



AGENDA PLANNING COMMISSION MEETING

June 26, 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: 245 615 488 056, Passcode: k7Fh3Ma9, or by calling Toll Number 1-323-433-2142; Conference ID: 266 393 852#. 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 Commissioners Dylan Duckworth and Erin Duckworth.
3. Roll Call
4. Approval of Minutes
 - a. May 22, 2025 Planning Commission meeting minutes
5. Announcements
6. Divine Encounter Church
Public hearing to consider the application of Divine Encounter Church for a conditional use permit to allow a religious institution use in the C-3, General Commercial District, located at 17685 Juniper Path.
 - a. June 16, 2025 Planning memo and exhibits
7. Laurent DB Coninck
Public Hearing to consider the application of Laurent DB Coninck for a conditional use permit to allow a commercial recreation facility in the O-P, Office Park District, located at 21300 Juniper Way.
 - a. June 16, 2025 Planning Memo and exhibits
8. Crossroads East Third Addition
Public hearing to consider the application of LFPC Properties LLC for the following, located north of 175th Street and west of Glacier Way: A. Preliminary and final plat of one lot and one outlot to be known as Crossroads East Third Addition B. Conditional use permit to allow a veterinary clinic in the C-3, General Commercial District.
 - a. June 11, 2025 Planning & Engineering Memos

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9. Heritage Commons 10th Addition
Public hearing to consider the applications of HVP V Epic Heritage, LLC and SMNPT 1, LLC for the following: A. Preliminary plat of one lot and one outlot to be known as Heritage Commons 10th Addition. B. Conditional use permit for two convenience restaurants. C. Planned unit development amendment to add property to the Heritage Commons PUD. D. Vacation of public drainage and utility easements.
 - a. June 16, 2025 Planning & Engineering Memos
10. Staff Notices
 - a. Planning Manager's Memo
11. Adjourn

CITY OF LAKEVILLE.
PLANNING COMMISSION MEETING MINUTES
May 22, 2025

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

Members Present: Chair Christine Zimmer, Vice Chair Scott Einck, Pat Kaluza, John Swaney, Amanda Tinsley, Mark Traffas, Ex-Officio Jeff Hanson.

Members Absent: Jason Swenson

Staff Present: Tina Goodroad, Community Development Director; Kris Jenson, Planning Manager, John Nelson, Assistant City Engineer, Dawn Erickson, Community Development Recorder.

3. Approval of the Meeting Minutes

The May 8, 2025 Planning Commission meeting minutes were approved as presented.

4. Announcements

Planning Manager Kris Jenson stated the Parks, Recreation & Natural Resources Committee draft meeting minutes with comments about the Reserve at Cedar Creek agenda item are provided, and if the agenda items are not tabled they will move forward to the June 2 City Council meeting. Since there are no agenda items the June 5 Planning Commission meeting will be canceled.

5. D.R. Horton, Inc.-Minnesota

Vice Chair Zimmer opened the public hearing to consider the application of D.R. Horton, Inc. – Minnesota on behalf of Dayitwa Shrestha and Renu Lakhemaru for a variance for an attached garage of less than 540 square feet and a width of less than 22 feet for the home at 4824 171st Street West.

Eric Gamradt with D.R. Horton introduced the project.

Ms. Jenson presented the staff report. The Zoning Ordinance includes minimum sizes for single family home attached garages, which is 540 square feet of area for a home without a basement and a minimum width of 22 feet.

Shortly after the homeowners took possession of the home, they contacted City staff and D.R. Horton representatives, where it was determined that the attached garage constructed with the home did not meet the minimum garage size for area and width. Upon further review, the submitted building permit did not include an additional bump out garage area necessary for those

homes without a basement, and City staff missed that detail during their review of the building permit. The garage as constructed is 481 square feet in area and 20 feet in width. Upon learning of the error at 4824 171st Street, Inspections staff reviewed all of the issued permits for single family homes without a basement in the Brookshire development and confirmed that all of the previous permits issued for similar homes have garages that meet the minimum area and width requirements.

Approval of this variance request would remove the non-conformity status of the garage, meaning the structure is considered legal and conforming. The variance form would be recorded with Dakota County so that the legal and conforming status is known and available to any future buyers of the home.

Chair Zimmer opened the hearing to the public for comment.

Julie Klug, 17229 Durham Drive, asked for clarification as to whether the house is staying the same size or if there would be additional space added to the house.

Motion was made by Kaluza, seconded by Einck to close the public hearing at 6:08 p.m.

Voice vote was taken on the motion.

Ayes – unanimous

Ms. Jenson addressed the question and stated that with this variance process, the garage will be legalized as constructed.

Chair Zimmer asked for comments from the Planning Commission.

- Commissioner Traffas asked if there was any thought given to fixing the garage now as opposed to granting the variance. Ms. Jenson stated that because the home has been conveyed to the homeowners, the City does not have the ability to require D.R. Horton to enlarge the garage.
- Commissioner Kaluza stated that he is in support of the variance so the homeowners can enjoy their home.

Motion was made by Einck, seconded by Tinsley to recommend to City Council approval of the variance for an attached garage of less than 540 square feet and a width of less than 22 feet for the home at 4824 171st Street and adoption of the findings of fact dated May 22, 2025.

Ayes: Traffas, Kaluza, Zimmer, Einck, Swaney, Tinsley

Nays: 0

6. Reserve at Cedar Creek

Chair Zimmer opened the public hearing to consider the applications of Reserve at Cedar Creek, LLC for a preliminary plat of 48 single family lots to be known as Reserve at Cedar Creek and the vacation of public roadway, drainage, and utility easements.

John Anderson representing Brandl Anderson Homes introduced the project. Mr. Anderson stated that Chris Contreras is also in the audience with Brandl Anderson Homes.

Ms. Jenson presented the staff report, stating that the preliminary plat proposes 48 single family home lots on 20 acres and is located north of 200th Street (CSAH 50), west of Glenbrook Path, and south of 202nd Street. The easement vacation is for 202nd Street roadway, which will be platted as right of way and for drainage over the East Branch of South Creek. A recent LOMR approval has refined the flood area, which will be deeded to the City with the final plat.

The tree preservation plan identified 857 significant trees on site and proposed to save 30 (3.5%) of the trees. The Parks, Recreation & Natural Resources Committee had a discussion about the tree removal proposed for this site at their May 21, 2025 meeting. The committee unanimously recommend approval, but added language encouraging the developer to try and preserve additional trees and/or plant additional trees on site.

Chair Zimmer opened the hearing to the public for comment.

There was no public comment.

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

Voice vote was taken on the motion.

Ayes – unanimous

Vice Chair Zimmer asked for comments from the Planning Commission.

- Commissioner Traffas asked if the “for sale” sign near 202nd St for 10 acres, is for the Reserve at Cedar Creek property or another property.
- Chair Zimmer asked about the outlot with the creek on it regarding if landscaping is being added and who will do the maintenance.

Ms. Jenson stated that the sign that Commissioner Traffas saw is for the south parcel that is being developed as Reserve of Cedar Creek.

Ms. Jenson stated that the trees within that area are being maintained on site and the city will be responsible for the maintenance.

Motion was made by Kaluza, seconded by Swaney to recommend to City Council approval of the Reserve at Cedar Creek preliminary plat and easement vacation, subject to the seven stipulations listed below:

1. Implementation of the recommendations listed in the May 13, 2025 engineering report.
2. Park dedication shall be satisfied with a cash contribution pad with the final plat.
3. The developer shall construct five-foot-wide concrete sidewalks as shown on the preliminary plat plans.
4. Outlots A and B shall be deeded to the City with the final plat.

5. Glarus Lane must have a future street extension sign and barricades placed at the west end of the street.
6. Driveway access from Lots 1-9, Block 1 to 200th Street is prohibited.
7. All new local utilities and the existing overhead service utilities located along the south side of 200th Street shall be placed underground.

Ayes: Kaluza, Zimmer, Einck, Swaney, Tinsley, Traffas

Nays: 0

7. Staff Notices

There being no further business, the meeting was adjourned at 6:21 p.m.

Respectfully submitted,

Dawn Erickson, Community Development Recorder



Memorandum

To: Planning Commission
From: Heather Botten, Senior Planner
Date: June 16, 2025
Subject: Packet Material for the June 26, 2025 Planning Commission Meeting
Agenda Item: Divine Encounter Church - Conditional Use Permit
Action Deadline: August 7, 2025

INTRODUCTION

Representatives of Divine Encounter Church have submitted a conditional use permit application and plans for a religious institution to be located at 17685 Juniper Path. The Church is proposed to occupy 2,385 square feet of an existing 36,623 square foot, multi-tenant building. The subject property is zoned C-3, General Commercial District. Section 11-73-7.N of the Zoning Ordinance allows religious institutions by conditional use permit subject to certain criteria to be addressed further in this planning report.

EXHIBITS

The following exhibits are attached for your reference:

- A. Aerial Location Map
- B. Zoning Map
- C. Applicant's Summary Narrative
- D. Floor Plan

Surrounding Land Uses, Zoning, and Comprehensive Plan Designation

Direction	Existing Use	Land Use Plan	Zoning
North	Multi-Tenant Commercial	Commercial	C-3, General Commercial
South	Southfork Apartments	High Density Residential	RH-1 Multiple Family Residential
East	Juniper Commons	Commercial	PUD
	Fairway Dairy	Commercial	C-3, General Commercial
West	Undeveloped Property	Medium-High Density Residential	RM-3, Medium Density Residential

PLANNING ANALYSIS

The subject property consists of a 36,623 square foot office building; the proposed church would utilize about 2,385 square feet of the building. The property is 3.19 acres in area and consists of a 154-space parking lot to accommodate the lease spaces in the building. The proposed religious institution has been reviewed for compliance with Zoning Ordinance performance standards for a conditional use permit.

Applicant Narrative. The applicant submitted a narrative (Exhibit C) of the proposed church and its related activities. Staff has reviewed the narrative and has determined that the activities indicated are compatible with the proposed site.

Parking. The existing office site includes a 154-space parking lot. The church anticipates approximately 50 attendees for weekly Sunday worship services. Other planned activities include weekly meetings as well as special services, workshops, and events help throughout the year. Existing parking on site is adequate to accommodate the church's parking demand.

Signs. A wall sign for the church would not be permitted as the lease space is not at more than 20% of the net lease space of the building. The site does have a freestanding sign.

Section 11-4-7 of the Zoning Ordinance includes general performance standards for the evaluation of conditional use permit requests. Staff's review of the applicable criteria as they pertain to the conditional use permit request of Divine Encounter Church is as follows:

- A. The use and the site in question shall be served by a street of sufficient capacity to accommodate the type and volume of traffic which would be generated and adequate right of way shall be provided.**

The subject site accesses Juniper Path, which connects to Kenwood Trail (CSAH 50) and has sufficient capacity to serve the proposed use.

- B. The site design for access and parking shall minimize internal as well as external traffic conflicts and shall be in compliance with chapter 19 of this title.**

No changes are proposed to the existing parking lot.

- C. If applicable, pedestrian circulation system shall be clearly defined and appropriate provisions made to protect such areas from encroachment by parked or moving vehicles.**

Not applicable

- D. Adequate off street parking and off street loading shall be provided in compliance with chapters 19 and 20 of this title.**

The church anticipates an average attendance of 50 people. The Zoning Ordinance requires that churches provide parking at a ratio of one parking space for each three seats of the capacity of the main assembly hall. The Zoning Ordinance requires 17 parking spaces. Vehicle parking for the church use shall not occur on any public street.

- E. Loading areas and drive-up facilities shall be positioned so as to minimize internal site access problems and maneuvering conflicts, to avoid visual or noise impacts on any "adjacent" residential use or district, and provided in compliance with chapter 20 of this title.**

A loading area is not applicable for the proposed church.

- F. Whenever a nonresidential use "is adjacent to" a residential use or district, a buffer area with screening and landscaping shall be provided in compliance with chapter 21 of this title.**

The Church is located within an existing structure; no additional landscaping is required.

- G. General site screening and landscaping shall be provided in compliance with chapter 21 of this title.**

The building and parking lot are existing; no additional landscaping is required.

- H. All exterior lighting shall be so directed so as not to cast glare toward or onto the public right of way or neighboring residential uses or districts, and shall be in compliance with section 11-16-17 of this title.**

There are no changes proposed to lighting on the parcel. Lighting is allowed by the Zoning Ordinance but it must be down-cast type lighting and shall not glare onto adjacent properties. Lighting is not allowed to exceed one foot candle of intensity at any property line.

- I. Potential exterior noise generated by the use shall be identified and mitigation measures as may be necessary shall be imposed to ensure compliance with section 11-16-25 of this title.**

The applicants have not indicated that any outdoor services or other formal gatherings will occur outside the building. No outdoor sound amplification is permitted. Noise is restricted to the thresholds allowed by the Minnesota Pollution Control Agency.

- J. The site drainage system shall be subject to the review and approval of the city engineer.**

Not applicable. There are no proposed changes to the footprint of the building or to the parking lot.

- K. The architectural appearance and functional design of the building and site shall not be so dissimilar to the existing or potential buildings and area so as to cause a blighting influence. All sides of the principal and accessory structures are to have essentially the same or coordinated, harmonious exterior finish materials and treatment.**

There is no proposal to increase or modify the outside dimensions or appearance of the building

- L. Provisions shall be made for daily litter control, an interior location for recycling, and trash handling and storage or an outdoor, enclosed receptacle area shall be provided in compliance with section 11-18-11 of this title.**

Not applicable; trash and recycling service is handled by the existing building.

- M. All signs and informational or visual communication devices shall be in compliance with chapter 23 of this title.**

No identifying signage is proposed with this conditional use permit. If signage is proposed at a later date, it would be required to be in compliance with Zoning Ordinance requirements.

- N. The use and site shall be in compliance with any federal, state or county law or regulation that is applicable and any related permits shall be obtained and documented to the city.**

This provision shall be a stipulation of the conditional use permit.

- O. Any applicable business licenses mandated by this code are approved and obtained.**

No business licenses are required for the proposed church use.

- P. The hours of operation may be restricted when there is judged to be an incompatibility with a residential use or district.**

The proposed days and hours of assembly occupancy are considered compatible with the other uses in the building.

- Q. The use complies with all applicable performance standards of the zoning district in which it is located and where applicable, any nonconformities shall be eliminated.**

There are no other known zoning non-conformities with the property or building.

RECOMMENDATION

Community Development staff has reviewed the Divine Encounter Church conditional use permit application and plans and has determined that the request meets Zoning Ordinance requirements and therefore recommends approval subject to the following stipulations:

1. The floor plan shall be consistent with the plan and narrative described in the application and approved by the City Council to ensure compliance with Zoning Ordinance requirements.
2. A building permit shall be issued prior to commencing interior alterations on the building interior that require a permit.
3. Signs shall require a sign permit and must meet Zoning Ordinance requirements.
4. Parking shall be restricted to the on-site parking lot and shall not occur on any public street.
5. Any cumulative increase of more than 20% in the lease space of 2,385 square feet requires an amendment to the conditional use permit.

Findings of fact for approval of the conditional use permit request are attached.

**CITY OF LAKEVILLE
DAKOTA COUNTY, MINNESOTA**

**DIVINE ENCOUNTER CHURCH CONDITIONAL USE PERMIT
FINDINGS OF FACT AND RECOMMENDATION**

On June 26, 2025 the Lakeville Planning Commission met at their regularly scheduled meeting to consider the request of Divine Encounter Church for a conditional use permit to allow a religious institution use in the C-3, General Commercial District located at 17685 Juniper Path. The Planning Commission conducted a public hearing on the proposed conditional 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 Comprehensive Planning District No. 1, which guides the property for Commercial Use.
2. The property is zoned C-3, General Commercial District.
3. The legal description of the property is:

Lot 2, Block 3, Argonne Park

4. 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 religious institution use is 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 future land uses of the area.

Finding: The proposed religious institution use is compatible with the existing land uses in the area provided compliance with the stipulations of the conditional use permit.

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

Finding: The proposed religious institution use will conform with all performance standards set forth in the Zoning Ordinance given compliance with the approved conditional use permit.

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

Finding: The proposed use will not overburden the City's sanitary sewer and water systems and can be served with existing public services.

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 religious institution and can be accommodated by the adjacent public streets.

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

RECOMMENDATION

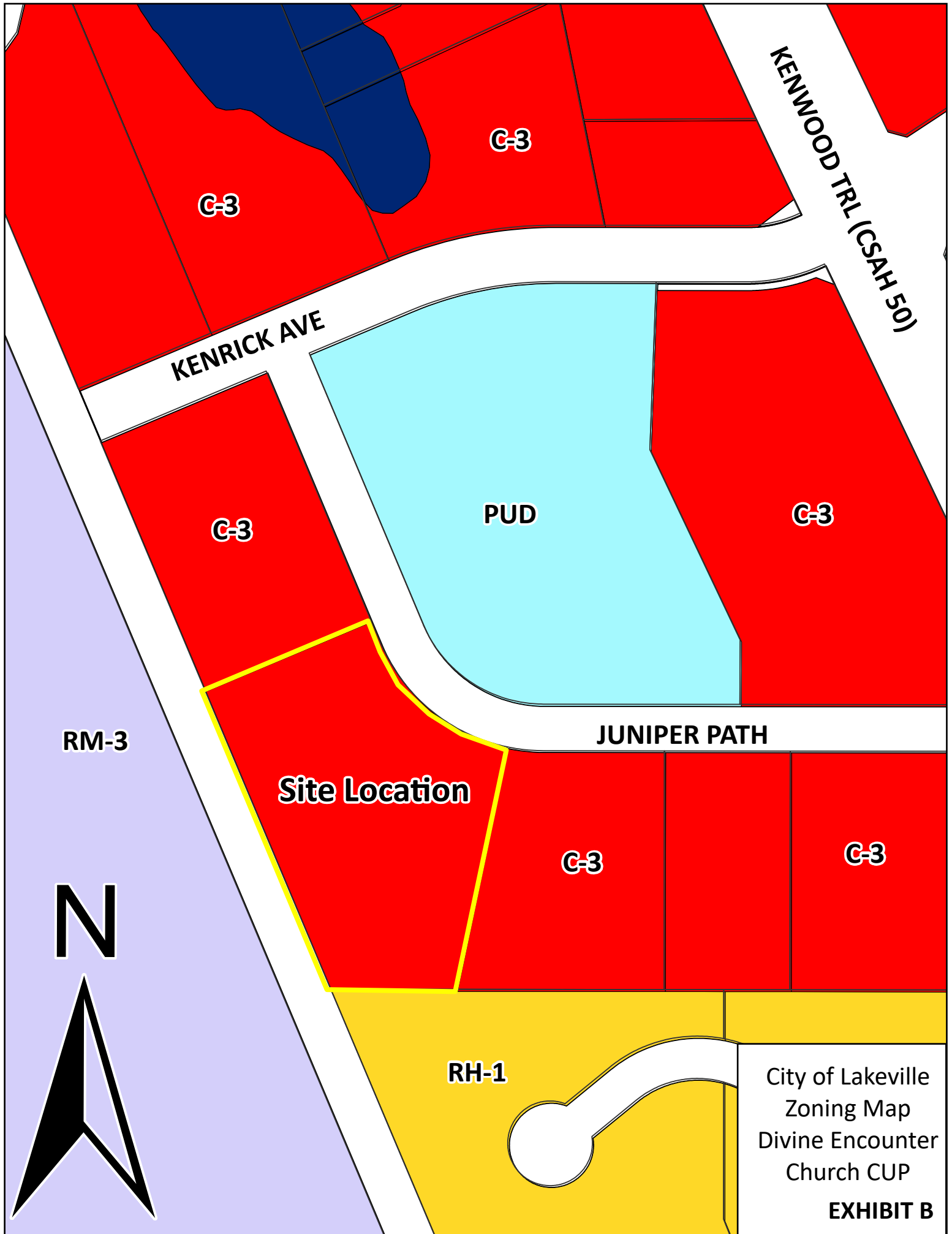
The Planning Commission recommends that the City Council approve the conditional use permit conditioned upon compliance with the planning report prepared by Senior Planner, Heather Botten dated June 16, 2025.

Dated: June 26, 2025

LAKEVILLE PLANNING COMMISSION

BY: _____
Christine Zimmer, Chair







DIVINE ENCOUNTER CHURCH

To Whom It May Concern,

I am writing on behalf of Divine Encounter Church to provide a summary of how we intend to utilize the space in question for our ministry activities.

Our primary gatherings will include Sunday worship services, weekly Bible studies, and weekly prayer meetings. In addition to these core gatherings, we will hold various church-related activities throughout the year such as special services, workshops, and outreach events. The usable space is closest to the exit door and is 2,385 square feet.

We anticipate an average attendance of 50 people during our Sunday services. The parking lot located in front of the building will provide sufficient space for attendees and is open for shared use. This will mainly be used on the weekends when other tenants are not around.

Sincerely,

Pastor Zipporah Bogonko
Lead Pastor, Divine Encounter Church
zbogonko@gmail.com
+1 (952)454-2878



EXHIBIT C

FLOOR PLANS

PROFESSIONAL OFFICE SPACE

17685 JUNIPER PATH, SUITE 301, LAKEVILLE, MN 55044

Main Level Available Space



EXHIBIT D

DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For more information,
please contact:
Rocky Ranch
952.583.6135
rockyr@cerron.com



Memorandum

To: Planning Commission

From: Heather Botten, Senior Planner

Date: June 16, 2025

Subject: Packet Material for the June 26, 2025 Planning Commission Meeting

Agenda Item: Laurent DB Coninck/Pickle in the Middle - Conditional Use Permit

Action Deadline: August 4, 2025

INTRODUCTION

Laurent DB Coninck, Pickle in the Middle, has submitted a conditional use permit application and plans proposing to establish an indoor commercial recreation facility in the OP, Office Park District. The applicant would like to use approximately 42,000 square feet of the new 190,000 square foot building as a pickleball facility. The multi-tenant building is located in the Lakeville 35 Logistics Center North Addition located at 21300 Juniper Way. Section 11-75-7.B allows commercial recreation facilities in the OP, Office-Park District subject to approval of a conditional use permit.

The proposed use would be open 24 hours a day, seven days a week. Guests would be granted access with a unique 4-digit pin. The facility is monitored by security cameras and a facility manager who visits daily at varying times. No food or beverage is available on-site. The applicant has stated that peak hours are typically evenings and weekends.

EXHIBITS

- A. Aerial Location Map
- B. Zoning Map
- C. Application Narrative and Floor Plan (2 pages)
- D. Property Site Plan

STAFF ANALYSIS

Surrounding Land Uses. The property abuts the following existing or planned land uses:

Direction	Existing Use	Land Use Plan	Zoning
North	Trinity Evangelical Free Church Properties	Office Park	OP, Office Park District
South	Juniper Way (CSAH 70) and Agricultural Property	Office Park	OP, Office Park District
East	Lakeville South High School and City Owned Property	Public and Quasi-Public and Restricted Development	P/OS, Public Open Space District
West	Juniper Way (CSAH 70) and Agricultural Property	Office Park	OP, Office Park District

Zoning. The subject property is zoned OP, Office Park. The multiple tenant building approved for the property is 190,000 +/- square feet in area. The proposed commercial recreation facility will incorporate about 22% of the building, roughly 42,000 square feet of area. The space will include 15 pickleball courts, storage lockers, lobby/check-in and a meeting room,

Section 11-75-7.B of the Zoning Ordinance allows commercial recreation facilities in the OP, Office-Park district subject to compliance with five listed criteria. The five criteria and staff analysis of each are as follows:

1. The architectural appearance and function plan of the building and the site shall be designed with a high standard of architectural and aesthetic compatibility with surrounding properties. Building materials, orientation, colors, height, roof design, lighting, signage and site landscaping shall be designed to complement the surrounding industrial properties and demonstrate potential industrial reuse. All sides of the principal and accessory structures are to have essentially the same or a coordinated, harmonious exterior finish treatment.

The approved exterior of the building will not be altered with the proposed commercial recreation facility. The smooth texture, pre-cast concrete panels of the multiple tenant building meet the requirements of the OP District.

2. A commercial recreational use shall not be located within a shared tenancy building containing a use classified as an "H" occupancy as defined by Minnesota state building code, as may be amended.

According to the building owner and City of Lakeville Building Inspection records, there are no H (Hazardous) occupancy tenants in the subject building. No future H classified tenant may occupy the subject building while the commercial recreation use occupies the same principal building.

3. In multiple occupancy buildings, a material safety data sheet (MSDS) shall be required identifying all materials stored or used in the operation of the tenant businesses. Any change in building tenants shall require that the MSDS be updated and provided to all other tenants in the multi-tenant building.

A recommended stipulation will require that the property owner or future tenants in the multiple tenant building provide material safety data sheets to determine there are no hazardous (H occupancies) and no hazardous materials present that could endanger use of the proposed commercial recreation space as proposed by Pickle in the Middle, or any future commercial recreation facility tenant occupying the same space subject to this conditional use permit.

4. A commercial recreational use in a shared tenancy building shall have its own exterior entrance and exit.

The proposed facility has its own exterior entrance and exit, complying with code requirements.

5. The site must be accessed via a collector street. Vehicular access points shall create a minimum of conflict with through traffic movement, shall comply with chapter 19 of this title and shall be subject to the approval of the city engineer.

Juniper Way (CSAH 70) is the primary access to the proposed facility and is classified as a principal arterial road, which is a higher classification than a collector street, complying with this requirement. Parking is primarily provided on the west and south sides of the building. Semi-truck traffic accessing the warehouse loading docks in the subject building would be on the north side of the building. The site is designed for 223 parking stalls. Based on average occupancy of the applicants' other facilities, at peak usage, they are anticipating 50-60 vehicles on-site.

RECOMMENDATION

Community Development Department staff recommends approval of the conditional use permit for an indoor commercial recreation use in the OP District at 21300 Juniper Way, subject to the following stipulations:

1. No H (Hazardous) Occupancy tenants are allowed in the multiple tenant industrial building as long as the commercial recreation use is a tenant in the same building.
2. The current tenant and any future tenants of the building being jointly occupied by this commercial recreation use shall submit Material Data Safety Sheets (MSDS) to the City including and periodic updates at they might occur.

Findings of Fact are attached for your review and consideration.

**CITY OF LAKEVILLE
DAKOTA COUNTY, MINNESOTA**

**PICKLE IN THE MIDDLE CONDITIONAL USE PERMIT
FINDINGS OF FACT AND RECOMMENDATION**

On June 26, 2025 the Lakeville Planning Commission met at their regularly scheduled meeting to consider the request of Pickle in the Middle for a conditional use permit to allow a commercial recreation use in the OP, Office-Park District located at 21300 Juniper Way. The Planning Commission conducted a public hearing on the proposed conditional 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 Comprehensive Planning District No. 6, which guides the property for Industrial use.
2. The property is zoned OP, Office-Park.
3. The legal description of the property is:

Lot 1, Block 1, Lakeville 35 Logistics Center North Addition

4. 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 commercial recreation use is consistent with the policies and provisions of Planning District 6 of the 2040 Comprehensive Land Use Plan.

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

Finding: The proposed commercial recreation use is compatible with surrounding office park uses provided compliance with the stipulations of the conditional use permit.

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

Finding: The proposed commercial recreation use conforms to the performance standards set forth in the Zoning Ordinance given compliance with the stipulations of the conditional use permit.

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

Finding: The proposed commercial recreation use will not overburden the City's sanitary sewer and water systems and can be served with existing public services.

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

Finding: Traffic generation from the commercial recreation use can be accommodated with the existing streets serving the property.

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

RECOMMENDATION

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

Dated: June 26, 2025

LAKEVILLE PLANNING COMMISSION

BY: _____
Christine Zimmer, Chair



210TH ST

Site Location

JUNIPER PATH (CSAH 70)

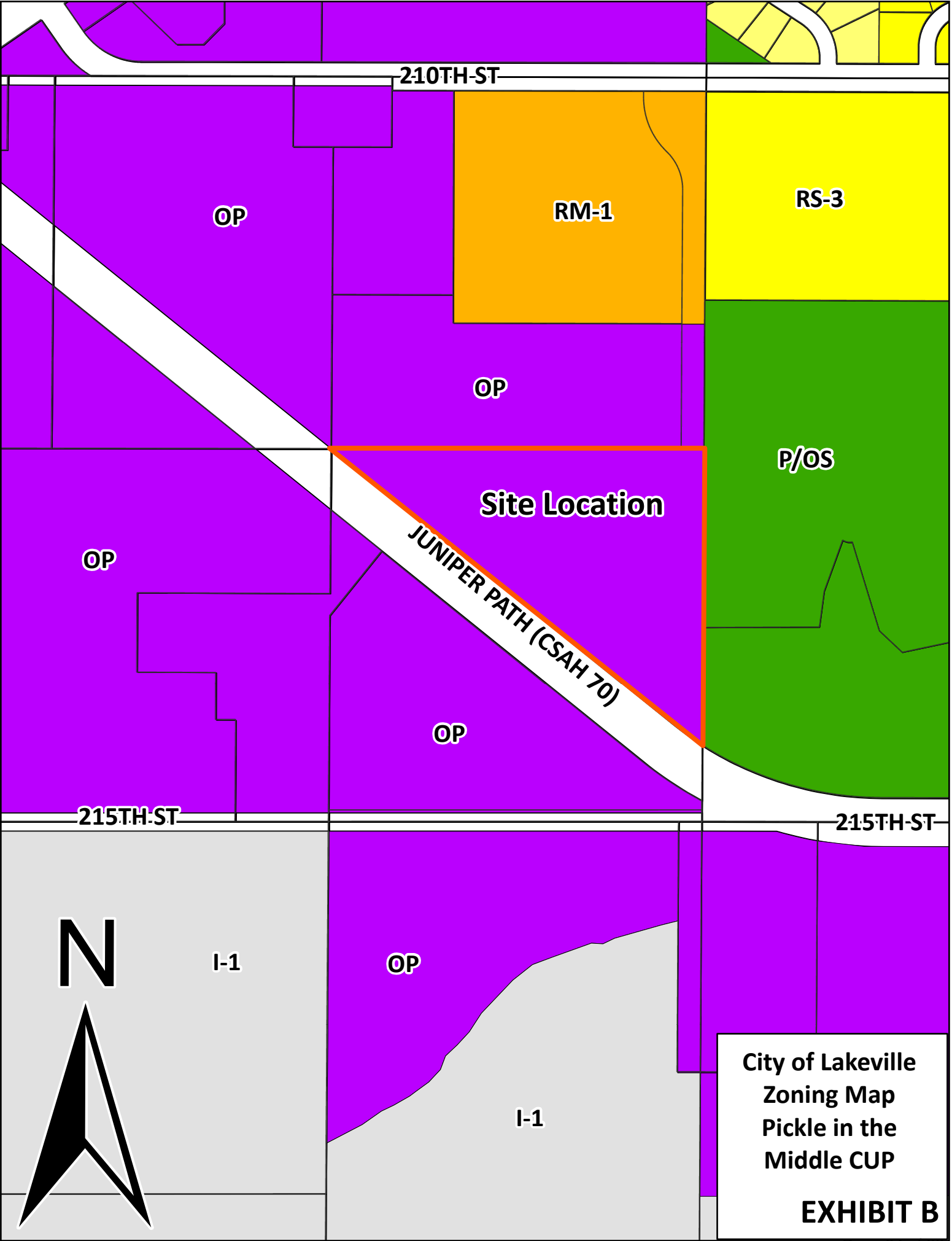
215TH ST

215TH ST

N

City of Lakeville
Location Map
Pickle in the
Middle CUP

EXHIBIT A





Project Narrative – Pickle in the Middle Lakeville

Pickle in the Middle provides 24/7 access to indoor pickleball facilities. Guests are granted entry using a unique 4-digit PIN code, and the facility is monitored by security cameras for safety. Staffing includes a facility manager who visits daily at varying times depending on activity levels, and a professional cleaning crew that services the facility three times per week to maintain cleanliness.

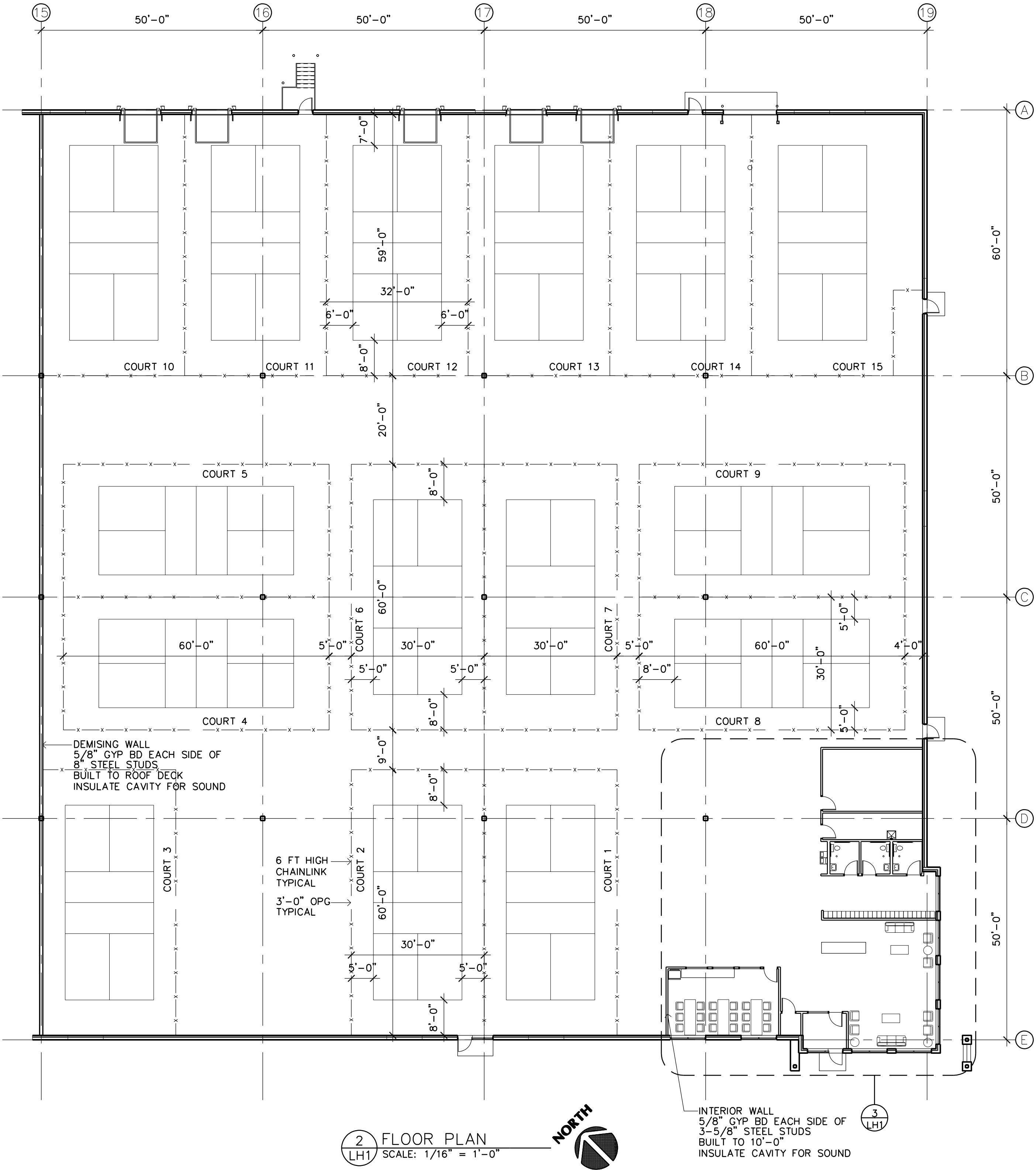
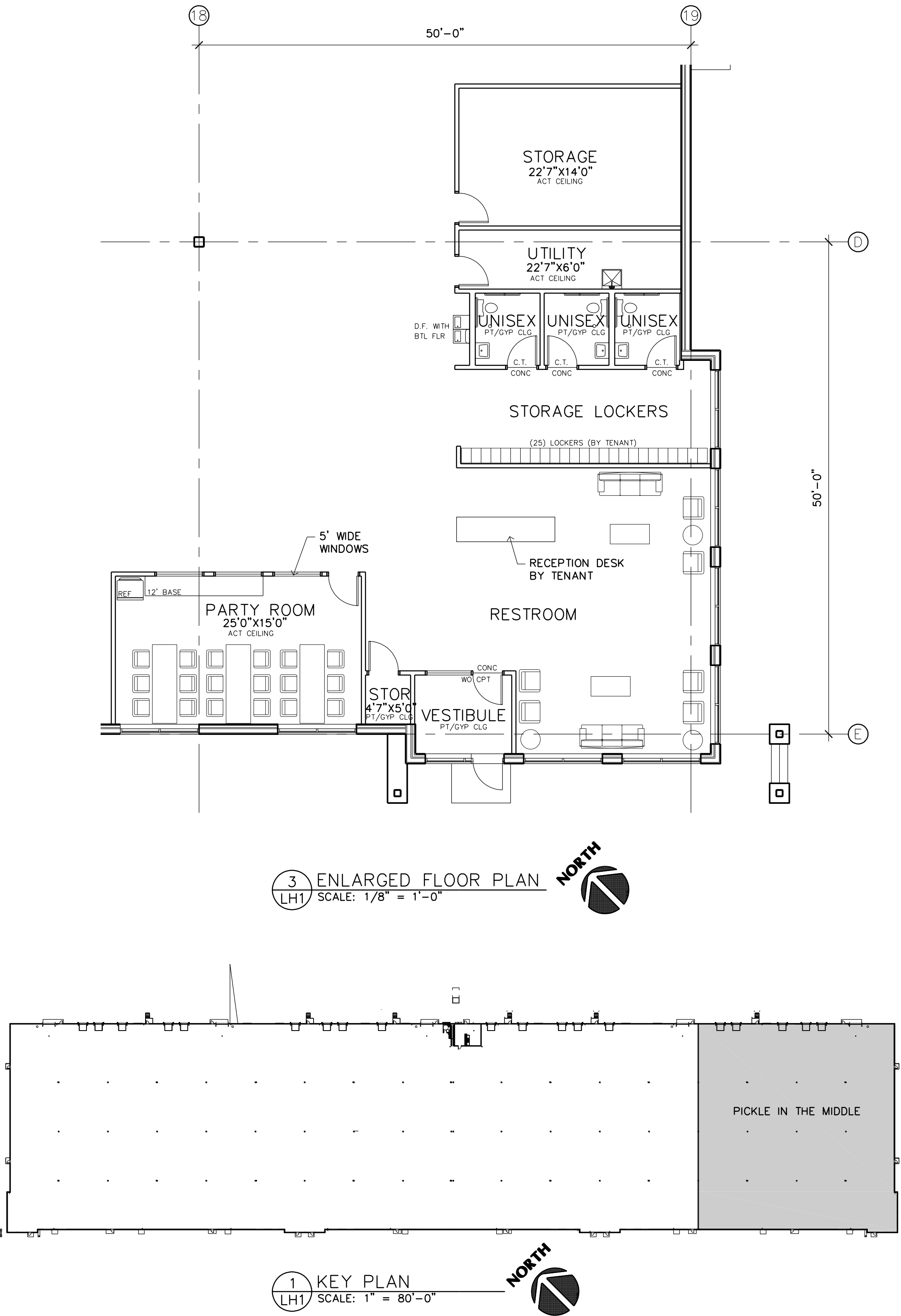
We do not offer food or beverages, as our focus is exclusively on pickleball.

Our reservation options include court rentals, open play sessions, and organized leagues. We currently operate two locations—one in Brooklyn Park and one in Lake Elmo—with plans to open a third in Lakeville.

The Lakeville facility can host up to 60 people on the courts at any one time, with peak hours generally occurring during evenings, weekends, and other non-business periods. Based on data from our current operations, we maintain an average occupancy rate of around 56%, with peak usage resulting in approximately 50 to 60 vehicles on-site.

NOTE TO ALL DESIGN/BUILD CONTRACTORS AND THEIR SUB-CONTRACTORS:

THE DESIGN/BUILD CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL MECHANICAL, ELECTRICAL, PLUMBING, FIRE SPRINKLER, OR ANY OTHER DESIGN/BUILD SUB-CONTRACTOR'S DOCUMENTS AS PERTAINING TO THE WORK FOR THIS PROJECT. IT IS THE DESIGN/BUILD SUB-CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE DESIGN/BUILD CONTRACTOR OF ANY CONFLICTS WITH THE ARCHITECTURAL AND STRUCTURAL DOCUMENTS DUE TO SIZES, LOCATIONS, QUANTITIES, ROUGH-IN DIMENSIONS AND CODE INTERPRETATIONS. THE DESIGN/BUILD CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT IMMEDIATELY OF ANY ARCHITECTURAL REVISIONS REQUIRED DUE TO THE COORDINATION OF EACH DESIGN/BUILD SUB-CONTRACTOR'S DOCUMENTS.



LAMPERT ARCHITECTS

420 Summit Avenue
St. Paul, MN 55102
Phone: 763.755.1211 Fax: 763.757.2849
lampert@lampert-arch.com

ARCHITECT CERTIFICATION:
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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRELIMINARY NOT FOR CONSTRUCTION

SIGNATURE
LEONARD LAMPERT
PROJ. NO.
13669
LICENSE
STATE

PICKLE IN THE MIDDLE
Lakeville, Minnesota

Copyright 2025
Leonard Lampert Architects Inc.

Project Designer: JAMES B
Drawn By: JRB
Checked By: LL

Revisions

5/30/25	PRELIMINARY

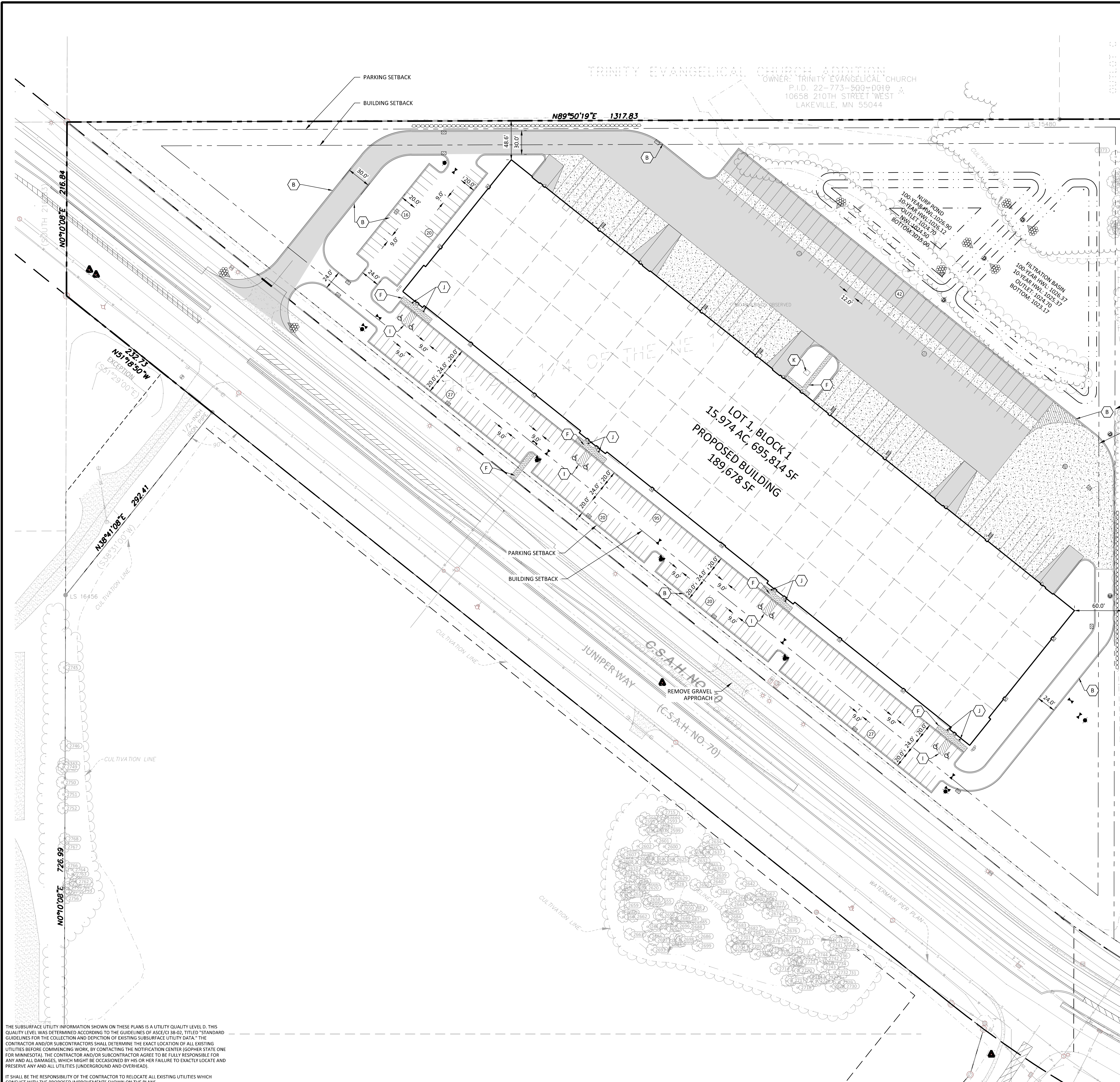
FLOOR PLAN

Sheet Number

LH1

Project No. 250528-1

24.LS (LMS TECH) | CHANDLER GIRONCE | 9/26/2024 2:37:42 PM
PROJECT: 52972 C3.01-01-SITE DWG C3.01-SITE PLAN



LEGEND

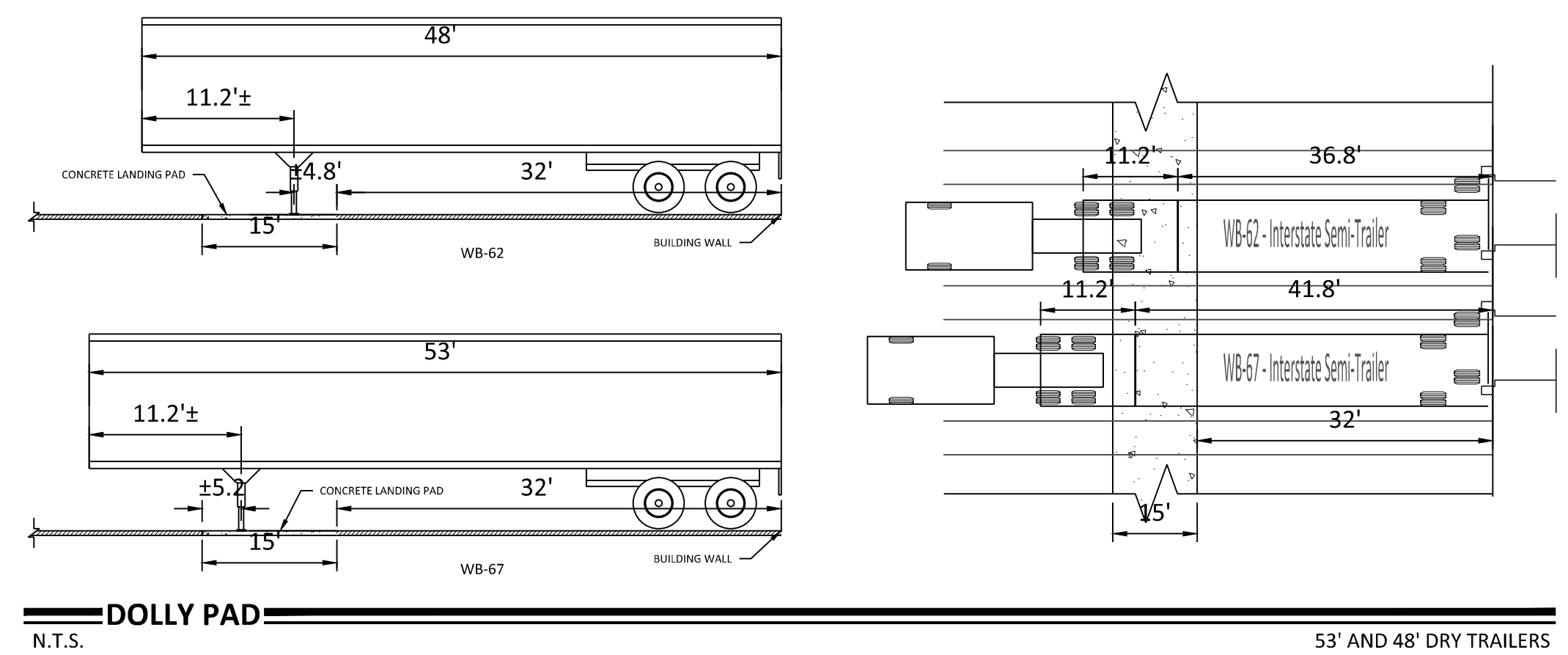
PROPOSED	EXISTING	BOUNDARY LINE	STANDARD DUTY ASPHALT PAVING
		CONCRETE CURB	HEAVY DUTY ASPHALT PAVING
		EASEMENT LINE	CONCRETE PAVING
		BUILDING LINE	CONCRETE SIDEWALK
		RETAINING WALL	PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
		WETLAND	
		TREE LINE	
		SAW CUT LINE	
		SIGN	
		BOLLARD	
		PARKING STALL COUNT	
		KEY NOTE	
		LIGHT POLE (BY OTHERS)	

DEVELOPMENT SUMMARY

AREA	695,814 SF	15.974 AC	SETBACKS (PARKING)	20 FT
LOT 1, BLOCK 1			FRONT YARD	10 FT
RIGHT OF WAY	142,603 SF	3.274 AC	REAR YARD	10 FT
REQUIRED PARKING			SIDE YARD	
ASSUME GROSS BLDG. SQ. FOOTAGE - 10% =	170,710 SF		SETBACKS (BUILDING)	50 FT
ASSUME 10% OFFICE AT 1/200	= 85 STALLS		FRONT YARD	30 FT
ASSUME 90% WAREHOUSE AT 1/1000	= 154 STALLS		REAR YARD	30 FT
TOTAL STALLS REQUIRED	= 239 STALLS		SIDE YARD	
TOTAL STALLS PROVIDED	= 225 STALLS			
BUILDING SUMMARY			ZONING	OP OFFICE PARK
LOT 1, BLOCK 1	189,678 SF	4.35 AC	EXISTING ZONING	OP OFFICE PARK
PARKING STALLS	225		PROPOSED ZONING	
ADA STALLS	8			
TRAILER STALLS	42			
TOTAL STALLS	275			
PROPOSED IMPERVIOUS	442,620 SF	10.16 AC		
PROPOSED PERVIOUS	253,147 SF	5.81 AC		

- DEVELOPMENT NOTES**
1. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
 2. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 3. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB. COORDINATE WITH GRADING CONTRACTOR.
 4. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
 5. ALL PARKING STALLS TO BE 9' IN WIDTH AND 20' IN LENGTH UNLESS OTHERWISE INDICATED. ALL TRUCK PARKING STALL TO BE 12' IN WIDTH AND 55' IN LENGTH UNLESS OTHERWISE INDICATED.
 6. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 7. SEE ARCHITECTURAL PLANS FOR PYLON/MONUMENT SIGN DETAILS
 8. SEE ARCHITECTURAL PLANS FOR LIGHT POLE FOUNDATION DETAIL AND FOR EXACT LOCATIONS OF LIGHT POLE.
 9. REFER TO FINAL PLAT FOR LOT BOUNDARIES, LOT NUMBERS, LOT AREAS, AND LOT DIMENSIONS.
 10. ALL GRADIENT ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.00% (1:50). MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE IN 2.00% (1:50). CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT. COORDINATE ALL WORK WITH PAVING CONTRACTOR.
 11. "NO PARKING" SIGNS SHALL BE PLACED ALONG ALL DRIVEWAYS AS REQUIRED BY CITY.
 12. STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.
 13. BUILDING ADDITION HAS BEEN LOCATED BASED ON ORIGINAL GRIDLINE DESIGN AND/OR EXISTING BUILDING EXTERIOR CORNER SURVEY LOCATIONS. EXTERIOR CORNERS DO NOT REPRESENT EXISTING BUILDING GRIDLINES. CONTRACTOR SHALL LOCATE EXISTING GRIDLINES IN THE FIELD FOLLOWING DEMOLITION AND COORDINATE REQUIRED MODIFICATIONS, IF ANY, TO EXPANSION PLACEMENT WITH CIVIL AND ARCHITECT ACCORDINGLY.

- KEY NOTES**
- A. BUILDING, STOOPS, STAIRS (SEE ARCHITECTURAL PLANS)
 - B. B-612 CONCRETE CURB AND GUTTER
 - C. B-618 CONCRETE CURB AND GUTTER
 - D. CONCRETE APRON
 - E. FLAT CURB SECTION
 - F. CONCRETE SIDEWALK
 - G. SEGMENTAL BLOCK RETAINING WALL
 - H. ADA ACCESS LOCATION
 - I. ACCESSIBLE STALL STRIPING
 - J. ACCESSIBLE PARKING SIGN
 - K. TRANSFORMER



THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/C1 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NO	DATE	BY	CHKD	APPR	COMMENT
	07/26/2024	TPK	EWM	EWM	CITY ENTITLEMENT SUBMITTAL
	08/20/2024	TPK	EWM	EWM	CITY ENTITLEMENT RE-SUBMITTAL
	09/10/2024	CDC	EWM	EWM	CITY ENTITLEMENT RE-SUBMITTAL
	09/26/2024	CDC	EWM	EWM	REVISED SITE PLAN PER DAKOTA COUNTY COMMENTS

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.

Print Name: _____

Date: _____ License #: _____

PRELIMINARY	DRAWN BY
07/26/2024	TPK
DESIGN REVIEW	DESIGNED BY
	CC
PERMIT SUBMITTAL	CHECKED BY
	JDB
CONSTRUCTION DOCUMENTS	PROJECT NO.
	52972

Sambatek
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Engineering | Surveying | Planning | Environmental

SITE PLAN
LIKEWISE PARTNERS
LAKEVILLE 35 LOGISTICS CENTER NORTH
SITE PLAN APPLICATION
LAKEVILLE, MN

SHEET
C3.01
OF
REV. #



Memorandum

To: Planning Commission
From: Kris Jenson, Planning Manager
Date: June 11, 2025
Subject: Packet Material for the June 26, 2025 Planning Commission Meeting

Agenda

Item: Crossroads East Third Addition

1. Preliminary and final plat of one lot and one outlot.
2. Conditional Use Permit for a veterinary clinic.

Application Action Deadline: July 12, 2025

BACKGROUND

Representatives of LFPC Properties LLC (Lakeville Family Pet Clinic) have submitted applications for a preliminary and final plat and conditional use permit for the development of one commercial lot and one outlot on 2.19 acres. The subject property is currently platted as Outlot A, Crossroads East Second Addition and is zoned PUD, Planned Unit Development. The Crossroads East final plat and PUD were approved in 2008 and included the construction of a Kindercare day care and Subway restaurant on two lots, while the Crossroads East Second Addition was approved in 2016 and included construction of Christian Brothers Automotive. The underlying zoning and performance standards for the property is C-3, General Commercial District. The property is located west of Glacier Way and north of 175th Street.

The Lakeville Family Pet Clinic, currently located just west of the proposed site in a multi-tenant building next to Barley and Vine, provides veterinary services and is subject to approval of a conditional use permit subject to the provisions of 11-73-7.P of the Zoning Ordinance. A CUP was approved for their current location in 2016. Because CUPs are tied to a location, the existing CUP cannot be transferred to the new location; a new CUP is required to be approved.

The Crossroads East Third Addition preliminary and final plat plans have been submitted to Engineering Division, Environmental Resources, and the Parks and Recreation Department for review and comment.

EXHIBITS

- A. Location Map
- B. Zoning Map
- C. Survey
- D. Preliminary Plat
- E. Final Plat
- F. Site Plan
- G. Grading and Erosion Control Plan
- H. Utility Plan
- I. Landscape Plan
- J. Photometric Plan
- K. Building Floor Plan
- L. Building Elevation Plans

Surrounding Land Uses and Zoning

North – KinderCare Day care center (PUD)

South – 175th Street and Mercy Road Church/Christian Heritage Academy (PUD)

East – Glacier Way and attached townhomes (RM-2)

West – Christian Brothers Automotive (PUD)

STAFF ANALYSIS

PRELIMINARY AND FINAL PLAT

Comprehensive Plan. The Crossroads East Third Addition property is located in Planning District 5, Cedar Corridor, 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 Crossroads East Third Addition preliminary and final plat property is zoned PUD, Planned Unit Development District with an underlying C-3, General Commercial District zoning.

Consistency with the Capital Improvement Plan (CIP). No public street construction or other public funded infrastructure construction is proposed with the Crossroads East Third Addition preliminary and final plat. All City sanitary sewer, water and storm sewer improvements

required for the area of the Crossroads East Third Addition were installed by the developer with the Crossroads East development.

Lots/Blocks. The Crossroads East Third Addition preliminary and final plat proposes one lot and one outlot on one block. The following C-3 District lot development requirements pertain to this preliminary and final plat:

	Lot Area	Lot Width
Minimum required	20,000 SF	100 feet
Proposed Lot !	51,035 SF (1.17 ac.)	202 feet

Lot 1, Block 1, Crossroads East Third Addition exceeds the minimum lot requirements in the underlying C-3 District.

Outlots. One outlot (Outlot A: 1.02 acres) is proposed with the Crossroads East Third Addition preliminary and final plat. Outlot A will require a preliminary and final plat prior to development in the future.

Streets. No new street construction is proposed with the Crossroads East Third Addition preliminary and final plat. The property is adjacent to Glacier Way and 175th Street. Glacier Way is classified by the Comprehensive Transportation Plan as a major collector road while 175th Street adjacent to the project is a local street. The property will be accessed via a private driveway off 175th Street that currently provides access to the Subway restaurant and KinderCare daycare. All required right-of-way for the streets abutting the plat was dedicated with the Crossroads 1st Addition final plat.

Trails and Sidewalks. Eight-foot-wide concrete sidewalks are in place on Glacier Way and 175th Street. No new public trail or sidewalk construction is required with the Crossroads East Third Addition plat. A five-foot-wide concrete sidewalk will be constructed from the public sidewalk on 175th Street, along the east side of the private drive, to provide a pedestrian connection to the front entrance of the veterinary clinic.

Grading, Drainage, Erosion Control, and Utilities. Grading, drainage and erosion control plans have been submitted with the Crossroads East Third Addition preliminary and final plat. Alanna Sobottka, Civil Engineer and Mac Cafferty, Environmental Resources Manager have reviewed the grading, drainage and erosion control and utility plans. A copy of the engineering report dated June 11, 2025 is attached for your review. The Engineering Division recommends approval of the preliminary and final 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 Crossroads East Third Addition must be paid for the area of the property being final platted into a lot. A cash fee of \$11,088.09 will be due to satisfy the cash dedication requirement for Lot 1.

SITE PLAN

Setbacks. The Crossroads East Third Addition preliminary and final plat 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)

Parking. The proposed 7,967 square foot building will require 41 parking spaces based on the requirement of one parking space per each 200 square feet of floor area, after a 10% reduction to the floor area to account for corridors, storerooms, bathrooms, etc. The site plan proposes 48 parking spaces, including two handicap accessible spaces.

The proposed parking, spaces and drive aisle dimensions and configurations meet the requirements of the Zoning Ordinance. Parking aisles will be 24 feet in width and parking stall dimensions will be 10 feet in width and 18-20 feet in length.

Circulation. Access to the site will be from a shared driveway along the west property boundary off of 175th Street. No driveway access will be allowed onto 175th Street or Glacier Way. Emergency vehicle access will be along the north side of the building and from 175th Street.

Landscaping. The landscape plan proposes 14 evergreen, overstory, and ornamental trees as well as numerous shrubs around the periphery of the building foundation and parking lot. In ground irrigation is also proposed for the site. The City Forester has provided comments about adding some additional trees on the landscape plan that must be addressed prior to consideration by the City Council. A \$63,320 escrow shall be submitted as security to guarantee installation of the landscaping.

Building Exterior. Thin brick, manufactured stone, and glass make up just over 65% of the exterior materials, in compliance with Zoning Ordinance requirements. Both the brick and stone are varying shades of gray. The remainder of the building is fibre cement siding that is either a blue gray color or designed to look like wood. The proposed exterior materials meet Zoning Ordinance requirements.

A fenced relief area is proposed on the east side of the building, adjacent to the dog ward area of the clinic. The fence must be opaque and maintenance free. The size of the fenced relief area is different on the civil plans versus the floor plan, so prior to City Council consideration, the plans must be revised for consistency.

Building Height. The proposed building is one story with a peaked roof. The overall height of the building is just under 31 feet tall, with the mid-point roof height of just over 21 feet, which complies with the ordinance requirements.

Trash Enclosure. The trash enclosure will be located on the northeast side of the site. The enclosure is proposed to be six feet in height and with manufactured stone exterior material to match the building and will have a maintenance-free gate. The east side of the enclosure will be screened with landscaping.

Signs. A freestanding monument sign is proposed at the southwest corner of the property, at the corner of 175th Street and the private drive. Per the Crossroads PUD architectural standards, a business identification monument sign with up to 100 square feet of sign area and a maximum height of 10 feet is permitted. The proposed monument sign location must be revised to meet the 15-foot setback from a property line adjacent to public right of way. The elevation plans show wall signs on the east and south sides of the building, which is permitted as the parcel is a corner lot. Up to 100 square feet of signage is permitted on each elevation. All signs require issuance of a sign permit prior to installation.

Exterior Lighting. Five 22-foot-tall light poles will light the parking area. The light head has an angle of 90 degrees, to cast the light downward. The photometric plan indicates the light levels won't exceed one foot candle at the property line adjacent to public right of way, which complies with Zoning Ordinance requirements. No building lighting is proposed at this time; but if added to the building, it must be downcast and not exceed the wall height of the building.

Snow Storage. Snow storage locations are identified on the site plan. Snow storage may not take place in required parking spaces.

CONDITIONAL USE PERMIT

Section 11-73-7.P considers veterinary clinics a conditional use in the C-3 District subject to the following performance criteria.

P. Veterinary clinics provided that:

1. All areas in which animals are confined are located indoors and are properly soundproofed from adjacent properties.

The veterinary clinic is a standalone building that will be approximately 100 feet from the nearest structure (KinderCare daycare). The applicant has indicated that all animals will be confined to the building, although a fenced dog relief area is provided for animals that need a short break from being inside. All animals using the relief area will be attended to by a clinic staff member.

2. Animal carcasses are properly disposed of in a manner not utilizing on site garbage facilities or incineration and the carcasses are properly refrigerated during periods prior to disposal.

An animal morgue consisting of a freezer to hold the carcasses will be included in the plans. Animal carcasses will be held there until they can be properly disposed of by a third party.

3. An animal kennel is permitted as a use accessory to the veterinary clinic.

There is no proposal to board animals on site other than those being treated at the clinic when medically necessary.

4. There shall be adequate physical separation within a multiple occupancy building between the veterinary clinic and other individual tenant spaces to protect public health and safety.

Not applicable.

RECOMMENDATION

Community Development staff recommends approval of the Crossroads East Third Addition preliminary and final plat and conditional use permit subject to the following stipulations:

1. Implementation of the recommendations listed in the June 11, 2025 engineering report.
2. The site shall be developed according to the site development plans approved by the City Council.
3. An agreement for shared driveway access and parking shall remain in full force and effect at all times between the lots in Crossroads East commercial development.
4. The fencing for the relief yard must be an opaque design and maintenance free material.
5. A sign permit is required prior to the installation of any signage.
6. Exterior lighting shall be down-cast only and shall not glare onto road right-of-way.
7. Snow storage shall not occur within required parking spaces.
8. Prior to City Council consideration, the landscape plan must be revised per the City Forester's comments. The landscape plan shall be installed in accordance with the approved landscape plan. A \$63,320 security shall be submitted to guarantee installation of the approved landscaping.

Findings of fact are attached for your consideration.

**CITY OF LAKEVILLE
DAKOTA COUNTY, MINNESOTA**

**LAKEVILLE FAMILY PET CLINIC CONDITIONAL USE PERMIT
FINDINGS OF FACT AND RECOMMENDATION**

On June 26, 2025 the Lakeville Planning Commission met at its regularly scheduled meeting to consider the application of Lakeville Family Pet Clinic (LFPC Properties LLC) for a conditional use permit to allow a veterinary clinic use in the PUD District. The Planning Commission conducted a public hearing on the proposed conditional 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 zoned PUD District and underlying C-3, General Commercial District.
2. The property is located in Planning District 5, Cedar Corridor, and is designated as Commercial on the Comprehensive Land Use Plan.
3. The legal description of the property is:

Lot 1, Block 1, Crossroads East Third Addition

4. 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 veterinary clinic use is consistent with the commercial designation of Planning District 5 of the Comprehensive Land Use Plan.
 - b) **The proposed use is or will be compatible with future land uses of the area.**
Finding: The proposed veterinary clinic use is compatible with existing and future land uses in the area.
 - c) **The proposed use conforms with all performance standards contained in the Zoning Ordinance and the City Code.**

Finding: The proposed veterinary clinic use will conform to all performance standards set forth in the Zoning Ordinance given compliance with the approved conditional use permit.

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

*Finding: The proposed **veterinary clinic** use is located within the current MUSA and can be adequately served with existing public services.*

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

Finding: The existing streets that serve the property - Glacier Way and 175th Street - can accommodate traffic generated by the proposed project.

5. The planning report dated June 11, 2025 and prepared by Kris Jenson, Planning Manager is incorporated herein.

RECOMMENDATION

The Planning Commission recommends that the City Council approve the conditional use permit conditioned upon compliance with the planning report prepared by Kris Jenson, Planning Manager, dated June 11, 2025.

DATED: June 26, 2025

LAKEVILLE PLANNING COMMISSION

BY: _____
Christine Zimmer, Chair



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: June 11, 2025
Subject: Crossroads East Third Addition

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

BACKGROUND

LFPC Properties, LLC has submitted a preliminary and final plat named Crossroads East Third Addition. The parent parcel (PID No. 221862100010) consists of Outlot A, Crossroads East Second Addition, and is zoned PUD, Planned Unit Development. The proposed development is located north of and adjacent to 175th Street and west of and adjacent to Glacier Way.

The final plat consists of one (1) commercial lot and one (1) outlot within one (1) block on 2.19 acres.

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

Outlot A: Future Development; retained by property owner (1.02 acres)

The proposed development will be completed by:

Developer: LFPC Properties, LLC
Engineer: Larson Engineering, Inc.

SITE CONDITIONS

The site was previously graded with the mass grading of Crossroads 1st Addition. The site is relatively flat and generally drains from west to east. There are no existing trees or wetlands on the site.

STREET AND SUBDIVISION LAYOUT

Glacier Way

Crossroads East Third Addition is adjacent to and west of Glacier Way. Glacier Way is identified as a minor collector by the City's Comprehensive Transportation Plan, and is currently constructed as a two-lane, 52-foot face-to-face urban roadway with a center turning lane. The ½ right-of-way requirement is 50 feet. The right-of-way for Glacier Way was dedicated with the Crossroads East final plat; no additional right-of-way is required with this final plat.

175th Street

Crossroads East Third Addition is adjacent to and north of 175th Street. 175th Street is identified as a local street by the City's Comprehensive Transportation Plan, and is currently constructed as a two lane, 44-foot face-to-face urban roadway. The ½ right-of-way requirement is 40 feet, which was dedicated with the Crossroads 1st Addition plat. Driveways that will serve this development were installed along the north side of 175th Street with Crossroads East final plat.

CONSTRUCTION ACCESS

Construction traffic access and egress for grading, utility and parking lot construction is restricted to the easterly drive entrance from 175th Street.

PARKS, TRAILS AND SIDEWALKS

The Park Dedication requirement has not been collected on the parent parcel and shall be satisfied through a cash contribution with the final plat, calculated as follows:

1.17 acres	x \$9,477.00	= \$11,088.09
Acres Lot 1, Block 1 Crossroads East Third Addition	2025 Acreage Rate	Park Dedication Fee Crossroads East Third Addition

The Park Dedication fee for Outlot A will be collected at the time Outlot A is final platted into lots and blocks, at the rate in effect at the time of final plat approval.

Development of Crossroads East Third Addition does not include the construction of public trails or sidewalks. Existing sidewalks are located along 175th Street and Glacier Way adjacent to the plat.

UTILITIES

SANITARY SEWER

Crossroads East Third Addition is located within subdistrict NC-20340 of the North Creek sanitary sewer district as identified in the City's Comprehensive Sanitary Sewer Plan. Wastewater will be conveyed to the MCES to the Farmington Interceptor and then to the Empire Wastewater Treatment Plant for treatment.

An existing sanitary sewer stub extends from 175th Street to the southeast portion of the parcel. Development of Crossroads East Third Addition includes the extension of 6-inch sanitary sewer service to provide service to Lot 1, Block 1.

The Sanitary Sewer Availability Charge will be required to be paid with the building permit application.

The Sanitary Sewer Availability Charge for Outlot A will be collected at the time Outlot A is final platted into lots and blocks, at the rate in effect at the time of final plat approval.

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

WATERMAIN

An existing 6-inch watermain stub extends into the parcel from 175th Street on the northeast portion of the parcel. Development of Crossroads East Third Addition includes the extension of 4-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

Crossroads East Third Addition is located within subdistrict F0-3 of the Farmington Outlet Drainage District, as identified in the City's Water Resources Management Plan.

Development of Crossroads East Third Addition will include the construction of one privately owned and maintained underground stormwater detention system located within Lot 1, Block 1, Crossroads East Third Addition.

The Developer shall enter into a stormwater maintenance agreement for the underground stormwater system and dedicate a drainage and utility easement over the stormwater management area prior to the recording of the final plat. The underground stormwater system will provide rate control of the stormwater runoff generated from the proposed site improvements before it can enter the existing public stormwater basin located north of the intersection of Glacier Way and 175th Street.

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.

Crossroads East Third 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 Crossroads East Third Addition. Private storm sewer constructed within Lot 1, Block 1, Crossroads East Third Addition will convey runoff to the privately owned and maintained underground stormwater system.

The Storm Sewer Charge has not been collected on the parent parcel and will be collected with the final plat, calculated as follows:

Storm Sewer Charge Summary		
Gross Area of Crossroads East Third Addition		95,488 s.f.
Less Area of Outlot A (Future Development)		(-) 44,453 s.f.
Total Storm Sewer Charge Area		51,035 s.f.
51,035 s.f. Net Area Crossroads East Third ^d Addition	x \$0.250/s.f. 2025 Unit Rate	= \$12,758.75 Storm Sewer Charge Crossroads East Third Addition

The Storm Sewer Charge for Outlot A will be collected at the time Outlot A is final platted into lots and blocks, at the rate in effect at the time of final plat approval.

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

FEMA FLOODPLAIN ANALYSIS

Crossroads East Third Addition is shown on the Flood Insurance Rate Map (Map Nos. 27037C0204E; 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. 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.

The MS4 Administration Fee has not been collected on the parent parcel and shall be paid with the final plat, calculated as follows:

\$85,481	x 2%	= \$1,709.62
Grading Cost Crossroads East Third Addition	2025 Rate	MS4 Administration Fee Crossroads East Third Addition

The MS4 Administration Fee for Outlot A will be collected at the time Outlot A is final platted into lots and blocks, at the rate in effect at the time of final plat approval.

SECURITIES

The Developer shall provide a Letter of Credit as security for the Developer-installed improvements relating to Crossroads East Third Addition. Construction costs are based upon estimates submitted by the Developer's engineer on June 3, 2025.

CONSTRUCTION COSTS

Sanitary Sewer Connection	\$ 5,000.00
Watermain Connection	5,000.00
Storm Sewer Connection	5,000.00
SUBTOTAL - CONSTRUCTION COSTS	\$ 15,000.00

OTHER COSTS

Developer's Design (3.0%)	\$ 450.00
Developer's Construction Survey (2.5%)	375.00
City's Legal Expense (0.5%)	75.00
City Construction Observation (5.0%)	750.00
Developer's Record Drawing (0.5%)	75.00
Landscaping	63,320.00
Lot Corners/Iron Monuments	200.00
SUBTOTAL - OTHER COSTS	65,245.00
TOTAL PROJECT SECURITY	\$80,245.00

The Developer shall post a security to ensure the final placement of iron monuments at property corners with the final plat. The security is \$100.00 per lot and outlot for a total of \$200.00. The City shall hold this security until the Developer's Land Surveyor certifies that all irons have been placed following site grading, street, and utility construction.

CASH FEES

A cash fee for one-year of streetlight operating expenses shall be paid with the final plat and is calculated as follows:

$$\begin{array}{rcl}
 686.6 \text{ feet} & \times \$0.2832 & = \$194.45 \\
 \text{Total Front} & \text{2025 Front Footage} & \text{Streetlight Operating Fee} \\
 \text{Feet} & \text{Rate} & \text{Crossroads East Third} \\
 \text{Crossroads East} & & \text{Addition} \\
 \text{Third Addition} & &
 \end{array}$$

A cash fee for one-year of environmental resources management expenses shall be paid with the final plat and is calculated as follows:

$$\begin{array}{rcl}
 2.19 \text{ acres} & \times \$15.38/\text{unit} & \times 4.2 & = \$141.47 \\
 \text{Total Acres} & \text{2025 Rate} & \text{Utility Factor} & \text{Environmental Resources Fee} \\
 \text{Crossroads} & & & \text{Crossroads East Third Addition} \\
 \text{East Third} & & & \\
 \text{Addition} & & &
 \end{array}$$

A cash fee for the preparation of addressing, property data, and City base map updating shall be paid with the final plat and is calculated as follows:

$$\begin{array}{rcl}
 2 \text{ lots} & \times \$90.00/\text{unit} & = \$180.00 \\
 \text{Lots/Outlots} & \text{2025 Rate} & \text{Property Data \& Asset/Infrastructure Mgmt. Fee} \\
 \text{Crossroads} & & \text{Crossroads East Third Addition} \\
 \text{East Third} & & \\
 \text{Addition} & &
 \end{array}$$

The Developer shall submit the final plat and construction drawings in an electronic format. The electronic format shall be in .pdf and either .dwg (AutoCAD) or .dxf format.

The Developer shall pay a cash fee for City Engineering Administration. The fee for City Engineering Administration is based on three percent (3.00%) of the estimated construction cost, or \$450.00.

CASH REQUIREMENTS

Park Dedication	11,088.09
Storm Sewer Charge	12,758.75
MS4 Administration Fee	1,709.62
Streetlight Operating Fee	194.45
Environmental Resources Management Fee	141.47
Property Data and Asset/Infrastructure Management Fee	180.00
City Engineering Administration (3.00%)	450.00
TOTAL CASH REQUIREMENTS	\$ 26,522.38

RECOMMENDATION

Engineering recommends approval of the Crossroads East Third Addition preliminary and final plat, preliminary and final grading and erosion control plan, preliminary and final utility plan, and landscape plan subject to the requirements and stipulations within this report.



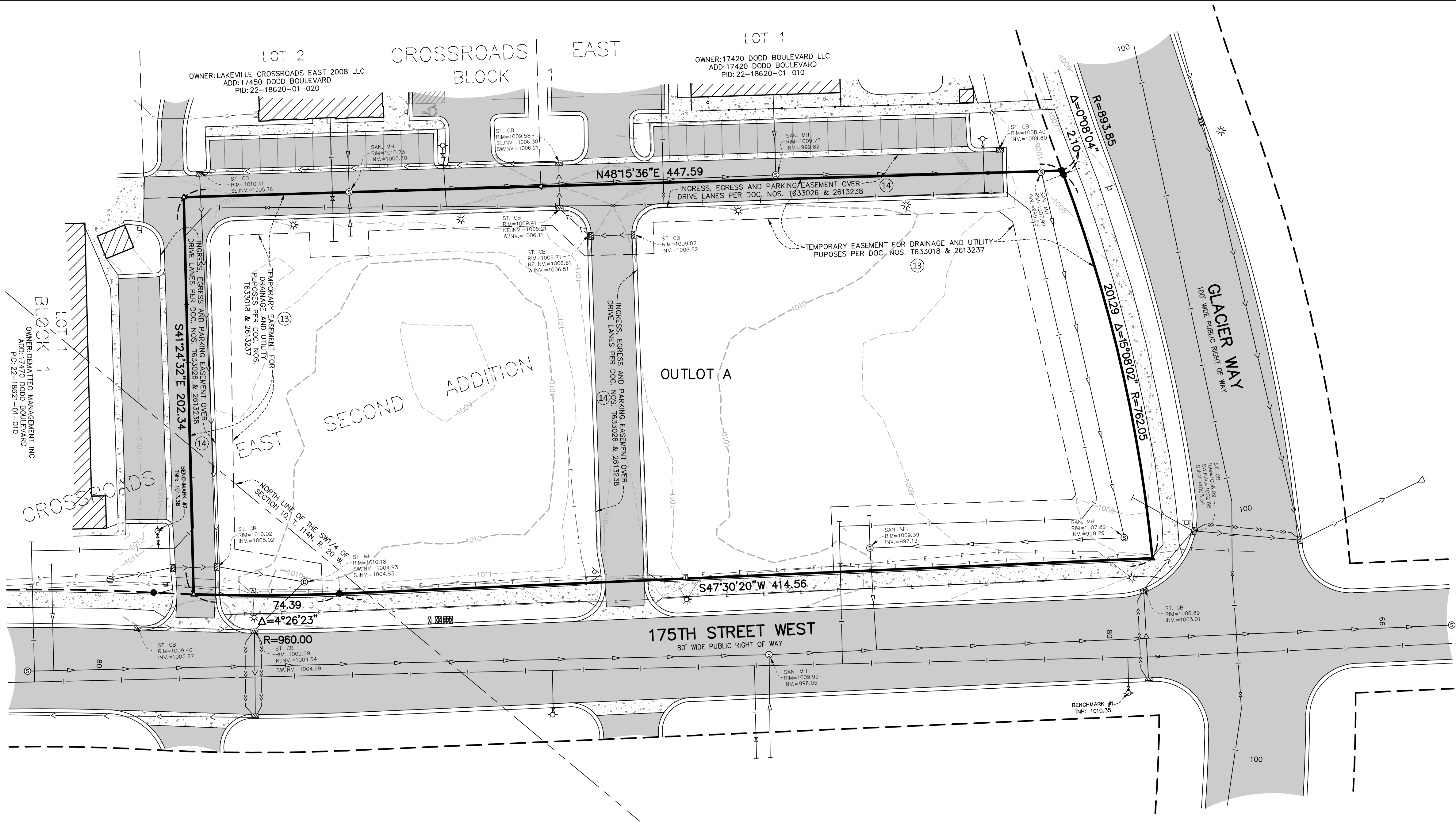
City of Lakeville
Location Map
Crossroads East
Third Addition

EXHIBIT A



City of Lakeville
Zoning Map
Crossroads East
Third Addition

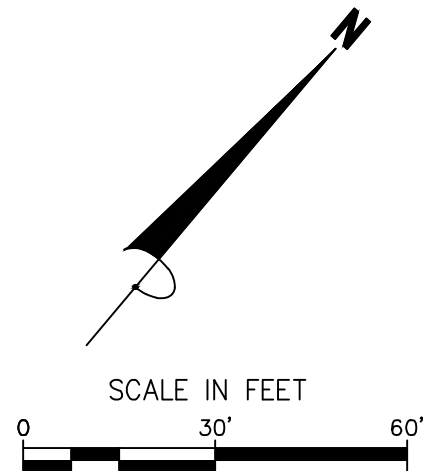
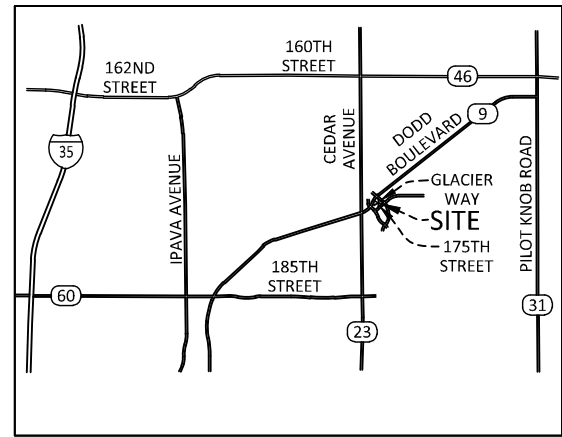
EXHIBIT B



LEGEND

- FOUND IRON PIPE
- SET NAIL
- LIGHT POLE
- SIGN
- MAILBOX
- TRANSFORMER
- TELEPHONE BOX
- GAS METER
- CLEANOUT
- CATCH BASIN
- CATCH BASIN
- FLARED END SECTION
- GATE VALVE
- HYDRANT
- SANITARY MANHOLE
- STORM MANHOLE
- UNDERGROUND GAS
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND SANITARY
- DRAIN TILE
- UNDERGROUND STORM
- UNDERGROUND WATER
- VINYL FENCE
- SCHEDULE B EXCEPTION NO.
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- EXISTING BUILDING

VICINITY MAP
NOT TO SCALE



SURVEY NOTES

- The bearing system is based on the plat of CROSSROADS EAST SECOND ADDITION.

SURVEYED PROPERTY

Legal Description:

Outlot A, Crossroads East Second Addition, Dakota County, Minnesota.
Part of which is Registered Property described as:
That part of Outlot A, Crossroads East Second Addition, according to the recorded plat thereof, which lies north of the north line of the SW1/4 of Section 10, T. 114N, R. 20 W., Dakota County, Minnesota as depicted on said plat of Crossroads East Second Addition.

Abstract & Torrens Property

Per Title Commitment No. 700787, dated 8/13/2024, issued by Land Title, Inc. as agent for Old Republic National Title Insurance Company.
Easements and servitudes benefiting or burdening the surveyed property, listed in Schedule B-II of the Commitment, are listed below using the same numbering system as in said Schedule B-II. Items 1-12, 15-19 are not survey-related items and are not listed below.

- Grant of Temporary Easement for Drainage and Utility purposes in favor of City of Lakeville dated August 27, 2008, filed September 16, 2008 as Document Number T633018 and 2613237. (expires when Outlot A is platted)
The easement is shown on the survey.
- Operations Easement Agreement dated August 27, 2008, filed September 16, 2008 as Document Number T633026 and 2613238 and Amendment filed April 27, 2017 as document Number T776425 and 3188756
The easement is shown on the survey.

"TABLE A" NOTES

- Monuments have been placed at all corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner, as shown on the survey.
- The subject property address is unassigned, and its property identification number is 22-18621-00-010.
- The subject property lies within Flood Plain Zone X (areas determined to be outside the 0.2% annual chance flood plain) per Federal Insurance Rate Map No. 27037C0204E dated 12/2/2011.
- The gross area of the surveyed property is 2.192 Acres or 95,488 Square Feet.
- The vertical datum is NAVD88.
Benchmark #1
Top nut hydrant at the south quadrant of 175th Street West and Glacier Way. Elevation: 1010.35
Benchmark #2
Top nut hydrant at the southwest side of entrance road at Outlot A and Lot 1, Block 1, CROSSROADS EAST SECOND ADDITION. Elevation: 1013.38
- A zoning report or letter has not been provided to the surveyor.
- a) There are no buildings present on the surveyed property
- Substantial features observed in the process of conducting the fieldwork are shown on the survey.
- There are no parking areas present on the surveyed property
- b) Underground utilities are shown per:
Gopher State One Call, Ticket No. 242474142, dated 9/3/2024.
A Gopher State One Call (GSOC) request was placed on 9/5/2024 for utility locates on this site. Source information from plans and markings has been combined with observed evidence of utilities to to develop a view of underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, some utility locate requests from surveyors may be ignored or result in an incomplete response. The surveyor has compiled the markings made on the ground, the maps provided, and the observed evidence to show utilities hereon. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary. Pursuant to MS 216.D contact Gopher State One Call at 651-454-0002 prior to any excavation.
- The names, address and property identification numbers of adjoining owners according to current public records are shown on the survey.

CERTIFICATION

To LFPC Properties, LLC; Estate of Samuel H. Hertogs an undivided 1/2 interest; Kevin J. Ervasti and Mary Kay Ervasti his wife as joint tenants, an undivided 1/8 interest; Jeffrey W. Nivala as trustee of the Jeffrey W. Nivala Trust Under Agreement dated September 3, 2014, an undivided 1/16 interest; Susan Marie Nivala as trustee of the Susan Marie Nivala Trust Under Agreement dated October 3, 2014, an undivided 1/16 interest; Anne F. McMenomy as trustee of the Anne F. McMenomy Trust Under Agreement dated October 8, 2002, an Undivided 1/8 interest; E. B. McMenomy and Katherine L. McMenomy as trustees of the E. B. McMenomy Trust under Agreement dated May 18, 2005, an undivided 1/16 interest; E. B. McMenomy and Katherine L. McMenomy as trustees of the Katherine L. McMenomy Trust under Agreement dated May 26, 2005, an undivided 1/16 interest; Land Title, Inc.; and Old Republic National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 8, 9, 11(b), and 13 of Table A thereof.
The fieldwork was completed on September 17th, 2024.

Date of Plat or Map: September 19th, 2024

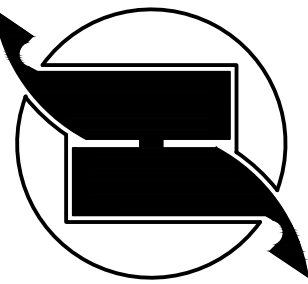
James R. Hill, Inc.

Markus F. Hampton, Land Surveyor, MN License No. 47481

EXHIBIT C

James R. Hill, Inc.

PLANNERS / ENGINEERS / SURVEYORS
2999 WEST C.R. 42, SUITE 100, BURNSVILLE, MN 55306
PHONE: 952.890.6044 rhampton@jrhillinc.com
www.jrhillinc.com



OUTLOT A, CROSSROADS EAST SECOND ADDITION

ALTA/NSPS LAND TITLE SURVEY

FOR LAKEVILLE PET MEDICINE PC

DRAWN BY

PLM

DATE

9/19/2024

REVISIONS

CAD FILE

24201m.dwg

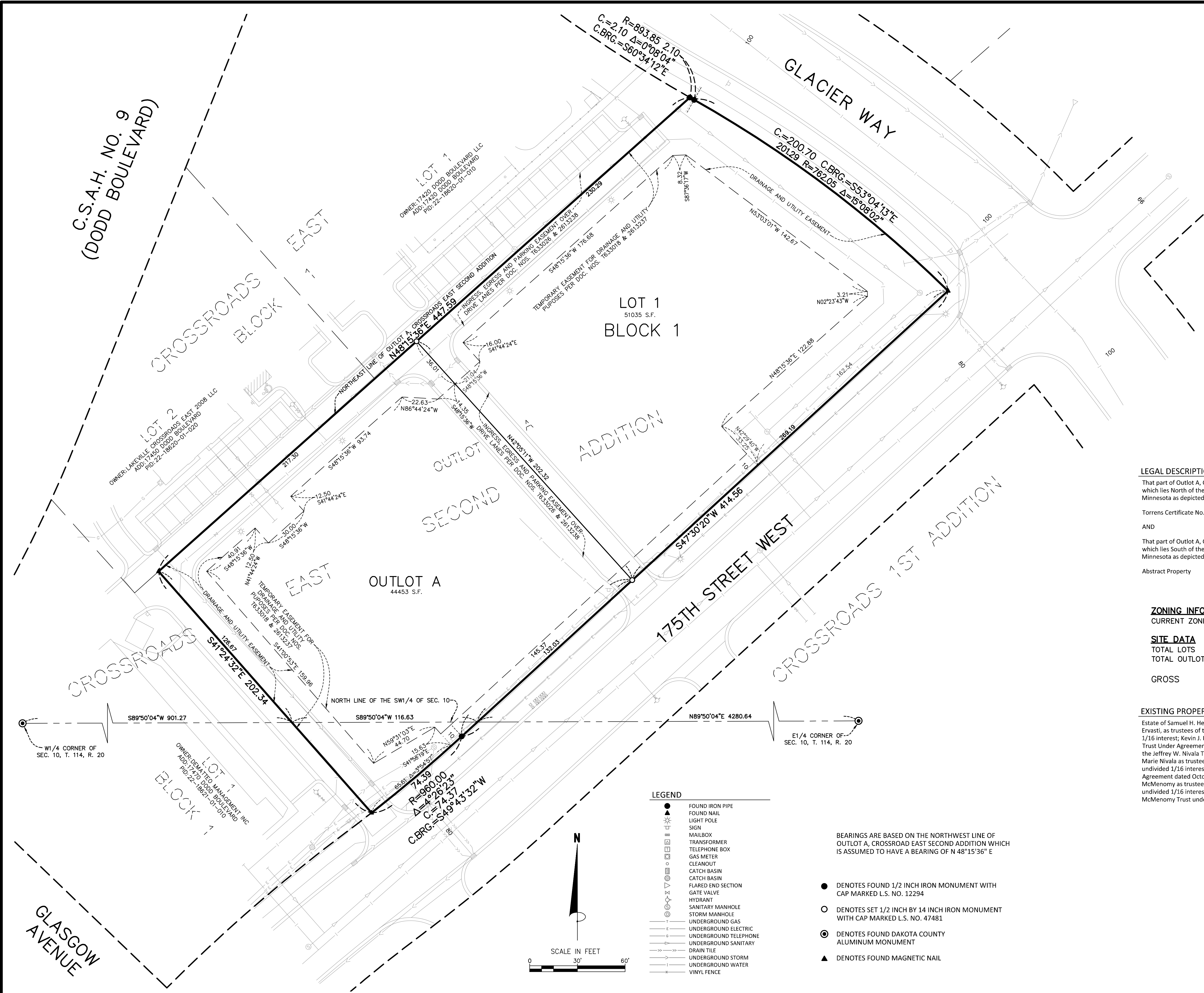
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24201-00

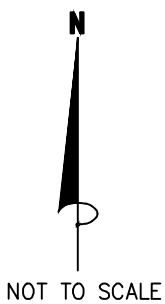
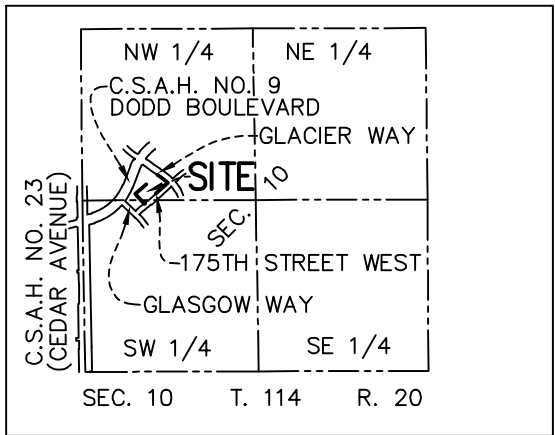
FILE NO.

1-24-053

SHEET 1 OF 1



VICINITY MAP



LEGAL DESCRIPTION

That part of Outlot A, CROSSROADS EAST SECOND ADDITION, according to the recorded plat thereof, which lies North of the North line of the SW1/4 of Section 10, T. 114N, R. 20 W., Dakota County, Minnesota as depicted on said plat of CROSSROADS EAST SECOND ADDITION.

Torrens Certificate No. 190021

AND

That part of Outlot A, CROSSROADS EAST SECOND ADDITION, according to the recorded plat thereof, which lies South of the North line of the SW1/4 of Section 10, T. 114N, R. 20 W., Dakota County, Minnesota as depicted on said plat of CROSSROADS EAST SECOND ADDITION.

Abstract Property

ZONING INFORMATION

CURRENT ZONING PUD (PLANNED UNIT DEVELOPMENT)

SITE DATA

TOTAL LOTS 1 LOT
TOTAL OUTLOTS 1 LOT

GROSS 2.19 ACRES

EXISTING PROPERTY OWNERS

Estate of Samuel H. Hertogs, an undivided 1/2 interest; Kevin J. Ervasti, Mary Kay Ervasti, and Justin Ervasti, as trustees of the Kevin J. Ervasti Trust Under Agreement dated March 15, 2013, an undivided 1/16 interest; Kevin J. Ervasti, Mary Kay Ervasti, and Justin Ervasti, as trustees of the Mary Kay Ervasti Trust Under Agreement dated March 15, 2013, an undivided 1/16 interest; Jeffrey W. Nivala as trustee of the Jeffrey W. Nivala Trust Under Agreement dated September 3, 2014, an undivided 1/16 interest; Susan Marie Nivala as trustee of the Susan Marie Nivala Trust Under Agreement dated October 3, 2014, an undivided 1/16 interest; Anne F. McMenomy as trustee of the Anne F. McMenomy Trust Under Agreement dated October 8, 2002, an Undivided 1/8 interest; E. B. McMenomy and Katherine L. McMenomy as trustees of the E. B. McMenomy Trust Under Agreement dated May 18, 2005, an undivided 1/16 interest; E. B. McMenomy and Katherine L. McMenomy as trustees of the Katherine L. McMenomy Trust under Agreement dated May 26, 2005, an undivided 1/16 interest

CROSSROADS EAST THIRD ADDITION

LAKEVILLE, MINNESOTA
PRELIMINARY PLAT
FOR
LAKEVILLE PET MEDICINE PC
17510 DODD BOULEVARD, LAKEVILLE, MN 55044

DRAWN BY
PLM

DATE
5/21/2025

REVISIONS

CAD FILE
24201pp.dwg

PROJECT NO.
24201-00

SHEET 1 OF 1

James R. Hill, Inc.

PLANNERS / ENGINEERS / SURVEYORS
2999 WEST C.R. 42, SUITE 100, BURNSVILLE, MN 55306
PHONE: 952.890.6044
rhill@jrhinc.com
www.jrhinc.com

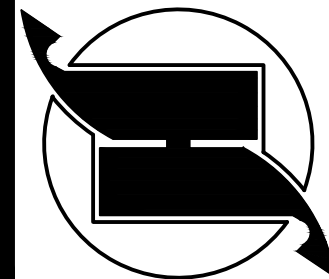
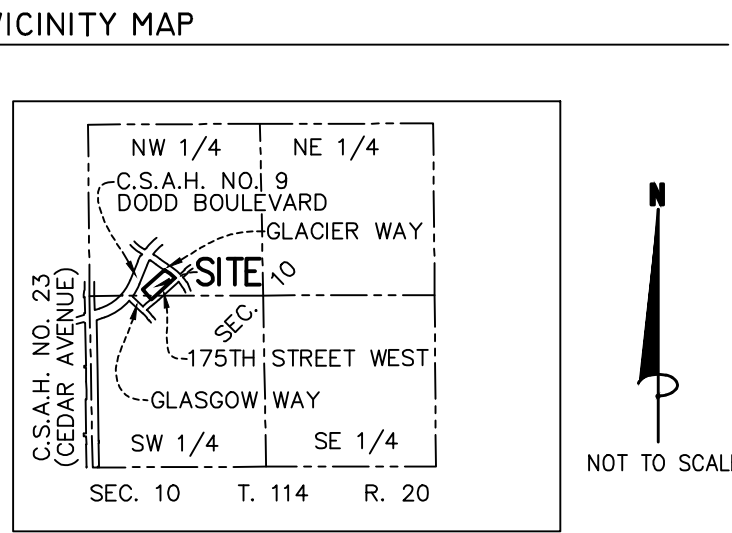
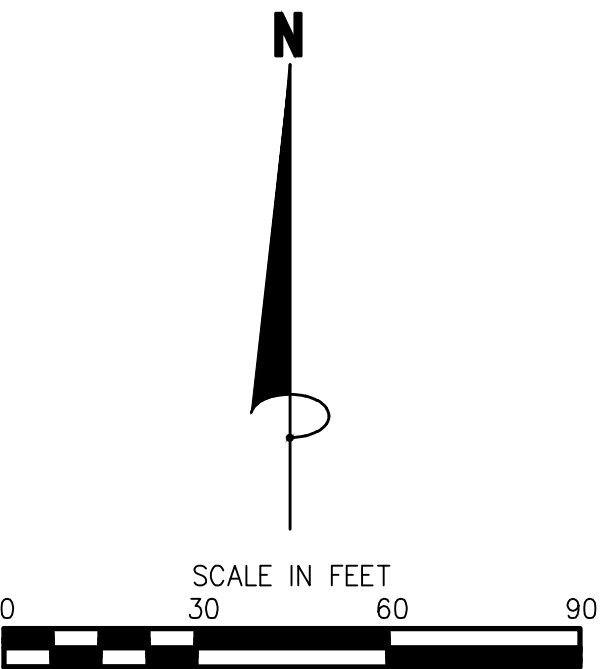
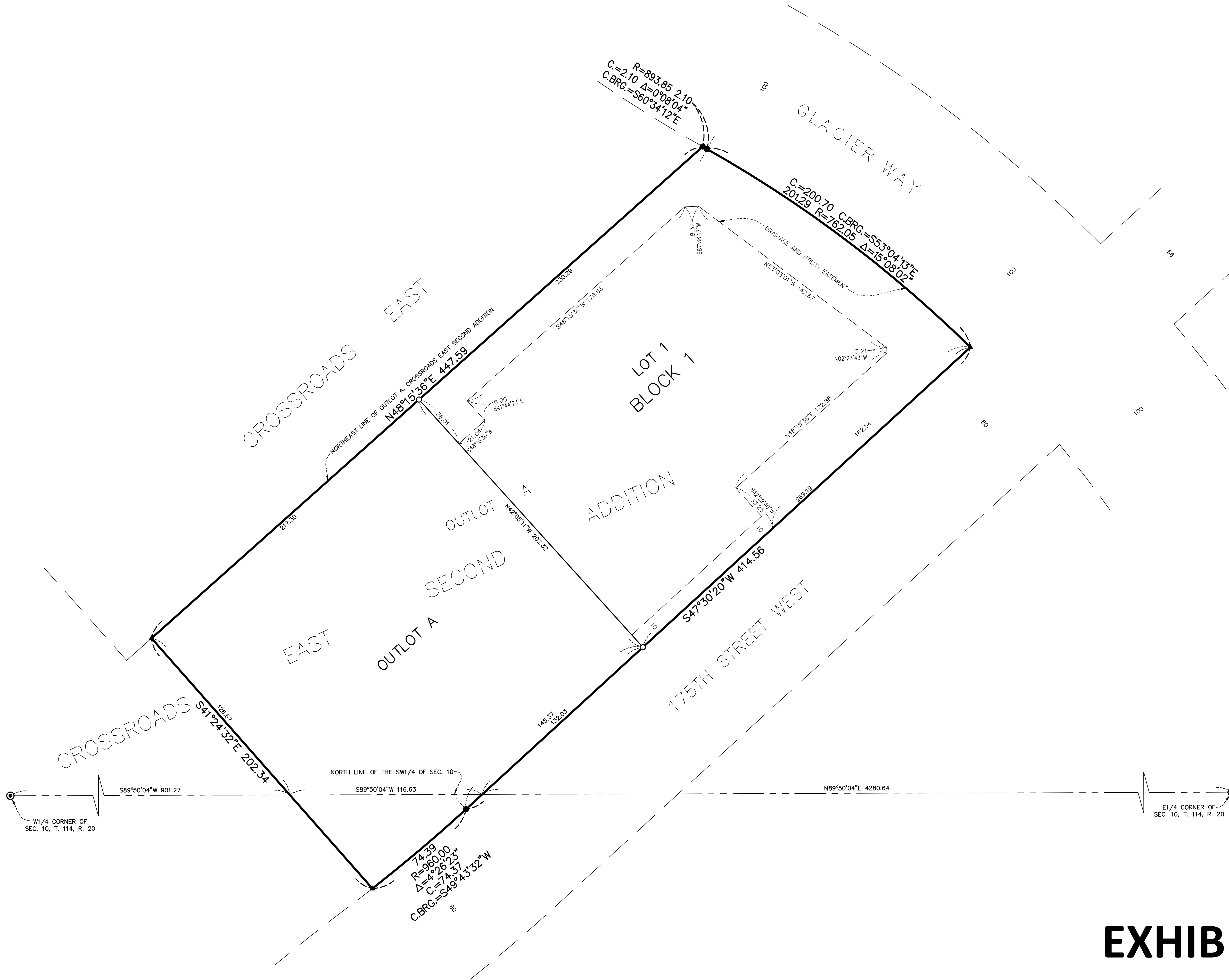


EXHIBIT D

CROSSROADS EAST THIRD ADDITION



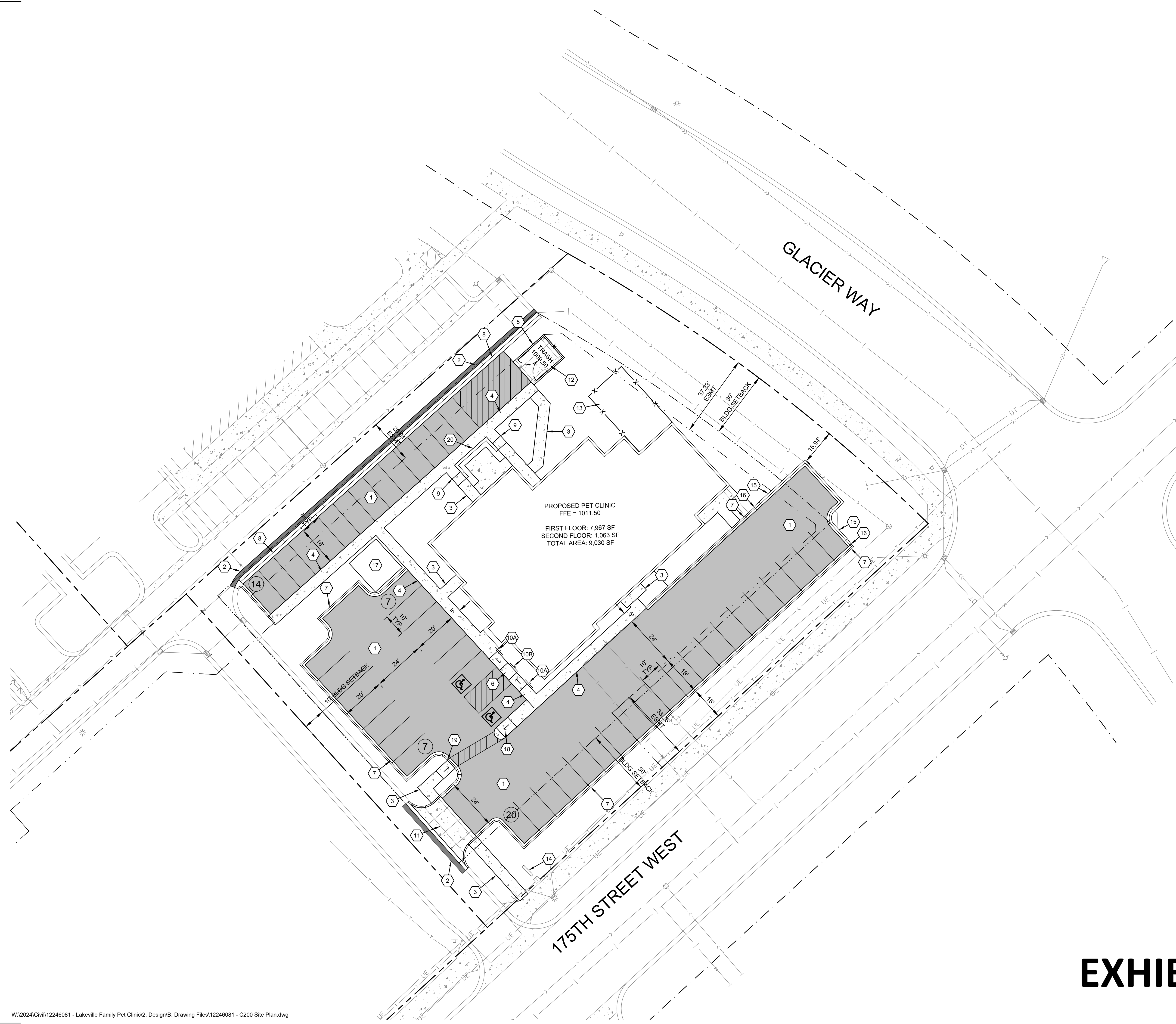
BEARINGS ARE BASED ON THE NORTHWEST LINE OF OUTLOT A, CROSSROAD EAST SECOND ADDITION WHICH IS ASSUMED TO HAVE A BEARING OF N 48°15'36" E

- DENOTES FOUND 1/2 INCH IRON MONUMENT WITH CAP MARKED L.S. NO. 12294
- DENOTES SET 1/2 INCH BY 14 INCH IRON MONUMENT WITH CAP MARKED L.S. NO. 47481
- ⊙ DENOTES FOUND DAKOTA COUNTY ALUMINUM MONUMENT
- ▲ DENOTES FOUND MAGNETIC NAIL

EXHIBIT E

JAMES R. HILL, INC.

SHEET 2 OF 2 SHEETS



SYMBOL LEGEND

- NEW BITUMINOUS PAVEMENT
SEE DETAIL 1/C500
- MATCH EXISTING STREET
PAVEMENT
SEE KEY NOTE #2
- NEW LIGHT-DUTY
CONCRETE PAVEMENT
SEE DETAIL 2/C500
- NEW HEAVY-DUTY
CONCRETE PAVEMENT
SEE DETAIL 4/C500
- NEW STRUCTURAL STOOP
SEE ARCH / STRUCT PLANS

NOTE: CONCRETE JOINTS ARE SHOWN ONLY FOR GENERAL REFERENCE TO SIGNIFY HEAVY-DUTY CONCRETE PAVEMENT. ACTUAL JOINTS SHALL BE CONSTRUCTED PER PROJECT SPECIFICATIONS.

GENERAL

- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- SETBACK LINE

KEY NOTES

- 1 NEW BITUMINOUS PAVEMENT, SEE DETAIL 1/C500.
- 2 SAW CUT EDGE OF BITUMINOUS TO ENSURE CLEAN EDGE PRIOR TO PAVING. MATCH EXISTING STREET SECTION.
- 3 NEW LIGHT-DUTY CONCRETE PAVEMENT, SEE DETAIL 2/C500.
- 4 NEW CONCRETE WITH THICKENED EDGE, SEE DETAIL 3/C500.
- 5 NEW HEAVY-DUTY CONCRETE PAVEMENT, SEE DETAIL 4/C500.
- 6 NEW PARALLEL ACCESSIBLE CURB RAMP, SEE DETAIL 5/C500.
- 7 B612 CONCRETE CURB AND GUTTER, SEE DETAIL 6/C500.
- 8 NEW CONCRETE VALLEY GUTTER, SEE DETAIL 7/C500.
- 9 NEW CONCRETE STEP, SEE DETAIL 11/C500.
- 10 NEW PARKING SIGN AND POST, SEE DETAIL 9/C500.
 - A. ADA PARKING
 - B. ADA ACCESS AISLE
- 11 NEW CONCRETE DRIVEWAY APRON, SEE DETAIL 5/C501.
- 12 NEW TRASH ENCLOSURE (SEE ARCH).
- 13 NEW FENCE (SEE ARCH).
- 14 MONUMENT SIGN (SEE ARCH).
- 15 SURMOUNTABLE CONCRETE CURB AND GUTTER, SEE DETAIL 12/C500.
- 16 TRANSITION CURB TYPE.
- 17 DOG RELIEF AREA (SEE ARCH).
- 18 NEW ACCESSIBLE CURB RAMP, SEE DETAIL 8/C500.
- 19 NEW ACCESSIBLE CURB RAMP, SEE DETAIL 10/C500.
- 20 NEW MODULAR BLOCK RETAINING WALL, SEE DETAIL 1/C502.

SITE AREAS

LOT AREA:	51,035 SF	(1.17 AC)	(100%)
GREEN SPACE	17,838 SF	(0.40 AC)	(34.6%)
IMPERVIOUS AREAS:			
EXISTING IMPERVIOUS	4,893 SF	(0.11 AC)	(9.6%)
NEW IMPERVIOUS:	29,565 SF	(0.68 AC)	(57.9%)
TOTAL IMPERVIOUS	34,458 SF	(0.79 AC)	(67.5%)

TOTAL IMPERVIOUS ALLOWED 38,276 SF (75%) PER THE APPROVED CONSTRUCTION PLANS FOR THE CROSSROADS PLAT.

PARKING COUNT

40 TOTAL STALLS REQUIRED
48 TOTAL STALLS PROVIDED

2 ADA STALLS REQUIRED
2 ADA STALLS PROVIDED



1550 WILLMAR AVENUE S.E.
WILLMAR, MINNESOTA 56201
320.235.1664 FAX 320.235.3137

Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110
651.481.9120 (F) 651.481.9201
www.larsonengr.com

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LAKEVILLE FAMILY
PET CLINIC
OUTLOT A - LAKEVILLE, MN 55044

I hereby certify that this plan, specifications 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.

Terry Kraftson
Terry Kraftson, P.E.

Date: 06.09.2025 Lic. No.: 41371

© TerWisscha Construction Inc

PROJ. NO: 12246081

DRAWN BY: MJW

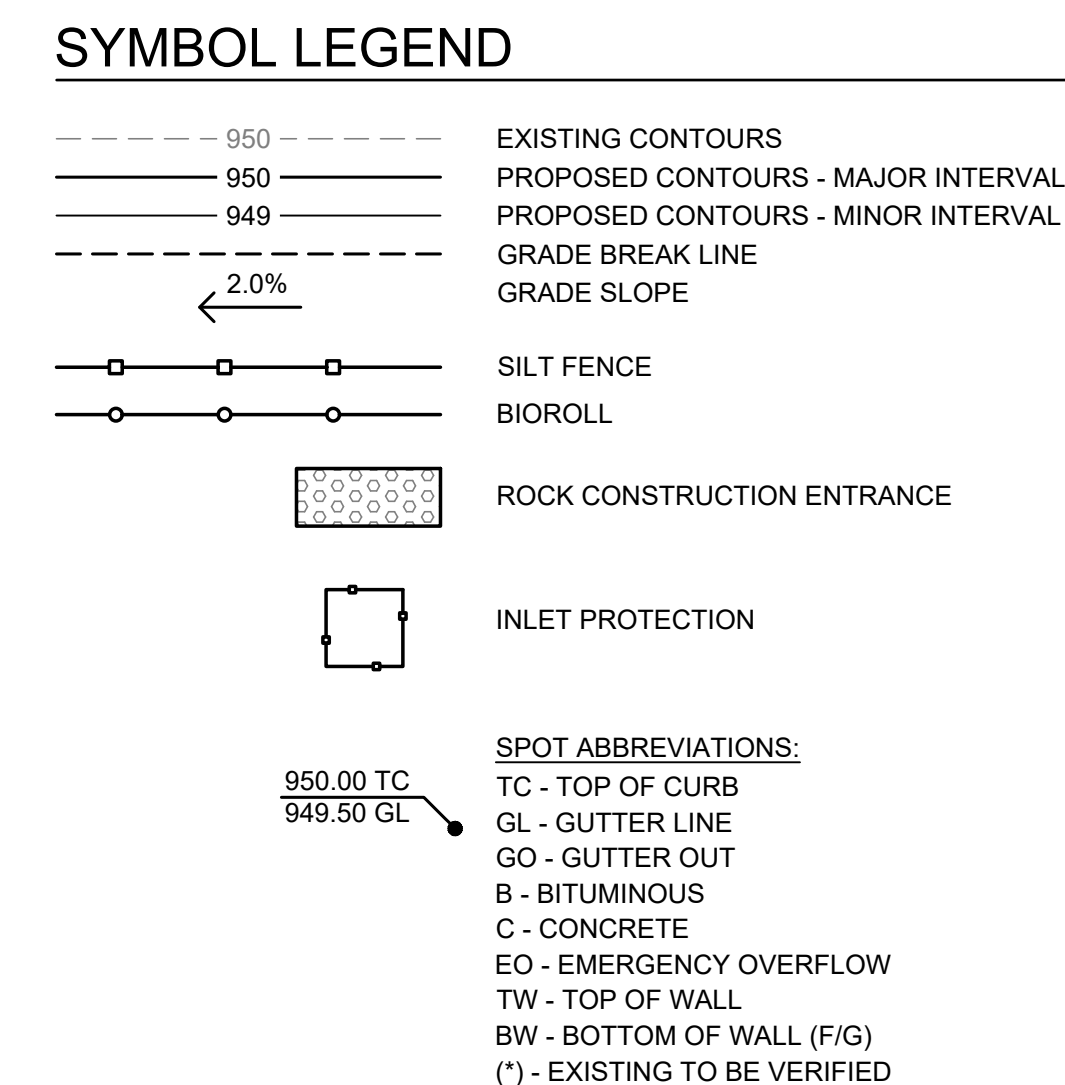
CHECKED BY: MJW

ISSUE SCHEDULE
NO. DESCRIPTION DATE

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	Stormwater Added	03-12-25
2	City Comments	05-15-25
3	City Comments	06-09-25

SITE PLAN

C200



1. Tree protection consisting of snow fence or safety fence installed at the drip line shall be in place prior to beginning any grading or demolition work at the site. Silt fence and inlet protection shall be installed prior to any grading or demolition.
2. All elevations with an asterisk (*) shall be field verified. If elevations vary significantly, notify the Engineer for further instructions.
3. Grades shown in paved areas represent finish elevation.
4. Refer to Landscape Plans for restoration.
5. All construction shall be performed in accordance with state and local standard specifications for construction.
6. Refer to SWPPP Sheets for Erosion Control Notes.

- 1 INLET PROTECTION, SEE DETAIL 2/C501
- 2 CONSTRUCTION ROCK ENTRANCE, SEE DETAIL 4/C501
- 3 SILT FENCE, SEE DETAIL 3/C501
- 4 BIOROLL, SEE DETAIL 3/C502

**TWC**
TERWISSCHA
CONSTRUCTION, INC.

1550 WILLMAR AVENUE S.E.
WILLMAR, MINNESOTA 56201
320.235.1664 FAX 320.235.3137

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**LAKEVILLE FAMILY
PET CLINIC**
OUTLOT A - LAKEVILLE, MN 55044

I hereby certify that this plan, specifications 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.


Torry Kraftson, P.E.
Date: 06.09.2025 Lic. No.: 41371

© TerWisscha Construction Inc

PROJ. NO: **12246081**

DRAWN BY: **MJW**

CHECKED BY: **MJW**

ISSUE SCHEDULE

NO	DESCRIPTION	DATE
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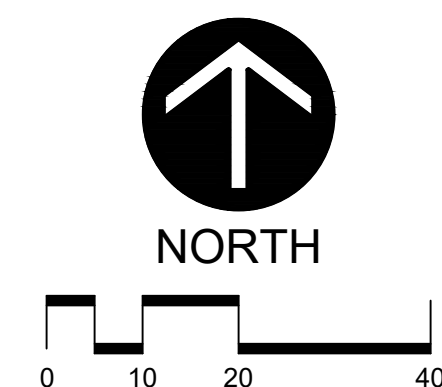
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NO.	DESCRIPTION	DATE
1	Stormwater Added	03-12-25
2	City Comments	05-15-25
3	City Comments	06-09-25

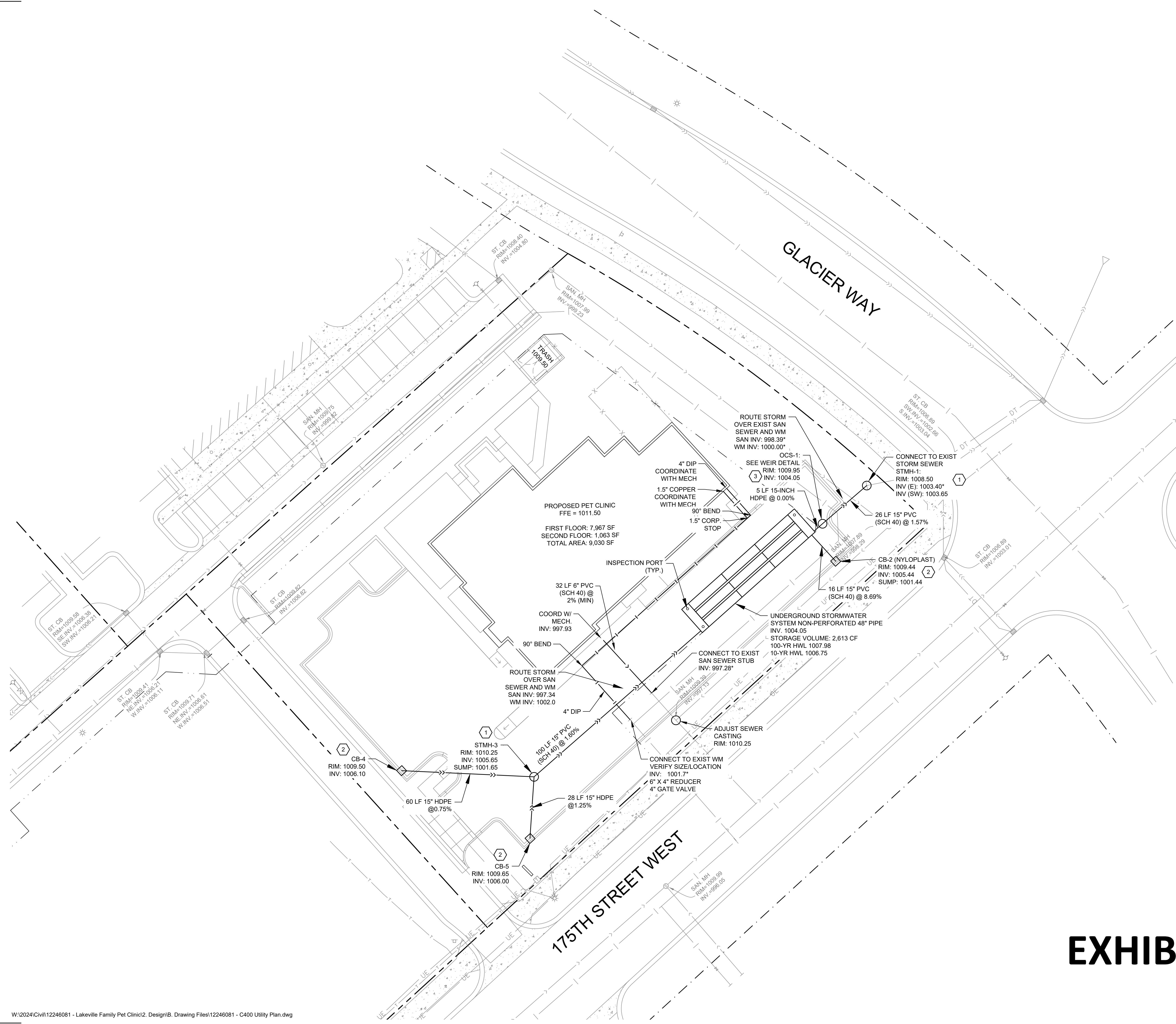
GRADING & EROSION CONTROL PLAN

C300

PRELIMINARY PLAT SUBMITTAL

EXHIBIT G





SYMBOL LEGEND

- STORM MANHOLE
- CATCH BASIN
- CURB INLET
- ▲ FLARED END
- SANITARY MANHOLE
- HYDRANT
- ⋈ GATE VALVE & BOX
- ⊗ WATER SHUTOFF
- ☀ LIGHT POLE
- CTV _____ CABLE UNDERGROUND LINE
- OE _____ ELECTRIC OVERHEAD LINE
- UE _____ ELECTRIC UNDERGROUND LINE
- FO _____ FIBER OPTIC UNDERGROUND LINE
- GAS _____ GAS _____ NATURAL GAS UNDERGROUND LINE
- _____ SANITARY SEWER PIPE
- _____ STORM SEWER PIPE
- T _____ TELEPHONE UNDERGROUND LINE
- I _____ WATERMAIN PIPE
- or _____ DRAINTILE PIPE

KEY NOTES

- 1 STORM SEWER MANHOLE, SEE DETAIL 7/C501
- 2 STORM SEWER CATCH BASIN, SEE DETAIL 8/C501
- 3 OUTLET CONTROL STRUCTURE, SEE DETAIL 2/C502

UTILITY NOTES

- 1. It is the responsibility of the contractor to perform or coordinate all necessary utility connections and relocations from existing utility locations to the proposed building, as well as to all onsite amenities. These connections include but are not limited to water, sanitary sewer, cable TV, telephone, gas, electric, site lighting, etc.
- 2. All service connections shall be performed in accordance with state and local standard specifications for construction. Utility connections (sanitary sewer, watermain, and storm sewer) may require a permit from the City.
- 3. The contractor shall verify the elevations at proposed connections to existing utilities prior to any demolition or excavation.
- 4. The contractor shall notify all appropriate engineering departments and utility companies 72 hours prior to construction. All necessary precautions shall be made to avoid damage to existing utilities.
- 5. Storm sewer requires testing in accordance with Minnesota plumbing code 4714.1107 where located within 10 feet of waterlines or the building.
- 6. HDPE storm sewer piping shall meet ASTM F2306 and fittings shall meet ASTM D3212 joint pressure test. Installation shall meet ASTM C2321.
- 7. Maintain a minimum of 7 1/2' of cover over all water lines and sanitary sewer lines. Where 7 1/2' of cover is not provided, install 2' rigid polystyrene insulation (MN/DOT 3760) with a thermal resistance of at least 5 and a compressive strength of at least 25 psi. Insulation shall be 8' wide, centered over pipe with 6" sand cushion between pipe and insulation. Where depth is less than 5', use 4" of insulation.
- 8. Install water lines 12" above sewers. Where the sewer is less than 12" below the water line (or above), install sewer piping of materials approved for inside building use for 10 feet on each side of the crossing.
- 9. Pressure test and disinfect all new watermains in accordance with state and local requirements.
- 10. A structure adjustment shall include removing and salvaging the existing casting assembly, removing existing concrete rings to the precast section. Install new rings and salvaged casting to proposed grades, cleaning casting flange by mechanical means to insure a sound surface and install an external chimney seal from casting to precast section. Chimney seals shall be Infi-Shield Uni-Band or an approved equal.

TWCTERWISSCHA
CONSTRUCTION, INC.

1550 WILLMAR AVENUE S.E.
WILLMAR, MINNESOTA 56201
320.235.1664 FAX 320.235.3137

Larson
Engineering, Inc.

3524 Labore Road
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LAKEVILLE FAMILY
PET CLINIC
OUTLOT A - LAKEVILLE, MN 55044

I hereby certify that this plan, specifications 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.

Tory Kraftson, P.E.
Date: 06.09.2025 Lic. No.: 41371

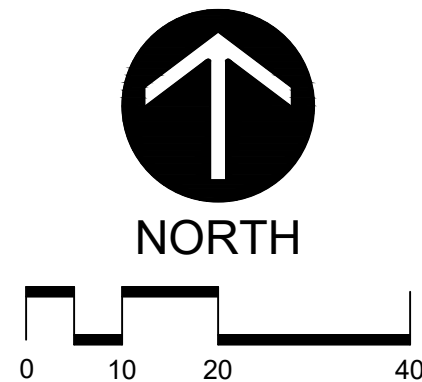
© TerWisscha Construction Inc		
PROJ. NO:	12246081	
DRAWN BY:	MJW	
CHECKED BY:	MJW	
ISSUE SCHEDULE		
NO.	DESCRIPTION	DATE

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	Stormwater Added	03-12-25
2	City Comments	05-15-25
3	City Comments	06-09-25

UTILITY PLAN

C400

EXHIBIT H



PRELIMINARY PLAT SUBMITTAL

I hereby certify that this plan, specifications or report was prepared by me or under my direct supervision and that I am a duly licensed Landscape Architect under the laws of the State of Michigan, U.S.A.

PRE
Hartberg, PLA
Date: 01-01-2025 Lic. No.:4808

[illegible]

Project #: 25-129
 Drawn By: HL
 Checked By: BH
 Issue Date: 05.08.2025

Sheet Title:

PRELIMINARY
LANDSCAPE PLAN

Sheet: **L100**

Value
Assumed Construction Budget: \$5,000,000
Minimum Required Landscape Value: 1% = \$50,000

A continuous opaque barrier with a maximum height of 36" shall be provided along the perimeter abutting public rights-of-way and residentially zoned properties that consists of plantings, hedges, decorative or ornamental fences, walls or earth berms or any combination thereof.

Landscaping shall be set back 2' from parking stalls to allow parking of vehicles without extending over the landscaped area.

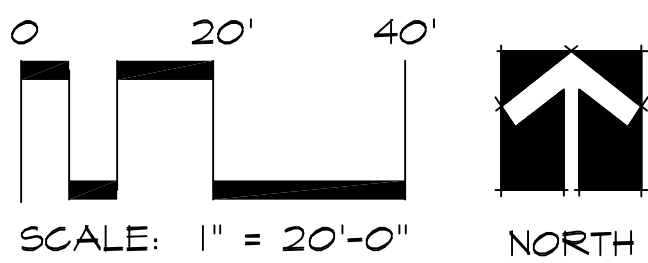
2.5" Shade Tree
2" Ornamental Tree
6' Coniferous Tree
24"-36" Hedge Shrub
18"-24" Low Growing Shrub

Tree centers shall not be located closer than 10' from the fence or property line
Shrub centers shall not be located closer than 5' from the fence or property line

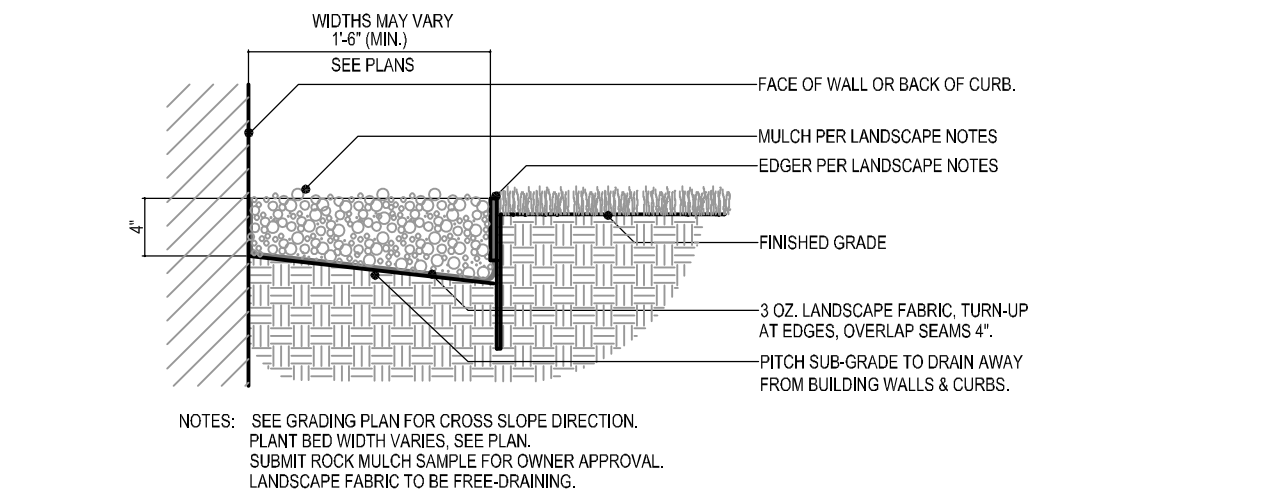
A permanent irrigation system with an automatic controller is required as dictated by city code

- New Turf Sod
- Wood Mulch
per Landscape Notes
- Rock Mulch
per Landscape Notes
- Edger
per Landscape Notes

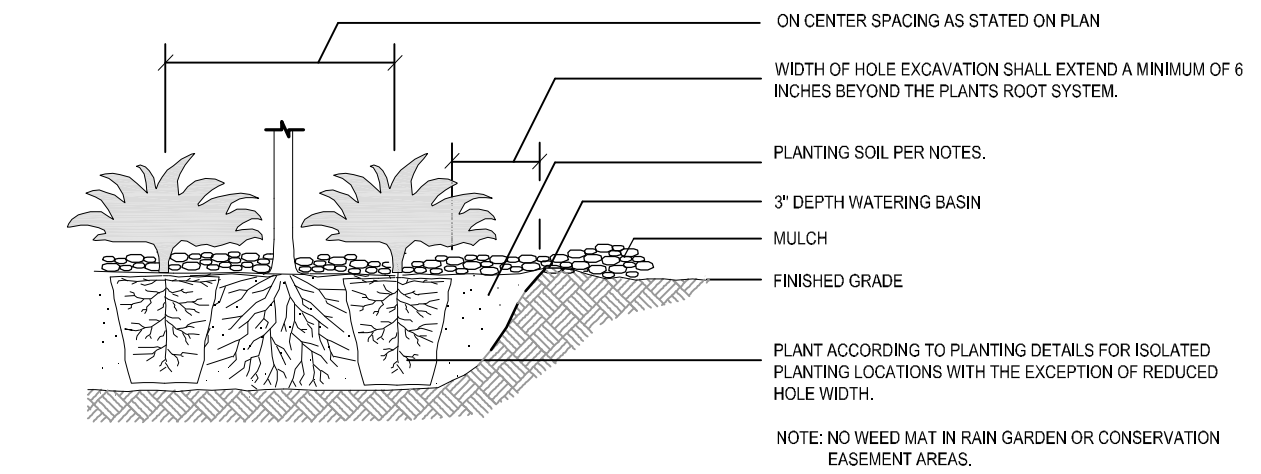
1. See Civil Engineer's plans for site plan layout and dimensions.
2. Contractor to coordinate any work in the city right-of-way with City of Lakeville Public Works Department.
3. See Architect's plans for additional requirements regarding the site plan layout.
4. Place a minimum of 4" topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified otherwise.
5. See Civil Engineer's Plans for utility locations.
6. Irrigation is required for this project. See notes on Sheet L200
7. Refer to Sheet L200 for overcropping boulder information.



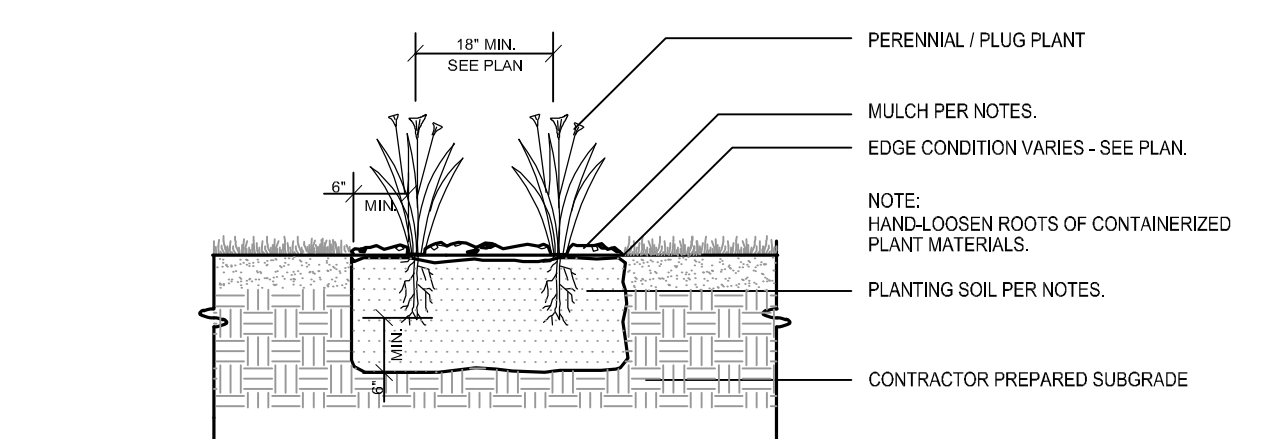
LANDSCAPE PLAN:



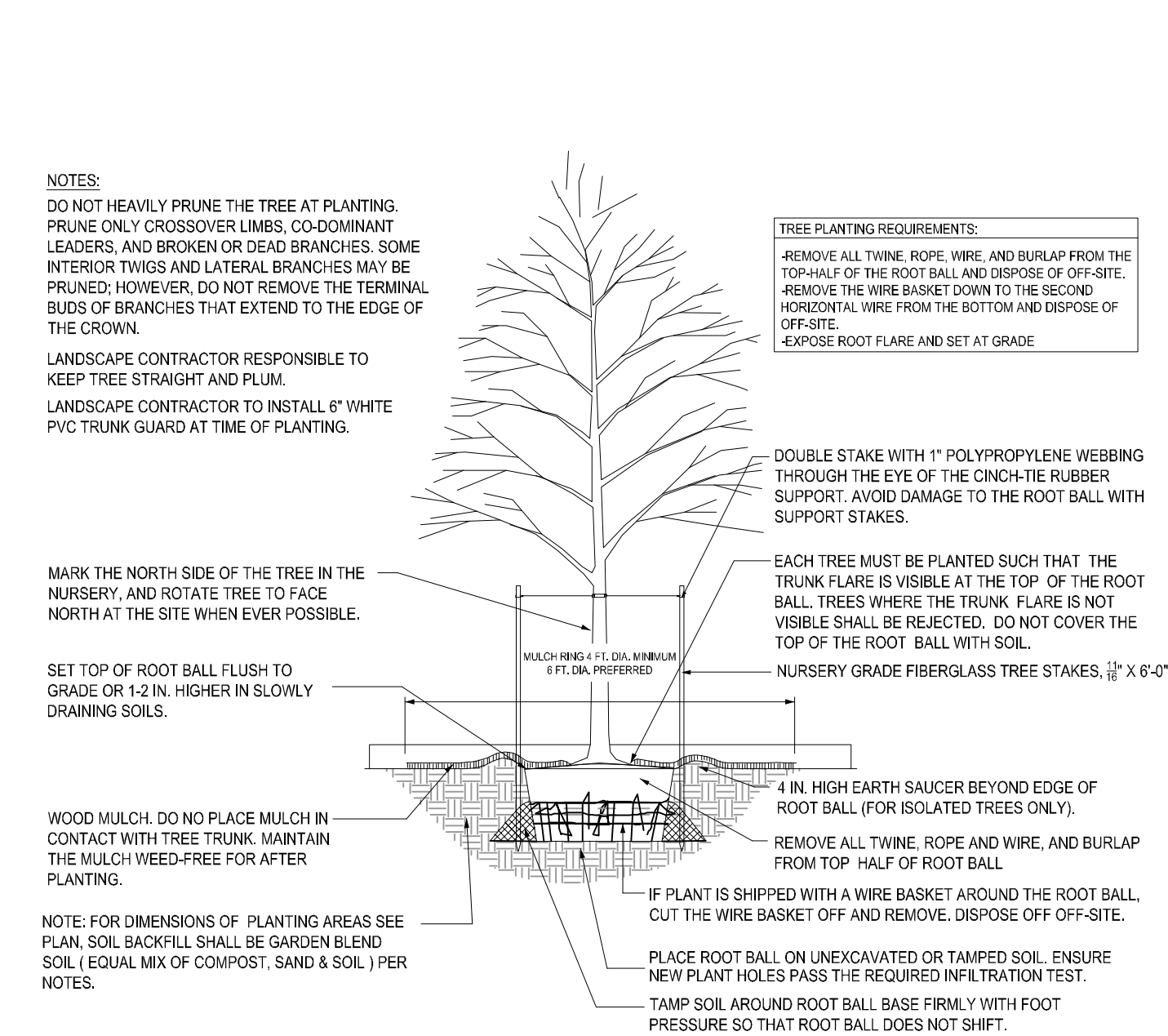
1
L1.2
NOT TO SCALE



2
L1.2
NOT TO SCALE



3
L1.2
NOT TO SCALE



5
L1.2
NOT TO SCALE

Landscape Notes:

1. Tree saucer for individual trees outside of a plant bed to be four inches (4") depth natural single-shred hardwood mulch for trees outside of a plant bed. Install per tree planting detail. Do not place mulch against tree trunk. Remove wire and burlap from top third of root ball before final soil back-fill and mulch.
2. Refer to architectural plans for spot elevations, drainage, site dimensions, survey, tree removal, proposed utilities & erosion control.
3. All plant material shall comply with the latest edition of the American Standard for Nursery Stock, American Association of Nurserymen. Unless noted otherwise, deciduous shrubs shall have at least 5 canes at the specified shrub height. Plant material shall be delivered as specified.
4. Plan takes precedence over plant schedule if discrepancies in quantities exist.
5. All proposed plants shall be located and staked as shown.
6. Adjustment in location of proposed plant material may be needed in field. Should an adjustment be required, the client will provide field approval. Significant changes may require city review and approval.
7. The project landscape contractor shall be held responsible for watering and properly handling all plant materials brought on the site both before and after installation. Schedule plant deliveries to coincide with expected installation time within 36 hours. Install plants and sod between April 15 and June 15 or between September 15 and October 30.
9. The landscape contractor shall provide the owner with a watering schedule appropriate to the project site conditions and to plant material growth requirements.
10. If the landscape contractor is concerned or perceives any deficiencies in the plant selections, soil conditions, drainage or any other site condition that might negatively affect plant establishment, survival or guarantee, they must bring these deficiencies to the attention of the landscape architect & client prior to bid submission. Plant bed drainage concerns during plant installation shall be brought to the attention of the Owner and General Contractor immediately.
11. Contractor shall establish to his/ her satisfaction that soil and compaction conditions are adequate to allow for proper drainage at and around the building site.
12. Contractor is responsible for ongoing maintenance of all newly installed material until time the end of the warranty period. Any acts of vandalism or damage which may occur prior to owner acceptance shall be the responsibility of the contractor. Contractor shall provide the owner with a maintenance program including, but not limited to, pruning, fertilization and disease/pest control.
13. The contractor shall guarantee newly planted material through ONE calendar year from the date of written owner acceptance. Plants that exhibit more than 30% die-back damage shall be replaced at no additional cost to the owner. The contractor shall also provide adequate tree wrap and deer/rodent protection measures for the plantings during the warranty period. Prune dead wood at 11 month warranty review period - use wound paint on trees.
14. This layout plan constitutes our understanding of the landscape requirements listed in the ordinance. Changes and modifications may be requested by the city based on applicant information, public input, council decisions, etc.
15. The landscape contractor shall be responsible for obtaining any permits and coordinating inspections as required throughout the work process.
16. Plant size & species substitutions must be approved in writing prior to acceptance in the field.
17. Irrigation: A new irrigation system is required for the new landscape improvements shown. Refer to the irrigation layout plan for additional information.
18. All edger shall be professional grade 16ga galvanized, perforated steel edger with rounded top edge, Coyote or Equal. Anchor every 18" on-center (minimum). Submit sample for Owner approval.
19. Landscape Contractor is responsible for coordination with the General Contractor, to protect the new improvements on and off-site during landscape work activities. Report any damage to the General Contractor immediately.
21. **Mulch:** Rock mulch areas shall receive 4" depth of 1" dia. clean gray trap rock over weed mat. Submit mulch sample for Owner approval. Dresser or Equal. Install rock mulch 1" below back of curbs or walks to prevent spill-over. Do not mound rock mulch. Coordinate finished grade condition with earthwork subcontractor. Wood mulch areas shall receive 4" depth of Western Red Cedar wood mulch over weed mat.
22. All planting, seeding, and sodded areas shall be prepared prior to installation activities with a harley power box rake or equal to provide a firm planting bed free of stones, sticks, construction debris, etc. Unless otherwise noted, fine grading (within 4" of set grade) shall be by the Landscape Contractor, including topsoil.
23. Turf Sodding activity shall conform to all rules and regulations as established in the MnDOT Seeding Manual, 2024 edition, for seed bed preparation, installation, maintenance, acceptability, and warranty.
24. The Landscape Contractor shall furnish samples of all landscape materials for approval prior to installation, if requested by Owner.
25. The Landscape Contractor shall clear and grub the underbrush from within the work limits to remove dead branches, leaves, trash, weeds and foreign materials.
26. The landscape contractor shall contact Gopher State One Call no less than 48 hours before digging for field utility locations.
27. The landscape contractor shall be responsible for the removal of erosion control measures once vegetation has been established to the satisfaction of the municipal staff. This includes silt curtain fencing and sediment logs placed in the landscape.
28. The landscape contractor shall be responsible for visiting the site to become familiar with the conditions prior to bidding and installation. Coordinate with the general contractor on matters such as fine grading, landscaped area conditions, staging areas, irrigation connection to building, etc.
30. Topsoil Requirements: All graded areas of the site that are designated on the plan set for turf sod shall have no less than 4" of imported (or qualified stockpiled) topsoil, areas designated for shrubs, trees, and perennials shall have no less than 12" of imported top soil, meeting MnDOT classifications for topsoil & planting soil for trees, shrubs, and turf. Slope away from building. Soil Management Strategies (soil loosening to 12-inch depth and soil amendment in top 6-inch depth) must be completed prior to the installation of any irrigation system components, plantings, seeding, or sodding in specific landscape work areas.
31. Landscape contractor must prove the open sub-grade of all planting areas after their excavation is capable of infiltrating a minimum requirement of 1/4-inch of water per hour prior to installation of plant materials, topsoil, irrigation, weed mat, and mulch. Planting areas not capable of meeting this requirement shall have 4" diameter X 48" depth holes augured every 36" on-center and filled with MnDOT Free-Draining Coarse Filter Aggregate. Re-test sub-grade percolation for compliance to infiltration minimum requirement.
32. Landscape contractor to provide nursery pull list (bill of lading) including plant species and sizes shipped to the site. Additionally, the landscape contractor shall provide nursery stock traceability, proving none of the materials provided contain or are genetic strains of the neonicotinoid family including acetamiprid, clothianidin, imidacloprid, nitenpyram, nithiazine, thiadoprid and thiamethoxam.
33. Boulders: Where noted on the plan, furnish and install the following natural outcropping stone boulders. Place flat-face down.
TYPE A: (1) Gray Trap Boulder, Approximately 3'X4'X24" Tall, Irregular Form
TYPE B: (4) Gray Trap Boulders, Approximately 4'X5'X30" Tall, Irregular Form
Field sort boulders from selection available from the supplier. Available at Rock Hard Landscape Supply, Burnsville, MN.



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
EVERGREEN TREES						
	PD	Picea glauca 'Densata'	Black Hills Spruce	6' Hgt.	B&B	1
ORNAMENTAL TREES						
	MP	Malus x 'Prairifire'	Prairifire Crab Apple	2" Cal.	B&B	1
	MS	Malus x 'Spring Snow'	Spring Snow Crab Apple	2" Cal.	B&B	2
	SI	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2" Cal.	B&B	2
OVERSTORY TREES						
	AS	Acer x freemanii 'Sienna'	Sienna Glen Maple	2.5" Cal.	B&B	4
	BP	Betula platyphylla 'Fargo'	Dakota Pinnacle Birch	2.5" Cal.	B&B	3
	GD2	Gleditsia triacanthos inermis 'Draves' TM	Street Keeper Honey Locust	2.5" Cal.	B&B	1
SHRUBS						
	Am	Aronia melanocarpa 'Morton' TM	Iroquois Beauty Black Chokeberry	5 gal.	Pot	31
	Cr3	Cornus sericea	Red Twig Dogwood	10 gal.	Pot	5
	Ci	Cornus stolonifera 'Red Gnome'	Red Gnome Dogwood	2 gal.	Pot	10
	DI	Diervilla lonicera	Dwarf Bush Honeysuckle	3 gal.	Pot	6
	Ha	Hydrangea paniculata 'SMLPQF'	Little Quick Fire Hydrangea	3 gal.	Pot	15
	Jf	Juniperus chinensis 'Sea Green'	Sea Green Juniper	5 gal.	Pot	36
	Ra	Ribes alpinum	Alpine Currant	5 gal.	Pot	3
	Ss4	Sorbaria sorbifolia 'Sem'	Sem Ash Leaf Spirea	2 gal.	Pot	6
	Sc	Syringa x 'SMNJRPJ'	Bloomerang® Dwarf Purple Lilac	2 gal.	Pot	7
	Tv	Thuja occidentalis 'Cats Eye'	Cat's Eye Arborvitae	6' Hgt	B&B	6
	Wr	Weigela florida 'Rumba'	Rumba Weigela	2 gal.	Pot	3
ANNUALS/PERENNIALS						
	Ed	Echinacea purpurea 'Doubledecker'	Doubledecker Purple Coneflower	1 gal.	Pot	15
	Nw	Nepeta x faassenii 'Walkers Low'	Walkers Low Catmint	1 gal.	Pot	2
	Rg2	Rudbeckia fulgida 'Goldstrum'	Black Eyed Susan	1 gal.	Pot	12
	Sa2	Sedum x 'Autumn Joy'	Autumn Joy Sedum	1 gal.	Pot	22
GRASSES						
	Ck	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal.	Pot	48
	Mk	Miscanthus sinensis 'Kleine Fontaine'	Kleine Fontaine Eulalia Grass	1 gal.	Pot	24

CALYX
DESIGN GROUP
Landscape Architecture | Planning

475 Cleveland Avenue N. | Suite 101A
St. Paul, MN 55104
Telephone: 651.788.9018
Internet: www.calyxdesigngroup.com

Client:

TWC
CONSTRUCTION

1550 WILLMAR AVENUE S.E.
WILLMAR, MN 56201

Project Title:

LAKEVILLE FAMILY
PET CLINIC

OUTLOT 'A'
LAKEVILLE, MN

I hereby certify that this plan, specifications or report was prepared by me or under my direct supervision and that I am a duly licensed Landscape Architect in the State of Minnesota.

Robert J. Hartberg, PLA
Exp. 01-01-2025 Lic. No. 48094

Rev.	Date	Description
Project #:	25-129	
Drawn By:	HL	
Checked By:	BH	
Issue Date:	05.08.2025	
Sheet Title:		
LANDSCAPE DETAILS		
Sheet:		

L200



Color: Bronze

Weight: 13.2 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.67A
208V	0.40A
240V	0.34A
277V	0.30A
Input Watts	40.9/58.1/82.0W

LED Info

Watts	80W
Color Temp	4000K (Neutral)
Color	82/82/83 CRI
Accuracy	L70
Lifespan	100,000 Hours
Lumens	5735/7895/10616 lm
Efficacy	140.2/135.9/129.5 lm/W

Technical Specifications

Field Adjustable (Wattage):
Field adjustable light output in 3 discrete steps:
Small Housing: 80W/60W/40W (factory default 80W)

Compliance
UL Listed:
Suitable for wet locations

IP Rating:
Ingress protection rating of IP66 for dust and water

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:
This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC S.1 requirements.
DLC Product Code: S-YQSW2A

LED Characteristics
LEDs:
Long-life, high-efficacy, discrete, surface-mount LEDs

Power Factor:
7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color
99.9% at 120V, 96.6% at 277V

Color Stability:
LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:
RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for (SS) Products, ANSI C78.377-2017.

Electrical Driver:
40W: Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.34A, 208V: 0.20A, 240V: 0.17A, 277V: 0.15A
60W: Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.50A, 208V: 0.30A, 240V: 0.25A, 277V: 0.22A
80W: Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.67A, 208V: 0.40A, 240V: 0.34A, 277V: 0.30A

Dimming Driver:
Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:
2.22% at 120V, 7.07% at 277V

Surge Protection:
Line to Line: 10kV
Line to Ground: 6kV

Performance
Lifespan:
100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Wattage Equivalency:
Equivalent to 250W Metal Halide

Construction
IES Classification:
The Type-V distribution is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semicircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

Cold Weather Starting:
The minimum starting temperature is -40°C (-40°F)

Ambient Temperature:
Max Power Temp Rating: 40°C (104°F)
Middle Power Temp Rating: 52°C (125°F)
Low Power Temp Rating: 58°C (137°F)

Technical Specifications (continued)

Housing:
Die-cast aluminum

Mounting:
Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease.

Reflector:
Aluminum reflector with white polycarbonate

Vibration Rating:
3G vibration rating per ANSI C136.31

Effective Projected Area:
EPA = 0.32

Gaskets:
High-temperature silicone gaskets

Finish:
Formulated for high durability and long-lasting color

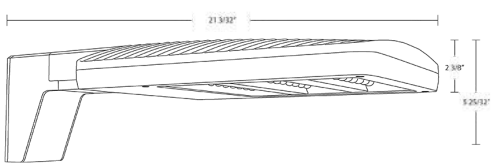
Green Technology:
Mercury and UV free. RoHS-compliant components.

Optical
Bug Rating:
BUG Rating 80W: B1 U0 G2
BUG Rating 60W: B1 U0 G2
BUG Rating 40W: B1 U0 G2

Other
Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of ten (10) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Trade Agreements Act Compliant:
This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act

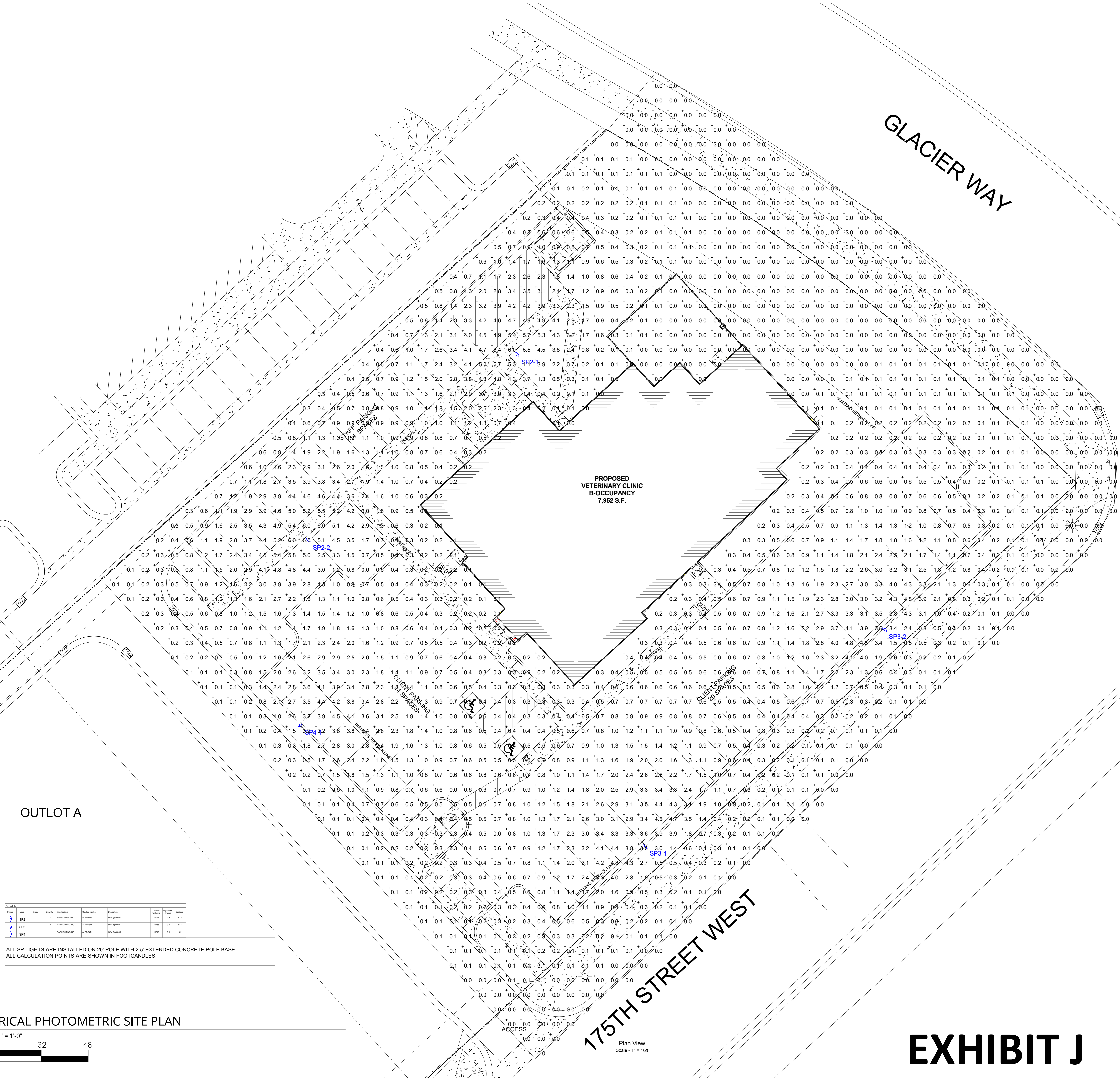
Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions


Features
0-10V dimmable standard
IP66 Rated
100,000-Hour LED Lifespan
10-Year, No Compromise Warranty

Ordering Matrix						
Family	Housing Size	Distribution	Mounting	Color Temp	Finish	Voltage
ALED	S	4T	N			
S = Small (80W/60W/40W) M = Medium (150W/90W/78W) L = Large (260W/220W/170W) XL = Extra Large (385W/345W/300W) 2T = Type II 3T = Type III 4T = Type IV 5T = Type V AT = Auto DealerShip Optic Blank = Universal Pole Mount SP = Slipfitter WM = Wall Mount Y = 3000K Warm Blank = 5000K Cool N = 4000K Neutral Y = 3000K Warm Blank = 120-277V, 0-10V Dimming W = Bronze B = Black Blank = 120-277V, 0-10V Dimming W = Bronze B = Black Blank = No Option 7PR = 7 Pin Twistlock Receptacle W52 = Wattstopper, 20ft lens W54 = Wattstopper, 40ft lens						

¹ Dark sky approved in 3000K, available only on Small and Medium fixtures
² 480V available only on Medium, Large & Extra Large fixtures
³ Wattstopper option available only on Large & Extra Large fixtures



Symbol	Item	Qty	Manufacturer	Notes	Notes	Notes	Notes	Notes
SP2-1	SP2	1	RAB LIGHTING INC.	4000K	80W	4T	11	
SP2-2	SP2	1	RAB LIGHTING INC.	4000K	80W	4T	11	
SP3-1	SP3	1	RAB LIGHTING INC.	4000K	80W	4T	11	

ALL SP LIGHTS ARE INSTALLED ON 20' POLE WITH 2.5' EXTENDED CONCRETE POLE BASE
ALL CALCULATION POINTS ARE SHOWN IN FOOTCANDLES.



1
ELECTRICAL PHOTOMETRIC SITE PLAN

SCALE: 1/16" = 1'-0"

0

16

32

48



1550 WILLMAR AVENUE S.E.
WILLMAR, MINNESOTA 56201
320.235.1664 FAX 320.235.3137



WILLMAR ELECTRIC
DESIGN | BUILD | BEYOND
2405 Trout Avenue SW, Willmar, MN 56201
Phone: (507) 235-6886

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

Printed Name: CORY M. LOWNSBURY

Signature: 

License #: 43096 Date: 2-13-25

LAKEVILLE FAMILY PET
CLINIC
OUTLOT A - LAKEVILLE, MN 55044

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PROJ. NO: 24-02-055

DRAWN BY: LJF

CHECKED BY: CML

ISSUE SCHEDULE

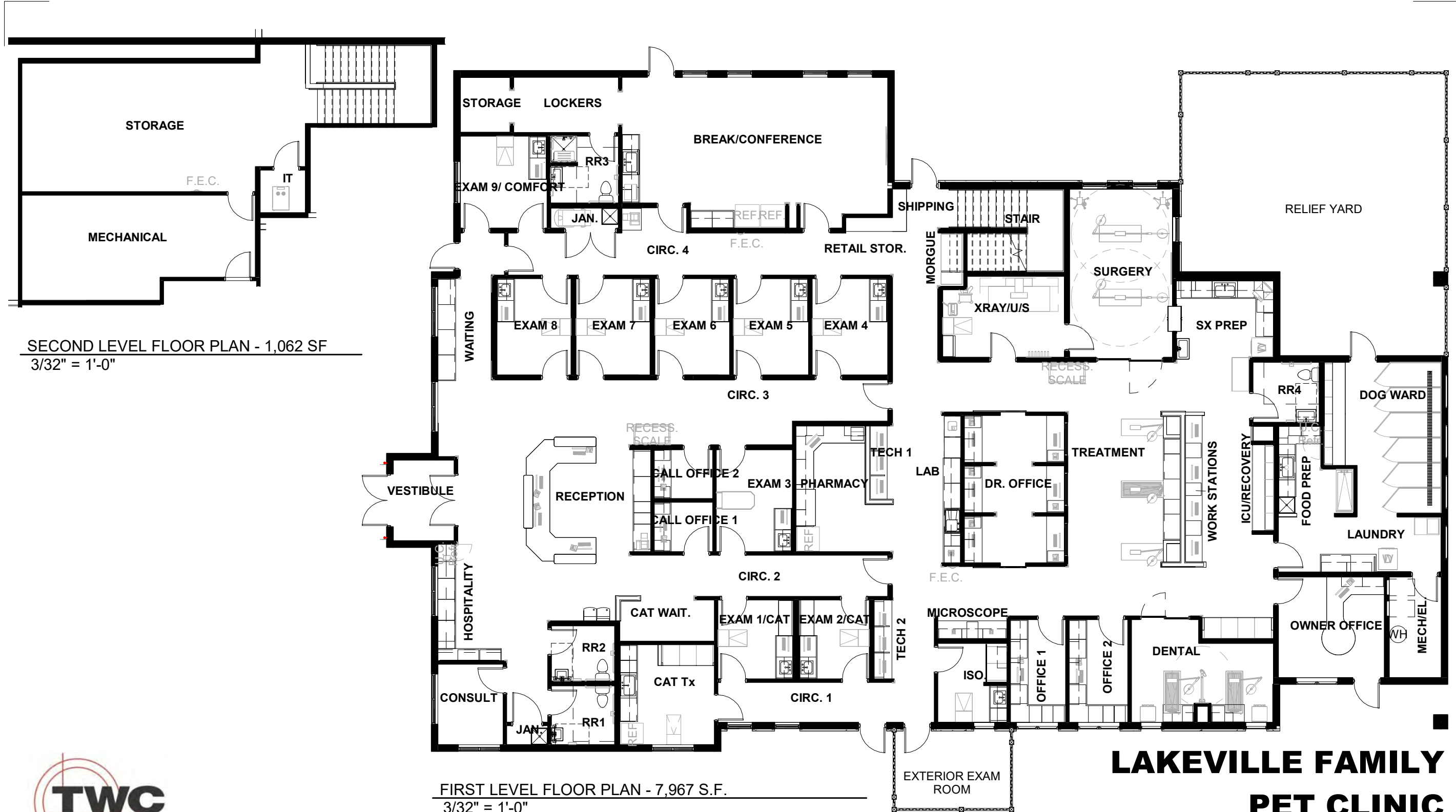
NO.	DESCRIPTION	DATE
1	SITE PERMIT	2-13-25

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
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ELECTRICAL
PHOTOMETRIC SITE
PLAN

E0.6



TWC
 TERWISSCHA
 CONSTRUCTION, INC.

1550 WILLMAR AVENUE S.E.
 WILLMAR, MINNESOTA 56201
 320.235.1664 FAX 320.235.3137
 DESIGN BY: BRH

LAKEVILLE FAMILY PET CLINIC

OUTLOT A - LAKEVILLE, MN 55044
 05/05/2025
 PRESENTATION FIRST FLOOR PLAN

EXHIBIT K

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EAST VIEW



ENTRY VIEW



SOUTH VIEW



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LAKEVILLE FAMILY PET CLINIC

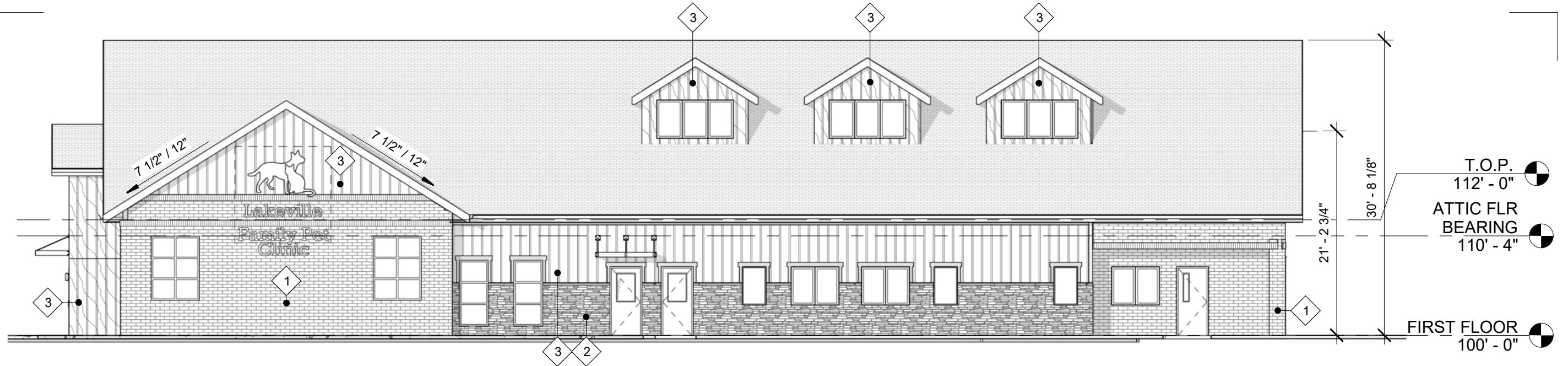
OUTLOT A - LAKEVILLE, MN 55044

05/05/2025

PRESENTATION 3D VIEWS

EXHIBIT L

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SOUTH - MATERIAL CALCULATIONS
1" = 10'-0"



WEST - MATERIAL CALCULATIONS
1" = 10'-0"

EXTERIOR MATERIAL LEGEND

1		THIN BRICK - CLASS A MANUF: CREATIVE MINES STYLE: WAREHOUSE BRICK COLOR: SHADOW DANCE
2		MANUF. STONE - CLASS A MANUF: TBD SIZE: TBD COLOR: TBD
3		SIDING - NICHHA - CLASS C MANUF: NICHHA SIZE: TBD COLOR: REDWOOD
4		SIDING - VERTICAL - CLASS C MANUF: LP SMARTSIDE COLOR: RAPIDS BLUE
		ROOFING # - ASPHALT SHINGLES

WEST ELEVATION

CLASS A:	GLASS	315
	BRICK/STONE	778
CLASS C:	SIDING	391
WALL SF:		1484

EAST ELEVATION

CLASS A:	GLASS	52
	BRICK/STONE	970
CLASS C:	SIDING	495
WALL SF:		1517

SOUTH ELEVATION

CLASS A:	GLASS	317
	BRICK/STONE	982
CLASS C:	SIDING	734
WALL SF:		2033

NORTH ELEVATION

CLASS A:	GLASS	230
	BRICK/STONE	1174
CLASS C:	SIDING	921
WALL SF:		2325

4,818 CLASS A TOTAL SF
2,541 CLASS C TOTAL SF
7,359 WALL TOTAL SF

65.47% CLASS A
34.53% CLASS C



1550 WILLMAR AVENUE S.E.
WILLMAR, MINNESOTA 56201
320.235.1664 FAX 320.235.3137
DESIGN BY: BRH

LAKEVILLE FAMILY PET CLINIC

OUTLOT A - LAKEVILLE, MN 55044

05/05/2025

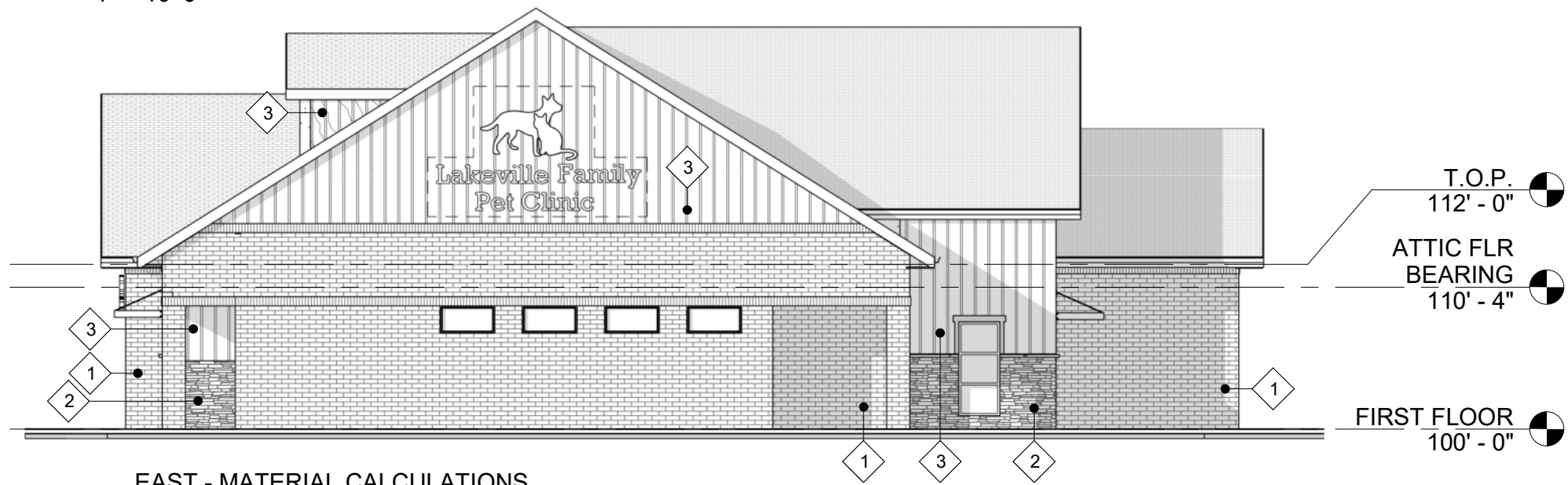
PRESENTATION ELEVATIONS

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NORTH - MATERIAL CALCULATIONS

1" = 10'-0"



EAST - MATERIAL CALCULATIONS

1" = 10'-0"

EXTERIOR MATERIAL LEGEND

1		THIN BRICK - CLASS A MANUF: CREATIVE MINES STYLE: WAREHOUSE BRICK COLOR: SHADOW DANCE
2		MANUF. STONE - CLASS A MANUF: TBD SIZE: TBD COLOR: TBD
3		SIDING - NICHHA - CLASS C MANUF: NICHHA SIZE: TBD COLOR: REDWOOD
4		SIDING - VERTICAL - CLASS C MANUF: LP SMARTSIDE COLOR: RAPIDS BLUE
		ROOFING # - ASPHALT SHINGLES

WEST ELEVATION

CLASS A:	GLASS	315
	BRICK/STONE	778
CLASS C:	SIDING	391
WALL SF:		1484

EAST ELEVATION

CLASS A:	GLASS	52
	BRICK/STONE	970
CLASS C:	SIDING	495
WALL SF:		1517

SOUTH ELEVATION

CLASS A:	GLASS	317
	BRICK/STONE	982
CLASS C:	SIDING	734
WALL SF:		2033

NORTH ELEVATION

CLASS A:	GLASS	230
	BRICK/STONE	1174
CLASS C:	SIDING	921
WALL SF:		2325

4,818 CLASS A TOTAL SF
2,541 CLASS C TOTAL SF
7,359 WALL TOTAL SF

65.47% CLASS A
34.53% CLASS C



1550 WILLMAR AVENUE S.E.
WILLMAR, MINNESOTA 56201
320.235.1664 FAX 320.235.3137
DESIGN BY: BRH

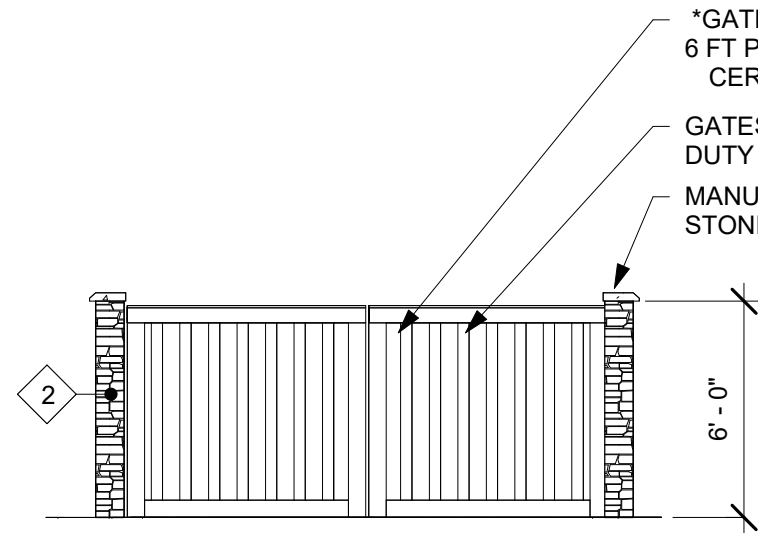
LAKEVILLE FAMILY PET CLINIC

OUTLOT A - LAKEVILLE, MN 55044

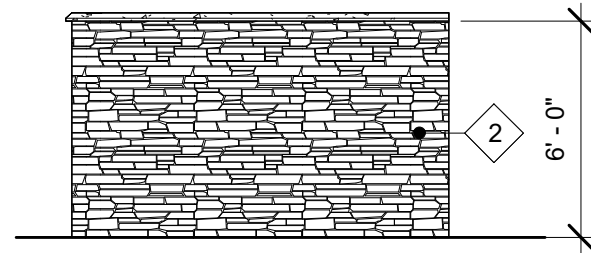
05/05/2025

PRESENTATION ELEVATIONS

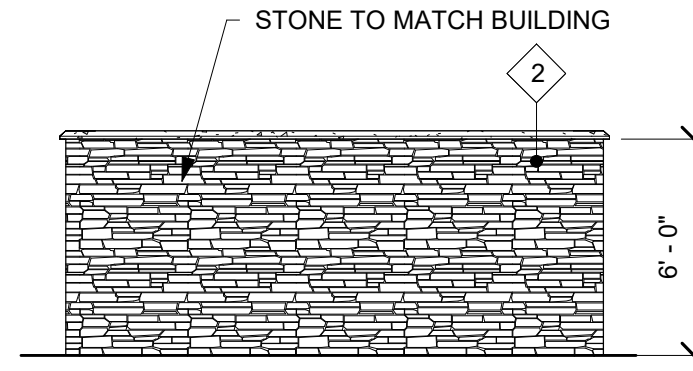
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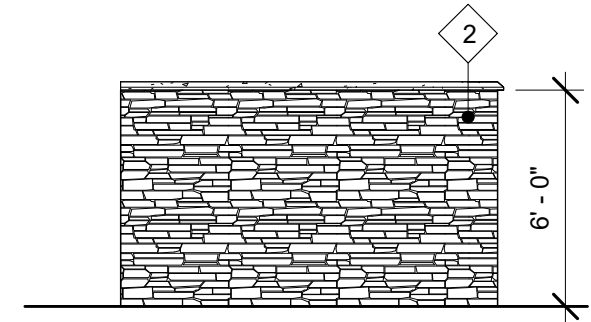
PRES-TRASH ENCLOSURE ELEV. 1
3/16" = 1'-0"



PRES-TRASH ENCLOSURE ELEV. 2
3/16" = 1'-0"



PRES-TRASH ENCLOSURE ELEV. 3
3/16" = 1'-0"



PRES-TRASH ENCLOSURE ELEV. 4
3/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

1		THIN BRICK - CLASS A MANUF: CREATIVE MINES STYLE: WAREHOUSE BRICK COLOR: SHADOW DANCE
2		MANUF. STONE - CLASS A MANUF: TBD SIZE: TBD COLOR: TBD
3		SIDING - NICHHA - CLASS C MANUF: NICHHA SIZE: TBD COLOR: REDWOOD
4		SIDING - VERTICAL - CLASS C MANUF: LP SMARTSIDE COLOR: RAPIDS BLUE
		ROOFING # - ASPHALT SHINGLES

LAKEVILLE FAMILY PET CLINIC

OUTLOT A - LAKEVILLE, MN 55044

05/05/2025

PRESENTATION ELEVATIONS



1550 WILLMAR AVENUE S.E.
WILLMAR, MINNESOTA 56201
320.235.1664 FAX 320.235.3137
DESIGN BY: BRH



Memorandum

To: Planning Commission
From: Heather Botten
Date: June 16, 2025
Subject: Packet Material for the June 26, 2025 Planning Commission Meeting
Agenda Item: Heritage Commons 10th Addition:

1. Preliminary plat of a one lot, two outlot subdivision to be known as Heritage Commons 10th Addition.
2. Planned unit development amendment to add property to the Heritage Commons PUD.
3. Conditional use permit for two convenience restaurants.
4. Vacation of public drainage and utility easements.

Application Action Deadline: July 7, 2025

BACKGROUND

Representatives of HVP V Epic Heritage, LLC and SMNDT 1, LLC have submitted applications for a preliminary plat, planned unit development amendment, conditional use permit, and vacation of easement for the development to be known as Heritage Commons 10th Addition. The property is located north of 202nd Street (CSAH 50), south of Heritage Drive and east of Dodd Boulevard. The requests include a preliminary plat for one lot, two outlot subdivision, planned unit development to add 0.14 acres of land from the Lake Marion Collision property into the Heritage Commons PUD, and a conditional use permit for two convenience restaurants. The plat is 3.74 gross acres in size. Chipotle and Starbucks are proposed on Lot 1 (1.38 acres). Outlot A (2.17 acres) is a future development parcel and Outlot B (0.03 acres) will be consolidated by administrative subdivision with the property owned by Lake Marion Collision. A portion of the subject property is currently platted as Outlot A, Heritage Commons 6th Addition. The perimeter drainage and utility easements on the parent parcel are proposed to be vacated and then dedicated on the new plat.

The Heritage Commons 10th Addition preliminary plat and the 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 preliminary plat.

EXHIBITS

- A. Location Map
- B. Zoning Map
- C. Preliminary Plat
- D. Existing Conditions
- E. Site Plan
- F. Grading and Drainage Plan
- G. Landscape Plan
- H. Lighting Photometric Plan
- I. Building Elevation Plans
- J. Easement Vacation Depiction
- K. Dakota County Plat Commission letter dated April 23, 2025

STAFF ANALYSIS

The Heritage Commons PUD commercial development plan has progressed over several phases since the initial development phase was approved in 1999. The proposed preliminary plat is the tenth addition of the Planned Unit Development.

PRELIMINARY PLAT

Comprehensive Plan. The Heritage Commons 10th 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 convenience restaurant uses are consistent with the commercial designation of the Comprehensive Land Use Plan.

Zoning. The Heritage Commons 10th Addition property is zoned PUD, Planned Unit Development District with an underlying C-3, General Commercial District zoning.

Surrounding Land Uses, Zoning, and Comprehensive Plan Designation

Direction	Existing Use	Land Use Plan	Zoning
North	Heritage Drive and Lake Marion Collision	Commercial	C-3, General Commercial
South	202 nd Street (CSAH 50) and commercial businesses	Commercial	C-3, General Commercial

East	O'Reilly Auto	Commercial	PUD, Planned Unit Development
West	Dodd Blvd (CSAH 9) and Kwik Trip	Commercial	C-3, General Commercial

Consistency with the Capital Improvement Plan (CIP). No public street construction or other public funded infrastructure construction is proposed with the Heritage Commons 10th Addition. All streets, sanitary sewer, water and storm sewer improvements required for the area of the development were installed by the developer with the Heritage Commons development in 2001.

Lots/Blocks. The Heritage Commons 10th Addition plat proposes one lot and one future buildable outlot. 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	60,191 (1.38 ac)	120+ feet
Proposed Buildable Outlot	94,349 SF (2.17 ac)	350+ feet

Both buildable lots within the plat exceed the minimum lot requirements in the underlying C-3 District.

Outlot. There are two outlots proposed with the plat. Outlot A will be for future commercial development and Outlot B will be combined with Lake Marion Collision by administrative subdivision as a condition of the final plat.

Streets/Access. No new street construction is proposed with the Heritage Commons 10th Addition plat. The property is adjacent to Dodd Blvd (CSAH 9), Heritage Drive, and 202nd St (CSAH 50). The developer is dedicating the necessary right-of-way as required by Dakota County. Access to the lot will be by shared access from Heritage Drive which is classified as minor collector road in the Comprehensive Transportation Plan. A shared access is proposed over Outlot A to connect to the O'Reilly parcel to the east.

Trails and Sidewalks. Eight-foot-wide concrete sidewalks are in place along Heritage Drive, 202nd Street and Dodd Boulevard. The applicant is proposing a sidewalk connection near the intersection of Dodd Boulevard and Kenwood Trail. No additional public sidewalks or trail construction is required with the Heritage Commons 10th Addition plat.

Grading, Drainage, Erosion Control, and Utilities. Grading, drainage and erosion control plans have been submitted with the Heritage Commons 10th 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 June 16, 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. The Park Dedication requirement have not been satisfied on the parent parcels and will be required with the final plat.

Dakota County Plat Commission. The Dakota County Plat Commission reviewed the preliminary plat at their April 23, 2025 meeting and will recommend approval of the final plat to the Dakota County Board.

PUD/CUP SITE PLAN REVIEW

Use. Development of a convenience food use with the PUD is subject to the same requirements as those within the C-3, General Commercial District. Section 11-73-7.G of the Zoning Ordinance establishes performance standards for convenience food uses. The performance standards include limiting the hours of operation from 5:00 am to 11:00 pm unless approved by CUP. Other performance standards are reviewed below.

Setbacks. The proposed buildings meet or exceed the setback requirements of the C-3 District of:

Front – 30 feet

Side – 10 feet

Rear – 10 feet

Building Height. The proposed restaurants are each a single-story structure. The buildings will not exceed the maximum building height of 35 feet allowed in the C-3 District.

Parking/Drive Aisles. The setback requirements for parking are 15 feet abutting right-of-way and five feet from interior lot lines. The proposed parking stalls that will benefit Lake Marrion Collision along the shared access from Heritage Drive encroach into the required setback as does the drive area along the north lot line of Lot 1, Block 1. Flexibility from the PUD is being requested for these encroachments. To maximize the development on the property and to comply with open space and landscaping requirements, the site improvements are pushed to the north. Engineering has reviewed the encroachments and approves the location of the parking and drive areas.

The proposed convenience restaurants require 51 parking spaces combined, taking into account the allowable 10% gross floor area credit and the requirement for one parking space per 80 square feet of floor area. The site plan proposes 49 parking spaces. The applicant is requesting flexibility from the minimum parking requirements due to the shared parking lot design and the peak hours of each

restaurant being different. Due to the shared parking layout and different peak hours, staff supports the reduced parking.

Circulation/Loading Area. Access to the site will be from Heritage Drive. Direct driveway access to 202nd Street is not permitted. An agreement for shared access between the parcels in Heritage Commons 10th Addition and Heritage Commons 6th Addition (O'Reilly Auto) is required to be executed as part of the recording of the final plat.

Open Space. At least 25 percent of the lot shall remain as greenspace, including trees, shrubbery, plantings or fencing. The site plan identifies that 27% percent of the site is greenspace. This complies with the greenspace requirements of the Zoning Ordinance for convenience food uses.

Landscaping. The landscape plan proposes a mix of deciduous and ornamental trees and shrubs around the west and south portions of the site to minimize headlights shining on to the right-of-way from the drive throughs and foundation plantings around the buildings. The remaining areas will be seeded and in-ground irrigation is required. Development of the site shall include responsibility for boulevard maintenance along 202nd Street and Dodd Boulevard. The Developer must provide a security with the final plat to guarantee installation of the landscaping. The City Forester has reviewed and approved the landscape plan dated May 28, 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 drive-through restaurant buildings are proposed to be clad with exterior materials that are at least 65% Grade A material. The materials proposed comply with Zoning Ordinance requirements. A contrasting stripe of brick is shown on both buildings. The contrasting strip is a design element seen in all of the buildings in the Heritage Commons development.

Drive-Through Window. The drive-through window lanes include the minimum 180 feet of segregated vehicle stacking lane from the service windows.

Menu Boards. A sign permit must be issued prior to the installation of the menu board and the sign must comply with the requirements of Section 11-23-7.G.11.c of the Zoning Ordinance.

Signs. According to the adopted sign plan for Heritage Commons, the development is able to have a monument sign, up to fifteen feet in height and with a sign area of up to 80 square feet, if desired. Since the property fronts more than one street, up to two wall signs are permitted per building, not to exceed 100 square feet in sign area. All signs require approval of a sign permit prior to installation.

Signs shown on the plans are illustrative only and no approvals are granted as a part of the CUP/PUD Amendment request.

Trash Enclosure. The trash and recycling enclosures will be located on the northern side of the property. The enclosures are proposed to be seven feet, four inches in height. The trash enclosure gate must be durable and made of maintenance-free gate.

Exterior Lighting. Parking lot lighting is scattered around the site and is proposed to be mounted at a height of 23 feet. No light source or combination thereof which casts light on a public street shall exceed one foot-candle meter reading as measured at the right of way or property line. 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.

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 plat for maintenance of the stormwater system on site.

EASEMENT VACATION

The platted perimeter drainage and utility easements within Outlot A, Heritage Commons 6th Addition are proposed to be vacated and the required easements will be platted on the Heritage Commons 10th Addition final plat.

RECOMMENDATION

Community Development Department staff recommends approval of the Heritage Commons 10th Addition preliminary plat, PUD amendment, conditional use permit, and easement vacation, subject to the following stipulations:

1. Implementation of the recommendations listed in the June 16, 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 the Developer and the City of Lakeville for the maintenance of the stormwater system located on Lot 1, Block 1, Heritage Commons 10th Addition.
4. An agreement for shared driveway access shall be established between Lot 1, Block 1 and Outlot A, Heritage Commons 10th Addition and Lot 1, Block 1, Heritage Commons 6th Addition and Lake Marion Collision in conjunction with the recording of the final plat.
5. The hours of operation shall be limited to five o'clock (5:00) A.M. to eleven o'clock (11:00) P.M.

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 28, 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. The Developer must provide a security with the final plat to guarantee installation of the landscaping.
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.

CITY OF LAKEVILLE
DAKOTA COUNTY, MINNESOTA

HERITAGE COMMONS 10TH ADDITION CONDITIONAL USE PERMIT
FINDINGS OF FACT AND RECOMMENDATION

On June 26, 2025, the Lakeville Planning Commission met at its regularly scheduled meeting to consider the application of United Properties Development, LLC for a conditional use permit to allow the construction of Starbucks and Chipolte, convenience restaurants, on property currently zoned Planned Unit Development. The Planning Commission conducted a public hearing on the conditional use permit application preceded by published and mailed notice. The applicant was present and the Planning Commission heard testimony from all interested persons wishing to speak.

FINDINGS OF FACT

1. The subject property is located in Comprehensive Planning District 1, which guides the property for Commercial.
2. The subject site is zoned PUD, Planned Unit Development.
3. Legal description of the property is:

Lot 1, Block 1, Heritage Commons 10th Addition, Dakota County, Minnesota

4. Chapter 4 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 convenience restaurants use is consistent with the guided commercial use of the property.

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

Finding: The proposed convenience restaurants will be compatible with the existing and future land uses in the area.

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

Finding: Provided compliance with the stipulations of the conditional use permit and PUD amendment, the proposed use will conform to all other performance standards contained in the Zoning Ordinance and the City Code.

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

Finding: The proposed uses can be accommodated with existing public services and will not over burden the City's service capacity.

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

Finding: The streets serving this site are adequate to accommodate traffic from the proposed use.

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

RECOMMENDATION

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

DATED: June 26, 2025

LAKEVILLE PLANNING COMMISSION

BY: _____
Christine Zimmer, Chair



Memorandum

To: Heather Botten, Senior Planner
From: Alanna Sobottka, Civil Engineer
McKenzie L. Cafferty, Environmental Resources Manager
Copy: Tina Goodroad, Community Development Director
Julie Stahl, Finance Director
Zach Johnson, City Engineer
David Mathews, Building Official
Date: June 16, 2025
Subject: Heritage Commons 10th Addition

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

BACKGROUND

HVP V Epic Heritage, LLC has submitted a final plat named Heritage Commons 10th Addition. The parent parcels (PID Nos. 223203000010, 220290025018, and part of 220290025016) consist of a metes and bounds parcel, Outlot A, Heritage Commons 6th Addition, and a section of a secondary metes and bounds parcel. It is zoned PUD, Planned Unit Development. The proposed development is located east of and adjacent to Dodd Boulevard, north of and adjacent to 202nd Street (CSAH 50), and south of and adjacent to Heritage Drive.

The final plat consists of one (1) commercial lot and two (2) outlots within one (1) block on 3.74 acres.

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

- Outlot A: Future Development; retained by Developer (2.17 acres)
- Outlot B: Driveway and Open Space, to be deeded to Lake Marion Collision (0.03 acres)

The proposed development will be completed by:

Developer: HVP V Epic Heritage, LLC
Engineer: Contour Civil Design

SITE CONDITIONS

The site was previously utilized as a gas station that has since been demolished. Two existing shared access driveways are located on the west and northeast 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 southwest to northeast.

STREET AND SUBDIVISION LAYOUT

Dodd Boulevard (CSAH 9)

Heritage Commons 10th is located east of and adjacent to Dodd Boulevard (CSAH 9), a Dakota County highway classified as a minor arterial. The 2022 Dakota County Plat Needs Map (rev. 10-27-22) identifies a half right-of-way need of 75 feet. The Developer is dedicating the necessary right-of-way as shown within the preliminary plat. The preliminary plat was reviewed and recommended for approval by the Dakota County Plat Commission on April 23, 2025. The Developer is responsible for any requirements stipulated by Dakota County.

202nd Street (CSAH 50)

Heritage Commons 10th Addition is located north of and adjacent to 202nd Street (CSAH 50), a minor arterial County roadway as identified in the City's Transportation Plan. The preliminary plat was reviewed and recommended for approval by the Dakota County Plat Commission at its April 23, 2025 meeting. The developer is dedicating the necessary right-of-way as shown within the preliminary plat. The Developer is responsible for any requirements stipulated by Dakota County.

Heritage Drive

Heritage Commons 10th Addition is located south of 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. No construction improvements are proposed with Heritage Commons 10th Addition final plat.

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 Dedication requirement has not been satisfied on the parent parcels and will be required with the final plat.

Development of Heritage Commons 10th Addition does not include the construction of public trails or sidewalks. Existing sidewalks are located along Dodd Boulevard and 202nd Street adjacent to the plat.

UTILITIES

SANITARY SEWER

Heritage Commons 10th 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 monitored by meter M649 and continue to the Empire Wastewater Treatment Facility.

An existing sanitary sewer manhole extends to the northeast portion of the parcel. Development of Heritage Commons 10th Addition includes the extension of 6-inch sanitary sewer service to provide service to Lot 1, Block 1.

The Sanitary Sewer Availability Charge will be required to be paid 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 northeast portion of the parcel. Development of Heritage Commons 10th Addition includes the extension of 6-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 10th Addition is located within subdistricts SC-094 and SC-169 of the South Creek Drainage District, as identified in the City's Water Resources Management Plan.

Development of Heritage Commons 10th Addition will include the construction of one privately owned and maintained underground stormwater infiltration system located within Lot 1, Block 1, Heritage Commons 10th Addition.

The Developer shall sign a stormwater maintenance agreement for the underground stormwater system and dedicate a drainage and utility easement over the stormwater management area prior to the recording of the final plat. The underground stormwater

system 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 10th 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.

A grading permit for Heritage Commons 10th Addition will not be approved until a suitable soil report for the site outlining any potential contamination is submitted to the City for review.

STORM SEWER

Privately owned and maintained storm sewer will be constructed with Heritage Commons 10th Addition. Private storm sewer constructed within Lot 1, Block 1, Heritage Commons 10th Addition will convey runoff to the privately owned and maintained underground stormwater system.

The Trunk Storm Sewer Area Charge has not been collected on the parent parcel and must be paid 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 10th Addition is shown on the Flood Insurance Rate Map (Map Nos. 27037C0192E; 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.

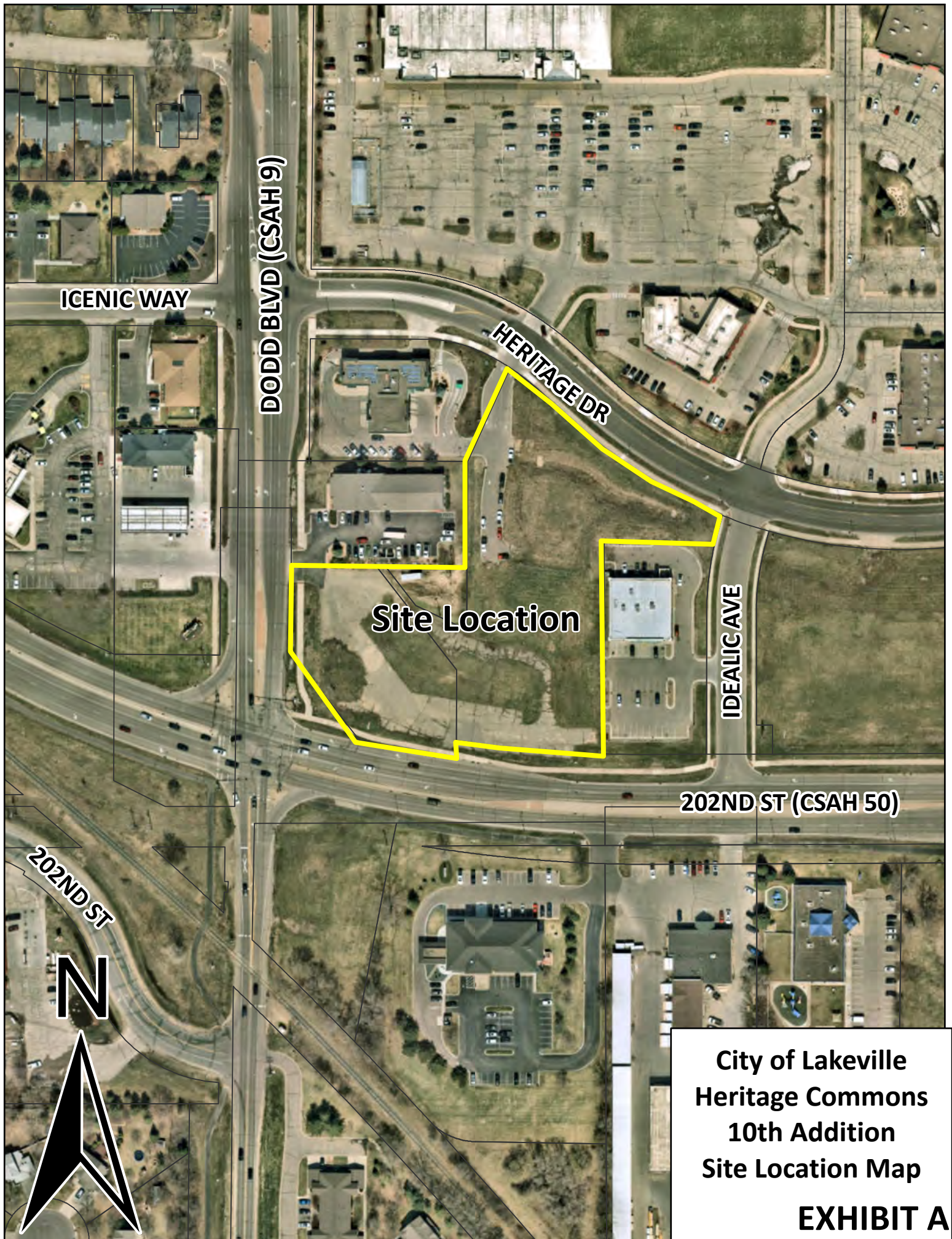
EROSION CONTROL

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 must be paid with the final plat.

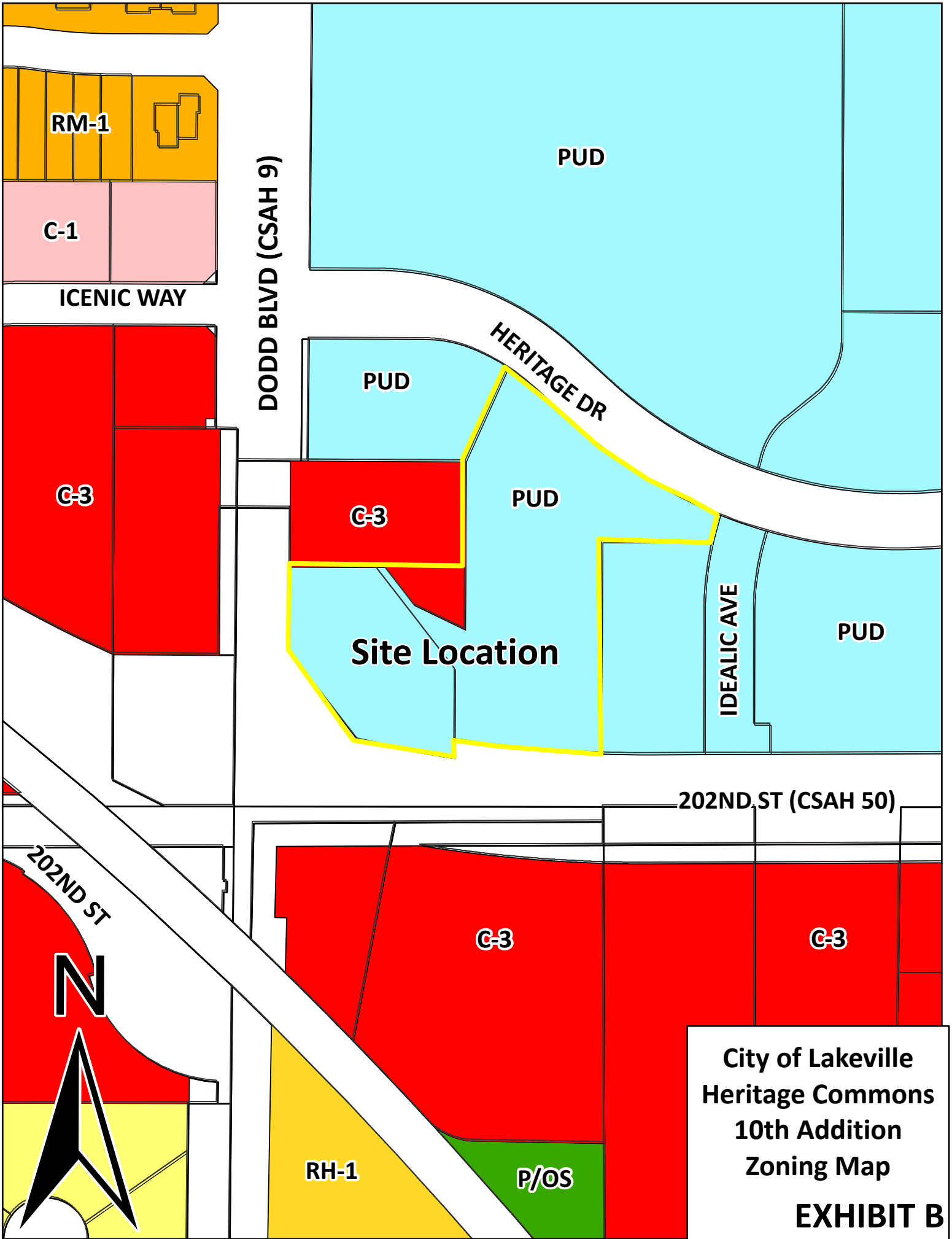
RECOMMENDATION

Engineering recommends approval of the Heritage Commons 10th 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
Heritage Commons
10th Addition
Site Location Map**

EXHIBIT A



PRELIMINARY PLAT OF:
HERITAGE COMMONS 10TH ADDITION

OWNER & SUBDIVIDER

HVP V EPIC Heritage, LLC
515 Congress Avenue
Suite 1925
Austin, Texas 78701

TAX PARCEL INFORMATION:

PID 22320300010 - Outlot A, HERITAGE COMMONS 6TH ADDITION
PID 220290025018 - Pt. of the NE 1/4 of the NW 1/4 of Section 29
Pt. of PID 220290025016 - Pt. of the NE 1/4 of the NW 1/4 of Section 29

LOT AREAS

Lot 1, Block 1: 60.191 s.f. / 1.38 Acres
Outlot A: 94.349 s.f. / 2.17 Acres
Outlot B: 1,212 s.f. / 0.03 Acres
Right of Way: 6,996 s.f. / 0.16 Acres
Total Area: 162,748 s.f. / 3.74 Acres

PROPERTY DESCRIPTION

(PID 22320300010)
Outlot A, HERITAGE COMMONS 6TH ADDITION, according to the recorded plat thereof, Dakota County, Minnesota.

AND

(PID 220290025018)

That part of the NE 1/4 of the NW 1/4 of Section 29, Township 14, Range 20, Dakota County, Minnesota, described as follows:
Commencing at the Northeast corner of said NE 1/4 of the NW 1/4 of Section 29; thence South 00 degrees 17 minutes 49 seconds East, assumed bearing along the East line of the said NE 1/4 of the NW 1/4 a distance of 1284.26 feet to the Northernly right-of-way line of Minnesota Trunk Highway No. 50; thence South 88 degrees 47 minutes 53 seconds West, along said highway right-of-way line a distance of 735.70 feet; thence West along the said highway right-of-way line on a tangential curve to the right having a radius of 1839.86 feet, a distance of 277.30 feet to the actual point of beginning; thence continue Westerly along the said highway right-of-way line and along the afore-described curve to the right having a radius of 1839.86 feet, a distance of 140.00 feet to the point where said right-of-way line deflects to the Northwest; thence North 38 degrees 40 minutes 44 seconds West along said right-of-way line a distance of 157.66 feet to the point where said right-of-way line deflects to the North; thence North 00 degrees 42 minutes 52 seconds West along said right-of-way line a distance of 120.00 feet; thence North 88 degrees 17 minutes 08 seconds East a distance of 121.99 feet; thence South 38 degrees 40 minutes 44 seconds East a distance of 183.19 feet; thence South 00 degrees 42 minutes 52 seconds East distance of 124.97 feet to the actual point of beginning, Dakota County, Minnesota.

AND

(Pt of PID 220290025016)

That part of the NE 1/4 of the NW 1/4 of Section 29, Township 14, Range 20, Dakota County, Minnesota, described as follows:
Commencing at the northeast corner of said NE 1/4 of the NW 1/4 of Section 29; thence South 00 degrees 17 minutes 49 seconds East, assumed bearing, along the east line of said NE 1/4 of the NW 1/4 a distance of 1264.28 feet to the northernly right-of-way line of Minnesota Trunk Highway No. 50; thence South 88 degrees 47 minutes 53 seconds West, along said highway right-of-way line a distance of 625.20 feet; thence North 00 degrees 17 minutes 49 seconds West, parallel with the east line of said NE 1/4 of the NW 1/4 a distance of 200.15 feet; thence South 89 degrees 05 minutes 27 seconds West a distance of 374.36 feet to the point of beginning; thence North 05 degrees 11 minutes 20 seconds West a distance of 80.00 feet; thence North 38 degrees 40 minutes 44 seconds West a distance of 88.00 feet to a point on the easterly extension of the north line of the property described on Warranty Deed dated September 27, 1983, and recorded in the Dakota County Recorder's Office as Document No. 643428; thence North 89 degrees 17 minutes 08 seconds East along said easterly extension of the north line of the property described on Warranty Deed dated September 27, 1983 and recorded as Document No. 643428 a distance of 114.02 feet to a point on a line that bears North 00 degrees 42 minutes 52 seconds West from the actual point of beginning; thence South 00 degrees 42 minutes 52 seconds East a distance of 88.08 feet to the actual point of beginning, according to the United States Government Survey thereof and situate in Dakota County, Minnesota.

FLOOD ZONE

This parcel is shown on Flood Insurance Rate Map 27037C0192E as being within flood zone 'X', which is defined as an area determined to be outside the 0.2% (500yr) annual chance floodplain.

ZONING DISTRICT

The subject property is located in a PUD Planned Unit Development district.

SETBACK REQUIREMENTS

(Verify with the City of Lakeville)

Front / Abutting Public Street:	30 Feet
Side / Interior Lot Lines:	10 Feet
Parking:	15 Feet From Public Right of Way
	5 Feet Interior
Sign Setback:	15 Feet From Any Property Line

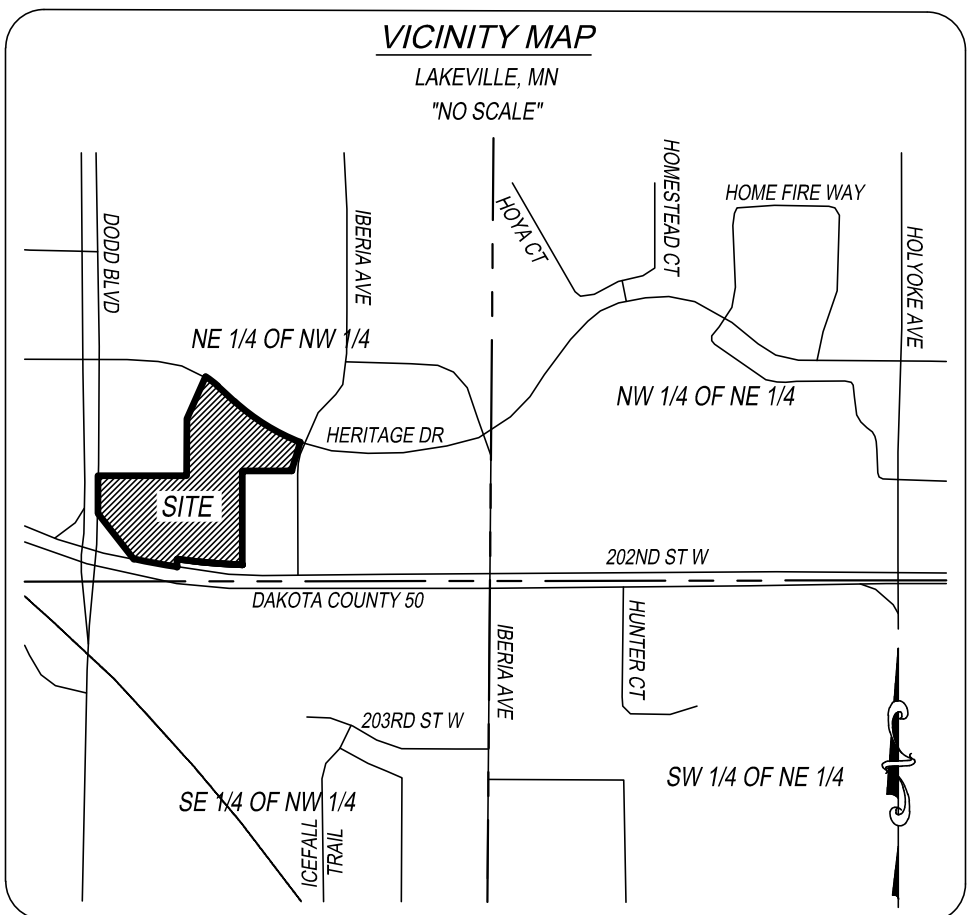
DRAINAGE & UTILITY EASEMENTS

ARE SHOWN THUS:
(NOT TO SCALE)

BEING 10 FEET IN WIDTH AND ADJOINING
STREET LINES AND BEING 5 FEET IN WIDTH,
AND ADJOINING SIDE LOT LINES UNLESS NOTED
OTHERWISE SHOWN ON THE PLAT.

LEGEND

- DENOTES FOUND IRON PIPE
- ▲ DENOTES FOUND MAGNETIC NAIL
- DENOTES FOUND REBAR
- DENOTES SET IRON PIPE
- ⊥ DENOTES EXISTING ROAD SIGN
- ⊥ DENOTES EXISTING STOP SIGN
- ⊥ DENOTES EXISTING STORM MANHOLE
- ⊥ DENOTES EXISTING CATCH BASIN
- ⊥ DENOTES EXISTING SANITARY MANHOLE
- ⊥ DENOTES EXISTING HYDRANT
- ⊥ DENOTES EXISTING WATER VALVE
- ⊥ DENOTES EXISTING TELEPHONE/FIBER PEDESTAL
- ⊥ DENOTES EXISTING GAS MANHOLE
- ⊥ DENOTES EXISTING LIGHT POLE
- ⊥ DENOTES EXISTING POWER POLE
- ⊥ DENOTES EXISTING ELECTRIC METER
- ⊥ DENOTES EXISTING ELECTRIC VAULT
- ⊥ DENOTES EXISTING PIPELINE MARKER
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING WATERMAIN
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING UNDERGROUND ELECTRIC LINE
- DENOTES EXISTING UNDERGROUND GAS LINE
- DENOTES EXISTING UNDERGROUND FIBER OPTIC LINE
- DENOTES EXISTING UNDERGROUND TELEPHONE LINE
- DENOTES AREA OF BITUMINOUS
- DENOTES AREA OF CONCRETE



SEC. 29, TOWNSHIP 114, RANGE 20

EXHIBIT C

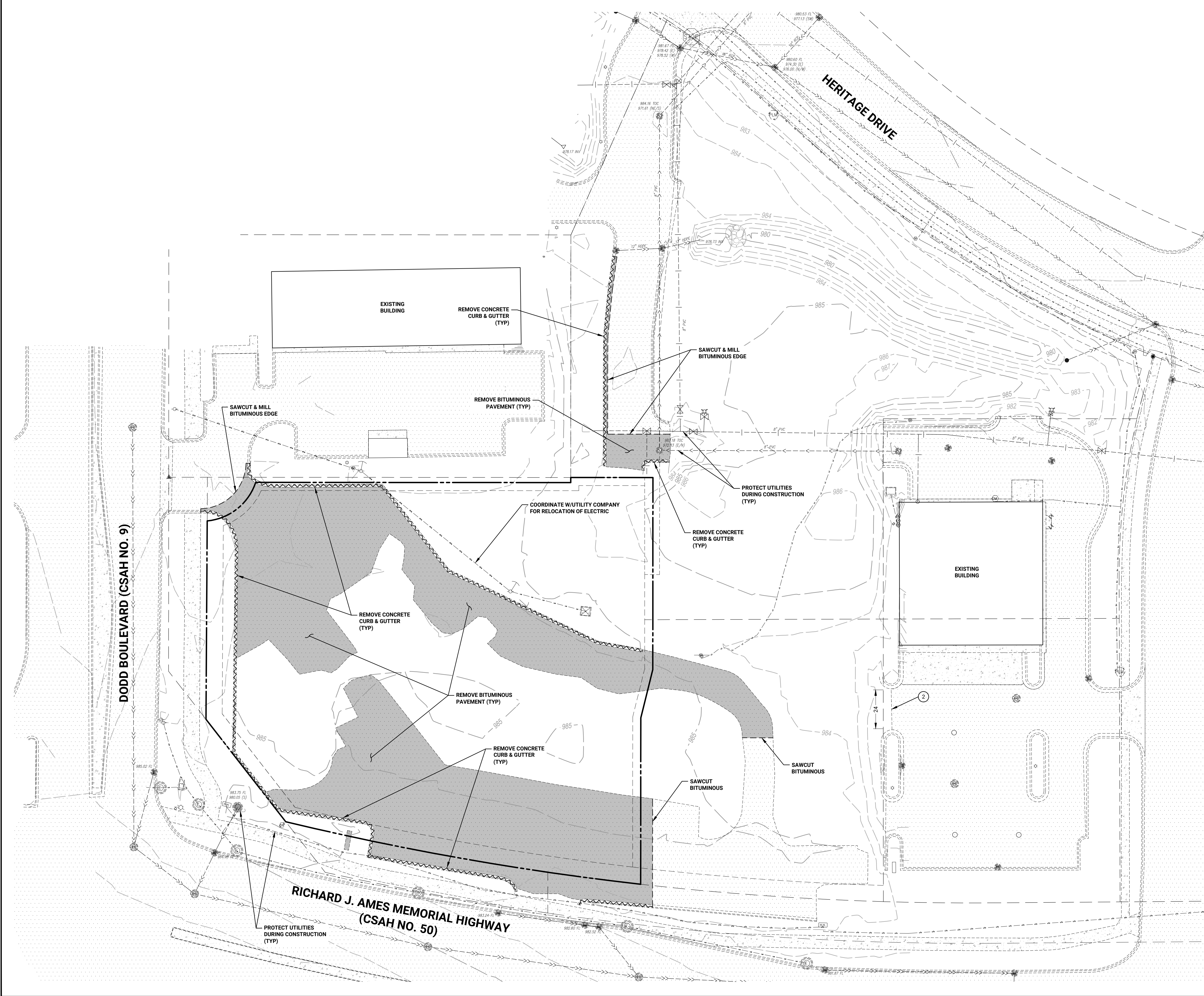
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Kyle J. Roddy, MN PLS 42627

Signature: *Kyle J. Roddy* Date: 05/14/2025

LHB
324 Garfield St. South | Cambridge, MN 55008
763.219.1235 | LHBcorp.com

05/27/25 c:\users\jcontour\one\p\2025\25c development\contour\25c development\25c.dwg - lakeville restaurant road 25c.dwg, remove.dwg



LEGEND

EXISTING

PROPOSED

PROPERTY LINE

EASEMENT LINE

BITUMINOUS PAVEMENT

CONCRETE WALK/STOOP

CONCRETE PAVEMENT

CURB LINE

STORM SEWER

SANITARY SEWER

WATER MAIN

UNDERGROUND ELECTRIC

UNDERGROUND GAS

UNDERGROUND TELEPHONE

UNDERGROUND FIBER OPTIC

OVERHEAD ELECTRIC

STORM CATCH BASIN

STORM MANHOLE

HYDRANT

GATE VALVE

LIGHT POLE

ELECTRIC MANHOLE

OTHER SYMBOLS

SEE SURVEY

AS NOTED

BENCHMARK

MINNESOTA DEPARTMENT OF TRANSPORTATION
CONTROL DISC NAMED 1914H
ELEVATION: 959.11 (NAVD 88)

EXISTING CONDITIONS NOTES

1. EXISTING CONDITIONS BASED ON DRAFT PRELIMINARY PLAT DRAWING PREPARED BY LHB DATED 11/22/24.

REMOVAL PLAN NOTES

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, DEPTH AND TYPES OF EXISTING UTILITIES AND TO NOTIFY THE OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS. UTILITY QUALITY LEVEL D PER CI/ASCE 38-02.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES, APPURTENANCES AND STRUCTURES NOT INDICATED FOR REMOVAL. DAMAGE CAUSED BY DEMOLITION OPERATIONS SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
3. CONTRACTOR TO REMOVE/RELOCATE EXISTING PRIVATE UTILITIES AS NECESSARY. THE CONTRACTOR SHALL COORDINATE THESE ACTIVITIES WITH THE UTILITY COMPANIES.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL THE REMOVALS SHOWN ON THE PLANS AND SHALL CONFORM/ADHERE TO ALL GOVERNING STATE AND LOCAL REGULATIONS. ALL PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL SAWCUTS SHALL BE FULL-DEPTH CUTS.
6. ALL WORK WITHIN THE ADJACENT STREET RIGHTS OF WAY MUST BE COORDINATED WITH AND APPROVED BY DAKOTA COUNTY. ANY WORK IN DAKOTA COUNTY RIGHT OF WAY REQUIRES A PERMIT.

EXHIBIT D

CALL BEFORE YOU DIG

CONTOUR CIVIL DESIGN

P.O. BOX 89 DOCKFORD, MINNESOTA 55373
TEL: 612.730.2265 | WWW.CONTOURCD.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

NAME: JOSEPH T RADACH PE
SIGNATURE:
DATE: 01/28/25 LIC #: 45889

REVISIONS

1. 05/28/25 CITY COMMENTS

2.

3.

4.

5.

6.

7.

OWNER

2C DEVELOPMENT, LLC
11985 Technology Drive, Suite 110
Eden Prairie, MN 55344

EXISTING CONDITIONS & REMOVALS PLAN

HERITAGE COMMONS RESTAURANTS
Lakeville, Minnesota

SHEET NUMBER

C1.1

Page 76 of 88

KEYNOTES

- * SEE ARCHITECTURAL SITE PLANS FOR ADDITIONAL SITE PLAN NOTES.
- LANDSCAPE AREA. SEE LANDSCAPE PLAN.
 - MATCH EXISTING CURB/SIDEWALK/PAVEMENT.
 - 4" CONCRETE WALK/PATIO.
 - CONCRETE PAVEMENT/APRON.
 - INTEGRAL CONCRETE WALK/CURB.
 - FLUSH CURB.
 - PEDESTRIAN CURB RAMP.
 - 6" CONCRETE FILLED PIPE BOLLARD.
 - SQUARE BOLLARD PER TENANT REQUIREMENTS.
 - TRASH ENCLOSURE.
 - 4" SOLID WHITE LINE.
 - SOLID WHITE PAVEMENT MARKING.
 - TRANSFORM PAD. FINAL LOCATION TO BE CONFIRMED BY CONTRACTOR AND ELECTRIC PROVIDER.
 - LIGHT POLE AND BASE.
 - CLEARANCE/HEIGHT RESTRICTION BAR PER TENANT.
 - PRE-MENU BOARD PER TENANT.
 - DRIVE-THRU ORDER SCREEN WITH CANOPY PER TENANT.
 - ORDER MENU PER TENANT.
 - 4 FT. MAINTENANCE FREE PRIVACY FENCE, COLOR TO MATCH BUILDING.
 - SOLID WHITE CROSSWALK PAVEMENT MARKINGS.
 - LOOP DETECTOR PER TENANT.
 - MONUMENT SIGN.
 - DIRECTIONAL SIGN.
 - BITUMINOUS ROLL CURB.
 - POURED CONCRETE STEPS.
 - 3 FT. TAPER OUR CURB.

SIGN SCHEDULE

- A. HANDICAP PARKING SIGN ON: 6' BOLLARD R7-8m W/R7-8b (12' X 18')
- B. NO PARKING SIGN ON: 6' BOLLARD R8-3a (12' X 18')
- C. MOBILE ORDER PICKUP SIGN: PER TENANT
- D. DIGITAL ORDER PICKUP SIGN: ON 6' BOLLARD. PER TENANT
- E. THANK YOU/EXIT SIGN: PER TENANT

LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		EASEMENT LINE
		BITUMINOUS PAVEMENT
		CONCRETE WALK/STOOP
		CONCRETE PAVEMENT
		CURB LINE
		STORM SEWER
		SANITARY SEWER
		WATER MAIN
		UNDERGROUND ELECTRIC
		UNDERGROUND GAS
		UNDERGROUND TELEPHONE
		UNDERGROUND FIBER OPTIC
		OVERHEAD ELECTRIC
		STORM CATCH BASIN
		STORM MANHOLE
		HYDRANT
		GATE VALVE
		LIGHT POLE
		ELECTRIC MANHOLE
		OTHER SYMBOLS

BENCHMARK

MINNESOTA DEPARTMENT OF TRANSPORTATION
CONTROL DISC NAMED 1914H
ELEVATION: 959.11 (NAVD 88)

SITE DATA

LAND USE DESIGNATION:	COMMERCIAL
EXISTING ZONING:	PLANNED UNIT DEVELOPMENT
PROPOSED ZONING:	PLANNED UNIT DEVELOPMENT
PARCEL AREA:	60,191 SF
IMPERVIOUS AREA:	
BUILDING 1:	2,372 SF 4%
BUILDING 2:	2,485 SF 4%
PAVEMENTS:	39,118 SF 64%
TOTAL:	43,975 SF 73%
PERVIOUS AREA:	16,216 SF 27%

PARKING SUMMARY

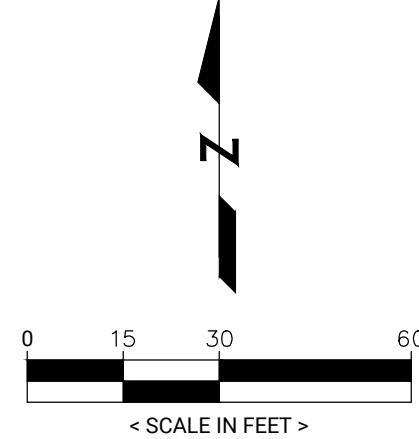
STANDARD STALLS:	45
HANDICAP STALLS:	4
TOTAL STALLS:	49

SITE PLAN NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB AND OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
- TYPICAL PARKING STALLS ARE 9' X 18' UNLESS OTHERWISE NOTED.
- ALL PEDESTRIAN RAMPS SHALL MEET CURRENT ADA STANDARDS.
- UNLESS OTHERWISE SHOWN IN THE PLANS, CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS, AND DRIVES PER THE FOLLOWING REQUIREMENTS:
 - CONTROL JOINTS: WALKS @ 8' SPACING
OTHERS @ 10' SPACING
 - SAWCUT CONTROL JOINTS MINIMUM 1/4 CONCRETE THICKNESS.
 - EXPANSION JOINTS: WALKS @ 24' SPACING
OTHERS @ 40' SPACING
 - PROVIDE EXPANSION JOINT AT ALL POINTS WHERE A CHANGE IN PAVEMENT THICKNESS OCCURS AND WHERE NEW PAVEMENT WILL MATCH EXISTING PAVEMENT.
 - DOWEL ALL EXPANSION JOINTS AT 24" SPACING MAX.

SIGNAGE AND PAVEMENT MARKING NOTES

- ALL SIGNS SHALL BE PLACED 18" MINIMUM BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
- SIGNS SHALL INCLUDE HARDWARE, POST, FOOTING, CASING, AND ALL APPURTENANCES REQUIRED FOR TYPICAL INSTALLATION.
- PARKING LOT STRIPING AND PAVEMENT MARKINGS SHALL BE 4" SOLID WHITE PAINT. ALL PAVEMENT LETTERING SHALL BE 12" HEIGHT.
- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE PER THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).



CALL BEFORE YOU DIG

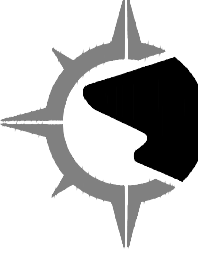
DODD BOULEVARD (CSAH NO. 9)

RICHARD J. AMES MEMORIAL HIGHWAY (CSAH NO. 50)

EXHIBIT E

CONTOUR CIVIL DESIGN

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NAME: JOSEPH T. RADACH PE
SIGNATURE:
DATE: 01/28/25 LIC #: 45889

BY: JTR

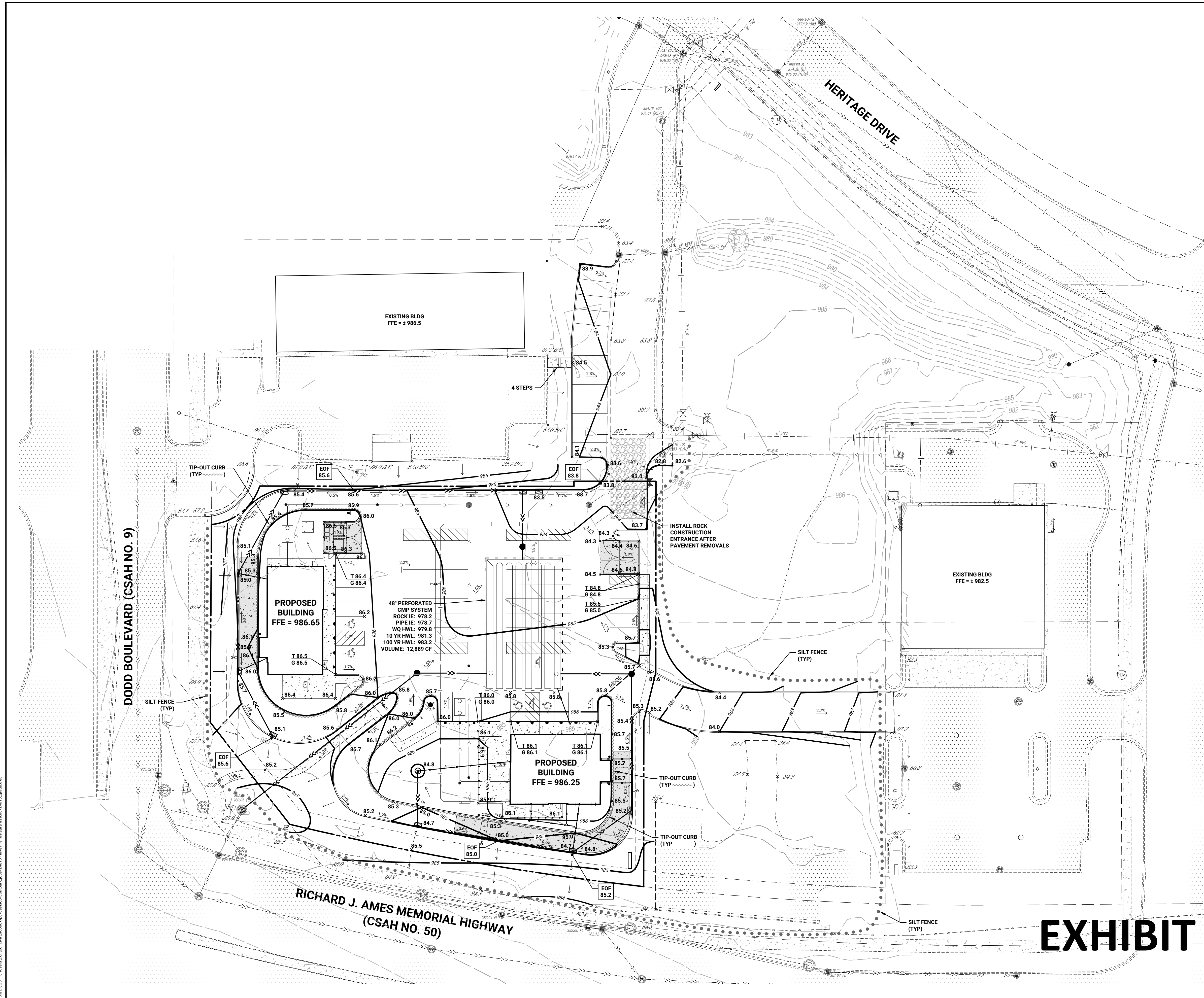
ISSUE DATE: 01/28/25
CITY COMMENTS

2C DEVELOPMENT, LLC
11985 Technology Drive, Suite 110
Eden Prairie, MN 55344

OWNER

SITE PLAN
HERITAGE COMMONS RESTAURANTS
Lakeville, Minnesota

SHEET NUMBER
C2.1

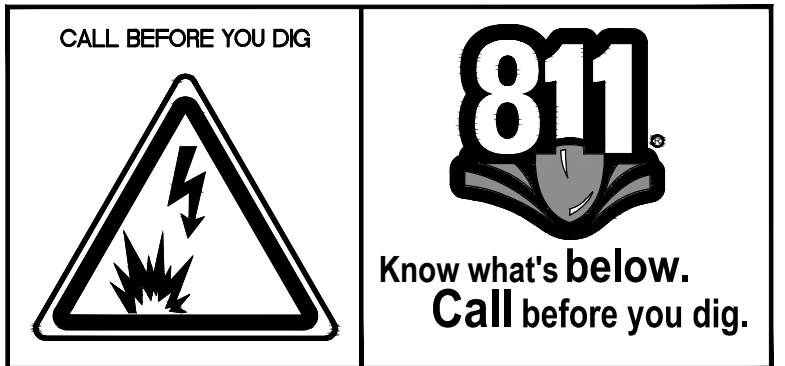
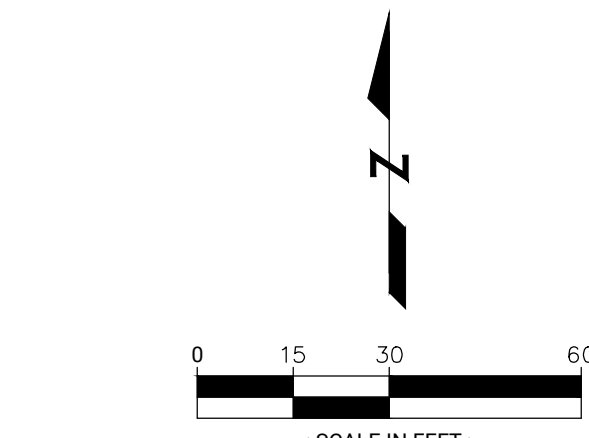


LEGEND		
EXISTING	PROPOSED	
		PROPERTY LINE
		EASEMENT LINE
		BITUMINOUS PAVEMENT
		CONCRETE WALK/SLOOP
		CONCRETE PAVEMENT
		CURB LINE
		STORM SEWER
		SANITARY SEWER
		WATER MAIN
		UNDERGROUND ELECTRIC
		UNDERGROUND GAS
		UNDERGROUND TELEPHONE
		UNDERGROUND FIBER OPTIC
		OVERHEAD ELECTRIC
		STORM CATCH BASIN
		STORM MANHOLE
		HYDRANT
		GATE VALVE
		LIGHT POLE
		ELECTRIC MANHOLE
SEE SURVEY		OTHER SYMBOLS
55' -	55' -	5' CONTOUR
54' -	54' -	1' CONTOUR
57.1	57.1	SPOT ELEVATION (CURB ELEVATIONS ARE TO UTILITY LINE)
		SILT FENCE
		ROCK ENTRANCE

BENCHMARK	
MINNESOTA DEPARTMENT OF TRANSPORTATION CONTROL DISC NAMED 1914H	
ELEVATION:	959.11 (NAVD 88)

- | GOVERNING SPECIFICATIONS | |
|--------------------------|---|
| 1. | THE LATEST EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND THE CITY OF LAKEVILLE SPECIFICATIONS. |
| 2. | THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD). |
| 3. | THE LATEST EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATIONS. |

- ## GRADING NOTES
1. VEHICLE TRACKING REDUCTION DEVICE, SILT FENCE, AND EXISTING CATCH BASIN INLAND PROTECTION SHALL BE INSTALLED PRIOR TO GRADING CONSTRUCTION, AND SHALL BE MAINTAINED UNTIL THE SITE HAS BEEN STABILIZED.
 2. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF GRADING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES OR VARIATIONS FROM THE PLAN.
 3. CONTRACTOR SHALL STRIP, STOCKPILE AND REDISPERSE SUFFICIENT TOPSOIL TO PROVIDE A MINIMUM OF 6" OF TOPSOIL OVER ALL DISTURBED AREAS THAT WILL BE SODDED, SEED OR LANDSCAPED.
 4. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN 14 CALENDARS DAYS AFTER LAND-DISTURBING WORK HAS TEMPORARILY OR PERMANENTLY CEASED.
 5. ALL SLOPES STEEPER THAN 3:1 SHALL HAVE MNDOT CAT. 1 EROSION CONTROL, BLANKET AND SEED, OR APPROVED EQUAL.
 6. STOCKPILES SHALL BE STABILIZED WITHIN 14 DAYS OF ROUGH GRADING OR INACTIVITY.
 7. ALL WORK WITHIN THE ADJACENT STREET RIGHTS OF WAY MUST BE COORDINATED WITH AND APPROVED BY THE CITY PUBLIC WORKS DEPARTMENT.



		CONTOUR CIVIL DESIGN P.O. BOX 89, ROCKFORD, MINNESOTA 55373 TEL: 612.730.2265 WWW.CONTOURCD.COM	
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NAME:		JOSEPH T RADACH PE	
SIGNATURE:			
DATE: 01/28/25		LIC #: 45889	
REVISONS	ISSUE DATE:	CITY COMMENTS	BY: JTR
		1. 05/28/25 CITY COMMENTS	
		2.	
		3.	
		4.	
		5.	
		6.	
		7.	

2C DEVELOPMENT, LLC
 11985 Technology Drive, Suite 110
 Eden Prairie, MN 55344

OWNER

GRADING AND DRAINAGE PLAN	HERITAGE COMMONS RESTAURANTS Lakeville, Minnesota
SHEET NUMBER C4.1	

GRAPHIC	MATERIAL	SPECIFICATION	NOTES
	ROCK MULCH	1.5" DIAMETER CRUSHED GRANITE ROCK MULCH OVER FILTER FABRIC	3" DEPTH
	GRANITE COBBLE	4-8" DIAMETER GRANITE COBBLE OVER FILTER FABRIC	6-8" DEPTH
	SOD	BLUEGRASS PEAT SOD ON AT LEAST 4" TOPSOIL	N/A

GROUND COVER SCHEDULE:

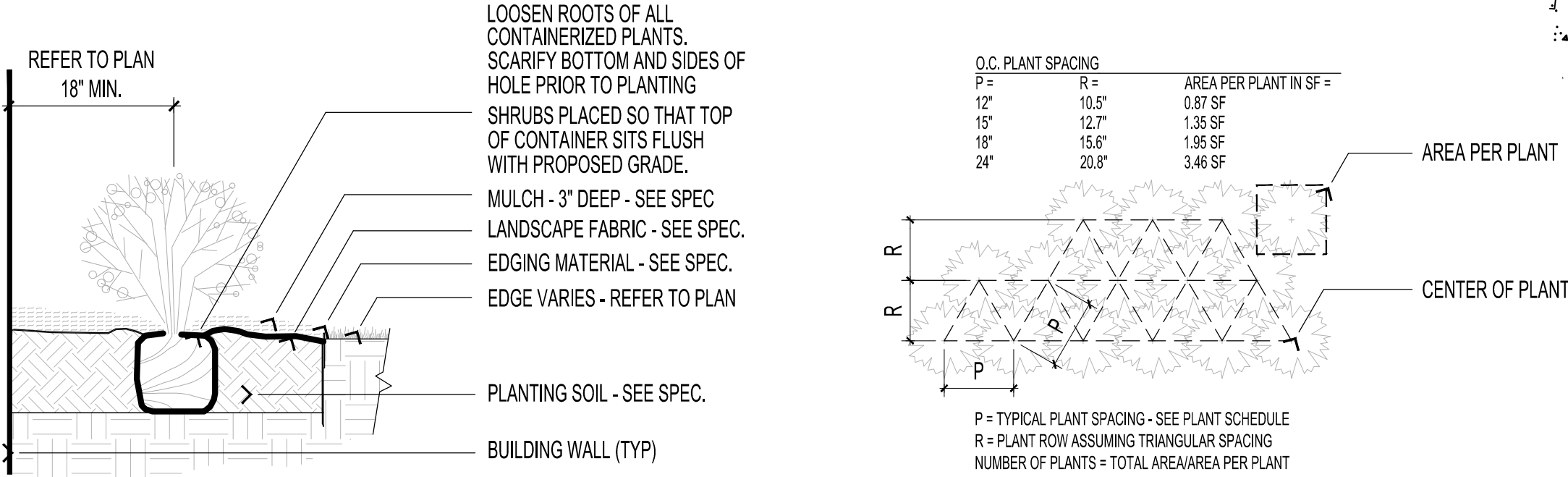
CONVERSATIONS WITH CITY STAFF HAS CONFIRMED THE CITY OF LAKEVILLE HAS NO QUANTIFIABLE LANDSCAPE ORDINANCE THAT DICTATES THE AMOUNT/QUANTITY OF LANDSCAPING REQUIRED FOR THESE PROJECTS. IN AN EFFORT TO ADDRESS COMMON DESIGN ISSUES, THIS LANDSCAPE PLAN WAS CREATED WITH AN EMPHASIS ON THE FOLLOWING:

1. SCREENING OF HEADLIGHTS AT KEY POINTS IN THE DRIVE-THRU LANES
2. TREES LOCATED CLOSEST TO MAIN ROADWAYS
3. A NICE MIX OF SHRUBS, ORNAMENTAL GRASSES, AND PERENNIALS AT ENTRIES & KEY PEDESTRIAN LOCATIONS.
4. THIS SITE IS CURRENTLY DEVOID OF ANY EXISTING TREES SO NO TREE PRESERVATION PLAN IS INCLUDED.

PLANTE MATERIALS WILL BE INSTALLED AT THE MINIMUM SIZES SHOWN ON THE PLANT SCHEDULE. MINIMUM SIZES ARE:

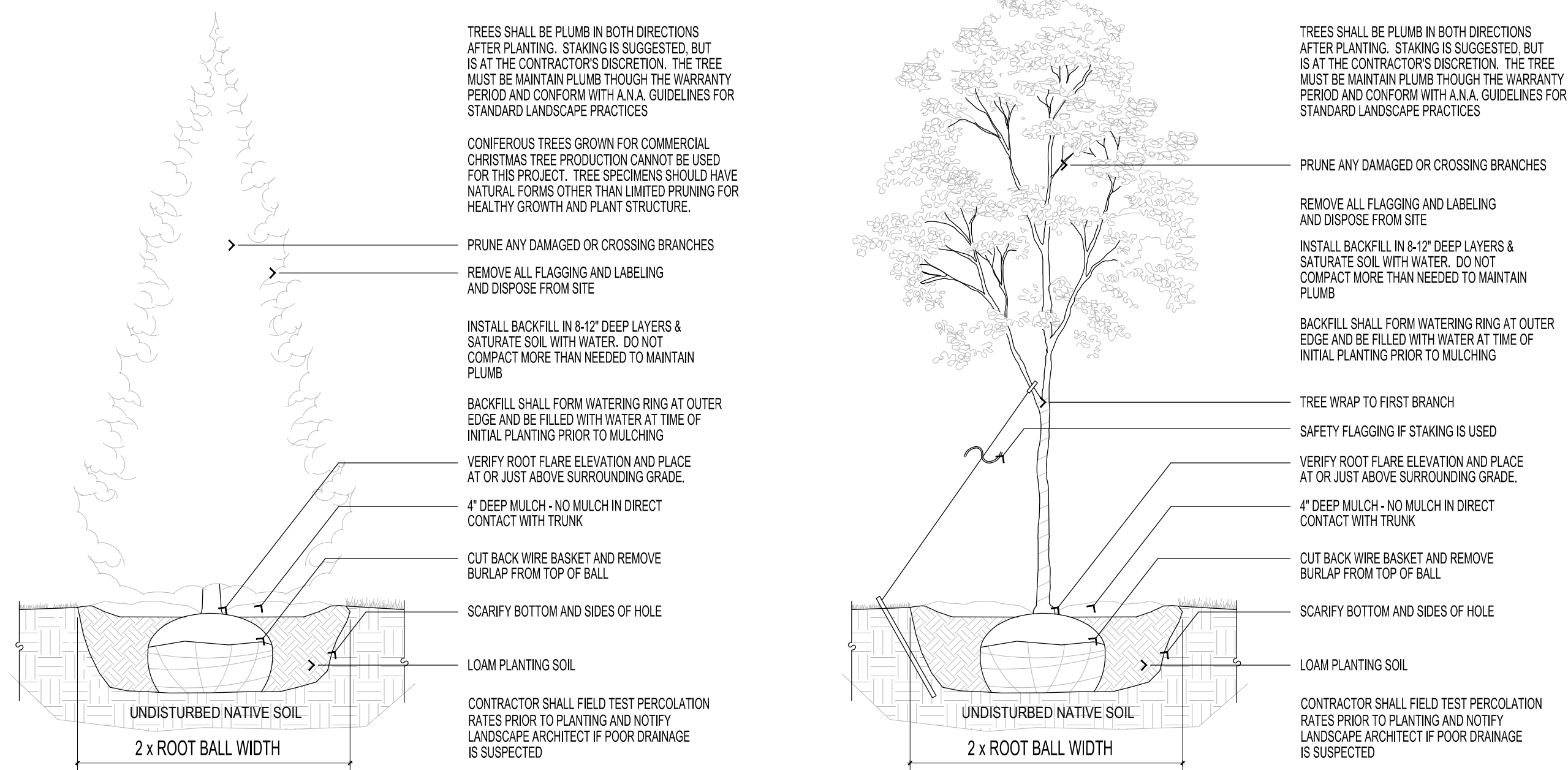
- 2.5" CAL. FOR DECIDUOUS TREES
- 8' HEIGHT FOR CONIFEROUS TREES
- 2" CAL. (or 6-7' HGT.) FOR ORNAMENTAL TREES
- 18-24" SPREAD FOR CONIFEROUS SHRUBS
- 18-24" SPREAD FOR DECIDUOUS SHRUBS

LANDSCAPE CALCULATIONS:



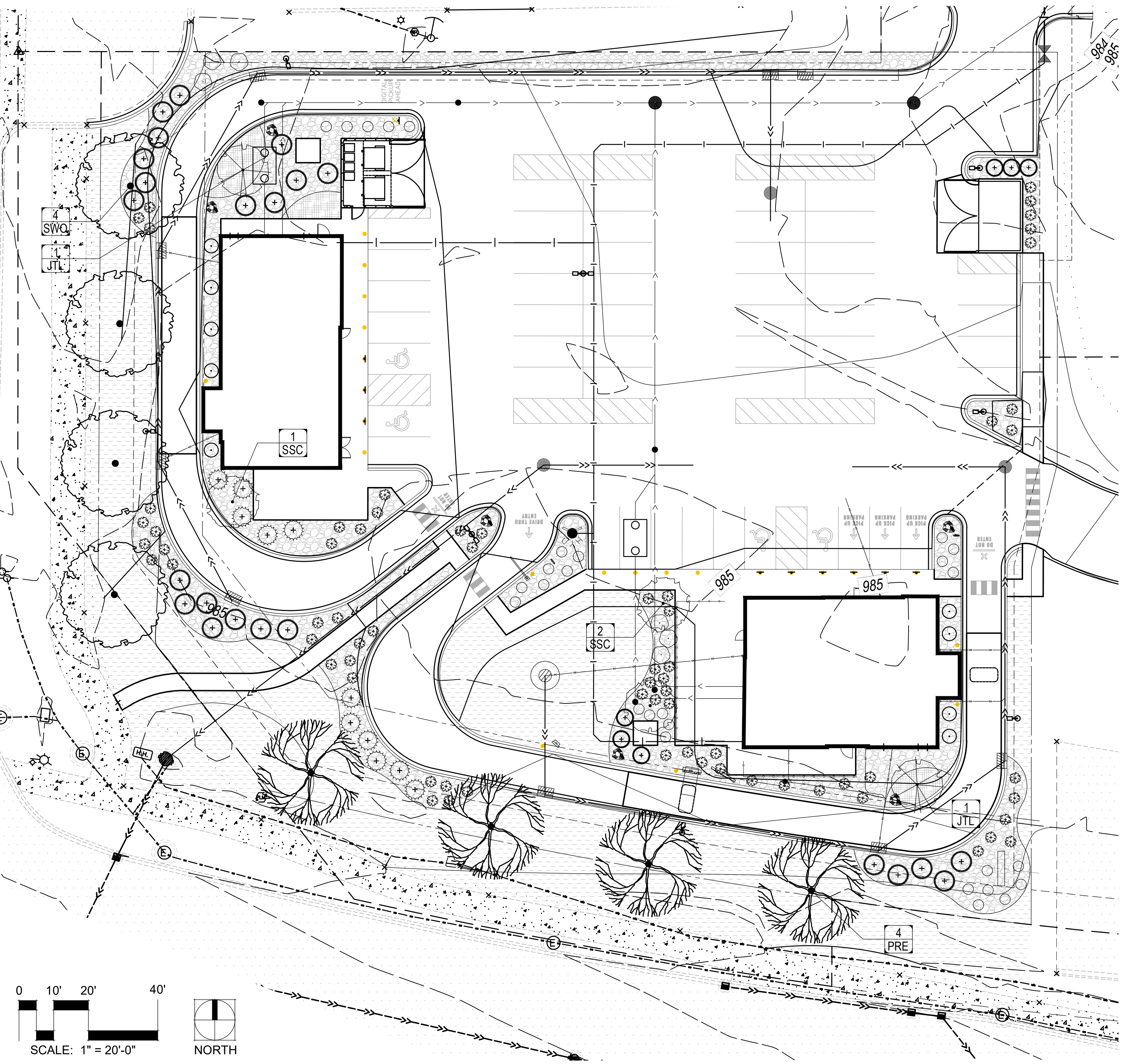
1 SHRUB PLANTING DETAIL
L1-1 SCALE: 3/4" = 1'-0"

2 PERENNIAL SPACING GUIDELINES
L1-1 SCALE: 3/4" = 1'-0"

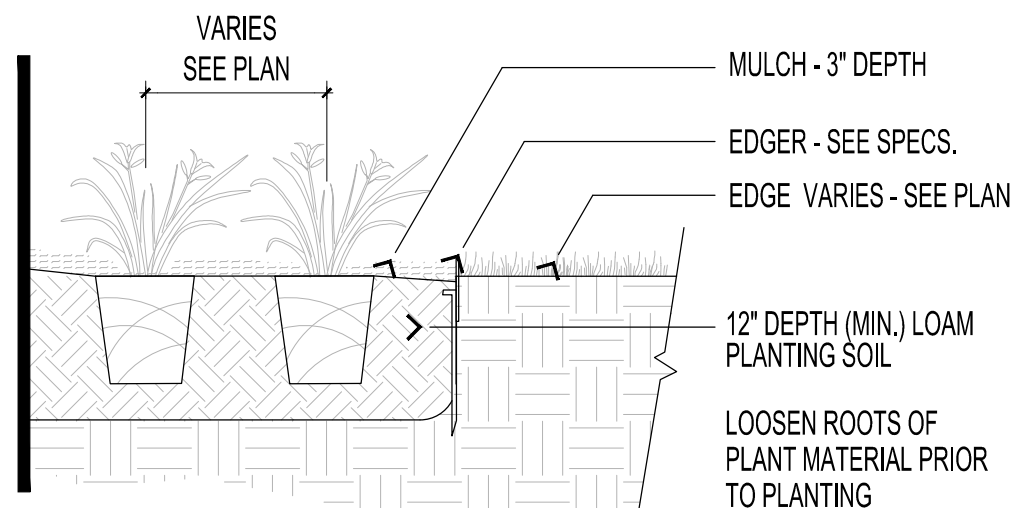


3 CONIFEROUS TREE PLANTING DETAIL
L1-1 SCALE: 1/2" = 1'-0"

4 DECIDUOUS TREE PLANTING DETAIL
L1-1 SCALE: 1/2" = 1'-0"



OVERALL TREE PLANTING & LANDSCAPE PLAN:



5 PERENNIAL PLANTING
L1-1 SCALE: 3/4" = 1'-0"

EXHIBIT G

DECIDUOUS TREES					
PRE	4	PRINCETON ELM	Ulmus americana 'Princeton'	2.5" CAL	B&B SINGLE STEM
SWO	4	SWAMP WHITE OAK	Quercus bicolor	2.5" CAL	B&B SINGLE STEM

ORNAMENTAL TREES					
JTL	1	JAPANESE TREE-LILAC	Syringa reticulata 'Ivory Silk'	2.0" CAL	B&B SINGLE STEM
SSC	3	SPRING SNOW CRABAPPLE	Malus x 'Spring Snow'	2.0" CAL	B&B SINGLE STEM

TREE PLANTING SCHEDULE:

THE CONTRACTOR SHALL:

VISIT SITE PRIOR TO SUBMITTING BID TO INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE SCOPE OF WORK.

VERIFY THE LAYOUT AND ANY DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES THAT WOULD COMPROMISE THE DESIGN OR INTENT OF THE PROJECT LAYOUT.

ASSURE COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK OR MATERIALS SUPPLIED.

PROTECT ALL EXISTING FEATURES FROM DAMAGE DURING PLANTING OPERATIONS. ANY DAMAGE SHALL BE REPAIRED OR REPLACED AT NO COST TO THE OWNER.

CALL GOPHER-ONE TO VERIFY ALIGNMENT AND LOCATION OF ALL UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE PROTECTION FOR SAME BEFORE CONSTRUCTION BEGINS.

ESTABLISH TO THEIR SATISFACTION THAT SOIL AND COMPACTION CONDITIONS ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AT AND AROUND THE BUILDING SITE.

UTILITIES, BACKGROUND INFORMATION, AND LAYOUT:

ALL UNDERGROUND UTILITIES SHALL BE LAID SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN. ADEQUATELY COMPACT ANY EXCAVATED AREAS TO AVOID FUTURE SETTLEMENT.

EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER EXISTING ELEMENTS BASED UPON INFORMATION SUPPLIED TO LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF DISCREPANCIES THAT WOULD COMPROMISE THE DESIGN INTENT PRIOR TO BEGINNING CONSTRUCTION.

THE ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. ANY CHANGE IN ALIGNMENT MUST BE APPROVED BY LANDSCAPE ARCHITECT.

LANDSCAPE INSTALLATION AND PHASING:

COORDINATE THE LANDSCAPING AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.

NO PLANTINGS SHALL BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE PLANTING AREAS.

PLANT MATERIALS:

ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE NURSERY STOCK STANDARDS AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANLA).

PLANTS SHALL NOT BE STOCKPILED ON SITE ANY LONGER THAN NECESSARY AND SHALL HAVE ADEQUATE WATERING AT ALL TIMES PRIOR TO PLANTING. PLANTS THAT SHOW OBVIOUS SIGNS OF DISTRESS FROM HEAT, OR LACK OF WATER, SHALL NOT BE INSTALLED. ROOT BALLS FOR ALL TREES SHALL BE COVERED WITH MULCH WHILE AWAITING PLANTING.

UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED SHRUB HEIGHT. ORNAMENTAL TREES SHALL HAVE NO Y CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' ABOVE THE ROOT FLARE. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE THE ROOT FLARE.

ANY CONIFEROUS TREE PREVIOUSLY PRUNED FOR CHRISTMAS TREE SALES SHALL NOT BE USED. ALL CONIFEROUS TREES SHALL HAVE A FULL, NATURAL FORM CONSISTENT WITH THE SPECIES.

THE LANDSCAPE PLAN TAKES PRECEDENCE OVER THE PLANT SCHEDULE IF ANY DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES.

ALL PROPOSED PLANTS SHALL BE LOCATED AND STAKED AS SHOWN ON PLAN. LANDSCAPE ARCHITECT MUST APPROVE ALL STAKING PRIOR TO ANY DIGGING.

NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT PRIOR TO THE SUBMISSION OF A BID AND/OR QUOTATION.

ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS ARE OCCASIONALLY NEEDED IN THE FIELD. SHOULD AN ADJUSTMENT BE REQUIRED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED IN ADVANCE TO DISCUSS AN ACCEPTABLE MODIFICATION.

ALL PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH DRIED BONE MEAL. OTHER APPROVED FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS OR MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 0-20-20 OF 12 OZ PER 2.5" CALIPER PER TREE AND 6 OZ PER SHRUB WITH AN ADDITIONAL APPLICATION OF 10-10-10 THE FOLLOWING SPRING IN THE TREE SAUCER.

ALL PLANTING AREAS RECEIVING GROUND COVER, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 8" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS PEAT/COMPOST AND 10 PARTS SAND.

ALL PLANTS SHALL BE INSTALLED PER THE PLANTING DETAILS.

WRAPPING MATERIAL SHALL BE CORRUGATED PVC PIPING 1" GREATER IN CALIPER THAN THE TREE BEING PROTECTED OR QUALITY, HEAVY, WATERPROOF CREPE PAPER MANUFACTURED FOR THEIR PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING AFTER 5-1.

IF THE LANDSCAPE CONTRACTOR IS CONCERNED OR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR GUARANTEE, HE MUST BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT AND/OR INSTALLATION.

EDGING AND MAINTENANCE STRIPS:

BLACK POWDER COATED STEEL EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS, AND ANNUALS WHERE BED MEETS SOD/SEED UNLESS NOTED OTHERWISE.

MAINTENANCE STRIPS SHALL HAVE EDGER AND MULCH AS SPECIFIED OR AS INDICATED ON DRAWINGS.

PLANTING NOTES:

MULCHING:

ROCK MULCH OR COBBLE SHALL BE CLEAN AND FREE OF ANY SIGNIFICANT DIRT, SOIL, OR ORGANIC MATTER THAT WILL PROMOTE WEED GROWTH. HIGH QUALITY GEOTEXTILE FABRIC, WITH EDGES OVERLAPPED AT LEAST 12", SHALL BE PLACED UNDER ALL ROCK MULCH.

ALL SHRUB BED MASSES SHALL RECEIVE 3" COMPACTED DEPTH LAYER OF BROWN SHREDDED WOOD MULCH WITH A UNIFORM TREATMENT OF PRE-EMERGENT HERBICIDE (PREEN OR EQUAL) APPLIED PRIOR TO MULCHING.

ALL PERENNIAL PLANTING BEDS SHALL RECEIVE 3" COMPACTED DEPTH LAYER OF BROWN SHREDDED WOOD MULCH WITH A UNIFORM TREATMENT OF PRE-EMERGENT HERBICIDE (PREEN OR EQUAL) APPLIED PRIOR TO MULCHING.

ALL TREES SHALL HAVE A MULCH RING (MINIMUM 48" DIAMETER) OF 4" DEEP SHREDDED HARDWOOD MULCH WITH NONE IN DIRECT CONTACT WITH TREE TRUNK.

SPREAD GRANULAR PRE-EMERGENT HERBICIDE (PREEN OR EQUAL) PER MANUFACTURER'S RECOMMENDED RATES UNDER ALL MULCHED AREAS INCLUDING TREE MULCH RINGS.

IRRIGATION:

VERIFY EXISTING/PROPOSED IRRIGATION SYSTEM LAYOUT AND CONFIRM LIMITS OF IRRIGATION PRIOR TO SUPPLYING SHOP DRAWINGS.

UNLESS SPECIFICALLY NOTED OTHERWISE, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SHOP DRAWING AS A PART OF THE SCOPE OF WORK WHEN BIDDING. THE IRRIGATION SHOP DRAWINGS SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDERING MATERIALS OR INSTALLATION.

THE LANDSCAPE CONTRACTOR SHALL INSURE THAT ALL SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.

TURF OR OTHER SEEDED AREAS SHALL BE ON DIFFERENT ZONES THAN PLANTING BEDS IN ORDER TO CONTROL WATER FLOW TO DIFFERING PLANT SPECIES.

IRRIGATION TRENCHES SHALL BE ADEQUATELY COMPACTED TO AVOID SETTLEMENT IN THE FUTURE.

THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/LAWN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIAL GROWTH REQUIREMENTS.

SEEDING AND SODDING:

SEED ALL AREAS DISTURBED DUE TO GRADING OTHER THAN THOSE AREAS NOTED TO RECEIVE SOD. SEED SHALL BE INSTALLED AND MULCHED PER MNDOT SPECS UNLESS OTHERWISE NOTED.

ALL SEEDED AREAS WITH SLOPES STEEPER THAN 4:1 SHALL HAVE STRAW MAT, OR OTHER SUITABLE EROSION CONTROL METHODS, IN PLACE IMMEDIATELY AFTER SEEDING.

WHERE SOD OR SEED ABUTS A PAVED SURFACE, FINISHED GRADE SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.

SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. SOD MUST BE STAKED WITH WOOD LATH OR METAL STAKES ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES.

CALENDAR OR CLIMATIC RESTRICTIONS:

THE PREFERRED SODDING WINDOW IS FROM AUGUST 15th - OCTOBER 15th. HOWEVER, SOD MAY BE INSTALLED AT ANY TIME PROVIDED ADEQUATE IRRIGATION COVERAGE IS AVAILABLE. IF NO IRRIGATION IS AVAILABLE, THE CONTRACTOR IS RESPONSIBLE FOR SUPPLEMENTAL WATERING AS NEEDED FOR SOD ESTABLISHMENT.

THE PREFERRED FALL SEEDING WINDOW, FOR SITES WITHOUT IRRIGATION, IS FROM AUGUST 15th - SEPTEMBER 15th.

DORMANT SEEDING MAY OCCUR AFTER SOIL TEMPERATURES ARE CONSISTENTLY BELOW 45 DEGREES AND SHOULD GENERALLY NOT OCCUR PRIOR TO NOVEMBER 1st.

LANDSCAPE PLANTING SHOULD GENERALLY OCCUR FROM MAY 1st - JUNE 15th OR FROM SEPTEMBER 1st - OCTOBER 15th. PLANTING OUTSIDE THESE DATES IS NOT RECOMMENDED, BUT CAN OCCUR WITH PROPER CARE OF NURSERY STOCK ON SITE AND WITH AMPLE WATERING.

PLANTING SHALL NOT OCCUR IF TEMPERATURES ARE HIGHER THAN 85 F. DEGREES, OR IF WINDS EXCEED 15 MPH DURING PLANTING OPERATIONS.

PROTECT ALL EXISTING OAKS ON SITE SCHEDULED TO REMAIN. IF EXISTING OAKS ARE DAMAGED IN ANY MANNER, ABOVE OR BELOW GROUND IN THE ROOT SYSTEM, AN ASPHALTIC TREE PRUNING PAINT SHOULD BE APPLIED IMMEDIATELY AFTER WOUNDING. OAKS ARE NOT TO BE PRUNED, REMOVED OR TRANSPLANTED BETWEEN APRIL 15th AND JULY 1st.

OWNER ACCEPTANCE AND WARRANTY REQUIREMENTS

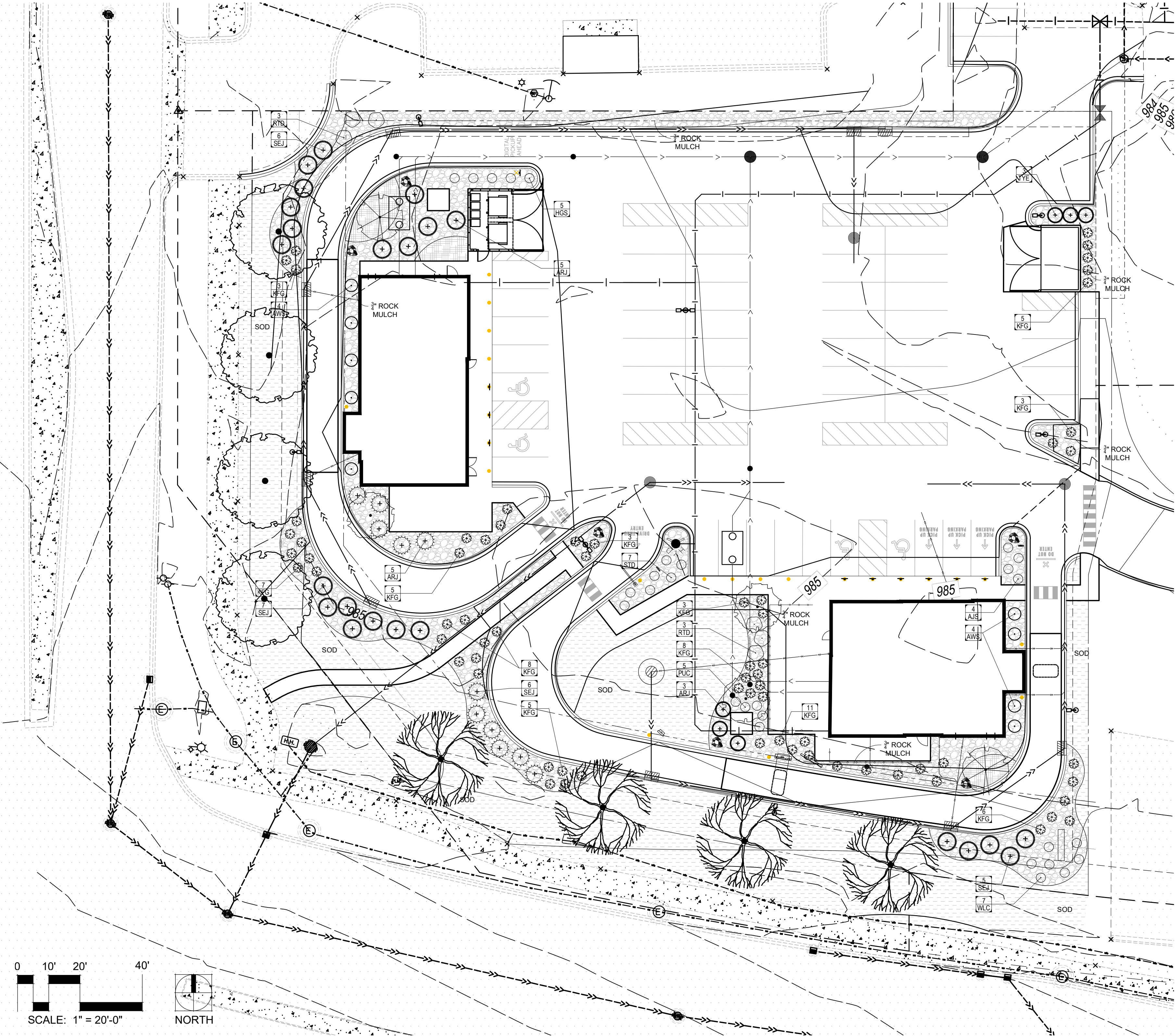
THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR OWNER ACCEPTANCE INSPECTION OF ALL LANDSCAPE AND SITE IMPROVEMENTS.

THE CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A MAINTENANCE PROGRAM INCLUDING, BUT NOT NECESSARILY LIMITED TO, PRUNING, FERTILIZATION AND DISEASE/PEST CONTROL.

AT A MINIMUM, THE CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF OWNER ACCEPTANCE. THE WARRANTY (INCLUDING AT LEAST ONE FULL GROWING SEASON) FOR LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF PLANTING OF ALL LANDSCAPE MATERIALS. PARTIAL ACCEPTANCE WILL NOT BE CONSIDERED.

REPRODUCIBLE AS-BUILT DRAWING(S) OF ALL LANDSCAPE INSTALLATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO PROJECT ACCEPTANCE.



SHRUB & PERENNIAL PLANTING PLAN:

SYM	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	CONT	COMMENTS
DECIDUOUS SHRUBS						
AWS	8	ANTHONY WATERER SPIREA	Spiraea x bumalda 'Anthony Waterer'	24" HGT	POT	4' O.C.
RTD	6	RED TWIGGED DOGWOOD	Cornus sericea 'Bailadeline'	24" HGT	POT	4' O.C.
CONIFEROUS SHRUBS						
ARJ	13	ARCADIA JUNIPER	Juniperus sabina 'Arcadia'	3 GAL	POT	5' O.C.
DFJ	24	SEA OF GOLD JUNIPER	Juniperus X pfitzeriana 'MonSan'	3 GAL	POT	5' O.C.
TYE	3	TAUNTON YEW	Taunton x media 'Taunton'	3 GAL	POT	5' O.C.
PERENNIALS AND GRASSES						
AJS	4	AUTUMN JOY SEDUM	Sedum x 'Autumn Joy'	1 GAL	POT	24" O.C.
HGS	5	HOSTA - GOLD STANDARD	Hosta x 'Gold Standard'	1 GAL	POT	24" O.C.
KFG	67	KARL FOERSTER GRASS	Calamagrostis x acutiflora 'Karl Foerster'	2 GAL	POT	24" O.C.
PUC	5	PURPLE CONEFLOWER	Echinacea purpurea	1 GAL	POT	24" O.C.
STD	7	STELLA d' ORO DAYLILY	Hemerocallis x 'Stella d' Oro'	1 GAL	POT	18" O.C.
WLC	7	WALKER'S LOW CATMINT	Nepeta faassenii 'Walker's Low'	1 GAL	POT	30" O.C.

PLANTING SCHEDULE (THIS PAGE ONLY):

GRAPHIC	MATERIAL	SPECIFICATION	NOTES
	ROCK MULCH	1.5" DIAMETER CRUSHED GRANITE ROCK MULCH OVER FILTER FABRIC	3" DEPTH
	GRANITE COBBLE	4-8" DIAMETER GRANITE COBBLE OVER FILTER FABRIC	6-8" DEPTH
	SOD	BLUEGRASS PEAT SOD ON AT LEAST 4" TOPSOIL	N/A

GROUNDCOVER SCHEDULE:

**Inside
Outside
Architecture
Inc.**

14165 James Road - Suite 200A
Rogers, MN 55374

Phone: 612-237-8355
www.insideoutsidearchitecture.com

Project Name:
**HERITAGE COMMONS
RESTAURANTS**

Lakeville, Minnesota

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

Name: Paul Kangas
Registration #: 26017

Signature:

Project #: 25-001
Date: CITY SUBMITTAL | 01-24-2025
Revision: CITY COMMENTS | 04-15-2025
CITY COMMENTS | 05-28-2025
Drawn By: PK
Checked By: PK

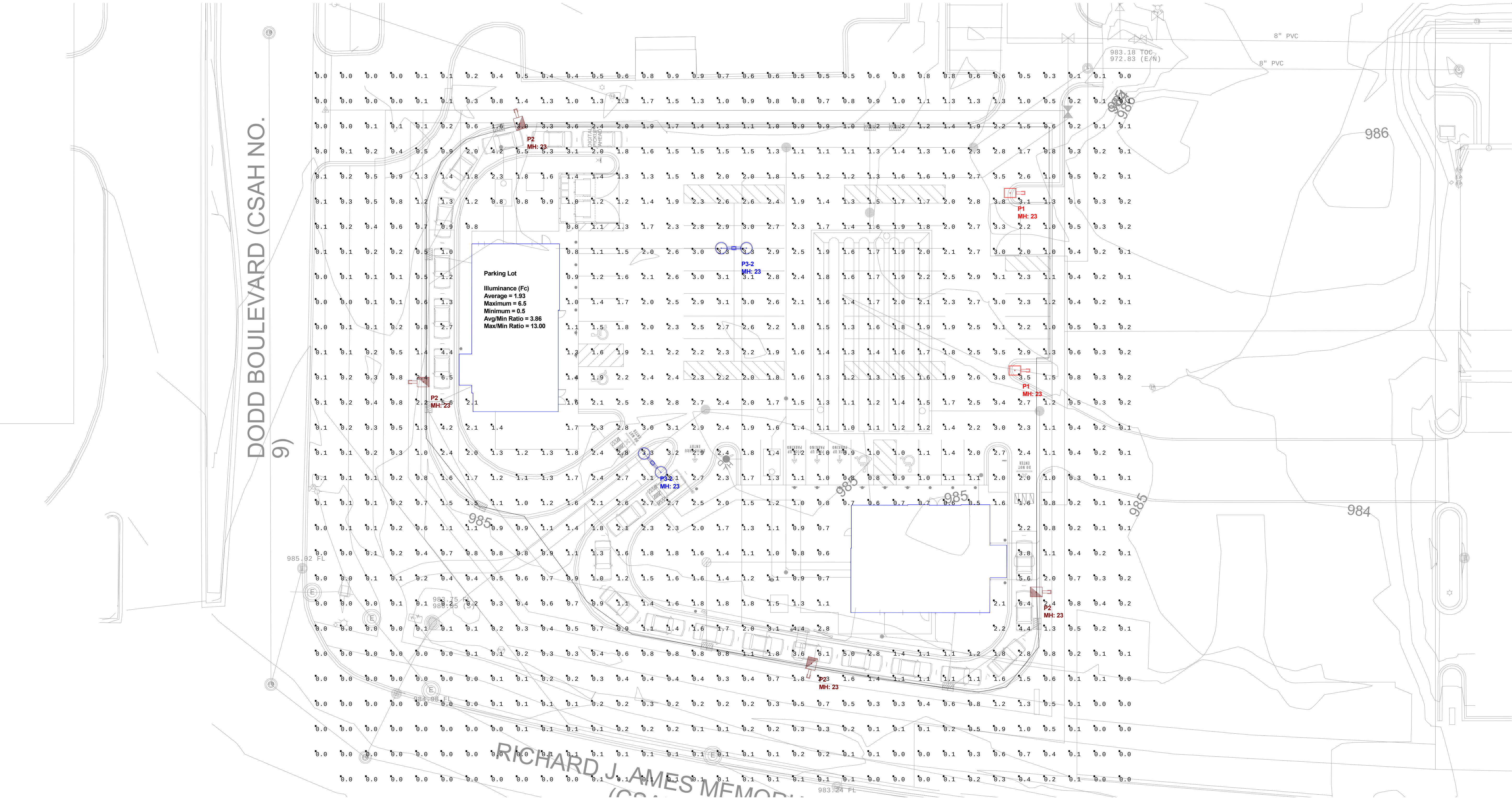
Sheet Title:
**SHRUB & PERENNIAL
PLANTING PLAN**

Sheet Number:

L1-2

Luminaire Schedule								
Symbol	Qty	Type	Mounting Height	Lum. Watts	Luminaire Lumens	LLF	Description	[MANUFAC]
	2	P1	23	104	12792	0.900	NV-1-T4-48L-7-50K-UNV 20FT POLE ON 3FT BASE	NLS Lighting LLC
	4	P2	23	71	9159	0.900	NV-1-T2-32L-7-50K-UNV 20FT POLE ON 3FT BASE	NLS Lighting LLC
	2	P3-2	23	104	14872	0.900	NV-1-T5W-48L-7-50K7 20FT POLE ON 3FT BASE	NLS LIGHTING

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Overall Site	Fc	1.02	6.5	0.0	N.A.	N.A.
Parking Lot	Fc	1.93	6.5	0.5	3.86	13.00



DISCLAIMER: Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in LEDs and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping or any other architectural elements unless noted.

Fixture nomenclature to be finalized by engineer and/or architect.
This drawings is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

EXHIBIT H

CHIPOTLE HERITAGE COMMONS

Designed By: K. Tomczak
Checked By: Rob Chase
Date: 1/28/2025
Scale: 1" = 20'

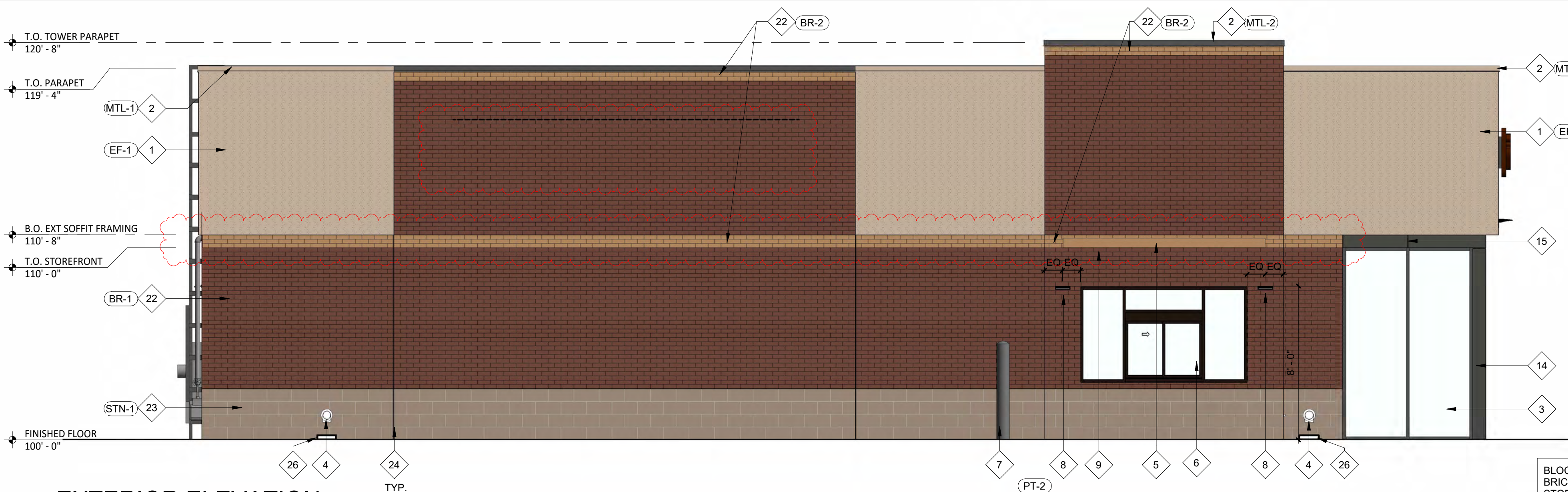




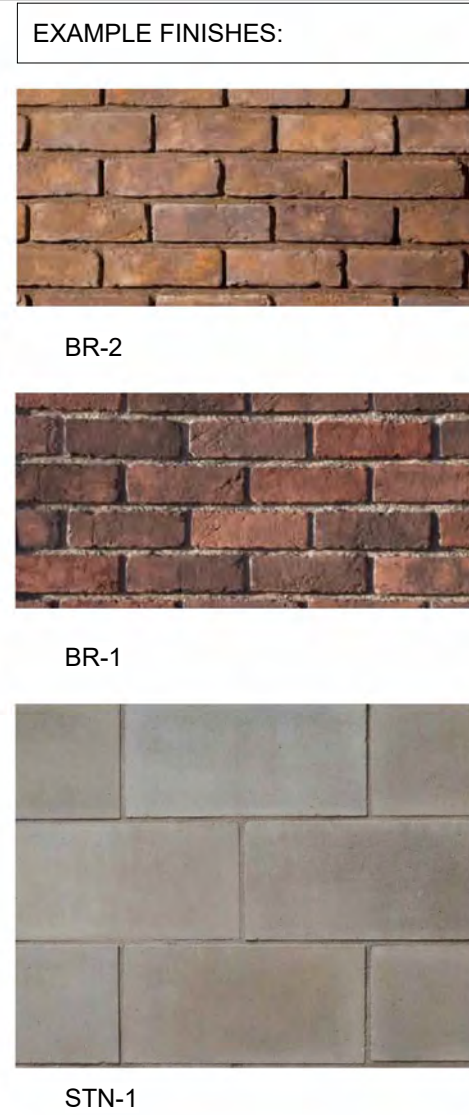
1 EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR MATERIAL TOTALS			
BLOCK	340 SF	8%	
BRICK	1439 SF	35%	
STOREFRONT	788 SF	19%	
EIFS	1431 SF	34%	
BRAKE METAL	127 SF	3%	
HM DOOR	27 SF	1%	
TOTAL	4,152 SF	100%	

BLOCK	71 SF	5%
BRICK	212 SF	16%
STOREFRONT	369 SF	29%
EIFS	586 SF	45%
BRAKE METAL	62 SF	5%
TOTAL	1,300 SF	100%



2 EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



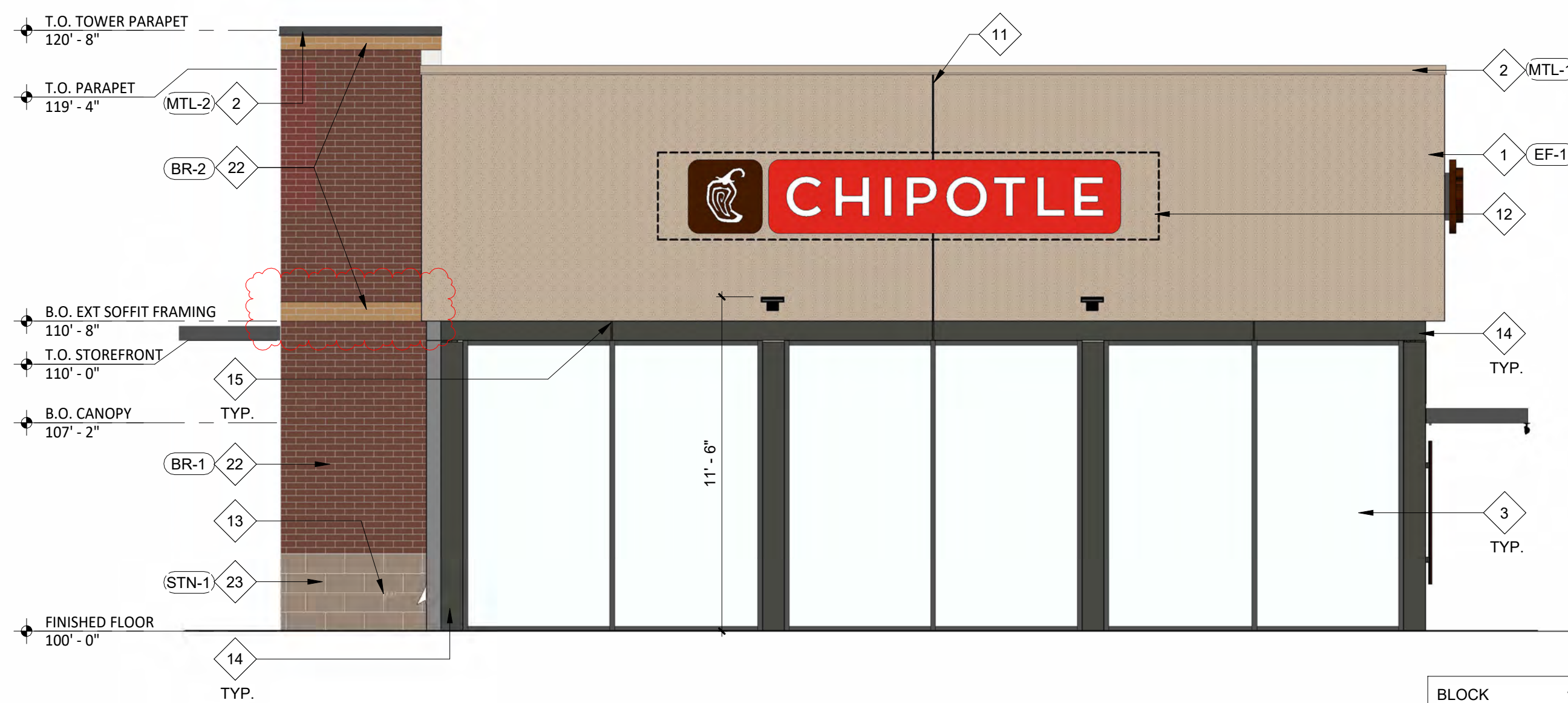
BLOCK	158 SF	12%
BRICK	764 SF	58%
STOREFRONT	110 SF	9%
EIFS	270 SF	20%
BRAKE METAL	12 SF	1%
TOTAL	1,314 SF	100%

EXT. ELEV GENERAL NOTES

A. METAL CANOPY IS AVAILABLE FROM AMERICAN PRODUCTS, INC. (API), PHONE: (813)-925-0144, E-MAIL: BIDS@AMERICANPROD.COM

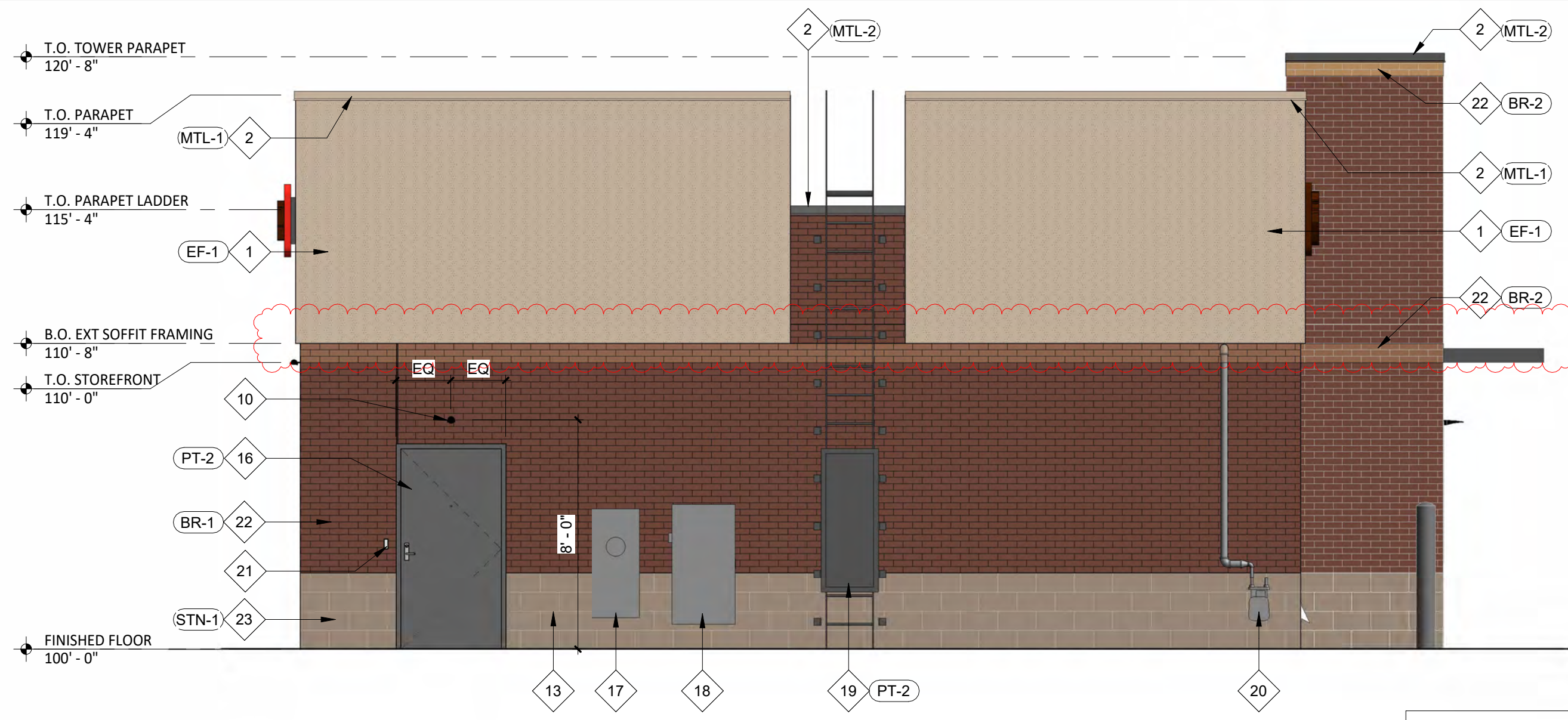
KEYNOTE LEGEND	
1	EIFS - REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2	PREFINISHED METAL COPING.
3	THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING - CAULK AROUND ENTIRE PERIMETER OF OPENINGS.
4	STAINLESS STEEL COW TOUNGE OVERFLOW ROOF DRAIN DISCHARGE.
5	PREFINISHED METAL CANOPY W/ INTEGRAL LIGHTING.
6	PREFINISHED DARK BRONZE ALUMINUM PASS-THRU WINDOW WITH INTEGRATED INTERIOR AIR CURTAIN, TRANSOM AND SIDELITES - CAULK AROUND ENTIRE PERIMETER OF OPENING.
7	8" CONCRETE SAFETY BOLLARD.
8	WALL PACK LIGHT (X6).
9	LED CHANNEL LIGHT (X9) - LENGTH TO MATCH CANOPY
10	EXTERIOR EMERGENCY LIGHT (E2).
11	EIFS JOINT ALIGNED WITH BUILDING ELEMENTS AS SHOWN - REFER TO MANUFACTURER'S RECOMMENDATION FOR SPACING REQUIREMENTS.
12	DASHED LINE INDICATES EXTENTS OF BLOCKING TO BE PROVIDED BY GENERAL CONTRACTOR - PROVIDE ELECTRICAL ACCESS AS REQUIRED - COORDINATE ADDITIONAL REQUIREMENTS WITH TENANT SIGNAGE VENDOR. FINAL SIGNAGE TO BE DETERMINED BY SIGNAGE VENDOR UNDER A SEPERATE PERMIT.
13	FROST PROOF WALL HYDRANT.
14	PREFINISHED BRAKE METAL - MATCH STOREFRONT FINISH.
15	BRAKE METAL SEAM LOCATION, MAINTAIN ALIGNMENT WITH ADJACENT FINISHES.
16	INSULATED HOLLOW METAL DOOR AND FRAME - CAULK AROUND ENTIRE PERIMETER OF OPENING.
17	ELECTRICAL METER.
18	ELECTRICAL FUSED DISCONNECT SWITCH.
19	EXTERIOR ROOF LADDER WITH LOCKING GATE.
20	GAS METER
21	DOOR BELL - MOUNT BETWEEN 36" AND 48" ABOVE GRADE.
22	FACE BRICK VENEER - RUNNING BOND - REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
23	STONE VENEER - RUNNING BOND - REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
24	MASONRY CONTROL JOINTS ALIGNED WITH BUILDING ELEMENTS AS SHOWN - REFER TO MANUFACTURER'S RECOMMENDATIONS FOR SPACING REQUIREMENTS
25	6" HIGH VINYL BUILDING ADDRESS NUMBERS - COORDINATE REQUIREMENTS WITH AUTHORITIES HAVING JURISDICTION.
26	CONCRETE SPLASH BLOCK.

EXTERIOR FINISH SCHEDULE			
FINISH	MATERIAL	COLOR	REMARKS
BR-1	FACEBRICK - ELDORADO STONE	HARTFORD TUNDRABRICK	
BR-2	FACEBRICK - ELDORADO STONE	RIVERBED TUNDRABRICK	
STN-1	STONE VENEER - ARRISCRAFT	DRIFTWOOD RENAISSANCE	SANDBLASTED FINISH
EF-1	EIFS	MATCH PT-1	
MTL-1	PREFINISHED METAL COPING	MATCH PT-1	
MTL-2	PREFINISHED METAL COPING	MATCH PT-2	
PT-1	PAINT	SW 9087 SMOKEY BEIGE	
PT-2	PAINT	PPG #1001-6 "KNIGHT'S ARMOR"	FLAT FINISH



3 EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

BLOCK	15 SF	2%
BRICK	93 SF	12%
STOREFRONT	309 SF	40%
EIFS	305 SF	39%
BRAKE METAL	53 SF	7%
TOTAL	775 SF	100%



4 EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

BLOCK	96 SF	13%
BRICK	370 SF	49%
EIFS	270 SF	34%
HM DOOR	27 SF	4%
TOTAL	763 SF	100%

EXHIBIT I

CONSULTANT



CLIENT

PAUL TUCCI
2C DEVELOPMENT
11985 TECHNOLOGY DRIVE
SUITE 110
EDEN PRAIRIE, MN 55344

PROJECT INFORMATION

LAKEVILLE HERITAGE
COMMONS SHELL
DODD BLVD & HERITAGE DRIVE
LAKEVILLE, MN 55044

SEAL

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

Matthew M. Wilkus, LICENSE # 54678

DATE April 28, 2025

PROJECT NO. 2025-0010
DRAWN BY SAS, BLH
CHECKED BY BMT

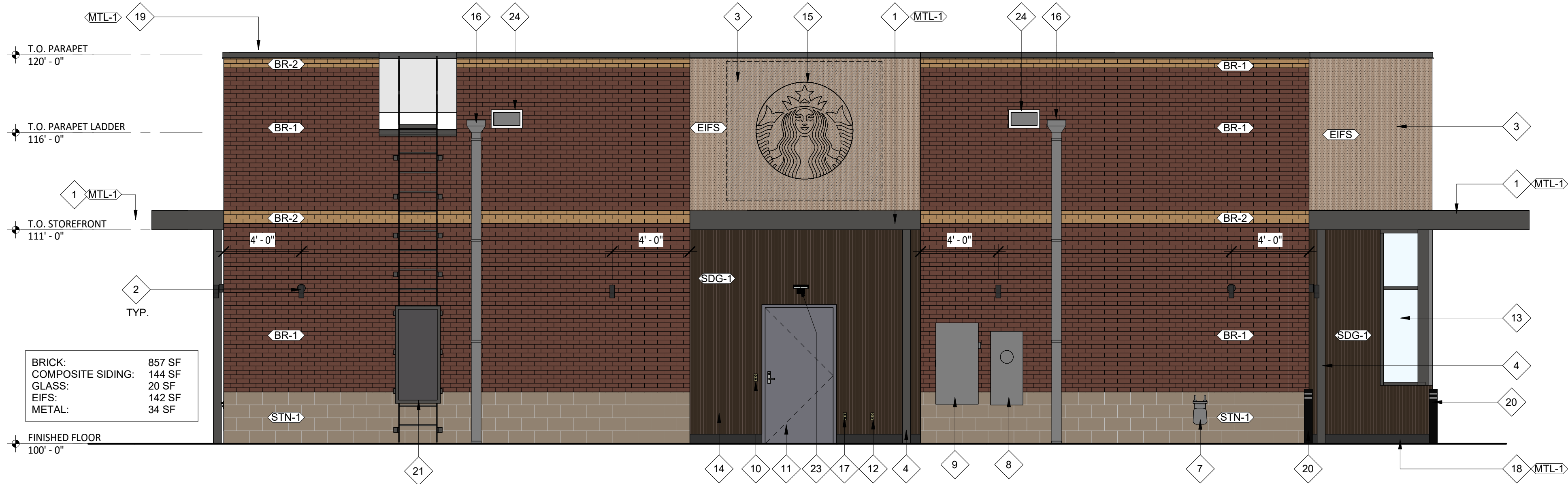
ISSUE DATE
PERMIT SET 02/28/2025

REVISION DATE
1 PLANNING COMMENTS 04-28-2025

TITLE: EXTERIOR ELEVATIONS
SHEET NUMBER: A-700



1 WEST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



3 NORTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



4 SOUTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

MATERIAL QUANTITIES		
MATERIAL	AREA	%
BRICK/CMU:	2093 SF	50%
GLASS:	604 SF	15%
EIFS:	814 SF	19%
COMPOSITE SIDING:	406 SF	10%
METAL:	269 SF	6%
TOTAL:	4,184 SF	

EXAMPLE FINISHES:



BR-2



BR-1



STN-1

EXTERIOR FINISH SCHEDULE				
TAG	MANUF.	COLOR	REMARKS	S/B I/B
BR-1	ELDORADO STONE	HARTFORD TUNDRA BRICK	RUNNING BOND MORTAR TBD	GC GC
BR-2	ELDORADO STONE	RIVERBED TUNDRA BRICK	RUNNING BOND MORTAR TBD	GC GC
EIFS	DRYVIT	SW 9087 SMOKEY BEIGE	RAKED FINISH	GC GC
MTL-1	PAC CLAD OR EQ	MT0028 FLAT BLACK	PRE-FINISHED	GC GC
SDG-1	NEW TECH	BRAZILIAN IPE	BELGIAN BOARD	GC GC
STN-1	ARRISCRAFT	DRIFTWOOD RENAISSANCE	SANDBLAST FINISH RUNNING BOND MORTAR TBD	GC GC

KEYNOTE LEGEND	
1	PREFINISHED METAL CANOPY
2	WALL SCONCE
3	DRYVIT EIFS SYSTEM, RAKED FINISH
4	CANOPY DOWNSPOUTS CONNECT TO UNDERGROUND STORM DRAIN
5	EIFS JOINT - REFER TO MANUFACTURER'S RECOMMENDATION FOR SPACING REQUIREMENTS
6	VINYL ADDRESS DECALS - COORDINATE REQUIREMENTS WITH AUTHORITIES HAVING JURISDICTION
7	GAS METER
8	ELECTRICAL METER
9	ELECTRICAL FUSED DISCONNECT SWITCH
10	DOOR BELL REFER TO DOOR HARDWARE
11	INSULATED HOLLOW METAL SERVICE DOOR AND FRAME, PAINT TO MATCH ADJACENT FINISH
12	LOCKABLE FROST FREE HOSE BIBB
13	THERMALLY BROKEN PREFINISHED ALUMINUM STOREFRONT SYSTEM, COLOR: DARK BRONZE ANODIZED
14	BELGIAN BOARD COMPOSITE SIDING - ALUMINUM TRIM POWDER COATED TO MATCH CLADDING
15	BLOCKING FOR FUTURE TENANT SIGNAGE, COORDINATE ALL FINAL LOCATIONS WITH TENANT SIGNAGE VENDOR SHOP DRAWINGS. GC TO PROVIDE J-BOX W/ PULL STRING FOR FUTURE BUILDING SIGNAGE. GC TO PROVIDE SIGNAGE DISCONNECT ON INSIDE FACE OF WALL
16	PRIMARY ROOF SCUPPER, COLLECTOR BOX AND DOWNSPOUT - CONNECT TO UNDERGROUND STORM DRAIN TYP., COLOR TO MATCH ADJACENT FINISH
17	GFCI OUTLET - SEE ELECTRICAL FOR FURTHER INFORMATION
18	PREFINISHED BRAKE METAL
19	PREFINISHED METAL COPING
20	BOLLARD - COLOR TO MATCH RAL#7021 MATTE BLACK
21	EXTERIOR ROOF LADDER WITH LOCKING GATE PAINTED TO MATCH ADJACENT FINISH
22	READY ACCESS 275 1/4" TEMPERED PICK-UP WINDOW WITH AIR CURTAIN, COLOR: DARK BRONZE ANODIZED. WINDOW SHELF, ALL DRIVE-THRU WINDOW EQUIPMENT (WINDOW, AIR CURTAIN, AND SHELF) ARE TO BE READY ACCESS MODELS
23	EXTERIOR EMERGENCY LIGHT
24	OVERFLOW SCUPPER SET 2" ABOVE LEVEL OF MAIN SCUPPER - COLOR TO MATCH ADJACENT FINISH

CONSULTANT



CLIENT

2C DEVELOPMENT
PAUL TUCCI
11985 TECHNOLOGY DRIVE
SUITE #110
EDEN PRAIRIE, MN 55344

PROJECT INFORMATION

LAKEVILLE STARBUCKS
SHELL BUILDING
DODD BLVD & HERITAGE DRIVE
LAKEVILLE, MN 55044

SEAL

NOT FOR
CONSTRUCTION

PROJECT NO. 2023-0205
DRAWN BY BMT
CHECKED BY

ISSUE DATE
6-PACK 1/28/2025
6-PACK REVISED 05/23/2025

REVISION DATE

TITLE:
EXTERIOR
ELEVATIONS

SHEET NUMBER:
A-700



1 PERSPECTIVE FROM SOUTHEAST
SCALE:



2 PERSPECTIVE FROM NORTHWEST
SCALE:

CONSULTANT



CLIENT

2C DEVELOPMENT
PAUL TUCCI
11985 TECHNOLOGY DRIVE
SUITE #110
EDEN PRAIRIE, MN 55344

PROJECT INFORMATION

LAKEVILLE STARBUCKS
SHELL BUILDING
DODD BLVD & HERITAGE DRIVE
LAKEVILLE, MN 55044

SEAL

NOT FOR
CONSTRUCTION

PROJECT NO. 2023-0205
DRAWN BY BMT
CHECKED BY

ISSUE	DATE
6-PACK	1/28/2025
6-PACK REVISED	05/23/2025

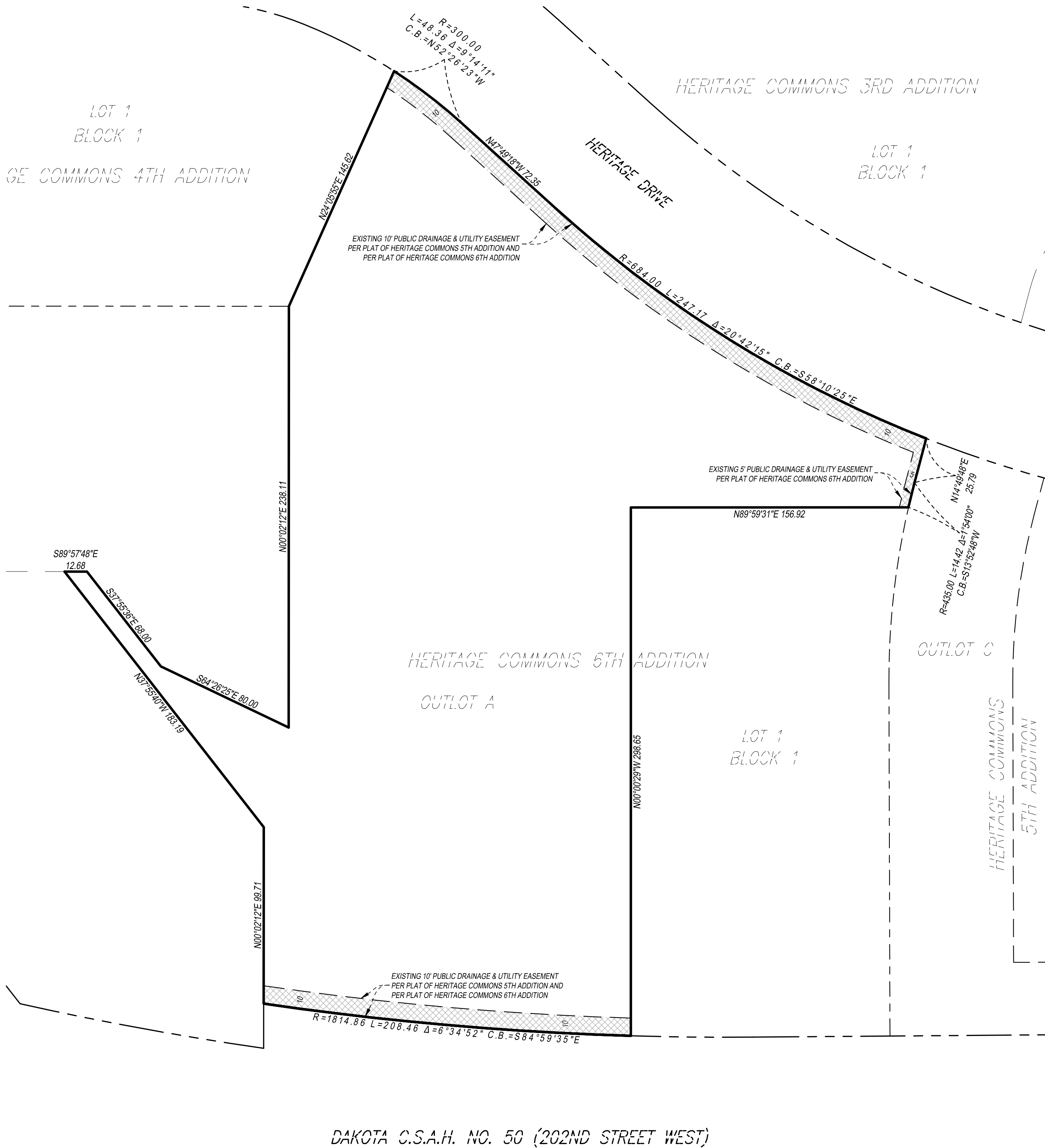
REVISION	DATE

TITLE:
EXTERIOR
PERSPECTIVES

SHEET NUMBER:
A-701

Easement Vacation Exhibit

for: HVP V EPIC Heritage, LLC



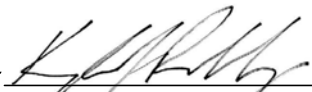
SUBJECT PROPERTY DESCRIPTION
Outlot A, HERITAGE COMMONS 6TH ADDITION, Dakota County, Minnesota.

EASEMENT AREA TO BE VACATED
All drainage and utility easements lying within Outlot A, HERITAGE COMMONS 6TH ADDITION, that were dedicated to the public on the plats of HERITAGE COMMONS 5TH ADDITION and HERITAGE COMMONS 6TH ADDITION, Dakota County, Minnesota.

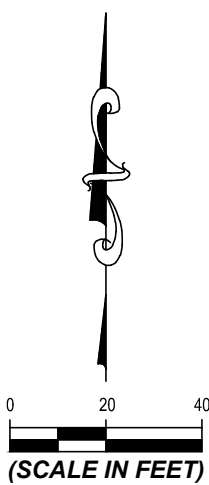
 DENOTES EASEMENT AREA TO BE VACATED

EXHIBIT J

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 Land Surveyor under the laws of the State of Minnesota.
Kyle J. Roddy, MN PLS 42627

Signature:  Date: 05/14/2025


324 Garfield St. South | Cambridge, MN 55008
763.219.1235 | LHBcorp.com



(SCALE IN FEET)



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

April 24, 2025

City of Lakeville
20195 Holyoke Ave.
Lakeville, MN 55044

Re: **HERITAGE COMMONS 10TH ADDITION**

The Dakota County Plat Commission met on April 23, 2025, to consider the preliminary plat of the above referenced plat. The plat is adjacent to CSAH 9 (Dodd Blvd.) and CSAH 50 (Kenwood Tr.) and is therefore subject to the Dakota County Contiguous Plat Ordinance.

The development is located in the northeast quadrant of the CSAH 9 (Dodd Blvd) and CSAH 50 intersection. The site includes two commercial buildings with drive-thrus. Access to the site will be from internal roadways with no direct access to CSAH 9 or CSAH 50. Restricted access should be shown along all of CSAH 9 and CSAH 50. A quit claim deed to Dakota County for restricted access along CSAH 9 and CSAH 50 is required to accompany the recording of the plat.

The future right-of-way needs for a 4-lane divided roadway for CSAH 9 and CSAH 50 are 75 feet of half right of way. CSAH 9 includes 50 feet of existing right of way and requires dedication of an additional 25 feet to meet the 75-foot needs. CSAH 50 appears to show the 75 feet of half right of way.

As noted, the Plat Commission recommended screening/buffering along the road right of way to minimize or prevent drive-thru traffic headlights onto the County Road System. Also, recommended an internal driveway connection for Lake Marian Collision that would provide alternate internal access versus only one access to the County Road System.

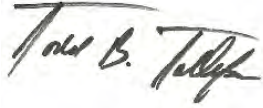
The Plat Commission has approved the preliminary and final plat, provided that the described conditions are met, and will recommend approval to the County Board of Commissioners on May 20, 2025.

Traffic volumes on CSAH 9 and CSAH 50 are 15,938 and 16,048 ADT, respectively, and are anticipated to be 16,000 and 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,

A handwritten signature in black ink, reading "Todd B. Tollefson". The signature is written in a cursive style with a horizontal line above the first name.

Todd B. Tollefson
Secretary, Plat Commission

c: John Batsell, Developer



Memorandum

FYI

To: Planning Commission
From: Kris Jenson, Planning Manager
Date: June 17, 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:

- Ordinance amendments for Title 10 (Subdivision) and Title 11 (Zoning).

The following items were approved by the City Council at the May 19, 2025 City Council meeting.

- Kenrick Corner Second Addition Development Contract and Stormwater Maintenance Agreement
- Antlers Ridge 2nd Addition Final Plat
- South Metro Safe and Vault Interim Use Permit
- Brookshire 4th Addition Final Plat
- Heritage Commons 9th Addition Preliminary Plat and Easement Vacation

The following items were approved by the City Council at the June 2, 2025 City Council meeting.

- Lord of Life Final Plat
- Amelia Meadows Final Plat
- Garage size variance for 4824 171st Street
- Reserve at Cedar Creek Preliminary Plat and Easement Vacation

The following items were approved by the City Council at the June 16, 2025 City Council meeting.

- Brookshire 4th Addition Development Contract and related documents
- Vacation of Roadway, Drainage and Utility Easement at Amelia Meadows