



AGENDA
PARKS, RECREATION & NATURAL RESOURCES COMMITTEE
MEETING

March 19, 2025 - 6:00 PM
City Hall Council Chambers

1. Call to Order
2. Approval of the Minutes
 - a. February, 19 2025 Meeting Minutes
3. Citizen Comments
4. Discussion Items
 - a. Lord of Life Townhomes Preliminary Plat, Easement Vacation and Variance
 - b. Pumpkin Creek Preliminary Plat & Rezoning
 - c. Heritage Center Program Update | Presentation
5. Staff Notices
6. Adjourn

**CITY OF LAKEVILLE
PARKS, RECREATION & NATURAL RESOURCES COMMITTEE
MEETING MINUTES
February 19, 2025**

Committee Chair Weberg called the meeting to order at 6:01 p.m. in the City Council Chambers.

Members Present: Holly Weberg, Daniel Volkosh, Steven Henneberry, Shahid Nadeem, Lindsay Haneman, Monica Joubert

Members Absent: Erin Young, Surya Ganesan (alternate)

Staff Present: Parks and Recreation Director Joe Masiarchin, Recreation Manager Susan Johnson, Dakota County Principal Planner Lil Leatham

1. Approval of February 6, 2025 minutes

A motion was made by Joubert, seconded by Volkosh to approve February 6, 2025 minutes as written.

Ayes: unanimous

2. Citizen comments

See below.

3. Dakota County Parks, Greenways & Natural Systems 2050 Vision Plan

Representatives from Dakota County attended the meeting including Dakota County Principal Planner Lil Leatham, County Commissioner Mary Liz Holberg, Greenway Manager Tony Wotzka and Dakota County Planning Commission member Jim Guttman.

Leatham provided an overview of the 2050 Vision Plan that began in the spring of 2024 with community engagement and gathering feedback to develop a draft plan. This was followed by a public review period during which members of the public could provide feedback on the vision. Dakota County programs five miles of design each year with the intention to construct two to three miles each year. Once completed, the project would connect potentially 200 miles of trails and greenways to local landmarks and regional destinations. The current 2030 plan that was completed in 2008 includes numerous existing parks, trails and open and serves as the foundation for the 2050 vision. Components of the vision include rebuilding sections of existing trails, for example, trails along Lake Marion are due for reconstruction in 2026. In some for instances, new trails segments will be constructed. Opportunities to expand local trails in tandem with Dakota County is an ongoing effort.

Holberg encouraged the committee to be proactive in pursuing funding from Dakota County, expressed that the city depends substantially on city tax dollars and could benefit from county investment. Additional funding streams would benefit the already extensive trail system in Lakeville and provide active transportation infrastructure.

Committee Member Volkosh – Would there be a property acquisition involved in the vision or is the easement already owned. Dakota county is still open to options either purchasing or reusing existing land, these discussions would progress as the plan is finalized. Leatham highlighted that the plan includes long term goals and that the county is dedicated to taking care of existing trails and finishing current commitments in addition to constructing new trails.

Peter Thelen | 12119 Lucerne Trail, Lakeville

Recommended Including the equestrian groups in the trail planning system and expanding equestrian access to the local and regional trail system.

Jim Guttman | 9282 187th St. W., Lakeville

Provided more insight into what committee participation with the county and pursuing county funding could look like.

4. Recreation Program Review and Participant Survey Results

Recreation Manager Susan Johnson provided an overview of current program enrollment numbers and year over year comparisons. 2022 saw record numbers for a variety of programs, as activities returned to normal, some decline in participation numbers was anticipated. Staff chose to reduce some offerings to have filled to capacity registration instead of numerous small group sizes. While staff reduced the number of pickleball tournaments offered, lessons and leagues continue to be successful and are continuing to expand. New programs including Puzzle Palooza and nature programs have been doing consistently well.

Johnson also shared participant feedback from surveys that staff has been sending following programs. Overall, the feedback has been favorable, and staff will use the comments to make program adjustments where feasible.

Committee Member Weberg – Could cost be a factor in the reduction of offerings? Staff didn't think so, we are right in the middle with other communities and participants have not expressed concerns with program fees. Has there been consideration for expanded gap care? Not currently for recreation programs, it is offered in collaboration with Community Education for combo camps but there have not been opportunities outside of that.

Motion was made by Henneberry, seconded by Joubert to adjourn the February 19, 2025 meeting.

Ayes: unanimous

6. Adjourn

Meeting 7:25 p.m.



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: 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
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.

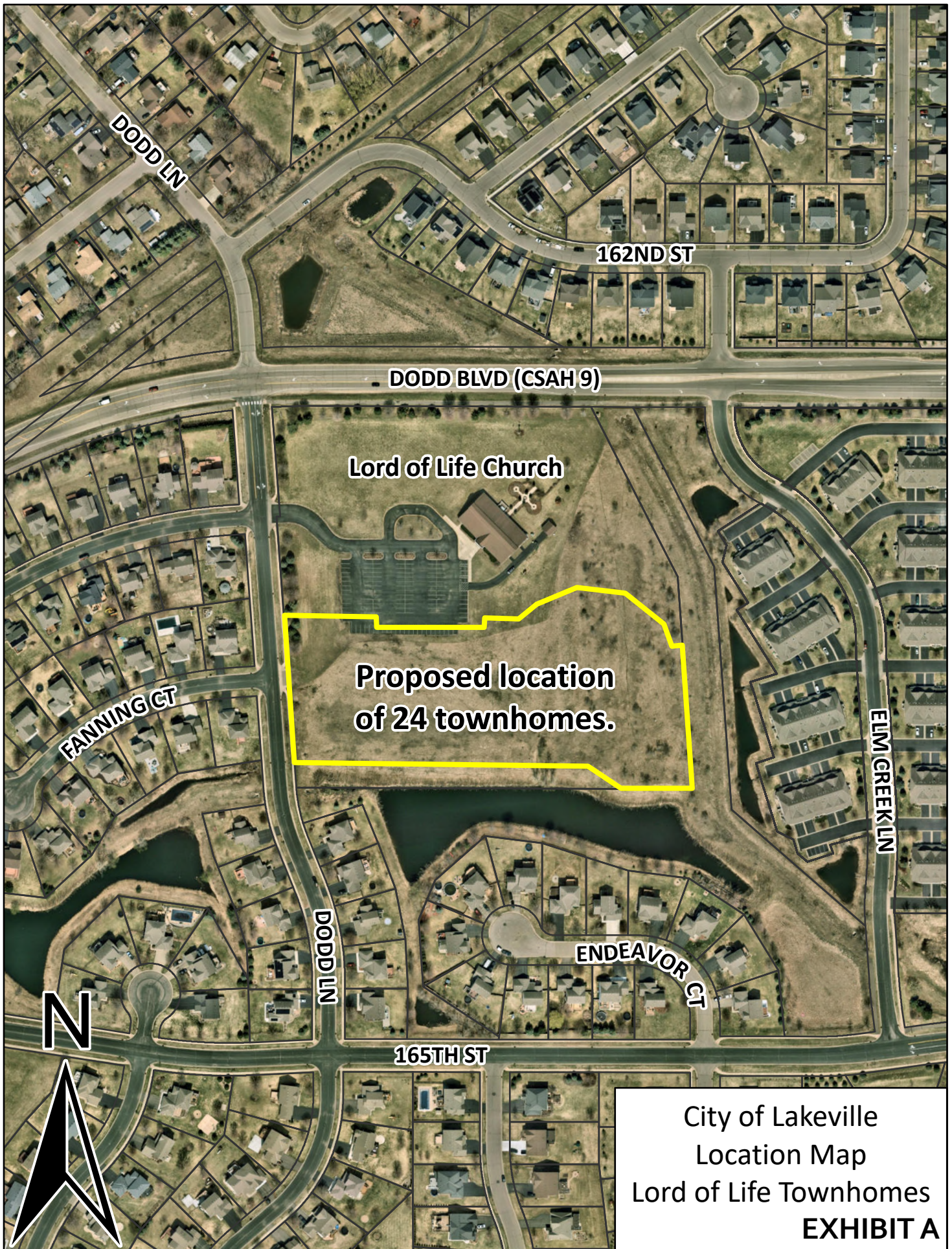
RECOMMENDATION

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.

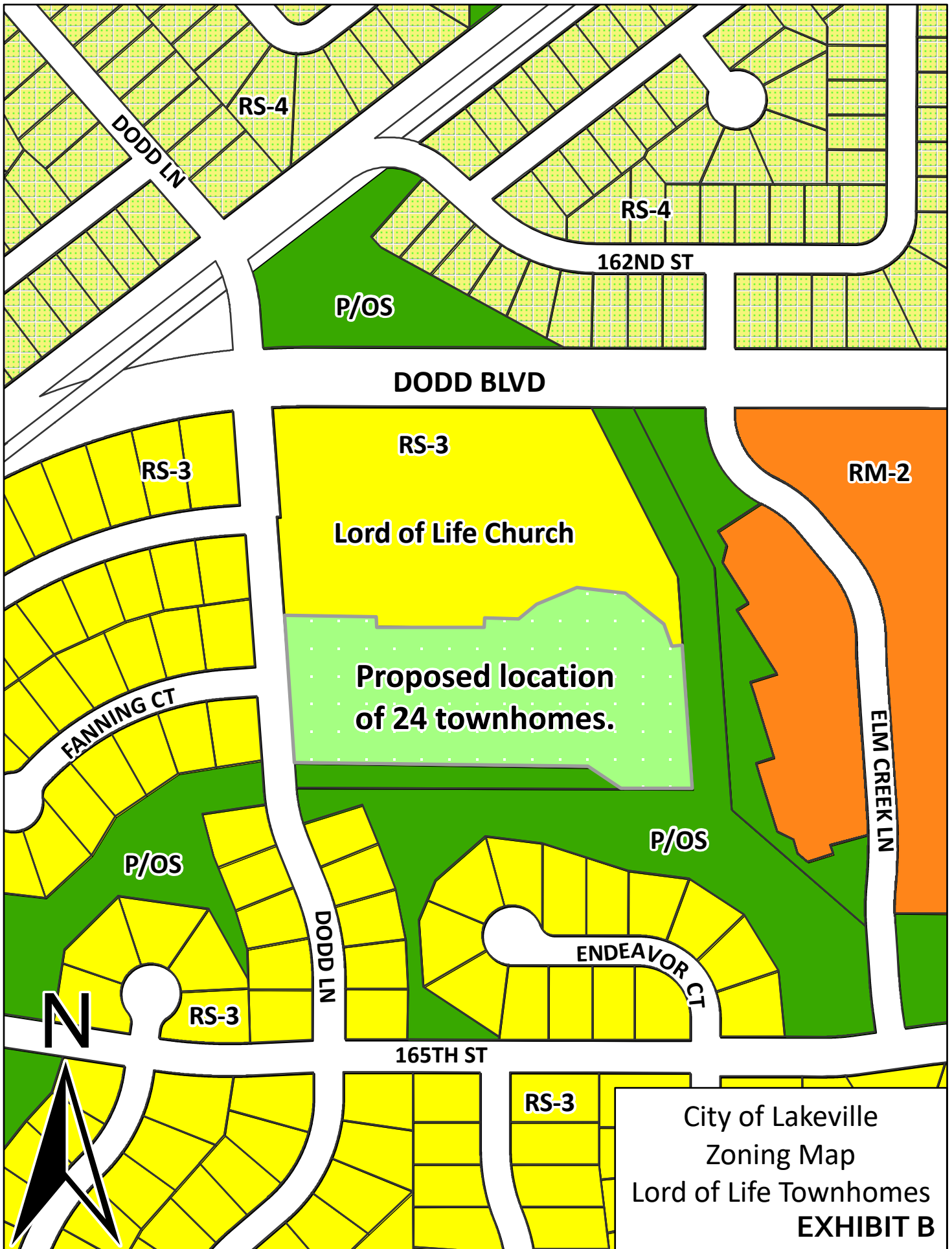
DATED: March 20, 2025

LAKEVILLE PLANNING COMMISSION

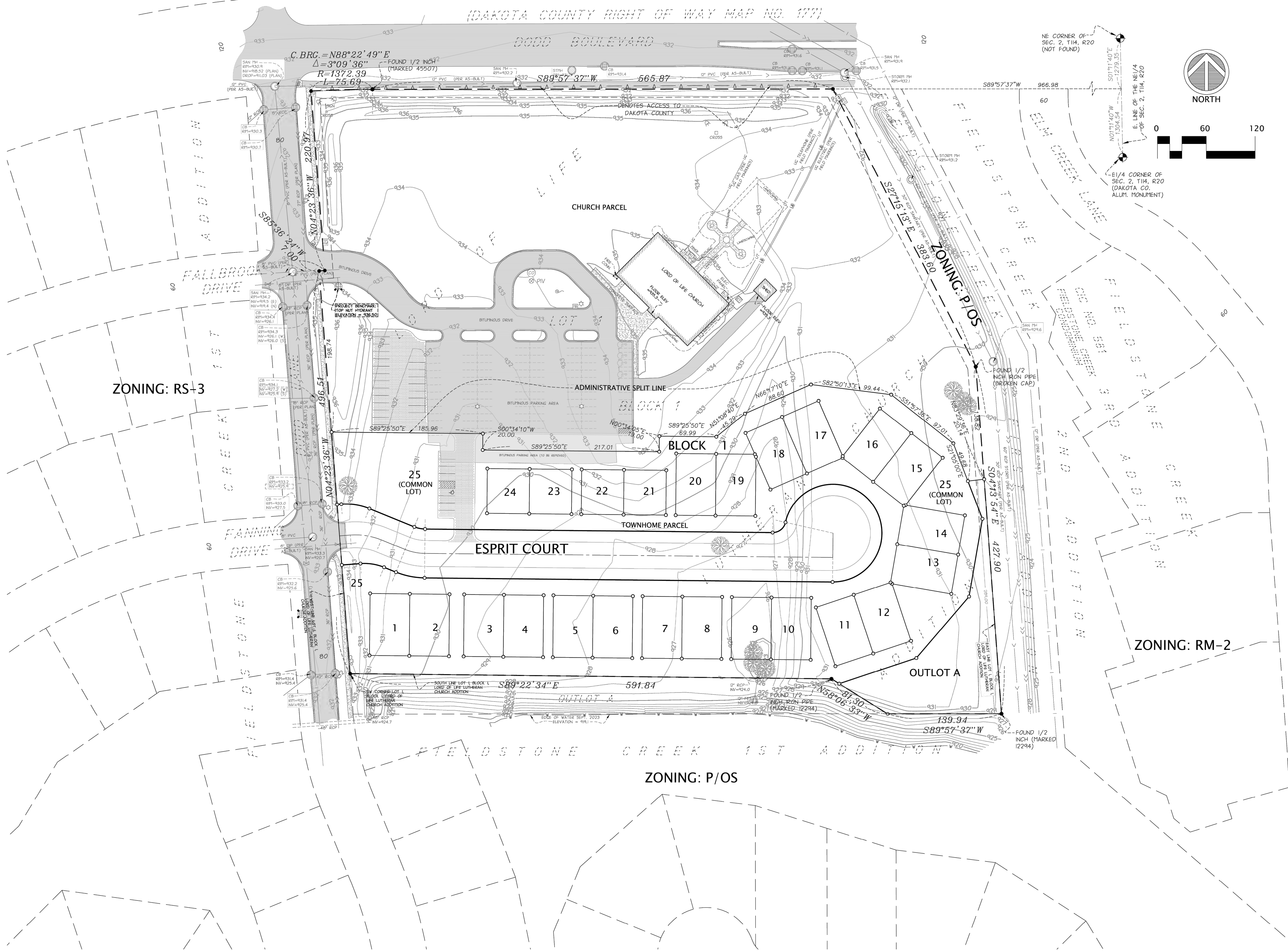
BY: _____
Jenna Majorowicz, Chair



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 MANHOLE	☼ 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
---	STATIONARY
---	SMOKESTACK
---	WATER (HYDRAULIC)
---	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

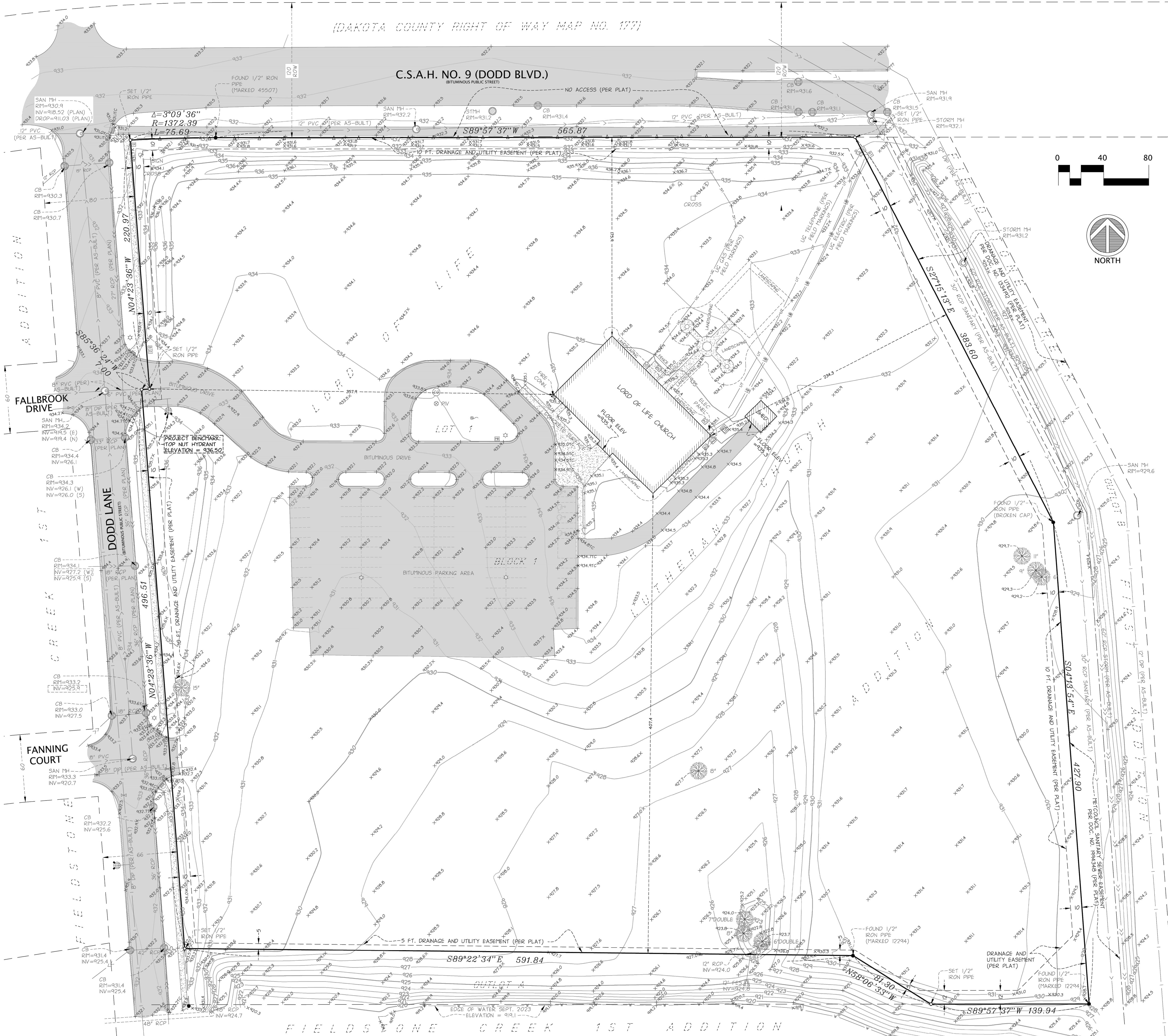
PROJECT LOCATION:
16200 DODD LANE
PID#22-46300-01-010

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 PROJECT NO. SURVKH22 KH23022

PRELIMINARY PLAT



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" BROW PIPE MARKED RLS NO. 25718
- CABLE TV PEDESTAL
- AIR CONDITIONER
- ELECTRIC METER
- ELECTRIC PEDESTAL
- ELECTRIC TRANSFORMER
- LIGHT POLE
- GUY WIRE
- POWER POLE
- GAS MANHOLE
- GAS METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- 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
Daniel L. Thurmes Registration Number: 25718
Date: 09-18-2023

PROJECT LOCATION:

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

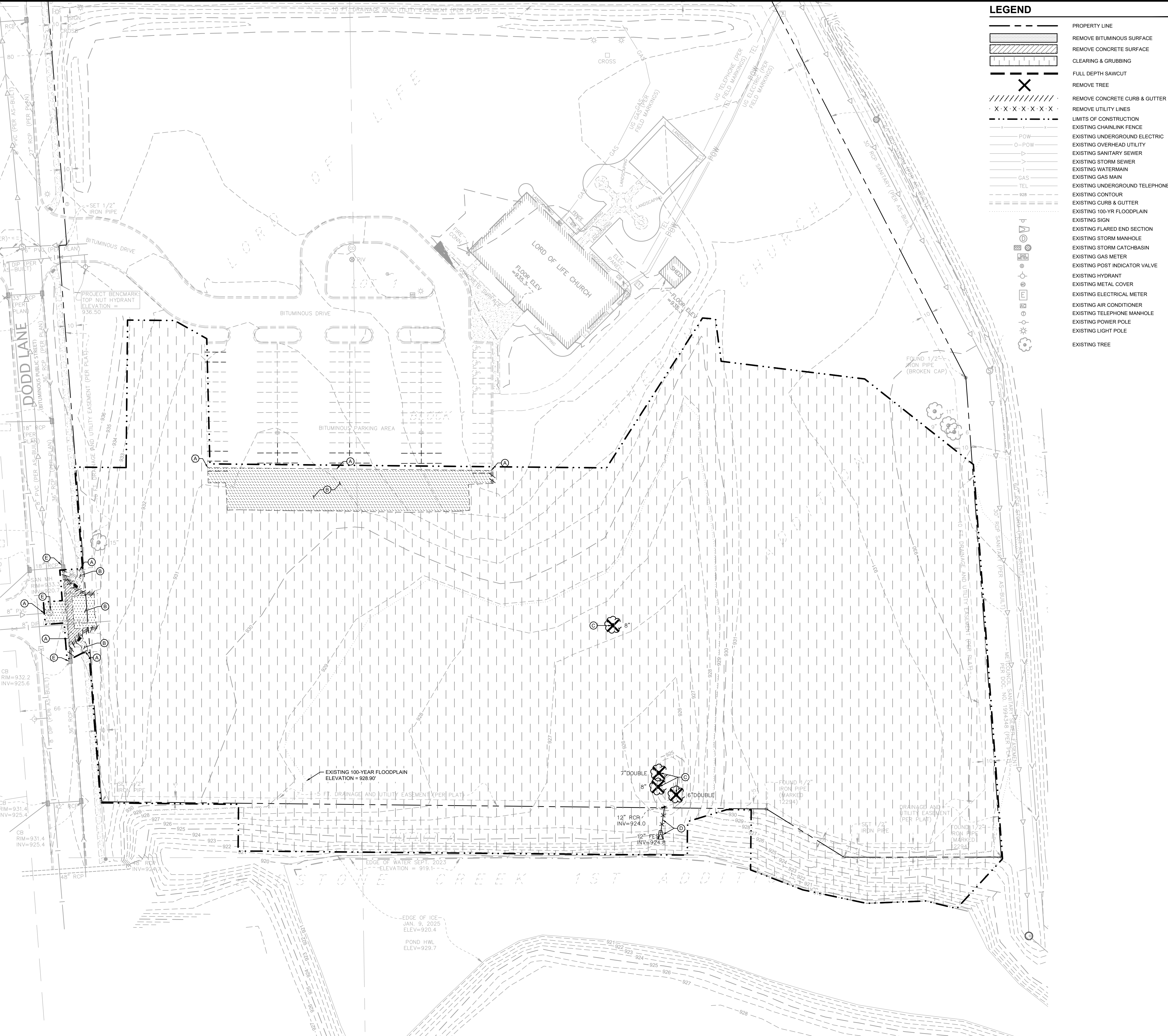
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CORNERSTONE LAND SURVEYING, INC.

FILE NAME SURVKH22
PROJECT NO. KH23022

BOUNDARY/TOPOGRAPHIC SURVEY

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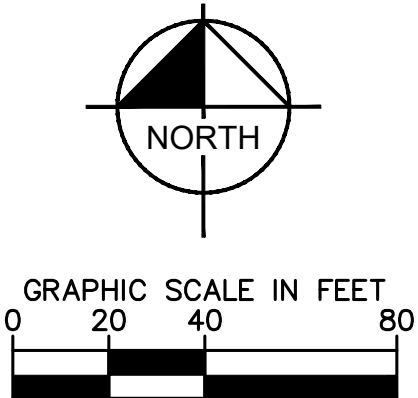


DEMOLITION PLAN NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, 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.
- 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 ANY REQUIRED 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.
- THE CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ADJACENT PROPERTIES AT ALL TIMES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE CONSTRUCTION MANAGER AND COORDINATION WITH THE ADJACENT PROPERTIES AND/OR THE CITY.
- 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.
- 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.
- EXISTING SEWERS, PIPING 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.
- 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 PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ANY ROAD RIGHT-OF-WAY DURING CONSTRUCTION.
- CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE CONSTRUCTION MANAGER. MAINTENANCE OF TRAFFIC CONTROL SHALL BE COORDINATED IN ACCORDANCE WITH THE CITY, COUNTY, AND STATE DOT AS NECESSARY.
- 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.
- PRIOR TO THE START OF DEMOLITION, INSTALL EROSION CONTROL BMP'S IN ACCORDANCE WITH THE EROSION & SEDIMENT CONTROL PLANS / SWPPP.
- 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.
- 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 AND SURROUNDING PROPERTIES THROUGH ALL PHASES OF CONSTRUCTION. 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.
- IN THE EVENT A WELL IS FOUND, THE CONTRACTOR SHALL CONTACT THE ENGINEER AND OWNER IMMEDIATELY. ALL WELLS SHALL BE SEALED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH STATE REQUIREMENTS.
- 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.
- CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY EXISTING DRAIN TILE IS ENCOUNTERED ON SITE. ACTIVE DRAIN TILE SHALL NOT BE REMOVED WITHOUT APPROVAL FROM THE ENGINEER.
- IF CONTAMINATED MATERIAL IS ENCOUNTERED ON THE PROJECT SITE, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE OWNER AND ENGINEER IMMEDIATELY.

KEYNOTE LEGEND

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



LORD OF LIFE TOWNHOMES

PREPARED FOR
FRISBIE PROPERTIES, LLC

SITE DEMOLITION PLAN

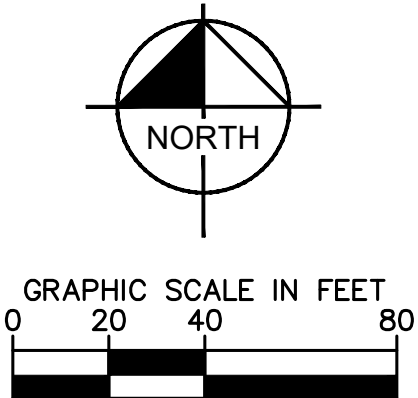
KHA PROJECT
160222003
DATE
03/03/2025
SCALE
AS SHOWN
DESIGNED BY
RWC
DRAWN BY
RWC
CHECKED BY
ALC

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

ALAN CATCHPOLE, P.E.
MINN. LIC. NO. 47969

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
767 EULIST STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-465-4197
WWW.KIMLEY-HORN.COM

NO.	REVISIONS	DATE	BY
1	CITY COMMENTS	03/03/2025	RWC
2	CITY COMMENTS	01/29/2025	RWC
3	CITY COMMENTS	12/19/2024	RWC



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

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

	ROCK ENTRANCE
	EROSION CONTROL BLANKET
	INLET PROTECTION
	SILT FENCE
	LIMITS OF DISTURBANCE
	ROCK SOCK

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDING THE SPECIFICATION FOR EROSION CONTROL, THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH LAND DISTURBING ACTIVITIES SHALL SUBMIT A COPY OF THE SWPPP AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT, AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. 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.
4. 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.
5. TEMPORARY SEEDING OR OTHER APPROVED METHODS OF STABILIZATION SHALL BE INITIATED WITHIN 7 DAYS OF THE LAST DISTURBANCE ON ANY AREA OF THE SITE.
6. THE CONTRACTOR SHALL MINIMIZE LAND DISTURBANCE AND CLEARING TO THE MAXIMUM EXTENT PRACTICAL, OR AS REQUIRED BY THE GENERAL PERMIT.
7. 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.
8. ALL WASH WATER FROM THE CONSTRUCTION SITE (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED BEFORE DISPOSAL.
9. 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.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. RUBBISH SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. 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.
13. 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 CUMULING, CONCRETE RESIDUE, PAINTS, SOLVENTS, GREASES, FUELS, LUBRICANT OILS, PESTICIDES, AND SOLID WASTE MATERIALS.
14. 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.
15. 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.
16. THE CONTRACTOR SHALL FIELD ADJUST AND/OR PROVIDE ADDITIONAL EROSION CONTROL BINDER AS NEEDED PRIOR TO ANY UNAUTHORIZED DISCHARGE OF SOLID WASTE CONTAINERS, POLLUTANTS 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 CONSTRUCTION PLAN. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL SWPPP 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-TOILETS, AND OTHER CONSTRUCTION RELATED FACILITIES THAT MAY AFFECT STORMWATER RUNOFF.

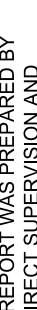
THE CONTRACTOR MUST UPDATE THE SWPPP BY NOTING ON THE SITE MAPS IN THE JOB SITE BINDER TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE FOR THE DURATION OF LAND DISTURBING ACTIVITIES. AT A MINIMUM, UPDATES SHALL BE MADE DAILY TO TRACK CONSTRUCTION PROGRESS DESCRIBED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

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

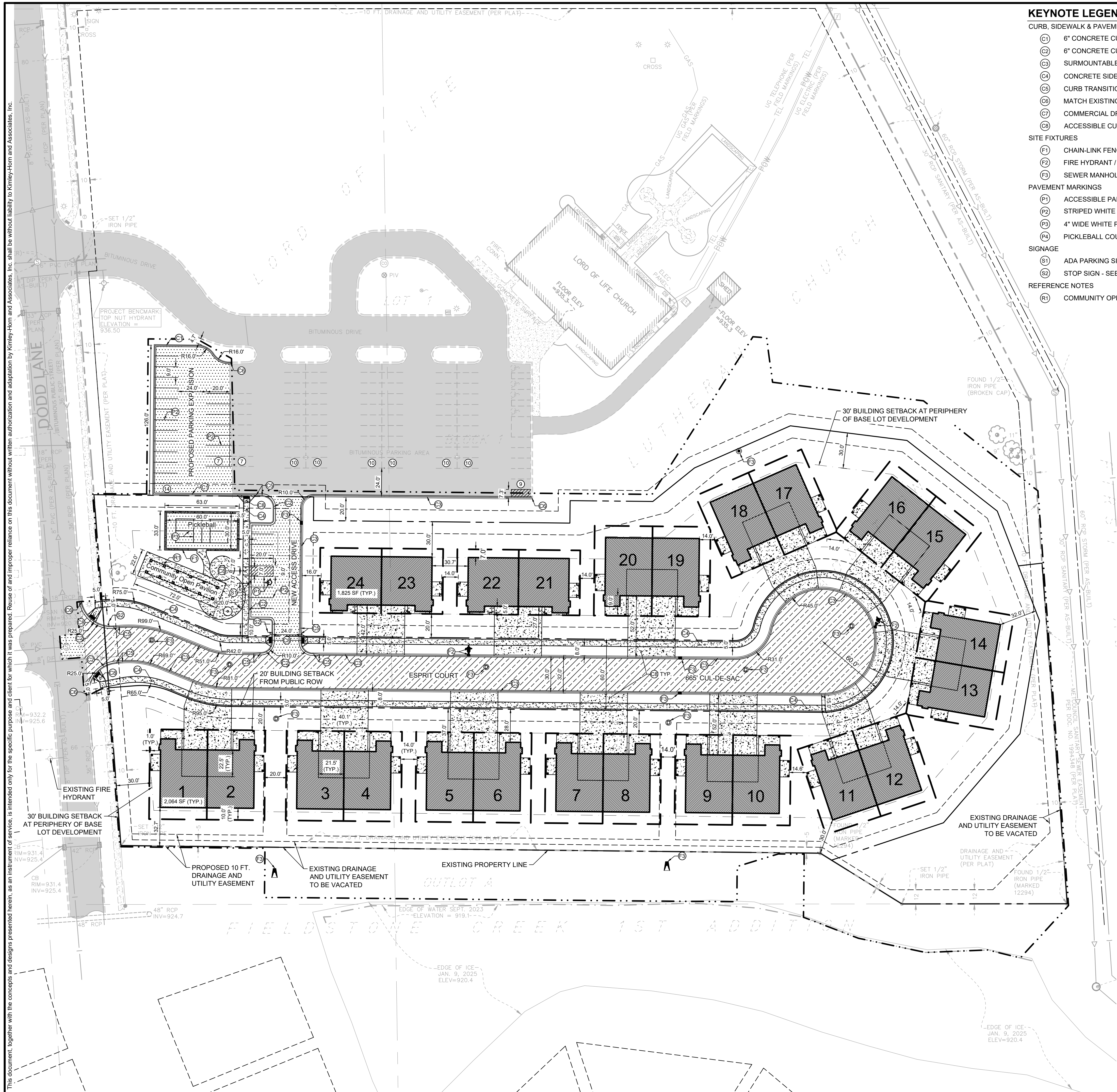
BMP AND EROSION CONTROL INSTALLATION SEQUENCE SHALL BE AS FOLLOWS.

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

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 BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO BEGINNING CONSTRUCTION. IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.

SHEET NUMBER		C301	
LORD OF LIFE TOWNHOMES		FRISBIE PROPERTIES, LLC	
PREPARED FOR		LAKEVILLE	
EROSION AND SEDIMENT CONTROL PLAN - PHASE 2		MN	
KHA PROJECT 160222003		SCALE AS SHOWN	
DATE 03/03/2025		DESIGNED BY RVC	
		DRAWN BY RWC	
		CHECKED BY ALC	
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATIONS, AND CALCULATIONS WERE 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.		 ALAN CATCHPOLE P.E. MN LIC. NO. 47969	
DATE: 03/03/2025		DATE: 03/03/2025	
KIMLEY-HORN & ASSOCIATES, INC. 767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114 PHONE: 651-545-4197 WWW.KIMLEY-HORN.COM		CITY COMMENTS CITY COMMENTS CITY COMMENTS	
3/03/2025		03/03/2025	
01/29/2025		01/29/2025	
12/19/2024		12/19/2024	
NO.		REVISIONS	
DATE		BY	

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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
- x - x - x - x - 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

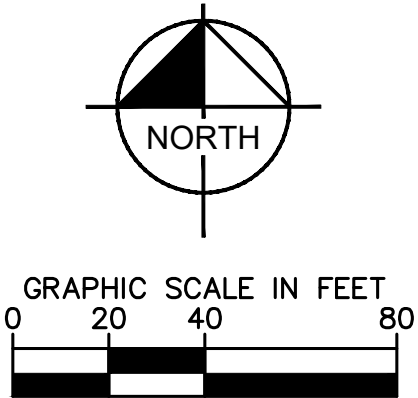
EXISTING CHURCH ZONING	RS - 3
PROPOSED RESIDENTIAL ZONING	RST - 2

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

NEVER CERTIFY THAT THIS PLAN
SPECIFICATION OR REPORT WAS PREPARED BY
ME OR UNDER MY DIRECT SUPERVISION AND
I AM A LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF
MINNESOTA.

ALAN CATCHPOLE, P.E.
DATE: 03/03/2025 LIC. NO. 47869

KHA PROJECT
16022003

DATE
03/03/2025

SCALE
AS SHOWN

DESIGNED BY
RWC

DRAWN BY
RWC

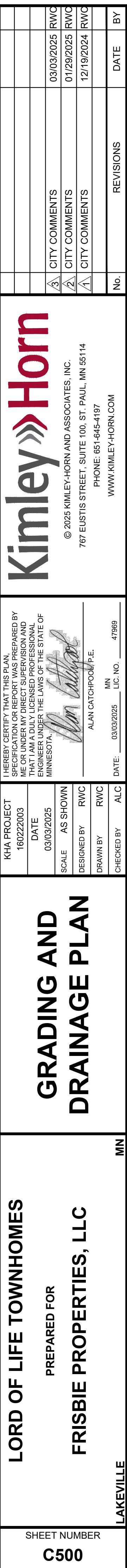
CHECKED BY
ALC

SITE DIMENSION
PLAN

LAKESIDE
DATE: 03/03/2025

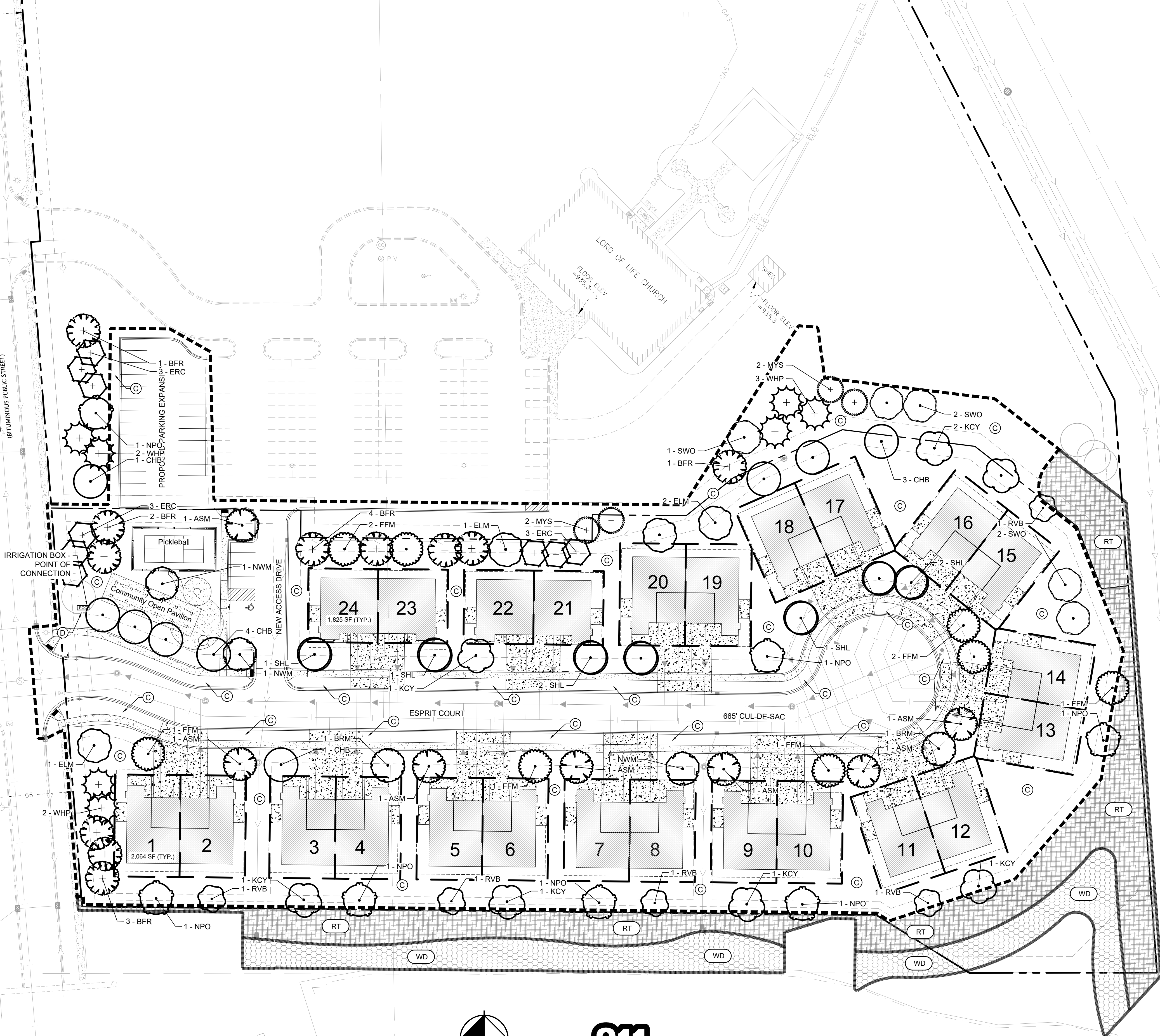
DATE: 03/03/2025

BY: DATE: 03/03/2025



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DODD LANE
(BTWINOUS PUBLIC STREET)

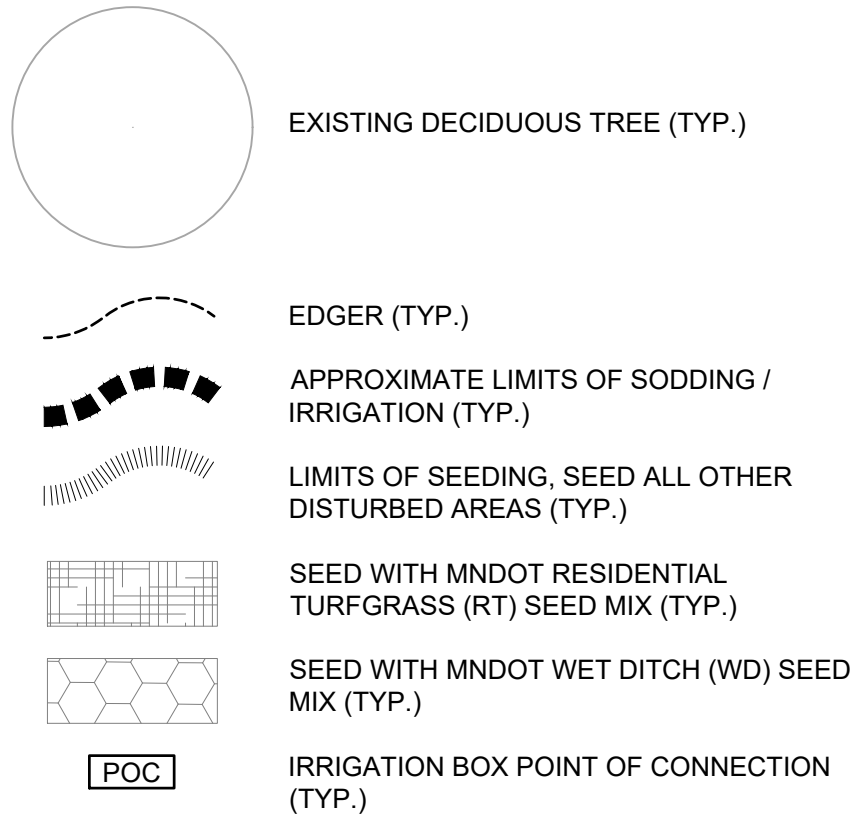


LANDSCAPE SUMMARY

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 LEGEND



SEEDING KEYNOTES

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

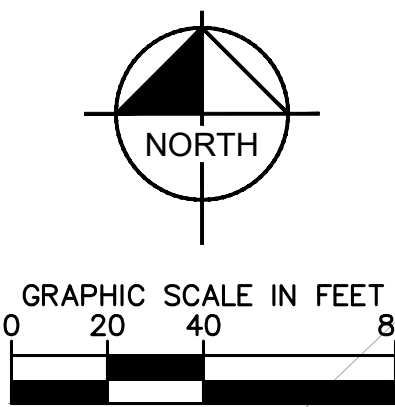
PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONTAINER	CAL.
CONIFEROUS TREE						
	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.
OVERSTORY TREE						
	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.

LANDSCAPE KEYNOTES

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

22-112



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.

03/03/2025 RWC

01/29/2025 RWC

12/19/2024 RWC

CITY COMMENTS

CITY COMMENTS

CITY COMMENTS

No.

REVISIONS

DATE

BY

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
767 EULIST STREET, SUITE 100, ST. PAUL, MN 55114
PHONE 651-465-4197
WWW.KIMLEY-HORN.COM

KHA PROJECT
16022003

DATE
03/03/2025

SCALE
AS SHOWN

DESIGNED BY
ATK

DRAWN BY
RAH

CHECKED BY

MEYER SENTRY® TILIA AMERICANA
SPECIFICATION OR REPORT WAS PREPARED BY
ME OR UNDER MY DIRECT SUPERVISION AND
I AM A LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF
THE STATE OF MINNESOTA.

RYAN A. WYLLSTEDT, PLA
MN
DATE: 03/03/2025
LIC. NO. 53828

LORD OF LIFE TOWNHOMES

PREPARED FOR

FRISBIE PROPERTIES, LLC

LAKEVILLE

MN

SHEET NUMBER

L100

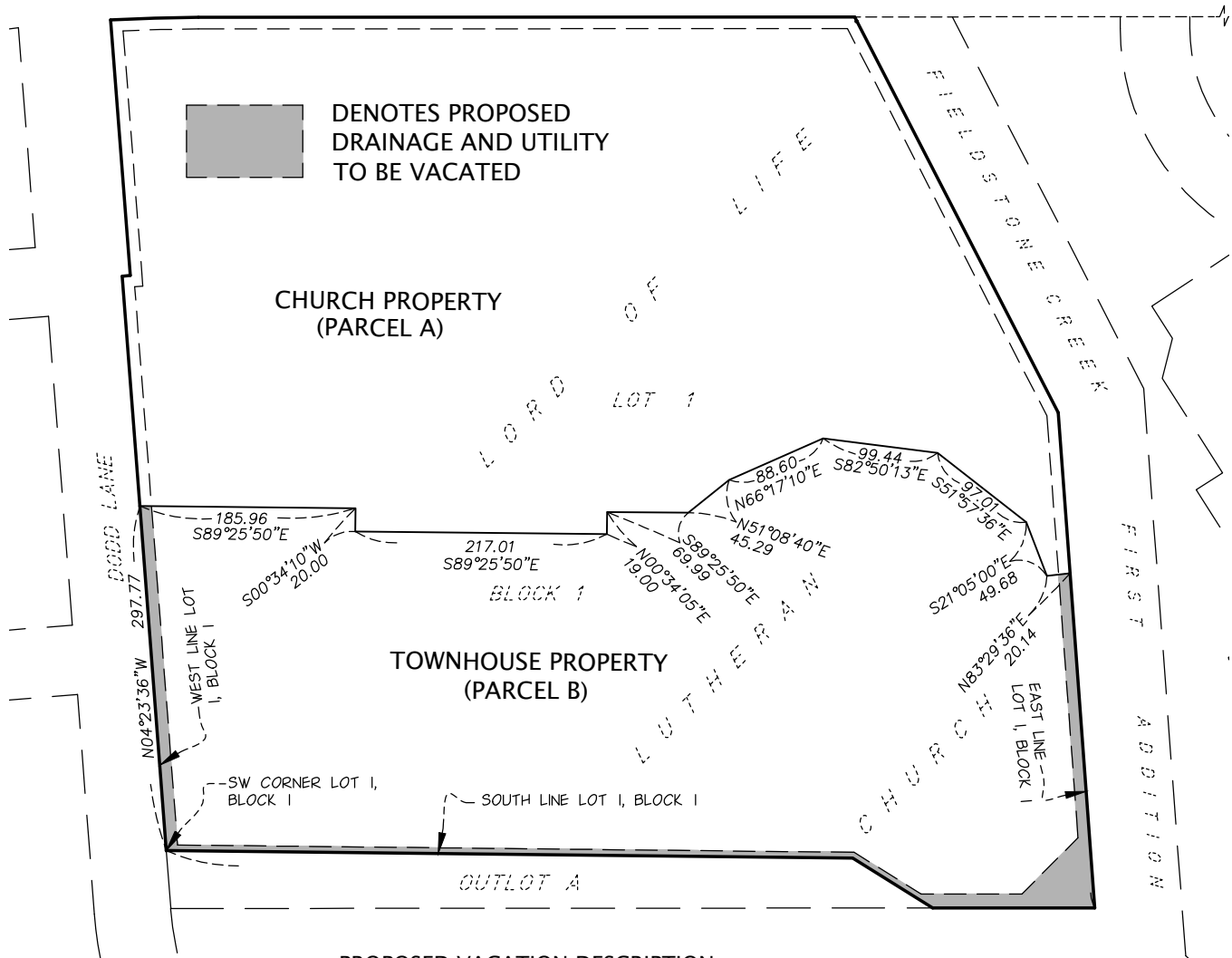
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2 TYPICAL LANDSCAPE ENLARGEMENT: UNITS 15-24
SCALE: 1"=10'

3 AMENITIES LANDSCAPE ENLARGEMENT

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

0 150

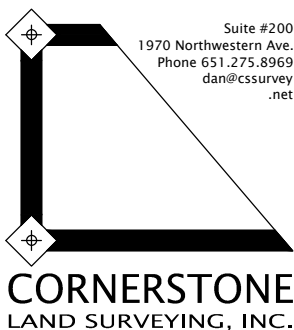
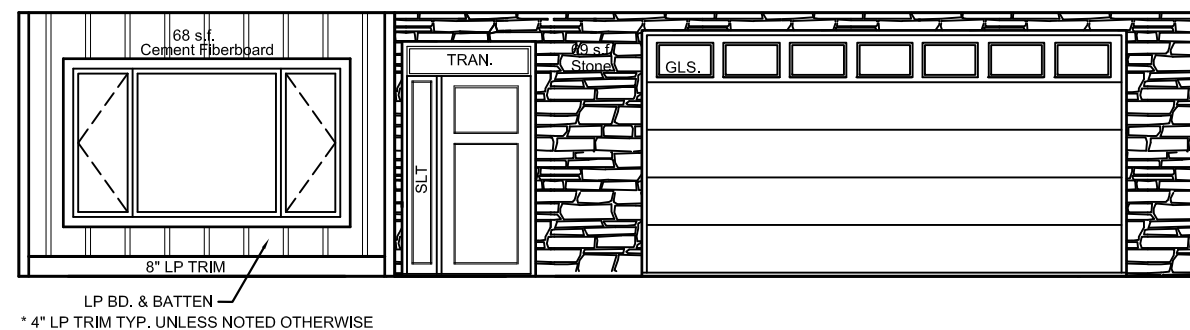
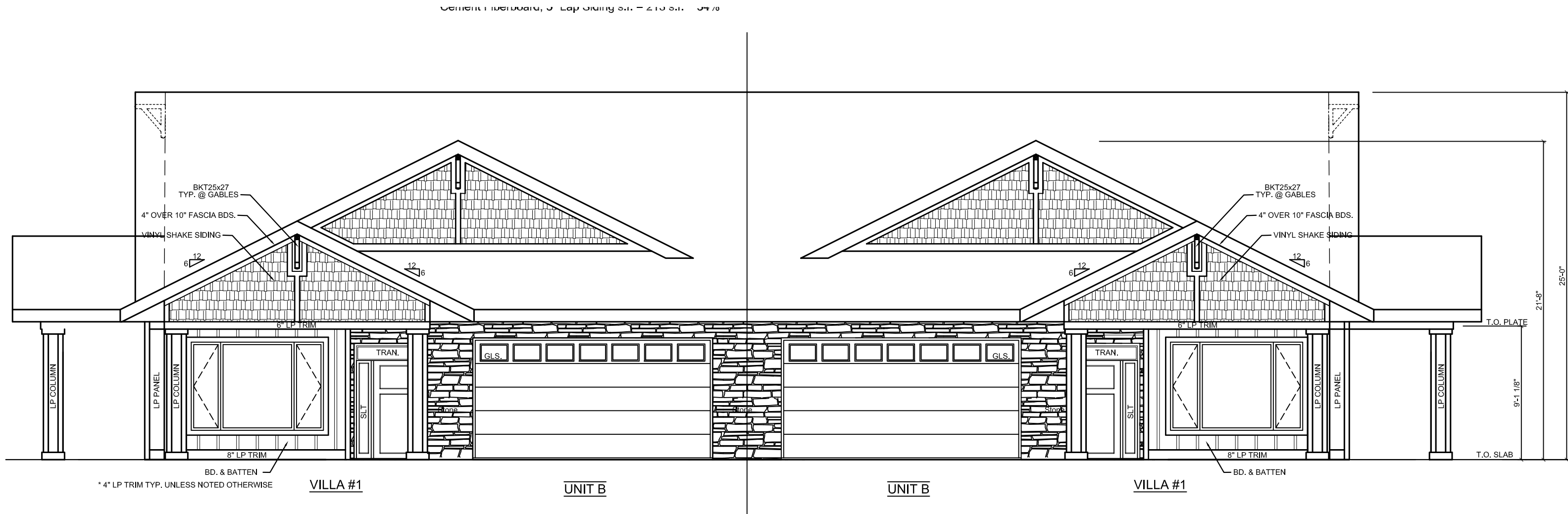


EXHIBIT A

Depiction and Description of Proposed Vacation

SHEET
1 OF 1

PROJ. NO.
KH23022



TYPICAL FRONT ELEVATION - MATERIALS PERCENTAGE

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

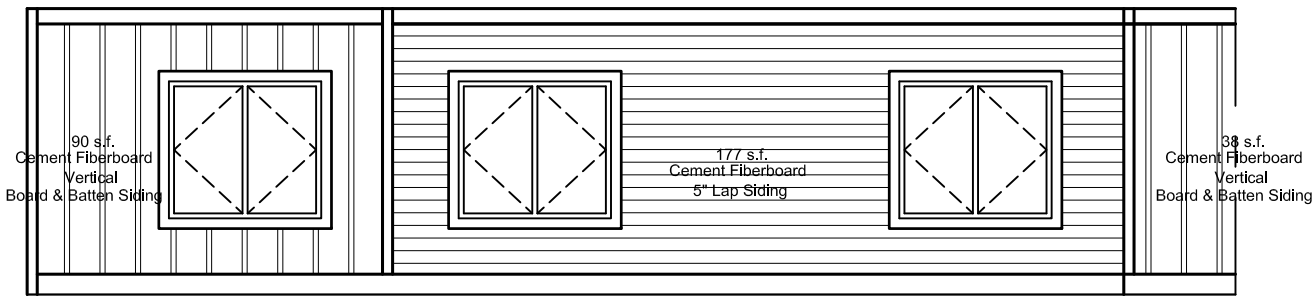
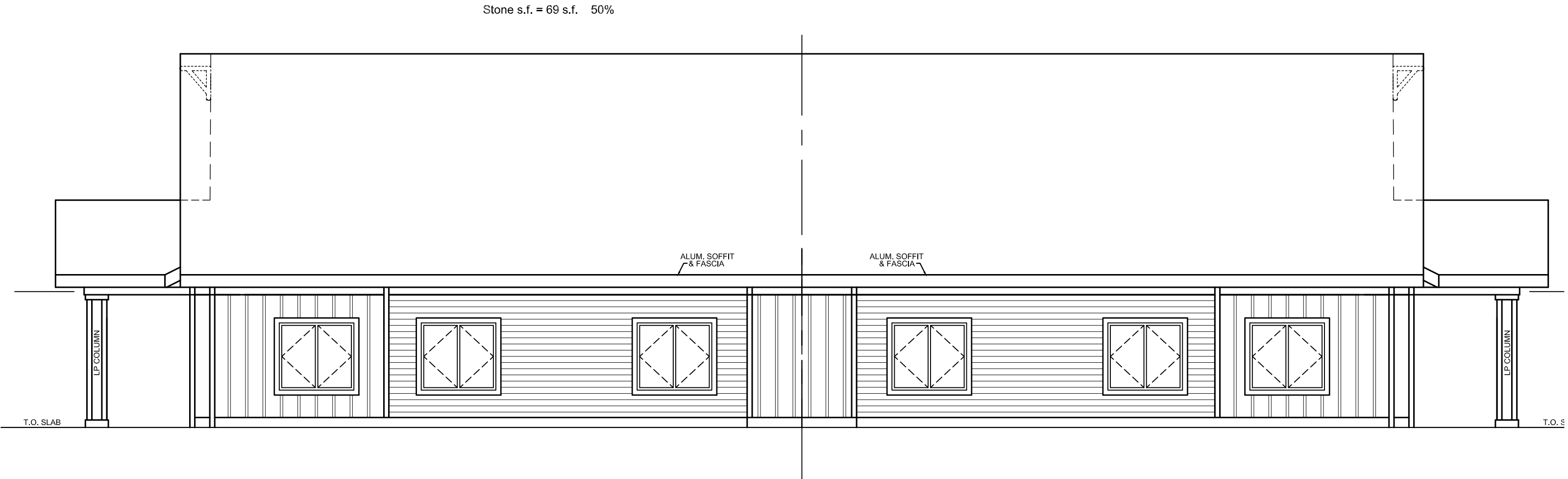
Total Elevation Material s.f. = 137 s.f.		
Cement Fiberboard, Board and Batten s.f. = 68 s.f.	50%	
Stone s.f. = 69 s.f.	50%	



NOVEMBER 20, 2024

TWIN HOME EXT. MATERIAL CALCULATIONS

NOT TO SCALE



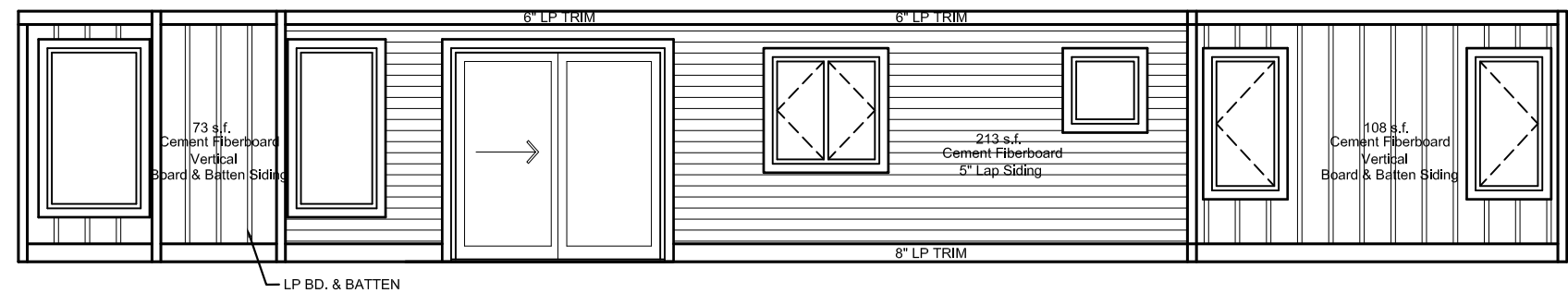
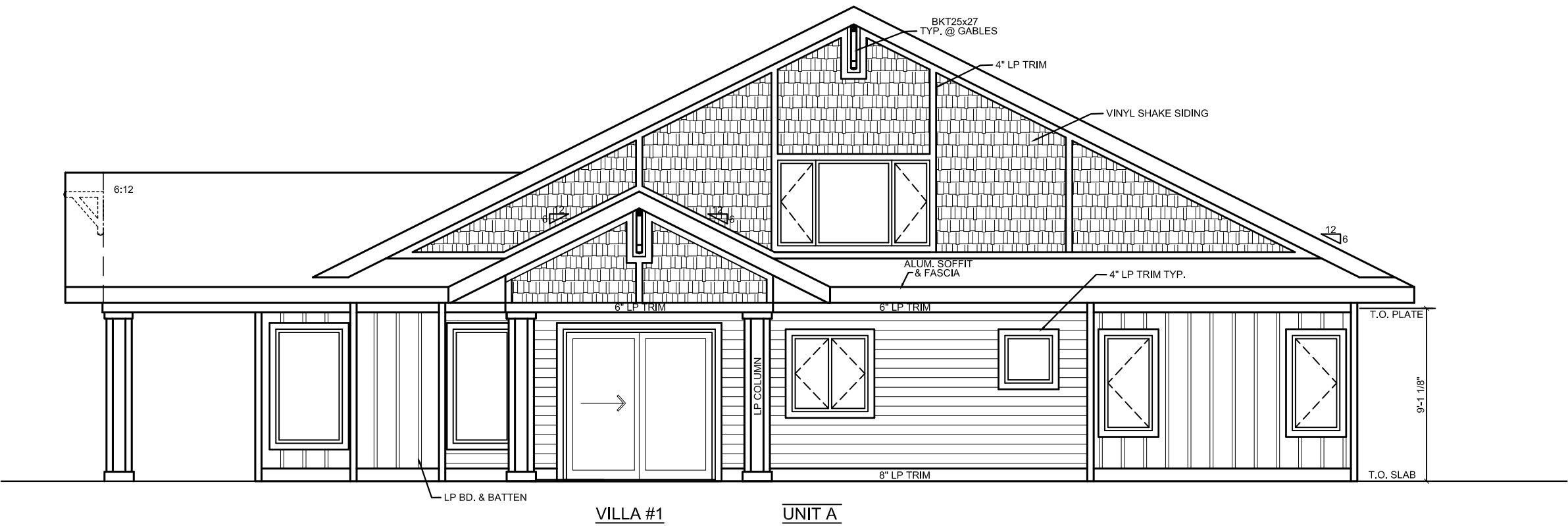
TYPICAL REAR ELEVATION - MATERIALS PERCENTAGE

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

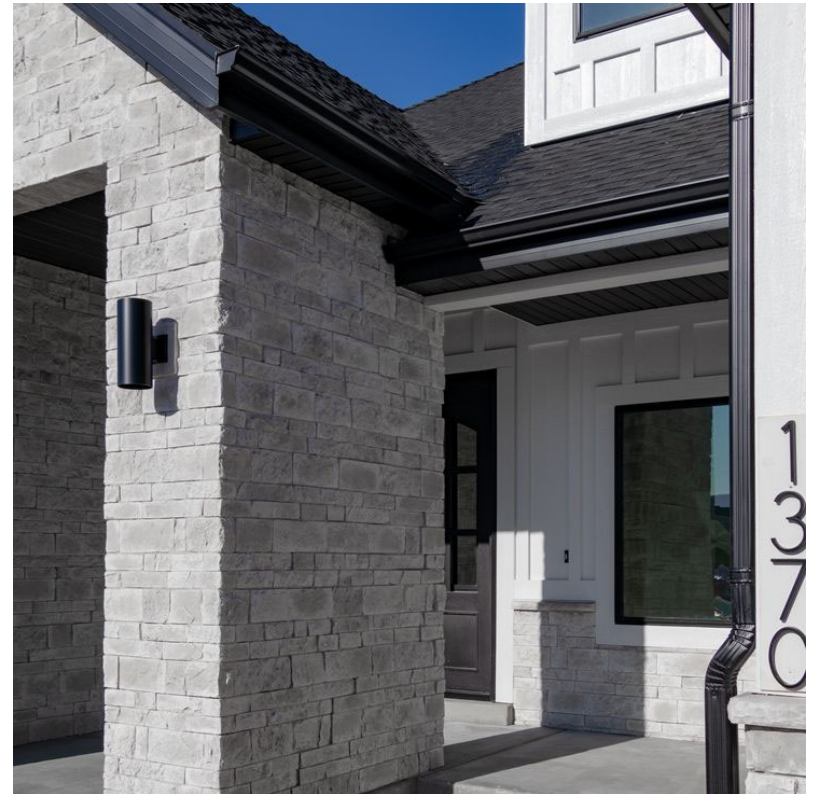
TWIN HOME

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



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.

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 construct a temporary cul-de-sac at the east end of Irvine Trail and

provide security for the future removal and restoration with the final plat. A temporary public roadway, drainage and utility easement shall be placed over the temporary cul-de-sac.

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 construct a temporary cul-de-sac at the west end of Street B and provide security for the future removal and restoration with the final plat. A temporary public roadway, drainage and utility easement shall be placed over the temporary cul-de-sac.

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

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 185 th 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.

**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.

JAEGER PATH

IXONIA AVE

ITALY AVE

185TH ST (CSAH 60)

Pumpkin Creek
Preliminary
Plat Area

IRVINE WAY

188TH ST

189TH ST

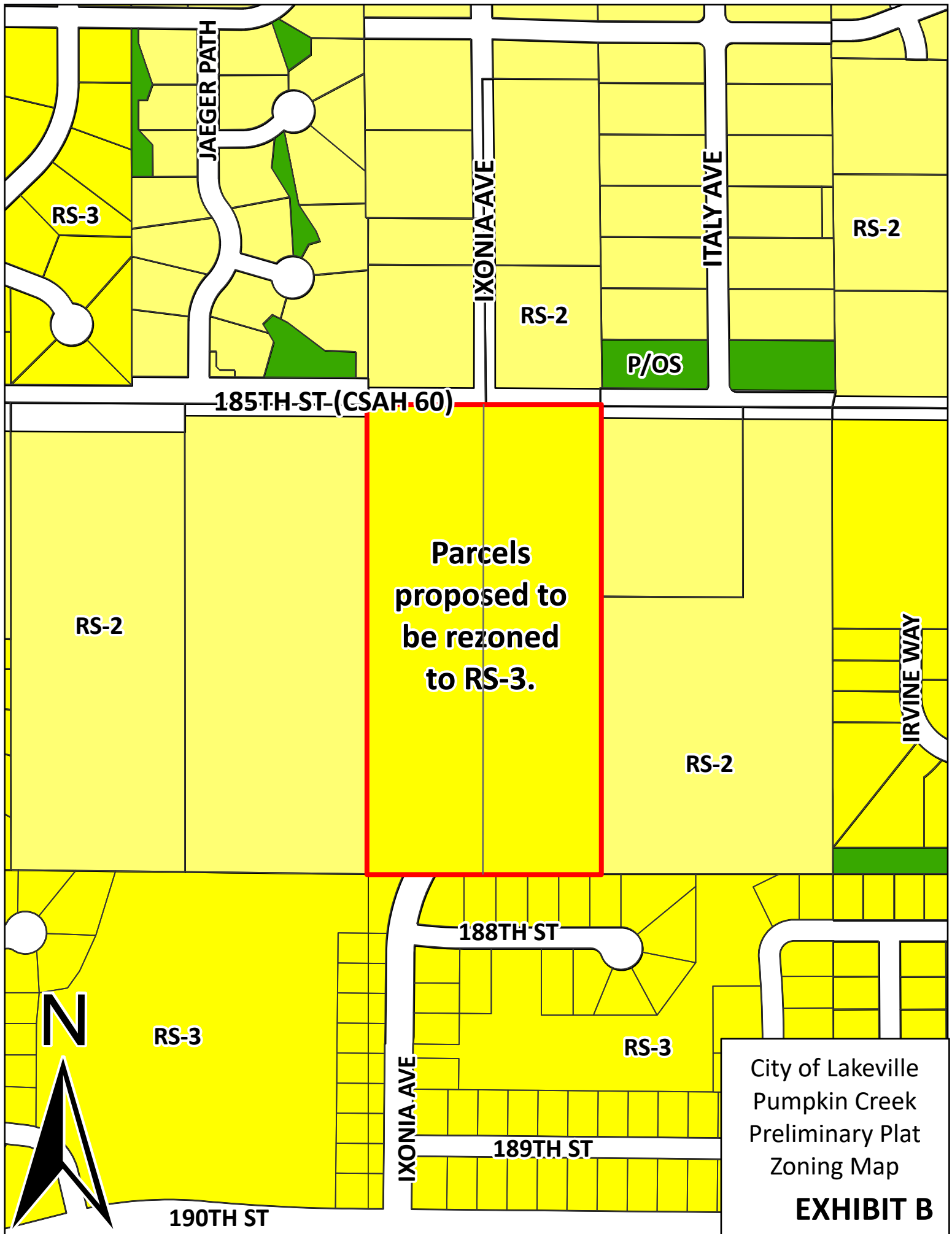
IXONIA AVE

190TH ST

N

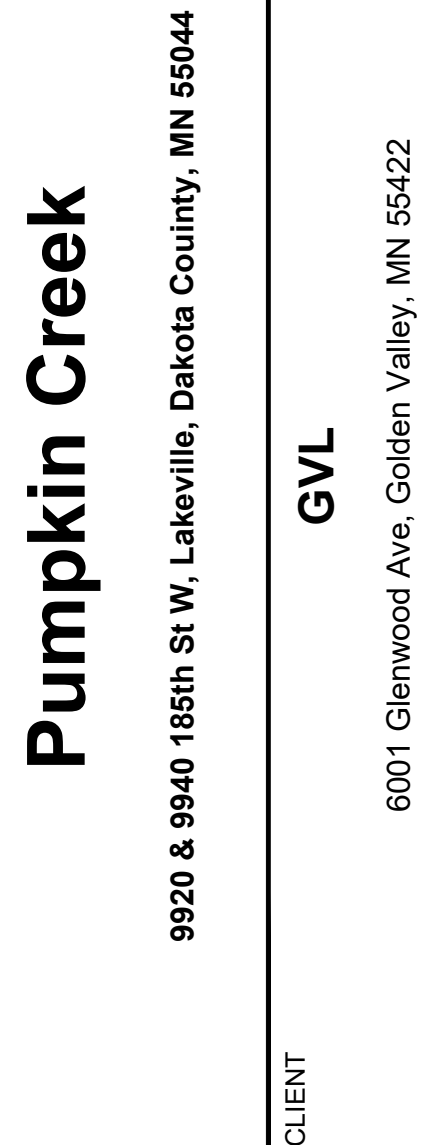
City of Lakeville
Pumpkin Creek
Preliminary Plat
Location Map

EXHIBIT A



City of Lakeville
Pumpkin Creek
Preliminary Plat
Zoning Map
EXHIBIT B

CivilSite
G R O U P
Civil Engineering • Surveying • Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060




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

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

PRELIMINARY PLAT

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	UTILITY VAULT
	UTILITY MANHOLE
	ELECTRICAL OUTLET
	HAND HOLE
	BOLLARD
	FLAG POLE
	FUEL TANK
	HANDICAP SYMBOL
	LIGHT POLE
	MAIL BOX
	SIGN
	CONIFEROUS TREE
	DECIDUOUS TREE
	SB SOIL BORING
	FOUND IRON MONUMENT
	SET OR TO BE SET IRON MONUMENT
	CAST IRON MONUMENT

PRELIMINARY:
NOT FOR
CONSTRUCTION

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

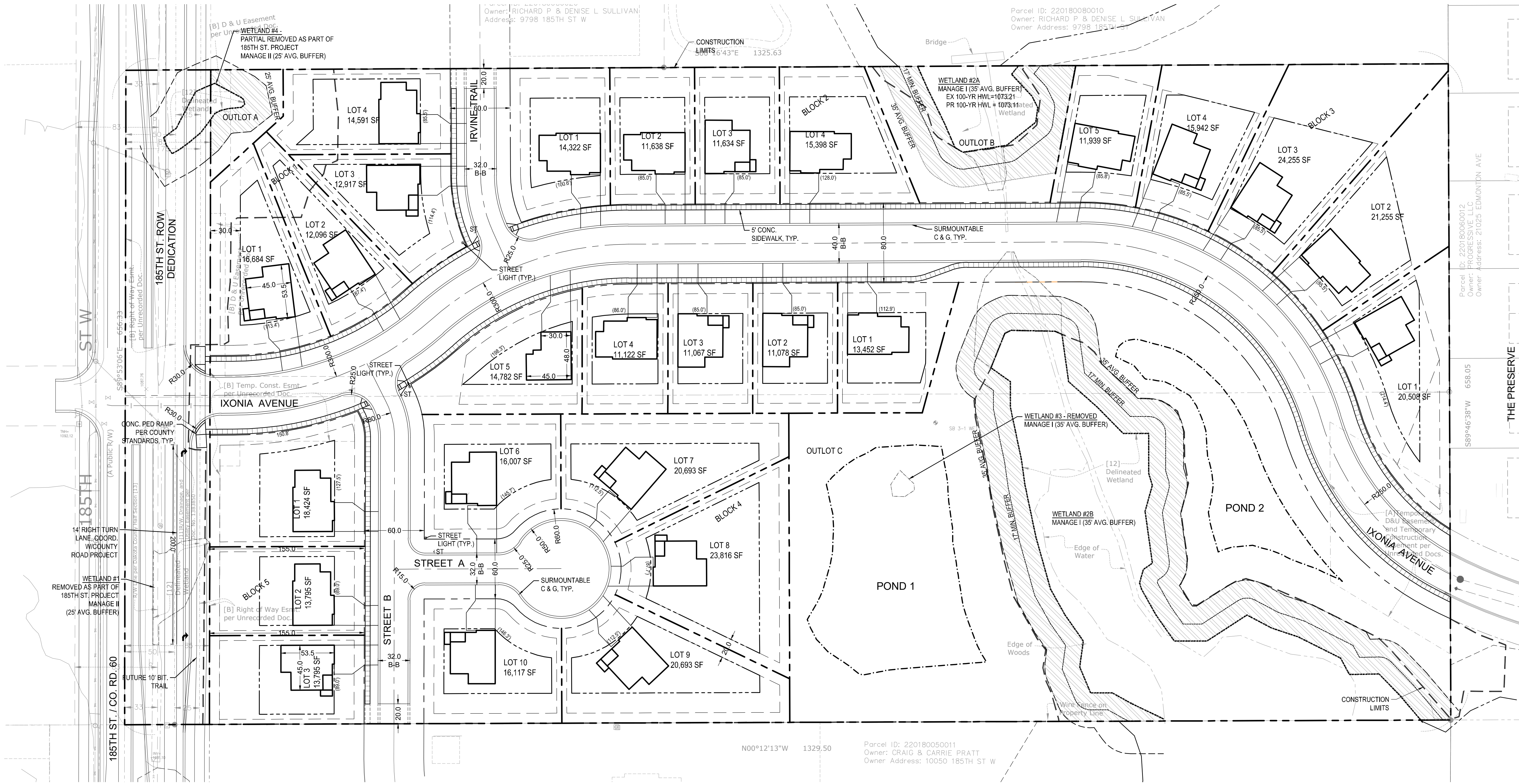
David J. Knaeble
DATE 2/5/25 LICENSE NO. 48776

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	612-615-0060
DRAWN BY	DAK
REVIEWED BY	DAK
PROJECT NUMBER	19161

REVISION SUMMARY	
DATE	DESCRIPTION

SITE PLAN
C2.0
© COPYRIGHT 2024 CIVIL SITE GROUP INC.



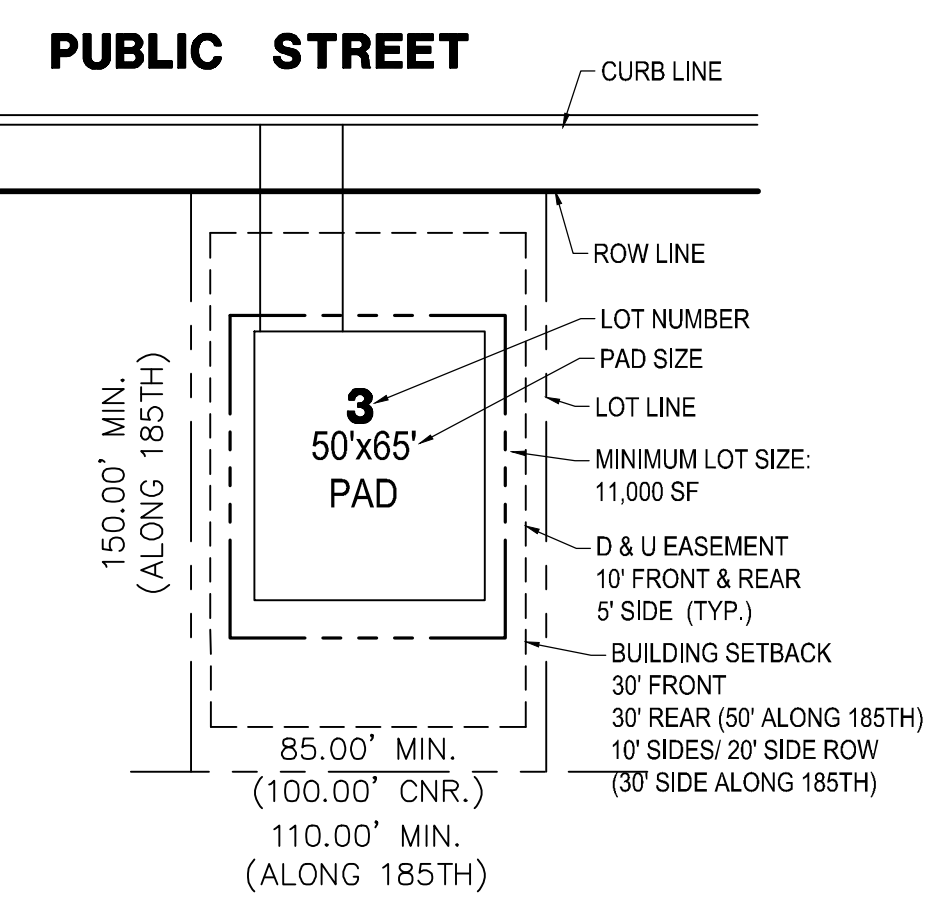
SITE AREA TABLE:

OVERALL SITE AREA CALCULATIONS - ON SITE			
	EXISTING		PROPOSED
BUILDING COVERAGE	6,879 SF	0.8%	77,555 SF 9.5%
ALL PAVEMENTS	11,755 SF	1.4%	132,299 SF 16.2%
ALL NON-PAVEMENTS	798,027 SF	97.7%	606,807 SF 74.3%
TOTAL SITE AREA	816,661 SF	100.0%	816,661 SF 100.0%

OVERALL IMPERVIOUS SURFACE - ON SITE		
EXISTING CONDITION	18,634 SF	2.3%
PROPOSED CONDITION	209,854 SF	25.7%
DIFFERENCE (EX. VS PROP.)	191,220 SF	23.4%

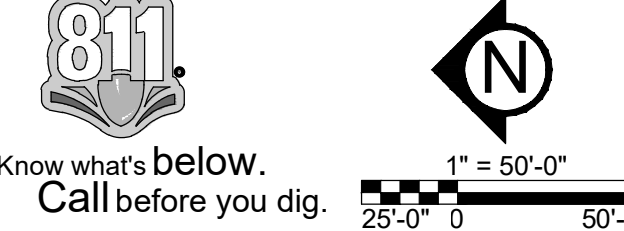
SITE DATA			
CURRENT ZONING:	RS-2		
PROPOSED ZONING:	RS-3		
2040 LAND USE GUIDE:	LOW DENSITY RESIDENTIAL (0.1-3.0 UPA)		
SITE ADDRESS:	9920 & 9940 185TH STREET, LAKEVILLE, MN 55044		
GROSS SITE AREA:	872,453 SF	20.03	AC
ROW DEDICATION (185TH):	55,792 SF	1.28	AC
EXISTING WETLAND AREA:	69,109 SF	1.59	AC
WETLAND BUFFER AREA:	67,893 SF	1.56	AC
NET DEVELOPABLE AREA:	679,659 SF	15.60	AC
(LOTS & LOCAL ROADS, PONDS)			
SINGLE FAMILY LOT SUMMARY:			
TOTAL LOTS	= 26		
TOTAL LOTS / NET AREA	= 1.7	UNITS/AC	
LOT SIZE MINIMUM (SF)	= 11,000, 12,500 (CORNER)		
LOT WIDTH	= 85', 100' (CORNER)		
R-O-W WIDTH (IXONIA)	= 80'		
ROAD WIDTH (IXONIA)	= 40'		
R-O-W WIDTH (IRVINE TR., STREET B)	= 60'		
ROAD WIDTH (IRVINE TR., STREET B)	= 28'		
R-O-W WIDTH (STREET A)	= 60'		
ROAD WIDTH (STREET A)	= 28'		
BUILDING SETBACKS			
RS-3			
FRONT:	30'		
REAR:	30'/50' (ALONG 185TH)		
SIDE:	10'/20' (ALONG STREET)		

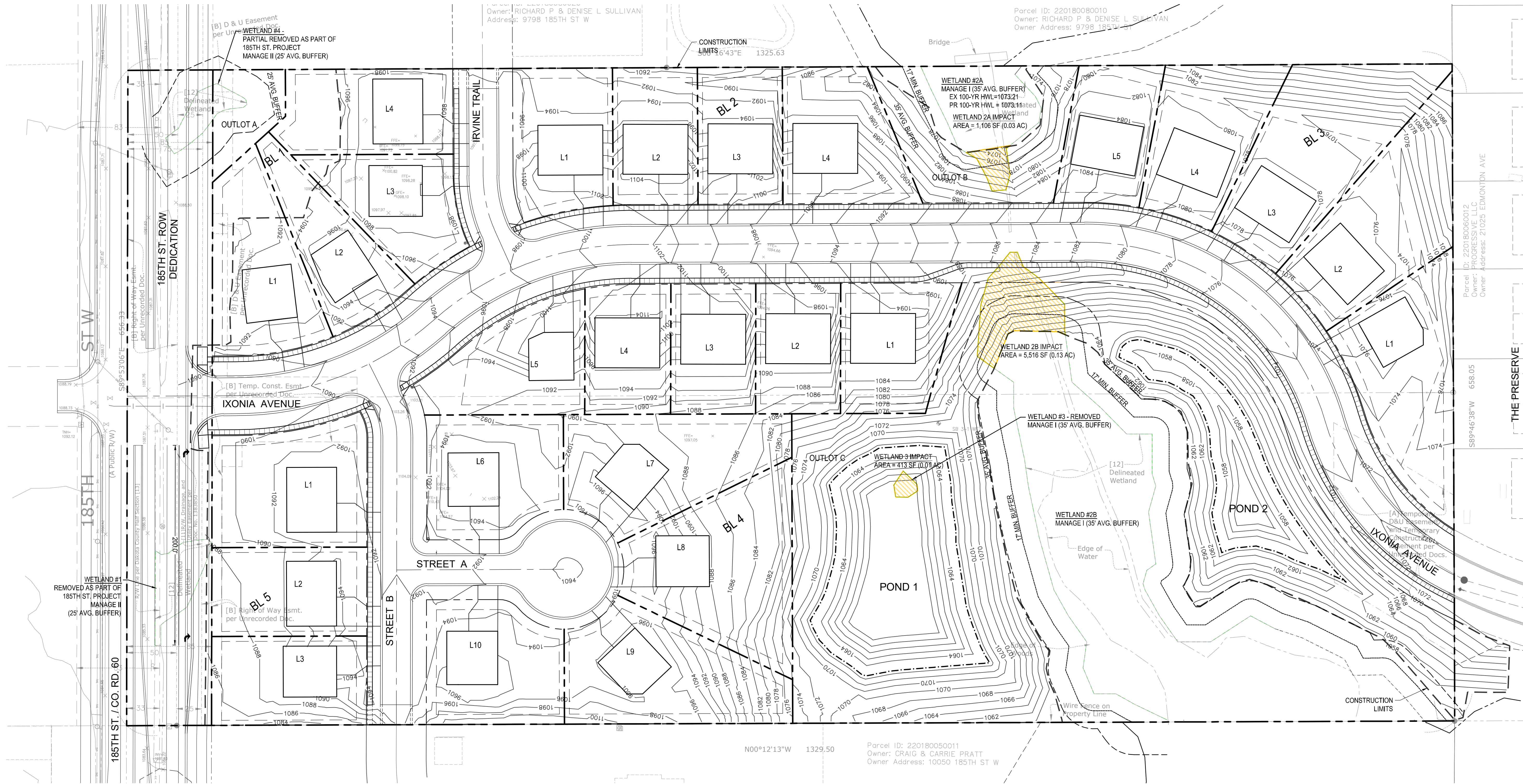
- CITY OF LAKEVILLE SITE SPECIFIC NOTES:
- CATCH BASINS SHALL BE DEPRESSED 0.12 FEET BELOW THE B618 GUTTER (SEE LV-STM-3).
 - INTERSECTION RADII SHALL BE B618 TYPE CURB WITH 10 FOOT TRANSITIONS TO MOUNTABLE CURB. ALL CURB RADII ARE TO BACK OF CURB (SEE LV-ST-2).
 - ALL SPOT ELEVATIONS AT CURB RETURN POINTS ARE TO FLOW LINE.
 - INSTALL BIO-ROLL BEHIND CURB AFTER CURB INSTALLATION.
 - ALL PED RAMP SHALL BE CONSTRUCTED PER MNDOT STANDARDS (SEE 9036F).
 - CONSTRUCT CONCRETE SIDEWALK IN ACCORDANCE WITH LV-ST-15.
 - CONTRACTOR SHALL ADJUST CASTING IN BITUMINOUS PAVEMENT TO FINAL GRADE INCIDENTAL TO THE INSTALLATION OF WEAR COURSE PAVING.



TYPICAL RS-3 SINGLE FAMILY HOME & LOT INFORMATION:

- SITE PLAN LEGEND:
- LIGHT DUTY BITUMINOUS PAVEMENT. SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
 - PROPERTY LINE
 - CONSTRUCTION LIMITS
 - CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
 - SIGN AND POST ASSEMBLY (IF APPLICABLE). SHOP DRAWINGS REQUIRED. HC = ACCESSIBLE SIGN NP = NO PARKING FIRE LANE ST = STOP
 - WETLAND BUFFER

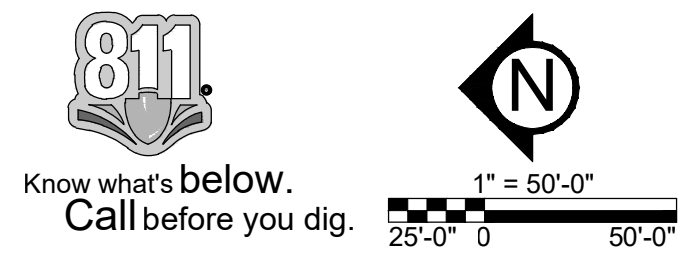




WETLAND IMPACT		
WETLAND	TOTAL WETLAND AREA(ACRE) (ONSITE)	IMPACTED WETLAND AREA(ACRE)
2A	0.19	.03
2B	1.36	0.13
3	0.01	0.01
TOTAL	1.56	0.17

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

LEGEND:	
	WETLAND IMPACT AREA
	EXISTING WETLAND BOUNDARY
	PROPERTY LINE
	CONSTRUCTION LIMITS



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

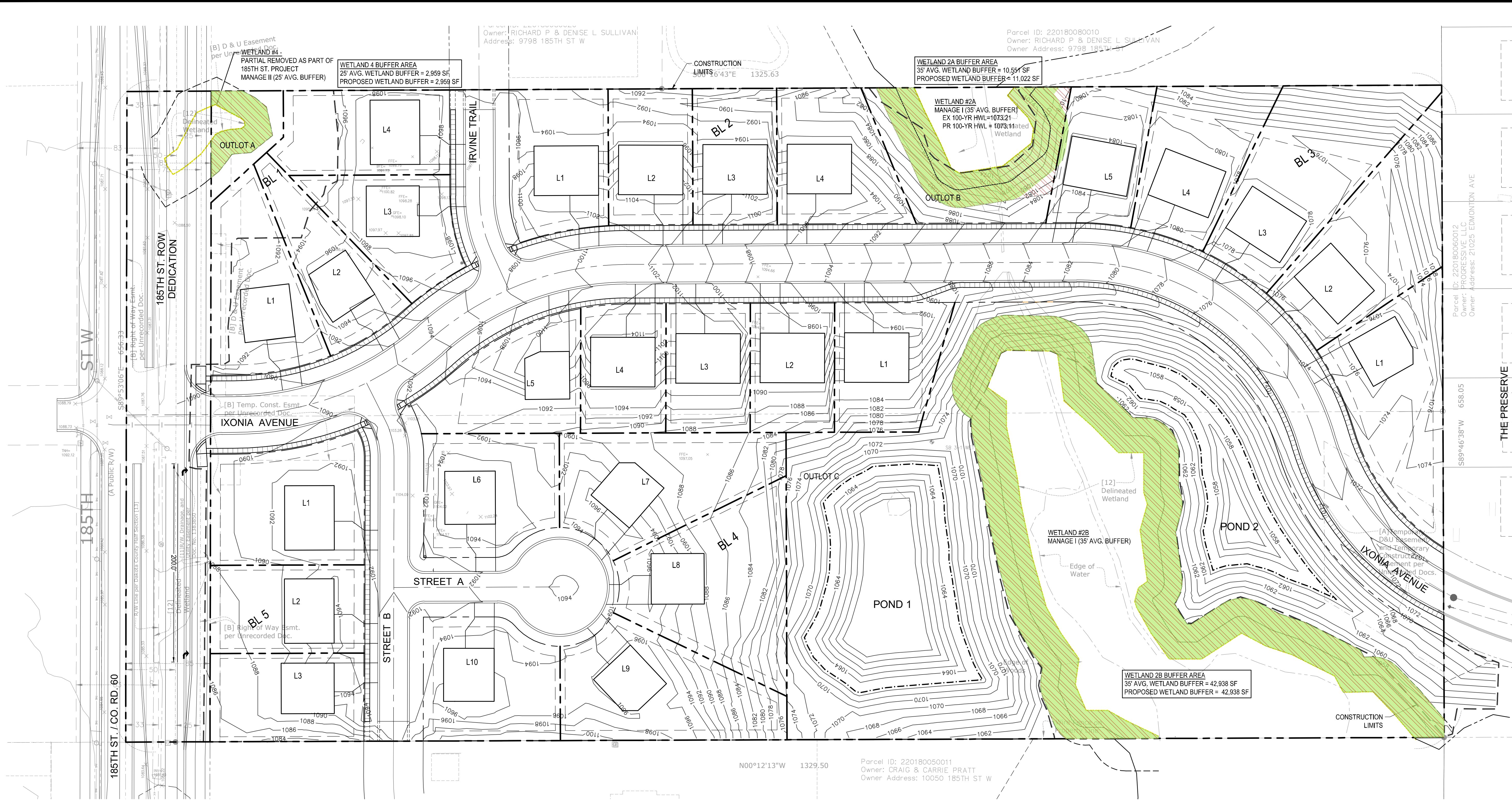
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

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

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
9/30/24	PRELIMINARY PLAT SUBMITTAL
11/30/25	PRELIMINARY PLAT RESUBMITTAL
11/30/25	PRELIMINARY PLAT RESUBMITTAL
12/23/25	PRELIMINARY PLAT RESUBMITTAL
2/5/25	PRELIMINARY PLAT RESUBMITTAL

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-244-7933
DRAWN BY	JDK
REVIEWED BY	JDK
PROJECT NUMBER	19161

REVISION SUMMARY	
DATE	DESCRIPTION



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 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

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

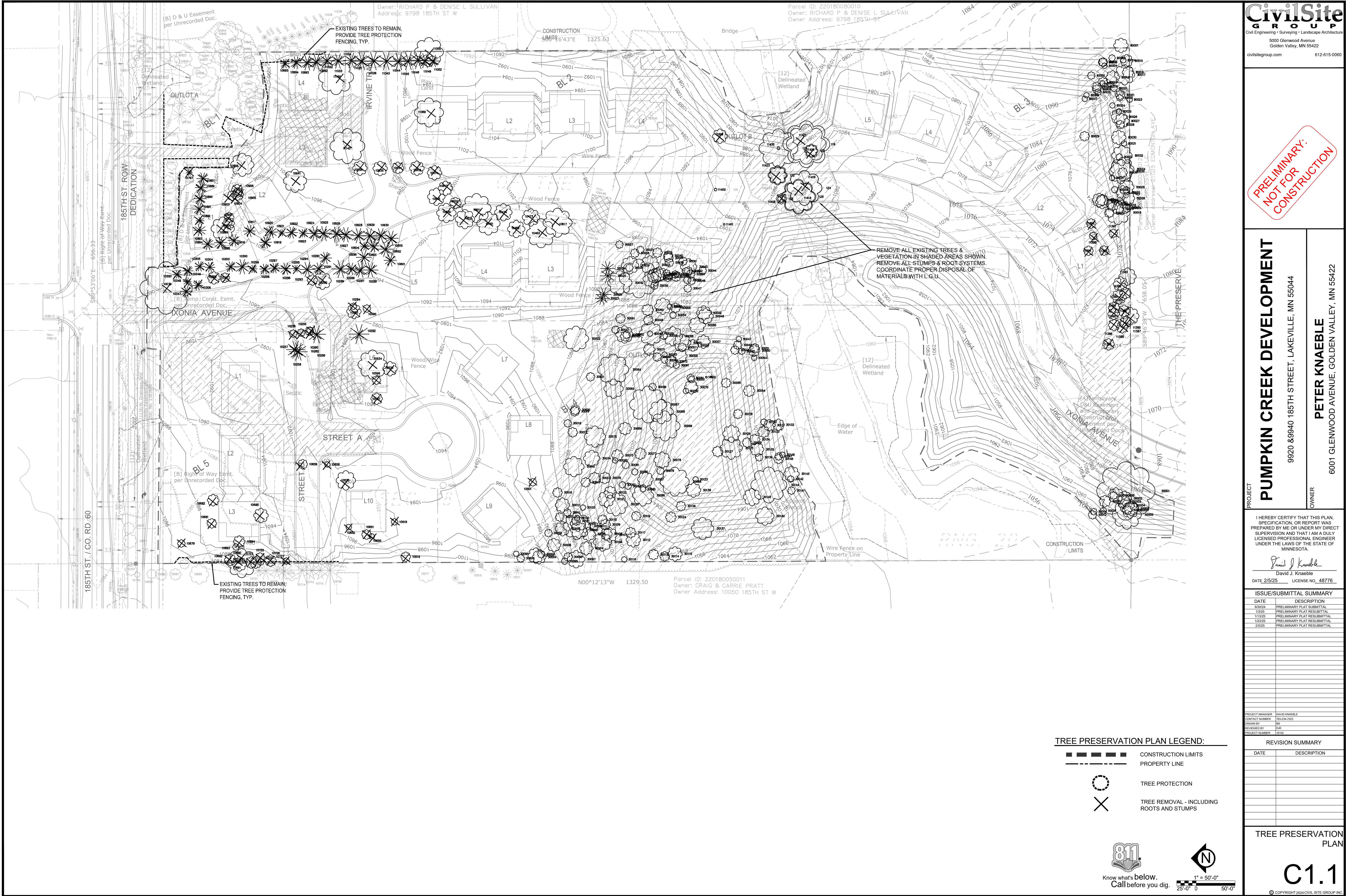
PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	763-234-7553
DRAWN BY	JDK
REVIEWED BY	JDK
PROJECT NUMBER	19161

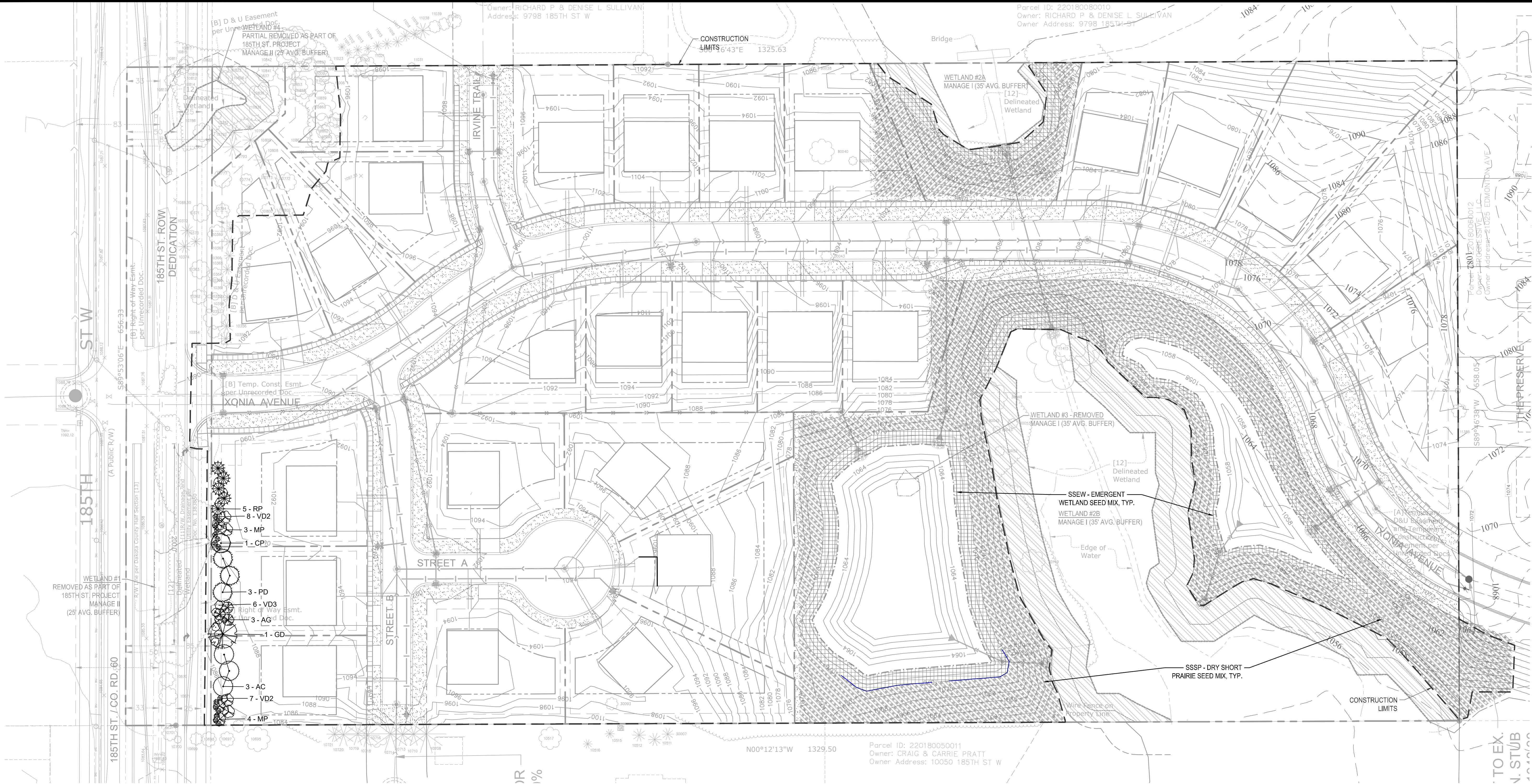
REVISION SUMMARY	
DATE	DESCRIPTION

WETLAND BUFFER
PLAN

C2.3

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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. INSTALL PER MANUF. INSTRUCTIONS.

DECORATIVE BOULDERS (ROUNDED & BLOCK STYLE), 18"-30" DIA.

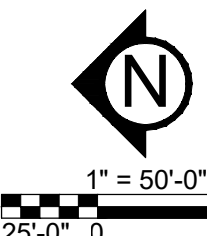
CONSTRUCTION LIMITS

SEE SHEET C0.1 FOR GENERAL LANDSCAPE NOTES

SEE SHEET L1.1 FOR PLANTING SCHEDULE



Know what's below.
Call before you dig.



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

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

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	
PROJECT NUMBER	19161

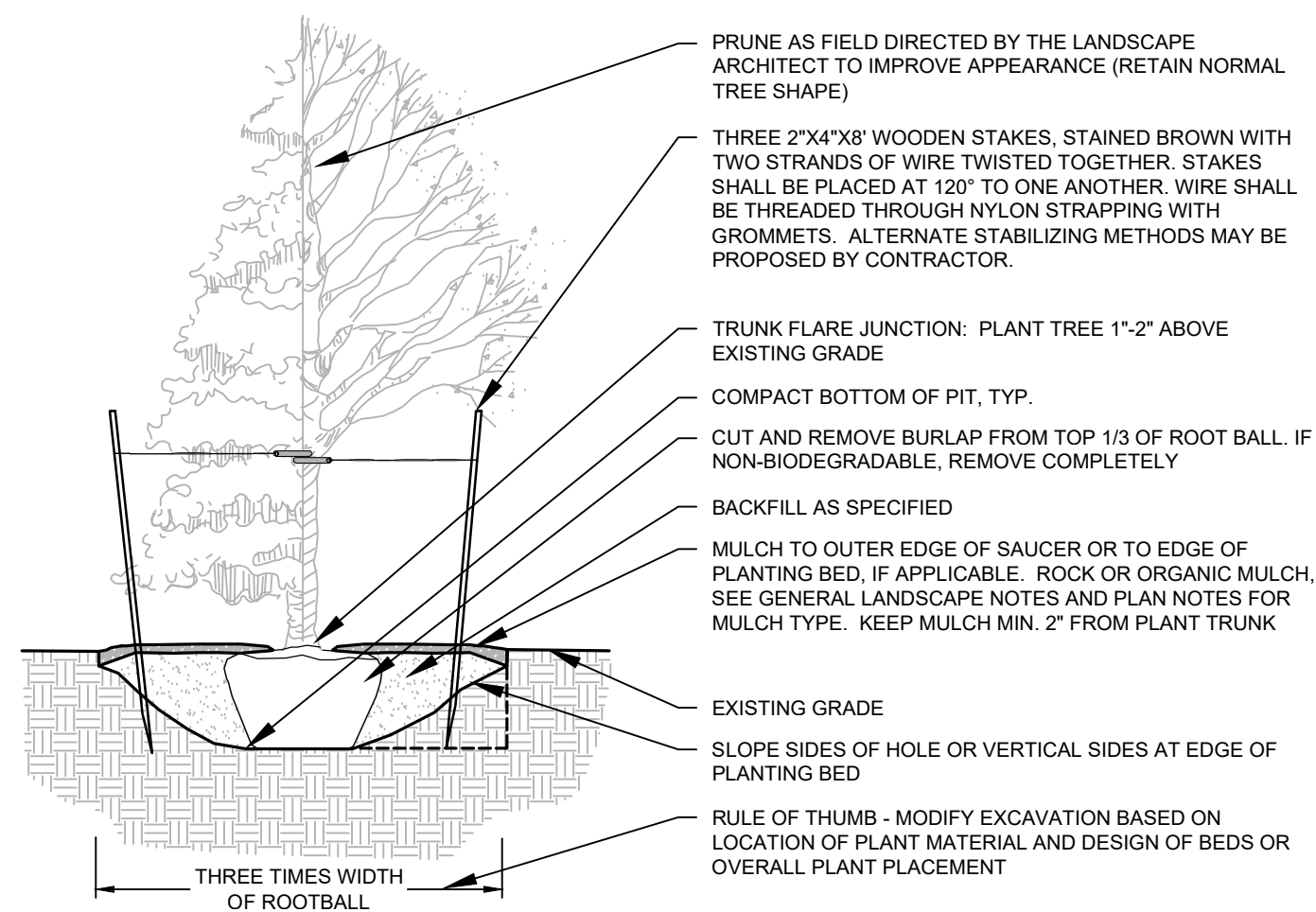
REVISION SUMMARY	
DATE	DESCRIPTION

LANDSCAPE PLAN

L1.0

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



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1. ENTIRE SITE SHALL BE FULLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. 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.
3. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.
4. SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.
5. 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.
6. 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.
7. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.
8. IRRIGATION WATER LINE CONNECTION SIZE IS 1-1/2" AT BUILDING. VERIFY WITH MECHANICAL PLANS.
9. ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
10. ALL LATERAL LINES SHALL BE 12" BELOW FINISHED GRADE.
11. ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.
12. 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.
13. CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELLED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.
14. 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.
15. BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
16. ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.
17. GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
18. IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE.
19. CONTROL WIRES: 14 GAUGE DIRECT BURIAL, SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINES. USE MOISTURE RESISTANT 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.
20. AVOID OVER SPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
21. ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.
22. USE SCREENS ON ALL HEADS.
23. A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
24. ALL PIPE 3" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN.
25. ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTEND 3' BEYOND PERIMETER OF VALVE BOX.
26. THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

PROJECT

PUMPKIN CREEK DEVELOPMENT

99920 & 99940 185TH STREET, LAKEVILLE, MN 55044

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 LANDSCAPE ARCHITECT UNDER
THE LAWS OF THE STATE OF MINNESOTA


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	763-234-7523
DRAWN BY	BN
REVIEWED BY	DJK
PROJECT NUMBER	19162

[illegible]LANDSCAPE PLAN
NOTES & DETAILS

L1.1

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

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
11/3/25	PRELIMINARY PLAT RESUBMITTAL
1/23/25	PRELIMINARY PLAT RESUBMITTAL
2/5/25	PRELIMINARY PLAT RESUBMITTAL

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	763-244-7553
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