



AGENDA
PARKS, RECREATION & NATURAL RESOURCES COMMITTEE
MEETING

January 22, 2025 - 6:00 PM
City Hall Council Chambers

1. Call to Order
2. Approval of the Minutes
 - a. January 8, 2025 Meeting Minutes
3. Citizen Comments
4. Discussion Items
 - a. Antlers Ridge Second Addition Preliminary Plat
 - b. Spyglass Park Phase II Community Survey Results
5. Staff Notices
6. Adjourn

CITY OF LAKEVILLE
PARKS, RECREATION & NATURAL RESOURCES COMMITTEE
MEETING MINUTES
January 8, 2025

Committee Chair Weberg called the meeting to order at 6:00 p.m. in the City Council Chambers.

Members Present: Holly Weberg, Daniel Volkosh, Erin Young, Steven Henneberry, Shahid Nadeem

Members Absent: Lindsay Haneman, Monica Joubert, Surya Ganesan (alternate)

Staff Present: Parks and Recreation Director Joe Masiarchin

1. Approval of November 6, 2024 minutes

A motion was made by Volkosh, seconded by Young to approve the November 6, 2024 minutes as written.

Ayes: unanimous

2. Citizen comments

Steve Huber, 16694 Hearthside Way: Mr. Huber inquired about the status of the project, if there were still opportunities for discussion and exploration of other locations for the new fire station. He expressed concerns over the loss of trees, land and green space; while the existing amenities could fit onto a smaller parcel, the reduced size was not ideal. Expressed the need for greater transparency on the project, budget and what other locations were considered. Though the park amenities would be updated with this project, many upgrades to the park have been completed over the last 3-5 years. Mr. Huber requested a list of comparable parks that are operational on a similarly sized parcel. Staff will follow up with Mr. Huber on this item and the upcoming public meetings on the project.

3. Cherryview Park Improvements and New Fire Station

In response to Mr. Huber, staff indicated that the project is still open for public comment and that there would be future opportunities for the community to provide input on the project. The Fire Department's budget allocation for land acquisition came in under the estimated cost of various locations in the area making the Cherryview Park location the most financially feasible option.

Staff provided an overview of the public open house that was hosted on January 7, 20-30 neighbors attended the meeting. Some of the feedback included concerns around the loss of green space, relocating the playground closer to the road and the noise/traffic that would be generated from the proposed fire station. Staff reiterated that the proposed project is in very early stages, the first step being to develop a concept that included all the existing amenities in addition to the new fire station. A site survey and tree delineation is yet to be completed, this will occur at a later date to provide more clarity around the site changes and improvements.

Committee Discussion:

What other parks are available to residents in the neighborhood? Cedar Highlands, Foxborough, Pinnacle Reserve, and Grand Prairie Parks are accessible to this neighborhood.

How was the budget for land acquisition determined? This would have been a collaborative process that could have included Administration, Finance and the Fire Department. General consensus was that the impact of the permanent loss of land was being overlooked, and this committee would like to review the determination on the other potential locations prior to making a recommendation to move forward with the project. There were also concerns about the reduced enjoyment and usability of the park. The committee inquired as to whether the fire station required the amount of space depicted and could smaller parcels be considered if not.

Are there opportunities to utilize the vacated fire stations for public facilities? This committee is aware of the facility constraints of the Heritage Center and posed the question of repurposing the existing fire stations. Staff indicated that they could potentially be repurposed or would be sold.

What are the benefits to the park as a result of this project? The proposal includes a new warming house with a modern restroom building, lighting improvements for the skating rink and ballfield, increased parking and an expanded basketball court. Again, the proposed concept was drafted to include the existing amenities, but these are subject to change based on community feedback. The cost of the park improvements is estimated at \$1 million.

Will the Park Dedication funds be repaid? Yes, in addition the park improvements, the funds for the Park Dedication will be replenished.

Would the fire station have its own parking? Yes, in addition to expanded parking at the park. The existing parking has not been enough to accommodate park users based on feedback that the Recreation Department has received from program participants.

What is the likelihood that park space could be repurposed in the future in a similar situation? This is a unique situation; the discussion began as a result of restructuring and growth of the fire department. The area that Cherryview Park is located in will still be the future location of a new fire station regardless of whether or not the park space is used.

Will the project be brought to this committee for a recommendation? Yes, if the project moves forward at Cherryview Park, this committee will review the plans at a future date. The item could also go to an upcoming City Council Work Session or public meeting.

4. Strategic Plan

Dates and times have been solidified, input will be tremendously helpful.

Weberg – Are we partnering with other committees? Just this committee and city staff will be attending. These are open to the public if they would like to attend and listen. Are there materials that will be sent prior to the sessions? Yes, a general document will be sent to committee members to review as we get closer to the date.

5. Staff Report

Online reservations for Lakeville residents opened on January 1. So far, 67 reservations have been made with \$25,000 in rental revenue. New this year, the John Hennen Pavilion will be reserved on a block schedule to improve efficiency.

Grand Prairie Park construction continues with wood framing at the field support building, structural steel installation at the main building and backfilling of the foundation walls at the Grandstand. The site contractor installed the flume pipe and filter screen for the irrigation system in the west pond. This will complete the site construction for the winter season, Friedges will return in the spring to continue site grading.

The Proxess software and lock systems continues to roll out for most indoor buildings excluding Steve Michaud Park. Over 50 warming house attendants and a few reservations have utilized the new system. The Arts Center and Fine Arts Building are scheduled to be moved to Proxess by the end of this week.

Staff has shifted to a two-brochure timeline, currently the summer-fall brochure is being type set. Online registration will open February 13, the brochure will be mailed to residents starting February 21. The cost savings will allow for additional marketing opportunities throughout the year.

Upcoming Recreation events include the Illumination Walk, Ritter Fest and the Youth Ice Fishing Contest.

Motion was made by Henneberry, seconded by Young to adjourn the January 8, 2025 meeting.

Ayes: unanimous

6. Adjourn

Meeting 7:06 p.m.



Memorandum

To: Planning Commission
From: Heather Botten, Senior Planner
Date: January 16, 2025
Subject: Packet Material for the January 23, 2025 Planning Commission Meeting
Agenda Item: Antlers Ridge 2nd Addition

1. Preliminary plat
2. Conditional use permit for a Shoreland Impact Plan
3. Vacation of existing drainage and utility easements

ACTION DEADLINE: March 25, 2025

BACKGROUND

Tamarack Land Lake Marion Commons LLC (Tamarack Land) representatives have submitted applications and plans for Antlers Ridge 2nd Addition, which proposes the development of 26 twinhome lots on property located east of Kenrick Avenue and north of 205th Street. The proposed development includes applications for: 1) a preliminary plat of 26 twinhome lots, 2) a conditional use permit for a shoreland impact plan within the Shoreland Overlay District of Lake Marion, and 3) vacation of public drainage and utility easements. The public hearing for the vacation of easements will take place at the February 3, 2025 City Council meeting.

This is the second phase of a preliminary plat of 54 twinhome lots, which was approved by the City Council on July 17, 2023. The final plat for the first phase of 34 twinhomes was approved July 15, 2024. The proposed 2nd Addition includes six additional twinhome lots from what was originally approved, triggering a new preliminary plat review. The preliminary plat plans have been reviewed by the Engineering Division and Park and Recreation Department staff. The proposed parcel consists of Outlot B, Antlers Ridge, which was mass graded following preliminary plat approval of Antlers Ridge.

EXHIBITS:

- A. Site Location Map
- B. Zoning Map
- C. Existing Conditions
- D. Preliminary Plat
- E. Preliminary Grading Plan
- F. Preliminary Utility Plans (2 pages)
- G. Preliminary Tree Preservation Plan (2 pages)
- H. Impervious Calcs
- I. Open Space
- J. Shoreland Calcs
- K. Phasing
- L. Ghost Plan of Marek Property
- M. Landscape Plan
- N. Easement Vacation

PLANNING ANALYSIS

Existing Conditions. The subject property, together with properties to the north, were at various times active gravel mining operations beginning approximately at the time Interstate 35 was constructed in the early 1960s. Mining on the subject property was evident in 1950 according to Dakota County aerial photos and remained active until approximately the late 1970s.

A large amount of structural fill material was imported to the site in the early 2000s for the purpose of site rehabilitation of the gravel mining grades in anticipation for future development of the property. Tamarack Land has received approval from the City of a grading permit to continue import of additional fill material to finalize the grading to allow the site to develop with streets and city sewer. Following completion of the import and grading of the fill material, construction on the site would be allowed to commence following approval of a final plat.

Surrounding Zoning and Land Uses. The property is zoned RST-2, Single and Two Family Residential District. The proposed project is surrounded by the following existing or planned land uses:

- North – RM-2, Medium Density Residential District and RST-2, Single and Two Family Residential District (Ideal Rental)
- South – RST-2, Single and Two Family Residential District and PUD, Planned Unit Development District (Antlers Ridge and Terra Products)
- East – RST-2, Single and Two Family Residential District (Antlers Ridge first phase)
- West – RM-2, Medium Density Residential District (Marek Towing and Kenrick Avenue)

In addition to connecting to phase 1 of Antlers Ridge, the subject site is adjacent to Terra Products garden center to the south and to the west is Marek Towing, both of which abut Kenrick Avenue. The Terra Products site was developed for the garden center use in 1985 and is zoned PUD, Planned Unit Development. The Marek Towing building was constructed in the 1950s. The Marek Towing property was zoned commercial between 1969 and 1999 until the property was re-guided and rezoned to CC, Corporate Campus in 2000 and RM-2, Medium Density Residential in 2010. The use of the property has been considered legal, non-conforming since 1969.

Consistency with the Comprehensive Plan. Consistency with the Comprehensive Plan was reviewed with phase one of the Antlers Ridge development. The property is located in Planning District No. 4 of the 2040 Comprehensive Land Use Plan and is within the current Metropolitan Urban Service Area (MUSA). City municipal services, including sanitary sewer service, are available to serve the property. The west half of the property is guided for Medium/High Density Residential (5-9 units per acre) and the east half of the property is guided for Low/Medium Density Residential (4-5 units per acre) in the 2040 Comprehensive Plan. The proposed Antlers Ridge 2nd Addition preliminary plat meets the recommended goals and objectives outlined in Planning District No. 4 of the 2040 Comprehensive Plan.

Based on changing demographic characteristics of the community, the 2040 Comprehensive Plan encourages development of a variety of home styles. Inclusion of the proposed townhomes in the Antlers Ridge development provides a desirable land use transition from the single-family homes to the east of Antlers Ridge phase one and the attached townhomes to the south. The preliminary plat is consistent with the land use and housing policies of the 2040 Comprehensive Plan.

Consistency with the Capital Improvement Plan (CIP). The development costs associated with the Antlers Ridge 2nd Addition development are not programmed in the 2025-2029 CIP. City streets, sanitary sewer, and water utility improvements for the preliminary plat of Antlers Ridge 2nd Addition will be financed and constructed by the developer.

PRELIMINARY PLAT

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 Antlers Ridge 2nd Addition preliminary plat against these criteria finds that it is not a premature subdivision.

MUSA. The subject site is within the current Municipal Urban Service Area (MUSA). Sewer and water utilities are available to the subject site with adequate capacity to serve the proposed preliminary plat.

Lot Requirements.

The proposed lots shown on the preliminary plat have sufficient area to accommodate twinhomes. The RST-2 District requires at least 5,000 square feet per unit. The Antlers Ridge 2nd Addition preliminary plat has an average of 6,825 square feet per unit, which exceeds the per unit requirements of the RST-2 District.

Outlots. There are two outlots totaling 0.35 acres in the Antlers Ridge 2nd Addition preliminary plat. Both Outlot A (0.05 acres) and Outlot B (0.30 acres) will be conveyed by the Developer to the adjacent property owner, Marek Holdings LLC, for future development.

Density. The Antlers Ridge 2nd Addition preliminary plat consists of 26 twin home lots on 4.46 acres. This results in a gross density of 5.83 units per acre. Excluding the future development outlots, the overall net density is 6.33 units per acre.

Twinhome Setbacks. Section 11-57-15.B.2 and 3 of the Zoning Ordinance establishes the minimum setback requirements for twinhome dwellings within the RST-2 District shown in the table below. The preliminary plat plans comply with the setback requirements of the Zoning Ordinance.

Right of Way	20 feet 25 feet to garage face
Base Lot	30 feet
Wetland buffer	20 feet
Between Buildings	14 feet

Building Plans. The twinhome dwellings proposed for construction will be reviewed for compliance with Zoning Ordinance requirements in conjunction with the final plat and prior to issuance of building permits. The exterior materials and garage size must comply with the requirements of Section 11-57-19 of the Zoning Ordinance.

Access. The preliminary plat abuts Kenrick Avenue. The required right-of-way for Kenrick Avenue was dedicated with the Antlers Ridge final plat. Ingress and egress from the Antlers Ridge neighborhood is accessible from Kensfield Trail and 203rd Street.

Streets. The preliminary plat includes construction of 203rd Street, which will be a 32-foot-wide residential street constructed within a 60-foot-wide right-of-way that will end in a temporary cul-

de-sac. Barricades and a “Future Street Extension” sign must be placed at the west terminus of the street.

Sidewalks/Trails. A five-foot-wide concrete sidewalk will be constructed along the south side of 203rd Street, extending to the temporary cul-de-sac. When 203rd Street is extended to Kenrick Avenue in the future, the sidewalk would be extended as well.

Easements. Section 10-4-4.A of the Subdivision Ordinance requires dedication of drainage and utility easements at the perimeter of the development, abutting streets, and including any areas necessary as determined by the specific development. The preliminary plat indicates dedication of the required easements for all of the two-family dwelling lots. The need to oversize any easements for overland drainage or public utilities or any open space lot/outlot retained by the HOA is to be subject to review and approval of the City Engineer and will be included on the final plat.

The parent parcel, Outlot B, Antlers Ridge, includes a 10-foot-wide drainage and utility easement along the south and west property lines. A public hearing for the vacation of those easements will be held at the City Council meeting on February 3, 2025. If approved, these easements would be vacated in conjunction with the recording of the final plat. Any new easements, permanent or temporary, will be added at the time of final plat.

Utility Plan. The developer has submitted a sanitary sewer and water utility plan for the preliminary plat. All utility issues are subject to review and approval of the City Engineer and are described in the January 16, 2025, engineering report.

Grading and Erosion Control Plan. The developer has submitted plans for grading, drainage, erosion and sediment control with the preliminary plat and are addressed in the January 16, 2025, engineering report.

Landscaping. A landscape plan has been submitted for the Antlers Ridge 2nd Addition development, including landscaping around the foundations of the units. Landscaping is also proposed off-site as replacement trees due to grading on the Terra Products property near the southwest area of the preliminary plat. Written permission from Terra Products will be required prior to grading and installation of the landscaping on their property.

All landscaped areas, including common open space, must have an inground irrigation system with an automatic controller. With the final plat, the Developer must provide information that the landscaping meets the requirements of Section 11-57-19.G of the Zoning Ordinance for minimum landscape value based on project value including building construction, site

preparation, and site improvements. All landscaping shall be warranted for one year and guaranteed by financial security in the development contract at the time of final plat.

Park Dedication. The Parks, Trails, and Open Space Plan does not identify the need for park land within the Antlers Ridge 2nd Addition preliminary plat. The public park accessible to the Antlers Park neighborhood is located in the southeast quadrant of 205th Street and Kensington Boulevard. The developer shall submit cash in lieu of land at the time of final plat approval.

Satisfaction of the park dedication requirements is subject to the recommendation of the Parks, Recreation, and Natural Resources Committee at their January 22, 2025 meeting.

Tree Preservation Plan. A tree preservation plan was submitted with the preliminary plat of Antlers Ridge. The tree inventory identifies 888 significant trees with 322 save trees, or 36% of the total. Tree removal has been completed in conjunction with the site grading.

Wetlands. A wetland delineation was completed and submitted with the Antlers Ridge preliminary plat. The identified wetland was deeded to the City as part of the Antlers Ridge final plat.

Homeowners Association. Documents establishing a homeowner's association (HOA), in accordance with Section 11-57-17.B of the Zoning Ordinance, must be reviewed and approved by the City Attorney. Those documents, along with a deed conveying all common area lots to the HOA, must be recorded and proof of such submitted to Community Development staff prior to the release of building permits for the development.

Signs. No subdivision identification monument signs are proposed with the Antlers Ridge preliminary plat.

CONDITIONAL USE PERMIT

Shoreland Impact Plan. Antlers Ridge 2nd Addition preliminary plat is located within the Shoreland Overlay District of Lake Marion. Section 11-102-17 of the Zoning Ordinance requires the developer to submit a shoreland impact plan and a conditional use permit application to allow development within the shoreland overlay district. The shoreland impact plan includes requirements that the plans address steep slopes, erosion control, access to public utilities, stormwater management, and site development best management practices. The shoreland overlay district includes all land within 1,000 feet of the Lake Marion ordinary high water level (OHWL) of 983.1 feet. While none of the Antlers Park 2nd Addition twinhomes are proposed to be abutting the lake, the shoreland development requirements for environmental protections and impervious surface area apply to this development. Overall impervious surface area at full development of Antlers Ridge (1st and 2nd Addition) is projected to be 23.7%, which is in

compliance with the 25% maximum impervious surface area allowed for residential developments.

Community Development Department and Engineering Division staff have reviewed the Shoreland Impact Plan and have determined that Zoning Ordinance and Subdivision Ordinance requirements have been met. The Department of Natural Resources (DNR) was notified of the public hearing with the initial preliminary plat. The DNR responded with no comments.

Conditional use permits in the Shoreland Overlay District are subject to the procedures set forth in Chapter 4 of the Zoning Ordinance. Conditional use permit approval requires adoption and approval of findings of fact in consideration of the Shoreland Impact Plan. Evaluation criteria include thorough evaluation of the water body (Lake Marion) and the topographic, vegetation, and soils conditions on the site to ensure prevention of soil erosion, that visibility of structures and other facilities from the public water is limited, and that the site has adequate water supply and sanitary sewer service. Draft findings of fact are attached to this report.

RECOMMENDATION

The Antlers Ridge 2nd Addition preliminary plat is consistent with the land use and housing policies of the Comprehensive Plan and complies with the requirements of the Zoning Ordinance and Subdivision Ordinance. Findings of fact supporting the approval of the conditional use permit have been drafted for consideration by the Planning Commission. City staff recommends approval of the preliminary plat and conditional use permit subject to the following stipulations:

1. The site shall be developed in accordance with the plans approved by the City Council.
2. Five-foot-wide concrete sidewalks shall be constructed on the south side of 203rd Street.
3. Park dedication shall be subject to the recommendations of the Parks, Recreation, and Natural Resources Committee to be satisfied at the time of final plat.
4. A homeowner's association must be established for ownership and maintenance of Lot 19, Block 1 and Lot 9, Block 2.
5. HOA documents must be submitted 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

6. Twinhomes must meet the exterior materials requirements of Section 11-57-19 of the Zoning Ordinance.
7. 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.
8. The developer shall provide details to verify compliance with the landscape requirements of Section 11-57-19 of the Zoning Ordinance.
9. Implementation of the recommendations listed in the engineering report dated January 16, 2025 and any subsequent correspondence.

Memorandum

To: Heather Botten, Senior Planner

From: Alanna Sobottka, Civil Engineer
McKenzie L. Cafferty, Environmental Resources Manager

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

Date: January 16, 2025

Subject: Antlers Ridge 2nd Addition

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

BACKGROUND

Tamarack Development Lake Marion Commons, LLC representatives have submitted a preliminary plat named Antlers Ridge 2nd Addition along with preliminary plans to construct twenty-six (26) twinhome lots on two (2) blocks with two (2) outlots on 4.46 acres. The parent parcel (PID No. 221162000020) is zoned RST-2, Single and Two-Family Residential District.

The proposed development is located east of and adjacent to Kenrick Avenue, north of 205th Street, west of 203rd Street and southwest of Lake Marion. The parent parcel consists of Outlot B, Antlers Ridge.

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

Outlot A: Future Development; retained by Developer (0.05 acres)

Outlot B: Future Development; retained by Developer (0.30 acres)

The proposed development will be completed by:

Developer:	Tamarack Land Lake Marion Commons, LLC
Engineer/Surveyor:	Aterra Land Services

SITE CONDITIONS

The existing parcel consists of Outlot B, Antlers Ridge, a previously mass graded parcel following preliminary plat approval of the previous phase of Antlers Ridge. The site consists of undeveloped land. A large wetland complex with woodlands that appear to have been naturally preserved, is located along the north property line. Two existing commercial businesses are located west of and adjacent to the site. The site is located within the Marion Lake Stormwater District with the site generally draining southwest to northeast.

STREET AND SUBDIVISION LAYOUT

Kenrick Avenue

Antlers Ridge 2nd Addition is located east of and adjacent to Kenrick Avenue, a minor arterial roadway, as identified in the City's Transportation Plan. Kenrick Avenue is constructed as a two-lane undivided roadway, with an eight-foot-wide bituminous trail along the east side.

203rd Street

Development of Antlers Ridge 2nd Addition includes the extension of 203rd Street, a local roadway, as identified in the City's Transportation Plan. 203rd Street was constructed as a 32-foot-wide urban local roadway with the development of Antlers Ridge and is currently terminated at the eastern border of the Antlers Ridge 2nd Addition site. The Developer shall extend 203rd Street as 32-foot-wide local street from its current terminus to the western plat boundary within the Antlers Ridge 2nd Addition site. The Developer shall construct a concrete sidewalk on one side of 203rd Street from the Antlers Ridge 2nd Addition eastern plat boundary to the temporary paved cul-de-sac on the western plat boundary. The Developer is dedicating 60 feet of right-of-way as shown on the preliminary plat. The Developer is required to construct a temporary paved cul-de-sac at the western terminus of 203rd Street at the plat boundary; the Developer is required to submit an approved cul-de-sac design prior to construction of the cul-de-sac.

CONSTRUCTION ACCESS

Construction traffic access and egress for grading, utility, and street construction shall be limited to a single access from Kenrick Avenue.

PARKS, TRAILS AND SIDEWALKS

The Park Dedication requirement for the parent parcel has not been paid and will be calculated and satisfied through a cash contribution with the final plat.

Development of Antlers Ridge 2nd Addition includes the construction of public sidewalks. A five-foot-wide concrete sidewalk will be installed along one side of 203rd Street. The Developer will be responsible for 100% of the grading and restoration for the concrete sidewalks.

UTILITIES

SANITARY SEWER

Antlers Ridge 2nd Addition is located within subdistrict SC-13041 of the South Creek sanitary sewer district as identified in the City's Comprehensive Sanitary Sewer Plan. Wastewater will be conveyed via existing sanitary sewer to the Empire Treatment Facility. The downstream facilities have sufficient capacity to serve the proposed residential development.

Eight-inch public sanitary sewer will be extended from an existing sanitary sewer manhole provided with the construction of the previous phase of the Antlers Ridge development along 203rd Street. The sanitary sewer must be extended to the western plat boundary.

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

WATERMAIN

Development of Antlers Ridge 2nd Addition includes construction of 8-inch public watermain. This watermain will be extended from watermain stubs on 203rd Street. The watermain must be extended to the western plat boundary.

DRAINAGE AND GRADING

Antlers Ridge 2nd Addition is located within subdistrict ML-092 of the Marion Lake stormwater district as identified in the City's Water Resources Management Plan.

A public stormwater management infiltration basin was constructed with the previous phase of the Antlers Ridge development in Antlers Ridge, Outlot A to provide water quality volume and rate control for the parent parcel.

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 Certificate of Occupancies will

not be issued until a soils report and an as-built certified grading plan have been submitted and approved by City staff.

Antlers Ridge 2nd Addition contains more than one acre of site disturbance. A National Pollution Discharge Elimination System General Stormwater Permit for construction activity is required from the Minnesota Pollution Control Agency for areas exceeding one acre being disturbed by grading. A copy of the Notice of Stormwater Permit Coverage must be submitted to the City upon receipt from the MPCA.

The Developer is required to produce a grading plan compliant with City ordinances and standard specifications prior to the issuance of a grading permit.

STORM SEWER

Development of Antlers Ridge 2nd Addition includes the construction of a public storm sewer system. Public storm sewer constructed within the development will convey runoff to the publicly owned and maintained storm sewer basins located within Outlot A, Antlers Ridge and Outlot A, Springbrook.

The Trunk Storm Sewer Area Charge has not been collected on the parent parcel and will be required with the final plat. The fee will be based on the rate in effect at the time of final plat approval.

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

RETAINING WALLS

The Developer proposes to construct privately owned and maintained retaining wall. Walls with a combined height over 4-feet are subject to approval of a building permit and must be designed by a registered geotechnical or structural engineer. An encroachment agreement is required with the final plat for the retaining walls proposed within drainage and utility easements. The retaining walls will be owned and maintained by the Antlers Ridge 2nd Addition HOA.

FEMA FLOODPLAIN ANALYSIS

Antlers Ridge 2nd Addition is located within areas shown on the Flood Insurance Rate Map (FIRM) as Zone X, as determined by FEMA (Map number 27037C0191E). Based on this designation, no areas within the plat are located within a Special Flood Hazard Area (SFHA). The parent parcel is located within the shoreland overlay district.

WETLANDS

A wetland delineation was completed for the site by Midwest Natural Resources Inc. The Notice of Application was sent out 8/9/21. No adverse comments were received. Based on the information provided in the report dated 7/16/2021 and site visit, the wetland delineation for the area outlined in the report has been determined to be acceptable for use in implementing the Wetland Conservation Act.

TREE PRESERVATION

The site was mass graded with the first phase of Antlers Ridge. No additional trees are planned to be removed with this phase.

EROSION CONTROL

The plans include a detailed erosion and sediment control plan. The Developer must submit an erosion control plan that is compliant with City standards and meets all the requirements of the MPCA Construction Permit. Additional erosion control measures may be required during construction as deemed necessary by City staff. Any additional measures required shall be installed and maintained by the Developer. An on-site preconstruction meeting shall be held with the City prior to the issuance of a building permit.

RECOMMENDATION

Engineering recommends approval of the Antlers Ridge 2nd Addition preliminary plat, easement vacation, preliminary site plans including the grading plan, erosion control plan, utility plan, and landscape plan subject to the requirements and stipulations within this report.

**CITY OF LAKEVILLE
DAKOTA COUNTY, MINNESOTA**

ANTLERS RIDGE 2nd ADDITION CONDITIONAL USE PERMIT

FINDINGS OF FACT AND RECOMMENDATION

On January 23, 2025, the Lakeville Planning Commission met at its regularly scheduled meeting to consider the application of Tamarack Land Lake Marion Commons, LLC for a conditional use permit for a shoreland impact plan in conjunction with the preliminary plat of Antlers Ridge 2nd Addition. The Planning Commission conducted a public hearing on the conditional use permit application preceded by published and mailed notice. The applicant was present and the Planning Commission heard testimony from all interested persons wishing to speak.

FINDINGS OF FACT

1. The subject property is located in Planning District 4 of the 2040 Comprehensive Land Use Plan, which guides the Antlers Ridge 2nd Addition property for medium/high density residential and low/medium density residential development.
2. The subject site is zoned RST-2, Single and Two Family Residential District.
3. The legal description of the subject property is:

Outlot B, Antlers Ridge, Dakota County, MN

4. Chapter 4 of the City of Lakeville Zoning Ordinance provides that a conditional use permit may not be approved 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 shoreland impact plan conditional use permit is consistent with the goals and objectives and guided residential land uses of the 2040 Comprehensive Land Use Plan.

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

Finding: The proposed twinhomes in the Antlers Ridge 2nd Addition preliminary plat will be compatible with the twinhome development adjacent to the subject property.

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

Finding: Subject to compliance with the stipulations listed in the January 16, 2025 planning report, the Antlers Ridge 2nd Addition preliminary plat will meet the performance standards contained in the Zoning and Subdivision ordinances.

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

Finding: The Antlers Ridge 2nd Addition preliminary plat can be accommodated with the public services available to serve the subject property and will not overburden the City's service capacity.

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

Finding: The traffic generated by the Antlers Ridge 2nd Addition preliminary plat will be within the capacity of the streets that will serve this development.

- 5. The report dated January 16, 2025 prepared by Heather Botten, Senior Planner is incorporated herein.

RECOMMENDATION

The Planning Commission recommends that the City Council approve the conditional use permit for a shoreland impact plan conditioned upon compliance with the planning report prepared by Heather Botten, Senior Planner, dated January 16, 2025.

DATED: January 23, 2025

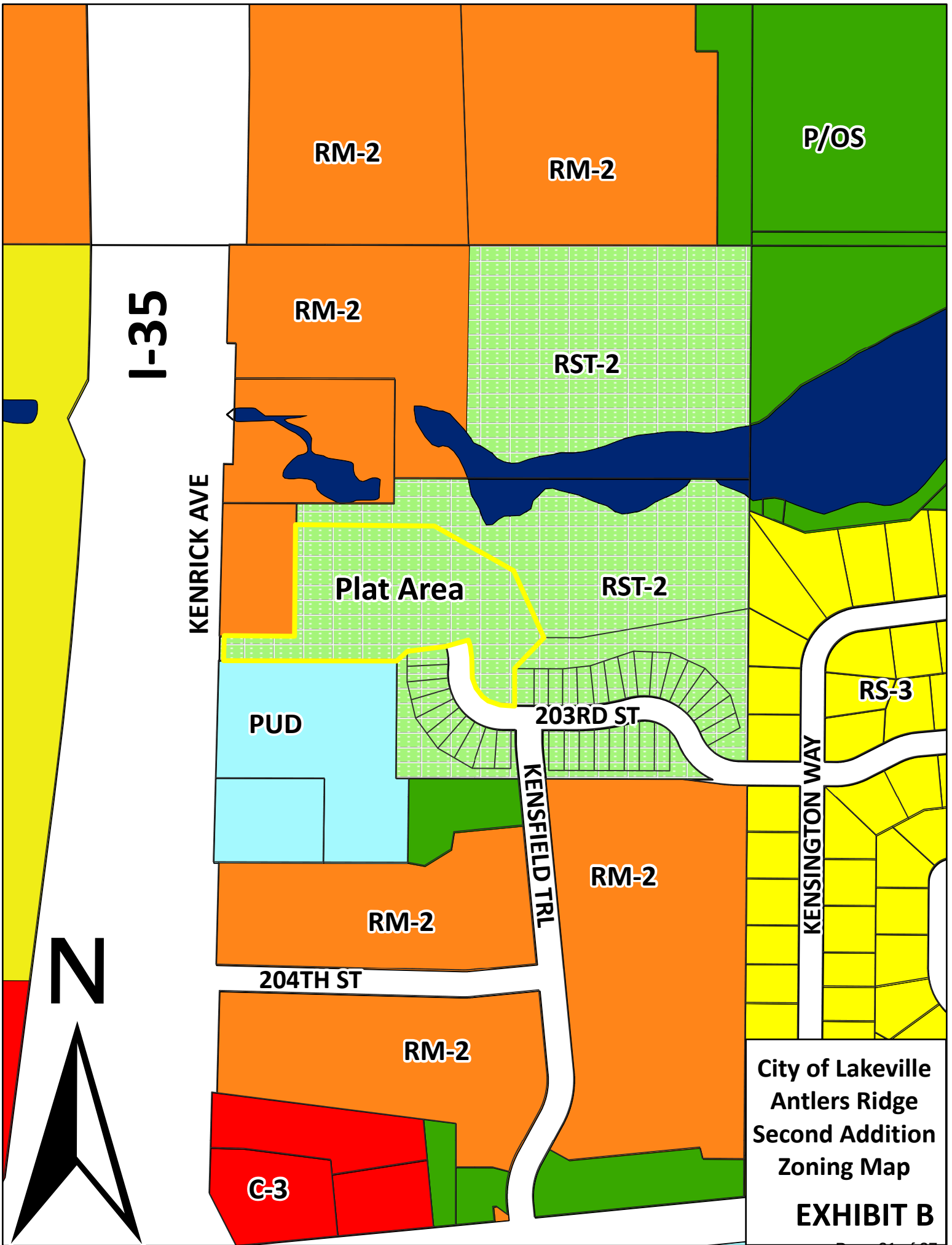
LAKEVILLE PLANNING COMMISSION

BY: _____
Jenna Majorowicz, Chair



City of Lakeville
Antlers Ridge
Second Addition
PrePlat & CUP
Location Map

EXHIBIT A



RM-2

RM-2

P/OS

I-35

RM-2

RST-2

KENRICK AVE

Plat Area

RST-2

PUD

RS-3

203RD ST

KENSFIELD TRL

KENSINGTON WAY

RM-2

RM-2

204TH ST

RM-2

C-3

City of Lakeville
Antlers Ridge
Second Addition
Zoning Map
EXHIBIT B

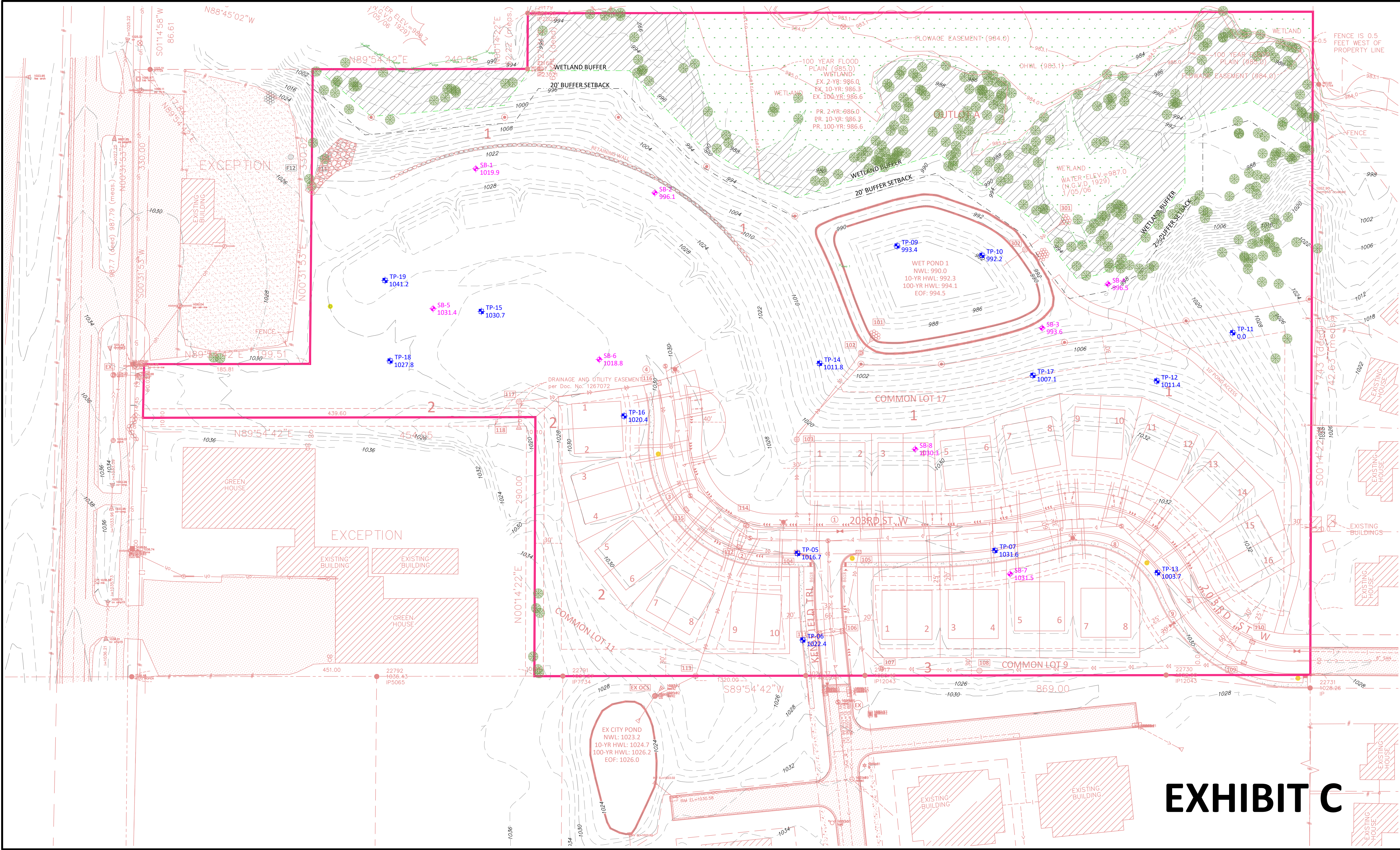
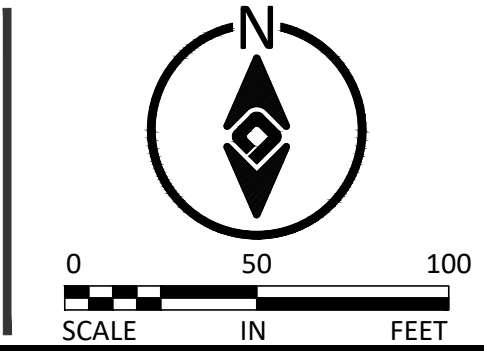


EXHIBIT C

SUBMITTALS & REVISIONS		
Rev. Date	By	Description
10/29/24	NRH	PRELIMINARY PLAT AMENDMENT SUBMITTAL
12/09/24	NRH	REVISE PRE-PLAT AMENDMENT TO 2ND ADD. NEW PRE-PLAT
01/08/25	NRH	REVISED PRE-PLAT PER CITY COMMENTS



**ATERRA**
LAND SERVICES

18219 70th PI N, Maple Grove MN 55311
763.360.1307 | nate@aterraland.com

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

**PRELIMINARY**

Nathan R. Herman
LICENSE NO: 47982 DATE: XX/XX/XXXX

PROJECT #:
23001

DRAWN:
NRH

CHECKED:
--

PLAN DATE:
10/29/2024

ANTLERS RIDGE 2ND ADDITION

LAKEVILLE, MN

TAMARACK DEVELOPMENT, LLC

EXISTING CONDITIONS

SHEET	PAGE #	REV.
C1.02	2	-

PIONEER*engineering*
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive
Mendota Heights, MN 55120

(651) 681-1914
Fax: 681-9488
www.pioneereng.com

OWNER: MAREK HOLDINGS LLC
ADDRESS: 20152 KENRICK AVE LAKEVILLE MN 55044
Primary Use: COMMERCIAL-PREFERRED
ZONED: RM-2, MEDIUM DENSITY RESIDENTIAL DISTRICT

13221sf
0.3035ac

199

OUTLOT B

173 FUTURE LOTS

427 DRAINAGE AND UTILITY EASEMENT
OVER ALL OF LOT 9
OWNER: TAMARACK LAND-LAKE MARION COMMONS LLC
ADDRESS: 712 VISTA BLVD STE 303 WACONIA MN 55387
Primary Use: RESIDENTIAL
ZONED: RST-1, SINGLE AND TWO FAMILY RESIDENTIAL DISTRICT

OWNER: SILVER PELLIZZER INC
ADDRESS: 1280 SYLVANDALE RD MENDOTA HEIGHTS MN 55118
Primary Use: COMMERCIAL-PREFERRED
ZONED: PUD, PLANNED UNIT DEVELOPMENT DISTRICT

OWNER: TAMARACK LAND-LAKE MARION COMMONS LLC
ADDRESS: 712 VISTA BLVD STE 302, WACONIA MN 55387
ZONED: RST-1, SINGLE AND TWO FAMILY
RESIDENTIAL DISTRICT
Primary Use: RESIDENTIAL

OWNER: CITY OF LAKEVILLE
ADDRESS: 20195 HOLYOKE AVE LAKEVILLE MN 55044
Primary Use: RESIDENTIAL
ZONED: RST-1, SINGLE AND TWO FAMILY RESIDENTIAL DISTRICT

OWNER: TAMARACK LAND-LAKE MARION COMMONS LLC
ADDRESS: 712 VISTA BLVD STE 303 WACONIA MN 55387
Primary Use: RESIDENTIAL
ZONED: RST-1, SINGLE AND TWO FAMILY RESIDENTIAL DISTRICT

OWNER: TAMARACK LAND-LAKE MARION COMMONS LLC
ADDRESS: 712 VISTA BLVD STE 303 WACONIA MN 55387
Primary Use: RESIDENTIAL
ZONED: RST-1, SINGLE AND TWO FAMILY RESIDENTIAL DISTRICT

CIC NO. 340 SPRINGBROOK CONDOMINIUMS

(C) ULIVAN'S
 FIDELITY
 (C) TIGER

☐ ☐ ☐ ☐ ☐ ☐

VILLAGE

MADISON

VICINITY MAP
NO SCALE

KENRICK AVE

SITE 203RD ST W

KENSINGTON WAY

KENSFIELD TRL

INT 35

SECTION 25, TWP. 114, RGE. 21
DAKOTA COUNTY, MINNESOTA

- * Ownership and addresses information per Dakota County GIS
- * Zoning information per the City of Lakeville Zoning map.

TOTAL GROSS AREA	4.46	ACRES
TOTAL LOT AREA	3.48	ACRES
NUMBER OF LOTS	28	
NUMBER OF OUTLOTS	2	
TOTAL OUTLOT AREA	0.35	ACRES
TOTAL RIGHT OF WAY AREA	0.63	ACRES
GROSS DENSITY (EXCLUDES OUTLOTS)	6.81	LOTS/ACRE
NET DENSITY (EXCLUDES OUTLOTS & R/W)	8.04	LOTS/ACRE

LEGAL DESCRIPTION FOR PRELIMINARY PURPOSES ONLY

Outlot B, ANTLERS RIDGE according to the recorded plat thereof, Dakota County, Minnesota.

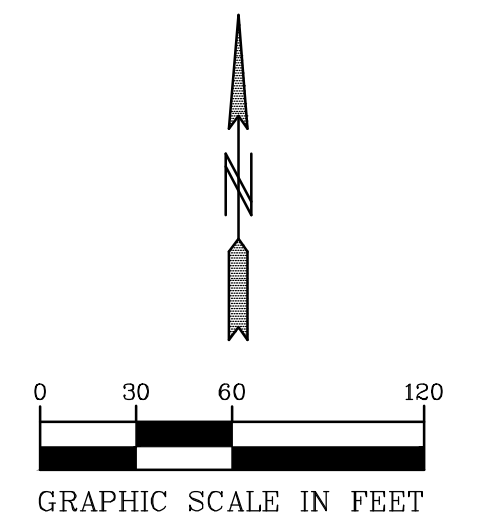


EXHIBIT D

00-SURV-123011-BASE 11-22-24.DWG

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

Name Peter J. Hawkinson
Reg. No. 42299 Date 3-16-2023

Revisions

1. 5/31/2023 Revisions per City Comments
2. 10/21/2024 Revised Preliminary Plat
3. 10/24/2024 Revised Preliminary Plat
4. 11/25/2024 Revised Preliminary Plat

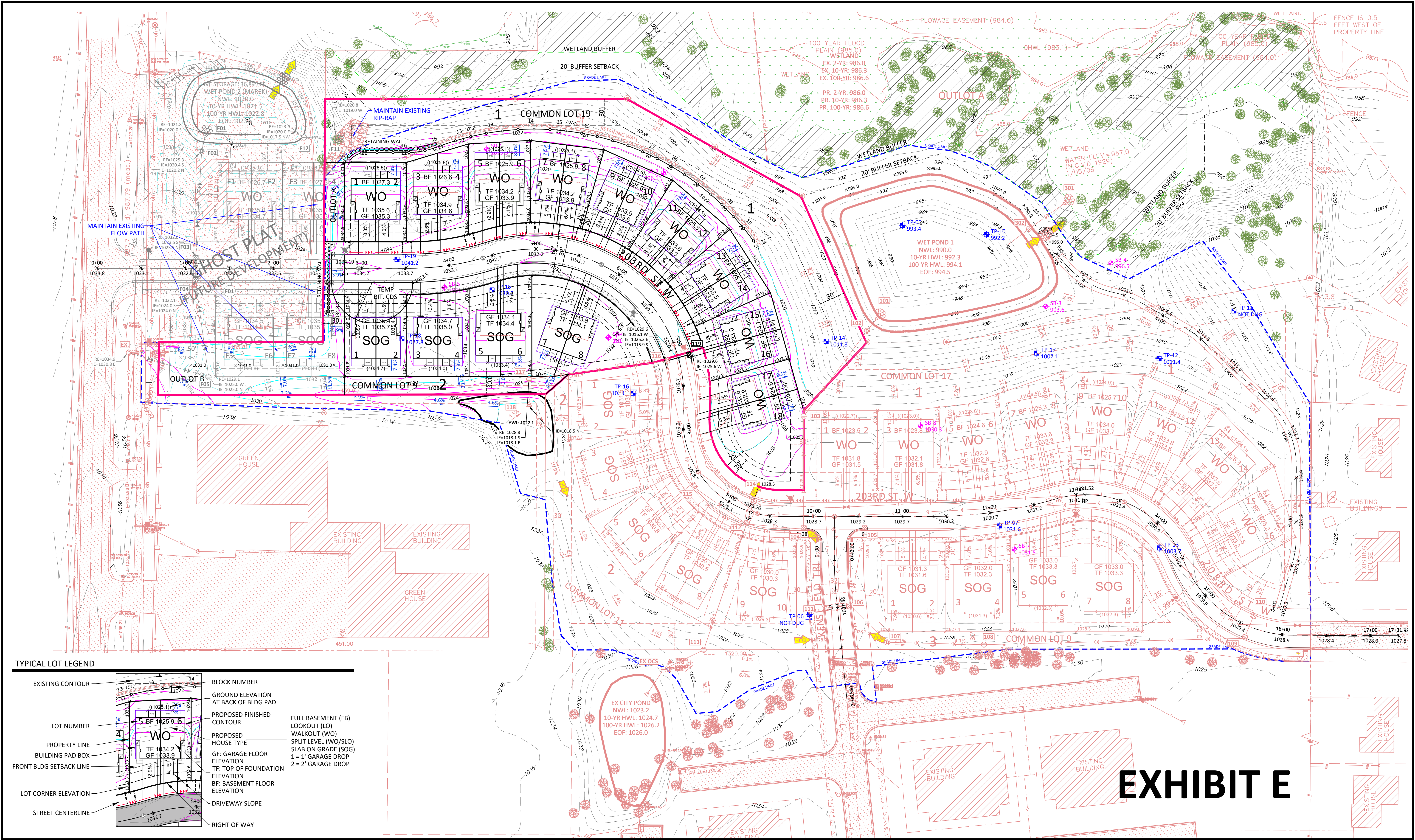
Date	3-14-23
Designed	NH
Drawn	KSO/NJK

PRELIMINARY PLAT

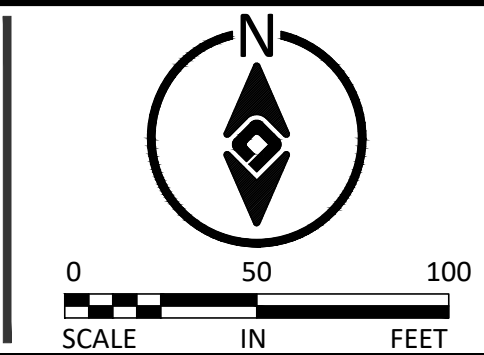
TAMARACK DEVELOPMENT, LLC
1536 BEACHCOMBER BLVD
WACONIA, MN 55387

ANTLERS RIDGE 2ND ADDITION
LAKEVILLE, MINNESOTA

C2.01



SUBMITTALS & REVISIONS		
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Nathan R. Herman
Nathan R. Herman
LICENSE NO: 47982 DATE: XX/XX/XXXX

PROJECT #:
23001

DRAWN:
NRH

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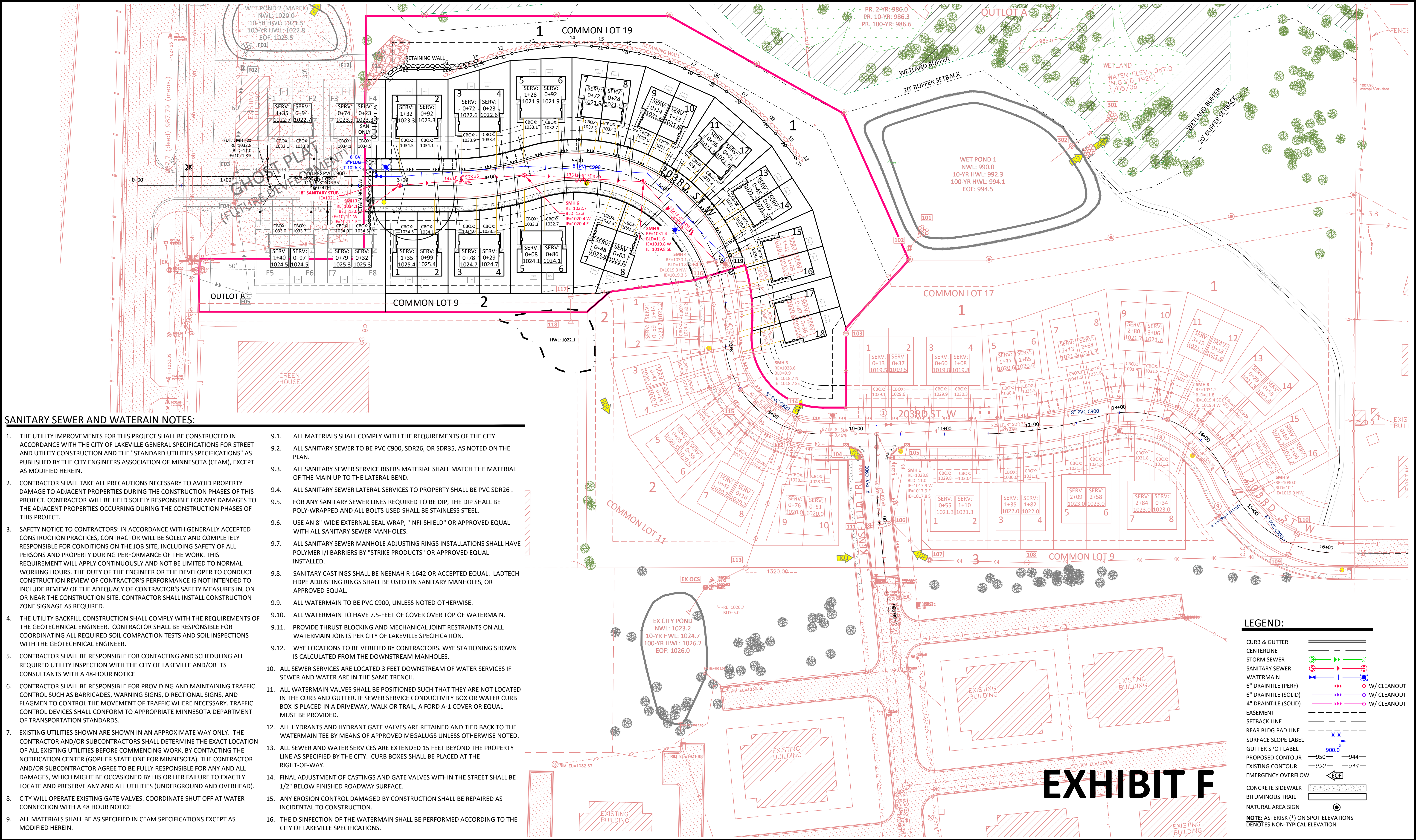
PLAN DATE:
10/29/2024

ANTLERS RIDGE 2ND ADDITION
LAKEVILLE, MN

TAMARACK DEVELOPMENT, LLC

PRELIMINARY
GRADING PLAN

SHEET	PAGE #	REV.
C3.02	5	-

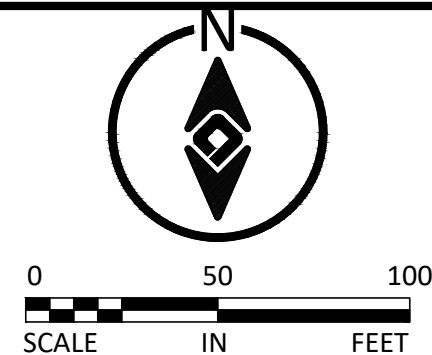


SANITARY SEWER AND WATERMAIN NOTES:

- THE UTILITY IMPROVEMENTS FOR THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKEVILLE GENERAL SPECIFICATIONS FOR STREET AND UTILITY CONSTRUCTION AND THE "STANDARD UTILITIES SPECIFICATIONS" AS PUBLISHED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), EXCEPT AS MODIFIED HEREIN.
- CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE. CONTRACTOR SHALL INSTALL CONSTRUCTION ZONE SIGNAGE AS REQUIRED.
- THE UTILITY BACKFILL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL COMPACTION TESTS AND SOIL INSPECTIONS WITH THE GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND SCHEDULING ALL REQUIRED UTILITY INSPECTION WITH THE CITY OF LAKEVILLE AND/OR ITS CONSULTANTS WITH A 48-HOUR NOTICE
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, AND FLAGMEN TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
- EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).
- CITY WILL OPERATE EXISTING GATE VALVES. COORDINATE SHUT OFF AT WATER CONNECTION WITH A 48 HOUR NOTICE
- ALL MATERIALS SHALL BE AS SPECIFIED IN CEAM SPECIFICATIONS EXCEPT AS MODIFIED HEREIN.
- ALL MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY.
- ALL SANITARY SEWER TO BE PVC C900, SDR26, OR SDR35, AS NOTED ON THE PLAN.
- ALL SANITARY SEWER SERVICE RISERS MATERIAL SHALL MATCH THE MATERIAL OF THE MAIN UP TO THE LATERAL BEND.
- ALL SANITARY SEWER LATERAL SERVICES TO PROPERTY SHALL BE PVC SDR26.
- FOR ANY SANITARY SEWER LINES REQUIRED TO BE DIP, THE DIP SHALL BE POLY-WRAPPED AND ALL BOLTS USED SHALL BE STAINLESS STEEL.
- USE AN 8" WIDE EXTERNAL SEAL WRAP, "INFI-SHIELD" OR APPROVED EQUAL WITH ALL SANITARY SEWER MANHOLES.
- ALL SANITARY SEWER MANHOLE ADJUSTING RINGS INSTALLATIONS SHALL HAVE POLYMER I/I BARRIERS BY "STRIKE PRODUCTS" OR APPROVED EQUAL INSTALLED.
- SANITARY CASTINGS SHALL BE NEENAH R-1642 OR ACCEPTED EQUAL. LADTECH HDPE ADJUSTING RINGS SHALL BE USED ON SANITARY MANHOLES, OR APPROVED EQUAL.
- ALL WATERMAIN TO BE PVC C900, UNLESS NOTED OTHERWISE.
- ALL WATERMAIN TO HAVE 7.5-FEET OF COVER OVER TOP OF WATERMAIN.
- PROVIDE THRUST BLOCKING AND MECHANICAL JOINT RESTRAINTS ON ALL WATERMAIN JOINTS PER CITY OF LAKEVILLE SPECIFICATION.
- WYE LOCATIONS TO BE VERIFIED BY CONTRACTORS. WYE STATIONING SHOWN IS CALCULATED FROM THE DOWNSTREAM MANHOLES.
- ALL SEWER SERVICES ARE LOCATED 3 FEET DOWNSTREAM OF WATER SERVICES IF SEWER AND WATER ARE IN THE SAME TRENCH.
- ALL WATERMAIN VALVES SHALL BE POSITIONED SUCH THAT THEY ARE NOT LOCATED IN THE CURB AND GUTTER. IF SEWER SERVICE CONDUCTIVITY BOX OR WATER CURB BOX IS PLACED IN A DRIVEWAY, WALK OR TRAIL, A FORD A-1 COVER OR EQUAL MUST BE PROVIDED.
- ALL HYDRANTS AND HYDRANT GATE VALVES ARE RETAINED AND TIED BACK TO THE WATERMAIN TEE BY MEANS OF APPROVED MEGALUGS UNLESS OTHERWISE NOTED.
- ALL SEWER AND WATER SERVICES ARE EXTENDED 15 FEET BEYOND THE PROPERTY LINE AS SPECIFIED BY THE CITY. CURB BOXES SHALL BE PLACED AT THE RIGHT-OF-WAY.
- FINAL ADJUSTMENT OF CASTINGS AND GATE VALVES WITHIN THE STREET SHALL BE 1/2" BELOW FINISHED ROADWAY SURFACE.
- ANY EROSION CONTROL DAMAGED BY CONSTRUCTION SHALL BE REPAIRED AS INCIDENTAL TO CONSTRUCTION.
- THE DISINFECTION OF THE WATERMAIN SHALL BE PERFORMED ACCORDING TO THE CITY OF LAKEVILLE SPECIFICATIONS.

SUBMITTALS & REVISIONS

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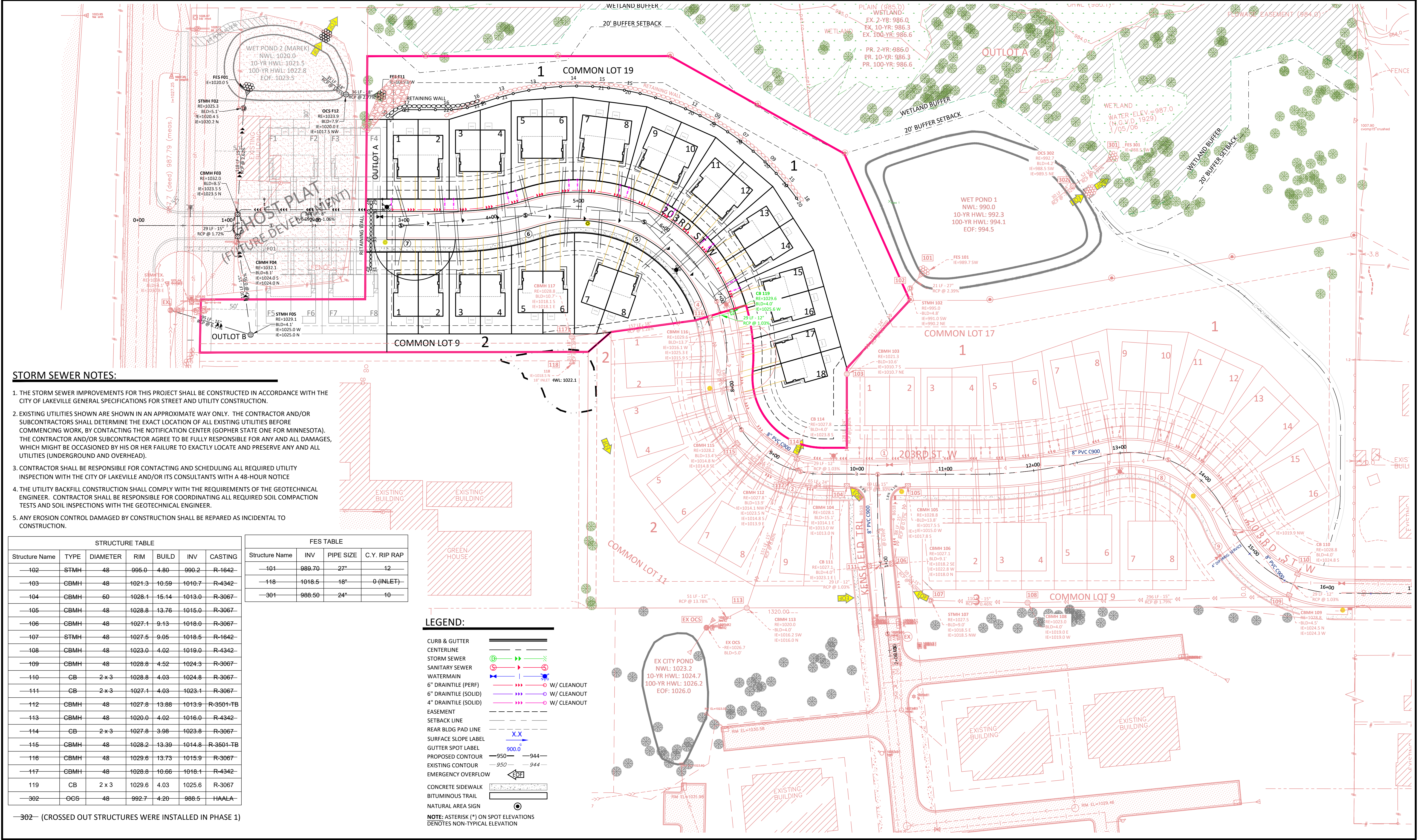
Nathan R. Herman
PRELIMINARY
Nathan R. Herman
LICENSE NO: 47982 DATE: XX/XX/XXXX

PROJECT #:
23001
DRAWN:
NRH
CHECKED:
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PLAN DATE:
10/29/2024

ANTLERS RIDGE 2ND ADDITION
LAKEVILLE, MN
TAMARACK DEVELOPMENT, LLC

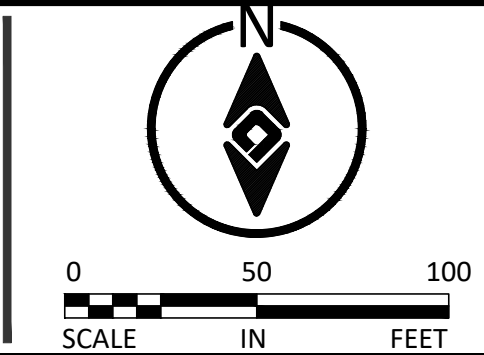
PRELIMINARY UTILITY
SANITARY SEWER &
WATERMAIN PLAN

SHEET
C5.01
PAGE #
8
REV.
-



SUBMITTALS & REVISIONS

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Nathan R. Herman
Nathan R. Herman
LICENSE NO: 47982 DATE: XX/XX/XXXX

PROJECT #:
23001
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PLAN DATE:
10/29/2024

ANTLERS RIDGE 2ND ADDITION
LAKEVILLE, MN
TAMARACK DEVELOPMENT, LLC

**PRELIMINARY UTILITY
STORM SEWER PLAN**

SHEET	PAGE #	REV.
C5.02	9	-

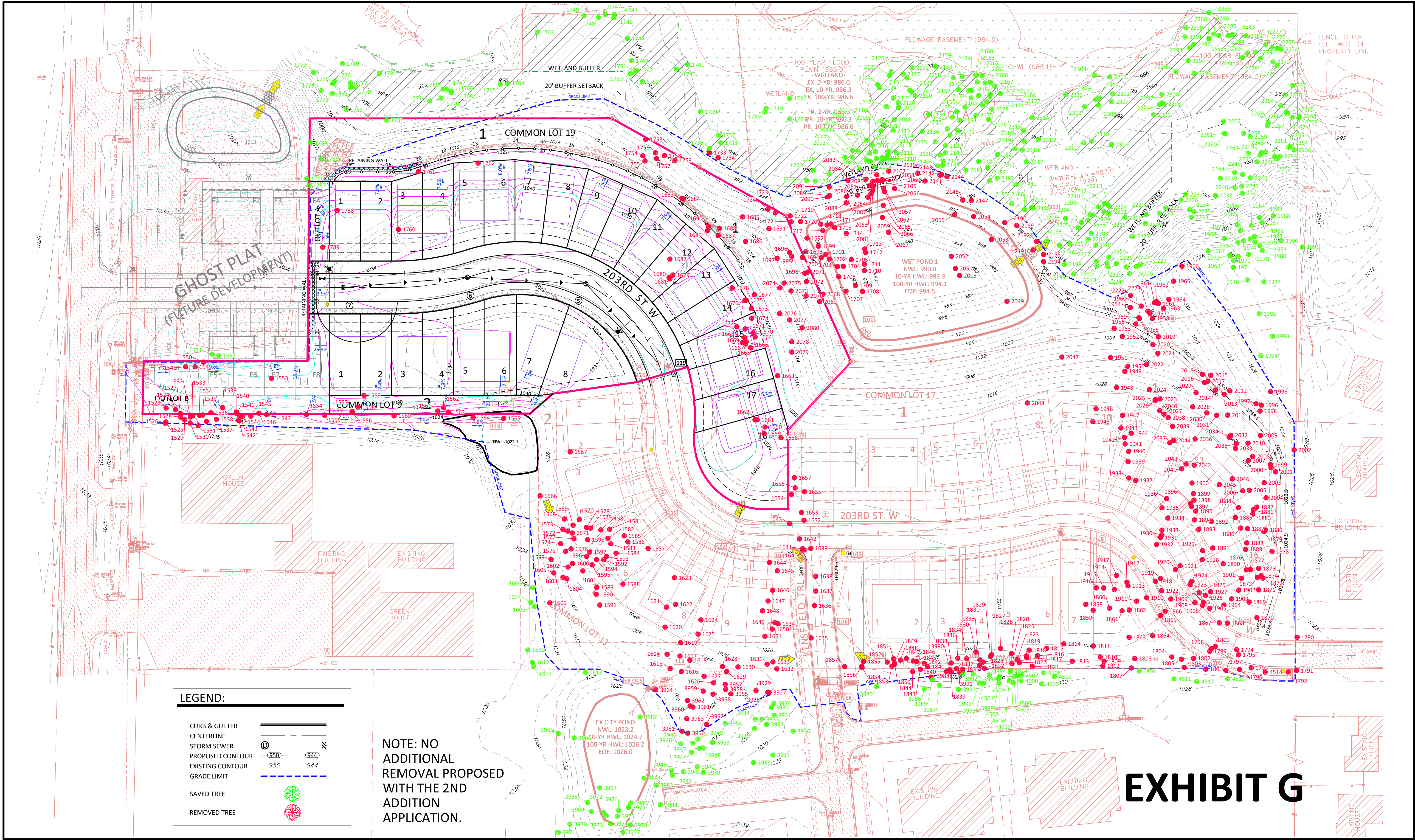
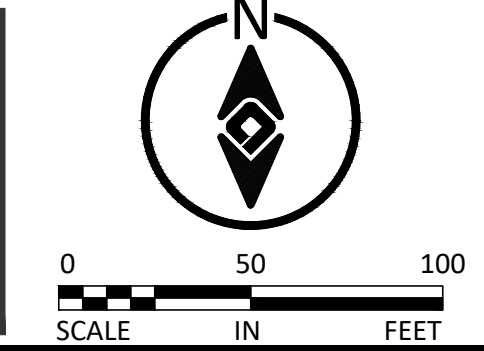


EXHIBIT G

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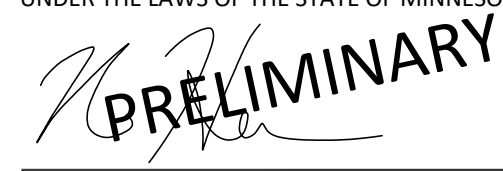




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PRELIMINARY

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ANTLERS RIDGE 2ND ADDITION

LAKEVILLE, MN

TAMARACK DEVELOPMENT, LLC

PRELIMINARY TREE
PRESERVATION PLAN

SHEET	PAGE #	REV.
C6.01	10	-

TAG NO.	DBH	TYPE	TAG NO.	DBH	TYPE	TAG NO.	DBH	TYPE	TAG NO.	DBH	TYPE	TAG NO.	DBH	TYPE	TAG NO.	DBH	TYPE	TAG NO.	DBH	TYPE	TAG NO.	DBH	TYPE	TAG NO.	DBH	TYPE	TAG NO.	DBH	TYPE	TAG NO.	DBH	TYPE	TAG NO.	DBH	TYPE	TAG NO.	DBH	TYPE	TAG NO.	DBH	TYPE
1523	9	Box Elder	1623	17	Box Elder	1724	7	Box Elder	1825	6	Red Pine	1925	7	Siberian Elm	2019	9	Green Ash	2123	7	Cottonwood	2223	25	Cottonwood	3928	6	Box Elder															
1524	6,6	Box Elder	1624	14,8	Box Elder	1725	19	Willow	1826	8	Red Pine	1926	13	Cottonwood	2020	6	Green Ash	2124	20	Cottonwood	2224	7	Siberian Elm	3929	17	Siberian Elm															
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1527	11	Box Elder	1627	13	Black Cherry	1728	25	Cottonwood	1829	7	Red Pine	1929	6	Box Elder	2023	9	Green Ash	2127	20,20,14	Cottonwood	2227	9	Siberian Elm	3932	9	Box Elder															
1528	8	Box Elder	1628	7	Black Walnut	1729	30,16	Cottonwood	1830	8	Red Pine	1930	9	Siberian Elm	2024	8	Green Ash	2128	18	Cottonwood	2228	6	Siberian Elm	3933	6	Box Elder															
1529	10	Box Elder	1629	8	Box Elder	1730	28	Cottonwood	1831	6	Red Pine	1931	10	Siberian Elm	2025	10	Green Ash	2129	25	Cottonwood	2229	10	Siberian Elm	3934	9	Black Cherry															
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1547	6	Box Elder	1647	6	American Elm	1749	7	Black Walnut	1849	9	Siberian Elm	1949	8,6	Green Ash	2043	15	Cottonwood	2147	25	Box Elder	2247	12	Siberian Elm	3952	11	Box Elder															
1548	16	Siberian Elm	1648	6	Quaking Aspen	1750	7	Box Elder	1850	6	Red Pine	1950	6	Green Ash	2044	14	Cottonwood	2148	9	Siberian Elm	2248	8	Siberian Elm	3953	9	Box Elder															
1549	8	Green Ash	1649	9	American Elm	1751	6	Box Elder	1851	6	Red Pine	1951	6,6	Apple	2045	31,30,10,7	Cottonwood	2149	8	Box Elder	2249	6	Siberian Elm	3954	23	Siberian Elm															
1550	15,12	Siberian Elm	1650	6	Box Elder	1752	9	Box Elder	1852	6	Red Pine	1952	8	Red Cedar	2046	6	Box Elder	2150	19	Cottonwood	2250	12	Siberian Elm	3955	21	Cottonwood															
1551	10,6	Cottonwood	1651	6	Box Elder	1753	19	Siberian Elm	1853	6	Red Pine	1953	6	Green Ash	2047	7	Cottonwood	2151	19	Cottonwood	2251	11	Siberian Elm	3957	23	Cottonwood															
1552	9,9,9,8,8	Cottonwood	1652	16	Siberian Elm	1754	7	American Elm	1854	6	Red Oak	1954	12	Siberian Elm	2048	6	Box Elder	2152	19	Cottonwood	2252	15	Siberian Elm	3958	10	Box Elder															
1553	6	Siberian Elm	1653	8	Siberian Elm	1755	12	Box Elder	1855	11	Red Pine	1955	6	Siberian Elm	2049	9	Willow	2153	17	Cottonwood	2253	6	Siberian Elm	3958	24,24	Cottonwood															
1554	7	Quaking Aspen	1654	12	Siberian Elm	1756	10	Box Elder	1856	12	Red Pine	1956	6	Red Pine	2051	7	Siberian Elm	2154	15	Cottonwood	2254	6	Siberian Elm	3959	7,6	Box Elder															
1555	7	Quaking Aspen	1655	10	Siberian Elm	1757	8	Box Elder	1857	7,6	Box Elder	1957	6	Siberian Elm	2052	9	Siberian Elm	2155	19	Cottonwood	2255	7	Siberian Elm	3960	11,11	Box Elder															
1556	6	Quaking Aspen	1656	6	Siberian Elm	1758	8	Box Elder	1858	10	Hackberry	1958	6	Green Ash	2053	12	Willow	2156	24	Cottonwood	2256	7	Siberian Elm	3961	6	Box Elder															
1557	7	Quaking Aspen	1657	17	Siberian Elm	1759	9	Box Elder	1859	12	Green Ash	1959	15,15	Siberian Elm	2054	6	Siberian Elm	2157	20,18,15	Cottonwood	2257	7	Siberian Elm	3962	10	Box Elder															
1558	6	Quaking Aspen	1658	15	Box Elder	1760	6	Siberian Elm	1860	8	Green Ash	1960	8	Siberian Elm	2055	6	Siberian Elm	2158	16	Cottonwood	2258	7	Siberian Elm	3963	6	Box Elder															
1559	6	Box Elder	1659	10	Box Elder	1761	7	Cottonwood	1861	10	Box Elder	1961	19	Siberian Elm	2056	7,7	Siberian Elm	2159	20	Cottonwood	2259	9	Siberian Elm	3964	7	Siberian Elm															
1560	10,7	Siberian Elm	1660	9	Box Elder	1762	9	Siberian Elm	1862	6	Green Ash	1962	10	Black Walnut	2057	9	Cottonwood	2160	11	Cottonwood	2260	6	Siberian Elm	3965	9	Black Cherry															
1561	8	Box Elder	1661	15	Box Elder	1763	12,8,7	Apple	1863	11	Siberian Elm	1963	19	Siberian Elm	2058	12	Cottonwood	2161	12	Cottonwood	2261	6	Siberian Elm	3966	6	Siberian Elm															
1562	6	Box Elder	1662	9	Box Elder	1764	6	Box Elder	1864	6	Siberian Elm	1964	8	Red Oak	2059	7	Cottonwood	2162	11	American Elm	2262	6	Siberian Elm	3967	9,7	Willow															
1563	7	Box Elder	1663	13	Red Cedar	1765	8	Box Elder	1865	14,14	Cottonwood	1965	7	Scotch Pine	2060	6	Cottonwood	2163	6	Cottonwood	2263	9	Siberian Elm	3968	7	Siberian Elm															
1564	9	Quaking Aspen	1664	6	Bur Oak	1766	19	Cottonwood	1866	25	Cottonwood	1966	6	Red Pine	2061	8	Cottonwood	2164	16	Cottonwood	2264	6	Siberian Elm	3969	7	Siberian Elm															
1565	11	Siberian Elm	1665	13,6	Bur Oak	1767	8	Cottonwood	1867	8	Siberian Elm	1967	15	Green Ash	2062	6	American Elm	2165	8	Cottonwood	2265	11	Siberian Elm	3970	6	Siberian Elm															
1566	8	Box Elder	1666	14	Bur Oak	1768	16	Cottonwood	1868	10	Siberian Elm	1968	9	Green Ash	2063	9	Cottonwood	2166	11	Cottonwood	2266	11	Siberian Elm	3971	13	Siberian Elm															
1567	6	Siberian Elm	1667	7	Box Elder	1769	8	Cottonwood	1869	11,11,9	Green Ash	1969	7	Siberian Elm	2064	7	American Elm	2167	14	Cottonwood	2267	8	Siberian Elm	3972	10	Willow															
1568	14	American Elm	1668	6	Bur Oak	1770	8	Cottonwood	1870	6	Siberian Elm	1970	8	Siberian Elm	2065	6	Black Walnut	2168	10	Cottonwood	2268	8	Siberian Elm	3973	12,11	Willow															
1569	8	Quaking Aspen	1669	9	Bur Oak	1771	39	Cottonwood	1871	6	Siberian Elm	1971	7	Black Walnut	2066	11	Cottonwood	2169	11	Cottonwood	2269	9	Siberian Elm	3974	8,8	Siberian Elm															
1570	8	American Elm	1670	12	Bur Oak	1772	17	Siberian Elm	1872	7	Siberian Elm	1972	7	Black Walnut	2067	15	Siberian Elm	2170	10	Cottonwood	2270	10	Siberian Elm	3975	7	Willow															
1571	6	Quaking Aspen	1671	8	Bur Oak	1773	21	Cottonwood	1873	8	Box Elder	1973	7	Black Walnut	2068	25	Cottonwood	2171	18	Cottonwood	2271	9	Black Walnut	3976	7	Willow															
1572	6	Quaking Aspen	1672	10	Bur Oak	1774	12	Cottonwood	1874	9	Siberian Elm	1974	6	Black Walnut	2069	9	Box Elder	2172	13	Cottonwood	2272	12	Black Walnut	3977	8	Box Elder															
1573	6	Quaking Aspen	1673	13	Bur Oak	1775	11	Siberian Elm	1875	9	American Elm	1975	9	Box Elder	2070	15	Box Elder	2173	18	Cottonwood	2273	8	Black Walnut	3978	7	Box Elder															
1574	6	Quaking Aspen	1674	17	Bur Oak	1776	12	Siberian Elm	1876	6	Sugar Maple	1976	17	Siberian Elm	2071	32	Cottonwood	2174	17	Cottonwood	2274	9	Black Walnut	3979	9	Willow															
1575	10	Quaking Aspen	1675	6	Bur Oak	1777	8,8	Siberian Elm	1877	9	Green Ash	1977	22	Siberian Elm	2072	7	Box Elder	2175	7	American Elm	2275	8	Black Walnut	3980	9,7,6	Willow															
1576	8	Quaking Aspen	1676	14	Bur Oak	1778	8,7	Siberian Elm	1878	6	Siberian Elm	1978	24,23	Siberian Elm	2073	12	Box Elder	2176	10	American Elm	2276	7	Black Walnut	3981	11	Cottonwood															
1577	8	Quaking Aspen	1677	6	Bur Oak	1779	17	Siberian Elm	1879	6	Siberian Elm	1979	9	Siberian Elm	2074	13	Black Cherry	2177	6	Black Locust	2277	6	Quaking Aspen	3982	8	Willow															
1578	7	Quaking Aspen	1678	25	Bur Oak	1780	12	Siberian Elm	1880	7	Siberian Elm	1980	7	Siberian Elm	2075	10	Bur Oak	2178	10	Black Locust	2278	6	Quaking Aspen	3983	6	Siberian Elm															
1579	8	Quaking Aspen	1679	7	Cottonwood	1781	9	Siberian Elm	1881	7	Sugar Maple	1981	17	Siberian Elm	2076	15	Bur Oak	2179	44	Cottonwood	2279	6	Quaking Aspen	3984	7	Siberian Elm															
1580	6	American Elm	1680	8	Cottonwood	1782																																			

ANTLERS RIDGE & MAREK - IMPERVIOUS CALCS

IMPERVIOUS CALCS

ANTLERS RIDGE PLAT IMPERVIOUS CALCS

MAX IMPERVIOUS: 25% WITHIN SHORELAND DISTRICT
GROSS AREA: 755,287 SF
PRIVATE OUTLOT TO BE DEEDED TO MAREK PLAT: 18,400 SF
NET ANTLERS RIDGE AREA: 736,887 SF
ALLOWED IMPERVIOUS: 736,887 SF x 0.25 = 184,222 IMP. SF

PROPOSED IMPERVIOUS:	
60 UNITS @ 1,374 SF/UNIT	= 82,440 SF
60 DRIVEWAYS @ 635 SF	= 38,100 SF
PUBLIC STREET	= 47,666 SF
SIDEWALK	= 6,780 SF
PROPOSED IMPERVIOUS	= 174,986 SF (23.2%)

COMBINED ANTERS RIDGE & MAREK IMPERVIOUS CALCS

MAX IMPERVIOUS: 25% WITHIN SHORELAND DISTRICT
PARCEL AREA: 60,634 SF
PRIVATE OUTLOT TO BE DEEDED TO MAREK PLAT: 18,400 SF
NET MAREK AREA: 79,034 SF
ALLOWED IMPERVIOUS: 79,034 SF x 0.25 = 19,759 IMP. SF

PROPOSED IMPERVIOUS:	
08 UNITS @ 1,374 SF/UNIT	= 10,992 SF
08 DRIVEWAYS @ 635 SF	= 5,080 SF
PUBLIC STREET	= 6,676 SF
SIDEWALK	= 1,046 SF
PROPOSED IMPERVIOUS	= 23,794 SF

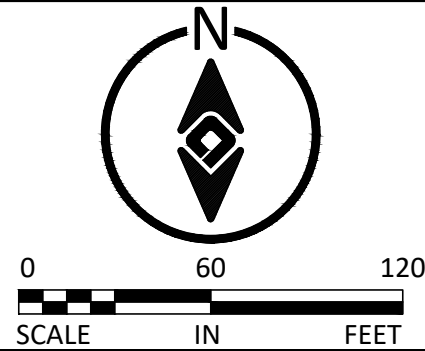
COMBINED AREA: 736,887 + 79,034 = 815,921 SF
COMBINED IMPERVIOUS: 174,986 + 23,794 = 198,780 (24.4%)

NOTE: WHEN COMBINED, BOTH PARCELS MEET THE 25% MAX IMPERVIOUS ALLOWANCE.

EXHIBIT H

SUBMITTALS & REVISIONS

Rev.	Date	By	Description
10/29/24	NRH		PRELIMINARY PLAT AMENDMENT SUBMITTAL
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763.360.1307 | nate@aterraland.com

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AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF MINNESOTA.

Nathan R. Herman
PRELIMINARY
Nathan R. Herman
LICENSE NO: 47982 DATE: XX/XX/XXXX

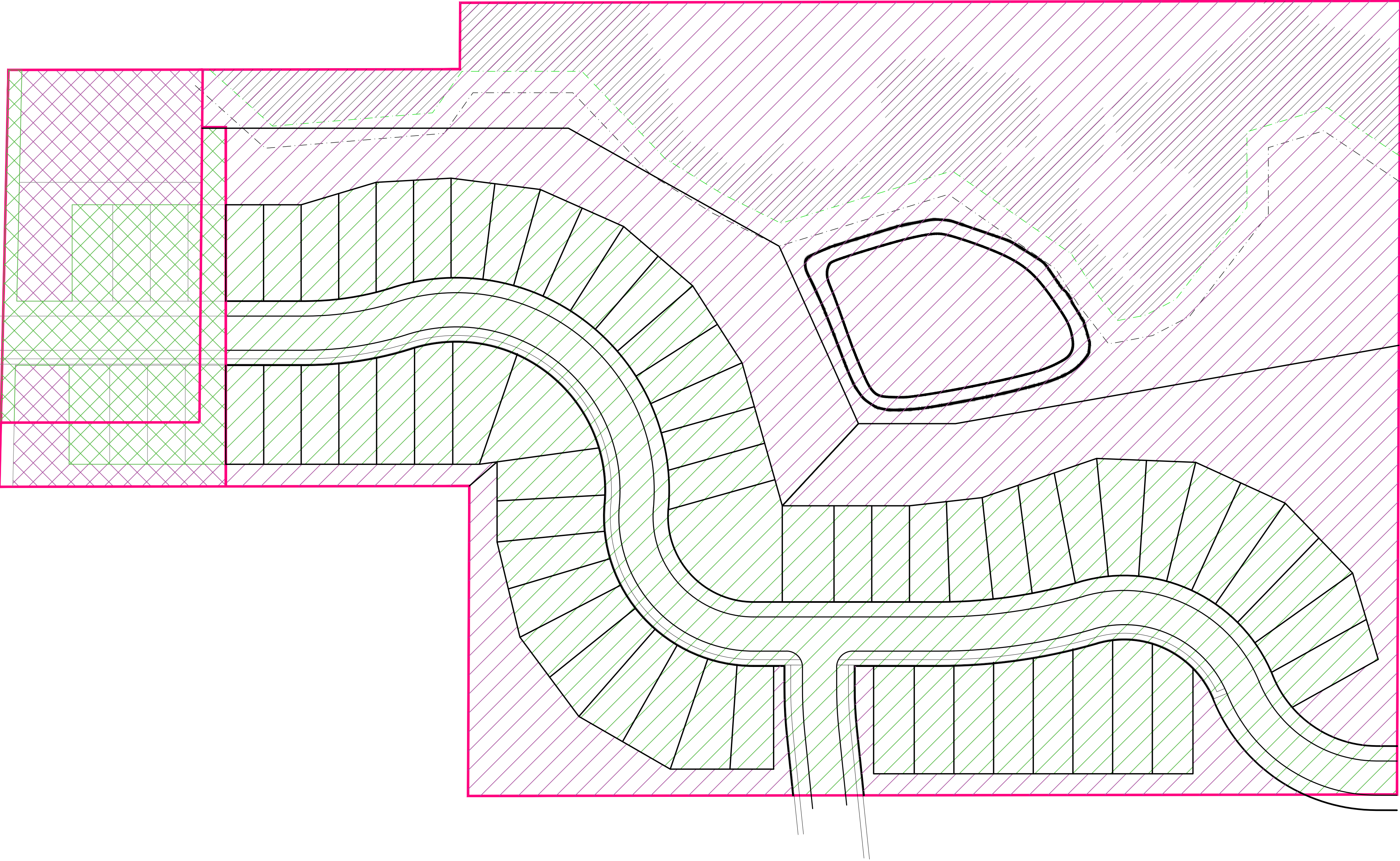
PROJECT #:
23001
DRAWN:
NRH
CHECKED:
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PLAN DATE:
10/29/2024

ANTLERS RIDGE 2ND ADDITION
LAKEVILLE, MN
TAMARACK DEVELOPMENT, LLC

IMPERVIOUS EXHIBIT

SHEET	PAGE #	REV.
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ANTLERS RIDGE & MAREK - OPEN SPACE CALCS



ANTLERS RIDGE PLAT OPEN SPACE CALCS

REQ'D OPEN SPACE: 50%
GROSS AREA: 17.34 AC
PRIVATE OUTLOT TO BE DEEDED TO MAREK PLAT: 0.42 AC
NET ANTLERS RIDGE AREA: 16.92 AC

- INDIVIDUAL LOTS & ROW: 7.29 SF
- OPEN SPACE (PUBLIC OUTLOT & COMMON LOTS): 9.63 AC

PROPOSED OPEN SPACE = 9.63/16.92 SF = **56.9%**

COMBINED ANTERS RIDGE & MAREK OPEN SPACE CALCS

REQ'D OPEN SPACE: 50%
MAREK PARCEL AREA: 1.39 AC
PRIVATE OUTLOT TO BE DEEDED TO MAREK PLAT: 0.42 AC
COMBINED MAREK AREA: 1.81 AC

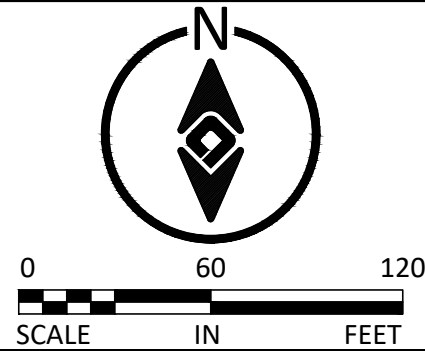
- INDIVIDUAL LOTS & ROW: 1.01 AC
- OPEN SPACE (PUBLIC OUTLOT & COMMON LOTS): 0.80 AC

COMBINED AREA: 16.92 + 1.81 = 18.73 AC
COMBINED OPEN SPACE: 9.63 + 0.80 = 10.43 AC (**55.7%**)

EXHIBIT I

SUBMITTALS & REVISIONS

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ANTLERS RIDGE 2ND ADDITION
LAKEVILLE, MN
TAMARACK DEVELOPMENT, LLC

OPEN SPACE EXHIBIT

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ANTLERS RIDGE & MAREK - SHORELAND CALCS

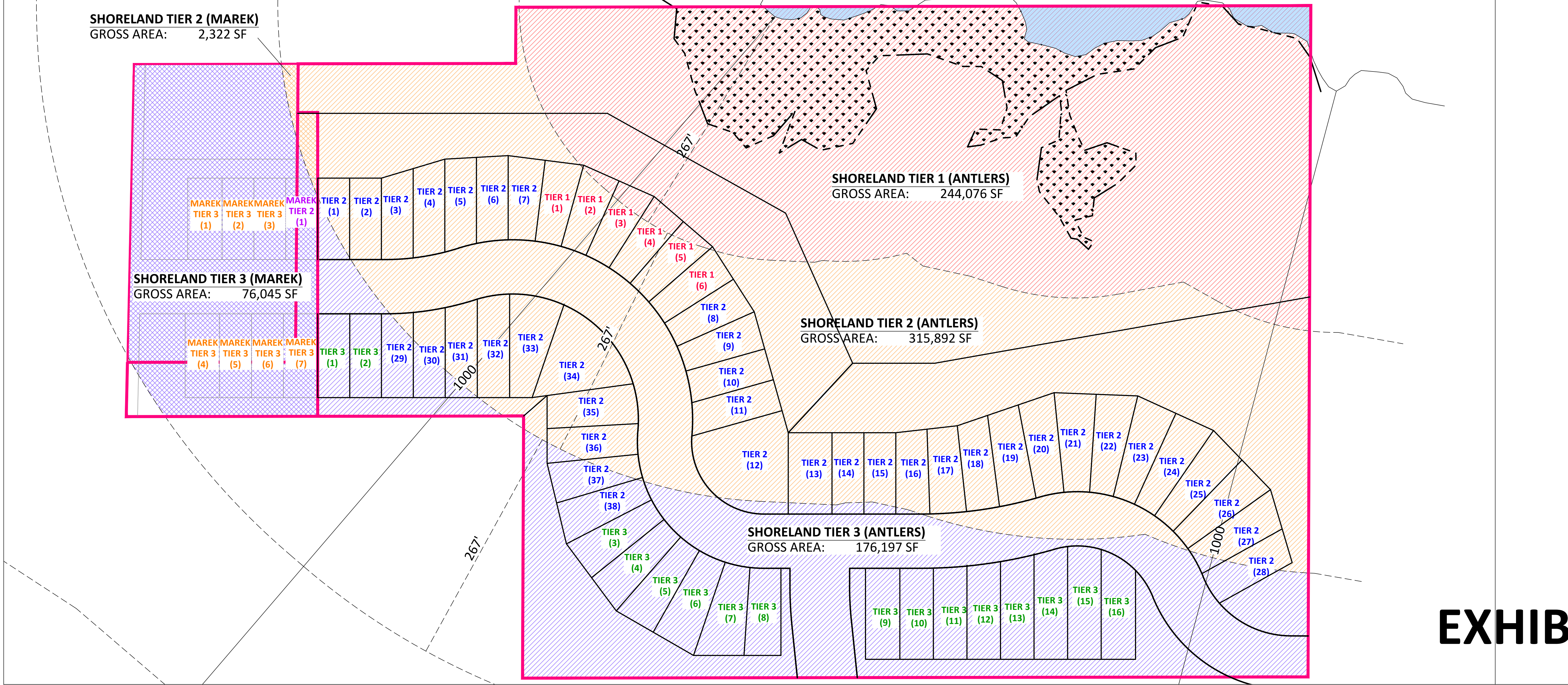
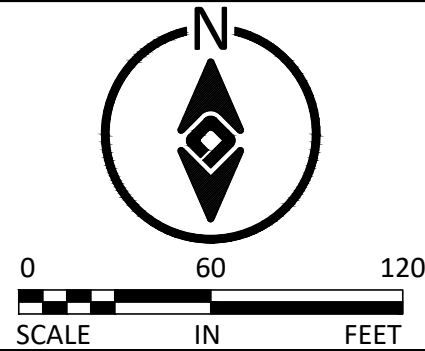


EXHIBIT J

ANTLERS RIDGE - SHORELAND TIER DENSITY BREAKDOWN													
TIER	"TOTAL AREA (SF)"	"WETLAND & OHWL AREA (SF)"	"SUITABLE AREA (SF)"	"DENSITY ALLOWED (DUPLEX)"	UNITS ALLOWED	"UNITS CARRIED OVER FROM PREVIOUS TIER"	ALLOWED UNITS + CARRY OVER	UNITS USED	DIFFERENCE	"ADDITIONAL UNITS TO BE USED FROM LAKE MARION RESIDENTIAL SHORELAND DENSITY RESERVE"	UNITS LEFTOVER	UNIT MULTIPLIER	"UNITS CARRIED OVER TO NEXT TIER"
1.0000	244,076	66,088	177,988	1 UNIT/13,000 SF	13.69	0.0000	13.69	6.0000	NA	0	7.69	1.5000	11.54
2.0000	315,892	0	315,892	1 UNIT/13,000 SF	24.30	11.54	35.84	38.0000	-2.16	3	0.84	2.0000	1.67
3.0000	176,197	0	176,197	1 UNIT/13,000 SF	13.55	1.67	15.23	16.0000	-0.77	1	0.23	2.0000	NA
MAREK - SHORELAND TIER DENSITY BREAKDOWN													
TIER	"TOTAL AREA (SF)"	"WETLAND & OHWL AREA (SF)"	"SUITABLE AREA (SF)"	"DENSITY ALLOWED (DUPLEX)"	UNITS ALLOWED	"UNITS CARRIED OVER FROM PREVIOUS TIER"	ALLOWED UNITS + CARRY OVER	UNITS USED	DIFFERENCE	"ADDITIONAL UNITS TO BE USED FROM LAKE MARION RESIDENTIAL SHORELAND DENSITY RESERVE"	UNITS LEFTOVER	UNIT MULTIPLIER	"UNITS CARRIED OVER TO NEXT TIER"
1.0000	0	0	0	1 UNIT/13,000 SF	0.00	0.0000	0.00	0.0000	NA	0	0.00	1.5000	0.00
2.0000	2,322	0	2,322	1 UNIT/13,000 SF	0.18	0.00	0.18	1.0000	-0.82	1	0.18	2.0000	0.36
3.0000	76,045	0	76,045	1 UNIT/13,000 SF	5.85	0.36	6.21	7.0000	-0.79	1	0.21	2.0000	NA

SUBMITTALS & REVISIONS

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ANTLERS RIDGE 2ND ADDITION
LAKEVILLE, MN
TAMARACK DEVELOPMENT, LLC

SHORELAND EXHIBIT

SHEET	PAGE #	REV.
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PHASING EXHIBIT

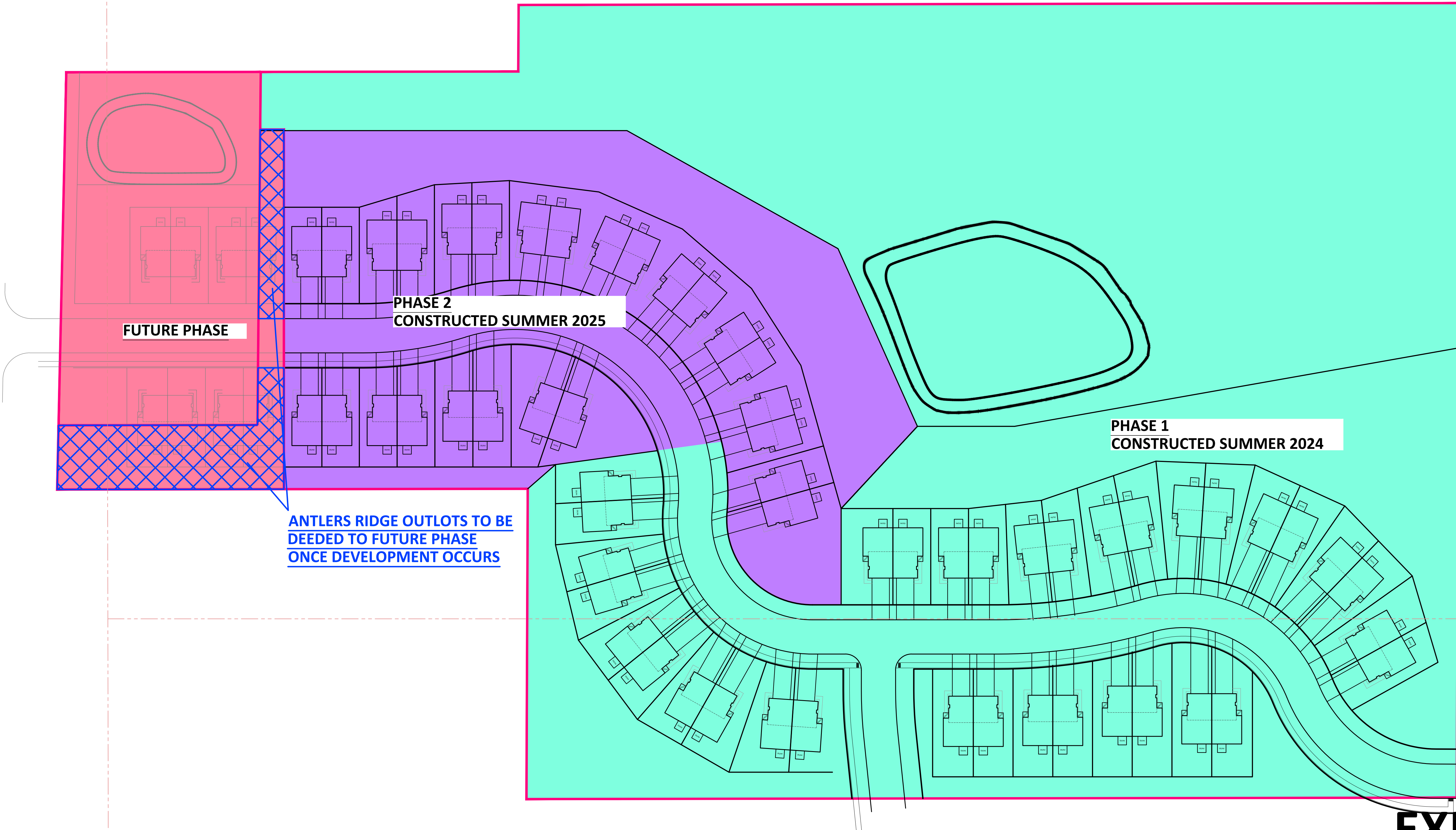
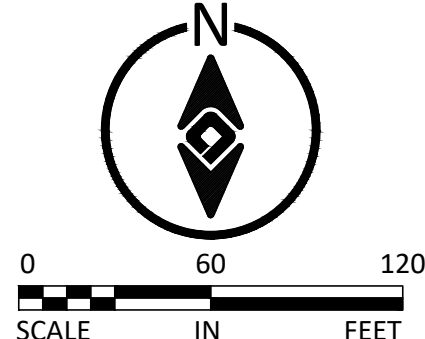


EXHIBIT K

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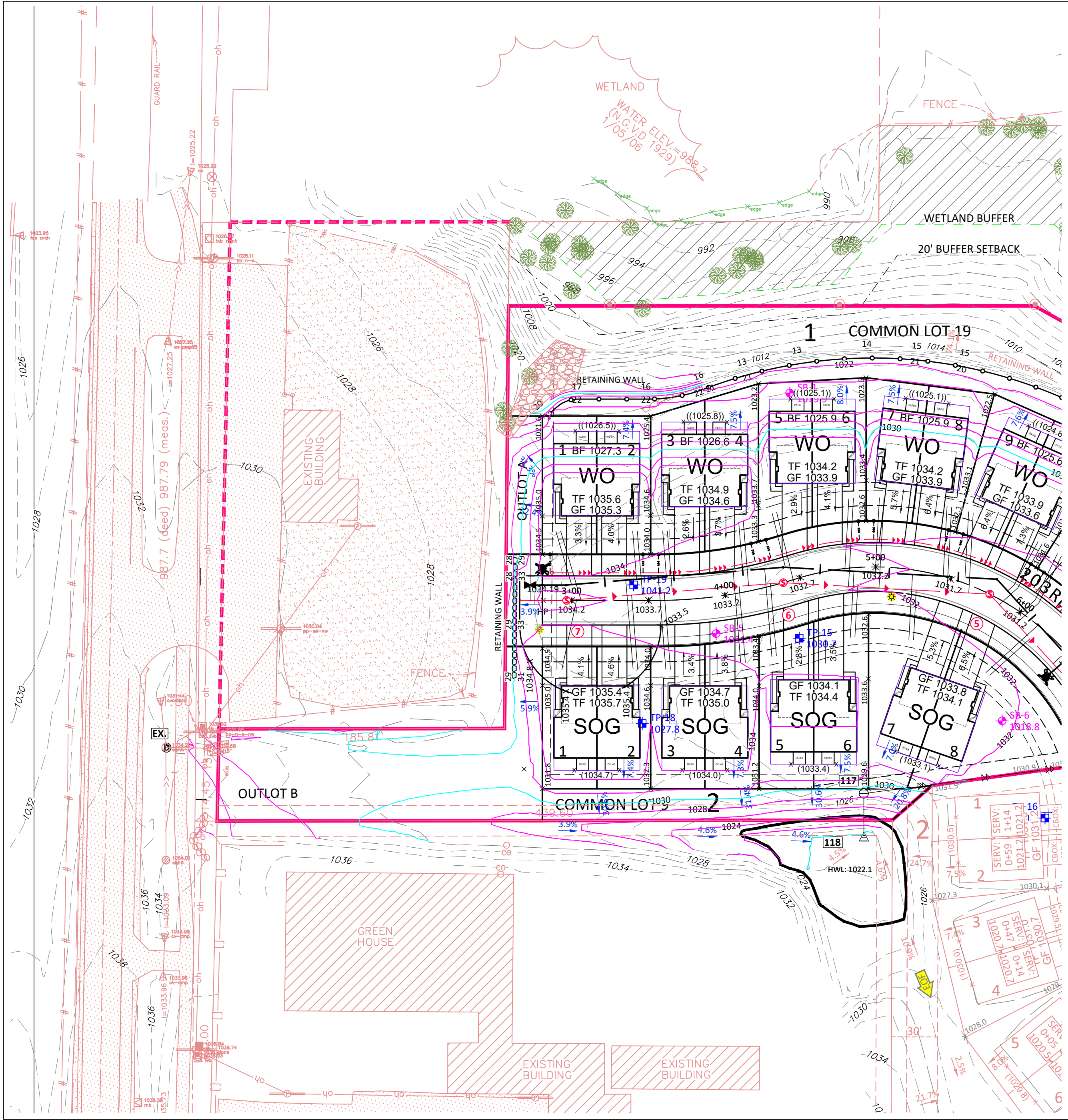
ANTLERS RIDGE 2ND ADDITION
LAKEVILLE, MN
TAMARACK DEVELOPMENT, LLC

PHASING EXHIBIT

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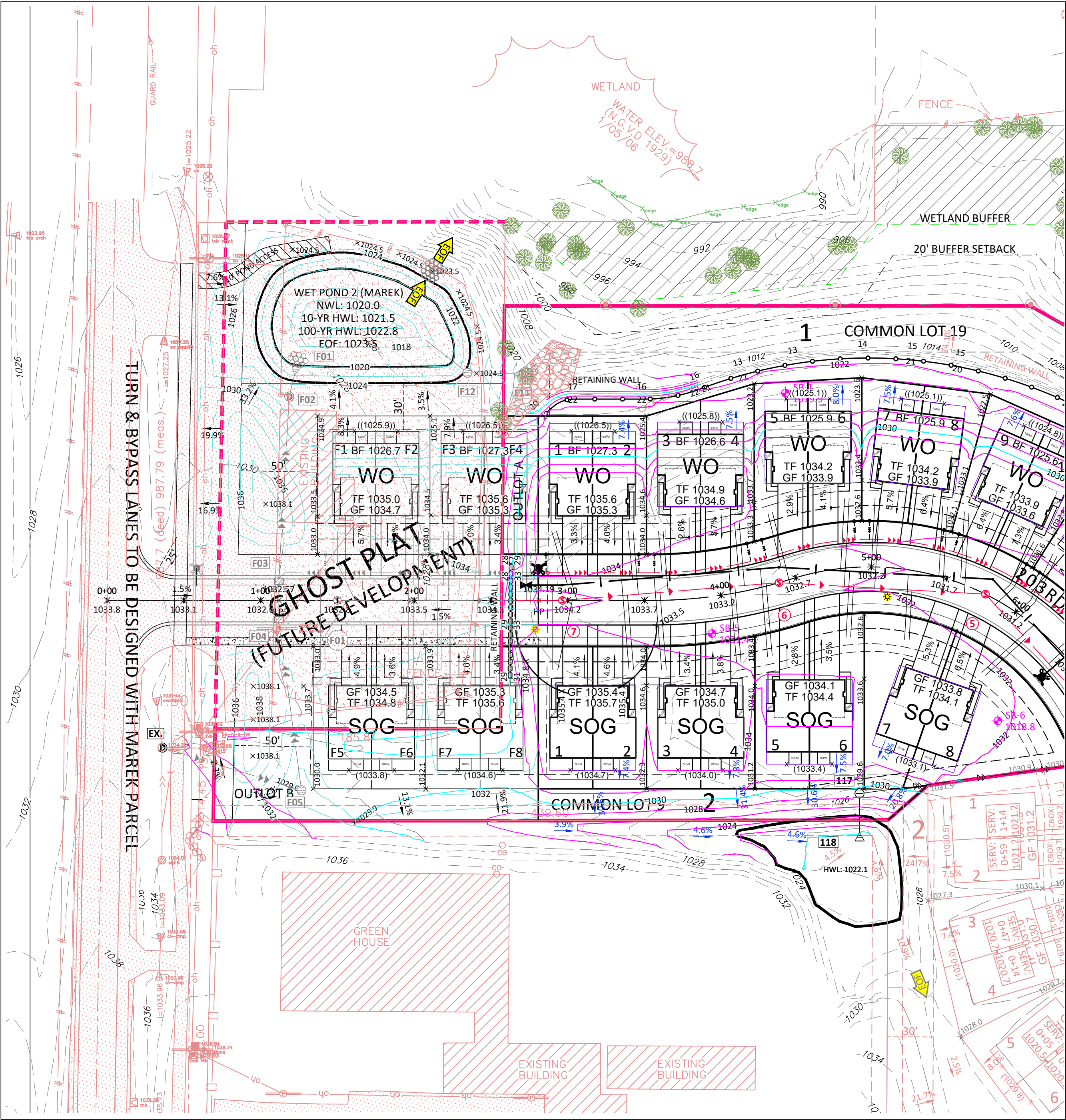
MAREK PARCEL EXHIBIT

MAREK PRE-DEVELOPMENT



1. THIS PLAN SHOWS PROPOSED IMPROVEMENTS BEFORE MAREK DEVELOPS.
2. KENRICK DITCH RUNOFF FOLLOWS EXISTING FLOW PATH.

MAREK POTENTIAL DESIGN

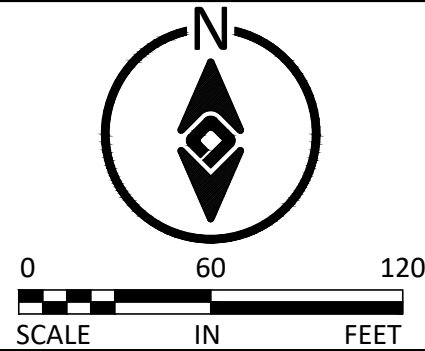


1. THIS PLAN SHOWS HOW MAREK'S PROPOSED IMPROVEMENTS WILL TIE INTO ANTLERS RIDGE.
2. KENRICK DITCH RUNOFF FLOWS THROUGH MAREK POND.

EXHIBIT L

SUBMITTALS & REVISIONS

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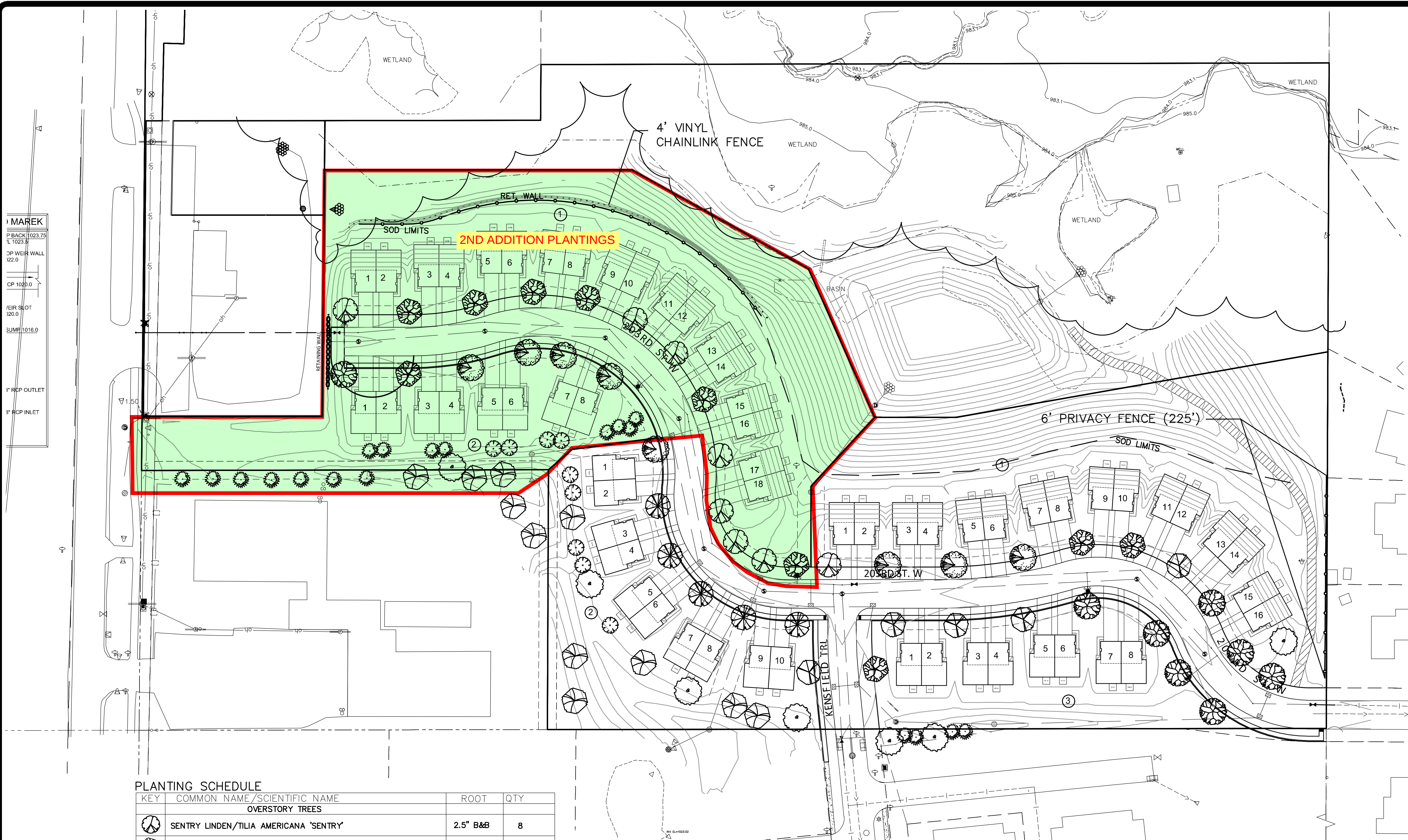
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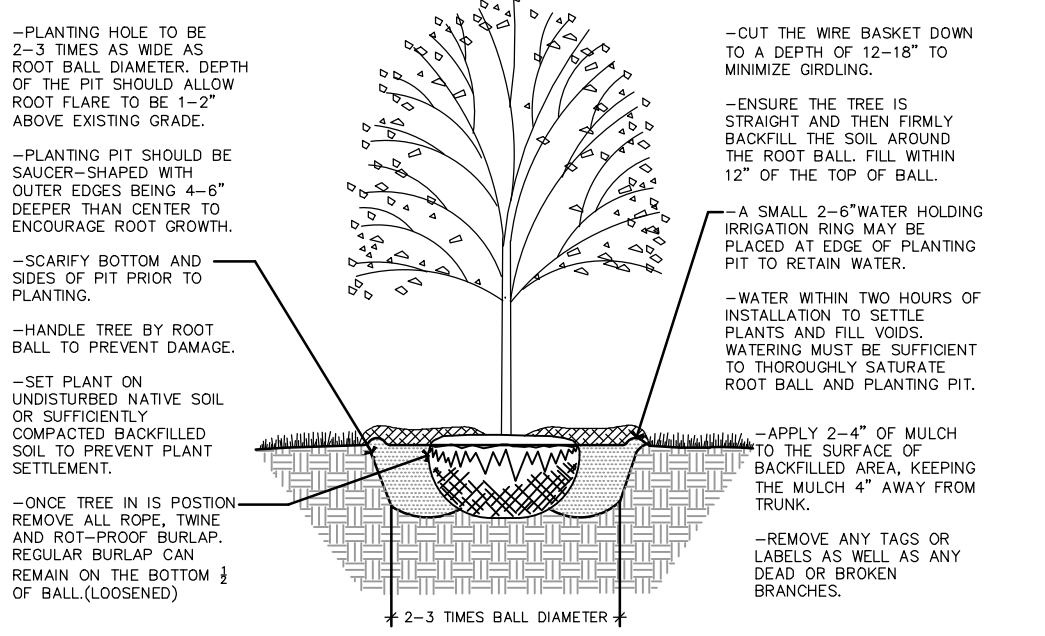
ANTLERS RIDGE 2ND ADDITION
LAKEVILLE, MN
TAMARACK DEVELOPMENT, LLC

MAREK PARCEL EXHIBIT

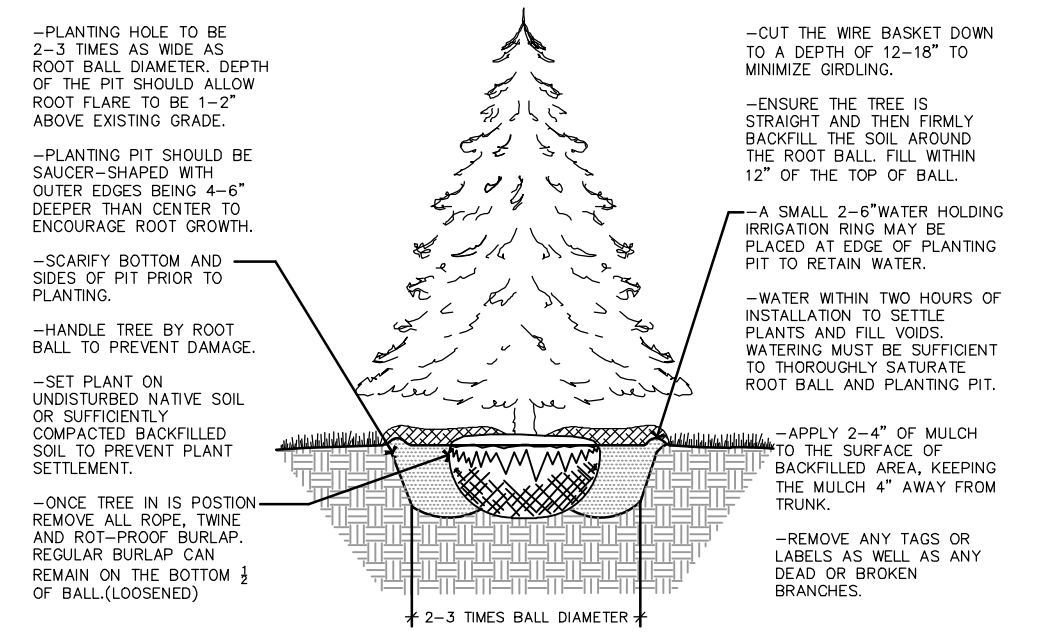
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DECIDUOUS TREE PLANTING DETAIL



CONIFEROUS TREE PLANTING DETAIL



LANDSCAPE NOTES

- THE LANDSCAPE CONTRACTOR SHALL VISIT THE PROJECT SITE TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF PROPOSED PHYSICAL START DATE AT LEAST 7 DAYS IN ADVANCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD VERIFICATION OF ALL EXISTING UTILITY LOCATIONS ON THE PROJECT SITE WITH Gopher State One Call 1-800-252-1166 PRIOR TO COMMENCING WORK. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF EXISTING UTILITIES DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
- GRADING TO BE PERFORMED BY OTHERS.
- NO PLANT MATERIAL SHALL BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL PLANT MATERIAL SHALL MEET THE STANDARDS FOUND IN THE AMERICAN ASSOCIATION OF NURSERYMEN-AMERICAN STANDARD FOR NURSERY STOCK.
- ALL CONTAINER MATERIAL TO BE GROWN IN THE CONTAINER A MINIMUM OF SIX (6) MONTHS PRIOR TO PLANTING ON SITE.
- DECIDUOUS AND CONIFEROUS TREES SHALL NOT BE STAKED, BUT THE LANDSCAPE CONTRACTOR MUST GUARANTEE STABILITY TO A WIND SPEED OF 80 MPH.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM GUARANTEE OF ONE YEAR ONE TIME REPLACEMENT ON NEW PLANT MATERIALS. GUARANTEE SHALL BE ADDED UPON BY DEVELOPER/BUILDER AND LANDSCAPE CONTRACTOR.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING OR AFTER INSTALLATION.
- IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER SHOWN ON THE PLANT LIST, THE NUMBER SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE WORK SHOWN ON THE PLAN. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE PLANT SCHEDULE.
- COMMERCIAL GRADE POLY LAWN EDGING SHALL BE INSTALLED WHERE NOTED.
- THE LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO THE SITE CAUSED BY THE PLANTING OPERATION AT NO COST TO THE OWNER.
- THE LANDSCAPE CONTRACTOR SHALL KEEP PAVEMENTS CLEAN UNSTAINED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS AND PERMITS GOVERNING THE WORK.
- STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.

PLANTING SCHEDULE			
KEY	COMMON NAME/SCIENTIFIC NAME	ROOT	QTY
OVERSTORY TREES			
	SENTRY LINDEN/TILIA AMERICANA 'SENTRY'	2.5" B&B	8
	NORTHERN PIN OAK/QUERCUS ELLIPSOIDALIS	2.5" B&B	10
	THORNLESS HONEYLOCUST/GLEDITSIA TRIACANTHOS VAR INERMIS	2.5" B&B	5
	RIVER BIRCH/BETULA NIGRA 'HERITAGE' (CLUMP)	12-14' B&B	7
	NORTHWOOD MAPLE/ACER RUBRUM 'NORTHWOOD'	2.5" B&B	8
	HACKBERRY/CELTIS OCCIDENTALIS	2.5" B&B	5
	AUTUMN BLAZE MAPLE/ACER FREEMANII 'JEFFERSRED'	2.5" B&B	8
	SWAMP WHITE OAK/QUERCUS BICOLOR	2.5" B&B	11
EVERGREEN TREES			
	BLACK HILLS SPRUCE/PICEA GLUACA VAR DENSATA	8' B&B	19
	NORWAY SPRUCE/PICEA ABIES	8' B&B	9

LANDSCAPE NOTES:

1. FENCE TOP OF RETAINING WALL TALLER THAN 4' (AS SHOWN ON PLAN) TO BE 48" BLACK VINYL CHAINLINK, OR APPROVED EQUAL
2. DISTURBED AREAS TO BE SODDED EXCEPT SLOPE ON NORTH END FROM 1020 CONTOUR (RET. WALL5) TO THE NORTHERN MOST GRADING LIMIT WILL BE SEEDED; SEE GRADING PLAN FOR SEEDING
3. SODDED AREAS TO BE IRRIGATED
4. IRRIGATION DESIGNED BY OTHERS



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I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota
Name Jennifer L. Thompson
Reg. No. 44763
Date 1-7-2025

Revisions
10-23-24-updated site plan
1-7-2025-updated site plan

Date 4-18-24
Designed JLT
Drawn JLT

LANDSCAPE PLAN

TAMARACK DEVELOPMENT, LLC
1536 BEACHCOMBER BLVD
WACONIA, MINNESOTA 55387

ANTLERS RIDGE
LAKEVILLE, MINNESOTA

L1.01 OF 1



Memorandum

To: Parks, Recreation and Natural Resources Committee

From: Joe Masiarchin, Parks and Recreation Director

Date: January 17, 2025

Subject: Spyglass Park Phase II Community Survey Results

The expansion of Spyglass Park was identified in the 2024 CIP, the current park consists of a playground, shelter and green space on 4.2 acres. The second phase construction of the park is planned to occur with the development of the area north of the park. The expansion and improvement of the park could include amenities such as, the construction of bocce ball courts, athletic deck, half basketball court with pickleball striping, potential shelter and play area border improvements and trail circulation.

At their December 2 meeting, the Mayor and City Council approved a professional services agreement with SRF Consulting for this phase of the park construction. This would include developing a master plan, completing a topographic survey of the park site, prepare cost and final estimate of the chosen master plan concept, provide design development plan and other services. The master planning process is slated to be completed by late fall of this year with bid openings to be held in early 2025. Park construction would begin later that same year.

As part of the master planning process, staff mailed 230 invitations to neighbors of Spyglass Park to complete a short survey and provide their feedback on the proposed master plan. A link to the survey was also shared via NextDoor. The survey was open through January 19, staff will share the feedback received during the committee meeting.



*Tree locations are conceptual and subject to change

Preliminary Master Plan

Spyglass Park - Phase II Improvements



0 20 40 80 ft



Job No. 18046
January 2, 2025