



AGENDA

PLANNING COMMISSION MEETING

November 7, 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
October 17, 2024 Planning Commission meeting minutes
 - a. October 17, 2024 Planning Commission meeting minutes
4. Announcements
5. Public Hearing - PCL Construction Services, Inc.
Public hearing to consider the application of PCL Construction Services, Inc. for a conditional use permit to allow an exception to the exterior building material requirements in the I-1, Light Industrial District.
 - a. PCL Construction CUP
6. Public Hearing - US Home, LLC (Lennar)
Public hearing to consider the application of US Home, LLC (Lennar) for a preliminary plat of 88 single family lots and 144 attached townhome lots to be known as Cedar Hills North.
 - a. Cedar Hills North preliminary plat
7. Staff Notices
 - a. Planning Manager's Memo
8. Adjourn

CITY OF LAKEVILLE.
PLANNING COMMISSION MEETING MINUTES
October 17, 2024

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

Members Present: Chair Jenna Majorowicz, Scott Einck, Pat Kaluza, Jason Swenson, Amanda Tinsley, Vice Chair Christine Zimmer, Patty Zuzek, Ex-Officio Jeff Hanson.

Members Absent:

Staff Present: Tina Goodroad, Community Development Director, Kris Jenson, Planning Manager (via Teams)

3. Approval of the Meeting Minutes

The October 3, 2024 Planning Commission meeting minutes were approved as presented.

4. Announcements

Director Goodroad stated that an amended list of stipulations for the Bormann conditional use permit was distributed to the Planning Commission at tonight's meeting.

5. Nicholas Bormann

Chair Majorowicz opened the public hearing to consider the application of Nicholas Bormann for a conditional use permit to allow the construction of a second detached accessory structure and to exceed 1,100 square feet of accessory storage space in the RST-2, Single and Two-Family Residential District.

Nick Bormann described his request to the Planning Commission. He is requesting the building to store personal equipment used for site maintenance and recreation and acknowledged that equipment used for his business was previously stored on site, but now has been or will be relocated off-site.

Director Goodroad presented the staff report. The applicant is requesting a conditional use permit to construct a 40 foot by 60-foot storage building on his property at 7059 200th Street due to the proposed residential development that will surround his property. This request is consistent with previous CUP requests that have been granted by the City Council.

Chair Majorowicz opened the hearing to the public for comment.

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

Voice vote was taken on the motion.

Ayes – unanimous

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

- Commissioner Swenson thanked the applicant for acknowledging the conditional use permit stipulations.

- Commissioner Zuzek thanked the applicant for keeping his property in great condition.

Motion was made by Swenson, seconded by Zimmer to recommend to City Council approval of the conditional use permit for Nicholas Bormann, subject to the 12 stipulations listed below and approval of the Findings of Fact dated October 17, 2024:

1. The total accessory building area (combined attached and detached) on the property shall not exceed 3,726 square feet.
2. Not more than two detached accessory buildings are permitted on the property.
3. The accessory building shall be constructed in the location identified on the site plan approved with the conditional use permit, with the accessory building being no closer than 15 feet to the north property line.
4. The driveway to the detached accessory building shall be paved with concrete, bituminous, or paver brick.
5. Exterior building materials shall be of similar color and materials as the principal building and shall conform with the standards and criteria in section 11-17-9 of the Zoning Ordinance.
6. Additional screening is not required along the west property line provided the existing trees in that area remain. If the existing trees are removed or die for any reason, the property owner shall replace the dead trees with conifer and overstory deciduous trees.
7. The detached accessory building shall be kept, used, and maintained in a manner that is compatible with the existing single-family home on the property and shall not present a hazard to the public health, safety and general welfare.
8. Sanitary sewer service shall not be provided to the detached accessory building and the detached accessory building shall not be used as a dwelling.
9. The detached accessory buildings shall not be used for any commercial use or home occupation. Commercial storage or storage for third parties is not permitted.
10. All vehicles and vehicle equipment shall be parked on an existing or approved paved surface on the property.
11. A building permit application shall be submitted to and approved by the Building Inspections Department prior to commencing construction.
12. Prior to issuance of a building permit, a site inspection to confirm the removal of all commercial vehicles and equipment.

Ayes: Kaluza, Tinsley, Majorowicz, Zimmer, Einck, Swenson, Zuzek

Nays: 0

There being no further business, the meeting was adjourned at 6:07 p.m.

Respectfully submitted,

Tina Goodroad, Community Development Director



Memorandum

To: Planning Commission
From: Frank Dempsey, AICP, Associate Planner
Date: November 1, 2024
Subject: Packet Material for the November 7, 2024 Planning Commission Meeting
Agenda Item: PCL Construction Conditional Use Permit
Application Action Deadline: November 30, 2024

INTRODUCTION

A representative of PCL Construction, located at 21435 Humboldt Court, has submitted a conditional use permit application requesting approval of an exception to the exterior building materials requirements of the I-1, Light Industrial District for the construction of a detached accessory building. Exceptions to the material requirements may be allowed subject to approval of a conditional use permit. The property includes two parcels, which have been combined into a single parcel and property identification number, and totals 3.37 acres.

The following exhibits are attached for your review:

Exhibit A – Location/Zoning Map
Exhibit B – Aerial Photo Map
Exhibit C – Application Narrative
Exhibit D – Property Site Plan
Exhibit E – Creekside Business Park Plat
Exhibit F – Building Elevation Sketch and Sample Photos

PLANNING ANALYSIS

Existing Conditions. The subject property was platted as Creekside Business Park in 2005. The site includes a 25,450 square foot warehouse/office building and a small detached accessory storage building on a concrete surface. The property had previously included outdoor storage of new and used tires by a previous building occupant.

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

North – Public Park/Open Space (P/OS District)

East – Public Park/Open Space (P/OS District)

South – Humboldt Court and Industrial Properties/Buildings (I-1 District)

West – Public Park/Open Space (P/OS District)

Setbacks and Building Size and Building Height. The minimum setbacks for the principal and accessory structures in the I-1 District are 30 feet from the north (rear) property line and 10 feet from the west (side) property line. The proposed and existing accessory buildings and the existing principal building complies with setback requirements.

The proposed accessory building will be 2,640 square feet, or approximately 40' x 65'. The existing detached accessory building is approximately 22' x 50' (1,100 square feet), for a proposed total area of 3,740 square feet. The Zoning Ordinance allows a maximum accessory building square footage in the I-1 District not to exceed 30% of the square footage equivalent of the principal building. The maximum square footage of accessory building area allowed is 7,635 square feet. The proposed total accessory building square footage falls within the allowable range at 15%. The maximum proposed height will be 14 feet, six inches in height before being mounted on the storage containers bringing the ceiling height to 22 feet. The maximum allowable building height in the I-1 District is four stories or 50 feet. Exhibit F depicts the proposed building.

Building Materials. The accessory building is proposed to include steel shipping containers as side and rear walls with an open front facing south. The roof material will be white, woven high-density polyethylene coated fabric material. The Zoning Ordinance requires accessory buildings to be constructed of similar materials as the principal building, however, exceptions may be allowed if approved by conditional use permit. A stipulation of the conditional use permit will recommend that the shipping container walls be newly painted, free of dents, and the roof constructed of a durable material, requiring replacement or repair if damaged by weather or other source.

Screening. The property is screened from the north, east, and west by landscaping installed with the original building project in 2005 and natural growth vegetation and trees which includes stands of mature trees on city-owned property. The landscaped buffer width ranges from between 130 feet to the east to 180 plus feet to the west and northwest toward the residential properties in those directions. A tall stand of natural growth trees is within the South Creek corridor beyond the developed industrial sites and related landscaping installed at the time of development that separates the residential area from the industrial zone properties to the south and east. No additional screening is required with the proposed accessory building.

Access. Two separate driveways serve each separate platted parcel, one to the principal building parking lot and the other to the now combined lot that will include the new accessory building.

Sanitary Sewer and Water Services. The property and the principal building are served with city sewer, water, and storm sewer services. The proposed accessory building will not include sewer and water services.

CONDITIONAL USE PERMIT ANALYSIS

The Zoning Ordinance allows an exception to the building material requirements of the I-1, Light Industrial District subject to approval of a conditional use permit and subject to the following criteria as listed in Section 11-17-9 of the Zoning Ordinance:

- A. **The proposed building maintains the quality in design and materials intended by the Zoning Ordinance.**

The proposed accessory building shall be used for continued use associated with allowed industrial uses on the property as outlined in the Zoning Ordinance.

- B. **The proposed building has an evident reuse or function related to the industrial zoned property.**

The proposed detached accessory building will be used for storage of equipment common to an industrial zoned property.

- C. **The proposed building design and materials are compatible and in harmony with other structures within the industrial district.**

The proposed detached accessory building shall be maintained free of dents in the walls and free of rips, tears, or other roof damage.

- D. **The justification for deviation from the requirements shall not be based on economic considerations.**

The applicant is a lease-holding tenant on the property and has agreed to remove the building upon the lease no longer being in effect.

RECOMMENDATION

Community Development Department staff recommends approval of the PCL Construction conditional use permit for an exception to the exterior building material requirements of the I-1, Light Industrial District for the construction of a detached accessory building for equipment storage, subject to the following stipulations:

1. The shipping container walls, and roof shall be freshly painted, free of dents, and hoop roof structure material shall be constructed of a durable material. The roof material shall be replaced or repair if significant damage occurs by weather or other source.
2. A building permit shall be approved by the City prior to construction of the accessory building.
3. The building shall be constructed in the location identified on the approved site plan.
4. PCL Construction shall remove the proposed accessory building when they no longer occupy the property as a lessee or owner.



ACCESSORY BUILDING LOCATION

21435 Humboldt Court



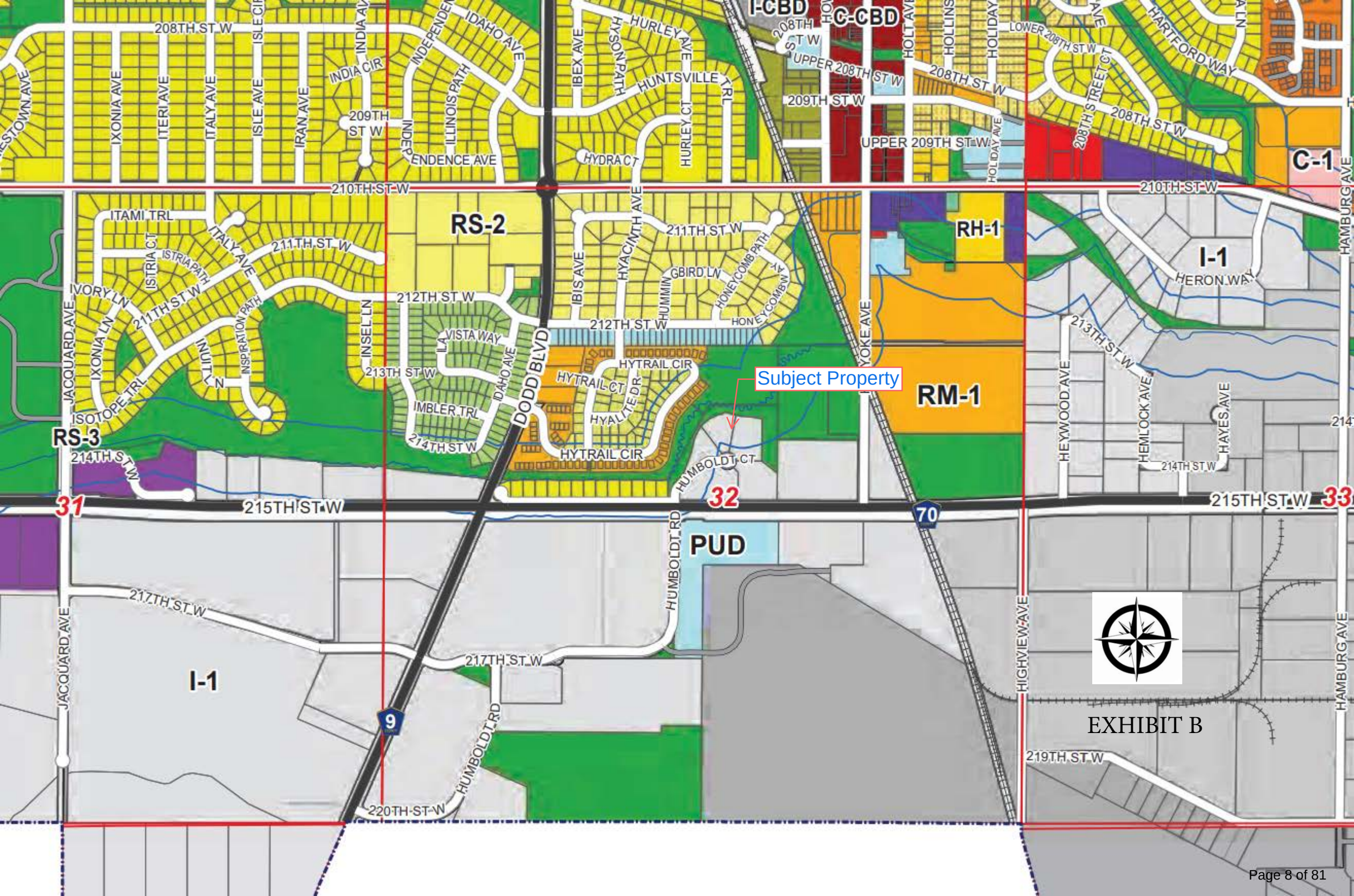
EXHIBIT A

215TH ST W

215TH ST W

215TH ST W

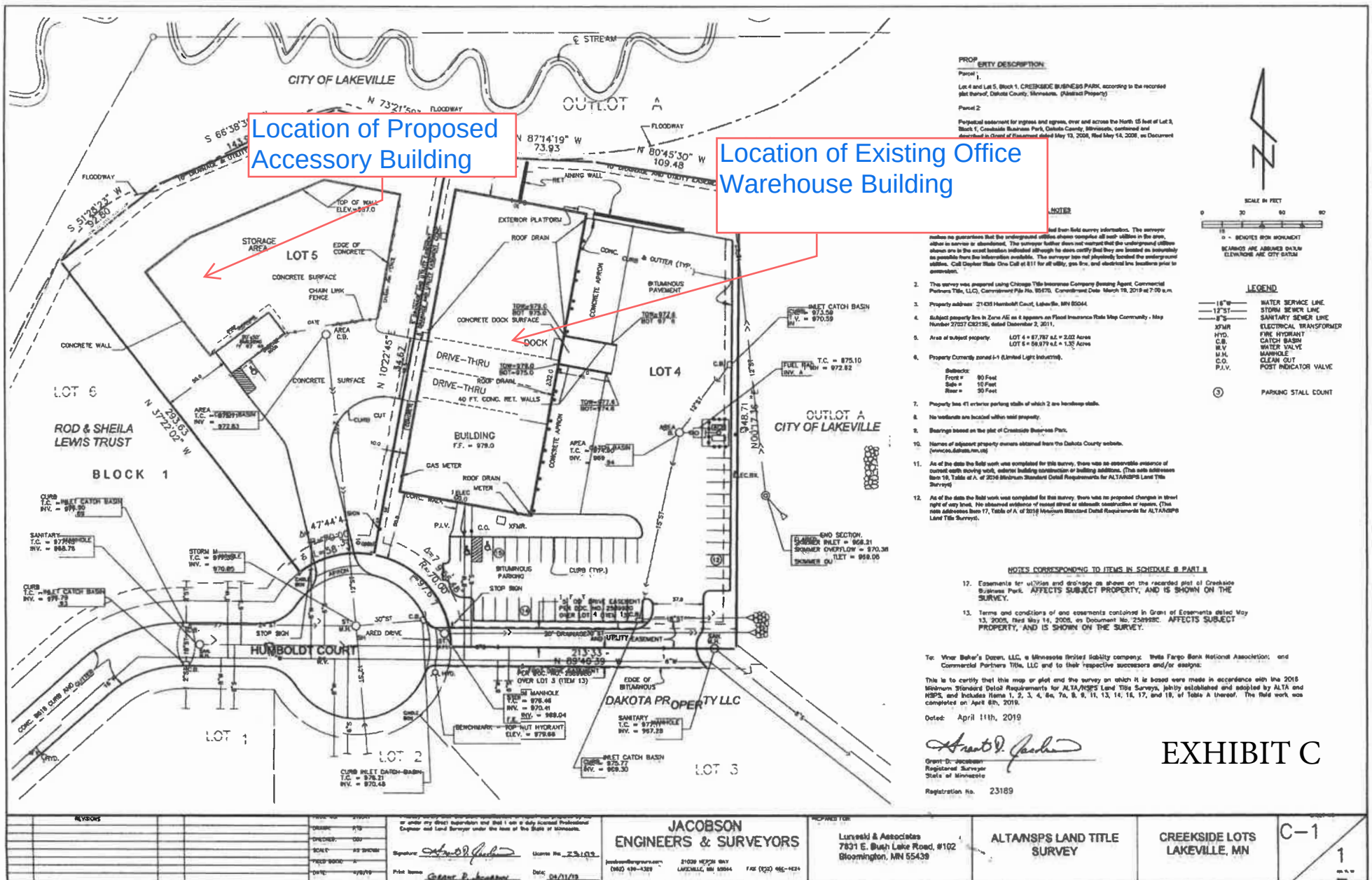
215TH ST W Page 7 of 81



Subject Property



EXHIBIT B





September 19th, 2024

The City of Lakeville
Community Development Department
20195 Holyoke Ave
Lakeville, MN 55044

Re: PCL Construction
Conditional Use Permit

PCL Construction is proposing to construct a temporary accessory structure to our outside storage space at 21435 Humboldt Court, Lakeville, MN 55044. Our sole purpose for this structure is to maximize our secure, outside storage space. Having a shelter like this allows us to keep a substantial amount of building equipment and materials out of the elements.

Attached, please find the property survey / site plan.

To help gain a better understanding of the location for the temporary structure, please see image number 4.

The **first image** gives you the idea of what this structure will look like. The canopy will be mounted to the tops of two 40' long conex storage containers, providing a 40' overall depth. The canopy itself will span a 50' width. Together with the two storage containers, the square foot coverage of this accessory structure will be 2,640sf. With the main building on site being 25,500sf, the 2,640sf of our temporary canopy structure falls far less than the 30% or 17,850sf allowed.

The **second image** shows what the back side of the structure will look like. A solid back with an air vent on top for air to flow through. Our temporary structure will be white in color, as shown.

The **third image** is the roof detail showing a peak height of 14'6" that will be mounted to the top of the storage containers. This canopy structure mounted to the top of the 8'-8" storage container provides a max height of 22' at the center. The canopy itself is a 12.5 oz woven high-density polyethylene coated fabric cover. All connecting hardware and metal components are zinc-plated to resist corrosion. Ratchets are used to offer a secure tie-down system that offers the most secure hold down system in the industry.

And finally, the **fourth image**, is an aerial view of our outside storage area prior to PCL taking on our lease. The red lines and highlighted area illustrate the placement of where this structure will set.

Please let me know if you require any additional information.

PCL Construction Services, Inc.
7101 Metro Boulevard
Edina, MN 55439
Phone (612) 328-5547 www.pcl.com

EXHIBIT D



Regards,

Trace Selly
Manager, Procurement & Equipment

PCL Construction Services, Inc.
7101 Metro Boulevard
Edina, MN 55439
M: 612 328 5547
trselly@pcl.com

www.pcl.com
TOGETHER WE BUILD SUCCESS

Kind regards,

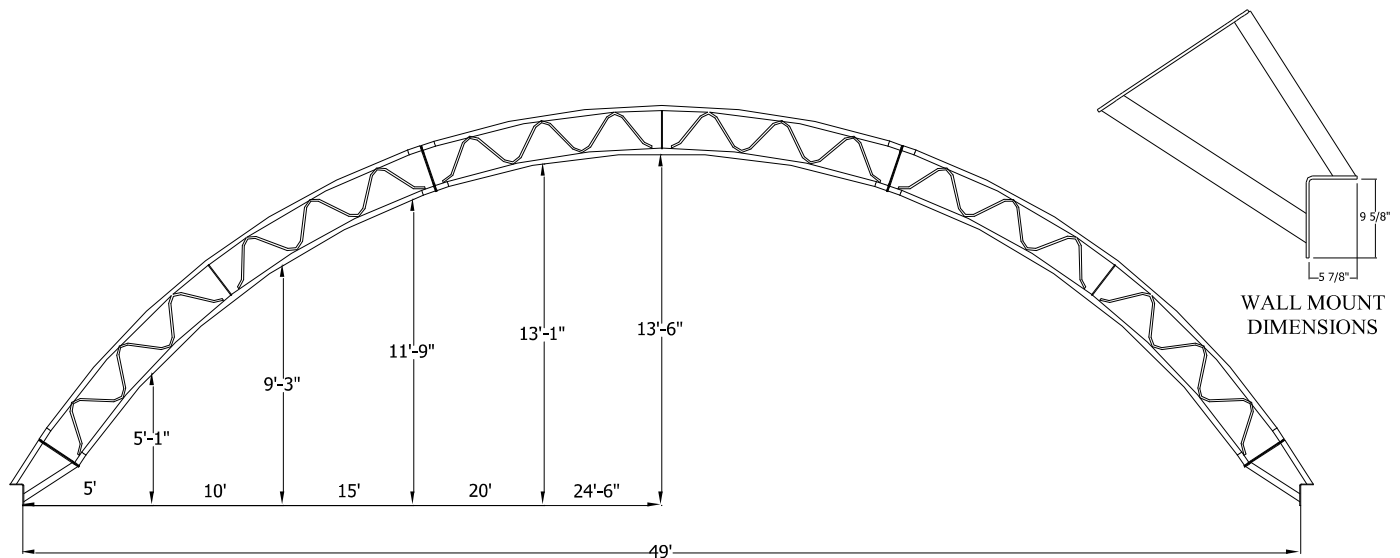
TRS



Solid End



50' WIDE LOW PROFILE TRUSS BUILDING



INTERIOR CLEARANCE

FRAME COMPONENTS

RAFTERS: Welded truss construction with 2 3/8-inch **12 gauge** top and bottom chords.

RAFTERS AND PURLINS: "X" and/or straight bracing configured to application.

RAFTER SPACING: 10-foot standard; 8-foot and 14-foot spacing available.

PONY WALL MODELS: Designed to be set on wood or concrete.

Walls must be at least 24-inches high to allow for tensioning, 6" minimum post or wall.

Included: 1/2" X 3.5" wood lag screws, assembly bolts, lashing winches with mounting brackets.

Not included: posts, rub rail, or concrete anchors.

FABRIC COVER

FABRIC: 12.5 oz tear resistant high density polyethylene with reinforced corners and pockets.

COLORS: White, Blue, Green, Red, Tan, Silver, Frost/translucent.

Available as solid colors (some colors may be up charged), with colored canastoga ends, or stripes.

TENSIONING: Pipe and 2" lashing winch at each truss.

Standard end tension kit with ratchets spaced at 36"; high tension kit available.

AVAILABLE OPTIONS

END WALLS: Steel uprights with fabric cover; pipe and 2" lashing winch tensioning.

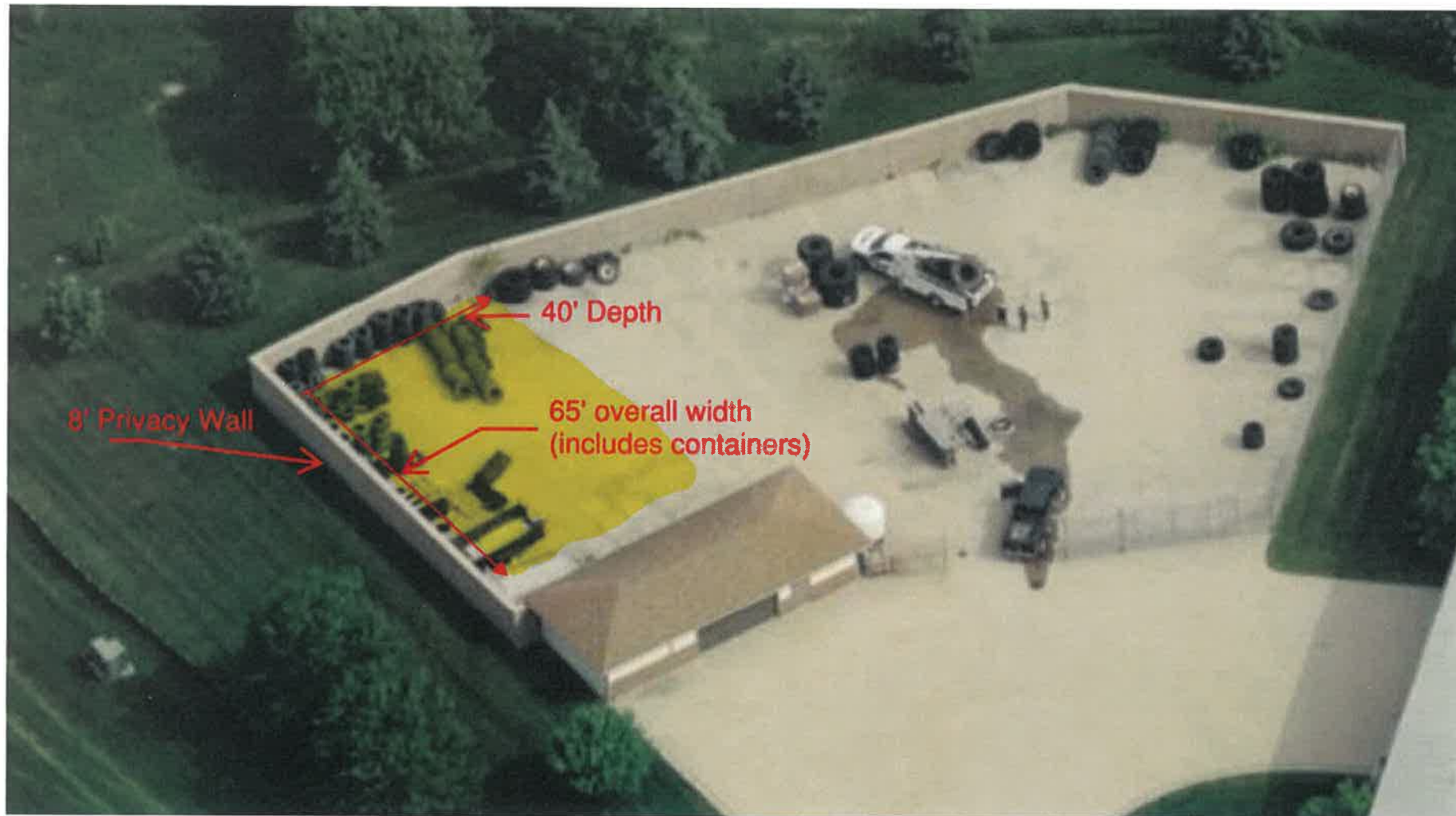
END WALL SUPPORTS: Our standard uprights with tabs for customer supplied girts and skin.

HEADERS & DOORS: Fabric roll-up doors available.

RIDGE VENTS: 8X16 top vent holes, partial or entire length of building.

AWNING: 5ft awning greatly extends weather protection for buildings with feed-bunks or open sides.

SIDE CURTAINS: Roll-Up curtain to allow ventilation or wind protection.



CITY OF LAKEVILLE
DAKOTA COUNTY, MINNESOTA

PCL CONSTRUCTION CONDITIONAL USE PERMIT
FINDINGS OF FACT AND RECOMMENDATION

On November 7, 2024, the Lakeville Planning Commission met at its regularly scheduled meeting to consider the request of PCL Construction, located 21435 Humboldt Court, for a conditional use permit for an exception to the exterior building material requirements of the I-1, Light Industrial District for the construction of a detached accessory building. 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 Plan, which guides the property for industrial land use.
2. The property is currently zoned I-1, Light Industrial District.
3. The legal description of the property is Lots 4 and 5, Block 1, Creekside Business Park.
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 detached accessory building is consistent with the Land Use Plan and District 6 recommendations of the 2040 Comprehensive Land Use Plan as an industrial use property.

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

Finding: The property is adequately screened from the nearby residential area and is compatible with other industrial land uses in the vicinity. Provided compliance with the conditional use permit, the detached accessory building will be compatible with present and future land uses in the area.

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

Finding: Provided compliance with the conditional use permit, the attached accessory building will conform with all performance standards contained in the Zoning Ordinance and the City Code.

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

Finding: The subject property is served with City sanitary sewer and water. The detached accessory building 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: The detached accessory building will not overburden the streets serving the property.

- 5. The planning report dated November 1, 2024 prepared by Frank Dempsey, Associate Planner, 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 November 1, 2024.

DATED: November 7, 2024

LAKEVILLE PLANNING COMMISSION

BY: _____
Jenna Majorowicz, Chair



Memorandum

To: Planning Commission
From: Kris Jenson, Planning Manager
Date: October 29, 2024
Subject: Packet Material for the November 7, 2024 Planning Commission Meeting
Agenda Item: Cedar Hills North preliminary plat
Action Deadline: November 19, 2024

BACKGROUND

US Home, LLL (Lennar) has applied for a preliminary plat to allow the development of 88 single family residential lots and 144 attached townhome lots on 148.6 acres to be known as Cedar Hills North. The Cedar Hills North preliminary plat is located north of 200th Street (CR 64) and east of Cedar Avenue (CSAH 23).

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

EXHIBITS

- A. Aerial Map
- B. Zoning Map with approved revisions
- C. Certificate of Survey
- D. Preliminary Plat
- E. Site Plans
- F. Phasing Plan
- G. Ghost Plat
- H. Street Plans
- I. Sewer and Water Plans
- J. Storm Sewer Plans
- K. Grading Plans
- L. Tree Survey
- M. Landscape Plan

- N. Wetland Impacts
- O. July 18, 2024 Plat Commission meeting letter

PLANNING ANALYSIS

COMPREHENSIVE PLAN AND ZONING MAP AMENDMENTS

On October 7, 2024, the City Council approved comprehensive plan and zoning map amendments for the Cedar Hills North preliminary plat area, minus Outlot F. The Metropolitan Council is reviewing the comprehensive plan amendment and must approved prior to the recording of the final plat.

PRELIMINARY PLAT

Existing Conditions. The preliminary plat area consists of seven parcels, though generally only the south half of the plat area is proposed for development. The use on the property has been primarily undeveloped agricultural land as well as a few homes, accessory structures, wells, and septic systems, which must be removed with the development of the site. A 100-foot-wide natural gas pipeline bisects the property from the southwest corner of the site to the northeast, and a water corridor begins in the southwest corner as well and runs east through the property. (Exhibit A).

Consistency with the Comprehensive Plan. The Cedar Hills North property is located in Planning District 5 of the 2040 Comprehensive Plan, which guided the subject property for low/medium and medium/high density residential. Provided the comprehensive plan amendment is approved by Metropolitan Council, the property will be in compliance with the comprehensive plan.

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

- North – Undeveloped agricultural farmland (RST-2, RM-3)
- East – Undeveloped agricultural farmland (City of Farmington)
- South – 200th Street, detached townhomes (RM-1)
- West – Cedar Avenue, Undeveloped Agricultural land (RM-3)

Consistency with the Capital Improvement Plan (CIP). City streets, sanitary sewer and water improvements for the area of Cedar Hills North will be financed and constructed by the developer. The development costs associated with the Cedar Hills North development are not programmed in the 2024– 2028 CIP.

Premature Subdivision Criteria. A preliminary plat may be deemed premature if any of the criteria listed in Chapter 10-2-4-1 of the Subdivision Ordinance exist. Eligible criteria pertain to a lack of adequate: drainage, water, streets, sanitary sewer, and public service capacity (police and fire protection). The other pertinent criteria pertain to inconsistencies with the City Comprehensive Land Use and Capital Improvement Plans

(discussed above). Staff review of the Cedar Hills North preliminary plat against these criteria finds that it is not a premature subdivision.

Density/Average Lot Size. The Cedar Hills North preliminary plat consists of 88 single family lots and 144 attached townhome lots on 148.6 acres. This results in a gross density of 1.56 units per acre. Excluding arterial street right-of-way, wetlands, stormwater management ponds, and future development outlots, the overall net density is 3.88 units per acre. The single-family area of the development (guided Low Density Residential) has a density of 2.65 units per acre, while the attached townhome area (guided Medium/High Density Residential) has a density of 6.77 units per acre. Both densities are consistent with density ranges required by those land use designations.

SINGLE FAMILY LOT REQUIREMENTS

Lots/Blocks. The following minimum single-family lot size requirements of the RST-2, Single- and Two-Family Residential District pertain to the Cedar Hills North preliminary plat:

	Lot Area (Interior)	Lot Area (Corner)	Lot Width (Interior)	Lot Width (Corner)
RST-2	8,400 s.f.	10,200 s.f.	70 feet	85 feet

Single family lot sizes within the Cedar Hills North preliminary plat range from 8,779 square feet to 25,915 square feet in area. All of the single-family lots meet the lot area, width and depth requirements of the RST-2 District.

Setbacks. The following minimum requirements for single family building setbacks in the RST-2 District pertain to the Cedar Hills North preliminary plat:

	Front Yard	Side Yard (Interior)	Side Yard (Corner)	Rear Yard
RS-4	20 ft (house) 25 ft (garage)	7 feet	20 feet	30 feet

The proposed house pads shown on the Cedar Hills North grading, drainage and erosion control plan indicate that all 88 single-family lots have adequate building pad areas that meet setback requirements for principal structures.

ATTACHED TOWNHOME DEVELOPMENT STANDARDS

Lot Requirements. The following minimum requirements for attached townhome building setbacks in the RM-3 District pertain to the Cedar Hills North preliminary plat:

	Base Lot	Between Buildings (Attached Units)	Front Yard (to ROW)	Front Yard (to private drive)
RM-3	10 feet	14 feet	10 feet (front) 25 feet (garage)	30 feet

The proposed unit lots shown on the Cedar Hills North preliminary plat have sufficient area to accommodate attached townhome units. The RM-3 District requires at least 3,800 square feet per unit. The Cedar Hills North Preliminary plat has an average of just over 6,400 square feet per unit for the attached townhomes area, which exceeds the minimum lot area per unit requirements of the RM-3 District.

Exterior Materials. Each unit must meet the requirements of Section 11-60-21.B.3, which requires that a minimum of 25% of the area of each elevation of the unit must have an exterior finish of brick, stucco, and/or natural or artificial stone. Except for brick, stucco, and/or natural or artificial stone, no single elevation may have more than 75% of one type of finish or have more than 60% of all elevations of one type of finish. The City has deemed the use of cement fiberboard material as satisfying the minimum masonry material requirement and is therefore also allowed to exceed the maximum area limit for non-masonry materials.

Floor Area. The developer must submit dimensioned floor plans for the detached townhome units to verify compliance with the minimum requirements for above grade floor area established by Section 11-17-13.D of the Zoning Ordinance.

Garage Area. The proposed detached townhome units are proposed to be slab on grade. The minimum area of each garage must be at least 540 square feet and have a minimum interior width of 20 feet.

Homeowner's Association. A homeowner's association is required to be established for ownership and maintenance of Lot 89 and Lots 145-152, as well as for the exteriors of the attached townhome buildings. Prior to building permits being issued for the townhomes, the Developer must submit the HOA documents for review by the City Attorney, as well as provide proof that the HOA documents have been recorded and that all common areas have been deeded to the HOA for ownership.

Landscaping. Each townhome building must provide landscaping at the immediate perimeter of the unit, as shown on the landscape plan (Exhibit M). All landscaped areas, including common open space and public right of way, must have an inground irrigation system with an automatic controller. With the final plat, the Developer must provide

information that the landscaping of the detached townhome units meets the requirements of Section 11-60-21H.

Residential Buffer Yard Requirements. Sixteen (16) single family lots require buffer yard landscaping as 200th Street is classified as a major collector street Comprehensive Transportation Plan. The buffer yard screening must provide an effective minimal visual screen to a height of 10 feet. The RM-3 District does not require buffer yard plantings that meet the standards set forth in Section 11-21-9.E, but an appropriate variety of coniferous trees, tall growing shrubs, and deciduous shade trees shall be provided for screening purposes in yards bordering major collector and arterial streets. The buffer yard landscape plan includes a variety of overstory and evergreen trees, as well as shrubs to provide a visual buffer (Exhibit M). The single-family lots abutting 200th Street must install sod to the side/rear property line. A \$1,000/lot security will be required with the building permit.

Outlots. There are six outlots totaling 87.35 acres in the Cedar Hills North preliminary plat. The use of the proposed outlots will be as follows:

Outlot A is a 0.64 acre outlot for future development that will be retained by the current property owner.

Outlot B is a 4.7 acre outlot consisting of a stream re-alignment and stormwater management basin that will be deeded to the City with the final plat.

Outlot C is a 3.55 acre outlot consisting of a stream re-alignment and stormwater management basins and that will be deeded to the City with the final plat.

Outlot D is a 5.98 acre outlot consisting of a stream re-alignment and stormwater management basin that will be deeded to the City with the final plat.

Outlot E is a 0.03 acre outlot to provide a trail connection from Road 4 to the trail along the north side of 200th Street.

Outlot F is a 72.45 acre outlot and will be retained by the current property owner.

Signs. No subdivision identification monument signs are proposed with the Cedar Hills North preliminary plat. If signs are proposed, they must be located on property that will be owned and maintained by an HOA.

Streets. The following is a summary of streets adjacent to or proposed with the Cedar Hills North preliminary plat. Additional detailed information is outlined in the Engineering Division memorandum dated October 29, 2024.

Cedar Avenue (CSAH 23) – Cedar Avenue is west of an adjacent to the property and is classified as a minor arterial county highway in the City’s Comprehensive Transportation Plan and is a four-lane divided highway along the development parcels. The required right of way, per the Dakota County Plat Needs Map, will be dedicated with the final plat.

200th Street (CR 64) – 200th Street is south of and adjacent to the property is classified as a major collector street in the City’s Comprehensive Transportation Plan and is a two-lane undivided rural roadway. The Developer is dedicating the necessary right-of-way as shown on the preliminary plat.

Gallifrey Way – Gallifrey Way is a minor collector street extending north from the Cedar Hills subdivision and is a 38-foot-wide street within an 80-foot-wide right of way and is shown with five-foot-wide concrete sidewalks on both sides of the street. Gallifrey Way will provide future access to Outlot F and must include barricades and a “Future Street Extension” at the north terminus. Lots 24, 25, 38, 39, 50, 57, 58, 87 may not have driveway access to Gallifrey Way and must access the adjacent side street.

Gadfly Way – Gadfly Way will be a 32-foot-wide residential street constructed within a 60-foot-wide right-of-way that will end in a permanent cul-de-sac. A five-foot-wide sidewalk is proposed for the west side of Gadfly Way to provide a pedestrian connection between the trail along the north side of 200th Street and the trail along the south side of the creek.

Roads 3, 6, 8, and 11 – These will be 32-foot-wide local residential streets constructed within a 60-foot right-of-way and a five-foot-wide concrete sidewalk along one side of the street. Road 6 requires a temporary cul-de-sac at the north terminus along with barricades and a “Future Street Extension” sign.

Roads 4, 5, and 7 – These will be 32-foot-wide local residential streets constructed within a 60-foot-wide right-of-way that end in a permanent cul-de-sac.

Roads 12, 13, 14, 15, and 16 – These will be 24 foot and 28-foot-wide private streets owned and maintained by the homeowner’s association with connections to public streets 8 and 11. The private streets must be posted as no parking zones on both sides of the driveway.

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

Plat Commission. The Dakota County Plat Commission reviewed and approved the preliminary plat at their July 18, 2024 meeting. The Plat Commission letter is included as Exhibit O.

Phasing. Cedar Hills North is proposed to be developed in three phases (Exhibit F). The first phase of development is the single-family lots south of the water channel, the second phase is the townhomes between Gallifrey Way and the gas pipeline easement, and the third phase is the townhomes west of the pipeline and the single family lots east of Gallifrey Way and north of the water channel.

Grading, Drainage, Erosion Control, and Utilities. Proposed grading, drainage, erosion control, and utilities for the Cedar Hills North preliminary plat is shown on the grading,

drainage and erosion control and utility plans. All existing and new local utilities shall be placed underground.

Grading, drainage, erosion control, and utilities details are outlined in the October 29, 2024 engineering report prepared by Jon Nelson, Assistant City Engineer and Mac Cafferty, Environmental Resources Manager. The Engineering Division recommends approval of the preliminary plat.

Tree Preservation. A tree preservation plan (Exhibit L), submitted by the developer, identifies 196 significant trees within the Cedar Hills North preliminary plat boundary, all of which are proposed to be removed. The vast majority of the trees on the site are Silver Maple and Boxelder trees. Mac Cafferty, Environmental Resources Manager has reviewed the tree preservation plan and his comments are included in the October 29, 2024 engineering report.

Wetlands. A wetland delineation has been completed and the information and data has been incorporated into the preliminary plat plans. Two small wetlands have been identified adjacent to the Vermillion River Watershed Water Quality Corridor, which will be realigned and restored with this development. This project will impact 0.29 acres of wetland that will require replacement. Mac Cafferty has reviewed the wetland delineation report. His comments are included in the October 29, 2024 engineering report.

Park Dedication. When the City's 2015 Parks, Trails, and Open Space Plan was drafted and adopted, the parcels north of 200th Street along Cedar Avenue were not within the MUSA or assigned a timeframe for development. The 2040 Comprehensive Land Use Plan was adopted in 2019, which brought the parent parcels of Cedar Hills North into the MUSA and available for development. This is why the Cedar Hills North area is not included in a park search area within the Parks, Trails, and Open Space plan. Park dedication has not been collected on this parcel and will be required to be satisfied through a cash contribution at the time of final plat. The Parks, Recreation and Natural Resources Committee will review the preliminary plat at their November 6, 2024 meeting. Their comments, if any, will be forwarded to the Planning Commission at the public hearing.

Sidewalks/Trails. The developer will construct five-foot-wide concrete sidewalks along one side of all streets in the development, except for Road 4, 5, and 7 cul-de-sacs and the privately owned and maintained streets. A 10-foot-wide bituminous trail will be constructed by the Developer on the east side of Cedar Avenue along the plat boundary and along the north side of 200th Street, also along the plat boundary.

MUSA. The Cedar Hills North preliminary plat area is located within the current MUSA.

Ghost Plat. A ghost plat (Exhibit G) for the future development area to the north has been submitted and shows a potential attached townhome and single-family development layout that connects Gallifrey Way to a future 195th Street. Much like the Cedar Hills

North site, the area to the north includes a water channel and the continuation of the natural gas pipeline.

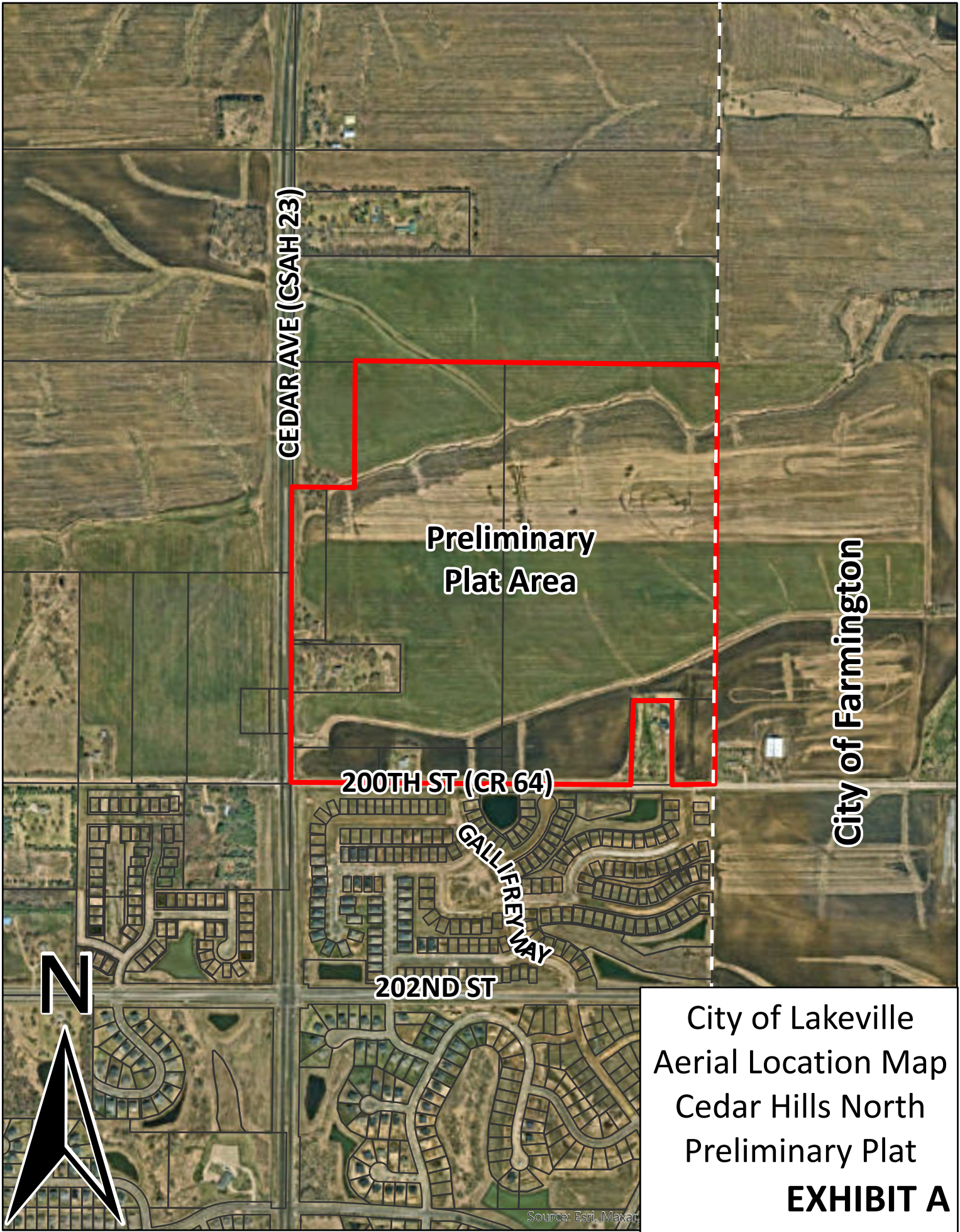
Overhead Utilities. Overhead electric lines are located along the east side of Cedar Avenue. The developer will be required to place these utilities underground as a part of the improvements on the site. A security will be required to guarantee that the work is completed.

RECOMMENDATION

Community Development Department staff recommends approval of the Cedar Hills North preliminary plat, subject to the following stipulations:

1. Approval of the preliminary plat is contingent upon approval of the comprehensive plan amendment by Metropolitan Council.
2. Implementation of the recommendations listed in the October 29, 2024 engineering report.
3. Park dedication shall be satisfied with a cash contribution paid with the final plat for each development phase.
4. The developer shall construct five-foot-wide concrete sidewalks as shown on the preliminary plat plans. The developer shall construct a bituminous trail along the north side of 200th Street and the east side of Cedar Avenue, as shown on the plans.
5. Outlots B, C, D, and E shall be deeded to the City with the final plat.
6. Buffer yard landscaping shall be installed according to the approved landscape plan. A security for the buffer yard landscaping shall be submitted with the final plat. The lots abutting 200th Street must install sod to the side or rear property line and a \$1,000 per lot security will be required with the building permit.
7. The following lots shall have restricted driveway access:
 - Lots 24 and 39 shall have driveway access from Road 3.
 - Lots 25 and 38 shall have driveway access from Road 4.
 - Lot 50 and 57 shall have driveway access from Road 5.
 - Lot 58 and 87 shall have driveway access from Road 6.
8. All new local utilities and any existing overhead service utilities located on the property shall be placed underground.
9. The existing houses, accessory structures, fences, wells, and septic systems must be removed with the development of this property.
10. A homeowner's association must be established for ownership and maintenance of Lots 89 and 145-152.

11. The Developer must submit HOA documents for review and provide proof of recording of the HOA documents and deeds conveying the common area lots to the HOA, prior to building permits issued for the attached townhomes.
12. Attached townhomes must meet the exterior materials requirements of Section 11-58-21.C.4 of the Zoning Ordinance.
13. The developer must submit dimensioned floor plans for the detached townhome units to verify compliance with the minimum requirements for above grade floor area established by Section 11-17-13D of the Zoning Ordinance.
14. Each detached townhome unit shall include an attached garage meeting the minimum width and area requirements of Section 11-58-21D of the Zoning Ordinance.
15. The developer shall provide details to verify compliance with the landscape requirements of Section 11-58-21K of the Zoning Ordinance.



City of Lakeville
Aerial Location Map
Cedar Hills North
Preliminary Plat
EXHIBIT A

ZONING MAP AMENDMENT

GHOST PLAT

GHOST PLAT

RM-3

RST-2

Notes:
Lots: Single Family Lots RST-2
Lot Width: 70' Interior / 85' Corner
Lot Area: 8,400sf Interior / 10,200sf Corner
Front Yard Setback: 25'
Side Yard Setback: 7' / 7', 14' Total
Side Yard Setback Corner Lot: 20'
Rear Yard Setback: 30'

Multi-Family lots
Front Yard Setback: 25' (Public St)
30' (Private St)
Building to Building Setback: 14'
50' Setback from CSAH Highway Right of Way

Notes:
Lot Count - 233
Single Family - 89
Multi Family - 144

Min Lot Width - 70' / 85' corner
Min Lot Depth - 120'

Fysb - 25'
Sysb - 7' each side
Rysb - 30'

Streets
Local -
60' ROW (32' b-b street)
CDS - 45'R (curb)
Collector -
80' ROW (32' b-b)

Gross Area: +/- 73.55 ac

Gross Density: 233/73.55 = 3.17 u/ac

Net Area: +/- 68.22 ac

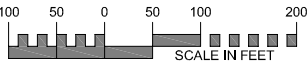
Net Density: 233/(68.22) = 3.42 u/ac

Street Length -
6,431 If Local
1,493 If Collector
2,318 If Private

SHEET INDEX TABLE

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

EXHIBIT B



PREPARED BY	PREPARED FOR
ENGINEER SATHRE-BERGQUIST, INC. 14000 25th Ave N, Suite 120 Plymouth, MN 55447 PHONE: (952) 476-6000 FAX: (952) 476-0104 CONTACT: CHARLES A. WIEMERSLAGE, P.E. EMAIL: C.WIEMERSLAGE@SATHRE.COM	DEVELOPER LENNAR 16305 36th Ave N, Suite 600 Plymouth, MN 55446 CONTACT: STEVE TROSKEY PHONE: (952) 590-0531 EMAIL: STEVE.TROSKEY@LENNAR.COM

SITE PLAN
CEDAR HILLS NORTH
LENNAR

FILE NO.
5401-697

C1

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

DRAWING NAME	NO.	BY	DATE	REVISION
XXX	1			
DRAWN				
XXX				
CHECKED				
XXX				
DATE				
XX/XX/XX				

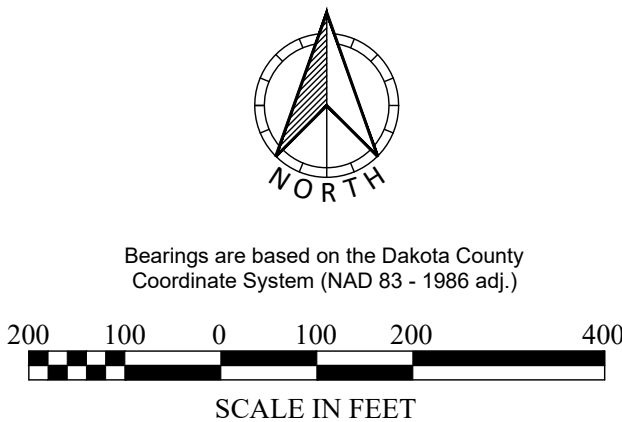
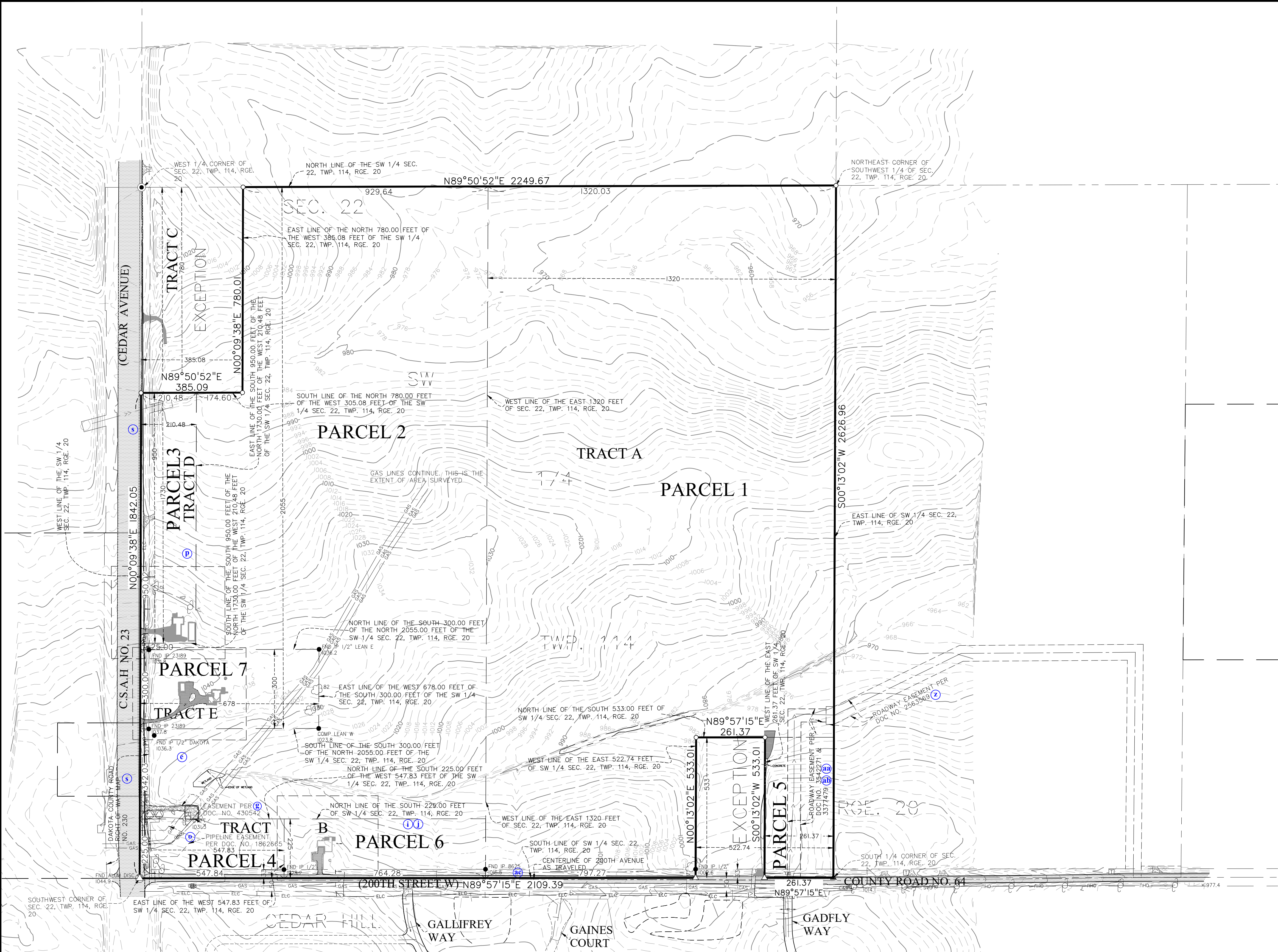
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I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
Charles A. Wiemerslage
CHARLES A. WIEMERSLAGE, P.E.
Date: 05/24/24 Lic. No. 49180



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

CITY PROJECT NO.
LAKEVILLE,
MINNESOTA



SURVEY LEGEND

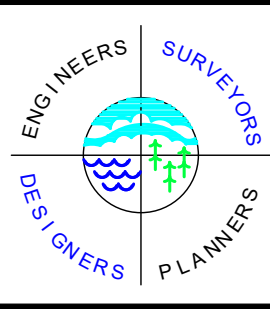
- | | | |
|-------------------------------|---------------------------|-----------------------------|
| ● CAST IRON MONUMENT | ⊙ PIEZOMETER | WOE WALKOUT ELEVATION |
| ● IRON PIPE MONUMENT SET | ⊙ POWER POLE | FFE FIRST FLOOR ELEVATION |
| ● DRILL HOLE FOUND | < GUY WIRE | GFE GARAGE FLOOR ELEVATION |
| ⊙ CHISELED "X" MONUMENT SET | ⊙ ROOF DRAIN | TOF TOP OF FOUNDATION ELEV. |
| ⊙ CHISELED "X" MONUMENT FOUND | ⊙ LIFT STATION | LOE LOWEST OPENING ELEV. |
| ⊙ REBAR MONUMENT FOUND | ⊙ SANITARY MANHOLE | CONCRETE |
| ⊙ PK NAIL MONUMENT SET | ⊙ SANITARY CLEANOUT | BITUMINOUS |
| ⊙ PK NAIL MONUMENT FOUND | ⊙ STORM MANHOLE | BUILDING SETBACK LINE |
| ⊙ PK NAIL W/ ALUMINUM DISC | ⊙ STORM DRAIN | CONCRETE CURB |
| ⊙ SURVEY CONTROL POINT | ⊙ CATCH BASIN | CABLE TV |
| ⊙ A/C UNIT | ⊙ FLARED END SECTION | CONTOUR EXISTING |
| ⊙ CABLE TV PEDESTAL | ⊙ TREE CONIFEROUS | CONTOUR PROPOSED |
| ⊙ ELECTRIC TRANSFORMER | ⊙ TREE DECIDUOUS | GUARD RAIL |
| ⊙ ELECTRIC MANHOLE | ⊙ TREE CONIFEROUS REMOVED | DT DRAIN TILE |
| ⊙ ELECTRIC METER | ⊙ TREE DECIDUOUS REMOVED | ELC ELECTRIC UNDERGROUND |
| ⊙ ELECTRIC OUTLET | ⊙ TELEPHONE MANHOLE | FENCE |
| ⊙ YARD LIGHT | ⊙ TELEPHONE PEDESTAL | FO FIBER OPTIC UNDERGROUND |
| ⊙ LIGHT POLE | ⊙ UTILITY MANHOLE | GAS GAS UNDERGROUND |
| ⊙ FIBER OPTIC MANHOLE | ⊙ UTILITY PEDESTAL | OHU OVERHEAD UTILITY |
| ⊙ FIRE DEPT. HOOK UP | ⊙ UTILITY VAULT | TREE LINE |
| ⊙ FLAG POLE | ⊙ WATERMAIN MANHOLE | SANITARY SEWER |
| ⊙ FUEL PUMP | ⊙ WATER METER | STORM SEWER |
| ⊙ PROPANE TANK | ⊙ WATER SPIGOT | TEL TELEPHONE UNDERGROUND |
| ⊙ GAS METER | ⊙ WELL | RETAINING WALL |
| ⊙ GAS VALVE | ⊙ MONITORING WELL | UTILITY UNDERGROUND |
| ⊙ GAS MANHOLE | ⊙ CURB STOP | WATERMAIN |
| ⊙ GENERATOR | ⊙ GATE VALVE | TRAFFIC SIGNAL |
| ⊙ GUARD POST | ⊙ HYDRANT | RAILROAD TRACKS |
| ⊙ HAND HOLE | ⊙ IRRIGATION VALVE | RAILROAD SIGNAL |
| ⊙ MAIL BOX | ⊙ POST INDICATOR VALVE | RAILROAD SWITCH |
| | ⊙ SIGN | SATELLITE DISH |
| | ⊙ SOIL BORING | WETLAND BUFFER SIGN |

EXHIBIT C

FIELD CREW	NO.	BY	DATE	REVISION
XXX	1	CMT	4/12/2024	ADDED REENTS PARCEL
DRAWN	2	EMW	4/19/2024	UPDATE TREE INVENTORY
CWIAK/KEW				
CHECKED				
CT				
DATE				
1/17/24				

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To: U.S. Home, LLC, Donnelly Farms Limited Partnership, Burnet Title and First American Title Insurance Company:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 - 5, 6(a), 7(a), 8, 11(b), 16, and 18 of Table A thereof. The field work was completed on 1/26/2024.
Date of Plat or Map: March 22, 2024
Colyn M. Tyete
Colyn M. Tyete, PLS Minnesota License No. 62269



SATHRE-BERGQUIST, INC.

14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH MN 55447 (952) 476-6000
WWW.SATHRE.COM

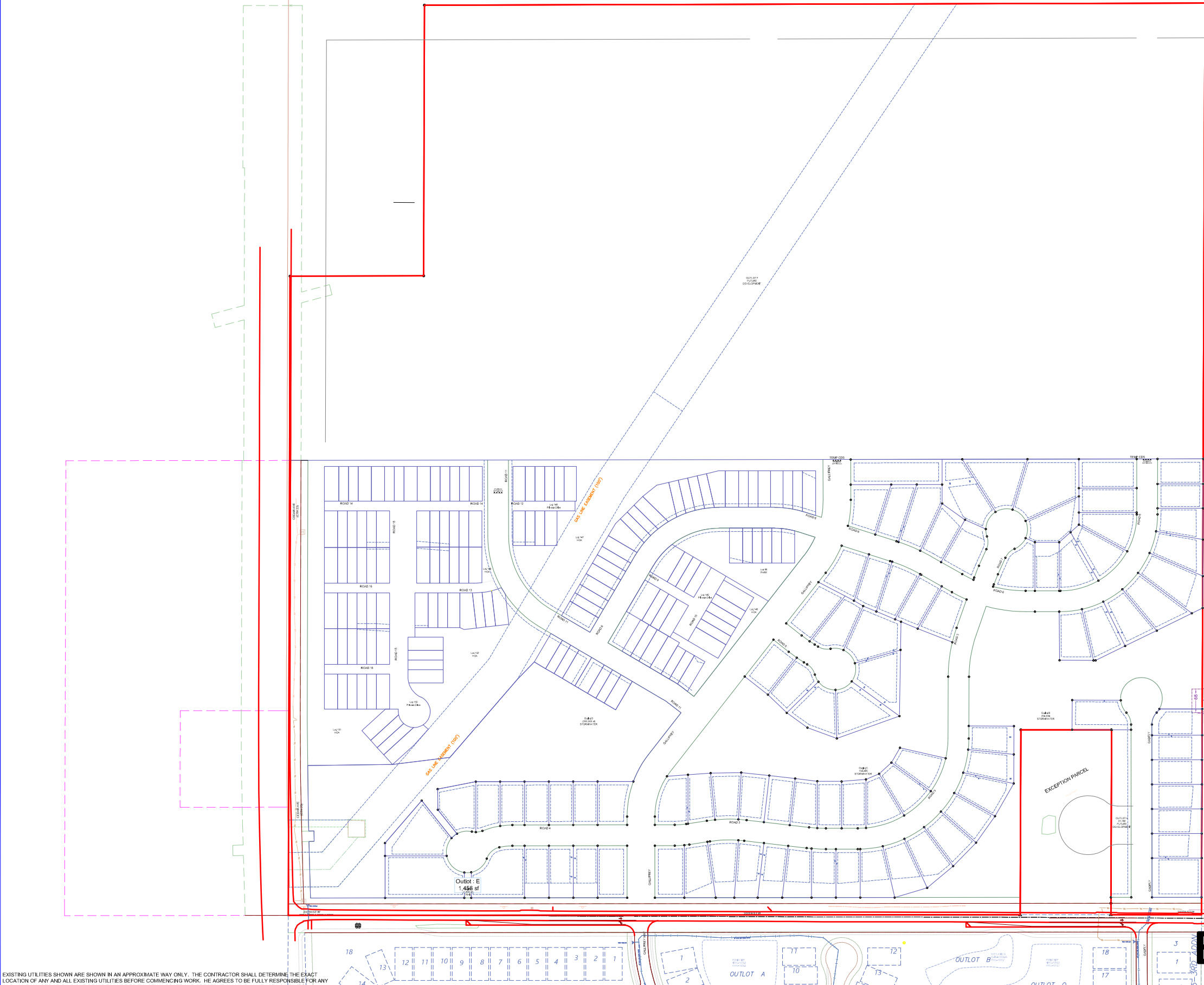
TWP:114-RGE 20-SEC.22
Dakota County
LAKEVILLE,
MINNESOTA

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR:
U.S. HOME, LLC

FILE NO.
5401-697

2
8



Notes:
Lot Count - 232
Single Family - 88
Multi Family - 144

Single Family Lots RST-2
Lot Width: 70' Interior / 85' Corner
Lot Area: 8,400sf Interior / 10,200sf Corner
Front Yard Setback: 20' Garage
25' Living
Side Yard Setback: 7' / 7', 14' Total
Side Yard Setback Corner Lot: 20'
Rear Yard Setback: 30'

Multi-Family lots RM-3
Front Yard Setback: 25' (Public St - Garage)
30' (Private St - Garage)
30' Collector
10' Public ROW - Except Collector
Building to Building Setback: 14'

50' Setback from CSAH Highway Right of Way

Streets
Local -
60' ROW (32' b-b street)
CDS - 45'R (curb)
Collector -
80' ROW (32' b-b)

PID: 220220055020
Site Area: +/- 139,312 sf (3.20 ac)

PID: 220220050010
Site Area: +/- 3,187,347 sf (73.17 ac)
Exclude +/- 1,737,542 sf (39.89 ac)

PID: 220220051011
Site Area: +/- 2,446,449 sf (56.16 ac)
Exclude +/- 1,312,862 sf (30.14 ac)

PID: 220220052020
Site Area: +/- 199,958 sf (4.59 ac)
Exclude +/- 94,304sf (2.16 ac)

PID: 220220054020
Site Area: +/- 171,987 sf (3.95 ac)

PID: 220220054010
Site Area: +/- 123,261 sf (2.83 ac)

PID: 220220051012
Site Area: +/- 203,403 sf (4.67 ac)

Gas Pipeline Area: +/- 161,047 sf (3.70 ac)

CSAH ROW Area: +/- 188,168sf (4.32 ac) (New Dedication)

Pond HWL Area: +/- 172,398 sf (3.96 ac)

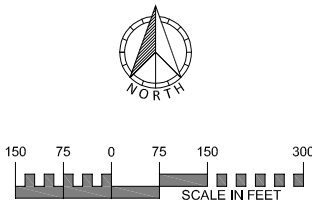
Gross Area: +/- 3.2+73.17+56.16+4.59+3.95+2.83+4.67-39.89-30.14-2.16 = 73.55 ac

Gross Density: 232/73.55 = 3.15 u/ac

Net Area: +/- 3.2+73.17+56.16+4.59+3.95+2.83+4.67-39.89-30.14-2.16-3.7-4.32-3.96 = 64.4 ac

Net Density: 232/(64.4) = 3.60 u/ac

Street Length -
6,415 If Local
1,493 If Collector
2,437 If Private



PREPARED BY		PREPARED FOR	
ENGINEER	DEVELOPER		
SATHRE-BERGQUIST, INC.	LENNAR		
14000 25th Ave N, Suite 120	16305 36th Ave N, Suite 600		
Plymouth, MN 55447	Plymouth, MN 55446		
PHONE: (952) 476-6000	CONTACT: STEVE TROSKEY		
FAX: (952) 476-0104	PHONE: (612) 590-0531		
CONTACT: CHARLES A. WIEMERSLAGE, P.E.	EMAIL: STEVE.TROSKEY@LENNAR.COM		
EMAIL: C.WIEMERSLAGE@SATHRE.COM			

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DRAWING NAME	NO.	BY	DATE	REVISION
XXX	1	CAW	6/14/2024	DIMENSIONS
DRAWN	2	CAW	8/13/2024	CITY COMMENTS
XXX	3	CAW	9/17/2024	CITY COMMENTS
CHECKED	4	CAW	10/16/2024	CITY COMMENTS
XXX				
DATE				
XXXXXX				

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I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
Dated this 24th day of May, 2024.

Colyn M. Tvrete
Colyn M. Tvrete, PLS
ctvrete@sathre.com
Minnesota License No. 62269



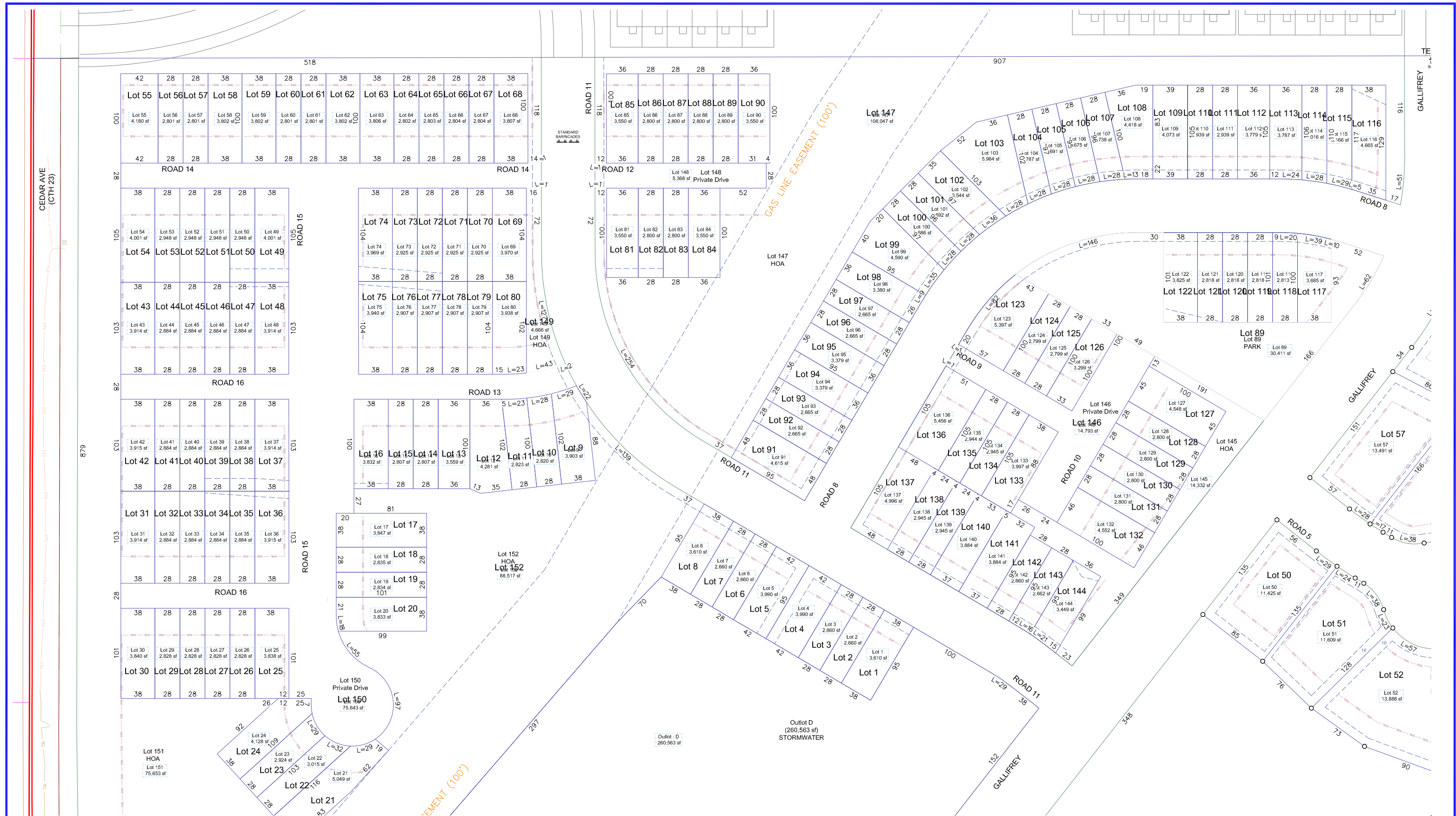
SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.
--
LAKEVILLE,
MINNESOTA

PRELIMINARY PLAT
CEDAR HILLS NORTH
LENNAR

FILE NO.
5401-697
PP1

EXHIBIT D



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

DRAWING NAME	NO.	BY	DATE	REVISION
XXX	1	CAW	6/14/2024	DIMENSIONS
DRAWN	2	CAW	8/13/2024	CITY COMMENTS
XXX	3	CAW	9/17/2024	CITY COMMENTS
CHECKED	4	CAW	10/16/2024	CITY COMMENTS
XXX				
DATE				
XX/XX/XX				

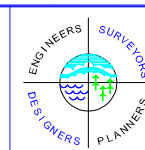
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I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 24th day of May, 2024.


Colyn M. Tveit, PLS
ctveit@sathre.com

Minnesota License No. 62269



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

CITY PROJECT NO.

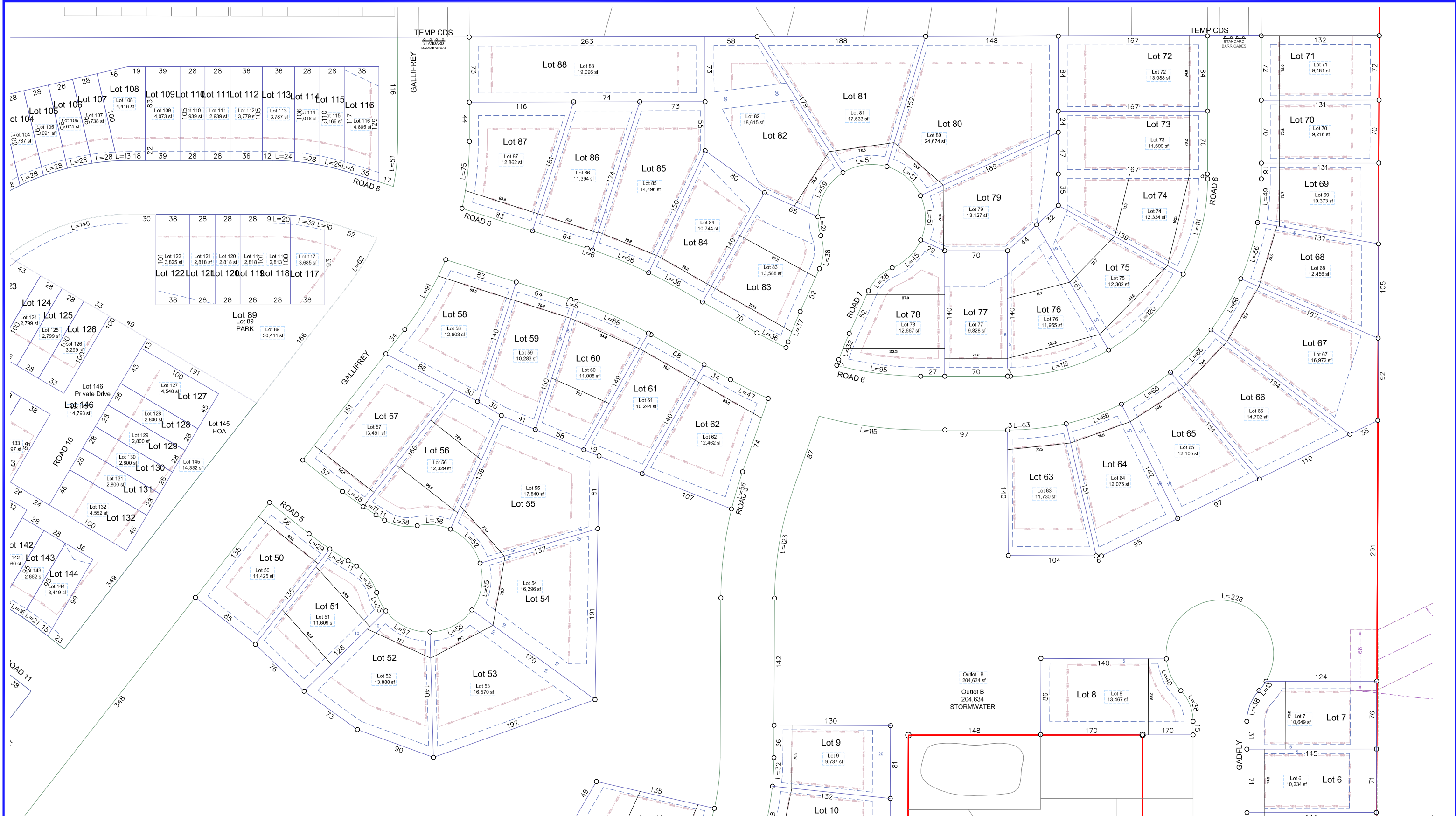
LAKEVILLE,
MINNESOTA

PRELIMINARY PLAT
CEDAR HILLS NORTH
LENNAR

FILE NO.

5401-697

PP2



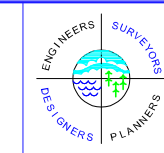
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DRAWING NAME	NO.	BY	DATE	REVISION
XXX	1	CAW	6/14/2024	DIMENSIONS
DRAWN	2	CAW	8/13/2024	CITY COMMENTS
XXX	3	CAW	9/17/2024	CITY COMMENTS
CHECKED	4	CAW	10/16/2024	CITY COMMENTS
XXX				
DATE				
XXXXXX				

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Dated this 24th day of May, 2024.

Colyn M. Tveit
Colyn M. Tveit, PLS
ctvete@sathre.com
Minnesota License No. 62269

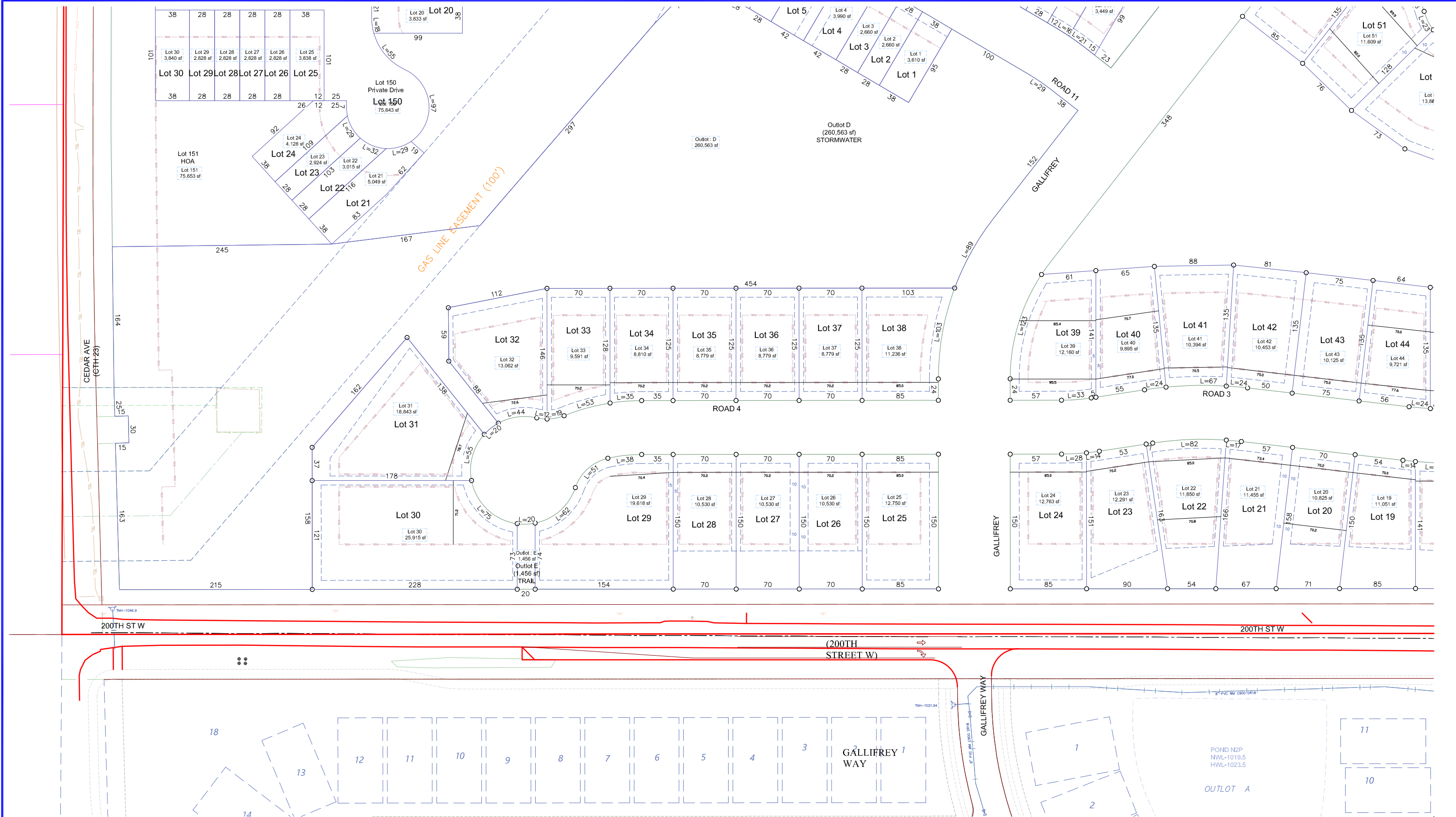


SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.
--
**LAKEVILLE,
MINNESOTA**

PRELIMINARY PLAT
CEDAR HILLS NORTH
LENNAR

FILE NO.
5401-697
PP3



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

DRAWING NAME	NO.	BY	DATE	REVISION
XXX	1	CAW	6/14/2024	DIMENSIONS
DRAWN	2	CAW	8/13/2024	CITY COMMENTS
XXX	3	CAW	9/17/2024	CITY COMMENTS
CHECKED	4	CAW	10/16/2024	CITY COMMENTS
XXX				
DATE				
XX/XX/XX				

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Colyn M. Tivete
Colyn M. Tivete, PLS
ctivete@sathre.com
Minnesota License No. 62269

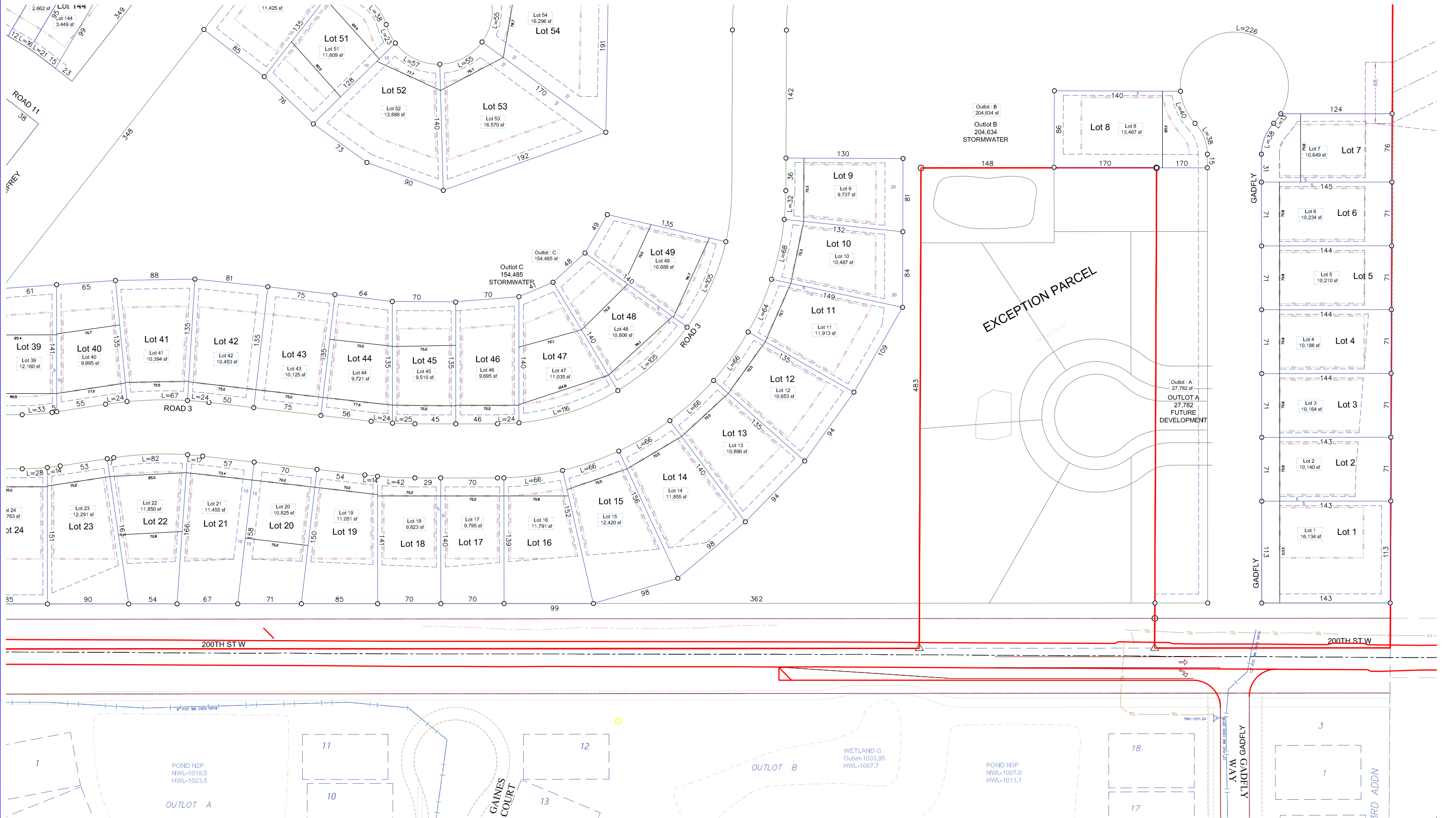


SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.
--
LAKEVILLE,
MINNESOTA

PRELIMINARY PLAT
CEDAR HILLS NORTH
LENNAR

FILE NO.
5401-697
PP4



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I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
Dated this 24th day of May, 2024.

Colyn M. Tivete
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ctivete@sathre.com
Minnesota License No. 62269

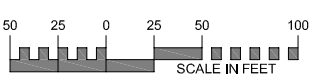


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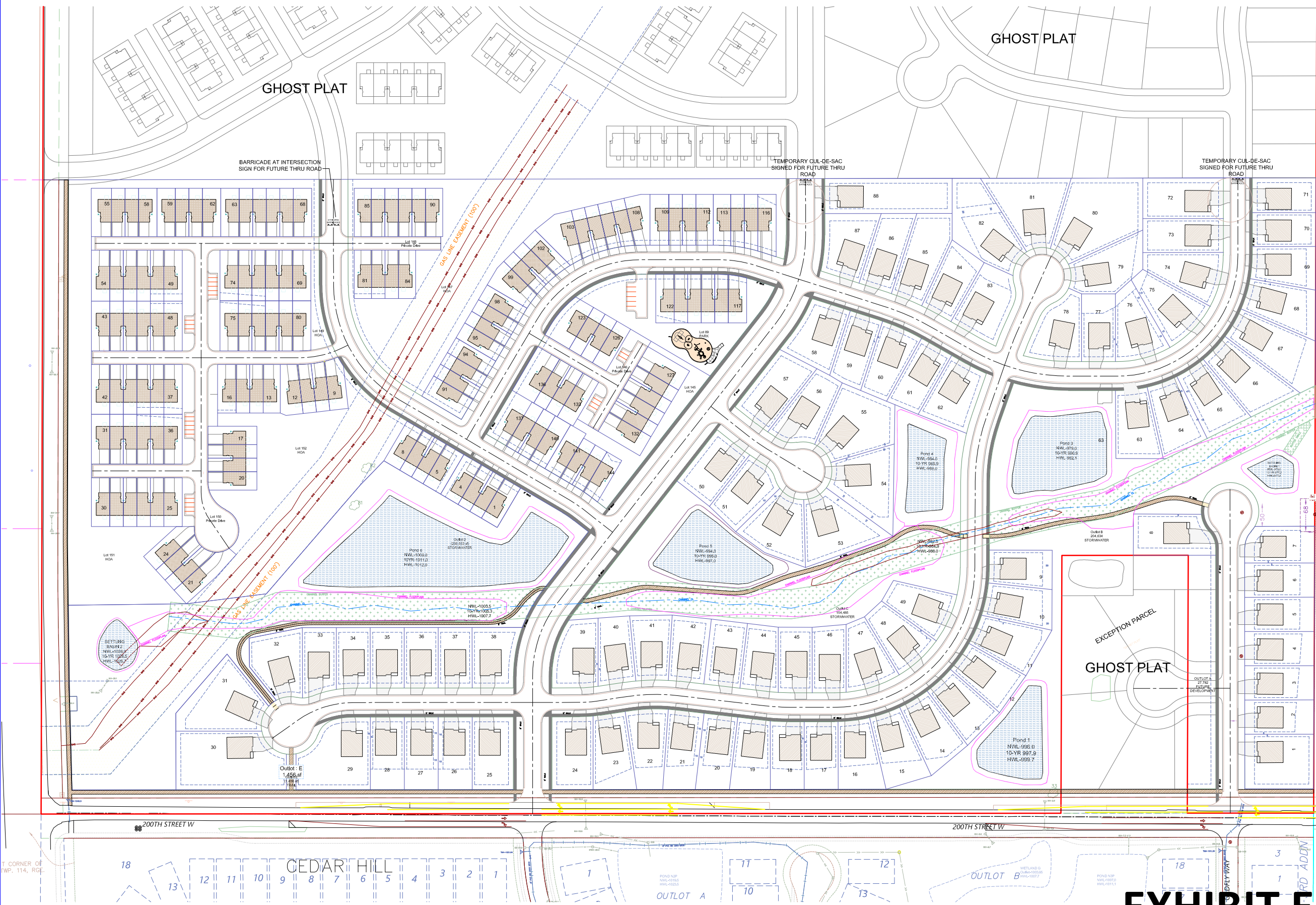
FILE NO.
5401-697
PP5





FILE NO.
5401-697

PP6



Notes:
Lots: Single Family Lots RST-2
Lot Width: 70' Interior / 85' Corner
Lot Area: 8,400sf Interior / 10,200sf Corner
Front Yard Setback: 20' Garage
25' Living
Side Yard Setback: 7' / 7', 14' Total
Side Yard Setback Corner Lot: 20'
Rear Yard Setback: 30'

Multi-Family lots RM-3
Front Yard Setback: 25' (Public St)
30' (Private St)
30' Collector
10' Public ROW- Except Collector
Building to Building Setback: 14'

50' Setback from CSAH Highway Right of Way

Notes:
Lot Count - 232
Single Family - 88
Multi Family - 144

Park - 1

Single Family Lots RST-2
Lot Width: 70' Interior / 85' Corner
Lot Area: 8,400sf Interior / 10,200sf Corner
Front Yard Setback: 20' Garage
25' Living
Side Yard Setback: 7' / 7', 14' Total
Side Yard Setback Corner Lot: 20'
Rear Yard Setback: 30'

Multi-Family lots RM-3
Front Yard Setback: 25' (Public St - Garage)
30' (Private St - Garage)
30' Collector
10' Public ROW - Except Collector
Building to Building Setback: 14'

50' Setback from CSAH Highway Right of Way

Streets
Local -
60' ROW (32' b-b street)
CDS - 45'R (curb)
Collector -
80' ROW (32' b-b)

Gross Density: 233/73.55 = 3.17 u/ac
Net Density: 233/(64.4) = 3.62 u/ac

Street Length -
6,415 If Local
1,493 If Collector
2,437 If Private

SHEET INDEX TABLE	
SHEET	Description
C	Site Plan
ALTA	ALTA Survey
PP	Preliminary Plat
ST	Preliminary Street Plan
SW	Preliminary Sewer & Water Plan
SS	Preliminary Storm Sewer Plan
GP	Preliminary Grading Plan
CR	Preliminary Channel Restoration Plan
EC	Preliminary Erosion Control Plan
TS	Tree Survey
CD	Construction Details
LS	Landscape Plan

PREPARED BY	PREPARED FOR
ENGINEER SATHRE-BERGQUIST, INC. 14000 25th Ave N, Suite 120 Plymouth, MN 55447 PHONE: (952) 476-6000 FAX: (952) 476-0104 CONTACT: CHARLES A. WIEMERSLAGE, P.E. EMAIL: C.WIEMERSLAGE@SATHRE.COM	DEVELOPER LENNAR 16305 36th Ave N, Suite 600 Plymouth, MN 55446 CONTACT: STEVE TROSKEY PHONE: (952) 590-0531 EMAIL: STEVE.TROSKEY@LENNAR.COM

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Charles A. Wiemerslage
CHARLES A. WIEMERSLAGE, P.E.
Date: 05/24/24 Lic. No. 49180



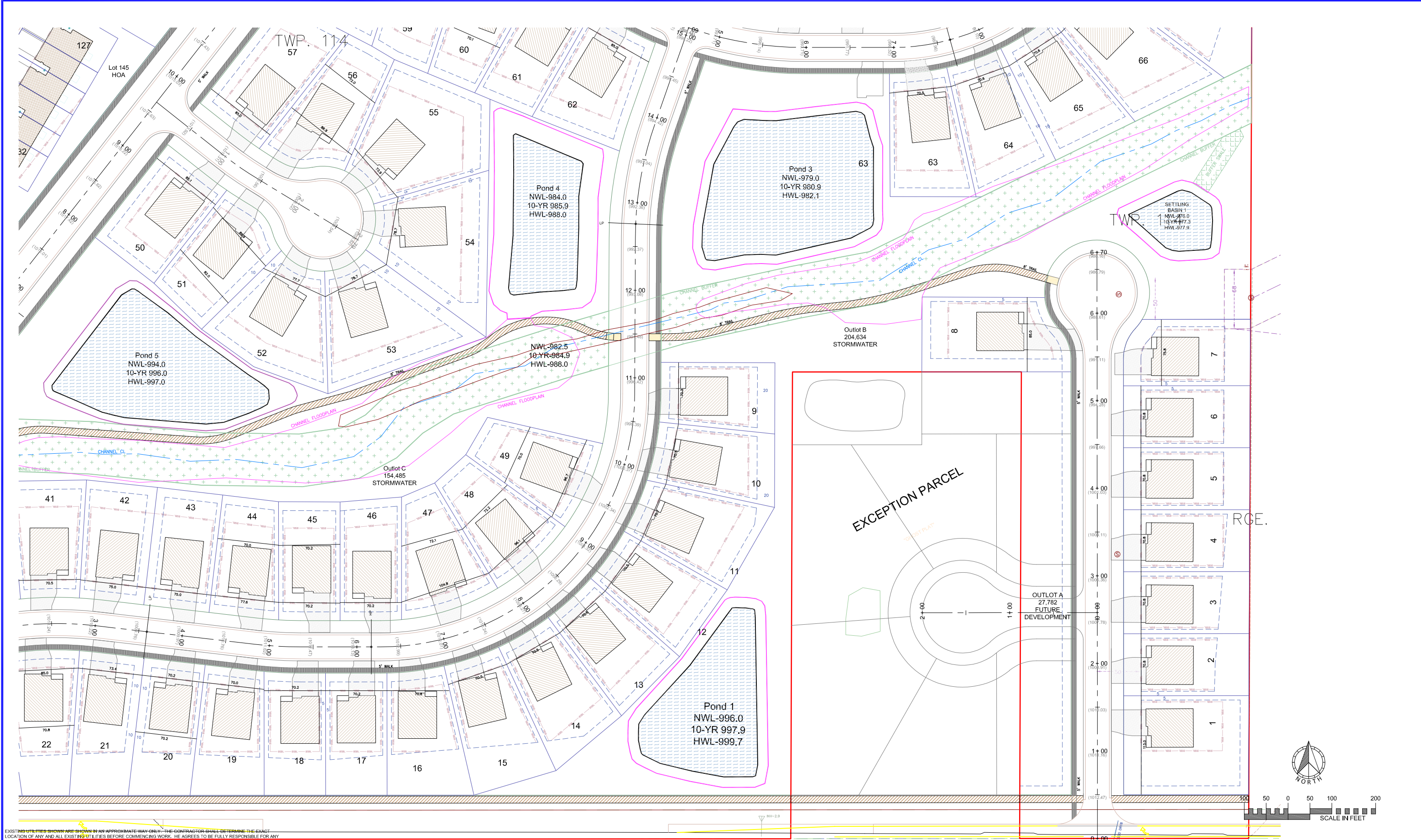
SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.
LAKEVILLE,
MINNESOTA

SITE PLAN
CEDAR HILLS NORTH
LENNAR

FILE NO.
5401-697
C1

EXHIBIT E



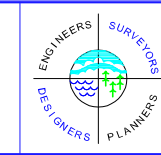
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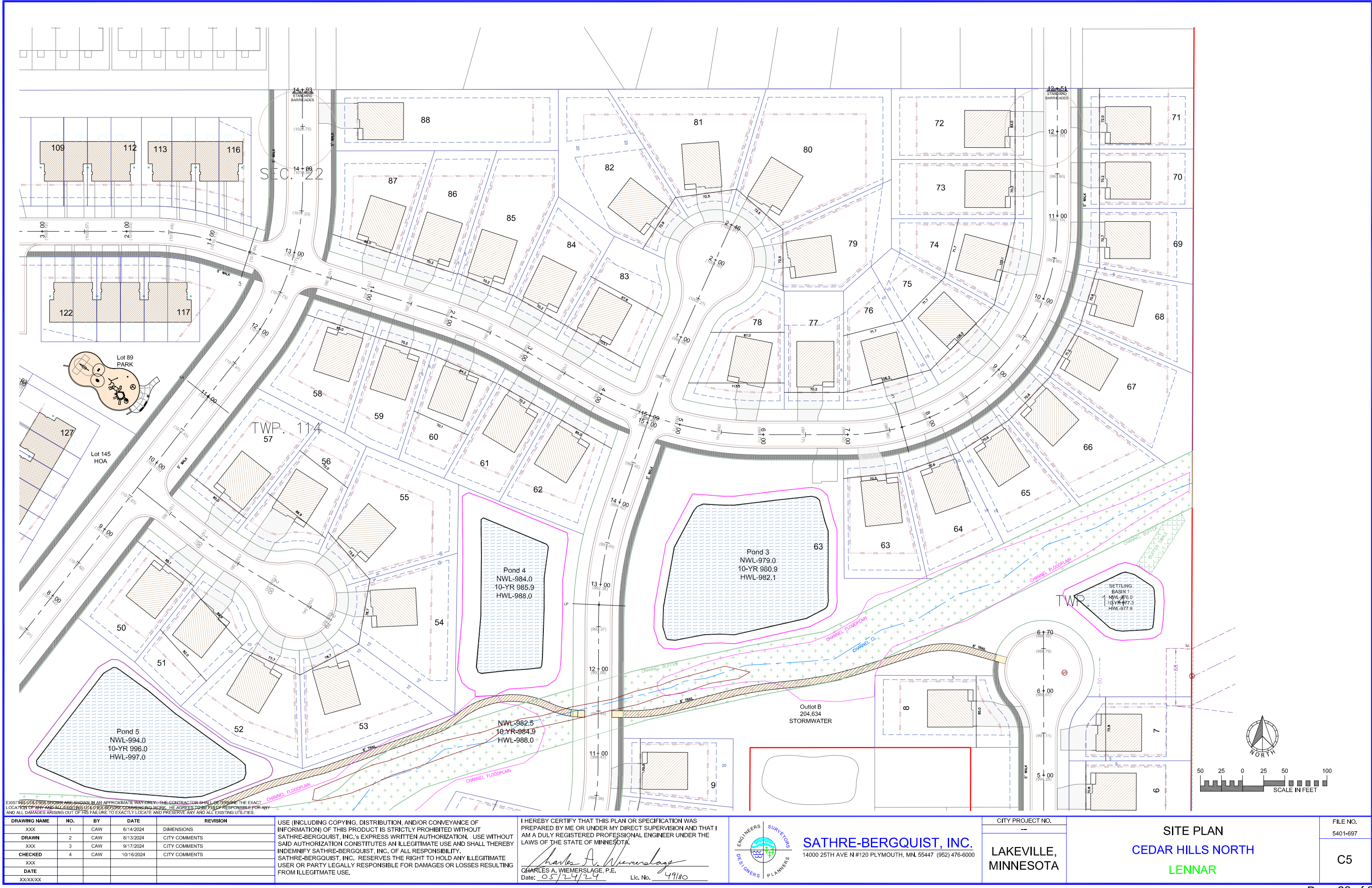


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14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.
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LAKEVILLE, MINNESOTA

SITE PLAN
CEDAR HILLS NORTH
LENNAR

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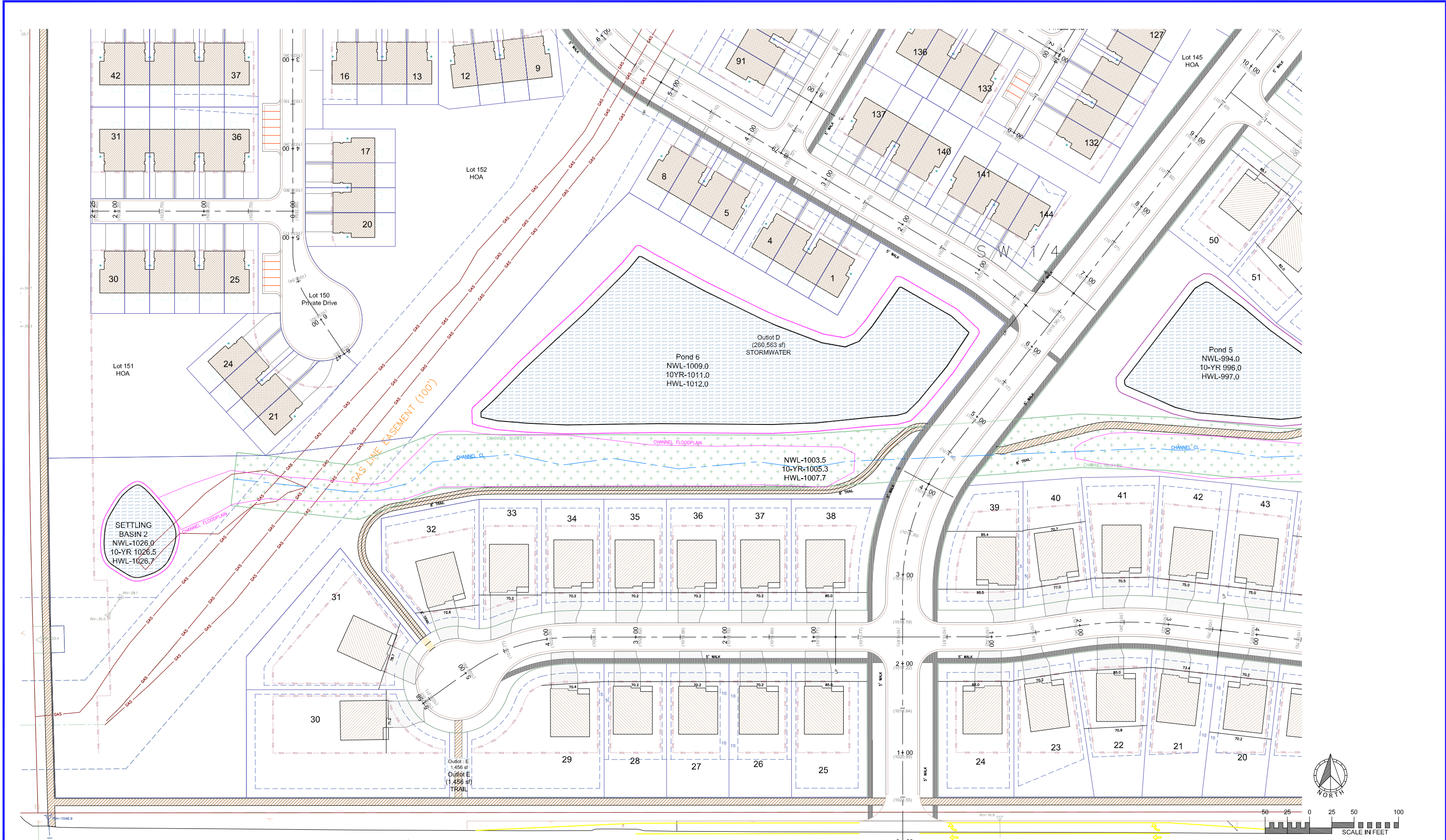


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LAKEVILLE,
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SITE PLAN
CEDAR HILLS NORTH
LENNAR

FILE NO.
5401-697
C5



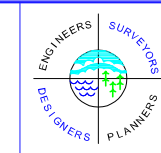
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CITY PROJECT NO.
--
**LAKEVILLE,
MINNESOTA**

**SITE PLAN
CEDAR HILLS NORTH
LENNAR**

FILE NO.
5401-697
C6



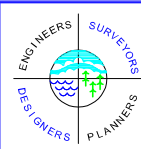
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CITY PROJECT NO.
LAKEVILLE,
MINNESOTA

SITE PLAN
CEDAR HILLS NORTH
LENNAR

FILE NO.
5401-697

C7



PRELIMINARY PHASING PLAN:
1 GRADING PHASE
3 PLATTING PHASES

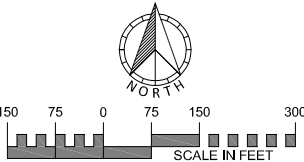


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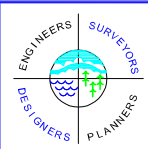
PREPARED BY	PREPARED FOR
ENGINEER SATHRE-BERGQUIST, INC. 14000 25th Ave N, Suite 120 Plymouth, MN 55447 PHONE: (952) 476-6000 FAX: (952) 476-0104 CONTACT: CHARLES A. WIEMERSLAGE, P.E. EMAIL: C.WIEMERSLAGE@SATHRE.COM	DEVELOPER LENNAR 16305 36th Ave N, Suite 600 Plymouth, MN 55446 CONTACT: STEVE TROSKEY PHONE: (612) 590-0531 EMAIL: STEVE.TROSKEY@LENNAR.COM

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CITY PROJECT NO.	PRELIMINARY PHASING CEDAR HILLS NORTH LENNAR	FILE NO. 5401-697 C3
LAKEVILLE, MINNESOTA		

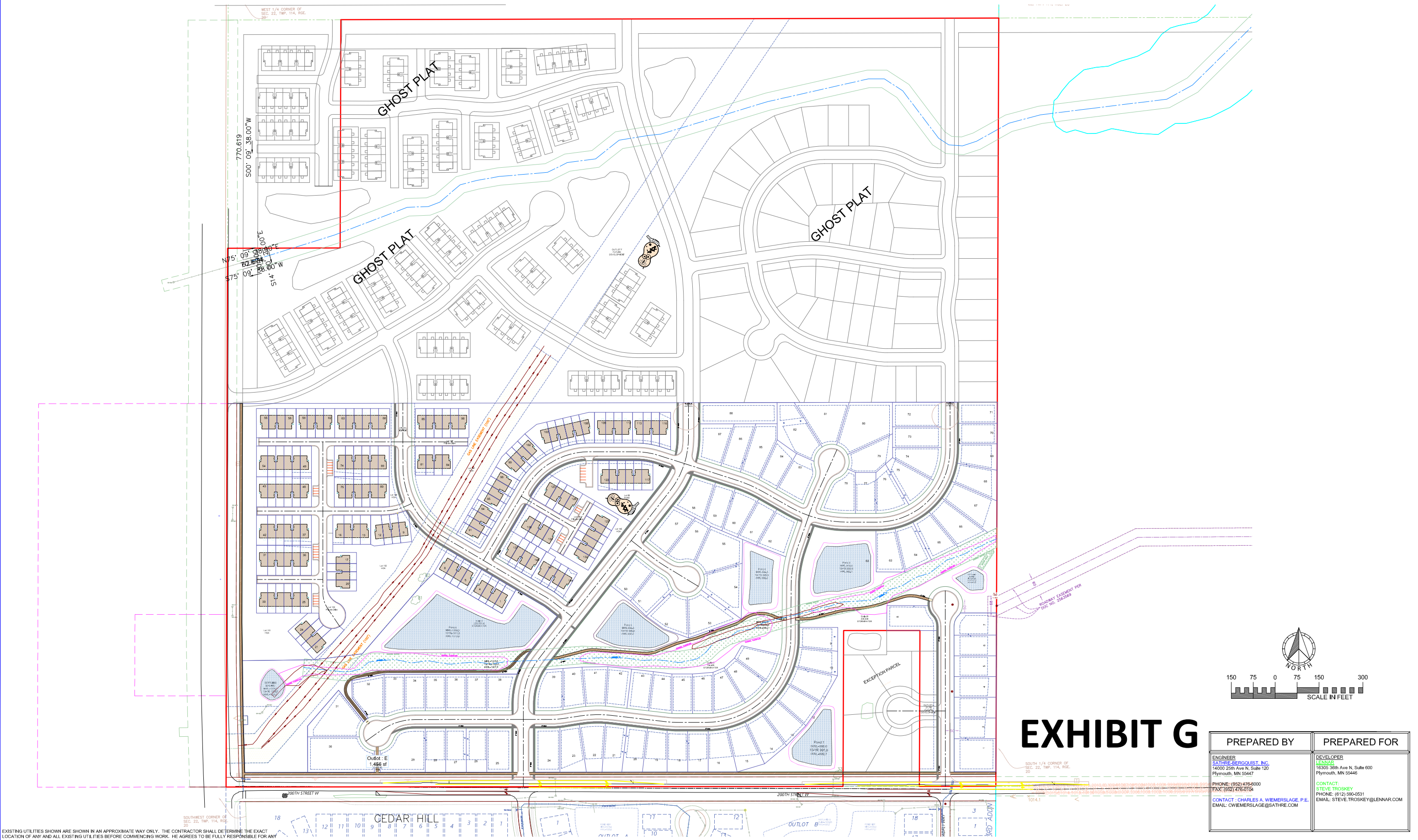


EXHIBIT G

PREPARED BY	PREPARED FOR
ENGINEER SATHRE-BERGQUIST, INC. 14000 25th Ave N, Suite 120 Plymouth, MN 55447 PHONE: (952) 476-6000 FAX: (952) 476-0104 CONTACT: CHARLES A. WIEMERSLAGE, P.E. EMAIL: C.WIEMERSLAGE@SATHRE.COM	DEVELOPER LENNAR 16305 36th Ave N, Suite 600 Plymouth, MN 55446 CONTACT: STEVE TROSKEY PHONE: (612) 590-0531 EMAIL: STEVE.TROSKEY@LENNAR.COM

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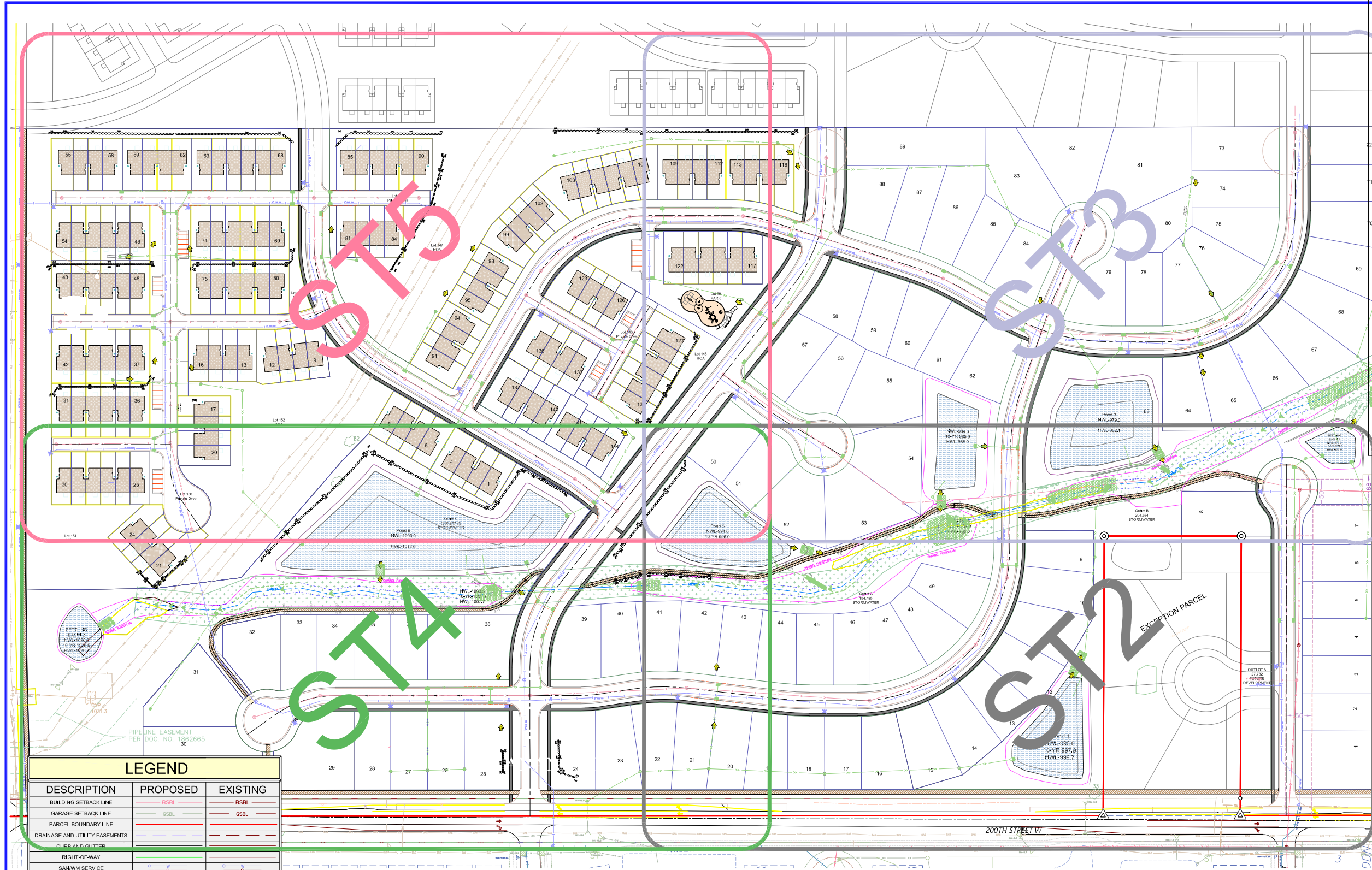
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CITY PROJECT NO.	SITE PLAN CEDAR HILLS NORTH LENNAR	FILE NO.
LAKEVILLE, MINNESOTA		5401-697 C2



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

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LAKEVILLE, MINNESOTA

CITY PROJECT NO. --
LAKEVILLE, MINNESOTA

PRELIMINARY STREET PLAN
CEDAR HILLS NORTH
LENNAR

FILE NO.
5401-697
ST1

1:1 SUPPORT SLOPE AND 1/2:1 SLOPE TO DAYLIGHT ARE TYPICAL BOTH SIDES
BLVD SLOPE 4% SLOPE SW/TRL 2% SLOPE
1' - COLLECTOR STREETS
6" - RESIDENTIAL STREETS
MIN. 3" O.D. AGGREGATE BASE
DRAIN TILE SHALL BE INSTALLED BEHIND CURB IN ALL SLOPE LOAMY & SANDY CLAY SOILS WHEN REAR LOT CORNERS ARE ABOVE STREET C PER CITY DETAIL LV-STW-9
STREET CROSS SLOPE: 32' B-B/3% CROWN, WIDER THAN 32' B-B/2% CROWN.
SELECT GRANULAR BORROW-MODIFIED BASE ON SUBGRADE GEOTEXTILE FABRIC AS REQUIRED BY THE GEOTECHNICAL ENGINEER
R VALUE PER NOTE BELOW
NOTE:
THE R VALUE SHALL BE DETERMINED FOR THE PUBLIC STREETS IN ACCORDANCE TO THE HVEEM STABILOMETER METHOD. LOCAL RESIDENTIAL STREET DESIGNS MUST MEET THE FOLLOWING MINIMUM REQUIREMENTS:
1. LOCAL RESIDENTIAL STREETS TO BE CONSTRUCTED ON SOILS HAVING AN R VALUE GREATER THAN 70 MAY USE THE PAVEMENT SECTION INDICATED.
2. LOCAL RESIDENTIAL STREETS TO BE CONSTRUCTED ON SOILS WITH AN R VALUE BETWEEN 31 AND 70 WILL REQUIRE A FLEXIBLE PAVEMENT DESIGN TO BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW.
3. LOCAL RESIDENTIAL STREETS TO BE CONSTRUCTED ON SOILS WITH AN R VALUE BETWEEN 16 AND 31 MUST INCLUDE A MINIMUM OF A 2 FOOT SAND SUBCUT BELOW PROPOSED STREET SUBGRADE. THE SAND SUBCUT MUST BE BACKFILLED WITH SELECT GRANULAR BORROW, AS MODIFIED BY THE CITY OF LAKEVILLE STANDARD SPECIFICATIONS, AND PROPERLY DRAINED USING DRAIN TILE AND DRAIN TILE CROSSING CONFORMING TO THE CITY OF LAKEVILLE STANDARD SPECIFICATIONS. THE STREET DESIGN IS SUBJECT TO REVIEW BY THE CITY ENGINEER. THE CITY ENGINEER, AT HIS DISCRETION, MAY APPROVE AN ALTERNATE FLEXIBLE PAVEMENT DESIGN FOR THE STREET.
4. LOCAL RESIDENTIAL STREETS TO BE CONSTRUCTED ON SOILS WITH AN R VALUE LESS THAN 16 MUST INCLUDE A MINIMUM OF A 3 FOOT SAND SUBCUT BELOW THE PROPOSED STREET SUBGRADE. THE SAND SUBCUT MUST BE BACKFILLED WITH SELECT GRANULAR BORROW, AS MODIFIED BY THE CITY OF LAKEVILLE STANDARD SPECIFICATIONS, AND PROPERLY DRAINED USING DRAIN TILE AND DRAIN TILE CROSSING CONFORMING TO THE CITY OF LAKEVILLE STANDARD SPECIFICATIONS. THE STREET DESIGN IS SUBJECT TO REVIEW BY THE CITY ENGINEER. THE CITY ENGINEER, AT HIS DISCRETION, MAY APPROVE AN ALTERNATE FLEXIBLE PAVEMENT DESIGN FOR THE STREET.
THE FLEXIBLE PAVEMENT DESIGN OF MINOR COLLECTORS AND ABOVE WILL VARY DEPENDING ON BOTH SOIL CONDITIONS, AND THE ANTICIPATED TRAFFIC VOLUMES.
*FINAL BITUMINOUS WEAR COURSE SHALL BE DELAYED ONE YEAR FROM PLACEMENT OF BITUMINOUS BASE COURSE UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

TYPICAL RESIDENTIAL STREET SECTION
PLATE NO. LV-ST-8
DATE 02/2024

TYPICAL PRIVATE SECTION 28FT STREET

TYPICAL PRIVATE SECTION 24FT STREET

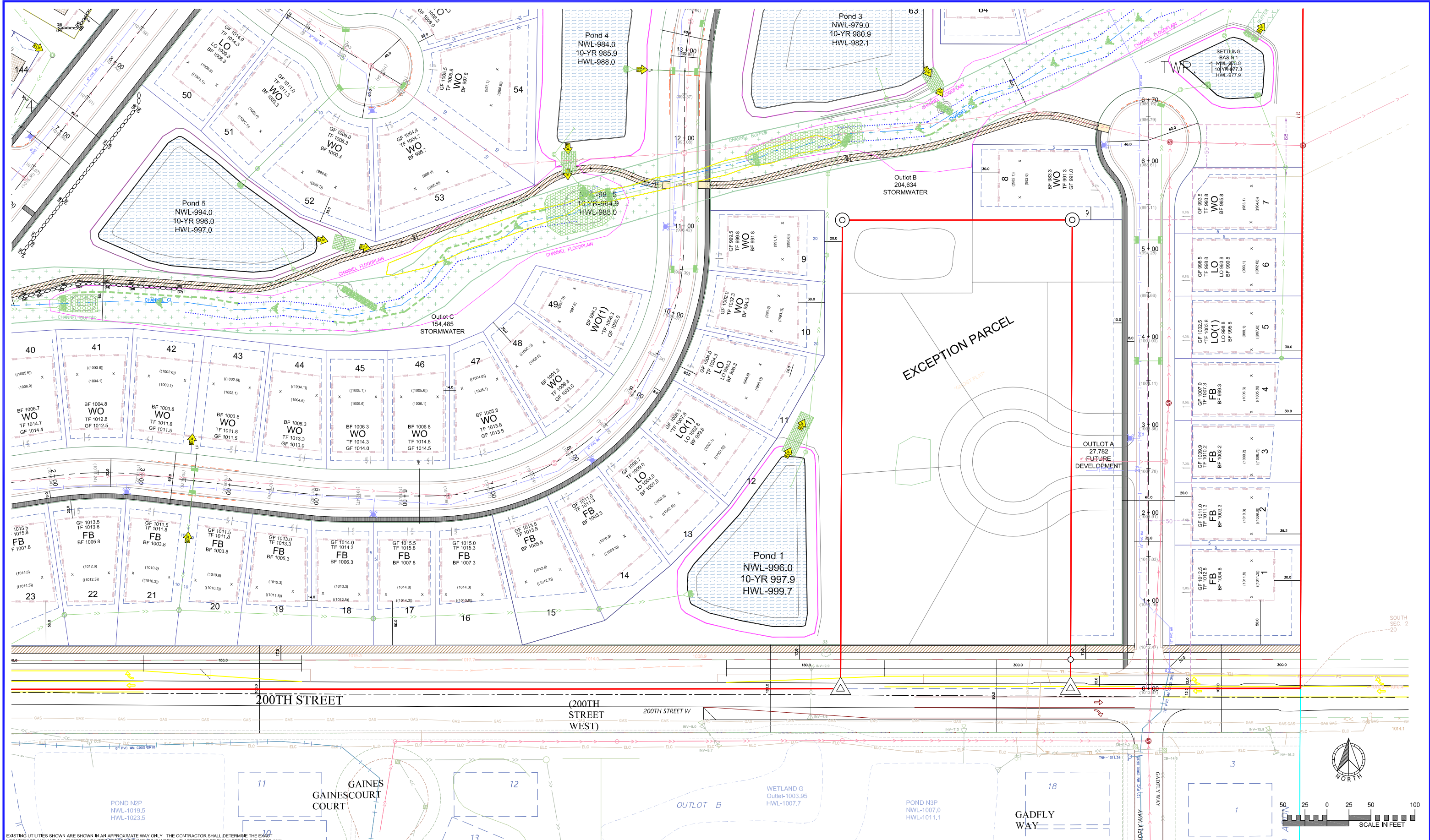
TYPICAL SECTION 32FT STREET

TYPICAL SECTION 38FT STREET

TYPICAL SECTION 32FT STREET

EXHIBIT H

SCALE IN FEET



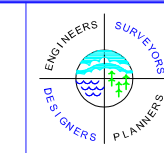
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Charles A. Wiemerslage
CHARLES A. WIEMERSLAGE, P.E.
Date: 05/24/24 Lic. No. 49180

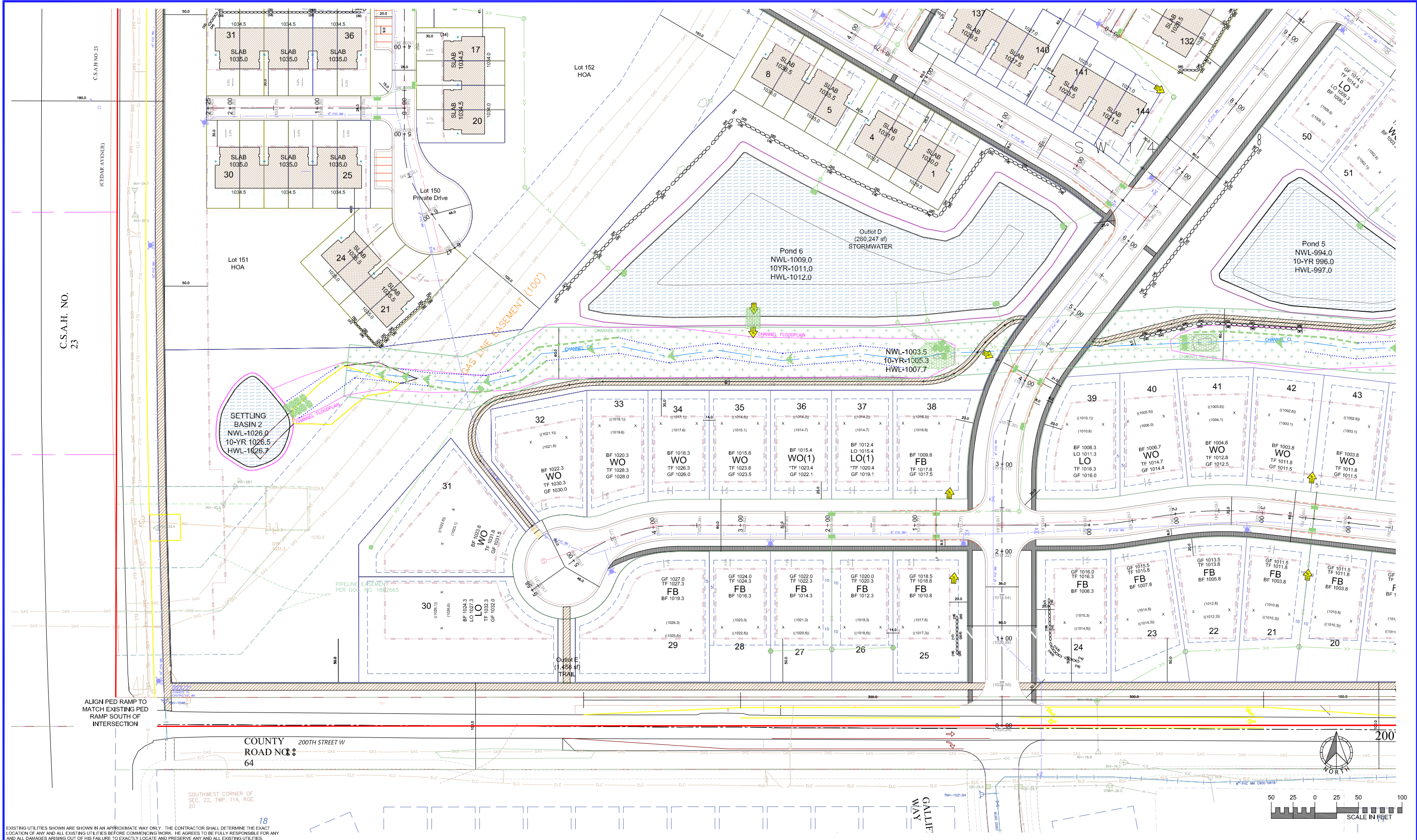


SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.
--
LAKEVILLE, MINNESOTA

PRELIMINARY STREET PLAN
CEDAR HILLS NORTH
LENNAR

FILE NO.
5401-697
ST2



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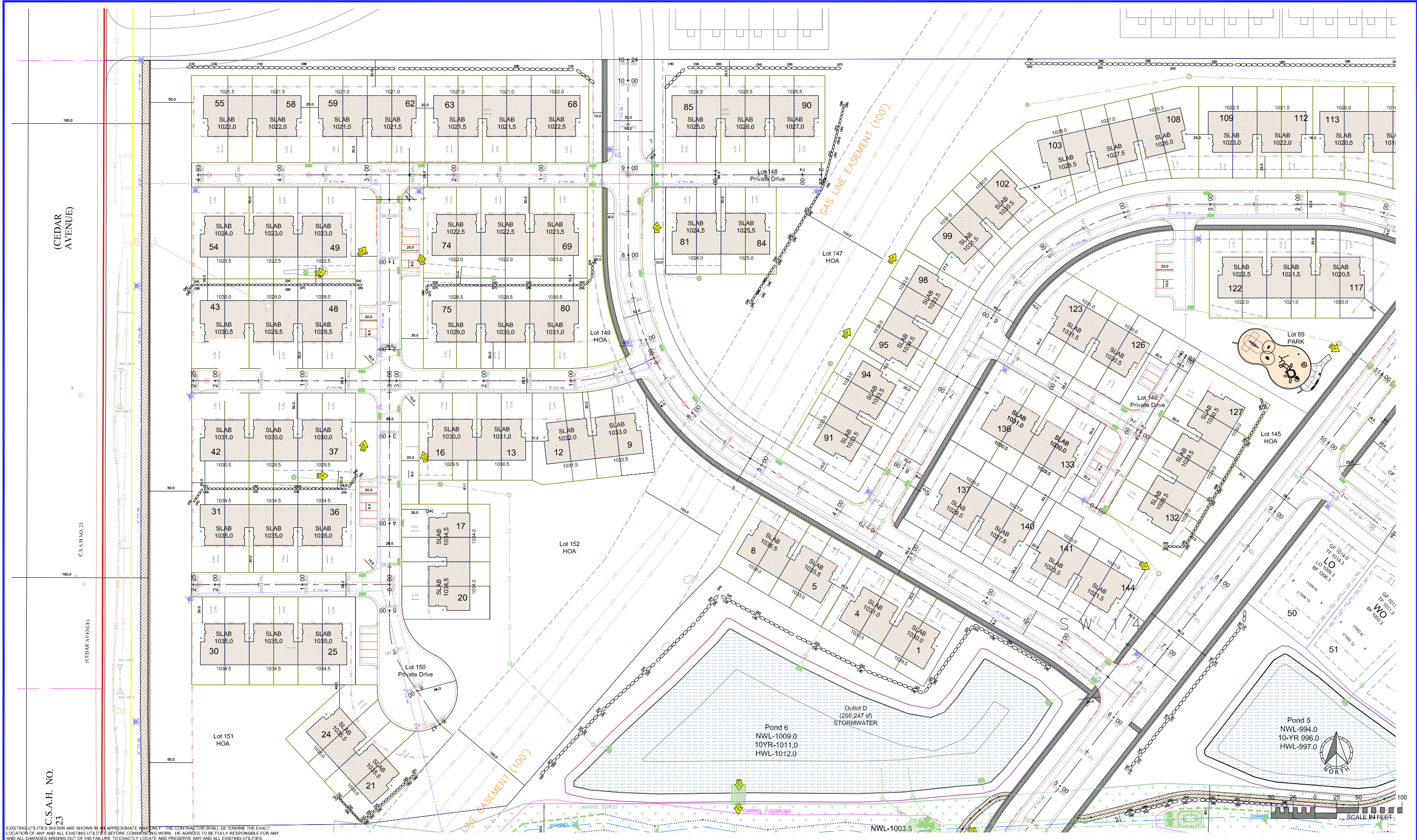
ENGINEERS
SURVEYORS
DESIGNERS
PLANNERS

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CITY PROJECT NO.
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**LAKEVILLE,
MINNESOTA**

PRELIMINARY STREET PLAN
CEDAR HILLS NORTH
LENNAR

FILE NO.
5401-697
ST4

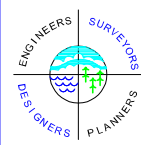


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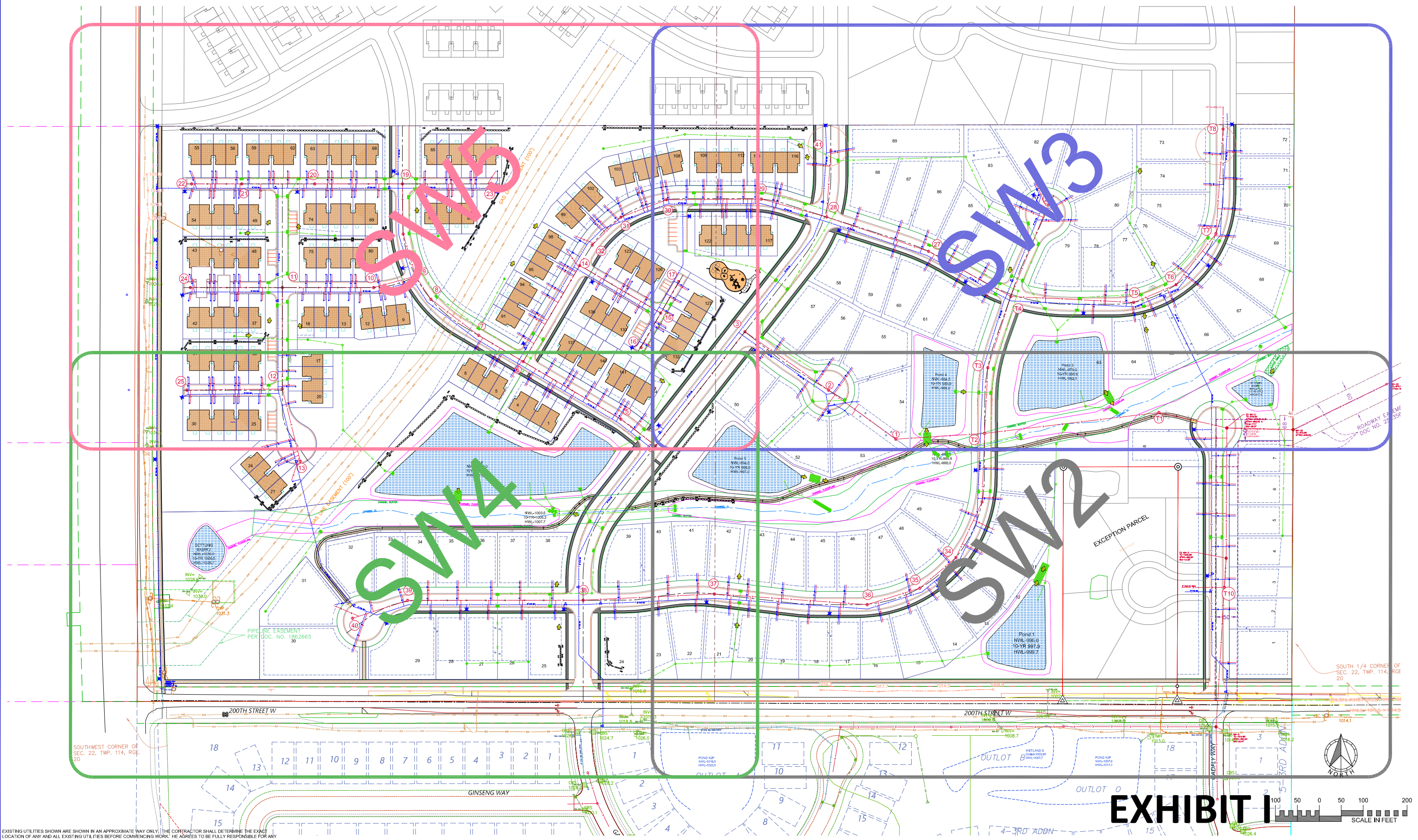


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CITY PROJECT NO.
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LAKEVILLE, MINNESOTA

PRELIMINARY STREET PLAN
CEDAR HILLS NORTH
LENNAR

FILE NO.
5401-697
ST5



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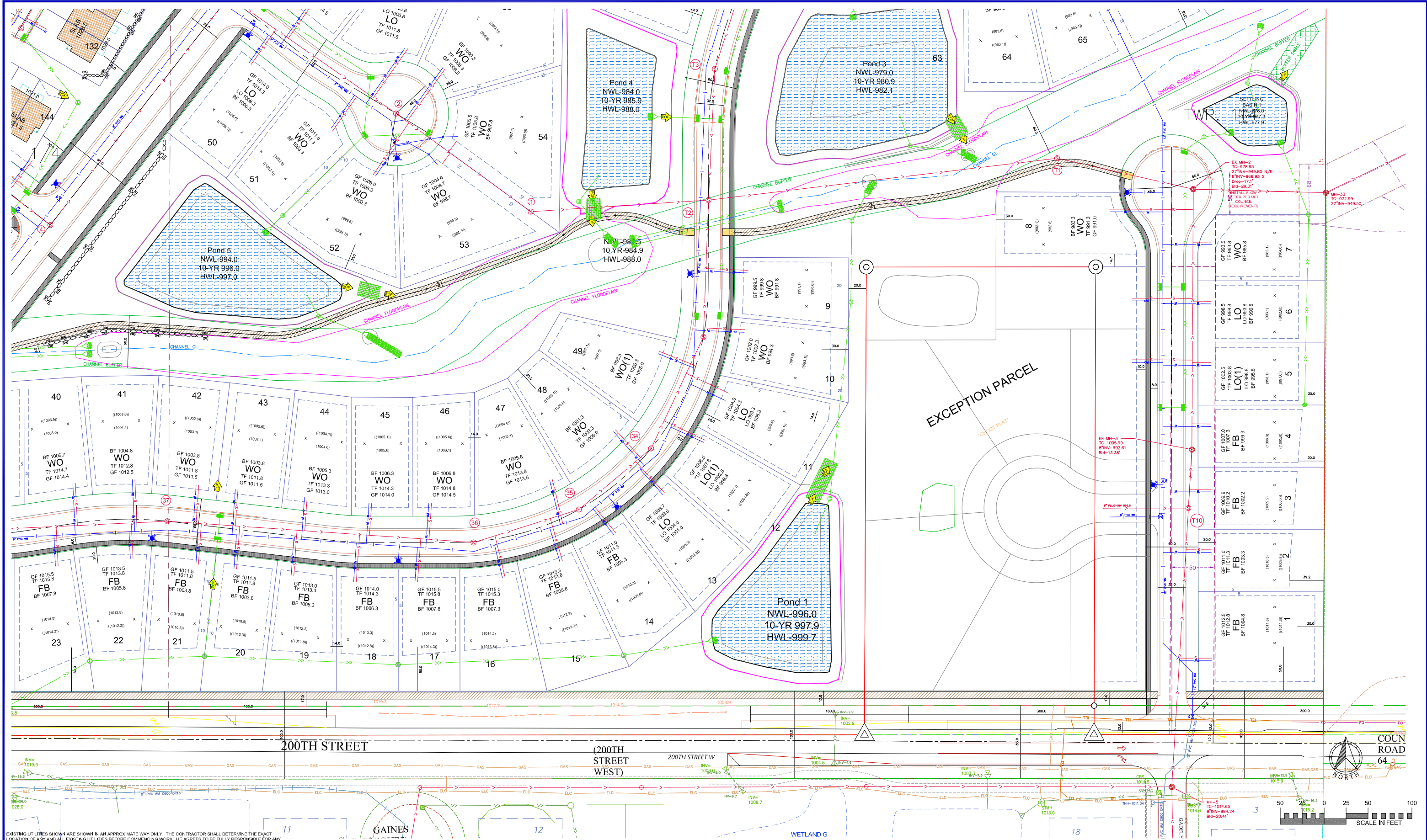


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CITY PROJECT NO.
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**LAKEVILLE,
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PRELIMINARY SANITARY SEWER & WATERMAIN PLAN
CEDAR HILLS NORTH
LENNAR

FILE NO.
5401-697
SW1



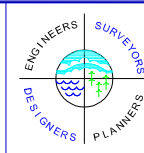
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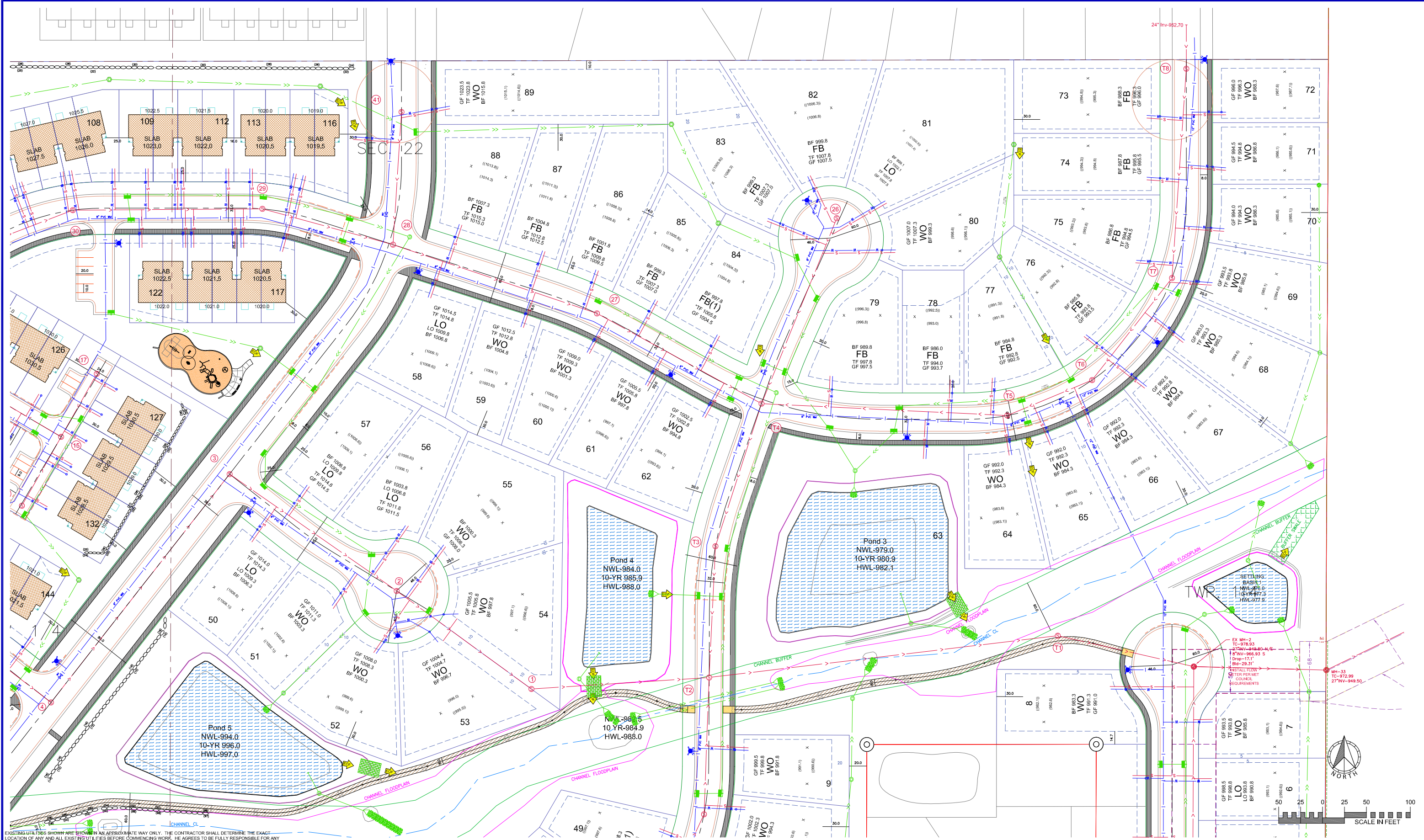


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CITY PROJECT NO.
--
**LAKEVILLE,
MINNESOTA**

PRELIMINARY SANITARY SEWER & WATERMAIN PLAN
CEDAR HILLS NORTH
LENNAR

FILE NO.
5401-697
SW2



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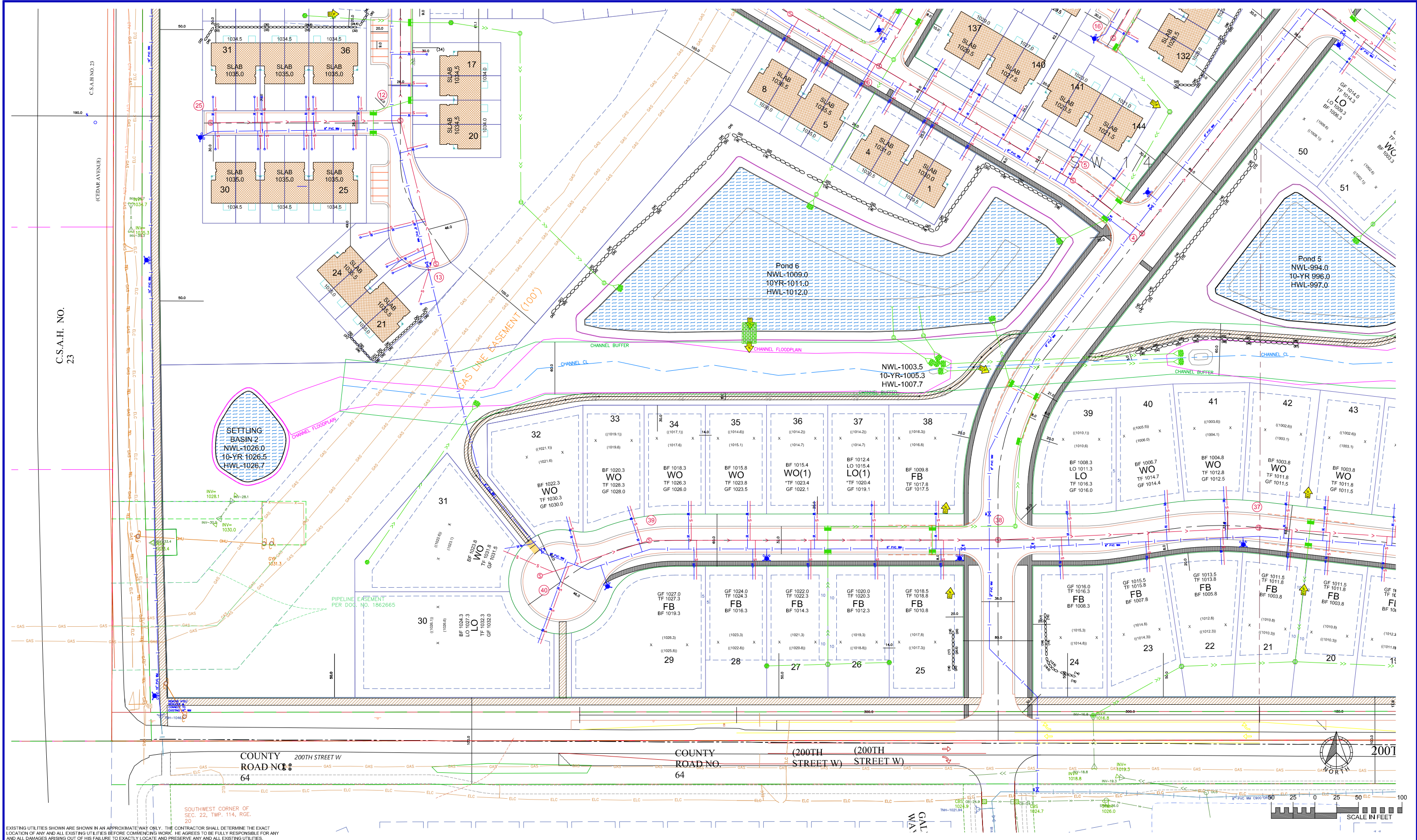
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CITY PROJECT NO.	PRELIMINARY SANITARY SEWER & WATERMAIN PLAN	FILE NO.
LAKEVILLE, MINNESOTA	CEDAR HILLS NORTH	5401-697
	LENNAR	SW3



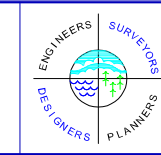
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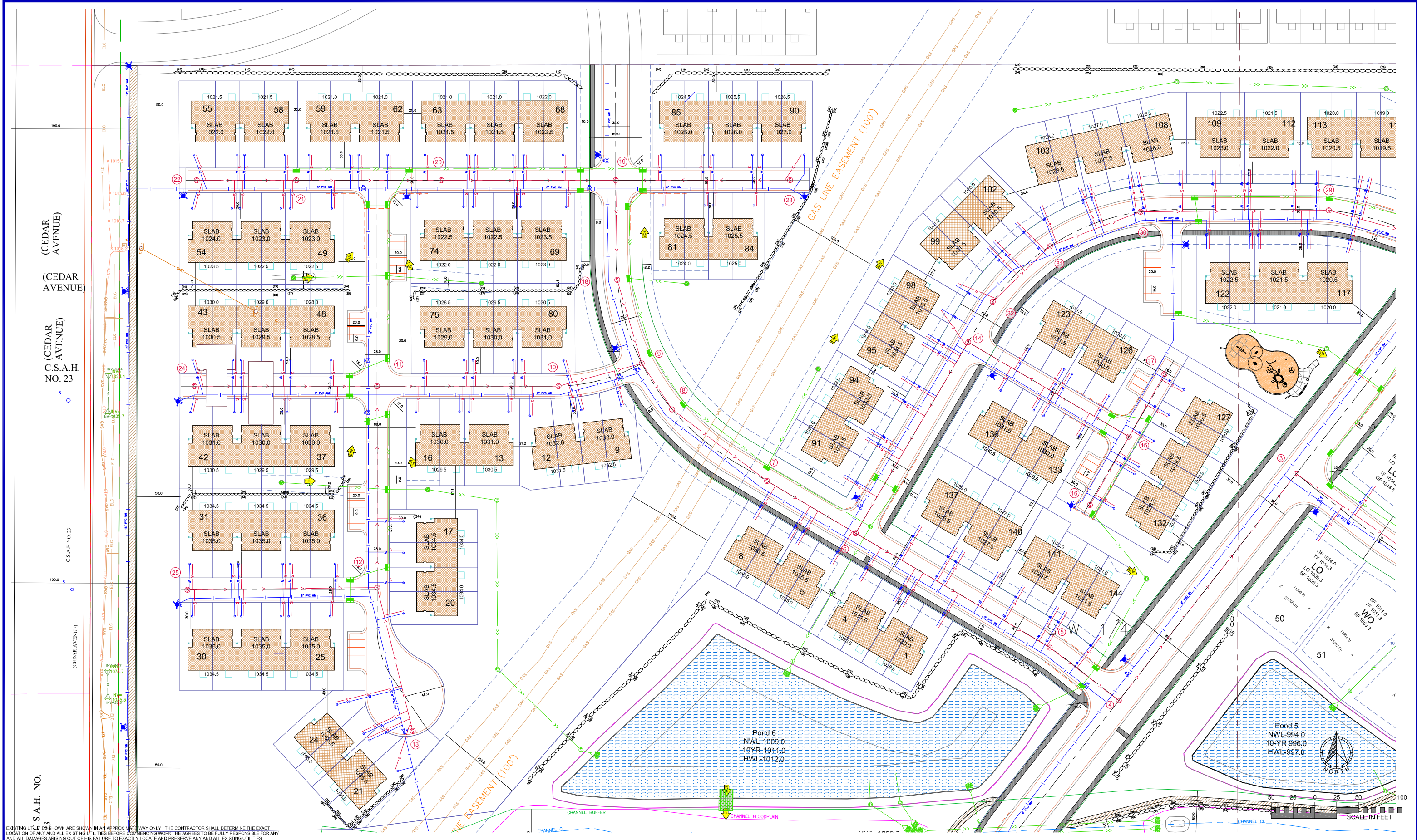


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CITY PROJECT NO.
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LAKEVILLE, MINNESOTA

PRELIMINARY SANITARY SEWER & WATERMAIN PLAN
CEDAR HILLS NORTH
LENNAR

FILE NO.
5401-697
SW4



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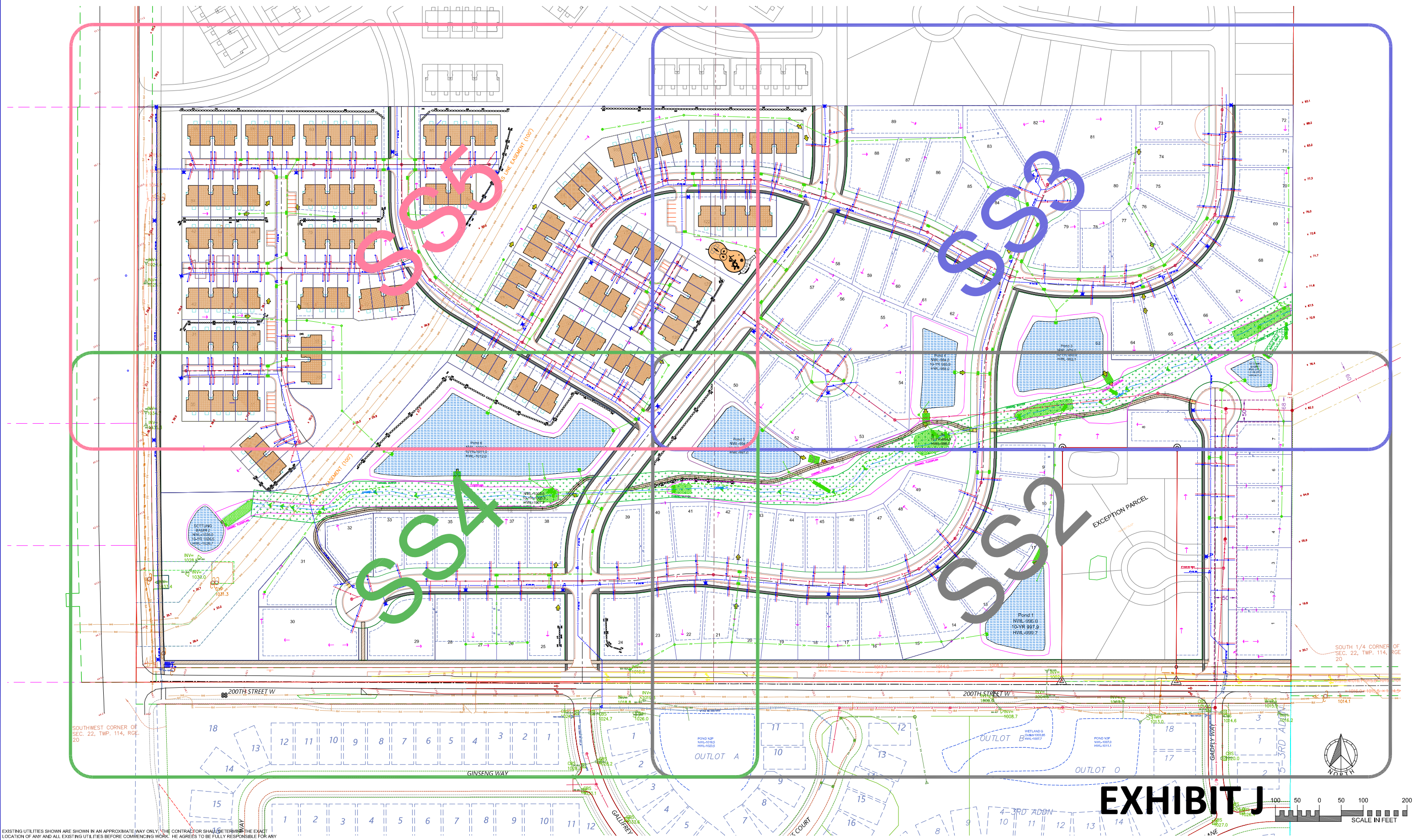
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DESIGNERS
SURVEYORS
PLANNERS

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CITY PROJECT NO.	PRELIMINARY SANITARY SEWER & WATERMAIN PLAN	FILE NO.
LAKEVILLE, MINNESOTA	CEDAR HILLS NORTH	5401-697
	LENNAR	SW5



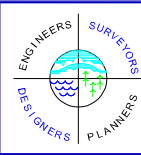
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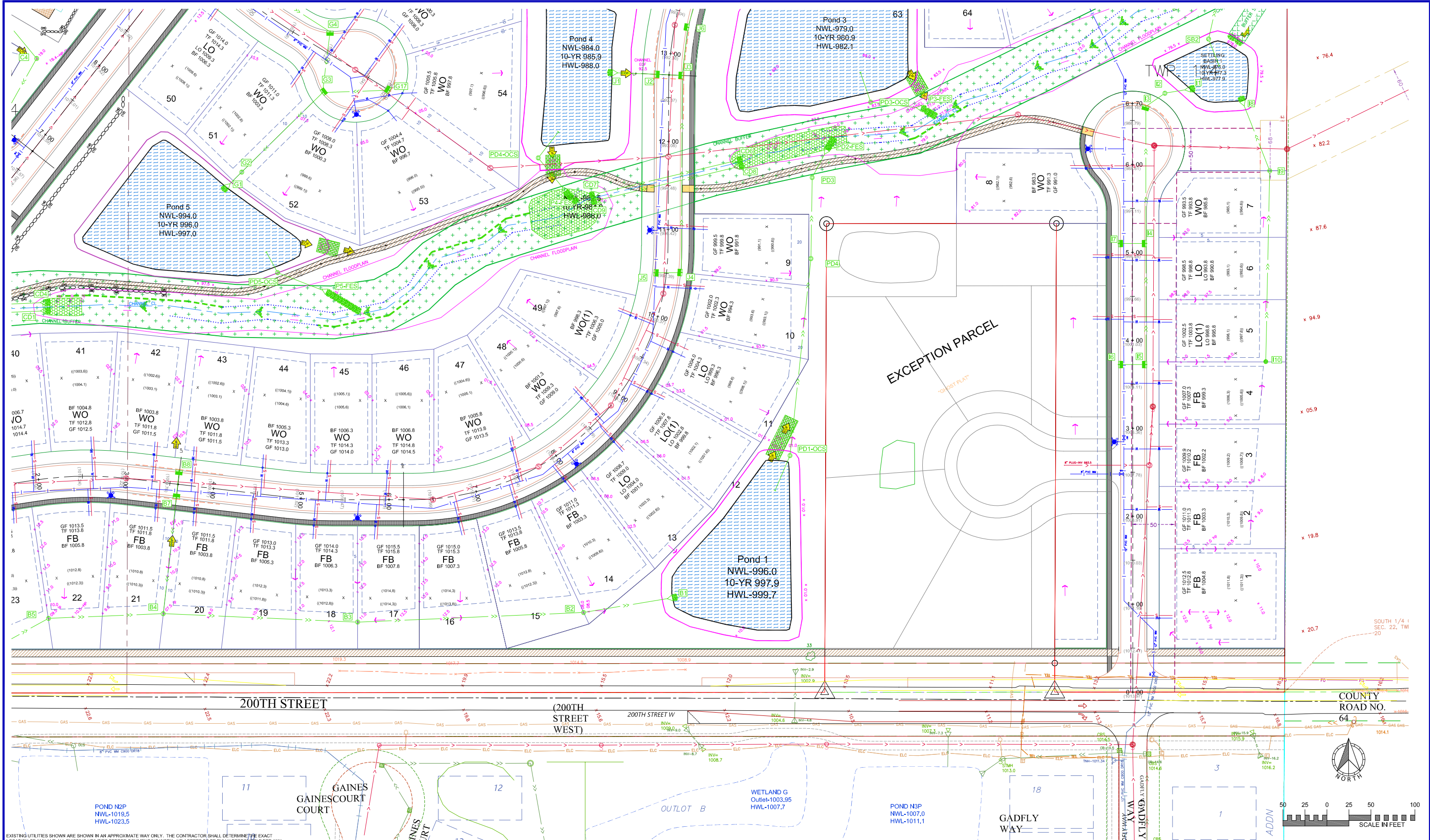


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14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.
LAKEVILLE,
MINNESOTA

PRELIMINARY STORM SEWER PLAN
CEDAR HILLS NORTH
LENNAR

FILE NO.
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SS1



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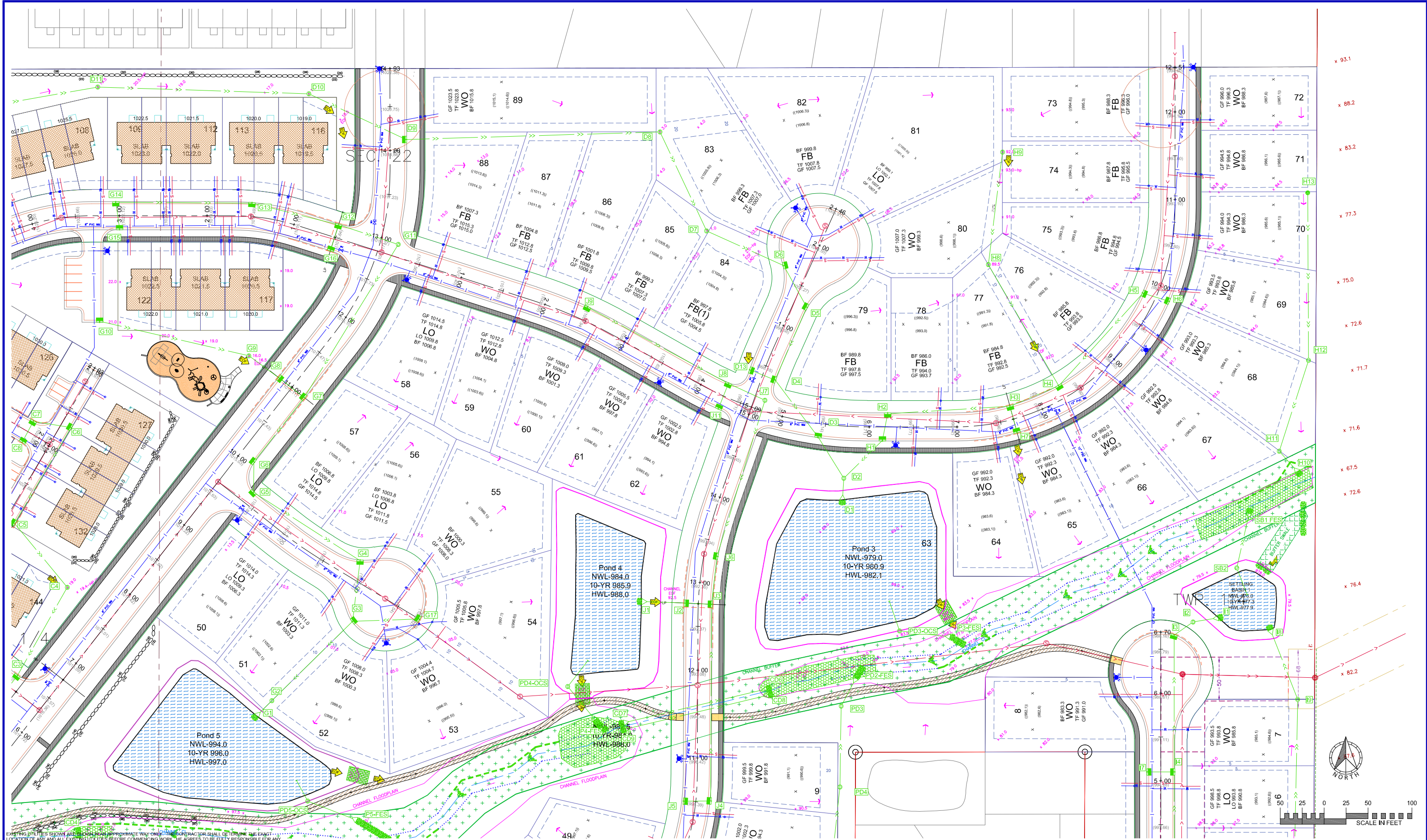
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14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.	PRELIMINARY STORM SEWER PLAN	FILE NO.
LAKEVILLE, MINNESOTA	CEDAR HILLS NORTH	5401-697
	LENNAR	SS2



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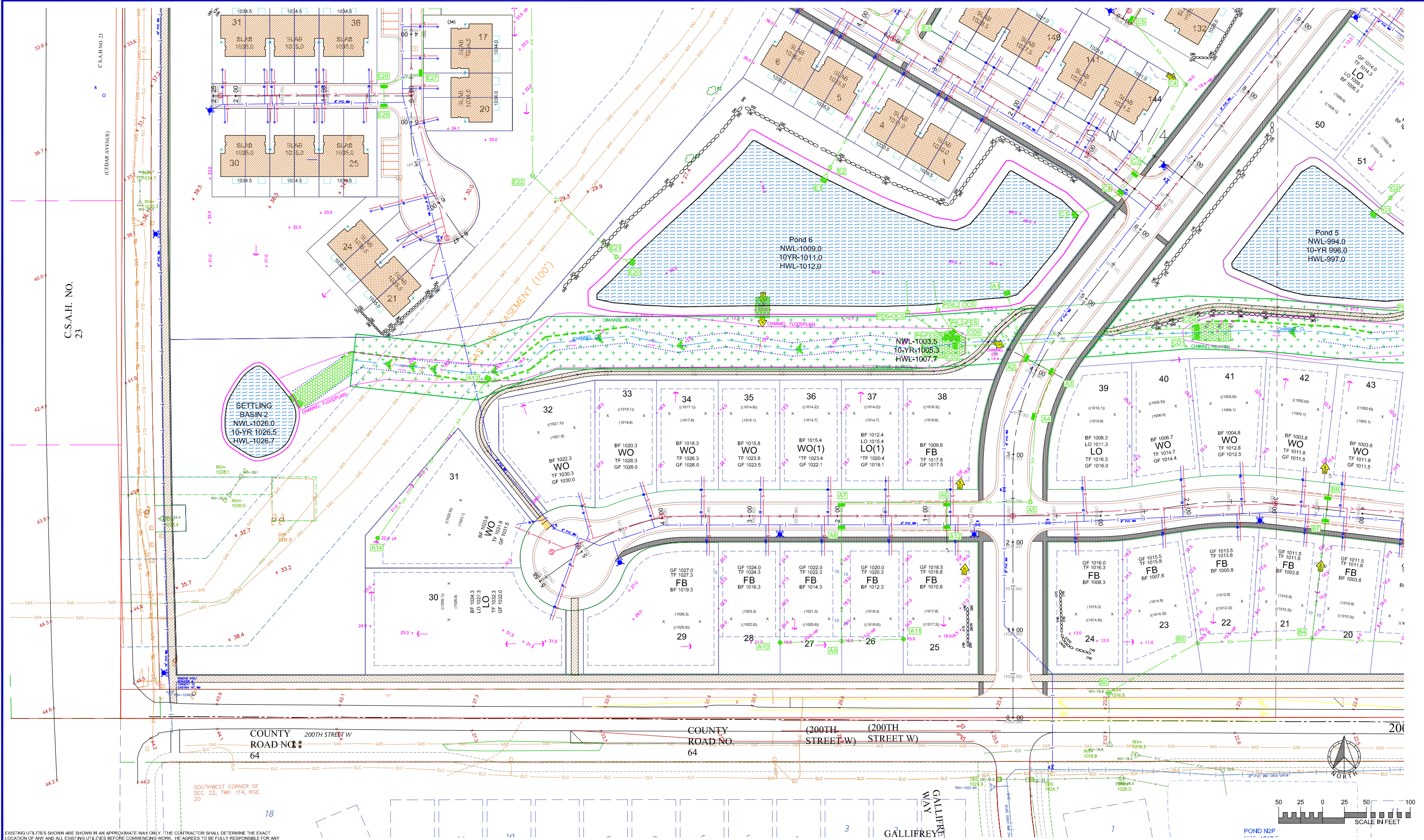
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	LENNAR	SS3



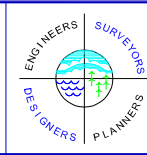
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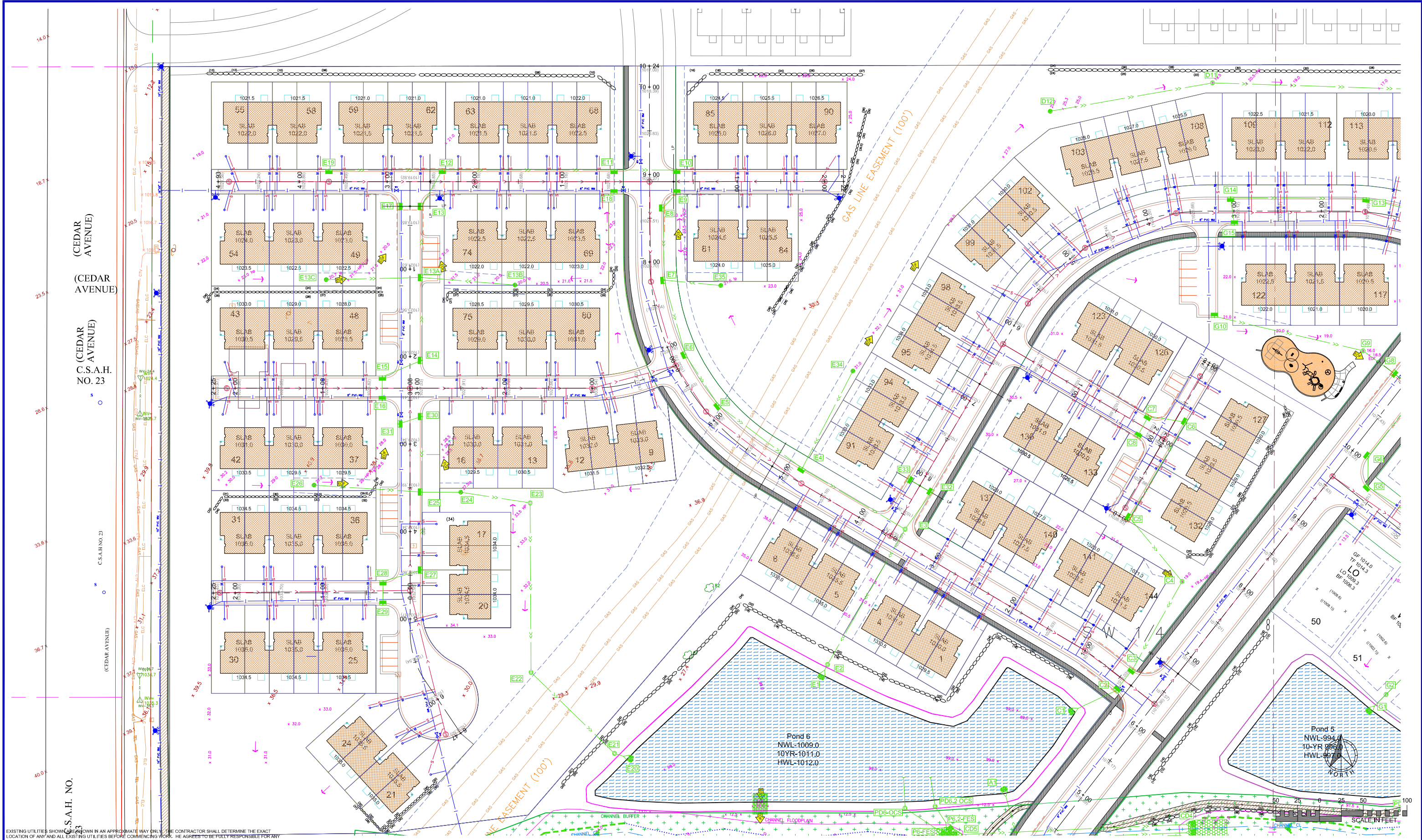


SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.
--
**LAKEVILLE,
MINNESOTA**

PRELIMINARY STORM SEWER PLAN
CEDAR HILLS NORTH
LENNAR

FILE NO.
5401-697
SS4



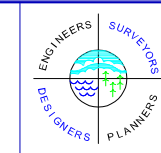
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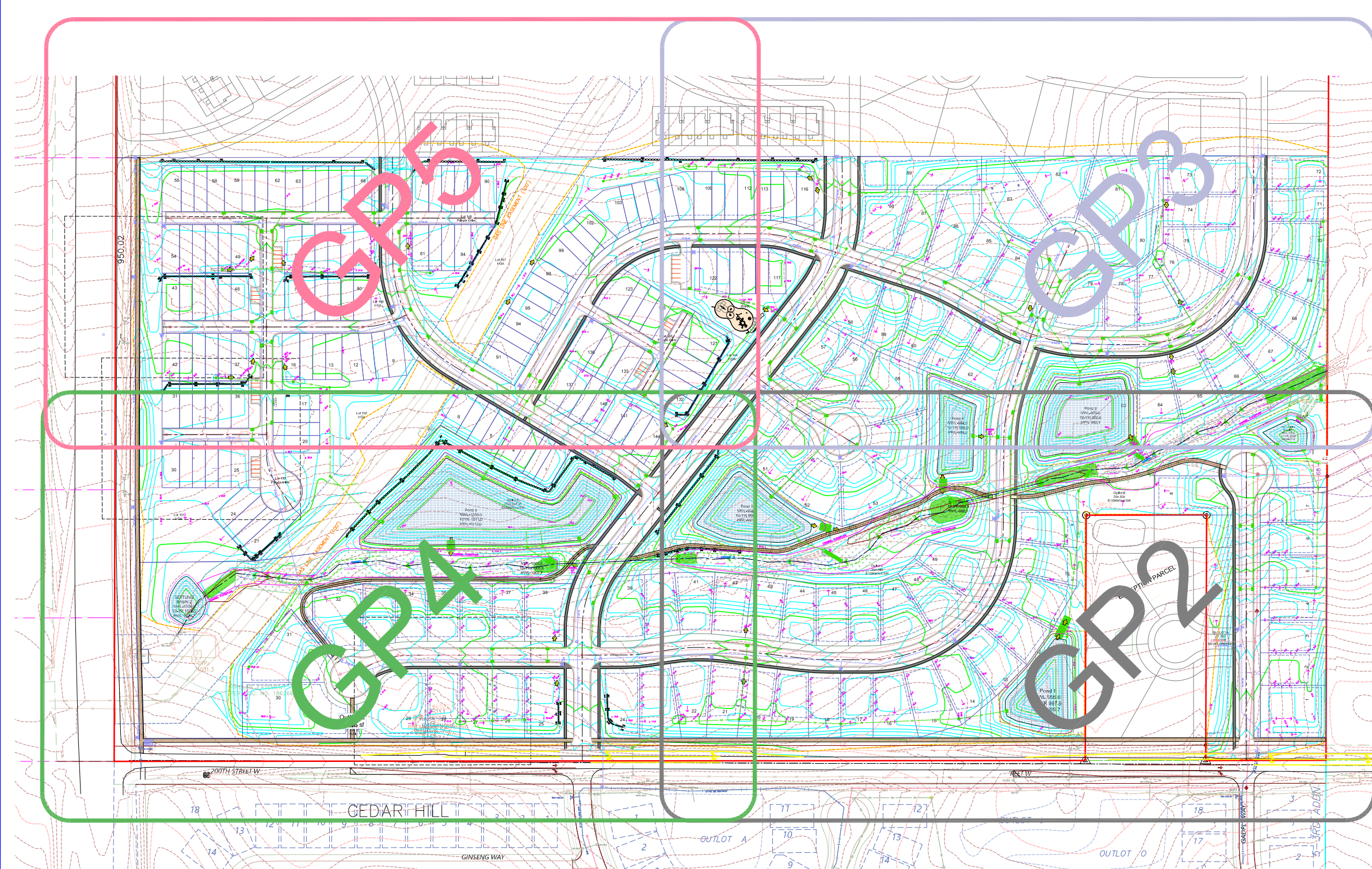


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CITY PROJECT NO.
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PRELIMINARY STORM SEWER PLAN
CEDAR HILLS NORTH
LENNAR

FILE NO.
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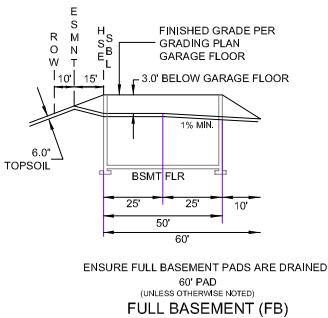
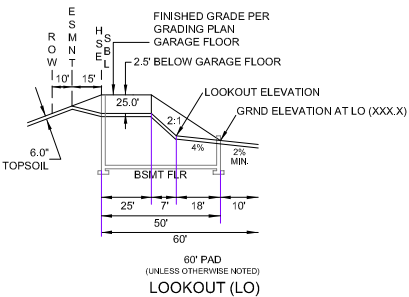
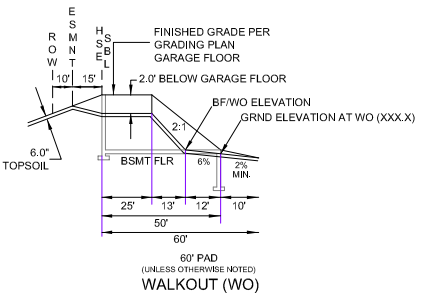


- GENERAL NOTES:
1. INSTALL SILT FENCE AS SHOWN ON PLAN, AS REQUIRED BY THE CITY OF RAMSEY OR DIRECTED BY THE ENGINEER.
 2. THE WATER QUALITY POND MUST BE EXCAVATED AT THE BEGINNING OF GRADING OPERATIONS TO PROVIDE TEMPORARY STORM WATER DETENTION DURING CONSTRUCTION. SAND AND SILT MUST BE REMOVED FROM THE POND AS NECESSARY DURING CONSTRUCTION AND AT THE COMPLETION OF THE PROJECT.
 3. BEGIN GRADING, INSTALL PERFORATED RISER PIPE IN POND WHEN POND GRADING IS COMPLETE. TEMPORARY DRAINAGE PIPE SHALL BE USED FOR INTERMEDIATE DRAINAGE DURING THE CONSTRUCTION PERIOD AS NECESSARY AND DIRECTED BY THE ENGINEER. INSTALL SILT FENCE AROUND EXCAVATED PONDS.
 4. INSPECT POND, SILT FENCE, AND ROCK ENTRANCE BERM AFTER ALL RAINFALL EVENTS AS REQUIRED BY THE NPDES PERMIT.
 5. **LINE ALL PONDS SHALL BE CLAY LINED 2' THICK TO NWL OR GEOSYNTHETIC CLAY LINER PER CITY REQUIREMENT & SEED SLOPES BETWEEN NWL AND 100 YR HWL WITH A WATER TOLERANT MIX. (OR AS NOTED)**
 6. REMOVE PERFORATED RISER PIPE WHEN STORM SEWER AND OUTLET STRUCTURE FOR PONDS ARE INSTALLED.
 7. POND - 10:1 BENCH (1 FOOT) THEN 3:1 MAX
 8. LO & WO PADS 3:1 MAX. ALL OTHER SLOPES 4:1 MAX (UNLESS NOTED)
 9. THE GRADING CONTRACTOR IS RESPONSIBLE FOR ALL STORM WATER INSPECTIONS ACCORDING TO THE MPCA STORM WATER PERMIT. THIS INCLUDES BOTH WEEKLY INSPECTIONS AND INSPECTIONS DONE AFTER A 0.5" RAIN EVENT. A COPY OF THE INSPECTION REPORT MUST BE EMAILED TO THE ENGINEER AND DEVELOPER ON A WEEKLY BASIS.
 10. THE CONTRACTOR SHALL PLACE INLET PROTECTION DEVICES IN ACCORDANCE WITH THE CITY OF RAMSEY FOR ALL STORM SEWER INLETS AND MAINTAIN THEM AS AN EFFECTIVE SILT CONTROL DEVICE. INLET PROTECTION SHALL BE REMOVED WHEN RESTORATION HAS BEEN ESTABLISHED.
 11. ALL RETAINING WALLS OVER 4FT HIGH WILL REQUIRE A STRUCTURAL DESIGN, A BUILDING PERMIT & A FINAL INSPECTION REPORT.
 12. A 1'-2" CRUSHED ROCK ENTRANCE BERM SHALL BE PLACED AT THE SITE ENTRANCE, TO REPLACE SILT FENCE, AND MINIMIZE EROSION ON TO THE STREETS. THE ROCK BERMS SHALL BE THE WIDTH OF THE ENTRANCE AND 2 FEET HIGH WITH 4:1 SLOPES.
 13. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PAD AND STREET AREAS THROUGHOUT CONSTRUCTION.
 14. THE CONTRACTOR SHALL ATTEMPT TO PREVENT SOIL MATERIALS FROM LEAVING THE SITE BY EROSION AND VEHICLE WHEEL TRACKING. HE SHALL BE RESPONSIBLE FOR CLEANING OF STREET, BOULEVARD AND UTILITY FACILITIES THAT RECEIVE ANY ERODED OR TRACKED SOIL MATERIAL OR OTHER CONSTRUCTION DEBRIS OR MATERIAL.
 15. EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.
 16. BUILDING PADS ARE 60' DEEP - 70' WIDE (SINGLE-FAMILY) UNLESS OTHERWISE NOTED. THE FRONT AND REAR BUILDING PAD LINE ARE SHOWN ON THE PLAN. THE ENGINEER SHOULD BE CONTACTED IF THE CONTRACTOR HAS ANY QUESTIONS REGARDING BUILDING PADS.
 17. **CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION IN AREAS THAT TRAILS AND EOF'S OVERLAP**

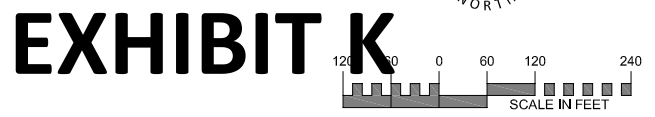
- RESTORATION NOTES
- RESTORATION - 70.23 ACRES
- A. RESTORE ALL DISTURBED AREAS WITH 4" TO 6" OF TOPSOIL, OR EXISTING ON-SITE ORGANIC MATERIAL (NOT MORE THAN 35% SAND).
 - B. SEED POND SLOPES AND DETENTION AREAS WITH MNDOT 310 OR BWSR P8 SEED MIX AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE.
 - C. SEED BASIN AREAS WITH MNDOT 33-261 SEED MIX AT A RATE OF 35 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE.
 - D. SEED ALL OTHER DISTURBED AREAS WITH MNDOT 250 SEED MIX AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE, (UNLESS OTHERWISE NOTED)
 - E. ONLY PHOSPHOROUS FREE FERTILIZER IS TO BE USED ON SITE.
 - F. MULCH WITH TYPE 1 AT A RATE OF 2 TONS/ACRE AND DISC ANCHOR IMMEDIATELY AFTER PLACEMENT. USE WOODFIBER BLANKET ON ALL SLOPES 3:1 (FT) OR GREATER.
 - G. PLACE APPROVED STORM SEWER INLET PROTECTION IN OR AROUND ALL STORM SEWER INLETS AND MAINTAIN UNTIL STREET CONSTRUCTION IS COMPLETED. REFER TO CITY DETAILS ST-22 & ST-23 FOR APPROVED DEVICES.
 - H. MAINTAIN ALL SILT FENCE UNTIL TURF HAS BEEN ESTABLISHED.
 - I. RESTORATION WORK WILL BE COMPLETED WITHIN 72 HOURS OF GRADING COMPLETION.
 - J. SILT FENCE, BEFORE GRADING - 11,040 LF
AFTER GRADING - 4,020 LF
 - K. WOODFIBER BLANKET - 335 SY

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

ROW HOME PADS (28'x47')
1.5' Hold down to subgrade
1.0' Hold down to top of topsoil



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

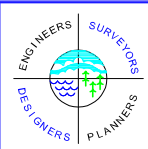


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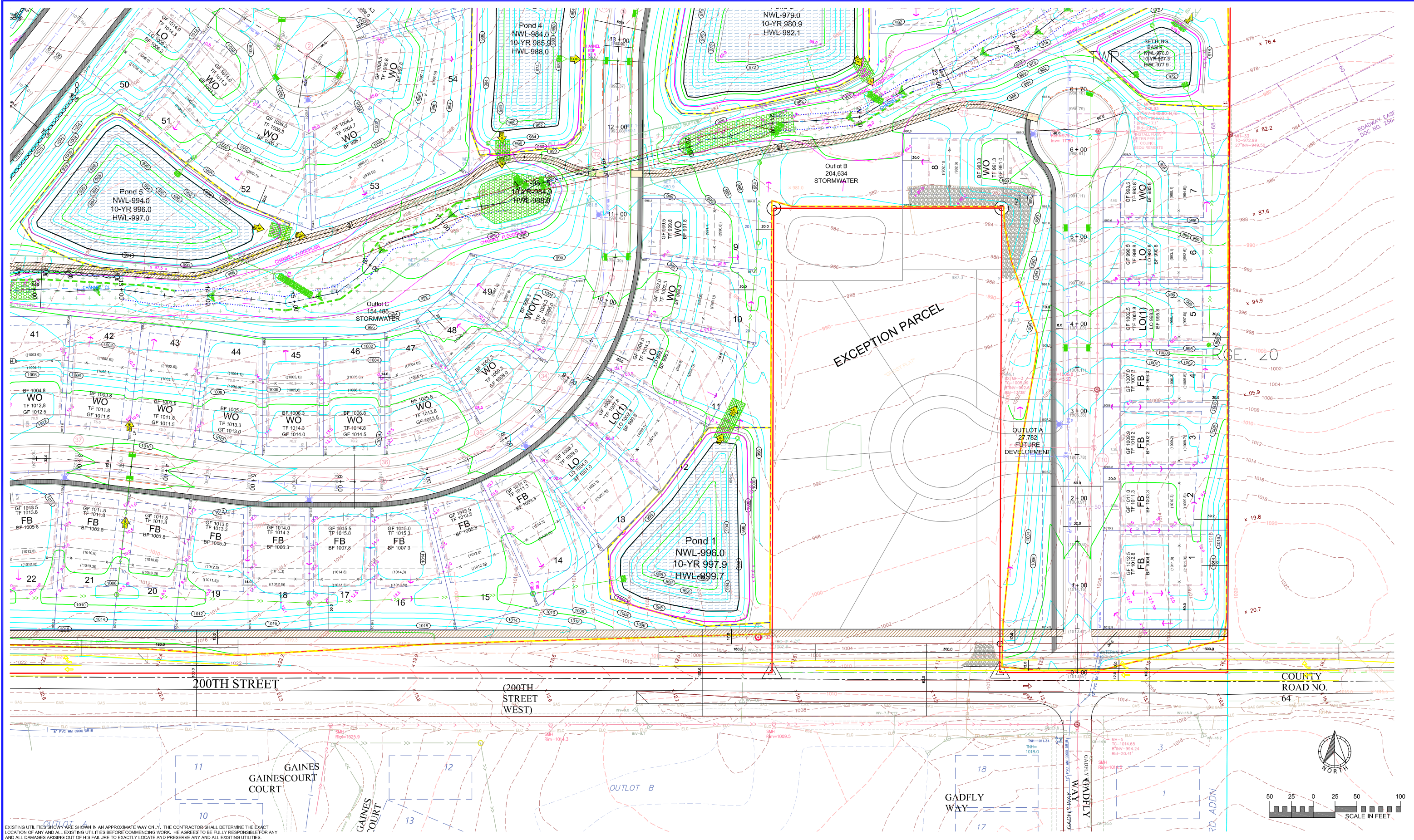


SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.
--
LAKEVILLE, MINNESOTA

PRELIMINARY GRADING PLAN
CEDAR HILLS NORTH
LENNAR

FILE NO.
5401-697
GP1



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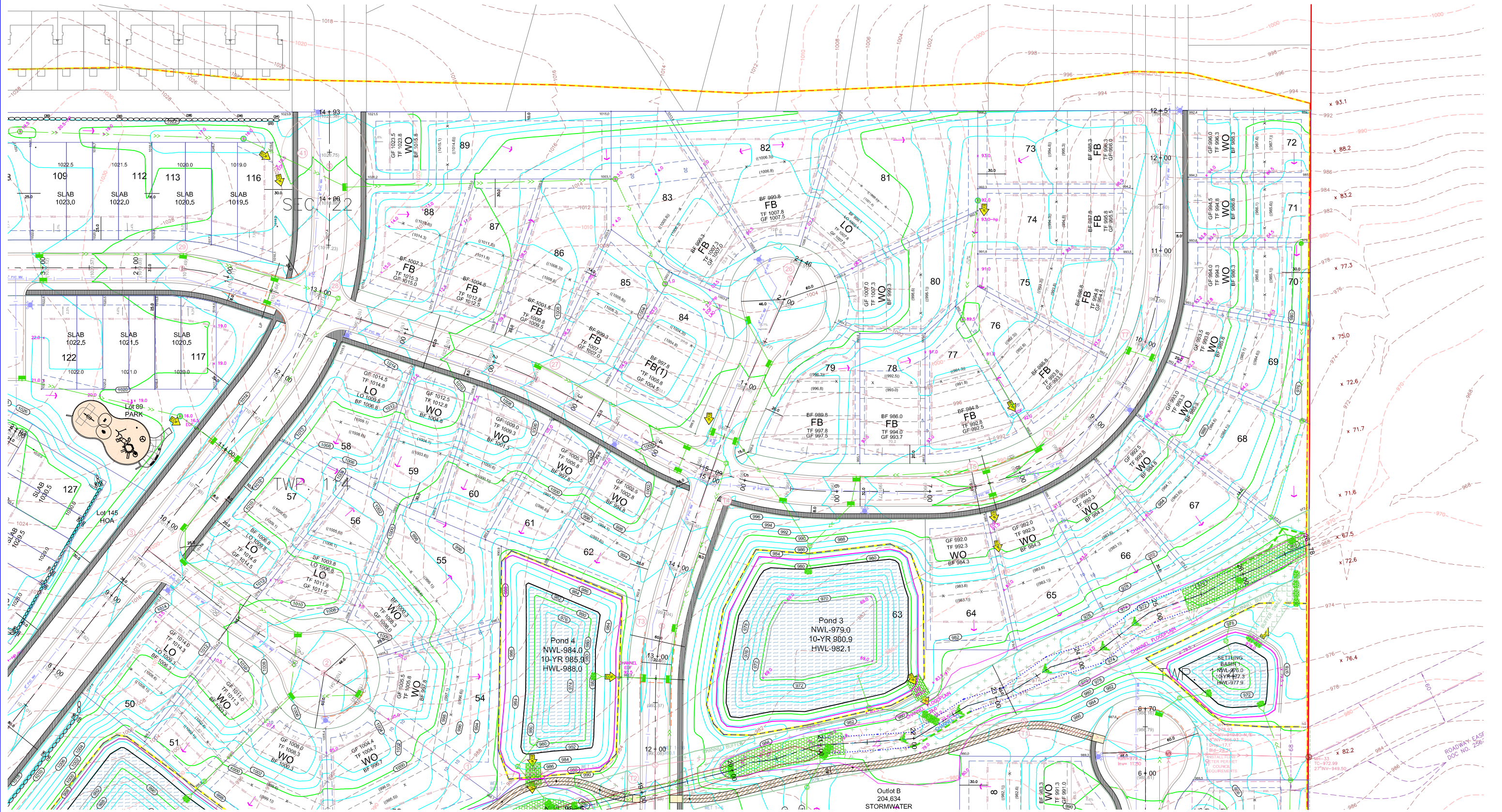


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CITY PROJECT NO.
LAKEVILLE,
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PRELIMINARY GRADING PLAN
CEDAR HILLS NORTH
LENNAR

FILE NO.
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GP2



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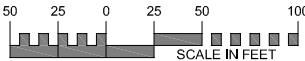


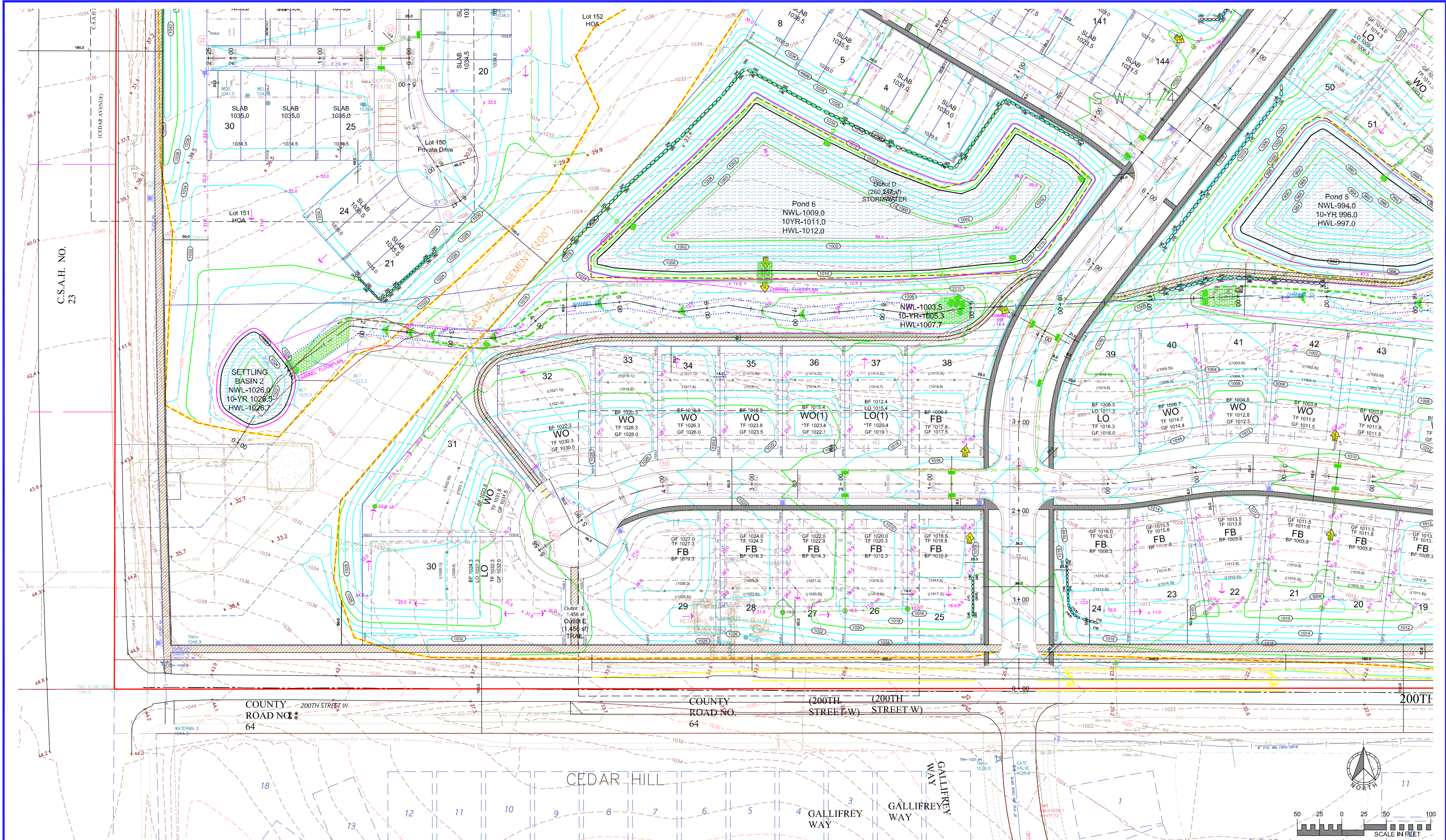
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PRELIMINARY GRADING PLAN
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FILE NO.
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GP3





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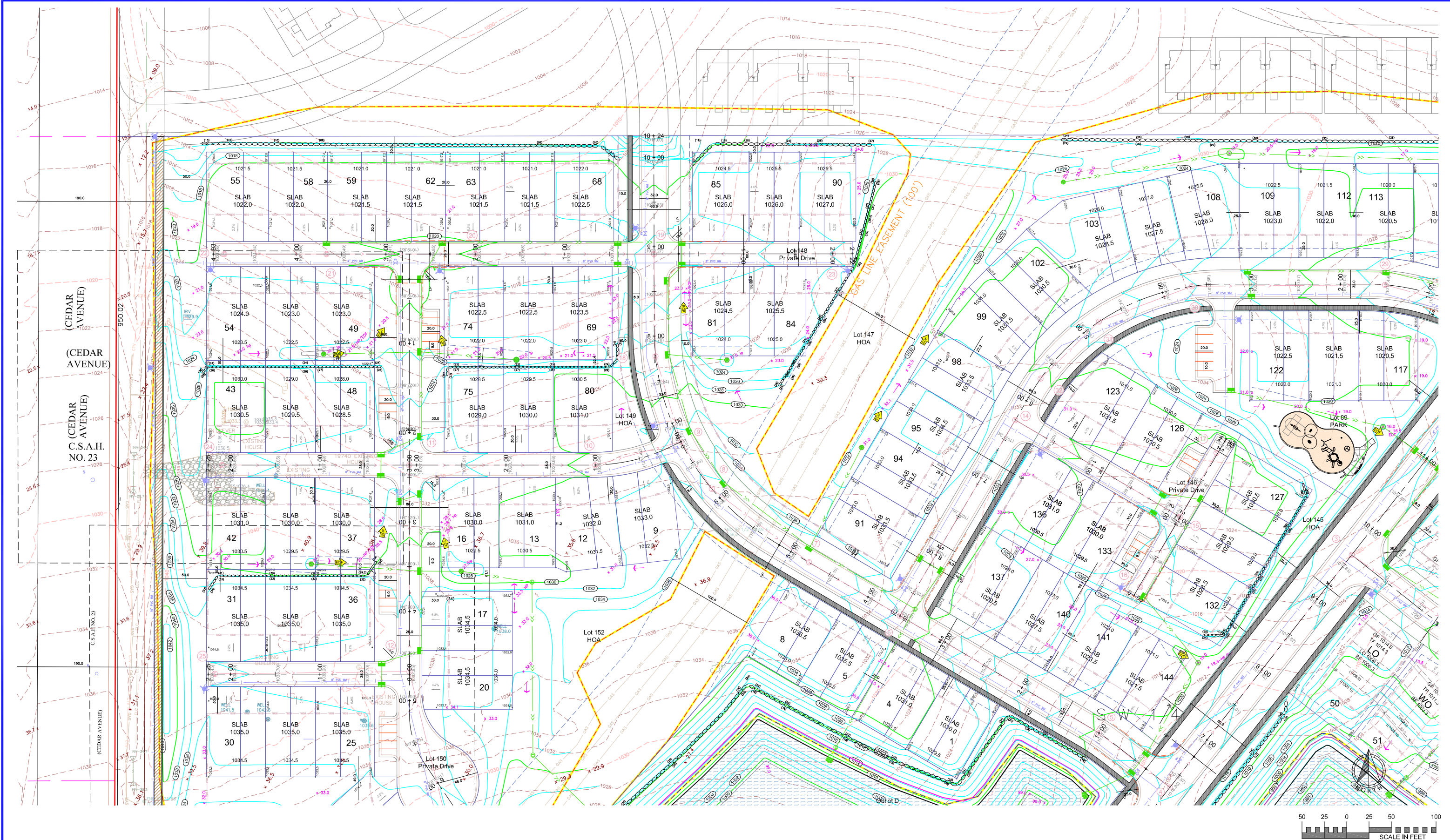


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CITY PROJECT NO.
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PRELIMINARY GRADING PLAN
CEDAR HILLS NORTH
LENNAR

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GP4



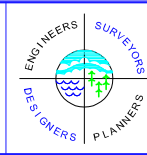
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CITY PROJECT NO.
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**LAKEVILLE,
MINNESOTA**

PRELIMINARY GRADING PLAN
CEDAR HILLS NORTH
LENNAR

FILE NO.
5401-697
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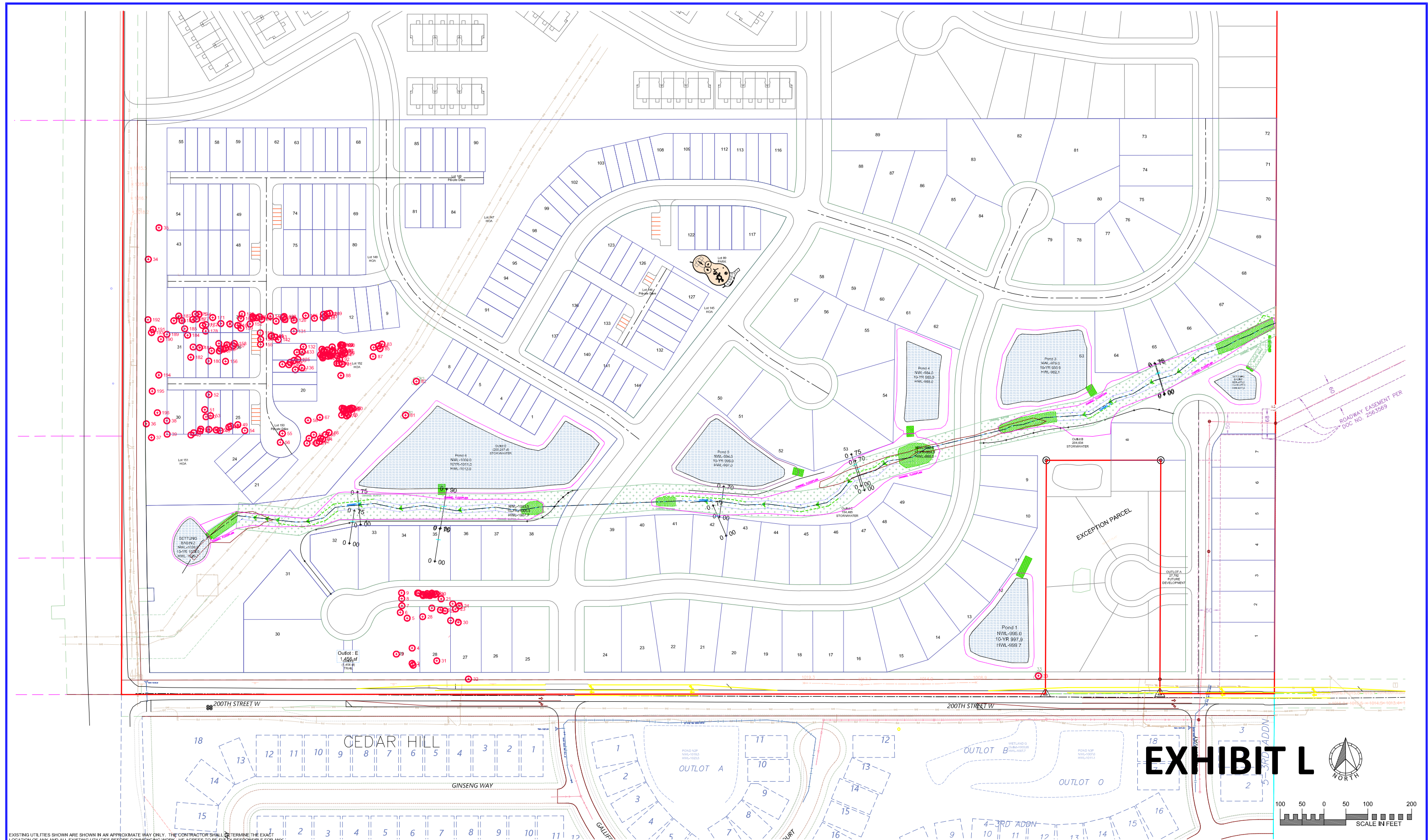
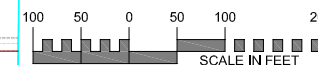


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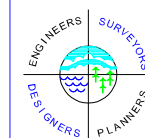
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CITY PROJECT NO.
--
LAKEVILLE,
MINNESOTA

TREE SURVEY
 CEDAR HILLS NORTH
 LENNAR

FILE NO.
5401-697
TS1

Tree #	Species	DBH	Condition	Saved	Removed
1	Walnut	13.0	Good		x
2	Walnut	12.5	Good		x
3	Walnut	13.5	Good		x
4	Ash, green	23.0	Fair		x
5	Crabapple	18.5	Fair		x
6	Crabapple	11.0	Fair		x
7	Crabapple	14.5	Good		x
8	Walnut	7.5	Good		x
9	Walnut	6.0	Good		x
10	Maple, silver	9.5	Good		x
11	Maple, silver	21.0	Fair		x
12	Maple, silver	14.0	Fair		x
13	Maple, silver	14.5	Fair		x
14	Boxelder	6.0	Good		x
15	Maple, silver	6.0	Good		x
16	Maple, silver	6.5	Good		x
17	Maple, silver	6.5	Good		x
18	Maple, silver	7.0	Good		x
19	Maple, silver	14.0	Fair		x
20	Maple, silver	16.0	Fair		x
21	Cottonwood	46.5	Good		x
22	Boxelder	22.0	Fair		x
23	Boxelder	26.0	Fair		x
24	Boxelder	26.0	Good		x
25	Maple, silver	34.0	Fair		x
26	Maple, silver	30.0	Fair		x
27	Crabapple	8.5	Good		x
28	Crabapple	9.0	Good		x
29	Crabapple	15.0	Good		x
30	Crabapple	12.0	Good		x
31	Birch, river	15.0	Good		x
32	Olive, Russian	16.0	Fair		x
33	Cottonwood	49.5	Good		x
34	Boxelder	16.5	Good		x
35	Boxelder	22.0	Good		x
36	Maple, silver	41.0	Fair		x
37	Boxelder	14.5	Fair		x
38	Maple, silver	46.5	Fair		x
39	Mulberry	7.5	Fair		x
40	Boxelder	21.0	Fair		x
41	Boxelder	29.0	Fair		x
42	Boxelder	13.0	Good		x
43	Boxelder	15.5	Good		x
44	Boxelder	12.5	Fair		x
45	Boxelder	23.0	Good		x
46	Boxelder	18.0	Good		x
47	Boxelder	27.0	Good		x
48	Boxelder	20.0	Good		x
49	Maple, silver	30.1	Good		x
50	Boxelder	15.0	Good		x

Tree #	Species	DBH	Condition	Saved	Removed
51	Maple, silver	34.0	Good		x
52	Maple, silver	36.5	Good		x
53	Maple, silver	43.0	Good		x
54	Crabapple	8.5	Fair		x
55	Mulberry	15.0	Fair		x
56	Maple, silver	11.0	Fair		x
57	Boxelder	6.0	Good		x
58	Boxelder	23.0	Good		x
59	Boxelder	11.0	Fair		x
60	Maple, silver	7.0	Good		x
61	Maple, silver	10.0	Fair		x
62	Boxelder	6.5	Good		x
63	Boxelder	7.0	Good		x
64	Boxelder	9.5	Good		x
65	Boxelder	7.5	Good		x
66	Boxelder	7.0	Good		x
67	Boxelder	24.5	Fair		x
68	Boxelder	23.5	Fair		x
69	Boxelder	9.5	Fair		x
70	Boxelder	13.5	Good		x
71	Boxelder	12.5	Good		x
72	Boxelder	9.0	Good		x
73	Boxelder	16.0	Good		x
74	Boxelder	7.5	Good		x
75	Boxelder	10.0	Good		x
76	Boxelder	7.0	Good		x
77	Boxelder	13.0	Good		x
78	Boxelder	7.0	Good		x
79	Boxelder	10.0	Good		x
80	Boxelder	11.5	Good		x
81	Boxelder	13.0	Fair		x
82	Boxelder	6.5	Good		x
83	Boxelder	7.0	Good		x
84	Boxelder	7.5	Fair		x
85	Boxelder	8.0	Fair		x
86	Boxelder	7.5	Good		x
87	Boxelder	6.5	Good		x
88	Maple, silver	23.5	Fair		x
89	Maple, silver	24.0	Fair		x
90	Boxelder	19.0	Fair		x
91	Boxelder	18.0	Fair		x
92	Boxelder	11.0	Good		x
93	Boxelder	8.0	Good		x
94	Boxelder	9.5	Good		x
95	Boxelder	10.0	Good		x
96	Boxelder	8.0	Fair		x
97	Maple, silver	15.5	Fair		x
98	Boxelder	11.0	Good		x
99	Boxelder	9.5	Good		x
100	Boxelder	12.0	Good		x

Tree #	Species	DBH	Condition	Saved	Removed
101	Boxelder	15.5	Fair		x
102	Boxelder	12.5	Good		x
103	Boxelder	6.0	Good		x
104	Boxelder	10.0	Good		x
105	Boxelder	10.0	Good		x
106	Boxelder	7.5	Good		x
107	Boxelder	8.0	Good		x
108	Boxelder	10.5	Good		x
109	Maple, silver	6.0	Good		x
110	Boxelder	13.0	Good		x
111	Boxelder	10.5	Good		x
112	Boxelder	11.0	Good		x
113	Boxelder	7.0	Good		x
114	Boxelder	8.5	Fair		x
115	Boxelder	12.0	Fair		x
116	Boxelder	6.0	Good		x
117	Boxelder	9.0	Good		x
118	Boxelder	10.0	Fair		x
119	Boxelder	15.0	Good		x
120	Boxelder	9.0	Good		x
121	Boxelder	11.0	Fair		x
122	Boxelder	26.0	Fair		x
123	Boxelder	17.0	Fair		x
124	Boxelder	11.5	Fair		x
125	Boxelder	10.5	Good		x
126	Maple, silver	42.0	Fair		x
127	Maple, silver	6.5	Fair		x
128	Maple, silver	23.5	Fair		x
129	Maple, silver	31.0	Fair		x
130	Boxelder	8.0	Fair		x
131	Boxelder	22.0	Fair		x
132	Boxelder	13.0	Fair		x
133	Boxelder	14.0	Fair		x
134	Boxelder	13.0	Fair		x
135	Boxelder	11.0	Fair		x
136	Crabapple	9.0	Fair		x
137	Crabapple	8.0	Fair		x
138	Boxelder	18.5	Good		x
139	Boxelder	14.5	Fair		x
140	Boxelder	16.0	Fair		x
141	Boxelder	18.0	Good		x
142	Boxelder	17.0	Fair		x
143	Maple, silver	17.0	Fair		x
144	Maple, silver	12.5	Good		x
145	Maple, silver	9.5	Good		x
146	Maple, silver	29.0	Good		x
147	Maple, silver	15.0	Good		x
148	Maple, silver	23.0	Good		x
149	Maple, silver	9.0	Good		x
150	Maple, silver	7.0	Good		x

Tree #	Species	DBH	Condition	Saved	Removed
151	Maple, silver	21.0	Good		x
152	Maple, silver	50.0	Good		x
153	Maple, silver	18.5	Good		x
154	Maple, silver	28.0	Good		x
155	Mulberry	6.0	Fair		x
156	Spruce, white	7.0	Good		x
157	Maple, silver	17.0	Good		x
158	Maple, silver	16.0	Good		x
159	Boxelder	8.5	Fair		x
160	Maple, silver	28.0	Fair		x
161	Maple, silver	12.0	Good		x
162	Boxelder	23.0	Good		x
163	Maple, silver	19.5	Fair		x
164	Boxelder	8.5	Fair		x
165	Boxelder	8.5	Fair		x
166	Boxelder	14.0	Good		x
167	Boxelder	10.5	Fair		x
168	Maple, silver	17.0	Good		x
169	Maple, silver	36.0	Fair		x
170	Boxelder	20.0	Fair		x
171	Boxelder	8.0	Fair		x
172	Boxelder	6.5	Good		x
173	Boxelder	9.0	Good		x
174	Boxelder	14.0	Good		x
175	Maple, silver	12.5	Good		x
176	Boxelder	14.0	Fair		x
177	Boxelder	17.0	Good		x
178	Boxelder	13.5	Fair		x
179	Maple, silver	25.0	Good		x
180	Maple, silver	41.0	Fair		x
181	Maple, silver	17.0	Good		x
182	Maple, silver	28.0	Fair		x
183	Maple, silver	32.0	Fair		x
184	Maple, silver	32.0	Good		x
185	Maple, silver	9.0	Fair		x
186	Boxelder	6.0	Good		x
187	Maple, silver	36.0	Fair		x
188	Maple, silver	15.0	Good		x
189	Maple, silver	27.0	Fair		x
190	Maple, silver	17.5	Good		x
191	Maple, silver	11.0	Good		x
192	Mulberry	6.5	Fair		x
193	Boxelder	23.5	Fair		x
194	Maple, silver	28.0	Good		x
195	Maple, silver	29.0	Good		x
196	Maple, silver	34.0	Fair		x

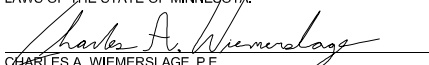
196 TOTAL TREES WITHIN BOUNDARY
196 TOTAL TREES REMOVED

*INDIVIDUAL TREES MAY BE SAVED AT TIME OF CONSTRUCTION BASED FIELD ADJUSTMENTS

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

DRAWING NAME	NO.	BY	DATE	REVISION
XXX	1	CAW	6/14/2024	DIMENSIONS
DRAWN	2	CAW	8/13/2024	CITY COMMENTS
XXX	3	CAW	9/17/2024	CITY COMMENTS
CHECKED	4	CAW	10/16/2024	CITY COMMENTS
XXX				
DATE				
XXXXXX				

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I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

CHARLES A. WIEMERSLAGE, P.E.
Date: 05/24/24 Lic. No. 49180



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

CITY PROJECT NO.
--
**LAKEVILLE,
MINNESOTA**

TREE SURVEY
CEDAR HILLS NORTH
LENNAR

FILE NO.
5401-697
TS2

Legend

- Turf (Sodded/ salt tolerant)
- MNDot 33-262 (Seeded)
Dry Swale
- MNDot 34-271 (Seeded)
Wet Meadow
- MNDot 34-262 (Seeded)
Wet Prairie / Mix of trees, shrubs, and focal plantings
- Lot/ Outlot Mix (Seeded)
- 4-6" River Rock
- Retaining Wall

Lot Cover Mix			
Common	Scientific	Rate	lbs/acre
Redtop	Agrostis alba	2.1	lbs/acre
Perennial Rye	Lolium perenne	14.7	lbs/acre
Timothy	Phleum pratense	2.1	lbs/acre
Canada Bluegrass	Poa compressa	9.8	lbs/acre
Kentucky Bluegrass	Poa pratensis	20.3	lbs/acre
White Clover	Trifolium	2.1	lbs/acre
Chewings Fescue	Festuca rubra	12	lbs/acre
Tall Fescue	Festuca arundinacea	12	lbs/acre
TOTAL		75.1	lbs.
Seeding Rate: 70 lbs. per acre			
* all seeded areas to receive 50 Oats at 50 lbs per acre			
* all seeded areas to be mulched with straw at a rate of 2000 lbs per acre and disc anchored			
OutLot Cover Mix			
Nurse/Cover			
Common	Scientific	Rate	Acres
Oats	Avena sativa	30	lbs/acre
TOTAL		30	lbs
Native Grasses			
Common	Scientific	Rate	Acres
Little Bluestem	Andropogon scoparius	3	lbs/acre
Sideoats Grama Grass	Bouteloua curtipendia	3	lbs/acre
Prairie Dropseed	Sporobolus heterolepis	1	lbs/acre
Blue Grama Grass	Bouteloua gracilis	1	lbs/acre
Quatro Sheep Fescue	Festuca ovina	30	lbs/acre
TOTAL		38	lbs
Native Wildflowers			
Common	Scientific	Rate	Acres
Purple Prairie Clover	Petalostemum purpureum	2	oz/acre
Black-eyed Susan	Rudbeckia hirta	4	oz/acre
Prairie Blazing Star	Liatris pycnostachya	2	oz/acre
Common Milkweed	Asclepias syriaca	2	oz/acre
Wild Bergamot	Monarda fistulosa	2	oz/acre
TOTAL		12	oz

PLANT SCHEDULE

Overstory						
Code	Common Name	Botanical Name	Cont.	Qty.	M Height	M Width
PA	Prairie Gold Aspen	Populus tremuloides "NEArb"	2.5" BB	41	20-30'	15-20'
RB	River Birch	Betula nigra	2.5" BB	21	40-60'	30-40'
DB	Dakota Pinnacle Birch	Betula platyphylla "Fargo"	2.5" BB	9	20-30'	8-10'
KC	Kentucky Coffee Tree	Gymnocladus dioica	2.5" BB	5	50-60'	40-50'
HB	Common Hackberry	Celtis occidentalis	2.5" BB	4	50-75'	40-50'
AL	American Linden	Tilia amercana	2.5" BB	11	40-60'	20-30'
RM	Red Maple	Acer rubrum	2.5" BB	17	40-50'	15-20'
SO	Swamp White Oak	Quercus bicolor	2.5" BB	29	50-60'	40-50'

Coniferous						
Code	Common Name	Botanical Name	Cont.	Qty.	M Height	M Width
BF	Balsam Fir	Abies balsamea	6" BB	11	40-50'	20-25'
LA	American Larch	Larix laricina	6" BB	23	40-60'	15-30'
NP	Norway Pine	Pinus resinosa	6" BB	26	60-80'	20-30'
WP	White Pine	Pinus strobus	6" BB	39	50-80'	30-40'
BH	Black Hills Spruce	Picea glauca densata	6" BB	49	30-40'	20-30'
NS	Norway Spruce	Picea abies	6" BB	26	60-80'	25-30'

Undertory						
Code	Common Name	Botanical Name	Cont.	Qty.	M Height	M Width
HA	Thornless Hawthorn	Crataegus crus-galli var. inermis	2" BB	6	15-20'	15-20'
LT	Japanese Lilac	Syrnnga reticulata	2" BB	8	25-30'	20-25'
MA	Showy Mountain Ash	Sorbus decora	2" BB	5	20-25'	20'
SB	Servicberry Tree	Amelanchier x grandiflora "Autumn Brilliance"	2" BB	12	20-25'	15'

Shrubs						
Code	Common Name	Botanical Name	Cont.	Qty.	M Height	M Width
CB	Black Chokeberry	Aronia melanocarpa elata	18"+ HT	54	4-6'	4-5'
DW	Compact Dogwood	Cornus sericea "Bailadeline"	18"+ HT	81	4-5'	4-5'
WH	Wild Hydrangea	Hydrangea arborescens L.	18"+ HT	74	3-5'	3-5'
MK	Miss Kim Lilac	Syrnnga meyeri "Miss Kim"	18"+ HT	37	5-6'	5-6'
WB	Winterberry	Ilex verticillata "Jim Dandy"	18"+ HT	65	4-5'	4-5'

Perennials						
Code	Common Name	Botanical Name	Cont.	Qty.		
BES	Black Eyed Susan	Rudbeckia "Goldsturm"	1 Gal	32		

PRELIMINARY LANDSCAPE PLAN

CEDAR CREEK
LENNAR

FILE #

L1

6

GENERAL LANDSCAPE NOTES

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

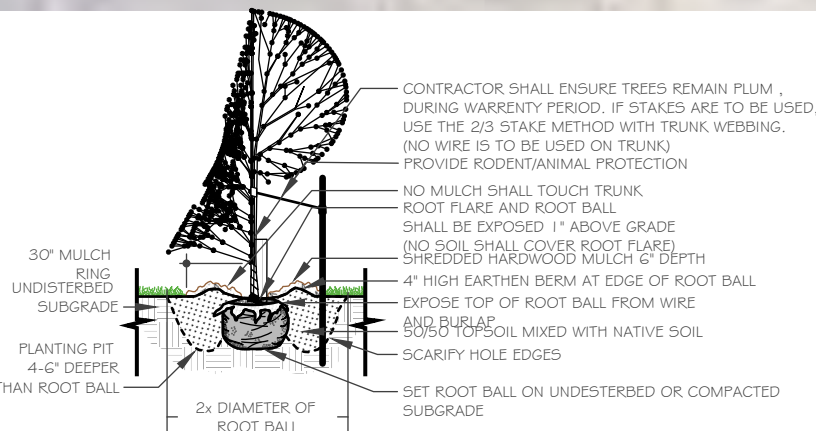
- 11) CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION.

GROUND COVER NOTES

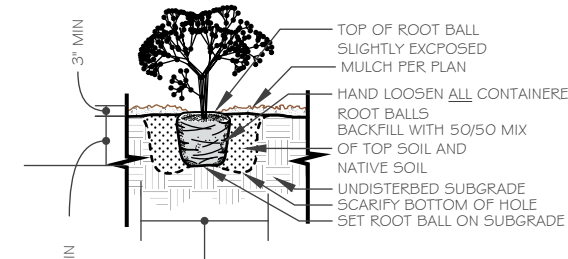
- 1) ALL DISTURBED AREAS AFFECTED BY INSTALLATION OF THE LANDSCAPE AND ARE NOT PAVED SHALL BE SEEDED OR SODDED, AS SPECIFIED BY THE PLAN.
- 2) ALL AREAS TO RECEIVE SOD SHALL ALSO RECEIVE 4" OF TOPSOIL PRIOR TOINSTALLING SOD.TOPSOIL SHALL BE FREE OF TREE ROOTS, STUMPS, BUILDING MATERIAL AND TRASH, AND SHALL BE FREE OF STONES LARGER THAN 1 1/2" INCHES IN ANY DIMENSION.
- 3) WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
- 4) SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.
- 5) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD VERIFICATION OF UTILITY LOCATION BY CALLING GOPHER ON STATE PRIOR TO BEGINNING WORK, TO ENSURE ALL TREES ARE PLANTED OUTSIDE OF 10' UTILITY EASEMENT, MEASURED FROM TREE TRUNK TO PIPE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL DAMAGED UTILITIES AS A RESULT OF LANDSCAPING CONSTRUCTION AT NO COST TO THE OWNER
- 6) A MINIMUM OF 2 ROWS OF SOD SHALL BE PLANTED BEHIND ROAD CURB THAT MNDOT 3878 C SPECIFICATION FOR SALT TOLERANCE, IF IRRIGATION IS NOT
- 7) AREAS WHERE SIDEWALKS PARALLEL ROADS, SHALL BE SODDED FROM BACK OF CURB TO SIDEWALK. SOD SHALL MEET MNDOT 3878 C SPECIFICATION FOR SALT TOLERANCE.
- 8) TURF ON ALL OTHER AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED BY SEEDING,MULCHING AND FERTILIZING.
- 9) ALL DISTURBED AREAS TO BE TURF SEEDED, ARE TO RECEIVE 4" TOP SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. FOR SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES INSTALL EROSION CONTROL BLANKET.
- 10) ALL DISTURBED AREAS TO RECEIVE NATIVE SEED, ARE TO RECEIVE PLANTING SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. FOR SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES INSTALL EROSION CONTROL BLANKET.

PLANTING NOTES

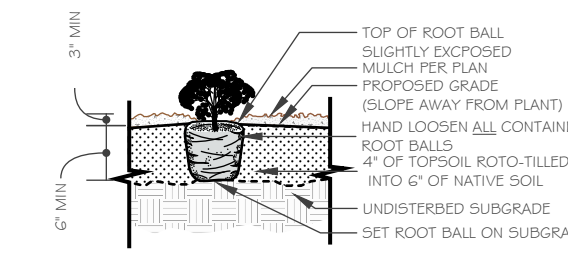
- 1) TREES AND SHRUBS SHALL BE FRESHLY DUG AT TIME OF DELIVERY UNLESS CONTAINER GROWN, IF CONTAINER GROWN, PLANTS SHALL BE WATERED EVERYDAY AND KEPT IN A PARTIALLY SHADED AREA UNTIL PLANTED.
- 2) TREES TO BE PLANTED EXCEPT MULTI-STEM TREES SHALL HAVE A SINGLE STRAIGHT LEADER AND TAPERED TRUNK. ALL TREES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



1) TYPICAL TREE DETAIL
NO SCALE



2) TYPICAL SHRUB DETAIL
NO SCALE



3) TYPICAL PERENNIAL DETAIL
NO SCALE

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I hereby certify that this plan, plan set, specification or report was prepared by me or under my direct supervision and that I am duly registered Landscape Architect under the laws of the State of Minnesota.
Name: Date: 10/16/2024 Reg# ---



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mklein@norblylandscape.com
763.257.6210

PROJECT #
EXHIBIT M
LANDSCAPE
MINN

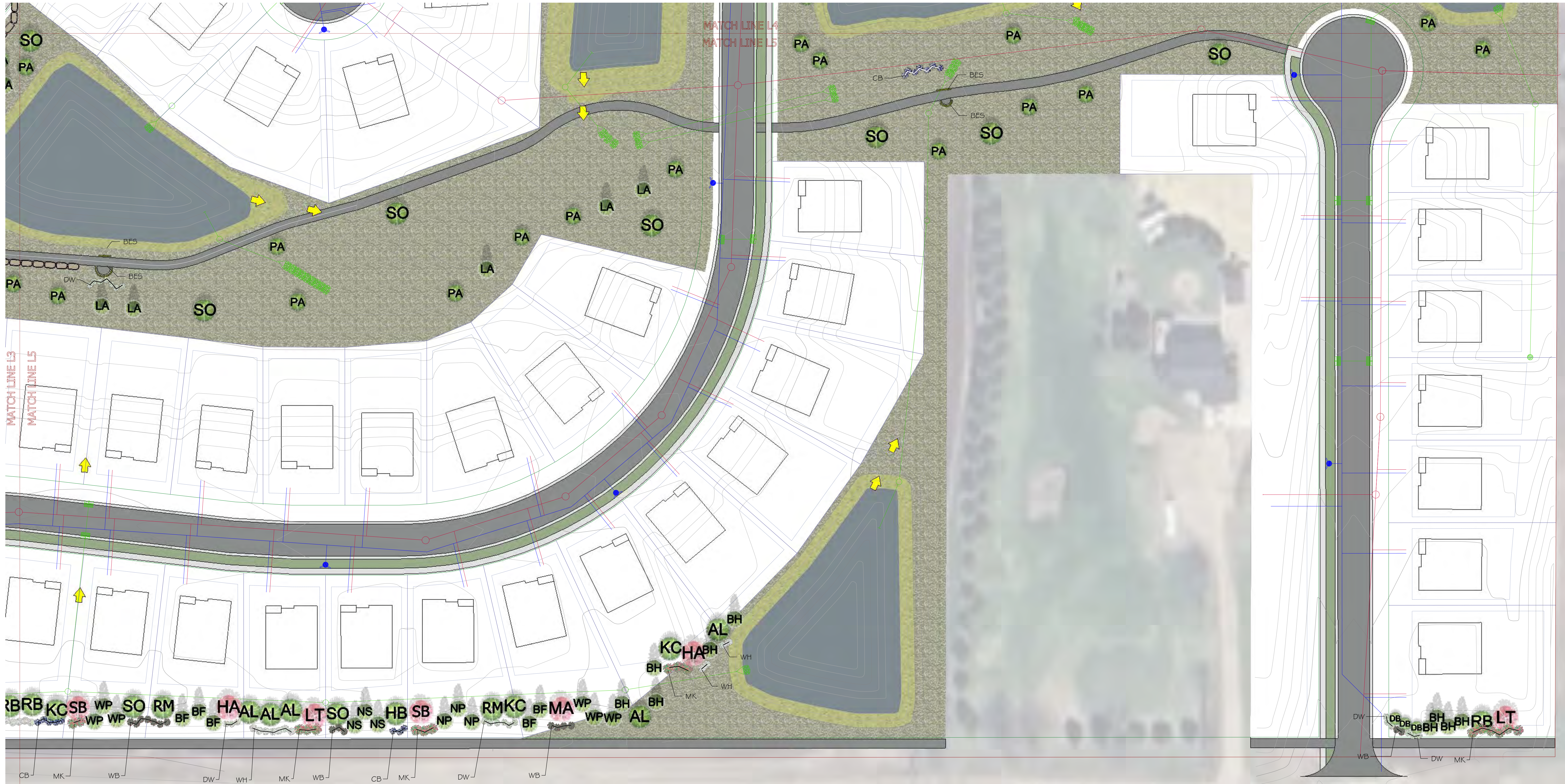
DRAWN BY
MK
CHECKED BY
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DATE
10/16/2024

REVISIONS

BY	NO.	DATE	COMMENTS
MK	01	240808	Revise per city/client comments
MK	02	240904	Revise per city/client comments
MK	03	240912	Revise per city/client comments
MK	04	241016	Revise per city/client comments



	DRAWN BY	BY	NO.	DATE	COMMENTS	© THIS PLAN SET AND THE CONCEPTS REPRESENTED HEREIN ARE THE PROPERTY OF KLEIN-NORBY LANDSCAPE & SITE DESIGN. CHANGES TO OR USE OF THIS PLAN SHALL REQUIRE PRIOR WRITTEN APPROVAL BY KLEIN-NORBY LANDSCAPE & SITE DESIGN	I hereby certify that this plan, plan set, specification or report was prepared by me or under my direct supervision and I am duly registered Landscape Architect under the laws of the State of Minnesota. PRELIMINARY FOR CONSTRUCTION		KLEIN-NORBY LANDSCAPE & SITE DESIGN www.norbylandscape.com mklein@norbylandscape.com 763.257.6210	PROJECT #		PRELIMINARY LANDSCAPE PLAN CEDAR CREEK LENNAR	FILE #	
	CHECKED BY	MK	MK	01	240808					Revise per city/client comments	L26			
	KN	MK	02	240904	Revise per city/client comments									
	DATE	MK	03	240912	Revise per city/client comments									
	10/16/2024	MK	04	241016	Revise per city/client comments									
Name _____ Date: 10/16/2024 Reg# ____														



Legend

- 4-6" River Rock Mulch over fabric
- 3" Double Shredded Bark Mulch
- Vinyl Edging

L6 Building Groundcover

L6 North Facing Plantings (Shade Exposure)

- Karl Foerster Grass
- Stella de Oro Daylily
- Rheinland Astilbe
- Globe Hemlock
- Rheinland Astilbe
- Karl Foerster Grass

L6 South/East/ West Facing Plantings (Sun Exposure)

- Big Bluestem
- Ornamental Allium
- Salvia
- Globe Fir
- Salvia
- Big Bluestem

L6 North Facing Plantings (Shade Exposure)

- The Rocket Ligulana
- Red Winterberry
- Spreading Yew
- The Rocket Ligulana
- Regal Splendor Hosta
- Brunnera
- Autumn Fire Sedum
- Karl Foerster Grass

L6 South/East/ West Facing Plantings (Sun Exposure)

- Dwarf Pink Lilac
- Blue Globe Spruce
- Moonshine Yarrow
- Dwarf Russian Sage
- Dwarf Pink Lilac
- Dwarf Russian Sage
- Black Eyed Susan
- Floristan Liatris
- Big Bluestem
- Ornamental Allium
- Big Bluestem
- Black Eyed Susan
- Floristan Liatris

Revisions:

BY	NO.	DATE	COMMENTS
MK	01	240808	Revise per city/client comments
MK	02	240904	Revise per city/client comments
MK	03	240912	Revise per city/client comments
MK	04	241016	Revise per city/client comments

Scale: 1"=10'

Project Information:

- PROJECT #**: LAKEVILLE, MN
- PRELIMINARY LANDSCAPE PLAN**: CEDAR CREEK LENNAR
- FILE #**: L6 6

Professional Seal: I hereby certify that this plan, plan set, specification or report was prepared by me or under my direct supervision and that I am duly registered Landscape Architect under the laws of the State of Minnesota.
Name: _____ Date: 10/16/2024 Reg#: _____

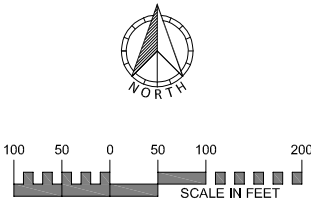
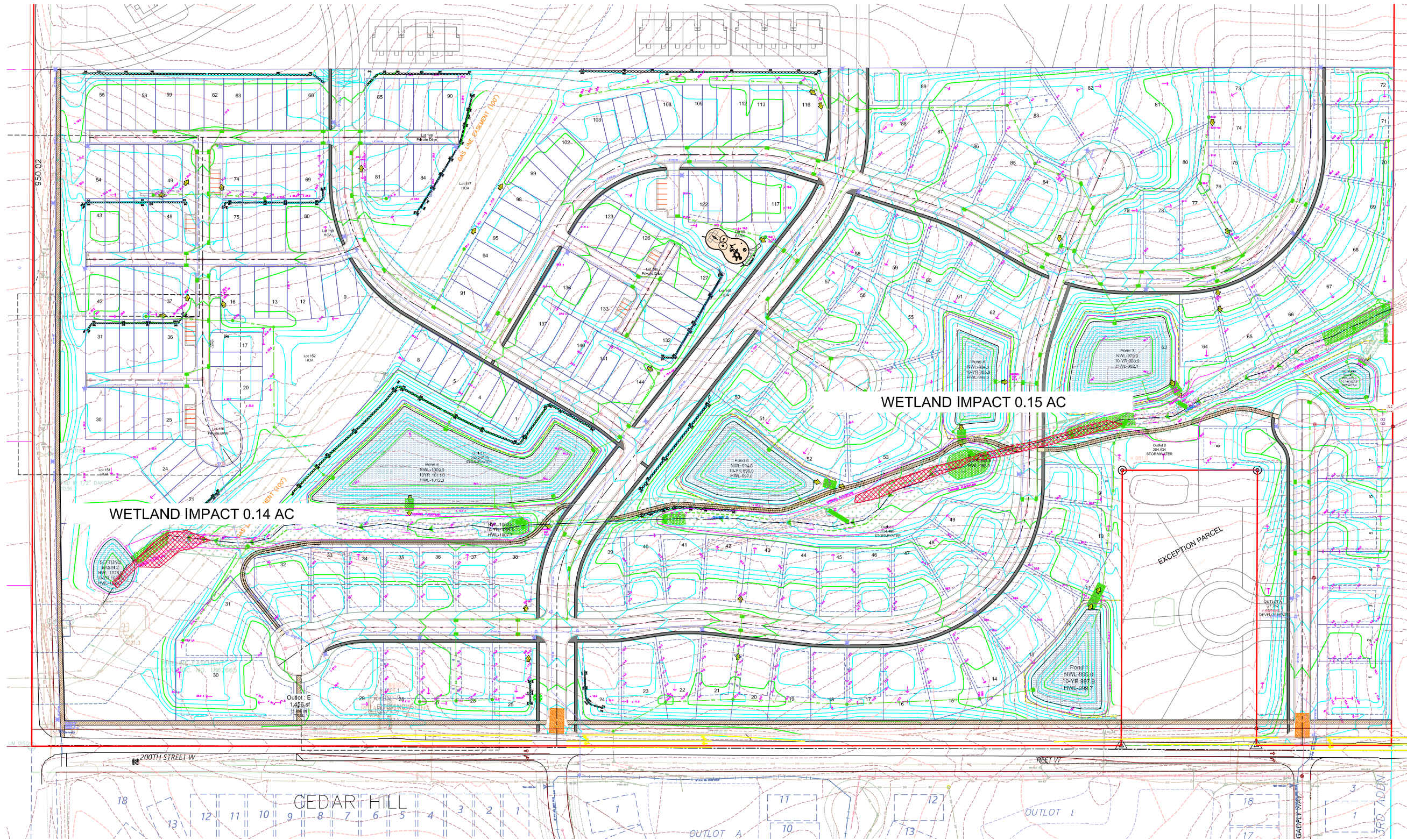


EXHIBIT N

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

DRAWING NAME	NO.	BY	DATE	REVISION
XXX	1	CAW	6/14/2024	DIMENSIONS
DRAWN	2	CAW	8/13/2024	CITY COMMENTS
XXX	3	CAW	9/17/2024	CITY COMMENTS
CHECKED	4	CAW	10/16/2024	CITY COMMENTS
XXX				
DATE				
XXXXXX				

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I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Charles A. Wiemerslage
CHARLES A. WIEMERSLAGE, P.E.
Date: 05/24/24 Lic. No. 49180



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

CITY PROJECT NO.
--
**LAKEVILLE,
MINNESOTA**

PRELIMINARY WETLAND IMPACT
CEDAR HILLS NORTH
LENNAR

FILE NO.
5401-697
GP6



Dakota County Surveyor's Office

Western Service Center • 14955 Galaxie Avenue • Apple Valley, MN 55124
952.891-7087 • Fax 952.891-7127 • www.co.dakota.mn.us

July 18, 2024

City of Lakeville
20195 Holyoke Ave.
Lakeville, MN 55044

Re: **CEDAR HILLS NORTH**

The Dakota County Plat Commission met on July 17, 2024, to consider the preliminary plat of the above referenced plat. The plat is adjacent to CSAH 23 (Cedar Ave.) and CR 64 (200th St. W.) and is therefore subject to the Dakota County Contiguous Plat Ordinance.

The preliminary plat includes a residential development north of County Road 64 (200th St W) and east of CSAH 23 (Cedar Ave). The right-of-way needs are 50 feet of half right of way along CR 64 and 100 feet of half right of way along CSAH 23. Access to the site along CR 64 include two accesses that align with the south intersections at Gallifrey Way and Gadfly Way.

However, Gadfly Way is shown as a cul-de-sac and not a through street. The Plat Commission recommended Gadley Way to be a through street. Restricted access should be shown along all of CSAH 23 and all of CR 64 except for two access openings at Gallifrey Way and Gadfly Way. A quit claim deed to Dakota County for restricted access is required with the recording of the plat mylars.

According to the Cedar Avenue Corridor Study, the intersections at 197th Street/Cedar Avenue and 200th Street/Cedar Avenue are planned to be restricted in the future. Also, as noted, the traffic study required by the Plat Commission on March 27, 2024, was recently received and the County Traffic Engineer has not reviewed the study at this time.

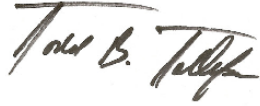
The Plat Commission has approved the preliminary plat provided that the described conditions are met. The Ordinance requires submittal of a final plat for review by the Plat Commission before a recommendation is made to the County Board of Commissioners.

Traffic volumes on CSAH 23 and CR 64 are 21,800 and 2,421 ADT, respectively, and are anticipated to be 39,000 and 5,500 ADT by the year 2040. These traffic volumes indicate that current Minnesota noise standards for residential units could be exceeded for the proposed plat. Residential developments along County highways commonly result in noise complaints. In order for noise levels from the highway to meet acceptable levels for adjacent residential units, substantial building setbacks, buffer areas, and other noise mitigation elements should be incorporated into this development.

No work shall commence in the County right of way until a permit is obtained from the County Transportation Department and no permit will be issued until the plat has been filed with the County Recorder's Office. The Plat Commission does not review or approve the actual engineering design of proposed accesses or other improvements to be made in the right of way. Nothing herein is intended to restrict or limit Dakota County's rights with regards to Dakota County rights of way or property. The Plat Commission highly recommends early contact with the Transportation Department to discuss the

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: Charlie Wiemerslage, Sathre Eng.



Memorandum

To: Kris Jenson, Planning Manager

From: Jon Nelson, Assistant City Engineer
McKenzie L. Cafferty, Environmental Resources Manager
Joe Masiarchin, Parks and Recreation Director

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

Date: October 29, 2024

Subject: Cedar Hills North

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

BACKGROUND

Lennar has submitted a preliminary plat named Cedar Hills North. The proposed subdivision is located east of and adjacent to Cedar Avenue (CSAH 23) and north of and adjacent to 200th Street (CR 64). The parent parcels consist of seven metes and bounds parcels (PID Nos. 220220054010, 220220054020, 220220050010, 220220055020, 220220051011, 220220051012, and 220220052020), zoned RST-2 (Single and Two-Family Residential) and RM-3 (Medium Density Residential).

The preliminary plat consists of eighty-eight (88) single-family lots and one hundred forty-four (144) attached townhome lots within thirty-eight (38) blocks, and six (6) outlots on 148.6 acres. The Developer is dedicating 1.50 acres as Cedar Avenue and 200th Street right-of-way.

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

- Outlot A: Future development; to be retained by the current property owner (0.64 acres)
- Outlot B: Stormwater management basin and channel; to be deeded to the City (4.70 acres)

- Outlot C: Stormwater management basin and channel; to be deeded to the City (3.55 acres)
- Outlot D: Stormwater management basin and channel; to be deeded to the City (5.98 acres)
- Outlot E: Public access trail; to be deeded to the City (0.03 acres)
- Outlot F: Future development; to be retained by the current property owner (72.45 acres)

The proposed development will be completed by:

Developer:	Lennar
Engineer/Surveyor:	Sathre-Bergquist, Inc.

SITE CONDITIONS

The Cedar Hills North site is agricultural land, three single family homes and contains two delineated wetlands and a drainageway through the site traveling west to east. The parent parcels are bisected by a ridge through the northwest of the site, draining southeast towards the drainageway and northwest towards Cedar Avenue. The south end of the site drains north towards the drainageway. There is an overhead line and facility on the southwest end of the site.

EASEMENTS

The following easement exists on the parent parcels and will be vacated with the final plat:

- Easement in favor of the City of Lakeville for roadway, drainage, and utility purposes per Document No. 3542271

STREET AND SUBDIVISION LAYOUT

Cedar Avenue (CSAH 23)

Cedar Hills North is located east of and adjacent to Cedar Avenue, a minor arterial County highway, as identified in the City's Transportation Plan. Cedar Avenue is currently constructed as a four-lane divided rural roadway with an urban center median. The current Dakota County Plat Review Needs Map indicates a half right-of-way requirement of 100-feet and designates this roadway as a future six-lane urban roadway over its entire length adjacent to the plat. The Developer is dedicating the necessary right-of-way as shown on the preliminary plat. The preliminary plat was reviewed and recommended for approval by the Dakota County Plat Commission at their July 18, 2024 meeting.

200th Street (CR 64)

Cedar Hills North is located north of and adjacent to 200th Street, a major collector County roadway, as identified in the City's Transportation Plan. 200th Street is currently constructed as a two-lane undivided rural roadway adjacent to the plat. The current Dakota County Plat Review Needs Map indicates a half right-of-way requirement of 50-feet and designates this roadway as a future two-lane undivided urban roadway over its entire length adjacent to the plat. The Developer is dedicating the necessary right-of-way as shown on the preliminary plat.

The preliminary plat was reviewed and recommended for approval by the Dakota County Plat Commission at their July 18, 2024 meeting.

The Developer is proposing two full access intersections along 200th Street with the development improvements. The Developer shall be responsible for any improvements to 200th Street (right turn/bypass lanes) as required by Dakota County at the proposed access locations.

Gallifrey Way

Development of Cedar Hills North includes the construction and extension of Gallifrey Way, a minor collector roadway, as identified in the City's Transportation Plan. Gallifrey Way is designed as a 38-foot-wide urban roadway with five-foot sidewalks along both sides of the street. The Developer is dedicating 80-feet of right-of-way for Gallifrey Way, as shown on the preliminary plat. Gallifrey Way will provide a connection and access to 200th Street and provide access to the future development of Outlot F.

Gadfly Way

Development of Cedar Hills North includes the construction of Gadfly Way, a local roadway. Gadfly Way is designed as a 32-foot-wide urban roadway with a five-foot sidewalk along one side of the street. The Developer is dedicating 60-feet of right-of-way. Gadfly Way will provide a connection and access to 200th Street and terminate in a permanent cul-de-sac south of Road 6.

Roads 3, 6, 8, and 11

Development of Cedar Hills North includes the construction of Roads 3, 6, 8, and 11, all local roadways. The streets are designed as 32-foot-wide urban roadways with a sidewalk along one side of the street. The Developer is dedicating 60-feet of right-of-way.

Roads 4, 5, and 7

Development of Cedar Hills North includes the construction of Roads 4, 5, and 7, all local cul-de-sac roadways. The cul-de-sac streets are designed as 32-foot-wide urban roadways within 60-feet of right-of-way.

Roads 12, 13, 14, 15, and 16 – Private Drives

Development of Cedar Hills North includes the construction of a privately owned and maintained roadway network providing driveway access to the attached townhome buildings. The private roadways are designed as 24-foot-wide and 28-foot-wide urban roadways connecting to Road 11.

CONSTRUCTION ACCESS

Construction traffic access and egress for grading, utility and street construction will be determined with each phase of construction. Access to the existing adjacent local roadways shall be limited as much as feasible for the development construction.

PARKS, TRAILS AND SIDEWALKS

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

Development of Cedar Hills North includes the construction of public trails and sidewalks. Five-foot wide concrete sidewalks, with pedestrian curb ramps, will be installed along one side of all local streets except for Road 4, 5 and 7 cul-de-sacs and the privately owned and maintained drives. Bituminous trails will be constructed along the north side of 200th Street (10-foot wide) from the eastern plat boundary to the western plat boundary, and the east side of Cedar Avenue (10-foot wide) from the southern plat boundary to the northern plat boundary. The Developer shall complete an ADA-compliant pedestrian crossing 200th Street at the intersection of 200th Street and Cedar Avenue. The Developer will be responsible for 100% of the grading and restoration for the bituminous trails. The Developer shall receive a credit to the final plat cash fees for the City's 3/8th share (excluding grading and restoration) of the trail construction costs.

UTILITIES

SANITARY SEWER

Cedar Hills North is located within subdistricts FO-60100 and FO-60200 of the Farmington Outlet sanitary sewer district as identified in the City's Sanitary Sewer Comprehensive Plan.

Development of Cedar Hills North includes the extension of public sanitary sewer. 8-inch sanitary sewer will be constructed within the subdivision. The wastewater from the development will be conveyed via existing trunk sanitary sewer to the MCES Farmington Interceptor and continue to the Empire Wastewater Treatment Facility. Cedar Hills North will extend the trunk sanitary sewer line through the development to the northern plat boundary. A Direct Connection Permit is required from the Metropolitan Council for the connection to the interceptor. The development shall coordinate placement of a sanitary sewer meter within the development in accordance with requirements set forth by the Metropolitan Council. The city will credit the Developer for the oversizing of the trunk sanitary sewer constructed with the development improvements. The credit will be based on the cost difference between 8-inch sewer and the sewer that will be installed. The credit will be applied to the Developer's final plat cash fees and will be based on an estimate provided by the Developer's engineer.

The Sanitary Sewer Availability Charge has not been collected on the parent parcels 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

Development of Cedar Hills North includes the extension of public watermain. 8-inch watermain will be extended within the development to provide water service to the

subdivision. 8-inch watermain will be extended to the northern plat boundary at Galifrey Way and Road 11 to service future development.

Consistent with the City's Comprehensive Water System Plan, trunk watermain extensions are required to be completed with the preliminary plat. The Developer shall extend 16-inch trunk watermain along the east side of Cedar Avenue from 200th Street to the north plat boundary. The Developer shall extend 12-inch trunk watermain along Gadfly Way and Road 6 to the north plat boundary.

The City will credit the Developer for the oversizing of the trunk watermain in the development. The credit will be based on the cost difference between 8-inch watermain and the oversized watermain that will be installed. The credit will be applied to the Developer's final plat cash fees and will be based on an estimate provided by the Developer's engineer.

UNDERGROUNDING

Overhead electric service lines and poles are located along the east side of Cedar Avenue within the southwest preliminary plat area. The Developer is required to remove the poles and place the service utilities underground with the final plat, consistent with the City's Public Ways and Property Ordinance.

DRAINAGE AND GRADING

Cedar Hills North is located within subdistricts FO-018 and FO-039 of the Farmington stormwater district as identified in the City's Water and Natural Resources Management Plan.

Development of Cedar Hills North includes the construction of seven (7) publicly owned and maintained stormwater management basins and stabilization and alteration of one (1) publicly owned and maintained channel to collect and treat the stormwater runoff generated from the site. The basins will outlet to the channel within the preliminary plat area. The channel flows west to east into the City of Farmington.

The stormwater management basins and channel will be located within Outlots B, C, and D which will be deeded to the City with the final plat. The stormwater basin design is consistent with City 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 permits will not be issued until a soils report and an as-built certified grading plan have been submitted and approved by City staff.

Cedar Hills North 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 Cedar Hills North includes the construction of public storm sewer systems. Storm sewer will be installed within the subdivision to collect and convey stormwater runoff generated from within the public right-of-way and lots to the public stormwater management basins and channel located within Outlots B, C, and D. The channel conveys the stormwater off site to the eastern plat boundary into City of Farmington.

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

The Storm Sewer Charge has not been collected on the parent parcels and must be paid with the Cedar Hills North final plat. The Developer will receive a credit to the Storm Sewer Charge for deeding the portions of Outlots B, C, and D containing wetland and wetland buffer space, calculated at \$5,500/acre consistent with City policy. The reimbursement will be calculated with the final plat.

RESIDENTIAL BUFFER YARD REQUIREMENTS

Cedar Avenue is a minor arterial and 200th Street is a major collector roadway as identified in the City's Transportation Plan. A buffer yard containing earth berms and/or plantings of a sufficient density to provide a visual screen and a reasonable buffer a minimum of ten feet in height shall be provided adjacent to Cedar Avenue and 200th Street consistent with the Zoning Ordinance. A certified as-built grading plan of the buffer yard berm must be submitted and approved by City staff prior to the installation of any buffer yard plantings.

FEMA FLOODPLAIN ANALYSIS

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

WETLANDS

The wetland delineation for the site was approved on February 27, 2024. The wetland delineation was completed by MNR. The delineation identified two small wetlands on the site adjacent to the Vermillion River Watershed Water Quality Corridor. As part to of the development the previously farmed and eroded channel will be realigned and restored. The development will be impacting 0.29 acres of wetland for a road crossing and restoring the channel. Applicant will purchase a total of 0.58 acres of banking credits. The wetland replacement plan was approved on October 28th, 2024.

Based on the information provided in the report the impacts indicated for the areas outlined in the report have been determined to be acceptable for use in implementing the Wetland Conservation Act. No impacts are allowed until the final withdrawal information has been received from BWSR. It is the applicant's responsibility to obtain proper wetland approvals from the U.S. Army Corps of Engineers prior to any impacts to the wetland or channel.

All wetlands, channel and buffers will be placed in a city owned outlot that will be dedicated at final plat. The developer is responsible for the establishment of the channel with native vegetation and will be required to manage the site for a minimum of 5 years until established.

TREE PRESERVATION

The tree preservation plan identifies 196 trees on site and plans propose to remove all trees. The landscape plan must be revised prior to the final plan to replace Norway Maple, a specially regulated species, with a different tree type; and to meet the planting requirements consistent with the Zoning Ordinance. Significant trees, as identified in the Lakeville Subdivision Ordinance, shall be protected and preserved throughout the grading and construction activities.

EROSION CONTROL

The Developer is responsible for meeting all the requirements of the MPCA Construction Permit. A detailed SWPPP must be submitted to the City for review prior to any land disturbance. Redundant silt fence is required along all wetlands and waterways that do not have a 50-foot established buffer.

The Developer is responsible for the establishment of native vegetation around all stormwater treatment basins and any disturbed or farmed buffer. A management plan including a schedule for maintenance must be included in the final plat plans.

Additional erosion control measures may be required during construction as deemed necessary by City staff or the Vermillion River Watershed JPO. Any additional measures required shall be installed and maintained by the developer.

RECOMMENDATION

Engineering recommends approval of the preliminary plat, grading and erosion control plan, and utility plan for Cedar Hills North, subject to the requirements and stipulations within this report. It is stipulated that the retaining walls shown on the plans are modified to remove retaining walls from publicly owned outlots and have an accessible path for maintenance on both sides of the retaining wall.



Memorandum

FYI

To: Planning Commission
From: Kris Jenson, Planning Manager
Date: October 29, 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:

- Minor Zoning ordinance amendments

At their October 21, 2024 meeting, the City Council approved the following:

- Lakeville 35 Logistics Park North preliminary plat and CUP
- Crown Lakeville Apartments preliminary plat and CUP