



AGENDA

PLANNING COMMISSION MEETING

October 3, 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/LiveTV. The Chair will allow for public comments and questions at the appropriate time.

1. Call to order, and flag pledge
2. Roll Call
3. Approval of Minutes
 - a. September 19, 2024 Planning Commission meeting minutes
4. Announcements
5. Public Hearing
 - a. Crown LMN, LLC
 1. Preliminary plat of one lot to be known as Crown Lakeville Apartments.
 2. Conditional use permit to allow the following in the RH-2, Multiple Family Residential District:
 - o Construction of more than one principal residential building on one lot of record; and
 - o Construction of multiple family residential buildings that are greater than 48 feet in height; and
 - o An exception to the exterior materials provisions.
 - b. LPDC LLC
 1. Preliminary plat of one industrial lot to be known as Lakeville 35 Logistics Center North Addition.
 2. Conditional use permit to allow a warehouse use in the OP, Office Park District.
6. Staff Notices
 - a. Planning Manager's Memo

Planning Commission Meeting Agenda
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7. Adjourn

CITY OF LAKEVILLE.
PLANNING COMMISSION MEETING MINUTES
September 19, 2024

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, Amanda Tinsley, Jason Swenson, Alternate Mark Traffas, Patty Zuzek, Ex-Officio Jeff Hanson.

Members Absent: Chair Jenna Majorowicz, Patrick Kaluza

Staff Present: Kris Jenson, Planning Manager; Zach Johnson, City Engineer; Tina Morrow, Recording Secretary

3. Approval of the Meeting Minutes

The September 5, 2024 Planning Commission meeting minutes were approved as presented.

4. Announcements

None

5. City of Lakeville

City Engineer Zach Johnson presented the 2025-2029 Capital Improvement Plan (CIP). He reviewed the objectives of the CIP and indicated that the CIP's components include future transportation, parks and recreation, utilities, facilities, environmental resources, equipment and technology for the years 2025-2029. The project descriptions, locations, revenues and expenditures are included in the CIP.

Mr. Johnson reviewed the CIP map and explained the reconstruction projects and the specific year that project will be completed. He highlighted several road construction, parks and recreation, and utility projects that will be completed in the next five years.

Mr. Johnson stated that staff has reviewed the 2025-2029 CIP and finds it to be consistent with the 2040 Comprehensive Plan and therefore recommends approval as presented.

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

- The cost of the revised CIP each year. Mr. Johnson indicated the CIP is a level of estimate that is not included in the annual budget.
- Commissioner Swenson indicated that he will be abstaining from this discussion and vote due to potential conflicts of interest given his employment with the Minnesota Department of Transportation and the upcoming I-35/Kenwood Trail (CSAH 50/5) project.

Motion was made by Einck, seconded by Zuzek to recommend to the City Council the 2025-2029 Capital Improvement Plan as presented, finding that it is consistent with the City's 2040 Comprehensive Plan.

Ayes: Zuzek, Traffas, Tinsley, Zimmer, Einck

Nays: Swenson – abstained

6. Cedar Hill North

Vice Chair Zimmer opened the public hearing to consider the application of US Home, LLC (Lennar) for the following: 1. Comprehensive Plan amendment to re-guide property from Low/Medium Density Residential to Low Density Residential, from Low/Medium Density Residential to Medium/High Density Residential, and from Medium/High Density Residential to Low Density Residential and 2. Zoning Map amendment to rezone property from RM-3, Medium Density Residential District to RST-2-, Single- and Two-Family Residential District and to rezone property from RST-2-, Single- and Two-Family Residential District to RM-3, Medium Density Residential District to consider attached and detached townhomes in a subdivision to be known as Cedar Hills North.

Steve Troskey from Lennar presented a brief overview of the request.

Planning Manager Kris Jenson presented the planning report. Ms. Jenson stated that the applicant has applied for comprehensive plan and zoning map amendments in conjunction with the development of a residential subdivision to be known as Cedar Hills North.

She stated the subject site involves seven properties that are located north of 200th Street (CR 64), between Cedar Avenue (CSAH 23) and the municipal boundary with the City of Farmington. A homesite abutting 200th Street is not a part of the proposed Cedar Hills North development and therefore not included in the request for a comprehensive plan amendment and rezoning. The requests are to facilitate the development of approximately 74 acres for the proposed construction of 89 single family lots and 144 attached townhome lots.

The comprehensive plan amendment includes requiring a portion of the site from Low/Medium Density Residential to Medium/High Density Residential, a portion of the site

from Medium/High Density Residential to Low Density Residential, and the remainder of the Low/Medium Density Residential area to Low Density Residential.

The zoning map amendments include rezoning from RM-3, Medium Density Residential to RST-2, Single and Two-Family Residential District and from RST-2, Single and Two-Family Residential District to RM-3, Medium Density Residential District.

Community Development Department staff recommends approval of the Cedar Hill North comprehensive plan amendment and zoning map amendment, and approval of the Findings of Fact dated September 19, 2024.

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

There were no comments from the audience.

Motion was made by Einck, seconded by Zuzek to close the public hearing at 6:25 p.m.

Voice vote was taken on the motion.

Ayes – unanimous

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

- Will the ghost plat presented on Exhibit D of the 09-10-24 planning report stay consistent with the land around it?
- Commissioner Swenson is in favor of the comprehensive plan as presented.

Motion was made by Swenson, seconded by Zuzek to recommend to City Council approval of the Cedar Hills North comprehensive plan amendment and zoning map amendment, and approval of the Findings of Fact dated September 19, 2024:

Ayes: Zuzek, Traffas, Tinsley, Zimmer, Einck, Swenson

Nays: 0

There being no further business, the meeting was adjourned at 6:35 p.m.

Respectfully submitted,

Tina Morrow, Recording Secretary



Memorandum

To: Planning Commission
From: Kris Jenson, Planning Manager
Date: September 24, 2024
Subject: Packet Material for the October 3, 2024 Planning Commission Meeting

Agenda

- Item:** 1. Preliminary plat of one lot to be known as Crown Lakeville Apartments;
2. Conditional use permit to allow the following in the RH-2, Multiple Family Residential District:
- a. Construction of more than one principal building on one lot of record; and
 - b. Construction of multiple family residential buildings that are greater than 48 feet in height; and
 - c. An exception to the exterior material requirements.

Action Deadline: November 15, 2024

BACKGROUND

Crown LMN, LLC has submitted applications and plans for a preliminary plat and conditional use permits for Crown Lakeville Apartments, which proposes one lot and one outlot two multi-family apartment buildings on about 10 acres of land located north of 210th Street (CSAH 70) and west of Keokuk Avenue. The property currently includes a single-family home and is heavily wooded.

The preliminary plat plans have been submitted to the Engineering Division and Parks and Recreation Department for review.

EXHIBITS

- A. Location Map
- B. Zoning Map
- C. Existing Conditions

- D. Preliminary Plat
- E. Site Plan
- F. Grading Plan
- G. Utility Plan
- H. Tree Preservation Plan
- I. Tree Inventory
- J. Landscape Plan
- K. East Building Elevation Plans (2 pages)
- L. East Building Floor Plans (5 pages)
- M. West Building Elevation Plans (2 pages)
- N. West Building Floor Plans (3 pages)
- O. Plat Commission Letter dated June 23, 2023

PLANNING ANALYSIS

PRELIMINARY PLAT

Comprehensive Plan. The property is located in Planning District No. 6 of the 2040 Comprehensive Land Use Plan and is within the current Metropolitan Urban Service Area (MUSA). City municipal services, including sanitary sewer service, are available to serve the property. The subject property is guided HDR, High Density Residential in the 2040 Comprehensive Land Use Plan. The proposed Crown Lakeville Apartments preliminary plat meets the recommended goals and objectives outlined in Planning District No. 6 of the 2040 Comprehensive Plan.

Zoning and Surrounding Uses. The subject property is zoned RH-2, Multiple Family Residential District. The proposed preliminary plat is surrounded by the following land uses:

Direction	Existing Use	Land Use Plan	Zoning
North	Large lot single family home	Low/Medium Density Residential	RST-2, Single and Two-Family Residential District
South	210 th Street (CSAH 70), large lot single family home, vacant parcel	210 th Street right of way and Commercial	RAO, Rural Ag Overlay District, C-3, General Comm. District
East	Authentix multi-family development, wetlands, vacant parcel	High Density Residential, Commercial	Undesignated (Right-of-Way
West	Large lot single family home	Rural Density Residential	RA, Rural Agricultural District

Lots and Blocks. The proposed lot exceeds the minimum lot area and lot width requirements of the RH-2 District.

	Minimum	Proposed
Lot Area	20,000 Square Feet	319,199 square feet
Lot Width Requirements	100 feet	655 feet

Development Density. Section 11-62-13.B.1 of the Zoning Ordinance requires multiple family uses to provide a minimum of 1,675 square feet of net lot area per dwelling unit. The area Lot 1, Block 1 is 7.27 acres or 319,199 square feet. Based on 182 dwelling units, the lot area per unit for the proposed multiple family use is 1,753 square feet per dwelling unit, which complies with the Zoning Ordinance.

Premature Subdivision Criteria. The preliminary plat is not premature under the terms of the Subdivision Ordinance. All utilities and public streets are in place to serve the subject property.

Capital Improvement Program (CIP). All proposed improvements necessary for the development of Crown Lakeville Apartments will be privately funded by the developer.

Streets. Crown Lakeville Apartments abuts 210th Street (CSAH 70), a principal arterial roadway as identified in the City's Comprehensive Transportation Plan and will have a driveway access from 210th Street as well as a future private drive connection along the north side of 210th Street to Keokuk Avenue. The Dakota County Plat Commission met at its June 21, 2023 meeting to review the Crown Lakeville Apartments preliminary plat under the terms of the Contiguous Plat Ordinance (plats adjacent to County Roads) and recommended approval of the preliminary plat (Exhibit O). The required right of way for 210th Street will be dedicated with the final plat.

Outlot. There is one outlot in the Crown Lakeville Apartments preliminary plat. Outlot A is 1.01 acres, consists of a wetland and buffers, and will be deeded to the City with the final plat.

Grading, Drainage, Erosion Control and Utilities. City sanitary sewer and water is currently available to the site, which is within the current MUSA. All public utilities will be constructed by the developer to serve the proposed preliminary plat following final plat approval. Grading and utility plans have been submitted with the Crown Lakeville Apartments preliminary plat plans. Grading, drainage, erosion control, utility, and tree preservation review comments are addressed in the engineering report prepared by Alanna Sobotka, Civil Engineer and Mac Cafferty, Environmental Resources Manager, dated September 24, 2024. A copy of the engineering report is attached for reference.

Park Dedication. The 2015 Parks Trails, and Open Space plan identifies a neighborhood park service area primarily south of this site, in an area not yet available to be served by municipal utilities. Park dedication will be satisfied with a cash fee in effect at the time of final plat approval.

Wetlands. A wetland delineation was completed for the site on September 4, 2024. The majority of the wetland area on site will be located within Outlot A and deeded to the City with the final plat. See the September 24, 2024 Engineering report for additional information.

Tree Preservation. The tree preservation plan (Exhibit H) identifies 519 significant trees on the entire 9.94 acre site. Due to the high-density residential development proposed, 495 trees (4.6%) will be removed with the residential development, with 24 trees remaining, most all of which are within the wetland on site. See the September 24, 2024 Engineering report for additional information.

CONDITIONAL USE PERMIT: CONSTRUCTION OF MORE THAN ONE PRINCIPAL RESIDENTIAL BUILDING ON ONE LOT OF RECORD.

Section 11-62-7 of the Zoning Ordinance allows multi-family buildings on a single parcel subject to approval of a conditional use permit, provided that the applicable provisions of Section 11-62-17 are met. The purpose of this requirement is to ensure that there is a mechanism in place by which common areas will be maintained. The Developer intends to maintain ownership of the site and buildings and will be responsible for all site maintenance costs.

CONDITIONAL USE PERMIT: CONSTRUCTION OF MULTIPLE FAMILY RESIDENTIAL BUILDINGS THAT ARE GREATER THAN 48 FEET IN HEIGHT.

Multiple family buildings within the RH-2 District are limited to a height of four stories or 48 feet, whichever is less. The Zoning Ordinance defines building height as “the distance measured from the mean ground level to the mean height of the roof. Exhibits K and M show the exterior elevations of each building, including the height. Due to the topography of the site and that each building includes underground parking, the mean ground level is below that of the first floor of each apartment building. Both buildings have a building height of 48 feet when measured from the first-floor level. However, given the varying ground levels around each building, in part to provide access to the underground parking areas, both buildings exceed the 48 feet height maximum.

Exhibit K shows that the east building’s average grade is 93 feet (for the purposes of measuring building height, the first-floor grade is marked at 100 feet, and all other measurements based off that elevation) and that the parapet height is 148 feet. Based on the Zoning Ordinance definition, the building height is 55 feet. The plan shows that the roof deck is 43 feet, 7 inches, which is 4 feet, 5 inches below the parapet. Parapet walls less than three feet above the limiting height of the building are exempt from building height limits, which does not apply to this building.

Exhibit M shows that the west building’s average grade is 92 feet 4 inches, that the parapet height is 147 feet, which is a building height of 54 feet, 8 inches. The roof height is 142 feet 7 ½ inches, 4 feet and 4 ½ inches below the parapet height.

Section 11-17-7.E of the Zoning Ordinance states that building heights in excess of the standards established within the individual zoning districts may be allowed through a CUP provided that the intensity of use, traffic impacts, public utilities, setbacks, airport zoning regulations, and the general performance standards of Section 11-4-7 for all CUPs are considered. Intensity of the use, traffic impacts, public utilities, and performance standards are addressed below. The Crown Lakeville Apartments site is over three miles from Airlake Airport and therefore is not in conflict with airport zoning regulations.

Section 11-17-7.E also requires that for each additional 10 feet above the maximum building height allowed within the RH-2 District, the front and side yard setbacks are increased by five feet. The table below reflects the required 30 foot setback of the RH-2 District plus the additional five feet required for the front and side yard setbacks due to the additional building height. The locations of the proposed multiple family buildings within the lot meets or exceeds the minimum setbacks required by the Zoning Ordinance.

	Front (South)	Rear (North)	Side (West)	Side (East)
Required	35 feet.	30 feet.	35 feet.	35 feet
Proposed	100+ feet.	30 feet.	70+ feet.	75+ feet

The CUP performance standards to allow additional building height are listed below:

A. The use and the site in question shall be served by a street of sufficient capacity to accommodate the type and volume of traffic which would be generated and adequate right of way shall be provided. The site's primary access is to 210th Street (CSAH 70), which is designated as a minor arterial street in the City's Transportation Plan. The street is designed and has sufficient capacity to serve the Crown Lakeville Apartments. See the September 24, 2024 Engineering report for more information.

B. The site design for access and parking shall minimize internal as well as external traffic conflicts and shall be in compliance with chapter 19 of this title. The site has one access point from 210th Street (CSAH 70) which provides access to the parking area as well as two of the three underground parking garages. The third garage access point is at the northeast side of the west building.

C. If applicable, a pedestrian circulation system shall be clearly defined and appropriate provisions made to protect such areas from encroachment by parked or moving vehicles. A sidewalk will extend from the existing trail along the north side of 210th Street (CSAH 70) into the site, providing connections to the sidewalks that run along the front of each building to the various entrances. Due to the outdoor amenity space at the northwest corner of the east building, a separate sidewalk is provided along the north side of the east building. There is also a sidewalk and crosswalk connection between the two buildings near their main access doors.

D. Adequate off-street parking and off-street loading shall be provided in compliance with chapters 19 and 20 of this title. The east building has 94 units and the west building 88 units for a total of 182 units and an average of 1.7 bedrooms per unit. Section 11-19-13 requires multiple

family dwellings to provide 2.0 parking stalls per dwelling unit if there are less than 2.0 bedrooms per dwelling unit. Based on 182 dwelling units, 364 parking spaces are required. Underground parking provides 227 spaces with another 160 surface stalls for a total of 377 parking spaces, which exceeds the parking requirements for the site. Of the 377 parking spaces, nine ADA accessible spaces are located within the underground garages with another eight spaces provided in the surface parking lot. The breakdown of surface and garage parking shown on the submitted plans is summarized below:

East Building Garage Spaces	103
West Building Garage Spaces	114
Surface Parking Spaces	160
Total	377

The proposed off-street parking areas and drive aisles are setback more than 15 feet from the property line adjacent to 215th Street (CSAH 70) and at least five feet from the side and rear property lines. Section 11-19-7.I.1 of the Zoning Ordinance requires off-street parking stalls to have minimum dimensions of 9 feet by 20 feet and drive aisles at least 24 feet in width. The proposed surface parking spaces are 9 feet by 20 (9 feet by 18 feet next to the sidewalk) and the driveway aisles are 26 feet in width, which meets ordinance requirements. Section 11-19-7.I.3 requires that parking spaces within multi-family structures be a minimum of 9 feet wide by 18 feet deep with access aisles at least 24 feet in width. Plans submitted indicate that the proposed parking stalls and aisles within the underground structures meet these minimum requirements. The east building garage stalls are a minimum 9 feet by 18 feet. The parking area is surrounded by perimeter concrete curb as required by Section 11-19-7.I.15 of the Zoning Ordinance.

E. Loading areas and drive-up facilities shall be positioned so as to minimize internal site access problems and maneuvering conflicts, to avoid visual or noise impacts on any "adjacent" residential use or district, and provided in compliance with chapter 20 of this title. This standard does not apply to the Crown Lakeville Apartments development.

F. Whenever a nonresidential use "is adjacent to" a residential use or district, a buffer area with screening and landscaping shall be provided in compliance with chapter 21 of this title. This standard does not apply to the Crown Lakeville Apartments development.

G. General site screening and landscaping shall be provided in compliance with chapter 21 of this title. The landscape plan (Exhibit J) includes a row of overstory trees between 215th Street and the access drive to the site, within the parking lot islands, and scattered around the remainder of the site. Prior to City Council consideration of the preliminary plat, the plant schedule must be updated to reflect that all conifers must be a minimum of eight feet in height at the time of planting and identify minimum shrub heights in accordance with Zoning Ordinance requirements, not container size as shown.

H. All exterior lighting shall be so directed so as not to cast glare toward or onto the public right of way or neighboring residential uses or districts, and shall be in compliance with section 11-16-17 of this title. In conjunction with the final plat submittal, a photometric plan must be submitted and demonstrate compliance with Section 11-16-17 of the Zoning Ordinance. All exterior lighting shall be downcast and not glare onto other residential properties. The lighting plan must show the location, height, type, and illumination pattern of all exterior lighting, demonstrating that the intensity of exterior lighting is limited to one foot-candle measured at the right of way or property line.

I. Potential exterior noise generated by the use shall be identified and mitigation measures as may be necessary shall be imposed to ensure compliance with section 11-16-25 of this title. It is not anticipated that the multiple family development will generate noise above and beyond what can be expected by any residential development.

J. The site drainage system shall be subject to the review and approval of the city engineer. See the September 24, 2024 Engineering report for more information.

K. The architectural appearance and functional design of the building and site shall not be so dissimilar to the existing or potential buildings and area so as to cause a blighting influence. All sides of the principal and accessory structures are to have essentially the same or coordinated, harmonious exterior finish materials and treatment. See the section below for information regarding the CUP requested for the proposed exterior materials.

L. Provisions shall be made for daily litter control, an interior location for recycling, and trash handling and storage or an outdoor, enclosed receptacle area shall be provided in compliance with section 11-18-11 of this title. Each underground garage includes a refuse room, as does each floor of both apartment buildings. There are no exterior waste enclosures proposed for the site.

M. All signs and informational or visual communication devices shall be in compliance with chapter 23 of this title. At this time, no signs are proposed with the project. Should the Developer decide to add signs in the future, they will be subject to Section 11-23 of the Zoning Ordinance and a permit must be issued prior to the installation of any signs, permanent or temporary, on the site.

N. The use and site shall be in compliance with any federal, state or county law or regulation that is applicable and any related permits shall be obtained and documented to the city. This standard does not apply to the Crown Lakeville Apartments development.

O. Any applicable business licenses mandated by this code are approved and obtained. This standard does not apply to the Crown Lakeville Apartments development.

P. The hours of operation may be restricted when there is judged to be an incompatibility with a residential use or district. This standard does not apply to the Crown Lakeville Apartments development.

Q. The use complies with all applicable performance standards of the zoning district in which it is located and where applicable. Provided the site is developed in compliance with the stipulations of this report, the use will be in compliance with all applicable performance standards.

CONDITIONAL USE PERMIT: AN EXCEPTION TO THE EXTERIOR MATERIALS PROVISIONS.

Section 11-17-9.G states that exceptions to the provisions may be granted as a CUP subject to the applicant demonstrating that the proposed building materials maintains the quality in design and materials intended by the Zoning Ordinance, that the proposed building design and materials are compatible and in harmony with other structures within the district, and that the justification for deviation from the requirements shall not be based on economic considerations.

Section 11-62-19.B of the Zoning Ordinance requires multiple family buildings to include a variation in building materials to be distributed throughout the building elevations and coordinated into the architectural design. Each building is required to have a minimum of 50% of the combined area of all elevations of the structure have an exterior finish of brick, stucco, and/or natural or artificial stone. Windows and doors are excluded from the building elevation calculations.

The submitted building elevation plans (Exhibits K and M) identify the type of all exterior finish materials and include a schedule indicating the percent of the total area of the exterior of the principal buildings using required materials. Both buildings have 52% brick exterior for the building when the exposed portions of the underground garage are excluded. Due to the topography of the site and the west building having a dual-level underground garage, more of the garage exterior is exposed than would typically be seen. Including the integrally colored rock face block proposed for the garage levels, the total area of brick on the west building is 46% while the east building is 47%.

Staff's review of the request for an exception to the exterior materials provisions finds that the design and materials of the proposed buildings are compatible and consistent with other multiple family structures in the RH-2 District or subject to RH-2 standards. Staff also notes that providing the additional underground garage level, which led to this CUP request, provides each unit in the west building an underground parking space, thereby reducing the number of required surface parking spaces, which in turn provided space for amenity area including a playground, pool, and splash pad available to the residents. It is staff's opinion that the CUP for an exception to the exterior materials requirement is justified.

SITE PLAN

Floor Area Ratio. Section 11-62-13.B.2 of the Zoning Ordinance limits the floor area ratio for the proposed multiple family buildings to 0.7 as the subject site abuts property zoned RST-2 District to the north. The gross floor area of the proposed buildings is currently 231,357 square feet and

the current area of Lot 1 is 319,199 square feet, for a FAR of 0.72, which exceeds the Zoning Ordinance maximum. Prior to City Council consideration, the site and buildings must be adjusted to meet the FAR of 0.7.

Dwelling Units. The proposed buildings have a mix of one- and two-bedroom dwelling units, summarized in the table below:

	Min Floor Area Required	Proposed Floor Area	# of Units	% of Total Units
1 Bedroom	700sf.	783 sf.	54	30%
2 Bedroom	800sf.	1,011-1,067 sf.	128	70%

The proposed dwelling units comply with the minimum floor area requirements specified in Section 11-17-13.B of the Zoning Ordinance.

Amenity Area. The site plan indicates an amenity area attached to the east building, which includes a patio, pool, playground, and splash pad and is enclosed with a decorative black metal fence. Section 11-21-5.A of the Zoning Ordinance requires details regarding fencing for the patio and pool area to be submitted for review and approval by the Zoning Administrator, including compliance with Section 11-21-5.G of the Zoning Ordinance related to pools.

Findings of Fact in consideration of the conditional use permits are attached.

RECOMMENDATION

Community Development Department staff recommends approval of the preliminary plat and conditional use permits for Crown Lakeville Apartments, subject to the following stipulations:

1. Implementation of the recommendations listed in the September 24, 2024 engineering report.
2. Park dedication must be paid at the time of final plat approval.
3. Outlot A shall be deeded to the City with the final plat.
4. All landscaped areas shall be irrigated and the developer shall submit a financial security to guarantee installation of the approved landscaping at the time of final plat approval.
5. All signs shall comply with the Zoning Ordinance requirements. A sign permit shall be issued by the Planning Department prior to the installation of any signs.
6. Snow storage shall not take place in required parking spaces.

7. Details about the fence surrounding the amenity area must be submitted to the Zoning Administrator prior to installation, to confirm compliance with Section 11-21.5 of the Zoning Ordinance.
8. A site lighting plan shall be submitted prior to issuance of a building permit. Site lighting shall not exceed one foot candle at the property line adjacent to public right-of-way. All exterior light fixtures shall be down-cast design so as not to glare onto public right-of-way and adjacent properties.
7. Prior to City Council consideration, the plant schedule on the landscape plan must be amended to show a minimum planting size of eight feet for all conifers and to identify minimum shrub heights in accordance with Zoning Ordinance requirements, not container size as shown.
8. Prior to City Council consideration, the site plan must be modified to meet the Floor Area Ratio (FAR) of 0.7.



Preliminary
Plat area

205TH ST

KEYSTONE AVE

207TH ST

KEOKUK AVE

I-35

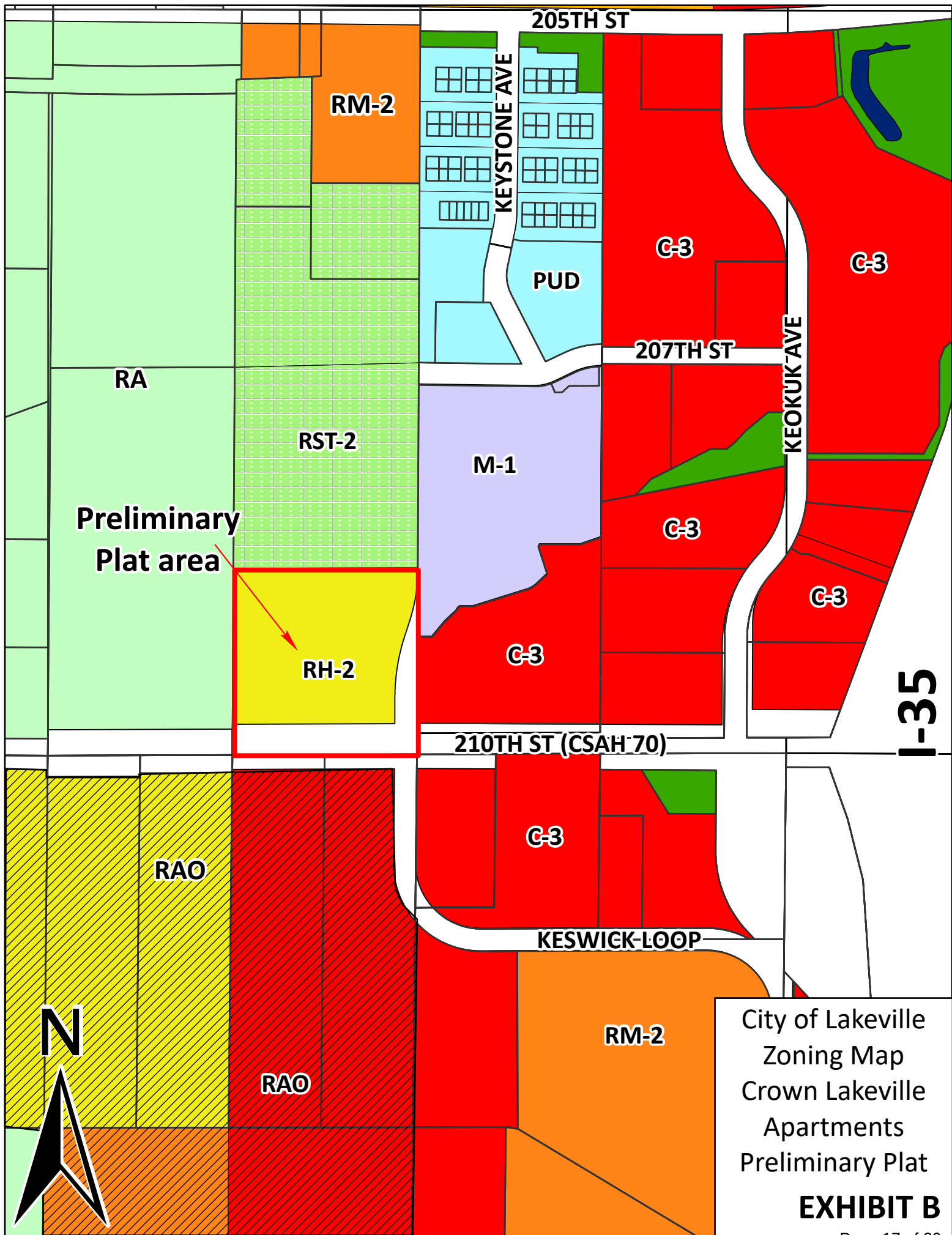
210TH ST (CSAH 70)

KESWICK LOOP

City of Lakeville
Location Map
Crown Lakeville
Apartments
Preliminary Plat

EXHIBIT A

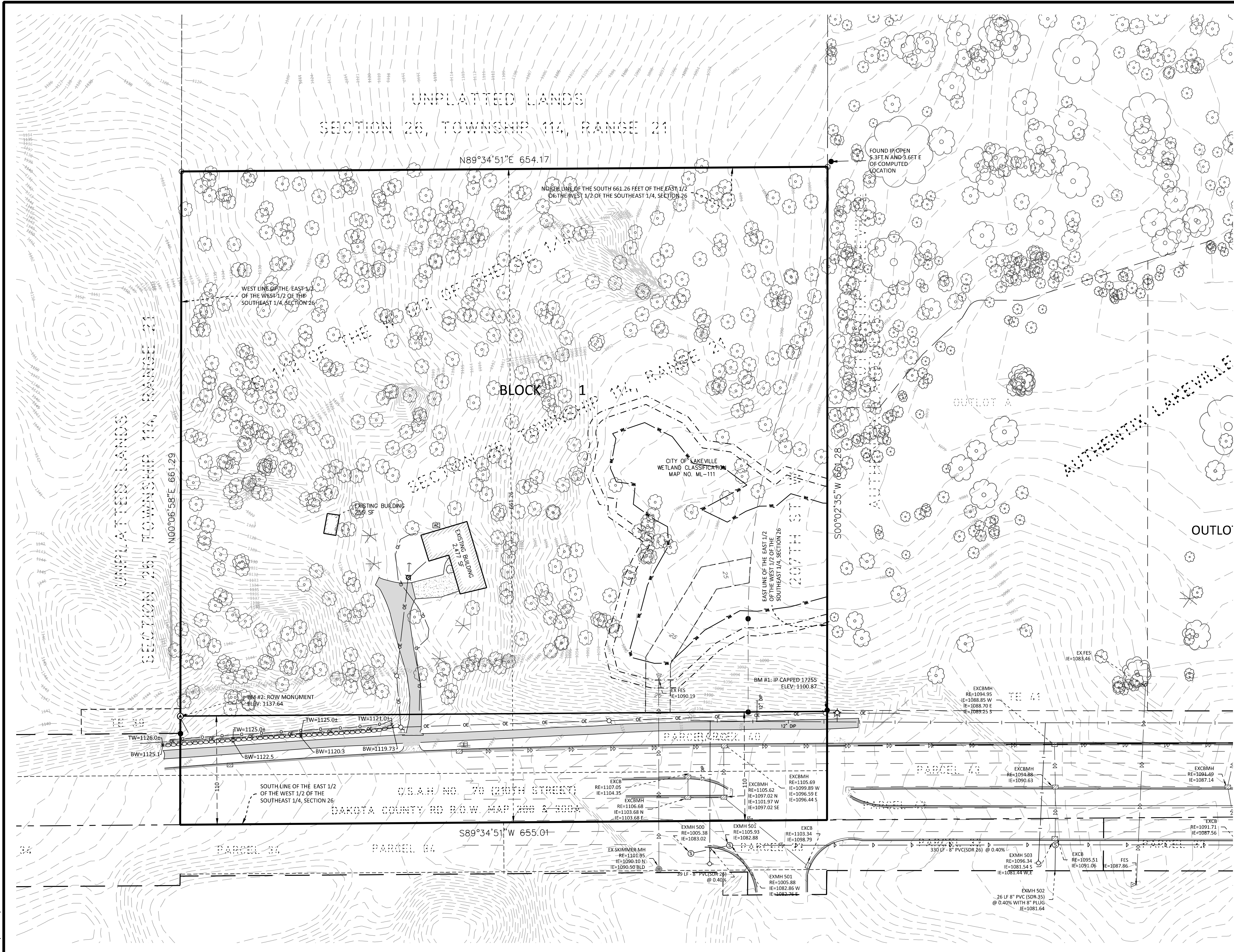
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City of Lakeville
Zoning Map
Crown Lakeville
Apartments
Preliminary Plat

EXHIBIT B

24.15 (LWS TECH) | ALEA STUTZ | 9/18/2024 1:21:46 PM
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LEGEND		
● FOUND MONUMENT	⊕ WATERMAIN	--- EASEMENT LINE
○ SET MONUMENT	⊙ SANITARY SEWER	--- SETBACK LINE
⊠ MARKED LS 47481	⊙ STORM SEWER	--- RESTRICTED ACCESS
⊠ ELECTRIC METER	⊠ FLARED END SECTION	--- CONCRETE CURB
★ LIGHT	⊠ ELECTRIC TRANSFORMER	--- BUILDING LINE
⊠ AIR CONDITIONER	⊠ TELEPHONE PEDESTAL	--- BUILDING CANOPY
⊠ GUY ANCHOR	⊠ GAS METER	--- BITUMINOUS SURFACE
⊠ HANDICAP STALL	--- OVERHEAD WIRE	--- CONCRETE SURFACE
⊠ UTILITY POLE	--- CHAIN LINK FENCE	--- LANDSCAPE SURFACE
⊠ POST	--- IRON FENCE	--- DECIDUOUS TREE
⊠ SIGN	--- WIRE FENCE	--- CONIFEROUS TREE
	--- WOOD FENCE	

DESCRIPTION

THAT PART OF OUTLOT A, AUTHENTIX LAKEVILLE, ACCORDING TO THE RECORDED PLAT THEREOF, DAKOTA COUNTY, MINNESOTA LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID OUTLOT A; THENCE SOUTH 89 DEGREES 56 MINUTES 33SECONDS EAST ASSUMED BEARING ALONG THE SOUTH LINE OF SAID OUTLOT A A DISTANCE OF 324.31 FEET TO THE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED; THENCE NORTH 00 DEGREES 03 MINUTES 27 SECONDS EAST, 455.62 FEET TO THE NORTH LINE OF SAID OUTLOT A AND THERE TERMINATING.

TOGETHER WITH THE SOUTH 661.26 FEET OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 114, RANGE 21, DAKOTA COUNTY, MINNESOTA.

PROPERTY SUMMARY

- SUBJECT PROPERTIES ADDRESSES ARE 11813 210TH ST W AND 11655 210TH ST W, ITS PROPERTY IDENTIFICATION NUMBERS ARE 22119000010 AND 220260081010.
- THE GROSS AREA OF THE SUBJECT PROPERTY IS 12.839 ACRES OR 559,274 SQUARE FEET.
- THE SUBJECT PROPERTY IS ZONED C-3, GENERAL COMMERCIAL DISTRICT (22119000010) AND RH-2, MULTIPLE FAMILY RESIDENTIAL (220260081010), PER ZONING MAP FOUND ON THE CITY OF LAKEVILLE WEBSITE DATED JULY 2021.
- THE BUILDING(S) AND EXTERIOR DIMENSIONS OF THE OUTSIDE WALL AT GROUND LEVEL ARE SHOWN ON THE SURVEY. IT MAY NOT BE THE FOUNDATION WALL.

BENCHMARKS

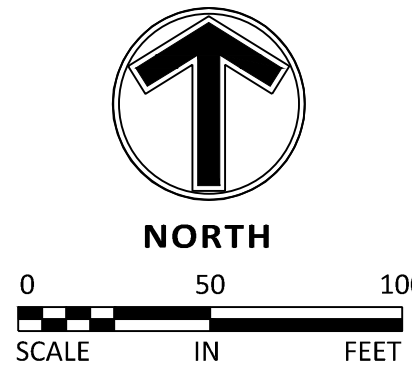
- THE VERTICAL DATUM IS BASED ON NAVD88. THE ORIGINATING BENCH MARK IS 1980 T, REFERENCED FROM THE MNDOT GEODETIC DATABASE

BENCHMARK #1	FOUND IP CAPPED 17255	ELEV.=1100.87
BENCHMARK #2	FOUND DAKOTA COUNTY ROW MON.	ELEV.=1137.64

SURVEY NOTES

- THE BEARING SYSTEM IS BASED ON THE DAKOTA COUNTY COORDINATE SYSTEM, NAD83 (1986 ADJUST), WITH AN ASSUMED BEARING OF SOUTH 89 DEGREES 34 MINUTES 51 SECONDS FOR THE SOUTH LINE OF EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER, SECTION 26, TOWNSHIP 114, RANGE 21. THE ORIGINATING MONUMENTS UTILIZED TO ESTABLISH THE HORIZONTAL POSITION OF THIS SURVEY WAS THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SAID SECTION.
- FIELD WORK WAS COMPLETED ON 12/14/2022.
- THE LOCATION OF THE WETLAND HAS BEEN SHOWN ON THE SURVEY AS DELINEATED BY WESTWOOD PROFESSIONAL SERVICES ON 05/2015, AND REAPPROVED IN 2019.

EXHIBIT C



NO	DATE	BY	CKD	APPR	COMMENT
1.	04/26/2024	TPK	MCA	MCA	REVISED PRELIMINARY PLAT SUBMITTAL
2.	07/26/2024	TPK	MCA	MCA	REVISED PRELIMINARY PLAT SUBMITTAL PER CITY COMMENTS
3.	08/27/2024	TPK	MCA	MCA	REVISED PRELIMINARY PLAT SUBMITTAL PER CITY COMMENTS
4.	09/18/2024	TPK	MCA	MCA	CITY COMMENT REVISIONS

I hereby certify that this plan, survey, 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.

Print Name: _____

Date _____ License # _____

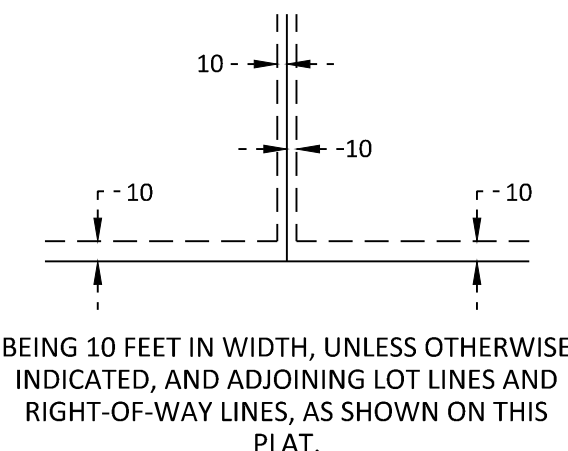
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04/26/2024
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PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY
DESIGNED BY
CHECKED BY
PROJECT NO.
52908

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EXISTING CONDITIONS
CROWN LMN, LLC
CROWN LAKEVILLE APARTMENTS
LAKEVILLE, MN

SHEET
C2.01
REV.



LEGEND

● FOUND MONUMENT	BOUNDARY LINE	----- EASEMENT LINE
◎ FOUND CAST IRON MONUMENT	RIGHT-OF-WAY LINE	- - - - - SETBACK LINE
○ FOUND RIGHT-OF-WAY MONUMENT	UNDERLYING / ADJACENT LOT	△ RESTRICTED ACCESS
○ SET MONUMENT MARKED LS 43993	TIE LINE	~ ~ ~ ~ ~ TREE LINE
	SECTION LINE	===== CONCRETE CURB
	DEED DISTANCE	/// BUILDING LINE
	WATERMAIN	----- BUILDING CANOPY
⊗ GATE VALVE / HYDRANT	▷ SANITARY SEWER	▭ BITUMINOUS SURFACE
⊗ SANITARY MANHOLE	▭ STORM SEWER	▭ CONCRETE SURFACE
⊗ CLEAN OUT	UE UNDERGROUND ELECTRIC	
⊗ STORM MANHOLE	UT UNDERGROUND TELEPHONE	☁ DECIDUOUS TREE
⊗ STORM CATCH BASIN	UG UNDERGROUND GAS	✕ CONIFEROUS TREE
◁ FLARED END SECTION	OE OVERHEAD ELECTRICAL WIRE	
△ TRANSFORMER	O CHAIN LINK FENCE	999.9
□ LIGHT	□ WOOD FENCE	SPOT ELEVATION
✓ GUY ANCHOR	x WIRE FENCE	- - - - - CONTOUR
✓ UTILITY POLE	WL WET LAND	ST # 999.9
□ GUARD POST	===== RETAINING WALL	SOIL BORING
△ SIGN	○-○-○-○-○ BLOCK RETAINING WALL	
⊠ GAS METER	○-○-○-○-○ STONE RETAINING WALL	Ⓟ REGULAR PARKING
⊗ GAS MANHOLE	○ POND / WATER LINE	STALL COUNT
⊗ ELECTRIC MANHOLE	• • • • • FEMA FLOOD ZONE LINE	
⊗ ELECTRIC METER		↗ ↘ TRAFFIC MARKERS
⊗ TELEPHONE PEDESTAL		
⊗ CABLE TV BOX		
⊗ COMMUNICATIONS MANHOLE		

THE SOUTH 661.26 FEET OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 114, RANGE 21, DAKOTA COUNTY, MINNESOTA.

TOTAL SITE AREA:	432,853 S.F. (GROSS)
LESS OUTLOTS:	41,611 S.F.
LESS RIGHT-OF-WAY:	72,043 S.F.
	<u>319,199 S.F. (NET)</u>

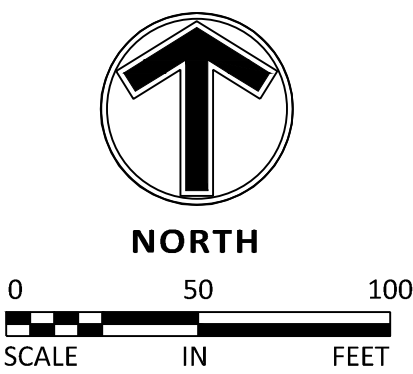
LOT 1, BLOCK 1: 319,199 S.F.
OUTLOT A: 41,611 S.F.

PROPOSED DENSITY: 14 UNITS PER ACRE (GROSS)
23 UNITS PER ACRE (NET)

ZONE: RH-2

FRONT YARD:	30'
REAR YARD:	30'
SIDE YARD:	15'

1. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
2. STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.
3. DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED. DRAINAGE AND UTILITY EASEMENTS WILL BE PROVIDED OVER ALL PUBLIC UTILITIES AND UP TO 1 FOOT ABOVE THE HIGH WATER LEVEL OF ALL PONDS.

[illegible]

I hereby certify that this plan, survey, 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.

Print Name: Mark R. Salo

Date 07/01/2024 License # 43933

DATE ISSUED
04\26\2024

DRAWN BY
DJT

DESIGNED BY

CHECKED BY

MRS
PROJECT NO.
52908



PRELIMINARY PLAT

CROWN LMN, LLC
CROWN LAKEVILLE APARTMENTS

LAKEVILLE, MINNESOTA

SHEET

C3.00

OF 1

REV.

24.15 (LWS TECH) | ALEA STUTZ | 9/25/2024 10:48:47 AM
L:\PROJECTS\52908\CAD\Civil\Drawings\52908-C3.01-SITE.DWG-C3.01 SITE PLAN

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NO	DATE	BY	CKD	APPR	COMMENT
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2.	07/26/2024	TPK	MCA	MCA	REVISED PRELIMINARY PLAT SUBMITTAL PER CITY COMMENTS
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4.	09/18/2024	TPK	MCA	MCA	CITY COMMENT REVISIONS

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Print Name: _____

Date _____ License # 23450

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04/26/2024
DESIGN REVIEW

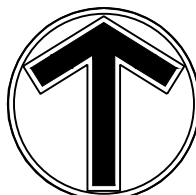
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EXHIBIT E



NORTH

0 50 100
SCALE IN FEET

SITE PLAN
CROWN LMN, LLC
CROWN LAKEVILLE APARTMENTS
LAKEVILLE, MN

SHEET
C3.01
REV.

LEGEND				
PROPOSED		EXISTING		
		BOUNDARY LINE		STANDARD DUTY ASPHALT PAVING
		CONCRETE CURB		HEAVY DUTY ASPHALT PAVING
		EASEMENT LINE		CONCRETE PAVING
		BUILDING LINE		CONCRETE SIDEWALK
		RETAINING WALL		PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
		WETLAND		PATIO PAVERS
		TREE LINE		
		SAW CUT LINE		
		SIGN		
		BOLLARD		
		PARKING STALL COUNT		
		KEY NOTE		
		LIGHT POLE (BY OTHERS) (LOCATIONS TO BE DETERMINED)		
		DECORATIVE FENCE		

DEVELOPMENT SUMMARY			
AREA		BUILDING SETBACKS	
GROSS SITE AREA	9.94 AC	PERIPHERY OF BASE LOT	30 FT
LESS DELINEATED WETLAND	0.63 AC	BUILDING TO BACK OF CURB OF PRIVATE DRIVES	30 FT
LESS WETLAND BUFFER	0.48 AC	BUILDING TO PARKING AREAS	15 FT
LESS COUNTY ROW	1.64 AC		
NET SITE AREA	9.31 AC	MINIMUM LOT SIZE	20,000 SF
FLOOR TO AREA RATIO (FAR) = FLOOR AREA		ZONING	
231,357 SF/SITE AREA 9.70 AC	0.55	EXISTING ZONING	RH-2
MAX ALLOWABLE FAR	0.70	PROPOSED ZONING	RH-2
LOT SUMMARY		BUILDING REQUIREMENTS	
EAST BUILDING	94 UNITS	MAXIMUM BUILDING HEIGHT	45 FT
WEST BUILDING	88 UNITS		
TOTAL	182 UNITS		
PARKING SUMMARY			
INDOOR PARKING	210		
INDOOR ADA PARKING	9		
OUTDOOR PARKING	152		
OUTDOOR ADA PARKING	8		
TOTAL PARKING	379		
REQUIRED PARKING	(182 UNITS X 2 SPACES/UNIT) = 364 SPACES		
OUTDOOR ADA PARKING REQUIRED	7 SPACES		
OUTDOOR ADA PARKING PROVIDED	8 SPACES		

- ### DEVELOPMENT NOTES
- SITE DEVELOPMENT NOTES**
- ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
 - ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB. COORDINATE WITH GRADING CONTRACTOR.
 - ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 - SEE ARCHITECTURAL PLANS FOR PYLON SIGN DETAILS
 - SEE ARCHITECTURAL PLANS FOR LIGHT POLE FOUNDATION DETAIL AND FOR EXACT LOCATIONS OF LIGHT POLE.
 - REFER TO FINAL PLAT FOR LOT BOUNDARIES, LOT NUMBERS, LOT AREAS, AND LOT DIMENSIONS.
 - ALL GRADIENTS ON SIDEWALKS ALONG THE ADA ROUTE HAVE BEEN DESIGNED WITH A MAXIMUM LONGITUDINAL SLOPE OF 4.5%, AND A MAXIMUM CROSS SLOPE OF 1.5%. THIS IS LESS THAN THE ADA CODE MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.00% (1:50). THE MAXIMUM DESIGN SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE IS 1.5%, LESS THAN THE ADA CODE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE OF 2.00% (1:50). THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS PAVEMENT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT AND COORDINATE WITH GRADING CONTRACTOR.
 - "NO PARKING" SIGNS SHALL BE PLACED ALONG ALL DRIVEWAYS AS REQUIRED BY CITY.
 - STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.

- ### KEY NOTES
- BUILDING, STOOPS, STAIRS (SEE ARCHITECTURAL PLANS) (NOT USED)
 - B-612 CONCRETE CURB AND GUTTER
 - B-618 CONCRETE CURB AND GUTTER (NOT USED)
 - CONCRETE APRON (NOT USED)
 - FLAT CURB SECTION (NOT USED)
 - CONCRETE SIDEWALK
 - SEGMENTAL BLOCK RETAINING WALL
 - ADA ACCESS LOCATION
 - ACCESSIBLE STALL STRIPING
 - ACCESSIBLE PARKING SIGN
 - TRANSFORMER (NOT USED)

24.15 (LWS TECH) | ALEA STUTZ | 9/18/2024 8:42:48 AM
L:\PROJECTS\52908\CADD\DWG\52908-C4.01-GRADE.DWG C4.01 GRADING PLAN

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

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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.

Print Name: _____

Date _____ License # 23450

PRELIMINARY
04/26/2024
DESIGN REVIEW

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CONSTRUCTION DOCUMENTS

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TPK
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52908



GRADING PLAN

CROWN LMN, LLC
CROWN LAKEVILLE APARTMENTS

LAKEVILLE, MN

SHEET

C4.01

REV.

LEGEND

PROPOSED	EXISTING	PROPERTY LINE	STANDARD DUTY ASPHALT PAVING

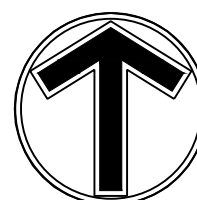
CROSS SECTION XS3
2 YR HWL:1076.14
10 YR HWL:1076.34
100 YR HWL:1076.61
SEE STORMWATER MANAGEMENT PLAN FOR MORE DETAILS

CROSS SECTION XS2
2 YR HWL:1079.18
10 YR HWL:1079.30
100 YR HWL:1079.48
SEE STORMWATER MANAGEMENT PLAN FOR MORE DETAILS

CROSS SECTION XS1
2 YR HWL:1087.1
10 YR HWL:1087.22
100 YR HWL:1087.25
SEE STORMWATER MANAGEMENT PLAN FOR MORE DETAILS

WETLAND IMPACT AREA
= 1,652 SQ. FT.

EXHIBIT F



NORTH

0 40 80
SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
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24.15 (LWS TECH) | 9/13/2024 2:42:49 PM
L:\PROJECTS\52908\CADD\CIVIL\52908-C6-01-UTIL.DWG C6.01 UTILITY PLAN

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE 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.

Print Name: _____

Date: _____ License # 23450

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04/26/2024
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TPK
DESIGNED BY
EJC
CHECKED BY
MCA
PROJECT NO.
52908



LEGEND

PROPOSED

EXISTING

SANITARY SEWER

FORCEMAIN (SAN.)

STORM SEWER

DRAINTILE

WATERMAIN

UNDERGROUND GAS LINE

UNDERGROUND TELEPHONE

UNDERGROUND ELECTRIC

CONCRETE CURB

EASEMENT LINE

UTILITY CONSTRUCTION NOTES

- THE UTILITY IMPROVEMENTS FOR THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD UTILITIES SPECIFICATIONS" AS PUBLISHED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), EXCEPT AS MODIFIED HEREIN. CONTRACTOR SHALL OBTAIN A COPY OF THESE SPECIFICATIONS.
 - ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS, INCLUDING BUT NOT LIMITED TO CITY, DEPARTMENT OF LABOR AND INDUSTRY AND MINNESOTA DEPARTMENT OF HEALTH REQUIREMENTS.
 - CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP WATERMAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE THE LIABILITY OF CONTRACTOR.
 - A MINIMUM VERTICAL SEPARATION OF 18 INCHES, AND HORIZONTAL SEPARATION OF 10-FEET, BETWEEN OUTSIDE PIPE AND/OR STRUCTURE WALLS, IS REQUIRED AT ALL WATERMAIN AND SEWER MAIN (BUILDING, STORM AND SANITARY) CROSSINGS.
- ALL MATERIALS SHALL BE AS SPECIFIED IN CEAM SPECIFICATIONS EXCEPT AS MODIFIED HEREIN.
 - ALL MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY.
 - ALL SANITARY SEWER TO BE PVC SDR-35, UNLESS NOTED OTHERWISE.
 - ALL SANITARY SEWER SERVICES TO BUILDING SHALL BE PVC SCH 40 CONFORMING TO ASTM D2665.
 - ALL WATERMAIN TO BE PVC C-900, UNLESS NOTED OTHERWISE.
 - ALL WATERMAIN TO HAVE 7.5-FEET OF COVER OVER TOP OF WATERMAIN.
 - PROVIDE THRUST BLOCKING AND MECHANICAL JOINT RESTRAINTS ON ALL WATERMAIN JOINTS PER CITY STANDARDS.
 - ALL STORM SEWER PIPE TO BE SMOOTH INTERIOR DUAL WALL HDPE PIPE WITH WATERTIGHT GASKETS, UNLESS NOTED OTHERWISE.
 - ALL STORM SEWER PIPE FOR ROOF DRAIN SERVICES TO BUILDING SHALL BE PVC SCH 40 CONFORMING TO ASTM D2665.
 - RIP RAP SHALL BE Mn/DOT CLASS 3.
- COORDINATE ALL BUILDING SERVICE CONNECTION LOCATIONS AND INVERT ELEVATIONS WITH MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION.
- ALL BUILDING SERVICE CONNECTIONS (STORM, SANITARY, WATER) WITH FIVE FEET OR LESS COVER ARE TO BE INSULATED FROM BUILDING TO POINT WHERE 5-FEET OF COVER IS ACHIEVED.
- CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
- ALL AREAS OUTSIDE THE PROPERTY BOUNDARIES THAT ARE DISTURBED BY UTILITY CONSTRUCTION SHALL BE RESTORED IN KIND. SODDED AREAS SHALL BE RESTORED WITH 6 INCHES OF TOPSOIL PLACED BENEATH THE
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
- ALL SOILS TESTING SHALL BE COMPLETED BY AN INDEPENDENT SOILS ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE SOILS ENGINEER. THE UTILITY BACKFILL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND SOIL
- THE GEOTECHNICAL ENGINEER SHALL REVIEW THE SITE EXCAVATION CONDITIONS FOR THE UNDERGROUND SYSTEMS TO DETERMINE IF GROUNDWATER IS PRESENT AT THE SYSTEM BOTTOM ELEVATION. THE UNDERGROUND STORAGE SYSTEMS 13P AND 14P SHALL BE INSTALLED WITH AN IMPERMEABLE LINER DUE TO THE EXISTING SEASONALLY HIGH GROUNDWATER BEING WITHIN 3FEET OF THE SYSTEM.
- THE BORINGS IN THE CURRENT GEOTECHNICAL REPORT DO NOT EXTEND TO THE DEPTH OF THE UNDERGROUND SYSTEM 13P, ADDITIONAL BORINGS WILL BE CONDUCTED PRIOR TO CONSTRUCTION TO VERIFY THE UNDERLYING SOILS. IF CHALLENGING SOIL CONDITIONS EXIST, DEWATERING OR SHORING MAY BE REQUIRED TO CONSTRUCT THE UNDERGROUND SYSTEM

NORTH

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40

80

SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
1.	04/26/2024	TPK	MCA	MCA	REVISED PRELIMINARY PLAT SUBMITTAL
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24-15 (LWS TECH) | ALEA STUTZ | 6/28/2024 3:06:16 PM
L:\PROJECTS\52908\CAD\CIVIL\SHEETS\52908-10-TREE.DWG\10.1 TREE PRESERVATION PLAN

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

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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.

Print Name: _____ WORKMAN

Date _____ License # 59119

PRELIMINARY
04/26/2024
DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY
JRW

DESIGNED BY
JRW

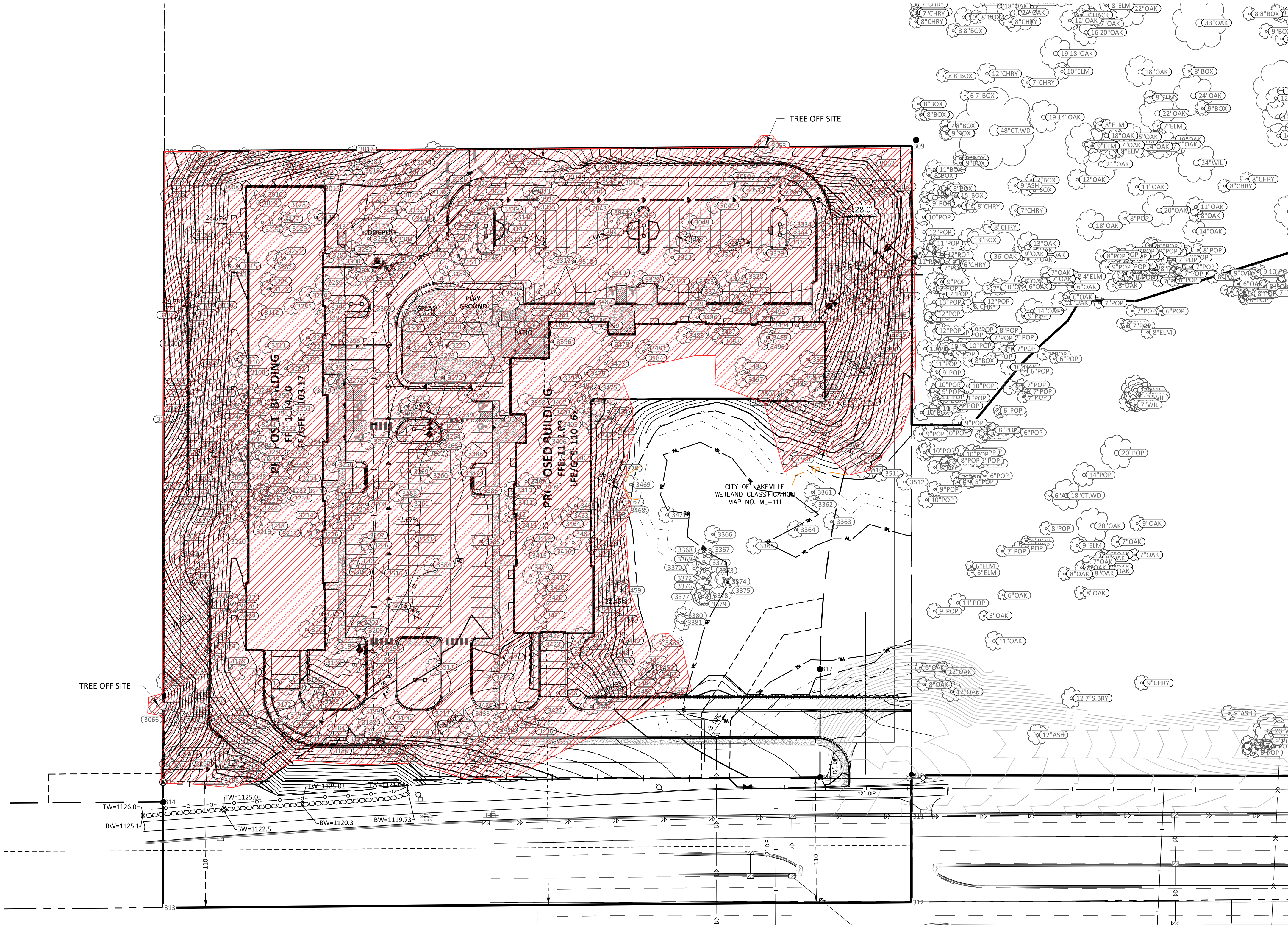
CHECKED BY
MCA

PROJECT NO.
52908



TREE PRESERVATION PLAN
CROWN LMN, LLC
CROWN LAKEVILLE APARTMENTS
LAKEVILLE, MN

SHEET
L-0.01
REV.



LEGEND

PROPOSED

EXISTING

STANDARD DUTY ASPHALT PAVING

CONCRETE PAVING

CONCRETE SIDEWALK

TREE REMOVAL

PROPERTY LIMIT

CURB & GUTTER

EASEMENT

BUILDING

RETAINING WALL

WETLAND LIMITS

TREELINE

LANDSCAPE EDGING

STORM SEWER

SANITARY SEWER

FORCEMAIN (SAN.)

WATERMAIN

YARDDRAIN

LIMITS OF DISTURBANCE

TREE PROTECTION FENCE

TREE TO BE REMOVED

SIGN

PIPE BOLLARD

RIPRAP

LAKEVILLE LANDSCAPE CODE

1. Responsibility Of Subdividers And Builders: Subdividers and builders shall be required to replace the significant trees which were indicated on the tree preservation plan to be saved but ultimately were destroyed or damaged. The subdivider and builder shall be required to replace each of the significant trees destroyed or damaged with two (2) replacement trees. Replacement trees must consist of nursery stock and be no less than the following sizes:
a. Deciduous trees: No less than two and one-half inches (2 1/2") in diameter.
b. Coniferous trees: No less than eight feet (8') high as measured from the top of the ball to the bottom of the leader branch.

SUMMARY:
TOTAL TREES ON SITE: 519 TREES (6,349 INCHES)
TOTAL TREES REMOVED: 495 TREES (6,127 INCHES)
TOTAL TREES PRESERVED: 24 TREES (222 INCHES)

EXHIBIT H

NORTH

0 50 100

SCALE IN FEET

24.15 (LWS TECH) | ALEA STUTZ | 6/28/2024 3:05:16 PM
LA PROJECTS\52908\CADD\DWG\SHEETS\52908-10-TREE.DWG\10.02 TREE LIST

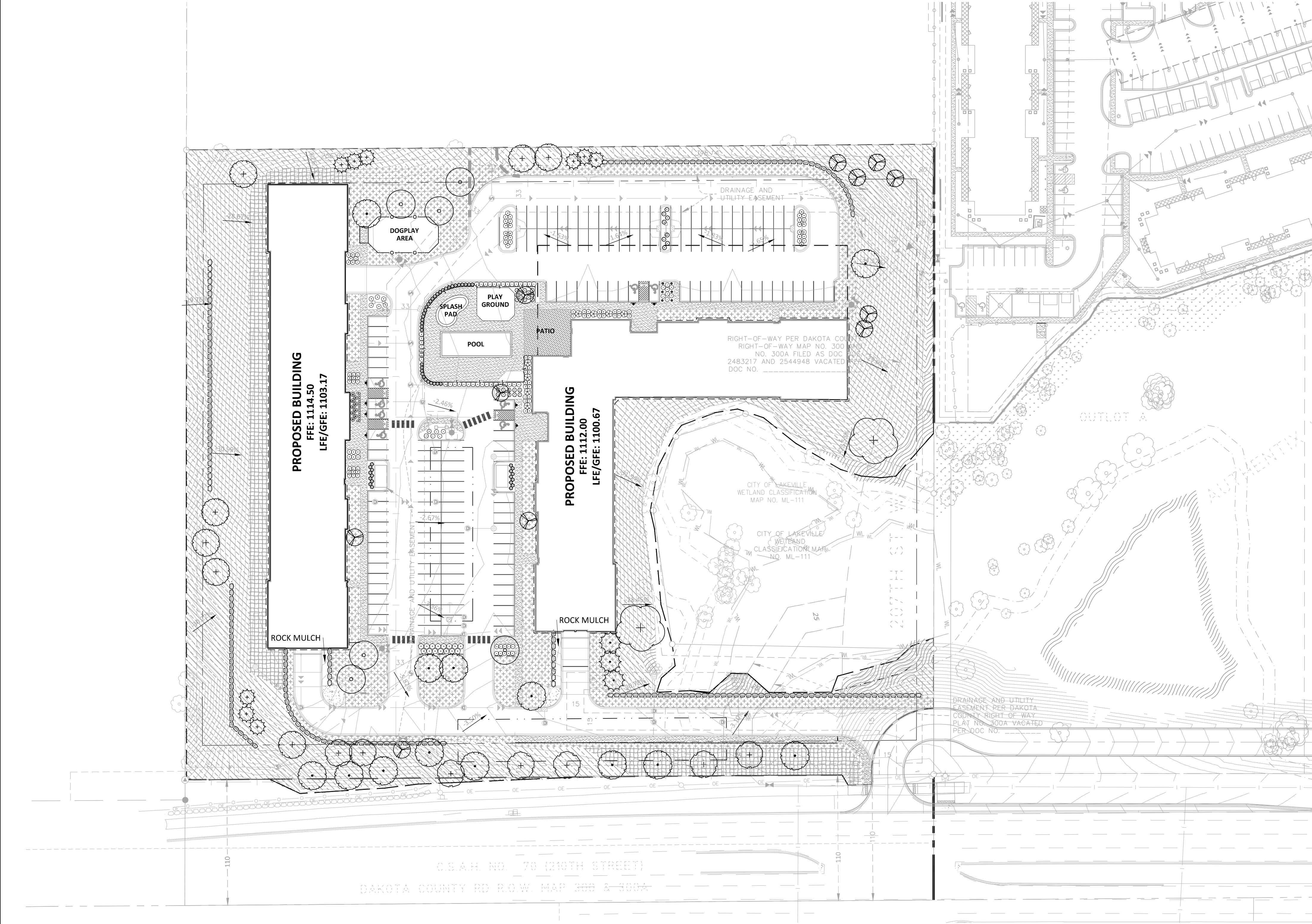
Tag	DBH	Species Common	Species Latin	STATUS
3001	10	White Oak	(Quercus alba)	Remove
3002	20	Red Oak	(Quercus rubra)	Remove
3003	7	Box Elder	(Acer negundo)	Remove
3004	8	White Oak	(Quercus alba)	Remove
3005	7	Box Elder	(Acer negundo)	Remove
3006	6	White Oak	(Quercus alba)	Remove
3007	19	White Oak	(Quercus alba)	Remove
3008	15	Box Elder	(Acer negundo)	Remove
3009	7	American Elm	(Ulmus americana)	Remove
3010	9	Box Elder	(Acer negundo)	Remove
3011	8	American Elm	(Ulmus americana)	Remove
3012	8	White Oak	(Quercus alba)	Remove
3013	19	White Oak	(Quercus alba)	Remove
3014	22	Red Oak	(Quercus rubra)	Remove
3015	7	Box Elder	(Acer negundo)	Remove
3016	8	White Oak	(Quercus alba)	Remove
3017	6	Hackberry	(Celtis occidentalis)	Remove
3018	13	White Oak	(Quercus alba)	Remove
3019	10	American Elm	(Ulmus americana)	Remove
3020	16	Box Elder	(Acer negundo)	Remove
3021	12	Black Cherry	(Prunus serotina)	Remove
3022	12	Box Elder	(Acer negundo)	Remove
3023	8	Box Elder	(Acer negundo)	Remove
3024	8	Hackberry	(Celtis occidentalis)	Remove
3025	10	Box Elder	(Acer negundo)	Remove
3026	16	White Oak	(Quercus alba)	Remove
3027	11	Hackberry	(Celtis occidentalis)	Remove
3028	17	Red Oak	(Quercus rubra)	Remove
3029	13	Red Oak	(Quercus rubra)	Remove
3030	22	Red Oak	(Quercus rubra)	Remove
3031	6	Box Elder	(Acer negundo)	Remove
3032	28	Red Oak	(Quercus rubra)	Remove
3033	16	Red Oak	(Quercus rubra)	Remove
3034	11	Hackberry	(Celtis occidentalis)	Remove
3035	6	American Elm	(Ulmus americana)	Remove
3036	12	Red Oak	(Quercus rubra)	Remove
3037	14	White Oak	(Quercus alba)	Remove
3038	10	Hackberry	(Celtis occidentalis)	Remove
3039	20	Red Oak	(Quercus rubra)	Remove
3040	8	Black Cherry	(Prunus serotina)	Remove
3041	7	Black Cherry	(Prunus serotina)	Remove
3042	9	Box Elder	(Acer negundo)	Remove
3043	7	Hackberry	(Celtis occidentalis)	Remove
3044	9	American Elm	(Ulmus americana)	Remove
3045	12	Box Elder	(Acer negundo)	Remove
3046	17	Red Oak	(Quercus rubra)	Remove
3047	7	Box Elder	(Acer negundo)	Remove
3048	14	Black Cherry	(Prunus serotina)	Remove
3049	6	Green Ash	(Fraxinus pennsylvanica)	Remove
3050	7	American Elm	(Ulmus americana)	Remove
3051	9	White Oak	(Quercus alba)	Remove
3052	15	Black Cherry	(Prunus serotina)	Remove
3053	13	Quaking Aspen	(Populus tremuloides)	Remove
3054	19	Box Elder	(Acer negundo)	Remove
3055	8	Black Cherry	(Prunus serotina)	Remove
3056	12	Box Elder	(Acer negundo)	Remove
3057	11	Box Elder	(Acer negundo)	Remove
3058	9	Black Cherry	(Prunus serotina)	Remove
3059	13	Box Elder	(Acer negundo)	Remove
3060	9	Red Oak	(Quercus rubra)	Remove
3061	19	White Oak	(Quercus alba)	Remove
3062	10	Box Elder	(Acer negundo)	Remove
3063	19	White Oak	(Quercus alba)	Remove
3064	16	Red Oak	(Quercus rubra)	Remove
3065	12	White Oak	(Quercus alba)	Remove
3066	21	Red Oak	(Quercus rubra)	Preserve
3067	7	White Oak	(Quercus alba)	Remove
3068	18	Red Oak	(Quercus rubra)	Remove
3069	6	Hackberry	(Celtis occidentalis)	Remove
3070	28	Red Oak	(Quercus rubra)	Remove
3071	17	Red Oak	(Quercus rubra)	Remove
3072	10	White Oak	(Quercus alba)	Remove
3073	14	White Oak	(Quercus alba)	Remove
3074	6	Green Ash	(Fraxinus pennsylvanica)	Remove
3075	6	Box Elder	(Acer negundo)	Remove
3076	6	American Elm	(Ulmus americana)	Remove
3077	17	White Oak	(Quercus alba)	Remove
3078	6	American Elm	(Ulmus americana)	Remove
3079	6	Box Elder	(Acer negundo)	Remove
3080	7	Box Elder	(Acer negundo)	Remove
3081	10	Box Elder	(Acer negundo)	Remove
3082	11	White Oak	(Quercus alba)	Remove
3083	21	Red Oak	(Quercus rubra)	Remove
3084	6	Box Elder	(Acer negundo)	Remove
3085	21	Red Oak	(Quercus rubra)	Remove
3086	18	Quaking Aspen	(Populus tremuloides)	Remove

3087	10	White Oak	(Quercus alba)	Remove
3088	6	Ironwood	(Ostrya virginiana)	Remove
3089	6	Ironwood	(Ostrya virginiana)	Remove
3090	14	White Oak	(Quercus alba)	Remove
3091	6	Ironwood	(Ostrya virginiana)	Remove
3092	16	Quaking Aspen	(Populus tremuloides)	Remove
3093	6	Black Cherry	(Prunus serotina)	Remove
3094	12	Quaking Aspen	(Populus tremuloides)	Remove
3095	12	Quaking Aspen	(Populus tremuloides)	Remove
3096	10	Quaking Aspen	(Populus tremuloides)	Remove
3097	13	Quaking Aspen	(Populus tremuloides)	Remove
3098	7	White Oak	(Quercus alba)	Remove
3099	14	White Oak	(Quercus alba)	Remove
3100	16	Basswood	(Tilia americana)	Remove
3101	13	Red Oak	(Quercus rubra)	Remove
3102	13	Red Oak	(Quercus rubra)	Remove
3103	15	Red Oak	(Quercus rubra)	Remove
3104	9	White Oak	(Quercus alba)	Remove
3105	13	White Oak	(Quercus alba)	Remove
3106	16	Red Oak	(Quercus rubra)	Remove
3107	17	Red Oak	(Quercus rubra)	Remove
3108	17	Red Oak	(Quercus rubra)	Remove
3109	16	Red Oak	(Quercus rubra)	Remove
3110	18	Cottonwood	(Populus deltoides)	Remove
3111	23	Red Oak	(Quercus rubra)	Remove
3112	15	Red Oak	(Quercus rubra)	Remove
3113	13	Red Oak	(Quercus rubra)	Remove
3114	14	Red Oak	(Quercus rubra)	Remove
3115	14	Red Oak	(Quercus rubra)	Remove
3116	11	White Oak	(Quercus alba)	Remove
3117	6	American Elm	(Ulmus americana)	Remove
3118	8	White Oak	(Quercus alba)	Remove
3119	12	Red Oak	(Quercus rubra)	Remove
3120	19	Cottonwood	(Populus deltoides)	Remove
3121	9	White Oak	(Quercus alba)	Remove
3122	19	Red Oak	(Quercus rubra)	Remove
3123	13	Red Oak	(Quercus rubra)	Remove
3124	27	Red Oak	(Quercus rubra)	Remove
3125	7	Box Elder	(Acer negundo)	Remove
3126	16	White Oak	(Quercus alba)	Remove
3127	17	White Oak	(Quercus alba)	Remove
3128	8	Black Cherry	(Prunus serotina)	Remove
3129	15	White Oak	(Quercus alba)	Remove
3130	11	White Oak	(Quercus alba)	Remove
3131	20	White Oak	(Quercus alba)	Remove
3132	6	Ironwood	(Ostrya virginiana)	Remove
3133	8	Hackberry	(Celtis occidentalis)	Remove
3134	16	White Oak	(Quercus alba)	Remove
3135	14	White Oak	(Quercus alba)	Remove
3136	7	White Oak	(Quercus alba)	Remove
3137	9	Hackberry	(Celtis occidentalis)	Remove
3138	10	Hackberry	(Celtis occidentalis)	Remove
3139	19	Red Oak	(Quercus rubra)	Remove
3140	6	Box Elder	(Acer negundo)	Remove
3141	8	White Oak	(Quercus alba)	Remove
3142	23	Red Oak	(Quercus rubra)	Remove
3143	21	Red Oak	(Quercus rubra)	Remove
3144	6	Hackberry	(Celtis occidentalis)	Remove
3145	16	Red Oak	(Quercus rubra)	Remove
3146	8	Hackberry	(Celtis occidentalis)	Remove
3147	19	Red Oak	(Quercus rubra)	Remove
3148	10	Hackberry	(Celtis occidentalis)	Remove
3149	10	Black Cherry	(Prunus serotina)	Remove
3150	7	White Oak	(Quercus alba)	Remove
3151	13	Hackberry	(Celtis occidentalis)	Remove
3152	8	Hackberry	(Celtis occidentalis)	Remove
3153	11	Hackberry	(Celtis occidentalis)	Remove
3154	27	Red Oak	(Quercus rubra)	Remove
3155	15	Red Oak	(Quercus rubra)	Remove
3156	6	White Oak	(Quercus alba)	Remove
3157	10	Hackberry	(Celtis occidentalis)	Remove
3158	8	American Elm	(Ulmus americana)	Remove
3159	16	Red Oak	(Quercus rubra)	Remove
3159	16	Red Oak	(Quercus rubra)	Remove
3160	17	Red Oak	(Quercus rubra)	Remove
3161	15	Red Oak	(Quercus rubra)	Remove
3162	10	Red Oak	(Quercus rubra)	Remove
3163	17	Red Oak	(Quercus rubra)	Remove
3164	16	Red Oak	(Quercus rubra)	Remove
3165	15	Red Oak	(Quercus rubra)	Remove
3166	12	Red Oak	(Quercus rubra)	Remove
3167	13	Red Oak	(Quercus rubra)	Remove
3168	6	American Elm	(Ulmus americana)	Remove
3169	19	Red Oak	(Quercus rubra)	Remove
3170	6	Hackberry	(Celtis occidentalis)	Remove
3171	9	American Elm	(Ulmus americana)	Remove
3172	6	American Elm	(Ulmus americana)	Remove

3173	17	Red Oak	(Quercus rubra)	Remove
3174	6	White Oak	(Quercus alba)	Remove
3175	13	Red Oak	(Quercus rubra)	Remove
3176	9	Red Oak	(Quercus rubra)	Remove
3177	6	Red Oak	(Quercus rubra)	Remove
3178	17	Red Oak	(Quercus rubra)	Remove
3179	8	White Oak	(Quercus alba)	Remove
3180	16	Red Oak	(Quercus rubra)	Remove
3181	11	White Oak	(Quercus alba)	Remove
3182	14	White Oak	(Quercus alba)	Remove
3183	12	White Oak	(Quercus alba)	Remove
3184	13	White Oak	(Quercus alba)	Remove
3185	8	White Oak	(Quercus alba)	Remove
3186	14	Basswood	(Quercus alba)	Remove
3187	6	American Elm	(Ulmus americana)	Remove
3188	20	Red Oak	(Quercus rubra)	Remove
3189	6	American Elm	(Ulmus americana)	Remove
3190	23	Red Oak	(Quercus rubra)	Remove
3191	17	White Oak	(Quercus alba)	Remove
3192	17	Red Oak	(Quercus rubra)	Remove
3193	14	White Oak	(Quercus alba)	Remove
3194	18	White Oak	(Quercus alba)	Remove
3195	14	White Oak	(Quercus alba)	Remove
3196	16	White Oak	(Quercus alba)	Remove
3197	6	American Elm	(Ulmus americana)	Remove
3198	13	White Oak	(Quercus alba)	Remove
3199	7	Hackberry	(Celtis occidentalis)	Remove
3200	14	White Oak	(Quercus alba)	Remove
3201	10	American Elm	(Ulmus americana)	Remove
3202	18	White Oak	(Quercus alba)	Remove
3203	6	Black Cherry	(Prunus serotina)	Remove
3204	6	Black Cherry	(Prunus serotina)	Remove
3205	7	Black Cherry	(Prunus serotina)	Remove
3206	10	White Oak	(Quercus alba)	Remove
3207	16	White Oak	(Quercus alba)	Remove
3208	8	American Elm	(Ulmus americana)	Remove
3209	12	Hackberry	(Celtis occidentalis)	Remove
3210	10	Hackberry	(Celtis occidentalis)	Remove
3211	6	White Oak	(Quercus alba)	Remove
3212	9	White Oak	(Quercus alba)	Remove
3213	6	Ironwood	(Ostrya virginiana)	Remove
3214	14	Red Oak	(Quercus rubra)	Remove
3215	6	Black Cherry	(Prunus serotina)	Remove
3216	8	White Oak	(Quercus alba)	Remove
3217	23	Red Oak	(Quercus rubra)	Remove
3218	23	Red Oak	(Quercus rubra)	Remove
3219	6	Ironwood	(Ostrya virginiana)	Remove
3220	7	Ironwood	(Ostrya virginiana)	Remove
3221	19	Cottonwood	(Populus deltoides)	Remove
3222	6	Ironwood	(Ostrya virginiana)	Remove
3223	6	Ironwood	(Ostrya virginiana)	Remove
3224	20	Cottonwood	(Populus deltoides)	Remove
3225	6	Green Ash	(Fraxinus pennsylvanica)	Remove
3226	19	Cottonwood	(Populus deltoides)	Remove
3227	6	White Oak	(Quercus alba)	Remove
3228	13	Cottonwood	(Populus deltoides)	Remove
3229	10	Black Cherry	(Prunus serotina)	Remove
3230	13	Cottonwood	(Populus deltoides)	Remove
3231	12	Cottonwood	(Populus deltoides)	Remove
3232	15	Cottonwood	(Populus deltoides)	Remove
3233	9	American Elm	(Ulmus americana)	Remove
3234	15	White Oak	(Quercus alba)	Remove
3235	18	Cottonwood	(Populus deltoides)	Remove
3236	6	Ironwood	(Ostrya virginiana)	Remove
3237	17	Cottonwood	(Populus deltoides)	Remove
3238	12	Cottonwood	(Populus deltoides)	Remove
3239	10	Cottonwood	(Populus deltoides)	Remove
3240	7	White Oak	(Quercus alba)	Remove
3241	12	Red Oak	(Quercus rubra)	Remove
3242	14	Cottonwood	(Populus deltoides)	Remove
3243	13	Red Oak	(Quercus rubra)	Remove
3244	16	Cottonwood	(Populus deltoides)	Remove
3245	6	Ironwood	(Ostrya virginiana)	Remove
3246	14	Red Oak	(Quercus rubra)	Remove
3247	11	Red Oak	(Quercus rubra)	Remove
3248	6	Ironwood	(Ostrya virginiana)	Remove
3249	9	Red Oak	(Quercus rubra)	Remove
3250	12	Red Oak	(Quercus rubra)	Remove
3251	6	White Oak	(Quercus alba)	Remove
3252	7	Black Cherry	(Prunus serotina)	Remove
3253	22	Red Oak	(Quercus rubra)	Remove
3254	20	Red Oak	(Quercus rubra)	Remove
3255	14	White Oak	(Quercus alba)	Remove
3256	17	White Oak	(Quercus alba)	Remove
3257	11	White Oak	(Quercus alba)	Remove
3258	12	White Oak	(Quercus alba)	Remove
3259	9	Hackberry	(Celtis occidentalis)	Remove

3260	7	Box Elder	(Acer negundo)	Remove
3261	13	Hackberry	(Celtis occidentalis)	Remove
3262	10	White Oak	(Quercus alba)	Remove
3263	8	Red Oak	(Quercus rubra)	Remove
3264	9	Green Ash	(Fraxinus pennsylvanica)	Remove
3265	6	Hackberry	(Celtis occidentalis)	Remove
3266	13	White Oak	(Quercus alba)	Remove
3267	12	Basswood	(Tilia americana)	Remove
3268	6	Hackberry	(Celtis occidentalis)	Remove
3269	6	Hackberry	(Celtis occidentalis)	Remove
3270	7	White Oak	(Quercus alba)	Remove
3271	13	Basswood	(Tilia americana)	Remove
3272	11	White Oak	(Quercus alba)	Remove
3273	19	White Oak	(Quercus alba)	Remove
3274	16	White Oak	(Quercus alba)	Remove
3275	6	Box Elder	(Acer negundo)	Remove
3276	13	White Oak	(Quercus alba)	Remove
3277	6	Box Elder	(Acer negundo)	Remove
3278	22	Red Oak	(Quercus rubra)	Remove
3279	7	White Oak	(Quercus alba)	Remove
3280	6	White Oak	(Quercus alba)	Remove
3281	14	American Elm	(Ulmus americana)	Remove
3282	20	Red Oak	(Quercus rubra)	Remove
3283	11	White Oak	(Quercus alba)	Remove
3284	17	White Oak	(Quercus alba)	Remove
3285	10	White Oak	(Quercus alba)	Remove
3286	17	White Oak	(Quercus alba)	Remove
3287	6	Red Oak	(Quercus rubra)	Remove
3288	15	Red Oak	(Quercus rubra)	Remove
3289	20	White Oak	(Quercus alba)	Remove
3290	12	White Oak	(Quercus alba)	Remove
3291	18	Black Cherry	(Prunus serotina)	Remove
3292	16	White Oak	(Quercus alba)	Remove
3293	12	Hackberry	(Celtis occidentalis)	Remove
3294	12	White Oak	(Quercus alba)	Remove
3295	12	Hackberry	(Celtis occidentalis)	Remove
3296	10	White Oak	(Quercus alba)	Remove
3297	9	American Elm	(Ulmus americana)	Remove
3298	11	White Oak	(Quercus alba)	Remove
3299	8	American Elm	(Ulmus americana)	Remove
3300	9	White Oak	(Quercus alba)	Remove
3301	13	Hackberry	(Celtis occidentalis)	Remove
3302	12	White Oak	(Quercus alba)	Remove
3303	12	Hackberry	(Celtis occidentalis)	Remove
3304	11	Black Cherry	(Prunus serotina)	Remove
3305	17	Hackberry	(Celtis occidentalis)	Remove
3306	17	White Oak	(Quercus alba)	Remove
3307	6	Ironwood	(Ostrya virginiana)	Remove
3308	11	Hackberry	(Celtis occidentalis)	Remove
3309	11	White Oak	(Quercus alba)	Remove
3310	12	Hackberry	(Celtis occidentalis)	Remove
3311	9	White Oak	(Quercus alba)	Remove
3312	10	Hackberry	(Celtis occidentalis)	Remove
3313	15	Red Oak	(Quercus rubra)	Remove
3314	9	Black Cherry	(Prunus serotina)	Remove
3315	6	Box Elder	(Acer negundo)	Remove
3316	6	American Elm	(Ulmus americana)	Remove
3317	6	Black Cherry	(Prunus serotina)	Remove
3318	10	Box Elder	(Acer negundo)	Remove
3319	6	Box Elder	(Acer negundo)	Remove
3320	6	Box Elder	(Acer negundo)	Remove
3321	9	Red Oak	(Quercus rubra)	Remove
3322	9	Black Cherry	(Prunus serotina)	Remove
3323	6	Green Ash	(Fraxinus pennsylvanica)	Remove
3324	6	Green Ash	(Fraxinus pennsylvanica)	Remove
3325	6	American Elm	(Ulmus americana)	Remove
3326	10	Box Elder	(Acer negundo)	Remove
3327	10	American Elm	(Ulmus americana)	Remove
3328	12	Green Ash	(Fraxinus pennsylvanica)	Remove
3329	8	Box Elder	(Acer negundo)	Remove
3330	6	Black Cherry	(Prunus serotina)	Remove
3331	6	Green Ash	(Fraxinus pennsylvanica)	Remove
3332	9	Box Elder	(Acer negundo)	Remove
3333	31	Red Oak	(Quercus rubra)	Remove
3334	7	Box Elder	(Acer negundo)	Remove
3335	10	Box Elder	(Acer negundo)	Remove
3336	22	White Oak	(Quercus alba)	Remove
3337	10	Black Cherry	(Prunus serotina)	Remove
3338	10	Black Cherry	(Prunus serotina)	Remove
3339	6	Box Elder	(Acer negundo)	Remove
3340	13	Black Cherry	(Prunus serotina)	Remove
3341	7	Black Cherry	(Prunus serotina)	Remove
3342	7	Black Cherry	(Prunus serotina)	Remove
3343	6	White Oak	(Quercus alba)	Remove
3344	22	Red Oak	(Quercus rubra)	Remove
3345	12	Black Cherry	(Prunus serotina)	Remove
3346	26	Red Oak	(Quercus rubra)	Remove

24.15 (LWS TECH) | ALEA STUTZ | 8/21/2024 4:12:07 PM
L:\PROJECTS\52908\CADD\DWG\11-SCPD\DWG\11-01 LANDSCAPE PLAN



THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NO	DATE	BY	CKD	APPR	COMMENT
1.	04/26/2024	TPK	MCA	MCA	REVISED PRELIMINARY PLAT SUBMITTAL
2.	07/26/2024	TPK	MCA	MCA	REVISED PRELIMINARY PLAT SUBMITTAL PER CITY COMMENTS
3.	08/27/2024	TPK	MCA	MCA	REVISED PRELIMINARY PLAT SUBMITTAL PER CITY COMMENTS
4.	09/18/2024	TPK	MCA	MCA	CITY COMMENT REVISIONS

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.

Print Name: _____ WORKMAN

Date _____ License # 59119

PRELIMINARY
04/26/2024
DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY
JR/W

DESIGNED BY
JR/W

CHECKED BY
MCA

PROJECT NO.
52908



LEGEND			
PROPERTY LIMIT	PROPOSED	EXISTING	STANDARD DUTY ASPHALT PAVING
CURB & GUTTER	---	---	---
EASEMENT	---	---	CONCRETE PAVING
BUILDING	---	---	---
RETAINING WALL	---	---	CONCRETE SIDEWALK
WETLAND LIMITS	---	---	---
TREELINE	---	---	---
LANDSCAPE EDING	---	---	---
STORM SEWER	---	---	---
SANITARY SEWER	---	---	---
FORCEMAIN (SAN.)	---	---	---
WATERMAIN	---	---	---
YARDDRAIN	---	---	---
LIMITS OF DISTURBANCE	---	---	---
TREE PROTECTION FENCE	---	---	---
TREE TO BE REMOVED	---	---	---
SIGN	---	---	---
PIPE BOLLARD	---	---	---
RIPRAP	---	---	---

LAKEVILLE LANDSCAPE CODE

Landscaping: Required landscaping for new residential subdivisions and commercial, industrial or institutional uses shall include plantings at the property perimeter, off street parking perimeter landscaping and interior landscape plantings as well as required residential buffer yard or transitional buffer zone plantings.

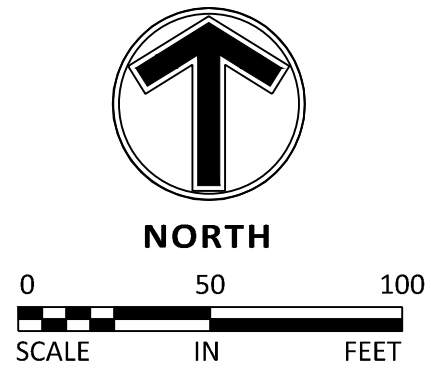
Off Street Parking Areas: All off street parking areas with five (5) or more parking spaces or any parking area within twenty feet (20') of a residential zoning district shall be screened from view as follows:
1. Installation of shade, ornamental and/or evergreen trees at the perimeter of the parking area in accordance with the spacing requirements of subsections A and C of this section.

All rooftop and ground mounted mechanical equipment of residential buildings having five (5) units or more and of nonresidential buildings shall comply with the following standards:
A. All rooftop and ground mounted mechanical equipment shall be screened so as to mitigate noise in compliance with section 11-16-25 of this title.
B. All rooftop and ground mounted mechanical equipment shall be designed (including exterior color) and located so as to be aesthetically harmonious and compatible with the building. Screening of and landscaping around the equipment may be required where the design, color, and location of the equipment are found to not effectively buffer noise or provide aesthetic harmony and compatibility. Screening shall be constructed of durable materials which are aesthetically compatible with the structure and which may be an integral part of the structure. Applicable requirements for access to the equipment shall be observed in the design and construction of the screening.
C. Rooftop mechanical equipment less than three feet (3') in height may be exempt from screening requirements by the zoning administrator. (Ord. 674, sec. 1, 7-17-2000)

CALCULATIONS
ONE TREE PER 40 FT OF ROW
SCREENING SHRUBS
REQUIRED: 16
PROPOSED: 16

PLANT SCHEDULE

PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	QTY
TREES						
○	AB	Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple	8 & 8	2.5"Cal		6
+	GB	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree	8 & 8	2.5"Cal		7
•	HL	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	8 & 8	2.5"Cal		13
+	BO	Quercus macrocarpa / Burr Oak	8 & 8	2.5"Cal		7
+	SAT	Salix alba 'Tristis' / Golden Weeping Willow	8 & 8	2.5"Cal		2
CONIFERS						
+	BF	Abies balsamea / Balsam Fir	8 & 8		8'	9
+	JB	Juniperus scopulorum 'Blue Arrow' / Blue Arrow Juniper	8 & 8		6'	53
+	BS	Picea glauca densata / Black Hills Spruce	8 & 8		8'	3
ORN. TREES						
○	SS	Malus x 'Spring Snow' / Spring Snow Crab Apple	8 & 8	2"Cal		5
○	IL	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	8 & 8	2"Cal		6
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE		QTY
SHRUBS						
○	YD	Cornus alba 'Bud's Yellow' / Bud's Yellow Dogwood	5 gal			8
+	CD	Cornus sericea 'Alleman's Compact' / Dwarf Red Twig Dogwood	5 gal			44
○	BJ	Juniperus sabina 'Broadmoor' / Broadmoor Juniper	5 gal			9
+	CJ	Juniperus sabina 'Monna' / Calgary Carpet Juniper	5 gal			8
○	GL	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal			39
+	FS	Sorbaria sorbifolia 'Sem' / Sem Ash Leaf Spirea	5 gal			22
○	GS	Spiraea japonica 'Goldflame' / Spirea	5 gal			39
+	SIW	Spiraea japonica 'Walburne' / Magic Carpet Japanese Spirea	5 gal			16
○	MK	Syringa patula 'Miss Kim' / Miss Kim Lilac	5 gal			38
○	LB	Syringa x 'Bloomerang' / Lilac	5 gal			15
GRASSES						
○	KFG	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal			6
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT			
GROUND COVERS						
○	35-221	MNDOT Seed Mix 35-221 / Dry Prairie General	Seed			
○	25-131	MNDOT Seed Mix 25-131 / Low Maintenance Fescue mix	Seed			
○	33-261	MNDOT Seed Mix 33-261 / Ponds and Wet Areas	Seed			
○	TUR HIG	Turf Sod Highland Sod / Sod	Sod			



LANDSCAPE PLAN

CROWN LMN, LLC

CROWN LAKEVILLE APARTMENTS

LAKEVILLE, MN

SHEET

L-1.01

REV.



**DISTYLE
DESIGN
ARCHITECTS**
620 Mendelsohn Ave. N, Suite 118
Minneapolis, Minneapolis,
[763] 591.0996

Crown Lakeville
Apartments

EAST BUILDING
210th Street West Lakeville
Minnesota

Preliminary Plat
Submittal

4/26/2024

Not for
Construction

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 Architect under the laws of the state of Minnesota.

Signed
Printed Name Michael D. Knisely
Date 4/26/2024 Reg No. 26926

No.	Description	Date

DRAWING TITLE

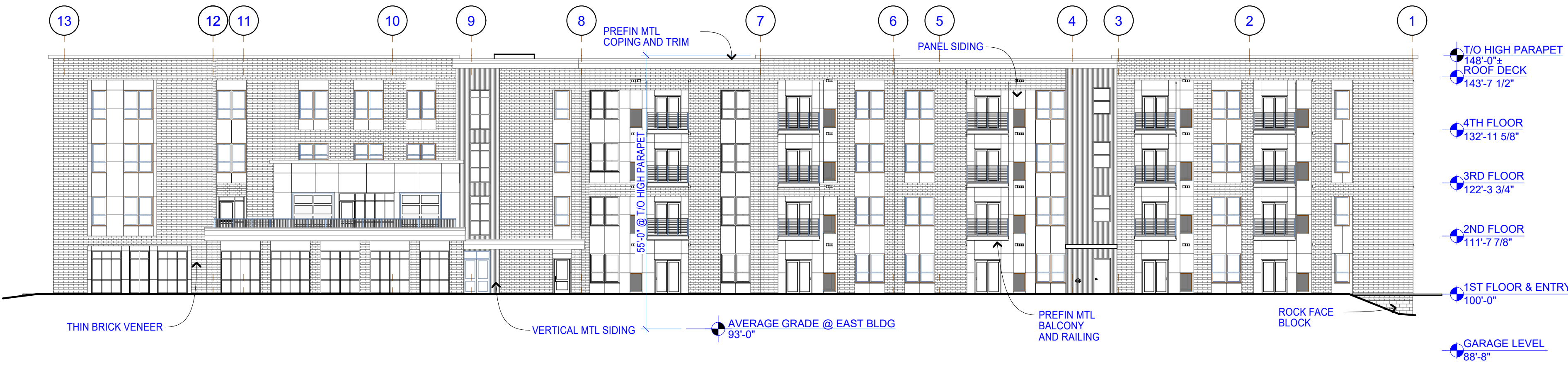
EAST BUILDING
EXTERIOR ELEVATIONS

DRAWING INFORMATION

PROJECT NO: 21.12.06
DRAWN BY: DLK, MDK
CHECKED BY: MDK
CAD/BIM PUBLISH DATE: 4/25/2024

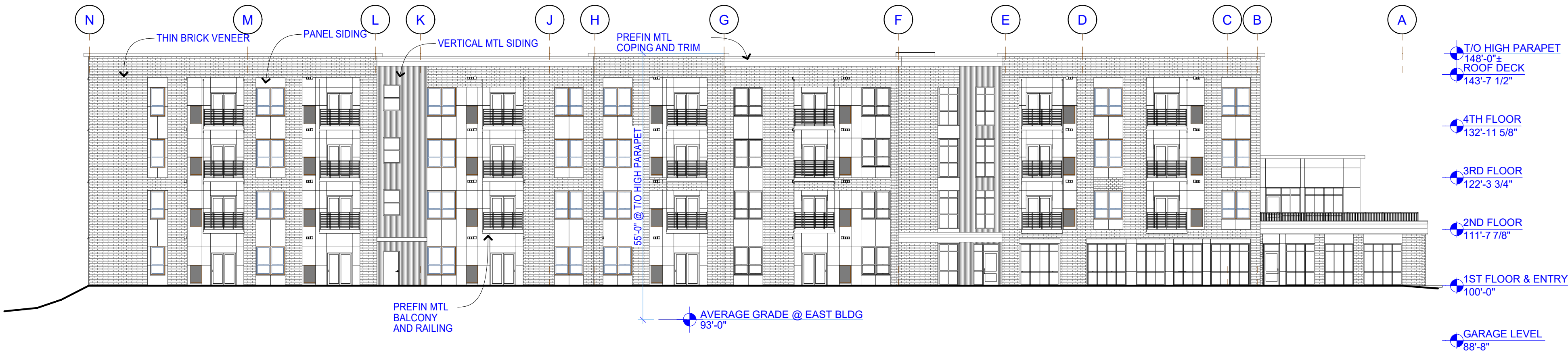
SD501

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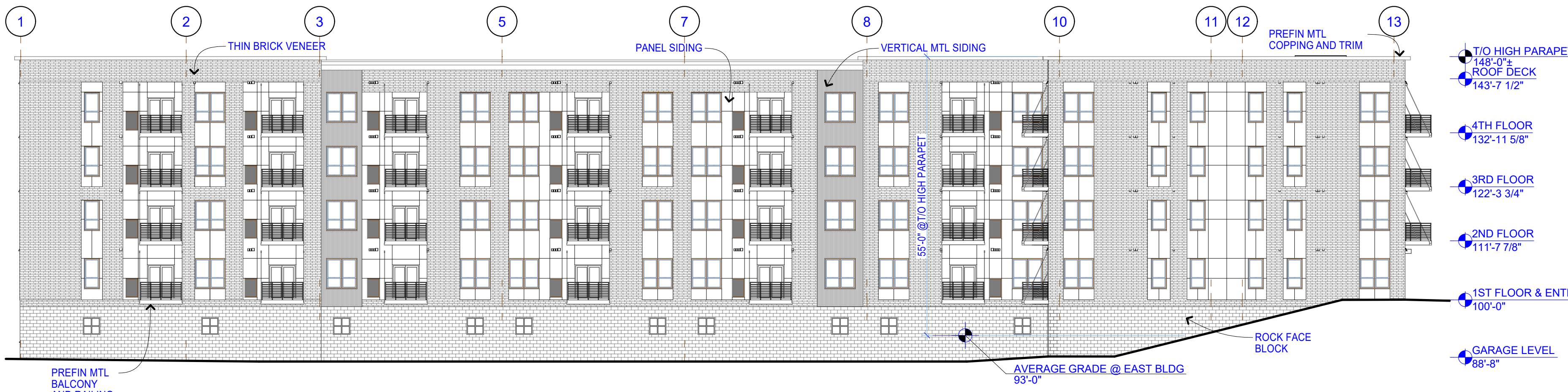
5 EAST BLDG - WEST ELEVATION
SCALE: 1/16" = 1'-0"

0 8' 16' 32'



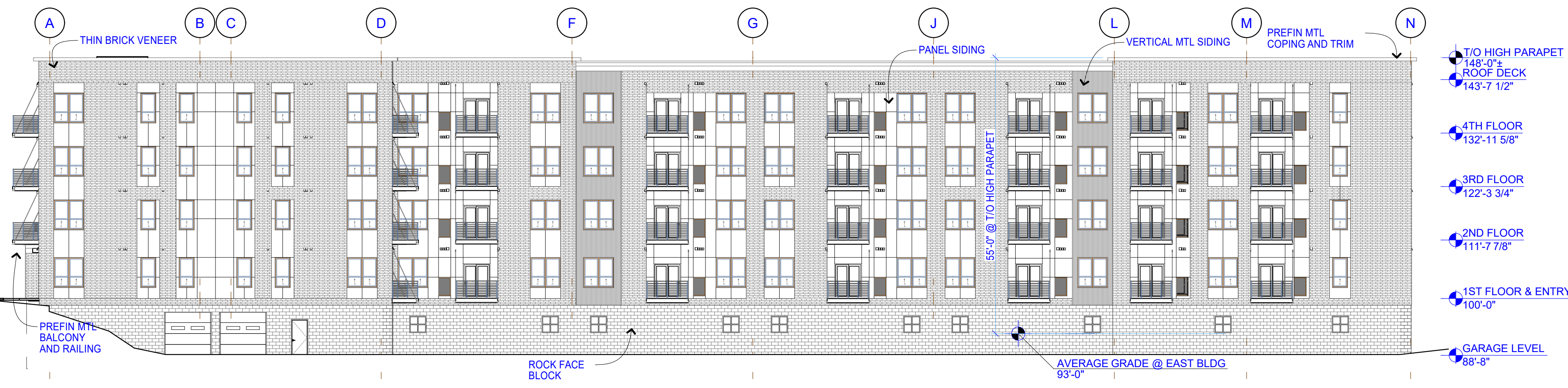
6 EAST BLDG - NORTH ELEVATION
SCALE: 1/16" = 1'-0"

0 8' 16' 32'



7 EAST BLDG - EAST ELEVATION
SCALE: 1/16" = 1'-0"

0 8' 16' 32'



8 EAST BLDG - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

0 8' 16' 32'

EXHIBIT K

East Building	West	North	East	South	Total	Notes
Brick Veneer	5,383	4,522	5,250	5,250	20,405	
Other Exterior Materials	7,694	7,675	10,309	10,376	36,054	1
Elevation Face Area including Exposed Garage Walls	10,110	8,993	12,742	12,650	44,495	
% Brick	53%	50%	44%	44%	47%	1,2
Elevation Face Area less Exposed Garage Walls	10,079	8,993	10,006	10,006	39,084	
% Brick	53%	50%	52%	52%	52%	1,2

Notes:
1. Face area calculations do not include windows, entrance doors, garage doors, or roof areas per 11-62-19.B.2
2. Variance requested to exclude integrally-colored rock face block exposed garage walls from face area calculation



2 RENDERED WEST ELEVATION
SD502



3 PERSEPCTIVE RENDER
SD502

VERTICAL
METAL
SIDING

STAIRWAYS

BONE VELOUR THIN BRICK
50% OF FACADE

PANEL SYSTEM
SURROUNDS WINDOWS/PATIOS

DARK SPLITFACE CMU
EXPOSED GARAGE LEVEL/FOUNDATION

12 MATERIAL KEY
SD502



**DISTYLE
DESIGN
ARCHITECTS**
620 Mendelsohn Ave. N, Suite 118
Minneapolis, Minnesota,
[763] 591.0996

**Crown Lakeville
Apartments**

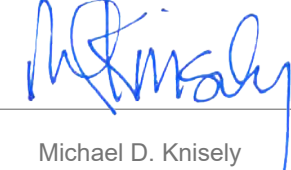
EAST BUILDING
210th Street West Lakeville
Minnesota

**Preliminary Plat
Submittal**

4/26/2024

Not for
Construction

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Signed 
Printed Name Michael D. Knisely
Date 4/26/2024 Reg No. 26926

No.	Description	Date

DRAWING TITLE

3D VISUALIZATION

DRAWING INFORMATION
PROJECT NO: 21.12.06
DRAWN BY:
CHECKED BY:
CAD/BIM PUBLISH DATE: 4/25/2024

SD502

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EAST BUILDING
210th Street West Lakeville
Minnesota

4/26/2024

Not for Construction

NRingo

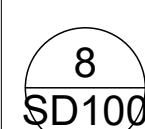
No.	Description	Date

EAST BLDG - GARAGE
LEVEL FLOOR PLAN

DRAWING INFORMATION

PROJECT NO:	21.12.06
DRAWN BY:	MDK, DLK
CHECKED BY:	MDK
CAD/BIM PUBLISH DATE:	4/25/2024

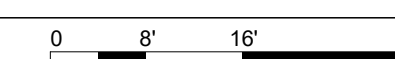
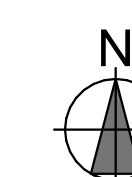
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SCALE: 1/16" = 1' 0"

GENERAL NOTES

EXHIBIT L





EAST BUILDING
210th Street West Lakeville
Minnesota

4/26/2024

Not for Construction

M. Kinsale

No.	Description	Date

EAST BLDG - 1ST
FLOOR PLAN

PROJECT NO: 21.12.06
DRAWN BY: MDK, DLK
CHECKED BY: MDK
CAD/BIM PUBLISH DATE: 4/25/2024

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A horizontal number line with tick marks at 0, 8', and 16'.

8
SD101

SCALE: 1/16" = 1'-0"



EAST BUILDING
210th Street West Lakeville
Minnesota

4/26/2024

Not for Construction

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 Architect under the laws of the state of Minnesota.

Signed Michael D. Knisely
Printed Name Michael D. Knisely
Date 4/26/2024 Reg No. 26926

No.	Description	Date

DRAWING TITLE

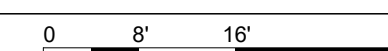
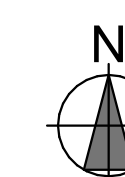
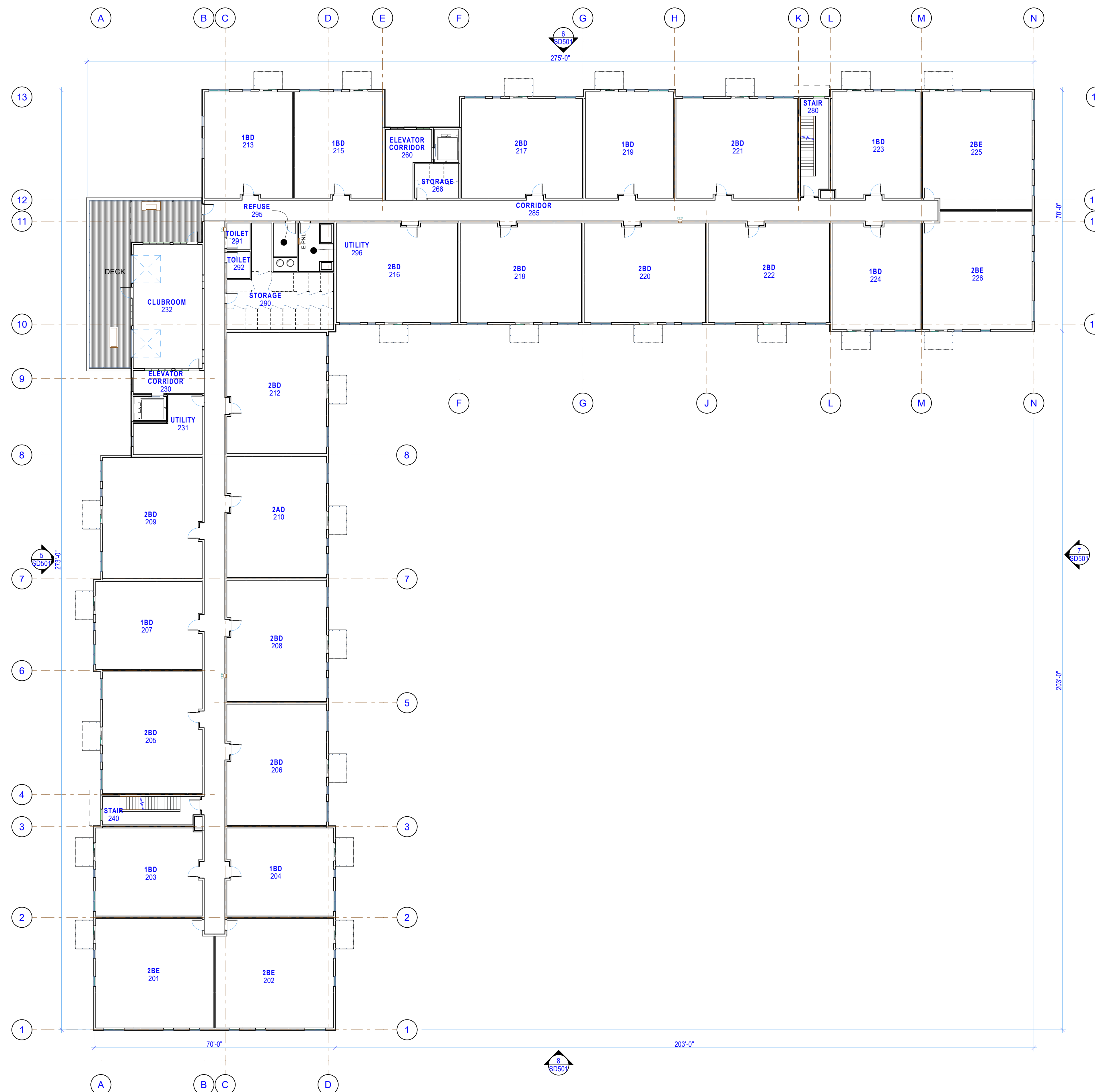
EAST BLDG - 2ND
FLOOR PLAN

DRAWING INFORMATION

PROJECT NO: 21.12.06
DRAWN BY: MDK, DLK
CHECKED BY: MDK
CAD/BIM PUBLISH DATE: 4/25/2024

SD102

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GENERAL NOTES

8
SD102

EAST BLDG 2ND FLOOR PLAN

SCALE: 1/16" = 1'-0"



EAST BUILDING
210th Street West Lakeville
Minnesota

4/26/2024

Not for Construction

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Signed Michael D. Knisely
Printed Name Michael D. Knisely
Date 4/26/2024 Reg No. 26926

No.	Description	Date

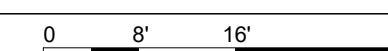
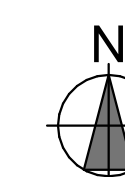
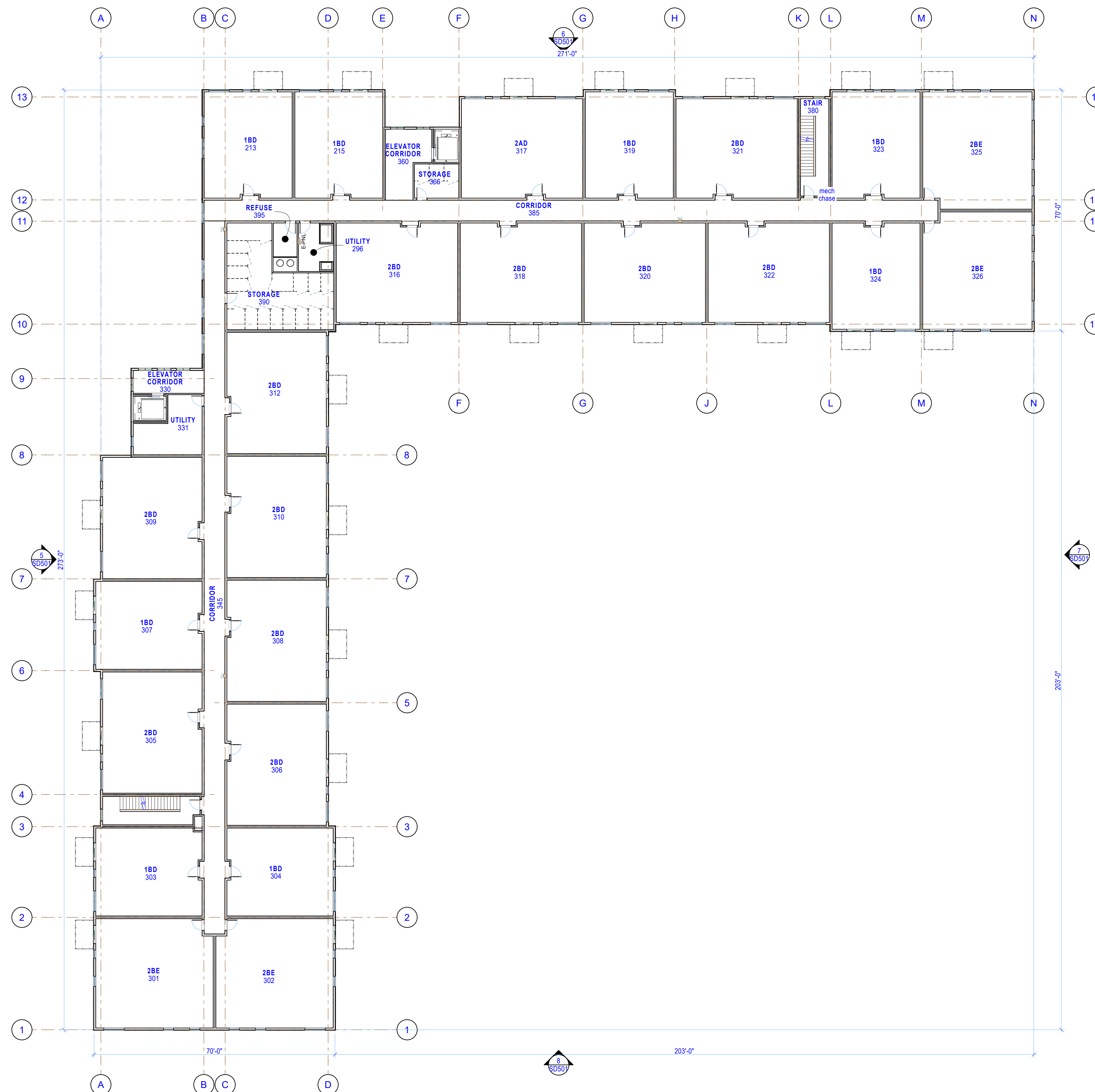
DRAWING TITLE

DRAWING INFORMATION

PROJECT NO: 21.12.06
DRAWN BY: MDK, DLK
CHECKED BY: MDK
CAD/BIM PUBLISH DATE: 4/25/2024

SD103

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GENERAL NOTES

8
SD103

EAST BLDG 3RD FLOOR PLAN

SCALE: 1/16" = 1'-0"



EAST BUILDING
210th Street West Lakeville
Minnesota

4/26/2024

Not for Construction

M. K. Singh

Signed _____
Michael D. Knisely
Printed Name _____
4/26/2024 _____
Date _____ 26926 _____
Reg No. _____

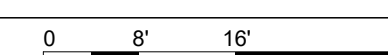
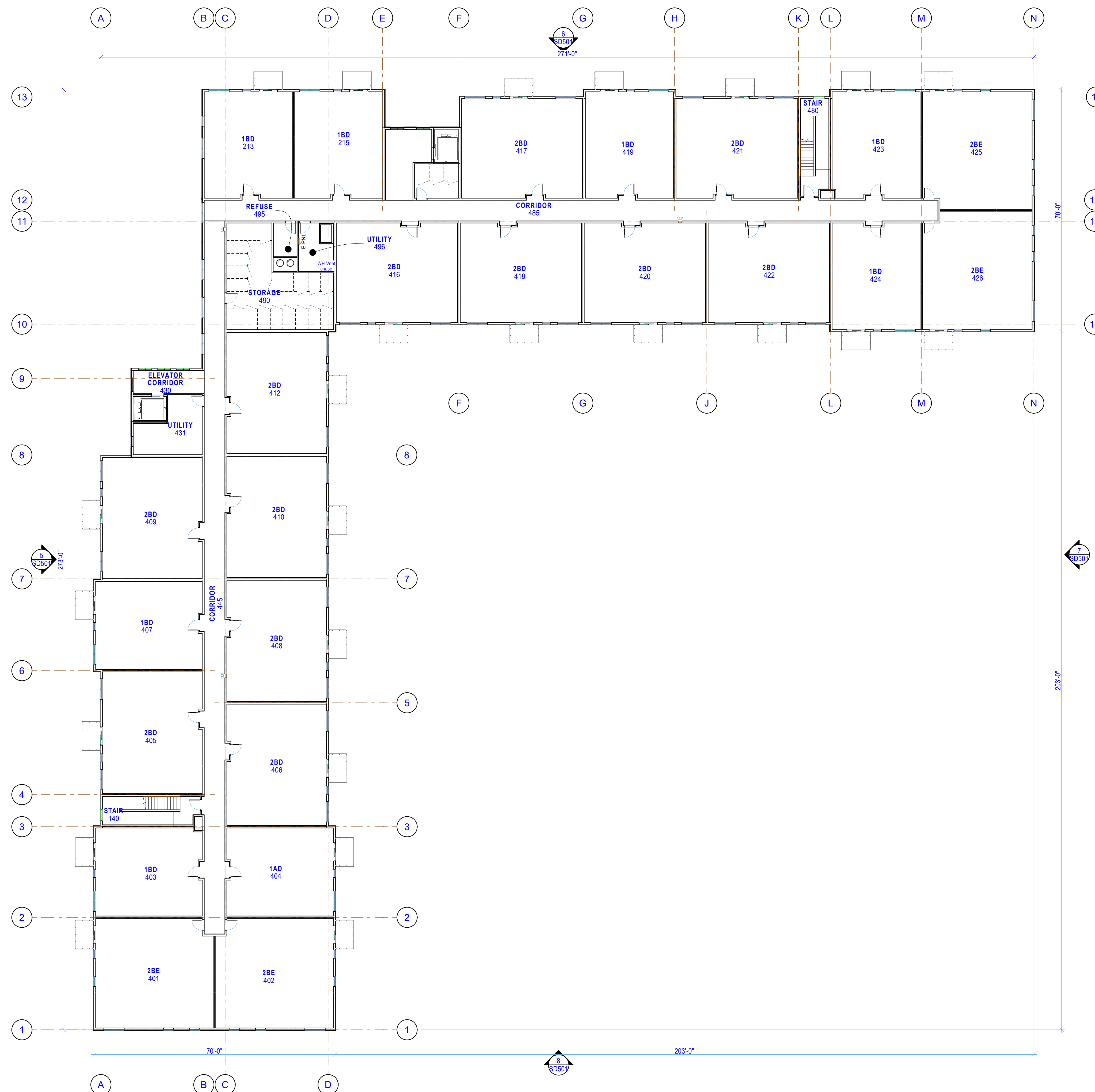
No.	Description	Date

EAST BLDG - 4TH
FLOOR PLAN

PROJECT NO: 21.12.06
DRAWN BY: MDK, DLK
CHECKED BY: MDK
CAD/BIM PUBLISH DATE: 4/25/2024

SD104

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GENERAL NOTES

8
SD104

EAST BLDG 4TH FLOOR plan

SCALE: 1/16" = 1'-0"



WEST BUILDING
210th Street West Lakeville
Minnesota

4/26/2024

Not for Construction

Signed Michael D. Knisely
Printed Name Michael D. Knisely
4/26/2024 26926
Date Reg No

[illegible]

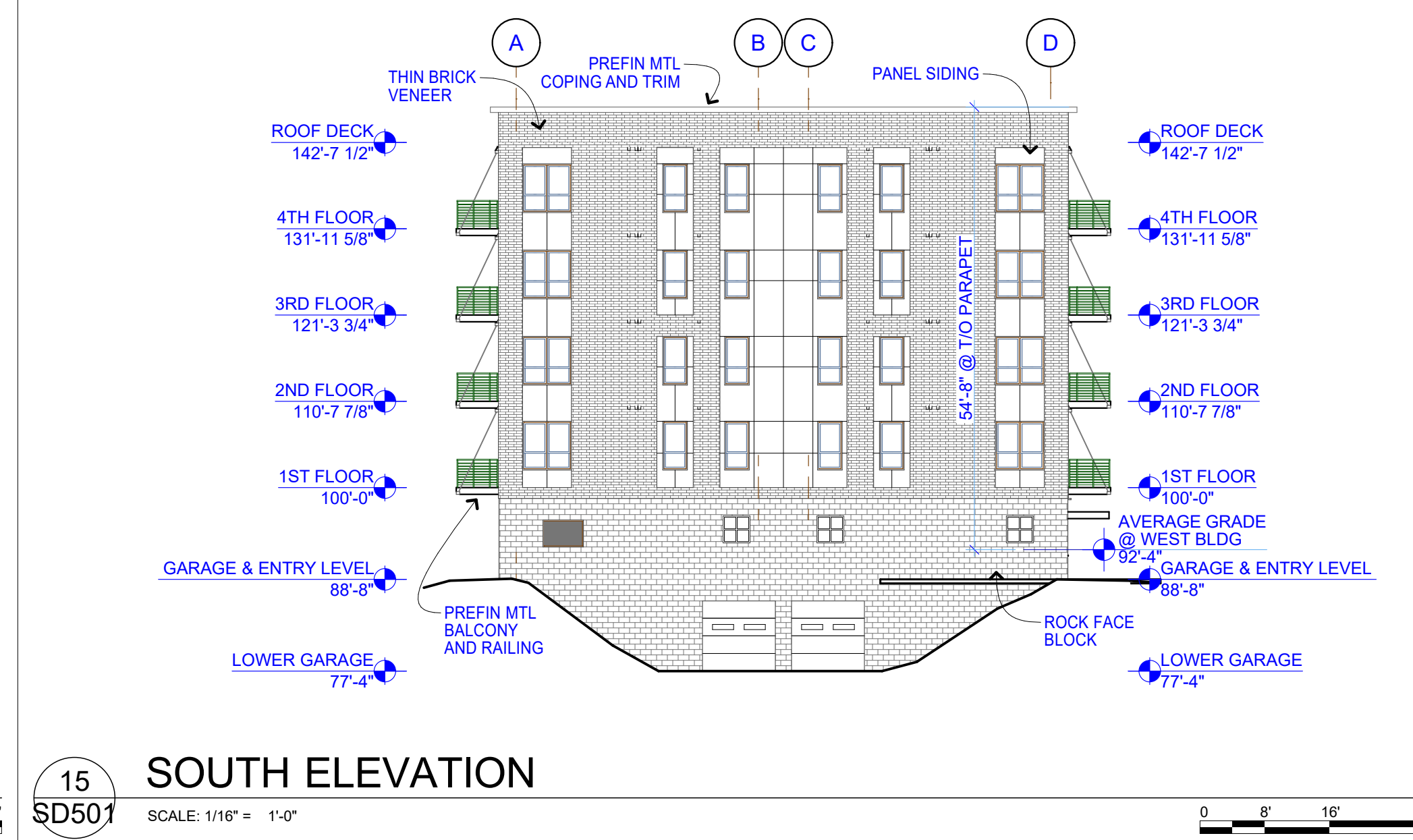
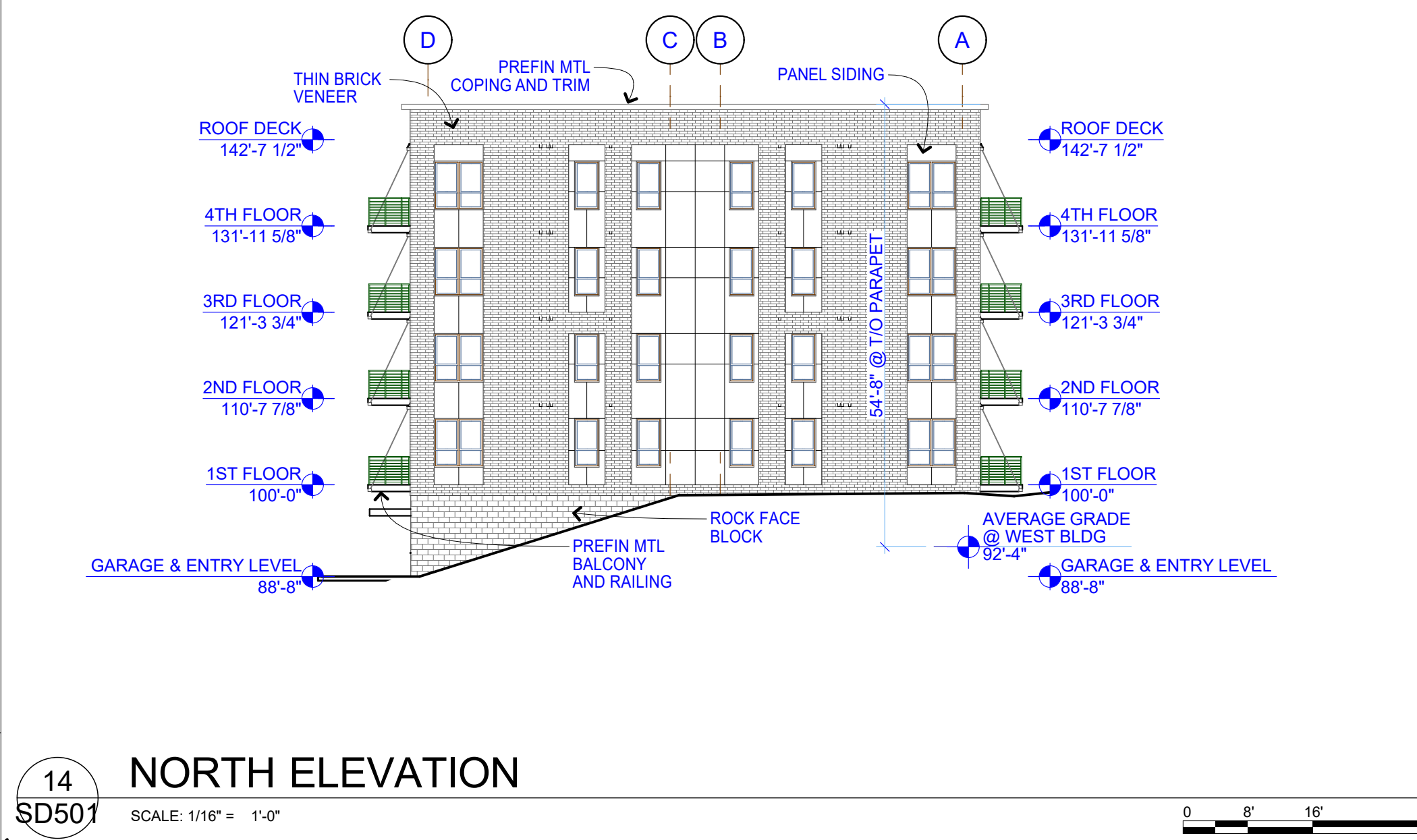
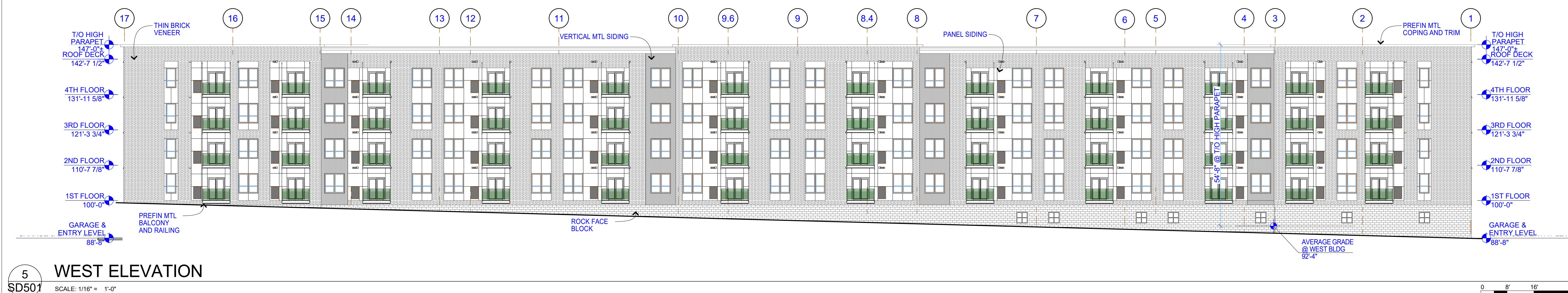
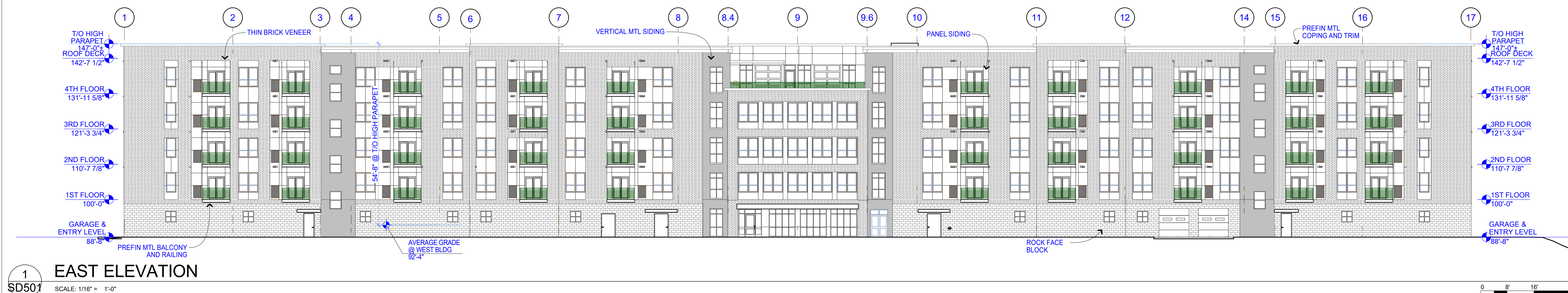
DRAWING TITLE

DRAWING INFORMATION

PROJECT NO:	21.12.06
DRAWN BY:	DLK, MDK
CHECKED BY:	MDK
CAD/BIM PUBLISH DATE:	4/25/2024

SD501

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West Building	West	North	East	South	Total	Notes
Brick Veneer	6,847	1,741	7,169	1,943	17,498	
Other Exterior Materials	7,171	993	6,939	971	16,096	
Elevation Face Area including Exposed Garage Walls % Brick	16,403	2,929	17,946	3,863	41,141	
	45%	62%	43%	48%	46%	
Elevation Face Area less Exposed Garage Walls % Brick	14,018	2,734	14,108	2,734	33,594	
	49%	64%	51%	64%	52%	

Notes:

1. Face area calculations do not include windows, entrance doors, garage doors, or roof areas per 11-62-19.B.2
2. Variance requested to exclude integrally-colored rock face block exposed garage walls from face area calculation

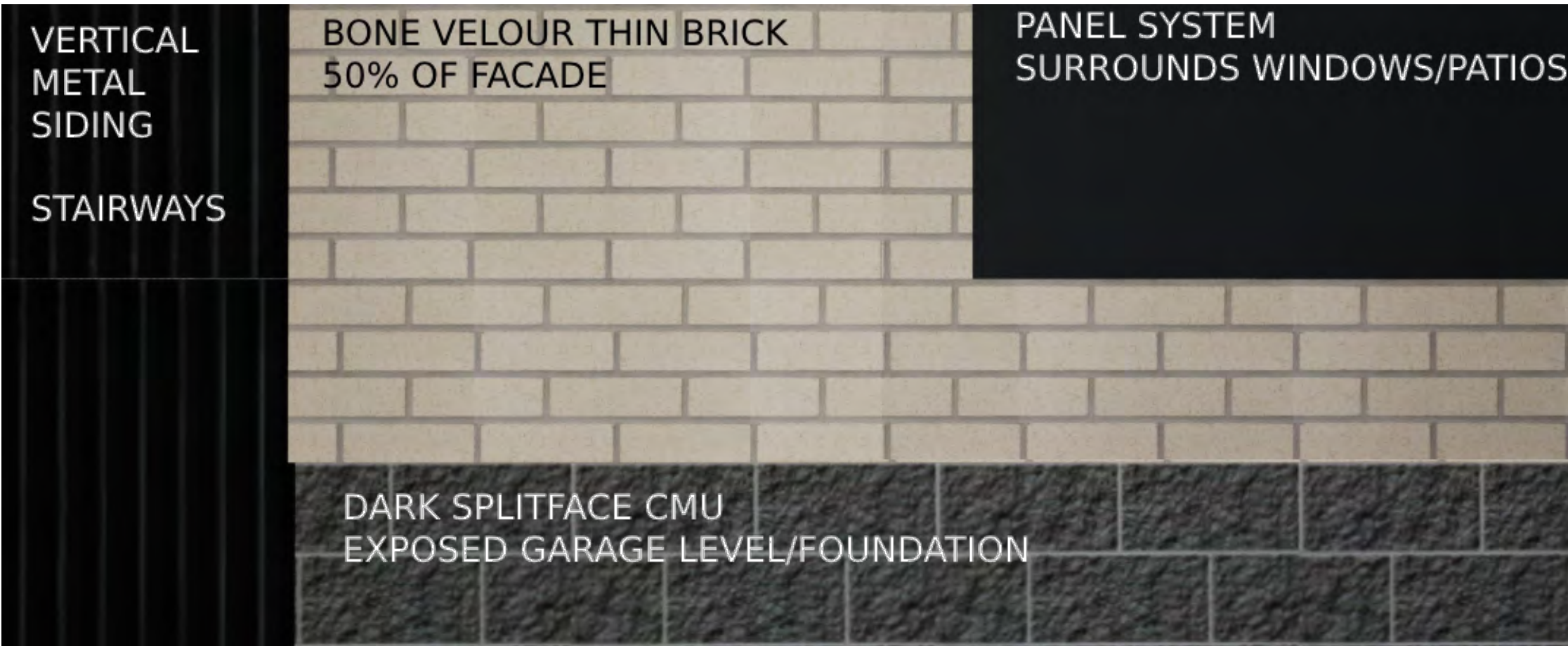
EXHIBIT M



1
SD502 RENDERED EAST ELEVATION



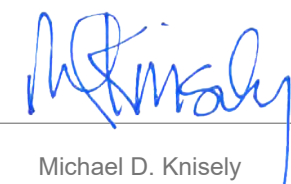
9
SD502 PERSPECTIVE RENDER



15
SD502 MATERIAL KEY

Not for
Construction

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Signed 
Printed Name Michael D. Knisely
Date 4/26/2024 Reg No. 26926

No.	Description	Date

DRAWING TITLE

WEST BUILDING 3D
VISUALIZATION

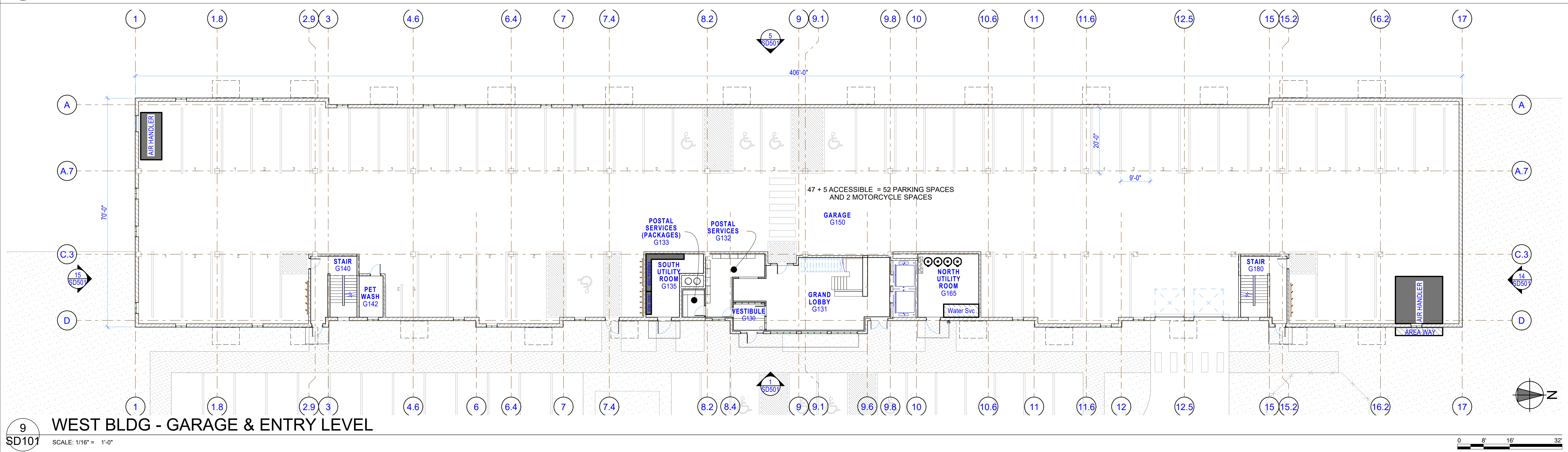
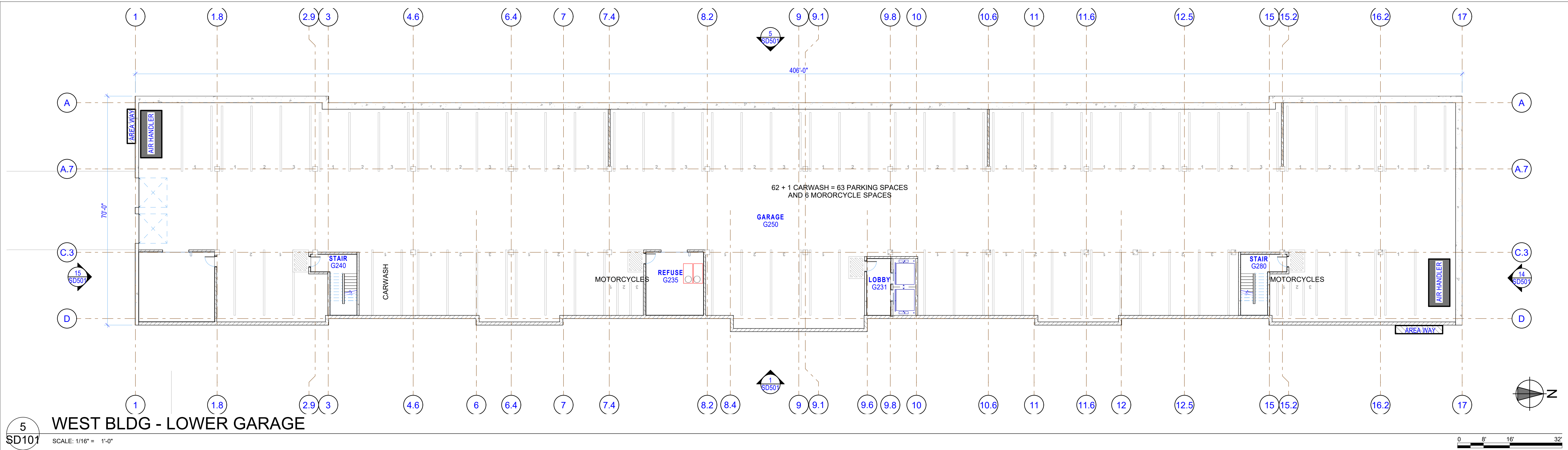
DRAWING INFORMATION

PROJECT NO: 21.12.06

DRAWN BY:

CHECKED BY:

CAD/BIM PUBLISH DATE: 4/25/2024



GENERAL NOTES

EXHIBIT N



**DISTYLE
DESIGN
ARCHITECTS**
620 Mendelsohn Ave. N, Suite 118
Minneapolis, Minneapolis,
[763] 591.0996

**Crown Lakeville
Apartments**
WEST BUILDING
210th Street West Lakeville
Minnesota

**Preliminary Plat
Submittal**

4/26/2024

Not for
Construction

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Michael D. Knisely

Signed Michael D. Knisely
Printed Name
Date 4/26/2024 Reg No. 26926

No.	Description	Date

DRAWING TITLE

**WEST BLDG -
GARAGES & ENTRY**

DRAWING INFORMATION
PROJECT NO: 21.12.06
DRAWN BY:
CHECKED BY:
CAD/BIM PUBLISH DATE: 4/25/2024

SD101



**DISTYLE
DESIGN
ARCHITECTS**
620 Mendelsohn Ave. N, Suite 118
Minneapolis, Minnesota
[763] 591.0996

**Crown Lakeville
Apartments**
WEST BUILDING
210th Street West Lakeville
Minnesota

**Preliminary Plat
Submittal**

4/26/2024

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Signed:
Printed Name: Michael D. Knisely
Date: 4/26/2024 Reg No.: 26926

No.	Description	Date

DRAWING TITLE

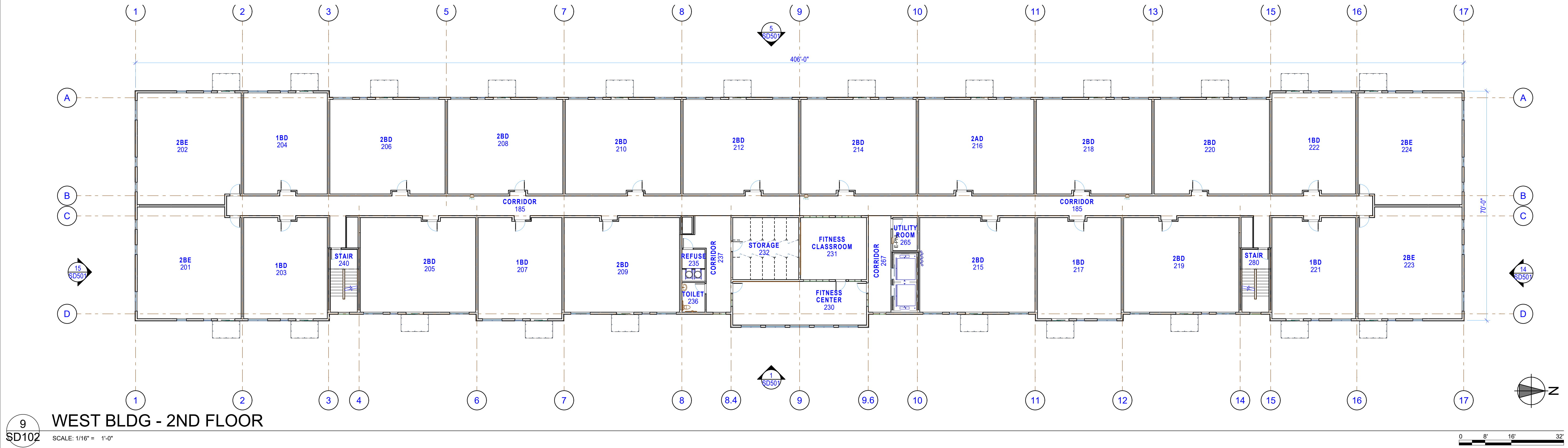
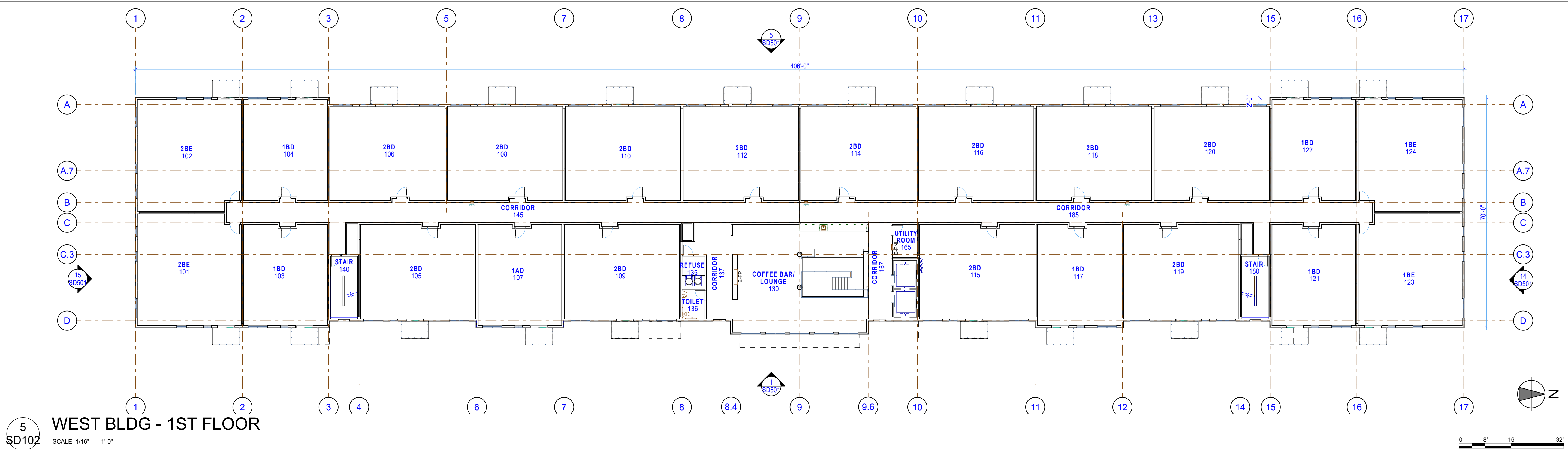
**WEST BLDG - 1ST &
2ND FLOOR PLANS**

DRAWING INFORMATION

PROJECT NO: 21.12.06
DRAWN BY:
CHECKED BY:
CAD/BIM PUBLISH DATE: 4/25/2024

SD102

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GENERAL NOTES



**DISTYLE
DESIGN
ARCHITECTS**
620 Mendelsohn Ave. N, Suite 118
Minneapolis, Minnesota,
[763] 591.0996

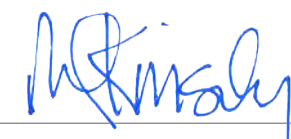
**Crown Lakeville
Apartments**
WEST BUILDING
210th Street West Lakeville
Minnesota

**Preliminary Plat
Submittal**

4/26/2024

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Construction

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Signed 
Michael D. Knisely
Printed Name
Date 4/26/2024 Reg No. 26926

No.	Description	Date

DRAWING TITLE

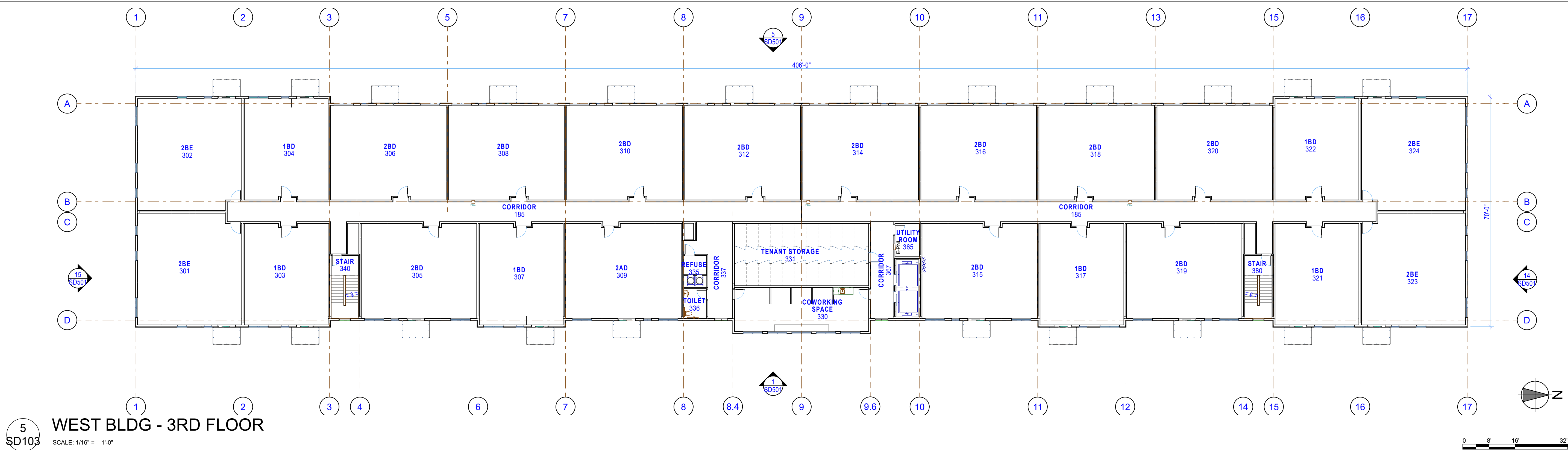
**WEST BLDG - 3RD &
4TH FLOOR PLANS**

DRAWING INFORMATION

PROJECT NO: 21.12.06
DRAWN BY:
CHECKED BY:
CAD/BIM PUBLISH DATE: 4/25/2024

SD103

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GENERAL NOTES



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

June 23, 2023

City of Lakeville
20195 Holyoke Ave.
Lakeville, MN 55044

Re: **LAKEVILLE CROWN APARTMENTS**

The Dakota County Plat Commission met on June 21, 2023, to consider the preliminary plat of the above referenced plat. The plat is adjacent to CSAH 70 (210th St. W.) and is therefore subject to the Dakota County Contiguous Plat Ordinance.

The proposed site includes two apartment buildings with access at CSAH 70/Keswick Loop. The plat meets the future right-of-way needs along CSAH 70. As discussed, the County will look into the possibility of releasing the existing highway easement for 207th Street as the future connection is no longer needed.

Restricted access should be shown along all of CSAH 70 except for one access opening. A quit claim deed to Dakota County for restricted access is required with the recording of the plat mylars.

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

Traffic volumes on CSAH 70 are 6,700 ADT and are anticipated to be 8,200 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 Gordon McConnell regarding permitting questions at (952) 891-7115 or Todd Tollefson regarding Plat Commission or Plat Ordinance questions at (952) 891-7070.

Sincerely,

A handwritten signature in black ink that reads "Todd B. Tollefson".

Todd B. Tollefson
Secretary, Plat Commission

c: Steve Tronsky, Sambatek

EXHIBIT O

**CITY OF LAKEVILLE
DAKOTA COUNTY, MINNESOTA**

**CROWN LMN, LLC
CONDITIONAL USE PERMIT**

FINDINGS OF FACT AND RECOMMENDATION

On October 3, 2024 the Lakeville Planning Commission met at its regularly scheduled meeting to consider the application of Crown LMN, LLC for a conditional use permit to allow construction of more than one principal building on one lot of record, construction of multiple family residential buildings that are greater than 48 feet in height, and an exception to the exterior material requirements, all within the RH-2, Multiple Family Residential District. The Planning Commission conducted a public hearing on the proposed conditional use permits 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 high density land use.
2. The property is zoned RH-2, Multiple Family Residential District.
3. The legal description of the property at the time of final plat will be:

Lot 1, Block 1, Crown Lakeville Apartments

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 multiple family building use of the property is consistent with the 2040 Comprehensive Land Use Plan and 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 multiple family buildings on a single parcel are compatible with existing land uses in the area given compliance with the stipulations listed in the September 24, 2024 planning report.

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

Finding: Provided compliance with stipulations of the conditional use permit, the multiple family buildings on a single parcel will conform to all performance standards contained in the Zoning Ordinance.

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

Finding: The subject property is within the existing MUSA and is served with city sanitary sewer and water. The multi-family apartment buildings will not have a negative impact on the City's service capacity.

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

Finding: The multi-family apartment building use on a single parcel will not overburden the streets serving the property and the additional building height will not increase the traffic generated by the proposed use.

5. The planning report dated September 24, 2024 prepared by Kris Jenson, Planning Manager is incorporated herein.

RECOMMENDATION

The Planning Commission recommends that the City Council hereby approve the conditional use permit conditioned upon compliance with the planning report prepared by Kris Jenson, Planning Manager, dated September 24, 2024.

DATED: October 3, 2024

LAKEVILLE PLANNING COMMISSION

BY: _____
Jenna Majorowicz, Chair



Memorandum

To: Kris Jenson, Planning Manager

From: Alanna Sobottka, Civil Engineer
McKenzie L. Cafferty, Environmental Resources Manager
Joe Masiarchin, Parks and Recreation Director

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

Date: September 24, 2024

Subject: Crown Lakeville Apartments

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

BACKGROUND

Crown LMN, LLC has submitted a preliminary plat of one lot named Crown Lakeville Apartments and plans for the construction of a 182-unit multiple family complex within two multi-unit buildings. The proposed development is located north of and adjacent to 210th Street (CSAH 70) and west of Keokuk Ave. The parent parcel consists of one metes and bounds parcel in section 26, township 114, range 21 (PID No. 220260081010) zoned RH-2, Multiple Family Residential District.

The preliminary plat consists of one lot within one block and one outlot on 9.94 acres.

The outlot created with the final plat shall have the following use:

Outlot A: Wetland and buffer; deeded to City (1.01 acres)

The proposed development will be completed by:

Developer: Crown LMN, LLC

Engineer/Surveyor: Sambatek

SITE CONDITIONS

The Crown Lakeville Apartments site contains undeveloped land with one pre-existing homestead and an accessory building that will be demolished prior to site development. A wetland complex is located on the east side of the property. The land generally slopes from the west to the east. An overhead utility line is located adjacent to the south property line of the parent parcel.

EASEMENTS

Several easements for highway, stormwater, and utility purposes exist across the parent parcel and will remain with the development improvements. A conservation easement will be established over the wetland and required buffer area and dedicated with the final plat.

STREET AND SUBDIVISION LAYOUT

210th Street (CSAH 70)

Crown Lakeville Apartments is located north of and adjacent to 210th 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 June 21, 2023 meeting and recommended approval.

Dakota County controls the right-of-way requirements and access locations along 210th Street. The current Dakota County Plat Review Needs Map identifies 210th Street as a 4-lane divided roadway with a half right-of-way requirement of 75-feet adjacent to the plat. The Developer is dedicating the necessary right-of-way for 210th Street with the Crown Lakeville Apartments plat.

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 that shall be paid with the final plat.

UTILITIES

SANITARY SEWER

Crown Lakeville Apartments is located within sub-district SC-13440 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 Crown Lakeville Apartments.

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

WATERMAIN

A service stub was provided with the development of Crown Lakeville Apartments from the 12-inch watermain along 210th Street within the City's Normal Pressure Zone.

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

An overhead electric transmission line and poles are located along the north side of 210th Street on the parent parcel. The Developer will be required to remove the poles and place the utilities underground when the preliminary plat is developed, consistent with the City's Public Ways and Property Ordinance or provide a security for their share of the costs to bury the overhead utility adjacent to the plat.

DRAINAGE AND GRADING

Crown Lakeville Apartments is located within subdistrict ML-085 of the Lake Marion District of the City's Comprehensive Water and Natural Resources Management Plan.

Development of Crown Lakeville Apartments includes the construction of a privately owned and maintained underground stormwater management system within Lot 1, Block 1. The Developer shall enter into a private stormwater maintenance agreement with the final plat for the private system. 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.

Crown Lakeville Apartments 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 Crown Lakeville Apartments 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 underground stormwater management system on-site.

The 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

Crown Lakeville Apartments 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 reviewed in the field and was approved September 4, 2024. One wetland was identified on the site. The project is proposing to impact 1,652 square feet of wetland. The project is eligible for the de minimis exemption based on the information provided and the wetland de minimis application for the areas outlined in the report have been determined to be acceptable for use in implementing the Wetland Conservation Act. The wetland and required buffer will be placed in a City-owned outlot and dedicated with the final plat. Natural area signs will be placed along the outlot that contains the wetland and wetland buffer. Final locations of signs will be determined with final plat.

TREE PRESERVATION

The plan identifies 519 total trees on site and proposes to save 24 trees (4.6%). Measures to protect significant trees as identified in the Tree Preservation ordinance (10-4-11), including but not limited to tree protection fencing and erosion control measures, are to be installed prior to the start of tree removals or other site work and maintained throughout construction. Minor changes may result in additional removals or saves based on location or condition of the tree.

All “save” trees that are damaged or removed will require replacement at a ratio of 2:1 as per the Lakeville Subdivision Ordinance.

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.

The developer is responsible for establishment of all slopes adjacent to the wetland and buffer. The area will be established with native vegetation. 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 parcel and must be paid with the final plat or at the time a grading permit is issued, if done prior to final plat.

RECOMMENDATION

Engineering recommends approval of the preliminary plat, site plan, grading and erosion control plan, and utility plan for Crown Lakeville Apartments, subject to the requirements and stipulations within this report.



Memorandum

To: Planning Commission
From: Frank Dempsey, AICP, Associate Planner
Date: September 27, 2024 (revised October 1, 2004)
Subject: Lakeville 35 Logistics Center North Addition
A. Preliminary Plat
B. Conditional Use Permit

BACKGROUND

Representatives of LPDC, LLC have submitted applications for a preliminary plat and conditional use permit for the proposed development of 16 acres of a 39-acre property for the development of a 189,678 square foot industrial office/warehouse building to be located north of Juniper Way (CSAH 70)/215th Street and south of 210th Street. The preliminary plat is named Lakeville 35 Logistics Center North Addition. The proposed warehouse building also requires a conditional use permit within the OP, Office Park District. The preliminary plat includes one lot and one outlot.

EXHIBITS:

- A. Aerial Photo Location Map
- B. Zoning Map
- C. Preliminary Pat
- D. Property Survey
- E. Site Plan
- F. Grading and Drainage Plan
- G. Erosion Control Plan
- H. Utility Plan
- I. Landscape Plan
- J. Building Floor and Exterior Elevation Plans (2 Pages)
- K. Dakota County Plat Commission letter dated August 30, 2024

PLANNING ANALYSIS

PRELIMINARY PLAT

Existing Conditions. The property consists of 39 acres and is divided by Juniper Way (CSAH 70). The property has historically been used for agricultural crop production. Dakota County acquired the roadway easement for Juniper Way (CSAH 70) in the mid-1970's in anticipation of CSAH 70 becoming an east/west principal arterial between Scott County, through Lakeville, and eventually into Farmington. The survey identifies an undocumented drainage and utility easement in the northeast corner of the property that may require vacation to be determined prior to final plat approval and submittal of a current title commitment. The applicant proposes to outlot the property south of Juniper Way (Outlot A).

Surrounding Land Uses. Lot 1 is surrounded by the following existing or planned land uses:

Direction	Existing Use	Land Use Plan	Zoning
North	Trinity Evangelical Free Church Properties	Office Park	OP, Office Park District
South	Juniper Way (CSAH 70) and Agricultural Property	Office Park	OP, Office Park District
East	Lakeville South High School and City Owned Property	Public and Quasi-Public and Restricted Development	P/OS, Public Open Space District
West	Juniper Way (CSAH 70) and Agricultural Property	Office Park	OP, Office Park District

Lots/Blocks. One lot on one block and one outlot is proposed with the preliminary plat. Proposed Lot 1 exceeds the minimum lot area (30,000 square feet) and lot width (100 feet) requirements of the OP District. Outlot A will comply with minimum lot size for future final plat and development

Streets. Juniper Way (CSAH 70) is the only public street abutting the proposed preliminary plat. Juniper Way is a four-lane divided roadway withing a 150 foot wide (75 foot north and south half) right-of-way. All required right-of-way had been previously acquired for Juniper Way. Access to and from the property will be via left and right turn lanes to and from a private driveway from Juniper Way. The Dakota County Plat Commission expressed concerns regarding a proposed east driveway onto Juniper Way across from 215th Street. The Plat Commission indicated that they would not support an east driveway due to sight and visibility concerns at that location. The plans shall be revised accordingly prior to City Council consideration of the preliminary plat.

Grading, Drainage, Erosion Control, Utilities. The site will be graded to direct stormwater to a stormwater basin located on the north side of the property. The building foundation will be approximately three to six feet above the CSAH 70 street surface. Grading, drainage, erosion

control, and utility plans have been submitted with the preliminary plat and are discussed in more detail in the September 25, 2024 engineering report.

Tree Preservation. The tree preservation plan submitted with the preliminary plat identified 152 significant trees. The tree preservation plan proposes removal of 136 trees and the preservation of 16 (10.5 %) of significant trees.

Wetlands. A small wetland has been identified in the northeast corner of the property within the preliminary plat. A wetland delineation was completed for the property in preparation of the preliminary plat. Scrap metal and other possible waste debris was identified within the same area of the property. All waste materials shall be removed from the property as a condition of preliminary plat approval. A cash security shall be submitted as a condition of final plat approval.

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. Park dedication will be satisfied with a cash fee in effect at the time of final plat approval. A public trail was constructed along the north side of Juniper Way (CSAH 70) with the recently approved road improvements project to the County Road.

SITE PLAN ANALYSIS

The site development and construction plans propose a single phase building construction totaling 189,000 square feet to include both office and warehouse. The building is being constructed on speculation, so there is specific data to determine parking requirements at this time. The site plan estimates a 10% office/90% warehouse occupancy, consistent with similar industrial office/warehouse buildings.

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 (south)-- 50 feet	Front (south) – 95 feet
Side Yard (east) - 30 feet	Side (east) – 40 feet
Side Yard (west) - 30 feet	Side (west) – 160+ feet
Rear Yard (north)—30 feet	Rear (north) – 75 feet

Proposed and Required Parking Stalls:

Building Sq. Ft.189,678 square feet
Office Sq. Ft est. 10% (18,967 sf) – 10% = 85 stalls
Warehouse Sq. Ft. est. 90%138 stalls

Required (assuming 10% office occupancy)....223 stalls
 Provided.....223 stalls

Access. The property will be accessed via a single driveway near the northwest corner of the property directly from Juniper Way (CSAH 70). The initial draft preliminary plat plans included a left and right turn access from 215th Street on the east side of the property, but Dakota County indicated that access at that location was not optimal due to traffic speed and limited visibility for vehicles leaving the subject property and for CSAH 70 westbound vehicle traffic. The site plan showing the east access across from 215th Street will be amended prior to City Council consideration of the preliminary plat and conditional use permit.

Circulation. All drive aisles and parking stalls comply with the required aisle width and parking stall dimensions for two way 90-degree vehicle parking. The site has been designed to allow semi-truck and trailer and emergency vehicle circulation throughout the site. Employee and visitor vehicles will park on the on the northwest and southwest sides of the building with semi-traffic, loading docks, and semi-trailer parking northeast of the loading dock area.

Outdoor Storage. Outside storage will be limited to semi-trailers as part of the function of the building occupancy that includes receiving, transferring, shipping of goods and materials. The trailer parking will be located at the rear of the building not in view of public right-of-way.

Landscaping/Screening. The OP District requires a minimum of 30% landscaped area on the property. The landscape plan as designed proposes 40% greenspace over the 16-acre property. The landscape plan proposes 45 shade and evergreen trees and a variety of shrubs and perennials. Zoning Ordinance 11-21-9.B requires industrial and commercial properties to include perimeter plantings, including along the Juniper Way right-of-way of the proposed preliminary plat. The landscape plan proposed plantings are noted in the table below:

Landscape Materials	
8	Overstory trees (2.5 inch min. diameter) Additional trees to included per Zoning Ordinance requirements
16	Conifer trees (8 foot min. height)
21	Ornamental trees (2 inch min. diameter)
203	Variety of shrubs and perennial plantings

The proposed landscaping provides screening from the public street on three sides of the building. An area at the northeast corner of the property will include saved trees around the wetland area. The OP District zoned property to the north is undeveloped. 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.

The landscape plan shall be revised to include a row of deciduous overstory trees along the Juniper Way (CSAH 70) right-of-way, not less than 40 feet apart and a caliper size in compliance with Zoning Ordinance requirements. 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.

Signage. Building signage is proposed for each tenant with a separate building entrance fronting Juniper Way. 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 allowed one wall sign not to exceed 100 square feet. A sign permit shall be issued by the Community Development 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 35 feet 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 issuance of an electrical permit for exterior light installation.

Recycling and Trash Containers. The site plan proposes an outdoor recycling and trash container constructed of pre-cast concrete panels and a gate in compliance with Zoning Ordinance requirements.

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

CONDITIONAL USE PERMIT

11-75-7.H of the Zoning Ordinance requires conditional use permit approval for warehouse buildings in the OP, Office Park District.

Building Height/Exterior Materials. The proposed building will be one-story and 39 feet in height in compliance with OP District requirements. The building will be constructed of smooth texture pre-cast concrete panels painted white and gray with blue accents. The loading docks will be located on the north side of the building. The exterior building materials and design comply with Zoning Ordinance requirements for the OP District. The proposed building is compatible with the area in which it is proposed and consistent in design to other warehouse/office buildings in the OR District, as allowed by the Zoning Ordinance.

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.

RECOMMENDATION

Planning Department staff has determined that the Lakeville 35 Logistics Center North Addition site development plans comply with Subdivision and Zoning Ordinance requirements. The industrial office/warehouse building use of the property in addition to the site and building exterior design comply with Zoning Ordinance requirements for the OP District. Staff recommends approval of the preliminary plat and conditional use permit subject to the following stipulations:

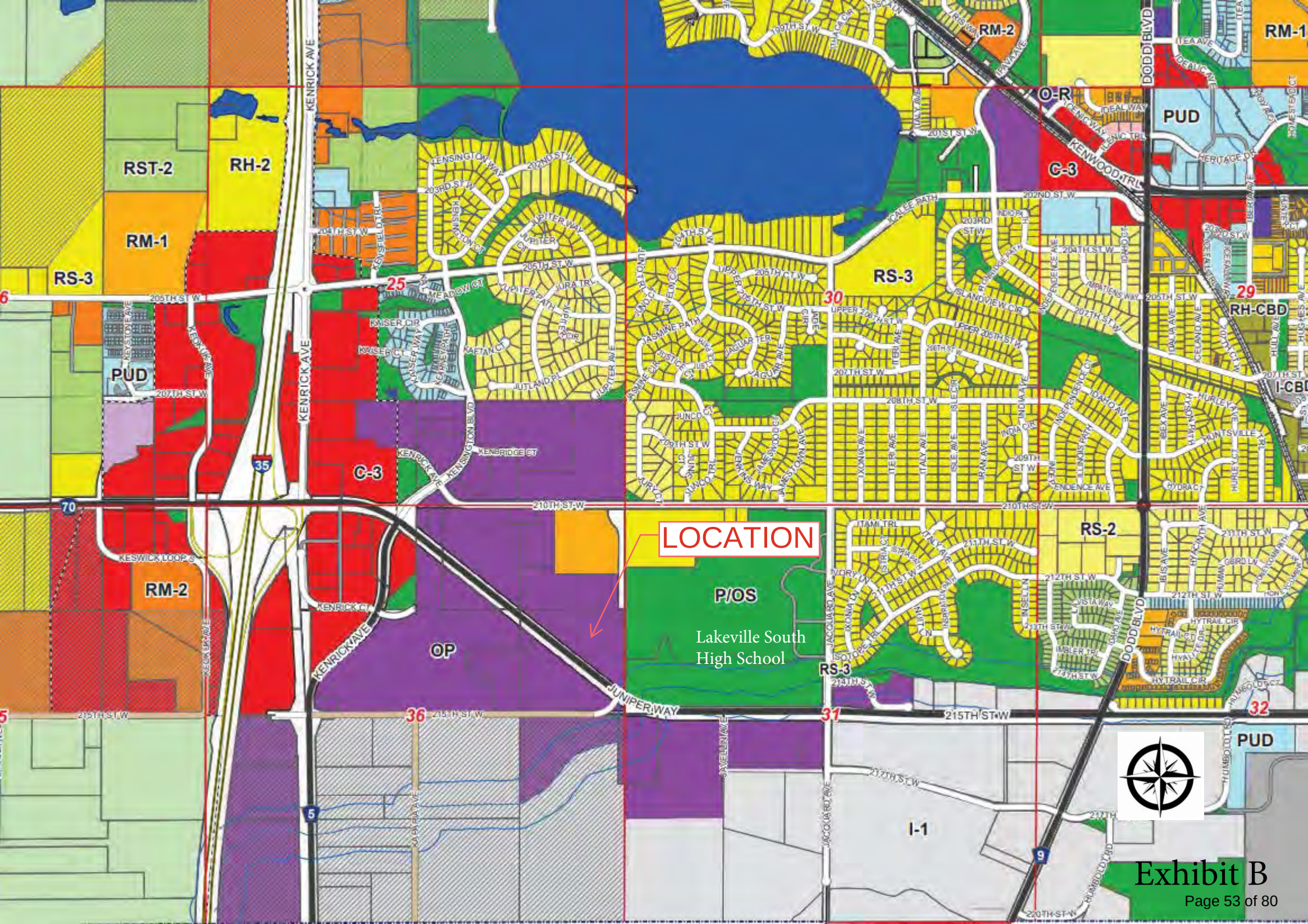
1. The recommendations listed in the Engineering Division memorandum dated September 25, 2024.
2. The preliminary plat plans shall be revised prior to City Council consideration of the preliminary plat removing the east driveway access to Juniper Way (CSAH 70) in accordance with Dakota County Plat Commission recommendations.
3. Any public drainage and utility easements identified in the to be submittal title commitment shall be vacated prior to final plat approval.
4. The site and building shall be developed and constructed consistent with the preliminary plat and site development plans approved by the City Council.
5. Prior to City Council consideration of the final plat, a stormwater maintenance agreement shall be signed by the property developer for the on-site private stormwater facilities.
6. The landscape plan shall be revised to include a row of deciduous overstory trees along the Juniper Way (CSAH 70) right-of-way, not less than 40 feet apart with a caliper size in compliance with Zoning Ordinance requirements.
7. A landscaping financial security shall be submitted with the final plat.
8. All signs shall comply with Zoning Ordinance requirements for the OP District. A sign permit shall be issued by the Community Development Department prior to the installation of any signs.
9. 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 review prior to issuance of a building permit.
10. 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.



Location of Lakeville 35 Logistics
Center North Addition

South Creek
Greenway

Exhibit A



LOCATION

Lakeville South
High School

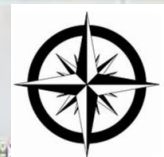
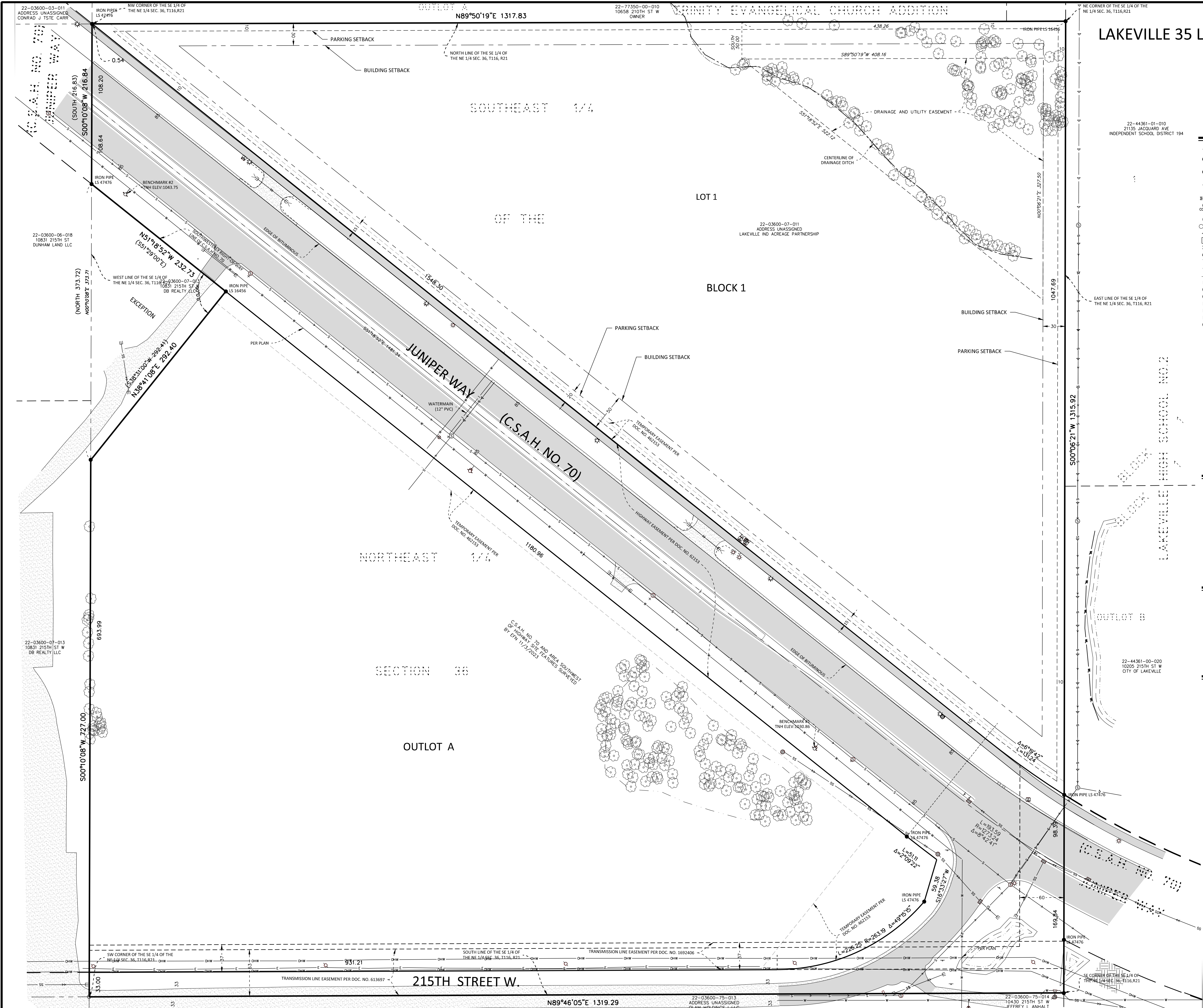


Exhibit B



LAKEVILLE 35 LOGISTICS CENTER NORTH ADDITION

LEGEND		
● FOUND MONUMENT	— BOUNDARY LINE	--- EASEMENT LINE
⊙ FOUND CAST IRON MONUMENT	— RIGHT-OF-WAY LINE	--- SETBACK LINE
⊙ FOUND RIGHT-OF-WAY MONUMENT	--- UNDERLYING / ADJACENT LOT	--- RESTRICTED ACCESS
○ SET MONUMENT MARKED LS 53642	--- TIE LINE	--- TREE LINE
⊙ GATE VALVE / HYDRANT	--- SECTION LINE	--- CONCRETE CURB
⊙ CLEAN OUT	(100.00) DEED DISTANCE	--- BUILDING LINE
⊙ STORM MANHOLE	— WATERMAIN	--- BUILDING CANOPY
⊙ STORM CATCH BASIN	— SANITARY SEWER	--- BITUMINOUS SURFACE
⊙ FLARED END SECTION	— STORM SEWER	--- GRAVEL SURFACE
⊙ TRANSFORMER	— UNDERGROUND ELECTRIC	--- DECIDUOUS TREE
☆ LIGHT	— UNDERGROUND TELEPHONE	--- CONIFEROUS TREE
✓ GUY ANCHOR	— UNDERGROUND GAS	--- SPOT ELEVATION CONTOUR
⊙ UTILITY POLE	— OVERHEAD ELECTRICAL WIRE	--- SOIL BORING
⊙ GUARD POST	— CHAIN LINK FENCE	--- REGULAR PARKING STALL COUNT
⊙ SIGN	— WOOD FENCE	--- TRAFFIC MARKERS
⊙ GAS METER	— WIRE FENCE	
⊙ GAS MANHOLE	— WET LAND	
⊙ ELECTRIC MANHOLE	— RETAINING WALL	
⊙ ELECTRIC METER	--- BLOCK RETAINING WALL	
⊙ TELEPHONE PEDESTAL	--- STONE RETAINING WALL	
⊙ CABLE TV BOX	--- POND / WATER LINE	
⊙ COMMUNICATIONS MANHOLE	--- FEMA FLOOD ZONE LINE	

PROPERTY DESCRIPTION

The Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 36, Township 114 North Range 21 West, all according to the United States Government Survey thereof, County of Dakota, State of Minnesota. Excepting therefrom that part of the Southeast Quarter of the Northeast Quarter (SE 1/4 of NE 1/4) of Section Thirty-six (36), Township One Hundred Fourteen (114), Range Twenty-one (21), Dakota County, Minnesota, described as follows:

Commencing at the Northwest corner of the Southeast Quarter of the Northeast Quarter (SE 1/4 of NE 1/4) of said Section Thirty-six (36), thence bearing South (assumed bearing) along the West line of the said Southeast Quarter of the Northeast Quarter (SE 1/4 of NE 1/4), a distance of 216.83 feet, more or less, to the Southwesterly right of way line of County State Aid Highway No. 70 and the point of beginning of the tract to be described; thence South 51 degrees 29 minutes 00 seconds East, along the said Southwesterly right of way line, 232.73 feet; thence South 38 degrees 31 minutes 00 seconds West, at right angles to said right of way line, 292.41 feet, more or less, to the West line of the said Southeast Quarter of the Northeast Quarter (SE 1/4 of NE 1/4); thence North on said West line 373.72 feet, more or less, to the point of beginning.

DEVELOPMENT SUMMARY			
AREA			
LOT 1, BLOCK 1	695,814 SF	15.97 AC	SETBACKS (PARKING)
OUTLOT A	654,895 SF	15.03 AC	FRONT YARD
RIGHT OF WAY	351,432 SF	8.07 AC	REAR YARD
			SIDE YARD
			SETBACKS (BUILDING)
			FRONT YARD
			REAR YARD
			SIDE YARD
			ZONING
			EXISTING ZONING
			PROPOSED ZONING

DEVELOPMENT NOTES

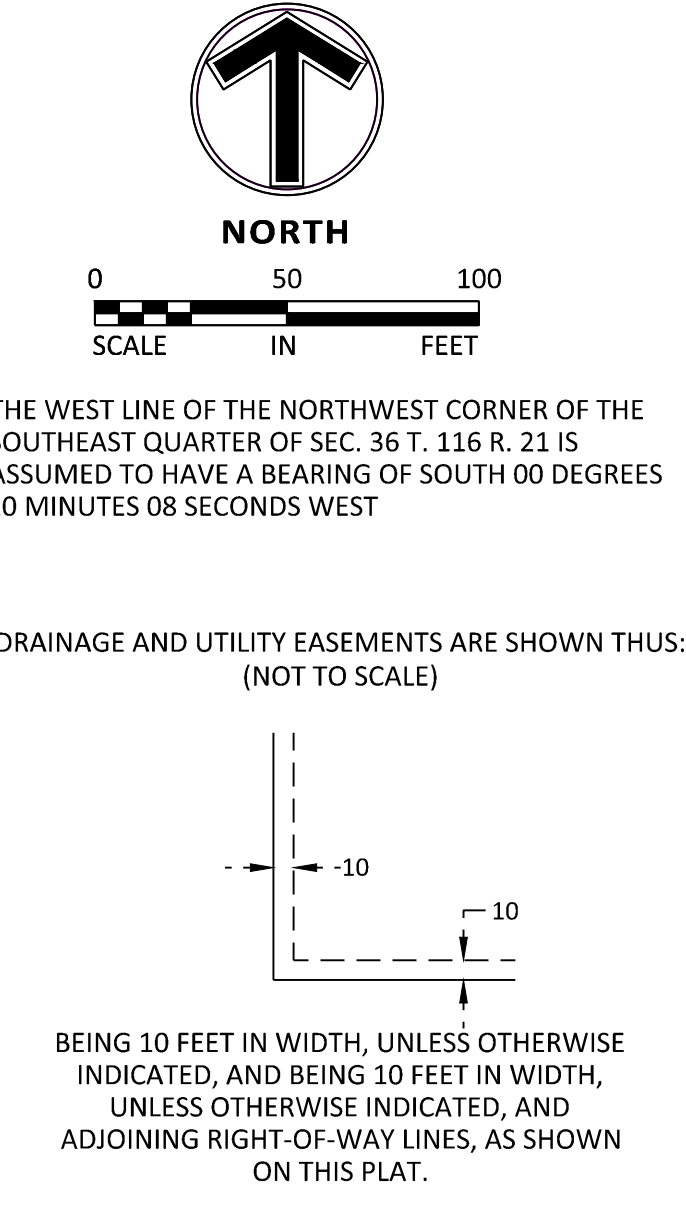
- ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.
- THE NAME OF THE PLAT IS TO BE DETERMINED.

BENCHMARKS

- THE VERTICAL DATUM IS BASED ON NAVD83. THE ORIGINATING BENCH MARKS IS BR 19850 SE, REFERENCED FROM THE MNDOT GEODETIC DATABASE

SITE BENCHMARK #1
TNH ELEV.=1030.86

SITE BENCHMARK #2
TNH ELEV.=1043.75



BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING RIGHT-OF-WAY LINES, AS SHOWN ON THIS PLAT.

<table><tr><th>NO</th><th>DATE</th><th>BY</th><th>CHKD</th><th>APPR</th><th>COMMENT</th></tr><tr><td>07/26/2024</td><td>TPK</td><td>EWM</td><td>EWM</td><td></td><td>CITY ENTITLEMENT SUBMITTAL</td></tr><tr><td>08/20/2024</td><td>TPK</td><td>EWM</td><td>EWM</td><td></td><td>CITY ENTITLEMENT RE-SUBMITTAL</td></tr><tr><td>09/10/2024</td><td>CDC</td><td>EWM</td><td>EWM</td><td></td><td>CITY ENTITLEMENT RE-SUBMITTAL</td></tr></table>	NO	DATE	BY	CHKD	APPR	COMMENT	07/26/2024	TPK	EWM	EWM		CITY ENTITLEMENT SUBMITTAL	08/20/2024	TPK	EWM	EWM		CITY ENTITLEMENT RE-SUBMITTAL	09/10/2024	CDC	EWM	EWM		CITY ENTITLEMENT RE-SUBMITTAL	I hereby certify that this plan, survey, 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 Print Name: Jared Averbeck Date: _____ License #: 53642	DATE ISSUED DRAWN BY EIJH DESIGNED BY CC CHECKED BY JJA PROJECT NO. 52927	Engineering Surveying Planning Environmental	PRELIMINARY PLAT LAKEVILLE 35 LOGISTICS CENTER NORTH LIKEWISE PARTNERS SITE PLAN APPLICATION LAKEVILLE, MN	SHEET C2.02 OF REV.
NO	DATE	BY	CHKD	APPR	COMMENT																								
07/26/2024	TPK	EWM	EWM		CITY ENTITLEMENT SUBMITTAL																								
08/20/2024	TPK	EWM	EWM		CITY ENTITLEMENT RE-SUBMITTAL																								
09/10/2024	CDC	EWM	EWM		CITY ENTITLEMENT RE-SUBMITTAL																								

24.LS LMS TECH | CHANDLER GIRONCE | 9/27/2024 9:36:08 AM
PROJECT: 52927, CAD: SURVEY, SHEET: C2.02, PLAT: DWG, C2.02, PRELIMINARY PLAT

NO	DATE	BY	CKD	APPR	COMMENT
	07/26/2024	TPK	EWM	EWM	CITY ENTITLEMENT SUBMITTAL
	08/20/2024	TPK	EWM	EWM	CITY ENTITLEMENT RE-SUBMITTAL
	09/10/2024	CDC	EWM	EWM	CITY ENTITLEMENT RE-SUBMITTAL

I hereby certify that this plan, survey, 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

Print Name: JARED AVERBECK

Date: 5/22/2024 License #: 53642

DATE ISSUED
5/22/2024

DRAWN BY
CDJ

DESIGNED BY

CHECKED BY
JA

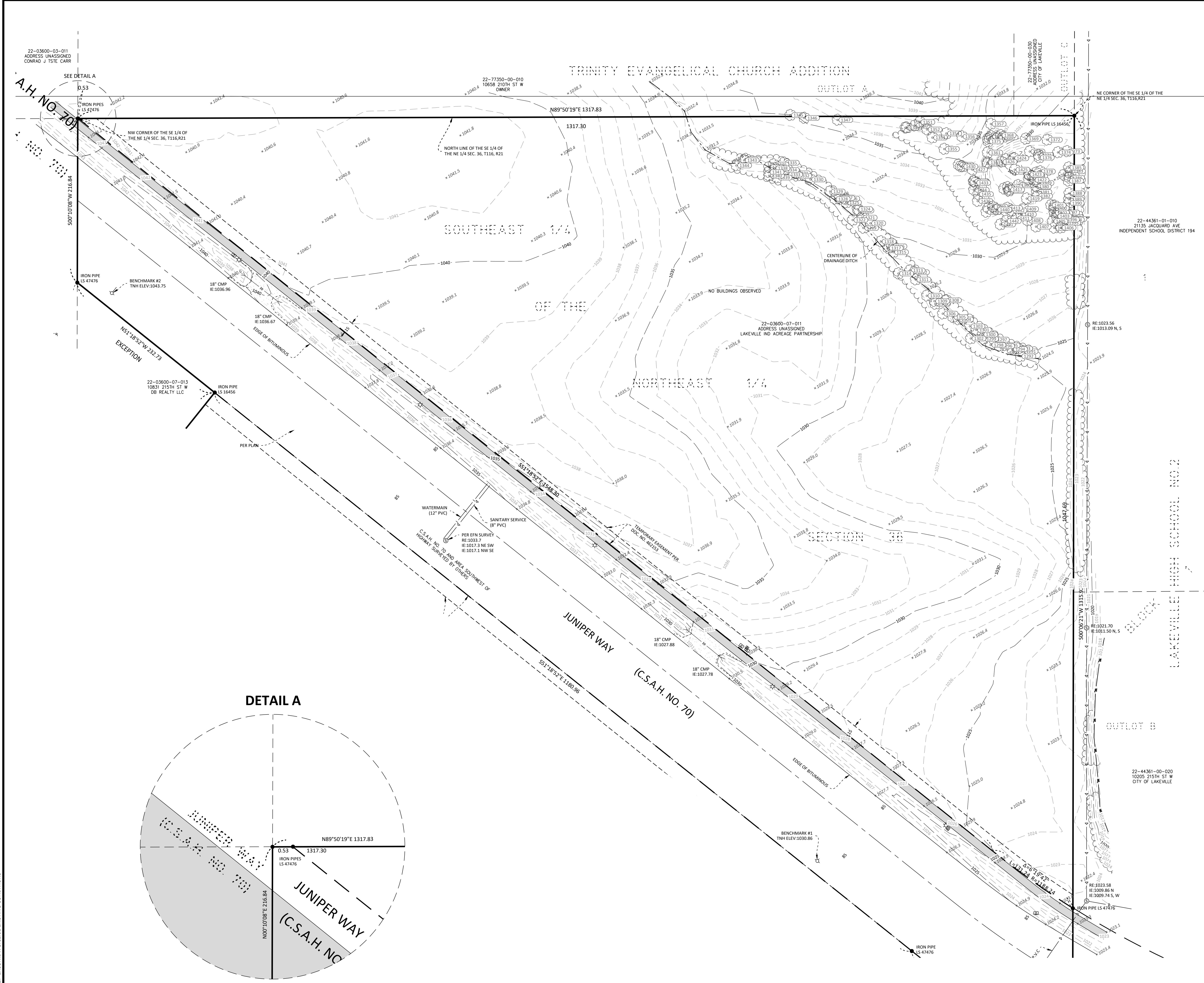
PROJECT NO.
52927



EXISTING CONDITIONS

LIKEWISE PARTNERS
LAKEVILLE 35 LOGISTICS CENTER NORTH
SITE PLAN APPLICATION
LAKEVILLE, MN

SHEET
C2.01
OF
REV.



LEGEND		
● FOUND MONUMENT	— BOUNDARY LINE	- - - EASEMENT LINE
○ FOUND CAST IRON MONUMENT	— RIGHT-OF-WAY LINE	- - - RESTRICTED ACCESS
⊙ FOUND RIGHT-OF-WAY MONUMENT	— UNDERLYING / ADJACENT LOT	- - - TREE LINE
	— TIE LINE	- - - CONCRETE CURB
	— SECTION LINE	- - - BUILDING LINE
	— DEED DISTANCE (100.00)	- - - BUILDING CANOPY
	— WATERMAIN	- - - BITUMINOUS SURFACE
⊕ GATE VALVE / HYDRANT	— SANITARY SEWER	- - - GRAVEL SURFACE
⊙ SANITARY MANHOLE	— STORM SEWER	
○ CLEAN OUT	— UNDERGROUND ELECTRIC	
⊙ STORM MANHOLE	— UNDERGROUND TELEPHONE	
⊙ STORM CATCH BASIN	— UNDERGROUND GAS	
⊙ FLARED END SECTION	— OVERHEAD ELECTRICAL WIRE	
⊙ TRANSFORMER	— CHAIN LINK FENCE	
⊙ LIGHT	— WOOD FENCE	
⊙ GUY ANCHOR	— WIRE FENCE	
⊙ UTILITY POLE	— WET LAND	
⊙ GUARD POST	— RETAINING WALL	
⊙ SIGN	— BLOCK RETAINING WALL	
⊙ GAS METER	— STONE RETAINING WALL	
⊙ GAS MANHOLE	— POND / WATER LINE	
⊙ ELECTRIC MANHOLE	— FEMA FLOOD ZONE LINE	
⊙ ELECTRIC METER		
⊙ TELEPHONE PEDESTAL		
⊙ CABLE TV BOX		
⊙ COMMUNICATIONS MANHOLE		

DESCRIPTION

The Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 36, Township 114 North Range 21 West; all according to the United States Government Survey thereof, County of Dakota, State of Minnesota. Excepting therefrom that part of the Southeast Quarter of the Northeast Quarter (SE 1/4 of NE 1/4) of Section Thirty-six (36), Township One Hundred Fourteen (114), Range Twenty-one (21), Dakota County, Minnesota, described as follows:

Commencing at the Northwest corner of the Southeast Quarter of the Northeast Quarter (SE 1/4 of NE 1/4) of said Section Thirty-six (36); thence bearing South (assumed bearing) along the West line of the said Southeast Quarter of the Northeast Quarter (SE 1/4 of NE 1/4), a distance of 216.83 feet, more or less, to the Southwesterly right of way line of County State Aid Highway No. 70 and the point of beginning of the tract to be described; thence South 51 degrees 29 minutes 00 seconds East, along the said Southwesterly right of way line, 232.73 feet; thence South 38 degrees 31 minutes 00 seconds West, at right angles to said right of way line, 292.41 feet, more or less, to the West line of the said Southeast Quarter of the Northeast Quarter (SE 1/4 of NE 1/4); thence North on said West line 373.72 feet, more or less, to the point of beginning.

(Abstract Property)

PROPERTY SUMMARY

- SUBJECT PROPERTIES ADDRESS IS UNASSIGNED, ITS PROPERTY IDENTIFICATION NUMBER IS 22-03600-07-011.
- THE GROSS AREA OF THE SUBJECT PROPERTY IS 39.076 ACRES OR 1,702,139 SQUARE FEET.
- THE PROPERTY IS ZONED OF OFFICE PARK.
- THERE WERE NO BUILDINGS OBSERVED.

BENCHMARKS

- THE VERTICAL DATUM IS BASED ON NAVD88. THE ORIGINATING BENCH MARKS IS BR 19850 SE, REFERENCED FROM THE MNDOT GEODETIC DATABASE

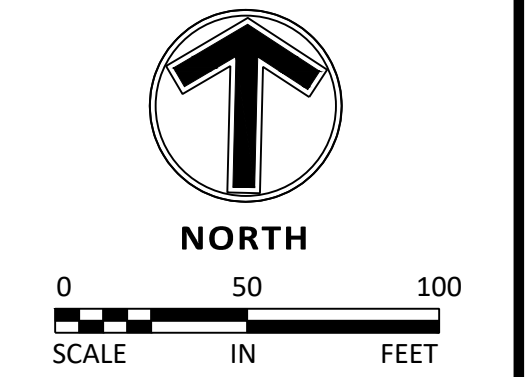
SITE BENCHMARK #1
TNH ELEV.=1030.86

SITE BENCHMARK #2
TNH ELEV.=1043.75

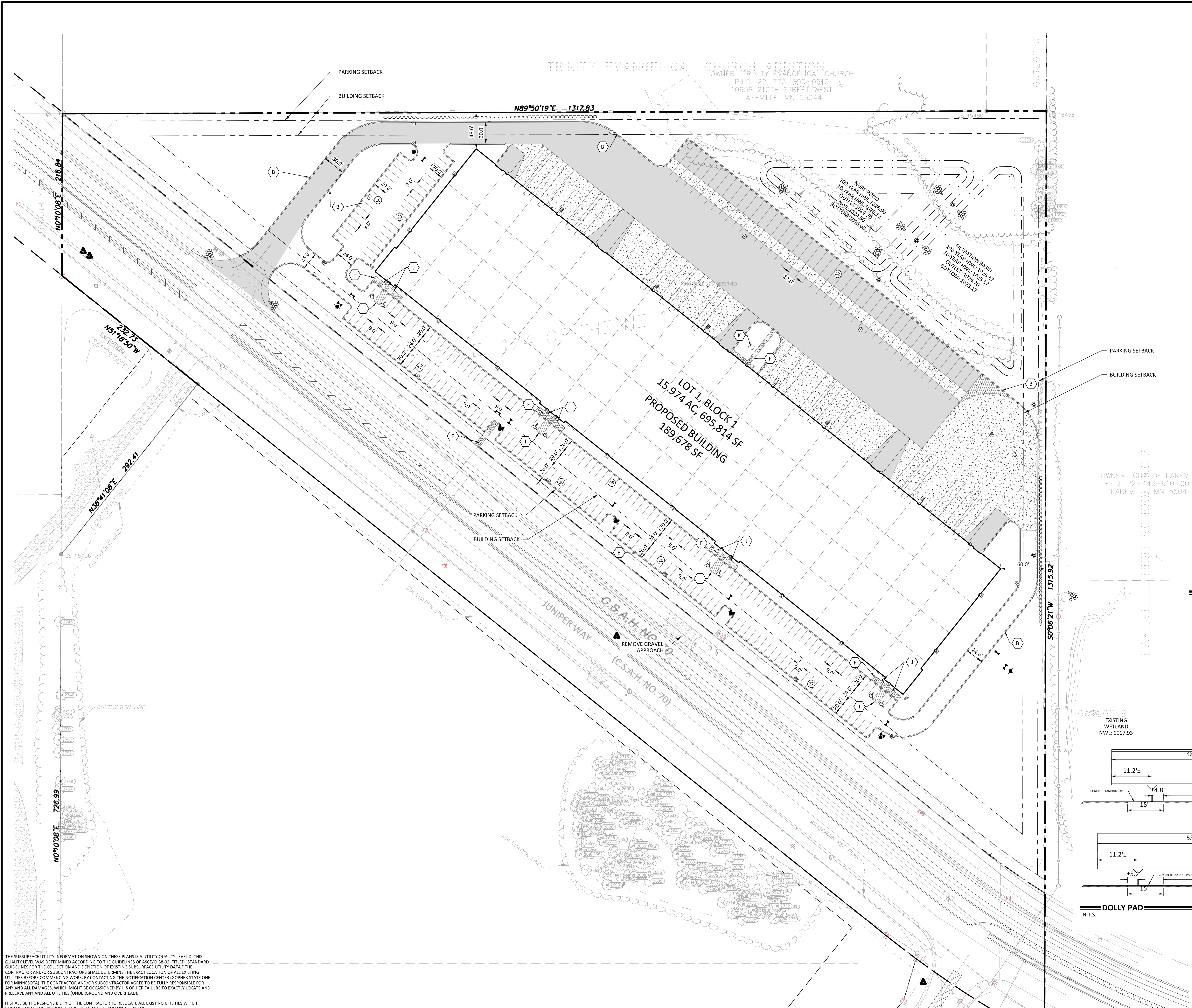
SURVEY NOTES

- THE INTENTION OF THIS PROJECT IS TO DEVELOP THE PROPERTY NORTH OF C.S.A.H. NO. 70. THE PROPERTY AREA SOUTH OF THE NORTHERLY EDGE OF THE HIGHWAY WAS NOT SURVEY AT THIS TIME.
- THE BEARING SYSTEM IS BASED ON THE DAKOTA COUNTY COORDINATE SYSTEM, NAD83 (1986 ADJUST), WITH AN ASSUMED BEARING OF N 89°54'33" E FOR THE NORTH LINE OF THE NORTHEAST QUARTER, SECTION 36, TOWNSHIP 114, RANGE 21. THE ORIGINATING MONUMENTS UTILIZED TO ESTABLISH THE HORIZONTAL POSITION OF THIS SURVEY WAS THE NORTHEAST CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION.
- UTILITY INFORMATION SHOWN HEREON IS A COMPILATION OF PROVIDED MAP INFORMATION AND THOSE VISIBLE UTILITIES AND MARKED UTILITIES WHICH WERE LOCATED DURING THE SURVEY FIELD WORK. UTILITY SUPPLIERS OFTEN DO NOT RESPOND TO LOCATE REQUESTS IN THE FIELD BUT MAY PROVIDE MAPS, PLANS, AND DRAWINGS IN LIEU OF PHYSICAL LOCATION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION AS INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE AVAILABLE INFORMATION. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. PURSUANT TO MS 216.0 CONTACT GOPHER STATE ONE CALL AT (651-454-0002) PRIOR TO ANY EXCAVATION.
- FIELD WORK WAS COMPLETED ON 5/15/2024.

Exhibit D



24.LS (LMS TECH) | CHANDLER GIRONCE | 9/26/2024 2:37:42 PM
PROJECT: 52972 C3.01 - SITE DWG C3.01 - SITE PLAN



PROPOSED

EXISTING

BOUNDARY LINE

CONCRETE CURB

EASEMENT LINE

BUILDING LINE

RETAINING WALL

WETLAND

TREE LINE

SAW CUT LINE

SIGN

BOLLARD

PARKING STALL COUNT

KEY NOTE

LIGHT POLE (BY OTHERS)

STANDARD DUTY ASPHALT PAVING

HEAVY DUTY ASPHALT PAVING

CONCRETE PAVING

CONCRETE SIDEWALK

PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)

DEVELOPMENT SUMMARY

AREA	695,814 SF	15.974 AC	SETBACKS (PARKING)	20 FT
LOT 1, BLOCK 1	142,603 SF	3.274 AC	FRONT YARD	10 FT
RIGHT OF WAY			REAR YARD	10 FT
REQUIRED PARKING			SIDE YARD	10 FT
ASSUME GROSS BLDG. SQ. FOOTAGE - 10% =	170,710 SF		SETBACKS (BUILDING)	50 FT
ASSUME 10% OFFICE AT 1/200	= 85 STALLS		FRONT YARD	30 FT
ASSUME 90% WAREHOUSE AT 1/1000	= 154 STALLS		REAR YARD	30 FT
TOTAL STALLS REQUIRED	= 239 STALLS		SIDE YARD	30 FT
TOTAL STALLS PROVIDED	= 225 STALLS			
BUILDING SUMMARY			ZONING	OP OFFICE PARK
LOT 1, BLOCK 1	189,678 SF	4.35 AC	EXISTING ZONING	OP OFFICE PARK
PARKING STALLS	225		PROPOSED ZONING	
ADA STALLS	8			
TRAILER STALLS	42			
TOTAL STALLS	275			
PROPOSED IMPERVIOUS	442,620 SF	10.16 AC		
PROPOSED PERVIOUS	253,147 SF	5.81 AC		

DEVELOPMENT NOTES

- ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB. COORDINATE WITH GRADING CONTRACTOR.
- ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- ALL PARKING STALLS TO BE 9' IN WIDTH AND 20' IN LENGTH UNLESS OTHERWISE INDICATED. ALL TRUCK PARKING STALL TO BE 12' IN WIDTH AND 55' IN LENGTH UNLESS OTHERWISE INDICATED.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- SEE ARCHITECTURAL PLANS FOR PYLON/MONUMENT SIGN DETAILS
- SEE ARCHITECTURAL PLANS FOR LIGHT POLE FOUNDATION DETAIL AND FOR EXACT LOCATIONS OF LIGHT POLE.
- REFER TO FINAL PLAT FOR LOT BOUNDARIES, LOT NUMBERS, LOT AREAS, AND LOT DIMENSIONS.
- ALL GRADIENT ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.00% (1:50). MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE IN 2.00% (1:50). CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT. COORDINATE ALL WORK WITH PAVING CONTRACTOR.
- "NO PARKING" SIGNS SHALL BE PLACED ALONG ALL DRIVEWAYS AS REQUIRED BY CITY.
- STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.
- BUILDING ADDITION HAS BEEN LOCATED BASED ON ORIGINAL GRIDLINE DESIGN AND/OR EXISTING BUILDING EXTERIOR CORNER SURVEY LOCATIONS. EXTERIOR CORNERS DO NOT REPRESENT EXISTING BUILDING GRIDLINES. CONTRACTOR SHALL LOCATE EXISTING GRIDLINES IN THE FIELD FOLLOWING DEMOLITION AND COORDINATE REQUIRED MODIFICATIONS, IF ANY, TO EXPANSION PLACEMENT WITH CIVIL AND ARCHITECT ACCORDINGLY.
- CONTRACTOR SHALL PROVIDE RECORD PLANS AS REQUIRED BY PERMITTING AGENCIES

KEY NOTES

A. BUILDING, STOOPS, STAIRS (SEE ARCHITECTURAL PLANS)

B. B-612 CONCRETE CURB AND GUTTER

C. B-618 CONCRETE CURB AND GUTTER

D. CONCRETE APRON

E. FLAT CURB SECTION

F. CONCRETE SIDEWALK

G. SEGMENTAL BLOCK RETAINING WALL

H. ADA ACCESS LOCATION

I. ACCESSIBLE STALL STRIPING

J. ACCESSIBLE PARKING SIGN

K. TRANSFORMER

DOLLY PAD

N.T.S.

53' AND 48' DRY TRAILERS

Exhibit E

0

50

100

SCALE

IN

FEET

NORTH

↑

SITE PLAN

LIKEWISE PARTNERS

LAKEVILLE 35 LOGISTICS CENTER NORTH

SITE PLAN APPLICATION

LAKEVILLE, MN

SHEET

C3.01

OF

REV. #

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.

Print Name: _____

Date: _____ License #: _____

PRELIMINARY

07/26/2024

DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY

TPK

DESIGNED BY

CC

CHECKED BY

JDB

PROJECT NO.

52972

Sambatek

www.sambatek.com

Engineering | Surveying | Planning | Environmental

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/C1 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (Gopher State One FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

24.15 LMS TECH | THOMAS KEELY | 7/25/2024 1:35:29 PM
PROJECT: 52927-C5.01-EROSION CONTROL PLAN

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NO	DATE	BY	CKD	APPR	COMMENT
07/26/2024	TPK	EWM	EWM		CITY ENTITLEMENT SUBMITTAL
08/20/2024	TPK	EWM	EWM		CITY ENTITLEMENT RE-SUBMITTAL

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.

Print Name: _____

Date: _____ License #: _____

PRELIMINARY
07/26/2024
DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

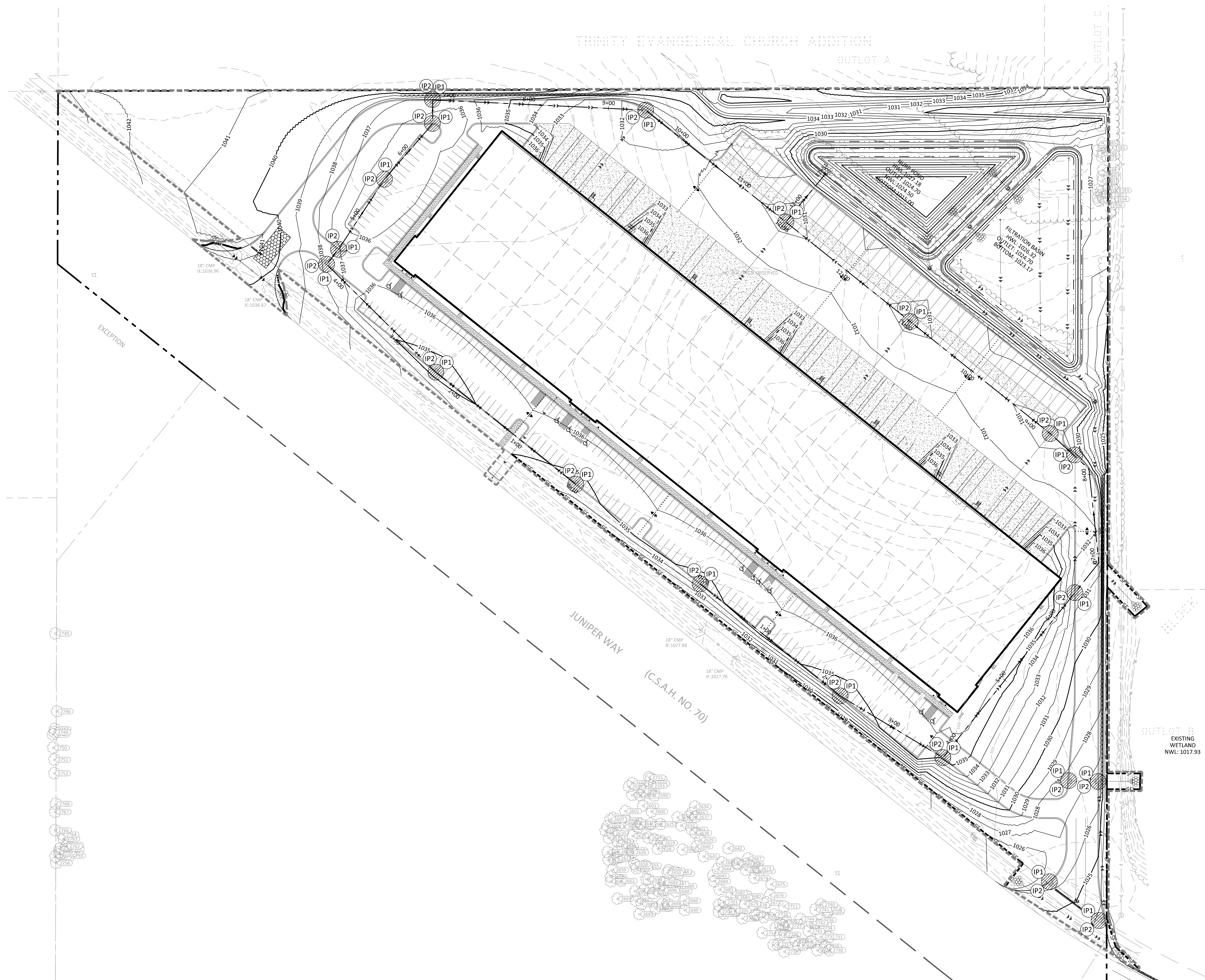
DRAWN BY
TPK
DESIGNED BY
CC
CHECKED BY
JDB
PROJECT NO.
52927



EROSION CONTROL PLAN

LIKEWISE PARTNERS
LAKEVILLE 35 LOGISTICS CENTER NORTH
SITE PLAN APPLICATION
LAKEVILLE, MN

SHEET
C5.01
OF ##
REV. #



LEGEND

PROPOSED

EXISTING

CONCRETE CURB

STORM SEWER

DRAINTILE

CONTOUR

RIPRAP

OVERFLOW ELEV.

BIO-ROLL

SILT FENCE

SILT DIKE

LIMITS OF DISTURBANCE

SOIL BORING

DIRECTION OF OVERLAND FLOW

TEMPORARY DIVERSION DITCH

CHECK DAM

LIMITS OF DRAINAGE SUB-BASIN

INLET PROTECTION DEVICE

TEMPORARY STONE CONSTRUCTION ENTRANCE

TEMPORARY SEDIMENT BASIN

TEMPORARY STABILIZATION MEASURES (SEED, MULCH, MATS OR BLANKETS AS OUTLINED IN THE SWPPP)

TEMPORARY STORAGE AND PARKING AREA

EROSION CONTROL MATERIALS QUANTITIES

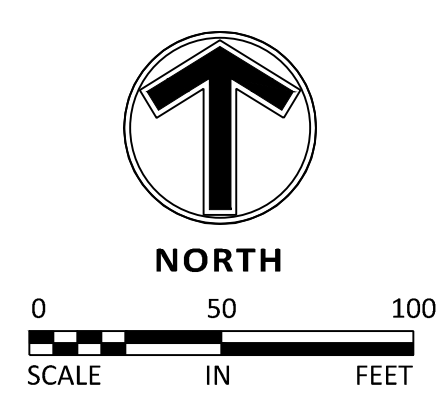
ITEM	UNIT	QUANTITY
SILT FENCE	LINEAR FEET	X
SILT DIKE	LINEAR FEET	X
BIO-ROLL	LINEAR FEET	X
CONSTRUCTION ENTRANCE	UNIT	X
INLET PROTECTION DEVICE (IP-1)	UNIT	X
INLET PROTECTION DEVICE (IP-2)	UNIT	X
INLET PROTECTION DEVICE (IP-3)	UNIT	X

* REFER TO SHEET C5.03 & C5.04 FOR GENERAL NOTES, MAINTENANCE NOTES, LOCATION MAPS, AND STANDARD DETAILS

NOTE TO CONTRACTOR

THE EROSION CONTROL PLAN SHEETS ALONG WITH THE REST OF THE SWPPP MUST BE KEPT ONSITE UNTIL THE NOTICE OF TERMINATION IS FILED WITH THE MPCA. THE CONTRACTOR MUST UPDATE THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS AS NECESSARY TO INCLUDE ADDITIONAL REQUIREMENTS, SUCH AS ADDITIONAL OR MODIFIED BMPs DESIGNED TO CORRECT PROBLEMS IDENTIFIED. AFTER FILING THE NOTICE OF TERMINATION, THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS, AND ALL REVISIONS TO IT MUST BE SUBMITTED TO THE OWNER, TO BE KEPT ON FILE IN ACCORDANCE WITH THE RECORD RETENTION REQUIREMENTS DESCRIBED IN THE SWPPP NARRATIVE.

Exhibit G



24.15 LMS TECH | THOMAS KEELY | 8/20/2024 1:07:13 PM
PROJECT: 52927 - C6.01 - UTILITY PLAN

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE 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.

Print Name: _____

Date: _____ License #: _____

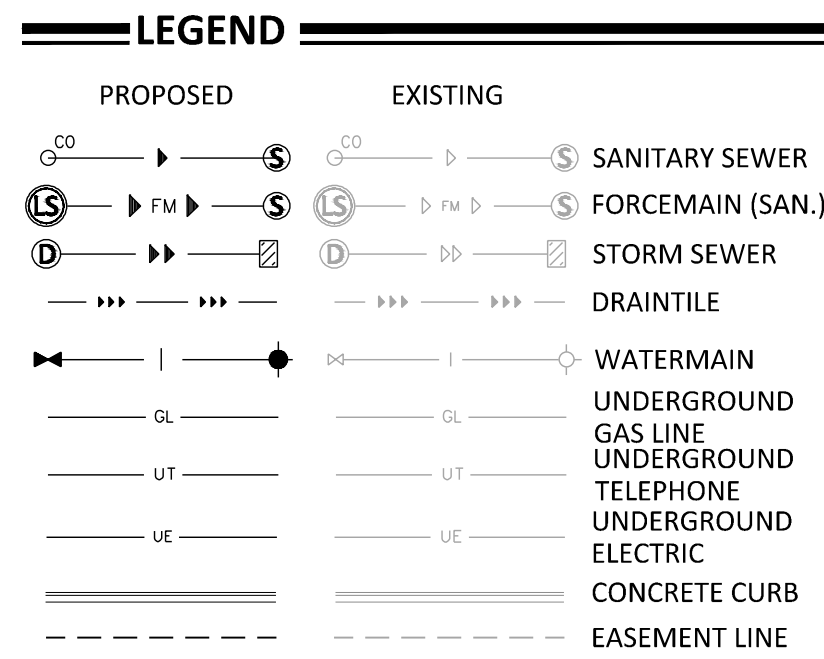
PRELIMINARY
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY
TPK
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CC
CHECKED BY
JDB
PROJECT NO.
52927



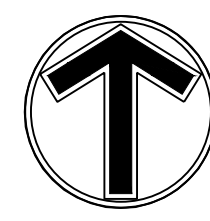
UTILITY PLAN
LIKEWISE PARTNERS
LAKEVILLE 35 LOGISTICS CENTER NORTH
SITE PLAN APPLICATION
LAKEVILLE, MN

SHEET
C6.01
OF ##
REV. #



- UTILITY CONSTRUCTION NOTES**
- THE UTILITY IMPROVEMENTS FOR THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD UTILITIES SPECIFICATIONS" AS PUBLISHED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), EXCEPT AS MODIFIED HEREIN. CONTRACTOR SHALL OBTAIN A COPY OF THESE SPECIFICATIONS.
 - ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS, INCLUDING BUT NOT LIMITED TO CITY, DEPARTMENT OF LABOR AND INDUSTRY AND MINNESOTA DEPARTMENT OF HEALTH REQUIREMENTS.
 - CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP WATERMAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE THE LIABILITY OF CONTRACTOR.
 - A MINIMUM VERTICAL SEPARATION OF 18 INCHES, AND HORIZONTAL SEPARATION OF 10-FEET, BETWEEN OUTSIDE PIPE AND/OR STRUCTURE WALLS, IS REQUIRED AT ALL WATERMAIN AND SEWER MAIN (BUILDING, STORM AND SANITARY) CROSSINGS.
 - ALL MATERIALS SHALL BE AS SPECIFIED IN CEAM SPECIFICATIONS EXCEPT AS MODIFIED HEREIN.
 - ALL MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY.
 - ALL SANITARY SEWER TO BE PVC SDR-35, UNLESS NOTED OTHERWISE.
 - ALL SANITARY SEWER SERVICES TO BUILDING SHALL BE CONSTRUCTED OF MATERIALS APPROVED FOR USE WITHIN A BUILDING (SEE TABLE 701.2 OF 2020 MN PLUMBING CODE).
 - ALL SANITARY SEWER WITHIN 10 FEET OF, CROSSING ABOVE, OR WITHIN 12-INCHES BELOW, A POTABLE WATER LINE SHALL BE CONSTRUCTED OF MATERIALS APPROVED FOR USE WITHIN A BUILDING (SEE TABLE 701.2 OF 2020 MN PLUMBING CODE).
 - ALL WATERMAIN TO BE DUCTILE IRON - CLASS 52, OR PVC C-900, UNLESS NOTED OTHERWISE.
 - ALL WATERMAIN TO HAVE 7.5-FEET OF COVER OVER TOP OF WATERMAIN.
 - PROVIDE THRUST BLOCKING AND MECHANICAL JOINT RESTRAINTS ON ALL WATERMAIN JOINTS PER CITY STANDARDS.
 - WHERE A SEWER LINE CROSSES A WATER SERVICE, THE WATER SERVICE SHALL NOT CONTAIN ANY JOINTS OR CONNECTIONS WITHIN 10 FEET OF THE CROSSING.
 - ALL STORM SEWER PIPE TO BE SMOOTH INTERIOR DUAL WALL HDPE PIPE WITH WATERTIGHT GASKETS, UNLESS NOTED OTHERWISE.
 - ALL STORM SEWER CROSSING ABOVE, OR WITHIN 12-INCHES BELOW, A POTABLE WATER LINE SHALL BE CONSTRUCTED OF MATERIALS APPROVED FOR USE WITHIN A BUILDING (SEE TABLE 701.2 OF 2020 MN PLUMBING CODE).
 - ALL STORM SEWER PIPE FOR ROOF DRAIN SERVICES TO THE BUILDING, OR WITHIN 10' OF A BUILDING, SHALL BE CONSTRUCTED OF MATERIALS APPROVED FOR USE WITHIN A BUILDING (SEE TABLE 701.2 OF 2020 MN PLUMBING CODE).
 - RIP RAP SHALL BE Mn/DOT CLASS 3.
 - COORDINATE ALL BUILDING SERVICE CONNECTION LOCATIONS AND INVERT ELEVATIONS WITH MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION.
 - ALL BUILDING SERVICE CONNECTIONS (STORM, SANITARY, WATER) WITH FIVE FEET OR LESS COVER ARE TO BE INSULATED FROM BUILDING TO POINT WHERE 5-FEET OF COVER IS ACHIEVED.
 - CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
 - SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
 - ALL AREAS OUTSIDE THE PROPERTY BOUNDARIES THAT ARE DISTURBED BY UTILITY CONSTRUCTION SHALL BE RESTORED IN KIND. SODDED AREAS SHALL BE RESTORED WITH 6 INCHES OF TOPSOIL PLACED BENEATH THE SOD.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
 - ALL SOILS TESTING SHALL BE COMPLETED BY AN INDEPENDENT SOILS ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE SOILS ENGINEER. THE UTILITY BACKFILL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND SOIL INSPECTIONS WITH THE SOILS ENGINEER. A GEOTECHNICAL ENGINEERING REPORT HAS BEEN COMPLETED BY COMPANY:
ADDRESS:
PHONE:
DATED:
CONTRACTOR SHALL OBTAIN A COPY OF THIS SOILS REPORT.
 - CONTRACTOR SHALL SUBMIT 2 COPIES OF SHOP DRAWINGS FOR MANHOLE AND CATCH BASIN STRUCTURES TO _____. CONTRACTOR SHALL ALLOW 5 WORKING DAYS FOR SHOP DRAWING REVIEW.
 - CONTRACTOR AND MATERIAL SUPPLIER SHALL DETERMINE THE MINIMUM DIAMETER REQUIRED FOR EACH STORM SEWER STRUCTURE.
 - THE UTILITY DESIGN DOES NOT INCLUDE WATERMAIN ELEVATIONS. THE CONTRACTOR SHALL INSTALL WATERMAIN AT DEPTHS REQUIRED BY APPLICABLE AGENCIES AND SHALL DETERMINE LOCATIONS OF CONFLICTS WITH OTHER UTILITIES AND INCLUDE THE REQUIRED EFFORTS TO AVOID CONFLICTS (BENDS, MATERIAL CHANGES, ETC.) IN THEIR BIDS.
 - CONTRACTOR SHALL PROVIDE RECORD PLANS AS REQUIRED BY PERMITTING AGENCIES.

Exhibit H



0 50 100
SCALE IN FEET

24.LS (LWS TECH) | THOMAS KEELY | 8/19/2024 9:40:07 AM
PROJECT: 52927 - GROUNDWATER MONITORING SYSTEMS
SHEET: 52927-11.01 - LANDSCAPE PLAN WEST

NO	DATE	BY	CKD	APPR	COMMENT
	07/26/2024	TPK	EWM	EWM	CITY ENTITLEMENT SUBMITTAL
	08/20/2024	TPK	EWM	EWM	CITY ENTITLEMENT RE-SUBMITTAL

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.

Print Name: _____

Date: _____ License #: _____

PRELIMINARY
07/26/2024
DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

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SG

DESIGNED BY
SG

CHECKED BY
JRW

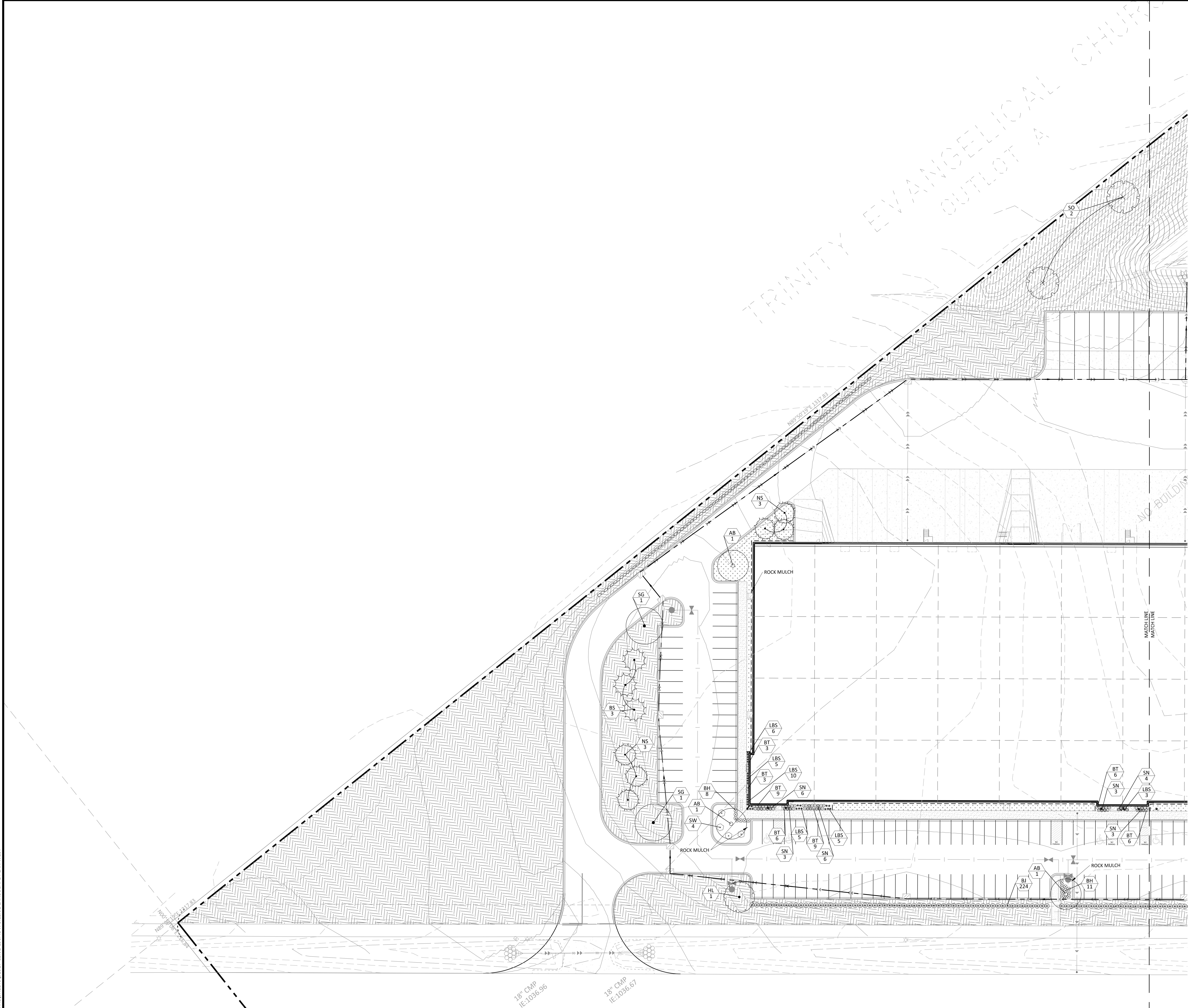
PROJECT NO.
52927



LANDSCAPE PLAN WEST

LIKEWISE PARTNERS
LAKEVILLE 35 LOGISTICS CENTER NORTH
SITE PLAN APPLICATION
LAKEVILLE, MN

SHEET
L1.01
##OF ##
REV. #



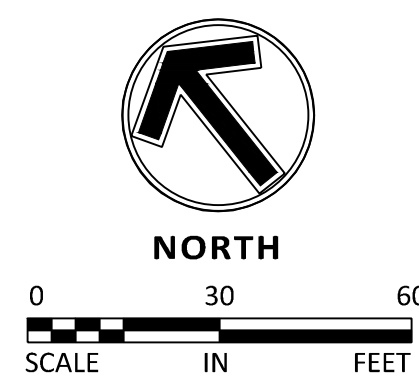
LEGEND			
PROPOSED	EXISTING	STANDARD DUTY ASPHALT PAVING	
PROPERTY LIMIT		CONCRETE PAVING	
CURB & GUTTER		CONCRETE SIDEWALK	
EASEMENT			
BUILDING			
RETAINING WALL			
WETLAND LIMITS			
TREELINE			
LANDSCAPE EDGING			
STORM SEWER			
SANITARY SEWER			
FORCEMAIN (SAN.)			
WATERMAIN			
YARDDRAIN			
LIMITS OF DISTURBANCE			
TREE PROTECTION FENCE			
TREE TO BE REMOVED			
SIGN			
PIPE BOLLARD			
RIPRAP			

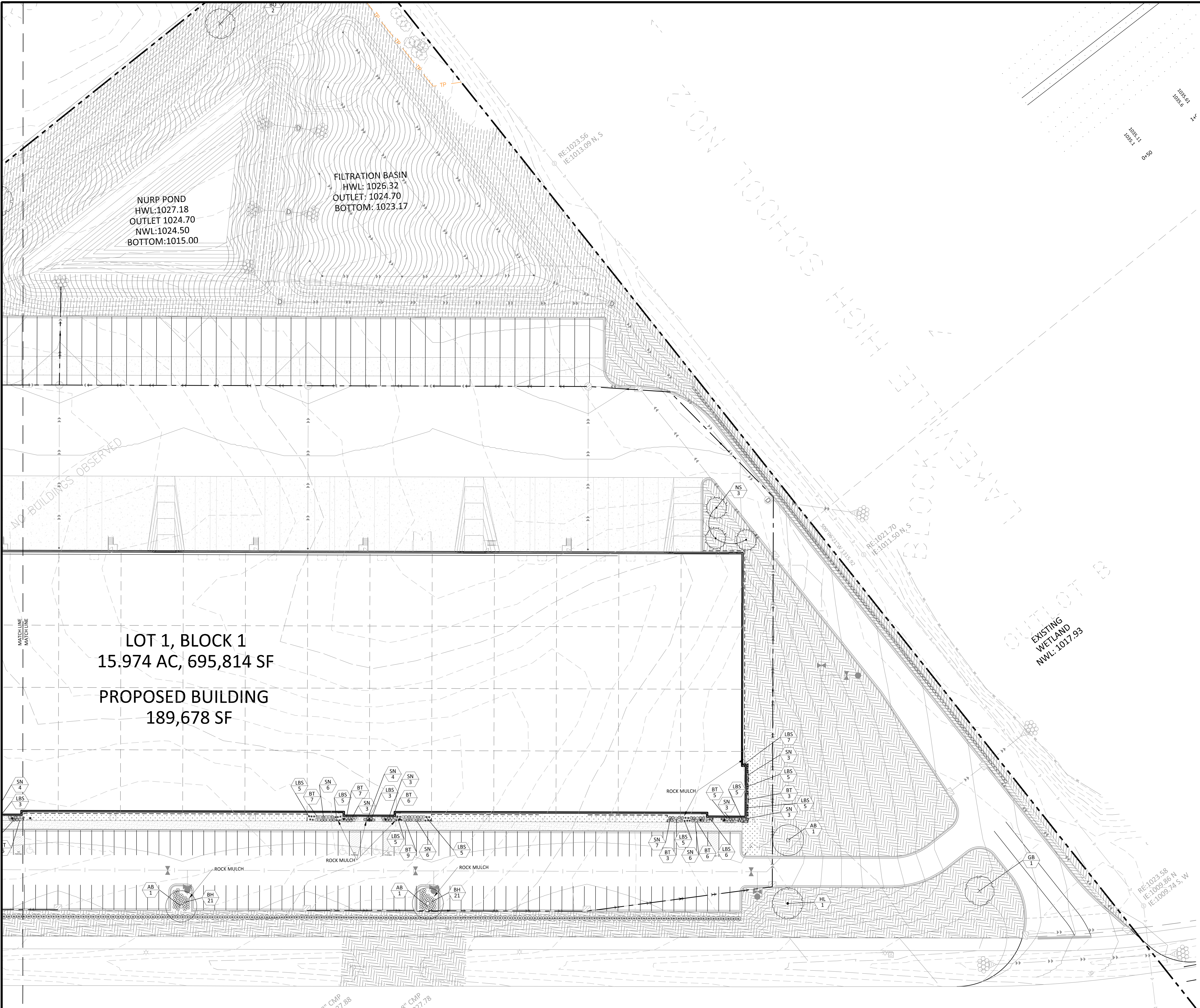
LAKEVILLE LANDSCAPE CODE	
11-21-9: REQUIRED SCREENING AND LANDSCAPING	
A. LANDSCAPING: REQUIRED LANDSCAPING FOR NEW RESIDENTIAL SUBDIVISIONS AND COMMERCIAL, INDUSTRIAL OR INSTITUTIONAL USES SHALL INCLUDE PLANTINGS AT THE PROPERTY PERIMETER, OFF STREET PARKING PERIMETER LANDSCAPING AND INTERIOR LANDSCAPE PLANTINGS AS WELL AS REQUIRED RESIDENTIAL BUFFER YARD OR TRANSITIONAL BUFFER ZONE PLANTINGS.	
D. OFF STREET PARKING AREAS: ALL OFF STREET PARKING AREAS WITH FIVE (5) OR MORE PARKING SPACES:	
2. FOR ALL COMMERCIAL AND INSTITUTIONAL USES, AND FOR THOSE INDUSTRIAL USES ABUTTING A MAJOR COLLECTOR OR ARTERIAL STREET, A CONTINUOUS OPAQUE BARRIER WITH A MAXIMUM HEIGHT OF THIRTY SIX INCHES (36") SHALL BE PROVIDED ALONG THE PERIMETER ABUTTING PUBLIC RIGHTS-OF-WAY AND RESIDENTIALLY ZONED PROPERTIES THAT CONSISTS OF PLANTINGS, HEDGES, DECORATIVE OR ORNAMENTAL FENCES, WALLS OR EARTH BERMS OR ANY COMBINATION THEREOF.	
3. LANDSCAPING SHALL BE SET BACK TWO FEET (2') FROM PARKING STALLS TO ALLOW PARKING OF VEHICLES WITHOUT EXTENDING OVER THE LANDSCAPED AREA.	
11-75-13: DESIGN AND PERFORMANCE STANDARDS	
B. LOT REQUIREMENTS AND SETBACKS: LOT COVERAGE:	
30 PERCENT OF THE LOT, PARCEL OR TRACT OF LAND SHALL REMAIN AS A GRASS PLOT INCLUDING SHRUBBERY, PLANTINGS, OR FENCING AND SHALL BE LANDSCAPED.	
CALCULATIONS	REQUIRED
DECIDUOUS TREES	15
CONIFEROUS TREES	12
ORNAMENTAL TREES	0
SHRUBS	266
SITE AREA : 15.97 AC	4.79 AC (30%) 6.38 AC (40%)

PLANT SCHEDULE					
PLANT SCHEDULE WEST					
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
TREES					
○	AB	Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple	B & B	2.5"Cal	3
●	SG	Acer freemanii 'Sienna Glen' / Sienna Glen Maple	B & B	2.5"Cal	2
●	HL	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	B & B	2.5"Cal	1
+	SO	Quercus bicolor / Swamp White Oak	B & B	2.5"Cal	2
CONIFERS					
●	NS	Picea abies / Norway Spruce	B & B	8'	6
●	BS	Picea glauca densata / Black Hills Spruce	B & B	8'	3
SHRUBS					
+	BT	Berberis thunbergii 'NCBT1' / Sunjoy Mini Maroon® Barberry	5 gal.	18"	42
+	BH	Diervilla lonicera / Dwarf Bush Honeysuckle	5 gal.	18"	19
+	BJ	Juniperus sabinia 'Broadmoor' / Broadmoor Juniper	5 gal.	24"	79
+	SW	Physocarpus opulifolius 'Summer Wine' / Summer Wine Ninebark	5 gal.	24"	4
+	SN	Spiraea x 'NCSX2' / Double Play Doozie® Spirea	5 gal.	18"	25
GRASSES					
✱	LBS	Schizachyrium scoparium 'Blue Heaven' / Blue Heaven Little Bluestem	3 gal.		34

GROUND COVER SCHEDULE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
GROUND COVERS		
	RT	MNDOT Residential Turfgrass Seed Mix / Formerly 25-151
	SSR	MNDOT Southern Shortgrass Seed Mix / Formerly Seed Mix 36-311/36-211
	WD	MNDOT Wet Ditch Seed Mix / Formerly 33-261
	TUR HIG	Turf Sod Highland Sod / Sod

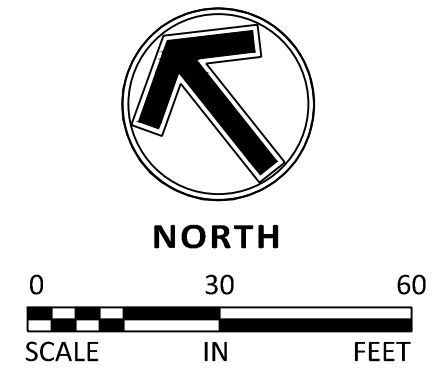
Exhibit I





LEGEND			
PROPERTY LIMIT	PROPOSED	EXISTING	STANDARD DUTY ASPHALT PAVING
CURB & GUTTER			
EASEMENT			CONCRETE PAVING
BUILDING			CONCRETE SIDEWALK
RETAINING WALL			
WETLAND LIMITS			
TREELINE			
LANDSCAPE EDGING			
STORM SEWER			
SANITARY SEWER			
FORCEMAIN (SAN.)			
WATERMAIN			
YARDDRAIN			
LIMITS OF DISTURBANCE			
TREE PROTECTION FENCE			
TREE TO BE REMOVED			
SIGN			
PIPE BOLLARD			
RIPRAP			

PLANT SCHEDULE					
PLANT SCHEDULE EAST					
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
TREES					
	AB	Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple	B & B	2.5" Cal	3
	GB	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree	B & B	3.5" Cal	1
	HL	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	B & B	2.5" Cal	1
	BO	Quercus macrocarpa / Burr Oak	B & B	2.5" Cal	2
CONIFERS					
	NS	Picea abies / Norway Spruce	B & B	8'	3
SHRUBS					
	BT	Berberis thunbergii 'NCBT1' / Sunjoy Mini Maroon® Barberry	5 gal.	18"	46
	BH	Diervilla lonicera / Dwarf Bush Honeysuckle	5 gal.	18"	42
	BJ	Juniperus sabina 'Broadmoor' / Broadmoor Juniper	5 gal.	24"	145
	SN	Spiraea x 'NCSX2' / Double Play Doozie® Spirea	5 gal.	18"	44
GRASSES					
	LBS	Schizachyrium scoparium 'Blue Heaven' / Blue Heaven Little Bluestem	1 gal.		56
GROUND COVERS					
	RT	MNDOT Residential Turfgrass Seed Mix / Formerly 25-151	Seed		
	SSR	MNDOT Southern Shortgrass Seed Mix / Formerly Seed Mix 36-311/36-211	Seed		
	WD	MNDOT Wet Ditch Seed Mix / Formerly 33-261	Seed		
	TUR HG	Turf Sod Highland Sod / Sod	Sod		



NO	DATE	BY	CKD	APPR	COMMENT
	07/26/2024	TPK	EWM	EWM	CITY ENTITLEMENT SUBMITTAL
	08/20/2024	TPK	EWM	EWM	CITY ENTITLEMENT RE-SUBMITTAL

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.

Print Name: _____

Date: _____ License #: _____

PRELIMINARY
07/26/2024
DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY
SG

DESIGNED BY
SG

CHECKED BY
JRW

PROJECT NO.
52927



LANDSCAPE PLAN EAST

LIKEWISE PARTNERS
LAKEVILLE 35 LOGISTICS CENTER NORTH
SITE PLAN APPLICATION
LAKEVILLE, MN

SHEET
L1.02
##OF ##
REV. #

24.LS (LMS TECH) | THOMAS KEELY | 8/19/2024 9:40:07 AM
PROJECT: 52927 - LAKEVILLE 35 LOGISTICS CENTER NORTH - SITE PLAN APPLICATION - LANDSCAPE PLAN EAST

Likewise Warehouse

County Road 70 Industrial

Lakeville, Minnesota

OWNER:

LIKELIKE PARTNERS
1600 UTICA AVENUE SOUTH
ST LOUIS PARK, MN

ARCHITECT:

EDWARD FARR ARCHITECTS
7710 GOLDEN TRIANGLE DRIVE
EDEN PRAIRIE, MN 55344
PHONE: 952-943-9660

CONTACT: ED FARR

CIVIL ENGINEER:

SAMBATEK
12800 WHITEWATER DRIVE, SUITE 300
MINNETONKA, MN 55343
PHONE: 763-476-6010

CONTACT: ERIK MILLER

SURVEYOR:

SAMBATEK
12800 WHITEWATER DRIVE, SUITE 300
MINNETONKA, MN 55343
PHONE: 763-476-6010

CONTACT: JARED AVERBECK

LANDSCAPE ARCHITECT:

SAMBATEK
12800 WHITEWATER DRIVE, SUITE 300
MINNETONKA, MN 55343
PHONE: 763-476-6010

CONTACT: JOHN WORKMAN

BUILDING RENDERING



VACINITY MAP



SITE

SHEET INDEX:

ARCHITCTURAL

- A0 COVER SHEET
- A1 ARCHITECTURAL SITE PLAN
- A2 OVERALL FLOOR PLAN
- A3 EXTERIOR ELEVATIONS
- A4 ENLARGED ELEVATIONS & TRASH ENCLOSURE
- A5 EXTERIOR RENDERINGS

LIGHTING

- SITE LIGHTING

Exhibit J

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

Edward A. Farr
Date 07/26/2024 Reg. No. 16362

Project Manager

NSL

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ARCHITECTS INC

7710 Golden Triangle Drive
Eden Prairie, Minnesota 55344
Tel: 952.943.9660
www.edfarrarch.com

Client

Likewise Partners
1600 Utica Avenue South
9th Floor
St. Louis Park, Minnesota

Project

Speculative Warehouse

Location

County Road 70
Lakeville, Minnesota

Issued For

SITE PLAN REVIEW

Date

07/26/2024

Sheet Title

COVER SHEET / CODE
INFORMATION

Project Number

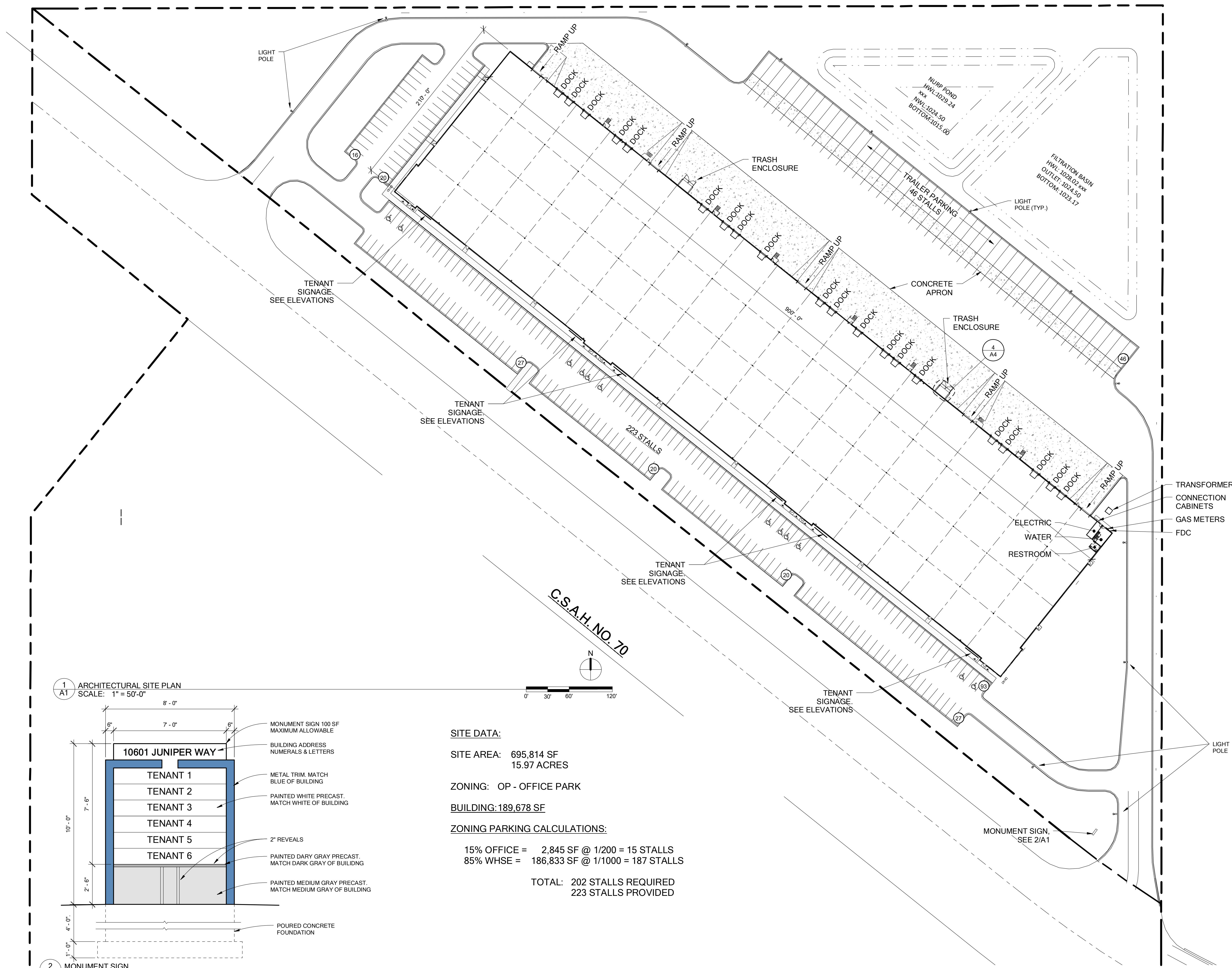
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Sheet Number

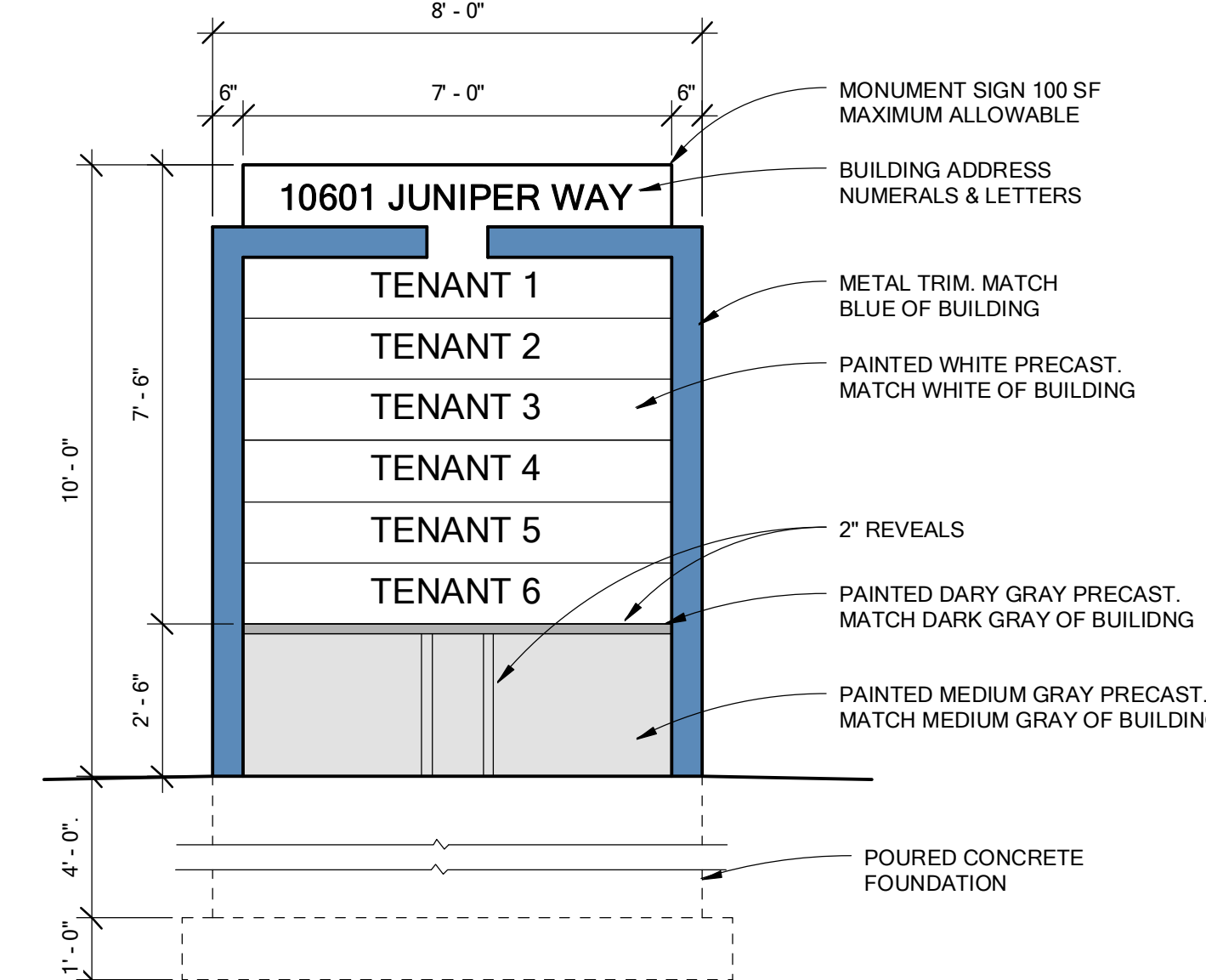
A0

PRELIMINARY - NOT FOR CONSTRUCTION

7/25/2024 4:30:40 PM



1
A1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 50'-0"



2
A1 MONUMENT SIGN
SCALE: 3/8" = 1'-0"

SITE DATA:
SITE AREA: 695,814 SF
15.97 ACRES

ZONING: OP - OFFICE PARK

BUILDING: 189,678 SF

ZONING PARKING CALCULATIONS:
15% OFFICE = 2,845 SF @ 1/200 = 15 STALLS
85% WHSE = 186,833 SF @ 1/1000 = 187 STALLS

TOTAL: 202 STALLS REQUIRED
223 STALLS PROVIDED

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

Edward A. Farr
Date 07/26/2024 Reg. No. 16362

Project Manager
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Likewise Partners
1600 Utica Avenue South
9th Floor
St. Louis Park, Minnesota

Project
Speculative Warehouse

Location
County Road 70
Lakeville, Minnesota

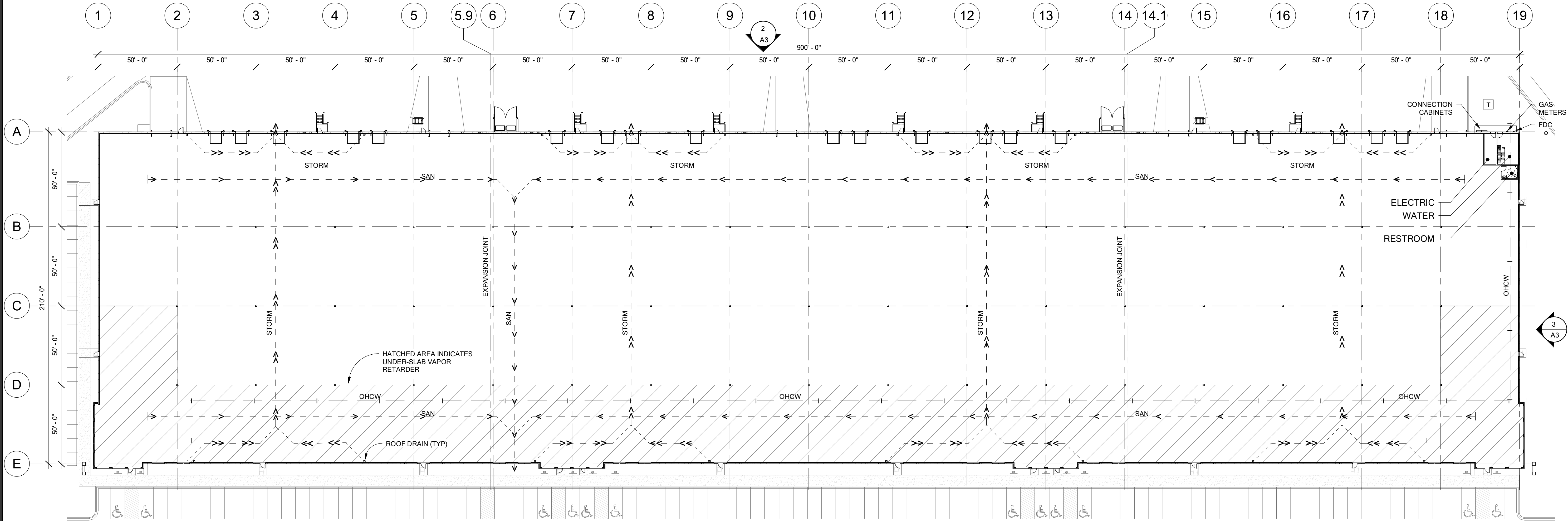
Issued For	Date
SITE PLAN REVIEW	07/26/2024

Sheet Title
ARCHITECTURAL SITE PLAN

Project Number	Sheet Number
24.034	A1

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7/25/2024 4:30:42 PM



1 OVERALL FLOOR PLAN
A2 SCALE: 1/32" = 1'-0"

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1600 Utica Avenue South
9th Floor
St. Louis Park, Minnesota

Project

Speculative Warehouse

Location

County Road 70
Lakeville, Minnesota

Issued For

SITE PLAN REVIEW

Date

07/26/2024

Sheet Title

OVERALL FLOOR PLAN

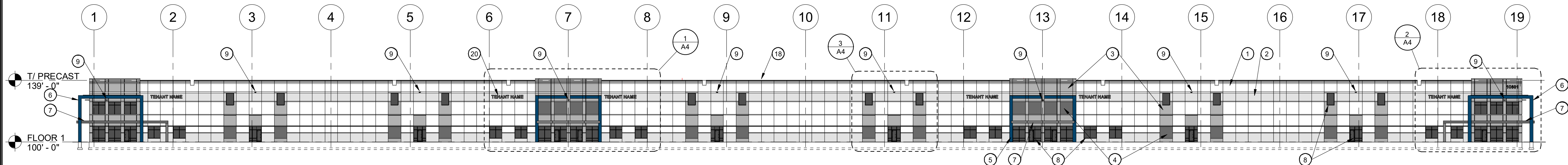
Project Number

24.034

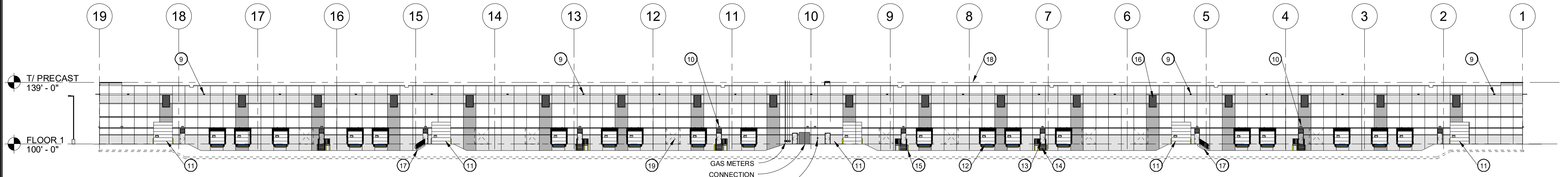
Sheet Number

A2

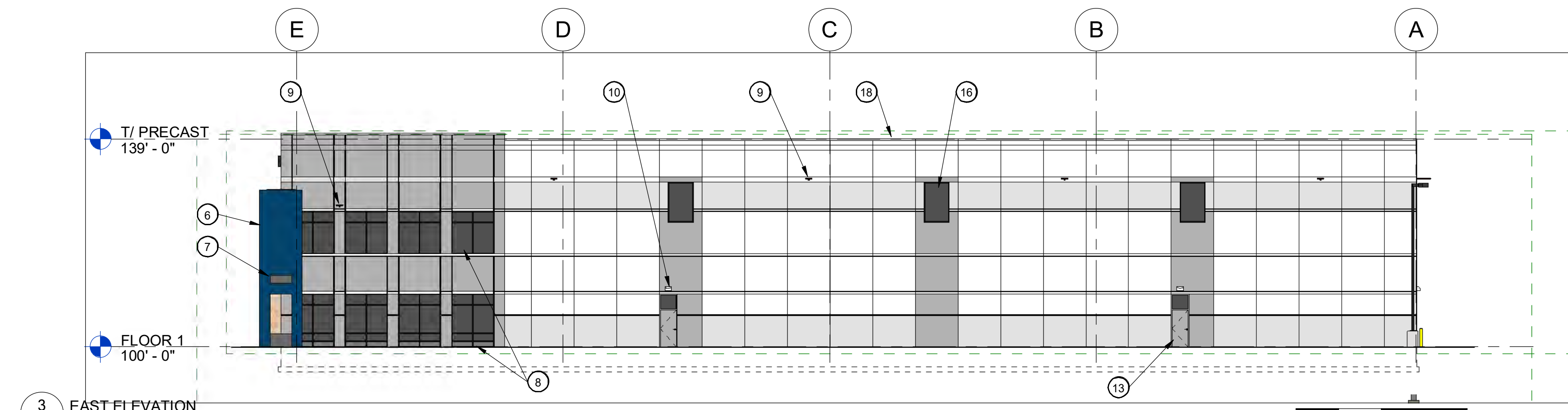
PRELIMINARY - NOT FOR CONSTRUCTION



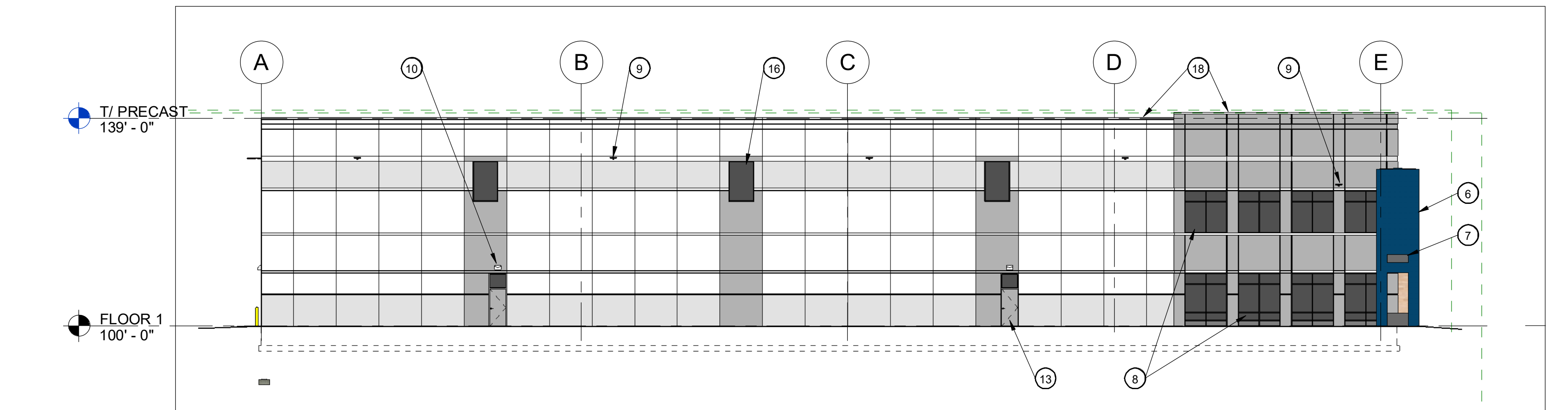
1 SOUTH ELEVATION
SCALE: 1/32" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/32" = 1'-0"



3 EAST ELEVATION
SCALE: 1/16" = 1'-0"



4 WEST ELEVATION
SCALE: 1/16" = 1'-0"

MATERIALS	
1	SMOOTH PAINTED PRECAST WALL PANEL - PAINT 1 - WHITE
2	SMOOTH PAINTED PRECAST WALL PANEL - PAINT 2 - LIGHT GRAY
3	SMOOTH PAINTED PRECAST WALL PANEL - PAINT 3 - MEDIUM GRAY
4	SMOOTH PAINTED PRECAST WALL PANEL - PAINT 4 - DARK GRAY
5	SMOOTH PAINTED PRECAST WALL PANEL - PAINT 5 - BLUE
6	MCM WALL PANEL SYSTEM - BLUE
7	MCM WALL PANEL SYSTEM - GRAY
8	ALUMINUM AND GLASS STOREFRONT SYSTEM
9	AREA LIGHT
10	EXIT LIGHT (TYP.)
11	OVERHEAD DRIVE-IN DOOR
12	OVERHEAD DOCK DOOR WITH LEVELER AND DOCK SEAL
13	HOLLOW METAL DOOR WITH TRANSOM
14	METAL DOCK STAIR
15	BOLLARD
16	CLERESTORY WINDOW
17	CONCRETE STAIR WITH METAL RAILING
18	PREFINISHED METAL COPING
19	KNOCK-OUT PANEL
20	TENANT SIGNAGE
21	ADDRESS NUMERALS

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

Edward A. Farr
Date 07/26/2024 Reg. No. 16362

Project Manager
NSL
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Tel: 952.943.9600
www.edfarrarch.com

Client
Likewise Partners

Project
Speculative Warehouse

Location
21300 Juniper Way
Lakeville, Minnesota

Issued For
SITE PLAN REVIEW
REVISED DOCK HEIGHT

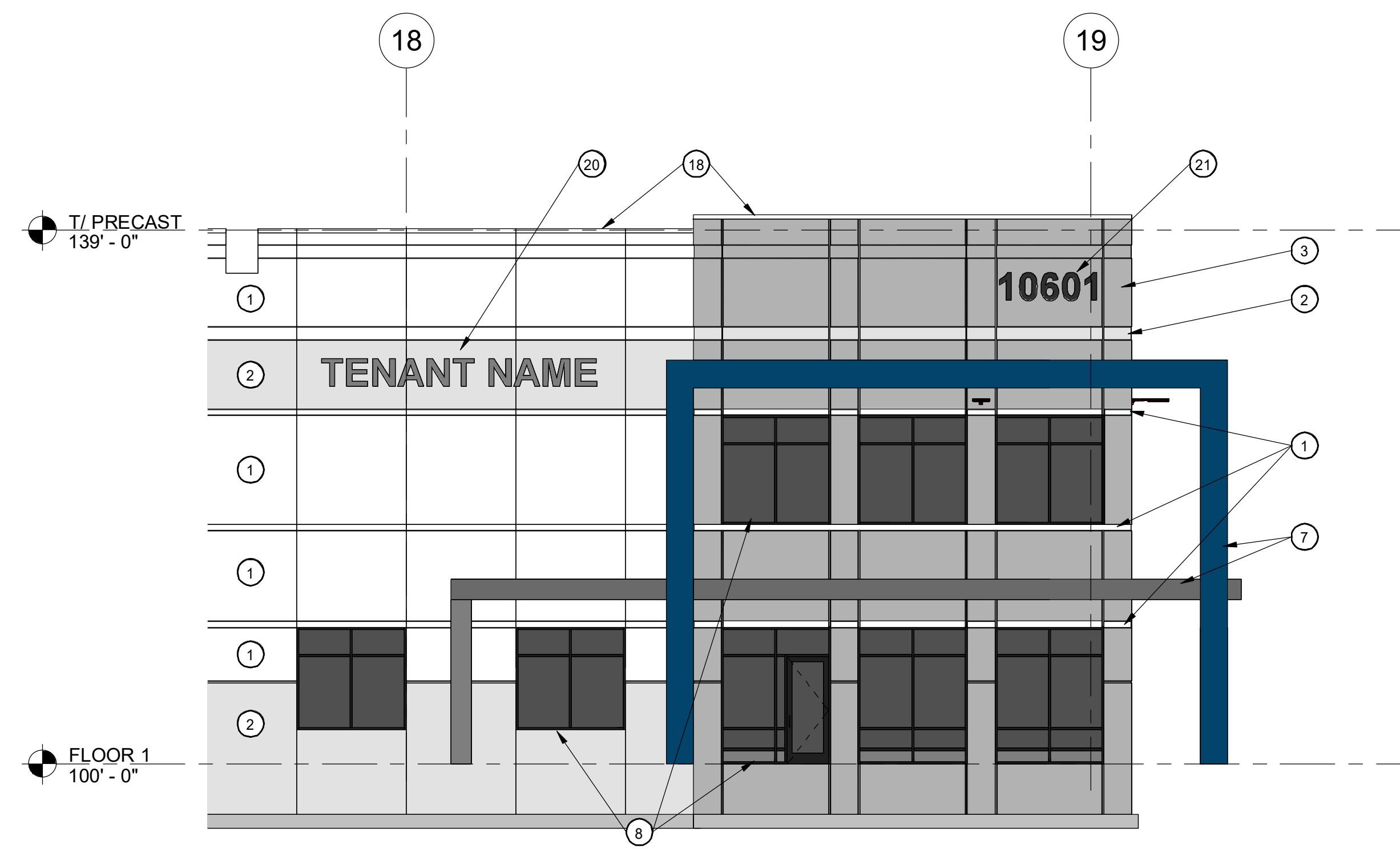
Date
07/26/2024
08/22/2024

Sheet Title
EXTERIOR ELEVATIONS

Project Number
24.034

Sheet Number
A3

PRELIMINARY - NOT FOR CONSTRUCTION



2
A4

SOUTHEAST CORNER - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

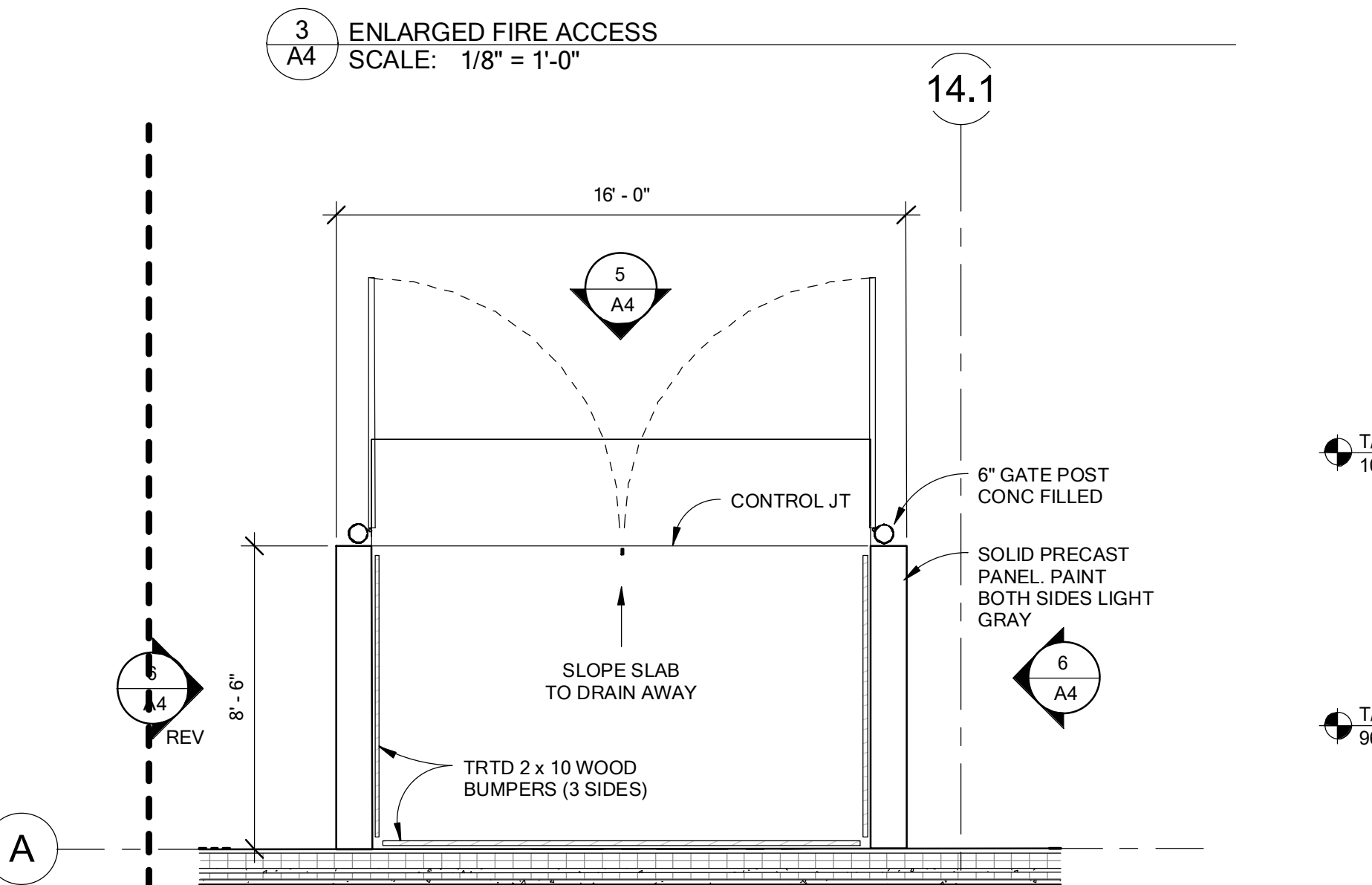


Diagram A shows an elevation view of a dock wall and a precast panel. The dock wall is a vertical structure on the left, labeled "DOCK WALL". To its right is a large rectangular precast panel, labeled "PRECAST PANEL. PAINT LIGHT GRAY BOTH SIDES". The panel is supported by a vertical post on the right, which has two square brackets indicating attachment points. The entire structure is shown in a cross-section or elevation view, with dashed lines indicating the ground level and the base of the wall.

6 TRASH ENCLOSURE ELEVATION - SIDE
A4 SCALE: 1/4" = 1'-0"

MATERIALS	
1	SMOOTH PAINTED PRECAST WALL PANEL - PAINT 1 - WHITE
2	SMOOTH PAINTED PRECAST WALL PANEL - PAINT 2 - LIGHT GRAY
3	SMOOTH PAINTED PRECAST WALL PANEL - PAINT 3 - MEDIUM GRAY
4	SMOOTH PAINTED PRECAST WALL PANEL - PAINT 4 - DARK GRAY
5	SMOOTH PAINTED PRECAST WALL PANEL - PAINT 5 - BLUE
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17	CONCRETE STAIR
18	PREFINISHED METAL COPING
19	KNOCK-OUT PANEL
20	TENANT SIGNAGE
21	ADDRESS NUMERALS

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Date 07/26/2024 Reg. No. 16362
Project Manager
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Client

Likewise Partners
1600 Utica Avenue South
9th Floor
St. Louis Park, Minnesota

Project

Speculative Warehouse

Location

**County Road 70
Lakeville, Minnesota**

Issued For Date
SITE PLAN REVIEW 07/26/2024

Sheet Title

ENLARGED ELEVATIONS &
TRASH ENCLOSURE

Project Number _____ Sheet Number _____

24.034	A4
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PRELIMINARY - NOT FOR CONSTRUCTION



1
A5 VIEW - FRONT OF BUILDING PERSPECTIVE
SCALE: NO SCALE



2
A5 VIEW - CORNER ENTRY SOUTHEAST
SCALE: NO SCALE



4
A5 VIEW - SECONDARY ENTRY SOUTH
SCALE: NO SCALE



3
A5 VIEW - CORNER ELEVATION SOUTH
SCALE: NO SCALE



5
A5 VIEW - SECONDARY ENTRY NORTH
SCALE: NO SCALE

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 Architect under the laws of the State of Minnesota

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Project Manager
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Eden Prairie, Minnesota 55344 www.edfarrarch.com

Client
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1600 Utica Avenue South
9th Floor
St. Louis Park, Minnesota

Project
Speculative Warehouse

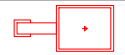
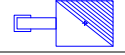
Location
County Road 70
Lakeville, Minnesota

Issued For	Date
SITE PLAN REVIEW	07/26/2024

Sheet Title
EXTERIOR RENDERINGS

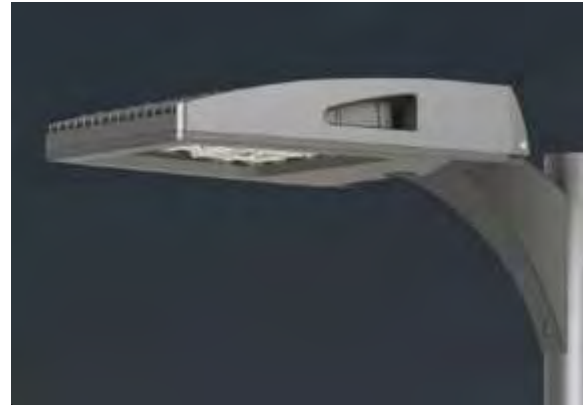
Project Number	Sheet Number
24.034	A5

PRELIMINARY - NOT FOR CONSTRUCTION

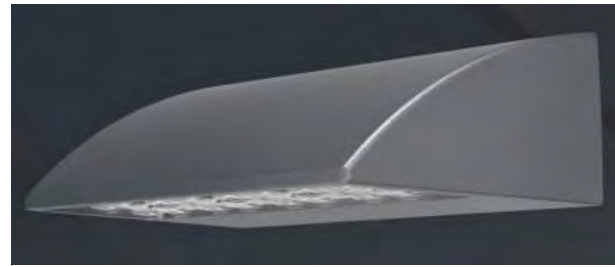
Luminaire Schedule							
Symbol	Qty	Type	Mounting Height	Lum. Watts	Luminaire Lumens	LLF	Description
	7	P1	35	316	35075	0.900	NV-2-T4-96L-1-40K
	1	P2	35	168	12707	0.900	NV-2-T4-80L-7-40K8-HSS
	4	P3	35	106	12932	0.900	NV-1-T2-32L-1-40K-UNV
	17	W1	35	205	22951	0.900	NV-W2-T4-64L-1-40K7
	20	W2	10	19.0219	2744	0.900	OWS-FC-116-LED-3ML-DIM10-120V-347V-3CCT-BZ

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot and Drive	Fc	1.74	7.0	0.7	2.49	10.00
Property Line	Fc	0.23	1.0	0.0	N.A.	N.A.

Type P1, P2 & P3:



Type W1 & W2:



DISCLAIMER: Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in LEDs and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping or any other architectural elements unless noted.

Fixture nomenclature to be finalized by engineer and/or architect.
This drawings is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.



PULSE
never ordinary

Designed By: K. Tomczak
Checked By: Alyssa Hammell
Date: 7/25/2024

Scale: 1" = 70'

Likewise Juniper Site



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

August 30, 2024

City of Lakeville
20195 Holyoke Ave.
Lakeville, MN 55044

Re: **LIKEWISE PARTNERS**

The Dakota County Plat Commission met on August 28, 2024, to consider the preliminary plat of the above referenced plat. The plat is adjacent to CSAH 70 (Juniper Way) and is therefore subject to the Dakota County Contiguous Plat Ordinance.

The proposed site includes a 190,000 square foot speculative building, lying northerly of CSAH 70. The right-of-way needs are 75 feet of half right of way, which have been met. CSAH 70 is a future principal roadway that requires ½-mile full access spacing and ¼-mile for restricted access locations. A full access would be allowed on the northern portion of the site, which would require reconstruction for turn lanes, medians, and lane widening. As discussed, a full access on the southern portion of the site would meet the access spacing guidelines; however, there are future challenges for adequate sight lines and safety of the intersection. A restricted access movement was discussed for the southern portion of the site. Further discussions will continue to occur with the city, county transportation, and the developer regarding access design and estimated construction costs.

Restricted access should be shown along all of CSAH 70 except for two access openings. A quit claim deed to Dakota County for restricted access is required with the recording of the plat mylars.

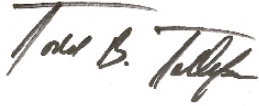
The Plat Commission has approved the preliminary plat provided that the described conditions are met. The Ordinance requires submittal of a final plat for review by the Plat Commission before a recommendation is made to the County Board of Commissioners.

Traffic volumes on CSAH 70 are 15,842 ADT and are anticipated to be 16,800ADT by the year 2040.

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

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

Sincerely,

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

Todd B. Tollefson
Secretary, Plat Commission

c: Steven Buss and Mark Nordland, Likewise Partners/ Erik Miller, Sambatek

**CITY OF LAKEVILLE
DAKOTA COUNTY, MINNESOTA**

**CONDITIONAL USE PERMIT
FINDINGS OF FACT AND RECOMMENDATION**

On October 3, 2024, the Lakeville Planning Commission met at its regularly scheduled meeting to consider a conditional use permit to allow a warehouse building in the O-P, Office Park District to be located on Lot 1, Block 1, Lakeville 35 Logistics Center North 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 at the time of final plat of the property will be:

**Lot 1, Block 1, Lakeville 35 Logistics Center North 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 warehouse building 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 proposed warehouse building will be accessed exclusively from Juniper Way (CSAH 70). There are no nearby land uses that will be adversely impacted by the proposed warehouse building. Provided compliance with the conditional use permit, the proposed warehouse use will be compatible with existing and planned nearby land uses in the vicinity.

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

Finding: The exterior design of the industrial warehouse building conforms to 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 an industrial warehouse 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, however, Dakota County has indicated that an east driveway access opposite 215th Street would not be supported due to road visibility concerns. The site plan has been amended per Dakota County recommendations.

5. The planning report dated September 27, 2024 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 September 27, 2024.

DATED: October 3, 2024

LAKEVILLE PLANNING COMMISSION

BY: _____
Jenna Majorowicz, Chair



Memorandum

To: Frank Dempsey, Associate Planner

From: Michael Kutz, Civil Engineer
McKenzie Cafferty, Environmental Resources Manager
Joe Masiarchin, Parks and Recreation Director

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

Date: September 26, 2024

Subject: Lakeville 35 Logistics Center North

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

BACKGROUND

Likewise Partners submitted a preliminary plat named Lakeville 35 Logistics Center North. The proposed development is located east of Interstate 35, north of and adjacent to 215th Street and bisected by County State Aid Highway (CSAH) 70 (Juniper Way). The parent parcel consists of one metes and bounds parcel in Section 36, Township 114, Range 21 (PID No. 22-03600-07-011) zoned OP, Office Park District.

The preliminary plat consists of one lot within one block, and one outlot on 39.07 acres. The property will be administratively subdivided between two parcels, north and south of the Juniper Way. The Developer is dedicating 6.63 acres for Juniper Way (CSAH 70) right-of-way.

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

Outlot A: Future development; retained by Developer (15.03 acres)

The development will be completed by:

Developer:	Likewise Partners
Engineer/Surveyor:	Sambatek

SITE CONDITIONS

The Lakeville 35 Logistics Center North site contains undeveloped agricultural land and wooded areas. All existing remnants from the site, including field entrances and culverts, shall be removed with the final plat. The Developer must provide a security with the final plat to ensure the work is completed in accordance with applicable rules and regulations.

There are no existing assessments levied against the parent parcel.

EASEMENTS

Prior to final plat consideration, the Developer shall submit a current title commitment and/or certificate of title. If the parent parcel contains existing public easements, they must be vacated prior to final plat consideration.

SITE PLAN

A site plan was submitted for Lot 1 and features a 190,000 square-foot industrial spec building. Parking is provided for 225 automobiles and 42 truck trailers, including 8 designated handicapped-accessible stalls. Parking stalls and drive aisles are consistent with requirements of the City Zoning Ordinance.

STREET AND SUBDIVISION LAYOUT

Juniper Way

Lakeville 35 Logistics Center North is bisected by Juniper Way, a Dakota County highway classified as a principal arterial. Juniper Way is an existing four-lane divided rural highway. 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 6.63 acres for right-of-way for Juniper Way over the area currently encumbered by a highway easement. The Dakota County Plat Commission recommended approval of the preliminary plat on August 28, 2024. The Developer is responsible for any requirements stipulated by Dakota County.

215th Street

Lakeville 35 Logistics Center North is located north of and adjacent to 215th Street, a City roadway classified as a minor collector. The Developer is dedicating the north ½ right-of-way

of 40 feet with the final plat. Dedication of the south ½ right-of-way will be collected when the adjoining property to the south is subdivided.

215th Street is a two-lane undivided rural gravel roadway. 215th Street will be constructed in the future consistent with City urban collector roadway design standards. There are no programmed improvements in Lakeville's current adopted 5-year Capital Improvement Plan (2024-2028).

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

Development of Lakeville 35 Logistics Center North includes construction of a public trail. A ten-foot-wide trail, with pedestrian curb ramps, will be constructed along the south side of Juniper Way at the time Outlot A is final platted into lots and blocks.

The Park Dedication requirement has not been collected on the parent parcel. The City's Parks, Trails, and Open Space Plan identifies a proposed community play field within the Lakeville 35 Logistics Center North plat. In consideration of the topography, access, zoning and proximity to the Lakeville South High School play fields, the Park Dedication requirement will be satisfied through a cash contribution to be paid with the final plat at the rate in effect at the time of final plat approval.

UTILITIES

SANITARY SEWER

Lakeville 35 Logistics Center North is located within subdistricts SC-10500 and SC-10510 of the South Creek sanitary sewer district. Wastewater will be conveyed through City sanitary sewer to the MCES interceptor sewer monitored by meter M649. Wastewater treatment is provided by the Empire Wastewater Treatment Plant.

Development of Lakeville 35 Logistics Center North includes construction of public sanitary sewer. Sanitary sewer will extend within 215th Street from an existing manhole located at the intersection of Juniper Way and 215th Street, at the time Outlot A is final platted into lots and blocks.

Development of Lakeville 35 Logistics Center North includes construction of private sanitary sewer. Sanitary sewer will extend within Lot 1 from an existing manhole located at the intersection of Juniper Way and 215th Street.

Sanitary sewer was constructed by the City in 2021 (City Project 20-05) in partnership with Dakota County. The Lateral Sanitary Sewer Charge has not been collected on the parent

parcel and shall be paid with the final plat. The fee will be based on the rate in effect at the time of final plat approval. The Developer shall reimburse the City for its share of the sanitary sewer improvements associated with Lakeville 35 Logistics Center North with the final plat. The Developer shall also reimburse the City for its share of the sanitary sewer improvements associated with future additions of the Lakeville 35 Logistics Center North preliminary plat at the time Outlot A is final platted into lots and blocks.

The Sanitary Sewer Availability Charge has not been collected on the parent parcel and shall be collected with the building permit based on NCES SAC unit determination.

WATERMAIN

Development of Lakeville 35 Logistics Center North includes construction of public watermain. Watermain will extend within 215th Street from an existing stub located at the intersection of Juniper Way and 215th Street, at the time Outlot A is final platted into lots and blocks.

Development of Lakeville 35 Logistics Center North includes construction of private watermain. Watermain will extend within Lot 1 from an existing stub located at the intersection of Juniper Way and 215th Street.

Watermain was constructed by the City in 2021 (City Project 20-05) in partnership with Dakota County. The Lateral Watermain Charge has not been collected on the parent parcel and shall be paid with the final plat. The fee will be based on the rate in effect at the time of final plat approval. The Developer shall reimburse the City for its share of the watermain improvements associated with Lakeville 35 Logistics Center North with the final plat. The Developer shall also reimburse the City for its share of the watermain improvements associated with future additions of the Lakeville 35 Logistics Center North preliminary plat at the time Outlot A is final platted into lots and blocks.

STORM SEWER

Development of Lakeville 35 Logistics Center North includes construction of private storm sewer systems. Storm sewer will be constructed within Lot 1 to collect and convey stormwater runoff generated from within the site to a private stormwater management facility. The storm sewer systems will be privately-owned and maintained by property owner.

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

Draintile construction is required in areas of non-granular soils within Lakeville 35 Logistics Center North 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.

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

OVERHEAD LINES

Existing aboveground equipment (utility lines and poles) is located along the south plat boundary, adjacent to the parent parcel. Requirements for removal of the equipment, in relation to the City's Public Ways and Property Ordinance, will be reviewed with the final plat.

DRAINAGE AND GRADING

Lakeville 35 Logistics Center North is located within subdistricts SC-004, SC-005, and SC-008 of the South Creek stormwater district.

Development of Lakeville 35 Logistics Center North includes construction of a privately-owned and maintained stormwater management system. A stormwater management basin will be located in Lot 1 and provide treatment and rate control of stormwater runoff generated from the site. The Developer shall enter into a Stormwater Maintenance Agreement with the City for the private stormwater management systems. Prior to final plat consideration, a final stormwater management design consistent with the City's stormwater management ordinance must be submitted and approved by City staff.

The MS4 Administration Fee has not been collected on the parent parcel and must be paid with the final plat or with a grading permit issued following preliminary plat approval.

The Developer must certify to the City that all lots with footings placed on fill have been monitored and constructed to meet or exceed FHA/HUD 79G specifications. Prior to issuance of building permits, the soils observation and testing report, and an as-built certified grading plan must be submitted and approved by City staff.

Lakeville 35 Logistics Center North contains more than one acre of site disturbance, therefore a National Pollution Discharge Elimination System (NPDES) General Stormwater Permit for construction activity from the Minnesota Pollution Control Agency is required. A copy of the Notice of Stormwater Permit Coverage must be submitted to the City upon receipt from the MPCA.

RETAINING WALLS

Development of Lakeville 35 Logistics Center North includes construction of private retaining walls. The retaining walls will be privately-owned and maintained by the property owner. The Developer must provide a security with the final plat to ensure the work is completed and certified in accordance with all applicable codes and regulations, including building permits and designs by a registered engineer for walls with a combined height over four feet, from the Building Inspections Division.

EROSION CONTROL

The Developer is responsible for obtaining a MPCA Construction Permit for the site as well as developing a SWPPP for the site prior to construction. The permit requires that all erosion and sediment BMPs be clearly outlined in a site's SWPPP. No grading or tree removals can take place until the City has reviewed and approved the SWPPP for the site. Changes made throughout construction must be documented in the SWPPP.

Redundant silt fence is required along all waterways. 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.

A maintenance schedule for the establishment of vegetation in the stormwater management basin must be submitted to the City for review prior to the start of grading.

WETLANDS

A wetland delineation report was completed and approved August 27, 2024. One wetland (144 sq/ft) was identified in the northeast corner of the site. The wetland is in the same location as the dump site that was located on the property and may be a result of that. The Developer is in the process of completing a wetland exemption for the impacts to this wetland. The Developer will be responsible for the cleanup of the dump site.

TREE PRESERVATION

The plan identifies 152 total trees on site and proposes to save 0 trees. Prior to removals, tree protection or silt fence line must be installed. Minor changes may result in additional removals or preservation based on location or condition of the tree. Significant trees, as identified in the Lakeville Subdivision Ordinance, shall be protected and preserved through termination of all grading and construction activities. A tree preservation plan for Lakeville 35 Logistics Center North shall be submitted prior to issuance of a grading permit.

FEMA FLOODPLAIN ANALYSIS

Lakeville 35 Logistics Center North is shown on the Flood Insurance Rate Map (Map No. 27037C0191E; Eff. Date 12/2/2011) as Zone X by the Federal Emergency Management Agency (FEMA). Based on this designation by FEMA, the lots within Lakeville 35 Logistics Center North are not located within a Special Flood Hazard Area (SFHA), as determined by FEMA.

RECOMMENDATION

Engineering recommends approval of the preliminary plat, site plan, grading and erosion control plan, and utility plan for Lakeville 35 Logistics Center North, subject to the requirements and stipulations within this report.



Memorandum

FYI

To: Planning Commission
From: Kris Jenson, Planning Manager
Date: September 26, 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:

- CUP for a second accessory structure and an accessory structure square footage in excess of the maximum square footage allowed in the RST-2 District.
- Preliminary plat of Cedar Hills North, which includes single family and attached townhome units.

At their September 19, 2024 meeting, the City Council approved the following:

- Text amendment for cannabis-related uses in Title 3, Chapter 24 (Business and License Regulations) and Title 11 (Zoning).
- Lord of Life Church comp plan amendment and rezoning.
- Ritter Meadows 2nd Addition preliminary plat