



AGENDA

PLANNING COMMISSION MEETING

February 20, 2025 - 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: 288 995 085 506, Passcode: ZB6XQ6BL**, or by calling **Toll Number 1-323-433-2142; Conference ID: 465 329 689#**. The Chair will allow for public comments and questions at the appropriate time.

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

1. Call to order and flag pledge
2. Roll Call
3. Approval of Minutes
 - a. February 6, 2025 Planning Commission meeting minutes
 - b. February 6, 2025 PC & PRNRC joint work session minutes
4. Announcements
5. Public Hearing - Airlake DEA 2nd Addition
Public Hearing to consider the application of Dakota Electric Association (DEA) for a preliminary plat for a one lot, one outlot subdivision to be known as Airlake DEA 2nd Addition located east of Cedar Avenue (CSAH 23) and north of 225th Street.
 - a. Airlake DEA 2nd Addition Preliminary Plat Reports and Exhibits
6. Staff Notices
 - a. Planning Manager's Memo
 - b. The City Council meeting at which the above item may be considered will be held on March 3, 2025.
 - c. The next Planning Commission meeting is scheduled for March 6, 2025.
7. Adjourn

CITY OF LAKEVILLE.
PLANNING COMMISSION MEETING MINUTES
February 6, 2025

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

Members Present: Vice Chair Christine Zimmer, Scott Einck, Pat Kaluza, Jason Swenson, Alternate Mark Traffas, Ex-Officio Jeff Hanson

Members Absent: Chair Jenna Majorowicz, Amanda Tinsley, Patty Zuzek

Staff Present: Tina Goodroad, Community Development Director; Kris Jenson, Planning Manager; Heather Botten, Senior Planner; Jon Nelson, Assistant City Engineer; Dawn Erickson, Recording Secretary, Andrea McDowell-Poehler, City Attorney

3. Approval of the Meeting Minutes

The January 23, 2025 Planning Commission meeting minutes were approved as presented.

4. Announcements

Planning Manager Kris Jenson stated that the Findings of Fact were revised to correct the legal description. Ms. Jenson stated there is a joint work session with the Parks, Recreation, and Natural Resources Committee immediately following this meeting.

5. North Creek MHP Conditional Use Permit

Vice Chair Zimmer opened the public hearing to consider the application of Dirt Boys, Incorporated for a conditional use permit to allow the expansion of North Creek Manufactured Home Park for the development of manufactured home sites in the RSMH, Single Family Manufactured Home Park District and Shoreland Overlay District. Joe Mailander, Engineer on behalf of Dirt Boys, Incorporated presented a brief overview of the request. Mr. Mailander stated the plan would include 130 new homes at the site and there would be no additional burden on the city as the infrastructure is already in place.

Community Development Director Tina Goodroad presented the staff report. She summarized the history of the site; that the parcel has been zoned for manufactured housing since at least 1974 and that the third phase was originally proposed in 1989 and again in 1997. Ms. Goodroad noted the amenities that are proposed with the third phase and that a six-foot-tall privacy fence would be installed along the west property line and continue along the south property line, where it would transition to a four-foot-tall chain link fence along the stormwater pond. A gate will be placed at Country View Trail, which will only allow access between North Creek and Country View parks in the case of an emergency. Ms. Goodroad noted that the requirements for a Shore Impact Plan, as required by the Shoreland Overlay District, have been met and that the DNR had no comments.

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

Joyce Mallery, 4650 Eveleth Court, Country View resident, expressed concern about the increase in traffic in the neighborhood, the impact to wildlife in the pond area, and questioned how the development would impact property taxes.

Kurt Mecus, 17265 North Creek Lane, expressed concerns about traffic and the increased number of cars, that the storm shelter is not adequate for current North Creek residents, flooding along North Creek, and where runoff from the new development would go.

Linda Baumgartner, 17390 Faraday Lane, expressed concern about responsibility for maintenance of the fence, wildlife in the area, and tree removal on the site.

Kevin Morgan, 17305 Fairgreen Avenue, expressed concern about non-residents visiting the site and conducting illegal activity.

Dan Gustafson, 5775 Country View Trail, Owner of Country View MHP, stated he constructed the park in 1972 and has been involved in the management for 53 years. Added that he would like the fence height increased from six feet to seven feet, the height of the gate increased, and requested that construction traffic not use Country View Trail.

Stacy Carvell, 17616 Fairfax Avenue, expressed concern about wildlife (including eagles) and the increase in traffic and asked if the pond could be located along the west property line.

Jeff Carvell, 17616 Fairfax Avenue, asked when the wetland designation of the property was changed.

Chad Velta, 17668 Fairfax Avenue, stated that the residents weren't notified, felt the meeting location should have been local to the neighborhood, expressed concern about cramming high density on the property and whether the units would be rentals and stated that the owner has not cared for the property.

Alex Rekstein, 17592 Fairfax Avenue, expressed concern about traffic and the electric line easement being poorly maintained.

Amber Kipply, 17265 North Creek Drive, stated the park is in disrepair and is poorly maintained.

Jody Raber, 5696 177th Street, Country View resident, expressed concern about the safety and security of children, doesn't want that to be impacted by rentals, and felt that the entire development fenced and the fence increased in height.

Motion was made by Kaluza, seconded by Swenson, to close the public hearing at 6:42 p.m.

Voice vote was taken on the motion.

Ayes – unanimous

Vice Chair Zimmer asked Mr. Mailander to address the questions that were posed during the public hearing. Mr. Mailander stated that a storm shelter that meets state code requirements is part of the expansion plans. Mr. Mailander also addressed concerns about the flood plain, wetland, pond, fence and traffic.

Jay Van Tassell, representing the owner of North Creek MHP, stated the intent is to sell all the homes and not offer them for rent. He stated that they do background checks for everyone who wants to live in the community. Commissioner Kaluza asked if they would be willing to have Crime Free Drug Free agreements if anything needs to be rented. Mr. Van Tassell stated they would agree to that.

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

- A request was made for the representative of the owner to respond to the state of the park. Mr. Van Tassel stated they would be doing some maintenance and improvements with the expansion. The owner was urged to address resident concerns in the park before it goes to City Council.
- There was concern expressed about the space between the fence and the rear property lines and the possibility of it being used as a thoroughfare. Mr. Mailander stated that there isn't access to create a thoroughfare.
- It was noted the wetland process appears to be followed and the stormwater ponds are in the correct location based on the site. The number of units proposed for the site was reduced in order to meet the stormwater requirements.
- There was discussion regarding when there could be a requirement for multiple egress. Assistant City Engineer Jon Nelson summarized the traffic study for this area.
- Following some discussion about the construction traffic, Mr. Mailander stated all construction traffic will access the site through North Creek. Commissioners requested that Ms. Goodroad add this requirement as a stipulation of approval, and she concurred with the addition.
- The City's Land Use Plan guides this parcel as Manufactured Housing, which has a density requirement of 4-7 units per acre. The North Creek expansion has a density of five units per acre, in compliance with the comprehensive plan.
- There was a question about types of trees and screening. Mr. Mailander stated there will be a mix of overstory and coniferous trees. They will be trying to preserve as many trees as possible along North Creek.
- Commissioner Swenson expressed concern regarding the street crossing over the creek. Mr. Mailander stated that they engaged with a local consultant, Collins Engineering, to evaluate the structure and provide recommendations for the crossing, which will be implemented with the construction of this development.

Motion was made by Swenson, seconded by Kaluza to recommend to City Council approval of the North Creek Manufactured Home Park conditional use permit subject to the nine stipulations listed in the January 27, 2025 planning report, as amended and adoption of the findings of fact.

1. That the site be developed in accordance with the plans approved by the City Council.
2. A fence permit shall be issued prior to installation of any fencing on the site. The privacy fence along the west and south property lines shall be installed prior to issuance of any permits for home placement.
3. The chain link fence along the south property line shall be a minimum of six (6) feet in height. The gate at Country View Lane shall be a minimum of six (6) feet in height.
4. Satisfy all conditions stipulated in the Engineering Memo dated January 27, 2025 prior to the issuance of a permit for home placement.
5. Tree protection measures must be in place prior to any grading or construction activity on site.
6. The applicant shall provide confirmation that an easement for the private road exists over the city greenway parcel and/or recording of such easement with the recording of the CUP.

7. The applicant shall provide confirmation of a shared easement for the northern lot private drives to serve the new expansion lot and/or recording of such easement with the recording of the CUP.
8. Preparation of drainage and utility easements along the grading extents of both stormwater basins and along the Special Flood Hazard Area (SFHA), as determined by FEMA, in favor of the City of Lakeville.
9. All construction traffic must be through the existing North Creek Development.

Ayes: Kaluza, Zimmer, Einck, Swenson, Traffas

Nays: 0

There being no further business, the meeting was adjourned at 7:13 p.m.

Respectfully submitted,

Dawn Erickson, Recording Secretary

**CITY OF LAKEVILLE
PLANNING COMMISSION &
PARKS, RECREATION, AND NATURAL RESOURCES COMMITTEE
JOINT WORK SESSION MINUTES
February 6, 2025**

PRNRC Chair Holly Weberg called the work session to order at 7:15 pm.

Planning Commissioners Present: Vice Chair Christine Zimmer, Scott Einck, Pat Kaluza, Jason Swenson, Alternate Mark Traffas

Members Absent: Chair Jenna Majorowicz, Amanda Tinsley, Patty Zuzek

Parks, Recreation, and Natural Resources Committee Members Present: Chair Holly Weberg, Vice Chair Steven Henneberry, Lindsay Haneman, Monica Joubert, Erin Young

Members Absent: Shahid Nadeem, Daniel Volkosh

Staff Present: Community Development Director Tina Goodroad, Parks & Recreation Director Joe Masiarchin, Planning Manager Kris Jenson, Environmental Resources Manager Mac Cafferty, Senior Planner Heather Botten, City Forester Zach Jorgenson, Forestry Technician Grace Benson, Senior Administrative Assistant Stella Eskelson

Tree Preservation Ordinance Amendment Discussion

The two committees came together to review a proposed Tree Preservation Ordinance. Forestry Staff presented the draft ordinance and provided a brief overview of tree preservation ordinance from other metro area cities. In speaking with the City Council, commission, community members and staff, it has been determined that improvements/adjustments to the current ordinance would be appropriate.

Staff explained the current ordinance provides less guidance and can be interpreted as being developer driven. Changes to the ordinance would provide more clarification and stricter standards as to what acceptable tree preservation is. The committees were in agreeance that the ordinance should be reviewed. Forestry presented the ordinance line by line for comments/recommendations. This included:

- Scope of Application
- Removal Threshold
- Removal Calculations
- Tree Replacement Requirements

Discussion:

Is the proposed ordinance outside of what other communities' standards are?

No, staff looked at a number of ordinances and developed an ordinance that is similar to what was reviewed. Most communities have some type of replacement requirements. Staff shared some insight into what they saw as common themes in other ordinances including native species requirements, providing education on species diversity.

What would the impact be to cost increases for developers and buyers?

Staff will be reaching out to developers for their feedback on the draft ordinance, this is undetermined at this time but staff reiterated that most other cities have a tree preservation ordinance.

What is the scope of application?

Staff preference is that it would be city wide and applied primarily to new development. Monitoring private removal of trees isn't feasible for staff as it would require significant monitoring and is of lesser concern at this time. Committee members was in support of offering cash in lieu of replacement of contributing trees/shrubs being provided in other locations as a means to satisfy the required tree replacement. Staff also clarified that property that is designated for stormwater, utilizes, streets and/or other easements would not be held to the tree replacement ordinance.

When would the ordinance changes be implemented?

This is in very early discussions, the ordinance would be shared with developers, City Council and staff for input. It would be implemented once finalized, more details to come.

Next Steps:

A final draft will be prepared based on committee feedback and staff will gather feedback from developers as well. That draft would then come back to City Council and both committees for review and approval.

Adjourn Work Session 8:26 p.m.

Respectfully submitted,

Stella Eskelson, Senior Administrative Assistant



Memorandum

To: Planning Commission
From: Heather Botten, Senior Planner
Date: February 11, 2025
Subject: Packet Material for the February 20, 2025 Planning Commission Meeting
Agenda Item: Preliminary Plat for Airlake DEA 2nd Addition
Action Deadline: March 22, 2025

BACKGROUND

Dakota Electric Association (DEA) representatives have submitted a preliminary plat for Airlake DEA 2nd Addition. The proposed plat includes one lot and one outlot on a 77.85 acre parcel. DEA is looking to move, expand, and upgrade from their existing headquarters in Farmington. The proposed development of Lot 1 would include a 176,685 square foot, office/warehouse/storage building along with parking, outdoor storage, and stormwater improvements.

The property is located east of Cedar Avenue (CSAH 23) and north of 225th Street, south of future 222nd Street. The subject property was annexed into the City in 2021.

The preliminary plat plans have been reviewed by the Engineering Division and Parks and Recreation Department.

The following exhibits are attached for your information:

EXHIBITS

- A. Location Map
- B. Zoning Map
- C. Preliminary Plat
- D. Site Dimension Plan
- E. Grading, Drainage, & Erosion Control Plan
- F. Utility Plan
- G. Landscape Plan
- H. Photometric Plan
- I. Building Elevations

Zoning and Surrounding Uses. The property is zoned I-2, General Industrial District. The proposed project is surrounded by the following existing or planned land uses:

Direction	Existing Use	Land Use Plan	Zoning
North	Undeveloped Agricultural Property	Industrial	I-2, General Industrial
South	Bachman's Growing Fields	Outside City Limits. Eureka Township Comprehensive Plan guides for agricultural use	Agriculture per Eureka Township Zoning Map
East	Eureka Township Agricultural Use Property	Outside City Limits. Eureka Township Comprehensive Plan guides for agricultural use	Agriculture per Eureka Township Zoning Map
West	Hat Trick and Metropolitan Airports Commission Property	Industrial and Outside City Limits. Eureka Township Comprehensive Plan guides for agricultural use	I-2, General Industrial and Agriculture per Eureka Township Zoning Map

PLANNING ANALYSIS

PRELIMINARY PLAT

Zoning and Comprehensive Plan consistency. The property is currently guided Industrial and located in Planning District No. 6 of the Comprehensive Land Use Plan. The property is in the Metropolitan Urban Service Area (MUSA) which means that City municipal services, including sanitary sewer service, are available to serve the property. The property is zoned I-2, General Industrial. The proposed lot and outlot meet the minimum lot size and width requirements for future development in the I-2 district. The proposed preliminary plat meets the recommended goals and objectives of the zoning code and comprehensive plan.

Existing Site Conditions. The site is currently undeveloped; historically used for agricultural production of row crops.

Lot/Block/Outlot. The preliminary plat of Airlake DEA 2nd Addition consists of one lot and one outlot. The lots proposed with the preliminary plat exceed the minimum lot area and lot width requirements for the I-2, General Industrial District.

Preliminary Plat Lots		
Lot Area and Lot Width Requirements	Lot 1	Outlot A
1 Acre	38.50 acres	39.35 acres
100 feet	1,200+ feet	700+ feet

Streets. The initial plat of Airlake DEA included the dedication of right-of-way for the future construction of 222nd Street up to the east boundary of the plat, which is also the

municipal boundary. 222nd Street is a local rural industrial street constructed as a 40-foot-wide paved section within an 80-foot right of way.

225th Street is an unpaved road that runs along the southern portion of the plat that will provide two access points to Lot 1. Eureka township owns and maintains 225th Street. There are no current plans to improve the road.

Grading, Drainage and Utilities. City sanitary sewer and water is currently available to the site, located west of the property. The existing and planned future City sanitary sewer and water systems available to serve the area of the preliminary plat are adequate to accommodate the build-out of future industrial building(s) within the preliminary plat area. Proposed grading, drainage, erosion control, and utility plans for Airlake DEA Second Addition are shown on the attached civil plans.

Grading, drainage, erosion control, and utility issues are addressed in the engineering review memo prepared by Jon Nelson, Assistant City Engineer and Mac Cafferty, Environmental Resources Manager dated February 11, 2025. A copy of the engineering report is attached for your review. The Engineering Division recommends approval of Airlake DEA Second Addition preliminary plat subject to the comments outlined in the engineering report.

Wetlands. There are no wetlands on the site.

Tree Preservation. There are no significant trees within the Airlake DEA 2nd Addition preliminary plat.

Park Dedication, Trails and Sidewalks. The City's Comprehensive Parks, Trails, and Open Space Plan does not identify any future park land needs in the area of the plat. No public trails or sidewalks are being constructed with this plat. Park dedication will be satisfied with a cash fee determined by calculating a rate of \$5,615 per acre for industrial zoned property for the net area of the lot being final platted. Proposed Lot 1, Block 1 is 38.50 acres in size and must pay park dedication with Airlake DEA 2nd Addition final plat.

The park dedication cash fee payable at the time of final plat approval will include the following:

- Lot 1, Block 1: 38.50 acres x \$5,615 per acre = \$216,177.50
- Outlot A: N/A- Will be paid at the time of development

SITE PLAN REVIEW

The site plan proposes a 176,685 square foot, office/warehouse/storage building with parking and outdoor storage.

Building Setbacks. The I-2, Industrial District requires the following setback requirements:

	Front Yard	W. Side Yard	E. Side Yard	Rear Yard
Minimum	40 feet	10 feet	10 feet	30 feet
Proposed	240 feet	150+ feet	200+ feet	700+ feet

Building Height. The maximum height of a building in the I-2 zoning district is 50 feet. The proposed building at its tallest point is 40 feet, complying with code requirements.

Building Design. The new facility for Dakota Electric Association consists of several different functions housed within adjoining building structures. Office functions are housed in a roughly 70,000 square foot two-story building. There will also be warehouse and maintenance storage and company enclosed vehicle storage.

The south façade of the building, facing 225th Street, is composed of the following materials:

- Grade A: 55%: Stone: 1,725 SF = 24% of total south; Glass: 2,250 SF = 31% of total south; and,
- Grade C: 45%: Architectural Metal Panel & ACM (ornamental metal): 2,500 SF; 750 SF = 45% of total south

The proposed materials are in compliance with the requirements for Industrial Zoning.

Parking. The site plan demonstrates three separate parking lots. Based on the building's size and the proposed uses, 203 parking spaces are required to be provided. The number and design of the parking spaces for each lot and drive aisles meets the requirements of the Zoning Ordinance.

Parking Lot and Drive Setbacks. The parking lot meets or exceeds the minimum setbacks from a property line. The two egress points on 225th Street comply with spacing guidelines in the City Code.

Outdoor Storage. The outdoor storage area is required to be asphalt, concrete or pavers. The applicant has stated the outdoor storage area will be constructed with asphalt and/or concrete.

Landscaping. Landscaping on the site includes foundation plantings along the office portion of the building, parking lot screening along the south, and parking lot landscaping within the islands. All of the landscaped areas within and adjacent to the parking lot, including landscaped islands, shall be irrigated in compliance with the Zoning Ordinance. A financial security will be required with the final plat to guarantee installation of the approved landscaping.

Trash Enclosure. If trash will be kept outdoors in an enclosure, the structure must meet the requirements of Section 11-18-11, including exterior materials, location, and screening. All outdoor trash enclosures must be screened with a structure that is a minimum of six feet in height or one foot taller than the containers and must be constructed of materials that match the architecture of the principal building.

Site Lighting. The submitted lighting plan shows that the proposed lighting on site meets the Zoning Ordinance requirement of light levels not exceeding one foot candle at the property line along right-of-way. The light pole height may not exceed 35 feet for height and the fixture style is a downcast LED light to meet the ordinance requirements.

Signs. Wall signs shown on the building elevations are illustrative only. One monument sign would be permitted for the site. Sign permits must be issued prior to the installation of signs on the site.

Mechanical Equipment. Mechanical equipment will be located on the ground near the loading dock. Screening materials must be aesthetically harmonious and compatible with the building.

Fuel Storage. Three fuel tanks are proposed along the westerly property boundary. An administrative permit is required for the installation of these tanks.

RECOMMENDATION

Community Development staff recommend approval of the Airlake DEA 2nd Addition preliminary plat subject to the following stipulations:

1. Implementation of the recommendations listed in the engineering report dated February 11, 2025 and any subsequent correspondence.
2. The final plat shall be in substantial conformance with the preliminary plans on file with the Community Development Department except as may be modified by the conditions herein.
3. A development contract and related agreements shall be approved by the City Council with the approval of the final plat.
4. The site and building shall be developed in accordance with the plans approved by the City Council.
5. Landscaping shall be installed consistent with the approved landscape plan. A financial security shall be submitted with the development contract to guarantee installation of the approved landscaping. All landscaped areas within and adjacent to the building and parking lot shall be irrigated. Trees and shrubs shall not be planted in road right-of-way.
6. The park dedication fee of \$216,177.50 must be paid with the final plat.
7. Ground mounted mechanical equipment must be screened from view with landscaping and fencing.
8. All signs shall comply with the Zoning Ordinance requirements for the I-2 District. A sign permit shall be issued by the Planning Department prior to the installation of any signs.
9. Site lighting shall not exceed one foot candle at the property line adjacent to public right-of-way. All exterior light fixtures shall be down-cast design so as not to glare onto public right-of-way. The maximum height of light poles is 35 feet.
10. An administrative permit is required for the installation of the fuel tanks.



Memorandum

To: Heather Botten, Senior Planner

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

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

Date: February 11, 2025

Subject: Airlake DEA 2nd Addition

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

BACKGROUND

Dakota Electric Association (DEA) representatives have submitted a preliminary plat named Airlake DEA 2nd Addition along with preliminary plans to construct a commercial building on one (1) block with one (1) outlot on 77.85 acres. The parent parcel (PID No. 220030001013) is zoned I-2, General Industrial.

The proposed development is located east of Cedar Avenue (CSAH 23) and the existing extension of 222nd Street, north of and adjacent to 225th Street and Eureka Township, west of Flagstaff Avenue and Eureka Township and south of and Farmington and the future CSAH 70 roadway alignment. The parent parcel consists of Outlot A, Airlake DEA.

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

Outlot A: Future Development; retained by Developer (39.35 acres)

The proposed development will be completed by:

Developer:	Dakota Electric Association (DEA)
Engineer/Surveyor:	Kimley-Horn and Associates, Inc.

SITE CONDITIONS

The existing parcel consists of Outlot B, Airlake DEA and right-of-way dedication for 222nd Street. The site consists of undeveloped agricultural land. The site is located within the South Creek Stormwater District with the site generally draining southwest to northeast.

STREET AND SUBDIVISION LAYOUT

222nd Street

Airlake DEA 2nd Addition includes the extension of 222nd Street from its existing terminus at the intersection of 222nd Street and Garvey Lane through the western plat boundary. The roadway is a 40-foot-wide rural roadway terminating in a cul-de-sac. The developer is dedicating the necessary 80-foot right-of-way for 222nd Street with the Airlake DEA 2nd Addition final plat. A temporary public roadway, drainage and utility easement shall be placed over the temporary cul-de-sac. The Developer shall submit an approved final plan for the extension of 222nd Street prior to approval and recording of the Airlake DEA 2nd Addition final plat.

Airlake DEA 2nd Addition includes the platting of right-of-way for 222nd Street, a local industrial roadway. 222nd Street will be constructed as a rural section roadway to promote infiltration and stormwater treatment. 222nd Street will be constructed as a 40-foot-wide paved section and two-foot gravel shoulders within an 80-foot right-of-way. 222nd Street will be constructed in the future by the developer of the parcel to the north; the Developer for Airlake DEA 2nd Addition will be assessed for their portion of construction at the time of construction. A special assessment agreement shall be entered into prior to recording of the final plat.

CSAH 70

Future CSAH 70 will require future right-of-way dedication along Outlot A, Airlake DEA 2nd Addition. The right-of-way dedication will be required to follow the recommendations of the Dakota County Plat Commission.

CONSTRUCTION ACCESS

Construction traffic access and egress for grading, utility, and street construction shall be limited to a single access from 222nd Street within Lakeville. Access from 225th Street falls under the jurisdiction of Eureka Township.

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.

UTILITIES

SANITARY SEWER

Airlake DEA 2nd Addition is located within 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 via the MCES Elko/New Market Interceptor monitored by meter M646.

Airlake DEA 2nd Addition includes the extension of public sanitary sewer. 8-inch sanitary sewer will be extended from the existing terminus at the western plat boundary to the east of the 222nd Street cul-de-sac to be constructed with Airlake DEA 2nd Addition.

Public sanitary sewer will be required to be extended along 222nd Street at the time the road is extended to the eastern plat boundary to service Outlot A, Airlake DEA.

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 Airlake DEA 2nd Addition includes construction of 12-inch public watermain. This watermain will be extended from the existing watermain stub on 222nd Street. The watermain shall be extended through the temporary cul-de-sac and terminate in a fire hydrant east of the cul-de-sac.

Public watermain will be required to be extended along 222nd Street at the time the road is extended to the eastern plat boundary to service Outlot A, Airlake DEA.

DRAINAGE AND GRADING

Airlake DEA 2nd Addition is located within the South Creek stormwater district as identified in the City's Water Resources Management Plan.

Development of Airlake DEA 2nd Addition includes the construction of a privately owned and maintained stormwater management infiltration basin to collect and treat the stormwater runoff generated from the site. The Developer shall submit an approved final stormwater management plan for the site prior to approval and recording of the Airlake DEA 2nd Addition final plat. The Developer shall submit an approved final grading plan prior to approval and recording of the Airlake DEA 2nd Addition final plat and issuance of a grading permit.

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.

Airlake DEA 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.

STORM SEWER

Development of Airlake DEA 2nd Addition includes the construction of a public storm sewer system in conjunction with drainage swales. Public storm sewer constructed within 222nd Street right-of-way will convey runoff offsite to the north via an existing drainage swale to an identified wetland and DNR identified trout stream. A grading, drainage and utility easement will be required for the construction of the storm sewer outlets west of the plat boundary.

The Storm Sewer 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.

FEMA FLOODPLAIN ANALYSIS

Airlake DEA 2nd Addition is located within areas shown on the Flood Insurance Rate Map (FIRM) as Zone X, as determined by FEMA (Map number 27037C0214E). Based on this designation, no areas within the plat are located within a Special Flood Hazard Area (SFHA).

WETLANDS

A wetland delineation was completed and approved for the site. No wetlands were located identified within Lot 1 Block 1 DEA site. One wetland was deidentified north of the future road extension that will need to be reviewed prior to construction.

TREE PRESERVATION

One tree has been identified to be removed outside of the plat boundary. An easement is required to be obtained to allow for removal of the tree. A tree preservation plan must be provided and approved prior to recording of the Airlake DEA 2nd Addition final plat in accordance with city ordinance 10-4-11.

All “save” trees that are damaged or removed will require replacement at a ratio of 2:1 as per the Lakeville Subdivision Ordinance. Significant trees, as identified in the Lakeville Subdivision Ordinance, shall be protected and preserved through termination of all grading and construction activities.

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.

RECOMMENDATION

Engineering recommends approval of the Airlake DEA 2nd Addition preliminary plat, preliminary erosion control plan and grading plan, preliminary utility plan, and preliminary landscape plan subject to the requirements and stipulations within this report.

215TH ST (CSAH 70)

City of Farmington

222ND ST

Airlake DEA
2nd Addition
plat area

FLAGSTAFF AVE

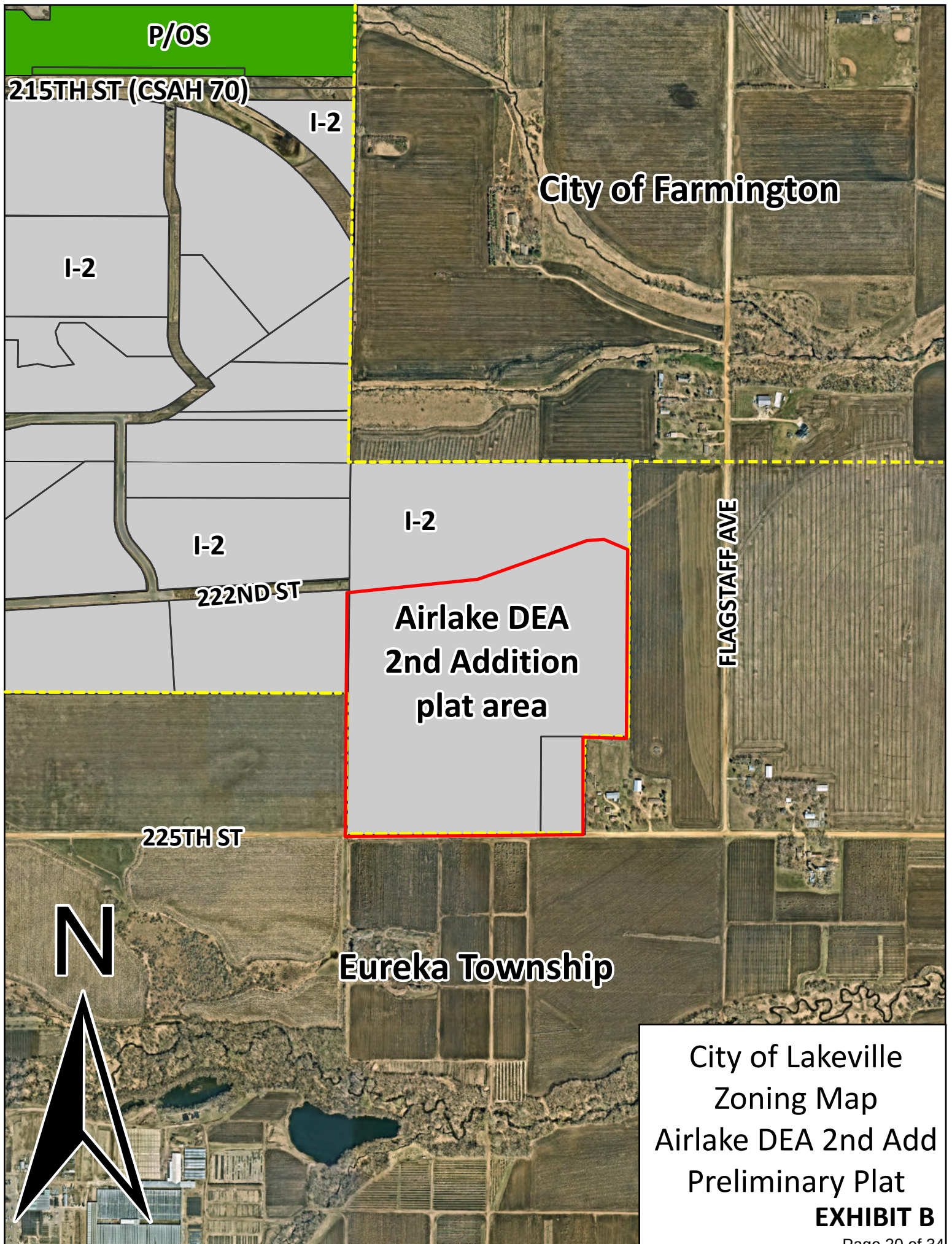
225TH ST

Eureka Township



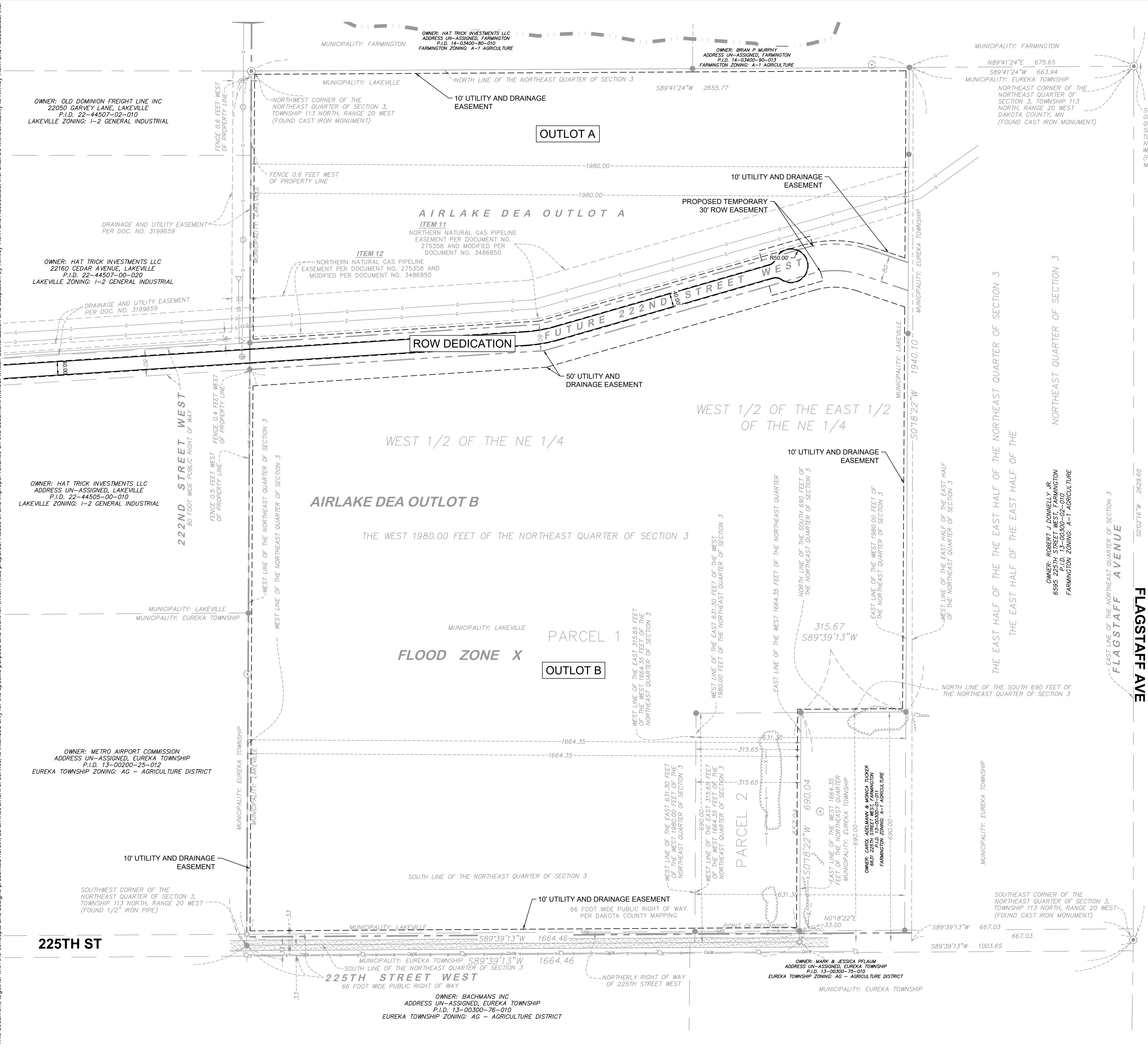
City of Lakeville
Location Map
Airlake DEA 2nd Add
Preliminary Plat

EXHIBIT A



City of Lakeville
Zoning Map
Airlake DEA 2nd Add
Preliminary Plat
EXHIBIT B

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.



DEVELOPMENT PARCEL LEGAL DESCRIPTION

That part of the Northeast Quarter of Section 3, Township 113, Range 20, Dakota County described as follows:

Commencing at the southeast corner of said Northeast Quarter; thence South 89 degrees 39 minutes 13 seconds West, assumed bearing, along the south line of said North Quarter, a distance of 1003.65 feet to the east line of the West 1864.35 feet of said Northeast Quarter; thence North 00 degrees 18 minutes 22 seconds East, along said east line of the West 1864.35 feet of said Northeast Quarter, a distance of 33.00 feet to the northerly right of way line of the 225th Street West and the point of beginning of said parcel to be described; thence South 89 degrees 39 minutes 13 seconds West along said northerly right of way line of 225th Street West, a distance of 1664.48 feet to the west line of said Northeast Quarter; thence North 00 degrees 18 minutes 22 seconds East, along said west line of said Northeast Quarter, a distance of 1003.65 feet to the east line of the West 1864.35 feet of said Northeast Quarter; thence North 89 degrees 39 minutes 13 seconds East, a distance of 886.88 feet; thence North 73 degrees 56 minutes 15 seconds East, a distance of 1141.48 feet to the east line of the West 1980.00 feet of said Northeast Quarter; thence South 00 degrees 18 minutes 22 seconds West, along said east line of the West 1980.00 feet of said Northeast Quarter, a distance of 1403.13 feet to the north line of the South 690.00 feet of said Northeast Quarter; thence South 89 degrees 39 minutes 13 seconds West, along said north line of the South 690.00 feet of said Northeast Quarter, a distance of 315.67 feet to the east line of the West 1864.35 feet of the Northeast Quarter; thence South 00 degrees 18 minutes 22 seconds West, a distance of 657.04 feet to said northerly right of way line of 225th Street West and to the point of beginning.

Containing 3,406,316 square feet or 78.20 acres, more or less.

Abstract Property

LEGEND


 PROPOSED PROPERTY LINE
 EXISTING PROPERTY LINE
 PROPOSED EASEMENT
 EXISTING EASEMENT
 PROPOSED CURB AND GUTTER

PROPERTY SUMMARY

AIRLAKE DEA OUTLOT A	± 31.75 AC
AIRLAKE DEA OUTLOT B	±77.85 AC
ROW DEDICATION	±4.98 AC
TOTAL AREA	±114.58 AC

ZONING SUMMARY

EXISTING ZONING	I-2 GENERAL INDUSTRIAL
PROPOSED ZONING	I-2 GENERAL INDUSTRIAL

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.

Kimley»»Horn

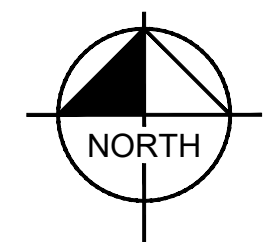
PREPARED BY: BRIAN M. WURDEMAN, P.E.
11995 SINGLETREE LN, SUITE 225
EDEN PRAIRIE, MN 55344
TELEPHONE: (612) 315-1272

DEVELOPER

HAT TRICK INVESTMENTS, LLC
2866 WHITE BEAR AVE N
MAPLEWOOD, MN 55109
TELEPHONE: (612) 987-9966
CONTACT: DAN REGAN

SURVEYOR

EGAN, FIELD AND NOWAK, INC.
475 OLD HIGHWAY 8 NW, SUITE 200
NEW BRIGHTON, MN 55112
TELEPHONE: (612) 466-3300
CONTACT: ERIC ROESER



GRAPHIC SCALE IN FEET

0 75 150 300



Know what's **below**.
Call before you dig.

PRELIMINARY - NOT FOR CONSTRUCTION

DAKOTA ELECTRIC -

LAKEVILLE

PREPARED FOR
HAT TRICK INVESTMENTS,

LLC

PRELIMINARY PLAT

- AIRLAKE DEA

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.

BRIAN M. WURDEMAN, P.E.

MNI

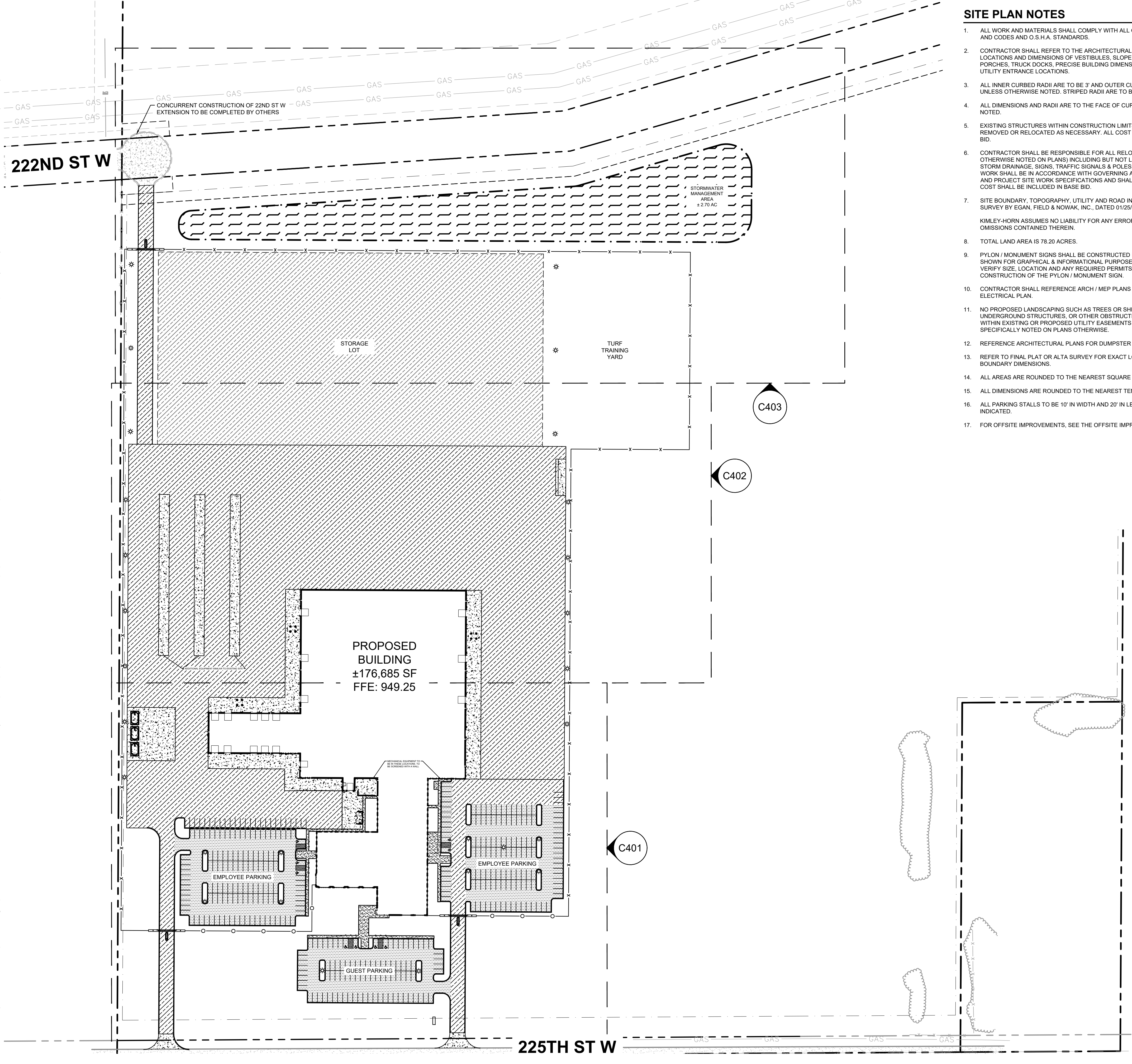
KHA PROJECT 16126700	DATE 02/06/2025	SCALE AS SHOWN	DESIGNED BY CGM	DRAWN BY MOB	CHECKED BY BMW
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Kimley»»Horn

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11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272

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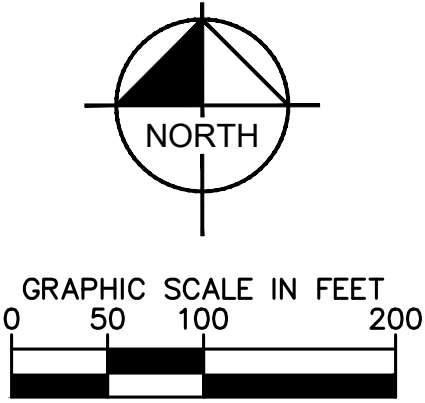
SITE PLAN NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL INNER CURBED RADII ARE TO BE 3' AND OUTER CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY EGAN, FIELD & NOWAK, INC., DATED 01/25/2021.
KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
- TOTAL LAND AREA IS 78.20 ACRES.
- PYLON / MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE PYLON / MONUMENT SIGN.
- CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
- NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
- REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
- REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
- ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
- ALL PARKING STALLS TO BE 10' IN WIDTH AND 20' IN LENGTH UNLESS OTHERWISE INDICATED.
- FOR OFFSITE IMPROVEMENTS, SEE THE OFFSITE IMPROVEMENTS PLANS.

LEGEND

- PROPERTY LINE
- PROPOSED SECURITY FENCE
- 8" TALL PROPOSED FENCE - 7" GALVANIZED CHAIN LINK W/ 1' BARBED WIRE. PROPOSED ORNAMENTAL FENCE B.O.D AMERISTAR
- SETBACK LINE
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED STORMWATER MANAGEMENT AREA
- PROPOSED CONCRETE SIDEWALK

PROPERTY SUMMARY	
DAKOTA ELECTRIC - LAKEVILLE	
TOTAL PROPERTY AREA	78.20 AC
EXISTING PERVIOUS AREA	78.20 AC
PROPOSED IMPERVIOUS AREA	25.98 AC
PROPOSED PERVIOUS AREA	52.22 AC
ZONING SUMMARY	
EXISTING ZONING	I-2 GENERAL INDUSTRIAL
PROPOSED ZONING	I-2 GENERAL INDUSTRIAL
BUILDING SETBACKS	FRONT = 40' SIDE = 10' REAR = 30'
BUILDING DATA SUMMARY	
PARKING	
REQUIRED PARKING (WAREHOUSE / OFFICE)	357 SPACES
TOTAL PROPOSED PARKING	374 SPACES
ADA STALLS REQ'D / PROVIDED	8 STALLS / 9 STALLS



PRELIMINARY - NOT FOR CONSTRUCTION

DAKOTA ELECTRIC -
LAKEVILLE
PREPARED FOR
COOPERATIVE
BUILDING SOLUTIONS
LAKEVILLE MN

OVERALL SITE
PLAN

KHA PROJECT
161267000
DATE
12/20/2024
SCALE
AS SHOWN
DESIGNED BY
CGM
DRAWN BY
MOB
CHECKED BY
BMW

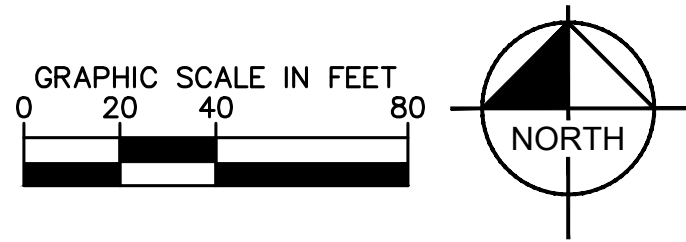
THESE CERTIFY THAT THIS PLAN
WAS PREPARED BY
ME OR UNDER MY DIRECT SUPERVISION AND
THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF
MINNESOTA.

BRIAN M. WURDEMAN, P.E.
MN
DATE: 12/20/2024
LIC. NO. 53113

Kimley»Horn
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11995 SINGLETREE LN SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

CITY COMMENTS		REVISIONS		BY	
No.	DATE	No.	DATE	No.	DATE
1	01/20/2025				

SHEET NUMBER
C400

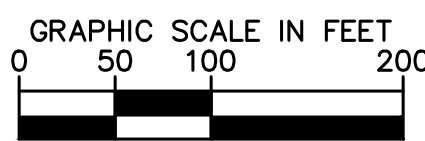
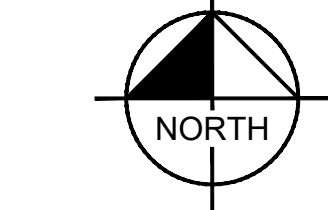


	PROPERTY LINE
	8' TALL PROPOSED FENCE - 7" GALVANIZED CHAIN LINK W/ 1" BARBED WIRE.
	PROPOSED ORNAMENTAL FENCE B.O.D AMERIS
	SETBACK LINE
	RETAINING WALL
	PROPOSED CURB AND GUTTER
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED STANDARD DUTY ASPHALT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED STORMWATER MANAGEMENT AREA
	PROPOSED CONCRETE SIDEWALK

- (A) B618 CONCRETE CURB & GUTTER (TYP.) SEE DETAIL SHEET C410
- (B) CURB TRANSITION FROM 6" TO FLUSH (SEE GRADING PLAN) SEE DETAIL SHEET C411
- (C) FLUSH CURB AND WALK
- (D) MATCH EXISTING EDGE OF PAVEMENT / CURB AND GUTTER
- (E) HEAVY DUTY ASPHALT - SEE DETAIL SHEET C411
- (F) STANDARD DUTY ASPHALT - SEE DETAIL SHEET C411
- (G) CONCRETE PAVEMENT - SEE DETAIL SHEET C411
- (H) CONCRETE SIDEWALK - SEE DETAIL SHEET C411
- (I) CONCRETE DRIVEWAY APRON - SEE DETAIL SHEET C410
- (J) GRAVEL PAVEMENT - SEE DETAIL SHEET C411
- (K) NO PARKING SIGN- SEE DETAIL SHEET C411
- (L) SECURITY FENCE - CONTRACTOR TO SUBMIT SHOP DRAWINGS PRIOR TO CONSTRUCTION
- (M) 6" CONCRETE FILLED PIPE BOLLARD - SEE DETAIL SHEET C411
- (N) ACCESSIBLE PARKING AREA - SEE DETAIL SHEET C411
- (O) AREA STRIPED WITH 4" WHITE SOLID LINES @ 45° 2" O.C.
- (P) 4" WIDE PAINTED WHITE SOLID LINE, TYP.
- (Q) ADA PARKING SIGN (TYP) - SEE DETAIL SHEET C411
- (R) CONCRETE WHEEL STOP - SEE DETAIL SHEET C411
- (S) TRASH ENCLOSURE - BY OTHERS
- (T) FUEL TANKS - BY OTHERS
- (U) LANDSCAPE AREA - SEE LANDSCAPE PLAN SHEETS L100-L200
- (V) SECURITY GATE - BY OTHERS
- (W) RETAINING WALL / SCREEN WALL - REFER TO ARCHITECTURE PLANS
- (X) TRAINING YARD - SEE LANDSCAPE PLAN SHEETS L100-L200
- (Y) MONUMENT SIGN
- (Z) LIGHT POLE / WALL PACK

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CITY COMMENTS		01/20/2025	BMW
No.	REVISIONS	DATE	BY



	ROCK ENTRANCE
	EROSION CONTROL BLANKET
	INLET PROTECTION
	SILT FENCE
	LIMITS OF DISTURBANCE
	SAFETY FENCE
	BIOROLL
	TEMPORARY SWALE
	CHECK DAM

1. ALL PERIMETER SILT FENCE AND ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL CONSTRUCT DRAINAGE BASINS PRIOR TO SITE GRADING.
3. THE CONTRACTOR SHALL INSTALL CATCH BASIN EROSION CONTROL MEASURES
4. WITHIN TWO WEEKS (14 DAYS) OF SITE GRADING, ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED, SOD, OR ROCK BASE. REFER TO LANDSCAPE PLANS FOR MATERIALS.
5. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY, STATE, AND WATERSHED DISTRICT PERMITS.
6. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES, INCLUDING THE REMOVAL OF SILT IN FRONT OF SILT FENCES DURING THE DURATION OF THE CONSTRUCTION.
7. ANY EXCESS SEDIMENT IN PROPOSED BASINS SHALL BE REMOVED BY THE CONTRACTOR.
8. REMOVAL ALL EROSION CONTROL MEASURES AFTER VEGETATION IS ESTABLISHED.
9. THE CONTRACTOR SHALL REMOVE ALL SOILS AND SEDIMENT TRACKED ONTO EXISTING STREETS AND PAVED AREAS AND SHALL SWEEP ADJACENT STREETS AS NECESSARY IN ACCORDANCE WITH CITY REQUIREMENTS.
10. IF BLOW DUST BECOMES A NUISANCE, THE CONTRACTOR SHALL APPLY WATER FROM A TANK TRUCK TO ALL CONSTRUCTION AREAS.

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

BMP AND EROSION CONTROL INSTALLATION SEQUENCE SHALL BE AS FOLLOWS

1. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, UNDERGROUND SYSTEM, CURBS AND GUTTERS.
3. INSTALL APPROPRIATE INLET PROTECTION AT ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED.
4. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE AND INSTALL STRIPING.
7. INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
8. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
9. OBTAIN CONCURRENCE WITH THE CIVIL ENGINEERING CONSULTANT THAT THE SITE HAS BEEN FULLY STABILIZED THEN:
 1. REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES
 2. STABILIZE REMAINING AREAS DISTURBED BY THE REMOVAL OF BMPs.

PRELIMINARY - NOT FOR CONSTRUCTION

DAKOTA ELECTRIC -

LAKEVILLE

PREPARED FOR

COOPERATIVE

BUILDING SOLUTIONS

EROSION AND

CEMENT

SEDIMENT

CONTROL PLAN -

PHASE 2

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.

BRIAN M. WURDEMAN, P.E.

53113	MN	12/20/2024	UIC NO
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Kimley»»Horn

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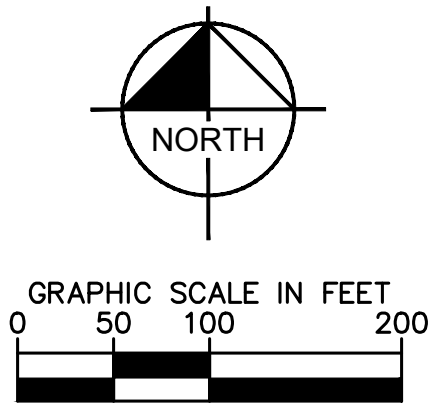


Figure 1: Schematic representation of the experimental design. The top part shows a vertical timeline of stimuli: a fixation cross (925 ms), a circle (925 ms), a square, a triangle, a diamond, a hexagon, and a circle. Below this, a horizontal timeline shows the sequence of stimuli: 100.00, HP.0.0, LP.0.0, G.0.0, T.0.0, T/G.0.0, ME.0.0, and ECF.0.0. The ECF.0.0 stimulus is marked with a large 'X' and a double arrow, indicating it is the final stimulus. The bottom part shows a scale from 0.0% to 0.00%.

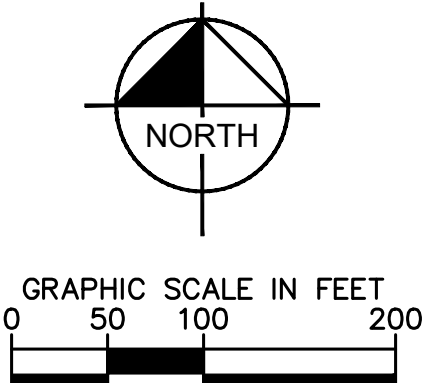
- PROPERTY LINE
EXISTING CONTOUR
PROPOSED CONTOUR
PROPOSED STORM MANHOLE (SOLID CASTING)
PROPOSED STORM MANHOLE (ROUND INLET CASTING)
PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
PROPOSED STORM SEWER CLENOUT
PROPOSED FLARED END SECTION
PROPOSED RIPRAP
PROPOSED STORM SEWER
PROPOSED STORM SEWER
PROPOSED SPOT ELEVATION
PROPOSED HIGH POINT ELEVATION
PROPOSED LOW POINT ELEVATION
PROPOSED GUTTER ELEVATION
PROPOSED TOP OF CURB ELEVATION
PROPOSED FLUSH PAVEMENT ELEVATION
MATCH EXISTING ELEVATION
PROPOSED EMERGENCY OVERFLOW

PROPOSED DRAINAGE DIRECTION

PROPOSED ADA SLOPE

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF LAKEVILLE, SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
2. CONTRACTOR TO CALL GOPHER STATE CALL ONE @ <1-800-252-1166> AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION/CONSTRUCTION FOR UTILITY LOCATIONS.
3. CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OR EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
4. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
6. CONTRACTOR SHALL EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
7. GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE STREET READY FOR SUBBASE.
8. ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
9. REFER TO THE UTILITY PLAN FOR SANITARY SEWER MAIN, WATER MAIN SERVICE LAYOUT AND ELEVATIONS AND CASTING / STRUCTURE NOTATION.
10. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES TO PROVIDE POSITIVE DRAINAGE.
11. INSTALL A MINIMUM OF <4" CLASS 5> AGGREGATE BASE UNDER CURB AND GUTTER AND CONCRETE SIDEWALKS.
12. UPON COMPLETION OF EXCAVATION AND FILLING, CONTRACTOR SHALL RESTORE ALL STREETS AND DISTURBED AREAS ON SITE. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF <4" OF TOPSOIL>.
13. ALL SPOT ELEVATIONS/CONTOURS ARE TO GUTTER / FLOW LINE UNLESS OTHERWISE NOTED.
14. GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROWN SLOPES EXCEED 2%. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
15. MAINTAIN A MINIMUM OF 0.5% GUTTER SLOPE TOWARDS LOW POINTS.
16. CONTRACTOR TO PROVIDE 3" INSULATION BY 5" WIDE CENTERED ON STORM PIPE IF LESS THAN 4' OF COVER IN PAVEMENT AREAS AND LESS THAN 3' OF COVER IN LANDSCAPE AREAS.
17. ROOF DRAIN INVERT CONNECTIONS AT THE BUILDING SHALL BE AT ELEVATION <XXX.XXX> OR LOWER UNLESS NOTED OTHERWISE. REFERENCE MEP PLANS FOR ROOF DRAIN CONNECTION.
18. ALL STORM SEWER CONNECTIONS SHALL BE GASKETED AND WATER TIGHT INCLUDING MANHOLE CONNECTIONS.
19. ALL STORM SEWER PIPE SHALL BE AIR TESTED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
20. MAINTAIN A MINIMUM OF 1.25% SLOPE IN BITUMINOUS PAVEMENT AREAS. 0.5% SLOPE IN CONCRETE PAVEMENT AREAS.
21. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL CURB" WHERE PAVEMENT DRAINS TOWARD GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM GUTTER.

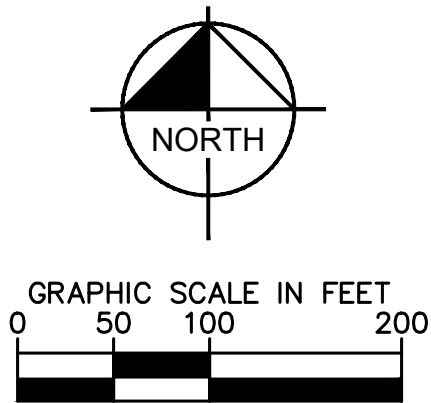
DAKOTA ELECTRIC - LAKEVILLE PREPARED FOR COOPERATIVE BUILDING SOLUTIONS LAKEVILLE MN		OVERALL GRADING PLAN		KHA PROJECT 161287000 DATE 12/20/2024 SCALE AS SHOWN DESIGNED BY CGM DRAWN BY MOB CHECKED BY BMW		HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A LICENSED PROFESSIONAL CIVIL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. BRIAN M. WURDEMAN, P.E. DATE: 12/20/2024 MN LIC. NO. 53113		 © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 11995 SINGLETREE LN SUITE 225 EDEN PRAIRIE, MN 55344 PHONE: 612-315-1272 WWW.KIMLEY-HORN.COM		A CITY COMMENTS		01/20/2025 BMW					
										No.		REVISIONS		DATE		BY	



	PROPOSED STORM MANHOLE (SOLID CASTING)
	PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
	PROPOSED STORM SEWER CLENOT
	PROPOSED FLARED END SECTION
	PROPOSED RIPRAP
	PROPOSED STORM SEWER
	PROPOSED STORM SEWER
	PROPOSED WATERMAIN
	PROPOSED SANITARY SEWER

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF LAKEVILLE, SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
2. CONTRACTOR TO CALL GOPHER STATE CALL ONE @ <1-800-252-1166> AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION/CONSTRUCTION FOR UTILITY LOCATIONS.
3. STORM SEWER PIPE SHALL BE AS FOLLOWS:
RCP PER ASTM C-76
HDPE: 0' - 10' PER AASHTO M-252
HDPE: 12" OR GREATER PER ASTM F-2306
PVC SCH. 40 PER ASTM D-1785
STORM SEWER FITTINGS SHALL BE AS FOLLOWS:
RCP PER ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
HDPE PER ASTM 3212
PVC PER ASTM D-3034, JOINTS PER ASTM D-3212
4. CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OR EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
5. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
7. CONTRACTOR SHALL EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
8. GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE STREET READY FOR SUBBASE.
9. ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
10. REFER TO THE UTILITY PLAN FOR SANITARY SEWER MAIN, WATER MAIN SERVICE LAYOUT AND ELEVATIONS AND CASTING / STRUCTURE NOTATION.
11. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES TO PROVIDE POSITIVE DRAINAGE.
12. INSTALL A MINIMUM OF <4" CLASS 5> AGGREGATE BASE UNDER CURB AND GUTTER AND CONCRETE SIDEWALKS.
13. UPON COMPLETION OF EXCAVATION AND FILLING, CONTRACTOR SHALL RESTORE ALL STREETS AND DISTURBED AREAS ON SITE. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF <4" OF TOPSOIL>.
14. ALL SPOT ELEVATIONS/CONTOURS ARE TO GUTTER / FLOW LINE UNLESS OTHERWISE NOTED.
15. GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROWN SLOPES EXCEED 2% . IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5% . IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR ADA COMPLIANT 20' (1.5%) TANGENT IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF A ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
16. MAINTAIN A MINIMUM OF 0.5% GUTTER SLOPE TOWARDS LOW POINTS.
17. CONTRACTOR TO PROVIDE 3" INSULATION BY 5' WIDE CENTERED ON STORM PIPE IF LESS THAN 4' OF COVER IN PAVEMENT AREAS AND LESS THAN 3' OF COVER IN LANDSCAPE AREAS.
18. ROOF DRAIN INVERT CONNECTIONS AT THE BUILDING SHALL BE AT ELEVATION 946.33' OR LOWER UNLESS NOTED OTHERWISE. REFERENCE MEP PLANS FOR ROOF DRAIN CONNECTION.
19. ALL STORM SEWER CONNECTIONS SHALL BE GASKETED AND WATER TIGHT INCLUDING MANHOLE CONNECTIONS.
20. ALL STORM SEWER PIPE SHALL BE AIR TESTED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
21. MAINTAIN A MINIMUM OF 1.25% SLOPE IN BITUMINOUS PAVEMENT AREAS, 0.5% SLOPE IN CONCRETE PAVEMENT AREAS.
22. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL CURB" WHERE PAVEMENT DRAINS TOWARD GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM GUTTER.

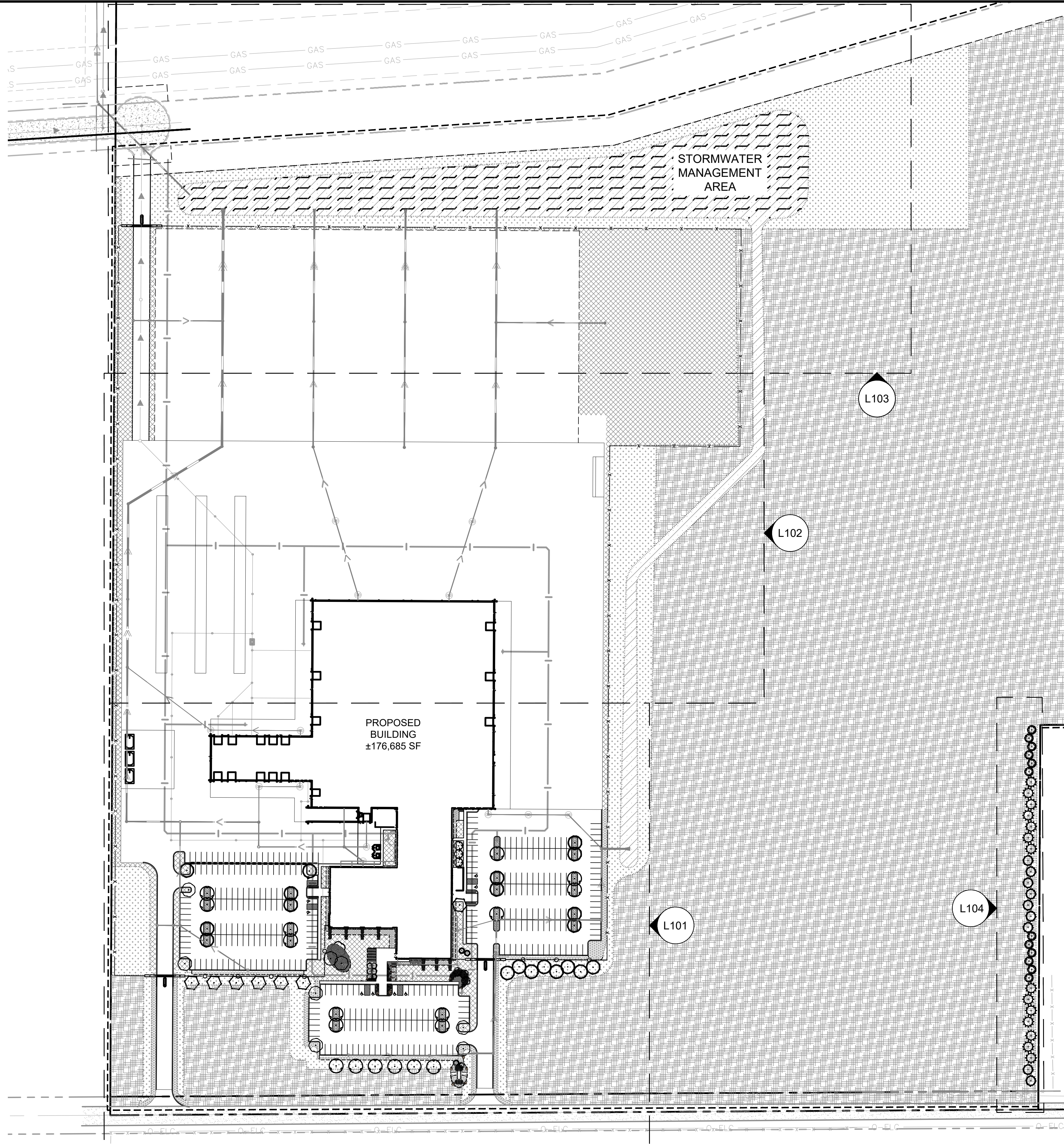
DAKOTA ELECTRIC - LAKEVILLE PREPARED FOR COOPERATIVE BUILDING SOLUTIONS LAKEVILLE MN		OVERALL STORM PLAN		KHA PROJECT 161267000 DATE 12/20/2024 SCALE AS SHOWN CGM DESIGNED BY MOB DRAWN BY MOB CHECKED BY BMW		I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. BRIAN N. WURDEMAN, P.E. DATE: 12/20/2024 MN LIC. NO. 53113		Kimley»»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 11995 SINGLETREE LN SUITE 225, EDEN PRAIRIE, MN 55344 PHONE 612-315-1272 WWW.KIMLEY-HORN.COM		CITY COMMENTS		01/20/2025	BMW		
No.												REVISIONS		DATE	BY



UTILITY PLAN NOTES

1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
8" PVC SDR35 PER ASTM D-3034, FOR PIPES LESS THAN 12" DEEP
8" PVC SDR26 PER ASTM D-3034, FOR PIPES MORE THAN 12" DEEP
60" PVC SCHEDULE 40 PER ASTM D-1785
DUCTILE IRON PIPE PER AWWA C150
3. WATER LINES SHALL BE AS FOLLOWS:
6" AND LARGER, PVC C-900 PER ASTM D 2241
CLASS 200 UNDER COUNTY ROADS, OTHERWISE CLASS 150
4" AND LARGER DUCTILE IRON PIPE PER AWWA C150
SMALLER THAN 3" PIPING SHALL BE COPPER TUBE TYPE "K" PER
ANSI 816.22 OR PVC, 200 P.S.I., PER ASTM D1784 AND D2241.
4. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
5. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR COBALT ALU BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.
6. ALL UTILITIES SHALL BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE).
7. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 7'-5" COVER ON ALL WATERLINES.
8. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES, OR ANY OBSTRUCTION (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE SCH. 40 OR C900 WITH MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18" VERTICAL SEPARATION. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI A21.11 (AWWA C-151) (CLASS 50).
9. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
10. TOPS OF MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED FINISHED ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS, IN GREEN AREAS, WITH WATERTIGHT LIDS.
11. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
12. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
13. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
14. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE CITY OF LAKEVILLE AND/OR STATE OF MN WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
15. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
16. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES.
17. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
18. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
19. BACKFLOW DEVICES (DGVY AND PRZ ASSEMBLIES) AND METERS ARE LOCATED IN THE INTERIOR OF THE BUILDING, REF. ARCH / MEP PLANS.
20. ALL MAINTE WATERMAINS AND SANITARY SEWER MAINS SHALL BE PRIVATELY OWNED AND MAINTAINED.
21. ALL WATERMAIN STUBOUTS SHALL BE MECHANICALLY RESTRAINED WITH REACTION BLOCKING.

DAKOTA ELECTRIC - LAKEVILLE PREPARED FOR COOPERATIVE BUILDING SOLUTIONS LAKEVILLE MN		OVERALL UTILITY PLAN		KHA PROJECT 161287000 DATE 12/20/2024 SCALE AS SHOWN DESIGNED BY CGM DRAWN BY MOB CHECKED BY BMW		HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. BRIAN M. WURDEMAN, P.E. DATE: 12/20/2024 MN LIC. NO. 53113		 2024 KIMLEY-HORN AND ASSOCIATES, INC. 11995 SINGLETREE LN SUITE 225 EDEN PRAIRIE, MN 55344 PHONE: 612-315-1272 WWW.KIMLEY-HORN.COM		CITY COMMENTS		01/20/2025 BMW	
						No.		REVISIONS		DATE		BY	



LANDSCAPE SUMMARY

SECTION 11-21-9: REQUIRED SCREENING AND LANDSCAPING

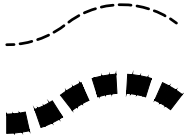
OFF STREET PARKING AREAS: PERIMETER TREATMENT PROVIDED:	A CONTINUOUS OPAQUE BARRIER WITH A MAXIMUM HEIGHT OF 36" SHALL BE PROVIDED ALONG THE PERIMETER ABUTTING PUBLIC RIGHT-OF-WAY AND RESIDENTIALLY ZONED PROPERTIES THAT CONSIST OF PLANTINGS, HEDGES, DECORATIVE OR ORNAMENTAL FENCES, WALLS, OR EARTH BERMS OR ANY COMBINATION THEREOF.
PERIMETER TREATMENT PROVIDED:	DECIDUOUS TREES INTENDED FOR SCREENING SHALL BE PLANTED NOT MORE THAN 40' APART LENGTH ALONG 225TH ST W = 767.63 LF / 40 LF = 19.19 = 19 CANOPY TREES REQUIRED
PERIMETER TREATMENT PROVIDED:	19 CANOPY TREES AND A CONTINUOUS EVERGREEN SHRUB ROW (SETBACK 2' FROM PARKING STALLS) PROVIDED ALONG PARKING LOT PERIMETER ADJACENT TO 225TH ST W

ALL GROUND AREAS UNDER THE BUILDING ROOF OVERHANG MUST BE TREATED WITH A DECORATIVE MULCH AND/OR FOUNDATION PLANTING.

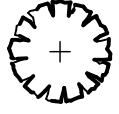
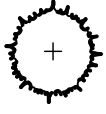
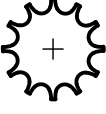
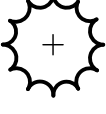
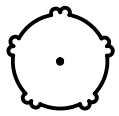
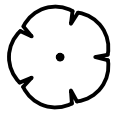
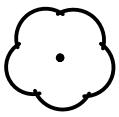
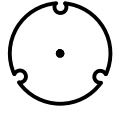
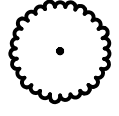
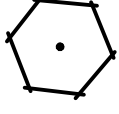
SCREENING REQUIRED: AREAS ADJACENT TO RESIDENTIAL ZONING

PROVIDED: SEE PLAN & LANDSCAPE ENLARGEMENT

LANDSCAPE LEGEND

	EDGER (TYP.)	<u>FLOWER MIX (WILD)</u>
	APPROXIMATE LIMITS OF SEEDING / SEED ALL DISTURBED AREAS (TYP.)	RANGE 1-3 FEET HT. SEED AT 8 LBS. AN ACRE FOR GRASS MIX SEED AT 48 OZ. AN ACRE FOR WILDFLOWER MIX
	SEED EDGE (TYP.)	<u>SHORT PRAIRIE WILDFLOWER MIX ACCENTS</u>
	ROCK MULCH (TYP.)	ACHILLEA MILLEFOLIUM (YARROW) DRYMOCALLIS ARGUTA (PRAIRIE CINQUEFOIL) MONARDA FISTULA (WILD BERGAMOT) PENSTEMON GRANDIFLORUS (SHOWY PENSTEMON) SOLIDAGO PTARMICOIDES (UPLAND GOLDENROD)
	SEED WITH MNDOT WET DITCH (WD) SEED MIX (TYP.)	<u>SHORT PRAIRIE GRASS ACCENTS</u>
	SEED WITH MNDOT SOUTHERN BOULEVARD (SB) SEED MIX (TYP.)	SPOROBULUS HETEROLEPIS (PRAIRIE DROPSEED)
	SEED WITH MNDOT SOUTHWEST TALLGRASS ROADSIDE (STR) SEED MIX (TYP.)	
	SEED WITH PRAIRIE RESTORATIONS, INC.: 2024 SHORT GRASS PRAIRIE MIX (TYP.)	
	SEED WITH PRAIRIE RESTORATIONS, INC.: 2024 SHORT PRAIRIE WILDFLOWER SEED MIX (TYP.)	
	5' - 6' BOULDERS (TYP.)	
	TRAP ROCK BOULDER PILE (TYP.) - SEE DETAIL	

PLANT KEY

SYMBOL	CODE	COMMON NAME	BOTANICAL NAME
<u>CONIFEROUS TREES</u>			
	ERC	EASTERN REDCEDAR	JUNIPERUS VIRGINIANA
	NWS	NORWAY SPRUCE	PICEA ABIES
	SSP	ALGONQUIN PILLAR SWISS STONE PINE	PINUS CEMBRA 'ALGONQUIN PILLAR'
	WHP	WHITE PINE	PINUS ALBA
<u>ORNAMENTAL TREES</u>			
	DPB	DAKOTA PINNACLE® BIRCH	BETULA PLATYPHYLLA 'FARGO'
	QUA	QUAKING ASPEN	POPULUS TREMULOIDES
<u>OVERSTORY TREES</u>			
	BRO	BUR OAK	QUERCUS MACROCARPA
	ELM	PRINCETON AMERICAN ELM	ULMUS AMERICANA 'PRINCETON'
	GSL	GREENSPIRE™ LINDEN	TILIA CORDATA 'PNI 6025'
	GYM	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICUS 'ESPRESSO'
	NRO	NORTHERN RED OAK	QUERCUS RUBRA

SEE SHEET L201 FOR FULL SCHEDULE AND QUANTITIES

PRELIMINARY - NOT FOR CONSTRUCTION

**DAKOTA ELECTRIC -
LAKEVILLE
PREPARED FOR
COOPERATIVE
BUILDING SOLUTIONS
EVILLE**

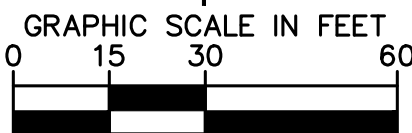
LANDSCAPE PLAN

I HEREBY CERTIFY THAT THIS PLAN,
SPECIFICATION OR REPORT WAS PREPARED BY
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THAT I AM A DULY LICENSED PROFESSIONAL
LANDSCAPE ARCHITECT UNDER THE LAWS OF
THE STATE OF MINNESOTA.

RYAN A. HYLLESTED, RLA

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LN SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

[illegible]



	EDGER (TYP.)
	APPROXIMATE LIMITS OF SEEDING / SEED ALL DISTURBED AREAS (TYP.)
	SEED EDGE (TYP.)
	ROCK MULCH (TYP.)
	SEED WITH MNDOT WET DITCH (WD) SEED MIX (TYP.)

LANDSCAPE KEYNOTES

- SEEDING KEYNOTES

- | | |
|------|---|
| WD | SEED WITH MNDOT WET DITCH (WD) SEED MIX (TYP.) |
| SB | SEED WITH MNDOT SOUTHERN BOULEVARD (SB) SEED MIX (TYP.) |
| STR | SEED WITH MNDOT SOUTHWEST TALLGRASS ROADSIDE (STR) SEED MIX (TYP.) |
| PRA | SEED WITH PRAIRIE RESTORATIONS, INC.: 2024 SHORT GRASS PRAIRIE MIX (TYP.) |
| WILD | SEED WITH PRAIRIE RESTORATIONS, INC.: 2024 SHORT PRAIRIE WILDFLOWER SEED MIX (TYP.) |

SYMBOL	CODE	COMMON NAME	BOTANICAL NAME
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	GYM	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICUS 'ESPRESSO'
	NRO	NORTHERN RED OAK	QUERCUS RUBRA
CONIFEROUS SHRUBS			
	SCJ	SCANDIA JUNIPER	JUNIPERUS SABINA 'SCANDIA'
	SGJ	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'
	SPJ	SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'
DECIDUOUS SHRUBS			
	BLC	IROQUOIS BEAUTY BLACK CHOKEBERRY	ARONIA MELANOCARPA 'IROQUOIS BEAUTY'
	COR B23	FIRE DANCE™ DOGWOOD	CORNUS SERICEA 'BAILADELINE'
	CSS	CUTLEAF STAGHORN SUMAC	RHUS TYPHINA 'DISSECTA'
	FLW	FLAME WILLOW	SALIX X 'FLAME'
	GDW	GRAY DOGWOOD	CORNUS RACEMOSA
	GRO	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'
	LDN	LITTLE DEVIL™ DWARF NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'
ORNAMENTAL GRASSES			
	BBB	BLACKHAWKS BIG BLUESTEM	ANDROPOGON GERARDII 'BLACKHAWKS'
	LBS	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM
	PDS	PRAIRIE DROPSEED	SPOROBOLUS HETEROLEPIS
	SWG	SWITCH GRASS	PANICUM VIRGATUM
PERENNIALS			
	BEE	BEE-YOU™ BEE-MERRY BEE BALM	MONARDA X 'BEE-MERRY'
	MOO	MILLENNIUM ORNAMENTAL ONION	ALLIUM X 'MILLENNIUM'
	MSY	MOONSHINE YARROW	ACHILLEA X 'MOONSHINE'

PRELIMINARY - NOT FOR CONSTRUCTION

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LANDSCAPE PLAN ENLARGEMENT

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THE STATE OF MINNESOTA.

DATE:	12/20/2024	MN	LIC. NO.
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Kimley»»Horn

2024 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LN SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

	CITY COMMENTS	01/20/2025	BMW
1			
No.	REVISIONS	DATE	BY

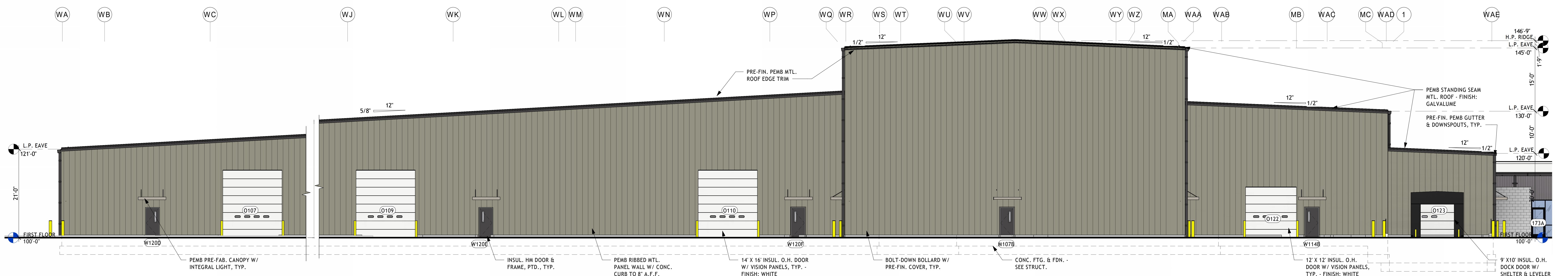


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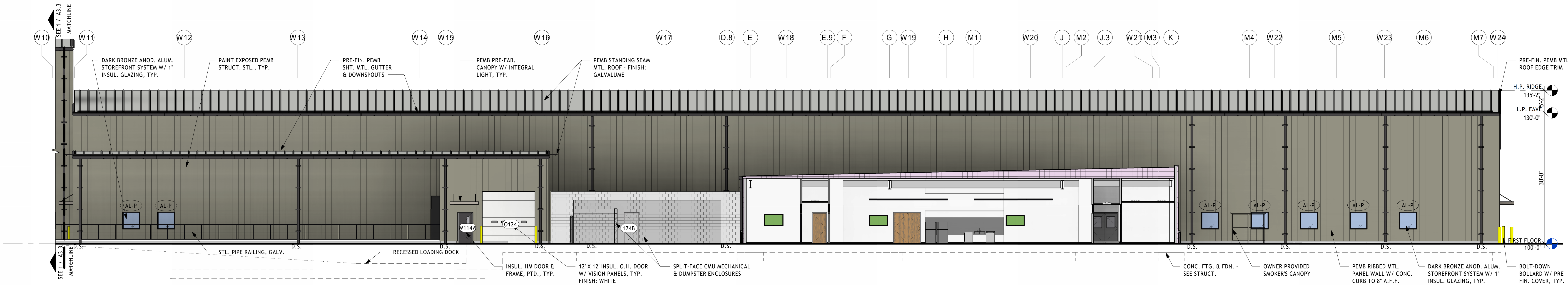
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MEMBER & VISITOR PARKING	+	1.5 fc	6.4 fc	0.6 fc	10.7:1	2.5:1
SECURE EMPLOYEE PARKING	+	2.2 fc	6.6 fc	0.7 fc	9.4:1	3.1:1
SECURE EMPLOYEE PARKING 121 SPACING	+	2.6 fc	6.7 fc	0.8 fc	8.4:1	3.3:1
ASPHALT PARKING	+	2.0 fc	8.4 fc	0.3 fc	28.0:1	6.7:1

1. MOUNTING HEIGHTS NOTED ON DRAWING
2. CALCULATIONS TAKEN AT GROUND LEVEL
3. LAYOUT IS AN ESTIMATE

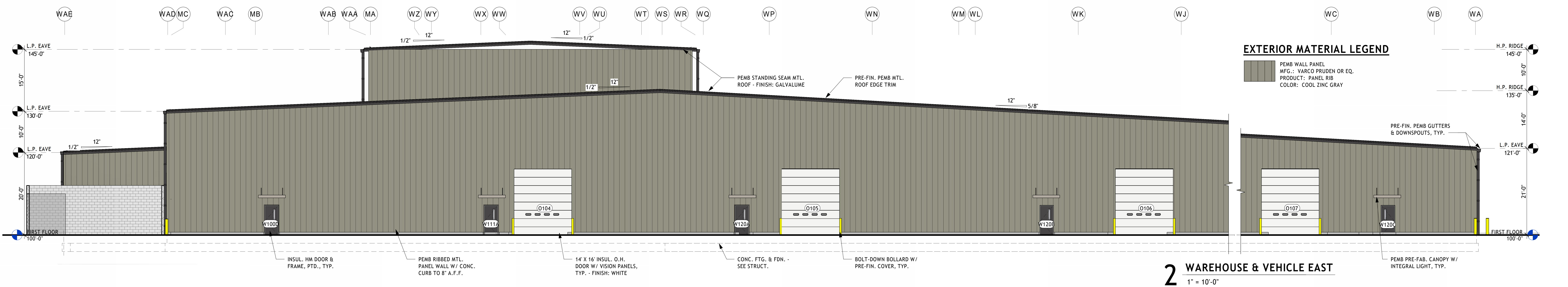




4 WAREHOUSE & VEHICLE WEST
1" = 10'-0"



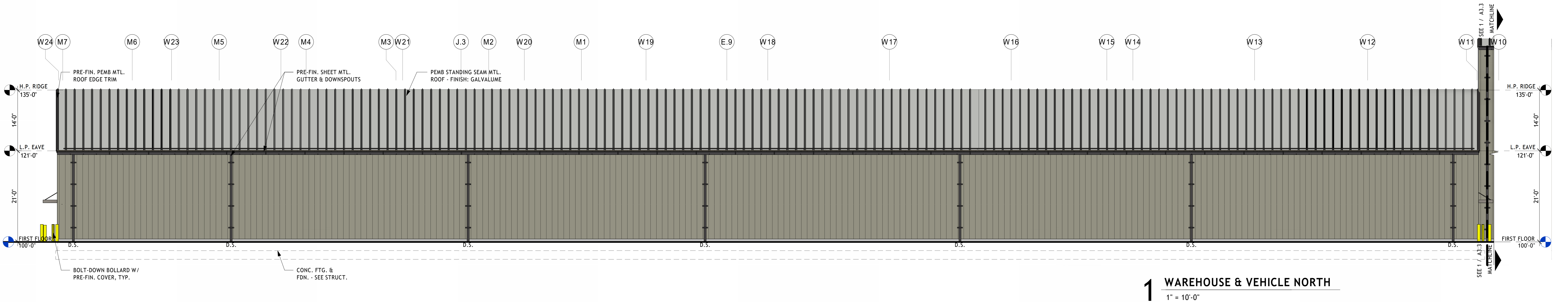
3 WAREHOUSE & VEHICLE SOUTH
1" = 10'-0"



2 WAREHOUSE & VEHICLE EAST
1" = 10'-0"

EXTERIOR MATERIAL LEGEND

PEMB WALL PANEL
MFG.: VARCO PRUDEN OR EQ.
PRODUCT: PANEL RIB
COLOR: COOL ZINC GRAY



1 WAREHOUSE & VEHICLE NORTH
1" = 10'-0"

DAKOTA ELECTRIC ASSOCIATION HQ

225 ST. W.
LAKEVILLE, DAKOTA COUNTY, MN



PROGRESS PRINT
NOT FOR
CONSTRUCTION

REVISION:

SCHEMATIC DESIGN	10.31.2024
SITE PLAN SUBMITTAL	11.19.2024

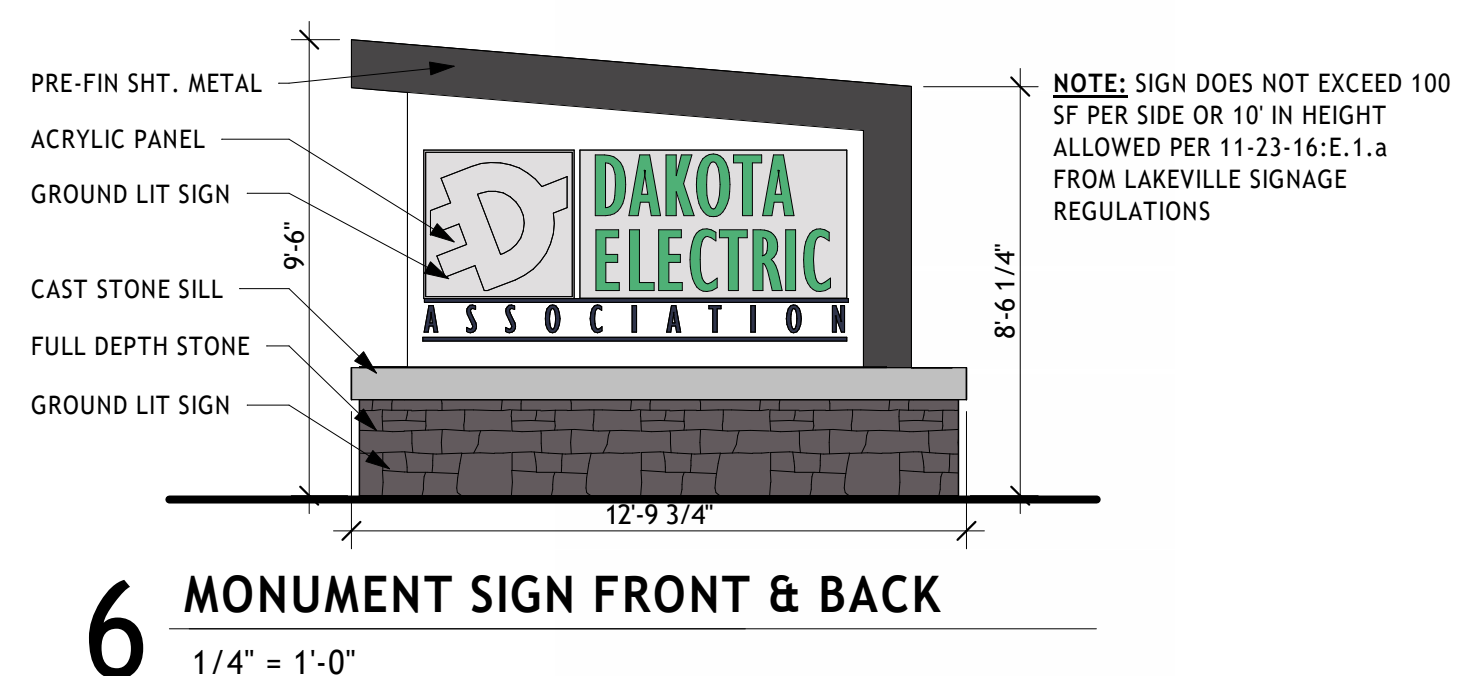
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Job Number:	23096.10
Drawn By:	HD, JK, MI, NW
Checked By:	JJB, JB, MD
Drawing Title:	

ELEVATIONS - PEMB

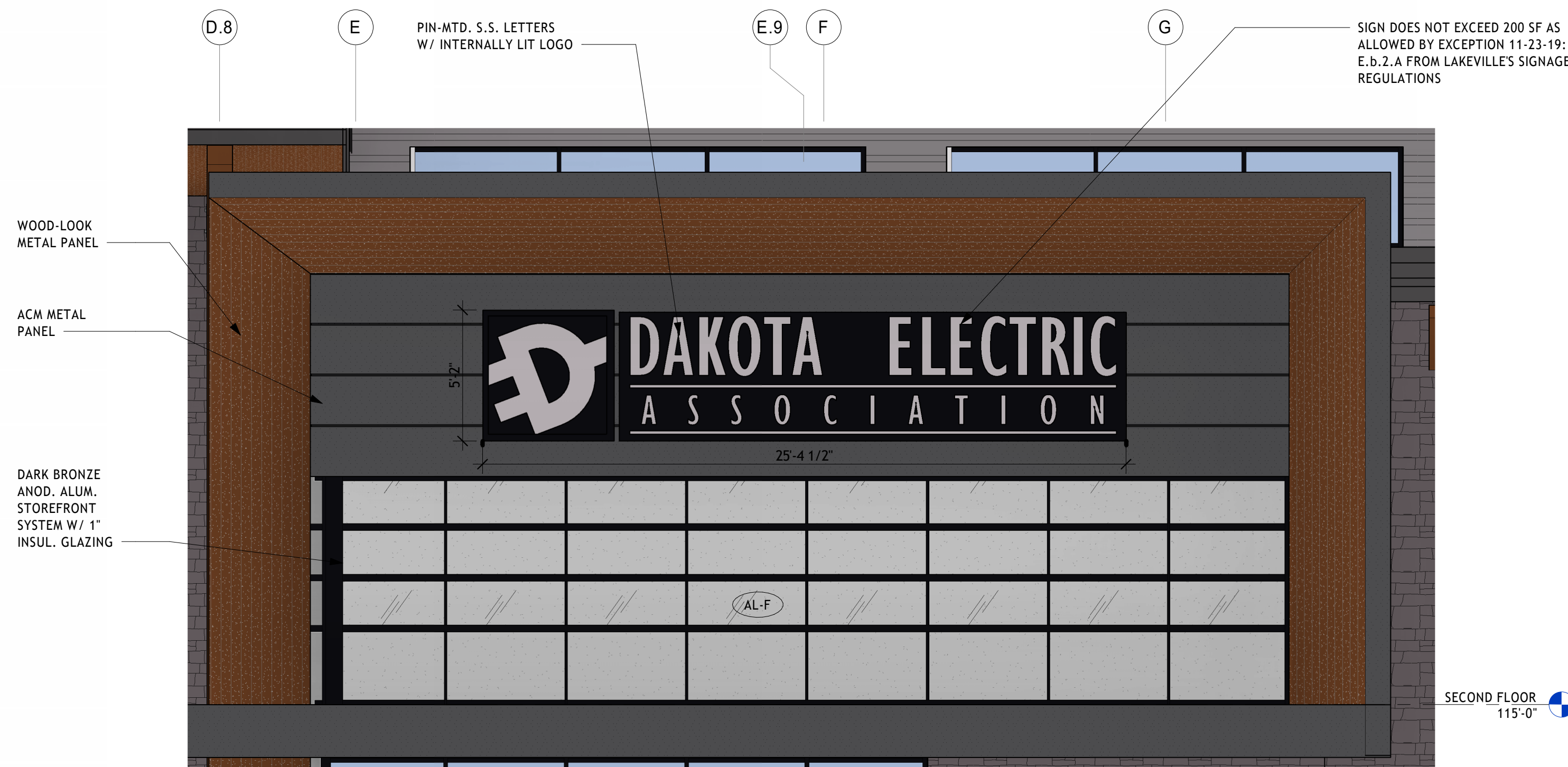
A3.3

EXTERIOR MATERIAL LEGEND

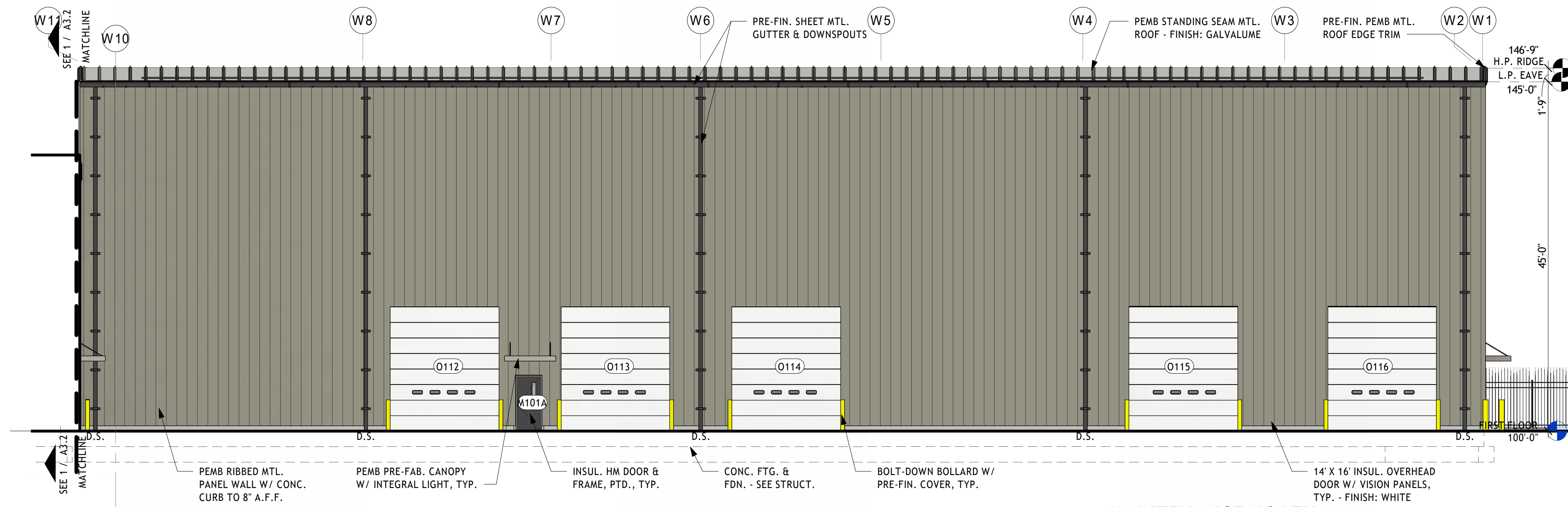
PEMB WALL PANEL
MFG.: VARCO PRUDEN OR EQ.
PRODUCT: PANEL RIB
COLOR: COOL ZINC GRAY



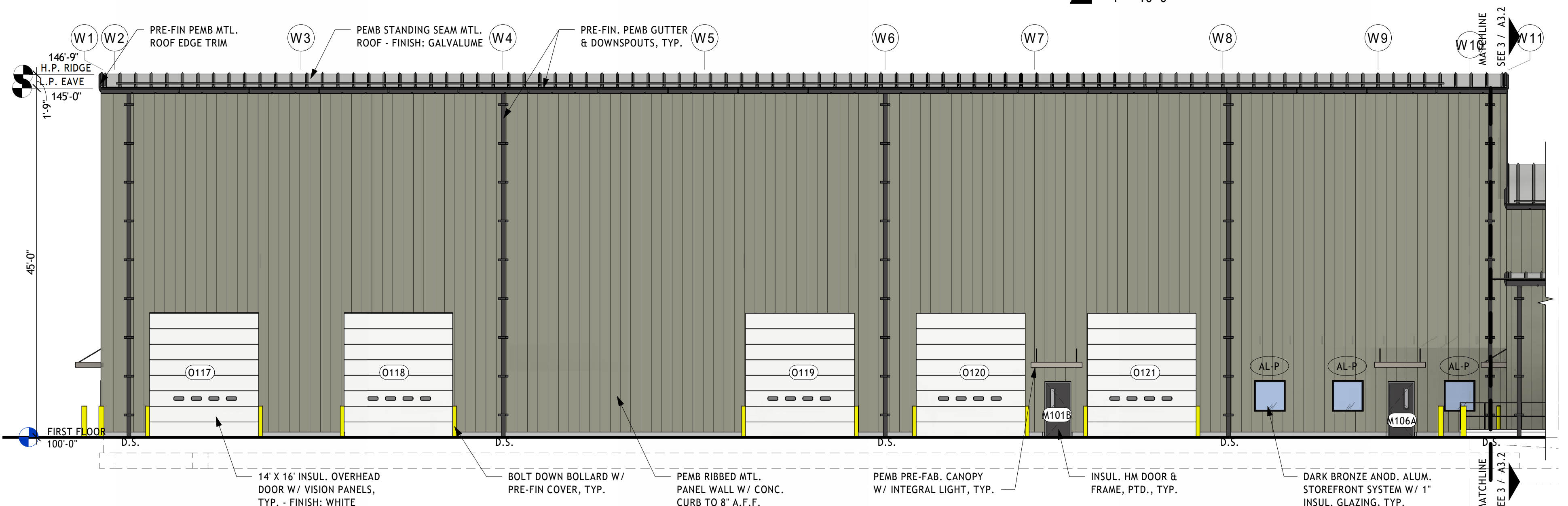
6 MONUMENT SIGN FRONT & BACK
1/4" = 1'-0"



5 ENLARGED SIGN ELEVATION
1/4" = 1'-0"



2 MAINTENANCE NORTH
1" = 10'-0"



1 MAINTENANCE SOUTH
1" = 10'-0"



Memorandum

FYI

To: Planning Commission
From: Kris Jenson, Planning Manager
Date: February 13, 2025
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:

- Marketplace at Cedar preliminary plat and CUP
- Zoning Ordinance amendment to Chapter 23, Signs
- Pumpkin Creek preliminary plat and rezoning
- Lord of Life townhomes preliminary plat, easement vacation, and variance

At their February 3, 2025 meeting, the City Council approved the following:

- Lakeville 35 Logistics Park North Addition final plat
- Antlers Ridge 2nd Addition preliminary plat and easement vacation