AGENDA
PLANNING COMMISSION MEETING

May 8, 2025 - 6:00 PM
City Hall Council Chambers

Members of the public can participate in person at Lakeville City Hall, 20195 Holyoke Avenue. Members of the public may join the meeting via Teams Meeting, **Meeting ID: 281 804 256 536, Passcode: Ds66E6Z7, or by calling Toll Number 1-323-433-2142; Conference ID: 641 862 716 #.** The Chair will allow for public comments and questions at the appropriate time.

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

1. Call to order and flag pledge

2. Swearing in of new Planning Commissioner John Swaney

3. Roll Call

4. Approval of Minutes
   a. March 20, 2025 Planning Commission meeting minutes
   b. April 17, 2025 Planning Commission work session minutes

5. Announcements

6. South Metro Safe and Vault Interim Use Permit
   Public hearing to consider the application of South Metro Safe and Vault for an interim use permit (IUP) to allow the outdoor sale and display of a safe as an accessory use in the C-3, General Commercial District.
   a. South Metro Safe and Vault Interim Use Permit Report and Exhibits

7. Heritage Commons 9th Addition
   Public hearing to consider the application of The Architects Partnership, LTD for a preliminary plat of two commercial lots to be known as Heritage Commons 9th Addition and the vacation of public drainage and utility easements.
   a. Heritage Commons 9th Addition reports and exhibits

8. Election of Officers
   a. Election of Officers for Planning Commission Memo May 8, 2025

9. Staff Notices
   a. Planning Manager's Memo

10. Adjourn

CITY OF LAKEVILLE.
PLANNING COMMISSION MEETING MINUTES
March 20, 2025

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

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

Members Absent: Patty Zuzek

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

3. Approval of the Meeting Minutes

The March 6, 2025 Planning Commission meeting minutes were approved as presented.

4. Announcements

Planning Manager Kris Jenson stated if the agenda items are not tabled they will move forward to the April 7 City Council meeting.

5. Spirit of Brandtjen Farm 25th Addition

Chair Majorowicz opened the public hearing to consider the applications of Tradition Development for a preliminary plat, PUD Development Stage Plan, and an amendment to the Spirit of Brandtjen Farm planned unit development located north of 170th Street and west of Draft Horse Boulevard.

Pat Wrase from Tradition Development introduced the project. He stated it is the last outlot of developable land in the Spirit of Brandtjen Farm development.

Ms. Jenson presented the staff report.

Chair Majorowicz opened the hearing to the public for comment.

There was no public comment.

Motion was made by Kaluza, seconded by Swenson to close the public hearing at 6:09 p.m.

Voice vote was taken on the motion.

Ayes – unanimous

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Chair Majorowicz asked for comments from the Planning Commission.

- Commissioner Traffas requested clarification on the 20 minute parking zone. Ms. Jenson stated there is a pull-off area for deliveries, and they don't expect there to be problems with this.
- Commissioner Swenson asked for clarification regarding this being the final plat and he expressed his pleasure with this successful development.
- Commissioner Kaluza expressed his agreement with the success of this development.

Motion was made by Swenson, seconded by Einck to recommend to City Council approval of the Spirit of Brandtjen Farm 25th Addition preliminary plat, PUD development stage plan, and amendment to the Spirit of Brandtjen Farm planned unit development subject to the 13 stipulations listed below:

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

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

2. Construction plans for a parking lane on Draft Horse Boulevard shall be subject to review of the City Engineer.
3. All private drive and off-street parking section designs and construction plans shall be subject to review and approval of the City Engineer.
4. A parking zone limiting of the parking spaces on Draft Horse Boulevard to 20 minutes shall be established by City council resolution at the time of final plat approval.
5. Public access easements shall be dedicated over the sidewalks within Lot 8, Block 1, Outlot A, and Outlot B.
6. The landscape plan shall be to be subject to review and approval of the City Forester.
7. The preliminary plat shall be revised to provide for dedication of drainage and utility easements at the perimeter of Lot 1, Block 2; all drainage and utility easements are subject to review and approval of the City Engineer.

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8. All grading, drainage, and erosion control plans shall be subject to review and approval by the City Engineer.
9. All utility plans are subject to review and approval by the City Engineer.
10. Outlot A shall be deeded to the Spirit of Brandtjen Farm 25th Addition sub-homeowner's association for ownership and maintenance
11. Park dedication requirements shall be satisfied as a cash fee in lieu of land as provided for by the SBF master Development Agreement at the time of final plat approval, if required.
12. Homeowners Association documents for Spirit of Brandtjen Farm 25th Addition including the plat within the SBF Master Association and establishing a sub-association for ownership and maintenance of Lot 8, Block 1 and Outlot A shall be subject to review and approval by the City Attorney and must be recorded prior to the issuance of building permits.
13. The developer shall execute a development contract with the City as drafted by City Attorney and subject to approval of the City Council concurrent with final plat approval.

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

Nays: 0

6. **Lord of Life Townhomes**

Chair Majorowicz opened the public hearing to consider the applications of Frisbie Properties, LLC/Lord of Life Townhomes for a preliminary plat for 24 twin home lots and one common area lot to be known as Lord of Life Townhomes, a variance for cul-de-sac street length, and vacation and re-dedication of certain public drainage and utility easements. The parcel to be developed is located east of Dodd Lane and south of Lord of Life Church, located at 16200 Dodd Lane.

Matt Frisbie introduced the project.

Senior Planner Heather Botten presented the staff report.

Chair Majorowicz opened the hearing to the public for comment.

There was no public comment.

Motion was made by Zimmer, seconded by Swenson to close the public hearing at 6:19 p.m.

Voice vote was taken on the motion.

Ayes – unanimous

Chair Majorowicz asked for comments from the Planning Commission.

- Commissioner Zimmer asked if there were any areas of water. Mr. Frisbie stated that wet land delineation was completed. There are some lowlands which will be addressed with grading but no identified wetlands.

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- Commissioner Traffas asked about the traffic impact. Mr. Frisbie stated it was discussed and they did not feel a traffic study was needed for the density of this project.

Motion was made by Swenson, seconded by Tinsley to recommend to City Council approval of the Lord of life Townhomes preliminary plat, variance and easement vacation, subject to the seven stipulations listed below:

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.

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

Nays: 0

7. **Pumpkin Creek**

Chair Majorowicz opened the public hearing to consider applications of Peter Knaeble for a preliminary plat and Zoning Map amendment to allow the development of 26 single-family residential lots to be known at Pumpkin Creek generally located east of Kenwood Trail (CSAH 50), west of Ipava Avenue and south of 185th Street (CSAH 60).

David Knaeble from Civil Sight Group introduced the project.

Ms. Botten presented the staff report.

Chair Majorowicz opened the hearing to the public for comment.

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The following public comments were received:

- *Dick Sullivan, 9798 185th St, asked for an explanation of the difference between RS-2 and RS-3 zoning districts.*
- *Josh Wolter, 18462 Ixonia Ave, lives across the street from future development, expressed concerns about increased traffic, as well as concerns with the wetlands, wildlife and nature in the area.*

Motion was made by Kaluza, seconded by Zimmer to close the public hearing at 6:31 p.m.

Voice vote was taken on the motion.

Ayes – unanimous

Ms. Botten explained the difference between the RS-2 and RS-3 zoning districts, the biggest difference being the minimum lot size.

Jon Nelson, Assistant City Engineer, addressed the questions about stormwater runoff. Mr. Nelson stated that all city ordinance requirements are being met for stormwater runoff, including meeting the rate and runoff controls for the development. Mr. Knaeble stated they are proposing two stormwater retention basins. Mr. Knaeble stated due to the types of soils present infiltration is not feasible. Mr. Knaeble stated the water quality going in to Lake Marion should be as good or better than what is going there currently.

Commissioner Zimmer asked if there would be any call for a type of underpass for the deer and wildlife in the area. Mr. Knaeble stated they have not noticed anything that would call for that.

Commissioner Swenson asked for clarification on the 185th Street construction. Mr. Knaeble stated they have coordinated the entry drive location to match up with where the crossing is. Mr. Nelson stated it is currently proposed as a full access intersection and Dakota County has jurisdiction over future restrictions to the roadway. Mr. Nelson stated Dakota County will continue to monitor at this intersection and at the corridor as a whole post construction.

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

- Chair Majorowicz asked if there was a traffic study done. Mr. Nelson stated a traffic study was not done, however there was a traffic impact analysis that took place with the project.
- Commissioner Zimmer asked if there would be a traffic study done once it is developed. Mr. Nelson stated there would not be a traffic study done for the Pumpkin Creek development. Mr. Nelson stated they would take a look at the traffic counts for 185th Street project once the construction is complete. Ms. Botten made note the plat was reviewed by the plat commission with Dakota County and they recommended approval in October 2024. Ms. Botten stated that was with 29 residential lots with one access point.
- Commissioner Swenson commented that the roadway connects all the way through the development to the road to the south. He stated that the City makes an effort with the

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developments to allow connectivity from one development to another, as well as alternate routes to get out of the development.

Motion was made by Einck, seconded by Tinsley to recommend to City Council approval of the Pumpkin Creek preliminary plat and Zoning Map amendment subject to the nine stipulations listed below:

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 be shown as 10 feet in width on the final plat, to comply with Section 10-4-4.A of the Subdivision Ordinance.

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

Nays: 0

8. The Planning Commission recognized Chair Majorowicz' six years of service.

There being no further business, the meeting was adjourned at 6:44 p.m.

Respectfully submitted,

Dawn Erickson, Recording Secretary

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CITY OF LAKEVILLE
PLANNING COMMISSION WORK SESSION MINUTES
April 17, 2025

Vice Chair Christine Zimmer called the work session to order at 6:00 pm.

Members Present: Vice Chair Christine Zimmer, Scott Einck, John Swaney, Jason Swenson, Amanda Tinsley, Mark Traffas, Alternate Dylan Duckworth, Alternate Erin Duckworth

Members Absent: Pat Kaluza, Ex-Officio Jeff Hanson

Staff Present: Planning Manager Kris Jenson, Senior Planner Heather Botten

Others Present: Councilmember Michelle Volk, Daniel Licht, The Planning Company, Soren Mattick, Campbell Knutson, Petra Asani, Campbell Knutson

Due to new Planning Commissioners and other City representatives in attendance, attendees went around the room for introductions.

Vice Chair Zimmer then turned the meeting over to Mr. Mattick.

Mr. Mattick, attorney at Campbell Knutson, which serves as the City's legal counsel, presented information on the following items related to the Planning Commission and their role in the City.

- Role of the Planning Commission as an advisory board to the City Council
- Role of the Zoning Ordinance
    - When there is ambiguity in ordinance language, the ruling goes to the property owner or applicant.
    - What the Zoning Ordinance may regulate. Some areas are more ambiguous and bills have been proposed at the state legislature over the past few years to limit what cities may regulate with zoning.
- The difference between permitted uses, accessory uses, conditional use permits, and interim use permits
- Variances and what must be demonstrated for the approval of a variance
- The 60 day rule for the review and action of certain development applications
- Open Meeting Law requirements
- Conflicts of Interest

After final questions from the work session attendees, Mr. Mattick concluded his presentation. He and Ms. Asani left the work session at 7:34 pm.

Daniel Licht, planning consultant, provided a summary of comprehensive planning process, which the city is required to undergo every 10 years. Community Development staff will begin work on the 2050 Comprehensive Plan in early 2026.

The work session adjourned at 7:52 pm.

Respectfully submitted,

Kris Jenson, Planning Manager

City of Lakeville
Planning Department

Memorandum

To: Planning Commission

From: Heather Botten, Senior Planner

Meeting Date: May 8, 2025 Planning Commission Meeting

Agenda Item: John Borchardt/South Metro Safe and Vault - Interim Use Permit

Application Action Deadline: June 2, 2025

INTRODUCTION

John Borchardt, South Metro Safe and Vault has submitted an application for an interim use permit to allow outside sales and display of a safe on property located at 16350 Kenrick Loop which is zoned C-3, General Commercial District. Outside sales and display are allowed in the C-3 District but not to exceed 30% of the gross floor area of the principal building or building tenant lease space and subject to approval of an interim use permit.

The following exhibits are attached for your information:

EXHIBITS

A. Location Map
B. Zoning Map
C. Site Plan with Parking Count
D. Photo of the Current Safe on Display
E. Findings of Fact

Surrounding Land Uses and Zoning

North – Puppy Play and Stay; Zoned C-3, General Commercial District
South – Multi-tenant building; Zoned C-3, General Commercial District
East - Leo's South; Zoned C-3 General Commercial District
West – I-35 and Interstate Storage; Zoned ROW and PUD

STAFF ANALYSIS

South Metro Safe and Vault leases a portion of the 10,320 square foot, multi-tenant commercial building. South Metro Safe and Vaults specializes in the sale of fire and gun safes. Other building tenants include Embroidery and Pleasant Hills Saddle Shop.

The proposed outside sales and display area would include one vehicle parking space located in the southwest corner of the property. There are no changes proposed to the existing parking lot or building. No additional hard surface is being added to the site. Based on the building approval in 1984, the minimum number of required parking spaces is 40. Removing the one space that will be used for the display area, there will be 46 spaces, complying with code requirements. South Metro Safe and Vault operates in about 1,070 square feet of leased area in the building, thirty percent of this area equals 321 square feet. The proposed outdoor display area does not exceed 30% of the gross floor leased area.

In order to provide property owners with greater flexibility on the usage of their property, the city has defined specific interim uses that may be approved for a property, subject to city council approval. Interim uses allow a use that is presently judged to be acceptable by the city council based on the characteristics and circumstances of the specific location, property, or use for which the interim use permit is proposed such that the use will be consistent with the comprehensive plan, complies with the requirements of the zoning ordinance, and is compatible with surrounding land uses, which may be effected as a result of any change to the nature of the interim use or existing uses and development in the area.

An interim use shall terminate on the happening of any of the following events, whichever occurs first:

A. The date or event stated in the permit.
B. Upon violation of conditions under which the permit was issued.
C. Upon change in the city's zoning regulations which renders the use nonconforming.

Interim Use Permit Criteria. Section 11-5-5 of the Zoning Ordinance requires that an interim use permit comply with the following:

A. Meet the standards of a conditional use permit set forth in subsection 11-4-3E of this title.

See attached findings of fact.

B. Conform to the applicable general performance standards of Section 11-4-7 of this title.

Staff has reviewed the performance standards in Section 11-4-7 and finds that the interim use permit application meets all applicable standards, including site access and parking. The property requires 40 parking spaces for the retail and service building. A total of 46 parking spaces are provided on-site.

C. The use is allowed as an interim use in the respective zoning district.

The proposed outside sales and display is allowed by interim use permit in the C-3 District.

D. The date or event that will terminate the use can be identified with certainty.

The interim use permit shall terminate upon a change of building occupancy or when the safe and vault use with outside sales and display is no longer operating from the property.

E. The use will not impose additional unreasonable costs on the public.

The proposed outside sales and display will not impose costs on the public.

F. The user agrees to any conditions that the city council deems appropriate for permission of the use.

The applicant shall comply with the recommendations stipulated in the planning report as approved by the City Council.

RECOMMENDATION

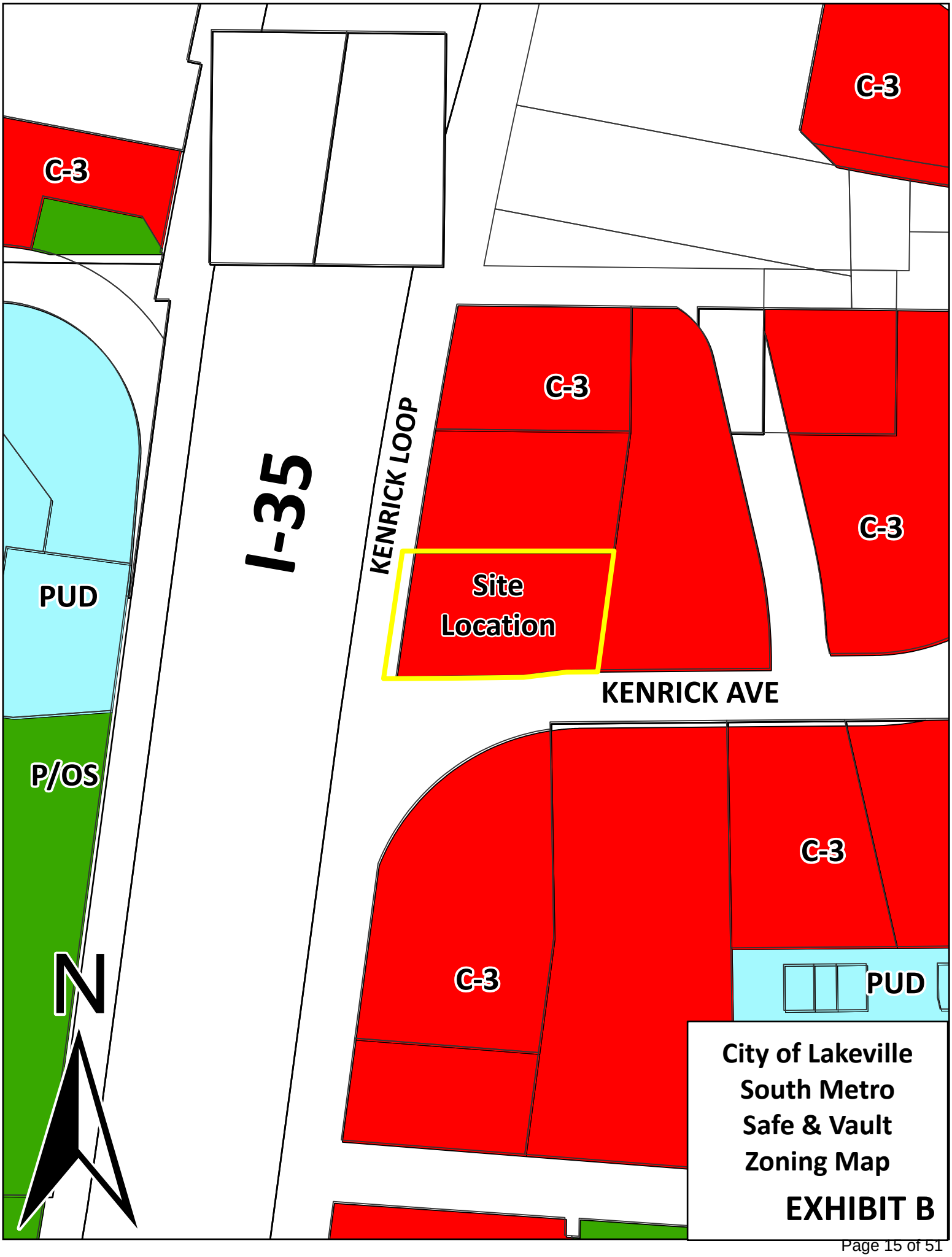
Community Development Department staff recommend approval of the interim use permit for outside sales and display of a safe or vault in the C-3 District subject to the following stipulations:

1. Outside sales and display shall be restricted to the one parking space in the area identified on the approved site plan.
2. Outside sales and display shall not obstruct the access to the building and site and shall not impede access by emergency service vehicles.
3. Signage shall be installed and maintained in compliance with Zoning Ordinance requirements and subject to approval of a sign permit.
4. The interim use permit will terminate at such time that outside sales and display of a safe or vault is no longer occurring on the property or a change of use in building occupancy.

Findings of fact for the interim use permit are attached.

City of Lakeville
South Metro
Safe & Vault
Site Location Map

EXHIBIT A


C-3
C-3
C-3
C-3
C-3
I-35
KENRICK LOOP
Site
Location
KENRICK AVE
PUD
P/OS
C-3
C-3
PUD
N
City of Lakeville
South Metro
Safe & Vault
Zoning Map
EXHIBIT B

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search,appraisal, survey, or for zoning verification.

Map Scale
1 inch = 38 feet
3/6/2025

Exhibit C

Exhibit D

CITY OF LAKEVILLE
DAKOTA COUNTY, MINNESOTA

SOUTH METRO SAFE AND VAULT INTERIM USE PERMIT

FINDINGS OF FACT AND RECOMMENDATION

On May 8, 2025 the Lakeville Planning Commission met at its regularly scheduled meeting to consider the application of John Borchardt/South Metro Safe and Vault for an interim use permit to allow outside sales and display of a safe or vault in the C-3 District located at 16350 Kenrick Loop. The Planning Commission held a public hearing on the proposed interim use permit preceded by published and mailed notice. The applicant was present, and the Planning Commission heard testimony from all interested persons wishing to speak.

FINDINGS OF FACT

1. The property is located in Planning District No. 1 of the 2040 Comprehensive Plan, which guides the property for commercial uses.

2. The property is currently zoned C-3, General Commercial District.

3. The legal description of the property is: Lot 3, Block 1, Jackson's First Addition according to the recorded plat thereof, Dakota County, Minnesota.

4. Section 11-5-3 states that interim use permits shall be processed according to the standards for a conditional use permit. Section 11-4-3E of the City of Lakeville Zoning Ordinance provides that a conditional use permit may not be issued unless certain criteria are satisfied. The criteria and our findings regarding them are:

   a. The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the official City Comprehensive Plan.

   Finding: The proposed outside sales and display is a commercial use consistent with the policies and provisions of Planning District 1 of the 2040 Comprehensive Land Use Plan.

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

   Finding: The proposed outside sales and display will be compatible with existing and future land uses in the area given compliance with the interim use permit.

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

Finding: The proposed outside sales and display will conform with all performance standards contained in the Zoning Ordinance and the City Code given compliance with the interim use permit

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

Finding: The subject property is served with necessary public services, and the outside sales and display will not overburden the City's service capacity.

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

Finding: Traffic generation will not significantly increase due to the proposed outside sales and display use and is within the capabilities of Kenrick Loop which serves the property.

5. The planning report dated May 8, 2025 prepared by Heather Botten, Senior Planner is incorporated herein.

RECOMMENDATION

The Planning Commission recommends that the City Council approve the interim use permit conditioned upon compliance with the planning report prepared by Heather Botten, Senior Planner dated May 8, 2025.

DATED: May 8, 2025

LAKEVILLE PLANNING COMMISSION

BY: _____
Christine Zimmer, Vice Chair

City of Lakeville
Community Development Dept

Memorandum

To: Planning Commission

From: Kris Jenson, Planning Manager

Date: April 25, 2025

Subject: Packet Material for the May 8, 2025 Planning Commission Meeting

Agenda Item: Heritage Commons 9th Addition

1. Preliminary and Final plat of two commercial lots to be known as Heritage Commons 9th Addition
2. Vacation of drainage and utility easement Vacation

Application Action Deadline: June 19, 2025

BACKGROUND

Representatives of The Architects Partnership have submitted applications for a preliminary and final plat to be known as Heritage Commons 9th Addition for two commercials lots and the vacation of public drainage and utility easements for the development of a Chase Bank. The plat is 2.65 acres in area. Chase Bank will be located on Lot 1 (1.36 acres) and Lot 2 (1.29 acres) is a future development parcel. The subject property is currently platted as Outlot A, Heritage Commons 8th Addition and is zoned PUD, Planned Unit Development. The Heritage Commons PUD was approved in 1999 and the property is located north of 202nd Street (CSAH 50), south of Heritage Drive and east of Idealic Avenue.

The Heritage Commons 9th Addition final plat and the Chase Bank development plans have been reviewed by Engineering and Environment Resources Division staff as well as the City Forester. The Dakota County Plat Commission has also reviewed the final plat.

EXHIBITS

A. Location Map
B. Zoning Map
C. Preliminary Plat
D. Final Plat
E. Site Plan
F. Grading and Drainage Plan
G. Utility Plan
H. Landscape Plan
I. Ghost plan for Lot 2
J. Lighting Photometric Plan
K. Building Elevation Plan
L. Floor Plan
M. Dakota County Plat Commission letter dated March 13, 2025

STAFF ANALYSIS

Project Phasing. The Heritage Commons commercial development has progressed over several phases since the initial development phase was approved in 1999. The proposed final plat is the ninth phase of the Planned Unit Development and the 10th phase is under review.

Phase One: Approved September 7, 1999, included the two multi-tenant buildings where the Lakeville liquor store and Minnesota School of Beauty are located.

Phase Two: Approved February 3, 2003, included the multi-tenant building located south of Phase One.

Phase Three: Approved February 20, 2007, included the Cub Foods grocery store and the multi-tenant building located south of Cub Foods and north of Heritage Drive.

Phase Four: Approved November 17, 2008, included the development of Green Planet Car Wash.

Phase Five: Approved December 19, 2016, preliminary and final plat of 8.08 acres of commercial outlots that included the construction of the private drive connection between Kenwood Trail and Heritage Drive.

Phase Six: Approved December 18, 2017 and included the development of a single retail building for O'Reilly Auto Parts.

Phase Seven: Approved August 20, 2018 for the BeeHive memory care building.

Phase Eight: Approved November 2, 2020 for the Tires Plus minor auto repair building.

PRELIMINARY AND FINAL PLAT

Comprehensive Plan. The Heritage Commons 9th Addition property is located in Planning District No. 4, Central Lakeville, and is guided for commercial uses in the 2040 Comprehensive Land Use Plan. The proposed commercial use is consistent with the commercial designation of the Comprehensive Land Use Plan.

Zoning. The Heritage Commons 9th Addition property is zoned PUD, Planned Unit Development District with an underlying C-3, General Commercial District zoning.

Surrounding Land Uses and Zoning

North – Heritage Drive and multi-tenant commercial building (PUD District)
South – 202nd Street (CSAH 50) and commercial businesses (C-3 District)
East – Tires Plus (PUD District)
West – Idealic Avenue (private drive) and O'Reilly Auto Parts (PUD District)

Consistency with the Capital Improvement Plan (CIP). No public street construction or other public funded infrastructure construction is proposed with the Heritage Commons 9th Addition final plat. All streets, sanitary sewer, water and storm sewer improvements required for the area of the Heritage Commons 9th Addition were installed by the developer with the Heritage Commons development in 2001.

Lots/Blocks. The Heritage Commons 9th Addition final plat proposes two lots on one block. The following C-3 District lot requirements pertain to this final plat:

	Lot Area	Lot Width
Minimum Required	20,000 SF	100 feet
Proposed Lot 1	59,366 SF (1.36 ac)	204.83 feet
Proposed Lot 2	56,407 SF (1.29 ac)	190.75 feet

Both lots within the Heritage Commons 9th Addition exceed the minimum lot requirements in the underlying C-3 District.

Outlot. There are no outlots in the Heritage Commons 9th Addition plat.

Easements. The final plat must be revised to include five-foot-wide drainage and utility easements along the side property lines of both lots, prior to City Council consideration.

Streets. No new street construction is proposed with the Heritage Commons 9th Addition final plat. The property is adjacent to 202nd Street (CSAH 9), Heritage Drive and Idealic Avenue. 202nd Street is classified as a minor arterial road and Heritage Drive is classified as minor collector road in the Comprehensive Transportation Plan. Idealic Avenue is a private street. All required right-

of-way for the streets abutting the plat was dedicated with previous phases of Heritage Commons.

Trails and Sidewalks. Eight-foot-wide concrete sidewalks are in place along 202nd Street and Heritage Drive with a five-foot-wide concrete sidewalk along both sides of Idealic Avenue. No new public sidewalk or trail construction is required with the Heritage Commons 9th Addition plat.

Grading, Drainage, Erosion Control, and Utilities. Grading, drainage and erosion control plans have been submitted with the Heritage Commons 9th Addition preliminary plat. Alanna Sobottka, Civil Engineer and Maria Friedges, Environmental Resources Specialist have reviewed the site, grading, drainage and erosion control, and utility plans. A copy of the engineering report dated April 25, 2025 is attached for your review. The Engineering Division recommends approval of the preliminary plat subject to the recommendations outlined in the report.

Tree Preservation. There are no significant trees located on the subject property.

Wetlands. There are no wetlands located on the subject property.

Park Dedication. Park dedication for the Heritage Commons development was satisfied with a land dedication with the Planned Unit Development and first phase final plat of Heritage Commons in 2000.

Dakota County Plat Commission. The Dakota County Plat Commission reviewed the preliminary and final plat at their March 12, 2025 meeting and will recommend approval of the final plat to the Dakota County Board.

SITE PLAN

Setbacks. The Chase Bank building and parking lot on Lot 1, Block 1, Heritage Commons 9th Addition is subject to the following minimum building setback (C-3, General Commercial District) requirements:

Abutting a Public Street: 30 feet

Interior Lot Lines: 10 feet

Parking: 15 feet (abutting street), 5 feet (interior lot lines)

The proposed Chase Bank building and parking lot meet the setback requirements of the Zoning Ordinance.

Parking. The proposed 3,395 square foot bank requires 15 parking spaces, taking into account the allowable 10% gross floor area credit and the requirement for one parking space per 200 square feet of floor area. The site plan proposes 26 parking spaces, including two handicap accessible spaces at the

front entrance. This is in compliance with the parking requirements in effect at the time of the preliminary plat application. The site also proposes a bike rack placed on a concrete pad

The proposed parking spaces and drive aisle dimensions and configurations comply with the requirements of the Zoning Ordinance. Parking aisles will be 24 feet in width and parking stall dimensions will be 9 feet in width and 20 feet in length. Snow storage may not occur within required parking spaces.

Circulation/Loading Area. Access to the site will be from Heritage Drive and from Idealic Avenue. Parking spaces are primarily located along the north side of the building. A drive-up ATM is located on the south side of the building as well as bypass lane to provide access around the building. No direct driveway access to 202nd Street is permitted. An agreement for shared driveway access between the parcels in Heritage Commons 9th Addition and Heritage Commons 8th Addition (Tires Plus) is required to be executed as part of the recording of the final plat.

Landscaping. The landscape plan proposes a mix of overstory trees around the perimeter of the site, foundation plantings on three sides of the building, and a row of plantings along the south side of the drive through to minimize headlights shining on to 202nd Street. Remaining areas will be seeded and in-ground irrigation is required. Development of the site shall include responsibility for boulevard maintenance along 202nd Street, Heritage Drive and Idealic Avenue. The Developer must provide an estimate of the landscape costs to be submitted as a security to guarantee installation of the landscaping. The City Forester has reviewed and approved the landscape plan dated May 1, 2025. Landscaping on site must be installed per the approved plan. Prior to a landscape inspection, an as-built landscape plan must be submitted to the city.

Building Exterior. The proposed one-story bank building is proposed to be clad with exterior materials that are nearly all Grade A materials (97.7%), including three colors of brick, cast stone, and glass. Grade C metal trim is proposed at the roofline, several canopies, and metal panels framing some of the windows (2.3%). The materials proposed comply with Zoning Ordinance requirements. The building includes a variety of roofline heights as well as relief so as to not have flat exterior walls. A contrasting stripe of pale brick is about two-thirds of the way up the building, matching the color of the cast stone at the foundation of the building. The contrasting strip is a design element seen in all of the buildings in the Heritage Commons development.

Trash Enclosure. The trash and recycling enclosure will be located on the north side of the building. The enclosure is proposed to be six feet, six inches in height and uses two of the materials in contrasting colors proposed for the building exterior. The trash enclosure gate must be durable and made of maintenance-free gate.

Signs. A development sign for Heritage Commons is located at the northeast corner of 202nd Street and Idealic Avenue. According to the adopted sign plan for Heritage Commons, Chase Bank is able to have a monument sign, up to six feet in height and with a sign area of up to 18 square feet, at the southeast corner of the parcel, if desired. Since the building fronts more than

one street, up to two wall signs permitted, not to exceed 100 square feet in sign area. All signs require approval of a sign permit prior to installation.

Exterior Lighting. Parking lot lighting is scattered around the site and is proposed to be mounted at a height of 25 feet. The photometric plan indicates that the proposed light levels complies with Zoning Ordinance requirements. All lighting fixtures shall contain a cutoff which directs the light at an angle of 90 degrees or less. All building mounted lighting must face downward onto the structure.

Mechanical Equipment . Any roof-mounted mechanical equipment must be screened if greater than three feet in height. Ground-mounted mechanical equipment must be screened with landscaping and/or fencing.

Ghost Plan. No development plans have been received for Lot 2, Block 1, but a future development access stub will be provided from Lot 1 to Lot 2 on the north side of the bank building. Access from the Tires Plus parcel east of Lot 2 is provided on the north side of the parcel, with a shared access to Heritage Drive and along the south side of the lot.

Snow Storage. Snow storage may not take place in required parking spaces.

Stormwater Maintenance Agreement. A Stormwater Maintenance Agreement will be required with the final for maintenance of the stormwater basin on site.

EASEMENT VACATION

The platted drainage and utility easements within Outlot A, Heritage Commons 8th Addition are proposed to be vacated and the same easements platted on the Heritage Commons 9th Addition final plat.

RECOMMENDATION

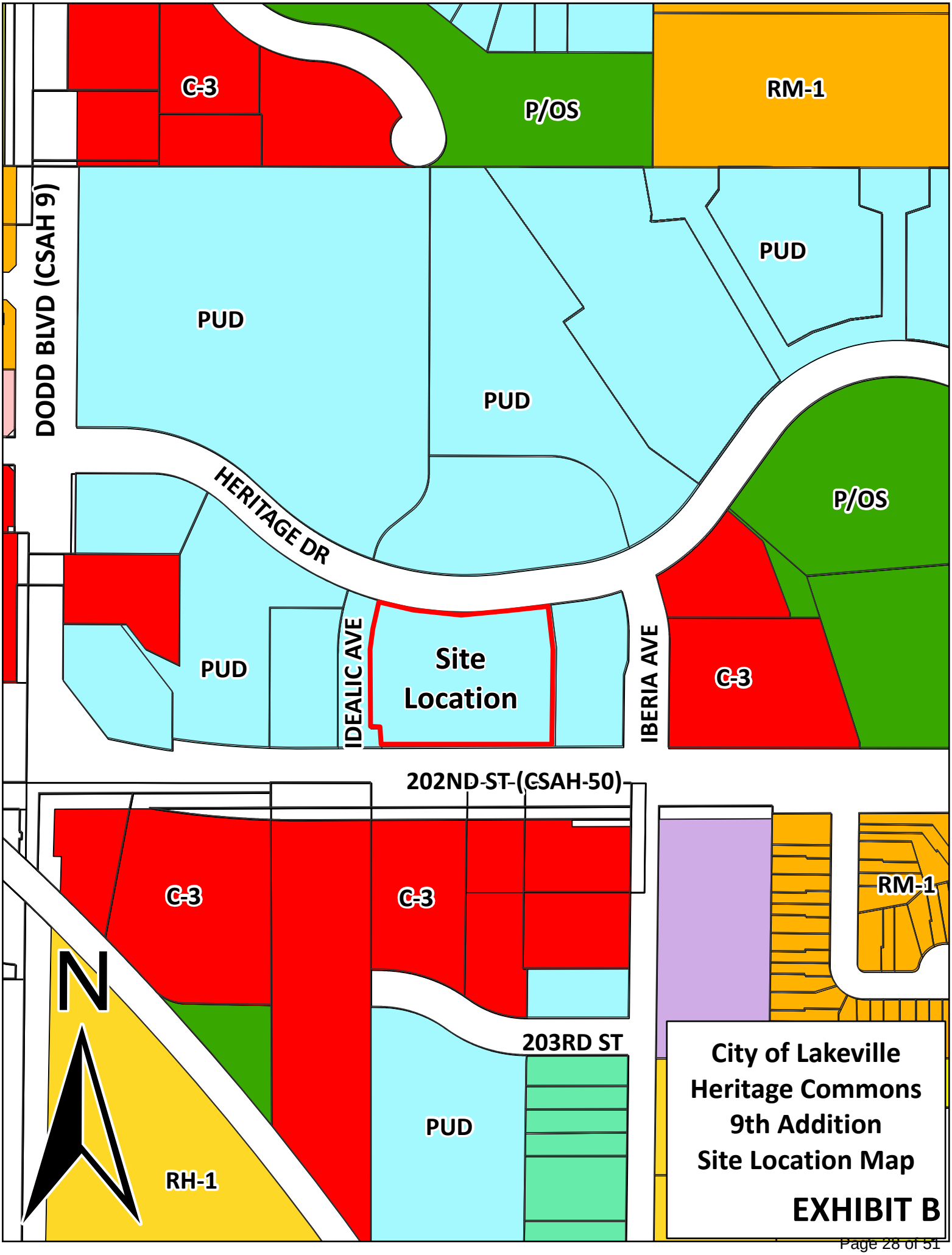
Community Development Department staff recommends approval of the Heritage Commons 9th Addition preliminary plat and easement vacation, subject to the following stipulations:

1. Implementation of the recommendations listed in the April 25, 2025 engineering report.
2. The site shall be developed according to the plans approved by the City Council.
3. Execution of a Stormwater Maintenance Agreement shall be required between Chase Bank and the City of Lakeville for the maintenance of the stormwater basin located on Lot 1, Block 1, Heritage Commons 9th Addition.
4. An agreement for shared driveway access shall be established between Lots 1 and 2, Block 1, Heritage Commons 9th Addition and Lot 1, Block 1, Heritage Commons 8th Addition (Tires Plus) in conjunction with the recording of the final plat.

5. The trash enclosure must have a durable maintenance-free gate.
6. Any rooftop and/or ground-mounted mechanical equipment must be screened per Zoning Ordinance requirements.
7. The City Forester has reviewed and approved the landscape plan dated May 1, 2025. Landscaping on site must be installed per the approved plan. Prior to a landscape inspection, an as-built landscape plan must be submitted to the city.
8. A cost estimate for the installation of the approved landscaping shall be submitted prior to City Council consideration of the final plat.
9. Exterior lighting shall be down-cast only and shall not glare onto road right-of-way.
10. Snow storage shall not occur within required parking spaces.
11. Prior to City Council consideration of the final plat, drainage and utility easements must be added along the side property lines of each parcel.

City of Lakeville
Heritage Commons
9th Addition
Site Location Map

EXHIBIT A


C-3
P/OS
RM-1
DODD BLVD (CSAH 9)
PUD
PUD
PUD
HERITAGE DR
P/OS
PUD
IDEALIC AVE
Site Location
IBERIA AVE
C-3
202ND ST (CSAH 50)
C-3
C-3
RM-1
N
203RD ST
PUD
RH-1
City of Lakeville
Heritage Commons
9th Addition
Site Location Map
EXHIBIT B

PRELIMINARY PLAT FOR:
Kimley - Horn & Associates, Inc.

EXISTING LEGAL DESCRIPTION:

Outlot A, Heritage Commons 8th Addition, Dakota County, Minnesota, recorded March 16, 2021 as Document No. 3447293.

(Abstract property)

PROPOSED LEGAL DESCRIPTION:

Lots 1 and 2, Block 1, Heritage Commons 9th Addition, Dakota County, Minnesota, recorded March 16, 2021 as Document No. 3447293.

(Abstract property)

GENERAL SURVEY NOTES:

1. The orientation of this bearing system is based on the Dakota County coordinate grid (NAD 83–2011 Adj.).
2. The legal description and easement information used in the preparation of this survey is based on the Commitment for Title Insurance prepared by First American Title Insurance Company National Commercial Services, Commitment No. NCS–1224333–KCTY dated June 24, 2024 at 7:30 AM.
3. The surveyed property has direct access to Heritage Drive, a public right of way.
3. The address of the property described hereon is 20170 Iberia Avenue, Lakeville, MN 55044.
4. The property described hereon lies within Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per Federal Insurance Rate Map No. 27037C0192E and 27037C0211E, both dated December 2, 2011.
5. The total area of the property described hereon is 115,773 square feet or 2.35779 acres.
6. The contours depicted hereon are per elevation data collected while conducting the fieldwork. The contour interval is 1 foot.

   BENCHMARK: Top of Minnesota Department of Transportation Geodetic Monument LOTTO MNDT. Elevation = 1063.37 feet. (NAVD88)

   SITE BENCHMARK: Top nut of hydrant on the northerly side of Heritage Drive. Elevation = 981.53 feet. (NAVD88)
7. No zoning report or letter was provided. Per the City of Lakeville zoning map dated July 2023, the surveyed property is zoned PUD – Planned Unit Development District. Per the City of Lakeville 2040 land use plan map dated December 31, 2018, the surveyed property is designated Commercial.
8. As of the date of this survey the property described hereon contains no marked parking spaces.
9. Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket No. 241512777. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.

PROPOSED LOT INFORMATION:

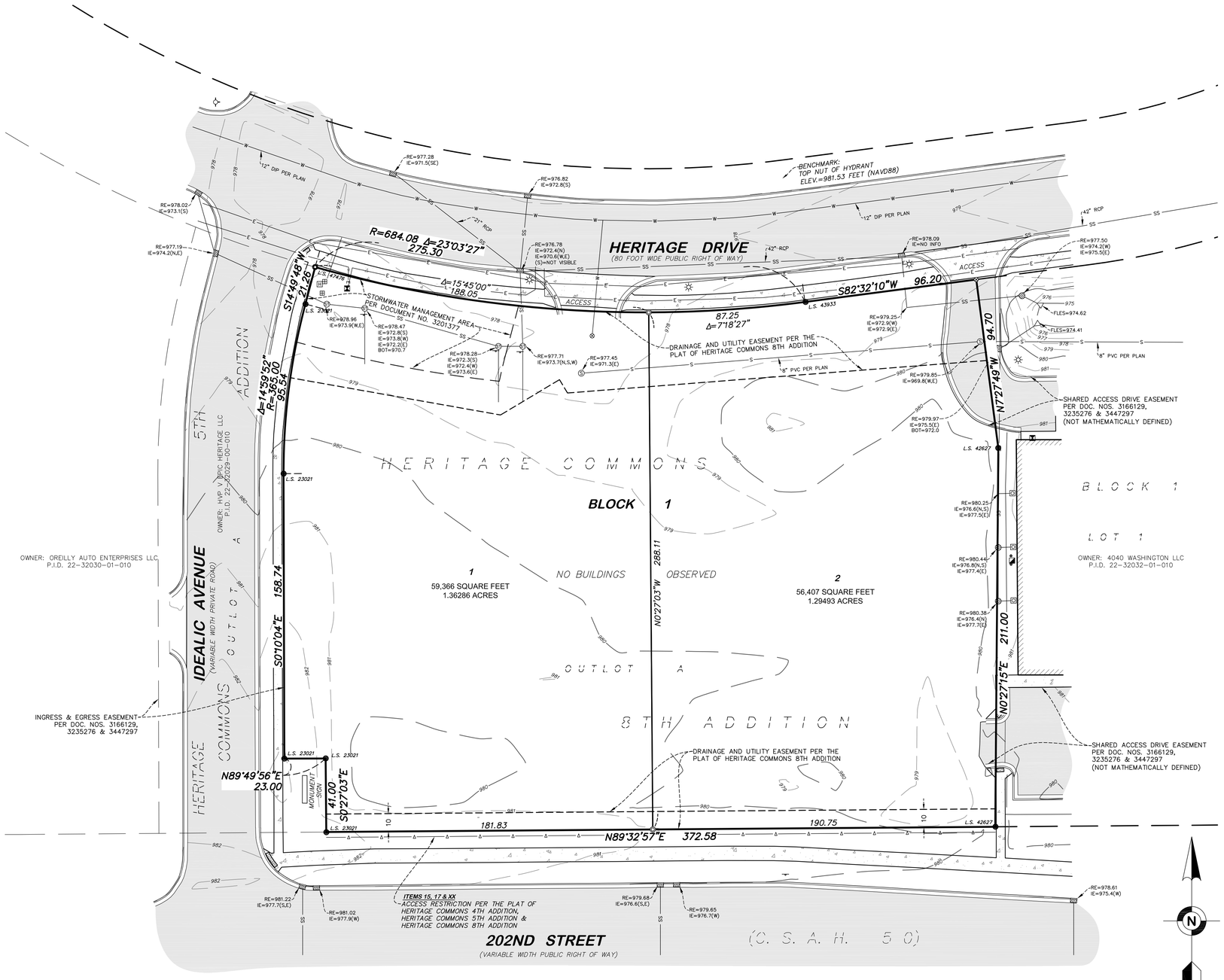
Proposed Lot 1, Block 1:	1.36286	Acres	59,366	Square Feet
Proposed Lot 2, Block 1:	1.29493	Acres	56,407	Square Feet
Proposed Right of Way:	n/a		n/a	
Proposed Outlots:	n/a		n/a	
Wetlands:	n/a		n/a	
Total:	2.65779	Acres	115,773	Square Feet
Gross Acres:	2.65779	Acres		
Net Developable Acres:	2.65779	Acres		
Gross Unit Density:	0.75	per Acre		
Net Unit Density:	0.75	per Acre		
Comprehensive Plan Land Use:	Commercial			
Proposed Zoning:	PUD – Planned Unit Development			

CERTIFICATION:

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

Date of survey: June 18, 2024.
Date of signature: December 3, 2024.

Christopher A. Terwedo
Minnesota License No. 53536
cterwedo@efnsurvey.com



SEE SHEET 2 OF 2 FOR SITE PLAN OVERLAY

GOPHER STATE ONE CALL NOTE:

List of utilities notified per Gopher State One Call Ticket No. 241512777.

AT&T TRANSMISSION
CHARTER COMMUNICATIONS
CITY OF LAKEVILLE
DAKOTA COUNTY HIGHWAY DEPT
FRONTIER COMMUNICATIONS
INDEPENDENT SCHOOL 196
LAKEVILLE AREA SCHOOLS
CITY OF LAKEVILLE FIBER
MINNESOTA ENERGY RESOURCES
METRO FIBERNET, LLC
XCEL ENERGY
ZAYO BANDWIDTH

0 30 60 90
SCALE IN FEET

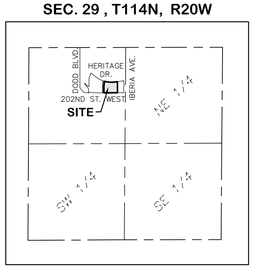
- FOUND IRON MONUMENT, AS NOTED
- FOUND PK NAIL
- FOUND DISC, AS NOTED

LEGEND:

- BENCHMARK
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- FLARED END SECTION
- ROOF DRAIN (OUTLET)
- GATE VALVE
- LIGHT
- ELECTRIC BOX
- ELECTRIC METER
- HANDHOLE
- HYDRANT
- GAS METER
- BOLLARD
- LIMITED ACCESS
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- UNDERGROUND ELECTRIC
- 920 EXISTING CONTOUR LINE
- BITUMINOUS SURFACE
- CONCRETE SURFACE

EXHIBIT C

SEC. 29 , T114N, R20W



VICINITY MAP
NOT TO SCALE

FIELD BOOK	PAGE

DRAWING NAME: 42007 Preliminary Plat.dwg
JOB NO. 42007
FILE NO. DAK 64

FIELDWORK CHIEF: BW
DRAWN BY: RRR,CAT, DL
CHECKED BY: CAT

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY PLAT OF HERITAGE COMMONS 9TH ADDITION

SURVEY FOR:
Kimley - Horn & Associates, Inc.

PROPERTY ADDRESS:
20170 Iberia Avenue
Lakeville, Minnesota 55044

Egan, Field & Nowak, Inc.
land surveyors since 1872
475 Old Highway 8 NW, Suite 200
New Brighton, Minnesota 55112
PHONE: (612) 466-3300
WWW.EFNSURVEY.COM

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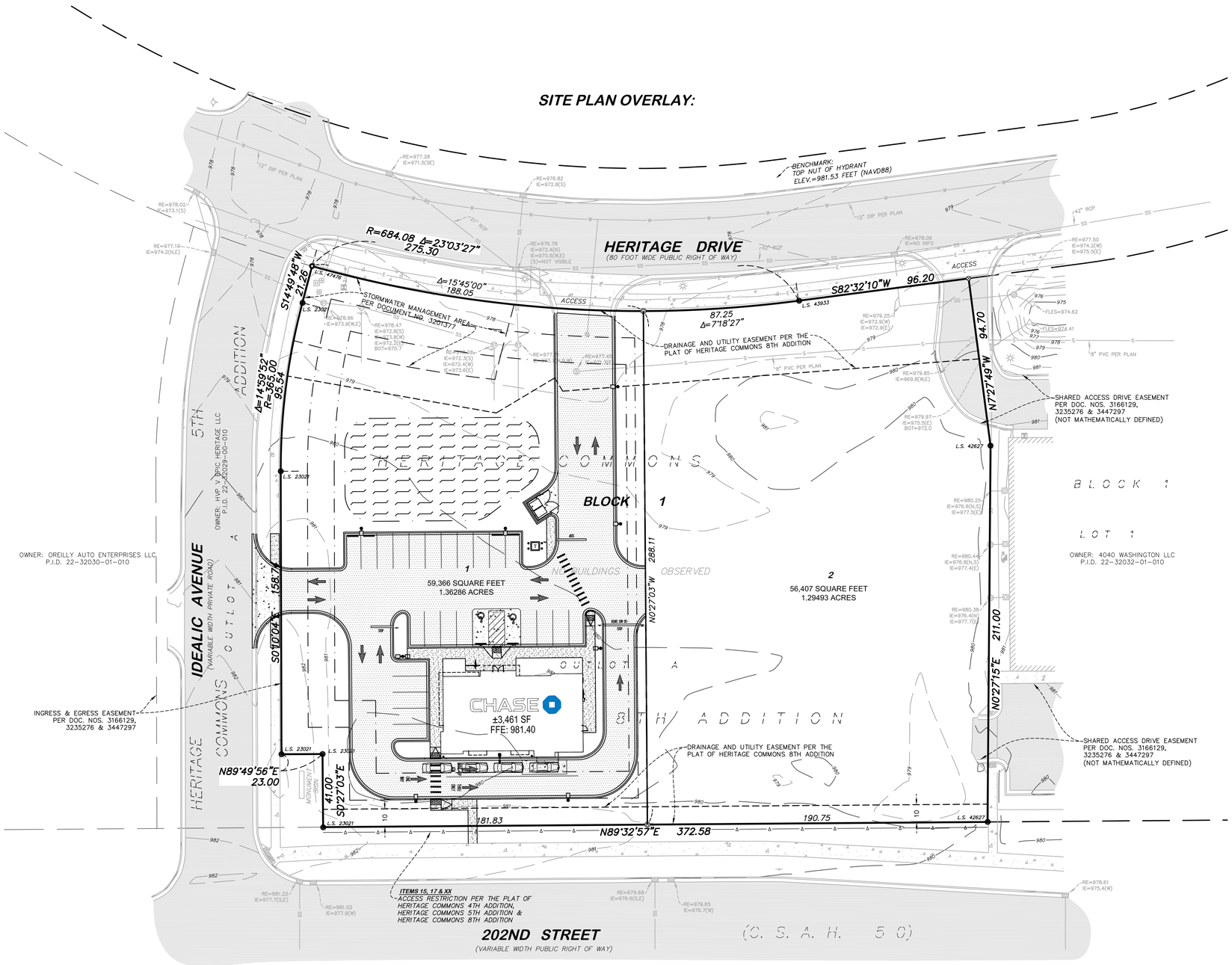
PRELIMINARY PLAT FOR:
Kimley - Horn & Associates, Inc.

SITE PLAN OVERLAY:



LEGEND:

- BENCHMARK
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- FLARED END SECTION
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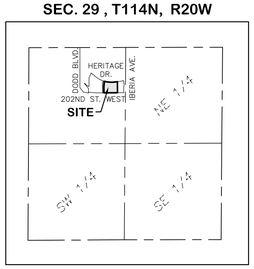
- LIMITED ACCESS
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- UNDERGROUND ELECTRIC
- EXISTING CONTOUR LINE
- BITUMINOUS SURFACE
- CONCRETE SURFACE

0 30 60 90
SCALE IN FEET

- FOUND IRON MONUMENT, AS NOTED
- FOUND PK NAIL
- FOUND DISC, AS NOTED

SEC. 29 , T114N, R20W



VICINITY MAP
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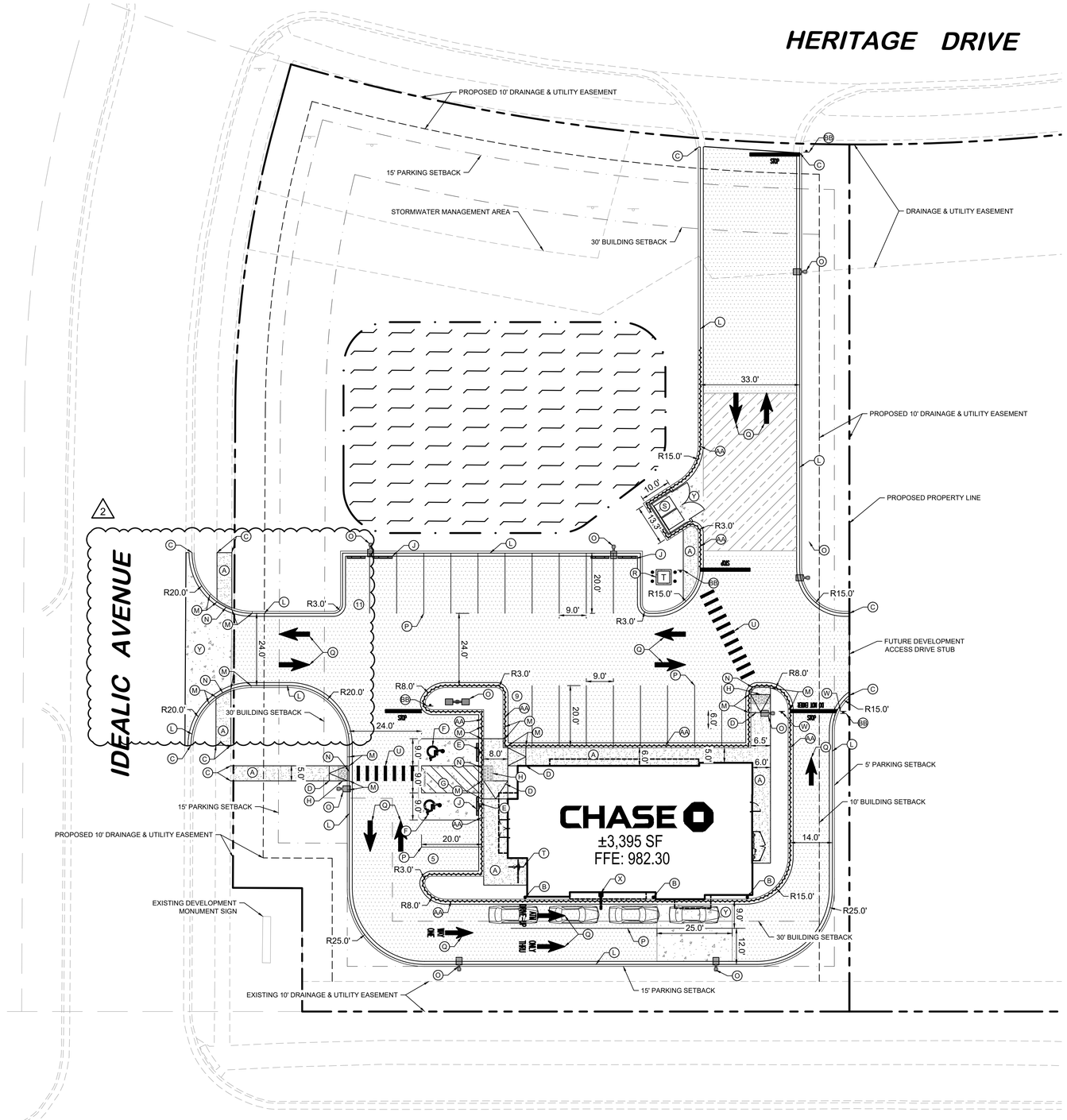
K:\TCW_LDEV\the architects partnership\lakeville- chase bank\3 Design\CAD\plansheets\C4-SITE PLAN.dwg April 30, 2025 - 10:24am
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PROPERTY SUMMARY	
TOTAL PROPERTY AREA	1.36 AC / 59,366 SF
DISTURBED AREA	1.06 AC / 46,124 SF
EXISTING IMPERVIOUS AREA	0.01 AC / 500 SF / 1.1%
EXISTING PERVIOUS AREA	1.05 AC / 45,624 SF / 98.9%
PROPOSED IMPERVIOUS AREA	0.64 AC / 27,800 SF / 60.3%
PROPOSED PERVIOUS AREA	0.42 AC / 18,324 SF / 39.7%
NET INCREASE IN IMPERVIOUS AREA	0.63 AC / 27,300 SF

SITE DATA	
EXISTING ZONING	PUD- PLANNED UNIT DEVELOPMENT
PROPOSED LAND USE	FINANCIAL INSTITUTION
PARKING SETBACKS	SIDE/REAR = 5' STREET = 15'
BUILDING SETBACKS	FRONT = 30' SIDE = 10' (30' STREET) REAR = 10' (30' STREET)

BUILDING DATA	
TOTAL BUILDING AREA	3,395 SF
PERCENT OF TOTAL PROPERTY AREA	5.72%

PARKING SUMMARY	
REQUIRED PARKING	17 SPACES @ 1 / 200 SF
TOTAL PROPOSED PARKING	26 SPACES
REQUIRED ACCESSIBLE PARKING	2 STANDARD SPACES 1 VAN ACCESSIBLE
PROPOSED ACCESSIBLE PARKING	2 VAN ACCESSIBLE

LEGEND

- PROPERTY LINE
- SETBACK LINE
- DRAINAGE AND UTILITY EASEMENT
- PROPOSED FENCE
- PROPOSED FLUSH CURB
- PROPOSED CURB AND GUTTER
- PROPOSED OUTFALL CURB AND GUTTER
- STANDARD DUTY ASPHALT PAVMENT — SEE DETAILS FOR SECTION
- HEAVY DUTY ASPHALT PAVEMENT — SEE DETAILS FOR SECTION
- HEAVY DUTY CONCRETE PAVEMENT — SEE DETAILS FOR SECTION
- CONCRETE SIDEWALK — SEE DETAILS FOR SECTION
- STORM WATER AREA — SEE GRADING PLAN FOR DETAILS

SITE PLAN NOTES

1. REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF STOOPS, TRUCK DOOKS, TRASH ENCLOSURES & PRECISE BUILDING DIMENSIONS. REFER TO THE SITE ELECTRICAL PLAN FOR LOCATIONS OF PROPOSED LIGHT POLES, CONDUITS, AND ELECTRICAL EQUIPMENT.
2. REFER TO CERTIFIED SITE SURVEY OR PLAT FOR EXACT LOCATION OF EXISTING EASEMENTS, PROPERTY BOUNDARY DIMENSIONS, AND ADJACENT RIGHT-OF-WAY & PARCEL INFORMATION.
3. 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.
4. 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.
5. TYPICAL PARKING STALL DIMENSIONS SHALL BE 9.0-FEET IN WIDTH AND 20-FEET IN LENGTH UNLESS OTHERWISE INDICATED.
6. MONUMENT SIGN(S) ARE DETAILED ON THE ARCHITECTURAL PLANS AND ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIGN DIMENSIONS, LOCATION AND REQUIRED PERMITS WITH THE OWNER.
7. THE CURB & GUTTER AND CONCRETE WHEEL STOPS LOCATED IN FRONT OF THE PROPOSED ADA STALLS & AISLE ARE TO BE PAINTED SAFETY YELLOW.

KEYNOTE LEGEND

- (A) CONCRETE SIDEWALK - SEE DETAIL
- (B) 6" CONCRETE FILLED PIPE BOLLARD - SEE DETAIL
- (C) MATCH EXISTING EDGE OF PAVEMENT/ CURB & GUTTER
- (D) ACCESSIBLE CURB RAMP - SEE DETAIL
- (E) ACCESSIBLE PARKING SIGN, SIGN AND POST FURNISHED BY CHASE SIGN VENDOR. BOLLARD AND CONCRETE FOUNDATION PROVIDED BY GC
- (F) ACCESSIBLE PARKING SYMBOL - SEE DETAIL
- (G) AREA STRIPED WITH 4" SYSL @ 45° 2' O.C.
- (H) TRUNCATED DOMES, SEE DETAIL
- (I) "NO PARKING" SIGN - SEE DETAIL
- (J) CONCRETE WHEEL STOP, SEE DETAIL
- (K) SITE DIRECTIONAL SIGN (SEE ARCH PLANS FOR DETAILS)
- (L) B612 CURB AND GUTTER (TYP.) - SEE DETAIL
- (M) TRANSITION CURB - SEE DETAIL
- (N) FLUSH CURB - SEE DETAIL
- (O) LIGHT POLE (SEE ARCH SITE PLAN FOR DETAILS)
- (P) 4" WIDE PAINTED SOLID LINE, TYP.
- (Q) TRAFFIC FLOW PAVEMENT MARKINGS, TYP. (SEE DETAILS)
- (R) PROPOSED TRANSFORMER, CONCRETE PAD, & BOLLARDS (SEE MEP PLANS FOR DETAILS).
- (S) TRASH ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
- (T) BIKE RACK WITH ASSOCIATED CONCRETE PAD FLATWORK (SEE ARCH PLANS)
- (U) ACCESSIBLE CROSSWALK - SEE DETAIL
- (V) MONUMENT SIGN (SEE ARCH PLANS FOR DETAILS)
- (W) 'DO NOT ENTER' SIGN - SEE DETAIL
- (X) CLEARANCE BAR (SEE ARCH PLANS FOR DETAILS)
- (Y) HEAVY DUTY CONCRETE - SEE DETAIL
- (Z) UTILITY SCREENING FENCE (SEE ARCH PLANS FOR DETAILS)
- (AA) OUTFALL B612 CURB AND GUTTER (TYP.) - SEE DETAIL
- (BB) 'STOP' SIGN & PAVEMENT MARKING- SEE DETAIL

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

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

EXHIBIT E

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY
2	CITY COMMENTS	05/01/2025	BSK
1	CITY COMMENTS	03/28/2025	BSK

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225 EDEN PRAIRIE, MN 55344
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
BRIAN W. WURDEMAN
DATE: 11/25/2024 LIC. NO. 53113 MN

KHA PROJECT	
160094056	
DATE	03/28/2025
SCALE	AS SHOWN
DESIGNED BY	BSK
DRAWN BY	BSK
CHECKED BY	MTL

SITE PLAN

CHASE BANK- 202ND W AND IDEAL AVE
PREPARED FOR
THE ARCHITECTS PARTNERSHIP
LAKEVILLE MN

SHEET NUMBER
C400

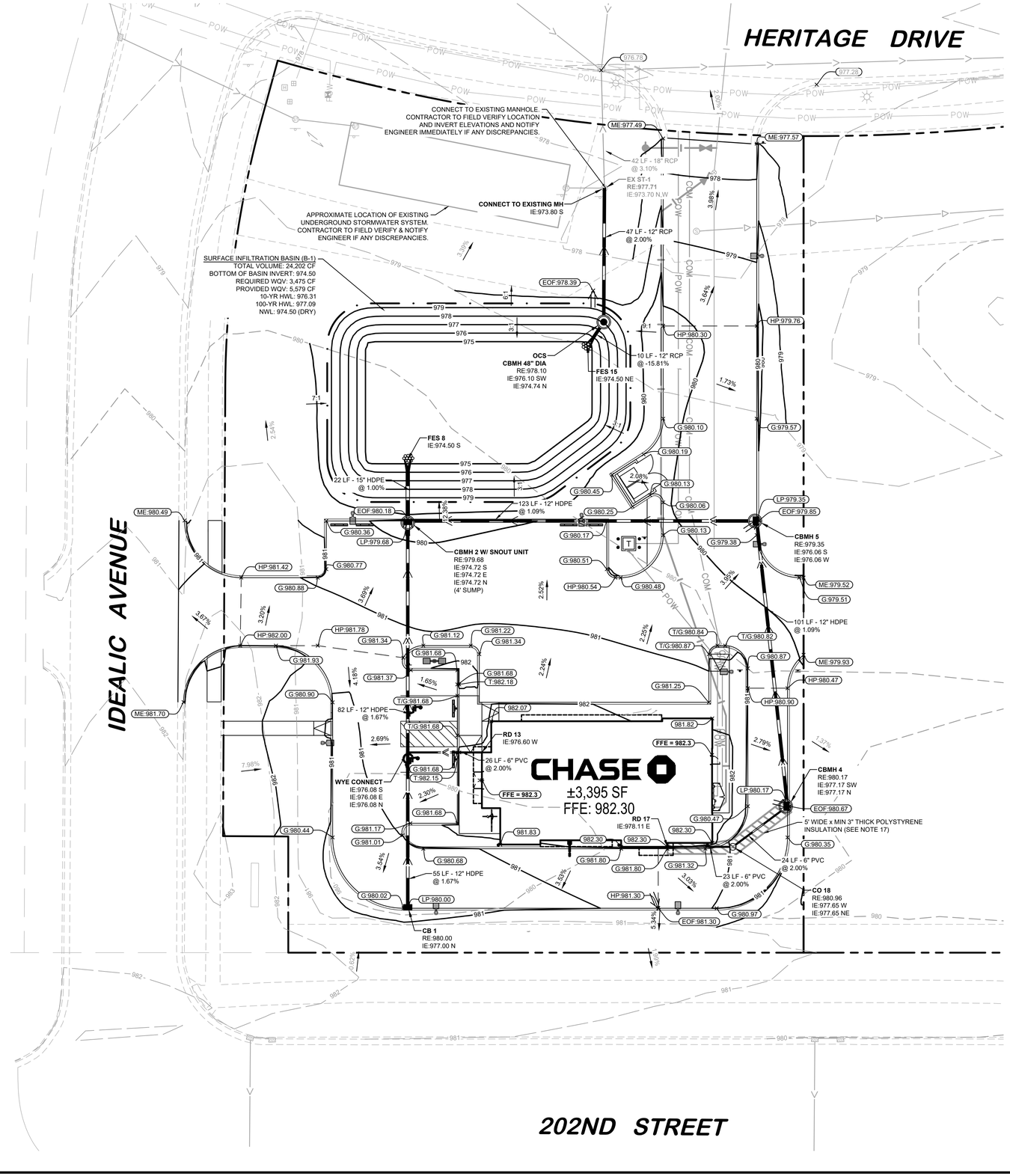


EXHIBIT F

NO LATER THAN DURING INFILTRATION/FILTRATION BASIN OVER-EXCAVATION/SUB-SOIL WORK, THE APPLICANT SHALL ENSURE THAT A CERTIFIED SOIL SCIENTIST WILL BE PRESENT TO VERIFY AND DOCUMENT THAT PRACTICE AREA SUB-SOILS ARE SUITABLE FOR A SATURATED CONDITION INFILTRATION RATE OF 0.30-INCH PER HOUR OR GREATER. IF THE SUB-SOIL SATURATED CONDITION INFILTRATION RATES ARE LESS THAN 0.30-INCH PER HOUR, THE CONTRACTOR SHALL CORRECT DOWN TO A POORLY GRADED SAND LAYER. THE CITY SHALL BE PROVIDED WITH 24-HOURS' NOTICE OF COMMENCEMENT OF INFILTRATION TESTING AND SHALL BE PROVIDED WITH INFILTRATION RESULTS (E.G. TESTING DATA LOGS) WITHIN 24-HOURS OF TESTING COMPLETION. THE APPLICANT SHALL PROVIDE THE CITY WATER RESOURCES STAFF WITH 24-HOUR ADVANCE NOTICE PRIOR TO ANY EXCAVATION AND/OR SOIL BACKFILLING WITHIN ANY INFILTRATION/FILTRATION PRACTICES (CITY WATER RESOURCES STAFF CONTACT/INSTRUCTIONS SHALL BE CLEARLY/PROMINENTLY LISTED ON APPROPRIATE PLAN SHEETS).

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR (928)
- PROPOSED CONTOUR (925)
- PROPOSED RIDGE LINE
- PROPOSED SWALE
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- PROPOSED SPOT ELEVATION (100.00)
- PROPOSED HIGH POINT ELEVATION (HP:0.0)
- PROPOSED LOW POINT ELEVATION (LP:0.0)
- PROPOSED GUTTER ELEVATION (G:0.00)
- PROPOSED TOP OF CURB ELEVATION (T:0.00)
- PROPOSED FLUSH PAVEMENT ELEVATION (T/G:0.0)
- MATCH EXISTING ELEVATION (ME:0.0)
- PROPOSED EMERGENCY OVERFLOW ELEVATION (EOF:0.0)
- PROPOSED TOP/BOTTOM OF WALL ELEVATION (TW:0.0 / BW:0.0)
- PROPOSED DRAINAGE DIRECTION (0.0%)

GRADING PLAN NOTES

1. PERFORM GRADING WORK IN ACCORDANCE WITH APPLICABLE CITY SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. STORM SEWER PIPE SHALL BE AS FOLLOWS:
   RCP PER ASTM C-76
   HDPE: 0" - 10" PER AASHTO M-252
   HDPE: 12" OR GREATER PER ASTM F-2306
   PVC SCH. 40 PER ASTM D-1785
   STORM SEWER FITTINGS SHALL BE AS FOLLOWS:
   RCP PER ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
   HDPE PER ASTM 3212
   PVC PER ASTM D-3034, JOINTS PER ASTM D-3212
4. CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OR EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
5. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
7. CONTRACTOR SHALL EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
8. GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE STREET READY FOR SUBBASE.
9. ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
10. REFER TO THE UTILITY PLAN FOR SANITARY SEWER MAIN, WATER MAIN SERVICE LAYOUT AND ELEVATIONS AND CASTING / STRUCTURE NOTATION.
11. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES TO PROVIDE POSITIVE DRAINAGE.
12. INSTALL A MINIMUM OF 4" CLASS 5 AGGREGATE BASE UNDER CURB AND GUTTER AND CONCRETE SIDEWALKS.
13. UPON COMPLETION OF EXCAVATION AND FILLING, CONTRACTOR SHALL RESTORE ALL STREETS AND DISTURBED AREAS ON SITE. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF 4" OF TOPSOIL.
14. ALL SPOT ELEVATIONS/CONTOURS ARE TO GUTTER / FLOW LINE UNLESS OTHERWISE NOTED.
15. GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2%. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
16. MAINTAIN A MINIMUM OF 0.5% GUTTER SLOPE TOWARDS LOW POINTS.
17. CONTRACTOR TO PROVIDE 3" INSULATION BY 5' WIDE CENTERED ON STORM PIPE IF LESS THAN 4' OF COVER IN PAVEMENT AREAS AND LESS THAN 3' OF COVER IN LANDSCAPE AREAS.
18. ROOF DRAIN INVERT CONNECTIONS AT THE BUILDING SHALL BE AT ELEVATION <XXX.XX> OR LOWER UNLESS NOTED OTHERWISE. REFERENCE MEP PLANS FOR ROOF DRAIN CONNECTION.
19. ALL STORM SEWER CONNECTIONS SHALL BE GASKETED AND WATER TIGHT INCLUDING MANHOLE CONNECTIONS.
20. ALL STORM SEWER PIPE SHALL BE AIR TESTED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
21. MAINTAIN A MINIMUM OF 1.25% SLOPE IN BITUMINOUS PAVEMENT AREAS, 0.5% SLOPE IN CONCRETE PAVEMENT AREAS.
22. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL CURB" WHERE PAVEMENT DRAINS TOWARD GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM GUTTER.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

Know what's below. Call before you dig.

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	03/28/2025	BSK
2	CITY COMMENTS	05/01/2025	BSK

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11995 SINGLETREE LANE, SUITE 225 EDEN PRAIRIE, MN 55344
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
BRIAN M. WURDEMAN
DATE: 11/25/2024 LIC. NO. 53113 MN

KHA PROJECT 160094056
DATE 03/28/2025
SCALE AS SHOWN
DESIGNED BY BSK
DRAWN BY BSK
CHECKED BY MTL

PRELIMINARY - NOT FOR CONSTRUCTION

GRADING AND DRAINAGE PLAN

CHASE BANK- 202ND W AND IDEAL AVE

PREPARED FOR THE ARCHITECTS PARTNERSHIP

LAKEVILLE MN

SHEET NUMBER C500

K:\TCW_LDEV\the architects partnership\lakeville- chase bank\3 Design\CAD\plansheets\C5-GRADING PLAN.dwg April 30, 2025 - 10:24am
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K:\TCW_LDEV\the architects partnership\lakeville- chase bank\3 Design\CAD\plansheets\C6-UTILITY PLAN.dwg April 30, 2025 - 10:25am

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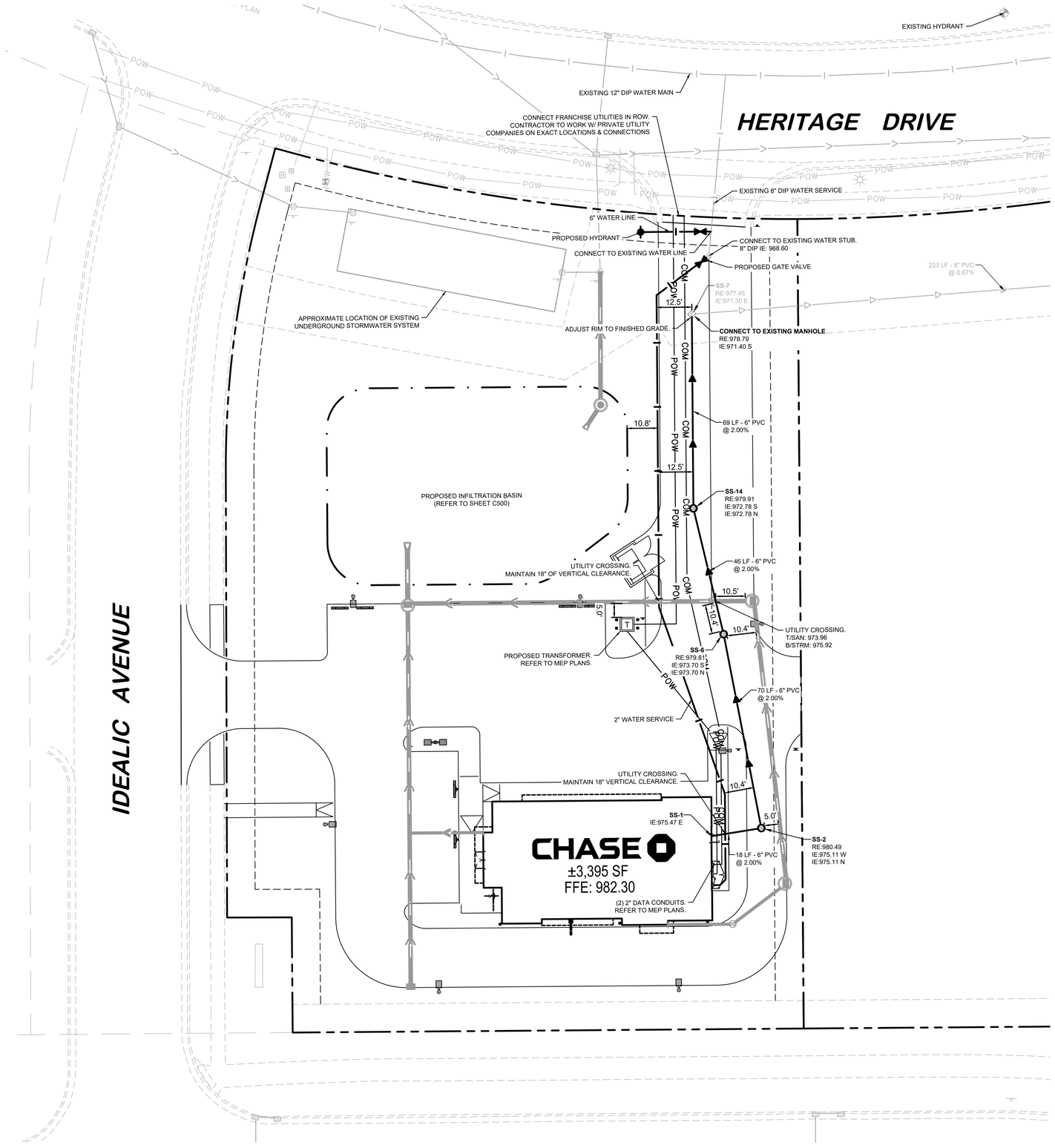

LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
		WATERMAIN
		SANITARY SEWER
		STORM SEWER
POW	POW	UNDERGROUND ELECTRIC
COM	COM	TELEPHONE
GAS	GAS	GAS MAIN

UTILITY PLAN NOTES

1. INSTALL UTILITIES IN ACCORDANCE WITH APPLICABLE CITY SPECIFICATIONS, STATE PLUMBING CODE, AND BUILDING PERMIT REQUIREMENTS.
2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
4. SANITARY SEWER PIPE SHALL BE:
   PVC: ASTM D-2729, D-3034
   PVC SCH 40: ASTM D-1785, F-714, F-894
   SANITARY SEWER FITTINGS SHALL BE:
   PVC: ASTM D-2729, D-3034
   PVC SCH40: ASTM D-2665, F-2794, F-1866
5. WATER MAIN PIPE SHALL BE:
   PVC: ASTM D-1785, D-2241, AWWA C-900
   DUCTILE IRON: AWWA C115
   WATER MAIN FITTINGS SHALL BE:
   PVC: ASTM D-2464, D-2466, D-2467, F-1970, AWWA C-907
   DUCTILE IRON: AWWA C-153, C-110, ASME 316.4
6. WHEN CONNECTING TO AN EXISTING UTILITY LINE, FIELD VERIFY THE LOCATION, DEPTH, AND SIZE OF THE EXISTING PIPE(S) PRIOR TO INSTALLATION OF THE NEW LINES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
7. PLACE AND COMPACT ALL FILL MATERIAL PRIOR TO INSTALLATION OF PROPOSED UNDERGROUND UTILITIES. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
8. MAINTAIN A MINIMUM OF 7'-6" COVER ON ALL WATER LINES.
9. FOR WATER LINES AND STUB-OUTS UTILIZE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR COBALT BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.
10. MAINTAIN 18-INCH MINIMUM VERTICAL SEPARATION WHERE SEWER PIPE CROSSES WATER LINES (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE). PROVIDE 10-FOOT HORIZONTAL SEPARATION BETWEEN SEWER PIPE AND WATER LINES.

II. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (OR ANY OBSTRUCTION EXISTING AND PROPOSED), THE SANITARY PIPE MATERIAL SHALL BE PVC SCHEDULE 40 OR PVC C900 AND HAVE MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18-INCH VERTICAL SEPARATION MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).

12. ALL PVC & HDPE SEWER AND WATER PIPE SHALL HAVE A TRACER WIRE INSTALLED IN THE TRENCH AND TERMINATED PER THE DETAILS.
13. UNDERGROUND UTILITY LINES SHALL BE INSTALLED, INSPECTED AND APPROVED PRIOR TO PLACING BACKFILL.
14. IN PAVEMENT AREAS, RAISE MANHOLE CASTINGS TO BE FLUSH WITH PROPOSED FINISHED SURFACE GRADE. IN GREEN AREAS, RAISE MANHOLE CASTINGS TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATION & INSTALL A WATERTIGHT LID.
15. REFER TO PLUMBING PLANS FOR LOCATION, SIZE AND ELEVATION OF UTILITY SERVICE CONNECTIONS AND ROOF DRAINS TO THE INTERIOR BUILDING SYSTEMS. BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) & METERS ARE LOCATED INSIDE THE BUILDING.
16. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
17. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
18. REFER TO THE SITE ELECTRICAL PLANS FOR SPECIFICATIONS OF THE PROPOSED SITE LIGHTING AND ELECTRICAL EQUIPMENT.
19. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS. REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS. REFER TO THE GRADING PLAN FOR DETAILED SURFACE ELEVATIONS.
20. EXCESS MATERIAL, ABANDONED UTILITY ITEMS, AND OTHER UNUSABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
21. COORDINATE WITH THE PLUMBING PLANS FOR THE LOCATION, SIZE AND ELEVATION OF THE PROPOSED UNDERGROUND ROOF DRAIN CONNECTIONS.
22. WHERE STORM SEWER ROOF DRAINS HAVE LESS THAN 4-FEET OF COVER IN PAVED AREAS OR 3-FEET OF COVER IN LANDSCAPE AREAS, PROVIDE 3-INCH THICK INSULATION A MINIMUM OF 5-FEET IN WIDTH, CENTERED ON THE PIPE.
23. ALL STORM SEWER PIPE JOINTS SHALL BE WATER-TIGHT CONNECTIONS.
24. ALL STORM SEWER PIPE CONNECTIONS TO MANHOLES SHALL BE GASKETED AND WATER TIGHT. BOOTED COUPLERS AT THE STRUCTURE OR A WATER STOP WITH NON-SHRINK GROUT MAY BE USED IN ACCORDANCE WITH LOCAL CODES.
25. CONTRACTOR SHALL AIR TEST ALL STORM SEWER PIPE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.

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

EXHIBIT G

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	05/01/2025	BSK
2	CITY COMMENTS	03/28/2025	BSK

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PHONE: 651-645-4197
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BRIAN M. WLIRDEMAN
DATE: 11/25/2024 LIC. NO. 53313 MN

KHA PROJECT	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
160094056	AS SHOWN	BSK	BSK	MTL
DATE 03/28/2025				

PRELIMINARY - NOT FOR CONSTRUCTION

CHASE BANK- 202ND W AND IDEAL AVE

PREPARED FOR THE ARCHITECTS PARTNERSHIP

LAKEVILLE MN

UTILITY PLAN

SHEET NUMBER C600

Know what's below. Call before you dig.

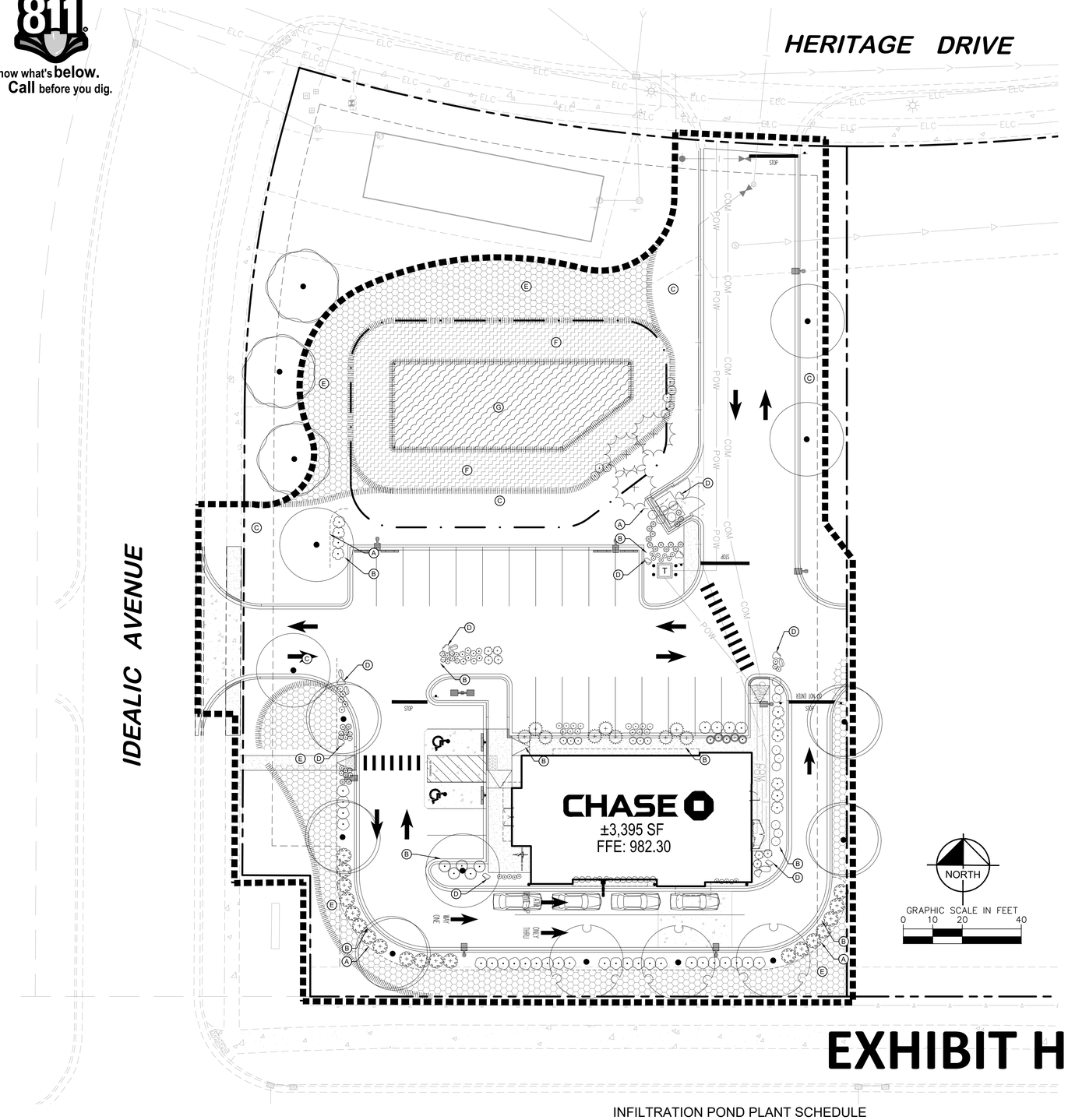

EXHIBIT H

LANDSCAPE SUMMARY

PERIMETER TREES REQUIRED:	PLANTINGS AT PROPERTY PERIMETER, DESIGNED SITE AMENITIES (COMPOSITION OF PLANT MATERIAL AND / OR CREATIVE GRADING, DECORATIVE LIGHTING, EXTERIOR SCULPTURE, ETC)
PERIMETER TREES PROVIDED:	SEE PLAN
*CONIFEROUS TREES MAY REPLACE SOME DECIDUOUS TREES TO PROVIDE YEAR AROUND SCREENING	
PARKING LOT SCREENING REQUIRED:	36" HT MAX. CONTINUOUS SCREEN OF PARKING LOT FROM ROADWAY DECIDUOUS TREES 40' O.C. MAX, CONIFEROUS TREES 15' O.C. MAX, DECIDUOUS SHRUBS 4' O.C. MAX, CONIFEROUS SHRUBS 3' O.C. MAX
PARKING LOT SCREENING PROVIDED:	SEE PLAN
INTERIOR LANDSCAPE AREA REQUIRED:	441 SF = (8,820 SF OFF STREET PARKING AREA / 100) * 5
INTERIOR LANDSCAPE AREA PROVIDED:	772 SF

*MINIMUM DIMENSION OF LANDSCAPE AREA IS NINE (9) FEET IN ANY DIRECTION, MEASURED FROM BACK OF CURB. MINIMUM LANDSCAPE AREA IS ONE HUNDRED SIXTY (160) SQUARE FEET. LANDSCAPING SHALL BE SETBACK 2' FROM PARKING STALLS.

LANDSCAPE LEGEND

- EDGER (TYP.)
- APPROXIMATE LIMITS OF SEEDING/ SEED ALL DISTURBED AREAS (TYP.)
- SEED EDGE (TYP.)
- BOULDERS (TYP.)
- SEED WITH SHORT PRAIRIE GRASS SEED MIX AND WILDFLOWER MIX AVAILABLE FROM PRAIRIE RESTORATIONS, INC.
- SEED WITH MNDOT WET DITCH SEED MIX (TYP.)

LANDSCAPE KEYNOTES (A)

- (A) EDGER (TYP.)
- (B) ROCK MULCH (TYP.)
- (C) SEED WITH MNDOT SOUTHERN BOULEVARD SEED MIX (TYP.)
- (D) BOULDER (TYP.)
- (E) SEED WITH SHORT PRAIRIE GRASS SEED MIX AND WILDFLOWER MIX AVAILABLE FROM PRAIRIE RESTORATIONS, INC.
- (F) SEED WITH MNDOT WET DITCH SEED MIX (TYP.)
- (G) BOTTOM BASIN PLUGS: DISTRIBUTE EVENLY USING TRIANGULAR SPACING, SEE INFILTRATION POND PLANT SCHEDULE

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	N/A	CAL.
CONIFEROUS TREE						
	NWS	3	NORWAY SPRUCE	PICEA ABIES	B & B	6` HT.
OVERSTORY TREE						
	BOL	5	BOULEVARD LINDEN	TILIA AMERICANA `BOULEVARD`	B & B	2.5" CAL.
	IHL	5	IMPERIAL HONEYLOCUST	GLEDITSIA TRIACANTHOS VAR. INERMIS `IMPERIAL`	B & B	2.5" CAL.
	PRE	3	AMERICAN ELM	ULMUS AMERICANA `PRINCETON`	B & B	2.5" CAL.
	SWO	3	SWAMP WHITE OAK	QUERCUS BICOLOR	B & B	2.5" CAL.

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONTAINER	SPACING
CONIFEROUS SHRUBS						
	HZA	7	HETZ MINI ARBORVITAE	THUJA OCCIDENTALIS `HETZ MINI`	#5 CONT.	3` O.C.
	SGJ	19	SEA OF GOLD JUNIPER	JUNIPERUS X PFITZERIANA 'MONSAN'	#5 CONT.	4` O.C.
	TAU	9	TAUTON YEW	TAXUS X MEDIA `TAUNTONII`	#5 CONT.	5` O.C.
DECIDUOUS SHRUBS						
	AFD	8	ARTIC FIRE DOGWOOD	CORNUS SERICEA `ARTIC FIRE`	#5 CONT.	3` O.C.
	ANH	4	ANNABELLE HYDRANGEA	HYDRANGEA ARBORESCENS `ANNABELLE`	#5 CONT.	4` O.C.
	BLC	26	IROQUOIS BEAUTY BLACK CHOKEBERRY	ARONIA MELANOCARPA `IROQUOIS BEAUTY` TM	#5 CONT.	4` O.C.
	GLS	5	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA `GRO-LOW`	#5 CONT.	4` O.C.
	LDN	10	LITTLE DEVIL NINEBARK	PHYSOCARPUS OPULIFOLIUS `DONNA MAY` TM	#5 CONT.	4` O.C.
ORNAMENTAL GRASSES						
	GVH	6	GOLDEN VARIEGATED HAKONECHLOA	HAKONECHLOA MACRA `AUREOLA`	#1 CONT	24" OC
	HMS	14	HEAVY METAL SWITCHGRASS	PANICUM VIRGATUM 'HEAVY METAL'	#1 CONT.	3` O.C.
	NSG	20	NORTHWIND SWITCH GRASS	PANICUM VIRGATUM 'NORTHWIND'	#1 CONT.	24" O.C.
	PDS	23	PRAIRIE DROPSEED	SPOROBOLUS HETEROLEPIS	#1 CONT.	18" O.C.
	PFG	5	PURPLE FLAME GRASS	MISCANTHUS X `PURPURASCENS`	#1 CONT	18" O.C.
PERENNIALS						
	BES	21	BLACK-EYED SUSAN	RUDBECKIA FULGIDA `GOLDSTURM`	#1 CONT.	18" O.C.
	RBC	21	RUBY STAR CONEFLOWER	ECHINACEA PURPUREA `RUBY STAR`	#1 CONT.	20" O.C.
	VPA	14	VISION IN PINK CHINESE ASTILBE	ASTILBE CHINENSIS 'VISION IN PINK'	#1 CONT.	24" O.C.

INFILTRATION POND PLANT SCHEDULE

BOTTOM OF BASIN PLUGS	2,205 SF			
CAREX PENSYLVANICA / PENNSYLVANIA SEDGE	51	FLAT, 2" PLUGS	20% @ 36" oc	
CAREX VULPINOIDEA / FOX SEDGE	64	FLAT, 2" PLUGS, 36" OC	25% @ 36" oc	
EUPATORIUM MACULATUM / JOE PYE WEED	14	FLAT, 2" PLUGS, 48" O.C.	10% @ 48" oc	
EUPATORIUM PERFOLIATUM / BONESET	36	FLAT, 2" PLUGS, 48" O.C.	25% @ 48" oc	
IRIS VERSICOLOR / BLUE FLAG	25	FLAT, 2" PLUGS, 36" OC	10% @ 36" oc	
PANICUM VIRGATUM / SWITCHGRASS	25	FLAT, 2" PLUGS, 36" OC	10% @ 36" oc	

NOTE:
QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.
ABBREVIATIONS:
B&B = BALLED AND BURLAPPED CAL. = CALIPER HT. = HEIGHT MIN. = MINIMUM O.C. = ON CENTER SP. = SPECIES QTY. = QUANTITY

No.	REVISIONS	DATE	BY
2	CITY COMMENTS	05/01/2025	BSK
1	CITY COMMENTS	03/28/2025	BSK

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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
RYAN A. HYLLESTED
DATE: 03/28/2025 LIC. NO. 53828 MN

KHA PROJECT	160094056
DATE	03/28/2025
SCALE	AS SHOWN
DESIGNED BY	CFK
DRAWN BY	RAH
CHECKED BY	CFK

PRELIMINARY - NOT FOR CONSTRUCTION

CHASE BANK- 202ND W AND IDEAL AVE
PREPARED FOR
THE ARCHITECTS PARTNERSHIP
LAKEVILLE MN

LANDSCAPE PLAN

SHEET NUMBER
L100

K:\TCW_LDEV\the architects partnership\lakeville- chase bank\3 Design\CAD\plansheets\L1-LANDSCAPE PLAN.DWG April 30, 2025 - 10:25am
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K:\TCW_LDEV\the architects partnership\lakeville- chase bank\3 Design\CAD\Exhibits\Vacant Parcel\2025-0317 Concept\Lakeville_Vacant Parcel Concept.dwg March 27, 2025 - 1:54pm

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HERITAGE DRIVE

IDEALIC AVENUE

**CONCEPT PLAN IS SHOWN FOR REFERENCE ONLY. CONCEPT PLAN IS NOT TO BE USED IN ANY OTHER CAPACITY UNDER ANY CIRCUMSTANCES.

CHASE
±3,395 SF
FFE: 982.30

EXISTING
TIRES PLUS

202ND STREET

EXHIBIT I

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

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	03/28/2025	BSK

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KHA PROJECT 160094056
DATE 11/25/2024
SCALE AS SHOWN
DESIGNED BY BSK
DRAWN BY BSK
CHECKED BY MTL

VACANT PARCEL SITE CONCEPT

CHASE BANK- 202ND W AND IDEAL AVE
PREPARED FOR
THE ARCHITECTS PARTNERSHIP
LAKEVILLE MN

SHEET NUMBER

HERITAGE COMMONS 9TH ADDITION

KNOW ALL BY THESE PRESENTS: That HVP V Epic Heritage, LLC, a Delaware limited liability company, owner of the following described property:

OUTLOT A, HERITAGE COMMONS 8TH ADDITION, according to the recorded plat thereof, Dakota County, Minnesota

Has caused the same to be surveyed and platted as HERITAGE COMMONS 9TH ADDITION, and does hereby dedicate to the public for public use the drainage and utility easements created by this plat.

In witness whereof said HVP V Epic Heritage, LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20___.

Signed: HVP V Epic Heritage, LLC, a Delaware limited liability company,

By _____, _____ of HVP V Epic Heritage, LLC, a Delaware limited liability company.

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____ , 20___, by _____, _____ of HVP V Epic Heritage, LLC, a Delaware limited liability company.

_____
Signature of Notary

_____
Printed Name of Notary

Notary Public _____ County, _____
My commission expires _____

I Christopher A. Terwedo do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____, day of _____, 20___.

_____
Christopher A. Terwedo, Licensed Land Surveyor
Minnesota License No. 53536

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____ , 20___, by Christopher A. Terwedo, Land Surveyor, Minnesota License No. 53536.

_____
Signature of Notary

_____
Printed Name of Notary

Notary Public _____ County, _____
My commission expires _____

CITY COUNCIL, CITY OF LAKEVILLE, COUNTY OF DAKOTA, STATE OF MINNESOTA

This plat of HERITAGE COMMONS 9TH ADDITION was approved and accepted by the City Council of the City of Lakeville, Minnesota at a regular meeting thereof held this _____ day of _____ , 20___, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By: _____, Mayor By: _____, Clerk

COUNTY SURVEYOR, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20___.

By: _____
Todd B. Tollefson
Dakota County Surveyor

COUNTY BOARD, COUNTY OF DAKOTA, STATE OF MINNESOTA

We do hereby certify that on the 28th day of November, 2023, the Board of Commissioners of Dakota County, Minnesota, approved this plat of HERITAGE COMMONS 9TH ADDITION, and said plat is in compliance with the provisions of 505.03, Subd. 2, and pursuant to the Dakota County Contiguous Plat Ordinance.

By: _____ Attest: _____
Chair, County Board County Treasurer – Auditor

DEPARTMENT OF PROPERTY TAXATION AND RECORDS, COUNTY OF DAKOTA, STATE OF MINNESOTA

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year _____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____ , 20___.

By: _____
Amy A. Koethe, Director,
Department of Property Taxation and Records

COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that this plat of HERITAGE COMMONS 9TH ADDITION was filed in the office of the County Recorder for public record this _____ day of _____ , 202___, at _____ o'clock __. M., and was duly filed in Book _____ of Plats, Page _____, as Document Number _____.

By: _____
Amy A. Koethe, County Recorder

- ● *DENOTES FOUND MONUMENT AS NOTED*
- ⊙ *DENOTES FOUND DISC, UNLESS OTHERWISE NOTED*
- ⊗ *DENOTES FOUND PK NAIL, UNLESS OTHERWISE NOTED*
- ◎ *DENOTES SET 5/8–INCH BY 14–INCH REBAR MARKED WITH LICENSE NUMBER 53536*

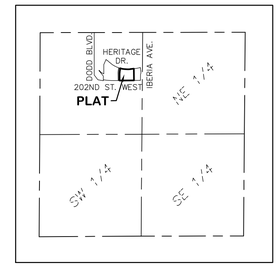
THE SOUTH LINE OF OUTLOT A, HERITAGE COMMONS 8TH ADDITION, DAKOTA COUNTY, MINNESOTA IS ASSUMED TO BEAR NORTH 89 DEGREES 32 MINUTES 57 SECONDS EAST

N

0 30 60 90

SCALE IN FEET
1 INCH = 30 FEET

SEC. 29 , T114N, R20W



VICINITY MAP
NOT TO SCALE

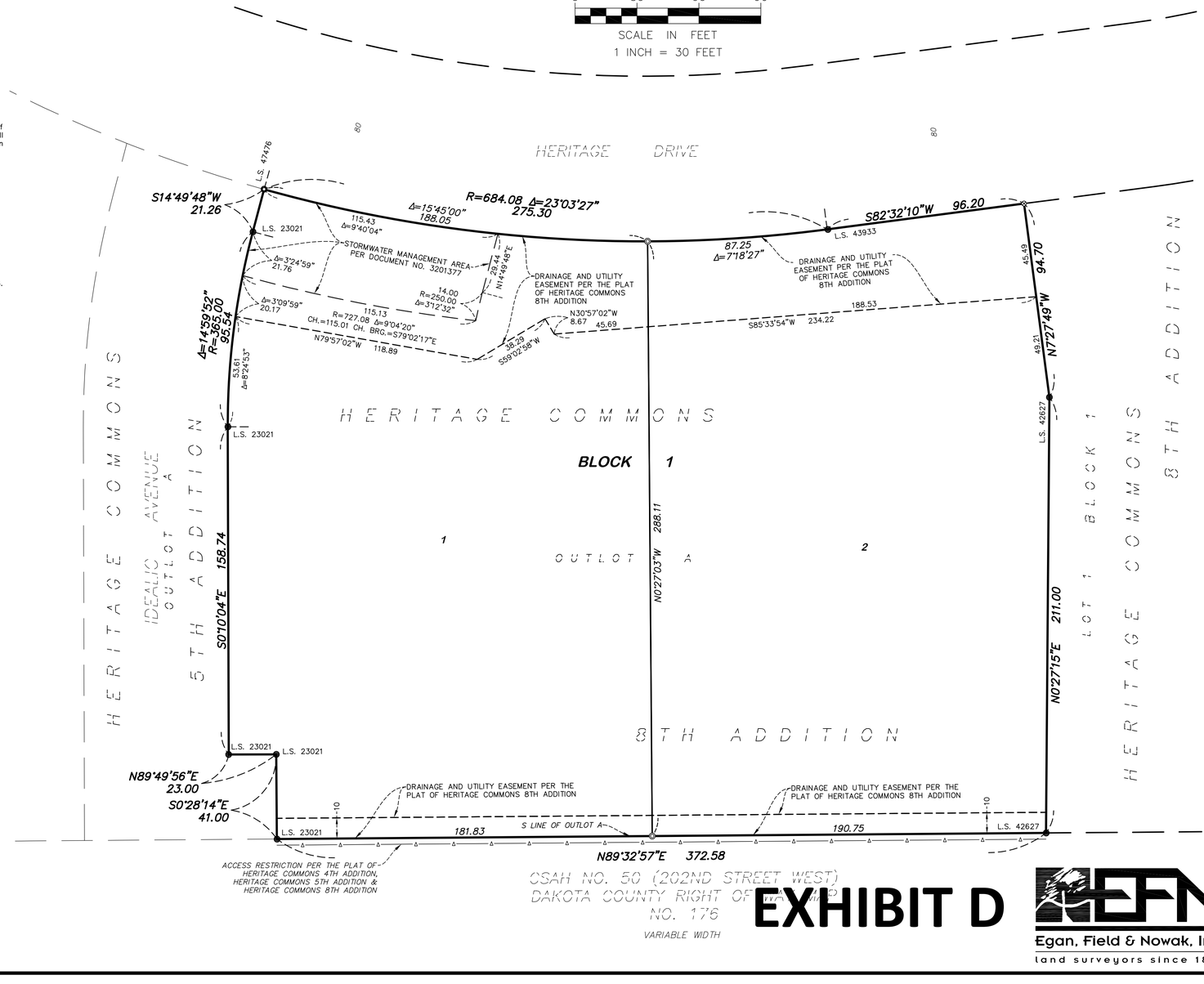
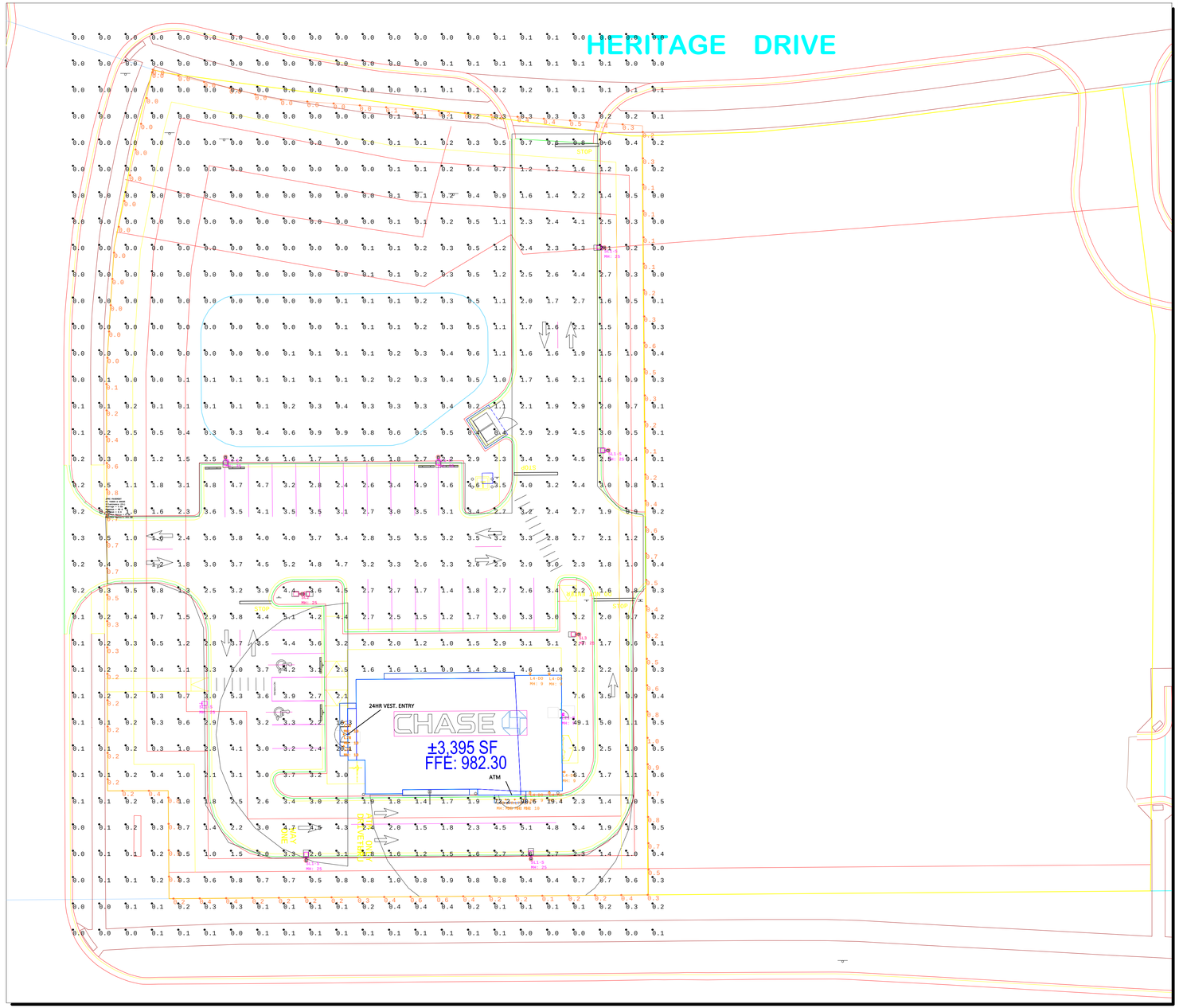


EXHIBIT D

Egan, Field & Nowak, Inc.
land surveyors since 1872

Calculation Summary							
Label	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**	**Description**
24HR-ENTRY 5'	Fc	56.89	86.9	16.2	3.51	5.36	FC TAKEN 5' FROM ENTRY @ 3'-0" AFG
24HR-ENTRY 50'	Fc	4.21	52.7	2.0	2.11	26.35	FC TAKEN 50' FROM ENTRY @ 3'-0" AFG
ATM 5'	Fc	76.71	107.8	24.9	3.08	4.33	FC TAKEN 5' FROM ATM @ 3'-0" AFG
ATM 50'	Fc	4.00	99.3	0.1	40.00	993.00	FC TAKEN 50' FROM ATM @ 3'-0" AFG
PROPERTY LINE	Fc	0.30	1.0	0.0	N.A.	N.A.	FC TAKEN @ GRADE
SITE	Fc	1.51	90.6	0.0	N.A.	N.A.	FC TAKEN @ GRADE
JPMC PAVEMENT	Fc	3.83	90.6	0.6	6.38	151.00	FC TAKEN @ GRADE

Luminaire Schedule				
Symbol	**Label**	**Qty**	**Part Number**	**Description**
	SL3	1	EACL010E4AF740-DIMMING-D1-FINISH	FULL CUTOFF AREA LIGHT
	SL2	1	EACL010D4AF740-DIMMING0D1-FINISH W/SHIELD	FULL CUTOFF AREA LIGHT W/SHIELD
	SL1-S	7	EACL010E4AF740-DIMMING- D1-FINISH W/SHIELD	FULL CUTOFF AREA LIGHT W/SHIELD
	L7R	7	5811SAT20L	RECESSED DOWNLIGHT
	L4-DO	5	9004-W1-RW-LED3090-W-BK-L1-UNV	WALL MOUNT DN LIGHT
	L21-B	1	XTOR6B-W	WALL MOUNT FULL CUTOFF HO WALLPACK



- DUE TO CHANGING LIGHTING ORDINANCES IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT THE SITE PHOTOMETRICS AND LUMINAIRE SPECS TO THE LOCAL INSPECTOR BEFORE ORDERING TO ENSURE THIS PLAN COMPLIES WITH LOCAL LIGHTING ORDINANCES
- THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS. CHANGES IN ELECTRICAL SUPPLY, AREA GEOMETRY AND OBJECTS WITHIN THE LIGHTED AREA MAY PRODUCE ILLUMINATION VALUES DIFFERENT FROM THE PREDICTED RESULTS SHOWN ON THIS LAYOUT.
- THIS LAYOUT IS BASED ON IES FILES THAT WERE LAB TESTED OR COMPUTER GENERAGED. ACTUAL RESULTS MAY VARY
- MH IS OVERALL MOUNTING HEIGHT

EXHIBIT L

lighting > electrical > energy
technology > signs
FACILITY SOLUTIONS GROUP

#	Date	Comments

Revisions

Drawn By: JJM
Checked By:
Date:3/26/2025

JPMC LAKEVILLE, MN
LIGHTING LAYOUT

PHOTOMETRIC CALCULATIONS

Page M of 1

WEST ELEVATION

NORTH ELEVATION

STORE FRONT
COLOR: BLACK ANODIZED
ALUM.

ACM PANELS
COLOR: CLEAR ANODIZED

CAST STONE
COLOR: LIMESTONE
HARVEY CEMENT

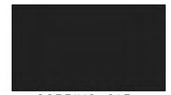
METAL CANOPY & SUNSHADES
COLOR: BLACK ANODIZED
ALUM.

BRICK
COLOR: PLATINUM
INTERSTATE BRICKS

BRICK
COLOR: MIDNIGHT
INTERSTATE BRICKS

COLUMN
COLOR: CLOUD WHITE

CLEAR GLASS



COPPING CAP
COLOR: MATTE BLACK STEEL
PETERSEN ALUMINUM

EXTERIOR PAINT
COLOR: SEAL SKIN
SHERWIN WILLIAMS

BRICK
COLOR: ARCTIC WHITE
INTERSTATE BRICKS

CLADDING PERCENTAGES

Façade:	North			Façade:	East		
Total s.f.:	1639.83			Total s.f.:	1026.38		
Material	Proposed s.f.	Proposed percentge	Class Material	Material	Proposed s.f.	Proposed percentge	Class Material
Brick	838.00	51.10	A	Brick	505.34	49.24	A
Cast stone	468.52	28.57	A	Cast stone	466.27	45.43	A
ACM	0.00	0.00	-	ACM	0.00	0.00	-
Glass	333.31	20.33	A	Glass	54.77	5.34	A
Total	1639.83	100.00		Total	1026.38	100.00	

Façade:	South			Façade:	West		
Total s.f.:	1639.83			Total s.f.:	1026.38		
Material	Proposed s.f.	Proposed percentge	Class Material	Material	Proposed s.f.	Proposed percentge	Class Material
Brick	908.91	55.43	A	Brick	547.71	53.36	A
Cast stone	414.89	25.30	A	Cast stone	141.60	13.80	A
ACM	62.26	3.80	C	ACM	62.27	6.07	C
Glass	253.77	15.48	A	Glass	274.80	26.77	A
Total	1639.83	100.00		Total	1026.38	100.00	

CLASS MATERIAL TOTALS

Façade:	North	Façade:	East
Class Material	Percentage Total	Class Material	Percentage Total
A	100.00	A	100.00
C	0.00	C	0.00
Total	100.00	Total	100.00

Façade:	South	Façade:	West
Class Material	Percentage Total	Class Material	Percentage Total
A	96.20	A	93.93
C	3.80	C	6.07
Total	100.00	Total	100.00

NOTE: PER AHJ REQUIREMENTS, THE PROPOSED ARCHITECTURE SHOULD MATCH THE EXISTING SURROUNDING BUILDINGS, MASONRY AND BRICK ARE OBSERVED IN THE SURROUNDING AREA.
IN LIEU OF FIBER CEMENT NICHIHA IN COLORS "BARK" & "ASH", BRICK IN COLOR "MIDNIGHT" AND "PLATINUM" WILL BE PROPOSED.

SCALE: $\frac{1}{4}$" = 1'

0 5' 10' 15'

CHASE

LAKEVILLE
20170 Iberia Ave.
Lakeville, MN 55044

ARCHITECTURAL ELEVATIONS

04.09.25

EXHIBIT K

Architect/Designer
The Architects Partnership, Ltd.
200 South Michigan Avenue
Chicago, IL 60604
t: 312.583.9800
f: 312.583.9890
TAP Project Number: 24054

tap

EAST ELEVATION

SOUTH ELEVATION

STORE FRONT
COLOR: BLACK ANODIZED
ALUM.

ACM PANELS
COLOR: CLEAR ANODIZED

CAST STONE
COLOR: LIMESTONE
HARVEY CEMENT

METAL CANOPY & SUNSHADES
COLOR: BLACK ANODIZED
ALUM.

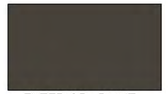
BRICK
COLOR: PLATINUM
INTERSTATE BRICKS

BRICK
COLOR: MIDNIGHT
INTERSTATE BRICKS

COLUMN
COLOR: CLOUD WHITE

CLEAR GLASS

COPPING CAP
COLOR: MATTE BLACK STEEL
PETERSEN ALUMINUM



EXTERIOR PAINT
COLOR: SEAL SKIN
SHERWIN WILLIAMS

BRICK
COLOR: ARCTIC WHITE
INTERSTATE BRICKS

CLADDING PERCENTAGES

Façade:	North			Façade:	East		
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Façade:	South			Façade:	West		
Total s.f.:	1639.83			Total s.f.:	1026.38		
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CLASS MATERIAL TOTALS

Façade:	North	Façade:	East
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A	100.00	A	100.00
C	0.00	C	0.00
Total	100.00	Total	100.00

Façade:	South	Façade:	West
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A	96.20	A	93.93
C	3.80	C	6.07
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SCALE: $\frac{1}{4}$" = 1'

0 5' 10' 15'

CHASE

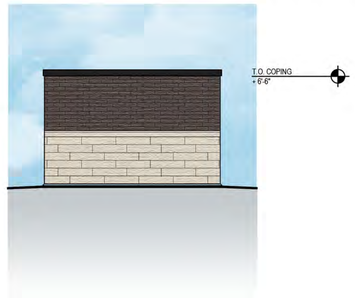
LAKEVILLE
20170 Iberia Ave.
Lakeville, MN 55044

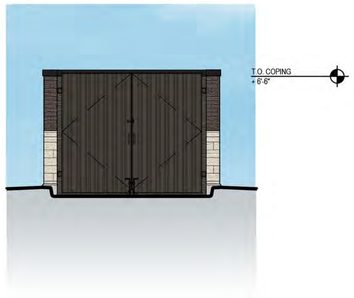
ARCHITECTURAL ELEVATIONS

04.09.25

Architect/Designer
The Architects Partnership, Ltd.
200 South Michigan Avenue
Chicago, IL 60604
t: 312.583.9800
f: 312.583.9890
TAP Project Number: 24054

TRASH ENCLOSURE





CAST STONE
COLOR: LIMESTONE
HARVEY CEMENT

BRICK
COLOR: MIDNIGHT
INTERSTATE BRICKS

EXTERIOR PAINT
COLOR: SEAL SKIN
SHERWIN WILLIAMS

SCALE: $\frac{1}{4}$" = 1'

0 5' 10' 15'

CHASE

LAKEVILLE
20170 Iberia Ave.
Lakeville, MN 55044

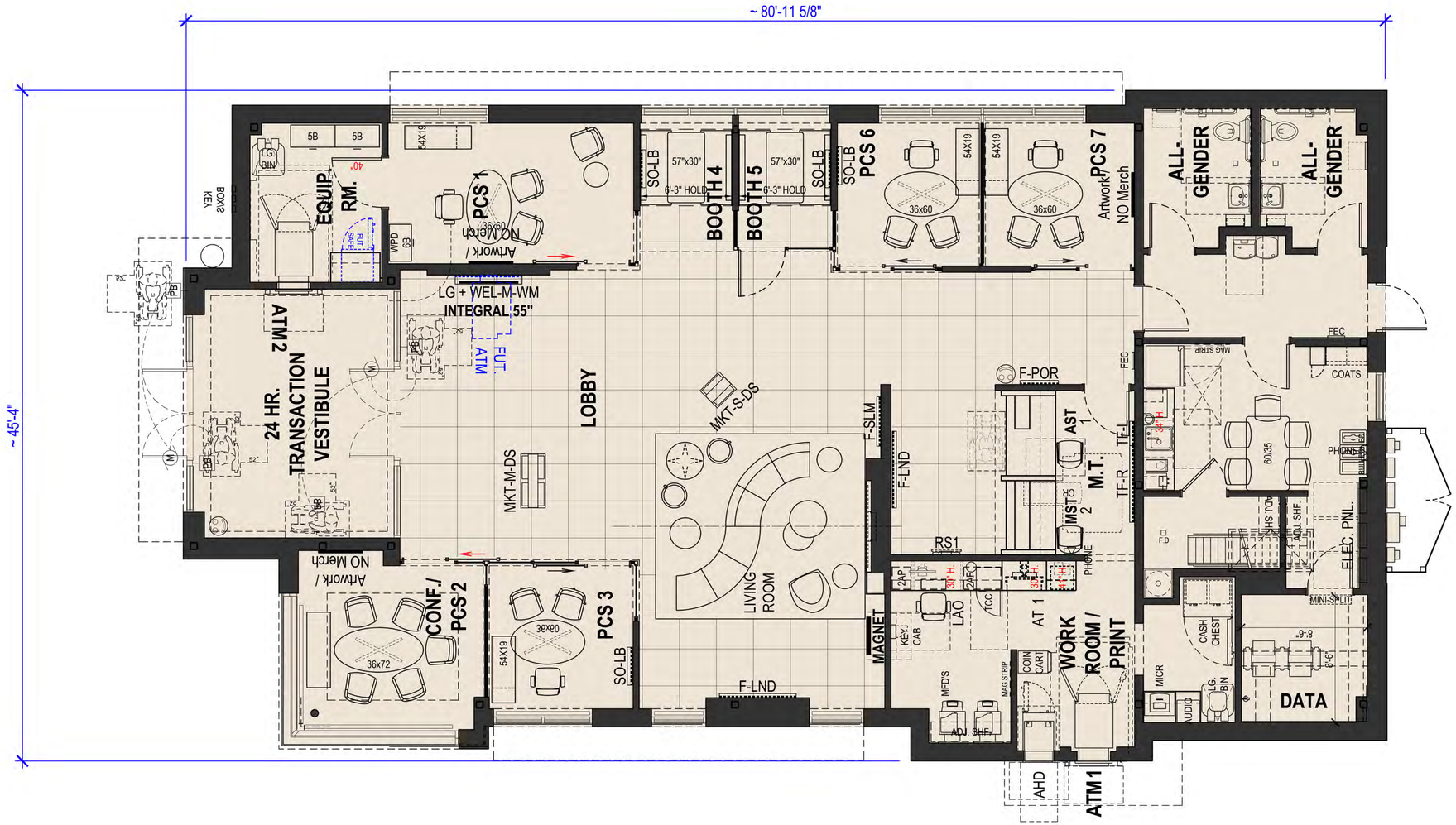
ARCHITECTURAL ELEVATIONS

04.09.25

Architect/Designer

The Architects Partnership, Ltd.
200 South Michigan Avenue
Chicago, IL 60604
t: 312.583.9800
f: 312.583.9890
TAP Project Number: 24054

tap



SCALE: $\frac{1}{4}$" = 1'

0 5' 10' 15'

CHASE

LAKEVILLE
20170 Iberia Ave.
Lakeville, MN 55044

FLOOR PLAN

03.28.25

EXHIBIT L

Architect/Designer
The Architects Partnership, Ltd.
200 South Michigan Avenue
Chicago, IL 60604
t: 312.583.9800
f: 312.583.9890
TAP Project Number: 24054

tap

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

March 13, 2025

City of Lakeville
20195 Holyoke Ave.
Lakeville, MN 55044

Re: **HERITAGE COMMONS 9TH ADDITION**

The Dakota County Plat Commission met on March 12, 2025, to consider the preliminary plat of the above referenced plat. The plat is adjacent to CSAH 50 (202nd St. W.) and is therefore subject to the Dakota County Contiguous Plat Ordinance.

The proposed site is a replat of Outlot A, HERITAGE COMMONS 8TH ADDITION. The plat includes one lot and one outlot. The right-of-way needs for a 4-lane divided roadway are 75 feet of half right of way, which has been met. Restricted access is shown along all of CSAH 50 as dedicated in the plat of HERITAGE COMMONS.

The Plat Commission has approved the preliminary and final plat and will recommend approval to the County Board of Commissioners meeting on April 8, 2025.

Traffic volumes on CSAH 50 are 7,703 ADT and are anticipated to be 14,900 ADT by the year 2040.

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,

Todd B. Tollefson
Secretary, Plat Commission

c:

EXHIBIT M

City of Lakeville
Public Works – Engineering Division

Memorandum

To: Kris Jenson, Planning Manager
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: April 25, 2025
Subject: Heritage Commons 9th Addition

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

BACKGROUND

The Architects Partnership, LTD has submitted a preliminary plat named Heritage Commons 9th Addition. The parent parcel (PID No. 22-32032-00-010) consists of Outlot A Heritage Commons 8th Addition and is zoned PUD, Planned Unit Development. The proposed development is located east of and adjacent to Idealic Avenue, north of and adjacent to 202nd Street West (CSAH 50), and south of Heritage Drive.

The final plat consists of two (2) commercial lots within one (1) block on 2.66 acres.

The proposed development will be completed by:

Developer: The Architects Partnership, LLC
Engineer: Kimley-Horn

SITE CONDITIONS

The site consists of undeveloped land. Three existing shared access driveways are located on the north and east sides of the parcel. There are no existing wetlands or trees located in or near the parcel. The site is located within the South Creek Stormwater District with the site generally draining south to north.

STREET AND SUBDIVISION LAYOUT

202nd Street West (CSAH 50)
Heritage Commons 9th Addition is located north of and adjacent to 202nd Street West, a minor arterial County roadway as identified in the City's Transportation Plan. The Dakota County Plat Commission reviewed the final plat at its March 12, 2025 meeting and recommended approval. The necessary right-of-way for 202nd Street West was dedicated with the Heritage Commons final plat; no additional right-of-way is required with the final plat.

Heritage Drive
Heritage Commons 9th Addition is located south of and adjacent to Heritage Drive, a minor collector roadway as identified in the City's Transportation Plan. The right-of-way for Heritage Drive was dedicated with the Heritage Commons final plat; no additional right-of-way is required with the final plat.

Idealic Avenue
Heritage Commons 9th Addition is located east of and adjacent to Idealic Avenue, a private roadway as identified in the City's Transportation Plan.

CONSTRUCTION ACCESS

Construction traffic access and egress for grading, utility and street construction shall be determined with the final construction plans.

PARKS, TRAILS AND SIDEWALKS

The park land dedication was satisfied on the parent parcel as part of the phase one PUD for Heritage Commons in 2000 and will not be required with this final plat. Existing sidewalks are located along Idealic Avenue, 202nd Street West, and Heritage Drive adjacent to the plat.

UTILITIES

SANITARY SEWER

Heritage Commons 9th Addition is located within subdistrict ML-70050 of the Lake Marion sanitary sewer district as identified in the City's Comprehensive Sanitary Sewer Plan. Wastewater will be conveyed to the MCES Farmington Interceptor and continue to the Empire Wastewater Treatment Facility.

An existing sanitary sewer manhole extends into the east portion of the parcel. Development of Heritage Commons 9th Addition includes the extension of 6-inch sanitary sewer service to provide service to Lot 1, Block 1.
The Sanitary Sewer Area Charge has been collected and will not be required with the building permit application.

Final sewer service connection locations and sizes will be reviewed by City staff with the final construction plans.

WATERMAIN

An existing 8-inch watermain stub extends into the parcel from Heritage Drive on the north side. Development of Heritage Commons 9th Addition includes the extension of an 8-inch watermain to provide service to the development.

Final water service connection locations and sizes will be reviewed by City staff with the final construction plans.

DRAINAGE AND GRADING

Heritage Commons 9th Addition is located within subdistrict SC-52 of the South Creek Drainage District, as identified in the City's Water Resources Management Plan.

Development of Heritage Commons 9th Addition will include the construction of one privately owned and maintained stormwater infiltration basin located within Lot 1, Block 1, Heritage Commons 9th Addition.

The Developer shall sign a stormwater maintenance agreement for the stormwater basin and dedicate a drainage and utility easement over the stormwater management area prior to the recording of the final plat. The infiltration basin will provide water quality treatment, volume reduction and rate control of the stormwater runoff generated from the proposed site improvements.

The final grading plan must indicate any proposed borrow areas in which the building footings will be placed on fill material. The grading specifications must indicate that all embankments meet FHA/HUD 79G specifications. A final certificate of occupancy shall not be issued until an as-built certified grading plan has been submitted and approved by the City Engineer.

Heritage Commons 9th Addition contains more than one acre of site disturbance. A National Pollution Discharge Elimination System General Stormwater Permit for construction activity is required from the Minnesota Pollution Control Agency for areas exceeding one acre being

disturbed by grading. A copy of the Notice of Stormwater Permit Coverage must be submitted to the City upon receipt from the MPCA.

STORM SEWER

Privately owned and maintained storm sewer will be constructed with Heritage Commons 9th Addition. Private storm sewer constructed within Lot 1, Block 1, Heritage Commons 9th Addition will convey runoff to the privately owned and maintained stormwater infiltration basin. The stormwater basin will outlet to the existing City storm sewer system along Heritage Drive. A security of $2,500.00 will be collected for the proposed storm sewer connection with the final plat.

The Trunk Storm Sewer Area Charge has not been collected on the parent parcel and will be collected with the final plat.

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

FEMA FLOODPLAIN ANALYSIS

Heritage Commons 9th Addition is shown on the Flood Insurance Rate Map (Map Nos. 27037C0211E; 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

There are no trees within the parent parcel.

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. The permit requires that all erosion and sediment best management practices (BMPs) be clearly outlined in a site's SWPPP. 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. Changes made throughout construction must be documented in the SWPPP. An on-site preconstruction meeting shall be held with the City prior to work commencing on the site. No grading can take place until the City has reviewed and approved the SWPPP for the site.

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 Heritage Commons 9th Addition preliminary plat, preliminary grading and erosion control plan, preliminary utility plan, and landscape plan subject to the requirements and stipulations within this report.

City of Lakeville
Community Development

Memorandum

To: Planning Commission

From: Dawn Erickson, Senior Administrative Assistant

Date: May 1, 2025

Subject: Election of Officers May 8, 2025 Planning Commission Meeting

---

Section 2 of the Lakeville City Code establishes the Planning Commission and provides for the organization and procedures of the commission. At their March 17, 2025 meeting the City Council approved Planning Commission appointments. The City Code states that, at the first regular meeting of the year following City Council appointment of Planning Commission members, the Planning Commission shall elect a chairperson whose election must receive the confirmation of the City Council. No Planning Commission member shall serve more than three (3) consecutive years as chairperson. Jenna Majorowicz' term expired and she did not re-apply for appointment. The City Code also states that, at the first meeting of the year following City Council appointment of Planning Commission members, the Planning Commission shall elect a vice-chairperson. The vice-chairperson shall chair the Planning Commission meetings in the absence of the chairperson. Christine Zimmer has served two years as the vice-chairperson.

The following procedures should be followed in the election process:

1) The existing chair (or vice chair if chair is no longer on the board) should ask for nominations from the board members. Nominations can be taken individually by position (chair, vice-chair) or as a slate of officers. This call for nominations should occur three

times (are there any nominations; are there any more nominations, are there any more nominations). The chair shall announce that self-nominations are allowed.

2) Once three calls for nominations are completed, the chair shall state that nominations are closed.

3) A vote on the positions, either individually or as a slate, shall occur. The person with the most votes is elected.

4) A newly elected chair takes over presiding duties at the next Planning Commission meeting.

Action Requested: Commissioners are asked to elect officers to serve the April 2025 - March 2026 term.

City of Lakeville
Community Development Dept

Memorandum

FYI

To: Planning Commission
From: Kris Jenson, Planning Manager
Date: April 30, 2025
Subject: Future and Continued Planning Commission Agenda Items
Summary of City Council Actions on Planning Commission Items

The following is a list of possible agenda items to be considered at upcoming Planning Commission meetings:

- Reserve at Cedar Creek preliminary plat and easement vacation
- Heritage Commons 10th Addition preliminary plat and PUD amendment
- Variance for minimum garage size in the RST-2 District.

At their March 17, 2025 meeting, the City Council approved the following:

- Ordinance amending Title 11 (Zoning) of the City Code
- Airlake DEA final plat

At their April 7, 2025 meeting, the City Council approved the following:

- Spirit of Brandtjen Farm 25th Addition preliminary plat, PUD amendment, and easement vacation
- Lord of Life preliminary plat, variance easement vacation

At their April 21, 2025 meeting, the City Council approved the following:

- Pumpkin Creek preliminary plat and rezoning
- Airlake DEA 2nd Addition final plat