building permit.

7. Snow storage shall not take place in required parking spaces. If there is not adequate space to store snow on site, snow must be removed from the site.

Lakeville South High School
South Creek
Greenway
WEST BRANCH SOUTH CREEK
70
IXONIA LN
ISOTOPE TRL
Chadwic
Conservat
Area
WEST BRANCH SOUTH CREEK
214TH ST W
215TH ST W
70
Future Javelin Ave
Proposed North Ryan
Second Addition
12 Acres
217th Street
217TH ST W
JACQUARD AVE
Magnum Warehouse
Amazon Fulfillment Center
EXHIBIT A
Maghum Trucking


210TH ST W
210TH ST W
ITAMI TRL
ITALY AVE
211TH ST W
ISTRIA CT
ISTRIA PATH
RS-2
IVORY LN
211TH ST W
212TH ST W
P/OS
IXONIA LN
INSPIRATION PATH
INSEL LN
VISTA WAY
ILA
JACQUARD AVE
INUIT LN
213TH ST W
IDAHO AVE
DODD BLVD
IBIS AVE
ISOTOPE TRL
IMBLER TRL
RS-3
214TH ST W
214TH ST W
JUNIPER WAY
31
215TH ST W
JAVELLIN AVE
OP
217TH ST W
JACQUARD AVE
217TH ST W
I-1
9
EXHIBIT B
HUMBOLDT
220TH ST W
Location L1 B1 North
Ryan Second Addition

CITY OF LAKEVILLE, MN

VACATION EXHIBIT

EASEMENT VACATION DESCRIPTION

All drainage and utility easements located within Outlot B, NORTH RYAN ADDITION, Dakota County, Minnesota as created on said plat.

AND

The storm water easement located over the south 87.00 feet lying east of the west 113.50 feet of said Outlot B.

EXHIBIT C

SHEET 1 OF 2 SHEETS

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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: STEVEN F. HOUGH

SIGNATURE: Steven F. Hough

DATE NOVEMBER 29, 2023 LIC. NO. 54850

Stantec
Plymouth Office
One Carlson Pkwy
Suite 1000
Plymouth, MN 55447
Phone: 763-479-4200
Website:www.stantec.com

SURVEY 193806614_EXH.dwg

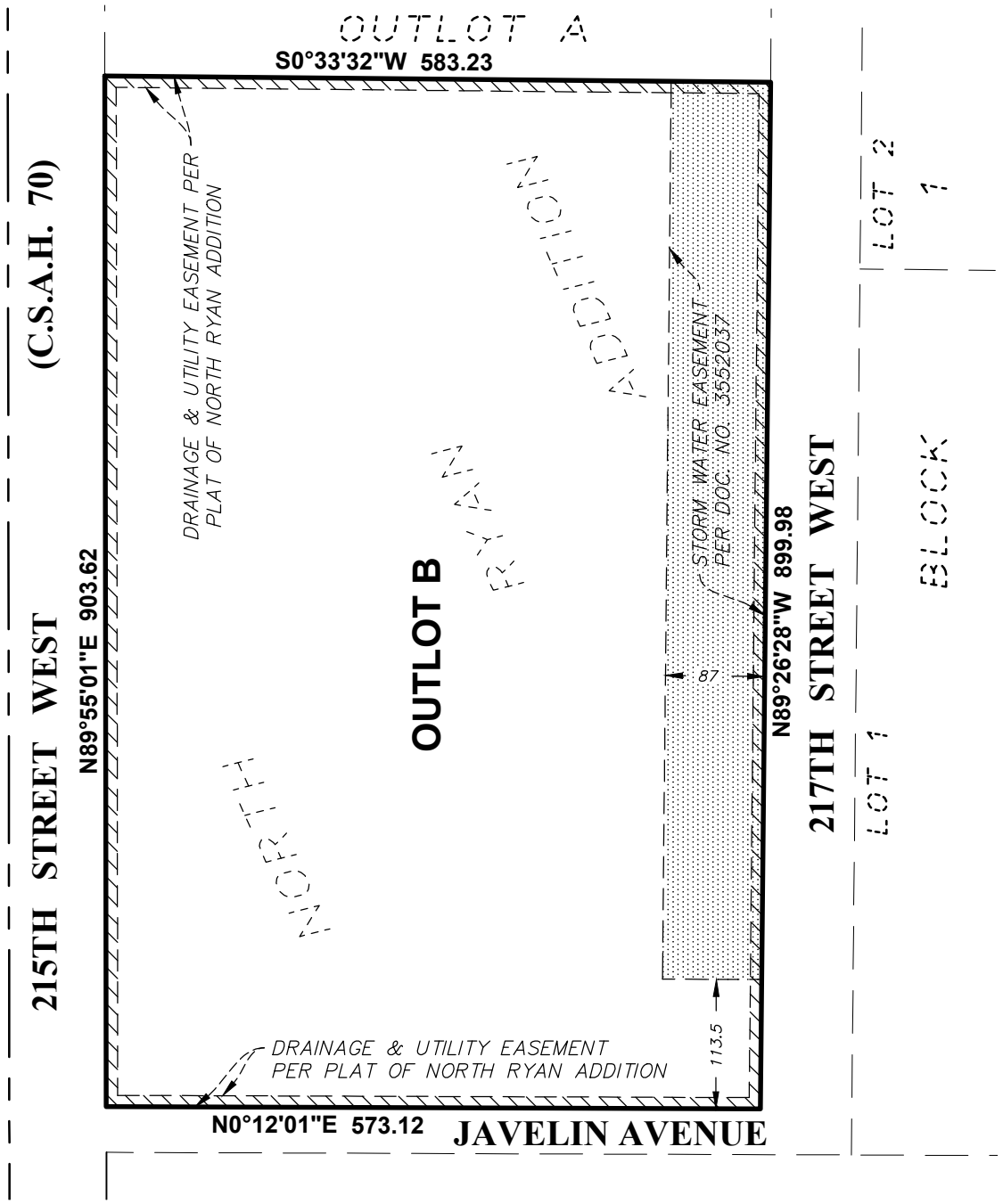
DRAWN SFH

PROJ. NO. 193806614

Plot Date & Time: 29 November 2023 1:46 PM
U:\193806614\survey\CAD\193806614 EXH.dwg

CITY OF LAKEVILLE, MN

VACATION EXHIBIT



VACATED D & U EASEMENT

VACATED STORM WATER EASEMENT

0 75 150

SCALE: 1 INCH = 150 FEET

SHEET 2 OF 2 SHEETS

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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: STEVEN F. HOUGH

SIGNATURE: Steven F. Hough

DATE NOVEMBER 29, 2023 LIC. NO. 54850

Stantec

Plymouth Office
One Carlson Pkwy
Suite 1000
Plymouth, MN 55447
Phone: 763-479-4200
Website:www.stantec.com

SURVEY 193806614_EXH

DRAWN SFH

PROJ. NO. 193806614

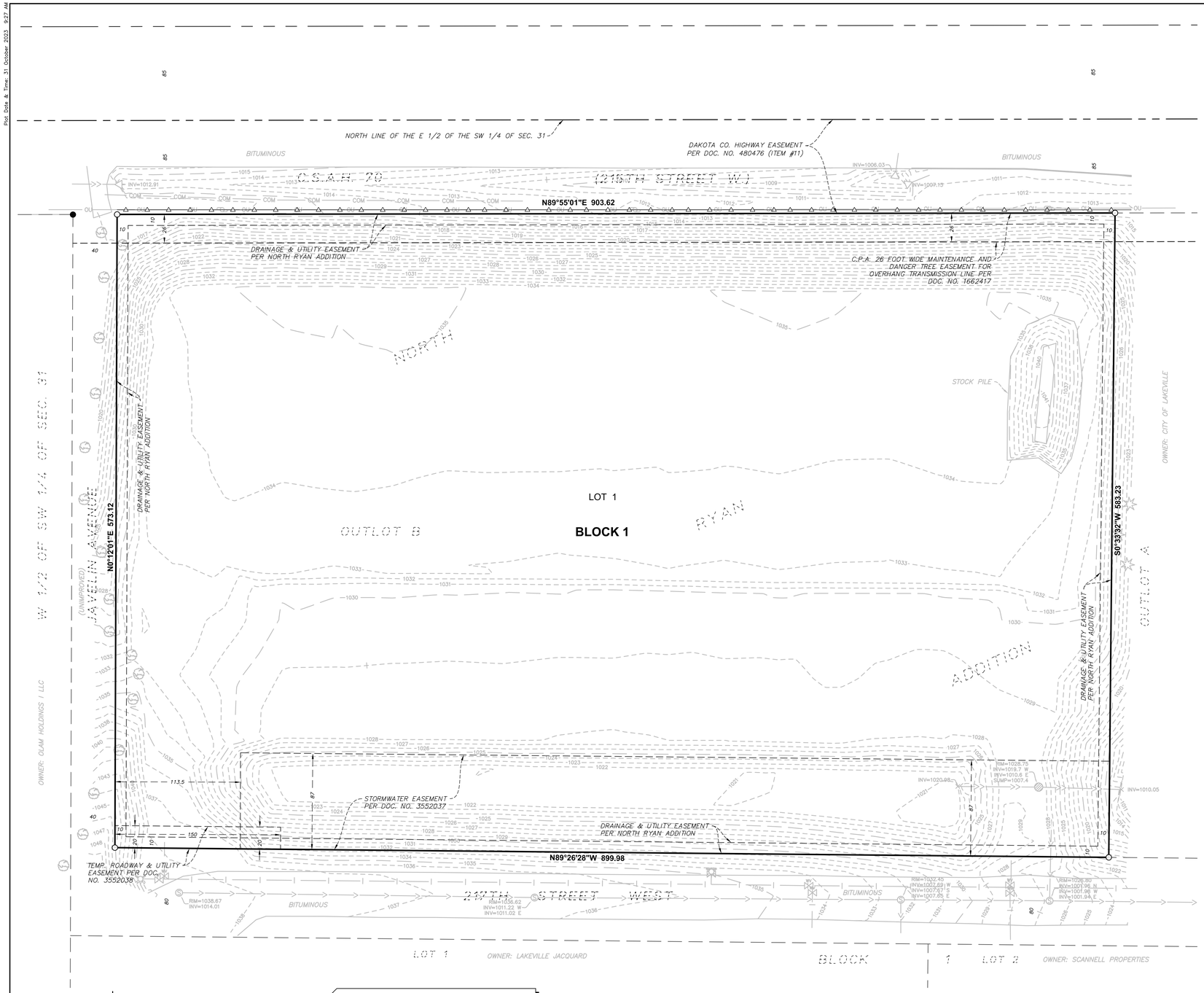
Plot Date & Time: 29 November 2023 1:46 PM

U:\193806614\survey\CAD\193806614 EXH.dwg

Plot Date & Time: 31 October 2023 9:27 AM

PRELIMINARY PLAT OF

NORTH RYAN SECOND ADDITION



LEGAL DESCRIPTION OF PROPERTY TO BE PLATTED

Outlot B, NORTH RYAN ADDITION, Dakota County, Minnesota.

PRESENT ADDRESS

THE SUBJECT PROPERTY ADDRESS:
10222 215TH STREET WEST, LAKEVILLE, MINNESOTA 55044
PROPERTY ID - 22-52090-00-020

TAXPAYER / PROPERTY OWNER

SCANNELL PROPERTIES #648, LLC
8801 RIVER CROSSING BLVD. STE. 300
INDIANAPOLIS, IN 46240

LAND SURVEYOR

STANTEC
1 CARLSON PARKWAY, SUITE 100
PLYMOUTH, MN 55447
STEVEN F. HOUGH,
MN. LICENSE NUMBER 54850

DATE OF PRELIMINARY PLAT

OCTOBER 31, 2023

PLATTED AREAS

LOT 1, BLOCK 1 = 521,390± S.F. OR 11.97± ACRES

SURVEYORS CERTIFICATION

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.

Steven F. Hough 10/31/2023

Steven F. Hough — Date
MN LS 54850

LEGEND

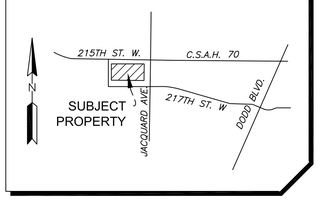
- SET 1/2" x 14" IRON PIPE WITH PLASTIC CAP 54850
- FOUND MONUMENT
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER INLET
- STORM SEWER INLET
- HYDRANT
- GAS METER
- COMMUNICATIONS PEDESTAL
- TRAFFIC SIGN
- UTILITY POLE
- ANCHOR CABLE
- LIGHT POLE
- DECIDUOUS TREE
- WATER VALVE
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- UNDERGROUND COMMUNICATION LINE
- OVERHEAD UTILITY LINE
- TREE LINE
- RESTRICTED ACCESS TO DAKOTA COUNTY PER THE DAKOTA COUNTY CONTIGUOUS PLAT ORDINANCE

EXHIBIT D

N

0 50 100
SCALE IN FEET

VICINITY MAP



GENERAL NOTES

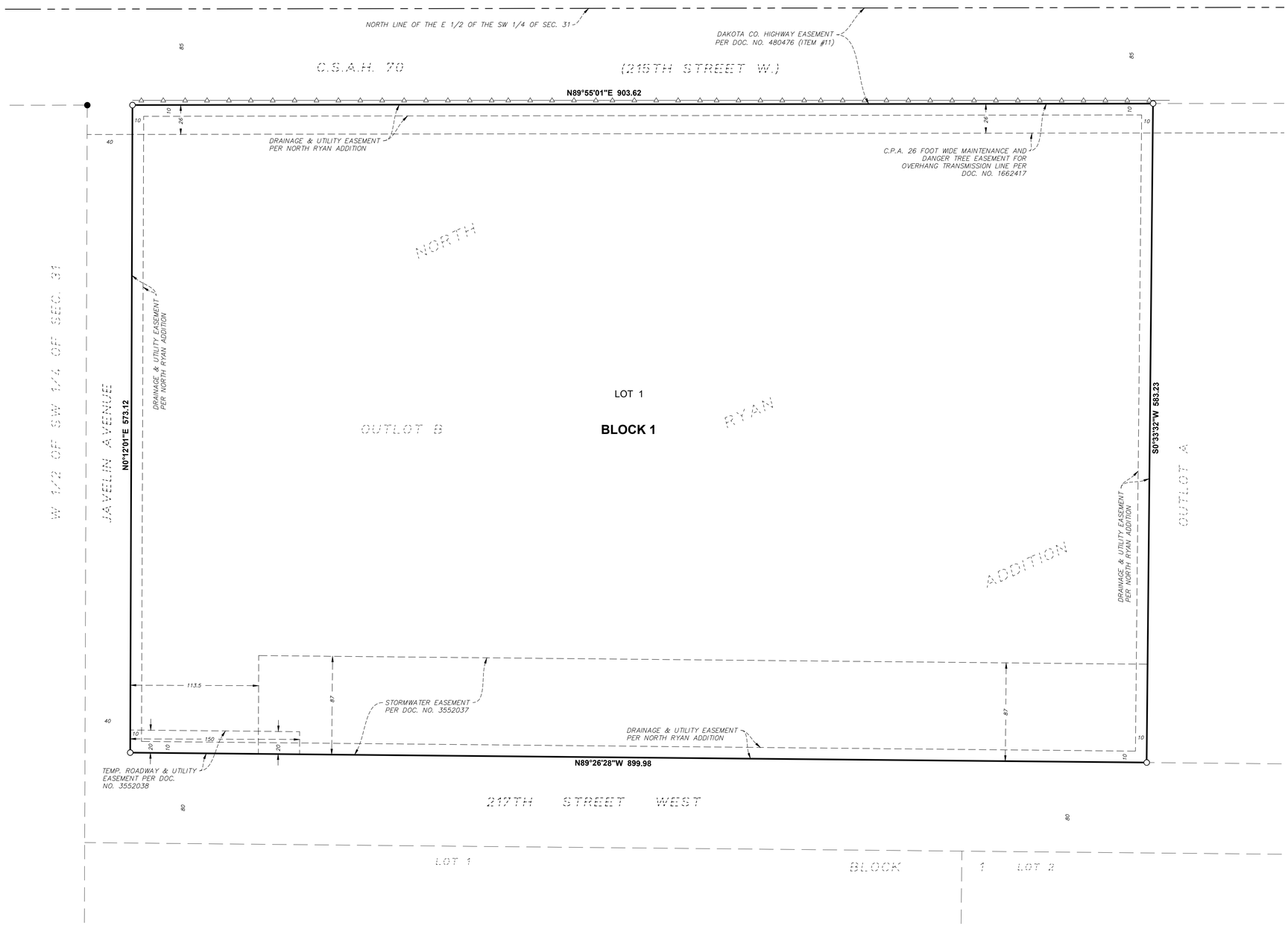
1. Bearings shown hereon are based on the Dakota County Coordinate System relative to the NAD83(11) control adjustment.
2. Elevations and contours shown hereon were established with GPS and are relative to the NAVD88 vertical datum.

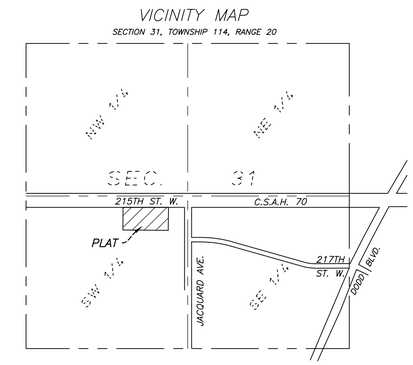
Stantec

CLIENT NAME	PROJECT TITLE			
DAKOTA COUNTY	PRELIMINARY PLAT			
	DWN BY SFH	CHK'D SFH	APP'D SFH	DWG DATE SEE CERT. / SCALE SEE SCALE BAR
	PROJECT NO. 193806614		SHEET NO. 1 OF 1	

U:\193806614\survey\CAD\193806614 Preliminary Plat.dwg

NORTH RYAN SECOND ADDITION





BEARING ORIENTATION NOTE:

THE NORTH LINE OF OUTLOT B, NORTH RYAN ADDITION, IS ASSUMED TO BEAR N89°55'01"E.

LEGEND

- ● DENOTES IRON MONUMENT FOUND
- ○ DENOTES 1/2 INCH X 14 INCH IRON MONUMENT SET WITH PLASTIC CAP MARKED WITH LICENSE NO. 54850
- DENOTES RESTRICTED ACCESS TO DAKOTA COUNTY PER THE DAKOTA COUNTY CONTIGUOUS PLAT ORDINANCE

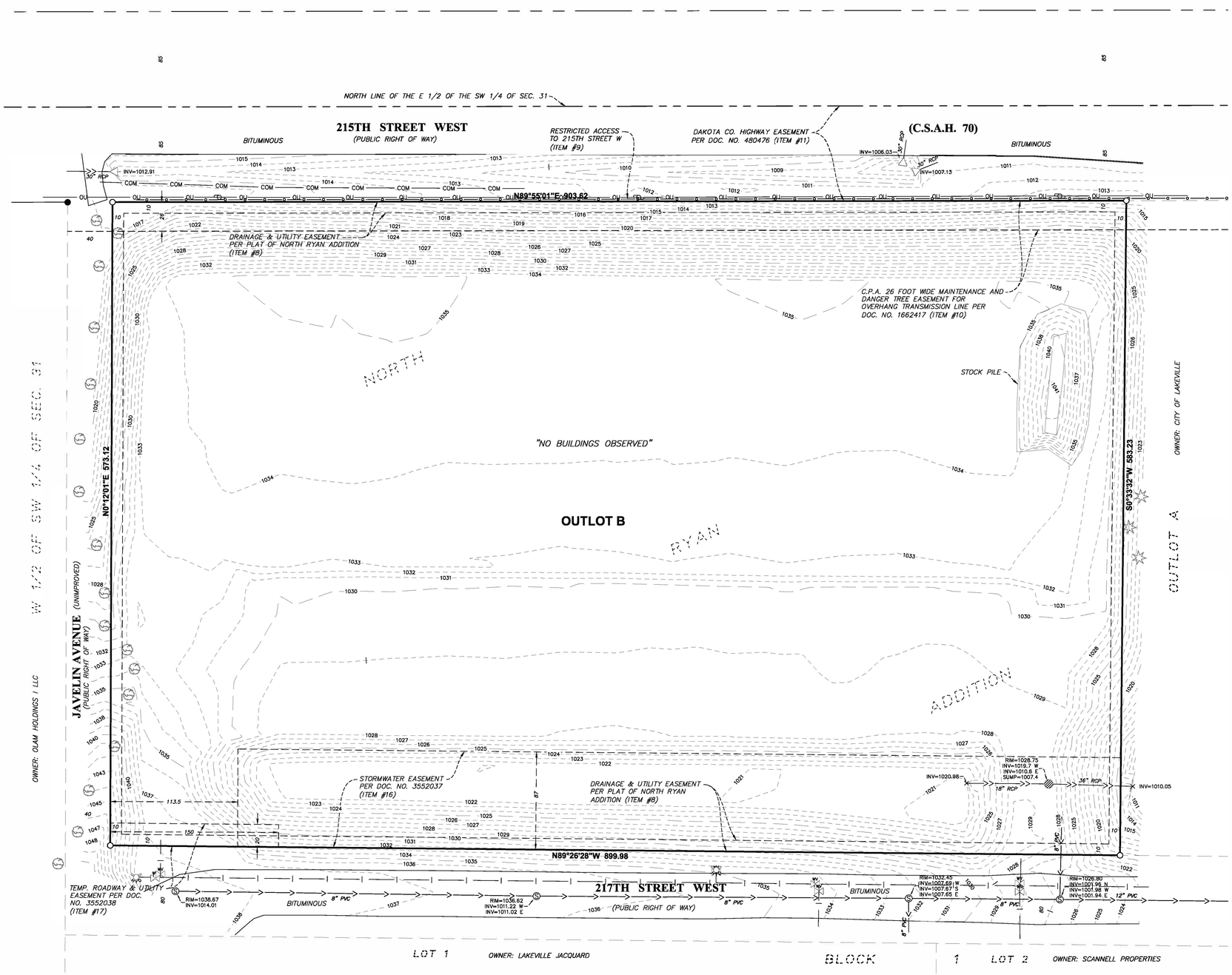
N

0 50 100
SCALE IN FEET

EXHIBIT E

Stantec

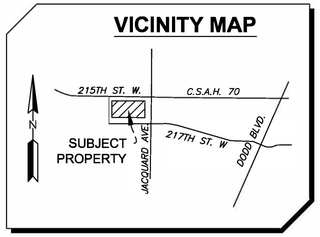
Plot Date & Time: 25 October 2023 8:00 AM



LEGEND

- SET 1/2" x 14" IRON PIPE WITH PLASTIC CAP 54850
- FOUND MONUMENT
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER INLET
- STORM SEWER INLET
- HYDRANT
- GAS METER
- COMMUNICATIONS PEDESTAL
- WATER VALVE
- TRAFFIC SIGN
- UTILITY POLE
- ANCHOR CABLE
- LIGHT POLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB/BUSH
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- COM — UNDERGROUND COMMUNICATION LINE
- OU — OVERHEAD UTILITY LINE
- TREE LINE

VICINITY MAP



GENERAL NOTES

1. Bearings shown hereon are based on the Dakota County Coordinate System relative to the NAD83(11) control adjustment.
2. Elevations and contours shown hereon were established with GPS and are relative to the NAVD88 vertical datum.

N

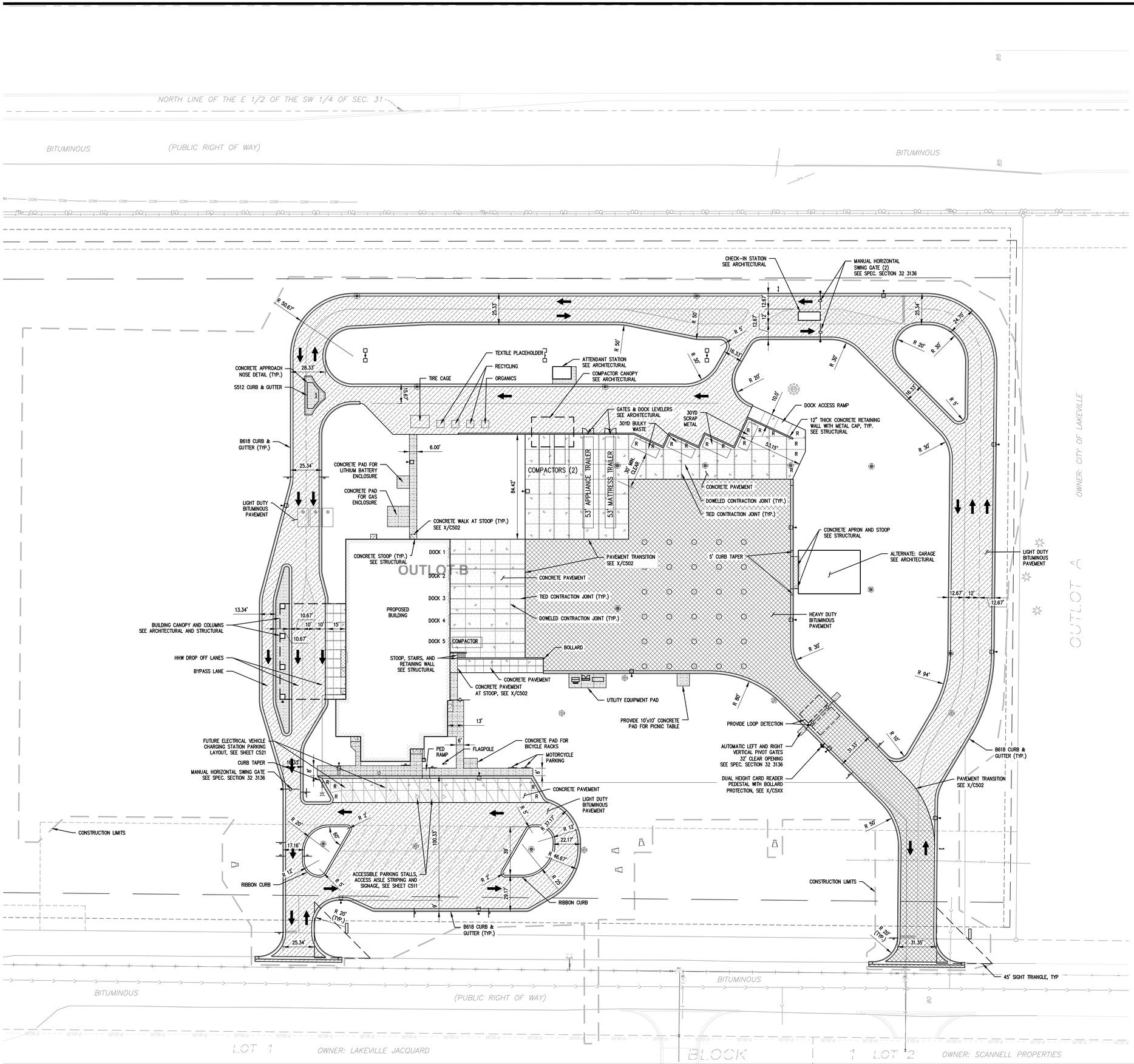
0 50 100

SCALE IN FEET

EXHIBIT F

Stantec	CLIENT NAME: DAKOTA COUNTY	PROJECT TITLE: ALTA/NSPS LAND TITLE SURVEY		
		DWN BY: SFH	CHK'D: SFH	APP'D: XXX	DWG DATE: SEE CERT.
				SCALE: SEE SCALE BAR
		PROJECT NO.: 193806614	SHEET NO.: 2 OF 2	

U:\193806614\survey\CAD\193806614 ALTA1.dwg



LEGEND

- CONSTRUCTION LIMITS
- HEAVY DUTY BITUMINOUS PAVEMENT. SEE 1/C502, INSET B
- LIGHT DUTY BITUMINOUS PAVEMENT. SEE 1/C502, INSET A
- CONCRETE PAVEMENT. SEE 1/C502, INSET D
- CONCRETE WALK. SEE 1/C502, INSET C
- STOOP. REFER TO STRUCTURAL.
- B618 CURB & GUTTER
- REVERSE CURB & GUTTER
- LIGHT POLE, REFER TO ELECTRICAL
- CONCRETE SPLASH BLOCK, SEE 7/C501
- CONCRETE SPLASH BLOCK WITH CATCH BASIN, SEE 2/C503
- CONCRETE WALK JOINT, SEE 5/C502
- DOWELED CONTRACTION JOINT, SEE 5/C502
- TIED CONTRACTION JOINT, SEE 5/C502
- R — SUPPLEMENTAL PAVEMENT REINFORCEMENT PER MNDOT STD PLATE 1070

GENERAL NOTES

1. REFER TO C402 FOR THE PAVEMENT STRIPING PLAN AND C403 FOR THE SIGNAGE PLAN.
2. REFER TO L101 FOR PERMANENT TURF ESTABLISHMENT REQUIREMENTS.
3. SITE LIGHTING IS SHOWN FOR LOCATION ONLY. REFER TO ELECTRICAL FOR ADDITIONAL REQUIREMENTS.
4. PREVENT FROM DAMAGE ALL SURFACES OUTSIDE THE CONSTRUCTION LIMITS. RESTORE ALL DISTURBED AREAS DUE TO CONSTRUCTION ACTIVITIES TO PRE-CONSTRUCTION CONDITION UNLESS OTHERWISE NOTED IN THE DRAWINGS.
5. ADJUST ALL CASTINGS, VALVE BOXES AND JUNCTION BOXES TO FINISH GRADE.
6. PROVIDE BITUMINOUS TACK COAT BETWEEN THE WEARING AND NON-WEARING COURSES FOR ALL PROPOSED BITUMINOUS PAVEMENTS AND ALL ADJACENT CONCRETE OR BITUMINOUS SURFACES.

PARKING CALCULATION

HHW AREAS – WAREHOUSE: 1 SPACE PER 1,000 GSF
13,980 GSF OF HHW WAREHOUSE SPACE (INCLUDING HHW, MEZZANINE, GARAGE) / 1,000 GSF
(13,980 GSF–13,980×0.1)/1,000 GSF = 12.58 = 13 SPACES

ADMIN/OFFICE SPACE: 1 SPACE PER 200 GSF
3,790 GSF OFFICE RELATED SPACE (INCLUDING OFFICES, LOCKER ROOMS, BREAK, REUSE ROOM, CIRC, ATTENDANT BUILDING, CHECK IN BOOTH, ETC.) / 200 GSF
(3,790 GSF–3,790×0.1)/200 GSF = 17.06 = 17 SPACES

TOTAL REQUIRED: 30 SPACES
TOTAL PROVIDED: 41 STANDARD SPACES (INCLUDES 2 ADA SPACES)*
*PLUS 3 ADDITIONAL SPACES PROVIDED FOR VEHICLE PARKING WITH A TRAILER ALONG SOUTH EDGE OF PARKING LOT.

ELECTRIC VEHICLE CHARGING STATION PARKING (EVCS)

FUTURE EVCS (EV-READY) PARKING SPACES REQUIRED: 10% OF TOTAL REQUIRED PARKING SPACES = 30 SPACES x 10% = 3 SPACES / EV-READY
TOTAL PROVIDED = 4 SPACES / EV-READY

FUTURE BUILDING EXPANSION (REFER TO SHEET C405)

HHW AREAS – WAREHOUSE: 1 SPACE PER 1,000 GSF
6,400 GSF OF HHW WAREHOUSE SPACE (INCLUDING HHW, MEZZANINE) / 1,000 GSF
(6,400 GSF–6,400×0.1)/1,000 GSF = 5.76 = 6 SPACES

ADMIN/OFFICE SPACE: 1 SPACE PER 200 GSF
3,500 GSF OFFICE RELATED SPACE (INCLUDING OFFICES, BREAK, CIRC, ETC.) / 200 GSF
(3,500 GSF–3,500×0.1)/200 GSF = 15.75 = 16 SPACES

TOTAL REQUIRED: 22 SPACES, INCLUDING 1 ADDITIONAL ADA SPACE TO BE LOCATED IN THE MAIN PARKING LOT
EXTRA SPACES IN MAIN PARKING LOT (MINUS 1 SPACE FOR ADA ACCESS AISLE): 10
TOTAL PROVIDED IN FUTURE PARKING LOT AREA: 16

EXHIBIT G

WARNING
LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR.
CALL BEFORE DIGGING
MINNESOTA ONE-CALL SYSTEM
1–800–252–1166
REQUIRED BY MN STATUTE 216D

0 15' 30' 60'

LHB
701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | 612.338.2029

CLIENT:
DAKOTA COUNTY

1590 HIGHWAY 55
HASTINGS, MN 55033

THIS SQUARE APPEARS 1/2" x 1/2" ON FULL SIZE SHEETS

NO	DATE	ISSUED FOR
3	12/06/2023	DD - COST ESTIMATE
2	10/26/2023	CUP SUBMITTAL
1	09/29/2023	SD - COST ESTIMATE

NO	DATE	REVISION
1	12/15/2023	CUP UPDATES

PRELIMINARY
NOT FOR CONSTRUCTION
12/15/2023

COPYRIGHT 2023 BY LHB, INC. ALL RIGHTS RESERVED.

PROJECT NAME:
DAKOTA COUNTY HHW & RECYCLING FACILITY

10222 215TH ST W
LAKEVILLE, MN 55044

DRAWING TITLE:
SITE PLAN

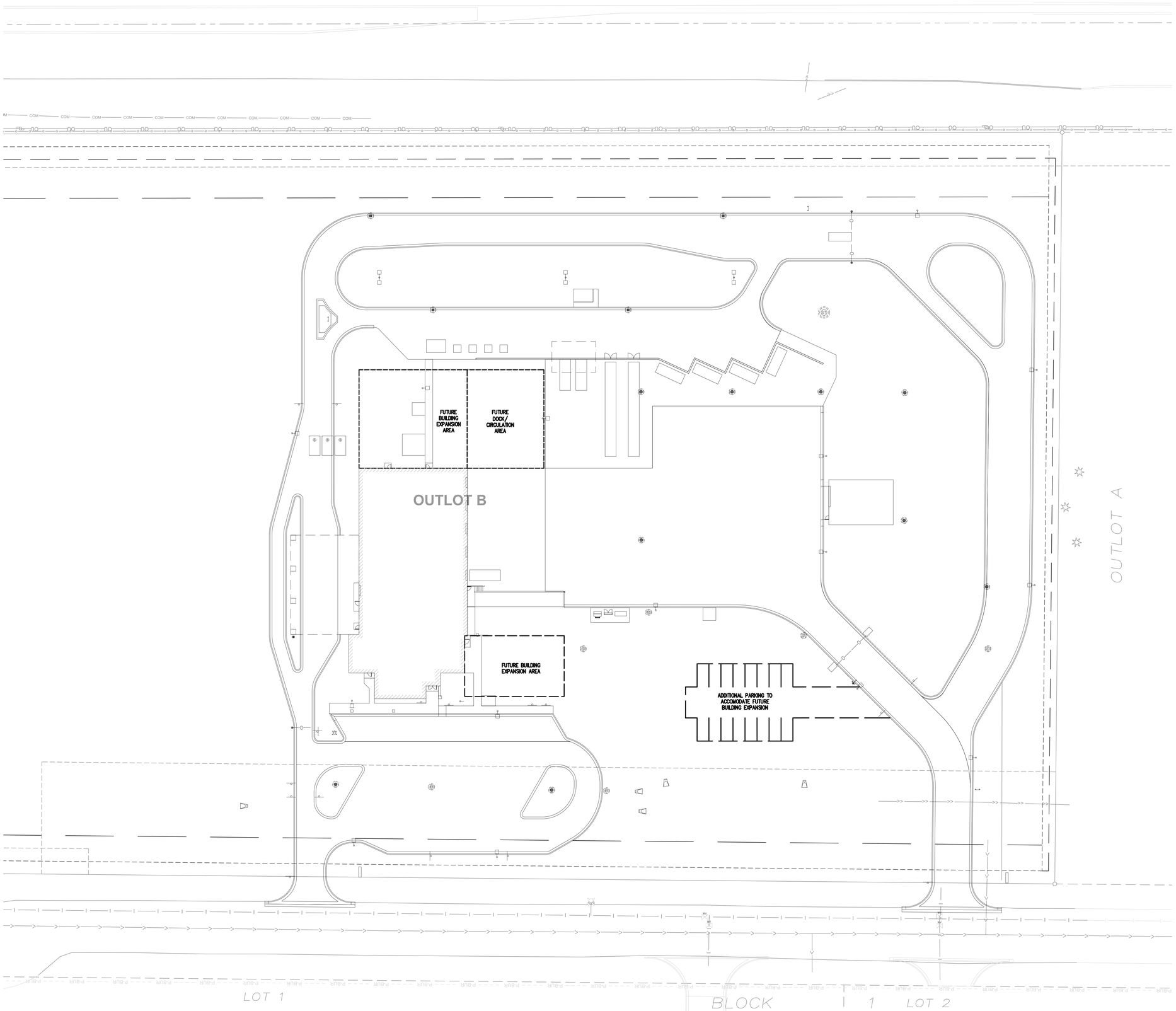
DRAWN BY: DPG
CHECKED BY: MMW
PROJ. NO: 230056
DRAWING NO: **C401**

File Path: ...\230056\00 Drawings\Cad\230056 C401 Site Plan.dwg
Plot Date: 12/15/2023 10:12 AM

LHB
701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | 612.338.2029

CLIENT:
DAKOTA COUNTY

1590 HIGHWAY 55
HASTINGS, MN 55033



THIS SQUARE APPEARS 1/2" x 1/2" ON FULL SIZE SHEETS

NO	DATE	ISSUED FOR

NO	DATE	REVISION
1	12/15/2023	CUP UPDATES

ISSUED FOR REFERENCE ONLY 12/15/2023

COPYRIGHT 2023 BY LHB, INC. ALL RIGHTS RESERVED.

PROJECT NAME:
DAKOTA COUNTY HHW & RECYCLING FACILITY

10222 215TH ST W
LAKEVILLE, MN 55044

DRAWING TITLE:
SITE PLAN
FUTURE EXPANSION
FOR INFORMATION ONLY

WARNING

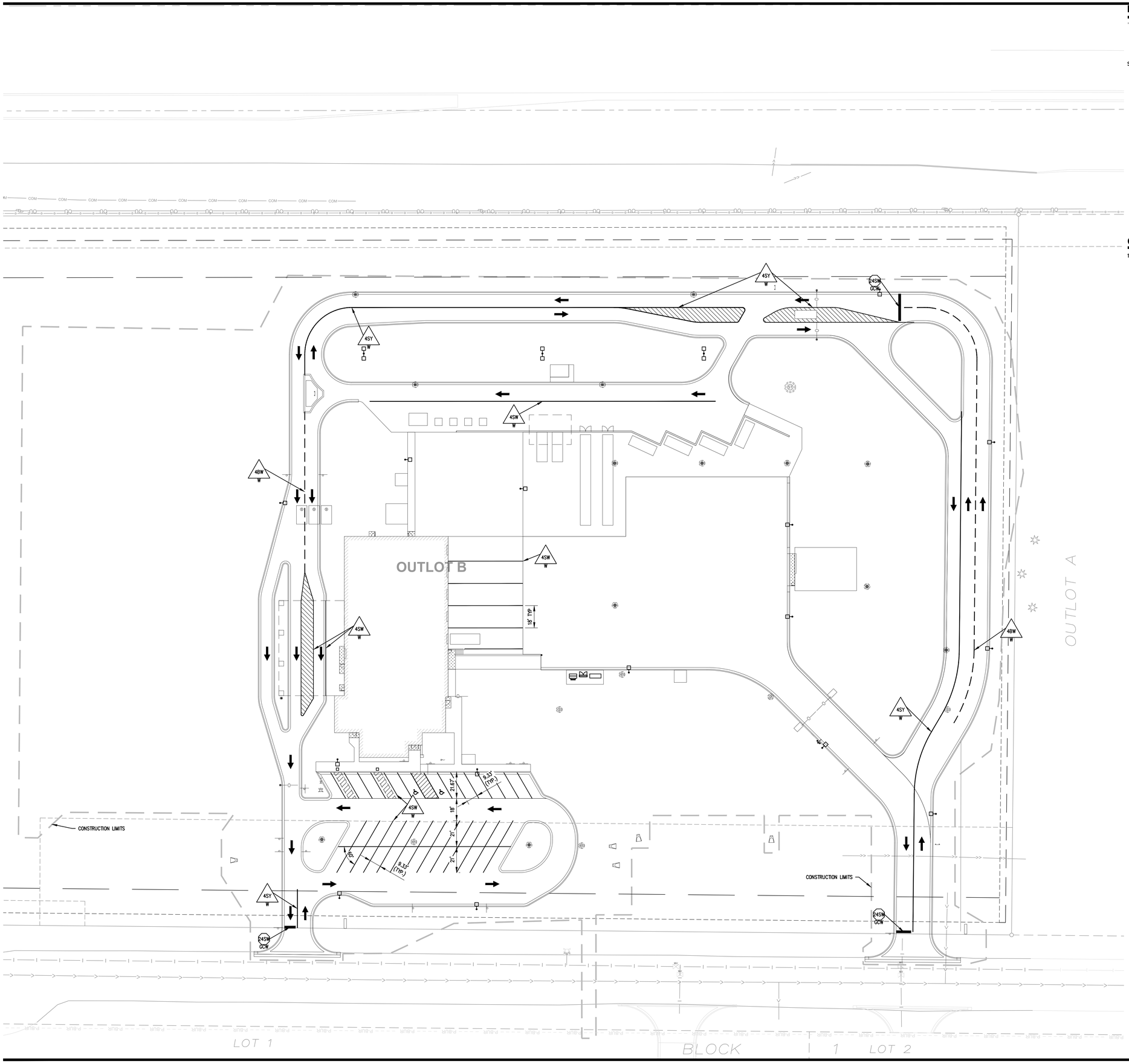
LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR.
CALL BEFORE DIGGING

MINNESOTA
ONE–CALL SYSTEM
1–800–252–1166
REQUIRED BY
MN STATUTE 216D

0 15' 30' 60'

DRAWN BY: DPG
CHECKED BY: MMW
PROJ. NO: 230056
DRAWING NO: C405

File Path: J:\230056\00 Drawings\Arch\230056 C405 Future Expansion.dwg
Plot Date: 12/15/2023 9:59 AM



LEGEND

CONSTRUCTION LIMITS

CROSSWALK BLOCK

PAVEMENT MESSAGE

STRIPING KEY

CIRCLE–EPOXY

SQUARE–PREF TAPE

TRIANGLE–PAINT

OCTAGON–PREF THERMO

1ST DIGIT
WIDTH
4", 8", ETC.

2ND DIGIT
PATTERN
S – SOLID
B – BROKEN
T – DOTTED
D – DOUBLE
K – DOUBLE BROKEN
H – DOUBLE DOTTED

3RD DIGIT
COLOR
W – WHITE
Y – YELLOW
B – BLUE

G=GROUND IN	W=WET REFLECTIVE
C=CONTRAST	E=ENHANCED SKID RESISTANCE

EXAMPLE: 4SW GCW = 4" SOLID WHITE LATEX GROUND IN, CONTRAST, WET REFLECTIVE

GENERAL NOTES

1. STRIPING SHALL CONFORM TO THE MUTCD, CURRENT EDITION.

WARNING

LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR.
CALL BEFORE DIGGING

MINNESOTA
ONE–CALL SYSTEM
1–800–252–1166
REQUIRED BY
MN STATUTE 216D

0 15' 30' 60'

LHB
701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | 612.338.2029

CLIENT:
DAKOTA COUNTY

1590 HIGHWAY 55
HASTINGS, MN 55033

THIS SQUARE APPEARS 1/2" x 1/2" ON FULL SIZE SHEETS

NO	DATE	ISSUED FOR
3	12/06/2023	DD - COST ESTIMATE
2	10/26/2023	CUP SUBMITTAL
1	09/29/2023	SD - COST ESTIMATE

NO	DATE	REVISION
1	12/15/2023	CUP UPDATES

PRELIMINARY
NOT FOR CONSTRUCTION
12/15/2023

COPYRIGHT 2023 BY LHB, INC. ALL RIGHTS RESERVED.

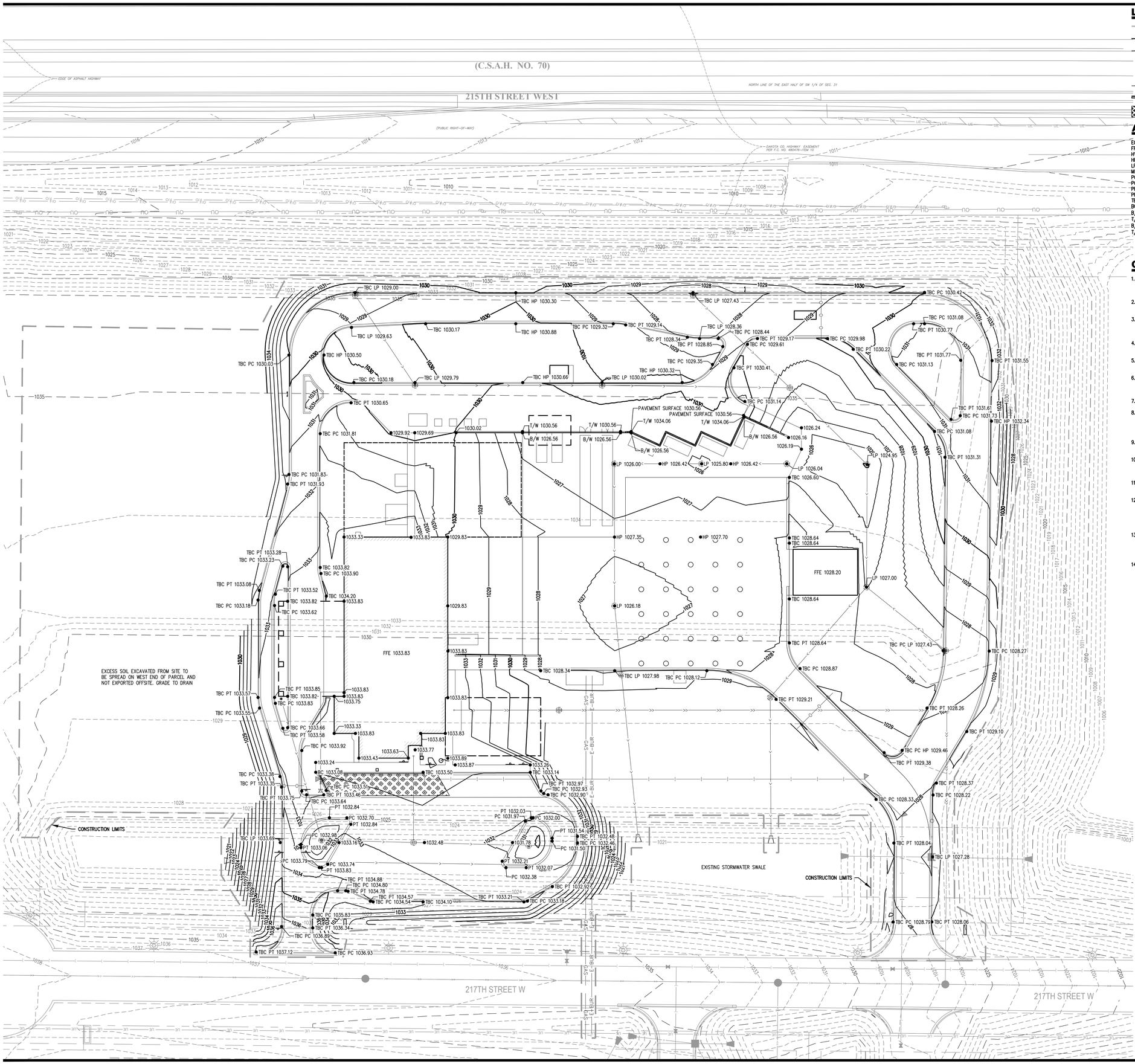
PROJECT NAME:
DAKOTA COUNTY HHW & RECYCLING FACILITY

10222 215TH ST W
LAKEVILLE, MN 55044

DRAWING TITLE:
STRIPING PLAN

DRAWN BY: DPG
CHECKED BY: MMW
PROJ. NO: 230056
DRAWING NO: C402

File Path: ...\230056\00 Drawings\Civil\230056 C402 Striping Plan.dwg
Plot Date: 12/15/2023 9:57 AM



LEGEND

- CONSTRUCTION LIMITS
- MAJOR CONTOUR (5' INTERVAL)
- MINOR CONTOUR (1' INTERVAL)
- SLOPE ARROW
- 863.25 SPOT ELEVATION
- GRADE BREAK
- REVERSE GUTTER CURB
- ADA CRITICAL AREA 2% MAX IN ANY DIRECTION

ABBREVIATIONS

EO	EMERGENCY OVERFLOW
FFE	FIRST FLOOR ELEVATION
HWL	HIGH WATER LEVEL
HP	HIGH POINT
LP	LOW POINT
MP	MID POINT
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PR	POINT OF TANGENT
TBC	TOP BACK OF CURB
BC	BACK OF CURB
B/S	BOTTOM OF STAIRS
T/S	TOP OF STAIRS
B/W	BOTTOM OF WALL
T/W	TOP OF WALL

GENERAL NOTES

1. GRADES SHOWN ARE FINISH SURFACE ELEVATIONS UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL MAKE APPROPRIATE DEDUCTIONS FOR VARYING SURFACES TO DETERMINE SUBGRADE ELEVATIONS.
2. SPOT ELEVATIONS ALONG CURB LINES REPRESENT THE TOP BACK OF CURB UNLESS OTHERWISE NOTED.
3. UNLESS NOTED OTHERWISE, GRADES ADJACENT TO THE BUILDING WALL SHALL BE 8" BELOW FINISH FLOOR ELEVATION IN LANDSCAPED AREAS AND AT FINISH FLOOR ELEVATION FOR PAVED AREAS.
4. ALL EXISTING AND PROPOSED STRUCTURE ACCESS COVERS SHALL BE ADJUSTED TO FINISHED GRADE BY THE CONTRACTOR.
5. CONTRACTOR SHALL STOP WORK IMMEDIATELY IN THE AFFECTED AREA AND NOTIFY THE OWNER IF CONTAMINANTS ARE FOUND IN THE EXISTING SOILS.
6. SIDEWALK CROSS-SLOPES SHALL NOT EXCEED 2.0%. CROSS-SLOPES OF AT LEAST 1.5% IN THE GENERAL DIRECTION OF THE OVERALL SITE SLOPE WILL BE ACHIEVED IN AREAS WHERE LONGITUDINAL SLOPES ARE LESS THAN 1.5%.
7. ONLY PLACE FILL MATERIALS ON COMPETENT, INSPECTED SUBGRADE.
8. IN AREAS WHERE NEW FILL IS TO BE PLACED ON SLOPING GROUND, BENCHING THE SURFACE SHALL BE COMPLETED PRIOR TO PLACING THE FILL. BENCHING SHALL BE COMPLETED WHERE SLOPES ARE STEEPER THAN 4:1 (HORIZONTAL:VERTICAL)
9. SEE SHEETS C101-102 FOR THE SEDIMENTATION AND EROSION CONTROL PLANS.
10. PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREA. DO NOT ALLOW WATER TO POND IN EXCAVATION AREAS, AND MAINTAIN ALL EXISTING DRAINAGE PATTERNS.
11. REFER TO LANDSCAPE PLANS FOR AREAS TO RECEIVE PERMANENT SEED, SOD, TREES AND SHRUBS, ETC.
12. THE CONTRACTOR SHALL ADJUST TO GRADE ALL MANHOLES STRUCTURES AND APPURTENANCES THAT FALL WITHIN THE LIMITS OF THIS CONTRACT. THE CONTRACTOR SHALL KEEP ALL SAID EXISTING UTILITIES AND THEIR APPURTENANCES FREE OF DEBRIS AND OPERABLE AT ALL TIMES DURING CONSTRUCTION.
13. ALL GRADE WITHIN THE LANDSCAPED AREAS SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL AND HAVE A MINIMUM GRADE OF 2%, UNLESS OTHERWISE NOTED. AROUND THE BUILDING SHALL BE GRADED AT 5% FOR 10'. GRADED SWALES MUST HAVE A MINIMUM BOTTOM SLOPE OF 2.0%.
14. PREVENT CONSTRUCTION SEDIMENT, DIRT AND DEBRIS FROM ENTERING ALL INFILTRATION BMPS.

EXHIBIT H

WARNING

LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR.
CALL BEFORE DIGGING

MINNESOTA
ONE-CALL SYSTEM
1-800-252-1166
REQUIRED BY
MN STATUTE 216D

0 15' 30' 60'

LHB
701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | 612.338.2029

CLIENT:
DAKOTA COUNTY

1590 HIGHWAY 55
HASTINGS, MN 55033

THIS SQUARE APPEARS 1/2" x 1/2" ON FULL SIZE SHEETS

NO	DATE	ISSUED FOR
2	10/26/2023	CUP SUBMITTAL
1	09/29/2023	SD - COST ESTIMATE

NO	DATE	REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
10/26/2023

COPYRIGHT 2023 BY LHB, INC. ALL RIGHTS RESERVED.

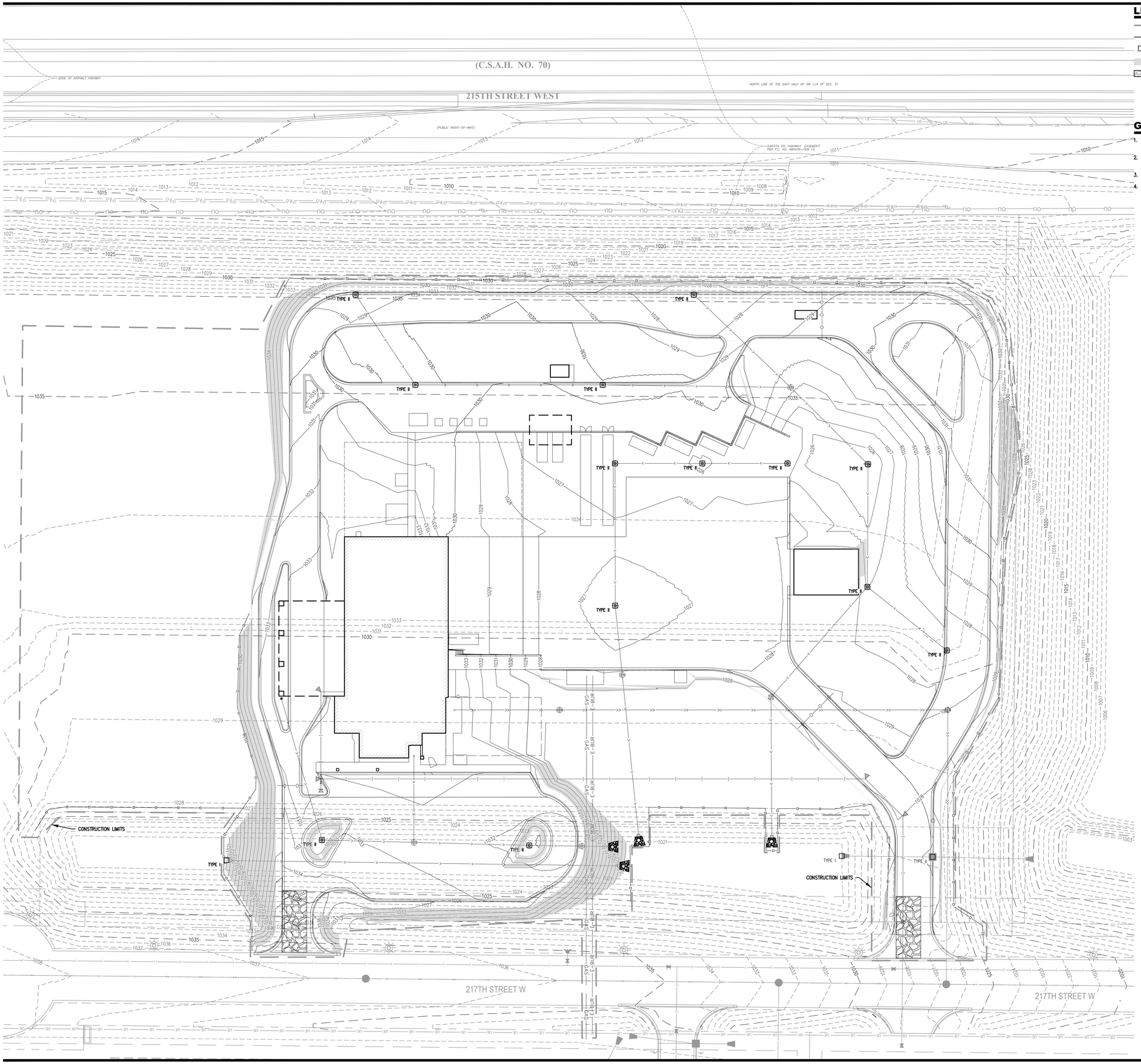
PROJECT NAME:
DAKOTA COUNTY HHW & RECYCLING FACILITY

10222 215TH ST W
LAKEVILLE, MN 55044

DRAWING TITLE:
GRADING PLAN

DRAWN BY: DPG
CHECKED BY: MMW
PROJ. NO: 230056
DRAWING NO: C301

File Path: J:\230056\00 Drawings\Civil\230056 C301 Grading Plan.dwg
Plot Date: 10/26/2023 12:45 PM



LEGEND

- CONSTRUCTION LIMITS
- SILT FENCE, SEE DETAIL 2/C501
- TYPE I INLET PROTECTION, SEE DETAIL 3/C501
- EROSION CONTROL BLANKET, SEE DETAIL 4/C501
- RIPRAP AT OUTLET, SEE DETAIL 5/C501

GENERAL NOTES

1. SEDIMENT AND EROSION CONTROL MEASURES INDICATED ON SHEET C101 ARE TO BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
2. REFER TO LANDSCAPE PLAN FOR PERMANENT TURF ESTABLISHMENT REQUIREMENTS.
3. SEE SHEETS C101 FOR INITIAL EROSION CONTROL PLAN.
4. SLOPES TO BE STABILIZED WITH MNDOT 3885 ROLLED EROSION PREVENTION.

EXHIBIT I

WARNING

LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR.
CALL BEFORE DIGGING

MINNESOTA
ONE-CALL SYSTEM
1-800-252-1166
REQUIRED BY
MN STATUTE 216D

0 15' 30' 60'

LHB
701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | 612.338.2029

CLIENT:
DAKOTA COUNTY

1590 HIGHWAY 55
HASTINGS, MN 55033

THIS SQUARE APPEARS 1/2" x 1/2" ON FULL SIZE SHEETS

NO	DATE	ISSUED FOR
2	10/26/2023	CUP SUBMITTAL
1	09/29/2023	SD - COST ESTIMATE

NO	DATE	REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
10/26/2023

COPYRIGHT 2023 BY LHB, INC. ALL RIGHTS RESERVED.

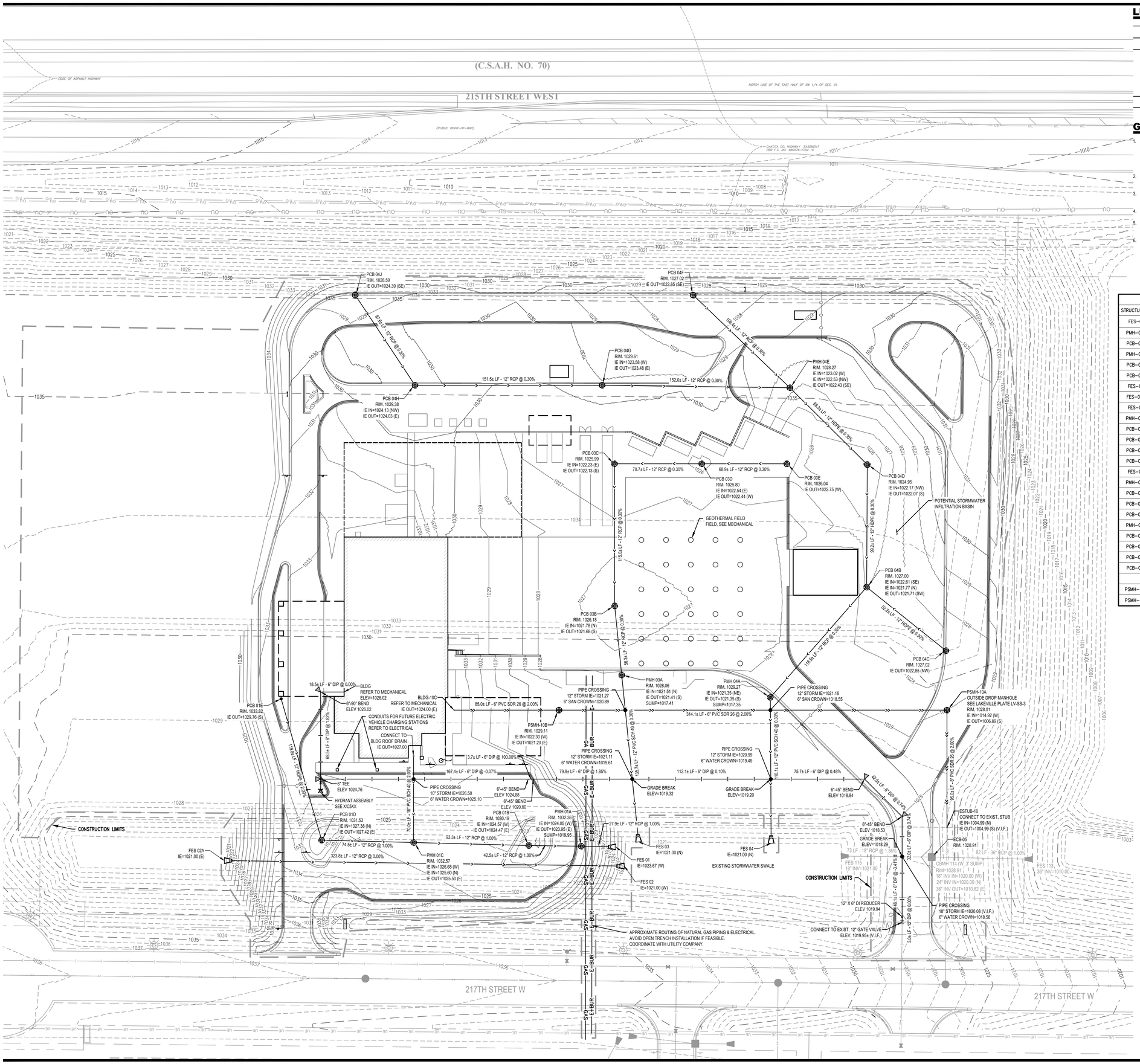
PROJECT NAME:
DAKOTA COUNTY HHW & RECYCLING FACILITY

10222 215TH ST W
LAKEVILLE, MN 55044

DRAWING TITLE:
PROPOSED EROSION CONTROL PLAN

DRAWN BY: DPG
CHECKED BY: MMW
PROJ. NO: 230056
DRAWING NO: C102

File Path: ...\230056\00 Drawings\Civil\230056 C102 Prop EC.dwg
Plot Date: 10/26/2023 12:42 PM



LEGEND

- CONSTRUCTION LIMITS
- STORM SEWER
- DRAINTILE
- CATCH BASIN
- STORM MANHOLE
- CLEANOUT
- SANITARY SEWER
- WATER SERVICE

GENERAL NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY AL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. UTILIZE THE "GOPHER STATE ONE CALL SYSTEM" (1-800-252-1166) TO HAVE PUBLIC UTILITIES LOCATED WITHIN THE CONSTRUCTION LIMITS. CONTACT THE OWNER TO LOCATE PRIVATE UTILITIES LOCATED WITHIN THE CONSTRUCTION LIMITS. NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONFLICTS.
2. SITE LIGHTING IS SHOWN FOR LOCATION ONLY. REFER TO ELECTRICAL SITE PLAN FOR ELECTRICAL ROUTING AND ADDITIONAL REQUIREMENTS.
3. UNLESS OTHERWISE NOTED, ALL UTILITY TRENCHES SHALL BE CONSTRUCTED PER X/C50X. WATERMAIN SHALL BE CONSTRUCTED PER X/C50X.
4. ADJUST ALL RISERS AND CASTINGS TO FINISH GRADE.
5. PREVENT CONSTRUCTION SEDIMENT, DIRT & DEBRIS FROM ENTERING INFILTRATION BMPS.
6. TRACER WIRE SHALL BE INSTALLED PER X/C50X AND AND INDICATED IN THE PROJECT SPECIFICATION.

STRUCTURE TABLE

STRUCTURE ID	DIAM.	STRUCTURE DETAIL	CASTING TYPE/DETAIL
FES-01	–	SEE 5/C501	NA
PMH-01A	48"	MNDOT STD.PLATE 4005M	MNDOT STD. PLATE 4101D/4110F
PCB-01B	48"	MNDOT STD.PLATE 4005M	MNDOT STD. PLATE 4101D/4140D
PMH-01C	48"	MNDOT STD.PLATE 4005M	MNDOT STD. PLATE 4101D/4110F
PCB-01D	48"	MNDOT STD. PLATE 4006L	MNDOT STD. PLATE 4101D/4140D
PCB-01E	18"	SEE 2/C503	SEE 2/C503
FES-02	–	SEE 5/C501	NA
FES-02A	–	SEE 5/C501	NA
FES-03	–	SEE 5/C501	NA
PMH-03A	48"	SEE 7/C503	MNDOT STD. PLATE 4101D/4110F
PCB-03B	48"	MNDOT STD.PLATE 4005M	MNDOT STD. PLATE 4101D/4149C
PCB-03C	48"	MNDOT STD.PLATE 4005M	MNDOT STD. PLATE 4101D/4149C
PCB-03D	48"	MNDOT STD.PLATE 4005M	MNDOT STD. PLATE 4101D/4149C
PCB-03E	48"	MNDOT STD. PLATE 4006L	MNDOT STD. PLATE 4101D/4149C
FES-04	–	SEE 5/C501	NA
PMH-04A	48"	SEE 7/C503	MNDOT STD. PLATE 4101D/4110F
PCB-04B	48"	MNDOT STD.PLATE 4005M	MNDOT STD. PLATE 4101D/4140D
PCB-04C	48"	MNDOT STD.PLATE 4005M	MNDOT STD. PLATE 4129G/4161F/4154B
PCB-04D	48"	MNDOT STD.PLATE 4005M	MNDOT STD. PLATE 4101D/4140D
PMH-04E	48"	MNDOT STD.PLATE 4005M	MNDOT STD. PLATE 4101D/4110F
PCB-04F	48"	MNDOT STD. PLATE 4006L	MNDOT STD. PLATE 4129G/4161F/4154B
PCB-04G	48"	MNDOT STD.PLATE 4005M	MNDOT STD. PLATE 4129G/4161F/4154B
PCB-04H	48"	MNDOT STD.PLATE 4005M	MNDOT STD. PLATE 4129G/4161F/4154B
PCB-04J	48"	MNDOT STD. PLATE 4006L	MNDOT STD. PLATE 4129G/4161F/4154B
PSMH-10A	48"	MNDOT STD.PLATE 4005M	MNDOT STD. PLATE 4101D/4110F
PSMH-10B	48"	MNDOT STD.PLATE 4005M	MNDOT STD. PLATE 4101D/4110F

EXHIBIT J

WARNING

LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR.
CALL BEFORE DIGGING

MINNESOTA ONE-CALL SYSTEM
1-800-252-1166
REQUIRED BY MN STATUTE 216D

0 15' 30' 60'

LHB
701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | 612.338.2029

CLIENT:
DAKOTA COUNTY

1590 HIGHWAY 55
HASTINGS, MN 55033

THIS SQUARE APPEARS 1/2" x 1/2" ON FULL SIZE SHEETS

NO	DATE	ISSUED FOR
2	10/26/2023	CUP SUBMITTAL
1	09/29/2023	SD - COST ESTIMATE

NO	DATE	REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
10/26/2023

COPYRIGHT 2023 BY LHB, INC. ALL RIGHTS RESERVED.

PROJECT NAME:
DAKOTA COUNTY HHW & RECYCLING FACILITY

10222 215TH ST W
LAKEVILLE, MN 55044

DRAWING TITLE:
UTILITY PLAN

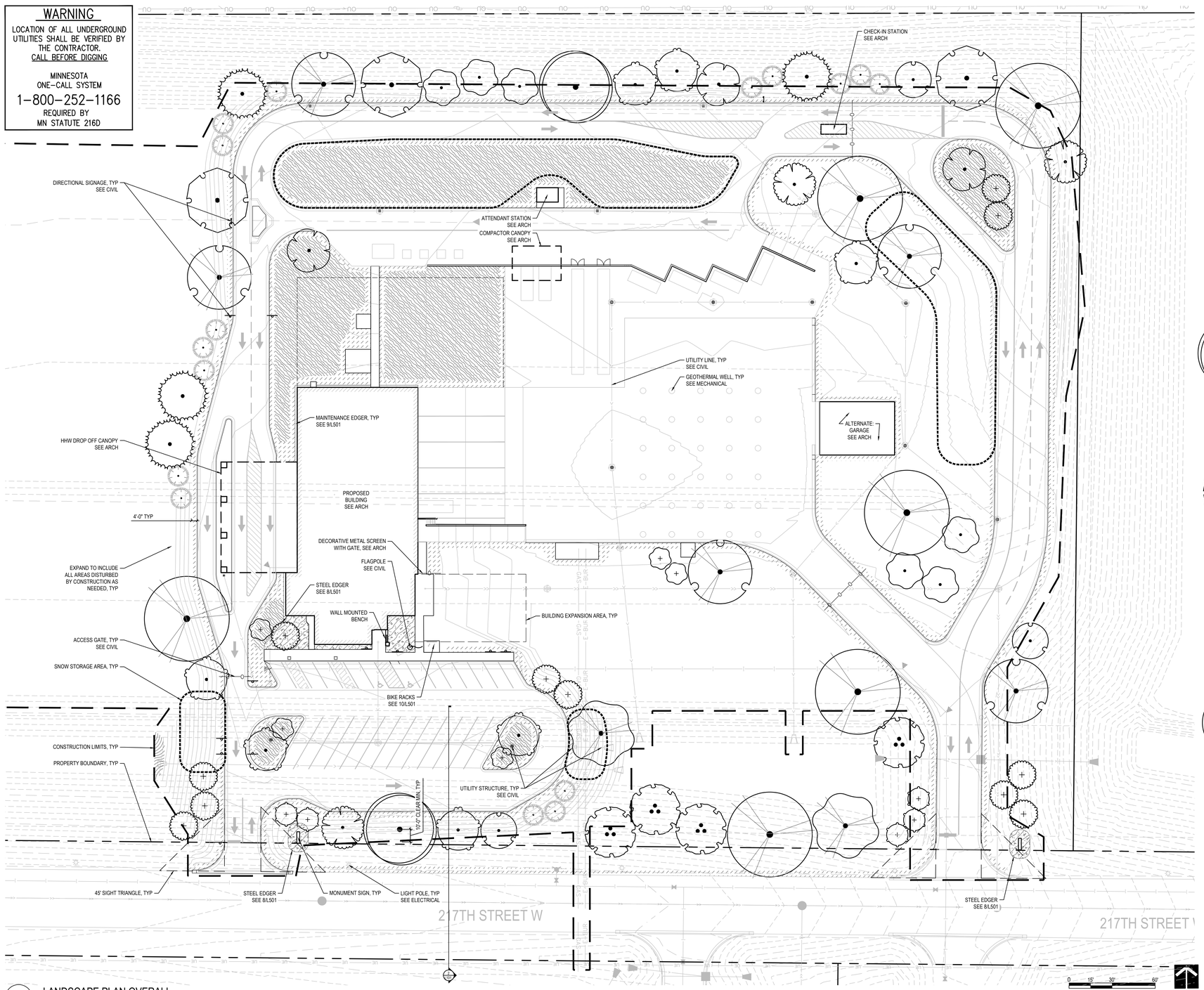
DRAWN BY: DPG
CHECKED BY: MMW
PROJ. NO: 230056
DRAWING NO: C201

File Path: J:\230056\00 Drawings\C-\230056 C201 Utility Plan.dwg
Plot Date: 10/26/2023 12:44 PM

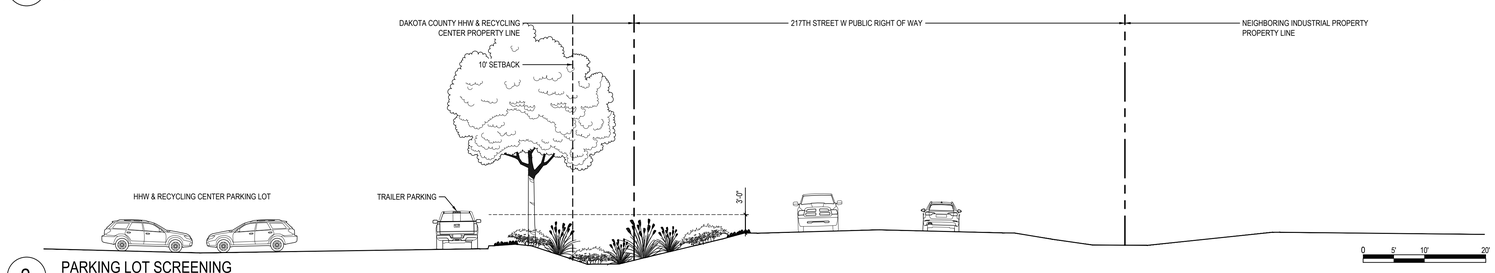
WARNING

LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR.
CALL BEFORE DIGGING

MINNESOTA
ONE-CALL SYSTEM
1-800-252-1166
REQUIRED BY
MN STATUTE 216D



1 LANDSCAPE PLAN OVERALL
Scale: 1"=30'



2 PARKING LOT SCREENING
Scale: 1"=10'

PLANT SCHEDULE

CONIFEROUS CANOPY TREE	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	JE	16	Juniperus virginiana Eastern Redcedar	8' HT.
	PS	4	Pinus strobus White Pine	8' HT.

DECIDUOUS CANOPY TREE	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	AO	3	Aesculus glabra Ohio Buckeye	2-1/2" B&B
	BN	4	Betula nigra River Birch Multi-Trunk	8' CLUMP
	CS	7	Catalpa speciosa Northern Catalpa	2-1/2" B&B
	CO	2	Celtis occidentalis Common Hackberry	2-1/2" B&B
	GA	3	Ginkgo biloba 'Autumn Gold' Autumn Gold Maidenhair Tree	2-1/2" B&B
	GY	3	Gymnocladus dioicus Kentucky Coffeetree	2-1/2" B&B
	OV	3	Ostrya virginiana American Hophornbeam	2-1/2" B&B
	PT	6	Populus tremuloides Quaking Aspen	2-1/2" B&B
	QB	2	Quercus bicolor Swamp White Oak	2-1/2" B&B
	QE	5	Quercus ellipsoidalis Northern Pin Oak*	2-1/2" B&B
	QM	6	Quercus macrocarpa Bur Oak*	2-1/2" B&B

ORNAMENTAL TREE	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	AG	5	Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Apple Serviceberry	2" B&B
	PA	11	Prunus americana American Plum*	2" B&B
	PC	5	Prunus virginiana Chokecherry*	2" B&B

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	ME	236 sf	Chipped Aggregate Maintenance Edger 4" Depth	Mulch
	DB	8,869 sf	Detention Basin Mix	Seed Mix with Plugs
	HM	1,653 sf	Hardwood Mulch 4" Depth	Mulch
	NM	24,922 sf	No Mow Seed Mix	Seed Mix
	SP	132,418 sf	Short Prairie Mix	Seed Mix

LHB
701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | 612.338.2029

CLIENT:
DAKOTA COUNTY

1590 HIGHWAY 55
HASTINGS, MN 55033

THIS SQUARE APPEARS 1/2" x 1/2"
ON FULL SIZE SHEETS

NO	DATE	ISSUED FOR
2	10/26/2023	CUP SUBMITTAL
1	09/29/2023	SD - COST ESTIMATE

NO	DATE	REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
10/26/2023

COPYRIGHT 2023 BY LHB, INC. ALL RIGHTS RESERVED.

PROJECT NAME:
DAKOTA COUNTY HHW & RECYCLING FACILITY

10222 215TH ST W
LAKEVILLE, MN 55044

DRAWING TITLE:
OVERALL LANDSCAPE PLAN

EXHIBIT K

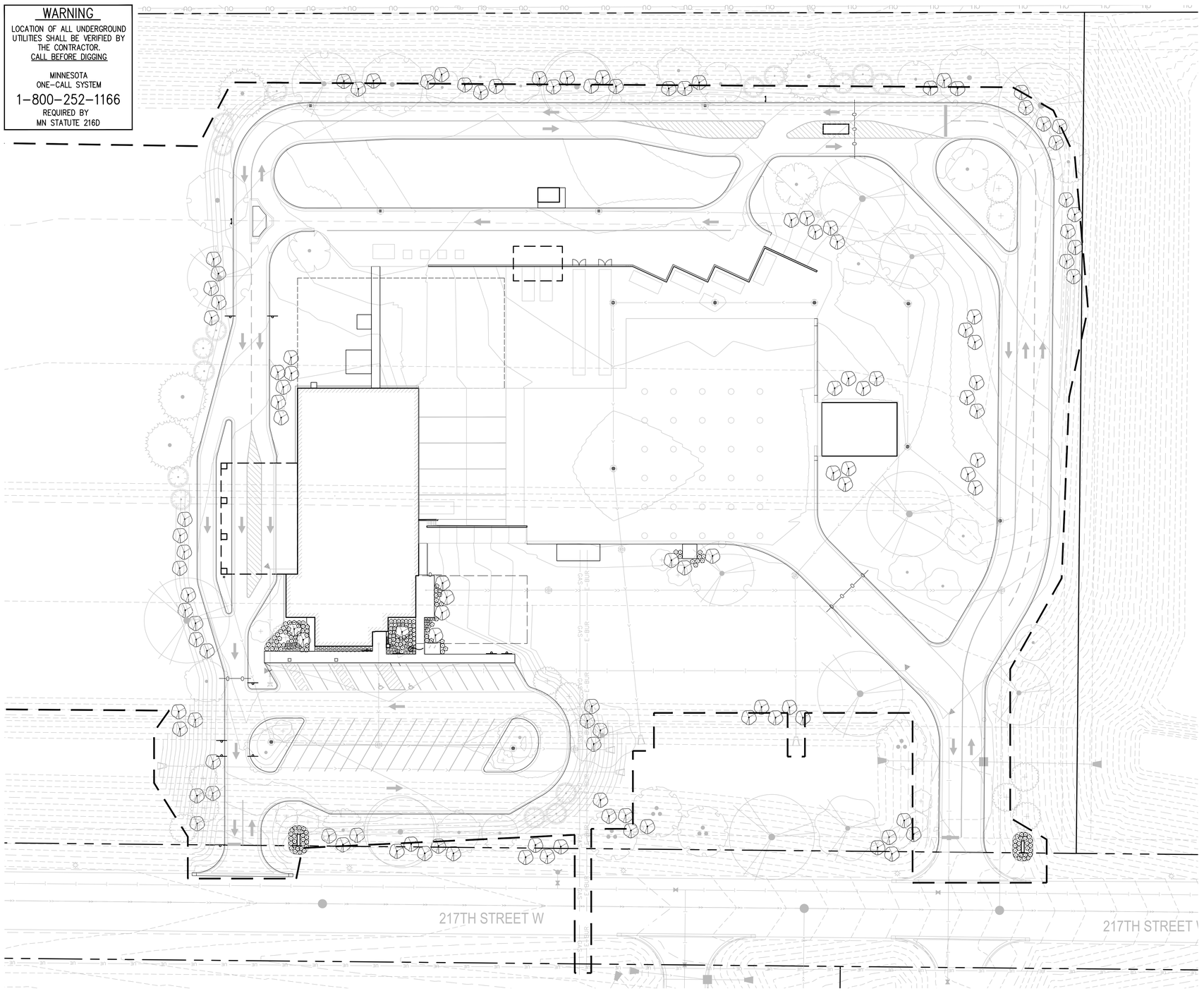
DRAWN BY: JHV
CHECKED BY: LAM
PROJ. NO: 230056
DRAWING NO: L101

File Path: ...\230056\050 Drawings\L4\230056 L101 Landscape Plan.dwg
Plot Date: 10/26/2023 12:40 PM

WARNING

LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR.
CALL BEFORE DIGGING

MINNESOTA
ONE–CALL SYSTEM
1–800–252–1166
REQUIRED BY
MN STATUTE 216D



1 LANDSCAPE PLAN OVERALL
Scale: 1"=30'

PLANT SCHEDULE

	81	**Grasses** Bouteloua curtipendula / Side Oats Grama* Bouteloua gracilis 'Honeycomb' / Honeycomb Blue Grama Grass Schizachyrium scoparium / Little Bluestem* Sporobolus heterolepis / Prairie Dropseed*	#1 CONT
	120	**Large Shrubs** Aronia melanocarpa 'Morton' / Iroquois Beauty Black Chokeberry Cornus racemosa / Gray Dogwood* Corylus americana / American Hazelnut* Diervilla lonicera / Dwarf Bush Honeysuckle Juniperus chinensis 'Maneyi' / Maney Juniper Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper Rhus glabra / Smooth Sumac* Salix humilis / Prairie Willow Viburnum dentatum / Arrowwood	#5 CONT.
	159	**Small Shrubs & Perennials** Anemone canadensis / Canda anemone Arctostaphylos uva-ursi / Bearberry Aronia melanocarpa 'UCONNAM012' / Ground Hug Black Chokeberry Artemisia ludoviciana / Prairie Sage Astragalus crassicarpus / Ground Plum Baptisia australis / Blue Wild Indigo Sedum ternatum / Wild Stonecrop Sedum Verbena hastata / Blue Vervain Viola pedata / Bird's-foot Violet	#1 CONT.

LHB
701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | 612.338.2029

CLIENT:
DAKOTA COUNTY

1590 HIGHWAY 55
HASTINGS, MN 55033

THIS SQUARE APPEARS 1/2" x 1/2"
ON FULL SIZE SHEETS

NO	DATE	ISSUED FOR
2	10/26/2023	CUP SUBMITTAL
1	09/29/2023	SD - COST ESTIMATE

NO	DATE	REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
10/26/2023

COPYRIGHT 2023 BY LHB, INC. ALL RIGHTS RESERVED.

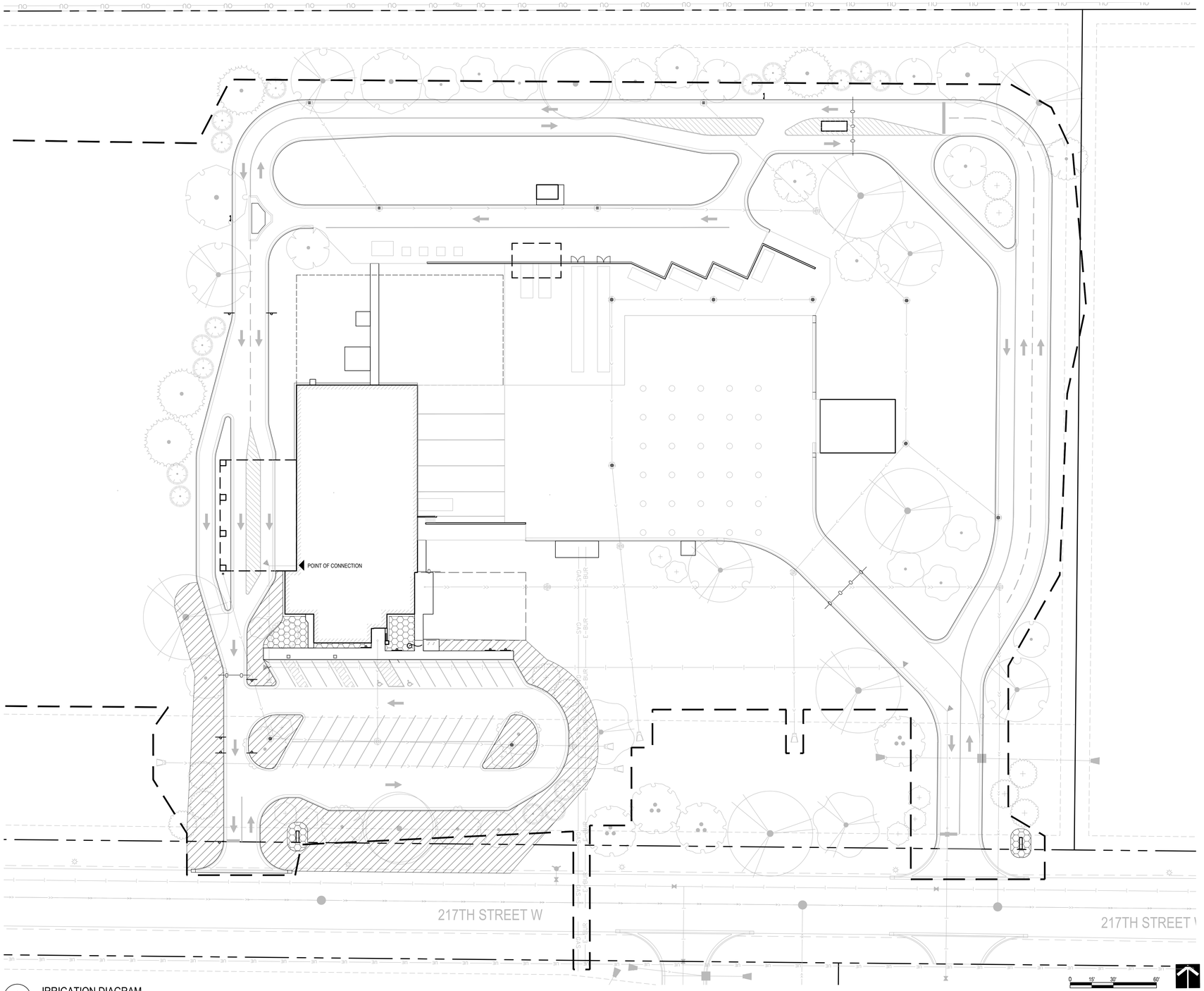
PROJECT NAME:
DAKOTA COUNTY HHW
& RECYCLING FACILITY

10222 215TH ST W
LAKEVILLE, MN 55044

DRAWING TITLE:
SHRUB AND PERENNIAL PLAN

DRAWN BY: JHV
CHECKED BY: LAM
PROJ. NO: 230056
DRAWING NO: **L102**

File Path: ...\230056\00 Drawings\L4.230056_L101 Landscape Plan.dwg
Plot Date: 10/26/2023 12:40 PM



1 IRRIGATION DIAGRAM
Scale: 1"=30'

IRRIGATION NOTES

1. PROVIDE HIGH-EFFICIENCY SPRAY IRRIGATION TO LANDSCAPE AREAS NOTED IN 1/L201, INCLUDING SOD, SEED, TREES, SHRUBS, AND PERENNIALS, AND ZONE APPROPRIATELY.
2. FOR AREAS OUTSIDE OF IRRIGATION ZONES, CONTRACTOR IS RESPONSIBLE FOR ONE FULL GROWING SEASON OF WATERING. WATERING SHALL BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3. ALL NEW IRRIGATION SHOULD USE TORO PRECISION SPRAY NOZZLES.
4. FOR ZONE 2, PLACE SPRAY HEADS AT THE PERIMETER OF THE SPACE TO SPRAY INTO THE ZONE FOR COVERAGE. AVOID DAMAGE TO TREES/TREE ROOTS.
5. PROVIDE AN IRRIGATION SHOP DRAWING PLAN, INCLUDING ZONING, PIPE LAYOUTS, AND COVERAGE, TO BE APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER. SEE SPEC 32 8000.
   - 5.1. MINIMUM OF TWO ZONES. PROPOSE ADDITIONAL IRRIGATION ZONES AS APPROPRIATE TO SERVE WATERING NEEDS OF DIFFERENT PLANT TYPES AND USE AREAS. SEE LANDSCAPE PLANS FOR APPLICABLE PLANTING TYPES.
   - 5.2. ALL IRRIGATION SHALL BE APPROPRIATELY SIZED SPRAY HEADS. CARE SHALL BE TAKEN TO ENSURE BUILDING FACADES, PAVEMENT, OR PATHWAYS ARE NOT WITHIN SPRAY PATH OF SPRAY HEADS.
6. PROVIDE GATOR BAGS FOR TREES OUTSIDE OF IRRIGATION ZONES.
7. MINNESOTA B3 REQUIREMENT: IRRIGATION WATER USE SHALL BE METERED AND RECORDED FOR AT LEAST FIVE YEARS AFTER BUILDING OCCUPANCY OR UNTIL SITE PLANTING IS FULLY ESTABLISHED.
8. MINNESOTA B3 REQUIREMENT: NO POTABLE WATER SHALL BE USED FOR IRRIGATION AFTER A TWO-YEAR PLANT ESTABLISHMENT PERIOD EXCEPT FOR PERIODS WHEN ACTUAL MONTHLY RAINFALL IS LESS THAN 30% OF THE AVERAGE RAINFALL FOR THAT MONTH.

LEGEND

ZONE 1: LANDSCAPE BEDS

ZONE 2: NO MOW TURF/PRAIRIE

WARNING

LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR.
CALL BEFORE DIGGING

MINNESOTA
ONE-CALL SYSTEM
1-800-252-1166
REQUIRED BY
MN STATUTE 216D

LHB
701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | 612.338.2029

CLIENT:
DAKOTA COUNTY

1590 HIGHWAY 55
HASTINGS, MN 55033

THIS SQUARE APPEARS 1/2" x 1/2" ON FULL SIZE SHEETS

NO	DATE	ISSUED FOR
2	10/26/2023	CUP SUBMITTAL
1	09/29/2023	SD - COST ESTIMATE

NO	DATE	REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
10/26/2023

COPYRIGHT 2023 BY LHB, INC. ALL RIGHTS RESERVED.

PROJECT NAME:
DAKOTA COUNTY HHW & RECYCLING FACILITY

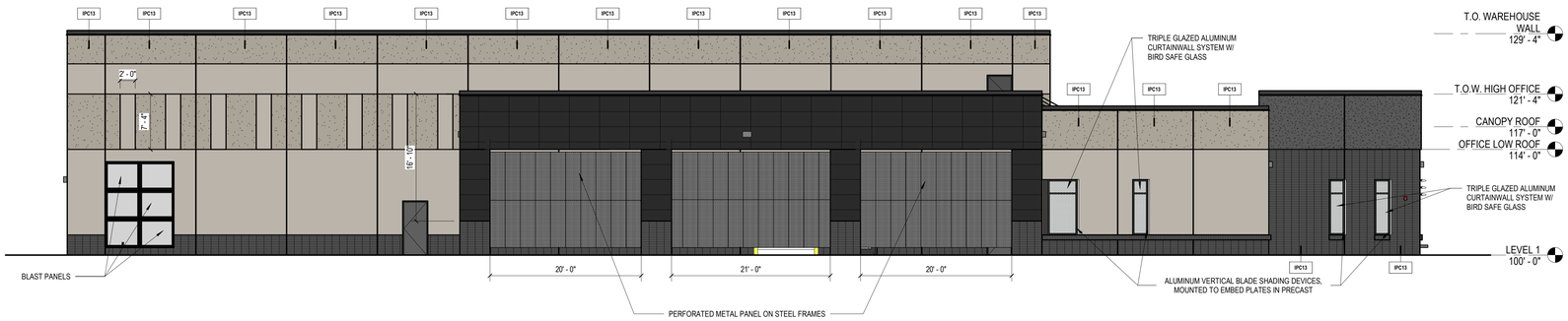
10222 215TH ST W
LAKEVILLE, MN 55044

DRAWING TITLE:
IRRIGATION DIAGRAM

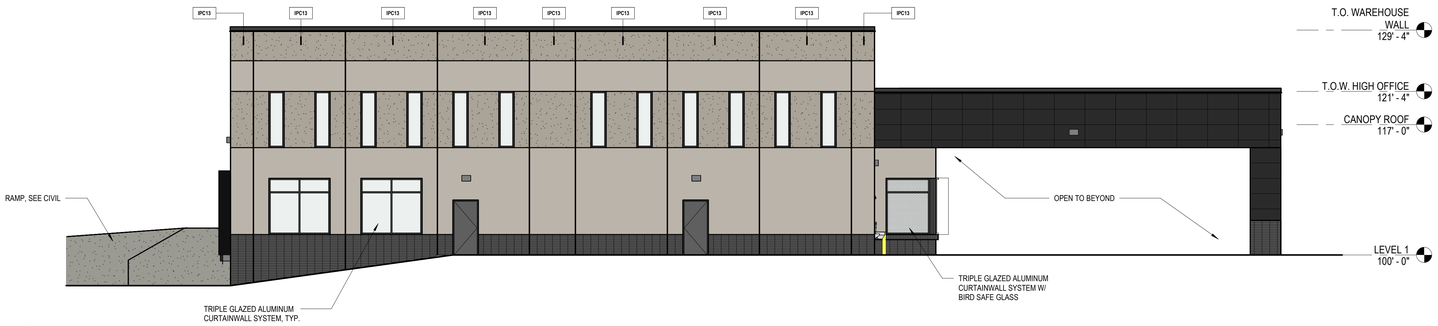
DRAWN BY: JHV
CHECKED BY: LAM
PROJ. NO: 230056
DRAWING NO: L201

File Path: ...\230056\Drawings\L4\230056 L101 Landscape Plan.dwg
Plot Date: 10/26/2023 12:40 PM

1 A1 **SOUTH ELEVATION - MATERIAL ILLUSTRATION**
1/8" = 1'-0"



3 A1 **WEST CANOPY ELEVATION - MATERIAL ILLUSTRATION**
1/8" = 1'-0"



4 A1 **NORTH ELEVATION - MATERIAL ILLUSTRATION**
1/8" = 1'-0"

5 A1 **EAST ELEVATION - MATERIAL ILLUSTRATION**
1/8" = 1'-0"

EXTERIOR ELEVATION LEGEND

MATERIAL GRADES REFERENCED PER LAKEVILLE ZONING CODE 11-17-9

11-17-9.D.2: O-P DISTRICT:
"(1) ARCHITECTURALLY PRECAST CONCRETE PANELS WITH A FORM LINER, TOOLED, BRICK AND STONE FACE. CAST STONE. AND/OR SMOOTH TYPE FINISH MAY BE USED TO SATISFY THE GRADE A MATERIAL REQUIREMENTS OF THIS SECTION."

PRECAST CONCRETE - COLOR 1 (ACID ETCH)
GRADE: A (SMOOTH TYPE FINISH - ACID ETCH)

PRECAST CONCRETE WITH FORMLINER or ARCHITECTURAL FINISH - COLOR 1 (SAND BLAST - EXPOSED AGGREGATE)
GRADE: A (FORM LINER or EXPOSED AGGREGATE)

PRECAST CONCRETE WITH BRICK FORMLINER (NORMAN - STACKED BOND)- COLOR 2
GRADE: A (FORM LINER)

PRECAST CONCRETE - COLOR 2 (ACID ETCH)
GRADE: A (SMOOTH TYPE FINISH - ACID ETCH)

ARCHITECTURAL METAL PANEL CLADDING
GRADE: C (OPAQUE PANEL)

PERFORATED METAL PANEL SCREENING
GRADE: C (ORNAMENTAL METAL)

BIRD-SAFE GLAZING
GRADE: A (GLASS)

PREFINISHED WHITE METAL PANEL
(PRE-FABRICATED BUILDING)
GRADE: C (OPAQUE PANEL)

MATERIAL BREAKDOWN PERCENTAGES

PERCENTAGE OF FACADE CONSISTING OF RESPECTIVE MATERIAL GRADES AS REFERENCED ABOVE. EXEMPT MATERIALS PER 11-17-9.B.10 HAVE BEEN OMITTED FROM TOTAL FACADE AREA.

SOUTH ELEVATION	
GRADE A	86%
GRADE C	14%
WEST ELEVATION	
GRADE A	68%
GRADE C	32%
NORTH ELEVATION	
GRADE A	85%
GRADE C	15%
EAST ELEVATION	
GRADE A	98%
GRADE C	2%

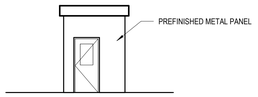
EXHIBIT L

EXTERIOR ELEVATIONS

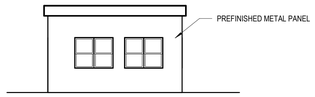
230056 | DAKOTA COUNTY | DAKOTA COUNTY HHW AND RECYCLING FACILITY

12/08/2023

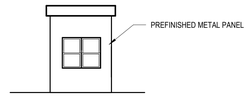
LHB



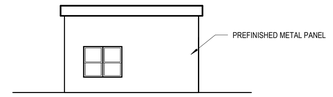
E1 A2 **CHECK-IN STATION - EAST ELEV - CUP**
1/8" = 1'-0"



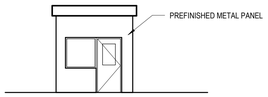
E2 A2 **CHECK-IN STATION - NORTH ELEV - CUP**
1/8" = 1'-0"



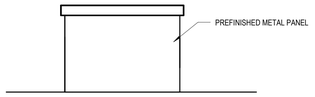
E3 A2 **CHECK-IN STATION - WEST ELEV - CUP**
1/8" = 1'-0"



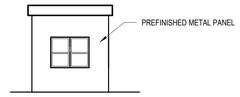
E4 A2 **CHECK-IN STATION - SOUTH ELEV - CUP**
1/8" = 1'-0"



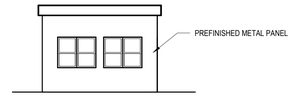
D1 A2 **COMPACTOR ATTENDATION STATION - EAST ELEV - CUP**
1/8" = 1'-0"



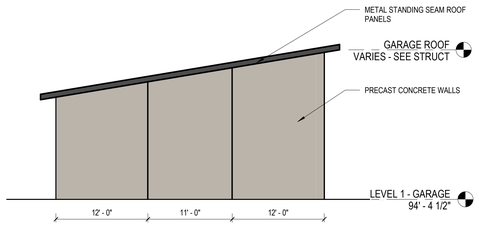
D2 A2 **COMPACTOR ATTENDANT STATION - NORTH ELEV - CUP**
1/8" = 1'-0"



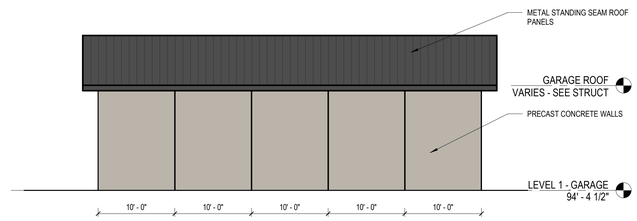
D3 A2 **COMPACTOR ATTENDANT STATION - WEST ELEV - CUP**
1/8" = 1'-0"



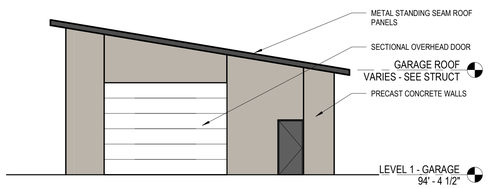
D4 A2 **COMPACTOR ATTENDATION STATION - SOUTH ELEV - CUP**
1/8" = 1'-0"



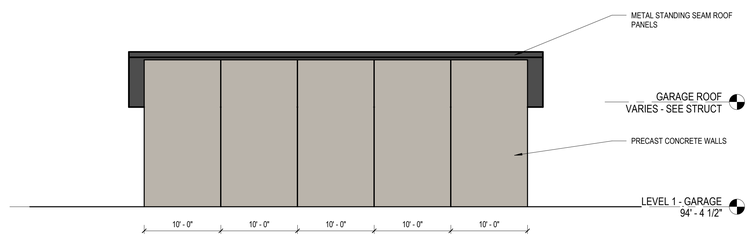
C1 A2 **GARAGE EAST ELEVATION - CUP**
1/8" = 1'-0"



C3 A2 **GARAGE SOUTH ELEVATION - CUP**
1/8" = 1'-0"



B1 A2 **GARAGE WEST ELEVATION - CUP**
1/8" = 1'-0"



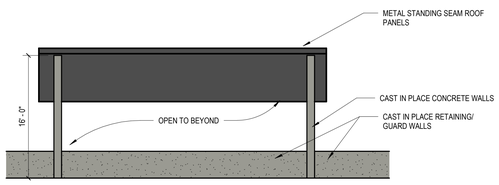
B3 A2 **GARAGE NORTH ELEVATION - CUP**
1/8" = 1'-0"

PRECAST CONCRETE - COLOR 1
(ACID ETCH)

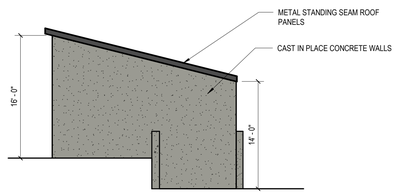
PRECAST CONCRETE COLOR 1
(SAND BLAST - EXPOSED AGGREGATE)

PRECAST CONCRETE - COLOR 2
(ACID ETCH)

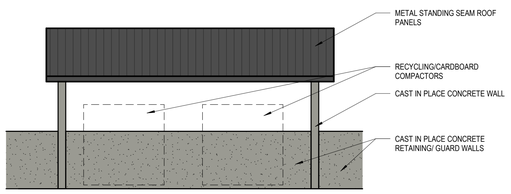
B5 A2 **SAMPLE PRECAST COLORS - CUP**
1/4" = 1'-0"



A1 A2 **COMPACTOR NORTH ELEVATION - CUP**
1/8" = 1'-0"



A2 A2 **COMPACTOR ENCLOSURE WEST ELEVATION (EAST SIM) - CUP**
1/8" = 1'-0"



A4 A2 **COMPACTOR ENCLOSURE SOUTH ELEVATION - CUP**
1/8" = 1'-0"

EXTERIOR ELEVATION LEGEND

MATERIAL GRADES REFERENCED PER LAKEVILLE ZONING CODE 11-17-9

11-17-9.D.2: O-P DISTRICT:
"(1) ARCHITECTURALLY PRECAST CONCRETE PANELS WITH A FORM LINER, TOOLED, BRICK AND STONE FACE, CAST STONE, AND/OR SMOOTH TYPE FINISH MAY BE USED TO SATISFY THE GRADE A MATERIAL REQUIREMENTS OF THIS SECTION."

PRECAST CONCRETE - COLOR 1 (ACID ETCH)
GRADE: A (SMOOTH TYPE FINISH - ACID ETCH)

PRECAST CONCRETE WITH FORMLINER or ARCHITECTURAL FINISH - COLOR 1 (SAND BLAST - EXPOSED AGGREGATE)
GRADE: A (FORM LINER or EXPOSED AGGREGATE)

PRECAST CONCRETE WITH BRICK FORMLINER (NORMAN - STACKED BOND)- COLOR 2
GRADE: A (FORM LINER)

PRECAST CONCRETE - COLOR 2 (ACID ETCH)
GRADE: A (SMOOTH TYPE FINISH - ACID ETCH)

ARCHITECTURAL METAL PANEL CLADDING
GRADE: C (OPAQUE PANEL)

PERFORATED METAL PANEL SCREENING
GRADE: C (ORNAMENTAL METAL)

BIRD-SAFE GLAZING
GRADE: A (GLASS)

PREFINISHED WHITE METAL PANEL
(PRE-FABRICATED BUILDING)
GRADE: C (OPAQUE PANEL)

ACCESSORY BUILDINGS / STRUCTURES

11-17-9.F.7: ACCESSORY STRUCTURES:
"B. ACCESSORY BUILDINGS FOR NONRESIDENTIAL USES, INCLUDING THOSE ALLOWED IN THE RESIDENTIAL DISTRICTS, SHALL BE OF A SIMILAR CHARACTER, DESIGN, AND FACADE AS THE PRINCIPAL STRUCTURE."

EXTERIOR ELEVATIONS - ACCESSORY BUILDINGS / STRUCTURES

230056 | DAKOTA COUNTY | DAKOTA COUNTY HHW AND RECYCLING FACILITY

12/08/2023

LHB

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

December 8, 2023

City of Lakeville
20195 Holyoke Ave.
Lakeville, MN 55044

Re: **NORTH RYAN SECOND ADDITION**

The Dakota County Plat Commission met on December 6, 2023, to consider the preliminary plat of the above referenced plat. The plat is adjacent to CSAH 70 (215th St. W.) and is therefore subject to the Dakota County Contiguous Plat Ordinance.

The site is a replat of Outlot B, NORTH RYAN ADDITION and includes the proposed Dakota County Hazardous Household Waste & Recycling Facility. The right-of-way needs for a 4-lane divided roadway are 75 feet of half right of way, which has been met. Access to the site will be from 217th Street via Jacquard Avenue and future Javelin Avenue. Restricted access is shown along all Outlot B to CSAH 70 per doc. 3552035.

The Plat Commission has approved the preliminary and final plat and will recommend approval to the County Board of Commissioners meeting on January 2, 2023.

Traffic volumes on CSAH 70 are 13,300 ADT and are anticipated to be 16,800 ADT by the year 2040.

No work shall commence in the County right of way until a permit is obtained from the County Transportation Department and no permit will be issued until the plat has been filed with the County Recorder's Office. The Plat Commission does not review or approve the actual engineering design of proposed accesses or other improvements to be made in the right of way. Nothing herein is intended to restrict or limit Dakota County's rights with regards to Dakota County rights of way or property. The Plat Commission highly recommends early contact with the Transportation Department to discuss the permitting process which reviews the design and may require construction of highway improvements, including, but not limited to, turn lanes, drainage features, limitations on intersecting street widths, medians, etc. Please contact TJ Bentley regarding permitting questions at (952) 891-7962 or Todd Tollefson regarding Plat Commission or Plat Ordinance questions at (952) 891-7070.

Sincerely,

Todd B. Tollefson
Secretary, Plat Commission

c: Ryan Bluhm, Westwood
Bryan Tucker, Summer Gate

EXHIBIT M

CITY OF LAKEVILLE
DAKOTA COUNTY, MINNESOTA

DAKOTA COUNTY RECYCLING FACILITY CONDITIONAL USE PERMIT
FINDINGS OF FACT AND RECOMMENDATION

On January 4, 2024, the Lakeville Planning Commission met at its regularly scheduled meeting to consider a conditional use permit to allow a Dakota County recycling facility in the O-P, Office Park District to be located on Lot 1, Block 1, North Ryan Second Addition. The Planning Commission conducted a public hearing on the proposed conditional use permit preceded by published and mailed notice. The applicant was present and the Planning Commission heard testimony from all interested persons wishing to speak.

FINDINGS OF FACT

1. The property is located in Planning District No. 6 of the 2040 Comprehensive Land Use Plan, which guides the property for office park uses.

2. The property is currently zoned O-P, Office Park District.

3. The legal description of the property is:

   Lot 1, Block 1, North Ryan Second Addition, Dakota County, Minnesota

4. Section 11-4-3E of the City of Lakeville Zoning Ordinance provides that a conditional use permit may not be issued unless certain criteria are satisfied. The criteria and our findings regarding them are:

   a. **The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the official City Comprehensive Plan.**

      Finding: The proposed Dakota County recycling facility is consistent with the 2040 Comprehensive Land Use Plan and the District 6 recommendations of the Comprehensive Plan.

   b. **The proposed use is or will be compatible with present and future land uses of the area.**

Finding: The Dakota County recycling facility will be screened and buffered from adjacent land uses by public streets on four sides. Provided compliance with the conditional use permit, the proposed warehouse use will be compatible with existing light industrial uses in the vicinity and future land uses in the area.

c. **The proposed use conforms with all performance standards contained in the Zoning Ordinance.**

Finding: Provided compliance with the conditional use permit, the Dakota County recycling facility will conform with all performance standards contained in the Zoning Ordinance and the City Code.

d. **The proposed use can be accommodated with existing public services and will not overburden the City's service capacity.**

Finding: The subject property lies within in the current MUSA. The property can be served with public sanitary sewer and water services. The use of the property as a recycling facility will have no impact on the City's service capacity.

e. **Traffic generation by the proposed use is within capabilities of streets serving the property.**

Finding: Anticipated traffic generated by the Dakota County recycling facility is within the capabilities of all public streets serving the property.

5. The planning report dated December 29, 2023 prepared by Associate Planner Frank Dempsey is incorporated herein.

RECOMMENDATION

The Planning Commission recommends that the City Council approve the conditional use permit conditioned upon compliance with the planning report prepared by Associate Planner Frank Dempsey dated December 29, 2023.

DATED: January 4, 2024

LAKEVILLE PLANNING COMMISSION

BY: _____

Jenna Majorowicz, Chair

City of Lakeville
Public Works – Engineering Division

Memorandum

To: Frank Dempsey, Associate Planner

From: Alanna Sobottka, Graduate Engineer
McKenzie L. Cafferty, Environmental Resources Manager
John Hennen, Parks and Recreation Director

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

Date: December 19, 2023

Subject: North Ryan Second Addition

- Preliminary Plat Review
- Site Plan Review
- Grading and Erosion Control Plan Review
- Utility Plan Review

BACKGROUND

Dakota County has submitted a preliminary plat of one lot named North Ryan Second Addition and plans to construct a waste recycling facility on the lot. The proposed development is located west of Jacquard Avenue and south of and adjacent to 215th Street (CSAH 70). The parent parcel consists of Outlot B, North Ryan Addition (PID No. 225209000020) zoned OP, Office Park District.

The preliminary plat consists of one lot within one block on 11.97 acres.

The proposed development will be completed by:

Developer:	Dakota County
Engineer/Surveyor:	Stantec

SITE CONDITIONS

The North Ryan Second Addition site was mass graded with the plat of North Ryan Addition. The land generally slopes from the west to the east.

EASEMENTS

Several easements for highway, stormwater, and utility purposes exist across the parent parcel and will remain with the development improvements. A privately owned electric power transmission line easement exists along the northern edge of the lot. There are public perimeter drainage and utility easements and a stormwater and utility easement along the south property line. The public easements will be vacated and reestablished with the final plat.

STREET AND SUBDIVISION LAYOUT

215th Street (CSAH 70)
North Ryan Second Addition is located south of and adjacent to 215th Street, a Principal Arterial roadway as identified in the City's Comprehensive Transportation Plan. The Dakota County Plat Commission reviewed the proposed development at its December 6, 2023 meeting and recommended approval. The current Dakota County Plat Review Needs Map identifies 215th Street as a 4-lane divided roadway with a half right-of-way requirement of 75-feet adjacent to the plat. The Developer dedicated the necessary right-of-way for 215th Street with the North Ryan Addition plat.

Dakota County and the City reconstructed 215th Street as a four-lane divided roadway adjacent to the plat in 2021. Dakota County controls the right-of-way requirements and access locations along 215th Street.

217th Street
217th Street is a minor collector roadway as identified in the City's Transportation Plan and was constructed with the North Ryan Addition as a rural section roadway to promote infiltration and treatment of stormwater run-off. 217th Street is a 40-foot wide rural roadway with paved shoulders within an 80-foot right-of-way. The Developer dedicated the necessary right-of-way for 217th Street with the North Ryan Addition plat. 217th Street terminates in a temporary cul-de-sac; the developer of North Ryan Addition supplied a cash escrow for its removal when 217th Street is extended to the west.

Javelin Avenue
Development of North Ryan Addition included the dedication of the ½ right-of-way for Javelin Avenue, located along the west plat boundary. Javelin Avenue will be constructed in the future to provide additional access to 215th Street. The access to 215th Street will be restricted to right-in/right-out in the future when it is constructed. North Ryan Second Addition should not be impacted upon construction of Javelin Avenue. Javelin Avenue will be constructed in the future by the developer of the parcel to the west; the Developer for North

Ryan Second Addition will be assessed for their portion of construction at the time of construction.

SITE PLAN

A Site Plan was submitted for Lot 1, Block 1 North Ryan Second Addition. The Site Plan includes construction of a 17,770 SF waste recycling facility that will include warehouse/storage, office, and other employee related space and accessory buildings. The proposed site will result in a lot that is 31% impervious with 41 parking spaces. Access to the site is proposed via two private driveways on 217th Street. The site plan indicates areas of possible future expansion of the warehouse/storage space.

CONSTRUCTION ACCESS

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

PARKS, TRAILS AND SIDEWALKS

The Park Dedication Fee has not been collected on the parent parcel and shall be satisfied through a cash contribution with the final plat. The Parks, Trails and Open Space Plan identifies a bituminous trail along the south side of 215th Street adjacent to the North Ryan Second Addition preliminary plat. The construction of the bituminous trail along 215th will be required to be completed with this project.

UTILITIES

SANITARY SEWER

North Ryan Second Addition is located within sub-district SC-10410 of the South Creek sanitary sewer district as identified in the City's Comprehensive Sewer Plan. The wastewater from the proposed site will be conveyed by City-owned sanitary sewer facilities to the Elko/New Market interceptor and then to the Empire Wastewater Treatment Plant. The existing City-owned downstream facilities are adequate to convey the wastewater generated by the proposed development.

Private sanitary sewer service hookups were extended from the public sanitary sewer to the south side of the subject parcel for development of the property with the development of North Ryan Addition.

The Sanitary Sewer Availability Charge has not been collected on the parent parcel and must be paid with the final plat.

WATERMAIN

A service stub was provided with the development of North Ryan Addition from the 12-inch watermain along 217th Street within the City's Normal Pressure Zone.

The Lateral Watermain Access Charge must be paid for the 16-inch watermain along 215th Street that was installed with City Project 20-05. The Lateral Watermain Access Charge for the watermain adjacent to North Ryan Second Addition must be paid with the final plat.

Final locations and sizes of all sanitary sewer and watermain facilities will be reviewed by City staff with the final plat, building permit application and final construction plans.

OVERHEAD LINES

Great River Energy (GRE) has an existing electric transmission line along 215th Street. City Code does not require the transmission line to be buried.

DRAINAGE AND GRADING

North Ryan Second Addition is located within subdistrict SC-007 and SC-022 of the South Creek District of the City's Comprehensive Water and Natural Resources Management Plan.

Development of North Ryan Second Addition includes the construction of multiple privately owned and maintained stormwater management basins within Lot 1, Block 1. The Developer shall enter into a private stormwater maintenance agreement with the final plat for the private basins. Prior to final plat approval, the final grading plan must be reviewed to be consistent with City Ordinance requirements.

The final grading plan shall identify all fill lots in which the building footings will be placed on fill material. The grading specifications shall also indicate that all embankments meet FHA/HUD 79G specifications. The Developer shall certify to the City that all lots with footings placed on fill material are appropriately constructed. Building Certificates of Occupancy will not be issued until a soils report and an as-built certified grading plan have been submitted and approved by City staff.

North Ryan Second Addition contains more than one acre of site disturbance. A National Pollution Discharge Elimination System General Stormwater Permit for construction activity is required from the Minnesota Pollution Control Agency for areas exceeding one acre being disturbed by grading. A copy of the Notice of Stormwater Permit Coverage must be submitted to the City upon receipt from the MPCA. The Developer and Engineer for North Ryan Second Addition must submit plans that are compliant with the NPDES permit in regard to stormwater management, specifically infiltration, for a waste recycling facility prior to final plat approval.

STORM SEWER

Development of North Ryan Second Addition includes the construction of private storm sewer systems to be located within Lot 1, Block 1 and will collect and convey stormwater runoff generated from within the development to the stormwater management basins.

The Trunk Storm Sewer Area Charge has not been collected on the parent parcel and must be paid with the final plat.

Final locations and sizes of all storm sewer facilities will be reviewed by City staff with the building permit application and final construction plans.

FEMA FLOODPLAIN ANALYSIS

North Ryan Second Addition is shown on the Flood Insurance Rate Map (FIRM) as Zone X by the Federal Emergency Management Agency (FEMA). Based on this designation by FEMA, the plat is not located within a Special Flood Hazard Area (SFHA).

WETLANDS

A wetland delineation report was completed and approved in 2020. No wetlands were identified within the project area.

TREE PRESERVATION

The site was mass graded with North Ryan Addition. No additional trees are planned to be removed with this phase.

EROSION CONTROL

The Developer is responsible for obtaining a MPCA Construction Permit for the site as well as maintaining the SWPPP for the site during construction. The permit requires that any changes made throughout construction must be documented in the SWPPP.

A maintenance schedule for the establishment of vegetation in the basins must be submitted to the City for review prior to the start of grading. Additional erosion control measures may be required during construction as deemed necessary by City staff. Any additional measures required shall be installed and maintained by the developer.

The MS4 Administration Fee has not been collected on the parent parcels and must be paid with the final plat.

RECOMMENDATION

Engineering recommends approval of the preliminary plat, site plan, grading and erosion control plan, and utility plan for North Ryan Second Addition, subject to the requirements and stipulations within this report.

City of Lakeville
Planning Department

Memorandum

FYI

To: Planning Commission
From: Daryl Morey, Planning Director
Date: December 28, 2023
Subject: Future and Continued Planning Commission Agenda Items

---

The following is a list of possible agenda items to be considered at upcoming Planning Commission meetings:

None

The following is a list of items tabled at previous Planning Commission meetings:

None

City of Lakeville
Planning Department

Memorandum

FYI

To: Planning Commission
From: Daryl Morey, Planning Director
Date: December 28, 2023
Subject: Summary of City Council Actions on Planning Commission Agenda Items

---

At their November 20, 2023 meeting, the City Council:

- Approved the Sundance Lakeville Comprehensive Plan and Zoning Map amendments (*recommended for approval at the October 19, 2023 Planning Commission meeting*).

There were no Planning Commission agenda items scheduled for the December 4 and 18, 2023 City Council meetings.