



AGENDA

PLANNING COMMISSION MEETING

April 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: 286 774 372 695, Passcode j5e5Lo or by calling Toll Number 1-323-433-2142; Conference ID: 829 831 485#.**

The Planning Commission meeting can be viewed live on Spectrum cable channel 180 or via web stream at LakevilleMN.gov. The Chair will allow for public comments and questions at the appropriate time.

1. Call to order, and flag pledge
2. Swearing in of new Planning Commission Member Mark Traffas
3. Roll Call
4. Approval of Minutes
 - a. March 21, 2024 Planning Commission meeting minutes
5. Announcements
6. Public Hearing
 - a. Autumn Hill Preliminary Plat
7. Staff Notices
 - a. The City Council meeting at which the above item may be considered will be held on April 15, 2024
 - b. The next Planning Commission meeting is scheduled for April 25, 2024
 - c. Future and Continued Planning Commission Agenda Items / Summary of City Council Actions on Planning Commission Agenda Items
8. Adjourn

CITY OF LAKEVILLE
PLANNING COMMISSION MEETING MINUTES
March 21, 2024

Chair Majorowicz 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: Chair Jenna Majorowicz, Vice Chair Christine Zimmer, Scott Einck, Pat Kaluza, Brooks Lillehei, Jason Swenson, Ex-Officio Jeff Hanson

Members Absent: Patti Zuzek

Staff Present: Tina Goodroad, Community Development Director; Kris Jenson, Planning Manager; Tina Morrow, Recording Secretary

3. Approval of the Meeting Minutes

The March 7, 2024 Planning Commission meeting minutes were approved as presented.

4. Announcements

Community Development Director Tina Goodroad announced the date of the next Planning Commission meeting and that the joint City Council and Economic Development Commission meeting that was scheduled for Monday, March 25 has been postponed until further notice.

5. Northland Collision

Chair Majorowicz opened the public hearing to consider the application of RJ Construction on behalf of Northland Equities, LLC for an amendment to conditional use permits 99-01 and 18-10 to allow an expansion to a major auto repair building in the C-3, General Commercial District, located at 7430 160th Street.

Ryan Johnson, with RJ Construction presented a brief overview of the project.

Planner Manager Kris Jenson presented the planning report. Ms. Jenson stated the applicant has applied for a conditional use permit amendment and plans to expand the major auto repair facility.

The proposed addition will include a 3,828 square foot, two level expansion on the southeast side of the existing building. Ms. Jenson outlined the site plan, describing the building elevations and exterior materials, which are in compliance with Zoning Ordinance requirements for a legal non-conforming building.

Community Development staff recommends approval of the Northland Collision conditional use permit amendment subject to the four stipulations listed in the March 15, 2024 planning report.

Chair Majorowicz opened the hearing to the public for comment.

Motion was made by Zimmer, seconded by Einck to close the public hearing at 6:05 p.m.

Voice vote was taken on the motion.

Ayes – unanimous.

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

- Commissioner Zimmer asked whether the proposed expansion will be of similar colors as the existing building. Mr. Johnson noted that the exterior of the existing building will be updated as part of this project and will be consistent with the building addition.
- Commissioner Swenson spoke positively of the building addition.

Motion was made by Lillehei, seconded by Zimmer to recommend to City Council approval of the Northland Collision conditional use permit subject to the following stipulations:

1. The addition shall be constructed in accordance with the plans submitted with the conditional use permit application and as approved by the City Council.
2. A sign permit shall be obtained prior to installation of any signage.
3. The stipulations of conditional use permits (01 and 18-10) shall remain in full force and effect, as they apply to the amended conditional use permit for the building addition.
4. The existing sidewalk along the east side of the building shall be extended south along the full length of the building.

Ayes: Kaluza, Lillehei, Majorowicz, Zimmer, Einck, Swenson

Nays: 0

6. Staff Notices

Commissioner Lillehei summarized his years serving on the Planning Commission, as this was his last meeting. He stated it was a pleasure to be a part of the Planning Commission and to contribute to Lakeville's growing community.

There being no further business, the meeting was adjourned at 6:14 p.m.

Respectfully submitted,

Tina Morrow, Recording Secretary



Memorandum

To: Planning Commission
From: Kris Jenson, Planning Manager
Date: March 27, 2024
Subject: Packet Material for the April 4, 2024 Planning Commission Meeting
Agenda Item: Autumn Hill preliminary plat
Action Deadline: May 15, 2024

BACKGROUND

Youngfield Homes, Inc. has applied for a preliminary plat to allow the development of 54 twinhome lots and one detached townhome lot for a total of 55 townhome lots on 20.08 acres to be known as Autumn Hill. The Autumn Hill preliminary plat is located south of 185th Street (CSAH 60) and east of Dodd Boulevard (CSAH 9).

The Autumn Hill preliminary plat plans have been distributed to Engineering Division and Parks and Recreation Department staff, and the Parks, Recreation and Natural Resources Committee.

EXHIBITS

- A. Aerial Map
- B. Zoning Map
- C. Existing Conditions
- D. Preliminary Plat
- E. Grading Plan
- F. Utility Plan
- G. Tree Inventory
- H. Landscape Plan
- I. Foundation planting plan
- J. Mulberry-Redwood unit plans (5 pages)
- K. Teak-River Birch unit plans (5 pages)
- L. Plat Commission Letter

PLANNING ANALYSIS

PRELIMINARY PLAT

Existing Conditions. The development site consists of two parcels. The use on the property has been primarily a former homesite and undeveloped agricultural land (Exhibit A).

Consistency with the Comprehensive Plan. The Autumn Hill property is located in Planning District 5 of the 2040 Comprehensive Plan, which guides the subject property for low/medium density residential development.

MUSA. The Autumn Hill preliminary plat area is located within the current MUSA.

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

North – 185th Street (CSAH 60), King Park (P/OS)

East – Undeveloped land, future Caslano 3rd Addition (currently RS-3, RS-4 upon plat recording)

South – Single family homes (RS-4)

West – Dodd Blvd (CSAH 9), Century Middle School (RS-2)

Consistency with the Capital Improvement Plan (CIP). City streets, sanitary sewer and water improvements for the area of Autumn Hill will be financed and constructed by the developer. The development costs associated with the Autumn Hill development are not programmed in the 2024–2025 CIP.

Premature Subdivision Criteria. A preliminary plat may be deemed premature if any of the criteria listed in Chapter 10-2-4-1 of the Subdivision Ordinance exist. Eligible criteria pertain to a lack of adequate: drainage, water, streets, sanitary sewer, and public service capacity (police and fire protection). The other pertinent criteria pertain to inconsistencies with the City Comprehensive Land Use and Capital Improvement Plans. Staff review of the Autumn Hill preliminary plat against these criteria finds that it is not a premature subdivision.

Density/Average Lot Size. The Autumn Hill preliminary plat consists of 55 townhome on 20.09 acres. This results in a gross density of 2.74 units per acre. Excluding arterial street right-of-way and the stormwater management pond, the net density is 4.03 units per acre.

TOWNHOME DEVELOPMENT STANDARDS

Lot Requirements. The following minimum requirements for townhome building setbacks in the RST-2 District pertain to the Autumn Hill preliminary plat:

	Base Lot	Between Units	Front/Side Yard (to ROW)
RST-2	30 feet	14 feet	20 feet (front), 25 feet (garage)

The proposed unit lots shown on the Autumn Hill preliminary plat have sufficient area to accommodate the townhome units.

The RST-2 District requires at least 5,000 square feet per unit. The Autumn Hill Preliminary plat has an average of just over 7,000 square feet per unit for the townhome area, which exceeds the minimum lot area per unit requirements of the RST-2 District.

HOA. A homeowner's association will be required to be established for ownership and maintenance of the following common lots:

- Lot 31, Block 1
- Lot 11, Block 2
- Lot 16, Block 3

Exterior Materials. Each unit must meet the requirements of Section 11-57-19.B.3, which requires that a minimum of 25% of the area of each elevation of the unit must have an exterior finish of brick, stucco, and/or natural or artificial stone. Except for brick, stucco, and/or natural or artificial stone, no single elevation may have more than 75% of one type of finish or have more than 60% of all elevations of one type of finish. The City has deemed the use of cement fiberboard or engineered wood siding as satisfying the minimum masonry material requirement and is therefore also allowed to exceed the maximum area limit for non-masonry materials. Exterior material calculations are required to be provided with the building permit submittal.

Floor Area. The proposed townhome units must comply with the minimum requirements for above grade floor area established by Section 11-17-13.D of the Zoning Ordinance. The submitted floor plans have floor areas in excess of the requirements of Section 11-17-13.D.

Garage Area. The townhome units are proposed to include slab on grade, look out, and walk out units. The minimum width of each garage must be 20 feet (interior measurement). Units that are slab on grade must have a minimum garage size of 540 square feet and units which are a look out/walk out design must have minimum garage size of 440 square feet, to comply with the requirements of Section 11-57-19.C. Two of the proposed unit plans include a garage area in excess of 540 square feet, which meets the requirements for a slab on grade unit.

Tree Inventory. A tree inventory was submitted by the developer. There are 155 significant trees located within the Autumn Hill preliminary plat boundary. The plan proposes to save 12 (7.8%) blue and white spruce trees located along Dodd Boulevard.

Landscaping. Landscaping is proposed along the south property line, as required in Section 11-57.19, and is a mix of overstory and evergreen trees (Exhibit H). In addition, each townhome building must provide landscaping at the immediate perimeter of the unit (Exhibit I). The landscape plan must be revised to include a combination of overstory

trees, understory trees, evergreens, shrubs, etc. across the site and not just along the perimeter. The typical foundation planting plan must be revised to show landscaping around the immediate perimeter of the principal structure, and not just at the front of the unit. These revised plans must be submitted prior to City Council consideration of the preliminary plat. All landscaped areas, including common open space and public right of way, must have an inground irrigation system with an automatic controller. With the final plat, the Developer must provide information that the landscaping of the detached townhome units meets the requirements of Section 11-57-19.G.

Residential Buffer Yard Requirements. Dodd Boulevard (CSAH 9) and 185th Street (CSAH 60) are classified as minor arterials in the Comprehensive Transportation Plan and therefore require buffer yard landscaping to provide an effective minimum visual screen to a height of 10 feet. The buffer yard landscape plan includes the installation of a variety of overstory and evergreen trees to provide a visual buffer (Exhibit H). Prior to City Council consideration, the buffer yard landscaping plan must be updated to include the 12 spruce trees identified as save trees on the tree inventory plan. Within Lot 31, Block 1, the Developer must install sod with the buffer yard plantings to the trails along 185th Street and Dodd Boulevard.

Outlot. There is one outlot, Outlot A, which is 1.72 acres, consisting of a stormwater management basin that will be deeded to the City with the final plat.

Signs. A subdivision monument sign location is indicated at the southeast of the intersection of 185th Street and Dodd Boulevard. The proposed location must be modified to meet the required 15-foot setback from the property lines. A sign permit must be issued prior to installation of the sign.

Streets. The following is a summary of streets proposed with the Autumn Hill preliminary plat. Additional detailed information is outlined in the Engineering Division memorandum dated March 27, 2024.

Dodd Boulevard (CSAH 9) – Dodd Boulevard is west of and adjacent to the property and is classified as a minor arterial in the City’s Comprehensive Transportation Plan. The 2.08 acres of right of way for Dodd Boulevard that will be dedicated with the final plat is currently contained by a highway easement. No access to Dodd Boulevard is proposed from the Autumn Hill preliminary plat.

185th Street (CSAH 60) – 185th Street is north of and adjacent to the Autumn Hill preliminary plat and is classified as a minor arterial in the City’s Comprehensive Transportation Plan. The 2.7 acres of right of way for 185th Street that will be dedicated with the final plat is currently within a right of way easement. One street access to the Autumn Hill preliminary plat is provided from 185th Street.

Iden Avenue is a local residential street that will be extended north from its current terminus in the Feldman Heights subdivision. It will be a 32-foot-wide street within a 60-foot right-of-way with a five-foot-wide concrete sidewalk along the west side of the street.

Street A will be a local residential street that will connect with Iden Avenue to the south and be stubbed to the east just south of 185th Street to connect to the future Caslano 3rd Addition. It will be a 32-foot-wide street within a 60-foot right-of-way with a five-foot-wide concrete sidewalk along one side of the street.

Street B will be a local residential street that will provide restricted access to the development from 185th Street. It will be a 32-foot-wide street within a 60-foot right-of-way with a five-foot-wide concrete sidewalk along the west side of the street.

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

Phasing. Autumn Hill is proposed to be developed in one phase.

Sidewalks/Trails. The developer will construct five-foot-wide concrete sidewalks along one side of all streets in the development. Bituminous trails currently are located on the east side of Dodd Boulevard and the south side of 185th Street. No additional trails are proposed with this development.

Grading, Drainage, Erosion Control, and Utilities. Proposed grading, drainage, erosion control, and utilities for the Autumn Hill preliminary plat is shown on the grading, drainage and erosion control and utility plans. All existing and new local utilities shall be placed underground.

Grading, drainage, erosion control, and utilities details are outlined in the March 27, 2024 engineering report prepared by Kris Keller and Kendra Fallon, Project Engineers from WSB, on behalf of the Engineering Division. The Engineering Division recommends approval of the preliminary plat.

Wetlands. A wetland delineation has been completed and determined there are no wetland impacts proposed with this development.

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

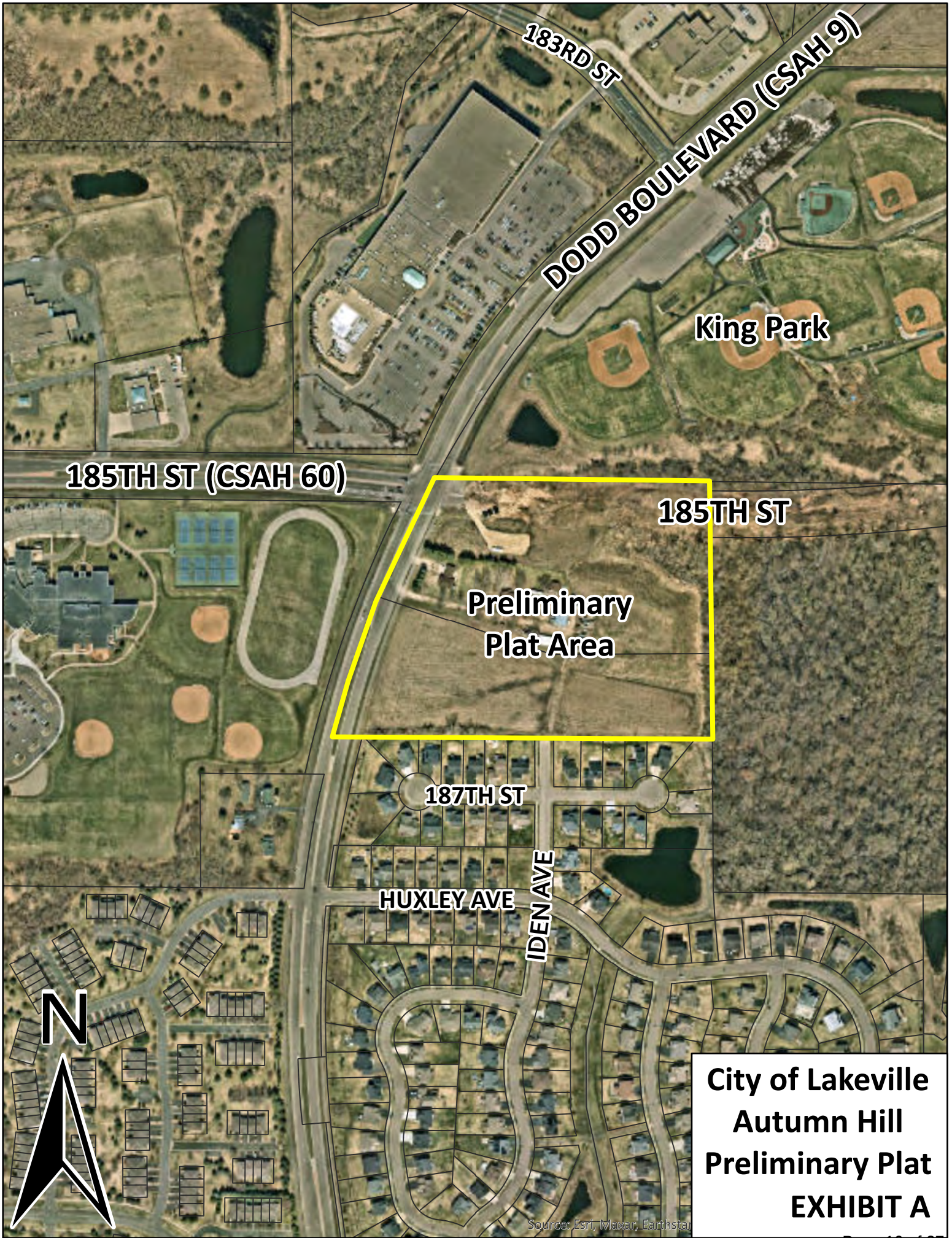
Plat Commission. The Dakota County Plat Commission reviewed and approved the preliminary plat at their February 20, 2024 meeting. The Plat Commission letter is included as Exhibit L.

RECOMMENDATION

Community Development Department staff recommends approval of the Autumn Hill preliminary plat, subject to the following stipulations:

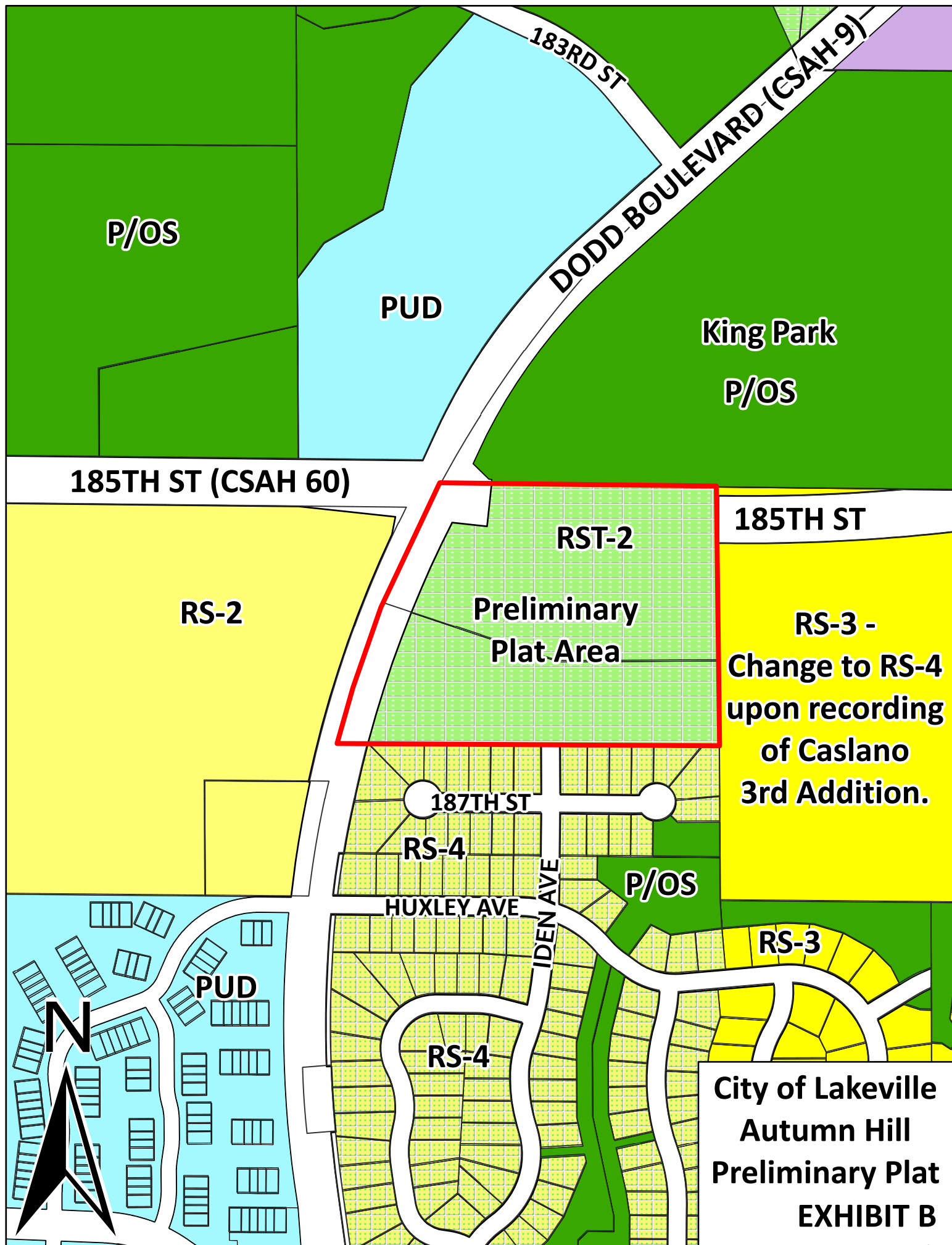
1. Implementation of the recommendations listed in the March 27, 2024 engineering report.
2. Park dedication shall be satisfied with a cash contribution paid with the final plat.

3. The developer shall construct five-foot-wide concrete sidewalks as shown on the preliminary plat plans.
4. Outlot A shall be deeded to the City with the final plat.
5. Buffer yard landscaping shall be installed according to the approved landscape plan and a security for the buffer yard landscaping shall be submitted with the final plat.
6. Within Lot 31, Block 1, the Developer must install sod with the buffer yard plantings to the trails along 185th Street and Dodd Boulevard.
7. Prior to City Council consideration, the landscape plan must be modified to include a combination of overstory, understory, evergreens and shrubs across the site and to incorporate the 12 spruce trees indicated as save trees on the tree inventory plan.
8. Prior to City Council consideration, the typical foundation planting plan must be revised to show foundation plantings around the entire perimeter of the principal structure.



**City of Lakeville
Autumn Hill
Preliminary Plat
EXHIBIT A**

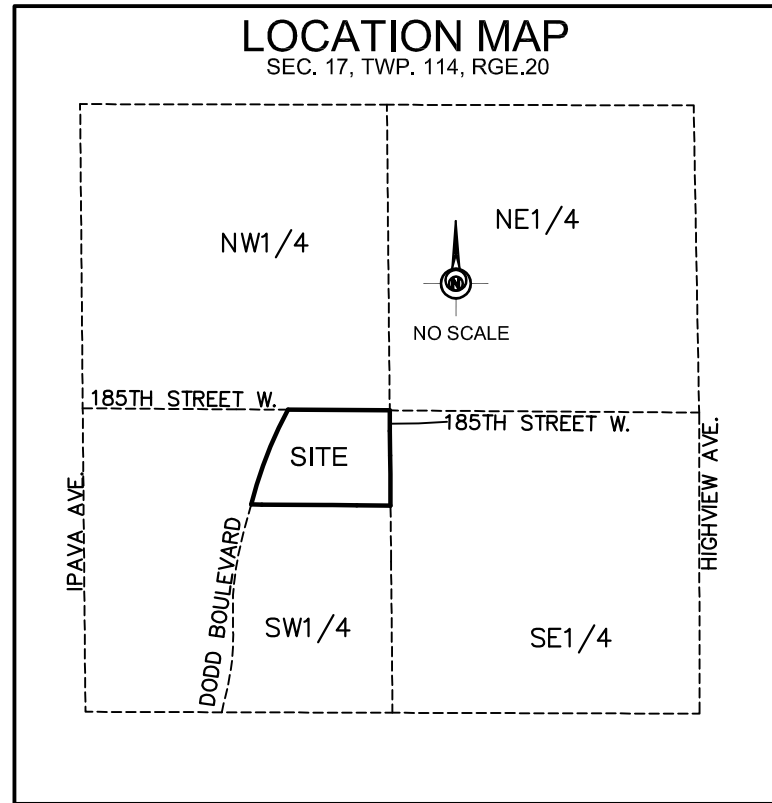
Source: Esri, Maxar, Earthstar





AUTUMN HILL
EXISTING CONDITIONS MAP

S:\Projects\Lakeville\17-114-20\country-joe-project\dwg\existing-conditions-drawing-2-10-24.dwg 3/13/2024 11:09:50 AM CDT



PROPERTY DESCRIPTION

That part of the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section 17, Township 114 North, Range 20 West, Dakota County, Minnesota described as follows: Beginning at the Northeast corner of the Northeast Quarter of the Southwest Quarter; thence South along the East line of the Northeast Quarter of the Southwest Quarter a distance of 550.00 feet; thence Westerly, parallel with the North line a distance of 509.30 feet; thence deflect to the right 18 degrees 45 minutes 32 seconds a distance of 574.54 feet, more or less, to the centerline of Dodd Road; thence Northeasterly along the centerline 405 feet, more or less, to the North line of the Northeast Quarter of the Southwest Quarter; thence Easterly along the North line to the point of beginning.

That part of the Northeast 1/4 of the Southwest 1/4 of Section 17, Township 114, Range 20, described as follows: Beginning at the Northeast corner of the Northeast 1/4 of the Southwest 1/4 of said Section 17; thence South along the East line of said Northeast 1/4 of Southwest 1/4, 822.96 feet; thence West and parallel with the North line of said Northeast 1/4 of Southwest 1/4, a distance of 509.30 feet, more or less, to the centerline of Dodd Road (County Hwy No. 9); thence northeasterly along said centerline 886.40 feet, more or less, to the North line of said Northeast 1/4 of Southwest 1/4; thence East along said North line, 874.44 feet, more or less, to the point of beginning.

Except, that part of the Northeast 1/4 of the Southwest 1/4 of Section 17, Township 114, Range 20, Dakota County, Minnesota described as follows: Beginning at the Northeast corner of the Northeast 1/4 of the Southwest 1/4; thence South, along the East line of the Northeast 1/4 of the Southwest Quarter a distance of 550.00 feet; thence Westerly, parallel with the North line a distance of 509.30 feet; thence deflect to the right 18 degrees 45 minutes 32 seconds a distance of 574.54 feet more or less, to the centerline of Dodd Road; thence Northeasterly along the centerline 405 feet, more or less, to the North line of the Northeast 1/4 of the Southwest 1/4, thence Easterly, along the North line to the point of beginning.

PREPARED BY: Bohlen Surveying & Associates 31432 Foliage Avenue Northfield, MN 55057 Phone: (507) 645-7768 tomeara@bohlersurveying.com BSA 1682 Cliff Road E. Burnsville, MN 55337 Phone: (952) 895-9212 Fax: (952) 895-9259	PREPARED FOR: COUNTRY JOE HOMES 22260 DODD BLVD. LAKEVILLE MN. 55044	I HEREBY CERTIFY THAT THIS SURVEY 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. Thomas J. O'Meara DATE: 3-13-2024 THOMAS J. O'MEARA LICENSE NO: 46167				ORIG DATE: 1-4-24	PRELIMINARY PLAT OF AUTUMN HILL SHEET 1 OF 1
						DESIGN BY:	
						DRAWN BY: TJO	
						CHECKED BY: TJO	
			DATE	BY	DESCRIPTION		
REVISIONS							

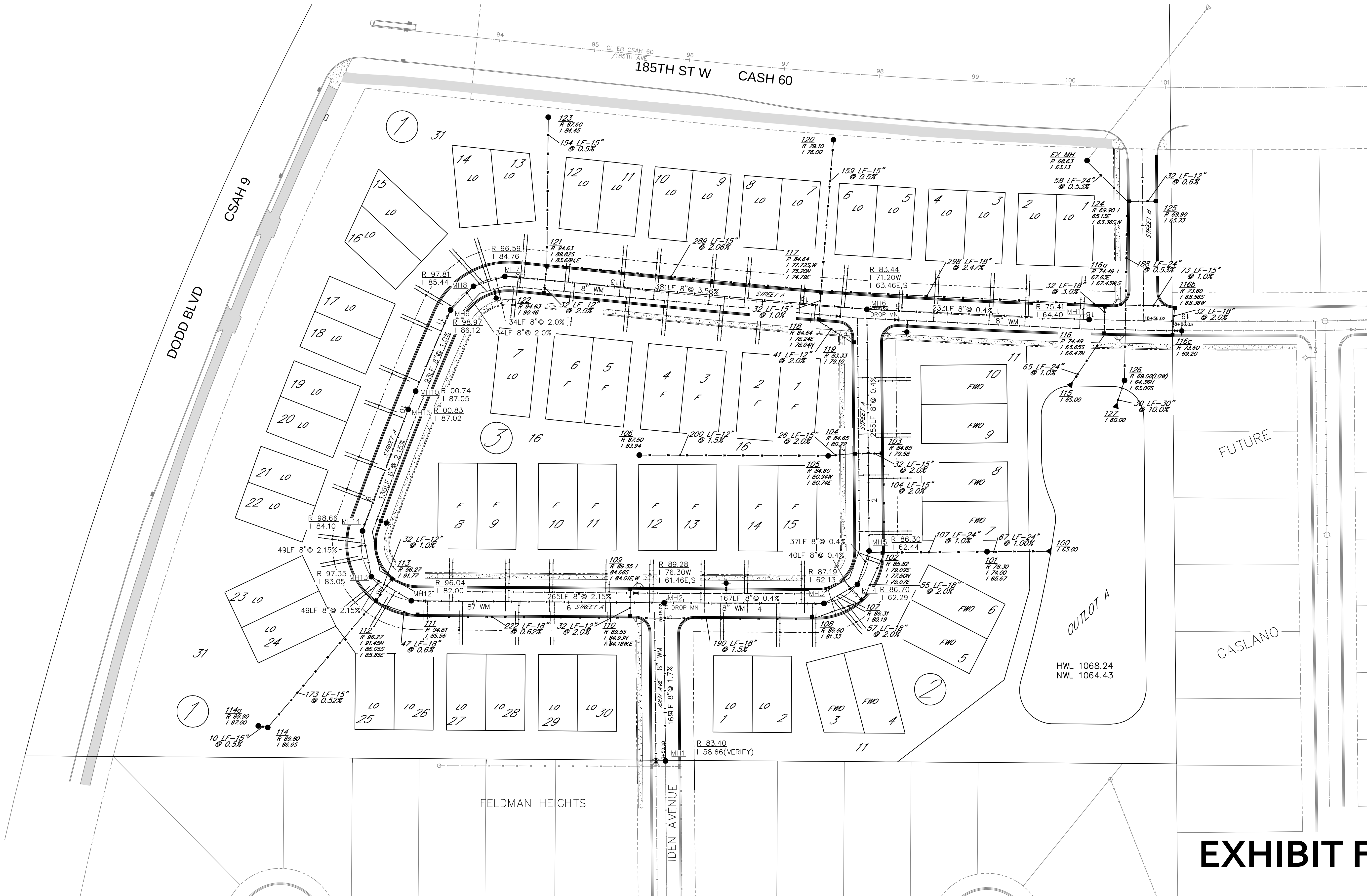
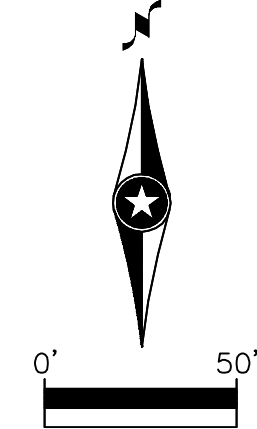
LEGEND

PROPOSED

EXISTING
AND
FUTURE

RIGHT-OF-WAY LINE
BOUNDARY LINE
STREET CENTERLINE
PROPERTY/LOT LINE/GRADING PAD
CURB AND GUTTER
SANITARY SEWER/MANHOLE
WATER MAIN

FIRE HYDRANT W/VALVE
WATER VALVE
CATCH BASIN/MANHOLE/STORM SEWER
FLARED END SECTION
CONCRETE PAVEMENT



201 West Travelers Trail • Suite 100
Burnsville, Minnesota 55337
651.771.0544

Project

AUTUMN HILL

LAKEVILLE

MINNESOTA

Owner/Developer

YOUNGFIELD HOMES

22260 DODD AVENUE
LAKEVILLE, MINNESOTA 55044

PRELIMINARY
PLAT
SUBMITTAL

Certification

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 Civil Engineer under the laws of the state of Minnesota.

Print Name: Robert C. Wiegert

Signature: *Robert C. Wiegert*

Date: 01/05/24 License #: 15284

REVISIONS

DATE	DESCRIPTION
03/13/24	CITY COMMENTS

DATE: 01/05/24

DRAWN BY: JCB

CHECKED BY: RCW

SHEET TITLE

UTILITY PLAN

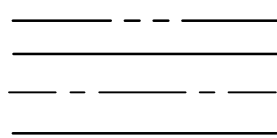
SHEET NO.

9

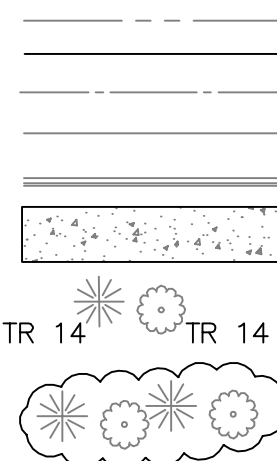
EXHIBIT F

LEGEND

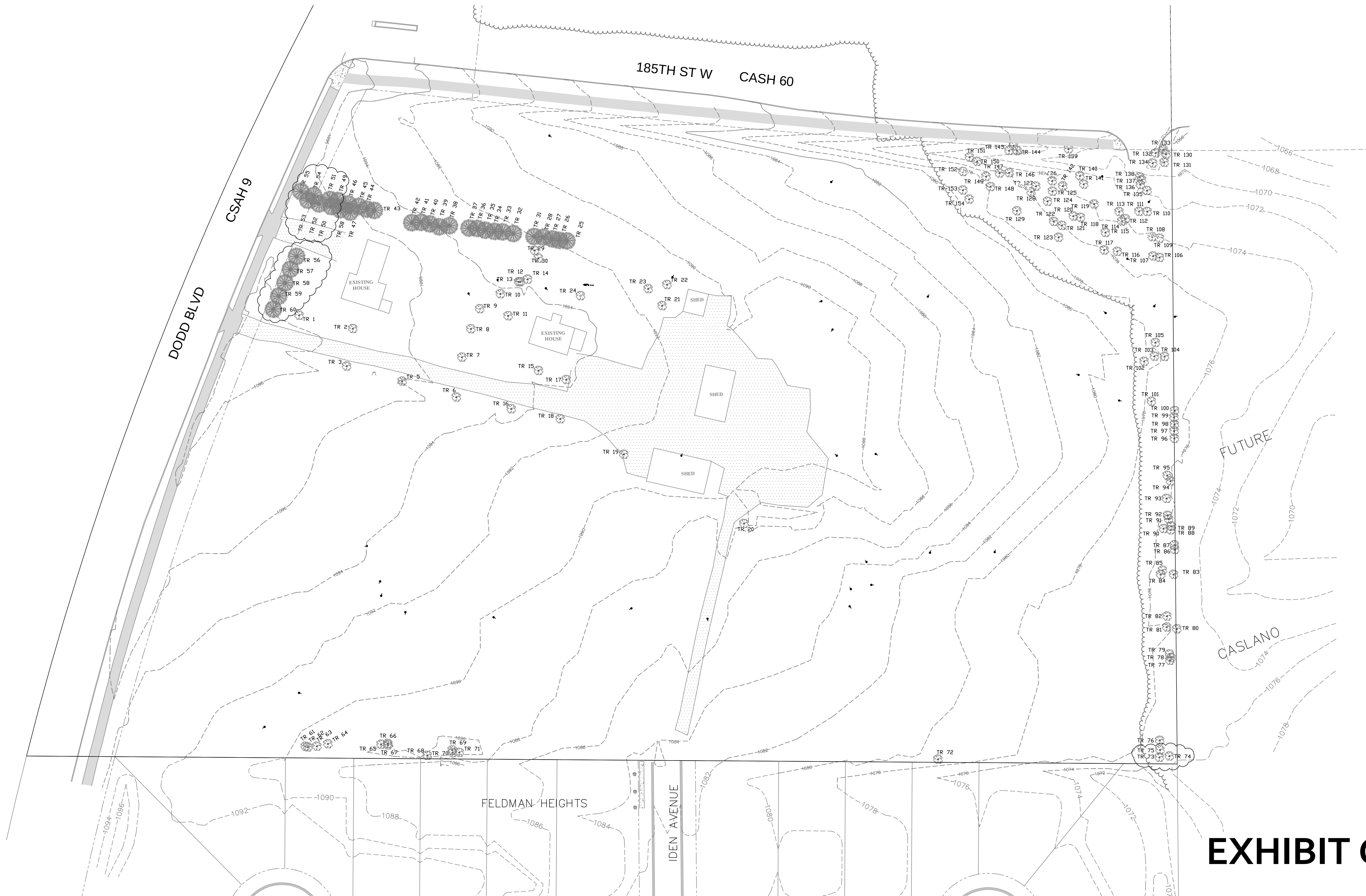
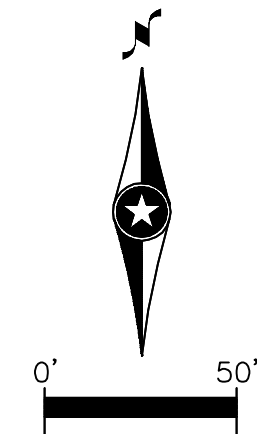
PROPOSED



EXISTING
AND
FUTURE



RIGHT-OF-WAY LINE
BOUNDARY LINE
STREET CENTERLINE
PROPERTY/LOT LINE/GRADING PAD
CURB AND GUTTER
CONCRETE PAVEMENT
TREES—CONIFEROUS AND DECIDUOUS
TREE NUMBER IN TABULATION
TREES SAVED — ALL OTHERS REMOVED



Project

AUTUMN HILL

LAKEVILLE

MINNESOTA

Owner/Developer

YOUNGFIELD HOMES

22260 DODD AVENUE
LAKEVILLE, MINNESOTA 55044

PRELIMINARY
PLAT
SUBMITTAL

Certification

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 Civil Engineer under the laws of the state of Minnesota.

Print Name: Robert C. Wiegert

Signature: Robert C. Wiegert

Date: 01/05/24 License #: 15284

REVISIONS

DATE: DESCRIPTION
03/13/24 CITY COMMENTS

DATE: 01/05/24

DRAWN BY: JCB

CHECKED BY: RCW

SHEET TITLE

TREE INVENTORY
PLAN

SHEET NO.

6

EXHIBIT G

Lakeville Tree Preservation Definitions

SIGNIFICANT TREE: A healthy tree measuring six inches (6") in diameter or greater.

All coordinates are in Dakota County US Survey feet
2X in the notes denotes a 2-stem tree, etc



Inventory Performed by
Mark Rehder- Board Certified Master
Arborist- MN-0256B

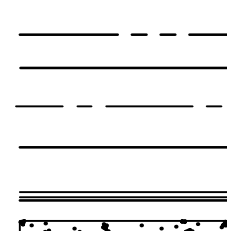
Tag	Species	DBH	Cond	Notes	R=Remove S=Save	Longitude	Latitude	HAE	Easting	Northing	MSL
1	Maple, norway	16	Good		R	-93.2513	44.6803	1006.26	516996	175977	1006.26
2	Maple, silver	20	Good		R	-93.2511	44.6803	1006.44	517049	175964	1006.44
3	Maple, norway	19	Good		R	-93.2511	44.6802	1011.16	517046	175924	1011.16
4	Maple, silver	14	Good		R	-93.251	44.6802	1009.8	517080	175951	1009.8
5	Maple, silver	7	Good		R	-93.2509	44.6801	1002.49	517104	175908	1002.49
6	Maple, silver	25	Good		R	-93.2507	44.6801	999.997	517160	175897	999.997
7	Maple, silver	45	Average		R	-93.2507	44.6802	1006.27	517165	175932	1006.27
8	Maple, silver	27	Average		R	-93.2506	44.6802	1006.02	517183	175945	1006.02
9	Maple, silver	67	Average	large cavity at base	R	-93.2506	44.6803	998.722	517191	175969	998.722
10	Maple, silver	8	Good		R	-93.2505	44.6804	1004.21	517206	175999	1004.21
11	Maple, silver	16	Good		R	-93.2505	44.6803	1011.7	517217	175980	1011.7
12	Elm, siberian	16	Good		R	-93.2504	44.6804	1006.08	517225	176011	1006.08
13	Elm, siberian	15	Good		R	-93.2504	44.6804	1016.28	517234	176016	1016.28
14	Elm, siberian	44	Average		R	-93.2503	44.6804	1021.9	517259	176006	1021.9
15	Maple, silver	64	Average	large cavity at base	R	-93.2504	44.6801	1001.41	517245	175916	1001.41
16	Maple, silver	23	Good		R	-93.2505	44.68	1001.38	517220	175880	1001.38
17	Maple, silver	40	Average		R	-93.2502	44.6801	984.691	517279	175905	984.691
18	Maple, silver	28	Good		R	-93.2503	44.68	1010.44	517273	175879	1010.44
19	Maple, silver	31	Average		R	-93.2499	44.6799	997.66	517368	175812	997.66
20	ottonwood, easter	9	Average		R	-93.2495	44.6797	995.848	517463	175758	995.848
21	Crabapple	13	Good		R	-93.2499	44.6803	997.143	517377	175988	997.143
22	Crabapple	15	Good		R	-93.2498	44.6804	997.634	517383	176010	997.634
23	Crabapple	10	Good		R	-93.2499	44.6804	999.951	517364	176002	999.951
24	Maple, silver	52	Average		R	-93.2502	44.6804	1002.43	517293	175996	1002.43
25	Spruce, white	14	Good	40 ft	R	-93.2503	44.6805	997.002	517277	176052	997.002
26	Spruce, white	8	Good	40 ft	R	-93.2503	44.6805	994.207	517268	176059	994.207
27	Spruce, white	11	Good	40 ft	R	-93.2503	44.6805	1003.76	517262	176053	1003.76
28	Spruce, white	12	Good	40 ft	R	-93.2503	44.6805	999.322	517253	176062	999.322
29	Maple, silver	12	Good		R	-93.2504	44.6805	1009.45	517244	176040	1009.45
30	Maple, silver	7	Good		R	-93.2503	44.6805	1003.07	517252	176032	1003.07
31	Spruce, white	12	Good	40 ft	R	-93.2504	44.6805	1001.73	517239	176062	1001.73
32	Spruce, white	15	Good	40 ft	R	-93.2505	44.6805	1001.89	517222	176062	1001.89
33	Spruce, white	9	Good	40 ft	R	-93.2505	44.6806	998.971	517210	176066	998.971
34	Spruce, white	16	Good	40 ft	R	-93.2505	44.6806	1009	517202	176071	1009
35	Spruce, white	10	Good	40 ft	R	-93.2506	44.6806	1004.68	517194	176067	1004.68
36	Spruce, white	14	Good	40 ft. 2x 8 6	R	-93.2506	44.6806	1011.23	517185	176069	1011.23
37	Spruce, white	14	Good	40 ft	R	-93.2506	44.6806	1008.12	517180	176073	1008.12
38	Spruce, white	8	Good	40 ft	R	-93.2507	44.6806	1011.44	517153	176071	1011.44
39	Spruce, white	17	Good	40 ft	R	-93.2507	44.6806	997.244	517147	176076	997.244
40	Spruce, white	17	Good	40 ft	R	-93.2508	44.6806	1002.6	517133	176074	1002.6
41	Spruce, white	22	Good	40 ft	R	-93.2508	44.6806	1001.33	517129	176075	1001.33
42	Spruce, white	20	Good	40 ft	R	-93.2509	44.6806	997.28	517117	176079	997.28
43	Spruce, white	20	Good	40 ft	R	-93.251	44.6806	1000.77	517077	176091	1000.77
44	Spruce, white	19	Good	40 ft	R	-93.251	44.6806	1002.27	517070	176090	1002.27
45	Spruce, white	16	Good	40 ft	R	-93.2511	44.6806	1009.5	517056	176091	1009.5
46	Spruce, white	15	Good	40 ft	R	-93.2511	44.6806	998.428	517050	176088	998.428
47	Spruce, white	15	Good	40 ft	R	-93.2511	44.6806	1004.03	517048	176087	1004.03
48	Spruce, white	15	Good	40 ft	R	-93.2511	44.6806	1011.75	517045	176093	1011.75
49	Spruce, white	12	Good	40 ft	S	-93.2512	44.6806	1004.58	517040	176094	1004.58
50	Spruce, white	8	Good	40 ft	S	-93.2512	44.6806	1000.48	517034	176090	1000.48
51	Spruce, blue	19	Good	40 ft	S	-93.2512	44.6807	996.679	517036	176107	996.679
52	Spruce, white	14	Good	40 ft	S	-93.2512	44.6806	1015.25	517018	176092	1015.25
53	Spruce, white	9	Average	40 ft	S	-93.2513	44.6806	1004.67	517007	176098	1004.67
54	Spruce, blue	13	Good	40 ft	S	-93.2513	44.6807	1003.11	517011	176107	1003.11
55	Spruce, blue	17	Good	40 ft	S	-93.2513	44.6807	999.924	517000	176108	999.924
56	Spruce, blue	18	Good	40 ft	S	-93.2513	44.6805	1004.05	516993	176041	1004.05
57	Spruce, blue	17	Good	40 ft	S	-93.2514	44.6805	1004.13	516986	176029	1004.13
58	Spruce, blue	20	Good	40 ft	S	-93.2514	44.6804	1000.6	516984	176021	1000.6
59	Spruce, blue	16	Good	40 ft	S	-93.2514	44.6804	1005.45	516978	176002	1005.45
60	Spruce, blue	23	Good	40 ft	S	-93.2514	44.6803	1003.65	516969	175986	1003.65
61	Boxelder	11	Average		R	-93.2513	44.6791	1000.77	517007	175529	1000.77
62	Boxelder	9	Average		R	-93.2513	44.6791	1000.27	517007	175524	1000.27
63	Boxelder	16	Average	2x 8 8	R	-93.2512	44.6791	998.705	517021	175532	998.705
64	Boxelder	6	Average		R	-93.2512	44.6791	998.475	517030	175528	998.475
65	ottonwood, easter	22	Good		R	-93.251	44.6791	1000.3	517081	175528	1000.3
66	ottonwood, easter	36	Good		R	-93.251	44.6791	994.794	517088	175529	994.794
67	Willow, black	24	Average		R	-93.251	44.6791	1004.34	517090	175517	1004.34
68	Willow, black	47	Average	2x 25 22	R	-93.2508	44.679	1002.54	517126	175514	1002.54
69	Boxelder	7	Average		R	-93.2507	44.6791	1008.08	517149	175522	1008.08
70	Boxelder	6	Average		R	-93.2507	44.6791	1009.24	517156	175521	1009.24
71	Boxelder	28	Average		R	-93.2507	44.6791	998.775	517165	175521	998.775
72	ottonwood, easter	9	Good		R	-93.2487	44.679	985.168	517669	175512	985.168
73	Elm, american	12	Average		S	-93.2479	44.6791	985.777	517901	175517	985.777
74	Boxelder	8	Average		S	-93.2478	44.679	980.638	517905	175509	980.638
75	Boxelder	11	Average		S	-93.2479	44.6791	981.785	517899	175525	981.785
76	Boxelder	7	Average		R	-93.2479	44.6791	992.226	517897	175538	992.226
77	Boxelder	7	Average		R	-93.2478	44.6793	993.486	517904	175613	993.486
78	Boxelder	6	Average		R	-93.2478	44.6793	995.969	517910	175620	995.969
79	Boxelder	9	Average		R	-93.2478	44.6794	991.689	517910	175627	991.689

Tag	Species	DBH	Cond	Notes	R=Remove S=Save	Longitude	Latitude	HAE	Easting	Northing	MSL
80	Boxelder	10	Average	2x 11 9	R	-93.2478	44.6794	981.91	517915	175649	981.91
81	Boxelder	6	Average		R	-93.2478	44.6794	981.741	517904	175652	981.741
82	Boxelder	6	Average		R	-93.2478	44.6794	992.031	517904	175662	992.031
83	Elm, american	12	Average		R	-93.2478	44.6796	983.602	517912	175710	983.602
84	Boxelder	7	Average		R	-93.2479	44.6796	986.914	517896	175704	986.914
85	Boxelder	7	Average		R	-93.2479	44.6796	982.408	517899	175710	982.408
86	Boxelder	9	Average		R	-93.2478	44.6796	985.917	517911	175729	985.917
87	Boxelder	15	Average		R	-93.2478	44.6797	985.124	517914	175740	985.124
88	Elm, american	20	Average		R	-93.2478	44.6797	996.347	517916	175751	996.347
89	Elm, american	7	Average		R	-93.2478	44.6797	982.191	517911	175757	982.191
90	Boxelder	6	Average	2x 11 9	R	-93.2478	44.6797	997.02	517903	175752	997.02
91	Boxelder	12	Average		R	-93.2478	44.6797	987.41	517908	175767	987.41
92	Boxelder	12	Average		R	-93.2478	44.6797	982.256	517905	175770	982.256
93	Boxelder	24	Average		R	-93.2478	44.6798	987.649	517904	175788	987.649
94	Boxelder	13	Average		R	-93.2478	44.6799	985.091	517910	175813	985.091
95	Boxelder	13	Average		R	-93.2478	44.6799	990.582	517905	175815	990.582
96	Boxelder	15	Average		R	-93.2478	44.68	995.807	517916	175847	995.807
97	Boxelder	20	Average		R	-93.2478	44.68	983.361	517912	175857	983.361
98	Boxelder	9	Average		R	-93.2478	44.68	989.408	517915	175864	989.408
99	Boxelder	9	Average		R	-93.2478	44.68	977.561	517917	175865	977.561
100	Elm, siberian	19	Average	trunk decay	R	-93.2478	44.6801	984.527	517913	175888	984.527
101	Elm, american	7	Average		R	-93.2479	44.6801	983.991	517887	175889	983.991
102	Boxelder	13	Average		R	-93.2479	44.6802	987.169	517882	175933	987.169
103	Boxelder	10	Average		R	-93.2479	44.6802	984.669	517894	175938	984.669
104	Elm, american	6	Average		R	-93.2478	44.6802	984.246	517903	175935	984.246
105	Boxelder	13	Average		R	-93.2479	44.6802	989.958	517897	175948	989.958
106	Boxelder	7	Average		R	-93.2479	44.6805	977.71	517900	176035	977.71
107	Oak, white	42	Average		R	-93.2479	44.6805	983.116	517890	176054	983.116
108	Elm, american	20	Average		R	-93.2479	44.6805	984.352	517895	176060	984.352
109	Hackberry	13	Average		R	-93.2478	44.6805	988.4	517906	176059	988.4
110	Boxelder	9	Average	R	-93.2479	44.6806	981.447	517885	176096	981.447	
111	Boxelder	10	Average	R	-93.2479	44.6806	975.209	517878	176092	975.209	
112	Elm, american	21	Average	R	-93.248	44.6806	982.836	517865	176079	982.836	
113	Boxelder	10	Average	R	-93.248	44.6806	979.569	517857	176085	979.569	
114	Boxelder	11	Average	R	-93.248	44.6806	979.567	517855	176080	979.567	
115	Boxelder	14	Average	R	-93.2481	44.6806	979.325	517844	176064	979.325	
116	Boxelder	18	Average	R	-93.248	44.6805	988.173	517852	176055	988.173	
117	Boxelder	13	Average	R	-93.2481	44.6805	983.118	517841	176044	983.118	
118	Boxelder	10	Average	R	-93.2482	44.6806	989.272	517812	176081	989.272	
119	Boxelder	9	Average	R	-93.2481	44.6806	981.495	517828	176094	981.495	
120	Boxelder	17	Average	R	-93.2482	44.6806	981.126	517810	176081	981.126	
121	Boxelder	15	Average	R	-93.2483	44.6806	999.318	517793	176076	999.318	
122	Boxelder	8	Average	R	-93.2483	44.6806	997.839	517786	176078	997.839	
123	Boxelder	11	Average	R	-93.2483	44.6805	982.473	517791	176060	982.473	
124	Boxelder	16	Average	R	-93.2483	44.6806	994.021	517785	176100	994.021	
125	Boxelder	14	Average	R	-93.2483	44.6807	989.342	517787	176111	989.342	
126	Elm, american	7	Average	R	-93.2483	44.6807	983.468	517784	176118	983.468	
127	Boxelder	7	Average	R	-93.2484	44.6807	988.894	517768	176113	988.894	
128	Boxelder	14	Average	R	-93.2484	44.6807	991.144	517763	176114	991.144	
129	Boxelder	16	Average	R	-93.2484	44.6806	981.832	517750	176089	981.832	
130	Boxelder	19	Average	R	-93.2478	44.6808	982.101	517904	176142	982.101	
131	Boxelder	11	Average	R	-93.2478	44.6807	976.997	517901	176136	976.997	
132	Boxelder	15	Average	R	-93.2479	44.6808	977.752	517893	176148	977.752	
133	Boxelder	12	Average	R	-93.2478	44.6808	984.224	517904	176151	984.224	
134	Boxelder	9	Average	R	-93.2479	44.6807	981.327	517892	176136	981.327	
135	Boxelder	15	Average	R	-93.2479	44.6807	975.727	517882	176118	975.727	
136	Boxelder	20	Average	R	-93.2479	44.6807	992.216	517879	176113	992.216	
137	Boxelder	13	Average	R	-93.2479	44.6807	977.926	517877	176120	977.926	
138	Boxelder	13	Average	R	-93.2479	44.6807	978.5	517878	176124	978.5	
139	Boxelder	16	Average	R	-93.2482	44.6808	984.434	517803	176149	984.434	
140	Boxelder	15	Average	R	-93.2482	44.6807	988.148	517815	176125	988.148	
141	Boxelder	12	Average	R	-93.2482	44.6807	990.151	517816	176120	990.151	
142	Boxelder	13	Average	R	-93.2483	44.6807	985.698	517796	176116	985.698	
143	Boxelder	14	Average	R	-93.2484	44.6808	979.673	517745	176154	979.673	
144	Boxelder	12	Average	R	-93.2484	44.6808	982.549	517749	176151	982.549	
145	Boxelder	12	Average	R	-93.2485	44.6808	988.391	517742	176149	988.391	
146	Boxelder	18	Average	R	-93.2485	44.6807	991.319	517742	176125	991.319	
147	Boxelder	11	Average	R	-93.2485	44.6807	994.645	517731	176129	994.645	
148	Boxelder	15	Average	R	-93.2485	44.6807	995.002	517722	176113	995.002	
149	Boxelder	12	Average	R	-93.2486	44.6807	989.48	517716	176122	989.48	
150	Boxelder	14	Average	R	-93.2486	44.6808	990.264	517706	176139	990.264	
151	Boxelder	17	Average	R	-93.2486	44.6808	989.13	517698	176143	989.13	
152	Boxelder	19	Average	R	-93.2487	44.6807	985.17	517692	176128	985.17	
153	Boxelder	10	Average	R	-93.2487	44.6807	997.642	517690	176115	997.642	
154	Boxelder	16	Average	R	-93.2486	44.6807	1009.94	517694	176102	1009.94	
155	Boxelder	12	Average	R	-93.2487	44.6806	995.923	517675	176099	995.923	
	Ash, green	11	Dying	diseased w/EAB	R	-93.2506	44.6804	1004.93	517197	176017	1004.93
	Ash, green	14	Dying	diseased w/EAB	R	-93.2508	44.6801	1002.17	517134	175900	1002.17
	Ash, green	14	Dying	diseased w/EAB	R	-93.2503	44.6804	1006.45	517270	176003	1006.45

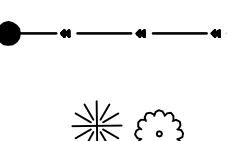
TREE AND SHRUB LEGEND		
SYM.	DESCRIPTION	QUANTITY
SWO	SWAMP WHITE OAK 2-1/2" B&B (QUERCUS BICOLOR)	6
HB	HACKBERRY 2-1/2" B&B (COLTIS ACCIDENTALIS)	8
NO	NORTHERN PIN OAK 2-1/2" B&B (QUERCUS ELIPSOIDALIS)	7
L	LINDEN "SENTRY" 2-1/2" B&B (TILIA AMERICANA MCKSENTRY)	7
M	MAPLE "AUTUM BLAZE" 2-1/2" B&B (ACER X FREEMANIL JEFFERSRUD)	7
NS	NORWAY SPRUCE 10' MINIMUM HEIGHT (PICEA ABIES)	23
BHS	BLACK HILLS SPRUCE 10' MINIMUM HEIGHT (PICEA GLANCA)	28
AB	ABORVITAE TECHY SHRUB 6' (THUJA ACCIDENTAL)	51
WP	WHITE PINE 6' (PICEA STROBUS)	25
SSP	SWISS STONE PINE (PICEA CEMBRA)	21
WF	WHITE FIR (ABIES CONCOLOR)	23
TOTAL NEW TREES		206

LEGEND

PROPOSED

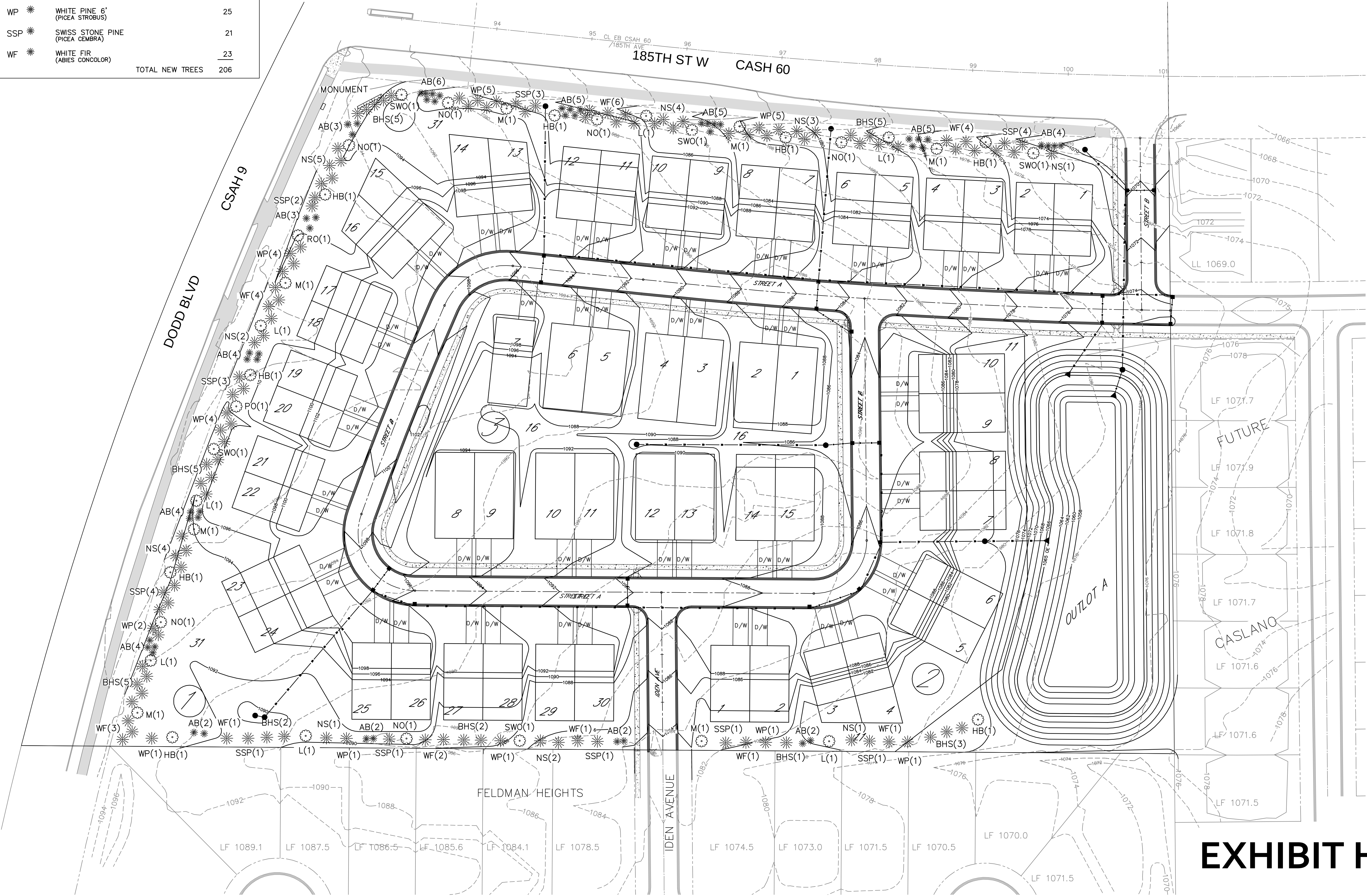
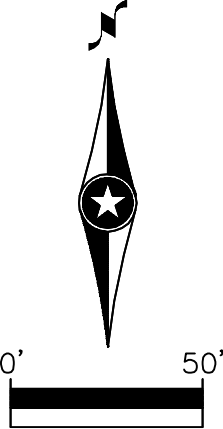


EXISTING AND FUTURE



EXISTING AND FUTURE

RIGHT-OF-WAY LINE
BOUNDARY LINE
STREET CENTERLINE
PROPERTY/LOT LINE/GRADING PAD
CURB AND GUTTER
CONCRETE PAVEMENT
TOPOGRAPHICAL CONTOUR LINE
STORM SEWER - CATCH BASIN/MANHOLE
TREES-CONIFEROUS AND DECIDUOUS



Project

AUTUMN HILL

LAKEVILLE

MINNESOTA

Owner/Developer

YOUNGFIELD HOMES

22260 DODD AVENUE
LAKEVILLE, MINNESOTA 55044

PRELIMINARY
PLAT
SUBMITTAL

Certification

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 Civil Engineer under the laws of the state of Minnesota.

Print Name: Robert C. Wiegert

Signature: Robert C. Wiegert

Date: 01/05/24 License #: 15284

REVISIONS

DATE	DESCRIPTION
03/13/24	CITY COMMENTS
03/21/24	ADD TREES ON SOUTH PL

DATE: 01/05/24

DRAWN BY: JCB

CHECKED BY: RCW

SHEET TITLE

LANDSCAPE PLAN

SHEET NO.

8

EXHIBIT H

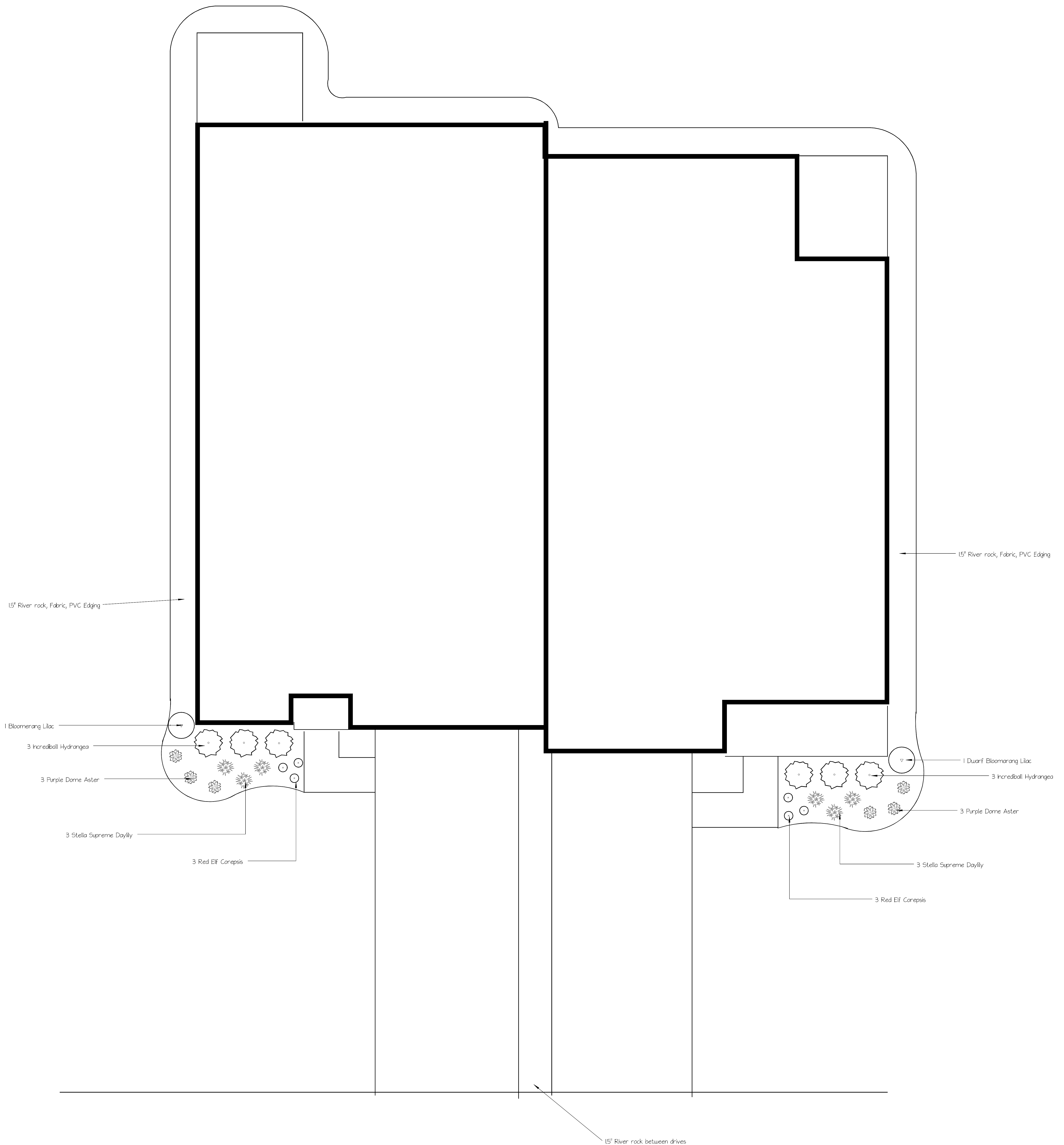


EXHIBIT I

ELEVATION NOTES:

SEE "TYPICAL EXTERIOR MATERIALS" FOR ALL CLADDING SHOWN

SEE FINAL PAGE FOR SQUARE FOOTAGE CALCULATIONS

METAL FASCIAS AND ROOFS HAVE THE TENDENCY TO OIL CAN UNDER CERTAIN WEATHER CONDITIONS. CONSULT CONTRACTOR FOR METAL GAUGE THICKNESS OPTIONS TO REDUCE WEATHER RELATED CONCERNS (BUBBLING, WARPING, ETC.)

GENERAL CONTRACTOR TO ENSURE THAT ALL ROOF PENETRATIONS (VENT PIPES, EXHAUST FANS, FURNACE/AC PIPES, ETC) ARE PLACED IN INCONSPICUOUS LOCATIONS ON ROOF TO MINIMIZE THE SIGHT OF PENETRATIONS FROM MAIN ARCHITECTURAL VIEWS OF HOME.

DAVID CHARLEZ DESIGNS RECOMMENDS MASONRY CONCRETE LEDGES FOR ALL EXTERIOR MASONRY CLADDING PRODUCTS. WHEN MASONRY CONCRETE LEDGES ARE NOT PROVIDED PER GENERAL CONTRACTOR'S REQUEST, DAVID CHARLEZ DESIGNS DOES NOT ACCEPT RESPONSIBILITY FOR ANY EXTERIOR MASONRY CLADDING FAILURES.

TYPICAL EXTERIOR MATERIALS

ASPHALT SHINGLES W/ NATURAL SHADOW ARCHITECTURAL GRADE

6" EXPOSURE COMPOSITE SIDING PER ELEVATION

7" EXPOSURE COMPOSITE SHAKE STRAIGHT PER ELEVATION

2" STONE VENEER PER ELEVATION

INSTALL KICK OUT FLASHING & TWO MEMBRANE TAR PAPER BACKING IN ALL STONE AREAS

COMPOSITE STOOL & APRON WINDOW & DOOR WRAPS PER ELEVATION

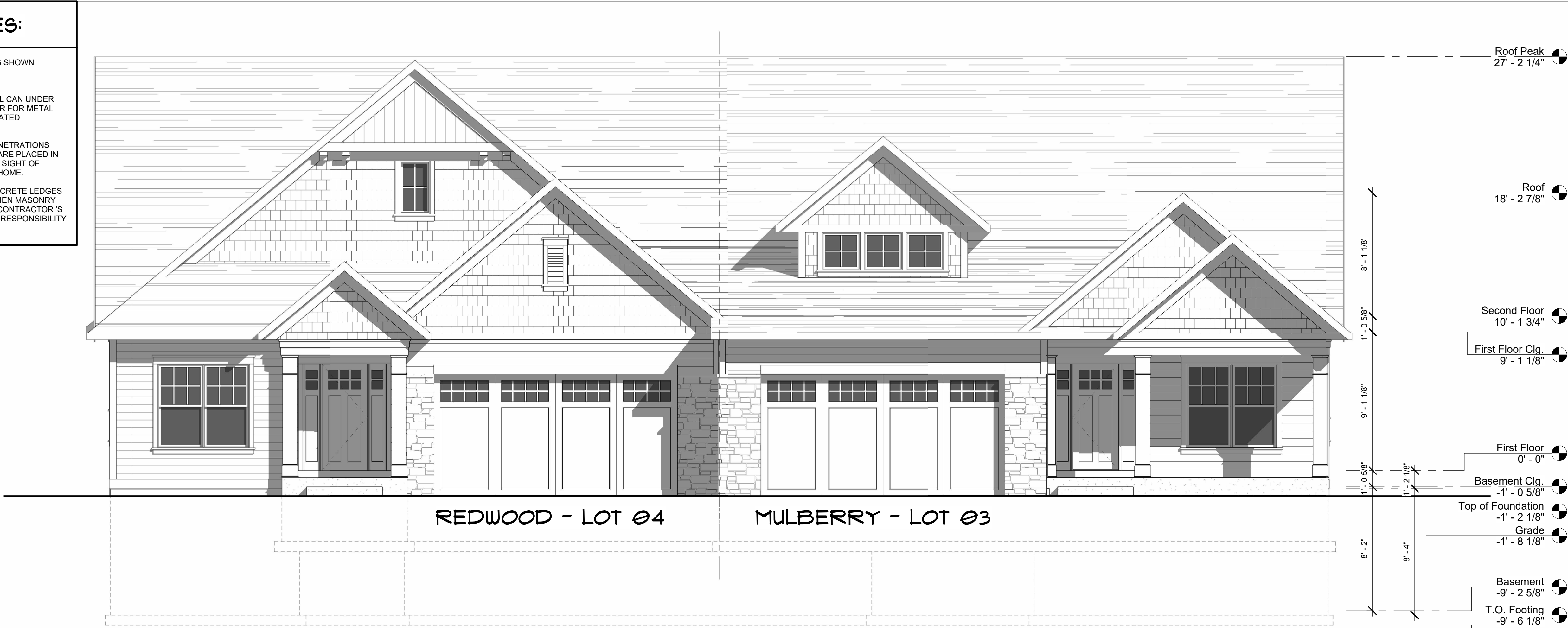
5/4" x 6" COMPOSITE CORNER BOARDS PER ELEVATION

4/4" x 6" COMPOSITE FASCIA PER ELEVATION

COMPOSITE VENTED SOFFITS PER ELEVATION

EXTERIOR WINDOW COLOR TO BE BLACK PER ELEVATION

HOUSE WRAP AND/OR TAR PAPER IN PROPER FORM ON ENTIRE EXTERIOR



1 FRONT ELEVATION

1/4" = 1'-0"



2 REAR ELEVATION

1/4" = 1'-0"

FOUNDATION WALLS DISCLOSURE:

FOUNDATION WALL HEIGHTS ARE SUBJECT TO CHANGE DUE TO GRADE AND SITE CONDITIONS.

ALL FOUNDATION WALL HEIGHTS MUST BE VERIFIED ON SITE BY THE CONTRACTOR AND SITE SURVEYOR PRIOR TO CONSTRUCTION.

FOUNDATION CONTRACTOR WILL STEP FOUNDATION WALLS AS NECESSARY TO MAINTAIN PROPER FROST PROTECTION (42" BELOW GRADE) IN ACCORDANCE TO CURRENT MINNESOTA CODE, REGULATIONS, AND ZONING.

STONE ATTACHMENT

1. VERIFY COMPLIANCE WITH INSPECTOR WHEN PAPER IS COMPLETE IN ONE WINDOW AREA.

2. WEATHER RESISTIVE BARRIERS: INCLUDE 2 LAYERS OF GRADE D PAPER WITH WEATHER RESISTIVE BARRIERS OVER WOOD BASED SHEATHING. 15 OR 15# IS NOT GRADE D PAPER. LAP VERTICAL JOINTS IN PAPER AT LEAST 2 INCHES.

3. EXTERIOR OPENINGS FLASHED: FLASH ALL EXTERIOR OPENINGS. THE NAILING FLANGE ON WINDOWS **WILL NOT** BE ACCEPTED FOR FLASHING UNLESS THE MANUFACTURERS INSULATION INSTRUCTIONS ARE PROVIDED ON SITE STATING THE FLANGE IS ACCEPTABLE AS FLASHING.

4. WINDOW FLANGES: INSTALL PAPER ON BOTTOM AND SIDES OF WINDOW **BEFORE** INSTALLING WINDOW. PAPER LOCATED ON TOP OF WINDOW SHALL GO OVER THE WINDOW FLASHING. INSTALL A SECOND LAYER OF PAPER OVER SIDE WINDOW FLANGES.

5. WINDOW OPENINGS: WATERPROOF WINDOW OPENINGS WITH CAULK, TAPE, OR LIKE MATERIAL. ALL OTHER OPENINGS MUST BE WATERPROOFED WITH CAULK, TAPE, OR LIKE MATERIAL.

6. PAPER ENTIRE WALL: BUILDING PAPER MUST BE INSTALLED ON ALL EXTERIOR WALLS INCLUDING WITHIN THE SOFFIT. INSTALL PAPER IN SHINGLE FASHION TO ENSURE PROPER WATER DRAINAGE.

7. FLASHING: AT ALL WALL/ROOF INTERSECTIONS WHERE ROOF LINE DOES NOT EXTEND PAST WALL, KICKOUT FLASHING IS REQUIRED. ALL OTHER OPENINGS MUST BE FLASHED TO ENSURE PROPER WATERPROOFING.

8. WEEP SCREED: PROVIDE A CORROSION RESISTANT WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2" AT OR BELOW THE FOUNDATION PLATE. TO ENSURE TRAPPED WATER HAS PROPER DRAINAGE TO EXTERIOR, SCREED SHALL BE A TYPE THAT ALLOWS FOR DRAINAGE AND MUST BE PLACED A MINIMUM OF 4" ABOVE EARTH OR 2" ABOVE CONCRETE. PLACE WEEP SCREEDS JUST BELOW PLATE LINE. IF PAPER HAS BEEN INSTALLED ON FOUNDATION, EXTEND WEEP SCREED ONTO FOUNDATION. ALL STONE MUST NOT EXTEND BELOW, BUT MUST COVER, ALL LATH AND PAPER.

DAVID CHARLEZ DESIGNS DOES NOT ACCEPT ANY RESPONSIBILITY FOR STONE INSTALLATION OR WATERPROOFING TECHNIQUES. REFER TO MANUFACTURER AND INSTALLERS FOR PREFERRED INSTALLATION METHODS WHICH WILL DIFFER FROM WHAT IS SHOWN.

DAVID CHARLEZ DESIGNS

18476 KENRICK AVE SUITE 202
LAKEVILLE, MN 55044
TEL: 952.428.8200
EM: Dave@DavidCharlezDesigns.com

COUNTRYJOE

HOMES

BUILDER

Country Joe Homes
22260 Dodd Blvd
Lakeville, MN 55044

REVISION SCHEDULE

Number	Issued by	
	Date	

ISSUE

03.13.24

RE-ISSUE

3/13/2024
5:09:07 PM

PROJECT

Autumn Hills
Blk 01 Lots 03-04
Lakeville, MN 55044

PROJECT #

CJH-Autumn Hills - Blk 01
Lots 03-04 - CD

DRAWN BY

SMM

DESCRIPTION

Front & Rear Elevations

a

03

ELEVATION NOTES:

SEE "TYPICAL EXTERIOR MATERIALS" FOR ALL CLADDING SHOWN
SEE FINAL PAGE FOR SQUARE FOOTAGE CALCULATIONS

METAL FASCIAS AND ROOFS HAVE THE TENDENCY TO OIL CAN UNDER CERTAIN WEATHER CONDITIONS. CONSULT CONTRACTOR FOR METAL GAUGE THICKNESS OPTIONS TO REDUCE WEATHER RELATED CONCERNS (BUBBLING, WARPING, ETC.)

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TYPICAL EXTERIOR MATERIALS	
A B C	ASPHALT SHINGLES W/ NATURAL SHADOW ARCHITECTURAL GRADE
	6" EXPOSURE COMPOSITE SIDING PER ELEVATION
	7" EXPOSURE COMPOSITE SHAKE STRAIGHT PER ELEVATION
2" STONE VENEER PER ELEVATION	
INSTALL KICK OUT FLASHING & TWO MEMBRANE TAR PAPER BACKING IN ALL STONE AREAS	
COMPOSITE STOOL & APRON WINDOW & DOOR WRAPS PER ELEVATION	
5/4" x 6" COMPOSITE CORNER BOARDS PER ELEVATION	
4/4" x 6" COMPOSITE FASCIA PER ELEVATION	
COMPOSITE VENTED SOFFITS PER ELEVATION	
EXTERIOR WINDOW COLOR TO BE BLACK PER ELEVATION	
HOUSE WRAP AND/OR TAR PAPER IN PROPER FORM ON ENTIRE EXTERIOR	



1 LEFT ELEVATION

1/4" = 1'-0"



2 RIGHT ELEVATION

1/4" = 1'-0"

FOUNDATION WALLS DISCLOSURE:

FOUNDATION WALL HEIGHTS ARE SUBJECT TO CHANGE DUE TO GRADE AND SITE CONDITIONS.

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STONE ATTACHMENT

1. VERIFY COMPLIANCE WITH INSPECTOR WHEN PAPER IS COMPLETE IN ONE WINDOW AREA.

2. WEATHER RESISTIVE BARRIERS: INCLUDE 2 LAYERS OF GRADE D PAPER WITH WEATHER RESISITVE BARRIERS OVER WOOD BASED SHEATHING. 15 OR 15# IS NOT GRADE D PAPER. LAP VERTICAL JOINTS IN PAPER AT LEAST 2 INCHES.

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8. WEEP SCREED: PROVIDE A CORROSION RESISTANT WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2" AT OR BELOW THE FOUNDATION PLATE. TO ENSURE TRAPPED WATER HAS PROPER DRAINAGE TO EXTERIOR, SCREED SHALL BE A TYPE THAT ALLOWS FOR DRAINAGE AND MUST BE PLACED A MINIMUM OF 4" ABOVE EARTH OR 2" ABOVE CONCRETE. PLACE WEEP SCREEDS JUST BELOW PLATE LINE. IF PAPER HAS BEEN INSTALLED ON FOUNDATION, EXTEND WEEP SCREED ONTO FOUNDATION. ALL STONE MUST NOT EXTEND BELOW, BUT MUST COVER, ALL LATH AND PAPER.

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COUNTRY JOE HOMES

BUILDER
Country Joe Homes
22260 Dodd Blvd
Lakeville, MN 55044

REVISION SCHEDULE

Number	Date

ISSUE
03.13.24

RE-ISSUE
3/13/2024
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PROJECT
Autumn Hills
Blk 01 Lots 03-04
Lakeville, MN 55044

PROJECT #
CJH-Autumn Hills - Blk 01
Lots 03-04 - CD

DRAWN BY
SMM

DESCRIPTION
Left & Right Elevations

a

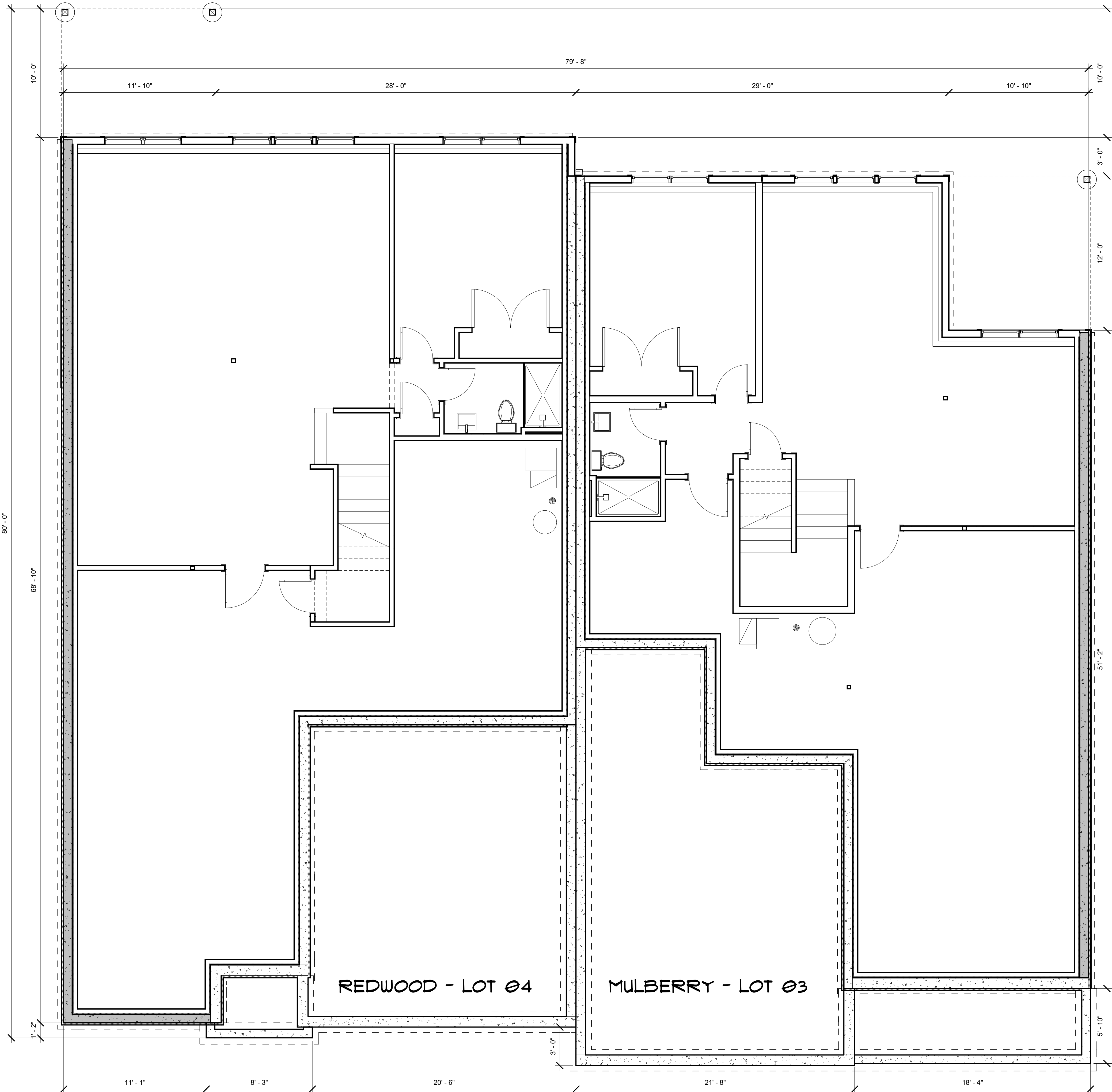
04

LOWER LEVEL NOTES:

DIMENSIONS ARE FROM FACE OF CONCRETE & FACE OF SHEATHING TO CENTER OF STUD.

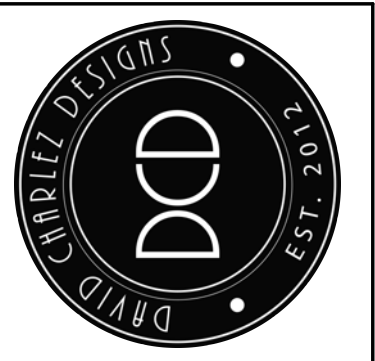
FLOOR JOISTS ARE CALLED OUT AT 16" O.C.
FLOOR SYSTEM DESIGNER VERIFY SPACING AND
ADJUST AS ALLOWED BY SPANS

CEILING HEIGHT @ 8'-2" UNLESS NOTED
T.O. WINDOW FRAMES SET @ 84" FROM FLOOR UNLESS NOTED



WINDOW NOTE:
GENERIC WINDOWS ARE CALLED OUT BY WINDOW FRAME SIZE IN INCHES. EXTERIOR WINDOW COLOR TO BE BLACK PER ELEVATION. WINDOW MANUFACTURER TO SPECIFY CLOSEST MATCHING SIZES & VERIFY EGRESS COMPLIANCE AND PROVIDE WINDOW SCHEDULE WITH ROUGH OPENINGS. WINDOW & DOOR HEADERS TO BE 2)x10 UNLESS NOTED (PER MFG. SPECS.)

STRUCTURAL NOTE:
BEAM SIZES & ALL STRUCTURAL CONSIDERATIONS SPECIFIED ON THIS SET OF PLANS MUST BE REVIEWED BY THE FLOOR SYSTEM DESIGNER OR BY A STRUCTURAL ENGINEER AND CONFIRMED TO BE STRUCTURALLY SOUND, BASED ON THAT REVIEW IF THERE ARE ANY CHANGES OR ADDED BEAM SIZES, LOCATION, ETC. THESE CHANGES MUST BE BROUGHT TO THE GENERAL CONTRACTORS ATTENTION:



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PROJECT
Autumn Hills
Blk 01 Lots 03-04
Lakeville, MN 55044

PROJECT #
CJH-Autumn Hills - Blk 01
Lots 03-04 - CD

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DESCRIPTION
Lower Level

a

06

1 LOWER LEVEL

1/4" = 1'-0"

MAIN LEVEL NOTES:

DIMENSIONS ARE FROM FACE OF SHEATHING TO CENTER OF STUD

FLOOR JOISTS ARE CALLED OUT AT 16" O.C.
FLOOR TRUSSES ARE CALLED OUT AT 19.2" O.C.
FLOOR SYSTEM DESIGNER VERIFY SPACING AND
ADJUST AS ALLOWED BY SPANS

CEILING HEIGHT @ 9'-1-1/8" UNLESS NOTED
T.O. WINDOW FRAMES SET @ 96" FROM FLOOR UNLESS NOTED



WINDOW NOTE:
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PROJECT
Autumn Hills
Blk 01 Lots 03-04
Lakeville, MN 55044

PROJECT #
CJH-Autumn Hills - Blk 01
Lots 03-04 - CD

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DESCRIPTION
Main Level

a

07

1 MAIN LEVEL

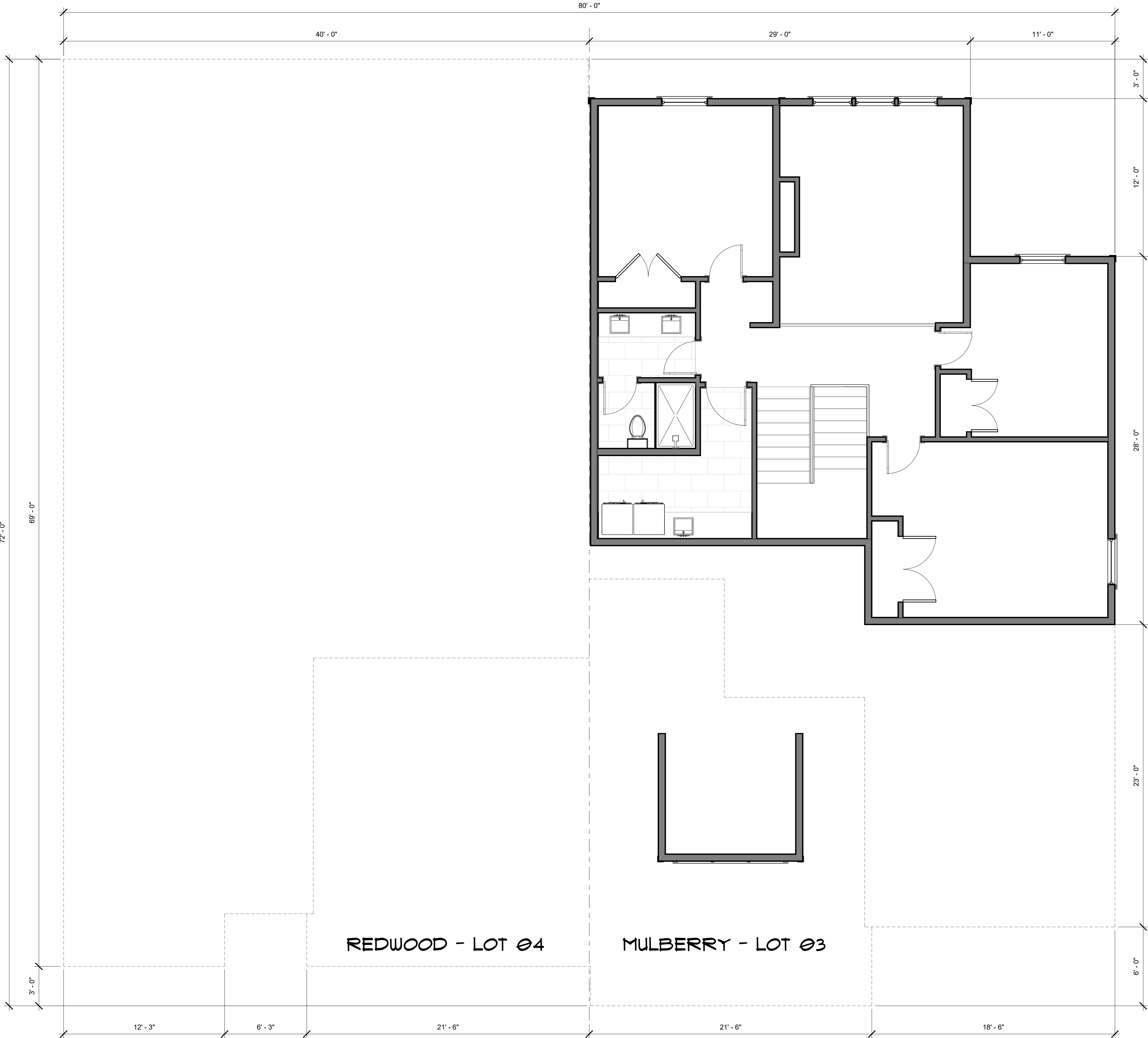
1/4" = 1'-0"

UPPER LEVEL NOTES:

DIMENSIONS ARE FROM FACE OF SHEATHING TO CENTER OF STUD

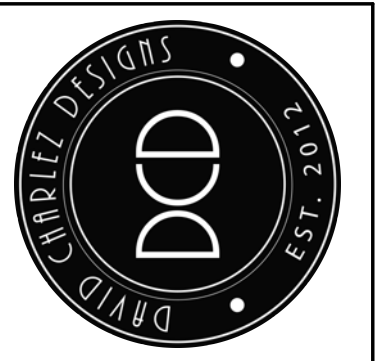
ROOF TRUSSES ARE CALLED OUT AT 24" O.C.
FLOOR/ROOF SYSTEM DESIGNER VERIFY SPACING AND
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COUNTRY JOE
H O M E S

BUILDER

Country Joe Homes
22260 Dodd Blvd
Lakeville, MN 55044

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PROJECT

Autumn Hills
Blk 01 Lots 03-04
Lakeville, MN 55044

PROJECT #

CJH-Autumn Hills - Blk 01
Lots 03-04 - CD

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SMM

DESCRIPTION

Upper Level

a

08

1 | UPPER LEVEL

1/4" = 1'-0"

Notes: Dimensions, details and conformation to all local codes are to be verified by owner and contractor prior to the start of construction. The designer of the home is not a licensed structural engineer or architect and will assume no responsibility for items including, but not limited to: construction technique, quality of material, workmanship, code adherence, safety, water proofing, insulation, radon, mold/mildew or other designs, specification or construction issues. It is recommended that a licensed engineer review all plans for structural integrity and verify that the home meets code for extraordinary wind or other natural stresses such as flooding, snowfall or substandard bearing soil. All structural members on the plans should be verified by the manufacturer and their licensed engineering staff. It is also recommended that a licensed contractor be commissioned to construct the home. All door and window size are approximate rough openings. Specific manufacture sizes vary and egress openings should be confirmed prior to construction. The home should be finished and enclosed to meet local code. Sizes of material and products reflect accepted industry standards and in no way indicate a specific manufacturer. All building components to be installed and constructed to selected manufacturer specified installation techniques and in accordance with local building codes. Optional items may be shown on the home, within the landscaping/site plan or in the rendering for illustrative purpose only. Consult builder for standard or included features. c David Charlez Designs 2024. Do not replicate with out permission (952)428-8200. David Charlez Design retains rights to all plans and detail shown.

Page 24 of 37

ELEVATION NOTES:

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1 FRONT ELEVATION

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PROJECT
Autumn Hills
Blk 01 Lots 01-02
Lakeville, MN 55044

PROJECT #
CJH-Autumn Hills - Blk 01
Lots 01-02-CD

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DESCRIPTION
Front & Rear Elevations

a03

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1

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1/4" = 1'-0"



2

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Lots 01-02-CD

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Left & Right Elevations

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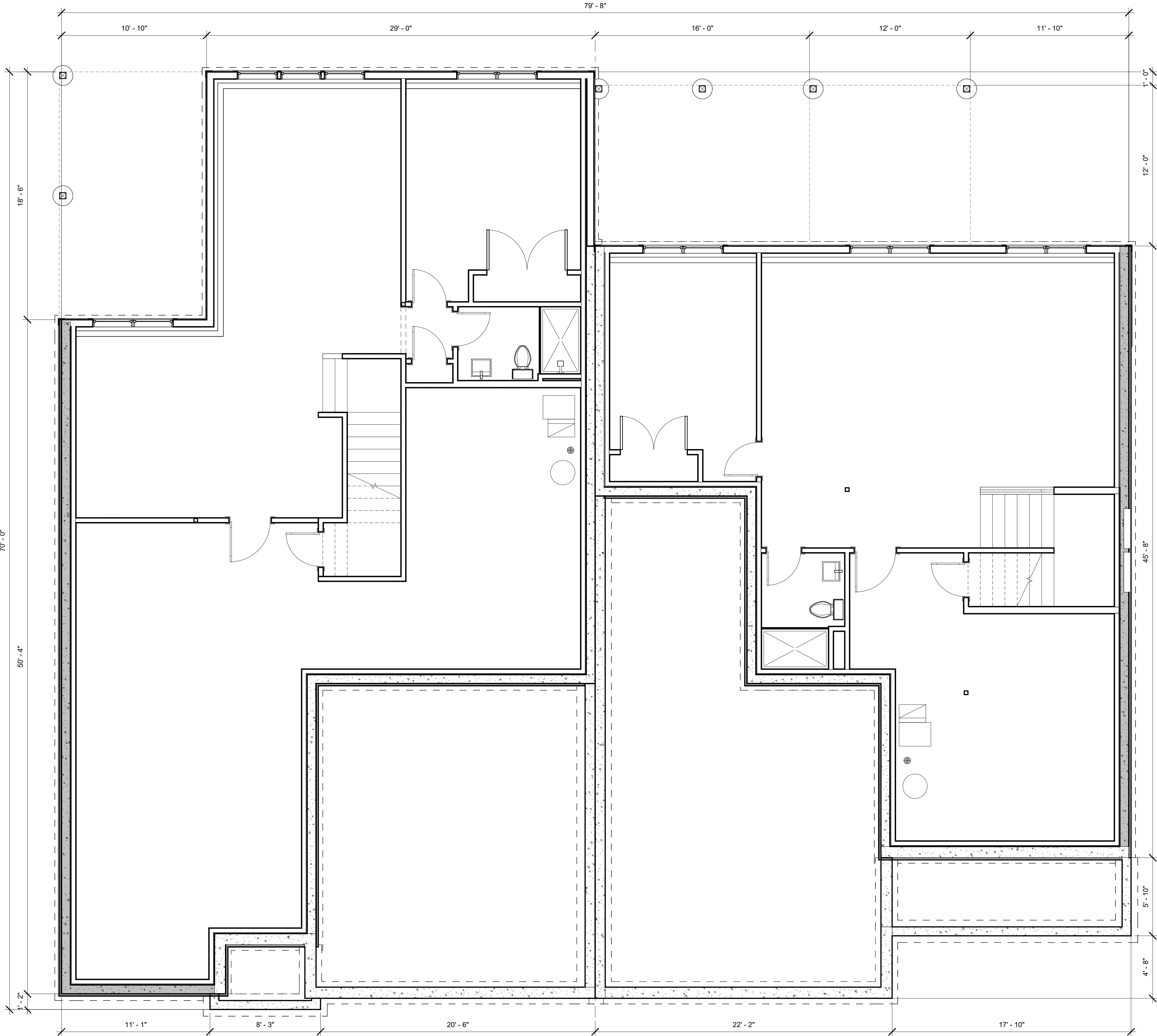
04

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REVISION	SCHEDULE	ISSUE		PROJECT	PROJECT #	DRAWN BY	DESCRIPTION
		Number	Date				
		03.13.2024		Autumn Hills Blk 01 Lots 01-02 Lakeville, MN 55044	CJH-Autumn Hills - Blk 01 Lots 01-02-CD	SMM	Lower Level

1

LOWER LEVEL - LAYOUT

1/4" = 1'-0"

a

06

MAIN LEVEL NOTES:

DIMENSIONS ARE FROM FACE OF SHEATHING TO CENTER OF STUD

FLOOR JOISTS ARE CALLED OUT AT 16" O.C.
FLOOR TRUSSES ARE CALLED OUT AT 19.2" O.C.
FLOOR SYSTEM DESIGNER VERIFY SPACING AND
ADJUST AS ALLOWED BY SPANS

CEILING HEIGHT @ 9'-1-1/8" UNLESS NOTED
T.O. WINDOW FRAMES SET @ 96" FROM FLOOR UNLESS NOTED



WINDOW NOTE:
GENERIC WINDOWS ARE CALLED OUT BY WINDOW FRAME SIZE IN INCHES. EXTERIOR WINDOW COLOR TO BE BLACK PER ELEVATION. WINDOW MANUFACTURER TO SPECIFY CLOSEST MATCHING SIZES & VERIFY EGRESS COMPLIANCE AND PROVIDE WINDOW SCHEDULE WITH ROUGH OPENINGS. WINDOW & DOOR HEADERS TO BE 2x10 UNLESS NOTED (PER MFG. SPECS.)

STRUCTURAL NOTE:
BEAM SIZES & ALL STRUCTURAL CONSIDERATIONS SPECIFIED ON THIS SET OF PLANS MUST BE REVIEWED BY THE FLOOR SYSTEM DESIGNER OR BY A STRUCTURAL ENGINEER AND CONFIRMED TO BE STRUCTURALLY SOUND. BASED ON THAT REVIEW IF THERE ARE ANY CHANGES OR ADDED BEAM SIZES, LOCATION, ETC. THESE CHANGES MUST BE BROUGHT TO THE GENERAL CONTRACTORS ATTENTION.



DAVID CHARLEZ DESIGNS
18476 KENRICK AVE SUITE 202
LAKEVILLE, MN 55044
TEL: 952.428.8200
EM: Dave@DavidCharlezDesigns.com



BUILDER
Country Joe Homes
22260 Dodd Blvd
Lakeville, MN 55044

REVISION SCHEDULE		Issued by	
Number	Date		

ISSUE		RE-ISSUE	
03.13.2024		3/13/2024	4:30:57 PM

PROJECT		PROJECT #	
Autumn Hills Blk 01 Lots 01-02 Lakeville, MN 55044		CJH-Autumn Hills - Blk 01 Lots 01-02-CD	

DRAWN BY		DESCRIPTION	
SMM		Main Level	

a

07

1 MAIN LEVEL - LAYOUT

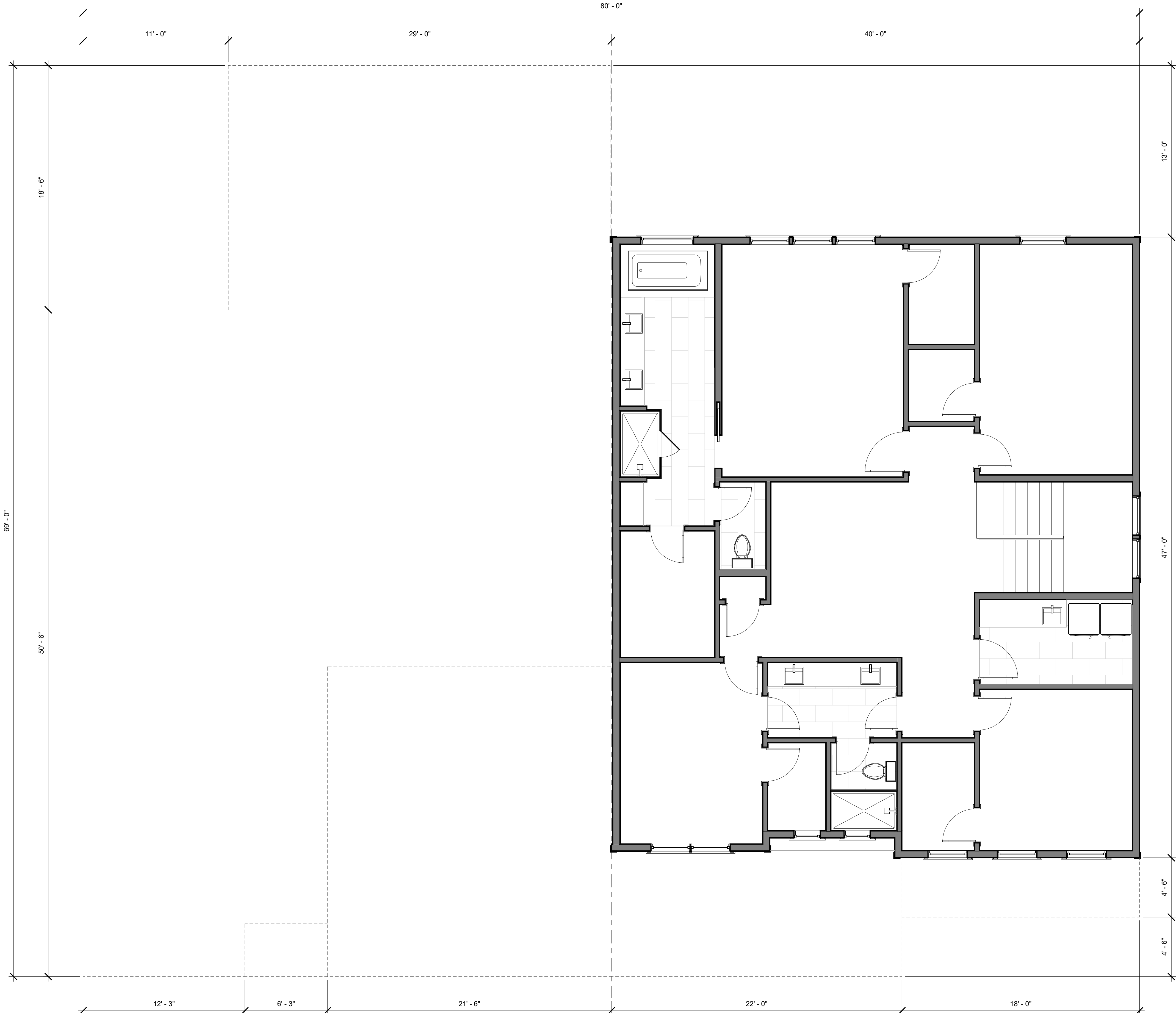
1/4" = 1'-0"

UPPER LEVEL NOTES:

DIMENSIONS ARE FROM FACE OF SHEATHING TO CENTER OF STUD

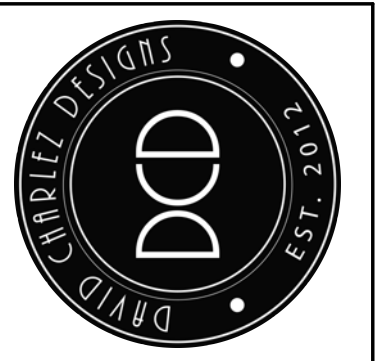
ROOF TRUSSES ARE CALLED OUT AT 24" O.C.
FLOOR/ROOF SYSTEM DESIGNER VERIFY SPACING AND
ADJUST AS ALLOWED BY SPANS

CEILING HEIGHT @ 8'-1 1/8" UNLESS NOTED
T.O. WINDOW FRAMES SET @ 84" FROM FLOOR UNLESS NOTED



WINDOW NOTE:
GENERIC WINDOWS ARE CALLED OUT BY WINDOW FRAME SIZE IN INCHES. EXTERIOR WINDOW COLOR TO BE BLACK PER ELEVATION. WINDOW MANUFACTURER TO SPECIFY CLOSEST MATCHING SIZES & VERIFY EGRESS COMPLIANCE AND PROVIDE WINDOW SCHEDULE WITH ROUGH OPENINGS. WINDOW & DOOR HEADERS TO BE 2x10 UNLESS NOTED (PER MFG. SPECS.)

STRUCTURAL NOTE:
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COUNTRYJOE
H O M E S

BUILDER
Country Joe Homes
22260 Dodd Blvd
Lakeville, MN 55044

ISSUE
03.13.2024
RE-ISSUE
3/13/2024 4:30:56 PM

PROJECT
Autumn Hills
Blk 01 Lots 01-02
Lakeville, MN 55044
PROJECT #
CJH-Autumn Hills - Blk 01
Lots 01-02-CD

DRAWN BY
SMM
DESCRIPTION
Upper Level

a

08

Notes: Dimensions, details and conformation to all local codes are to be verified by owner and contractor prior to the start of construction. The designer of the home is not a licensed structural engineer or architect and will assume no responsibility for items including, but not limited to: construction technique, quality of material, workmanship, code adherence, safety, water proofing, insulation, radon, mold/mildew or other designs, specification or construction issues. It is recommended that a licensed engineer review all plans for structural integrity and verify that the home meets code for extraordinary wind or other natural stresses such as flooding, snowfall or substandard bearing soil. All structural members on the plans should be verified by the manufacturer and their licensed engineering staff. It is also recommended that a licensed contractor be commissioned to construct the home. All door and window size are approximate rough openings. Specific manufacture sizes vary and egress openings should be confirmed prior to construction. The home should be finished and enclosed to meet local code. Sizes of material and products reflect accepted industry standards and in no way indicate a specific manufacturer. All building components to be installed and constructed to selected manufacturer specified installation techniques and in accordance with local building codes. Optional items may be shown on the home, within the landscaping/plan or in the rendering for illustrative purpose only. Consult builder for standard or included features. c David Charlez Designs 2024. Do not replicate with out permission (952)428-8200. David Charlez Design retains rights to all plans and detail shown.

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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

February 20, 2024

City of Lakeville
20195 Holyoke Ave.
Lakeville, MN 55044

Re: **AUTUMN HILL**

The Dakota County Plat Commission met on February 14, 2024, to consider the preliminary plat of the above referenced plat. The plat is adjacent to County Road 60 (185TH St.) and CSAH 9 (Dodd Blvd.) and is therefore subject to the Dakota County Contiguous Plat Ordinance.

The site includes a twin home development in the southeast quadrant of County Road 60 (185th Street) and CSAH 9 (Dodd Blvd). There will be one access off 185th Street, shown as "Street B" on the plan, as a restricted access location. The right-of-way needs are 75 feet of half right of way for CSAH 9 and County Road 60 (185th Street). Restricted access should be shown along all of Lot 31 for CSAH 9 and County Road 60. A quit claim deed to Dakota County along for restricted access is required with the recording of the plat mylars.

The Plat Commission has approved the preliminary and final plat, provided that the described conditions are met, and will recommend approval to the County Board of Commissioners on March 12, 2024.

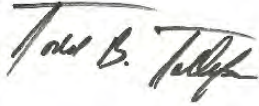
Traffic volumes on CR 60 and CSAH 9 are unknown and 15,938 ADT, respectively and are yet to be determined for CR 60 and anticipated to be 16,000 ADT for CSAH 9 by the year 2040. These traffic volumes indicate that current Minnesota noise standards for residential units could be exceeded for the proposed plat. Residential developments along County highways commonly result in noise complaints. In order for noise levels from the highway to meet acceptable levels for adjacent residential units, substantial building setbacks, buffer areas, and other noise mitigation elements should be incorporated into this development.

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

EXHIBIT L

Please contact TJ Bentley regarding permitting questions at (952) 891-7115 or Todd Tollefson regarding Plat Commission or Plat Ordinance questions at (952) 891-7070.

Sincerely,

A handwritten signature in black ink, reading "Todd B. Tollefson". The signature is written in a cursive, flowing style with a horizontal line above the first name.

Todd B. Tollefson
Secretary, Plat Commission

c: Steve Sauber



Memorandum

To: Kris Jenson, Planning Manager

From: Kris Keller, Project Engineer
Kendra Fallon, Project Engineer

Copy: Zach Johnson, City Engineer
Julie Stahl, Finance Director
Dave Mathews, Building Official
Tina Goodroad, Community Development Director
John Hennen, Parks and Recreation Director
McKenzie L. Cafferty, Environmental Resources Manager

Date: March 27, 2024

Subject: Autumn Hill

- Preliminary Plat Review
- Preliminary Grading Plan Review
- Preliminary Tree Inventory Review
- Preliminary Utility Plan Review

WSB Project Number – 024801-000

BACKGROUND

Youngfield Homes, Inc submitted a preliminary plat named Autumn Hill. The proposed subdivision is located east of and adjacent to Dodd Boulevard (CSAH 9) and south of and adjacent to 185th Street (CSAH 60). The proposed subdivision consists of two metes and bounds parcels zoned RST-2, Single and Two Family Residential District.

The preliminary plat consists of fifty-four (54) twinhome lots, one (1) detached townhome lot, and three (3) HOA common lots, within three (3) blocks, and one (1) outlot on 20.08 acres. The Developer is dedicating 2.08 acres for right-of-way for Dodd Boulevard (CSAH 9) and 2.70 acres for right-of-way for 185th Street (CSAH 60).

The outlot created with the final plat shall be deeded to the City and have the following use:

Outlot A: Stormwater management purposes; to be deeded to the City (1.72 acres)

The proposed development will be completed by:

Developer:	Youngfield Homes, Inc
Engineer/Surveyor:	Paramount Engineering & Design

SITE CONDITIONS

The Autumn Hill site consists of undeveloped land. The south ½ appears actively farmed, while the north ½ includes an existing homestead. All existing structures, accessory buildings, driveways and aprons, fences and septic systems shall be removed, and all wells shall be abandoned with the final plat. The Developer shall provide security with the final plat to ensure the work is completed and certified in accordance with all applicable codes and regulations, including demolition permit from the Building Inspections Division.

EASEMENTS

The parent parcels contain the following existing easements that do not impact the proposed subdivision and shall remain with the final plat:

- Highway easement; in favor of Dakota County (Doc. No. 355572). The easement was acquired in 2022 for the 185th Street Improvements project (CP 24-04). The right-of-way dedication will cover the easement.
- Highway easement; in favor of Dakota County (per Dakota County Right of Way Map No. 345). The easement was acquired in 2013 for the Dodd Boulevard Improvements project (CP 24-04). The right-of-way dedication will cover the easement.
- Construction Easement; in favor of the City of Lakeville (Doc. No. 3555472). The easement was acquired in 2022 for the 185th Street Improvements project (CP 24-04) and will expire on June 30, 2024.

Prior to final plat consideration:

- A 10' wide drainage and utility easement along the north boundary of Outlot A shall be shown on the final plat.
- Pipeline Easement; in favor of Francis and Shirley Marek (Doc. No. 912186) is recommended to be vacated by the Developer. The easement was to service the existing homestead and is no longer applicable.
- The blanket drainage and utility easements across the common lots shall be reviewed for applicability.

STREET AND SUBDIVISION LAYOUT

Dodd Boulevard (CSAH 9)

Autumn Hill is located east of and adjacent to Dodd Boulevard (CSAH 9), a Dakota County highway classified as a minor arterial. The 2022 Dakota County Plat Needs Map (rev. 10-27-22) identifies a half right-of-way need of 75 feet. The Developer is dedicating 2.08 acres for right-of-way for Dodd Boulevard over the area currently encumbered by a highway easement. The Dakota County Plat Commission recommended approval of the preliminary plat on February 20, 2024. The Developer is responsible for any requirements stipulated by Dakota County.

185th Street (CSAH 60)

Autumn Hill is located south of and adjacent to 185th Street, a Dakota County highway classified as a minor arterial. The 2022 Dakota County Plat Needs Map (rev. 10-27-22) identifies a half right-of-way need of 75 feet. The Developer is dedicating 2.08 acres for right-of-way for 185th Street over the area currently encumbered by a highway easement. The Dakota County Plat Commission recommended approval of the preliminary plat on February 20, 2024. The Developer is responsible for any requirements stipulated by Dakota County.

185th Street is a two-lane divided urban highway that was constructed by the City in 2023 (City Project 24-04) in partnership with Dakota County. The Developer shall reimburse the City for its share of the 185th Street roadway improvements associated with Autumn Hill with the final plat.

Local Streets

Development of Autumn Hill includes the construction of Street A and Street B, and the extension of Iden Avenue, which are classified as local streets. The streets are designed as 32-foot-wide urban street with a sidewalk along one side, within a 60-foot-wide right-of-way. The Developer is dedicating the necessary right-of-way as shown on the preliminary plat.

CONSTRUCTION ACCESS

Construction traffic access and egress for grading, utility and street construction is restricted to the 185th Street and Street B intersection. Construction access via Iden Avenue (from the Feldman Heights development to the south) is prohibited.

PARKS, TRAILS, AND SIDEWALKS

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

The Park Dedication requirement has not been collected on the parent parcels and shall be satisfied through a cash contribution with the final plat. The fee is based on the rate in effect at the time of final plat approval.

UTILITIES

SANITARY SEWER

Autumn Hill is located within subdistrict NC-20180 of the North Creek sanitary sewer district. The City's engineering consultant, SEH, previously completed a sanitary sewer analysis that determined the existing downstream facilities within the Lake Marion sanitary sewer district had sufficient capacity to serve the Autumn Hills subdivision. Wastewater will be conveyed through City sanitary sewer located in ML-70190 of the Lake Marion sanitary sewer district to the MCES interceptor sewer (7103) monitored by meter M646. Wastewater treatment is provided by the Empire Wastewater Treatment Facility.

Development of Autumn Hill includes the construction of public sanitary sewer. 8-inch sanitary sewer will extend within the subdivision connecting from an existing stub located within Iden Avenue, north of 187th Street.

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

WATERMAIN

Development of Autumn Hill includes the construction of public watermain. 8-inch watermain will extend within the subdivision from an existing stub located within Iden Avenue, north of 187th Street.

Watermain was installed along 185th Street by the City in 2023 (City Project 24-04). The Developer shall reimburse the City for its share of the watermain improvements associated with Autumn Hill with the final plat. The Lateral Watermain Charge has not been collected on the parent parcels and shall be paid with the final plat. The fee is based on the rate in effect at the time of final plat approval.

DRAINAGE AND GRADING

Development of Autumn Hill includes the construction of a public stormwater management basin. The basin will be located in Outlot A and provide treatment and rate control of stormwater runoff generated from the site. The basin outlets to the north to the wetland north of 185th Street (CSAH 60). The stormwater management design is consistent with the City's stormwater management ordinance.

The final grading plan shall identify all fill lots in which 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 permits will not be issued until a soils report and an as-built certified grading plan are submitted and approved by City staff.

Autumn Hill 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.

STORM SEWER

Development of Autumn Hill includes the construction of public storm sewer systems. Storm sewer will be constructed within the subdivision to collect and convey stormwater runoff generated from within the public right-of-way and lots to the public stormwater management basin located within Outlot A.

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

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

RESIDENTIAL BUFFER YARD REQUIREMENTS

185th Street and Dodd Boulevard are classified as minor arterials; therefore, buffer yard and screening requirements apply to Lots 1-24, Block 1. A buffer yard containing earth berm and/or plantings of sufficient density to provide a visual screen and reasonable buffer a minimum of ten feet in height is required. A certified as-built grading plan of the buffer yard berm must be submitted and approved by City staff prior to the installation of any buffer yard plantings.

FEMA FLOODPLAIN ANALYSIS

Autumn Hill is shown on the Flood Insurance Rate Map (FIRM) as Zone X by the Federal Emergency Management Agency (FEMA). Based on this designation, there are no areas in the plat located within a Special Flood Hazard Area (SFHA), as determined by FEMA.

WETLANDS

A wetland delineation was completed for the site. There are no wetland impacts proposed with the Autumn Hill preliminary plat.

TREE PRESERVATION

A tree preservation/inventory plan was submitted by the Developer. There are approximately 155 significant trees located within the preliminary plat boundaries. The majority of the trees will be removed for the grading of site.

EROSION CONTROL

The Developer is responsible for obtaining a MPCA Construction Permit and updating the SWPPP, including changes during construction, for the duration of the project. The permit requires that all erosion and sediment BMPs be clearly outlined in the project SWPPP.

The Developer is responsible for the establishment of native vegetation around all stormwater management basins. Additional erosion control measures may be required during construction as deemed necessary by City staff. Any additional measures shall be installed and maintained by the Developer.

The MS4 Administration Fee has not been collected on the parent parcels and shall be paid with the final plat. If the Developer chooses to begin grading operations following City Council approval of the preliminary plat, the MS4 Administration Fee must be paid with the grading permit.

RECOMMENDATION

Engineering recommends approval of the preliminary plat, grading and erosion control plan, tree preservation, and utility plan for the preliminary plat of Autumn Hill, subject to the requirements and stipulations within this report.

If you or the applicant have any questions regarding these comments, please contact Kris Keller at (612) 419-3083 or kkeller@wsbeng.com.



Memorandum

FYI

To: Planning Commission
From: Kris Jenson, Planning Manager
Date: March 28, 2024
Subject: Future and Continued Planning Commission Agenda Items
Summary of City Council Actions on Planning Commission Items

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

- Public hearing for the first round of Zoning Ordinance updates.
- Superior Sand and Gravel Interim Use Permit for mining and excavation on the Bury property.
- Planning Commission work session on Zoning Ordinance updates.

At their March 18, 2024 meeting, the City Council:

- Approved the Urgent/Vet Conditional Use Permit.