



AGENDA PLANNING COMMISSION MEETING

March 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.

1. Call to order and flag pledge
2. Roll Call
3. Approval of Minutes
 - a. March 6, 2025 Planning Commission meeting minutes
4. Announcements
5. Spirit of Brandtjen Farm 25th Addition
Public hearing to consider the application of Tradition Development for a preliminary plat and PUD development stage plans of nine lots to be known as Spirit of Brandtjen Farm 25th Addition and an amendment to the Spirit of Brandtjen Farm planned unit development to allow detached townhouse dwellings within the Farmstead Preservation Area.
 - a. Staff reports and exhibits
6. Lord of Life Townhomes
Public hearing to consider the application of Frisbie Properties, LLC for the preliminary plat of 24 townhome lots to be known as Lord of Life Townhomes, as well as a variance for cul-de-sac length and the vacation of public drainage and utility easements.
 - a. Staff reports and exhibits
7. Pumpkin Creek
Public hearing to consider the application of Peter Knaeble for the preliminary plat of 26 single family lots to be known as Pumpkin Creek and a Zoning Map amendment of the property from RS-2, Single Family Residential District to RS-3, Single Family Residential District.
 - a. Staff reports and exhibits
8. Staff Notices
 - a. Planning Manager's Memo
 - b. The City Council meeting at which the above items may be considered will be held

Planning Commission Meeting Agenda
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on April 7, 2025.

c. The next Planning Commission meeting is scheduled for April 3, 2025.

9. Adjourn

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

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

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

Members Absent: Pat Kaluza, Jason Swenson

Staff Present: Tina Goodroad, Community Development Director; Alanna Sobottka, Civil Engineer, Dawn Erickson, Recording Secretary, D. Daniel Licht, The Planning Company.

3. Approval of the Meeting Minutes

The February 20, 2025 Planning Commission meeting minutes were approved as presented.

4. Announcements

Community Development Director Tina Goodroad stated if the agenda items are not tabled they will move forward to the March 17 City Council meeting.

5. Spirit of Brandtjen Farm 25th Addition

Chair Majorowicz requested a motion be made to table this item to the March 20, 2025 Planning Commission meeting at the applicant's request.

Motion was made by Zuzek, seconded by Zimmer to table the Spirit of Brandtjen Farm 25th Addition preliminary plat, PUD development stage plan, and amendment to the Spirit of Brandtjen Farm planned unit development to the March 20, 2025 Planning Commission meeting.

Ayes: Tinsley, Majorowicz, Zimmer, Einck, Zuzek

Nays: 0

6. Marketplace at Cedar

Chair Majorowicz opened the public hearing to consider the applications of ISG Inc on behalf of Oppidan for a preliminary plat and conditional use permit allowing a lot without public street frontage, and an administrative permit allowing for shared access to public streets located at the southeast quadrant of Cedar Avenue (CSAH 23) and 179th Street.

Pete Carbonneau from Oppidan Investment Company introduced the project. He added that Mitchell Cookas of ISG, Inc., engineer for the project, was in attendance.

Daniel Licht, The Planning Company, presented the staff report. Mr. Licht stated the preliminary plat subdivides the property into nine commercial lots as well as five outlots, three

of which are for stormwater purposes and two outlots for future development. The two outlots for future development would allow for multiple family housing or commercial development.

Chair Majorowicz opened the hearing to the public for comment.

The following public comments were received:

- *Diane Cunningham, 17985 Giants Way, requested information on what types of tenants would be considered as well as what the traffic impact will be.*

Motion was made by Zimmer, seconded by Einck to close the public hearing at 6:13 p.m.

Voice vote was taken on the motion.

Ayes – unanimous

Mr. Carbonneau addressed the questions that were posed during the public hearing. Mr. Carbonneau stated they are working with CBRE as the broker on this. Mr. Carbonneau stated currently they are working with a bank, a grocer, a coffee shop, a dental user, a quick service restaurant, an oil change, a car wash and a daycare. Mr. Carbonneau stated the required traffic study will be submitted.

Mr. Licht stated the site has two accesses to public streets. Mr. Licht stated vehicle entry to the site will be from 179th Street and Glanshaw Avenue, while exits from the site will be to Glanshaw Avenue and Glacier Way.

Chair Majorowicz asked for comments from the Planning Commission.

- Commissioner Zuzek requested clarification regarding traveling westbound on the north side. Mr. Licht confirmed you cannot take a left to the site when traveling westbound on 179th Street.
- Commissioner Zimmer asked if the buildings would be one story buildings. Mr. Licht confirmed that each of the buildings are likely to be one-story buildings.
- Commissioner Zimmer asked if there were any drive-thrus. Mr. Licht stated the two uses in the center for quick serve restaurants would require conditional use permits and require a public hearing before the Planning Commission.

Motion was made by Zimmer, seconded by Tinsley to recommend to City Council approval of the Marketplace at Cedar preliminary plat and conditional use permit to allow a lot without public street frontage, subject to the 15 stipulations listed below:

1. Development of Lots 1-9, Block 1 shall be subject to application for site plan review as required by Chapter 9 of the Zoning Ordinance (or application for conditional use permit(s) as may be required for specific uses within the M-2 District).
2. Dedication of right-of-way, street section design and street name(s) for Glanshaw Avenue shall be subject to review and approval of the City Engineer.
3. Access from 179th Street (CSAH 9) shall be subject to review by the City Engineer and approval of the Dakota County.
4. An ingress-egress easement for shared access to Lots 1-9, Block 1 shall be submitted with application for final plat approval and is subject to review and approval of the City Attorney.
5. Access to Glanshaw Avenue and the design and construction of the interior private drive shall be subject to review and approval of the City Engineer.

6. Pedestrian connectivity to and between each of the lots within the preliminary plat is required and will be reviewed with the zoning and subdivision approvals for each of the lots.
7. The design and construction of all sidewalks and trails within and abutting the preliminary plat is to be subject to review and approval of the City Engineer.
8. All signs shall comply with Chapter 23 of the Zoning Ordinance Section 11-23-15.X of the Zoning Ordinance and shall require issuance of a sign permit placement upon the Subject Property.
9. Placement of proposed landscaping along the east side of Glacier Way, in the area of Outlot B and Lots 6 and 7, Block 1, shall be subject to review and approval of the City Forester and Environment Resources Manager prior to final plat approval.
10. A stormwater maintenance agreement shall be executed at the time of final plat approval to provide for ownership and maintenance of Outlot A and Outlot B.
11. All wetland delineations and wetland impacts or grading, drainage, and erosion control issues shall be subject to review and approval of the City Engineer.
12. All utility issues shall be subject to review and approval of the City Engineer.
13. All drainage and utility easements shall be subject to review and approval of the City Engineer.
14. Outlot C shall be deeded to the City at the time of final plat approval for storm water management purposes.
15. Park dedication requirements shall be satisfied by payment of a cash fee in lieu of land dedication at final plat approval, subject to review of the Parks, Recreation, and Natural Resources Committee and approval of the City Council.

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

Nays: 0

7. City of Lakeville

Chair Majorowicz opened the public hearing to consider amendments to Title 11, Chapter 23 (Zoning, Signs) of the City Code.

Mr. Licht presented the draft of the ordinance, highlighting the proposed changes.

Chair Majorowicz opened the hearing to the public for comment.

There was no public comment.

Motion was made by Zuzek, seconded by Zimmer to close the public hearing at 6:20 p.m.

Voice vote was taken on the motion.

Ayes – unanimous

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

- Commissioner Zimmer clarified, regarding the proposed Midwest ENT signage, that the sign would be able to be bigger if the ordinance did not allow the multiple smaller signs. Mr. Licht stated they would have been allowed 150 square feet of wall sign area.
- Chair Majorowicz appreciated the change to make it more aesthetically pleasing.
- Commissioner Einck asked if the number of signs is limited by the space. Mr. Licht stated the user will have to balance the size of the signs by the number which gives them flexibility.

Motion was made by Zuzek, seconded by Einck to recommend to City Council approval of the proposed amendment to Section 11-23-19 of the Zoning Ordinance of the City Code.

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

Nays: 0

There being no further business, the meeting was adjourned at 6:23 p.m.

Respectfully submitted,

Dawn Erickson, Recording Secretary



PLANNING REPORT

TO: Community Development Director Tina Goodroad
Planning Manager Kris Jenson

FROM: D. Daniel Licht

DATE: 13 March 2025

RE: Lakeville – Spirit of Brandtjen Farm; 25th Addition

TPC FILE: 135.01

BACKGROUND

Tradition Development (d/b/a SBF Development Corporation) has submitted plans to develop seven detached townhomes along the west side of Draft Horse Boulevard and north of 170th Street within the Farmstead Preservation Area of Spirit of Brandtjen Farm. The subject property includes Lot 2, Block 1, Spirit of Brandtjen Farm Office Addition that is developed with the Tradition Development real estate office and Outlot B, Spirit of Brandtjen Farm, which encompasses the original outdoor horse ring.

The proposed development requires consideration of applications for a PUD Ordinance amendment, PUD Development Stage Plan, Preliminary Plat, and vacation of drainage and utility easements. A public hearing to consider the application was been noticed for the Planning Commission meeting on 6 March 2025. The public hearing was tabled to the Planning Commission on 20 March 2025 to allow the developer to host a neighborhood meeting on 11 March 2025.

Exhibits:

- A. Site Location Map
- B. SBF Master Land Use Plan (SBF Booklet p. 3.4)
- C. SBF Sample Master Site Plan (SBF Booklet p 3.5)
- D. SBF Farmstead Preservation Area Concept Plan (SBF Booklet p. 8.3)
- E. Existing Conditions
- F. Site Plan
- G. Demolition Plan
- H. Preliminary Plat
- I. Erosion and Sediment Control Plan
- J. Grading and Drainage Plan
- K. Landscape Plans (2 pages)

ANALYSIS

SBF Planning and Development. Tradition Development received City Council approval of a PUD, Planned Unit Development District on 30 June 2005 for development of 548 acres as the Spirit of Brandtjen Farm. The approval of the PUD District established zoning entitlements for a mix of commercial businesses; residential dwellings including single family, detached townhomes, two-family, townhouse, and multiple family dwellings; and public and private open spaces that Tradition Development has proceeded with constructing over the last 20 years.

The PUD District approval was the outcome of a more than two year planning process led by Tradition Development to work with the Planning Commission to create development standards unique to Spirit of Brandtjen Farm. These standards outlined in the SBF PUD Booklet dated 30 June 2005 adopted concurrent with the rezoning amendment, including the allowed mix of uses within the development, lot requirements and setbacks, design standards for streets and private drives, pedestrian accessibility, and preservation of open space that is to be either public or publicly accessible and privately maintained. The planning process also involved extensive study of the proposed development related to potential for environmental impacts, as well as transportation studies and utility planning to ensure that adequate infrastructure would be in-place at full-build out.

Each addition to Spirit of Brandtjen Farm is implemented through consistency with the PUD District set forth by the ordinance adopted by the City Council and the SBF PUD Booklet. The PUD District ordinance and SBF PUD Booklet provide direction to the developer, public, and City officials as to consideration of development within Spirit of Brandtjen Farm. Several key principles are integral to the PUD District and SBF PUD Booklet:

- Spirit of Brandtjen Farm is to include a mix of commercial, residential dwellings, private recreation amenities, and public or publicly accessible open space.
- The development is allowed to include up to 2,109 dwelling units.
- The developer is given the flexibility to transfer density within the planned residential areas of Spirit of Brandtjen Farm up to the limit of 2,1019 dwelling units.
- Because of the timeframe involved in developing the area included in the PUD District, the developer is to be given flexibility through amendments to the PUD District or through PUD Development Stage Plan approvals to address changes in market preferences and trends.

SBF Land Use Plan. The SBF Master Land Use Plan (Page 3.4 of the SBF PUD Booklet) designates the subject property a Farmstead Preservation Area. The Farmstead Preservation Area was a focus in the planning for Spirit of Brandtjen Farm to reflect the history of the property and provide character for the overall development that was to occur under the provisions of the PUD District. Section 8 of the SBF PUD Booklet documents the history of the Brandtjen Farm and provides guidance for planned restoration of the remaining buildings within designated Farmstead Preservation Area and additional development to be allowed to occur within the area.

The central element of the Farmstead Preservation Area is the dairy barn that has been converted to a private neighborhood recreation building and outdoor pool. The Brandtjen residence demolished as the structure was not suitable for reuse, but was reconstructed for commercial uses with exterior design

almost exactly matching with that of the original structure. The horse barn is the third remaining element of the original Brandtjen farmstead that was repurposed for office uses and expanded to the east in 2018 that is currently occupied as a real estate office.

The area of the subject property to be developed with the proposed detached townhomes was indicated for future development on the concept plan for the Farmstead Preservation Area included on page 8.3 of the SBF PUD Booklet. This area was envisioned to be an opportunity for both indoor and outdoor commercial event space. Development of the proposed detached townhomes facing Draft Horse Boulevard will better define the commercial and community space uses within Farmstead Preservation Area to the single-family dwellings to the east.

Zoning. The subject property is zoned PUD, Planned Unit Development District. The PUD District ordinance specifies that the allowed uses within the Farmstead Preservation Area as those use allowed within the O-R, Office Residential District, and:

1. Bagel, bakery, candy, coffee, delicatessen, ice cream, popcorn, nuts, frozen desserts, pastries, sandwich, soup and beverage sales.
2. Bed and breakfast facilities subject to Section 33 of the Zoning Ordinance.
3. Architecturally themed mini-storage/condominium garage units.
4. Public, quasi-public or private parks, trails, playgrounds and directly related buildings and structures, recreational buildings and neighborhood or community centers.
5. Spirit of Brandtjen Farm related real estate offices, information centers and construction vendor showroom/sales facilities.
6. Restaurant (general), delivery and/or takeout food.
7. Service Business (on-site).

The intent of the allowed uses within the Farmstead Preservation Area was to provide for uses that would service and be complementary of the overall Spirit of Brandtjen Farm neighborhood as well as create opportunity for unique destination type businesses that could be patronized by the larger Lakeville community. The proposed development of detached townhouses within the subject property requires consideration of an amendment to the PUD District to allow for detached townhouse dwellings within the Farmstead Preservation Area as an expansion of the multiple family residential uses already allowed by the PUD District.

The history of the Brandtjen Farm included several small cabin-like structures west of the farmhouse that were occupied by farm laborers. During the planning for Spirit of Brandtjen Farm, it was discussed that construction of similar structures could allow for small offices, hobby spaces, etc. The form and scale of the proposed detached townhouses, especially as a single story, could be considered representative of the past farm laborer dwellings. Development of the proposed residential uses in this manner is appropriate given goals for the Farmstead Preservation Area. The proposed residential dwellings also for a desirable land use transition from the Farmstead Preservation Area across Draft Horse Boulevard to the east.

Building Plans. The developer intends that the detached townhouses will be of the same or similar design as the buildings constructed within Spirit of Brandtjen Farm 21st to 23rd Additions located east of Eagleview Drive and 162nd Street for Planning Commission consideration with the submitted plans. The representative structures are characteristic of the high quality single family architecture within Spirit of Brandtjen and in harmony with the single family dwellings to the east and other structures within the Farmstead Preservation Area.

Lot Area. Development of detached townhomes within Spirit of Brandtjen Farm is to provide a minimum of 5,000 square feet of lot area per dwelling unit in accordance with the requirements of the RST-2, Single and Two Family District. The area of the seven unit lots and one base lot for the detached townhomes is 0.912 acres (39,726.72 square feet) or 5,675.24 square feet for each dwelling unit. The area to be developed for the proposed detached townhouses complies with the minimum lot area requirements of the SBF PUD Booklet.

There is no minimum lot requirement established for non-residential uses within the Farmstead Preservation Area by the SBF PUD District. As such, there is no issue with replating of Lot 2, Block 1 Spirit of Brandtjen Farm Addition, which reduces the lot area of the real estate office to allow for development of the proposed detached townhouses.

Setbacks. The table below indicates the required setbacks for the proposed detached townhouse buildings as established by the table on page 7.1 of the SBF PUD Booklet:

		Required	Proposed
170 th Street		50ft.	50ft.
Draft Horse Boulevard	Building	20ft.	15ft.
	Garage Door	25ft.	NA
Side-Corner	Building	15ft.	15ft.
Rear	Building	20ft.	NA
	Garage Door	25ft.	25ft.
Between Bldgs.		20ft.	15ft.

The proposed preliminary plat and site plan propose a minimum 15 foot setback for the detached townhomes from Draft Horse Boulevard. The same reduced front yard setback along 162nd Street was approved for Spirit of Brandtjen Farms 21st through 23rd Additions. The reduced setback provides a more building forward streetscape and reflects the side yard being indented the primary open space for each dwelling within the site plan. The proposed 15 foot setback to Draft Horse Boulevard is acceptable within the intent of the site plan and architecture of the proposed detached townhouses.

The SBF PUD Booklet specifies a minimum 20 foot setback between the detached and row townhouse buildings, whereas the preliminary plat provides only 15 feet between the detached townhouse buildings. The City amended the Zoning Ordinance subsequent to approval of Spirit of Brandtjen Farm to require a 14-foot setback between detached townhomes within the RST-2 District making the proposed 15 foot setback between detached townhouse buildings for SBF 25th Addition appropriate.

Access. The subject property abuts 170th Street and Draft Horse Boulevard. The preliminary plat does not include dedication of right-of-way or construction of new streets. Access to the proposed detached townhouse dwellings is to be provided for with construction of private drives and off-street parking areas

within Outlot A and B of the preliminary plat. These private drives and off-street parking areas will also serve the horse barn and real estate office buildings.

Public Street. The only modification to public streets is construction of a parking lane for two vehicles on the west side of Draft Horse Boulevard. Plans for construction of the parking lane is to be subject to review and approval of the City Engineer. City staff recommends that a 20 minute parking zone be established for the two spaces to limit use to deliveries and drop offs. Section 6-1-1-1 of the City Code provides for establishment of parking zones by City Council resolution. A resolution establishing the proposed parking zone will be considered concurrently with an application for final plat.

Private Drive/Off-Street Parking. The private drive accessing the proposed detached townhouse dwellings is encompassed within Outlot A and connected to the existing private drive to the north of the subject property at an existing stub. The proposed private drive is to be 24 feet in width to allow for two way traffic with an additional eight feet to the west side to allow for parking spaces with concrete curb and gutter. The seven off-street parking spaces along the private drive satisfy the guest parking requirements for the proposed detached townhouses.

The off-street parking area within Outlot B is accessed from Brandtjen Farm Drive on the west and connected to the proposed private drive within Outlot A to the east. The site plan illustrates the ability to construct a total of 78 parking spaces within Outlot B, with 28 spaces planned for future construction if needed. The existing uses within the Farmstead Preservation Area are required to provide 106 off-street parking spaces. There are 65 existing off-street parking spaces within the off-street parking area and will be 115 spaces with construction of the initial spaces proposed within Outlot B. The supply of off-street parking for the non-residential uses within the Farmstead Preservation Area complies with the requirements of the Zoning Ordinance.

The off-street parking area is setback a minimum of 20 feet from public rights-of-way. The dimensions of the off-street parking area is designed with parking stalls that are nine feet wide by 20 feet deep and accessed by drive aisles that are a minimum of 24 feet in width. The off-street parking area is surrounded by perimeter concrete curb. The location and dimensions of the off-street parking area complies with the requirements of the Zoning Ordinance.

All private drive and off-street parking section designs are to be subject to review and approval of the City Engineer

Sidewalks/Trails. There is an existing five-foot wide sidewalk abutting the subject site Brandtjen Farm Drive and Draft Horse Boulevard and a 10-foot wide trail along 170th Street. There is also a five-foot wide sidewalk along the north line of the subject property adjacent to the off-street parking area and private drive to the north. The site plan includes construction of a five-foot wide concrete sidewalk between Lots 4 and 5, Block 1 connecting Draft Horse Boulevard and the private drive within Outlot A and a sidewalk between the private drive within Outlot A to the sidewalk east of the riding arena building connected to the off-street parking area within Outlot B. These sidewalks must be overlaid by easement to allow public access as part of the overall pedestrian system within Spirit of Brandtjen Farm.

Landscaping. A landscape plan has been submitted for the proposed development. There are existing trees in the median of Draft Horse Boulevard and the east boulevard of the street adjacent to the single family homes to the east. The landscape plan provides for planting of additional street trees in the west boulevard of Draft Horse Boulevard and a landscape buffer yards abutting 170th Street consistent with

previous phases of SBF. There is also a row of shade trees along the west side of the private drive separating the real estate office and proposed detached townhomes. The landscape plan is to be subject to review and approval of the City Forester.

Easements. Existing drainage and utility easements dedicated over the subject property with the Spirit of Brandtjen Farm or Spirit of Brandtjen Farm Office Addition final plats are to be vacated with the current subdivision application as they will no longer serve a public purpose upon approval of a final plat for the proposed development. The City Council will hold a public hearing to consider vacation of the existing drainage and utility easements concurrent with review of the proposed development.

Section 10-4-4 of the Subdivision Ordinance requires 10-foot wide drainage and utility easements at the perimeter of all lots within the preliminary plat. Lot 8, Block 1, which is the detached townhouse base lot, is overlaid entirely by drainage and utility easement. The preliminary plat must be revised to designate perimeter drainage and utility easements at the perimeter of Lot 1, Block 2 as required by the Subdivision Ordinance. A drainage and utility easement is shown along a portion of the north line and the west line of Outlot B. Drainage and utility easements are also required over any inground utilities or stormwater management areas.

All drainage and utility easements are subject to review and approval of the City Engineer.

Park Dedication. Land within Spirit of Brandtjen Farm to be acquired by the City as public parks or open space or retained by the Spirit of Brandtjen Farm as either private or publicly accessible, privately maintained open space is designated on the SBF Master Land Use Plan. The SBF PUD Booklet does not identify acquisition of public open space or development of additional private or publicly accessible, privately maintained open space within the Farmstead Preservation Area. As such, the preliminary plat does not include dedication of land to the City for public parks. Park dedication requirements are to be satisfied at the time of final plat approval by payment of the specific cash fee in lieu of land established by the provisions of the SBF Master PUD Agreement.

Storm Water Management. The submitted plans include grading, drainage, and erosion control plans. All grading plans are subject to review and approval by the City Engineer.

Utilities. The subject site is included within the current MUSA. Plans have been submitted for connection of sanitary sewer and water utilities to serve the proposed detached townhouses. All utility plans are subject to review and approval of the City Engineer.

Outlots. The preliminary plat includes two outlots encompassing the proposed private drive and off-street parking area with the proposed ownership of each outlot identified below. Ingress and egress easements will be required to be established over the outlots to allow for access and circulation.

Outlots	Purpose	Ownership
A	Private drive	SBF 25 th Add. sub-HOA
B	Off-Street Parking	Developer

Homeowners Association. Documents including Spirit of Brandtjen Farm 25th Addition as part of the Spirit of Brandtjen Farm Master Homeowners Association are required. A separate homeowners association must also be established for ownership and maintenance of Lots 1-8, Block 1 and Outlot A within the

preliminary plat. All homeowners association documents are subject to review and approval by the City Attorney and must be recorded prior to the issuance of building permits.

Development Contract. The Subdivision Ordinance requires the developer to provide construction and warranty securities for the public improvements within the final plat that are to be outlined within a development contract. The development contract will also memorialize the PUD Development Stage Plan approvals. The development contract will be drafted by the City Attorney and is to be executed by the applicant prior to City Council consideration of the final plat.

Neighborhood Meeting. The developer hosted a neighborhood meeting on 11 March 2025 at the Spirit of Brandtjen Farm barn to provide information and answer questions about the proposed development. There were approximately 40 residents of Spirit of Brandtjen Farm present along with Tradition Development and City representatives. Residents' questions included how the proposed dwellings would be incorporated into the SBF Master Association; traffic and access; site design, architecture and setbacks; and the start, duration, and construction hours. Tradition Development addressed questions as to why they are proposing townhomes versus additional recreation amenities or open space, noting that what is proposed is much less intensive than what can be allowed under the PUD District and SBF PUD Booklet. City staff addressed the history of planning for Spirit of Brandtjen Farm, including responding to questions about traffic impacts from the proposed development to Draft Horse Boulevard.

RECOMMENDATION

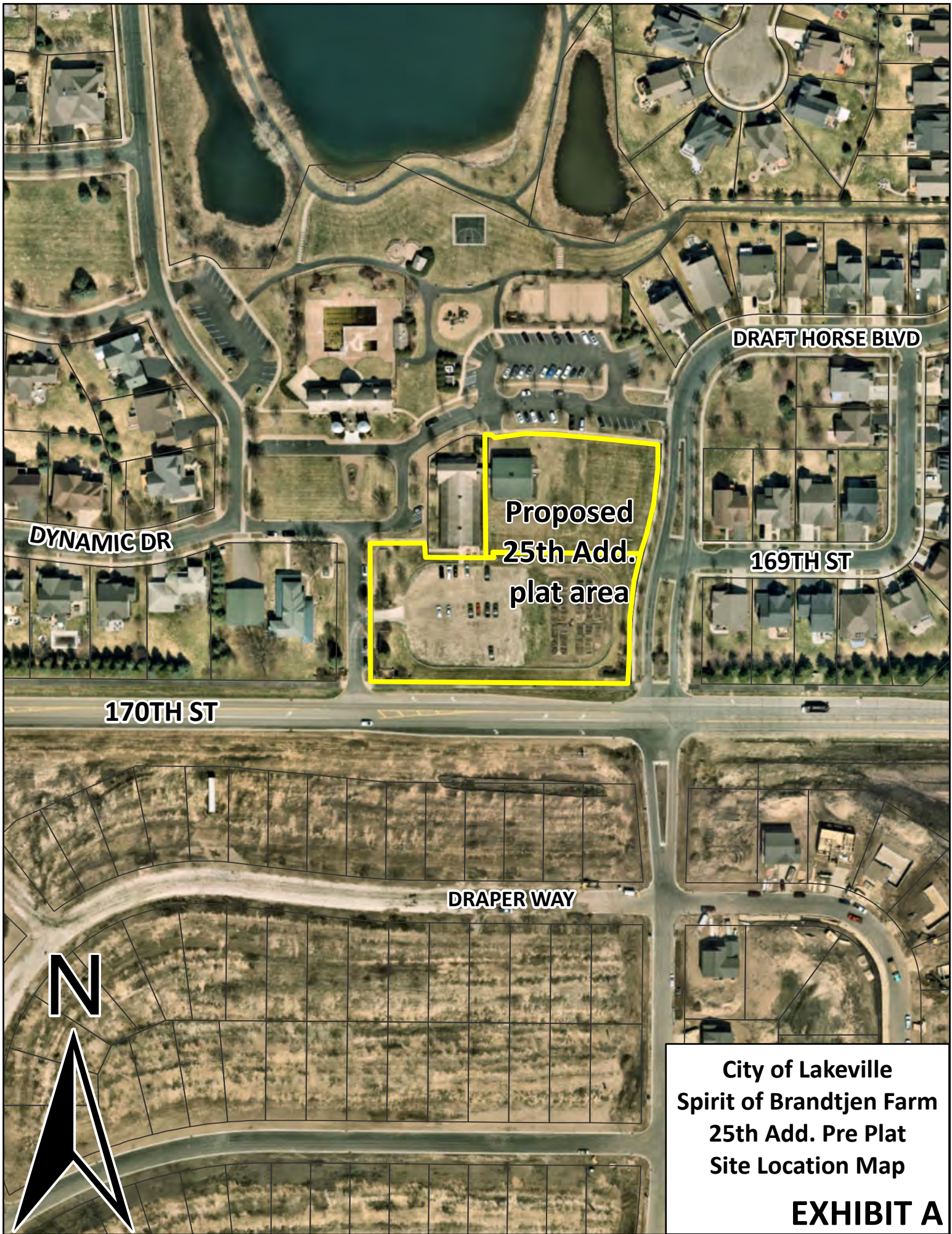
The proposed Spirit of Brandtjen Farms 25th Addition is consistent with the PUD District, SBF Master Land Use Plan, and Farmstead Preservation Area guidelines. The proposed preliminary plat also complies with the Subdivision Ordinance. Our office and City staff recommend approval of the requested applications, subject to the following stipulations:

1. The site plan and preliminary plat shall comply with the following setback requirements:

Detached Townhomes			
	170 th Street		50ft.
	Draft Horse Boulevard	Building	15ft.
		Garage Door	NA
	Side-Corner	Building	15ft.
	Rear	Building	NA
		Garage Door	25ft.
	Between Buildings		15ft.
	Lot 1, Block 2		None
	Off-Street Parking		
	Public Right-of-Way		15ft.

2. Construction plans for a parking lane on Draft Horse Boulevard shall be subject to review of the City Engineer.
3. All private drive and off-street parking section designs and construction plans shall be subject to review and approval of the City Engineer.

4. A parking zone limiting of the parking spaces on Draft Horse Boulevard to 20 minutes shall be established by City Council resolution at the time of final plat approval.
 5. Public access easements shall be dedicated over the sidewalks within Lot 8, Block 1, Outlot A, and Outlot B.
 6. The landscape plan shall be to be subject to review and approval of the City Forester.
 8. The preliminary plat shall be revised to provide for dedication of drainage and utility easements at the perimeter of Lot 1, Block 2; all drainage and utility easements are subject to review and approval of the City Engineer.
 9. All grading, drainage, and erosion control plans shall be subject to review and approval by the City Engineer.
 10. All utility plans are subject to review and approval by the City Engineer.
 11. Outlot A shall be deeded to the Spirit of Brandtjen Farm 25th Addition sub-homeowners association for ownership and maintenance.
 12. Park and trail dedication requirements shall be satisfied as a cash fee in lieu of land as provided for by the SBF Master Development Agreement at the time of final plat approval.
 13. Homeowners Association documents for Spirit of Brandtjen Farm 25th Addition including the plat within the SBF Master Association and establishing a sub-association for ownership and maintenance of Lot 8, Block 1 and Outlot A shall be subject to review and approval by the City Attorney and must be recorded prior to the issuance of building permits.
 14. The developer shall execute a development contract with the City as drafted by City Attorney and subject to approval of the City Council concurrent with final plat approval.
- c. Justin Miller, City Administrator
Zach Johnson, City Engineer
Joe Masiarchin, Parks and Recreation Director
Andrea McDowell Poehler, City Attorney



City of Lakeville
Spirit of Brandtjen Farm
25th Add. Pre Plat
Site Location Map

EXHIBIT A

CLIENT:



TRADITION
Development

6800 France Ave. S., Suite 178
Edina, MN 55435

PROJECT:

Spirit of Brandtjen Farm
OF BRANDTJEN FARM

SHEET TITLE:

MASTER
LAND USE
SITE PLAN:

Spirit of
Brandtjen
Farm
P.U.D.

CERTIFICATION:

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

Signature:

Name: Marc Purnan

Date:

License No.:

DESIGNED: DRAWN:

DATE:

DESIGNED:

CHECKED:

DRAWN:

TRANSMITTED: 05/26/05

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REVISIONS:

NO. DATE NOTE

1 05/26/05

2 05/26/05

3 05/26/05

4 05/26/05

5 05/26/05

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PUTMAN
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2000 and Street, Suite 100, Hudson, WI 54001
Phone: (262) 241-1111 Fax: (262) 241-1112
Email: info@putmanplanninganddesign.com

SPIRIT of BRANDTJEN FARM Planned Unit Development

Master Land Use Plan: Site Data

Spirit of Brandtjen Farm North: TOTAL APPROVED HOMES: 1400
TOTAL APPROVED COMM'L SPACE: 100,000 S.F.

Low-Medium Density	26.22 AC
Medium Density	56.78 AC
High Density	57.51 AC
Residential Village Center	28.33 AC
Mixed-Use	40.75 AC
	209.59 AC (Min. Development Area)

Spirit of Brandtjen Farm South: TOTAL APPROVED HOMES: 709
TOTAL APPROVED COMM'L SPACE: 50,000 S.F.

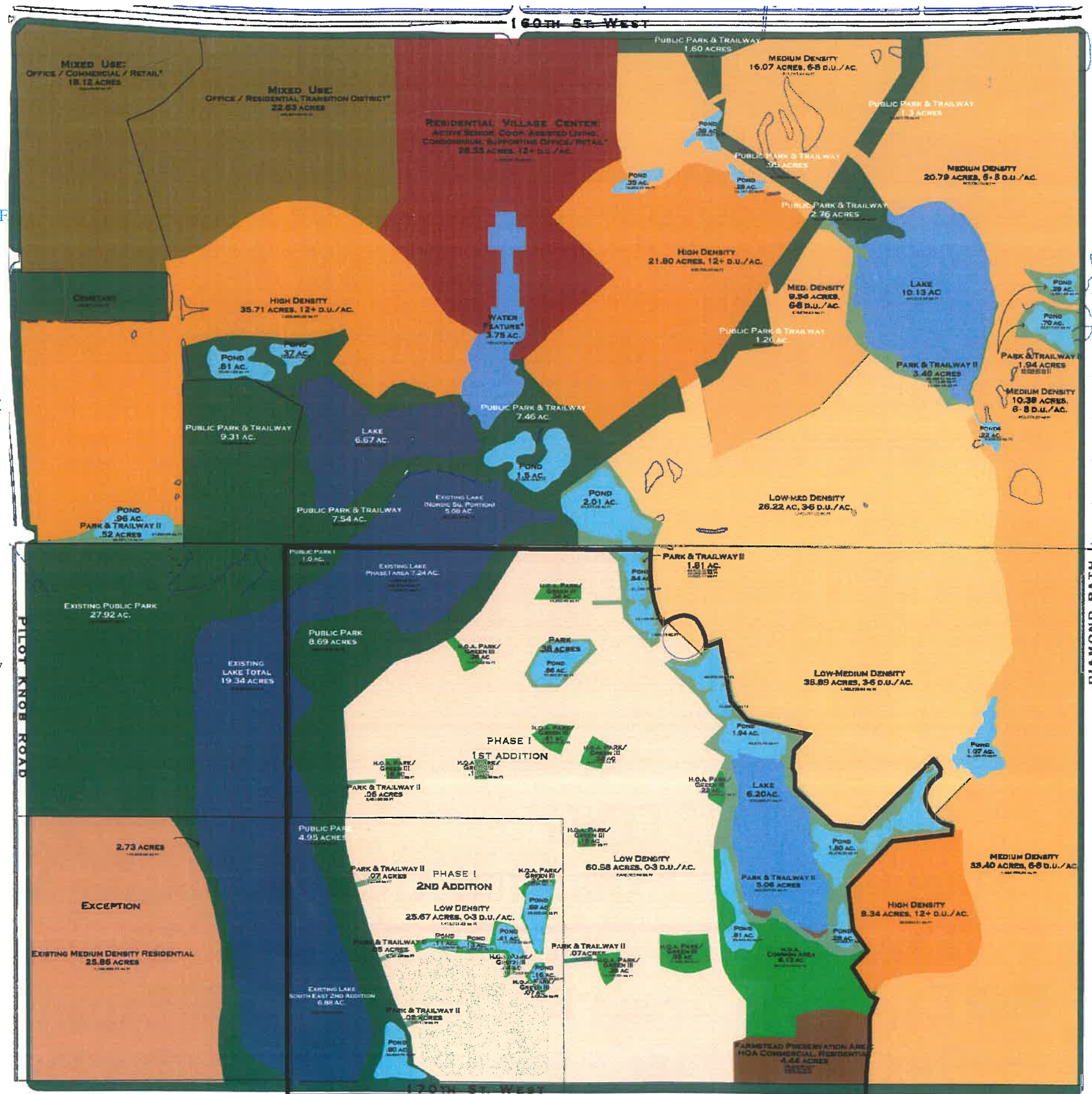
Low Density	86.40 AC
Low-Medium Density	35.89 AC
Medium Density	33.40 AC
High Density	8.34 AC
Farmstead & Preservation	4.44 AC
Area	168.47 AC (Min. Development Area)

SPIRIT of BRANDTJEN FARM P.U.D. TOTAL HOMES: 2109

Spirit of Brandtjen Farm: Park, Openspace, Sidewalk & Trail System Overview

PUBLIC PARKS [TOTAL: 73.74]	(IN S.B.F.);	TOTAL A.C.
		46.82 A.C.
OPENSACE/TRAIL CORRIDOR		13.44 A.C.
H.O.A. COMMON AREA (Farmstead Area Only)		6.13 A.C.
H.O.A. COMMON AREA (Central Openspace in 2nd Add'n)		3.96 A.C.
Phase I: 1st & 2nd Add'n SUBTOTAL PARKS & OPENSACE		70.35 A.C.
EAST LAKE [TOTAL: 45.21 A.C.]	(IN S.B.F.);	25.87 A.C.
INFILTRATION (Created/H.O.A. Water Features)		20.08 A.C.
National Urban Runoff Program N.U.R.P. PONDING		17.78 A.C.
SUBTOTAL WATER: [80.77 AC]	(IN S.B.F.);	63.73 A.C.
S.B.F. TOTAL PARKS, OPENSACE & WATER		134.08 A.C.

These totals may be increased by the City to facilitate incorporation of; additional life cycle housing, into
the S.B.F. P.U.D., consistent with City goals and objectives as stated in City Comp. Plan. Added lands can
be admitted to the P.U.D. by applicant.



* PERMITTED USES:

BANKS, FUNERAL HOMES, INSTITUTIONAL OFFICES, PRIVATE CLUBS, SCHOOLS,
COMMERCIAL & RETAIL USES, DAYCARE, ELDERLY HOUSING, HOTELS, MEDICAL,
MIXED USES, MULTIFAMILY, RELIGIOUS, RESID. FACILITIES &
NURSING HOMES, RESTAURANTS, VET. CLINICS

EXHIBIT B

100 300 N
0 200 400

SPIRIT of BRANDTJEN FARM Planned Unit Development

SAMPLE MASTER SITE PLAN

with Land Uses Overlay:

1st Phase Preliminary Plat

Within Master Overall Example Site Plan XXXII,

2nd Add'n. Concept Sketch Plan

& Concept City Park Plan 4

PHASE I

Homesite Data by Land Use Type

Phase I First Addition:	
Cottage Homes	21
Traditional Homes	69
Estate Homes	43
Total Phase I First Addition Homes	133

Phase I Second Addition:	
Cottage Homes	23
Traditional Homes	13
Estate Homes	3
Subtotal, S.F.D. Homes	39
S.F.A.-2.3.4 Home Row Townhomes	52
Total Phase I Second Addition Homes	91

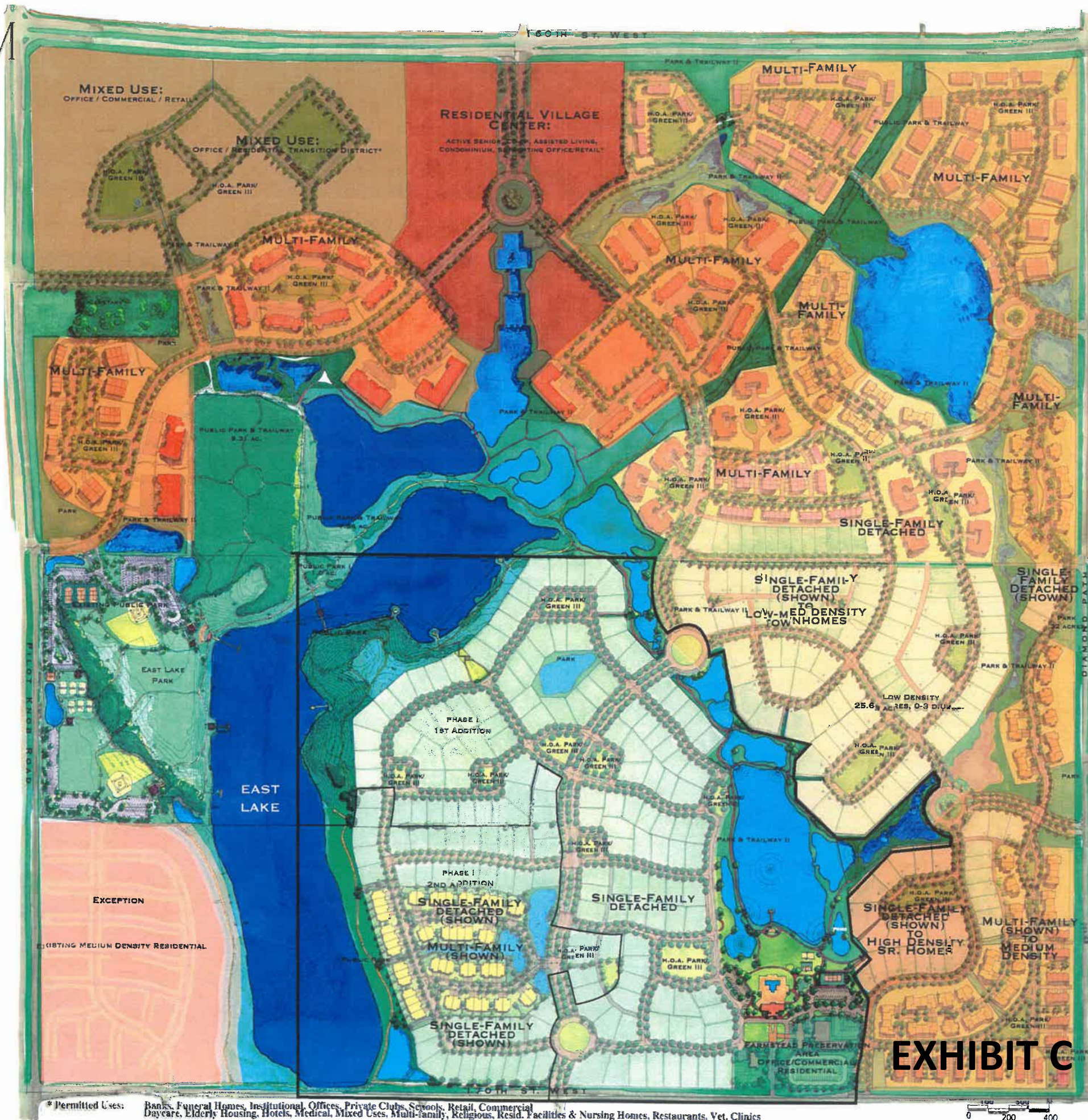
TOTAL, PHASE I, 1st & 2nd ADDITIONS: 224

Phase I Areas:

First Addition:	
Site Area (Without Winkler/Second Addition)	107.3 AC.
Residential Lots	40.6 AC
Barn Lot (Block 11, Lot 1)	1.7 AC
Machine Shed Lot (Block 11, Lot 2)	0.2 AC
Existing House Lot (Block 1, Lot 9)	0.7 AC
Horse Stable Lot (Block 11, Lot 3)	0.9 AC
Horse Track Lot (Block 11, Lot 1)	1.6 AC
Private Roads (Outlot U)	2.0 AC
Public Roads	20.6 AC
Open Space (Outlots A - R & T)	39.2 AC
Future Area (Outlot S)	89.6 AC

Second Addition:	
Site Area	39.4 AC.

Explanation of First Phase Impacts (With adding of Winkler/2nd Addition Site Area):
Impacted area of 2nd Addition includes all of Phase I, 2nd Addition and portions of Phase I, 1st Addition.



CLIENT:



TRADITION
Development

6800 France Ave. S., Suite 178
Edina, MN 55425

PROJECT:

Spirit
of Brandtjen Farm

SAMPLE
MASTER SITE

PLAN with
Land Uses Overlay:
1st Phase Preliminary
Plat Within
Master Overall
Example Site Plan
XXXII, 2nd Add'n.
Concept Sketch Plan
& Concept City Park
Plan 4

CERTIFICATION:

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

Signature:
Name: Jane Peterson
Date: _____ License: 5434

DESIGNED DRAWN

DATE:

DESIGNED
CHECKED
DATE: 05/26/05
TRANSMITTED

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REVISIONS:

NO. DATE NOTE

SHEET OF SHEET
3.5

LAND/CAPE ARCHITECTURE
LAND PLANNING
RESIDENTIAL DESIGN
ARCHITECTURAL ILLUSTRATION
GRAPHIC DESIGN

PUTMAN
PLANNING
& DESIGN
P&D
1000 and 10000, Suite 100, Houston, TX 77056
Phone: 713.864.8800 Fax: 713.864.8801
Email: info@putmanplanninganddesign.com

* Permitted Uses: Banks, Funeral Homes, Institutional, Offices, Private Clubs, Schools, Retail, Commercial
Daycare, Elderly Housing, Hotels, Medical, Mixed Uses, Multi-family, Religious, Resid. Facilities & Nursing Homes, Restaurants, Vet. Clinics

EXHIBIT C

FARM HISTORY & RESTORATION

FARMSTEAD PRESERVATION AREA: Sketch I



FARMSTEAD PRESERVATION AREA: Sketch II



FARMSTEAD PRESERVATION AREA: Sketch 3



DAIRY BARN CLUBHOUSE

BRANDTJEN PREVIEW, DISPLAY CENTER & MARKETING OFFICE.

RESIDENTS' & H.O.A. MEMBERS' COMMUNITY CENTER, SMALL GATHERING PARTY FACILITY, BATH HOUSE, OUTDOOR ENTERTAINMENT PLAZA & SWIMMING POOL.

FARM HOUSE & GROUNDS

WITH POSSIBLE OFFICE CONDOMINIUM, BED & BREAKFAST, NEIGHBORHOOD SALES & MARKETING & RESIDENTIAL USES IN THEMED STRUCTURE DESIGN.

EXTERIOR RENOVATION WILL PROCEED PRIOR TO INTERIOR RENOVATION & USE SELECTION.

NOTE: USES TO BE CONSISTENT WITH ZONING DISTRICTS OR, C1, C2 AND THOSE JUDGED APPROPRIATE BY MUNICIPAL REVIEW.

FARMSTEAD PRESERVATION AREA: OFFICE/COMMERCIAL/RESIDENTIAL

Prospective private & recreational opportunities contemplated for H.O.A. grounds: Pool, Volleyball, Tennis, Bandsell amphitheater, & beach.

CERTIFICATION

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

Signature
Name: Marc Putman
Date: License: 15489

DESIGNED DRAWN

DATE

DESIGNED :
CHECKED :
DRAWN :
TRANSMITTED : 05/26/05

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REVISIONS

SYMBOL DATE NOTE

SHEET OF SHEET
8.3

LAND/CAPE ARCHITECTURE
LAND PLANNING
RESIDENTIAL DESIGN
ARCHITECTURAL ILLUSTRATION
GRAPHIC DESIGN

PUTMAN PLANNING & DESIGN /DDI
205 2nd Street, Suite 300, Hudson, WI 54006
Phone: 715.261.8501 Fax: 715.261.8502
email: info@putmanplanninganddesign.com

	EXISTING WATERMAIN
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING UNDERGROUND GAS
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND TELEPHONE
	EXISTING UNDERGROUND FIBER OPTIC
	EXISTING OVERHEAD POWER LINE
	EXISTING LIGHT POLE
	EXISTING TRANSFORMER
	EXISTING TELEPHONE PEDESTAL
	EXISTING TV PEDESTAL
	EXISTING CURB & GUTTER
	EXISTING FENCE
	EXISTING CONTOUR
	EXISTING TREELINE/TREES
	EXISTING ASPHALT
	EXISTING CONCRETE
	EXISTING GRAVEL
	EXISTING PARKING STALL COUNT

TOP NUT HYDRANT AT NORTHWEST QUADRANT
OF DODD & PILOT KNOB.
ELEVATION = 953.61 FEET

TOP NUT HYDRANT AT SOUTHWEST QUADRANT OF
165TH STREET & PILOT KNOB.
ELEVATION = 931.27 FEET

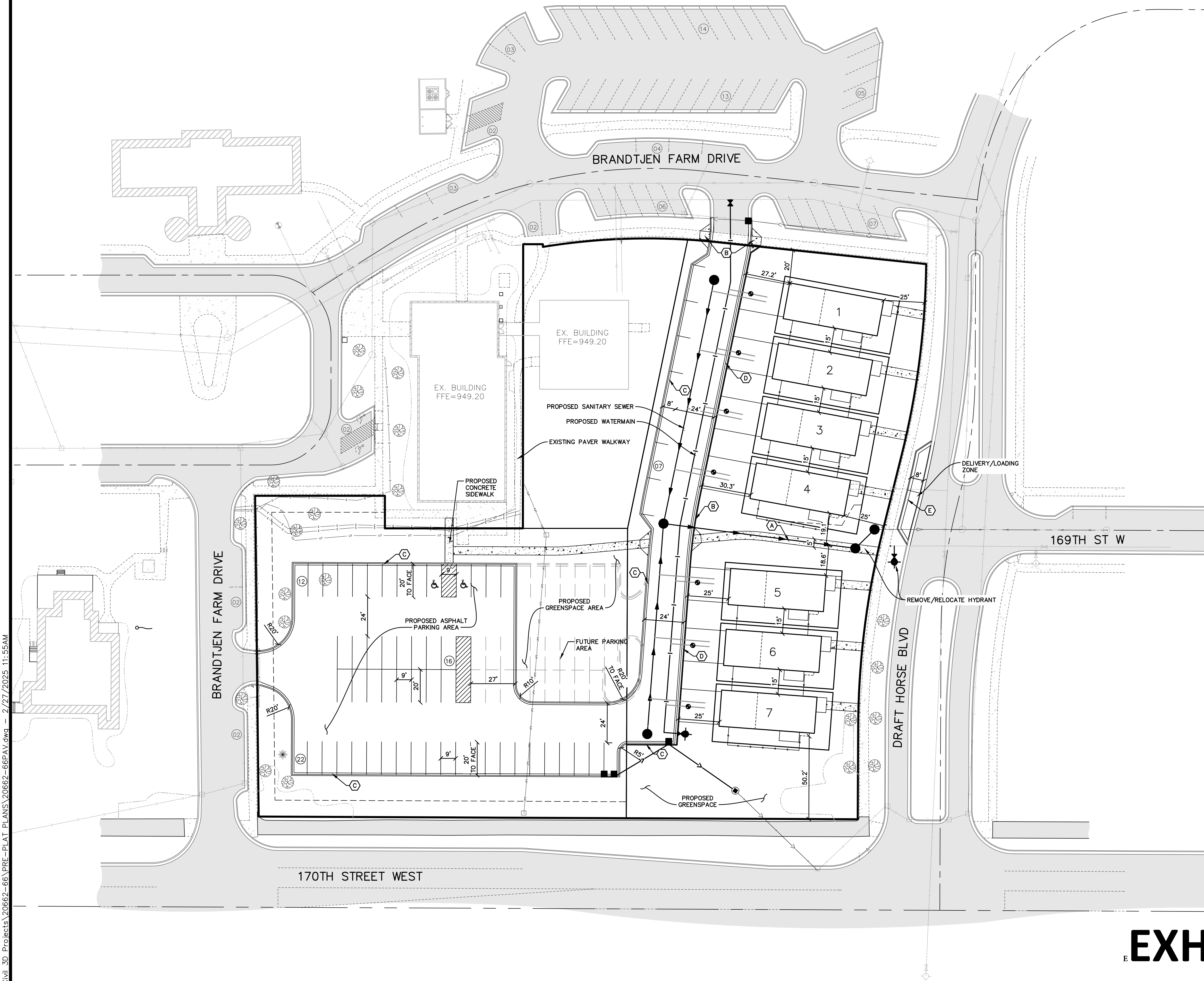


SCALE IN FEET

0 30 60 90

1 inch = 30 feet

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VUN
DATE
01/06/2025
REVISIONS
CAD FILE
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PROJECT NO.
20662-66
C1.1



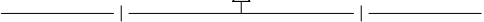
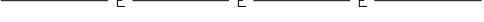
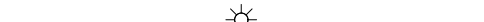
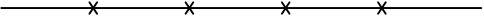
PARKING SPACE SUMMARY			
	STD	HC	TOTAL
EXISTING PARKING SPACE	61	4	65
PROPOSED NEW PARKING SPACE	57	2	59
PROOF OF PARKING	28	0	28
TOTAL	146	6	152

BENCHMARK

TOP NUT HYDRANT AT NORTHWEST QUADRANT
OF DODD & PILOT KNOB.
ELEVATION = 953.61 FEET

TOP NUT HYDRANT AT SOUTHWEST QUADRANT OF
165TH STREET & PILOT KNOB.
ELEVATION = 931.27 FEET

LEGEND

- ### LEGEND
- | | |
|---|----------------------------------|
|  | EXISTING WATERMAIN |
|  | EXISTING SANITARY SEWER |
|  | EXISTING STORM SEWER |
|  | EXISTING UNDERGROUND GAS |
|  | EXISTING UNDERGROUND ELECTRIC |
|  | EXISTING UNDERGROUND TELEPHONE |
|  | EXISTING UNDERGROUND FIBER OPTIC |
|  | EXISTING OVERHEAD POWER LINE |
|  | EXISTING LIGHT POLE |
|  | EXISTING TRANSFORMER |
|  | EXISTING TELEPHONE PEDESTAL |
|  | EXISTING TV PEDESTAL |
|  | EXISTING CURB & GUTTER |
| <hr style="border-top: 1px dashed black;"/> | |
|  | EXISTING FENCE |
|  | EXISTING TREELINE/TREES |
|  | EXISTING ASPHALT |
|  | EXISTING CONCRETE |
|  | EXISTING GRAVEL |
|  | PROPOSED CURB & GUTTER |
|  | PROPOSED CONCRETE |
|  | PROPOSED ASPHALT SURFACE |

KEY NOTES

- ☐ A 5' CONCRETE SIDEWALK
- ☐ B PEDESTRIAN CURB RAMP
- ☐ C B612 CURB AND GUTTER
- ☐ D D412 SURMOUNTABLE CURB AND GUTTER
- ☐ E B618 CURB AND GUTTER

NOTE:
CURB RADIUS TO THE BACK OF CURB OTHERWISE NOTED

SPIRIT OF BRANDTJEN FARM 25TH ADDITION
LAKEVILLE, MINNESOTA

SITE PLAN

FOR

TRADITION DEVELOPMENT
16972 BRANDTJEN FARM DRIVE, LAKEVILLE, MN 55044

DRAWN BY	VUN
DATE	01/06/2025
REVISIONS	

CAD FILE
20662-66PAV

PROJECT NO.
20662-66

C1.3

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 W. CTY. RD. 42, SUITE 100, BURNSVILLE, MN 55306
PHONE: (952)890-6044 FAX: (952)890-6244

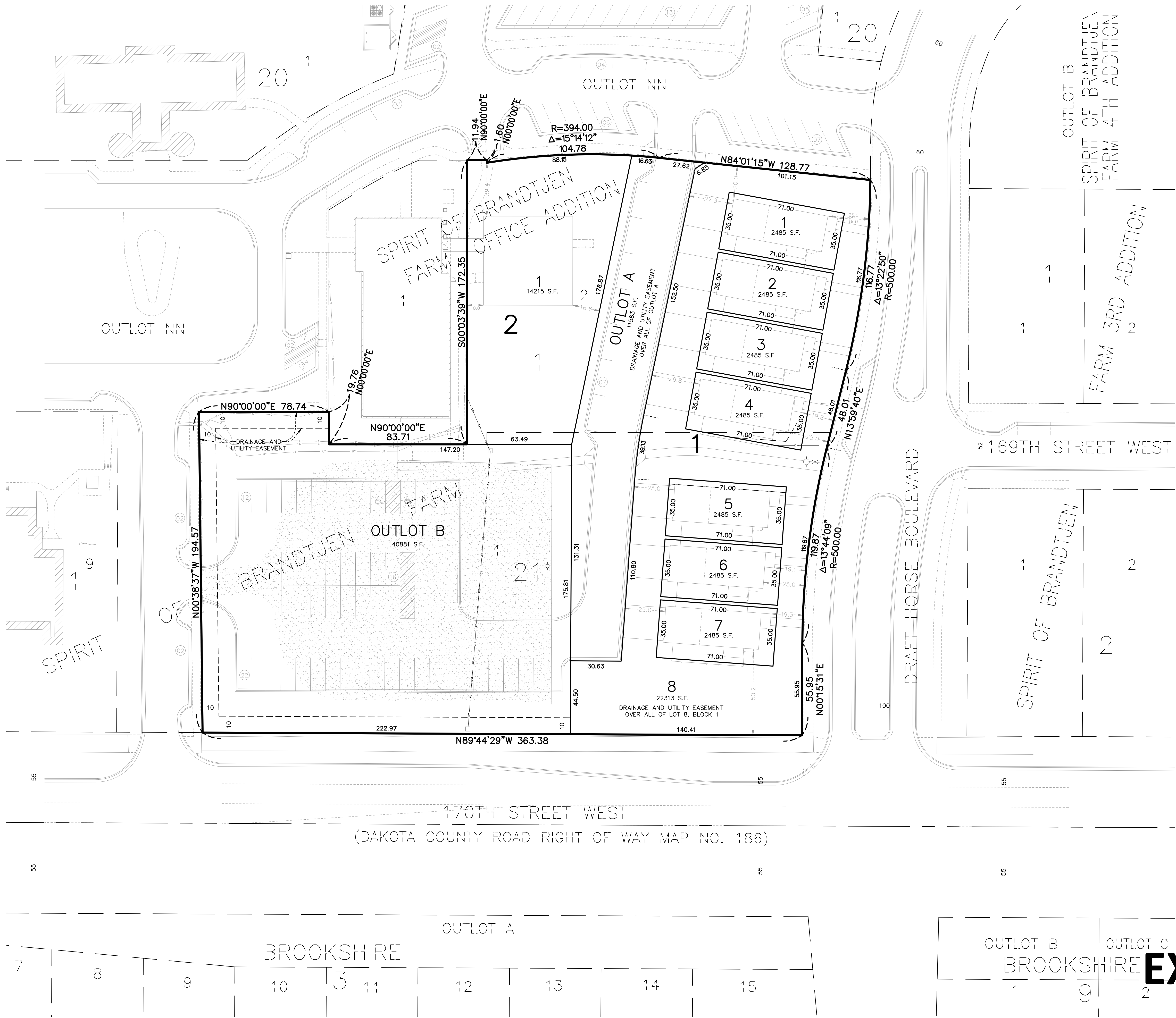
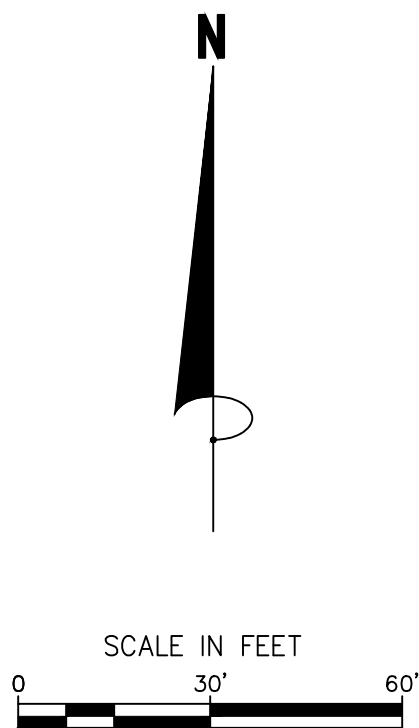
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

RICK L. OSBERG, P.E.

Rick L. Osberg, P.E.

Date: 01/06/25 Reg.No. 227709

F:\Civil 3D Projects\20662-66\PRE-PLAT PLANS\20662-66pp.dwg -- 2/27/2025 11:55AM



PROPERTY DESCRIPTION	
Lot 1, Block 21, SPIRIT OF BRANDTJEN FARM, Dakota County, Minnesota.	
and	
Lot 2, Block 1, SPIRIT OF BRANDTJEN FARM OFFICE ADDITION, Dakota County, Minnesota.	
SPIRIT OF BRANDTJEN FARMS P.U.D.	
OVERALL	
# OF LOTS	10 LOTS (7 DETACHED TOWNHOME LOTS) (1 COMMON OPEN SPACE LOT) (1 OFFICE SPACE LOT)
# OF OUTLOTS	2 OUTLOTS (1 PRIVATE DRIVEWAY OUTLOT) (1 PARKING LOT OUTLOT)
LOTS	1.238 ACRES
-(DETACHED TOWNHOMES) (BLOCK 1)	(0.912 ACRES)
-(OFFICE LOT) (BLOCK 2)	(0.326 ACRES)
OUTLOTS	1.204 ACRES
-(PRIVATE DRIVEWAY) (A)	(0.266 ACRES)
-(PARKING LOT) (B)	(0.938 ACRES)
TOTAL	2.442 ACRES
SETBACKS (MINIMUMS)	
FRONT YARD (HOUSE TO RIGHT OF WAY)	15'
FRONT YARD (GARAGE DOOR TO PRIVATE DRIVE)	25'
MINIMUM BETWEEN BUILDINGS	15'
SETBACK TO 170TH STREET	50'

SPIRIT OF BRANDTJEN FARM 25TH ADDITION
LAKEVILLE, MINNESOTA
PRELIMINARY PLAT
FOR
SBF DEVELOPMENT CORPORATION
1872 BRANDTJEN FARM DRIVE, LAKEVILLE, MN 55044

DRAWN BY	PLM
DATE	11/22/2024
REVISIONS	
CAD FILE	20662-66pp.dwg
PROJECT NO.	20662-66
C2.0	

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2909 WEST C.R. 42, SUITE 100, BURNSVILLE, MN 55306
PHONE: 952.890.6044 www.jrhinc.com

EXHIBIT H



LEGEND

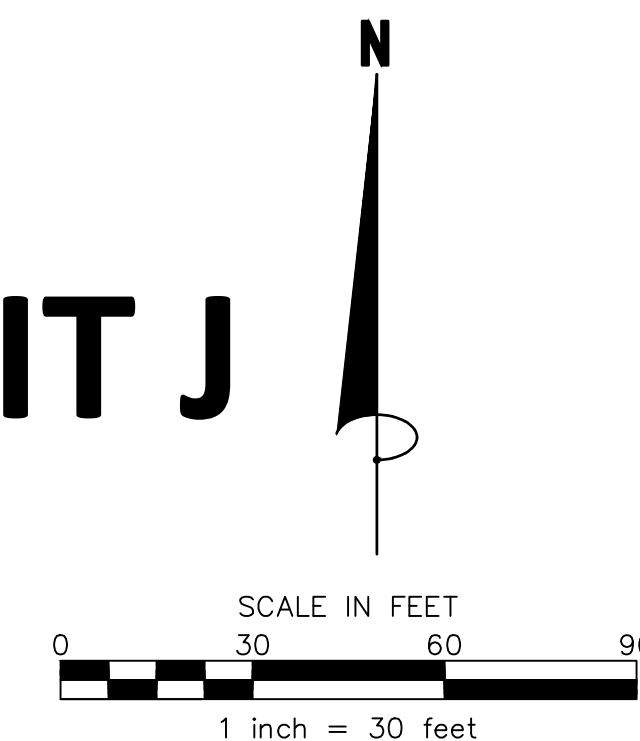
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	EXISTING STORM SEWER
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	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND TELEPHONE
	EXISTING UNDERGROUND FIBER OPTIC
	EXISTING OVERHEAD POWER LINE
	EXISTING LIGHT POLE
	EXISTING TRANSFORMER
	EXISTING TELEPHONE PEDESTAL
	EXISTING TV PEDESTAL
	EXISTING CURB & GUTTER
	EXISTING FENCE
	EXISTING CONTOUR
	EXISTING WETLAND EDGE
	EXISTING SOIL BORING LOCATION
	EXISTING TREELINE/TREES
	EXISTING ASPHALT
	EXISTING CONCRETE
	EXISTING GRAVEL
	EXISTING PARKING STALL COUNT
	PROPOSED WATERMAIN
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED WATER SERVICE
	PROPOSED STORM SEWER
	PROPOSED DRAINLINE
	PROPOSED CURB & GUTTER
	PROPOSED CONTOUR
	PROPOSED GRADING LIMITS
	PROPOSED EMERGENCY OVERFLOW
	PROPOSED CONCRETE
	PROPOSED ASPHALT SURFACE

(A) 5' CONCRETE SIDEWALK
 (B) PEDESTRIAN CURB RAMP
 (C) B612 CURB AND GUTTER
 (D) B612 CURB AND GUTTER (TIPOUT)
 (E) D412 SURMOUNTABLE CURB AND GUTTER
 (F) B618 CURB AND GUTTER

SEE DETAILS ON SHEET 6.0-6.2

TOP NUT HYDRANT AT NORTHWEST QUADRANT
OF DODD & PILOT KNOB.
ELEVATION = 953.61 FEET

TOP NUT HYDRANT AT SOUTHWEST QUADRANT OF
165TH STREET & PILOT KNOB.
ELEVATION = 931.27 FEET



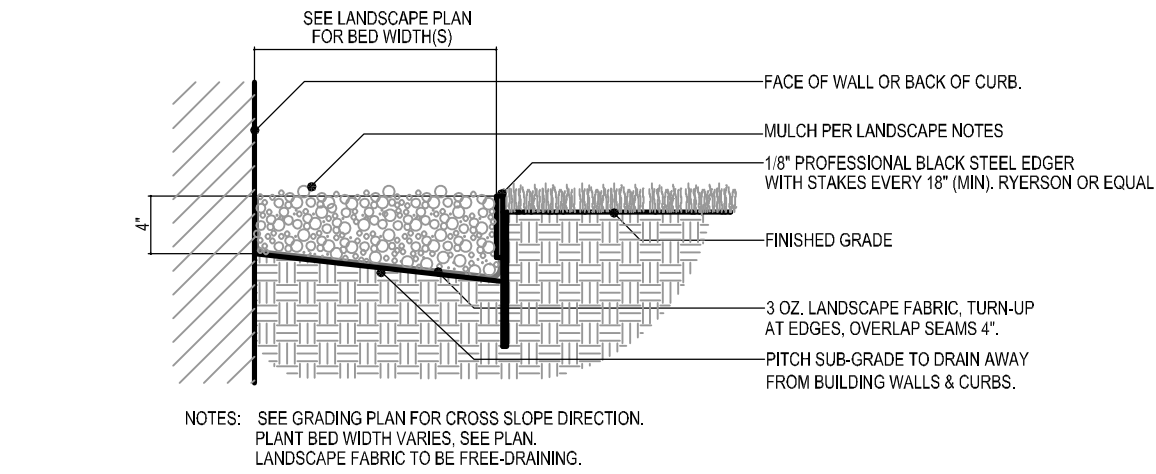
hereby certify that this plan,
specification or report was
prepared by me or under my
direct supervision and that I am
a duly Licensed Professional
Engineer under the laws of the
State of Minnesota.
RICK L. OSBERG, P.E.

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DATE 01/06/2025
REVISIONS
CAD FILE 20662-66G
PROJECT NO. 20662-66
C4.0

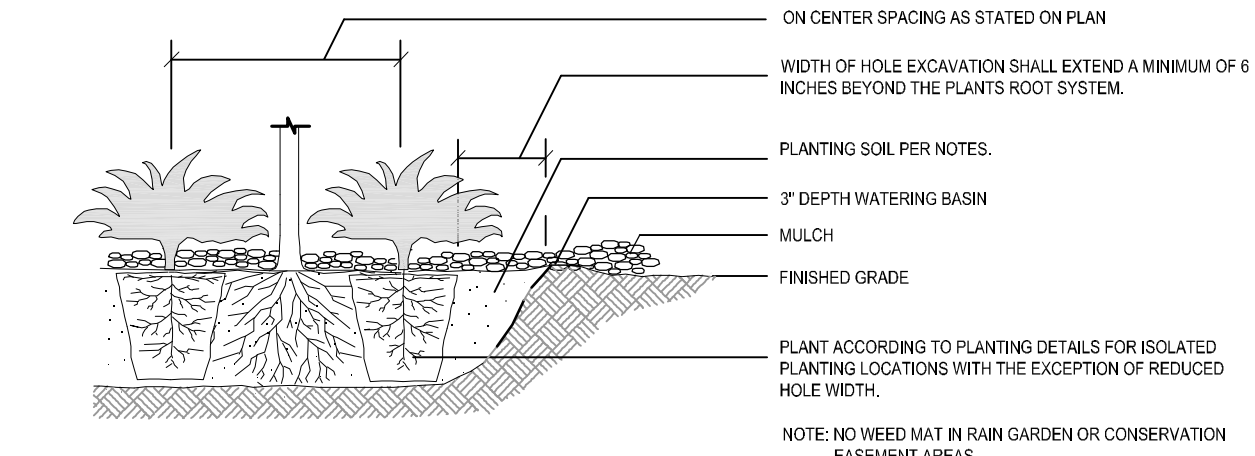


811 Know what's below.
Call before you dig.

DRAWN BY
AL
DATE
12/19/24
REVISIONS
PLANTING REVISIONS
01/10/25
REV. SITE/PLANTINGS
03/03/25
CAD FILE
20662-L
PROJECT NO.
20662
L101



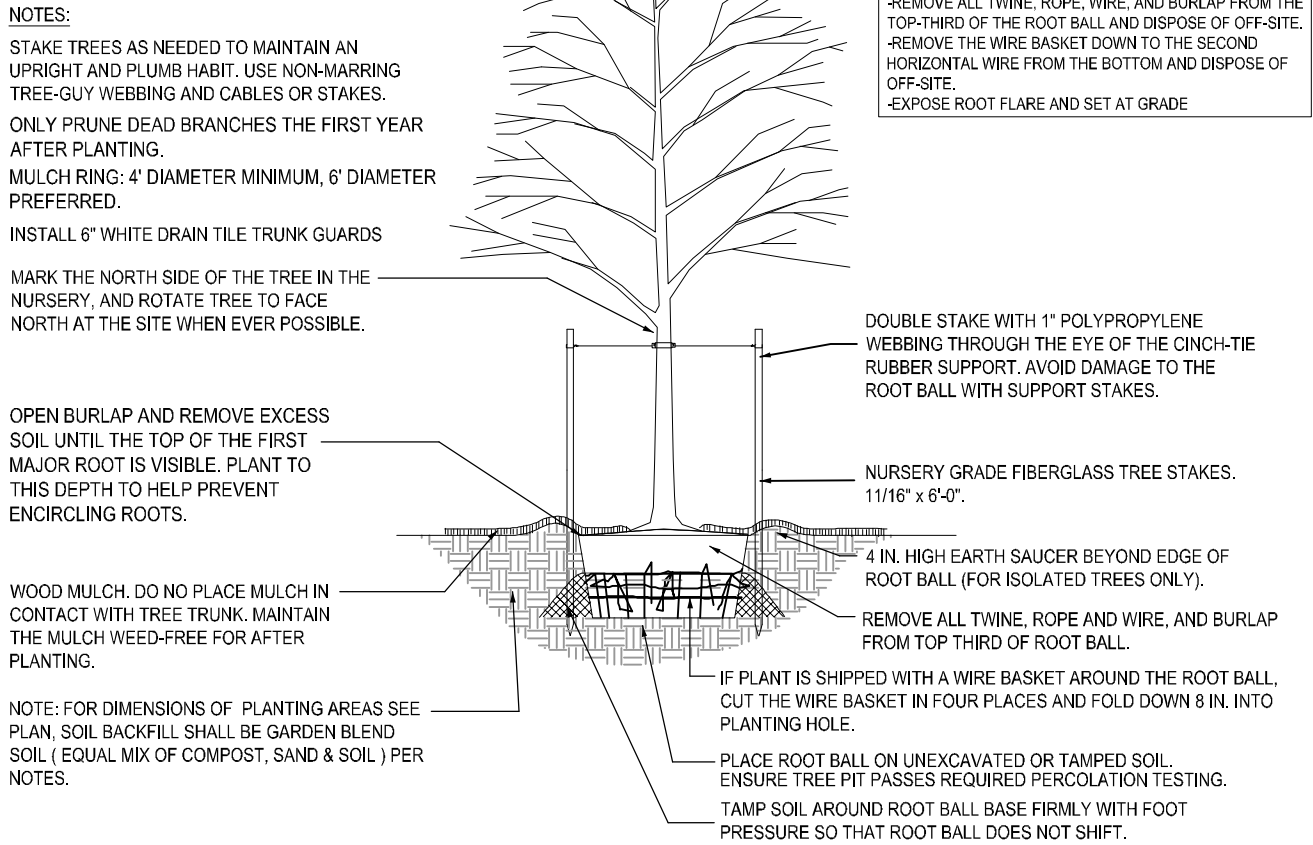
1
L02
MULCH DETAIL
NOT TO SCALE



2
L02
TYP. SHRUB PLANTING - SECTION
NOT TO SCALE

Landscape Notes:

- Tree saucer for individual trees outside of a plant bed to be four inches (4") depth natural single-shred hardwood mulch for trees outside of a plant bed. Install per tree planting detail. Do not place mulch against tree trunk. Remove wire and burlap from top third of root ball before final soil back-fill and mulch.
- Refer to architectural plans for spot elevations, drainage, site dimensions, survey, tree removal, proposed utilities & erosion control.
- All plant material shall comply with the latest edition of the American Standard for Nursery Stock, American Association of Nurserymen. Unless noted otherwise, deciduous shrubs shall have at least 5 canes at the specified shrub height. Plant material shall be delivered as specified.
- Plant takes precedence over plant schedule if discrepancies in quantities exist.
- All proposed plants shall be located and staked as shown.
- Adjustment in location of proposed plant material may be needed in field. Should an adjustment be required, the client will provide field approval. Significant changes may require city review and approval.
- The project landscape contractor shall be held responsible for watering and properly handling all plant materials brought on the site both before and after installation. Schedule plant deliveries to coincide with expected installation time within 36 hours. Install plants and sod between April 15 and June 15 or between September 15 and October 30.
- The landscape contractor shall provide the owner with a watering schedule appropriate to the project site conditions and to plant material growth requirements.
- If the landscape contractor is concerned or perceives any deficiencies in the plant selections, soil conditions, drainage or any other site condition that might negatively affect plant establishment, survival or guarantee, they must bring these deficiencies to the attention of the landscape architect & client prior to bid submission. Plant bed drainage concerns during plant installation shall be brought to the attention of the Owner and General Contractor immediately.
- Contractor shall establish to his/ her satisfaction that soil and compaction conditions are adequate to allow for proper drainage at and around the building site.
- Contractor is responsible for ongoing maintenance of all newly installed material until time of owner acceptance. Any acts of vandalism or damage which may occur prior to owner acceptance shall be the responsibility of the contractor. Contractor shall provide the owner with a maintenance program including, but not limited to, pruning, fertilization and disease/pest control.
- The contractor shall guarantee newly planted material through ONE calendar year from the date of written owner acceptance. Plants that exhibit more than 50% die-back damage shall be replaced at no additional cost to the owner. The contractor shall also provide adequate tree wrap and deer/drodent protection measures for the plantings during the warranty period. Prune dead wood at 11 month warranty review period - use wound paint on trees.
- This layout plan constitutes our understanding of the landscape requirements listed in the ordinance. Changes and modifications may be requested by the city based on applicant information, public input, council decisions, etc.
- The landscape contractor shall be responsible for obtaining any permits and coordinating inspections as required throughout the work process.
- Plant size & species substitutions must be approved in writing prior to acceptance in the field.
- Irrigation: Landscape contractor shall field verify whether there is an existing irrigation system on the property. If so, repair and adjust the underground irrigation system for the landscaped areas shown. Provide head-to-head coverage and sleeve under paved areas. Submit proposed irrigation layout, including coverage arcs, to the Owner for review and approval. If no irrigation system exists, provide temporary irrigation to water new turf and planted areas until establishment.
- All edger shall be professional grade 3/8" thick black steel edger, Ryerson or Equal. Anchor every 18" on-center (minimum). Submit sample for Owner approval.
- Landscape Contractor is responsible for coordination with the General Contractor, to protect the new improvements on and off-site during landscape work activities. Report any damage to the General Contractor immediately.
- Unless otherwise noted/indicated, plant beds shall receive 4" depth of Western Red Cedar wood mulch over spun-bonded weed mat. Submit mulch sample for Owner approval. Install mulch 1" below back of curbs or walks to prevent spill-over. Do not mound mulch. Coordinate finished grade condition with earthwork subcontractor.
- All planting, seeding, and sodded areas shall be prepared prior to installation activities with a harley power box rake or equal to provide a firm planting bed free of stones, sticks, construction debris, etc. Unless otherwise noted, fine grading (within 4" of set grade) shall be by the Landscape Contractor, including topsoil.
- Turf Sodding activity shall conform to all rules and regulations as established in the MnDOT Seeding Manual, 2014 edition, for seed bed preparation, installation, maintenance, acceptability, and warranty.
- The Landscape Contractor shall furnish samples of all landscape materials for approval prior to installation.
- The Landscape Contractor shall clear and grub the underbrush from within the work limits to remove dead branches, leaves, trash, weeds and foreign materials.
- The Landscape contractor shall contact Gopher State One Call no less than 48 hours before digging for field utility locations.
- The landscape contractor shall be responsible for the removal of erosion control measures once vegetation has been established to the satisfaction of the municipal staff. This includes silt curtain fencing and sediment logs placed in the landscape.
- The landscape contractor shall be responsible for visiting the site to become familiar with the conditions prior to bidding and installation. Coordinate with the general contractor on matters such as fine grading, landscaped area conditions, staging areas, irrigation connection to building, etc.
- Topsoil Requirements: All graded areas of the site that are designated on the plan set for turf sod shall have no less than 4" of imported (or qualified stockpiled) topsoil, areas designated for shrubs, trees, and perennials shall have no less than 12" of imported top soil, meeting MnDOT classifications for topsoil & planting soil for trees, shrubs, and turf. Slope away from building. Soil Management Strategies (soil loosening to 12-inch depth and soil amendment in top 6-inch depth) must be completed prior to the installation of any irrigation system components, plantings, seeding, or sodding in specific landscape work areas.
- Landscape contractor must prove the open sub-grade of all planting areas after their excavation is capable of infiltrating a minimum requirement of 1/4-inch of water per hour prior to installation of plant materials, topsoil, irrigation, weed mat, and mulch. Planting areas not capable of meeting this requirement shall have 4" diameter X 48" depth holes augured every 36" on-center and filled with MnDOT Free-Draining Coarse Filter Aggregate. Re-test sub-grade percolation for compliance to infiltration minimum requirement.
- Landscape contractor to provide nursery stock traceability, proving none of the materials provided contain or are genetic strains of the neonicotinoid family including acetamiprid, clothianidin, imidacloprid, nitenpyram, nithiazine, thiacloprid and thiamethoxam.
- Retaining Walls: Unless otherwise specified, retaining walls shall be County Materials 'County Block' in Rustic Silvertone blend - straight face units with matching cap units. Provide wall engineering plans signed by a MN licensed structural engineer to the civil engineer for review.
- Trees noted for relocation shall be moved by the landscape contractor, via mechanical tree spade. Verify utilities prior to digging. Once a tree has been relocated, add a wood mulch ring and (2) tree watering bags, if that area is not covered by an permanent irrigation system.

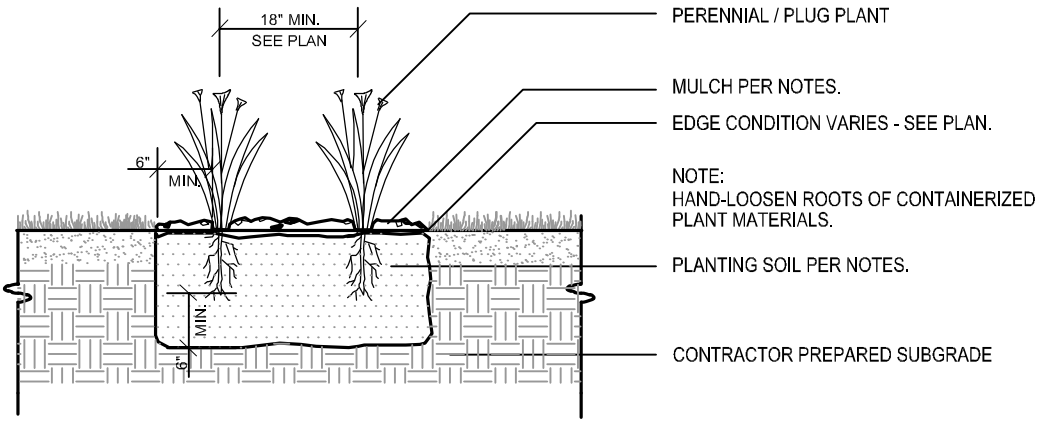


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L02
TYP. TREE PLANTING - SECTION
NOT TO SCALE

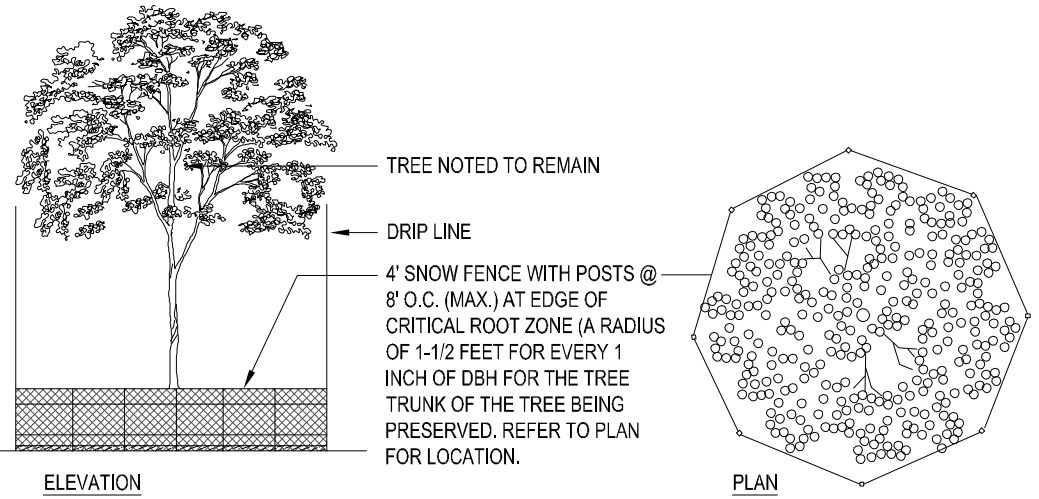
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
EVERGREEN TREES						
	JE	Juniper virginiana	Eastern Red Cedar	6' Hgt.	B&B	2
ORNAMENTAL TREES						
	Mp	Malus x 'Prairifire'	Prairifire Crab Apple	1.5' Cal.	B&B	5
	Si	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	1.5' Cal.	B&B	15
OVERSTORY TREES						
	AA	Acer x freemanii 'Jeffsred' TM	Autumn Blaze Freeman Maple	3" Cal.	B&B	11
	BR	Betula nigra	River Birch	3" Cal.	B&B	3
	GI	Gleditsia triacanthos inermis 'Skycole' TM	Skyline Thornless Honey Locust	2.5" Cal.	B&B	7
SHRUBS						
	Ci	Cornus sericea 'Isanti'	Isanti Redosier Dogwood	5 gal.	Pot	11
	Em	Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	1 gal.	Pot	11
	Pt	Potentilla fruticosa 'Absaraka'	Absaraka Potentilla	5 gal.	Pot	2
	Rf	Rudbeckia fulgida 'Goldstrum'	Goldstrum Rudbeckia	1 gal.	Pot	7
	Ss	Schizachyrium scoparium 'The Blues'	The Blues Little Bluestem	1 gal.	Pot	7
	Sm	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	5 gal.	Pot	3
	To	Thuja occidentalis 'Techny Globe'	Techny Globe Arborvitae	5 gal.	Pot	2
	Ts	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	8'	B&B	12
	Va	Viburnum trilobum 'Compactum'	Compact American Cranberry Viburnum	5 gal.	Pot	3
	Wt	Weigela florida 'Rumba'	Rumba Weigela	5 gal.	Pot	2
ANNUALS/PERENNIALS						
	Nw	Nepeta x faassenii 'Walkers Low'	Walkers Low Catmint	1 gal.	Pot	4
GRASSES						
	Ck	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal.	Pot	29
	Mk	Miscanthus sinensis 'Kleine Fontaine'	Kleine Fontaine Eulalia Grass	1 gal.	Pot	23

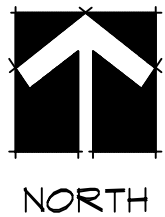
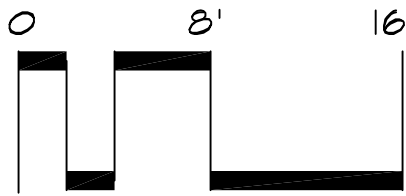
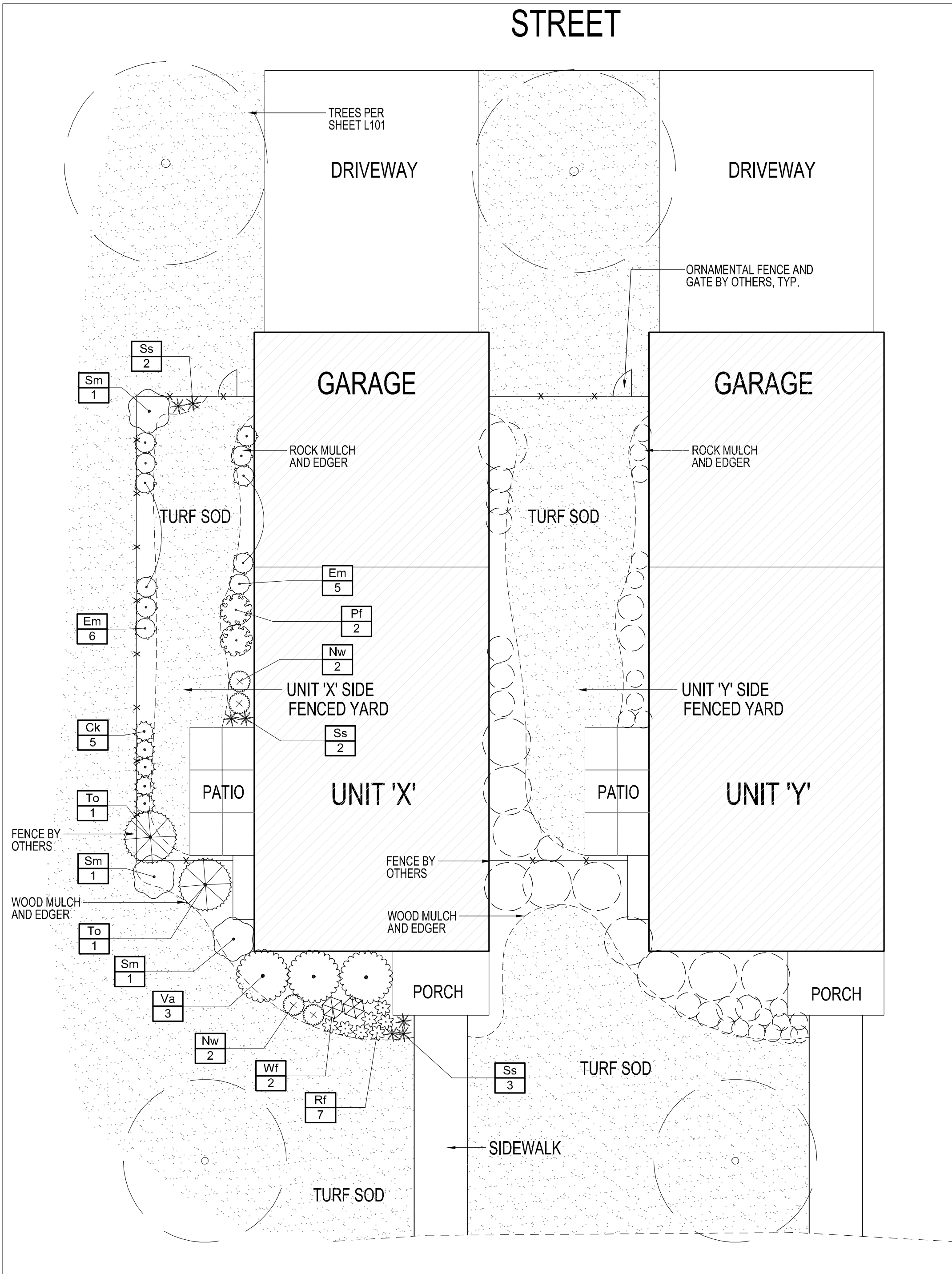
NOTE: Townhome Foundation Plantings quantities for all units to be determined by Bidder.



4
L02
TYP. PERENNIAL PLANTING DETAIL
NOT TO SCALE



5
L102
TREE PROTECTION DETAIL
NOT TO SCALE

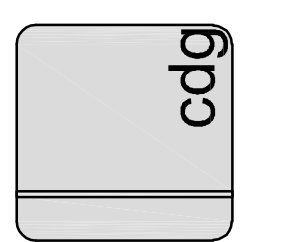


DETAILS, NOTES, & SCHEDULES:

TYP. TOWNHOME UNIT FOUNDATION PLANTING:

SCALE: 1/8" = 1'-0"

CALYX DESIGN GROUP
Landscape Architecture - Planning
475 Cleveland Avenue N. | Suite 101A | St. Paul, MN 55104
telephone: 651.788.9018
internet: www.calyxdesigngroup.com



PRELIMINARY
This drawing and this plan, specification, and schedule are prepared by me or under my direct supervision and I am a duly Licensed Professional Engineer in the State of Minnesota.
Print Name: [Signature] License No.: [Blank]
Date: 01/10/25

LOT 1, BLOCK 21 BRANDTJEN FARM DRIVE
LAKEVILLE, MINNESOTA
DETAILS, NOTES, & SCHEDULES
FOR
SBF DEVELOPMENT CORPORATION
16972 BRANDTJEN FARM DRIVE, LAKEVILLE, MINNESOTA 55044

DRAWN BY AL	
DATE 12/19/24	
REVISIONS	
PLANTING REVISIONS	01/10/25
REV. SITE/PLANTINGS	03/03/25
CAD FILE 20662-L	
PROJECT NO. 20662	
L102	



Memorandum

To: Kris Jenson, Planning Manager

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

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

Date: March 13, 2025

Subject: Spirit of Brandtjen Farm 25th Addition

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

BACKGROUND

Tradition Development has submitted a preliminary plat application for a development to be known as Spirit of Brandtjen Farm 25th Addition. The proposed subdivision is located north of and adjacent to 170th Street, west of and adjacent to Draft Horse Boulevard, south of, east of and adjacent to Brandtjen Drive. The parent parcel consists of two platted lots (PID No. 227130021010 and 227136001020) zoned PUD, Planned Unit Development District.

The preliminary plat consists of seven (7) townhome lots, one (1) common area lot, one (1) office space lot, and two (2) outlots on 2.44 acres.

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

- Outlot A: Private Driveway; to be retained by the developer (0.27 acres)
- Outlot B: Parking Lot; to be retained by the developer (0.94 acres)

The proposed development will be completed by:

Developer:	Tradition Development
Engineer/Surveyor:	James R. Hill, Inc.

SITE CONDITIONS

The Spirit of Brandtjen Farm 25th Addition site consists of an existing office building, gravel parking lot, and community garden constructed as part of the Planned Urban Development of Spirit of Brandtjen Farm Addition and Spirit of Brandtjen Farm Office Addition. The south end of the site generally drains north to south and the north end of the site generally drains south to north. There is a property access on the west end and north end of the site.

EASEMENTS

The existing drainage and utility easements on the parent parcels will be vacated in conjunction with the preliminary plat and reestablished with the final plat.

Prior to recording of the final plat:

- Outlot A and Outlot B shall be removed and shown as lots and blocks.

STREET AND SUBDIVISION LAYOUT

Private Drives

Development of Spirit of Brandtjen Farm 25th Addition includes the construction of a privately owned and maintained roadway providing access to townhome lots. The Developer is dedicating a drainage and utility easement over the private roadway. The City shall not be responsible for any repairs (including cost) to the private roadway due to maintenance within the easement area.

CONSTRUCTION ACCESS

Construction traffic access and egress for grading, utility and street construction will be from Brandtjen Farm Drive.

PARKS, TRAILS, AND SIDEWALKS

The Park Dedication requirement has been collected on the parent parcels with the final plat of Spirit of Brandtjen Farm 1st Addition.

UTILITIES

SANITARY SEWER

Spirit of Brandtjen Farm 25th Addition is located within subdistricts NC-20070 of the North Creek sanitary sewer district, as identified in the City's Comprehensive Sewer Plan. Wastewater will be conveyed through sanitary sewer to the northern trunk monitored by meter M643A and continue to the Empire plant.

Spirit of Brandtjen Farm 25th Addition includes the extension of privately owned and maintained sanitary sewer. 8-inch sanitary sewer will be constructed within the development and connect to the existing sanitary sewer stub at Draft Horse Boulevard.

The Sanitary Sewer Availability Charge has been collected on the parent parcels with the final plat of Spirit of Brandtjen Farm 1st Addition.

WATERMAIN

Development of Spirit of Brandtjen Farm 25th Addition includes the construction of privately owned and maintained watermain. 8-inch watermain will be constructed within the development and connect to the existing watermain stub at Brandtjen Farm Drive.

DRAINAGE AND GRADING

Spirit of Brandtjen Farm 25th Addition is located within subdistrict NCL 80a-11P of the North Creek stormwater district, as identified in the City's Water Resources Management Plan.

Development of Spirit of Brandtjen Farm 25th Addition utilizes an existing stormwater management basin network constructed with previous additions of Spirit of Brandtjen Farm to collect and treat the stormwater runoff generated from the site. The stormwater management design is consistent with City ordinance requirements.

The final grading plan shall identify all fill lots in which the building footings will be placed on fill material. The grading specifications shall also indicate that all embankments meet FHA/HUD 79G specifications. The Developer shall certify to the City that all lots with footings placed on fill material are appropriately constructed. Building permits will not be issued until a soils report and an as-built certified grading plan have been submitted and approved by City staff.

Spirit of Brandtjen Farm 25th 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 Spirit of Brandtjen Farm 25th Addition includes the construction of privately owned and maintained storm sewer systems. Private storm sewer will be installed within the subdivision to collect and convey stormwater runoff generated from within the private lots to the stormwater management basin system located within previous Spirit of Brandtjen Farm Additions.

Draintile construction is required in areas of non-granular soils within Spirit of Brandtjen Farm 25th Addition for the street sub-cuts and lots. Any additional draintile construction, including perimeter draintile required for building footings, which is deemed necessary during construction shall be the developer's responsibility to install and finance.

The Storm Sewer Charge has been collected on the parent parcels with the final plat of Spirit of Brandtjen Farm 1st Addition.

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

FEMA FLOODPLAIN ANALYSIS

Marketplace at Cedar is shown on the Flood Insurance Rate Map (Map No. 27037C0208E; Eff. Date 12/2/2011) as Zone X by the Federal Emergency Management Agency (FEMA). Based on this designation, there are no areas in the plat located within a Special Flood Hazard Area (SFHA), as determined by FEMA.

WETLANDS

There are no wetlands within the Spirit of Brandtjen Farm 25th Addition preliminary plat.

TREE PRESERVATION

Trees are identified in the removal plan at Spirit of Brandtjen Farm 25th Addition. The trees shall be identified in accordance with City Ordinance tree preservation requirement prior to recording of the final plat.

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 Developer is responsible for obtaining a MPCA Construction Permit for the site as well as developing a SWPPP for the site prior to construction. Changes made throughout construction must be documented in the SWPPP. No grading can take place on the site until a complete SWPPP is submitted to the City for review and approval.

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 preliminary plat, grading and erosion control plan, tree preservation, and utility plan for Spirit of Brandtjen Farm 25th Addition, subject to the requirements and stipulations within this report.



Memorandum

To: Planning Commission
From: Heather Botten, Senior Planner
Date: March 11, 2025
Subject: Packet Material for the March 20, 2025 Planning Commission Meeting

Agenda Item: Lord of Life Townhomes

1. Preliminary Plat
2. Variance for cul-de-sac length
3. Easement Vacation

ACTION DEADLINE: April 8, 2025

BACKGROUND

Frisbie Properties, LLC representatives have submitted applications and plans for Lord of Life Townhomes consisting of 24 twin home lots on 5.74 acres located south of Dodd Boulevard and east of Dodd Lane. The City Council approved a comprehensive plan amendment and rezoning on September 16, 2024 to accommodate a twin home development. An administrative subdivision was approved in November 2024 to allow the area of land to be included in the preliminary plat to be subdivided from the church property, which allowed the Developer to close on the property prior to obtaining preliminary plat approval. In conjunction with the preliminary plat, applications have been submitted for a variance for cul-de-sac length and for the vacation of public drainage and utility easements.

EXHIBITS:

- A. Site Location Map
- B. Zoning Map
- C. Preliminary Plat (2 pages)
- D. Existing Conditions
- E. Demolition Plan
- F. Erosion & Sediment Control Plan
- G. Site Dimension Plan
- H. Grading and Drainage Plan
- I. Landscape Plans (2 Pages)
- J. Easements To Be Vacated
- K. Architectural Building Elevations

PLANNING ANALYSIS

Existing Conditions. Lord of Life Lutheran Church decided to sell the south portion of the church property as the church no longer felt it necessary to preserve that area for future building and parking lot needs as originally planned when the church was constructed in 2006. The Lord of Life Lutheran Church was constructed prior to nearby residential development in the surrounding area.

The preliminary plat will require the vacation of drainage and utility easements on the current property, which will be contingent upon approval of a final plat. The vacated drainage and utility easements will be re-established as part of the Lord of Life Townhomes final plat.

Zoning and Surrounding Uses. The proposed project is surrounded by the following existing or planned land uses:

Direction	Existing Use	Land Use Plan	Zoning
North	Lord of Life Lutheran Church	Public/Quasi Public	RS-3 District
South	Stormwater pond, Single-Family Homes	Restricted Development Low Density Residential	P/OS District RS-3 District
East	Tributary Creek Attached Townhomes	Restricted Development Medium/High Density Residential	P/OS District RM-2 District
West	Dodd Lane Single-Family Homes	Low Density Residential	ROW RS-3 District

PRELIMINARY PLAT

Consistency with the Comprehensive Plan. The Lord of Life Townhomes property is located in Planning District 3 of the 2040 Comprehensive Plan. The City Council approved an amendment of the land use designation from Public and Quasi-Public to Low/Medium Density Residential on September 5, 2024. The Metropolitan Council approved the land use amendment on October 8, 2024.

Consistency with the Capital Improvement Plan (CIP). The development costs associated with the Lord of Life Townhomes development are not programmed in the 2025– 2029 CIP. City streets, sanitary sewer, and water utility improvements for the preliminary plat of Lord of Life Townhomes will be financed and constructed by the developer.

Consistency with Zoning. The property was rezoned from RS-3, Single-family Residential District to RST-2, Single and Two Family Residential District, in conjunction with the comprehensive plan amendment, to allow for a twin-home development.

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 Lord of Life Townhomes preliminary plat against these criteria finds that it is not a premature subdivision.

MUSA. The Lord of Life Townhomes preliminary plat is located within the current MUSA.

Lot Area. The RST-2 district requires a minimum of 5,000 square feet of lot area per unit. The Lord of Life Townhomes preliminary plat has an average of 10,418 square feet per unit for the townhome area, which exceeds the minimum lot area per unit requirements of the RST-2 District.

Outlots. There is one outlot, Outlot A, which is 0.41 acres, consisting of a stormwater management basin that will be deeded to the City with the final plat.

Park Dedication. The Parks, Trails, and Open Space Plan does not identify the need for park land within the Lord of Life Townhomes preliminary plat. Park dedication will be satisfied through a cash contribution to be paid at the time of final plat.

Twin Home Setbacks. Section 11-57-15.B.2 and 3 of the Zoning Ordinance establishes the minimum setback requirements for twin home 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
Between Buildings	14 feet

Streets. The preliminary plat includes construction of one public street, Esprit Court, which will be a permanent cul-de-sac street extending east from Dodd Lane. Additional detailed information is outlined in the Engineering Division report, dated March 11, 2025.

The Developer is requesting a variance for cul-desac length, which is addressed later in this report.

Street	Functional Classification	ROW	Roadway Width	Cul-de-Sac Length
Esprit Court	Local	60 feet	32 feet	638 feet

Sidewalks/Trails. The applicant is proposing five-foot-wide concrete sidewalks to be constructed on both sides of Esprit Court, which will connect to the public sidewalk on Dodd Lane.

Grading, Drainage, Erosion Control, and Utilities. Proposed grading, drainage, erosion control, and utilities for the Lord of Life Townhomes preliminary plat is shown on the submitted civil plans. All existing and new local utilities shall be placed underground.

Grading, Drainage, erosion control, and utilities details are outlined in the March 11, 2025 engineering report prepared by Alanna Sobottka, Civil Engineer and Mac Cafferty, Environmental Resources Manager. The Engineering Division recommends approval of the preliminary plat.

Landscaping. A landscape plan has been submitted for the Lord of Life Townhomes development, including landscaping around the foundations of the units.

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.

The landscape plan shall be amended to identify minimum shrub sizes, not plant pot size. Low growing shrubs shall be 18 to 24 inches and tall growing shrubs shall be 24 to 36 inches as required by Section 11-21-9 of the Zoning Ordinance.

Tree Preservation Plan. The plan identifies four significant trees on-site to be removed. The landscape trees along Dodd Lane will remain and will require tree protection fence be installed around them prior to grading activity.

Wetlands. No wetlands are located within the boundary of the Lord of Life Townhomes preliminary plat.

Homeowners Association. A homeowner's association will be required to be established for exterior maintenance of all townhome units as well as ownership and maintenance of the common area lot.

The Developer must provide documents establishing a homeowners association (HOA) for review and approval by the City Attorney, then provide proof of recording the HOA documents, including deeding the common area lot to the HOA, prior to the issuance of building permits.

Townhouse Building Plans. The developer has submitted building elevations and floor plans for the 24 proposed twin home dwellings to evaluate compliance with design and construction standards established by Section 11-57.19- of the Zoning Ordinance.

- **Building Materials.** The exterior finish for the proposed townhouse building illustrates a stone wainscoting on the front of each building and the use of horizontal lap and board-and-batten composite siding on the balance of the front elevation and on the entire side and rear elevations. The proposed materials comply with Section 11-57-19.B of the Zoning Ordinance and exterior materials calculations required to be provided with the building permit submittal.
- **Garages.** Each townhouse dwelling is shown to have an attached garage that must be a minimum of 20 feet in width and a minimum of 540 square feet in area, based on interior dimensions, to comply with Section 11-57-19.C.

Signs. No subdivision identification monument signs are proposed with the Lord of Life Townhomes preliminary plat. All signs require a permit and shall comply with the Zoning Ordinance.

Neighborhood Meeting. The developer hosted a neighborhood meeting on June 10, 2024 at Lord of Life Lutheran Church. Community Development and Engineering Division staff were also in attendance and approximately 20 people attended the meeting. Attendees asked about the ownership status of the units (for sale vs rental), anticipated home value, size and design of the units, and whether and HOA would be established.

Public Easement Vacation. The existing parcel includes drainage and utility easements along the south property line and portions of the east and west property lines. As is the City's practice, the existing public drainage and utility easements will be vacated and re-dedicated on the final plat.

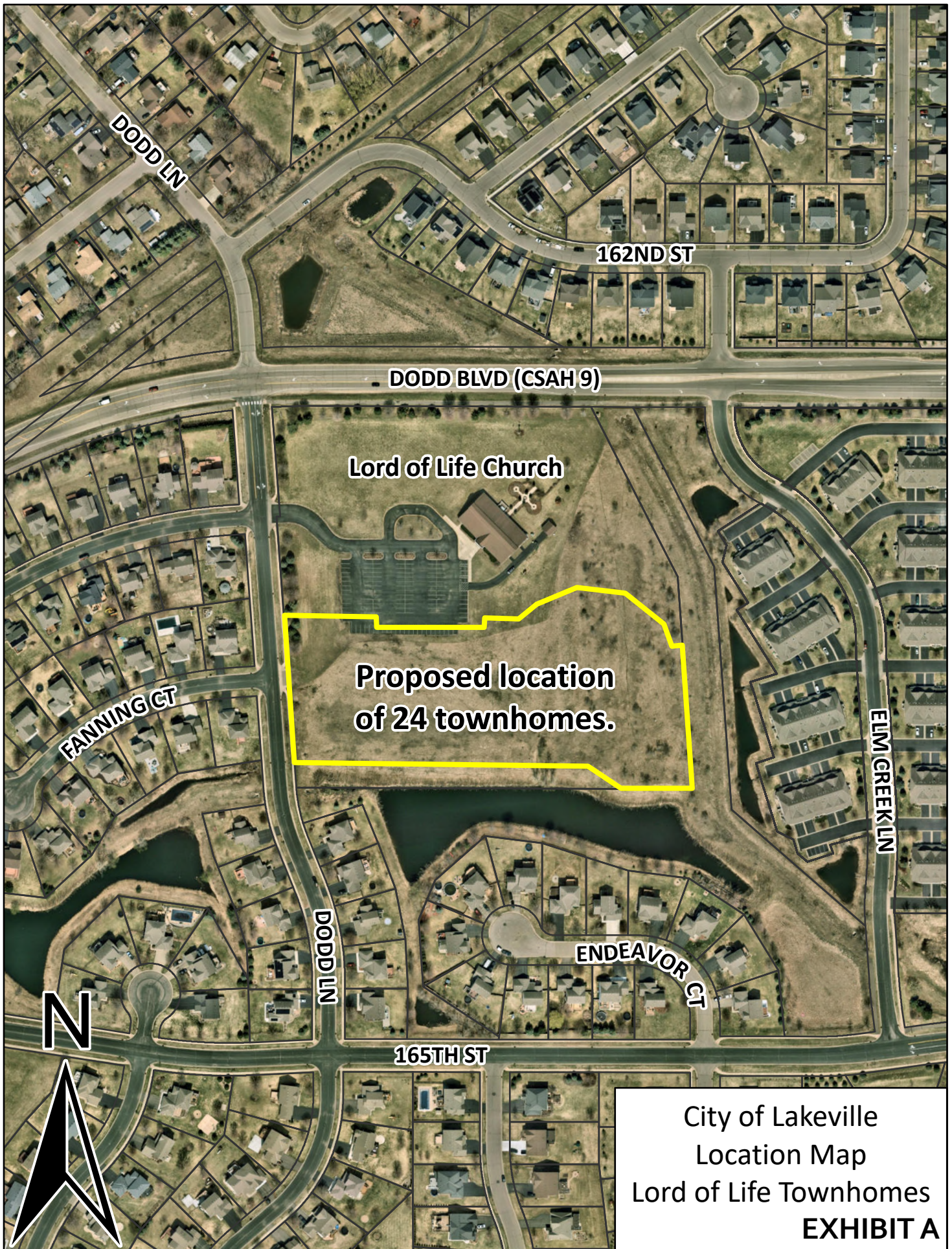
Cul-de-Sac Variance. The Developer has requested a variance to the maximum length for Esprit Court to exceed the 600-foot maximum length established by ordinance. The proposed length of the street is 638 feet from the centerline of the intersecting street to the center of the turnaround radius. The variance is warranted based on the limited nature of the additional length requested while maximizing the buildable area of property.

RECOMMENDATION

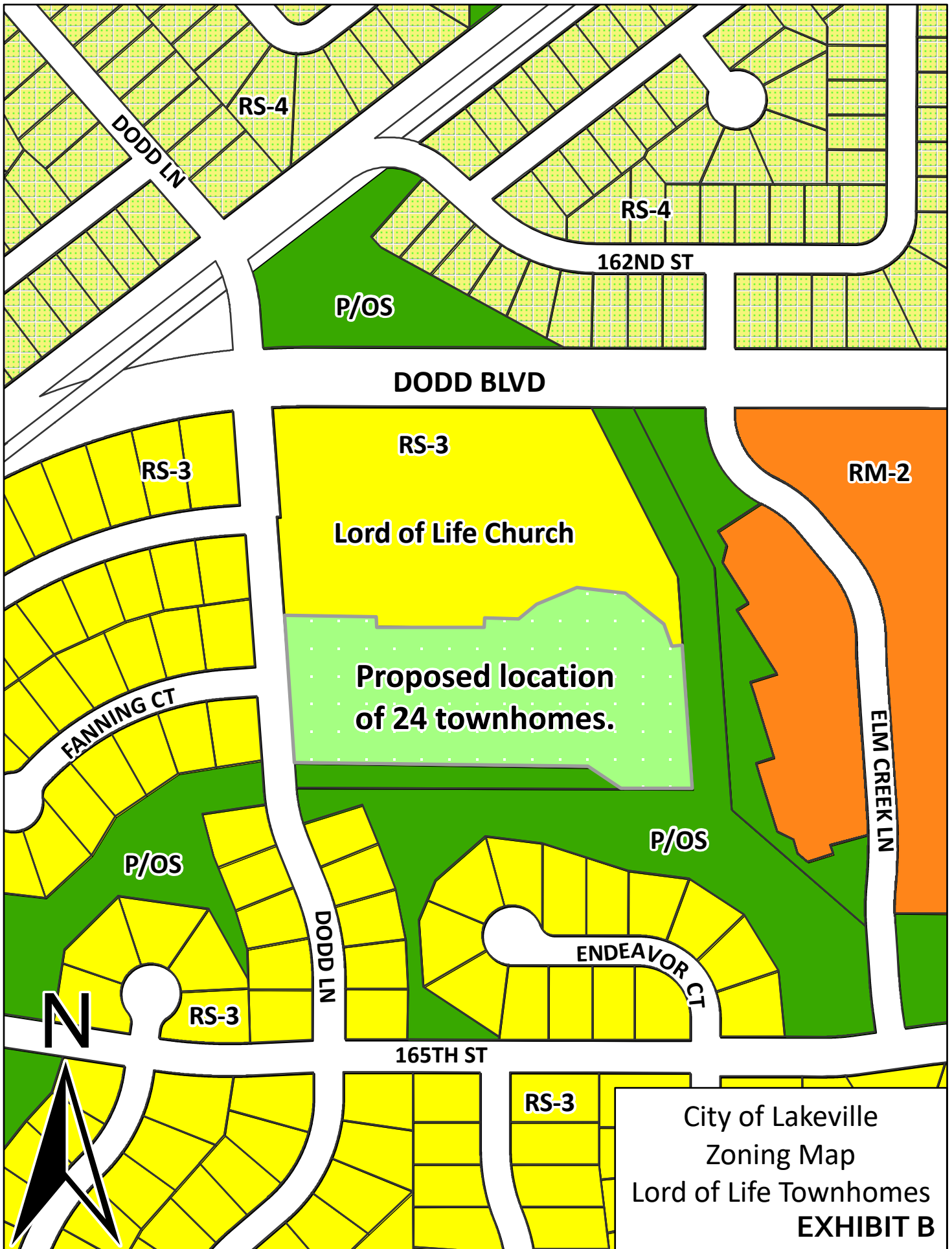
Community Development staff recommends approval of the Lord of Life Townhomes preliminary plat, variance, and easement vacation, subject to the following stipulations:

1. The site shall be developed in accordance with the plans approved by the City Council.
2. Outlot A will be deeded to the City with the final plat.
3. The twin home dwellings must demonstrate compliance with Zoning Ordinance requirements of Section 11-57-19 at the time of building permit issuance.
4. The landscape plan shall be revised to identify minimum shrub sizes, not plant pot size. Low growing shrubs shall be 18-24 inches tall and tall growing shrubs shall be 24-36 inches tall as required by Section 11-21-9 of the Zoning Ordinance. The developer shall provide details to verify compliance with the landscape requirements of Section 11-57-19 of the Zoning Ordinance.
5. 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.
6. Prior to the issuance of building permits, the Developer shall submit documents establishing a homeowners association for ownership of the common lot and maintenance of said common lot and building exteriors. The HOA documents must be reviewed and approved by the City Attorney and recorded with Dakota County.
7. Implementation of the recommendations and stipulations listed in the engineering report dated March 11, 2025 and any subsequent correspondence.

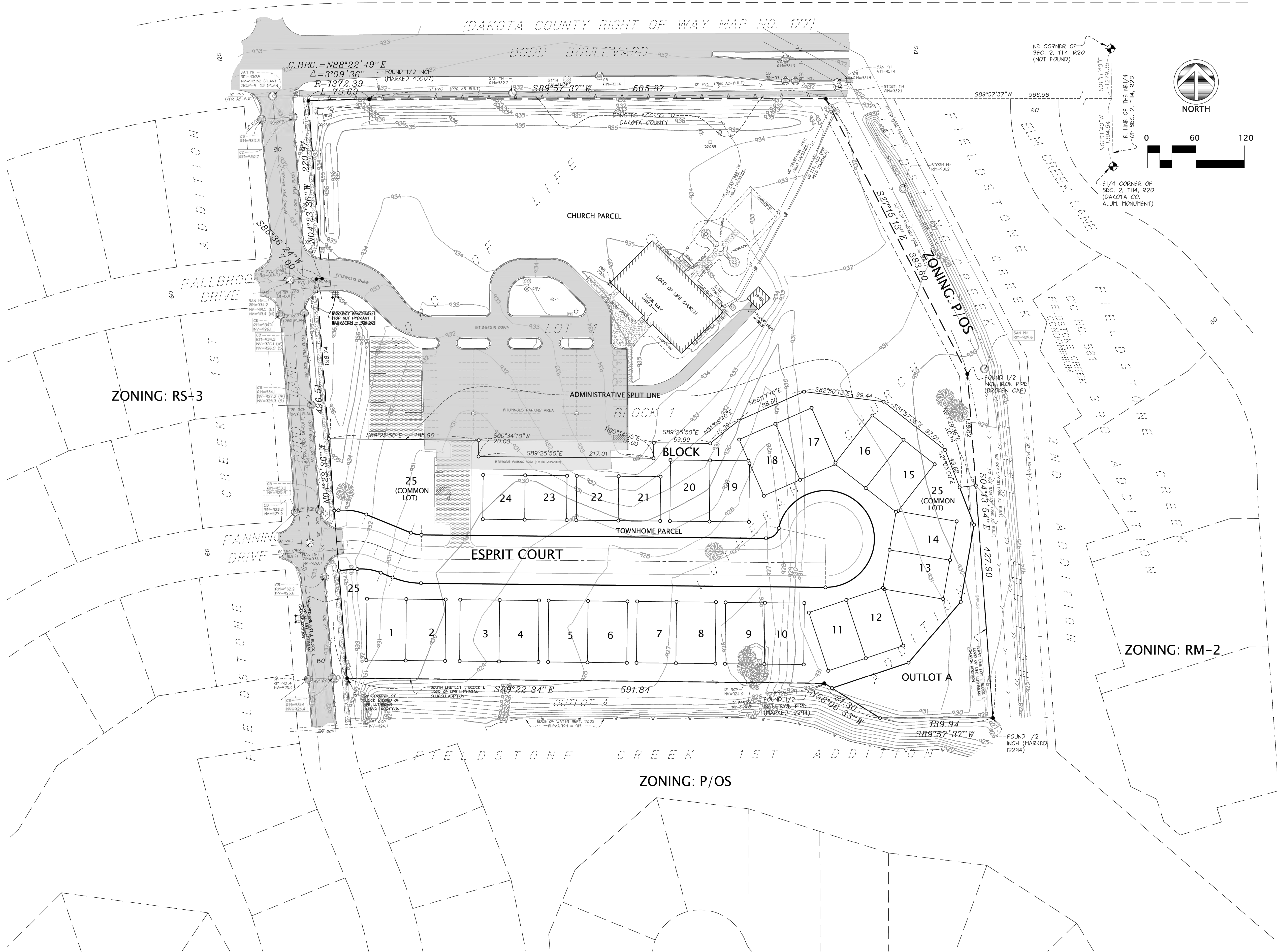
Findings of fact for the variance are attached for your consideration.



City of Lakeville
Location Map
Lord of Life Townhomes
EXHIBIT A



ZONING: P/OS D O D D C R O S S I N G



LEGAL DESCRIPTION:
(LEGAL DESCRIPTION PER ALTA LOAN POLICY NO. CP70827)
Lot 1, Block 1, LORD OF LIFE LUTHERAN CHURCH ADDITION, Dakota County, Minnesota. Abstract Property.
*SEE MINOR SUBDIVISION SHEET FOR PROPOSED LEGAL DESCRIPTIONS FOR THE CHURCH AND TOWNHOME PARCELS.

TITLE NOTES:
The following exceptions appear on the Commercial Partners, a division of Chicago Title Insurance Company, Title Loan Policy No. CP70827, having an effective date of October 24, 2022:
12. Rights of Access and Drainage and Utility Easements per plat of LORD OF LIFE LUTHERAN CHURCH ADDITION Doc. No. 2472800. (SHOWN GRAPHICALLY).
13. Development Contract per Doc. No. 2472802. (NOT SHOWN - COVERS ENTIRE PARCEL).
14. Conditional Use Permit No. 06-10 per Doc. No. 2472803. (NOT SHOWN - COVERS ENTIRE PARCEL).

AREA:
PARCEL AREA = 556,666 SQ. FT. / 12.78 ACRES

ZONING AND SETBACKS:
(ZONING INFORMATION PER PROJECT ENGINEER SEPT. 2024)
ZONING RS2 - SINGLE AND 2 FAMILY.

PROPOSED LOT AREA TABULATION:	
LOT NO.	AREA (SQ. FT.)
LOT 1	3711
LOT 2	3711
LOT 3	3711
LOT 4	3711
LOT 5	3711
LOT 6	3711
LOT 7	3711
LOT 8	3711
LOT 9	3711
LOT 10	3711
LOT 11	3724
LOT 12	3723
LOT 13	3723
LOT 14	3723
LOT 15	3723
LOT 16	3723
LOT 17	3723
LOT 18	3724
LOT 19	3723
LOT 20	3724
LOT 21	2860
LOT 22	2860
LOT 23	2860
LOT 24	2860
LOT 25	100666
OUTLOT A	18074
ROW	45631
TOTAL TOWNHOME DEV.	250154
CHURCH LOT REMAINING	306512

PROPOSED EASEMENT DETAIL
PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN AS THUS:
(NOT TO SCALE)
Being 10.00 feet in width and adjoining public ways and 10.00 feet in width and adjoining rear lot lines, unless otherwise shown on this plat.

LEGEND

● FOUND MONUMENT	⚡ FIRE DEPT. CONNECTION
○ SET 1/2" IRON PIPE MARKED RLS NO. 25718	⚡ HYDRANT
⚡ CABLE TV PEDESTAL	⚡ CURB STOP
⚡ AIR CONDITIONER	⚡ WATER WELL
⚡ ELECTRIC MANHOLE	⚡ WATER MANHOLE
⚡ ELECTRIC METER	⚡ WATER METER
⚡ ELECTRIC PEDESTAL	⚡ POST INDICATOR VALVE
⚡ ELECTRIC TRANSFORMER	⚡ WATER VALVE
⚡ LIGHT POLE	⚡ FLAG POLE
⚡ GUY WIRE	⚡ MAIL BOX
⚡ POWER POLE	⚡ TRAFFIC SIGN
⚡ GAS MANHOLE	⚡ UNKNOWN MANHOLE
⚡ GAS METER	⚡ SOIL BORING
⚡ TELEPHONE PEDESTAL	⚡ SPOT ELEVATION
⚡ TELEPHONE PEDESTAL	⚡ TRAFFIC SIGNAL
⚡ SANITARY CLEANOUT	⚡ CONIFEROUS TREE
⚡ SANITARY MANHOLE	⚡ DECIDUOUS TREE
⚡ CATCH BASIN	
⚡ STORM DRAIN	
⚡ FLARED END SECTION	
⚡ STORM MANHOLE	
⚡ UNDERGROUND ELECTRIC	
⚡ UNDERGROUND CABLE TV	
⚡ UNDERGROUND FIBER OPTIC	
⚡ UNDERGROUND TELEPHONE	
⚡ OVERHEAD UTILITY	
⚡ UNDERGROUND GAS	
⚡ TRAIL	
⚡ FENCE	
⚡ ELEVATION	
⚡ CONTOURS	

UNDERGROUND UTILITIES NOTES:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEY HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. GOPHER STATE ONE CALL LOCATE TICKET NUMBER(S) 232344384. SOME MAPS WERE RECEIVED, WHILE OTHER UTILITIES DID NOT RESPOND TO THE LOCATE REQUEST. ADDITIONAL UTILITIES OF WHICH WE ARE UNAWARE MAY EXIST.



SURVEY NOTES:
1. BEARINGS ARE BASED ON COORDINATES SUPPLIED BY THE DAKOTA COUNTY SURVEYORS OFFICE AND THE PLAT OF RECORD..
2. UNDERGROUND UTILITIES SHOWN PER GOPHER ONE LOCATES AND AS-BUILTS PLANS PROVIDED BY THE CITY OF LAKEVILLE ENGINEERING DEPARTMENT AND THE METCOUNCIL.
3. THERE MAY SOME UNDERGROUND UTILITIES, GAS, ELECTRIC, ETC. NOT SHOWN OR LOCATED.
4. FIELD WORK CONDUCTED SEPTEMBER 2023.

BENCHMARKS
ELEVATIONS BASED ON INFORMATION AS SHOWN ON THE MNDOT GEODETIC WEBSITE. SURVEY DISK DAKOTA RESET WITH AN ELEVATION OF 952.47 WAS USED TO ESTABLISH VERTICAL CONTROL FOR THIS SURVEY (NAVD 88)
PROJECT BENCHMARK SHOWN ON GRAPHICALLY ON SURVEY.

FLOOD INFORMATION:
THIS PROPERTY LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 27037C0208E HAVING AN EFFECTIVE DATE OF DECEMBER 2ND 2011. IMPRINTED PANEL.

EXHIBIT C

LORD OF LIFE LUTHERAN CHURCH TOWNHOMES

DESIGN CONTACT:
Alan Catchpool
KIMLEY-HORN
767 Eustis Street
Suite 100
St. Paul, MN 55114
Email: alan.catchpool@kimley-horn.com
Phone: 651 393 6164

DEVELOPER:
Matt Frisbie, AIA
Frisbie Companies
matt@frisbiecompanies.com
Cell: 612-770-5784

OWNER: Lord of Life Lutheran Church

COUNTY/CITY:
DAKOTA COUNTY
CITY OF LAKEVILLE

REVISIONS:	
DATE	REVISION
10-17-2024	INITIAL ISSUE
10-21-2024	UPDATES
11-11-2024	UPDATES
11-15-2024	ROW/SETBACK
01-27-2025	CITY REV
02-24-2025	CITY REV

CERTIFICATION:
I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota.
Daniel L. Thurmes Registration Number: 25718
Date: 10-17-2024

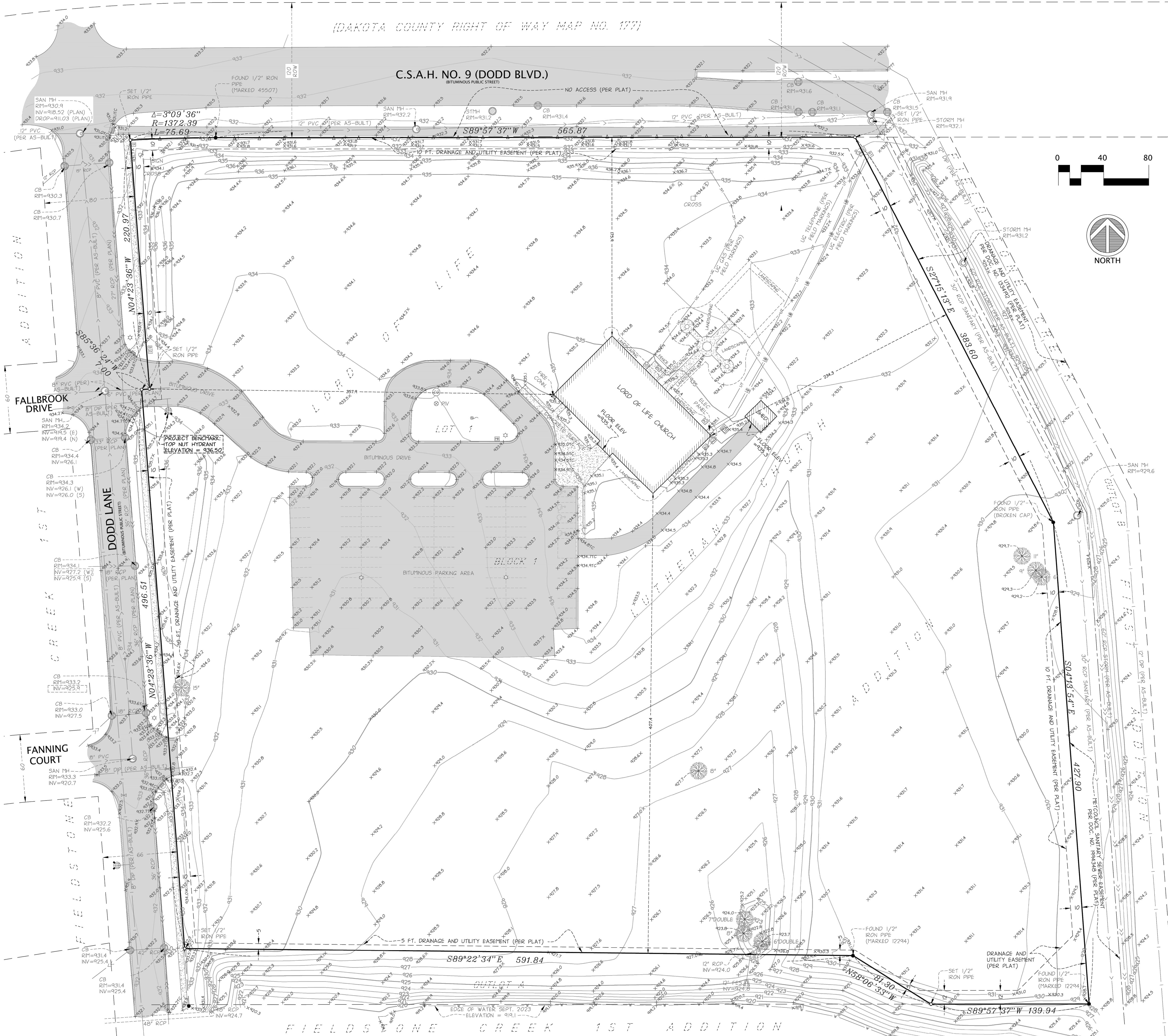
PROJECT LOCATION:
16200 DODD LANE
PID#22-46300-01-010

Suite #200
1970 Northwestern Ave
Stillwater, MN 55082
Phone 651.275.8969
Fax 651.275.8976
dan@cssurvey.net

CORNERSTONE LAND SURVEYING, INC.

FILE NAME SURVKH22
PROJECT NO. KH23022

PRELIMINARY PLAT
SHEET 1 OF 2 SHEETS
102 of 85



LEGAL DESCRIPTION:

(LEGAL DESCRIPTION PER ALTA LOAN POLICY NO. CP70827)

Lot 1, Block 1, LORD OF LIFE LUTHERAN CHURCH ADDITION, Dakota County, Minnesota. Abstract Property.

TITLE NOTES:

The following exceptions appear on the Commercial Partners, a division of Chicago Title Insurance Company, Title Loan Policy No. CP70827, having an effective date of October 24, 2022:

12. Rights of Access and Drainage and Utility Easements per plat of LORD OF LIFE LUTHERAN CHURCH ADDITION Doc. No. 2472800. (SHOWN GRAPHICALLY).
13. Development Contract per Doc. No. 2472802. (NOT SHOWN - COVERS ENTIRE PARCEL)
14. Conditional Use Permit No. 06-10 per Doc. No. 2472803. (NOT SHOWN - COVERS ENTIRE PARCEL).

AREA:

PARCEL AREA = 556,666 SQ. FT. / 12.78 ACRES

BENCHMARKS

ELEVATIONS BASED ON INFORMATION AS SHOWN ON THE MNDOT GEODETIC WEBSITE. SURVEY DISK DAKOTA RESET WITH AN ELEVATION OF 952.47 WAS USED TO ESTABLISH VERTICAL CONTROL FOR THIS SURVEY (NAVD 88)

PROJECT BENCHMARK SHOWN ON GRAPHICALLY ON SURVEY.

SURVEY NOTES:

1. BEARINGS ARE BASED ON COORDINATES SUPPLIED BY THE DAKOTA COUNTY SURVEYORS OFFICE AND THE PLAT OF RECORD.
2. UNDERGROUND UTILITIES SHOWN PER GOPHER ONE LOCATES AND AS-BUILT'S PLANS PROVIDED BY THE CITY OF LAKEVILLE ENGINEERING DEPARTMENT AND THE METCOUNCIL.
3. THERE MAY SOME UNDERGROUND UTILITIES, GAS, ELECTRIC, ETC. NOT SHOWN OR LOCATED.
4. FIELD WORK CONDUCTED SEPTEMBER 2023.

UNDERGROUND UTILITIES NOTES:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEY HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. GOPHER STATE ONE CALL LOCATE TICKET NUMBER(S) 232344384. SOME MAPS WERE RECEIVED, WHILE OTHER UTILITIES DID NOT RESPOND TO THE LOCATE REQUEST. ADDITIONAL UTILITIES OF WHICH WE ARE UNAWARE MAY EXIST.



LEGEND

- FOUND MONUMENT
- SET 1/2" IRON PIPE MARKED RLS NO. 25718
- CABLE TV PEDISTAL
- AIR CONDITIONER
- ELECTRIC METER
- ELECTRIC PEDISTAL
- ELECTRIC TRANSFORMER
- LIGHT POLE
- GUY WIRE
- POWER POLE
- GAS MANHOLE
- GAS METER
- TELEPHONE MANHOLE
- TELEPHONE PEDISTAL
- SANITARY CLEANOUT
- SANITARY MANHOLE
- CATCH BASIN
- STORM DRAIN
- FLARED END SECTION
- STORM MANHOLE
- ✚ FIRE DEPT. CONNECTION
- HYDRANT
- CURB STOP
- WATER WELL
- WATER MANHOLE
- WATER METER
- POST INDICATOR VALVE
- WATER VALVE
- BOLLARD
- FLAG POLE
- MAIL BOX
- TRAFFIC SIGN
- UNKNOWN MANHOLE
- SOIL BORING
- SPOT ELEVATION
- TRAFFIC SIGNAL
- ☼ CONIFEROUS TREE
- ☼ DECIDUOUS TREE
- UNDERGROUND ELECTRIC
- UNDERGROUND CABLE TV
- UNDERGROUND FIBER OPTIC
- UNDERGROUND TELEPHONE
- OVERHEAD UTILITY
- UNDERGROUND GAS
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- FENCE
- CURB [TYPICAL]
- 93.0 CONTOURS

LORD OF LIFE LUTHERAN CHURCH

CONTACT:

Alan Catchpool
KIMLEY-HORN
767 Eustis Street
Suite 100
St. Paul, MN 55114
Email: alan.catchpool@kimley-horn.com
Phone: 651 393 6164

COUNTY/CITY:

DAKOTA COUNTY
CITY OF LAKEVILLE

REVISIONS:

DATE	REVISION
09-18-2023	INITIAL ISSUE
09-21-2023	TITLE UPDATE

CERTIFICATION:

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

Daniel L. Thurmes Registration Number: 25718
Date: 09-18-2023

PROJECT LOCATION:

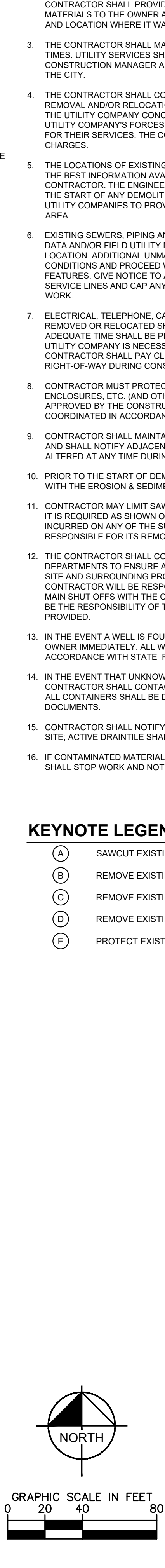
16200 DODD LANE
PID#22-46300-01-010

Suite #200
1970 Northwestern Ave
Stillwater, MN 55082
Phone 651.275.8969
Fax 651.275.8976
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CORNERSTONE LAND SURVEYING, INC.

FILE NAME SURVKH22
PROJECT NO. KH23022

BOUNDARY/TOPOGRAPHIC SURVEY



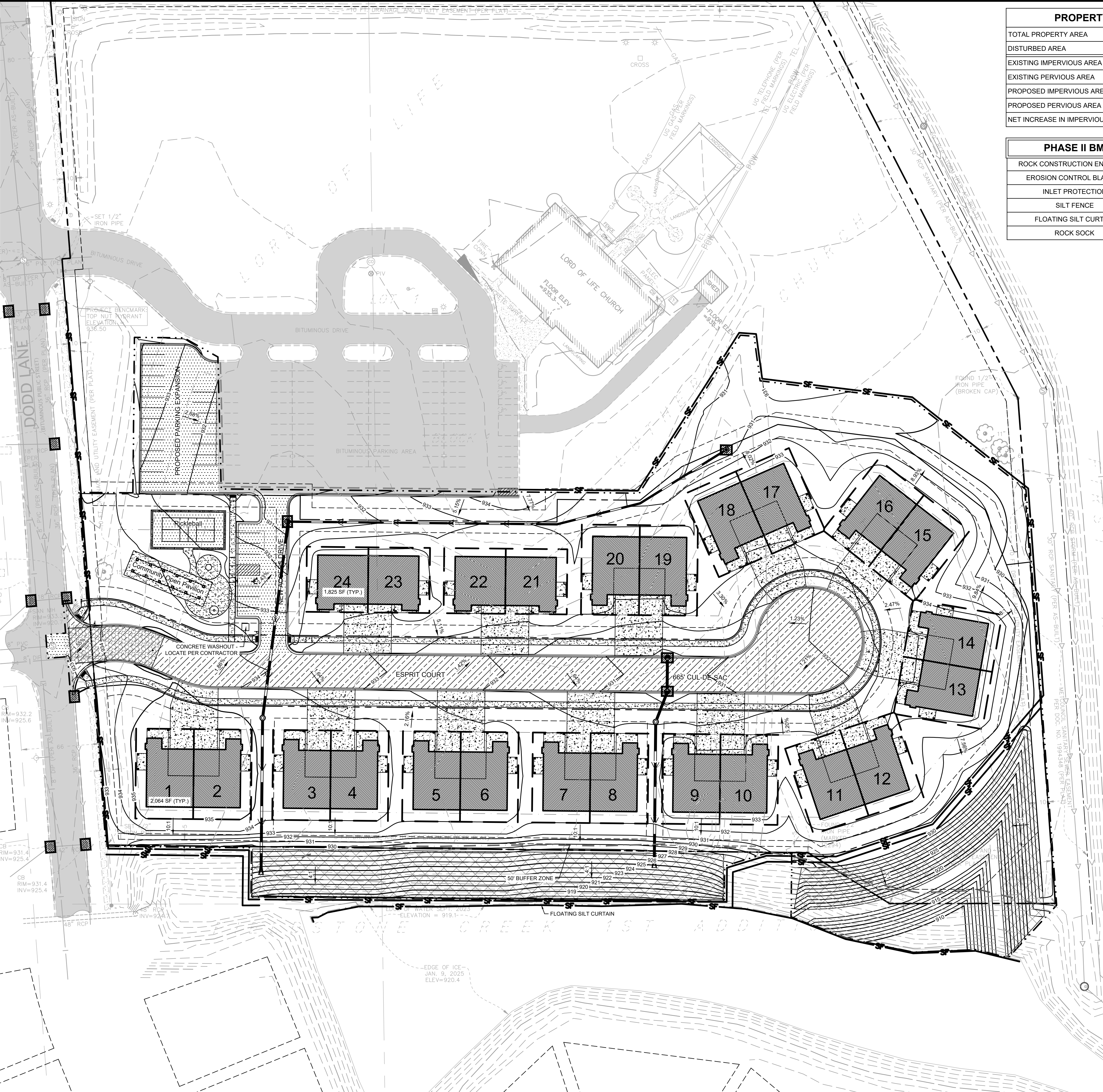
1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLOOD FLOODATION, FOUNDATION, PARKING DRIVEWAYS, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS ON THE PLANS CAN BE CONSTRUCTED. FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE PROJECT DOCUMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING OF THE DEBRIS IN A LAWFUL MANNER AND IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR DEMOLITION AND DISPOSAL FROM THE APPROPRIATE LOCAL AND STATE AGENCIES. CONTRACTOR SHALL PROVIDE COPIES OF THE PERMIT AND RECEIPTS OF DISPOSAL OF MATERIALS TO THE OWNER AND OWNERS REPRESENTATIVE, INCLUDING THE TYPE OF DEBRIS AND LOCATION WHERE IT WAS DISPOSED.
3. THE CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ADJACENT PROPERTIES AT ALL TIMES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE CONTRACTOR MANAGER AND COORDINATION WITH THE ADJACENT PROPERTIES AND/OR THE CITY.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES TO PROVIDE LOCATIONS OF EXISTING UTILITIES WITHIN PROPOSED WORK AREA.
6. EXISTING SEWERS, PIPINGS AND UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD PLAN DATA AND/OR FIELD UTILITY MARKINGS AND ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION. ADDITIONAL, UNMARKED OBSTACLES MAY EXIST ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED UNDERGROUND FEATURES. GIVE NOTICE TO AFFECTED UTILITY COMPANIES REGARDING REMOVAL OF SERVICE LINES AND CAP ANY ABANDONED LINES BEFORE PRECEDING WITH THE PROPOSED WORK.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL MAKE CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ANY ROAD RIGHT-OF-WAY DURING CONSTRUCTION.
8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE CONTRACTOR MANAGER. MAINTENANCE OF TRAFFIC CONTROL SHALL BE COORDINATED IN ACCORDANCE WITH THE CITY, COUNTY, AND STATE DOT AS NECESSARY.
9. CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL NOTIFY ADJACENT PROPERTY OWNERS IF ACCESS WILL BE INTERRUPTED OR ALTERED AT ANY TIME DURING CONSTRUCTION.
10. PRIOR TO THE START OF DEMOLITION, INSTALL EROSION CONTROL BMP'S IN ACCORDANCE WITH THE EROSION & SEDIMENT CONTROL PLANS / SWPPP.
11. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT OR CURB, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
12. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE CITY WATER AND FIRE DEPARTMENTS TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE. THE CONTRACTOR SHALL ADVISE THE CITY OF ALL PHASES OF CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
13. IN THE EVENT A WELL IS FOUND, THE CONTRACTOR SHALL CONTACT THE ENGINEER AND CONTRACTOR MANAGER. ALL WELLS SHALL BE SEALED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH STATE REQUIREMENTS.
14. IN THE EVENT THAT UNKNOWN CONTAINERS OR TANKS ARE ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE OWNER AND/OR OWNERS REPRESENTATIVE IMMEDIATELY. ALL CONTAINERS SHALL BE DISPOSED OF AT A PERMITTED LANDFILL PER THE PROJECT DOCUMENTS.
15. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY EXISTING DRAINILE IS ENCOUNTERED ON SITE; ACTIVE DRAINILE SHALL NOT BE REMOVED WITHOUT APPROVAL FROM THE ENGINEER.
16. IF CONTAMINATED MATERIAL IS ENCOUNTERED ON THE PROJECT SITE, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE OWNER AND ENGINEER IMMEDIATELY.

- (A) SAWCUT EXISTING PAVEMENT
- (B) REMOVE EXISTING PAVEMENT
- (C) REMOVE EXISTING TREE
- (D) REMOVE EXISTING UTILITY STRUCTURE
- (E) PROTECT EXISTING UTILITY STRUCTURE



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

SHEET NUMBER		LAKEVILLE		MN		LORD OF LIFE TOWNHOMES		PREPARED FOR		FRISBIE PROPERTIES, LLC		SITE DEMOLITION PLAN		KHA PROJECT		160222003		DATE		03/03/2025		SCALE AS SHOWN		DESIGNED BY		RWC		DRAWN BY		RWC		CHECKED BY		ALC		DATE: 03/03/2025		LIC. NO. 47869		I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ALC AND I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.				ALAN CATCHPOLE P.E.		MN		DATE: 03/03/2025		LIC. NO. 47869		© 2025 KIMLEY-HORN AND ASSOCIATES, INC.		767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114		PHONE: 651-645-4197		WWW.KIMLEY-HORN.COM		CITY COMMENTS		CITY COMMENTS		CITY COMMENTS		03/03/2025 RWC		01/29/2025 RWC		12/19/2024 RWC		REVISIONS		No.		DATE		BY																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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PROPERTY SUMMARY	
TOTAL PROPERTY AREA	12.8 AC
DISTURBED AREA	7.1 AC
EXISTING IMPERVIOUS AREA	1.7 AC / 13.3%
EXISTING PERVIOUS AREA	11.1 AC / 86.7%
PROPOSED IMPERVIOUS AREA	4.5 AC / 35.2%
PROPOSED PERVIOUS AREA	8.3 AC / 64.8%
NET INCREASE IN IMPERVIOUS AREA	2.8 AC

PHASE II BMP QUANTITIES	
ROCK CONSTRUCTION ENTRANCE	1 EA
EROSION CONTROL BLANKET	±27,600 SF
INLET PROTECTION	12 EA
SILT FENCE	±2,575 LF
FLOATING SILT CURTAIN	±600 LF
ROCK SOCK	±355 LF

LEGEND

ROCK ENTRANCE

EROSION CONTROL BLANKET

INLET PROTECTION

SILT FENCE

LIMITS OF DISTURBANCE

ROCK SOCK

EROSION CONTROL PLAN NOTES

- THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
- ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH LAND DISTURBING ACTIVITIES SHALL OBTAIN A COPY OF THE SWPPP AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT, AND BECOME FAMILIAR WITH THEIR CONTENTS.
- BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE AND LOCAL REQUIREMENTS, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY, ENGINEER OR OWNER.
- SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO A PUBLIC ROADWAY FROM THE CONSTRUCTION SITE MUST BE REMOVED WITHIN 24 HOURS. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ANY FINES IMPOSED FOR DISCHARGING SEDIMENT ONTO A PUBLIC RIGHT OF WAY SHALL BE PAID BY THE CONTRACTOR.
- TEMPORARY SEEDING OR OTHER APPROVED METHODS OF STABILIZATION SHALL BE INITIATED WITHIN 7 DAYS OF THE LAST DISTURBANCE ON ANY AREA OF THE SITE.
- THE CONTRACTOR SHALL MINIMIZE LAND DISTURBANCE AND CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
- CONTRACTOR SHALL DENOTE ON THE PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
- ALL WASH WATER FROM THE CONSTRUCTION SITE (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED BEFORE DISPOSAL.
- SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- STAGING AREAS, STOCKPILES, SPOILS, ETC. SHALL BE LOCATED OUTSIDE OF DRAINAGE WAYS SUCH THAT STORM WATER RUNOFF WILL NOT BE ADVERSELY AFFECTED. PROVIDE STABILIZATION MEASURES SUCH AS PERIMETER EROSION CONTROL BMP'S, SEEDING, OR OTHER COVERING AS NECESSARY TO PREVENT EROSION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL BMP DISTURBED DURING CONSTRUCTION OPERATIONS. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DEFICIENCIES IN THE ESTABLISHED EROSION CONTROL MEASURES THAT MAY LEAD TO UNAUTHORIZED DISCHARGE OF STORM WATER POLLUTANTS. UNAUTHORIZED POLLUTANTS INCLUDE (BUT ARE NOT LIMITED TO) EXCESS CONCRETE DUMPING, CONCRETE RESIDUE, PAINTS, SOLVENTS, GREASES, FUELS, LUBRICANT OILS, PESTICIDES, AND SOLID WASTE MATERIALS.
- EROSION CONTROL BMP'S SHOWN ON THESE PLANS SHALL BE INSTALLED PRIOR TO THE START OF LAND-DISTURBING ACTIVITIES ON THE PROJECT, AND INITIATED AS SOON AS PRACTICABLE.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, AND SHALL MAINTAIN COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS FOR THE DURATION OF CONSTRUCTION.
- THE CONTRACTOR SHALL FIELD ADJUST AND/OR PROVIDE ADDITIONAL EROSION CONTROL BMP'S AS NEEDED TO PREVENT EROSION AND OFF-SITE SEDIMENT DISCHARGE FROM THE CONSTRUCTION SITE. LOG AND RECORD ANY ADJUSTMENTS AND DEVIATIONS FROM THE APPROVED EROSION CONTROL PLANS WITHIN THE SWPPP DOCUMENTS STORED IN THE JOB SITE TRAILER.

SWPPP UPDATES & AMENDMENTS

THE CONTRACTOR MUST UPDATE THE SWPPP BY NOTING ON THE SITE MAPS IN THE JOB SITE BINDER TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE FOR THE DURATION OF LAND DISTURBING ACTIVITIES. AT A MINIMUM, UPDATES SHALL BE MADE DAILY TO TRACK CONSTRUCTION PROGRESS DESCRIBED IN THE SEQUENCE OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR NOTING THE LOCATION OF THE JOB SITE TRAILER, TEMPORARY PARKING & LAYDOWN AREAS, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL & MATERIAL STORAGE, SOLID WASTE CONTAINERS, AND OTHER CONSTRUCTION RELATED FACILITIES THAT MAY IMPACT STORMWATER RUNOFF.

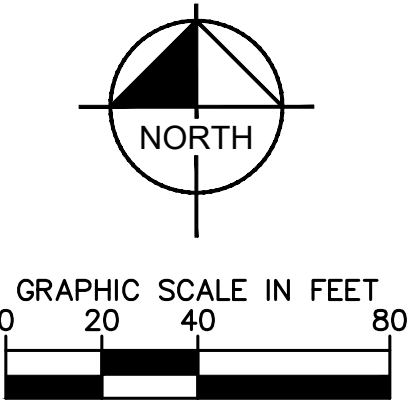
PHASE 2 SEQUENCE OF CONSTRUCTION:

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:

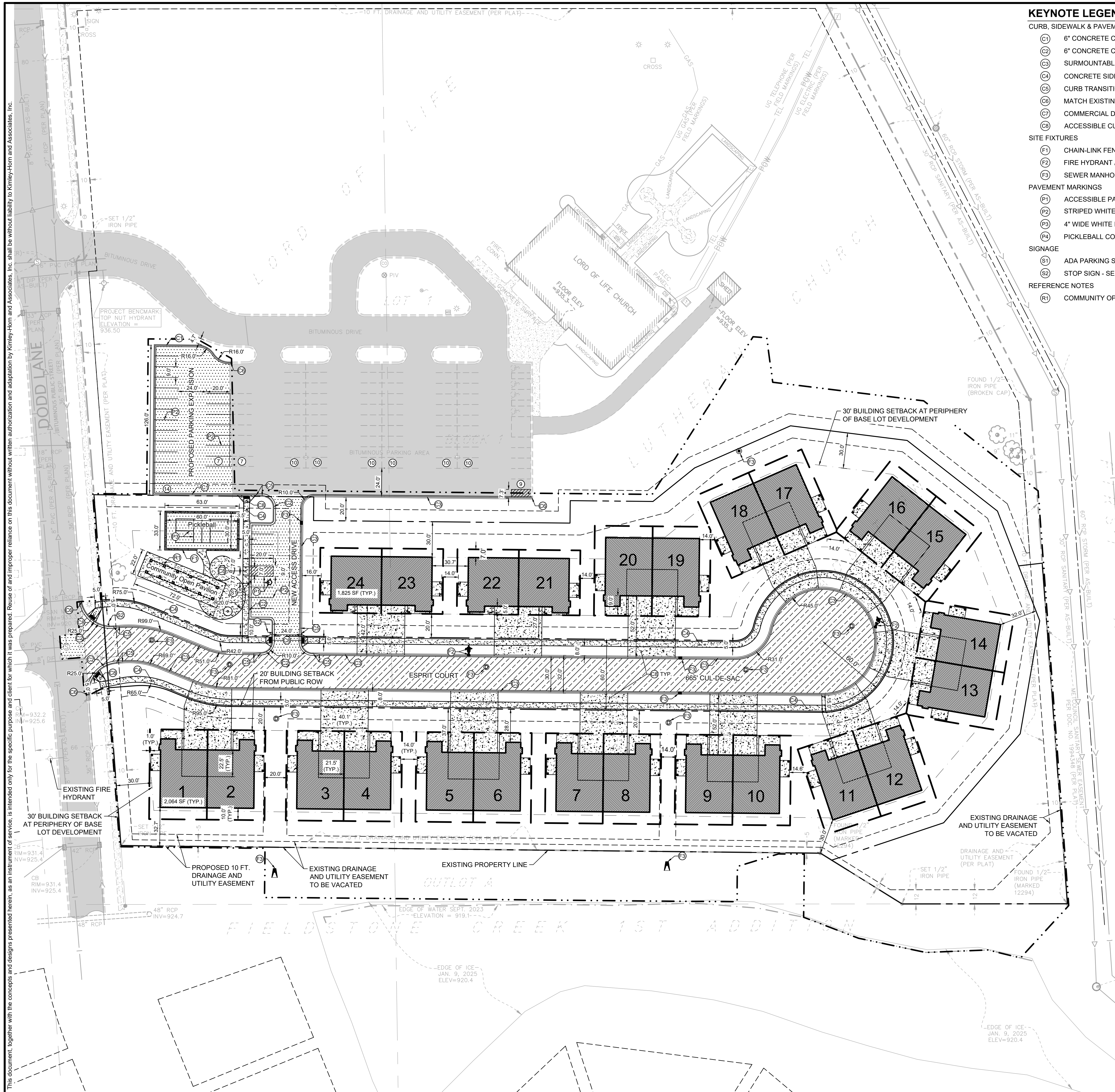
- TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE.
- INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, UNDERGROUND SYSTEM, CURBS AND GUTTERS.
- INSTALL APPROPRIATE INLET PROTECTION AT ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED.
- PERMANENTLY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

NOTE: THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.



KHA PROJECT 16022003	DATE 03/03/2025	SCALE AS SHOWN	DESIGNED BY RWC	DRAWN BY RWC	CHECKED BY ALC	DATE 03/03/2025	LIC. NO. 47869	MUNICIPALITY MN	SHEET NUMBER C301	LAKESIDE	PREPARED FOR FRISBIE PROPERTIES, LLC	LORD OF LIFE TOWNHOMES	CITY COMMENTS 01/29/2025 RWC	CITY COMMENTS 12/19/2024 RWC	CITY COMMENTS 03/03/2025 RWC	REVISIONS	DATE	BY
KIMLEY-HORN & ASSOCIATES, INC. 767 EULIST STREET, SUITE 100, ST. PAUL, MN 55114 PHONE 651-465-4197 WWW.KIMLEY-HORN.COM													Kimley-Horn					

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KEYNOTE LEGEND

CURB, SIDEWALK & PAVEMENT

- (C1) 6" CONCRETE CURB & GUTTER (B612) - SEE DETAIL
- (C2) 6" CONCRETE CURB & GUTTER (B618) - SEE DETAIL
- (C3) SURMOUNTABLE CURB & GUTTER (D412) - SEE DETAIL
- (C4) CONCRETE SIDEWALK - SEE DETAIL
- (C5) CURB TRANSITION - SEE GRADING PLAN
- (C6) MATCH EXISTING EDGE OF PAVEMENT/ CURB & GUTTER
- (C7) COMMERCIAL DRIVEWAY APRON - SEE DETAIL
- (C8) ACCESSIBLE CURB RAMP - SEE DETAIL

SITE FIXTURES

- (F1) CHAIN-LINK FENCE - SEE DETAIL
- (F2) FIRE HYDRANT / GATE VALVE - SEE UTILITY PLAN
- (F3) SEWER MANHOLE / CATCHBASIN / FES - SEE UTILITY PLAN

PAVEMENT MARKINGS

- (P1) ACCESSIBLE PARKING SYMBOL & LOADING AREA - SEE DETAIL
- (P2) STRIPED WHITE CROSS-HATCH AREA 4" SOLID LINES @ 45° 2" O.C.
- (P3) 4" WIDE WHITE PAINTED SOLID PARKING LOT LINE
- (P4) PICKLEBALL COURT STRIPPING - SEE DETAIL

SIGNAGE

- (S1) ADA PARKING SIGN IN BOLLARD - SEE DETAIL
- (S2) STOP SIGN - SEE DETAIL

REFERENCE NOTES

- (R1) COMMUNITY OPEN PAVILION - SEE ARCHITECTURAL PLANS

LEGEND

- TOTAL PROPERTY OUTLINE
- BUILDING SETBACK LINE
- DRAINAGE AND UTILITY EASEMENT
- UNIT LOT LINE
- PROPOSED FENCE
- PROPOSED CURB AND GUTTER
- REGULAR DUTY ASPHALT PAVEMENT
SEE DETAILS FOR SECTION
- TYPICAL RESIDENTIAL STREET ASPHALT PAVEMENT
SEE DETAILS FOR SECTION
- REGULAR DUTY CONCRETE PAVEMENT
SEE DETAILS FOR SECTION
- CONCRETE SIDEWALK
SEE DETAILS FOR SECTION

PROPERTY SUMMARY

PARCEL AREA	12.78 AC / 556,666 SF
TOTAL CHURCH AREA	7.04 AC / 306,512 SF
TOTAL RESIDENTIAL AREA	5.74 AC / 250,154 SF
UNIT 1 AREA	3,711 SF
UNIT 2 AREA	3,711 SF
UNIT 3 AREA	3,711 SF
UNIT 4 AREA	3,711 SF
UNIT 5 AREA	3,711 SF
UNIT 6 AREA	3,711 SF
UNIT 7 AREA	3,711 SF
UNIT 8 AREA	3,711 SF
UNIT 9 AREA	3,711 SF
UNIT 10 AREA	3,711 SF
UNIT 11 AREA	3,724 SF
UNIT 12 AREA	3,723 SF
UNIT 13 AREA	3,723 SF
UNIT 14 AREA	3,723 SF
UNIT 15 AREA	3,723 SF
UNIT 16 AREA	3,723 SF
UNIT 17 AREA	3,723 SF
UNIT 18 AREA	3,724 SF
UNIT 19 AREA	3,723 SF
UNIT 20 AREA	3,724 SF
UNIT 21 AREA	2,860 SF
UNIT 22 AREA	2,860 SF
UNIT 23 AREA	2,860 SF
UNIT 24 AREA	2,860 SF
LOT 25 AREA	100,666 SF
OUTLOT A AREA	18,074 SF
ROW	45,631 SF
HOA AREA	164,371 SF

ZONING SUMMARY

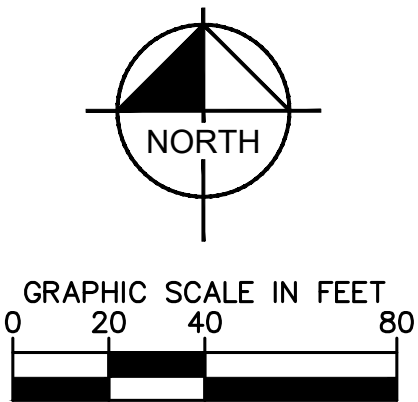
EXISTING CHURCH ZONING	RS - 3
PROPOSED RESIDENTIAL ZONING	RST - 2

LORD OF LIFE LUTHERAN CHURCH PARKING SUMMARY

TOTAL PROPOSED	97 STALLS (121 EXISTING - 45 REMOVED + 21 NEW)
----------------	--

SITE PLAN NOTES

- REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF STOOPS & PRECISE BUILDING DIMENSIONS. REFER TO THE SITE ELECTRICAL PLAN FOR LOCATIONS OF PROPOSED LIGHT POLES, CONDUITS, AND ELECTRICAL EQUIPMENT.
- REFER TO CERTIFIED SITE SURVEY OR PLAT FOR EXACT LOCATION OF EXISTING EASEMENTS, PROPERTY BOUNDARY DIMENSIONS, AND ADJACENT RIGHT-OF-WAY & PARCEL INFORMATION.
- DIMENSIONS AND RADII ARE DRAWN TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT, AND AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING EXISTING SITE IMPROVEMENTS THAT CONFLICT WITH THE PROPOSED WORK, INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNS, LIGHT POLES, ABOVEGROUND UTILITIES, ETC. PERFORM WORK IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS. COST SHALL BE INCLUDED IN BASE BID.
- TYPICAL PARKING STALL DIMENSIONS SHALL BE 9.0 FEET IN WIDTH AND 20 FEET IN LENGTH UNLESS OTHERWISE INDICATED.



LORD OF LIFE TOWNHOMES

PREPARED FOR
FRISBIE PROPERTIES, LLC

SHEET NUMBER
C400

SITE DIMENSION
PLAN

NEVER CERTIFY THAT THIS PLAN

WAS PREPARED BY AN ENGINEER

OR UNDER MY DIRECT SUPERVISION

AND I AM A LICENSED PROFESSIONAL

ENGINEER UNDER THE LAWS OF THE STATE OF

MINNESOTA.

KHA PROJECT

16022003

DATE

03/03/2025

SCALE

AS SHOWN

DESIGNED BY

RWC

DRAWN BY

RWC

CHECKED BY

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DATE

03/03/2025

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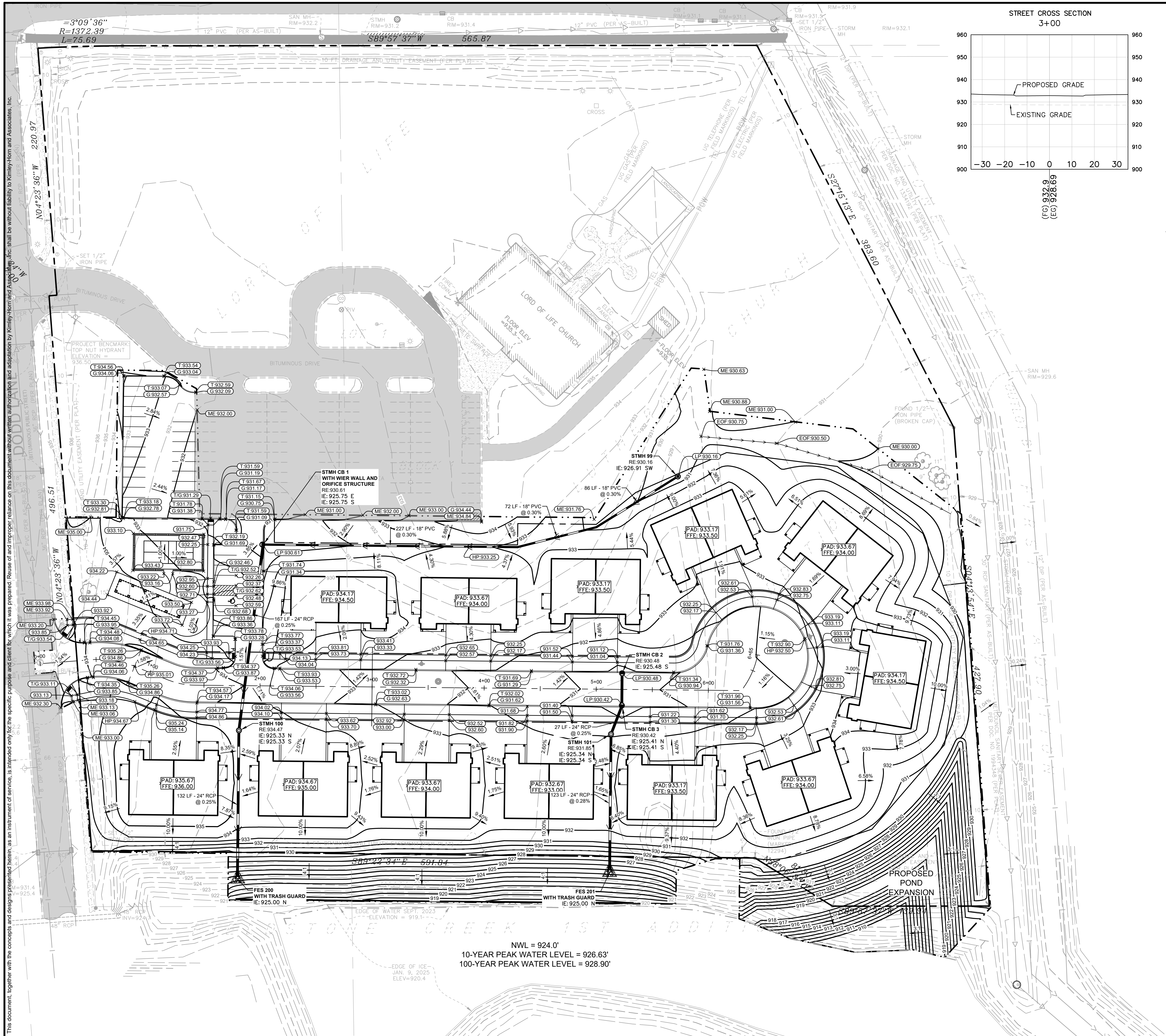
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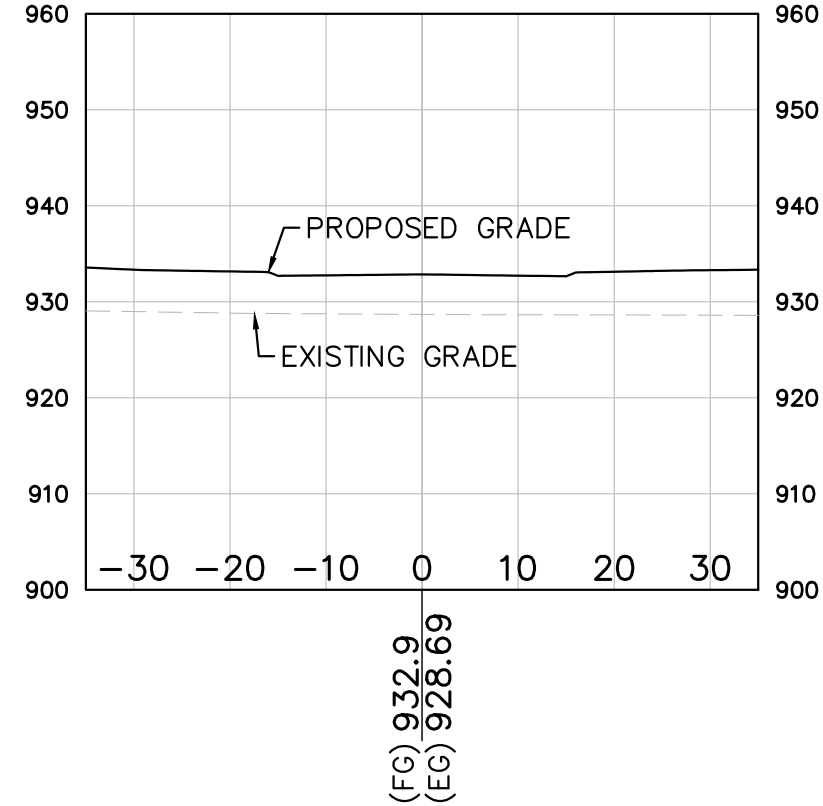
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STREET CROSS SECTION
3+00



LEGEND

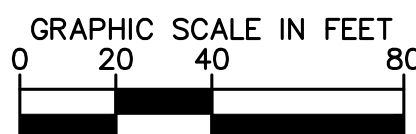
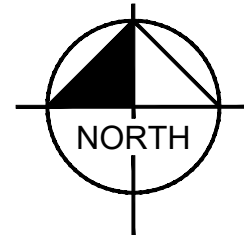
	PROPERTY LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED RIDGE LINE
	PROPOSED SWALE
	PROPOSED STORM MANHOLE (SOLID CASTING)
	PROPOSED STORM MANHOLE (ROUND INLET CASTING)
	PROPOSED STORM MANHOLE CATCH BASIN (CURB INLET CASTING)
	PROPOSED STORM SEWER CLEANOUT
	PROPOSED FLARED END SECTION WITH TRASH GUARD
	PROPOSED RIPRAP
	PROPOSED STORM SEWER
	PROPOSED SPOT ELEVATION
	PROPOSED HIGH POINT ELEVATION
	PROPOSED LOW POINT ELEVATION
	MATCH EXISTING ELEVATION
	PROPOSED EMERGENCY OVERFLOW ELEVATION
	PROPOSED DRAINAGE DIRECTION

GRADING PLAN NOTES

- PERFORM GRADING WORK IN ACCORDANCE WITH APPLICABLE CITY SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
 - CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
 - FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF LAND DISTURBING ACTIVITIES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
 - IN PAVED AREAS, ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE THE SITE READY FOR SUB-BASE.
 - 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.
 - ELEVATIONS SHOWN REPRESENT FINISHED SURFACE GRADES. SPOT ELEVATIONS ALONG CURB & GUTTER REPRESENT THE FLOW LINE UNLESS OTHERWISE NOTED.
 - EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
 - CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB & GUTTER WITH SMOOTH UNIFORM SLOPES THAT PROVIDE POSITIVE DRAINAGE TO COLLECTION POINTS. MAINTAIN A MINIMUM SLOPE OF 1.25% IN ASPHALT PAVEMENT AREAS AND A MINIMUM SLOPE OF 0.50% IN CONCRETE PAVEMENT AREAS.
 - MAINTAIN A MINIMUM SLOPE OF 0.50% ALONG CURB & GUTTER. REVIEW PAVEMENT GRADIENT AND CONSTRUCT "IN-FALL" CURB WHERE PAVEMENT DRAINS TOWARD THE GUTTER, AND "OUT-FALL" CURB WHERE PAVEMENT DRAINS AWAY FROM THE GUTTER.
 - INSTALL A MINIMUM OF 4-INCHES OF AGGREGATE BASE MATERIAL UNDER PROPOSED CONCRETE CURB & GUTTER, SIDEWALKS, AND TRAILS UNLESS OTHERWISE DETAILED.
 - GRADING FOR SIDEWALKS AND ACCESSIBLE ROUTES, INCLUDING CROSSING DRIVEWAYS, SHALL CONFORM TO CURRENT STATE & NATIONAL ADA STANDARDS.
- ACCESSIBLE RAMP SLOPES SHALL NOT EXCEED 8.3% (1:12).
SIDEWALK CROSS-SLOPES SHALL NOT EXCEED 2.0%.
LONGITUDINAL SIDEWALK SLOPES SHALL NOT EXCEED 5.0%.
ACCESSIBLE PARKING STALLS AND ACCESS AISLES SHALL NOT EXCEED 2.0% IN ANY DIRECTION. A MAXIMUM SLOPE OF 1.50% IS PREFERRED.
- SIDEWALK ACCESS TO EXISTING BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVEMENT INSTALLATION. CHANGE ORDERS WILL NOT BE ACCEPTED FOR ADA COMPLIANCE ISSUES.

STORM SEWER NOTES

- INSTALL STORM SEWER IN ACCORDANCE WITH APPLICABLE CITY OR STATE SPECIFICATIONS, STATE PLUMBING CODE, AND BUILDING PERMIT REQUIREMENTS.
- CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
- STORM SEWER PIPE SHALL BE AS FOLLOWS:
RCP: ASTM C-76
HDPE: ASTM F-714, F-894
PVC: ASTM D-2729
PVC SCH40: ASTM D-1785, D-2665, F-794
DRAIN TILE SHALL BE AS FOLLOWS:
PE: ASTM F-4687
PVC: ASTM D-2729
FITTINGS SHALL BE AS FOLLOWS:
RCP: ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
HDPE: ASTM D-3212
PVC: ASTM D-2729, JOINTS PER ASTM D-3212
PVC SCH40: ASTM D-2665, F-794, F-1866
- CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
- FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF LAND DISTURBING ACTIVITIES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
- EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS. REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS. REFER TO THE GRADING PLAN FOR DETAILED SURFACE ELEVATIONS.
- EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
- COORDINATE WITH THE PLUMBING PLANS FOR THE LOCATION, SIZE AND ELEVATION OF THE PROPOSED UNDERGROUND ROOF DRAIN CONNECTIONS.
- WHERE STORM SEWER ROOF DRAINS HAVE LESS THAN 4-FEET OF COVER IN PAVED AREAS OR 3-FEET OF COVER IN LANDSCAPE AREAS, PROVIDE 3-INCH THICK INSULATION A MINIMUM OF 5-FEET IN WIDTH, CENTERED ON THE PIPE.
- ALL STORM SEWER PIPE JOINTS SHALL BE WATER-TIGHT CONNECTIONS.
- ALL STORM SEWER PIPE CONNECTIONS TO MANHOLES SHALL BE GASKETED AND WATER TIGHT. BOOTED COUPLERS AT THE STRUCTURE OR A WATER STOP WITH NON-SHRINK GROUT MAY BE USED IN ACCORDANCE WITH LOCAL CODES.
- CONTRACTOR SHALL AIR TEST ALL STORM SEWER PIPE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.



LORD OF LIFE TOWNHOMES

PREPARED FOR

FRISBIE PROPERTIES, LLC

GRADING AND DRAINAGE PLAN

KHA PROJECT

DATE

03/03/2025

SCALE

AS SHOWN

DESIGNED BY

DRAWN BY

CHECKED BY

ALC

DATE

03/03/2025

U.C. NO.

47969

Kimley»Horn

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767 EULIST STREET, SUITE 100, ST. PAUL, MN 55114

PHONE 651-466-4197

WWW.KIMLEY-HORN.COM

03/03/2025 RWC

01/29/2025 RWC

12/19/2024 RWC

CITY COMMENTS

CITY COMMENTS

CITY COMMENTS

REVISIONS

DATE

BY

SHEET NUMBER
C500

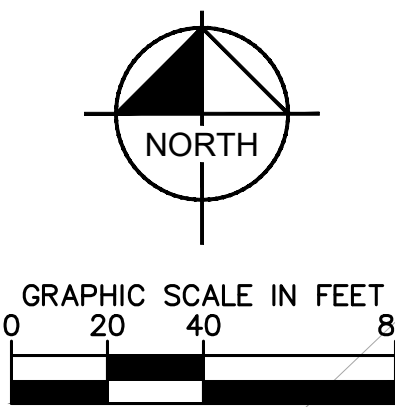
LAKESVILLE

MN

DATE

BY

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

NOTE:
1. SEE ENLARGEMENTS ON SHEET L101 FOR TYPICAL UNIT PLANTINGS AND AMENITY AREA PLANTINGS.
2. REAR YARD PLANTING FINAL LOCATIONS TO BE DETERMINED IN FIELD IN ORDER TO MAINTAIN EASE OF ACCESS FOR CITY AS NEEDED FOR MAINTENANCE

LANDSCAPE REQUIREMENTS FOR ZONE RST - 2

PROJECT VALUE	MIN. LANDSCAPE VALUE
BELOW \$1,000,000	2%
\$1,000,001 - \$2,000,000	\$20,000 + 1% OF PROJECT VALUE IN EXCESS OF \$1,000,000
\$2,000,001 - \$3,000,000	\$30,000 + 0.75% OF PROJECT VALUE IN EXCESS OF \$2,000,000
\$3,000,001 - \$4,000,000	\$37,500 + 0.25% OF PROJECT VALUE IN EXCESS OF \$3,000,000
OVER \$4,000,000	1%

LANDSCAPE KEYNOTES

- (A) EDGER (TYP.)
- (B) DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
- (C) SOD (TYP.)
- (D) TREE TO REMAIN / PROTECT IN PLACE (TYP.)

-
- EXISTING DECIDUOUS TREE (TYP.)
- EDGER (TYP.)
- APPROXIMATE LIMITS OF SODDING / IRRIGATION (TYP.)
- LIMITS OF SEEDING, SEED ALL OTHER DISTURBED AREAS (TYP.)
- SEED WITH MNDOT RESIDENTIAL TURFGRASS (RT) SEED MIX (TYP.)
- SEED WITH MNDOT WET DITCH (WD) SEED MIX (TYP.)
- IRRIGATION BOX POINT OF CONNECTION (TYP.)

(22-112)

- RT SEED WITH MNDOT RESIDENTIAL TURFGRASS (RT) SEED MIX (TYP.)
- WD SEED WITH MNDOT WET DITCH (WD) SEED MIX (TYP.)

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>CONTAINER</u>	<u>CAL.</u>
<u>CONIFEROUS TREE</u>						
	BFR	11	BALSAM FIR	ABIES BALSAMEA	B & B	8' HT.
	ERC	9	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	B & B	8' HT.
	MYS	4	MEYER SPRUCE	PICEA MEYERI	B & B	8' HT.
	WHP	7	WHITE PINE	PINUS STROBUS	B & B	8' HT.
<u>OVERSTORY TREE</u>						
	ASM	7	AMERICAN SENTRY® LINDEN	TILIA AMERICANA 'MCKSENTRY'	B & B	2.5" CAL.
	BRM	2	BRANDYWINE RED MAPLE	ACER RUBRUM 'BRANDYWINE'	B & B	2.5" CAL.
	CHB	9	COMMON HACKBERRY	CELTIS OCCIDENTALIS	B & B	2.5" CAL.
	ELM	4	PRAIRIE EXPEDITION® AMERICAN ELM	ULMUS AMERICANA 'LEWIS & CLARK'	B & B	2.5" CAL.
	FFM	8	FALL FIESTA® SUGAR MAPLE	ACER SACCHARUM 'BAILSTA'	B & B	2.5" CAL.
	KCY	7	ESPRESSO KENTUCKY COFFEETREE	GYMNOCLADUS DIOICA 'ESPRESSO'	B & B	2.5" CAL.
	NPO	7	NORTHERN PIN OAK	QUERCUS ELLIPSOIDALIS	B & B	2.5" CAL.
	NWM	3	NORTHWOOD MAPLE	ACER RUBRUM 'NORTHWOOD'	B & B	2.5" CAL.
	RVB	5	RIVER BIRCH SINGLE STEM	BETULA NIGRA	B & B	2.5" CAL.
	SHL	7	SKYLINE® HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	B & B	2.5" CAL.
	SWO	5	SWAMP WHITE OAK	QUERCUS BICOLOR	B & B	2.5" CAL.

LORD OF LIFE TOWNHOMES

PREPARED FOR
FRISBIE PROPERTIES, LLC

LANDSCAPE PLAN

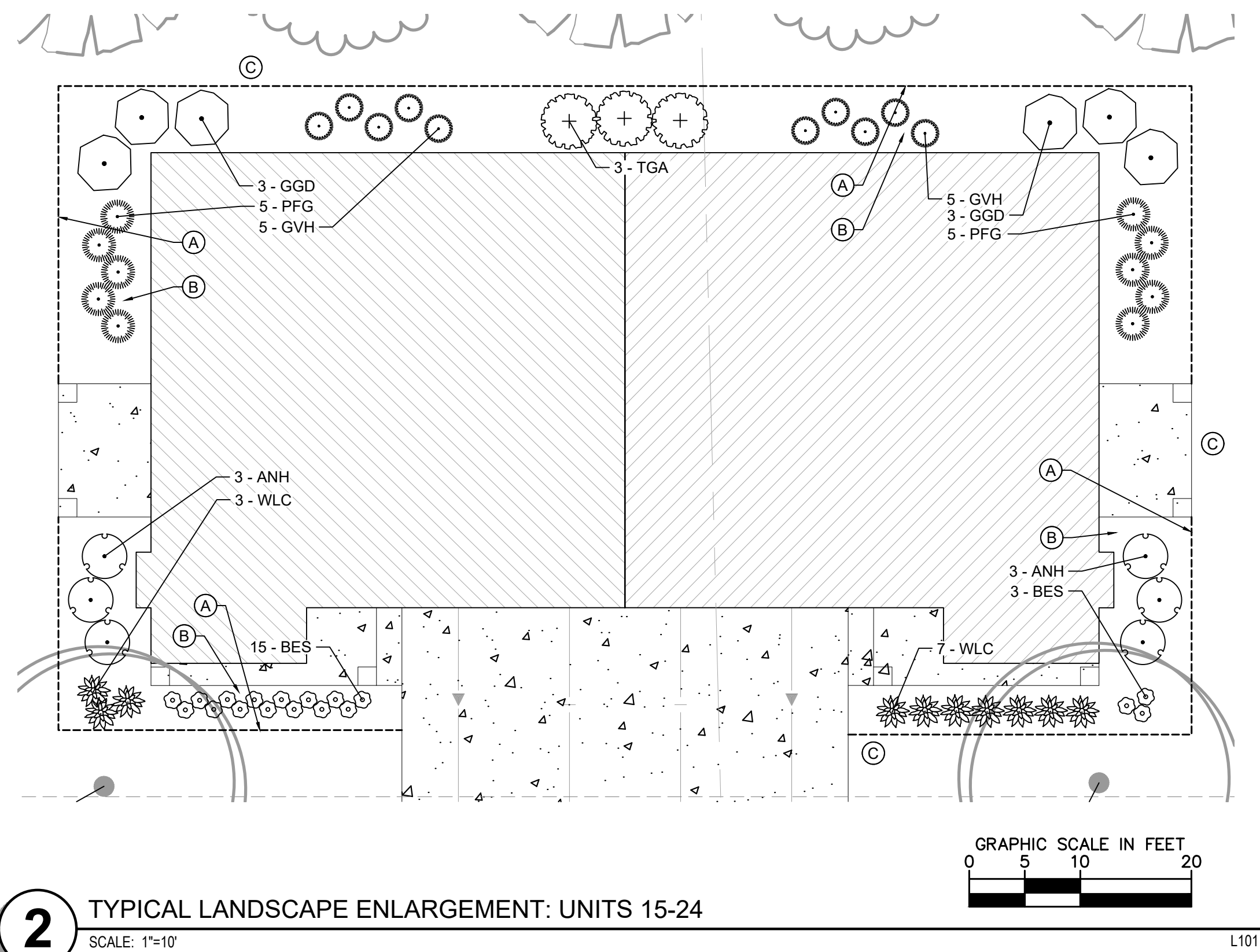
I HEREBY CERTIFY THAT THIS PLAN,
SPECIFICATION OR REPORT WAS PREPARED BY
ME OR UNDER MY DIRECT SUPERVISION AND
THAT I AM A DULY LICENSED PROFESSIONAL
LANDSCAPE ARCHITECT UNDER THE LAWS OF

Ryan A. Hyllested
RYAN A. HYLLESTED, PLA

Kimley»»Horn

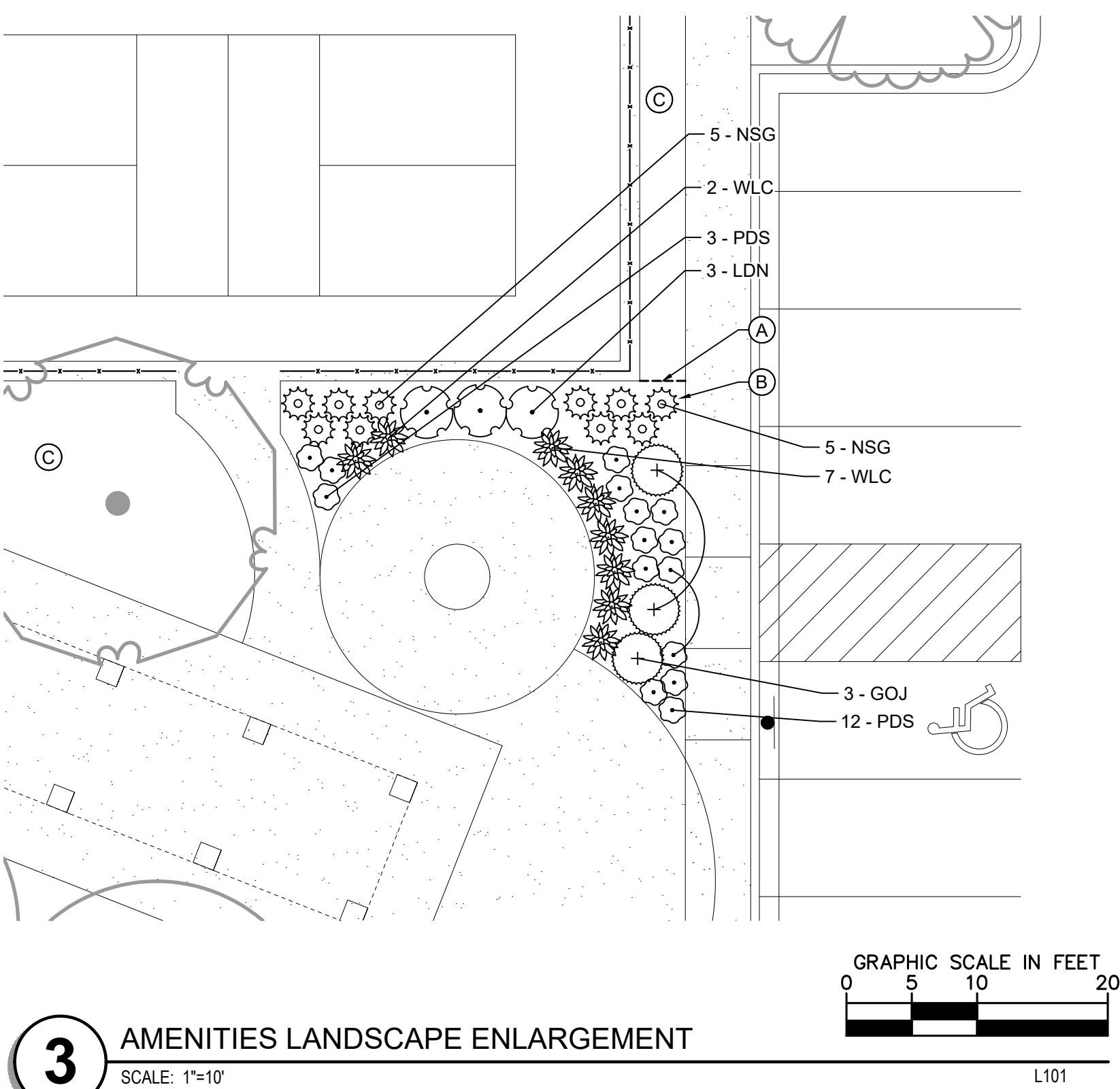
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767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

	CITY COMMENTS
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No.	REVISIONS

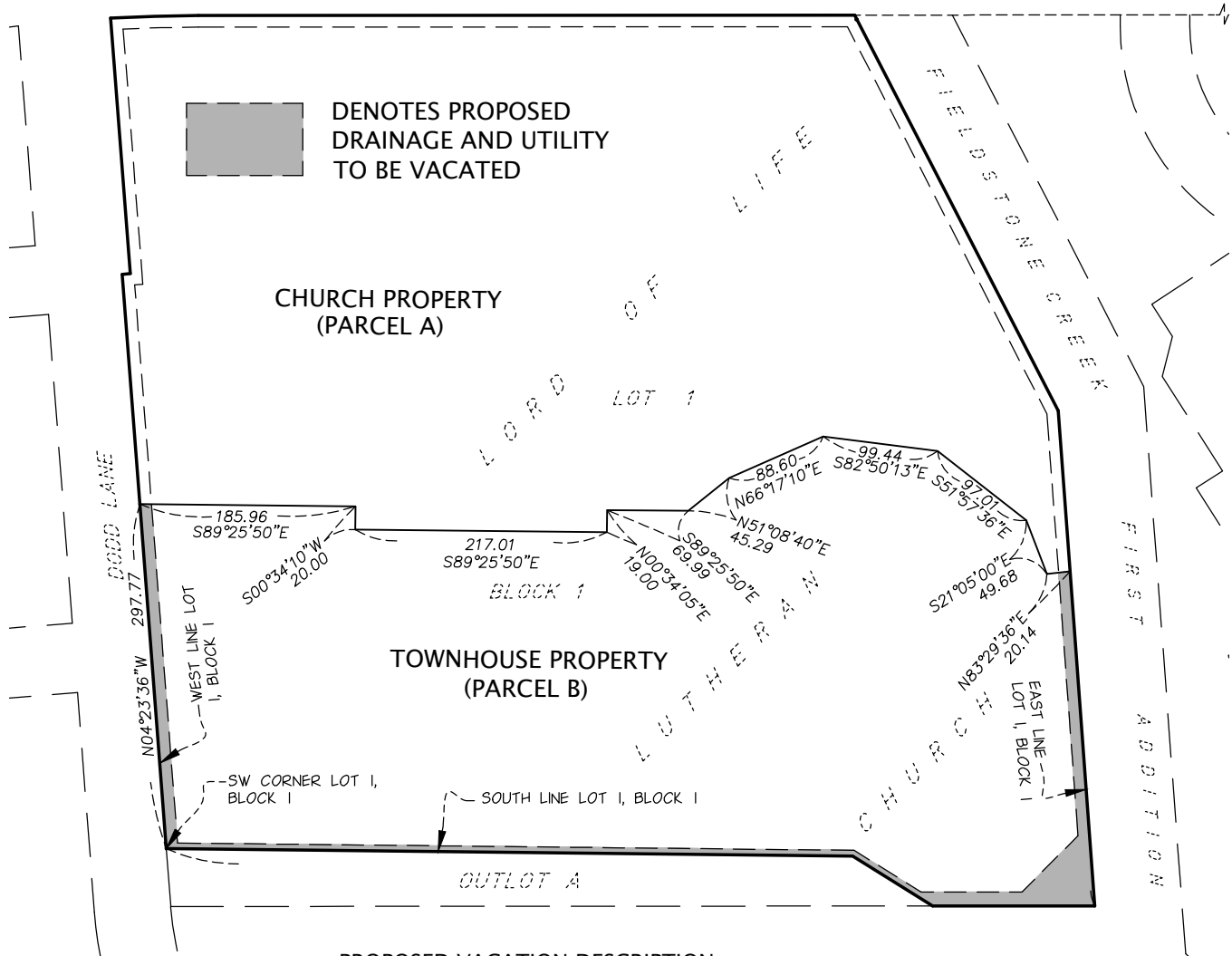


PLANT SCHEDULE - TYPICAL UNIT 1-14						
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONTAINER	SPACING
<u>CONIFEROUS SHRUBS</u>						
	TGA	7	TECHNY GLOBE ARBORVITAE	THUJA OCCIDENTALIS 'TECHNY GLOBE'	#5 CONT.	5' O.C.
<u>DECIDUOUS SHRUBS</u>						
	ANH	6	ANNABELLE HYDRANGEA	HYDRANGEA ARBORESCENS 'ANNABELLE'	#5 CONT.	4' O.C.
	LDN	6	LITTLE DEVIL NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' TM	#5 CONT.	4' O.C.
<u>ORNAMENTAL GRASSES</u>						
	NSG	30	NORTHWIND SWITCH GRASS	PANICUM VIRGATUM 'NORTHWIND'	#1 CONT.	36" O.C.
<u>PERENNIALS</u>						
	BES	15	BLACK-EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTURM'	#1 CONT.	18" O.C.
	PCF	6	PURPLE CONEFLOWER	ECHINACEA PURPUREA	#1 CONT.	24" O.C.
	WLC	7	WALKER'S LOW CATMINT	NEPETA X 'WALKER'S LOW'	#1 CONT.	18" O.C.

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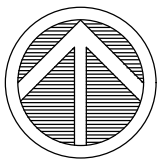
DODD BOULEVARD



PROPOSED VACATION DESCRIPTION:

All those particular drainage and utility easements over Lot 1, Block 1, LORD OF LIFE LUTHERAN CHURCH ADDITION, Dakota County, Minnesota as dedicated on said plat lying southerly of the following described line:

Commencing at the southwest corner of said Lot 1; thence North 04 degrees 23 minutes 36 seconds West assumed bearing along the west line of said Lot 1 a distance of 297.77 feet; thence South 89 degrees 25 minutes 50 seconds East a distance of 185.96 feet; thence South 00 degrees 34 minutes 10 seconds West a distance of 20.00 feet; thence South 89 degrees 25 minutes 50 seconds East a distance of 217.01 feet; thence North 00 degrees 34 minutes 05 seconds East a distance of 19.00 feet; thence South 89 degrees 25 minutes 50 seconds East a distance of 69.99 feet; thence North 51 degrees 08 minutes 40 seconds East a distance of 45.29 feet; thence North 66 degrees 17 minutes 10 seconds East a distance of 88.60 feet; thence South 82 degrees 50 minutes 13 seconds East a distance of 99.44 feet; thence South 51 degrees 57 minutes 36 seconds East a distance of 97.01 feet; thence South 21 degrees 05 minutes 00 seconds East a distance of 49.68 feet; thence North 83 degrees 29 minutes 36 seconds East a distance of 20.14 feet to the east line of said Lot 1 and said line there terminating.



NORTH

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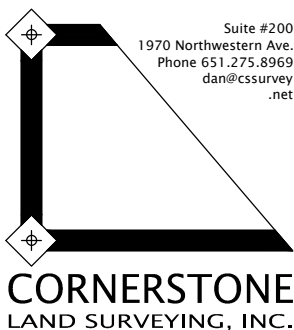


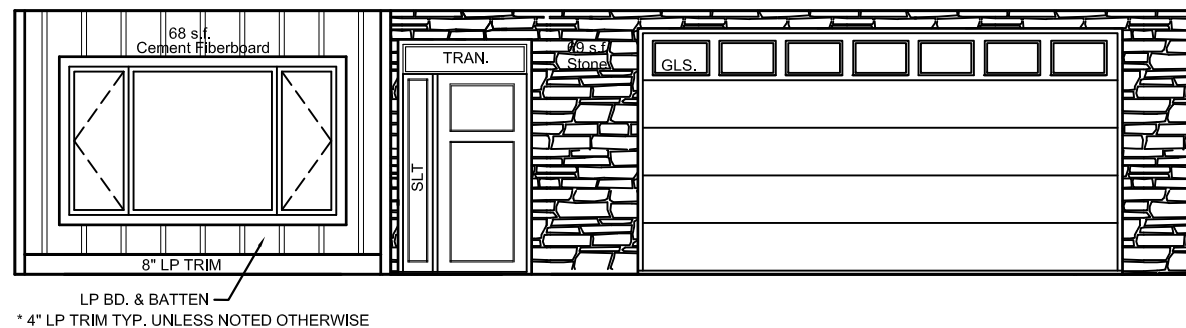
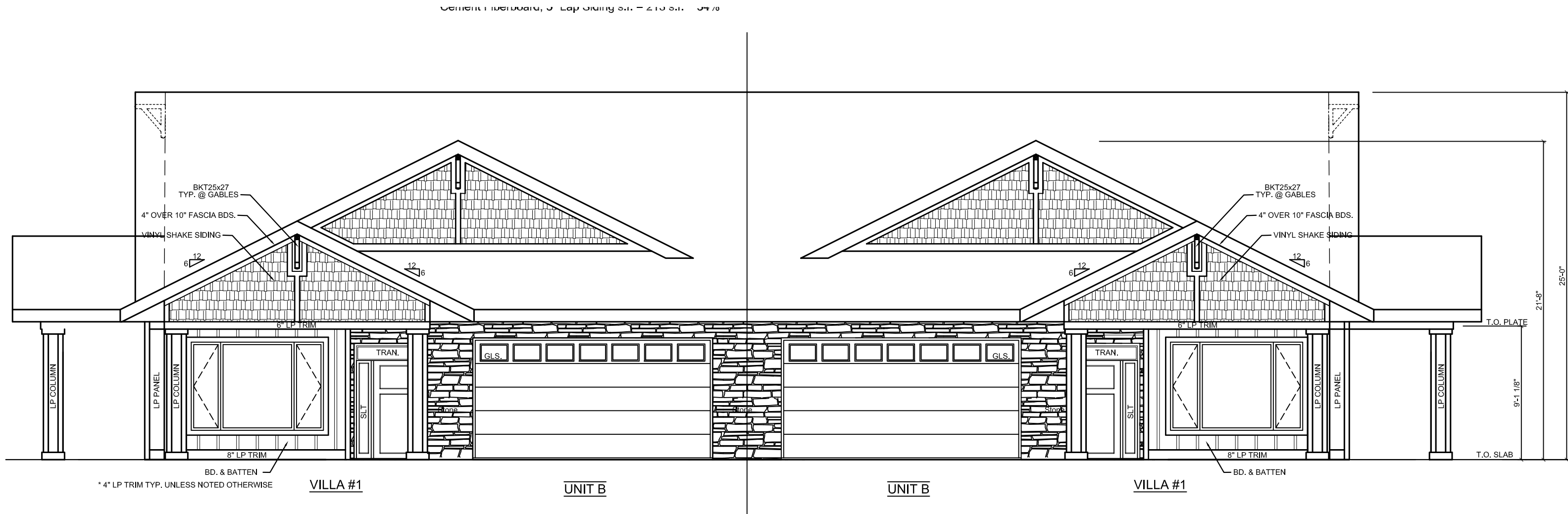
EXHIBIT A

Depiction and Description of Proposed Vacation

SHEET
1 OF 1

PROJ. NO.
KH23022

Page 47 of 85



TYPICAL FRONT ELEVATION - MATERIALS PERCENTAGE

MATERIAL PERCENTAGES DO NOT INCLUDE WINDOWS, DOORS, AND GARAGE DOORS

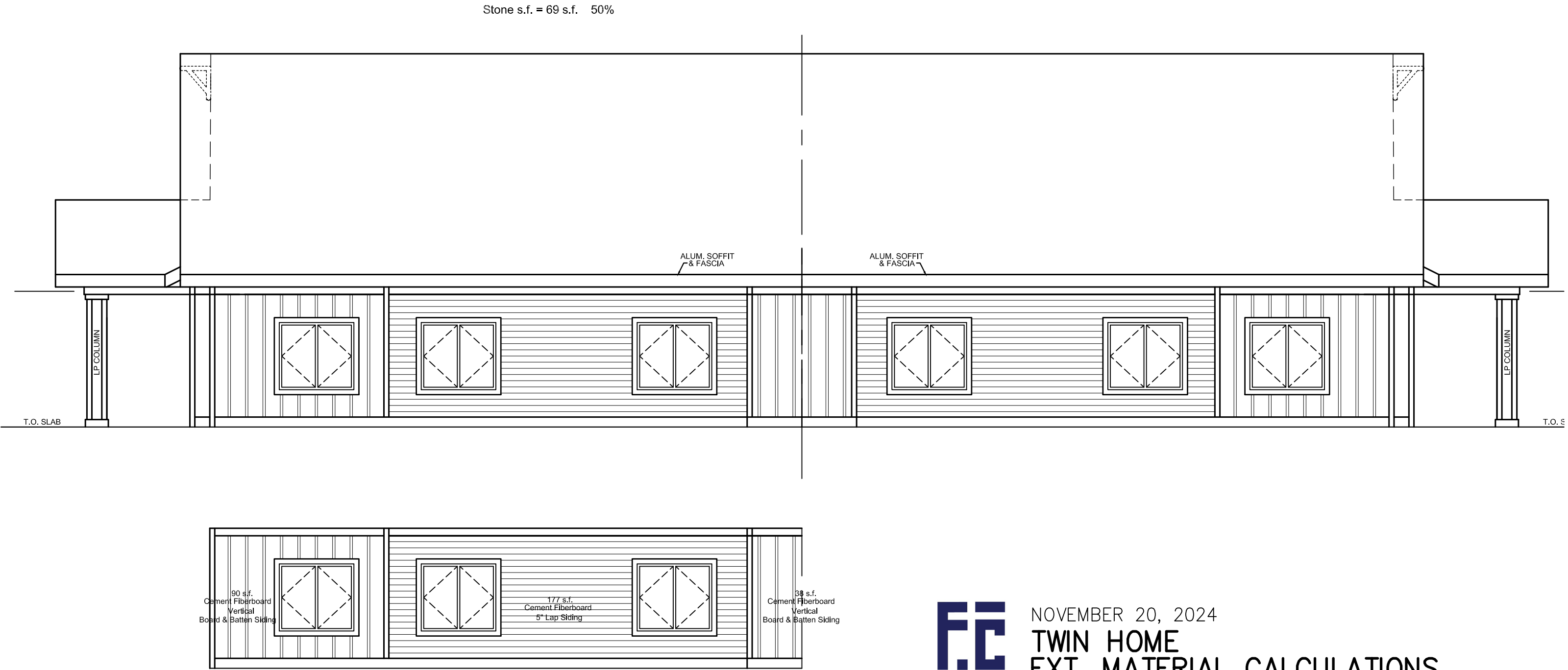
Total Elevation Material s.f. = 137 s.f.	
Cement Fiberboard, Board and Batten s.f. = 68 s.f.	50%
Stone s.f. = 69 s.f.	50%



NOVEMBER 20, 2024

TWIN HOME EXT. MATERIAL CALCULATIONS

NOT TO SCALE



TYPICAL REAR ELEVATION - MATERIALS PERCENTAGE

MATERIAL PERCENTAGES DO NOT INCLUDE WINDOWS, DOORS, AND GARAGE DOORS

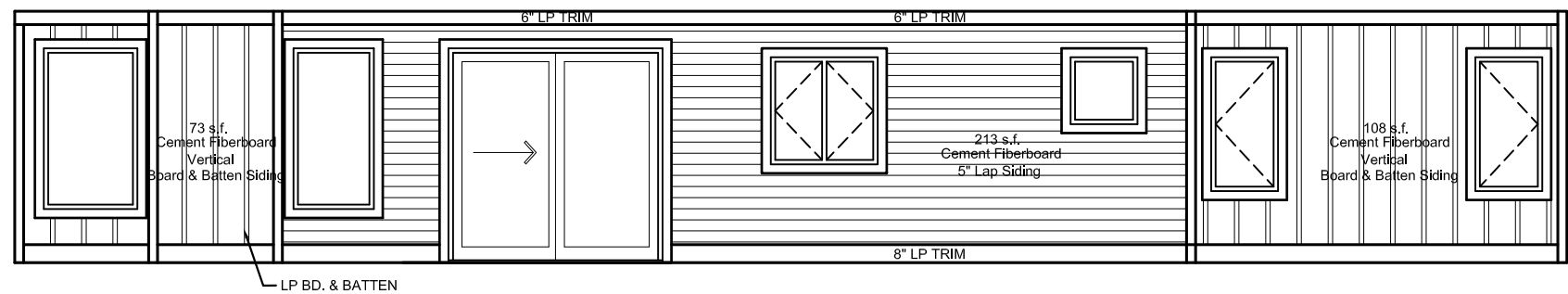
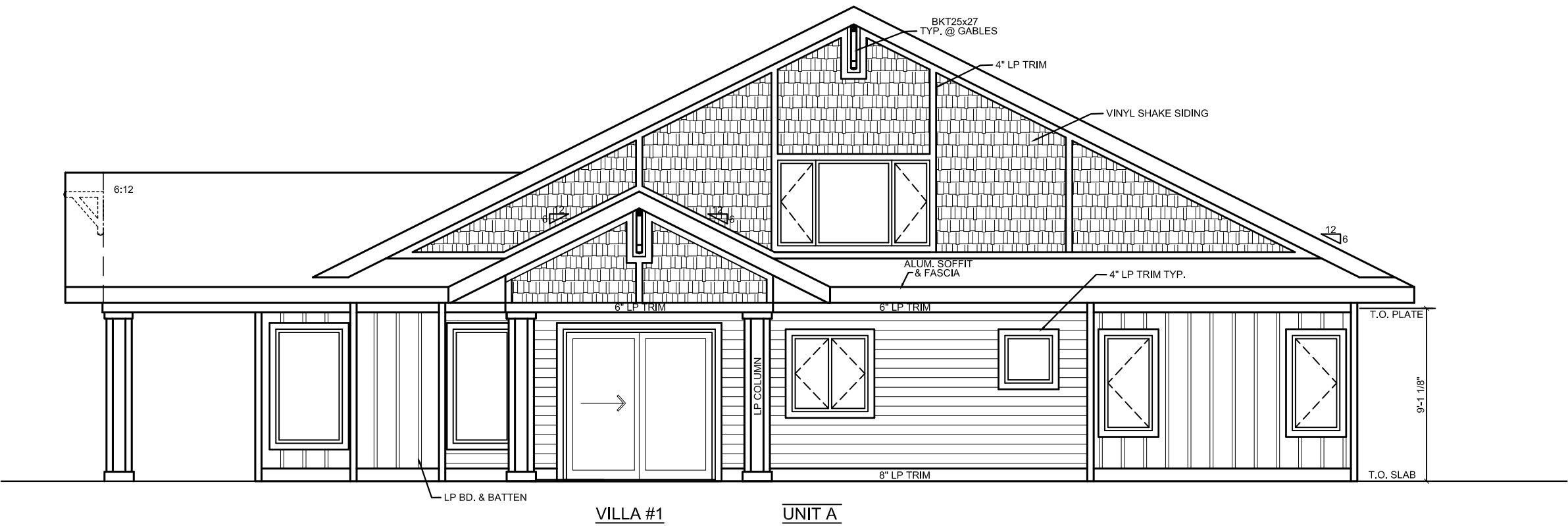
<u>Total Elevation Material s.f. = 305 s.f.</u>		
Cement Fiberboard, Board and Batten	s.f. = 128 s.f.	42%
Cement Fiberboard, 5" Lap Siding	s.f. = 177 s.f.	58%



NOVEMBER 20, 2024

**TWIN HOME
EXT. MATERIAL CALCULATIONS**

NOT TO SCALE



TYPICAL SIDE ELEVATION - MATERIALS PERCENTAGE

MATERIAL PERCENTAGES DO NOT INCLUDE WINDOWS, DOORS, AND GARAGE DOORS

Total Elevation Material s.f. = 394 s.f.	
Cement Fiberboard, Board and Batten s.f. = 181 s.f.	46%
Cement Fiberboard, 5" Lap Siding s.f. = 213 s.f.	54%



NOVEMBER 20, 2024

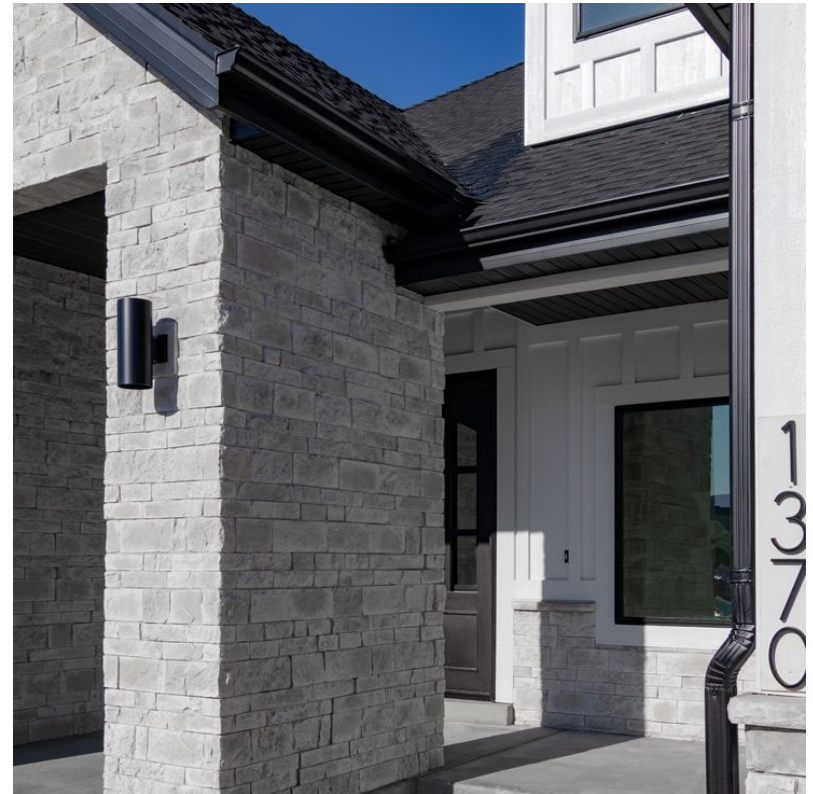
TWIN HOME

EXT. MATERIAL CALCULATIONS

NOT TO SCALE



Completed Project in Lake Elmo, MN



Stone Material Example



Stone/Siding Colors



Lakeville Twin Homes:
Exterior Image Examples
for Stone and Siding Colors

**CITY OF LAKEVILLE
DAKOTA COUNTY, MINNESOTA**

**LORD OF LIFE TOWNHOMES VARIANCE
FINDINGS OF FACT AND RECOMMENDATION**

The Lakeville Planning Commission met at its regularly scheduled meeting on March 20, 2025 to consider the application of Frisbie Properties, LLC for a variance to allow a cul-de-sac street length in excess of 600feet. The Planning Commission conducted a public hearing on the variance 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 Comprehensive Planning District 3, which guides the property for low/medium density residential use.
2. The subject site is zoned RST-2, Single and Two-Family Residential District.
3. Legal description of the property is:

Esprit Court, Lord of Life Townhomes

4. Chapter 6 of the City of Lakeville Zoning Ordinance provides that a variance shall not be approved unless failure to grant the variance will result in practical difficulties. The criteria and our findings regarding them are:

a. That the variance would be consistent with the comprehensive plan.

Finding: The proposed cul-de-sac length will be consistent with the City's Comprehensive Plan which guides the Lord of Life Townhome neighborhood for low/medium density residential uses.

b. That the variance would be in harmony with the general purposes and intent of this Title.

Finding: The proposed development will be in harmony with the surrounding neighborhoods.

c. That the plight of the landowner is due to circumstances unique to the property not created by the landowner.

Finding: The request to allow the cul-de-sac length in excess of 600 feet is due to environmental constraints of an existing stormwater basin and a tributary creek that preclude street extensions and connections.

d. That the purpose of the variance is not exclusively economic considerations.

Finding: The variance request is due to environmental constraints on the site and the desire to make efficient use of the development site.

e. That the granting of the variance will not alter the essential character of the neighborhood in which the parcel of land is located.

Finding: The proposed development will be in keeping with the character of the surrounding neighborhoods.

- f. That the requested variance is the minimum action required to eliminate the practical difficulty.**

Finding: The layout of the cul-de-sac street was done to minimize the variance requested.

- g. Variances may not be approved for any use that is not allowed under this section for property in the zone where the affected person's land is located.**

Finding: The proposed cul-de-sac street will serve twinhomes, which are a permitted use within the RST-2 District.

5. The report dated March 11, 2025 prepared by Heather Botten, Senior Planner is incorporated herein.

RECOMMENDATION

The Planning Commission recommends that the City Council approve the variance based upon the foregoing information, findings, and the considerations and stipulations outlined in the Planning Report dated March 11, 2025, prepared by Heather Botten, Senior Planner.

DATED: March 20, 2025

LAKEVILLE PLANNING COMMISSION

BY: _____
Jenna Majorowicz, Chair



Memorandum

To: Heather Botten, Senior Planner
From: Alanna Sobottka, Civil Engineer
McKenzie L. Cafferty, Environmental Resources Manager
Copy: Tina Goodroad, Community Development Director
Julie Stahl, Finance Director
Zach Johnson, City Engineer
David Mathews, Building Official
Date: March 11, 2025
Subject: Lord of Life Townhomes

- Preliminary Plat
- Preliminary Grading and Erosion Control Plan
- Preliminary Landscape Plan
- Preliminary Utility Plan

BACKGROUND

Frisbie Companies has submitted a preliminary plat named Lord of Life Townhomes. The parent parcel (PID No. 22-46300-01-012) consists of Lot 1, Block 1 Lord of Life Lutheran Church Addition and is zoned RST-2, Single and Two Family Residential District. The proposed development is located west of and adjacent to Dodd Lane, south of Dodd Boulevard, and east of Pilot Knob Road.

The preliminary plat consists of 24 twinhome lots and one common area lot within one block, with one outlot on 5.74 acres. The Developer is dedicating 0.42 acres for Dodd Lane right-of-way.

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

Outlot A: Stormwater management basin; deeded to City (0.41 acres)

The proposed development will be completed by:

Developer: Frisbie Companies

Engineer: Kimley-Horn

SITE CONDITIONS

The site consists of undeveloped land. Lord of Life Lutheran Church lies to the north and adjacent to the parcel. Various residential developments lie to the east, south, and west of the site. The site is located within the North Creek Stormwater District with the site generally draining north to south.

STREET AND SUBDIVISION LAYOUT

Dodd Lane

Lord of Life Townhomes is located east of and adjacent to Dodd Lane, a City roadway classified as a local road. No additional right-of-way dedication is required on the preliminary plat.

Dodd Lane is constructed as a two-lane undivided rural roadway, with a five-foot-wide sidewalk along the both sides.

Esprit Court

Development of Lord of Life Townhomes includes the construction of Esprit Court, a City roadway classified as a local road. Esprit Court is designed as a 32-foot-wide urban local roadway with a concrete sidewalk along both sides, within a 60-foot wide right-of-way.

CONSTRUCTION ACCESS

Construction traffic access and egress for grading, utility and street construction shall be from Dodd Boulevard. Construction traffic shall not be permitted south of the development.

PARKS, TRAILS AND SIDEWALKS

Development of Lord of Life Townhomes includes the construction of public sidewalks. Five-foot-wide concrete sidewalks, with pedestrian curb ramps, shall be installed along both sides of Esprit Court.

The Park Dedication requirement will be reviewed with the final plat submittal.

UTILITIES

SANITARY SEWER

Lord of Life Townhomes is located within subdistrict NC-20040 of the North Creek sanitary sewer district. Wastewater will be conveyed through City sanitary sewer to the MCES interceptor sewer monitored by meter M643A. Wastewater treatment is provided by the Empire Wastewater Treatment Facility.

Development of Lord of Life Townhomes includes construction of public sanitary sewer. Sanitary sewer will extend within the subdivision from an existing manhole located within Dodd Lane, at the west plat boundary.

The Sanitary Sewer Availability Charge has been collected on the parent parcel.

WATERMAIN

Development of Lord of Life Townhomes includes construction of public watermain. Watermain will extend within the subdivision from an existing stub located within Dodd Lane, at the west plat boundary.

DRAINAGE AND GRADING

Lord of Life Townhomes is located within subdistrict NC-15 of the North Creek stormwater district.

Development of Lord of Life Townhomes includes grading modifications to an existing public stormwater management basin. The modifications lie within Outlot A, the existing basin is located off-site in Outlot B of Fieldstone Creek 1st Addition and provides rate control of stormwater runoff generated from the site. The stormwater management design is consistent with the City's stormwater management ordinance.

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

Lord of Life Townhomes 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 Lord of Life Townhomes includes the construction of public storm sewer systems. Storm sewer will be constructed within the subdivision to collect and convey stormwater runoff generated from within the public right-of-way and lots to the public stormwater management basin located within Outlot A, Lord of Life Townhomes and Outlot B, Fieldstone Creek 1st Addition.

The Storm Sewer Charge has been collected on the parent parcel.

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

FEMA FLOODPLAIN ANALYSIS

Lord of Life Townhomes is shown on the Flood Insurance Rate Map (Map Nos. 27037C0208E; Eff. Date 12/2/2011) as Zone X by the Federal Emergency Management Agency (FEMA). Based on this designation, there are no areas in the plat located within a Special Flood Hazard Area (SFHA), as determined by FEMA.

WETLANDS

There are no wetlands on the site.

TREE PRESERVATION

The plan identifies 4 significant trees on-site to be removed. The landscape trees along Dodd Lane will remain and will require tree protection fence be installed around them prior to grading activity.

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 is responsible for meeting 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 grading permit. The developer shall be responsible for

the establishment of native vegetation along all stormwater treatment basin slopes that were disturbed. This will require a minimum of 2 years of maintenance to ensure establishment.

The MS4 Administration Fee has not been collected on the parent parcel and shall be paid with the final plat.

RECOMMENDATION

Engineering recommends approval of the Lord of Life Townhomes preliminary plat, preliminary grading and erosion control plan, preliminary utility plan, and preliminary landscape plan subject to the requirements and stipulations within this report.



Memorandum

To: Planning Commission
From: Heather Botten, Senior Planner
Date: March 11, 2025
Subject: Packet Material for the March 20, 2025 Planning Commission Meeting
Agenda Item: Pumpkin Creek Preliminary plat and Zoning Map Amendment
Action Deadline: April 8, 2025

BACKGROUND

Peter Knaeble has submitted applications for a preliminary plat and Zoning Map amendment to allow the development of 26 single-family residential lots be known as Pumpkin Creek. The area of the preliminary plat includes two metes and bounds described parent parcels consisting of two single-family homes totaling 20.03 acres. The Pumpkin Creek preliminary plat is generally located east of Kenwood Trail (CSAH 50), west of Ipava Ave and south of 185th Street (CSAH 60). The Zoning Map amendment request is to rezone the property from RS-2, Single Family Residential District to RS-3, Single Family Residential District.

EXHIBITS

- A. Aerial Photo Map
- B. Existing and Proposed Zoning Map
- C. Preliminary Plat
- D. Site Plan
- E. Wetland Impact Plan
- F. Wetland Buffer Plan
- G. Grading Plan
- H. Tree Preservation Plan
- I. Landscape Plan
- J. Ghost plat
- K. Dakota County Plat Commission Letter, dated October 25, 2024

PLANNING ANALYSIS

ZONING MAP AMENDMENT

The Developer requests approval of a rezoning of the subject property from RS-2, Single Family Residential District to RS-3, Single Family Residential District, consistent with the zoning of the single-family neighborhoods to the south of the proposed plat.

Exhibit B identifies the property requested to be rezoned from RS-2 to RS-3. The proposed RS-3 District zoning remains consistent with the low-density residential land classification in the 2040 Comprehensive Plan. Findings of Fact in consideration of the Zoning Map amendment request is attached.

PRELIMINARY PLAT

Existing Conditions. The development site consists of two parcels that included single-family homes and accessory buildings. The homes and accessory buildings are planning to be removed from the property for the development of the parcels. Any and all wells on the property shall be capped and septic systems removed in compliance with code requirements. The properties include large stands of mature trees and wetlands.

Consistency with the Comprehensive Plan. The proposed preliminary plat is located in Planning District 4 of the proposed 2040 Comprehensive Plan. Planning District 4 guides the subject property as low-density residential development where city sewer is available as well as restricted development consistent with the wetlands located on the property.

MUSA. Pumpkin Creek preliminary plat area is located within the current Metropolitan Urban Service Area (MUSA) and is able to connect to adjacent City sewer and water utilities.

Zoning and Adjacent Land Uses. Pumpkin Creek preliminary plat area is currently zoned RS-2. The developer proposes to rezone the property to RS-3, consistent with the single-family neighborhood to the south, while remaining within the low-density residential land use guided in the 2040 Comprehensive Plan.

Zoning and Surrounding Uses. The proposed project is surrounded by the following existing or planned land uses:

Direction	Existing Use	Land Use Plan	Zoning
North	185 th Street (CSAH 60) Single Family Homes	Low Density Residential	RS-2 District
South	Single Family Homes	Low Density Residential	RS-3 District
East	Single Family Homes	Low Density Residential	RS-2 District
West	Single-Family Homes	Low Density Residential	RS-2 District

Consistency with the Capital Improvement Plan (CIP). City streets, sanitary sewer and water improvements for the area of the plat will be financed and constructed by the developer. The development costs associated with Pumpkin Creek development are not programmed in the 2025 – 2029 CIP.

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

Density/Average Lot Size. The proposed preliminary plat consists of 26 single-family lots on 20.03 acres. This results in a gross density of 1.30 units per acre. Excluding arterial street right-of-way, wetlands, wetland buffers, and stormwater management ponds, the net density is 1.81 units per acre. Single-family lot sizes within Pumpkin Creek preliminary plat range from 11,067 square feet to 24,255 square feet in area.

Easements. At the time of final plat submittal, the side drainage and utility easement on the east side of Lot 4, Block 1 and the west side of Lot 3, Block 5 must be 10 feet in width, as required by Section 10-4-4.A of the Subdivision Ordinance.

Ghost Plat. A conceptual lot and street layout (ghost plat) sketch was submitted for City staff review for the abutting parcels of Pumpkin Creek. The sketch includes the extension of Irvine Trail to the east and Street B to the west, to Jasmine Way to the east.

Lots/Blocks. The following minimum single-family lot size requirements of the RS-3, Single-Family Residential District pertain to Pumpkin Creek preliminary plat:

	Lot Area (Interior)	Lot Area (Corner)	Lot Width (Interior)	Lot Width (Corner)	Lot Depth (Abutting 185th Street)
RS-3	11,000 s.f.	12,500 s.f.	85 feet	110 feet	150 feet

Setbacks. The following minimum requirements for single-family building setbacks in the RS-3 District pertain to the proposed preliminary plat:

	Front Yard	Side Yard (Interior)	Side Yard (Corner)	Rear Yard	Rear/Side Yard (Buffers)
RS-3	30 feet	10 feet	20 feet	30 feet	50 feet (rear) 30 feet (side)

The proposed house pads shown on the grading, drainage and erosion control plan indicate that side and rear yard setback requirements can be met. All 26 single-family lots have adequate building pad areas that meet setback requirements for principal structures.

Outlots. There are three outlots totaling 5.68 acres in the proposed preliminary plat. All three outlots will be deeded to the City with the final plat and the use of the proposed outlots will be as follows:

- Outlot A: 0.13 acres consisting of wetland and buffers.
- Outlot B: 0.54 acres consisting of wetland and buffers.
- Outlot C: 5.01 acres consisting of wetland and buffers and stormwater management basins.

Streets. The following is a summary of streets proposed with or adjacent to the Pumpkin Creek preliminary plat. Additional detailed information is outlined in the Engineering Division memorandum dated March 11, 2025.

185th Street (CSAH 60) – Pumpkin Creek is located along the north plat boundary and is classified as a minor arterial in the City’s Comprehensive Transportation Plan. The 1.28 acres of right of way for 185th Street will be dedicated with the final plat. 185th Street will be

reconstructed as a four-lane divided urban roadway in 2025. Additional information about this project is in the March 11, 2025 Engineering Division memo.

Ixonia Avenue– Pumpkin Creek includes the construction of Ixonia Avenue, a minor collector street that will be extended north from its existing terminus south of the plat boundary in the Preserve development to 185th Street. Ixonia Avenue will be a 40-foot-wide street within an 80-foot-wide right of way and a five-foot-wide concrete sidewalk on one side of the street.

Irvine Trail – Development of Pumpkin Creek includes the construction of Irvine Trail, a local street. Irvine Trail will be a residential street constructed within a 60-foot-wide right-of-way and a 32-foot-wide street with a five-foot wide concrete sidewalk along the west side of the street. The Developer must place a “Future Street Extension” sign and barricades at the east end of the street until it is extended in the future.

Street B – Development of Pumpkin Creek includes the construction and extension of Street B, a local street. Street B is designed as a 32-foot-wide residential street with a five-foot-wide sidewalk along one side of the street. The roadway will provide future access to Jasmine Way to the west. The Developer must place a “Future Street Extension” sign and barricades at the west end of the street until it is extended in the future.

Street A – Development of Pumpkin Creek includes the construction of Street A, a local permanent cul-de-sac roadway. The cul-de-sac street is designed as a 32-foot-wide residential street within a 60-foot right-of-way.

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

Grading, Drainage, Erosion Control, and Utilities. Proposed grading, drainage, erosion control, and utilities for Pumpkin Creek preliminary plat is shown on the grading, drainage and erosion control, and utility plans. The plans are outlined and discussed in the March 11, 2025 engineering report. The Engineering Division recommends approval of the preliminary plat.

Tree Preservation. A tree preservation plan was submitted by the developer. The plan identifies 548 significant trees on site and proposes to save 134 trees (25%). Prior to removals the tree protection or silt fence line must be staked and reviewed by City Staff in the field. Mac Cafferty, Environmental Resources Manager, has reviewed the tree preservation plan. His comments are included in the March 11, 2025 engineering report.

Wetlands. The wetland delineation identified four wetlands on the site totaling approximately 1.6 acres. Based on the information provided in the report dated September 2, 2024 and a site visit by City staff, the wetland delineation for the area outlined in the report has been determined to be acceptable for use in implementing the Wetland Conservation Act. The information and data have been incorporated into the preliminary plat plans. Mac Cafferty, Environmental Resources Manager, has reviewed the wetland delineation report. His comments regarding wetland preservation and impacts are included in the March 11, 2025 engineering report.

Park Dedication. The City’s Parks, Trails, and Open Space Plan does not identify a location for a neighborhood park within this development. The Parks, Recreation and Natural Resources Committee will review the preliminary plat at their March 19, 2025 meeting. Their comments will be forwarded to the Planning Commission at the public hearing.

Sidewalks/Trails. The developer will construct five-foot wide concrete sidewalks as required along one side of all streets in the development.

Subdivision Monument Sign. A monument sign has not been identified with the preliminary plat. Any future monument sign shall meet Zoning Ordinance requirements.

Plat Commission. The Dakota County Plat Commission reviewed and approved the preliminary plat at their October 25, 2024 meeting. The Plat Commission letter is attached as Exhibit K.

RECOMMENDATION

Community Development Department staff recommends approval of Pumpkin Creek preliminary plat and Zoning Map amendment, subject to the following stipulations:

1. Implementation of the recommendations and stipulations listed in the engineering report dated March 11, 2025 and any subsequent correspondence.
2. The Zoning Map amendment shall be effective upon the recording of the Pumpkin Creek final plat.
3. Park dedication shall be satisfied with a cash contribution paid with the final plat.
4. The developer shall construct five-foot wide concrete sidewalks along one side of all streets, except cul-de-sacs, as identified on the preliminary plat plans.
5. Outlots A-C shall be deeded to the City with the final plat.
6. Buffer yard landscaping shall be installed according to the approved landscape plan. A security for the buffer yard landscaping shall be submitted with the final plat.
7. Any existing structures, fences, wells, and septic systems shall be removed with the development of this property.
8. The Developer shall place “Future Street Extension” signs and barricades at the east terminus of Irvine Trail and the west terminus of Street B.
9. The drainage and utility easement along the east side of Lot 4, Block 1 and Lot 3, Block 5 must shown as 10 feet in width on the final plat, to comply with Section 10-4-4.A of the Subdivision Ordinance.

Findings of Fact for the Zoning Map Amendment are attached for consideration.

JAEGER PATH

IXONIA AVE

ITALY AVE

185TH ST (CSAH 60)

Pumpkin Creek
Preliminary
Plat Area

IRVINE WAY

188TH ST

189TH ST

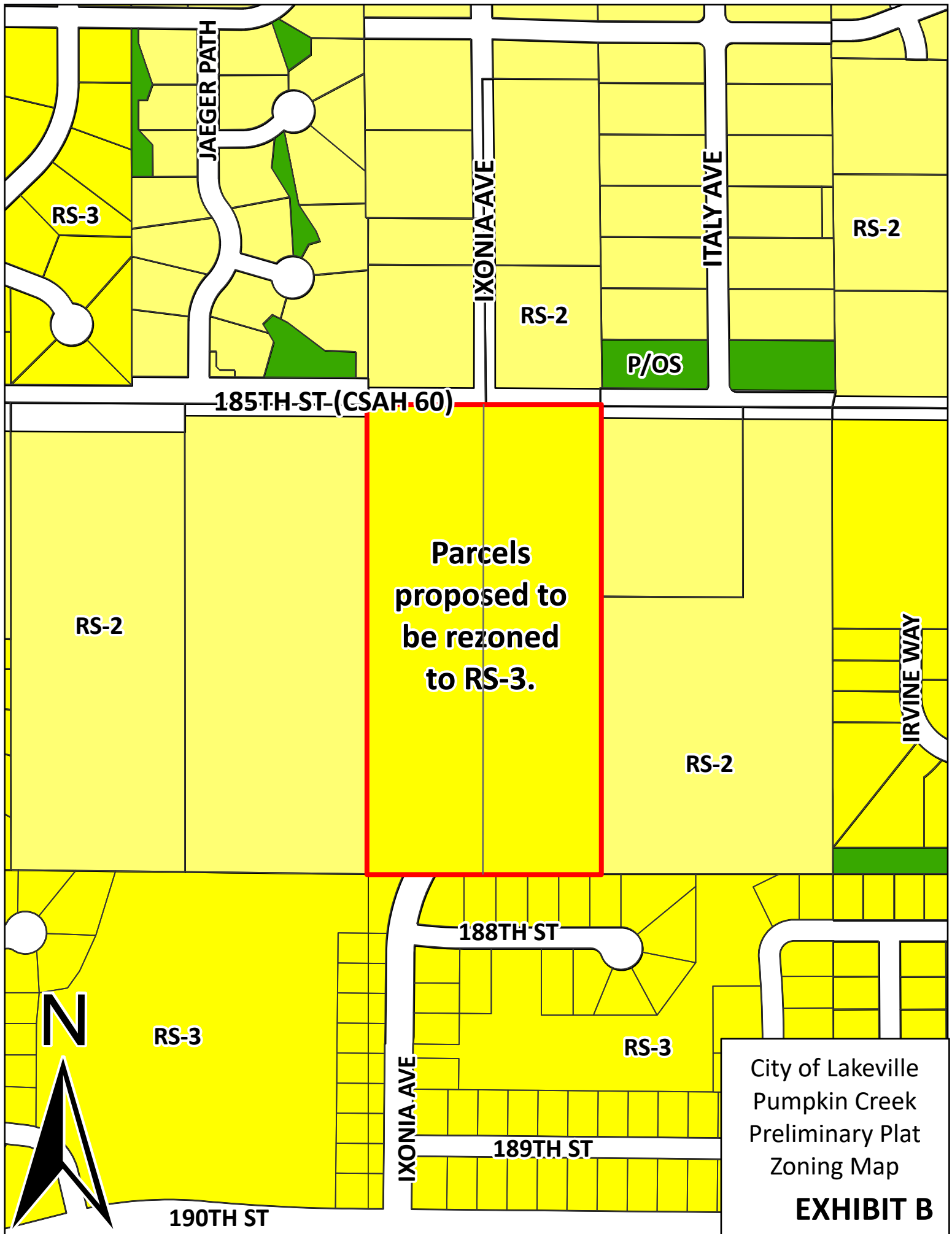
IXONIA AVE

190TH ST

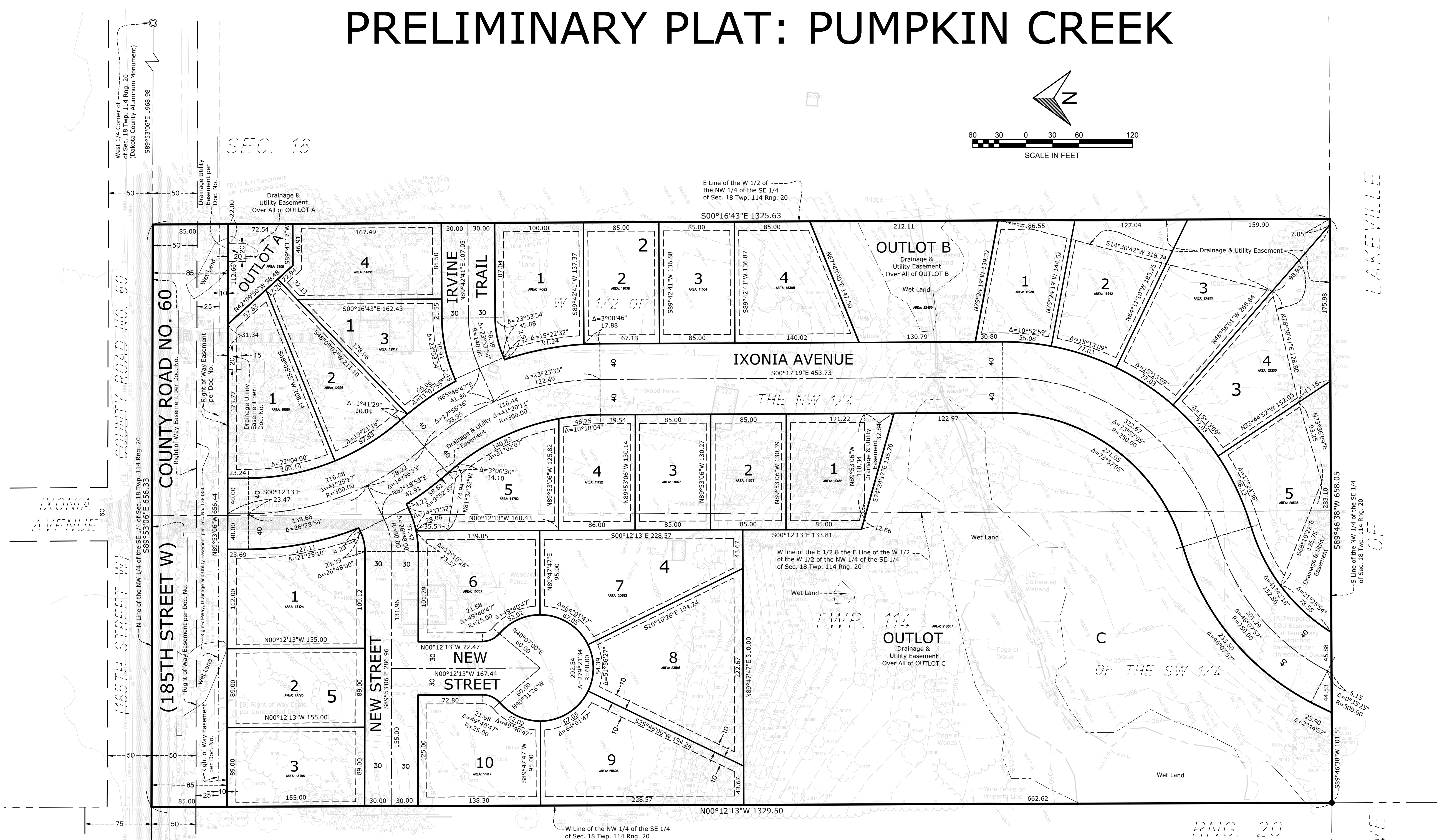
N

City of Lakeville
Pumpkin Creek
Preliminary Plat
Location Map

EXHIBIT A



CivilSite
GROUP
Civil Engineering • Surveying • Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060



99920 & 9940 185th St W, Lakeville, Dakota County, MN 55044

6001 Glenwood Ave. Golden Valley, MN 55422

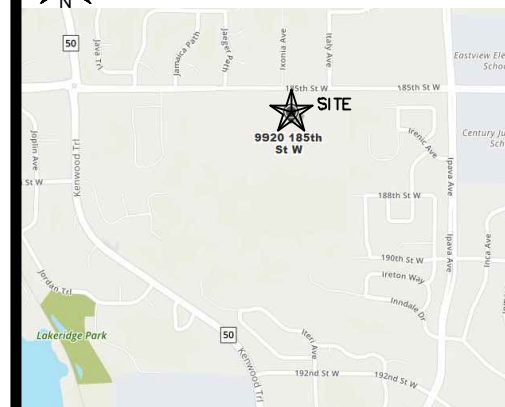
I HEREBY CERTIFY THAT THIS SURVEY,
PLAN, OR REPORT WAS PREPARED BY ME
OR UNDER MY DIRECT SUPERVISION AND
THAT I AM A DULY LICENSED LAND
SURVEYOR UNDER THE LAWS OF THE
STATE OF MINNESOTA.


RORY L. SYNSTELIEN
DATE 9-4-2024 LICENSE NO. 44565

QA/QC

FIELD CREW	.
DRAWN BY	CJ
REVIEWED BY	RS
UPDATED BY	.

VICINITY MAP



REVISION SUMMARY

DATE	DESCRIPTION
10-8-2024	Add Small Wetland
1-3-2025	Lot Configuration
3-11-2025	Easements

PROJECT NO.: 19152

PRELIMINARY PLAT

V2.0

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PRELIMINARY PLAT GENERAL NOTES

PROPERTY DESCRIPTION:

Parcel 1: The East 1/2 of the West 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 18, Township 114, Range 20, Dakota County, Minnesota.
Abstract Property.

AND

Parcel 2: The West Half (W 1/2) of the West Half (W 1/2) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 18, Township 114, Range 20, according to the United States Government Survey thereof and situate in Dakota County,

Abstract Property.

This preliminary plat was prepared with the benefit of a Commitment for Title Insurance issued by Custom Home Builders Title, LLC as agent for Old Republic National Title Insurance Company, File No. HB-40707, dated August 29, 2019.

DATE OF PREPARATION:

9-4-2024

Please note that the background survey information is per a survey performed by us dated 10-3-2019 (last revised 12-17-2024).

APPLICANT:

Peter Knaeble
6001 Glenwood Avenue
Golden Valley, MN 55422
612-309-9215
peterknaeble@gmail.com

BENCHMARKS:

Elevations are based on the NGVD 29 Datum. Site Benchmark is the top nut hydrant located in the Northwest quadrant of 185th St W and Ixonia Ave, as shown hereon.
Elevation = 1092.12.

AREAS:

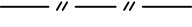
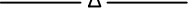
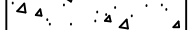
The Gross existing land area is 872,453 +/- square feet or 20.029 +/- acres.
Proposed Right of Way Areas:
County Road No. 60 (185th St W): 55,792 +/- square feet or 0.128 +/- acres
Interior Streets: 161,018 +/- square feet or 3.696 +/- acres.
See graphics for individual lot areas.

FLOOD ZONE:

This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27037C0192 effective date of December 2, 2011.

Rory L. Synstelien
rory@civilsitegroup.com

Linetype & Symbol Legend

—E—E—	ELECTRIC LINE		AIR CONDITIONER		UTILITY VAULT
---E---E---	ELECTRIC LINE (RECORD)		CABLE TV BOX		UTILITY MANHOLE
---F---F---	FIBER/COMM. LINE		ELECTRIC MANHOLE		ELECTRICAL OUTLET
---F---F---	FIBER/COMM. LINE (RECORD)		ELECTRIC TRANSFORMER		HAND HOLE
---G---	GASMAIN		ELECTRIC METER		BOLLARD
---G---G---	GASMAIN (RECORD)		FIBER/COMM. MANHOLE		FLAG POLE
OH	OVERHEAD UTILITIES		POWER POLE		FUEL TANK
—>—	SANITARY SEWER		GUY WIRE		HANDICAP SYMBOL
--->---	SANITARY SEWER (RECORD)		GAS METER		LIGHT POLE
--->---	STORM SEWER		GAS MANHOLE		MAIL BOX
---T---	STORM SEWER (RECORD)		GAS VALVE		SIGN
---T---	TELEPHONE LINE		ROOF DRAIN		CONIFEROUS TREE
---T---T---	TELEPHONE LINE (RECORD)		SEWER CLEAN OUT		DECIDUOUS TREE
---W---	WATERMAIN		SANITARY MANHOLE		SB
---W---W---	WATERMAIN (RECORD)		STORM MANHOLE		SOIL BORING
—x—	CHAINLINK FENCE LINE		CATCH BASIN		FOUND IRON MONUMENT
—x—	WOODEN FENCE LINE		FLARED END SECTION		SET OR TO BE SET IRON MONUMENT
—//—	IRON FENCE LINE		TELEPHONE BOX		CAST IRON MONUMENT
—o—	GUARDRAIL		TELEPHONE MANHOLE		
—Δ—	ACCESS RESTRICTION		TRAFFIC SIGNAL		
	CONCRETE SURFACE		HYDRANT		
	PAVER SURFACE		FIRE CONNECTION		
	BITUMINOUS SURFACE		POST INDICATOR VALVE		
	GRAVE/LANDSCAPE SURFACE		WATER MANHOLE		
			WATER VALVE		
			WELL		

PAGE 20

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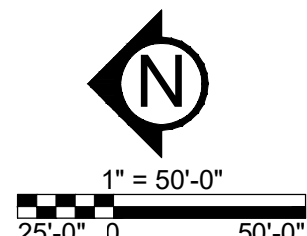
6001 GLENWOOD AVENUE, GOLDEN VALLEY, MN 55422

DATE 2/5/25 LICENSE NO. 48776

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	763-234-7523
DRAWN BY	BN
REVIEWED BY	DJK
PROJECT NUMBER	19162

SITE PLAN

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9920 & 9940 185TH STREET, LAKEVILLE, MN 55044

PETER KNAEBLE

6001 GLENWOOD AVENUE, GOLDEN VALLEY, MN 55422

PROJECT

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.



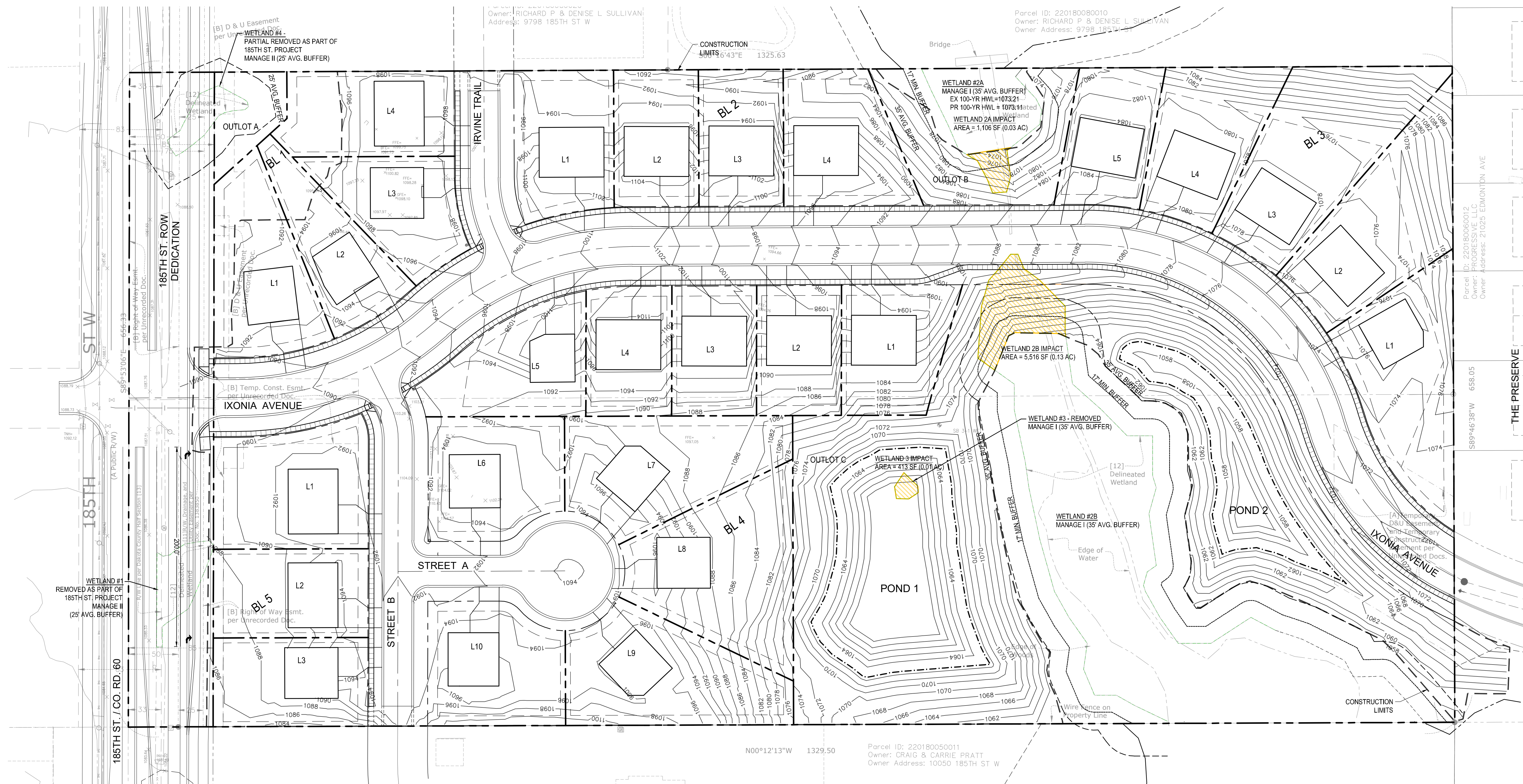
David J. Knaeble
DATE 2/5/25 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
9/30/24	PRELIMINARY PLAT SUBMITTAL
1/3/25	PRELIMINARY PLAT RESUBMITTAL
1/13/25	PRELIMINARY PLAT RESUBMITTAL
1/23/25	PRELIMINARY PLAT RESUBMITTAL
2/5/25	PRELIMINARY PLAT RESUBMITTAL

[illegible][illegible]

WETLAND IMPACT PLAN

C2.2



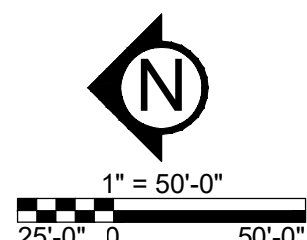
WETLAND IMPACT		
WETLAND	TOTAL WETLAND AREA(ACRE) [ONSITE]	IMPACTED WETLAND AREA(ACRE)
2A	0.19	.03
2B	1.36	0.13
3	0.01	0.01
TOTAL	1.56	0.17

NOTE: WETLAND IMPACTS EXCLUDE CO. RD. 60 PROJECT IMPACTS.

LEGEND:

	WETLAND IMPACT AREA
	EXISTING WETLAND BOUNDARY
	PROPERTY LINE
	CONSTRUCTION LIMITS

Know what's below.
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LEGEND:

	AVERAGE BUFFER AREA
	PROPOSED BUFFER AREA
	PROPOSED WETLAND BOUNDARY
	PROPERTY LINE
	CONSTRUCTION LIMITS

Know what's below.
Call before you dig.

1" = 50'-0"
25'-0" 0 50'-0"

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

PROJECT

PUMPKIN CREEK DEVELOPMENT

9920 83940 185TH STREET, LAKEVILLE, MN 55044

OWNER

PETER KNAEBLE

6001 GLENWOOD AVENUE, GOLDEN VALLEY, MN 55422

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.

David J. Knaeble
David J. Knaeble
DATE 2/5/25 LICENSE NO. 48776

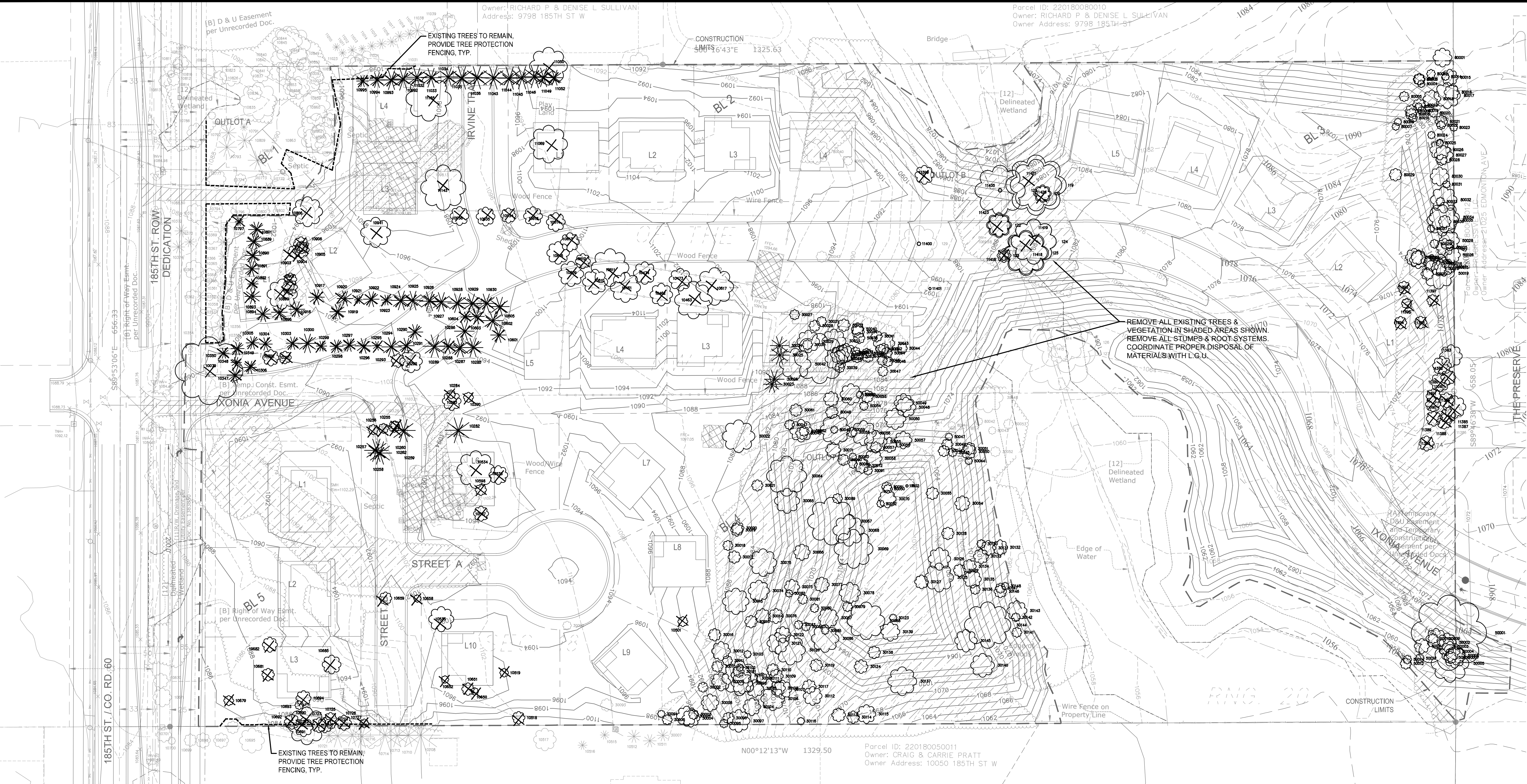
ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
9/30/24	PRELIMINARY PLAT SUBMITTAL
1/3/25	PRELIMINARY PLAT RESUBMITTAL
1/13/25	PRELIMINARY PLAT RESUBMITTAL
1/23/25	PRELIMINARY PLAT RESUBMITTAL
2/5/25	PRELIMINARY PLAT RESUBMITTAL
PROJECT MANAGER: DAVID KNAEBLE	
CONTACT NUMBER: 612-244-7553	
DRAWN BY: JMK	
REVIEWED BY: JMK	
PROJECT NUMBER: 19161	

REVISION SUMMARY	
DATE	DESCRIPTION

WETLAND BUFFER PLAN

C2.3

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**PRELIMINARY:
NOT FOR
CONSTRUCTION**

PROJECT
PUMPKIN CREEK DEVELOPMENT
9920 89940 185TH STREET, LAKEVILLE, MN 55044

OWNER
PETER KNAEBLE
6001 GLENWOOD AVENUE, GOLDEN VALLEY, MN 55422

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David J. Knaeble
David J. Knaeble
DATE 2/5/25 LICENSE NO. 48776

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1/13/25	PRELIMINARY PLAT RESUBMITTAL
1/23/25	PRELIMINARY PLAT RESUBMITTAL
2/5/25	PRELIMINARY PLAT RESUBMITTAL

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	763-244-7503
DRAWN BY	JDK
REVIEWED BY	JDK
PROJECT NUMBER	19161

REVISION SUMMARY	
DATE	DESCRIPTION

**TREE PRESERVATION
PLAN**

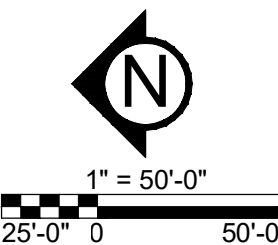
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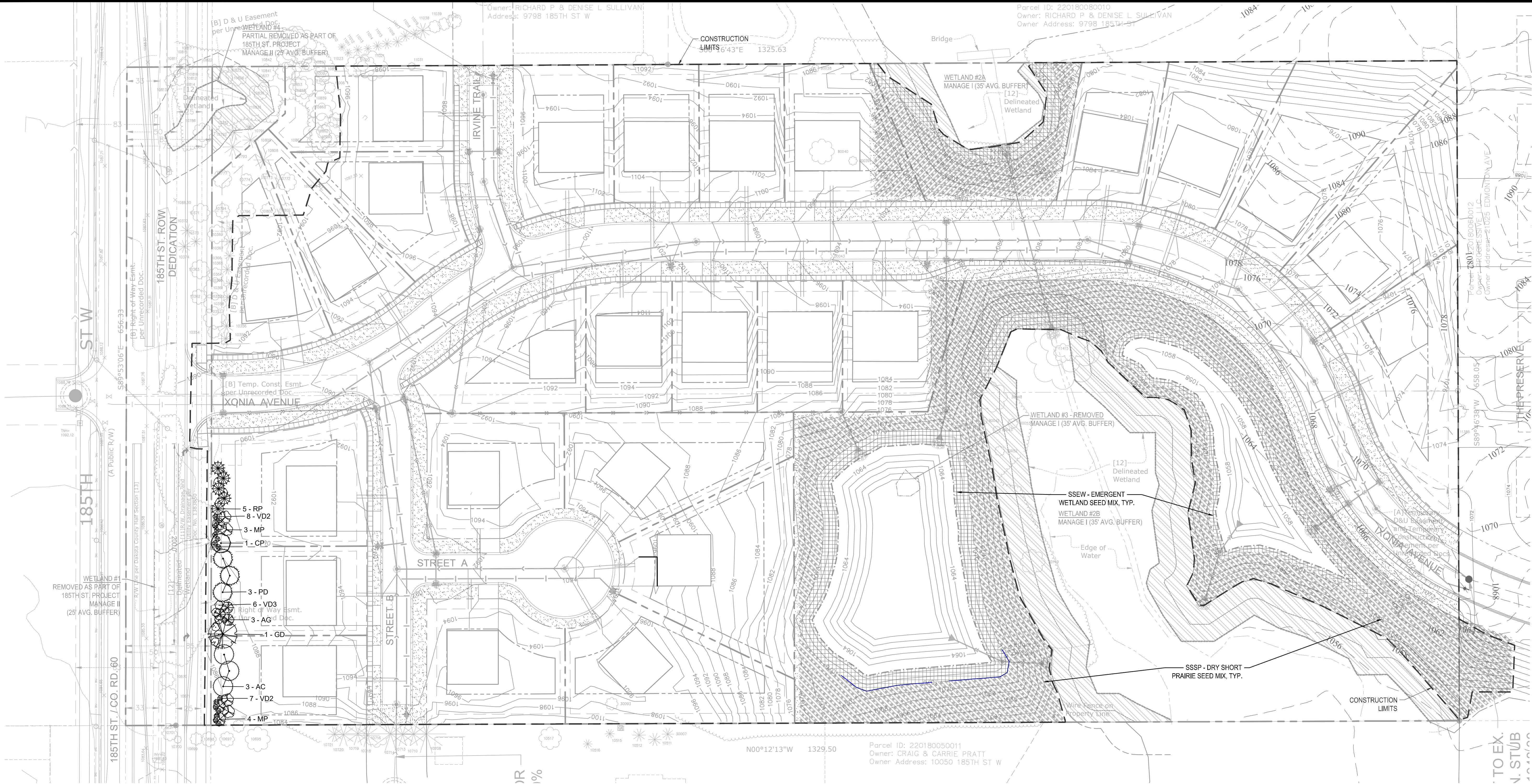
TREE PRESERVATION PLAN LEGEND:

- CONSTRUCTION LIMITS
- PROPERTY LINE
- TREE PROTECTION
- TREE REMOVAL - INCLUDING ROOTS AND STUMPS



Know what's below.
Call before you dig.





LANDSCAPE PLAN LEGEND:

PLANT SCHEDULE		
SYMBOL	COMMON / BOTANICAL NAME	SIZE
GROUND COVERS		
	Shooting Star Seed Mix / Dry Short Prairie Mix Seeding Rate: 10 lb/acre (64.4 seeds/square foot). Cover w/ MnDOT approved Soil Stabilizer. Refer to MN Seeding Manual(2023 Edition) for seeding dates and install methods.	Seed Mix
	Shooting Star Seed Mix / Emergent Wetland Mix Seeding Rate: 5 lb/acre (114.3 seeds/square foot). Cover w/ MnDOT Type 6 Hydraulic Soil Stabilizer. Refer to MN Seeding Manual(2014 Edition) for seeding dates and install methods.	Seed Mix
	Rock Maintenance Strip / Rock Maintenance Strip 3"- 6" Washed river rock, uniform in size over filter fabric, composed of round rocks that may be varied in color. Include aluminum edging as shown on plan, or as needed. See detail.	Mulch
	Shooting Star Seed Mix / Turf Seed - Economy Lawn Mix Seeding Rate: 200 lb/acre 40% Kentucky Bluegrass, 30% Fine-Leaf perennial Ryegrass, 30% Creeping Red Fescue. Cover w/ MnDOT approved soil stabilizer. Refer to MN Seeding Manual(2023 Edition) for seeding dates and install methods.	Seed Mix

PROPOSED CANOPY TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED EVERGREEN TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED ORNAMENTAL TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED PERENNIAL PLANT SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

EDGING - SHALL BE COMMERCIAL GRADE 4" DEPTH ALUMINUM, BLACK OR DARK GREEN IN COLOR, INCLUDE ALL CONNECTORS, STAKES, & ALL APPURTENANCES PER MANUF. INSTRUCTIONS. DECORATIVE BOLDERS (ROUNDED & BLOCK STYLE), 18"-30" DIA.

CONSTRUCTION LIMITS

SEE SHEET C0.1 FOR GENERAL LANDSCAPE NOTES

SEE SHEET L1.1 FOR PLANTING SCHEDULE

811
Know what's below.
Call before you dig.

1" = 50'-0"
25'-0" 0 50'-0"

N

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

PUMPKIN CREEK DEVELOPMENT

9920 89940 185TH STREET, LAKEVILLE, MN 55044

PETER KNAEBLE

6001 GLENWOOD AVENUE, GOLDEN VALLEY, MN 55422

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Robert L. Binder
DATE 2/5/25 LICENSE NO. 25821

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
9/30/24	PRELIMINARY PLAT SUBMITTAL
1/3/25	PRELIMINARY PLAT RESUBMITTAL
1/13/25	PRELIMINARY PLAT RESUBMITTAL
1/23/25	PRELIMINARY PLAT RESUBMITTAL
2/5/25	PRELIMINARY PLAT RESUBMITTAL

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	763-244-7933
DRAWN BY	JLK
REVIEWED BY	JLK
PROJECT NUMBER	19161

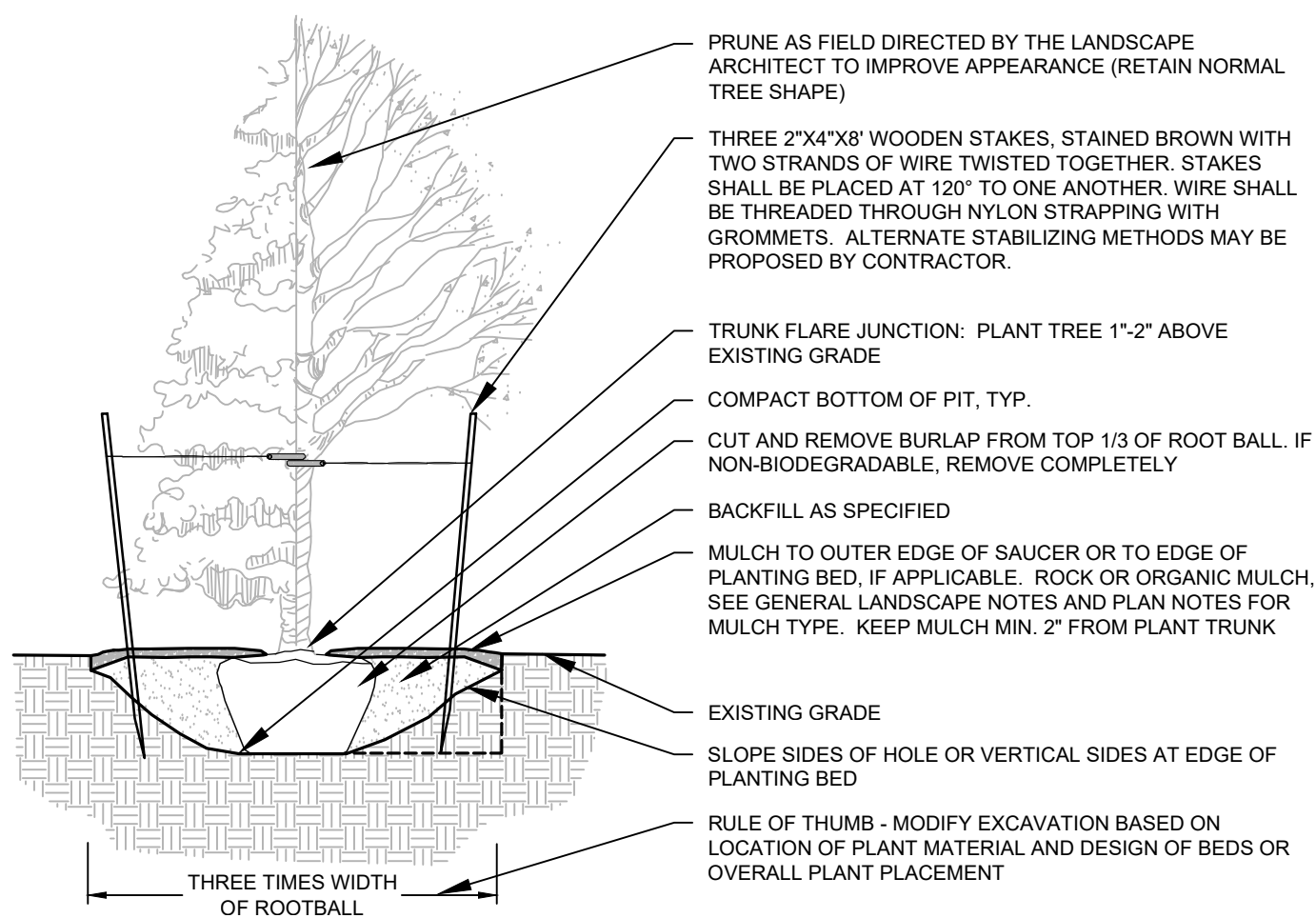
REVISION SUMMARY	
DATE	DESCRIPTION

LANDSCAPE PLAN

L1.0

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PLANT SCHEDULE					
CODE	COMMON / BOTANICAL NAME	QTY	CONT	NATIVE PLANTS	POLLINATOR FRIENDLY
TREES					
CP	Prairie Sentinel Hackberry / Celtis occidentalis 'JFS-KSU1' TM	1	2.5" Cal. B&B	NATIVE CULTIVAR	
GD	True North™ Kentucky Coffeetree / Gymnocladus dioica 'UMNSynergy'	1	2.5" Cal. B&B	NATIVE CULTIVAR	N
	SUBTOTAL:	2			
EVERGREEN TREES					
AC	White Fir / Abies concolor	3	6" B&B	NOT NATIVE	
PD	Black Hills Spruce / Picea glauca 'Densata'	3	6" HT. B&B	NATIVE CULTIVAR	
RP	Red Pine / Pinus resinosa	5	6" B&B	NATIVE	
	SUBTOTAL:	11			
ORNAMENTAL TREES					
AG	Autumn Brilliance Serviceberry / Amelanchier x grandiflora 'Autumn Brilliance'	3	1.5" Cal. B&B	NATIVE	Y
MP	Prairifire Crabapple / Malus x 'Prairifire'	7	1.5" Cal. B&B	NATIVE CULTIVAR	Y
	SUBTOTAL:	10			
CODE	COMMON / BOTANICAL NAME	QTY	SIZE	NATIVE PLANTS	POLLINATOR FRIENDLY
SHRUBS					
VD2	Blue Muffin Arrowwood Viburnum / Viburnum dentatum 'Christom'	15	#5 CONT	NATIVE CULTIVAR	Y
VD3	Red Feather Arrowwood Viburnum / Viburnum dentatum 'Red Feather'	6	#5 CONT	NATIVE CULTIVAR	Y
	SUBTOTAL:	21			



1 DECIDUOUS & CONIFEROUS TREE PLANTING

NTS

IRRIGATION NOTES:

- ENTIRE SITE SHALL BE FULLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
- CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INLCUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.
- SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.
- CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
- SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE JOB SITE.
- CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.
- IRRIGATION WATER LINE CONNECTION SIZE IS 1-½" AT BUILDING. VERIFY WITH MECHANICAL PLANS.
- ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
- ALL LATERAL LINES SHALL BE 12" BELLOW FINISHED GRADE.
- ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.
- CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISHED GRADE OF THE TOP OF PAVEMENT. EXTEND SLEEVES TO 2'-0" BEYOND PAVEMENT.
- CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELLED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.
- FABRICATE ALL PIPE TO MANUFACTURE'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FORMULATED FOR INTENDED TYPE OF CONNECTION.
- BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
- ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.
- GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
- IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE.
- CONTROL WIRES: 14 GAUGE DIRECT BURIAL, SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINE. USE MOISTURE-PROOF SPLICES AND SPLICE ONLY AT VALVES OR PULL BOXES. RUN SEPARATE HOT AND COMMON WIRE TO EACH VALVE AND ONE (1) SPARE WIRE AND GROUND TO FURTHEST VALVE FROM CONTROLLER. LABEL OR COLOR CODE ALL WIRES.
- AVOID OVER SPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
- ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.
- USE SCREENS ON ALL HEADS.
- A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
- ALL PIPE 3" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN.
- ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF ¾" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTENT 3" BEYOND PERIMETER OF VALVE BOX.
- THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

PUMPKIN CREEK DEVELOPMENT

9920 & 9940 185TH STREET, LAKEVILLE, MN 55044

PETER KNAEBLE

6001 GLENWOOD AVENUE, GOLDEN VALLEY, MN 55422

PROJECT

OWNER

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


Robert L. Binder
DATE 2/5/25 LICENSE NO. 25821

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11/30/25	PRELIMINARY PLAT RESUBMITTAL
1/23/25	PRELIMINARY PLAT RESUBMITTAL
2/5/25	PRELIMINARY PLAT RESUBMITTAL

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	763-234-7503
DRAWN BY	DN
REVIEWED BY	SLK
PROJECT NUMBER	19161

REVISION SUMMARY	
DATE	DESCRIPTION

LANDSCAPE PLAN
NOTES & DETAILS

L1.1

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SEE SHEET C0.1 FOR GENERAL
LANDSCAPE NOTES



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PRELIMINARY:
NOT FOR
CONSTRUCTION

PROJECT
PUMPKIN CREEK DEVELOPMENT

9920 89940 185TH STREET, LAKEVILLE, MN 55044

OWNER
PETER KNAEBLE
6001 GLENWOOD AVENUE, GOLDEN VALLEY, MN 55422

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David J. Knaeble
David J. Knaeble
DATE 2/5/25 LICENSE NO. 48776

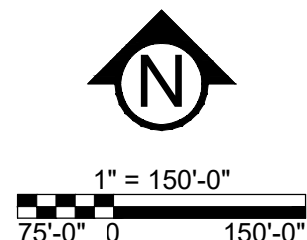
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2/5/25	PRELIMINARY PLAT RESUBMITTAL

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	763-244-7503
DRAWN BY	JW
REVIEWED BY	SLK
PROJECT NUMBER	19161

REVISION SUMMARY	
DATE	DESCRIPTION

GHOST PLAT

C2.1





Dakota County Surveyor's Office

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

October 25, 2024

City of Lakeville
20195 Holyoke Ave.
Lakeville, MN 55044

Re: **PUMPKIN CREEK**

The Dakota County Plat Commission met on October 23, 2024, to consider the preliminary plat of the above referenced plat. The plat is adjacent to CSAH 60 (185th St. W.) and is therefore subject to the Dakota County Contiguous Plat Ordinance.

The development includes 29 residential lots with one access opening at Ixonia Avenue. The future right-of-way needs of 75 feet of half right of way have been met. Restricted access should be shown along all of CSAH 60 except for one opening at Ixonia Avenue. A quit claim deed to Dakota County for restricted access is required with the recording of the plat mylars.

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

Traffic volumes on CSAH 60 are 12,500 ADT and are anticipated to be 31,000 ADT by the year 2040. These traffic volumes indicate that current Minnesota noise standards for residential units could be exceeded for the proposed plat. Residential developments along County highways commonly result in noise complaints. In order for noise levels from the highway to meet acceptable levels for adjacent residential units, substantial building setbacks, buffer areas, and other noise mitigation elements should be incorporated into this development.

No work shall commence in the County right of way until a permit is obtained from the County Transportation Department and no permit will be issued until the plat has been filed with the County Recorder's Office. The Plat Commission does not review or approve the actual engineering design of proposed accesses or other improvements to be made in the right of way. Nothing herein is intended to restrict or limit Dakota County's rights with regards to Dakota County rights of way or property. The Plat Commission highly recommends early contact with the Transportation Department to discuss the permitting process which reviews the design and may require construction of highway improvements, including, but not limited to, turn lanes, drainage features, limitations on intersecting street widths, medians, etc. Please contact TJ Bentley regarding permitting questions at (952) 891-7115 or Todd Tollefson regarding Plat Commission or Plat Ordinance questions at (952) 891-7070.

Sincerely,

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

Todd B. Tollefson
Secretary, Plat Commission

c: David Knaeble , Civil Site Group

**CITY OF LAKEVILLE
DAKOTA COUNTY, MINNESOTA**

**PUMPKIN CREEK
ZONING MAP AMENDMENT
FINDINGS OF FACT AND RECOMMENDATION**

On March 20, 2025, the Lakeville Planning Commission met at its regularly scheduled meeting to consider the application from Peter Knaebel to amend the Zoning Map to rezone the subject property from RS-2, Single Family Residential District to RS-3, Single Family Residential District. The Planning Commission conducted a public hearing on the Zoning Map Amendment 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 Comprehensive Planning District 4, which guides the property for low density residential use.
2. The subject site is currently zoned RS-2, Single Family Residential District.
3. Legal description of the property is attached as Exhibit A.
4. The applicant is requesting an amendment to the Zoning Map to rezone the subject site from RS-2, Single Family Residential District to RS-3, Single Family Residential District.
5. Chapter 3 of the City of Lakeville Zoning Ordinance provides that a Zoning Map amendment may not be issued unless certain criteria are satisfied. The criteria and our findings regarding them are:
 - a. **The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the official City Comprehensive Plan.**

Finding: The Comprehensive Plan guides the property for low density residential development. The proposed rezoning to RS-3 zoning is consistent with the 2040 Comprehensive Plan. The RS-3 District zoning is also consistent with the zoning of other single-family residential developments in the area.
 - b. **The proposed use is or will be compatible with present and future land uses of the area.**

Finding: The proposed single-family homes in the Pumpkin Creek preliminary plat will be compatible with the existing and proposed single-family developments to the north, south, east and west.
 - c. **The proposed use conforms to all performance standards contained in the Zoning Ordinance and the City Code.**

Finding: The proposed Pumpkin Creek single family residential development will comply with the applicable provisions of the Zoning Ordinance, Subdivision Ordinance, and City Code.

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

Finding: Pumpkin Creek 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 Pumpkin Creek preliminary plat will be within the capacity of the streets that will serve this development.

5. The report dated March 11, 2025 prepared by Heather Botten, Senior Planner is incorporated herein.

RECOMMENDATION

The Planning Commission recommends that the City Council approve the Zoning Map amendment conditioned upon compliance with the planning report prepared by Senior Planner, Heather Botten, dated March 11, 2025.

DATED: March 20, 2025

LAKEVILLE PLANNING COMMISSION

BY: _____
Jenna Majorwicz, Chair

EXHIBIT A

The East 1/2 of the West 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 18, Township 114, Range 20, Dakota County, Minnesota.
Abstract Property.

And

The West Half (W 1/2) of the West Half (W 1/2) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 18, Township 114, Range 20, according to the United States Government Survey thereof and situate in Dakota County, Minnesota.
Abstract Property.



Memorandum

To: Heather Botten, Senior Planner

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

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

Date: March 11, 2025

Subject: Pumpkin Creek

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

BACKGROUND

Peter Knaeble has submitted a preliminary plat named Pumpkin Creek. The proposed subdivision is located south of and adjacent to 185th St W (CSAH 60), north of and adjacent to The Preserve of Lakeville 3rd Addition. The parent parcels consist of two metes and bounds parcels (PID Nos. 220180081012 and 220180081011), zoned RS-2 (Single Density Residential). The Developer has requested an application to re-zone the property to RS-3 (Single Family Residential) with the preliminary plat.

The preliminary plat consists of twenty-six (26) single-family lots within five (5) blocks, and three (3) outlots on 20.03 acres. The Developer is dedicating 1.28 acres as 185th Street West right-of-way.

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

- Outlot A: Wetland and buffers; to be deeded to the City (0.13 acres)
- Outlot B: Wetland and buffers; to be deeded to the City (0.54 acres)

Outlot C: Wetland and buffers, stormwater management basins; to be deed to the City (5.01 acres)

The proposed development will be completed by:

Developer:	Peter Knaeble
Engineer/Surveyor:	Civil Site Group

SITE CONDITIONS

The Pumpkin Creek site is mostly vacant land containing several homesteads, delineated wetlands, trees and drainageways. An existing building (homestead) and accessory buildings were located on both parent parcels. The site is located within the Lake Marion Stormwater District.

The Developer shall remove all existing site encroachments, buildings, septic systems, retaining walls, driveways, fences and abandon existing wells on the parent parcels. A security will be required with the final plat for the removal of the existing improvements on the site.

EASEMENTS

Prior to recording of the final plat:

- A 10-foot-wide drainage and utility easement along the north property line of Lot 4, Block 1 shall be shown on the final plat.
- A 10-foot-wide drainage and utility easement along the north property line of Lot 3, Block 5 shall be shown on the final plat.

STREET AND SUBDIVISION LAYOUT

185th Street (CSAH 60)

Pumpkin Creek is located south of and adjacent to 185th Street West, a minor arterial County highway, as identified in the City's Transportation Plan. 185th Street West is currently constructed as a two-lane undivided rural roadway. 185th Street West is scheduled for improvements in 2025 (City project 25-04). These improvements will improve this roadway as a future four-lane divided urban roadway over its entire length adjacent to the plat with trails on both sides of the roadway. A 14-foot right turn lane is scheduled to be installed on 185th Street West and shall be coordinated to be installed in conjunction with the County Project. The current Dakota County Plat Review Needs Map indicates a half right-of-way requirement of 75-feet. The Developer is dedicating the necessary right-of-way as shown on the preliminary plat.

Ixonia Avenue

Pumpkin Creek includes the construction of Ixonia Avenue from 185th Street to its existing terminus south of the plat boundary. Ixonia Avenue is a minor collector roadway as identified in the City's Transportation Plan. Ixonia Avenue will provide access to 185th Street and will provide a roadway connection for existing residential neighborhoods to the south. Ixonia Avenue is designed as a 40-foot-wide two-lane urban roadway within 80 feet of right-of-way. 5-foot sidewalk will be constructed along

both sides of the roadway. The roadway and drainage design must meet MnDOT State Aid requirements, which will be reviewed with the final construction plans. The Developer shall construct the necessary turn lanes at 185th Street. Security will be required with the final plat for construction of the turn lanes.

Irvine Trail

Development of Pumpkin Creek includes the construction and extension of Irvine Trail, a local street. Irvine Trail is designed as 32-foot-wide urban roadways with 5-foot sidewalk along one side of the street. The roadway will provide future access to the existing Irvine Trail to the east. The Developer shall install a “Future Street Extension” sign and barricades at the east end of Irvine Trail.

Street B

Development of Pumpkin Creek includes the construction and extension of Street B, a local street. Street B is designed as 32-foot-wide urban roadways with 5-foot sidewalk along one side of the street. The roadway will provide future access to Jasmine Way to the west. The Developer shall install a “Future Street Extension” sign and barricades at the west end of Street B.

Street A

Development of Pumpkin Creek includes the construction of Street A, a local cul-de-sac roadway. The cul-de-sac street is designed as 32-foot-wide urban roadways within 60-feet of right-of-way.

CONSTRUCTION ACCESS

Construction traffic access and egress for grading, utility and street construction will be from Ixonia Avenue until such point that construction traffic access is possible through 185th Street (CSAH 60). Once the site is accessible from 185th Street (CSAH 60) in coordination with CP 25-04, construction access shall be restricted from Ixonia Avenue.

PARKS, TRAILS AND SIDEWALKS

Development of Pumpkin Creek includes the construction of public sidewalks. 5-foot wide concrete sidewalks, with pedestrian curb ramps, will be installed along one side of all local streets except for Street A cul-de-sac. 5-foot wide concrete sidewalk will be constructed along both sides of Ixonia Avenue.

Park Dedication requirement has not been collected on the parent parcel and will be satisfied through a cash contribution to be calculated with the final plat.

UTILITIES

SANITARY SEWER

Pumpkin Creek is located within subdistrict ML-72200 of the Marion Lake sanitary sewer district as identified in the City’s Sewer Plan. Development of Pumpkin Creek includes the extension of public sanitary sewer. 8-inch sanitary sewer will be

constructed within the subdivision and connect to the existing sewer stubs within The Preserve development on Ixonia Avenue.

The wastewater from the development will be conveyed via existing trunk sanitary sewer to the MCES Elko/New Market Interceptor and continue to the Empire Wastewater Treatment Facility. The Developer shall extend sanitary sewer to the west and east plat boundaries at Irvine Trail and Street B.

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

WATERMAIN

Development of The Preserve includes the extension of public watermain. 8-inch watermain will be extended within the development to provide water service to the subdivision. The Developer shall extend watermain from The Preserve Plat boundary on Ixonia Avenue to the site.

OVERHEAD LINES

There are no overhead utility lines located on the existing parcel.

DRAINAGE AND GRADING

Pumpkin Creek is located within subdistrict ML-46 of the Marion Lake stormwater district as identified in the City's Water Resources Management Plan.

Development of Pumpkin Creek includes the construction of public stormwater management basins to collect and treat the stormwater runoff generated from the site. The basins will provide water quality treatment and rate control of the stormwater runoff generated from the subdivision. The basins in Outlot C will outlet to the existing wetland to the west of Ixonia Avenue. The stormwater management basins design shall be consistent with City requirements. The stormwater management basins will be located within Outlot C which will be deeded to the City with the final plat.

The final grading plan shall identify all fill lots in which the building footings will be placed on fill material. The grading specifications shall also indicate that all embankments meet FHA/HUD 79G specifications. The Developer shall certify to the City that all lots with footings placed on fill material are appropriately constructed. Building permits will not be issued until a soils report and an as-built certified grading plan have been submitted and approved by City staff.

Pumpkin Creek 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 Pumpkin Creek includes the construction of public storm sewer systems. Storm sewer will be installed within the subdivision to collect and convey stormwater runoff generated from within the public right-of-way and lots to the public stormwater management basins located within Outlot C.

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

The Trunk Storm Sewer Area Charge has not been collected on the parent parcels and must be paid with Pumpkin Creek final plat. The Developer will receive a credit to the Trunk Storm Sewer Area Charge for deeding the portions of Outlots A, B, and C, consistent with City policy.

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

FEMA FLOODPLAIN ANALYSIS

Pumpkin Creek is shown on the Flood Insurance Rate Map (FIRM) as Zone X by the Federal Emergency Management Agency (FEMA) as shown on flood map 27037C0192E. Based on this designation, there are no areas in the plat located within a Special Flood Hazard Area (SFHA), as determined by FEMA.

WETLANDS

The wetland delineation for the site was approved on September 30, 2024. The wetland delineation was completed by Jacobson Environmental. The wetland delineation identified 4 wetlands on the site totaling approximately 1.6 acres. Based on the information provided in the report dated 9/2/2024 and site visit by City staff, the wetland delineation for the area outlined in the report has been determined to be acceptable for use in implementing the Wetland Conservation Act.

A replacement plan was submitted and sent out for review and comment to local, state and federal agencies. The replacement plan identifies a total of 0.17 acres of wetland impacts, mainly for the required road crossing and connection to 185th Street. The comment period closes 3/24/2024. No wetland impacts can occur until final approval of wetland replacement plan and the purchase of wetland credits has been finalized.

All wetlands, wetland buffers, stormwater treatment basins and natural areas will be placed in City owned Outlots. Natural Area signs will be placed along adjacent property lines and will be installed by the developer prior to building permits being released.

TREE PRESERVATION

The plan identifies 548 total trees on site and proposes to save 134 trees (25%). Prior to removals the tree protection or silt fence line must be staked and reviewed by City Staff in the field. Minor changes may result in additional removals or saves based on location or condition of the tree.

EROSION CONTROL

The Developer is responsible for meeting all the requirements of the MPCA Construction Permit. The Developer must obtain permit coverage prior to construction. Redundant silt fence is required along all wetlands that do not have a 50-foot buffer. The location of the silt fence will be staked in the field and reviewed by city staff prior to any grading.

The developer shall be responsible for the establishment of native vegetation within Outlots B and C. This will require a minimum of 2-3 years of maintenance to ensure full establishment. A management plan including a schedule for maintenance must be submitted to the City for review once native seeding is completed. Security shall be held for native vegetation establishment and restoration in the Outlots with the final plat.

Additional erosion control measures may be required during construction as deemed necessary by City staff. Any additional measures required shall be installed and maintained by the developer. A preconstruction meeting shall be held with the City prior to the issuance of a grading permit.

RECOMMENDATION

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



Memorandum

FYI

To: Planning Commission
From: Kris Jenson, Planning Manager
Date: March 14, 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:

- IUP for outdoor display at South Metro Safe and Vault

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

- Kenrick Corner Second Addition final plat
- Airlake DEA 2nd Addition preliminary plat