

PLANNING COMMISSION
Tuesday, September 10, 2024
7:00 PM

Page

1. CALL TO ORDER

2. APPROVAL OF MINUTES

2.1. Approve Planning Commission Minutes

3 - 7

Approve the minutes from the August 14, 2024 regular meeting.

[Agenda Item: Approve Planning Commission Minutes - Pdf](#)

3. PUBLIC HEARINGS

3.1. 1. Preliminary Plat, and Preliminary Planned Unit Development for the Farmington Technology Park - MNLCO Farmington, LLC & MNLCO Farmington Two, LLC (Tract)

8 - 27

2. Rezoning of the Fountain Valley Golf Course and property formerly known as the Angus property from B-1 (Highway Business), R-1 (Low Density Residential), R-2 (Low/Medium Density Residential), R-3 (Medium Density Residential), P/OS (Park/Open Space), and A-1 (Agriculture) to MUCI (Mixed-Use Commercial/Industrial) - Kimley-Horn

Recommend approval of the following applications and petitions and forward the recommendation to the City Council contingent upon approval of the mid-cycle comprehensive plan amendment:

1. The preliminary plat and preliminary planned unit development for the Farmington Technology Park.
2. Rezone the properties identified with PID #'s 07-00500-76-011 and 07-00500-76-012 from A-1 (Agriculture) to MUCI (Mixed-Use Commercial/Industrial).
3. Rezone the property addressed as 2830 220th Street W from B-1 (Highway Business), R-1 (Low Density Residential), R-2 (Low/Medium Density Residential), R-3 (Medium Density Residential) and P/OS (Park and Open Space) to MUCI (Mixed-Use Commercial/Industrial).

[Agenda Item: 1. Preliminary Plat, and Preliminary Planned Unit Development for the Farmington Technology Park](#)
[2. Rezoning of the](#)

4. DISCUSSION

4.1. Vermillion Commons 4th Addition Final Plat and Planned Unit Development

28 - 61

Recommend approval of the Vermillion Commons 4th Addition final plat and PUD Agreement contingent upon the following, and forward that recommendation on to the City Council:

1. The satisfaction of all engineering comments related to the construction plans for grading and utilities.
2. A Development Contract between the developer and City of Farmington shall be executed and security fees and costs shall be paid. Submission of all other documents required under the Development Contract shall be required.

[Agenda Item: Vermillion Commons 4th Addition Final Plat and Planned Unit Development - Pdf](#)

5. ADJOURN

PLANNING COMMISSION AGENDA MEMO

To: Planning Commission
From: Tony Wippler, Planning Manager
Department: Planning Commission
Subject: Approve Planning Commission Minutes
Meeting: Planning Commission - Sep 10 2024

INTRODUCTION:

Attached, are the minutes from the August 14, 2024 regular meeting.

DISCUSSION:

Not applicable

BUDGET IMPACT:

Not applicable

ACTION REQUESTED:

Approve the minutes from the August 14, 2024 regular meeting.

ATTACHMENTS:

[August 14th PC Minutes](#)

**CITY OF FARMINGTON
PLANNING COMMISSION MINUTES
REGULAR MEETING
August 14th, 2024**

1. CALL TO ORDER

The meeting was called to order by Chair Rotty at 7:00pm

Members Present: Rotty, Lehto, Tesky, Windschitl, Snobeck

Staff Present: Tony Wippler, Planning Manager
Jared Johnson, Planning Coordinator

2. APPROVAL OF MINUTES

MOTION by Windschitl, second by Tesky to approve minutes of Planning Commission for July 9th, 2024 regular meeting. **APIF MOTION CARRIED**

3. PUBLIC HEARINGS

Chair Rotty opened all public hearings

3.1 Conditional Use Permit to allow expansion of a truck terminal within the I Zoning District- Planning Manager Tony Wippler presented the request from RLR Investments and POR-MKR Real Estate, LLC. Located at the Southeast intersection of Pilot Knob Road and 208th Street West (5260 208th St W) Existing Zoning and Comprehensive Plan, zoned I (Industrial) and guided Public/Semi Public in the 2040 Comprehensive Plan. The proposed expansion includes:

- 76,320 square foot building expansion (with 115 bay doors) to the south end of existing building.
- Relocation of stormwater facilities to northwest corner of the site.
- 3,178 square foot addition to the maintenance building
- Additional parking area to the west of existing terminal building
- Expansion area will match similarly to existing building height and façade.
- This site is zoned I(Industrial)The proposed expansion exceeds minimum setbacks allowed in Zone I. The closest setback being 77 feet to the western property line.
- Per code a total of 235 off-street stalls are required based on the used of the property. 319 off street parking stalls will be provided on site. Additionally, 215 trailer parking spots will be provided.
- Access to site will remain the same.
- Development site consists of 4 parcels. A replat of these parcels into a singular lot will be necessary.
- Vacation of certain existing drainage and utility easements will be required.

Meets all CUP requirements. City of Farmington recommends approval upon meeting three conditions.

- The properties must be re-platted into a single buildable lot and certain easements must be vacated.
- Submittal of a landscape plan acceptable to Planning Staff
- Obtaining all necessary building and fire permits that may be required.

Chair Rotty opened the public discussion:

- **Barb Ackerman** owns a parcel directly south of the expansion-. She shared her concern about water runoff and potential noise. Stan Richards from RLR explained that they are creating a larger retention pond due to the impervious surface that will meet all state requirements and said the noise is not going to be changing. They are not adding more trucks, just more areas for freight storage. Barb then did say she was concerned in the future they may add more trucks and noise. Mr. Richards stated in the future if she has concerns to reach out to him and they will look at ways to reduce noise. Chair Rotty told Ms. Ackerman have her go through the city planning commission if she has needs.

Commissioner Tesky asked what truck movement schedule is. Mr. Richards stated they are considered 24hour operation but have limited/sporadic overnight activity. Commissioner Snobeck asked if they anticipate additional jobs. Mr. Richards said they expect 25-30 more jobs.

MOTION by Snobeck, second by Lehto to close the public hearing. **APIF MOTION CARRIED**

MOTION by Tesky, second by Lehto to approve the conditional use permit for expansion of the RAMAR LAND CORPORATION truck terminal at 5260 208th St. with the three conditions the applicant agreed to. **APIF MOTION CARRIED**

3.2 Conditional Use Permit to construct a 65' x 112' Salt Storage Shed within R-1 (Low Density Residential) zoning district at North Municipal located at southeast intersection of 195th St W and Pilot Knob Rd. Planning Manager Tony Wippler presented the City of Farmington request.

- Proposed facility would be 65 feet in width and 112 feet in length (7,280 sf).
- Height of structure would be approximately 30 feet.
- Structure will consist of engineered fabric (tan/sandstone color) on a steel frame.

Meets with all CUP requirements. City of Farmington recommends approval upon meeting the condition.

- Obtaining all necessary building permits that may be required.

Chair Rotty opened the public discussion.

Commissioner Lehto asked about security for the access to the salt. Planning Manager Tony Wippler did share that they are not concerned with the cameras and proximity to police and fire station. Commissioner Snobeck asked if any other locations were considered. Tony explained they did not as this was part of original plan and proximity to the maintenance building is ideal. Tesky questioned if this was the permanent location and design of structure, she also asked about wind and snow loads. Tony did say this is the permanent location and the engineers did state it met all requirements.

MOTION by Windschitl, second by Snobeck to close public hearings.

MOTION by Windschitl, second by Tesky to approve Conditional Use Permit to construct 65' x 112' Salt Storage Shed with Norther Municipal Campus with one condition. **APIF MOTION CARRIED**

3.3 Ordinance Amendment to City Code 10-6-3 Regarding Election Signs.

Planning Coordinator Jared Johnson presented request to approve Ordinance 2024-09 amending City Code section 10-6-3 relating to allowable time for posting and removal of election signs. City Code does not align with state statute for posting and removal of election signs for state general election years. Ordinance amendment adds language referring to state statute for allowable time to post and remove election signs for state general elections while keeping existing code for non-general elections.

Chair Rotty opened the public discussion.

Commissioner Snobeck if there was a thought process on time lines. Jared Johnson explained it is just so we are in line with the state statutes.

MOTION by Tesky, second by Lehto to close public hearing.

MOTION by Lehto, second by Snobeck to approve Ordinance 2024-09 amending city code section 10-6-3. **APIF MOTION CARRIED**

4. DISCUSSION

4.1 Potential Bee Keeping Ordinance Nick Gessell, property owner at 19881 Deerbrooke Path is requesting discussion on potential bee keeping ordinance. Mr. Gessell presented request to amend ordinance that currently prevents the keeping on bees (Up to two hives) on residential lots within the city limits of Farmington.

Commissioner Snobeck stated he would like the commission to look into the surrounding communities and how they handle this type of ordinance. He then asked about neighbor complaints/concerns. Mr. Gessell explained there is a reserved right to inspect/revoke the use permit if there is a complaint. Most likely would have to be a complaint-based system. Commissioner Snobeck asked if there was a possibility of oversaturation. Mr. Gessell explained that it is not very common yet and that if the hives are managed you can control some of that. Commissioner Windschitl stated he thought it should be similar to the chicken permit with site inspection and include limits as far as sale etc. Commissioner Lehto asked if there would be any education required for the risks, benefits etc. Planning Manager Tony Wippler said they will look into that and include that in their consideration.

Chair Rotty stated he agrees we need to look into this further and refer to other communities. He thanked Mr. Gessell for their presentation and will review at later date.

5. ADJURN

MOTION by Windschitl second by Tesky to adjourn at 7:57pm. **APIF MOTION CARRIED**

Respectrfully submitted,

Tony Wippler

Tony Wippler, Planning Manager

PLANNING COMMISSION AGENDA MEMO

To: Planning Commission
From: Tony Wippler, Planning Manager
Department: Planning Commission
Subject: 1. Preliminary Plat, and Preliminary Planned Unit Development for the Farmington Technology Park - MNLCO Farmington, LLC & MNLCO Farmington Two, LLC (Tract)
2. Rezoning of the Fountain Valley Golf Course and property formerly known as the Angus property from B-1 (Highway Business), R-1 (Low Density Residential), R-2 (Low/Medium Density Residential), R-3 (Medium Density Residential), P/OS (Park/Open Space), and A-1 (Agriculture) to MUCI (Mixed-Use Commercial/Industrial) - Kimley-Horn
Meeting: Planning Commission - Sep 10 2024

INTRODUCTION:

MNLCO Farmington, LLC & MNLCO Farmington Two, LLC (together known as Tract) is requesting review of the Preliminary Plat and Preliminary Planned Unit Development for the Farmington Technology Park

Additionally, Kimley-Horn had previously submitted a petition for rezone (on the behalf of Tract) for the properties comprising the proposed Farmington Technology Park. This item was previously tabled at the request of the applicant and is being brought forward at this time in conjunction with the Preliminary Plat and Preliminary Planned Unit Development.

The proposed Farmington Technology Park consists of three parcels, those being:

- Fountain Valley Golf Course (PID# 14-00500-01-012) owned by Bryce and Carole Olson;
- Former Angus property (PID#'s 07-00500-76-011 & 07-00500-76-012) owned by Independent School District 192

All properties are currently under contract by Tract with the intent to rezone and plat the properties to facilitate the development of a master-planned data center campus.

DISCUSSION:

Farmington Technology Park Preliminary Plat

The Farmington Technology Park plat consists of 3 lots spread over 342.81 acres of land. A description of the proposed lots is as follows:

- Lot 1, Block 1 - 155.20 acres, northern portion of data center campus
- Lot 2, Block 1 - 2.07 acres, to be deeded to the city for utility purposes
- Lot 1, Block 2 - 185.54 acres, southern portion of data center campus. This lot is also encumbered with approximately 69 acres of floodplain.

A 75 foot wide Drainage & Utility, Roadway and Trail easement is provided along the eastern boundary of Lot 1, Block 1. This easement will preserve a portion of the future Dakota County Biscayne Avenue corridor. This roadway will not be constructed as part of this project.

Representative Site Plan

Attached, is a site plan that shows how the parcels could be developed. This is just a representative site plan, which is subject to change, as an end user has not yet been secured. The development is seeking approval as a Planned Unit Development in which certain minimum development standards including, but not limited to, setbacks, building height, screening, etc. will be established that will be required to be met upon an end user constructing facilities on site. Future site plans will be required to be approved by the Planning Commission prior to the construction of any data center building and ancillary use on site to ensure compliance with the standards approved in the planned unit development.

The representative site plans provides up to 12 data center buildings and 2 administrative buildings, with each lot having 6 data center buildings and 1 administrative building. The square footage of data centers shown on the northern campus site is 1,600,400 square feet and 933,800 square feet on the southern campus.

The buildings shown on the representative site plan show a setback of at least 250 feet from all property lines. The previously mentioned development standards address the minimum required setbacks which will be substantially greater than generally allowed in the MUCI (Mixed-Use Commercial/Industrial) zoning district, which are as follows:

- Front yard setback: 0 feet - no requirement
- Side yard setback: 0 feet - no requirement
- Rear yard setback: 20 feet

In addition to providing greater building setbacks, Tract is proposing the addition of a natural buffer area along the majority of the boundary of the site. This buffer would be 40 feet in width as measured from the property line. The intent of the buffer is to retain as many existing and healthy trees as practical. Additional berming, up to 10 feet in height, will also be placed within this natural buffer area to create additional screening and visual aesthetics.

Both the north and south campuses will include perimeter fencing up to 14 feet in height and will be located outside of the 40-foot natural buffer area.

Two areas are shown (one on each lot) as "Reserved for Future Utilities" on the representative site plan, these would be the potential locations for electric substations.

Transportation and Parking

There are 4 anticipated accesses for the campuses. For the northern campus this includes one off of MN 50 (220th Street W) and one off of 225th Street W. For the southern campus the anticipated

accesses come from 225th Street W and Biscayne Avenue.

Off-street parking will be required to be provided on site. Per the proposed development standards, which are attached, 1 parking space will be provided for each 1,000 square foot of office space on site. Parking spaces are not required for the designated data hall areas. The development standards do provide language that may allow for the parking requirement to be modified based on a parking study to be provided at time of site plan and/or building permit application.

Parks, Trails and Sidewalk

The city will take cash in lieu of park dedication with this plat application.

Due to the nature of data centers and the need for site security no additional sidewalks will be required with this development. As previously mentioned, the eastern 75 feet of Lot 1, Block 1 will have a Drainage & Utility, Roadway & Trail easement to secure a portion of the future right-of-way for Biscayne Avenue. A trail would be constructed within this easement if and when Biscayne Avenue is constructed by Dakota County. Please note, Biscayne Avenue is a County Road.

Preliminary Planned Unit Development

The subject properties are proposed to be rezoned to MUCI (Mixed-Use Commercial/Industrial) and be approved as a Planned Unit Development (PUD). With the PUD application Tract is proposing certain development standards be approved specific to the site. The proposed development standards are attached for your reference and include the following:

1. Setbacks - provides standards for the minimum setback of buildings from property lines. This includes a minimum setback of 250 feet from any property line adjacent to residential uses; 150 foot setback from any property line not adjacent to non-residential uses.; 40 foot setback from the right-of-way of 225th Street W.
2. Natural Buffers - provides for the 40 foot wide natural buffer along the majority of the perimeter of the site.
3. Landscaping - provides for types of planting that will be used throughout the site; allows for the use of rock, gravel or mulch as an accent material for maintenance areas adjacent to buildings or around utility access points; provides standards for landscaping of parking lots.
4. Easement for Future County Road - provides language regarding the future improvements within the easement.
5. General Design Standards (i.e., facade standards, screening requirements) - provides language that provides protection from undifferentiated surfaces on principal building facades by requiring the use of at least 2 of the following design elements: change in building height, building step-backs (projections or recesses), fenestration, changes in building materials (pattern, texture, color), use of accent material, overhangs, use of canopies or porticos, arcades, and variations in the roof line. Provides language regarding the screening of both ground level (including substations) and above ground mounted mechanical equipment and structures.
6. Building Height - Maximum building height on site for a principal structure is 80 feet. However, the maximum height at the building setback line is 50 feet. The provision allows for a step back approach to building height. For each one-foot increase in building height, the building must be stepped back two feet. Maximum building height for accessory structure is 50 feet.
7. Fence Height - allows for fencing up to 14 feet in height.
8. Electric Utility Lines - provides language on the need for electric utility lines and their

construction as part of a data center project.

9. Noise - provides language that all noise generated from the site shall meet the requirements as established by the MPCA. Provides language that a noise study be prepared at time of site plan that demonstrates the applicable noise levels will not be exceeded based on the specific systems and equipment that will be used. Provides language requiring the installation of physical sound attenuation measures on any mechanical equipment that is installed at a data center building located within 1,200 feet of any adjacent residential use under certain circumstances.
10. Parking - requires a minimum of 1 parking space for each 1,000 square feet of office use.
11. Substations exemption from MUCI - states that substations shall be exempt from the design regulations of the MUCI zoning district but that these facilities must be fenced and screened.
12. Private Communication Towers - provides language that these are permitted up to a maximum height of 80 feet.
13. Maximum Lot Coverage - provides language that there is no maximum lot coverage for all uses built in the designated "developable area" .

If the PUD is approved any developer of this property would be required to abide by these design standards. Any deviation from these standards would require an amendment be approved by the city.

Rezoning Request

The first petition for rezone is for the properties identified with the PID #'s 07-00500-76-011 and 07-00500-76-011. These properties are currently owned by Independent School District 192. Up until recently, these parcels were within Castle Rock Township. The parcels were annexed into the City in accordance with the approved Orderly Annexation Agreement that is in place between the City and Castle Rock Township. The order approving the annexation was given by the State of Minnesota on April 24, 2024. Per Section 10-4-3 of the City Code, "Land areas which may be added to the City by annexation, merger or other means shall be classified A-1 agriculture until such time that the City Council may rezone the added territory to more appropriate classifications."

The requested rezone for these parcels is from A-1 (Agriculture) to MUCI (Mixed Use Commercial/Industrial).

The second petition for rezone is for the Fountain Valley Golf Course property addressed as 2830 220th Street W. The current zoning of this property is a mixture of B-1 (Highway Business), R-1 (Low Density Residential), R-2 (Low/Medium Density Residential), R-3 (Medium Density Residential) and P/OS (Park and Open Space). This property is currently owned by Bryce and Carole Olson. **The requested rezone for this parcel is from B-1 (Highway Business), R-1 (Low Density Residential), R-2 (Low/Medium Density Residential), R-3 (Medium Density Residential) and P/OS (Park/Open Space) to MUCI (Mixed Use Commercial/Industrial).**

Data centers are listed as a permitted use in the MUCI zoning district.

As the Commission is aware, the city is in process of a mid-cycle comprehensive plan amendment. The amendment will include guiding all three of these parcels as Mixed Use (Commercial/Industrial). It is anticipated that the comprehensive plan amendment will be approved by end of this year.

The above-mentioned rezonings, preliminary plat and preliminary planned unit development will be contingent upon approval of the comprehensive plan amendment being approved by the City Council and ultimately the Metropolitan Council.

BUDGET IMPACT:

Not applicable

ACTION REQUESTED:

Recommend approval of the following applications and petitions and forward the recommendation to the City Council contingent upon approval of the mid-cycle comprehensive plan amendment:

1. The preliminary plat and preliminary planned unit development for the Farmington Technology Park.
2. Rezone the properties identified with PID #'s 07-00500-76-011 and 07-00500-76-012 from A-1 (Agriculture) to MUCI (Mixed-Use Commercial/Industrial).
3. Rezone the property addressed as 2830 220th Street W from B-1 (Highway Business), R-1 (Low Density Residential), R-2 (Low/Medium Density Residential), R-3 (Medium Density Residential) and P/OS (Park and Open Space) to MUCI (Mixed-Use Commercial/Industrial).

ATTACHMENTS:

[2024-0813 Farmington Technology Park PUD Plan Set](#)

[2024-0813 Farmington Technology Park Site Concept Exhibits](#)

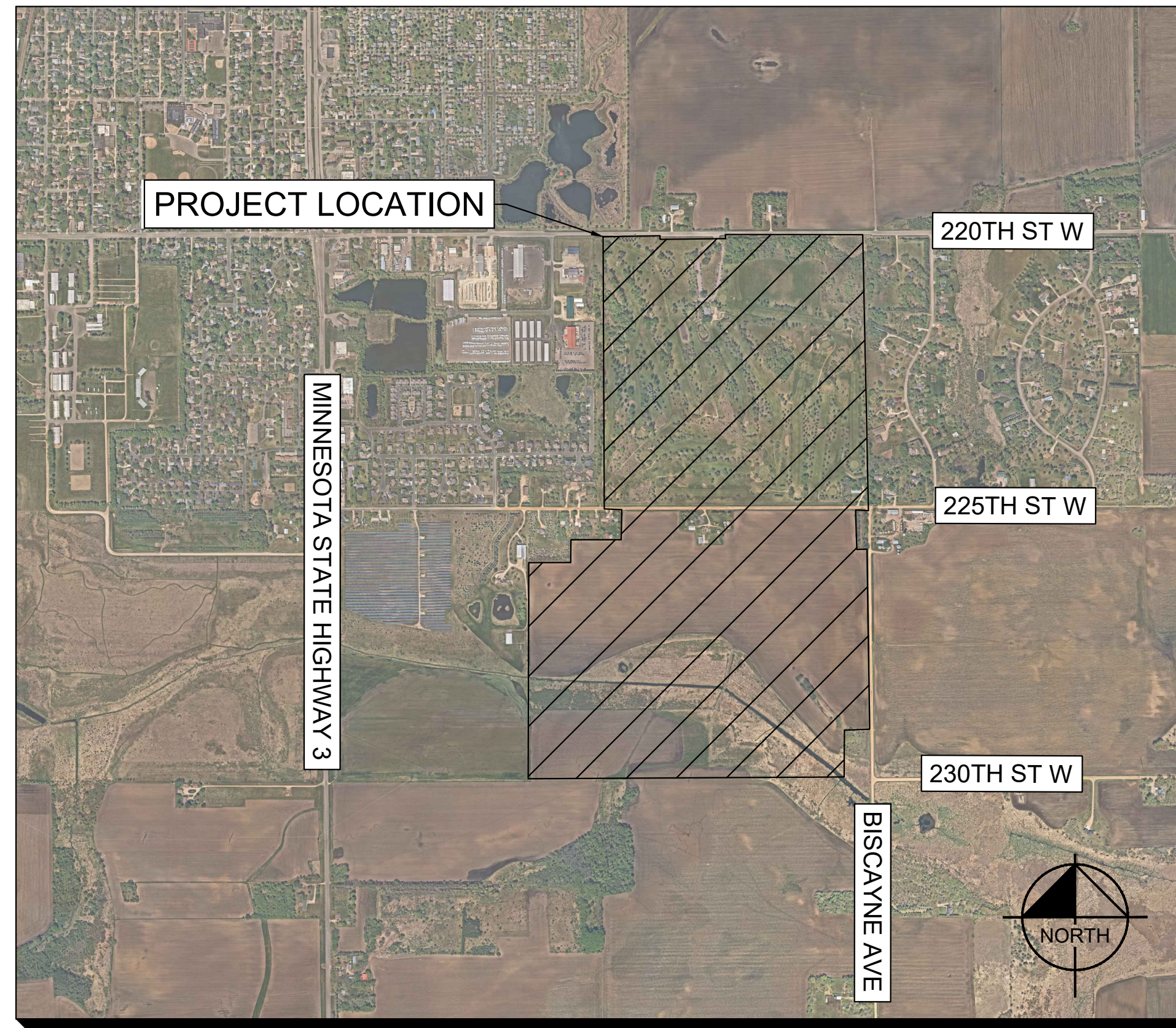
[2024-0813 Tract PUD Development Standards Updated](#)

PRELIMINARY PLAT / PUD PLANS FOR FARMINGTON TECHNOLOGY PARK

SECTION 5, TOWNSHIP 113 NORTH, RANGE 19 WEST
CITY OF FARMINGTON, DAKOTA COUNTY, MINNESOTA
PROJECT AREA: 342.81 AC

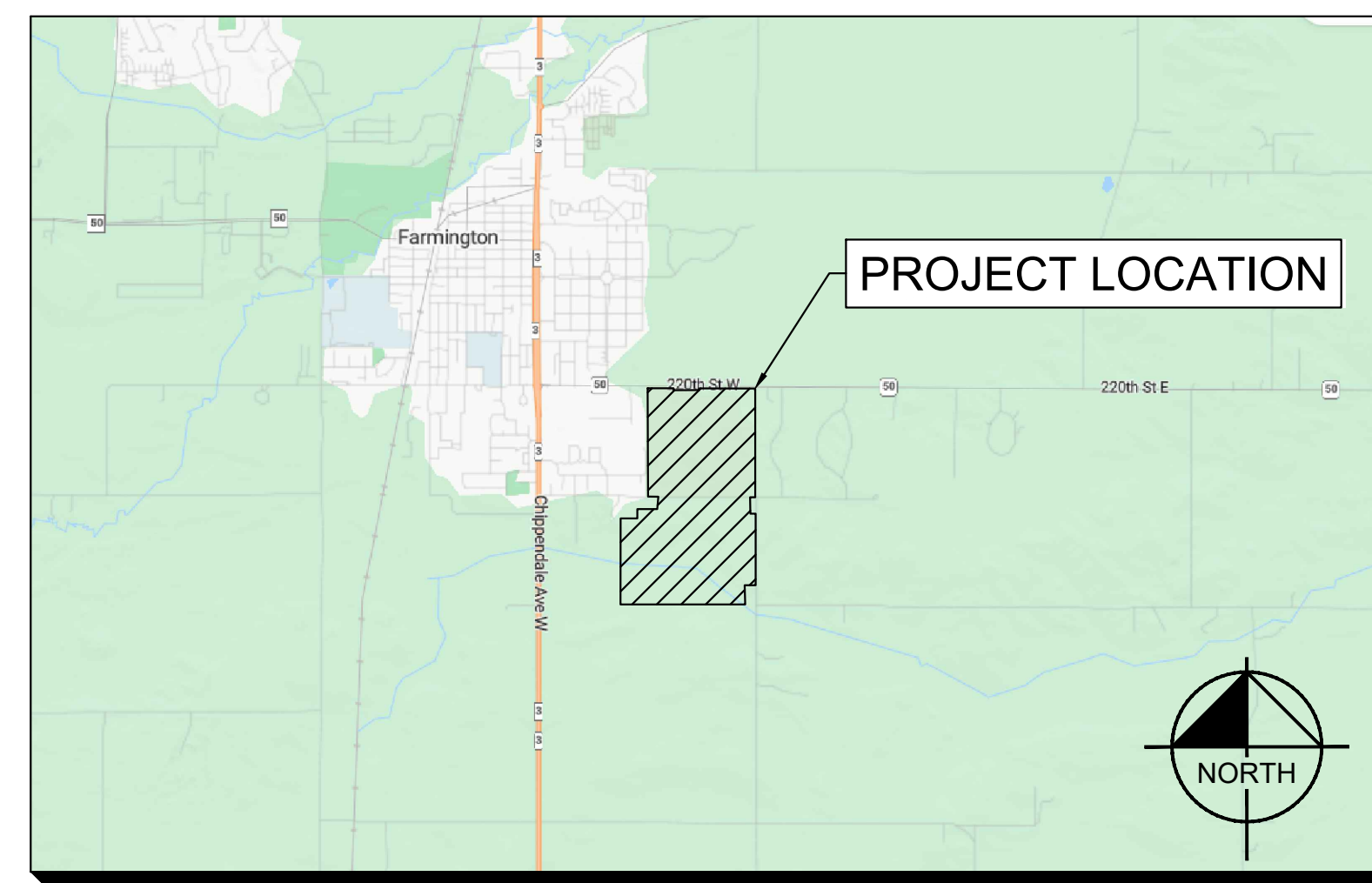
PUD STANDARDS - MUCI

1. SETBACKS:
 - a. ADJACENT TO RESIDENTIAL USES: 250-FEET
 - b. ADJACENT TO NON-RESIDENTIAL USES: 150-FEET
 - c. FROM THE 75' EASEMENT DEDICATION ON THE EAST SIDE OF LOT 1, BLOCK 1: 175-FEET
 - d. ADJACENT TO LOT 2 (WATER STORAGE TANK): 0-FOOT FROM INTERNAL PROPERTY LINES WITHIN THE OVERALL PUD. APPLICABLE MUCI SETBACKS SHALL APPLY TO PROPERTY LINES NOT ADJACENT TO THE PUD.
 - e. ADJACENT TO MN 225: 40-FEET
 - f. ADJACENT TO THE SOUTHERN PROPERTY LINE OF LOT 3 AND THE WESTERN PROPERTY LINE OF LOT 3 NORTH TO THE DESIGNATED FLOOD ZONE: 40-FEET
 - g. GENERATORS AND MECHANICAL EQUIPMENT ARE EXEMPT FROM THE BUILDING SETBACK REQUIREMENTS
2. NATURAL BUFFERS: A NATURAL BUFFER OF 40 FEET FROM ALL PERIMETER PROPERTY LINES, EXCEPT FOR THOSE LISTED BELOW, IS ESTABLISHED UNDER THIS PUD:
 - a. EXISTING, HEALTHY TREES SHALL BE RETAINED IN THE NATURAL BUFFER, TO THE GREATEST EXTENT PRACTICABLE, IN ACCORDANCE WITH SECTION 10.6-11 OF THE FARMINGTON MUNICIPAL CODE. UTILITIES, LANDSCAPING, AND BERMS MAY BE LOCATED IN THE NATURAL BUFFER. PERIMETER FENCING, SECURITY GATES, AND GUARD BUILDINGS SHALL BE LOCATED OUTSIDE OF THE NATURAL BUFFER, WHERE THERE ARE NO EXISTING TREES IN THE NATURAL BUFFER THAT QUALIFY FOR PRESERVATION UNDER SECTION 10.6.11 ET AL OF THE FARMINGTON MUNICIPAL CODE, THEN STORMWATER FEATURES MAY BE LOCATED IN THE NATURAL BUFFER PROVIDED THEY ARE ADEQUATELY LANDSCAPED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FARMINGTON MUNICIPAL CODE, UNLESS OTHERWISE APPROVED BY THE PLANNING DIRECTOR.
 - b. EXCEPTIONS:
 - i. ADJACENT TO MN 225
 - ii. ADJACENT TO LOT 2: ONLY THE EASTERN MOST PROPERTY LINE SOUTH OF THE 40-FOOT NATURAL BUFFER ADJACENT TO MN 225TH AND ADJACENT TO THE SOUTHERN PROPERTY LINE OUTSIDE OF THE 150' SETBACK ADJACENT TO THE WESTERN PROPERTY LINE OF LOT 1.
3. LANDSCAPING:
 - a. DROUGHT TOLERANT, NATIVE PLANTS SHALL BE UTILIZED THROUGHOUT THE SITE.
 - b. ROCK, GRAVEL, AND/OR MULCH MAY ALSO BE USED AS AN ACCENT MATERIAL FOR MAINTENANCE AREAS DIRECTLY ADJACENT TO A BUILDING, AROUND UTILITY ACCESS POINTS (I.E. MANHOLES, CONTROL VALVES, AND HAND HOLES), OR IN MECHANICAL AREAS.
 - c. WHERE PARKING AREAS ARE LOCATED A MINIMUM OF 300 FEET FROM A PUBLIC ROAD OR RESIDENTIAL USE, AND THE PARKING AREA IS SCREENED BY THE BUILDING LOCATION, PARKING LOT LANDSCAPING SHALL NOT BE REQUIRED. HOWEVER, END ISLANDS OF PARKING AISLES THAT ARE VISIBLE FROM A PUBLIC STREET OR RESIDENTIAL USE SHALL BE LANDSCAPED IN ACCORDANCE WITH SECTION 10.16.10(D)(8)(E).
 - d. BERMS MAY BE ALLOWED UP TO 10-FEET IN HEIGHT FROM EXISTING GRADE IN ORDER TO INCORPORATE MORE AESTHETIC VISUAL FEATURES INTO THE SITE.
4. EASEMENT FOR FUTURE COUNTY ROAD: AS SET FORTH IN MORE DETAIL IN THE FARMINGTON TECHNOLOGY PARK DEVELOPMENT AGREEMENT, AG 75-FOOT ACCESS, UTILITY, AND PEDESTRIAN EASEMENT SHALL BE PROVIDED ALONG THE FUTURE ALIGNMENT OF BISCAYNE AVE. WEST ADJACENT TO LOT 1. PRIVATE UTILITIES MAY ALSO BE INSTALLED WITHIN THE EASEMENT. PUBLIC UTILITIES, ACCESS, AND THE PUBLIC TRAIL MAY NOT BE INSTALLED UNTIL SUCH TIME THE EASEMENT IS DEDICATED AS ROW TO THE COUNTY IN ACCORDANCE WITH THE TERMS OF THE FARMINGTON TECHNOLOGY PARK DEVELOPMENT AGREEMENT.
5. GENERAL DESIGN STANDARDS:
 - a. PRINCIPAL BUILDING FACADES WILL MEET THE FOLLOWING STANDARDS:
 - i. FOR THE PURPOSES OF THIS SUBSECTION, THE TERM 'PRINCIPAL BUILDING FACADES' SHALL INCLUDE ALL BUILDING FACADES SUBSTANTIALLY VISIBLE TO ABUTTING PUBLIC ROADS OR ADJACENT TO PLANNED OR EXISTING RESIDENTIAL DISTRICTS.
 - ii. PRINCIPAL BUILDING FACADES SHALL AVOID THE USE OF UNDIFFERENTIATED SURFACES BY INCLUDING AT LEAST TWO (2) OF THE FOLLOWING DESIGN ELEMENTS:
 - CHANGE IN BUILDING HEIGHT
 - BUILDING STEP-BACKS, PROJECTIONS OR RECESSES
 - FENESTRATION
 - CHANGES IN BUILDING MATERIAL, PATTERN, TEXTURE, COLOR
 - USE OF ACCENT MATERIAL
 - OVERHANGS
 - CANOPIES OR PORTICOS
 - ARCADES
 - VARIATIONS IN THE ROOF LINE
 - iii. WHEN A BUILDING HAS MORE THAN ONE PRINCIPAL FACADE, SUCH FACADES SHALL BE CONSISTENT IN THEIR DESIGN, MATERIALS, DETAILS, AND TREATMENTS.
 - b. SCREENING OF BUILDING MECHANICAL EQUIPMENT, CRITICAL INFRASTRUCTURE AND UTILITY SUBSTATIONS.
 - i. GROUND-LEVEL MECHANICAL EQUIPMENT, SUBSTATIONS OR ACCESSORY USES (NOT INCLUDING PARKING AREAS) THAT ARE VISIBLE FROM PUBLIC RIGHTS-OF-WAY AND/OR ADJACENT RESIDENTIAL DWELLINGS WILL BE SCREENED FROM PUBLIC VIEW USING ONE OR MULTIPLE OF THE FOLLOWING METHODS OF SCREENING:
 - A PRINCIPAL STRUCTURE.
 - EXISTING VEGETATION THAT WILL REMAIN ON THE PROPERTY, OR NEW, PLANTED VEGETATION (EX. EVERGREENS OR SHRUBS) THAT PROVIDES SUFFICIENT COVERAGE TO SCREEN FROM PUBLIC VIEW.
 - A VISUALLY SOLID FENCE, SCREEN WALL OR PANEL, OR OTHER VISUALLY SOLID SCREEN THAT SHALL BE CONSTRUCTED OF MATERIALS THAT ARE MATCHING OR CONSISTENT IN STYLE, COLOR AND/OR TEXTURE WITH THOSE USED IN THE EXTERIOR CONSTRUCTION OF THE PRINCIPAL BUILDING. CHAIN LINK FENCING WITH SLATS IS NOT PERMITTED TO SATISFY THIS REQUIREMENT.
 - ii. ABOVE-GROUND MECHANICAL EQUIPMENT AND STRUCTURES WILL BE SCREENED FROM VIEW FROM ADJACENT PUBLIC STREETS AND RESIDENTIAL DWELLINGS.
 - iii. ANY MECHANICAL UNITS PLACED ON THE ROOFTOPS OF BUILDINGS SHALL BE SCREENED FROM VIEW FROM ADJACENT PUBLIC STREETS AND RESIDENTIAL DWELLINGS BY ARCHITECTURAL FEATURES WHICH ARE COMPATIBLE WITH BUILDING FACADE ARCHITECTURE. THE METHOD OF SCREENING SHALL BE PROVIDED AND REVIEWED WITH THE PLANNING DIRECTOR'S REVIEW OF THE BUILDING ELEVATIONS. THE SCREENING OF ROOF MOUNTED EQUIPMENT SHALL BE EXCLUDED FROM THE OVERALL HEIGHT LIMITATION. ROOFTOP EQUIPMENT SHOULD BE CENTRALLY LOCATED ON THE ROOF WHERE FEASIBLE.
 - iv. ALL BUILDINGS ARE EXEMPT FROM ANY EXISTING OF FUTURE CITY REQUIREMENT TO INSTALL ROOF-MOUNTED SOLAR EQUIPMENT.
6. BUILDING HEIGHT: MAXIMUM BUILDING HEIGHT FOR PRINCIPAL STRUCTURES IS 80 FEET. HOWEVER, THE MAXIMUM HEIGHT AT THE BUILDING SETBACK LINE IS 50 FEET. FOR EACH ONE-FOOT INCREASE IN BUILDING HEIGHT, THE BUILDING MUST BE STEPPED BACK TWO FEET.
 - a. MAXIMUM BUILDING HEIGHT FOR ACCESSORY STRUCTURES IS 50 FEET.
7. FENCE HEIGHT: MAXIMUM FENCE HEIGHT OF 14 FEET.
8. ELECTRIC UTILITY LINES:
 - a. DATA CENTERS ARE TYPICALLY FED POWER FROM THE UTILITY'S TRANSMISSION SYSTEM DIRECTLY TO THE DATA CENTER SITE. DEPENDING ON THE UTILITY, TRANSMISSION VOLTAGE IS TYPICALLY 69KV OR GREATER. TRANSMISSION LINES ARE TYPICALLY INSTALLED OVERHEAD FOR SAFETY AND COST EFFECTIVENESS.
 - b. PERMANENT DISTRIBUTION LINES ON DATA CENTER CAMPUSES ARE TYPICALLY INSTALLED UNDERGROUND.
 - c. TEMPORARY OVERHEAD POWER DISTRIBUTION LINES FOR CONSTRUCTION POWER WILL LIKELY BE INSTALLED ABOVE-GROUND. IT HAS NOT BEEN DETERMINED HOW CONSTRUCTION POWER WILL BE CONSTRUCTED OR SERVED. TEMPORARY LINES, WHICH LOOK LIKE STANDARD UTILITY DISTRIBUTION LINES, PROVIDE POWER FOR THE CONSTRUCTION OF BUILDINGS AND THE SUPPORT OF BUILDING OPERATIONS; THESE LINES SHALL REMAIN IN USE UNTIL THE PERMANENT UNDERGROUND SERVICE FROM THE ON-SITE SUBSTATION IS OPERATIONAL, AND BUILDING CONSTRUCTION IS COMPLETED. THE TEMPORARY DISTRIBUTION EQUIPMENT MAY BE REROUTED TO SERVE ADDITIONAL CONSTRUCTION SITES OR REMOVED ALTOGETHER BY THE ELECTRIC UTILITY.
 - d. THE TRANSITION FROM THE TRANSMISSION SYSTEM IS A SWITCHING STATION/SUBSTATION, WHICH MAY OR MAY NOT BE ON THE DATA CENTER SITE. THE SWITCHING STATION / SUBSTATION IS AN INTEGRAL USE ASSOCIATED WITH THE DATA CENTER OPERATIONS.
9. NOISE:
 - a. NOISE GENERATED FROM THE SITE SHALL MEET THE APPLICABLE NOISE ORDINANCE REQUIREMENTS AS ESTABLISHED BY THE MINNESOTA POLLUTION CONTROL AGENCY.
 - b. PRIOR TO THE APPROVAL OF A SITE PLAN, THE APPLICANT SHALL PROVIDE A NOISE STUDY TO DEMONSTRATE THAT THE APPLICABLE NOISE LEVELS WILL NOT BE EXCEEDED.
 - c. IN ADDITION TO THE FOREGOING, APPLICANT AGREES TO INSTALL PHYSICAL SOUND ATTENUATION ON ANY MECHANICAL EQUIPMENT (INCLUDING BUT NOT LIMITED TO GROUND SUPPORTED BARRIERS, EARTHEN BERMS, MECHANICAL SCREENING OR OTHER ATTENUATION TECHNIQUES AS SPECIFICALLY CALLED OUT IN SUBSEQUENT SOUND STUDIES) THAT IS INSTALLED AT A DATA CENTER BUILDING LOCATED WITHIN 1,200 FEET OF ANY ADJACENT RESIDENTIAL USE AND THAT IS EITHER (I) INSTALLED ON THE ROOFTOP OF SUCH BUILDING OR (II) THAT IS INSTALLED ON THE EXTERIOR SIDE OF SUCH DATA CENTER BUILDING AND DIRECTLY FACING SUCH ADJACENT RESIDENTIAL USES, IN EACH CASE UNLESS A NOISE STUDY DEMONSTRATES THAT THERE IS NO INCREMENTAL NOISE FROM SUCH MECHANICAL EQUIPMENT AS A RESULT OF THE FOREGOING INSTALLATION LOCATIONS.
10. PARKING: 1 PARKING SPACE / 1,000 SF OF OFFICE USE. PARKING SPACES ARE NOT REQUIRED FOR DESIGNATED DATA HALL AREAS. MINIMUM PARKING MAY BE MODIFIED BASED ON A PARKING STUDY PROVIDED WITH A SITE PLAN OR BUILDING PERMIT ALLOCATION, AS APPLICABLE.
11. SUBSTATIONS SHALL BE EXEMPT FROM THE DESIGN REGULATIONS OF THE MUCI ZONING DISTRICT. MECHANICAL AND ELECTRICAL EQUIPMENT WILL BE HOUSED IN MECHANICAL YARDS THAT ARE FENCED AND SCREENED.
 - a. THE PROPERTY MAY HAVE OUTDOOR MECHANICAL AND ELECTRICAL EQUIPMENT OF SIZE (NOT TO EXCEED THE AGGREGATE BUILDING FOOTPRINT), NUMBER, VOLUME, AND LOCATION TO SUFFICIENTLY SERVE THE BUILDINGS AND BE IN RELATIONAL PROXIMITY TO THE BUILDINGS.
12. PRIVATE COMMUNICATION TOWERS ARE PERMITTED UP TO A MAXIMUM HEIGHT OF 80 FEET.
13. MAXIMUM LOT COVERAGE OF ALL USES: THERE IS NO MAXIMUM LOT COVERAGE FOR ALL USES BUILT IN THE DESIGNATED 'DEVELOPABLE AREA'.



LOCATION MAP

NOT TO SCALE



VICINITY MAP

PROJECT TEAM

CLIENT:

MNLCO FARMINGTON, LLC & MNLCO FARMINGTON TWO, LLC
3300 EAST 1ST AVENUE
DENVER, CO 80206
CONTACT: KRISTIN DEAN
TEL: (303) 276-7947
EMAIL: KRISTIN.DEAN@TRACT.COM

CIVIL ENGINEER:

KIMLEY-HORN AND ASSOCIATES, INC.
767 N EUSTIS ST #100
ST PAUL, MN 55114
CONTACT: ALAN CATCHPOOL, P.E.
TEL: (651) 393-6164
EMAIL: ALAN.CATCHPOOL@KIMLEY-HORN.COM

SURVEYOR:

EGAN, FIELD & NOWAK, INC.
475 OLD HIGHWAY 8 NORTHWEST
NEW BRIGHTON, MN 55112
CONTACT: ERIC ROESER, L.S.
TEL: (612) 466-3379
EMAIL: EROESER@EFNSURVEY.COM

UTILITY AND GOVERNING AGENCY CONTACTS

COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR:

CITY OF FARMINGTON
450 3RD STREET
FARMINGTON, MN 55024
TEL: (651) 280-6800
CONTACT: DEANNA KUENNEN

PLANNING MANAGER:

CITY OF FARMINGTON
450 3RD STREET
FARMINGTON, MN 55024
TEL: (651) 280-6800
CONTACT: TONY WIPPLER

ELECTRIC:

DAKOTA ELECTRIC ASSOCIATION
TEL: (651) 463-6212

GREAT RIVER ENERGY
TEL: (800) 481-4700

NATURAL GAS:

MINNESOTA ENERGY RESOURCES
TEL: (800) 889-9508

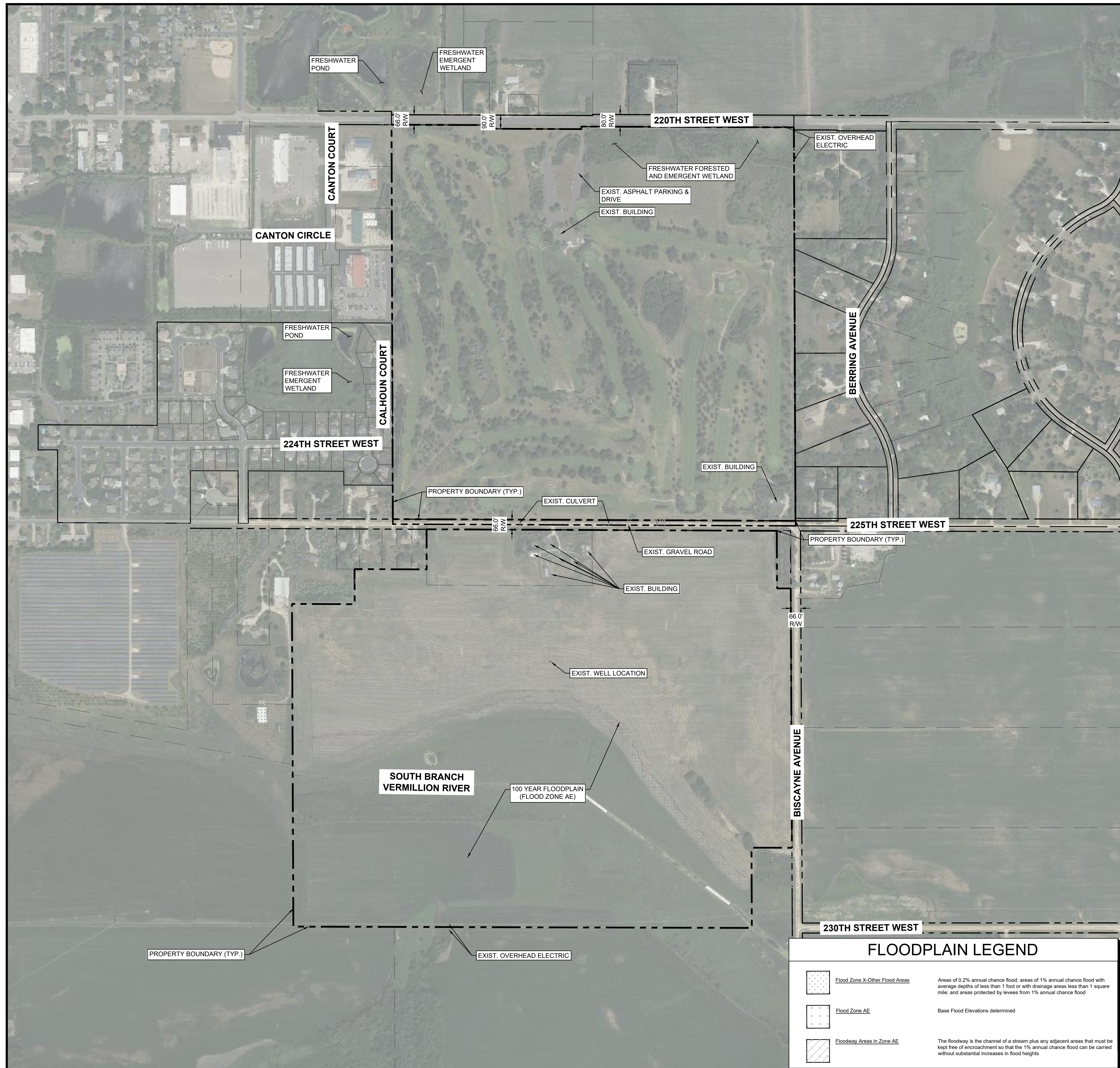
PUBLIC WORKS DIRECTOR/CITY ENGINEER:

CITY OF FARMINGTON
450 3RD STREET
FARMINGTON, MN 55024
TEL: (651) 280-6800
CONTACT: JOHN POWELL, PE

Sheet List Table

Sheet Number	Sheet Title
C1	COVER SHEET
C2	EXISTING CONDITIONS
C3	PRELIMINARY PLAT
C4	LAND USE PLAN
C5	DRAINAGE PLAN
C6.0	PHASE 1 EROSION CONTROL NORTH LOT
C6.1	PHASE 1 EROSION CONTROL SOUTH LOT
C7	SCHEMATIC UTILITY PLAN

<p>© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 805 PENNSYLVANIA AVENUE, SUITE 150 KANSAS CITY, MO 64105 WWW.KIMLEY-HORN.COM</p>	<p>DESIGNED BY: BLD DRAWN BY: BLD CHECKED BY: MKK</p> <p>SCALE: AS NOTED</p> <p style="border: 1px solid black; padding: 5px; transform: rotate(-15deg); display: inline-block;">PRELIMINARY NOT FOR CONSTRUCTION</p> <p style="font-size: 2em; font-weight: bold; text-align: center;">tract</p> <p style="font-size: 1.5em; font-weight: bold; text-align: center;">COVER SHEET</p> <p style="font-size: 1.5em; font-weight: bold; text-align: center;">FARMINGTON TECHNOLOGY PARK</p>								
<p>ORIGINAL ISSUE: 08/13/2024</p> <p>KHA PROJECT NO. 268636000</p> <p>SHEET NUMBER</p> <p style="font-size: 2em; font-weight: bold;">C1</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>No.</th> <th>REVISIONS</th> <th>DATE</th> <th>BY</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	No.	REVISIONS	DATE	BY				
No.	REVISIONS	DATE	BY						



SURVEY NOTES

- The orientation of this bearing system is based on the Dakota County coordinate grid (NAD 83-2011 Adj.).
- The legal description and easement information used in the preparation of this survey is based on the Commitment for Title Insurance prepared by Commercial Partners Title as agent for Fidelity National Title Insurance Company, Commitment No. CP72878 dated December 19, 2023 at 7:00 am and Commitment No. CP73107 dated December 22, 2023 at 7:00 am.
- The surveyed property has direct access to 220th Street West, 225th Street West and Biscayne Avenue, all being public right of ways.
- No evidence of cemeteries, burial grounds or gravesites was observed in the process of conducting the fieldwork.
- This survey shows only those improvements visible during the field survey, some structures and improvements covered by ice and snow, or underground may not be shown.

LEGAL DESCRIPTION

Per Commitment No. CP72878:
 The Northeast Quarter of Section 5, Township 113 North, Range 19 West, Except Parcel 12 shown on Minnesota Department of Transportation Right of Way Plat Numbered 19-162, filed June 15, 2016, as Document No. 3132934, and by Trustee Deed dated August 19, 2016, filed October 4, 2016, as Document No. 3153717.
 Dakota County, Minnesota
 Abstract Property

AND

Per Commitment No. CP73107 Supplement No. 1:
 Parcel 1:
 That part of the Southeast Quarter and that part of the East Half of the East Half of the Southwest Quarter, all in Section 5, Township 113 North, Range 19 West, Dakota County, Minnesota, described as follows:
 Commencing at the Northeast corner of the Southeast Quarter of said Section 5; thence North 89 degrees 44 minutes 58 seconds West, assumed bearing, along the North line thereof, 123.00 feet for the point of beginning; thence South 00 degrees 15 minutes 34 seconds East, parallel with the East line of said Southeast Quarter, 412.00 feet; thence South 89 degrees 44 minutes 58 seconds East, 123.00 feet to the East line of said Southeast Quarter; thence South 00 degrees 15 minutes 34 seconds East, along said East line, 1706.57 feet to the Northeast corner of the South 528.00 feet of the East 299.00 feet of said Southeast Quarter; thence North 89 degrees 50 minutes 06 seconds West, 299.01 feet to the Northwest corner of said South 528.00 feet of the East 299.00 feet; thence South 00 degrees 15 minutes 34 seconds East, 528.01 feet to the Southwest corner of said South 528.00 feet of the East 299.00 feet; thence North 89 degrees 50 minutes 06 seconds West, along the South line of said Section 5, a distance of 3016.53 feet to the Southwest corner of the East Half of the East Half of the Southwest Quarter of said Section 5; thence North 00 degrees 14 minutes 38 seconds West, along the West line of said East Half of the East Half of the Southwest Quarter, 2123.51 feet to the Southwest corner of the North 528.00 feet of the West 412.50 feet of said East Half of the East Half of the Southwest Quarter; thence South 89 degrees 44 minutes 58 seconds East, along the South line of said North 528.00 feet of the West 412.50 feet, a distance of 412.52 feet to the Southeast corner thereof; thence North 00 degrees 14 minutes 38 seconds West, along the East line thereof, 231.01 feet to the South line of the North 297.00 feet of the South Half of said Section 5; thence South 89 degrees 44 minutes 58 seconds East, along said South line, 474.73 feet to the Southeast corner of the North 297.00 feet of the East 97.84 feet of the West 221.83 feet of the Southeast Quarter of said Section 5 (said point also being on the West line of the East 1089.00 feet of the West 1310.83 feet of the Southeast Quarter of said Section 5); thence South 00 degrees 11 minutes 16 seconds East, along said West line, 103.00 feet to the Southwest corner of the North 400.00 feet of the East 1089.00 feet of the West 1310.83 feet of the Southeast Quarter of said Section 5; thence South 89 degrees 44 minutes 58 seconds East, along the South line of said North 400.00 feet of the East 1089.00 feet of the West 1310.83 feet, a distance of 1089.03 feet to the Southeast corner thereof; thence North 00 degrees 11 minutes 16 seconds West, along the East line thereof, 400.01 feet to the Northeast corner thereof; thence South 89 degrees 44 minutes 58 seconds East, along the North line of the Southeast Quarter of said Section 5, a distance of 1215.29 feet to the point of beginning.
 Dakota County, Minnesota
 Abstract Property

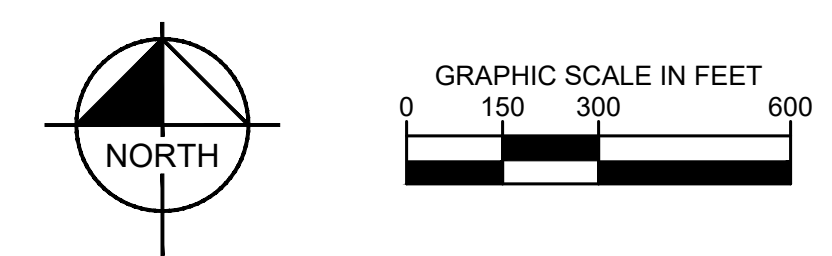
Parcel 2:
 The North 400.00 feet of the East 1089.00 feet of the West 1310.83 feet of the Southeast Quarter of Section 5, Township 113 North, Range 19 West, Dakota County, Minnesota.
 Abstract Property

EXISTING CONDITIONS LEGEND

	MANHOLE
	SANITARY MANHOLE
	CLEAN OUT
	CATCH BASIN
	CULVERT
	GATE VALVE
	HYDRANT
	WELL
	AIR CONDITIONER
	ELECTRIC BOX
	HANDHOLE
	UTILITY POLE
	POWER POLE WITH LIGHT
	GUY WIRE
	LIGHT
	GAS METER
	COMMUNICATION BOX
	FIBER OPTIC SIGN
	TELEPHONE SIGN
	SIGN
	MAILBOX
	CHAIN LINK FENCE
	WIRE FENCE
	WOOD FENCE
	SANITARY SEWER
	STORM SEWER
	WATERMAIN
	UNDERGROUND ELECTRIC
	OVERHEAD WIRE
	UNDERGROUND TELECOMMUNICATION
	UNDERGROUND GAS
	TREELINE
	EXISTING CONTOUR LINE
	BITUMINOUS SURFACE
	CONCRETE SURFACE
	GRAVEL SURFACE
	PAVER SURFACE

FLOODPLAIN LEGEND

	Flood Zone X-Other Flood Areas	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood
	Flood Zone AE	Base Flood Elevations determined
	Floodway Areas in Zone AE	The floodway is the channel of a stream plus any adjacent areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights



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PRELIMINARY NOT FOR CONSTRUCTION	
EXISTING CONDITIONS	
FARMINGTON TECHNOLOGY PARK	
ORIGINAL ISSUE: 07/11/2024	
KHA PROJECT NO. 268636000	
SHEET NUMBER C2	

PRELIMINARY PLAT
FOR
FARMINGTON TECHNOLOGY PARK
SECTION 5, TOWNSHIP 113 NORTH, RANGE 19 WEST
CITY OF FARMINGTON, DAKOTA COUNTY, MINNESOTA

EXISTING LEGAL DESCRIPTION

Per Commitment No. CP72878:
The Northeast Quarter of Section 5, Township 113 North, Range 19 West, Except Parcel 12 shown on Minnesota Department of Transportation Right of Way Plat Numbered 19-162, filed June 15, 2016, as Document No. 3132934, and by Trustee Deed dated August 19, 2016, filed October 4, 2016, as Document No. 3153717.

Dakota County, Minnesota
Abstract Property

AND

Per Commitment No. CP73107 Supplement No. 1:
Parcel 1:
That part of the Southeast Quarter and that part of the East Half of the East Half of the Southwest Quarter, all in Section 5, Township 113 North, Range 19 West, Dakota County, Minnesota, described as follows:
Commencing at the Northeast corner of the Southeast Quarter of said Section 5; thence North 89 degrees 44 minutes 58 seconds West, assumed bearing, along the North line thereof, 123.00 feet for the point of beginning; thence South 00 degrees 15 minutes 34 seconds East, parallel with the East line of said Southeast Quarter, 412.00 feet; thence South 89 degrees 44 minutes 58 seconds East, 123.00 feet to the East line of said Southeast Quarter; thence South 00 degrees 15 minutes 34 seconds East, along said East line, 1706.57 feet to the Northeast corner of the South 528.00 feet of the East 299.00 feet of said Southeast Quarter; thence North 89 degrees 50 minutes 06 seconds West, 299.01 feet to the Northwest corner of said South 528.00 feet of the East 299.00 feet; thence South 00 degrees 15 minutes 34 seconds East, 528.01 feet to the Southwest corner of said South 528.00 feet of the East 299.00 feet; thence North 89 degrees 50 minutes 06 seconds West, along the South line of said Section 5, a distance of 3016.53 feet to the Southwest corner of the East Half of the East Half of the Southwest Quarter of said Section 5; thence North 00 degrees 14 minutes 38 seconds West, along the West line of said East Half of the East Half of the Southwest Quarter, 2123.51 feet to the Southwest corner of the North 528.00 feet of the West 412.50 feet of said East Half of the East Half of the Southwest Quarter; thence South 89 degrees 44 minutes 58 seconds East, along the South line of said North 528.00 feet of the West 412.50 feet, a distance of 412.52 feet to the Southeast corner thereof; thence North 00 degrees 14 minutes 38 seconds West, along the East line thereof, 231.01 feet to the South line of the North 297.00 feet of the South Half of said Section 5; thence South 89 degrees 44 minutes 58 seconds East, along said South line, 474.73 feet to the Southeast corner of the North 297.00 feet of the East 97.84 feet of the West 221.83 feet of the Southeast Quarter of said Section 5 (said point also being on the West line of the East 1089.00 feet of the West 1310.83 feet of the Southeast Quarter of said Section 5); thence South 00 degrees 11 minutes 16 seconds East, along said West line, 103.00 feet to the Southwest corner of the North 400.00 feet of the East 1089.00 feet of the West 1310.83 feet of the Southeast Quarter of said Section 5; thence South 89 degrees 44 minutes 58 seconds East, along the South line of said North 400.00 feet of the East 1089.00 feet of the West 1310.83 feet, a distance of 1089.03 feet to the Southeast corner thereof; thence North 00 degrees 11 minutes 16 seconds West, along the East line thereof, 400.01 feet to the Northeast corner thereof; thence South 89 degrees 44 minutes 58 seconds East, along the North line of the Southeast Quarter of said Section 5, a distance of 1215.29 feet to the point of beginning.

Dakota County, Minnesota
Abstract Property

Parcel 2:
The North 400.00 feet of the East 1089.00 feet of the West 1310.83 feet of the Southeast Quarter of Section 5, Township 113 North, Range 19 West, Dakota County, Minnesota.
Abstract Property

PROPOSED LEGAL DESCRIPTIONS

Lot 1 & Lot 2, Block 1, FARMINGTON TECHNOLOGY PARK, Dakota County, Minnesota
Lot 1, Block 2, FARMINGTON TECHNOLOGY PARK, Dakota County, Minnesota

AREA SUMMARY

Lot 1, Block 1:	155.20 Acres	6,760,512 Square Feet
Lot 2, Block 1:	185.54 Acres	8,082,118 Square Feet
Lot 1, Block 2:	2.07 Acres	90,000 Square Feet
Total:	342.81 Acres	14,932,630 Square Feet

LEGEND

	PROPOSED EASEMENT
	PROPERTY LINE
	RIGHT-OF-WAY LINE

SUMMARY TABLE

LAND AREA FOR EACH USE: SEE AREA SUMMARY TABLE (THIS SHEET).
PROPOSED CODE MODIFICATION TABLE: SEE PUD STANDARDS SUMMARY (SHEET C1).
NUMBER OF UNITS: TO BE DETERMINED. SEE REPRESENTATIVE SITE PLAN EXHIBITS.
NUMBER OF AREAS OF COMMON OPEN SPACE: SEE LAND USE PLAN FOR OVERALL AND DEVELOPABLE AREAS (SHEET C4).
PHASING PLAN: TO BE DETERMINED. WILL BE BASED ON END USERS TIMELINE.

SCALE: AS NOTED

DESIGNED BY: BLD

DRAWN BY: BLD

CHECKED BY: MKK

Kimley»Horn
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805 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
WWW.KIMLEY-HORN.COM

PRELIMINARY NOT FOR CONSTRUCTION

tract

PRELIMINARY PLAT

FARMINGTON TECHNOLOGY PARK

ORIGINAL ISSUE: 08/13/2024

KHA PROJECT NO. 26863000

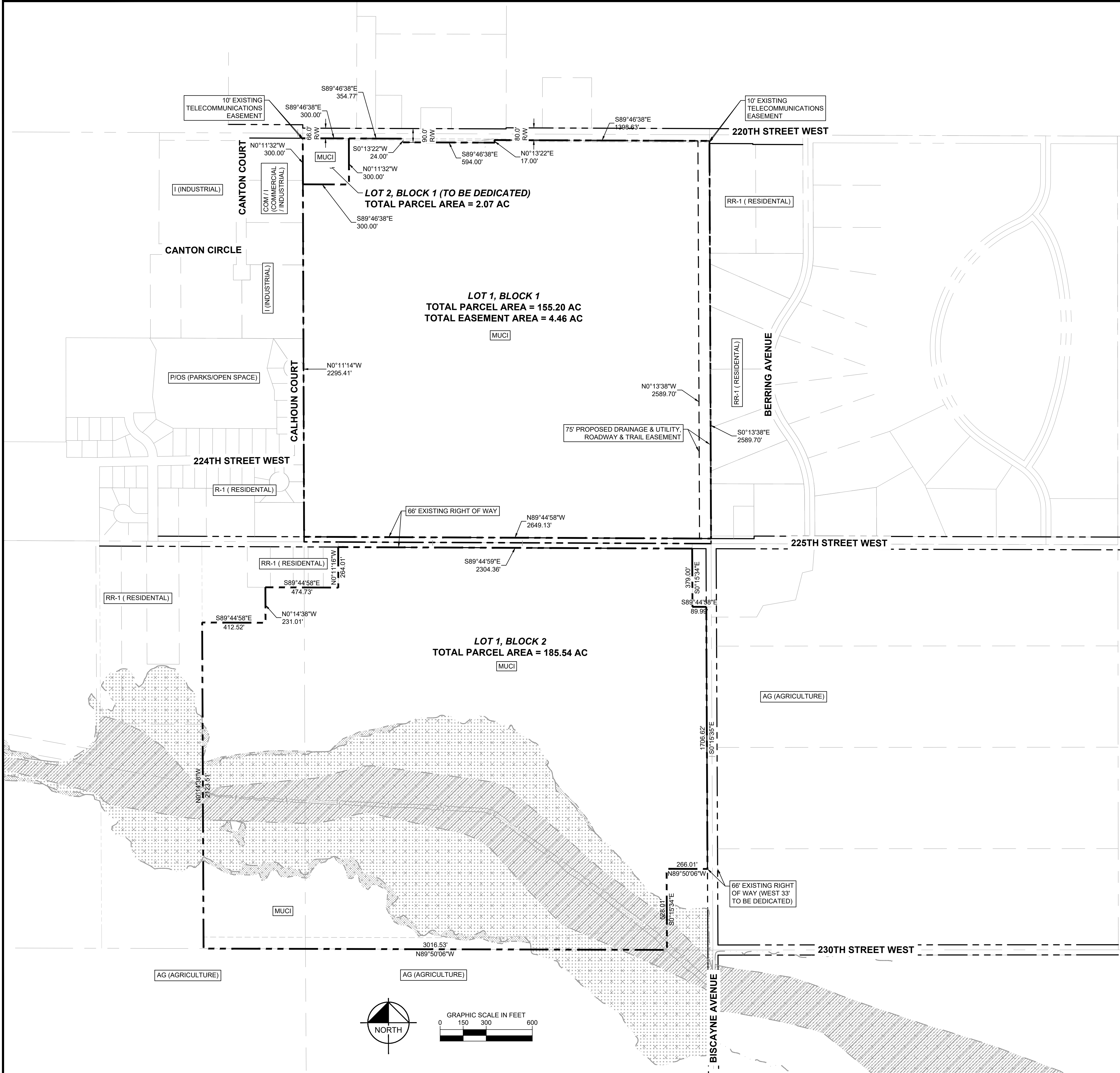
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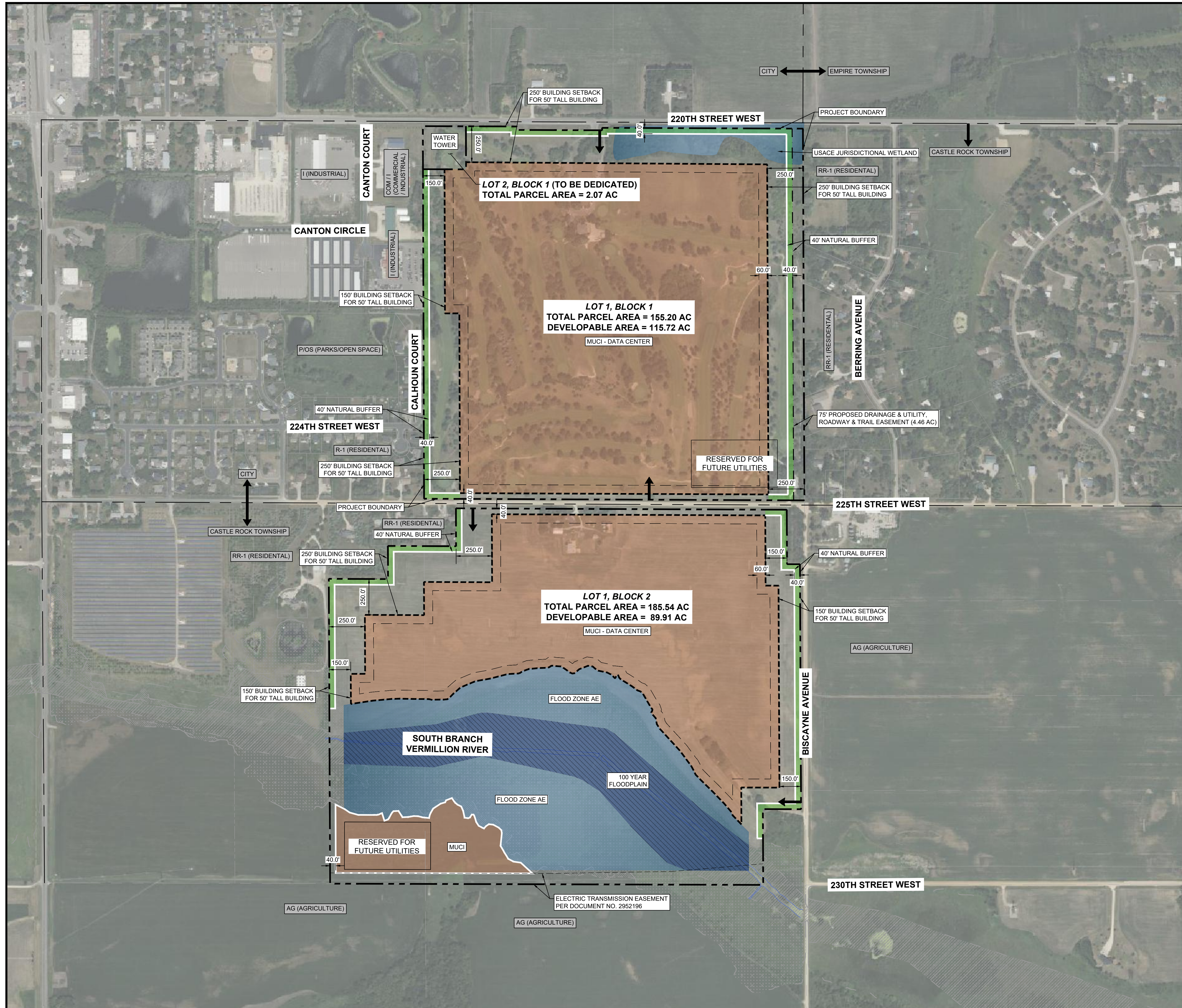
C3

REVISIONS

DATE

BY





LEGEND

- PROPERTY LINE
- 50' TALL BUILDING SETBACK
- 80' TALL BUILDING SETBACK
- PROPOSED EASEMENT
- DEVELOPMENT AREAS
- 100 YEAR FLOODPLAIN
- USACE JURISDICTIONAL WETLAND
- NATURAL BUFFER
- PROPOSED ACCESS LOCATION

BUILDING DATA	
MAXIMUM BUILDING HEIGHT	80 FT **
PARKING SUMMARY	
REQUIRED PARKING	1 PER 1,000 SF OF OFFICE
TOTAL PROPOSED PARKING	TBD

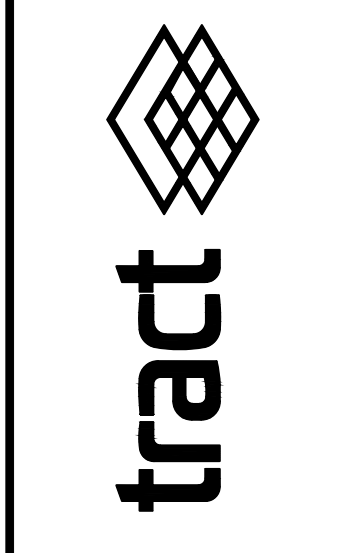
** BUILDING HEIGHT IS TO BE 50 FEET AT THE BUILDING SETBACK LINE. FOR EVERY ONE FOOT INCREASE IN HEIGHT, AN ADDITIONAL TWO FOOT SETBACK IS REQUIRED UP TO A MAXIMUM BUILDING HEIGHT OF 80 FEET.

No.	REVISIONS	DATE	BY

Kimley-Horn
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 805 PENNSYLVANIA AVENUE, SUITE 150
 KANSAS CITY, MO 64105
 WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
 DESIGNED BY: BLD
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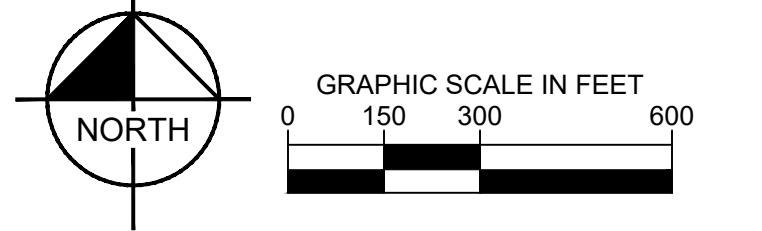
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 NOT FOR
 CONSTRUCTION

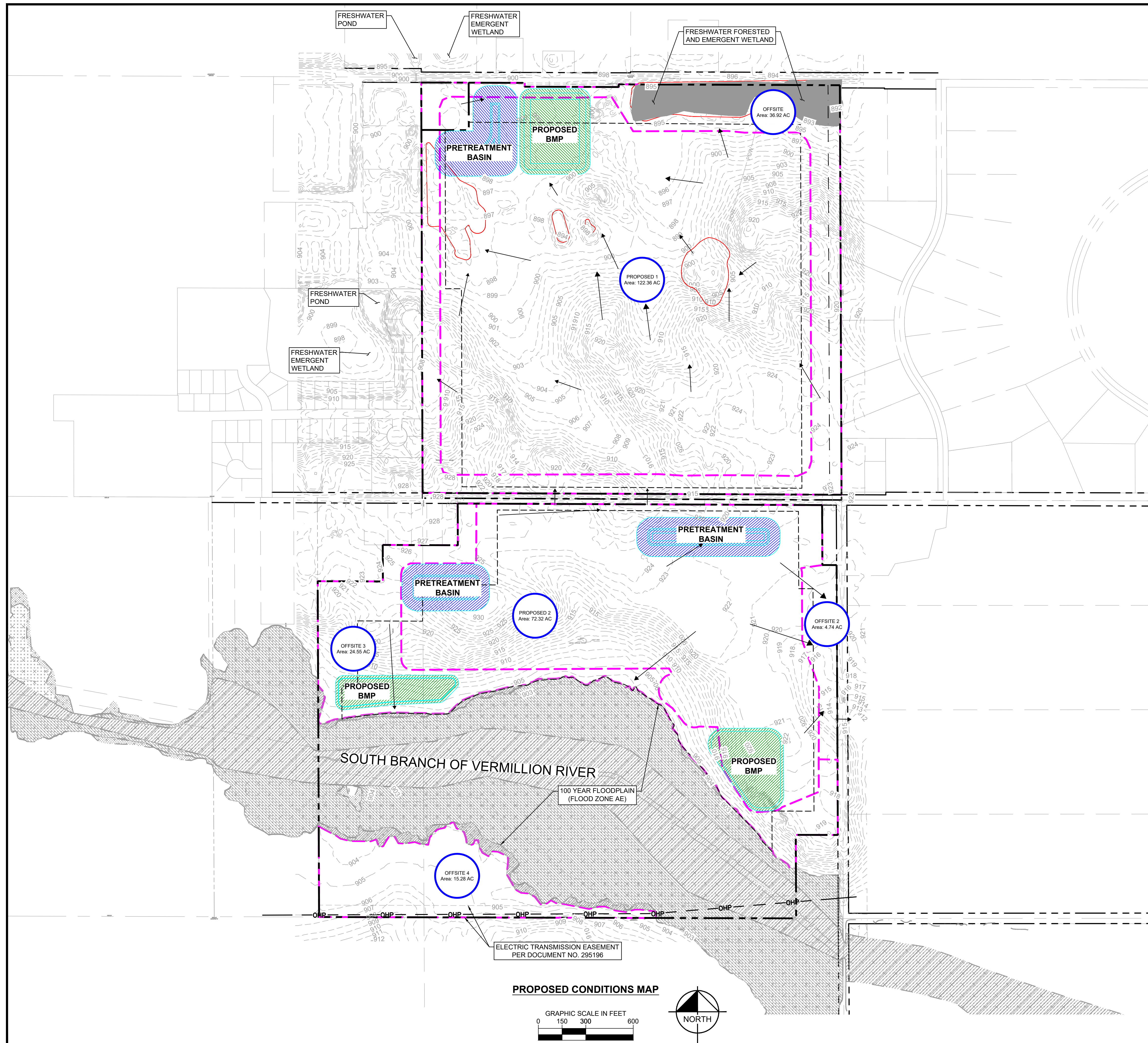


LAND USE PLAN

FARMINGTON
 TECHNOLOGY
 PARK

ORIGINAL ISSUE:
 08/13/2024
 KHA PROJECT NO.
 268636000
 SHEET NUMBER
C4





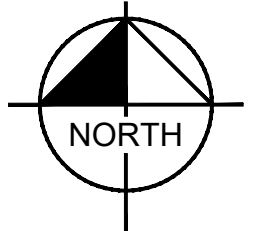
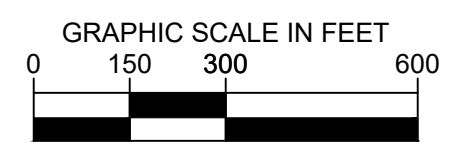
DRAINAGE MAP LEGEND

	EXISTING DRAINAGE AREAS
	PROPOSED DRAINAGE AREAS
	PROPOSED BMP
	EXISTING POND
	PRETREATMENT DEAD STORAGE VOLUME
	BMP INFILTRATION/FILTRATION VOLUME
	MAJOR CONTOUR
	MINOR CONTOUR
	EXISTING FLOW ARROW
	50' TALL BUILDING SETBACK
	PROPOSED EASEMENT
	DRAINAGE AREA LABEL

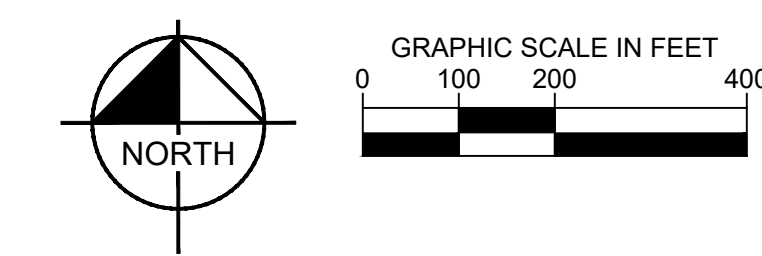
DRAINAGE ESTIMATES

BLOCK 1, LOT 1 & 2 (NORTH PARCEL)	BLOCK 2, LOT 1 (SOUTH PARCEL)
IMPERVIOUS AREA: 98.5 AC	IMPERVIOUS AREA: 51.1 AC
BMP FILTRATION VOLUME: 595,171 CF	BMP FILTRATION VOLUME: 188,348 CF
BMP FOOTPRINT: 248,990 SF	BMP FOOTPRINT: 369,979 SF
PRETREATMENT DEAD STORAGE VOLUME: 344,316 SF	PRETREATMENT DEAD STORAGE VOLUME: 201,525 SF
PRETREATMENT FOOTPRINT: 212,140 SF	PRETREATMENT FOOTPRINT: 73,799 SF
BMP MAX ESTIMATED BOUNCE: 10 FT	BMP MAX ESTIMATED BOUNCE: 5 FT

PROPOSED CONDITIONS MAP



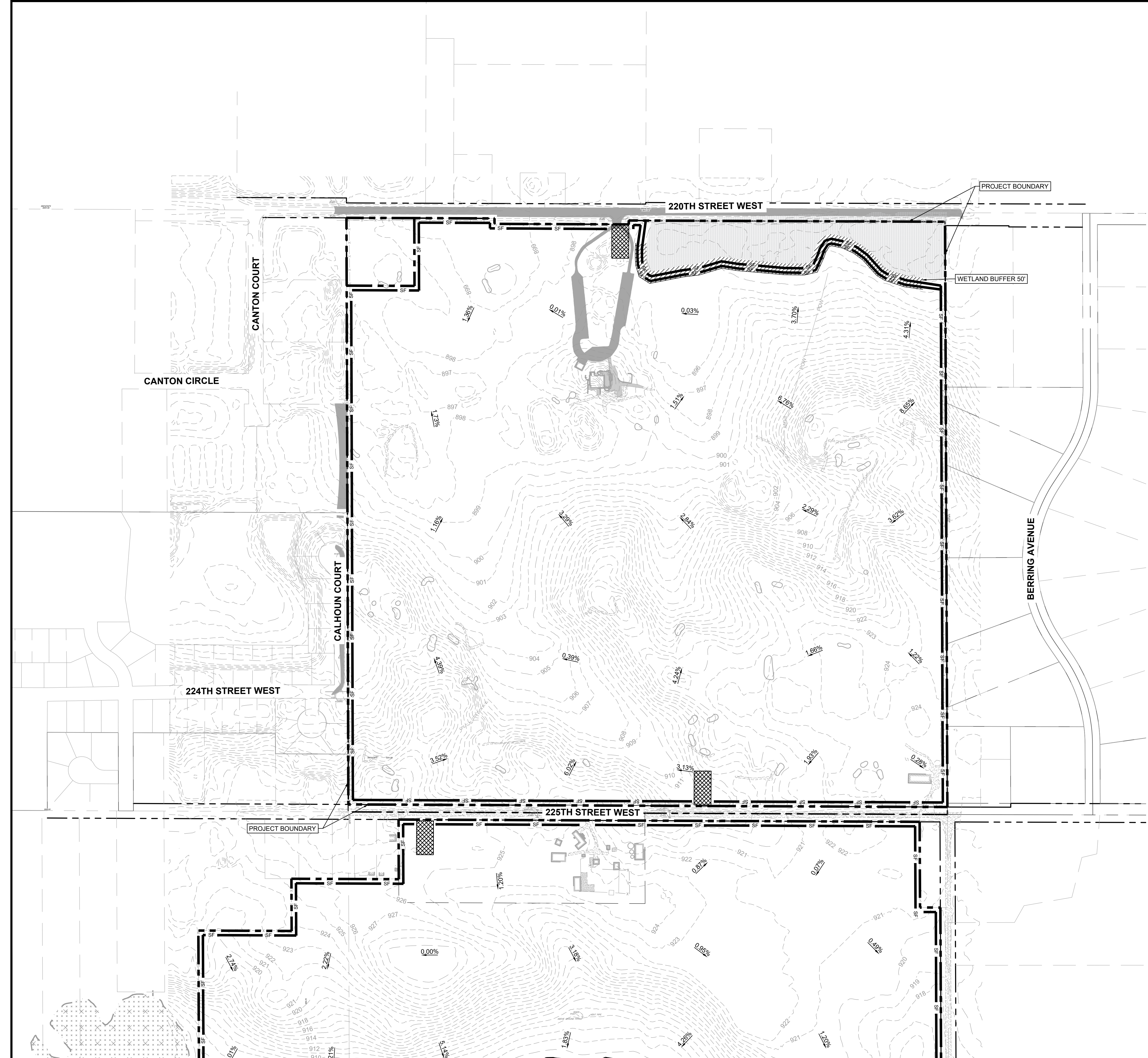
 <small>© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 805 PENNSYLVANIA AVENUE, SUITE 150 KANSAS CITY, MO 64105 WWW.KIMLEY-HORN.COM</small>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">DESIGNED BY: BLD</td> <td style="width: 50%;">DRAWN BY: BLD</td> </tr> <tr> <td>CHECKED BY: MKK</td> <td></td> </tr> </table>	DESIGNED BY: BLD	DRAWN BY: BLD	CHECKED BY: MKK	
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CHECKED BY: MKK					
<p style="border: 1px solid black; padding: 5px; transform: rotate(-15deg); display: inline-block;">PRELIMINARY NOT FOR CONSTRUCTION</p>					
<p style="font-weight: bold; font-size: 1.2em;">DRAINAGE PLAN</p>					
<p style="font-weight: bold; font-size: 1.2em;">FARMINGTON TECHNOLOGY PARK</p>					
<p>ORIGINAL ISSUE: 07/11/2024</p> <p>KHA PROJECT NO. 268636000</p> <p>SHEET NUMBER</p>					
<p style="font-size: 2em; font-weight: bold;">C5</p>					



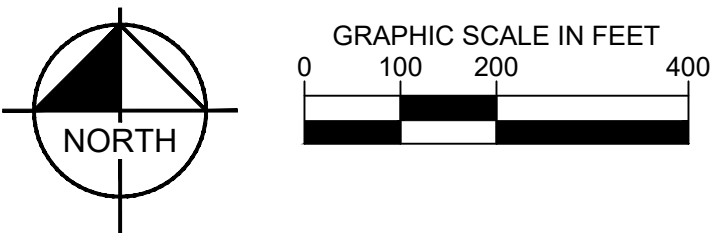
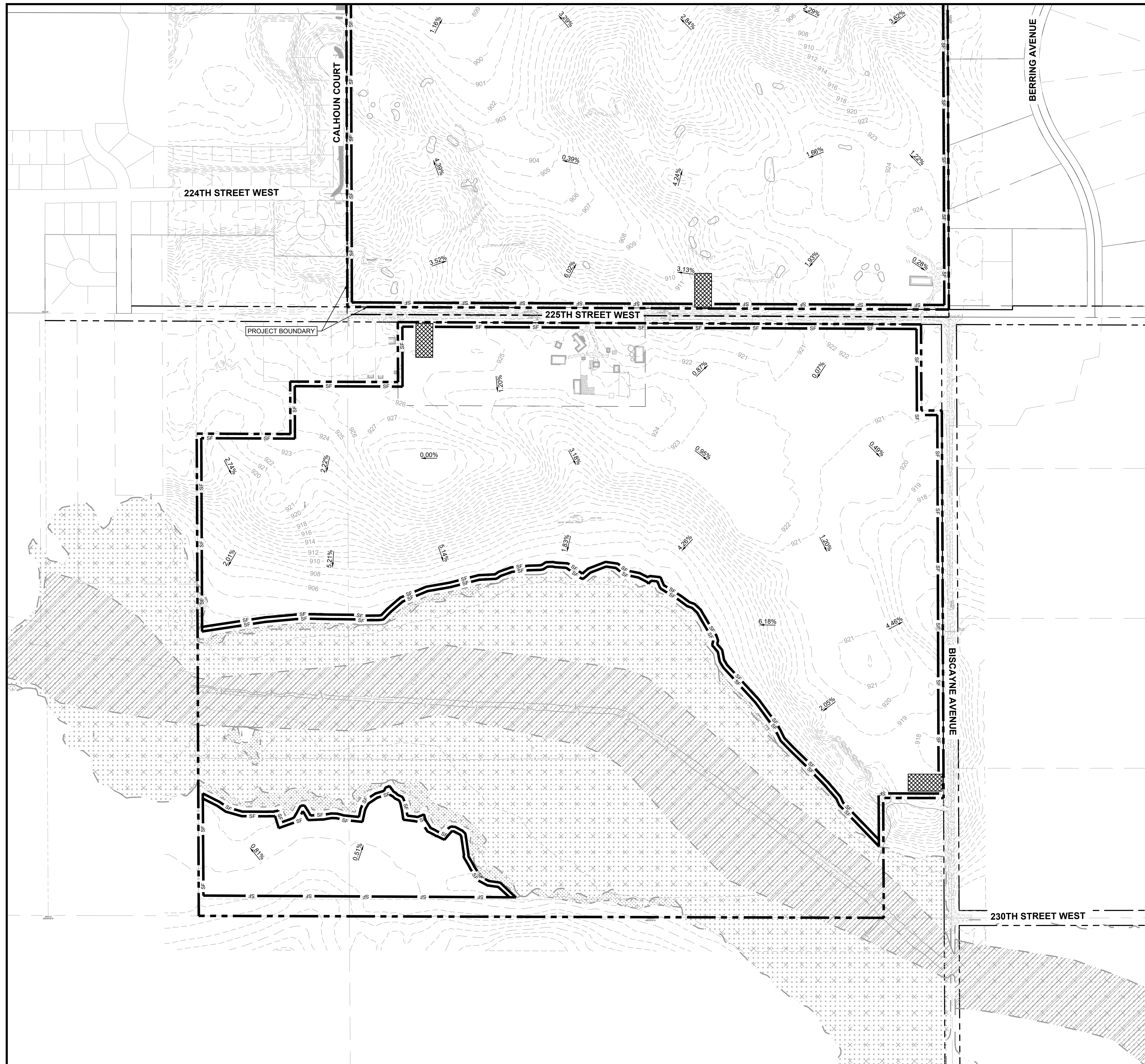
LEGEND	
	PROPERTY LINE
	PROPOSED SILT FENCE
	WETLAND BUFFER 50'
	WETLAND
	ROCK CONSTRUCTION ENTRANCE

EROSION CONTROL PLAN NOTES

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



SCALE: AS NOTED	DESIGNED BY: BLD	DRAWN BY: BLD	CHECKED BY: MKK
PRELIMINARY NOT FOR CONSTRUCTION			
PHASE 1 EROSION CONTROL NORTH LOT			
FARMINGTON TECHNOLOGY PARK			
ORIGINAL ISSUE: 08/13/2024			
KHA PROJECT NO. 26863000			
SHEET NUMBER			
C6.0			
No.	REVISIONS	DATE	BY

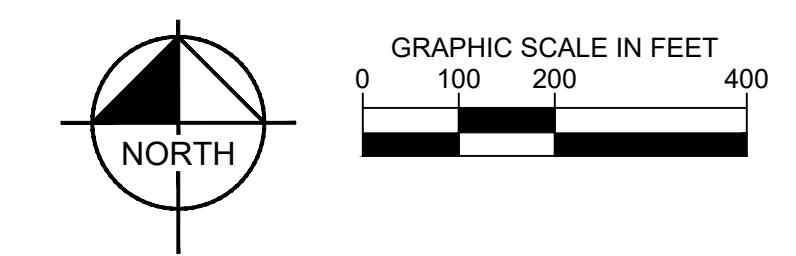
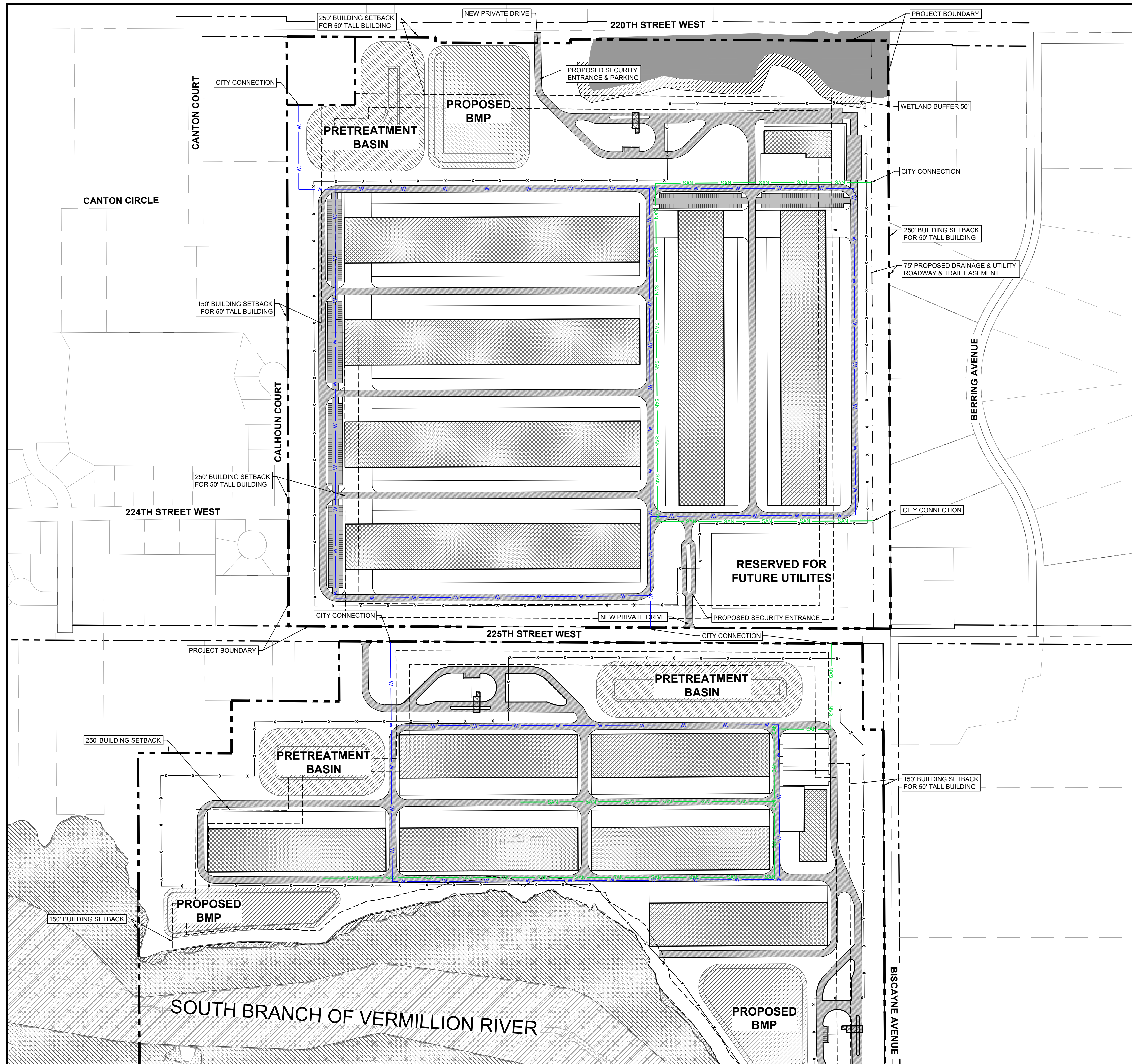


LEGEND	
	PROPERTY LINE
	PROPOSED SILT FENCE
	ROCK CONSTRUCTION ENTRANCE

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

SCALE: AS NOTED	DESIGNED BY: BLD	DRAWN BY: BLD	CHECKED BY: MKK
PRELIMINARY NOT FOR CONSTRUCTION			
PHASE 1 EROSION CONTROL SOUTH LOT			
FARMINGTON TECHNOLOGY PARK			
ORIGINAL ISSUE: 08/13/2024			
KHA PROJECT NO. 268636000			
SHEET NUMBER C6.1			
NO.	REVISIONS	DATE	BY

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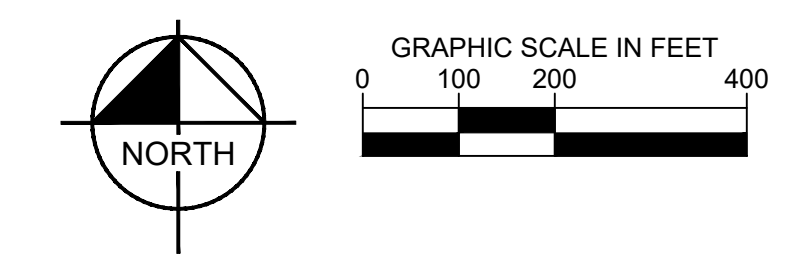


LEGEND	
	PROPERTY LINE
	EXISTING EASEMENT
	BUILDING SETBACK
	PROPOSED FENCE
	PROPOSED SANITARY SEWER
	PROPOSED WATER LINE
	WETLAND BUFFER 50'
	WETLAND
	PROPOSED EASEMENT

UTILITY PLAN NOTES

- ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
DUCTILE IRON PIPE PER AWWA C150
- WATER LINES SHALL BE AS FOLLOWS:
6" AND LARGER, PVC C-900 PER ASTM D 2241
CLASS 200 UNDER COUNTY ROADS, OTHERWISE CLASS 150
4" AND LARGER DUCTILE IRON PIPE PER AWWA C150
SMALLER THAN 3" PIPING SHALL BE COPPER TUBE TYPE "K" PER ANSI 816.22 OR PVC, 200 P.S.I., PER ASTM D1784 AND D2241.
- MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
- ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR COBALT BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.
- ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE).
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 7'-5" COVER ON ALL WATERLINES.
- IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES, OR ANY OBSTRUCTION (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE SCH. 40 OR C900 WITH MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18" VERTICAL SEPARATION, MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
- ALL LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
- TOPS OF MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS, IN GREEN AREAS, WITH WATERTIGHT LIDS.
- ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
- EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
- REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE CITY OF FARMINGTON AND/OR STATE OF MN WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES.
- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
- ALL ONSITE WATERMANS AND SANITARY SEWERS SHALL BE PRIVATELY OWNED AND MAINTAINED.

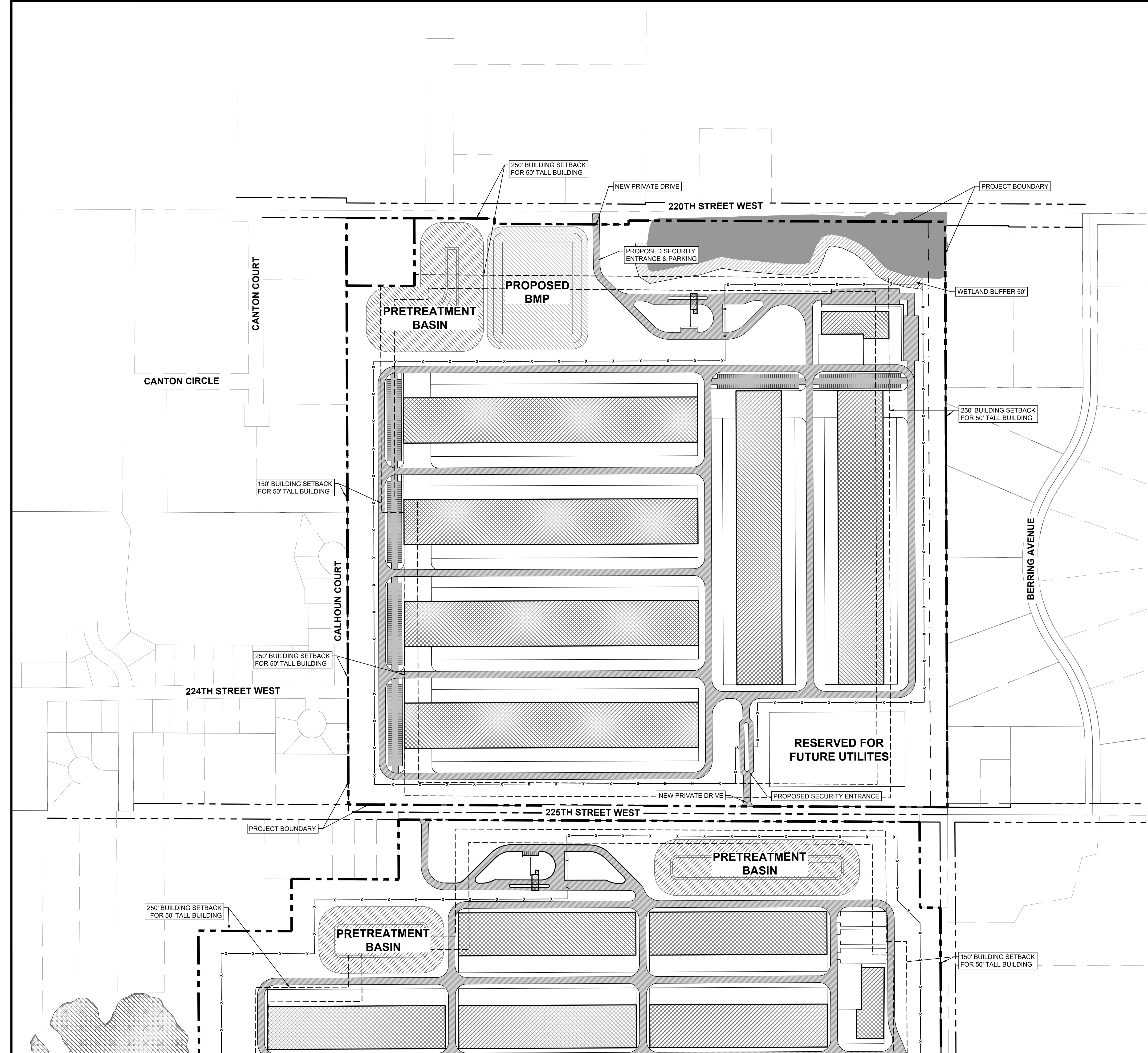
BY	
DATE	
REVISIONS	
No.	
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SCALE: AS NOTED	DESIGNED BY: BLD
	DRAWN BY: BLD
	CHECKED BY: MDK
 PRELIMINARY NOT FOR CONSTRUCTION	
SCHEMATIC UTILITY PLAN	
FARMINGTON TECHNOLOGY PARK	
ORIGINAL ISSUE:	08/13/2024
KHA PROJECT NO.	268636000
SHEET NUMBER	C7



SITE PLAN LEGEND	
	PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	BUILDING SETBACK
	PROPOSED FENCE
	WETLAND BUFFER 50'
	WETLAND

LOT 1 - SITE DATA TABLE	
PARCEL NUMBER	14-00500-01-012
GROSS PARCEL AREA =	6,850,710 SF (157.27 ACRES)
NET PARCEL AREA =	6,605,336 SF (151.64 ACRES)
ADMIN BUILDING =	35,600 SF
TOTAL # DATA CENTERS =	6
TOTAL BUILDING SF SHOWN =	1,600,400 SF

- NOTES**
1. THE PROPOSED SITE LAYOUT SHOWN ON THIS PLAN, IS CONCEPTUAL IN NATURE. THE PURPOSE IS TO CONVEY A POTENTIAL LAYOUT THAT MAY OCCUR AND THE ANTICIPATED PRIMARY ACCESS POINT LOCATIONS.
 2. THE FINAL SITE PLAN WILL BE APPROVED THROUGH THE CITY'S SITE PLAN APPROVAL PROCESS, WHICH WILL OCCUR AS EACH LOT IS DEVELOPED.



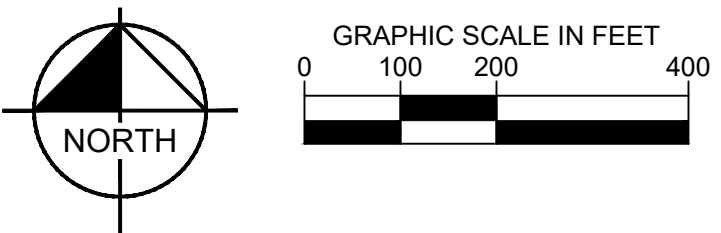
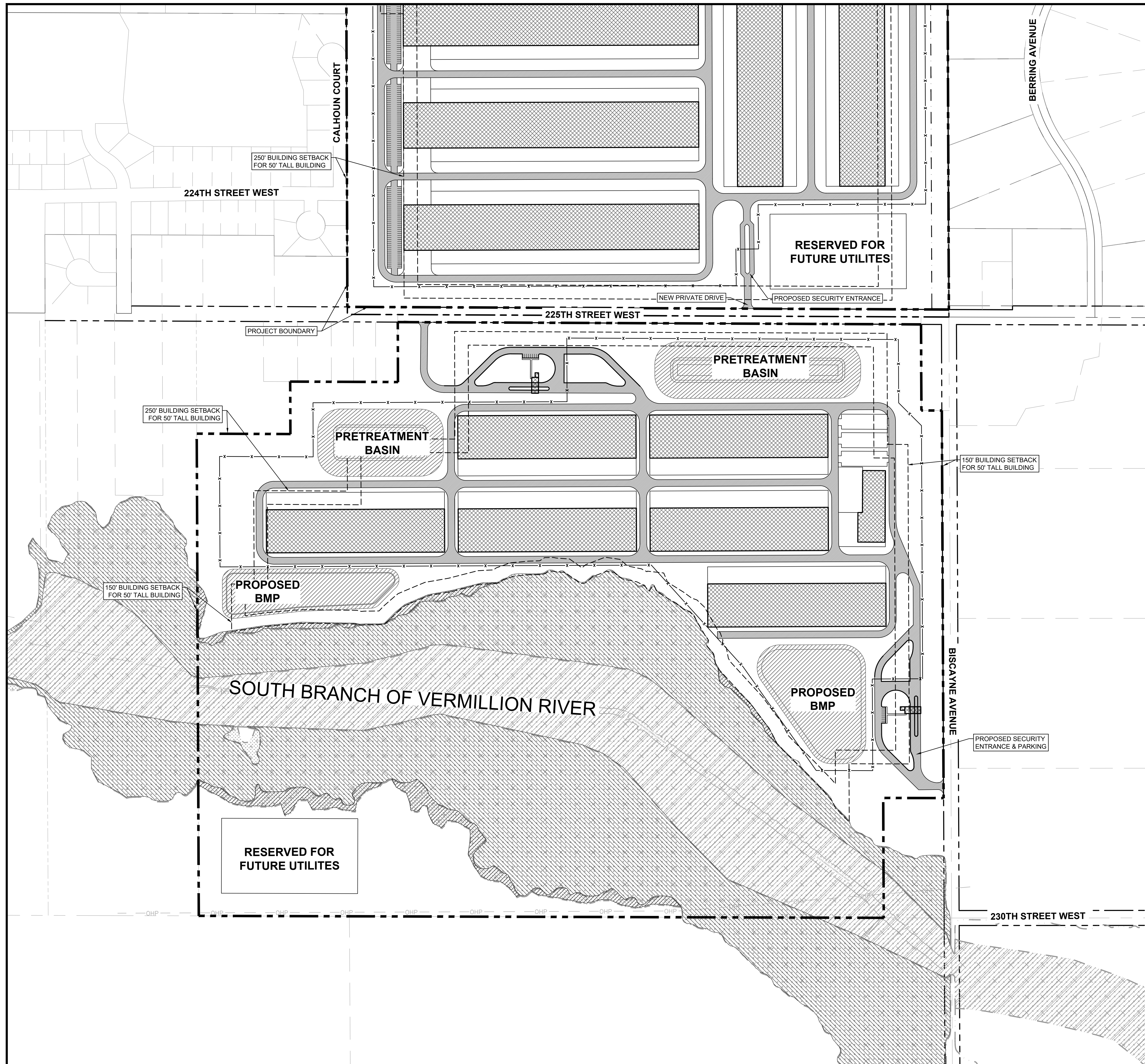
DESIGNED BY: BLD	SCALE: AS NOTED
DRAWN BY: BLD	
CHECKED BY: MKK	
PRELIMINARY NOT FOR CONSTRUCTION	
REPRESENTATIVE SITE PLAN - 1	
FARMINGTON TECHNOLOGY PARK	
ORIGINAL ISSUE: 08/13/2024	
KHA PROJECT NO. 268636000	
SHEET NUMBER	
EX-1	

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KANSAS CITY, MO 64105
WWW.KIMLEY-HORN.COM

REVISIONS

DATE

BY



SITE PLAN LEGEND	
	PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	BUILDING SETBACK
	PROPOSED FENCE

LOT 2 - SITE DATA TABLE	
PARCEL NUMBERS	07-00500-76-012 07-00500-76-011
GROSS PARCEL AREA =	8,082,119 SF (185.54 ACRES)
NET PARCEL AREA =	5,313,896 SF (121.99 ACRES)
ADMIN BUILDING =	34,100 SF
TOTAL # DATA CENTERS =	6
TOTAL BUILDING SF SHOWN =	933,800 SF

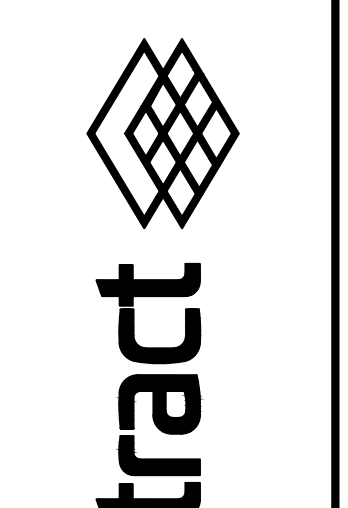
- NOTES**
1. THE PROPOSED SITE LAYOUT SHOWN ON THIS PLAN, IS CONCEPTUAL IN NATURE. THE PURPOSE IS TO CONVEY A POTENTIAL LAYOUT THAT MAY OCCUR AND THE ANTICIPATED PRIMARY ACCESS POINT LOCATIONS.
 2. THE FINAL SITE PLAN WILL BE APPROVED THROUGH THE CITY'S SITE PLAN APPROVAL PROCESS, WHICH WILL OCCUR AS EACH LOT IS DEVELOPED.

NO.	REVISIONS	DATE	BY

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 KANSAS CITY, MO 64105
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SCALE: AS NOTED
 DESIGNED BY: BLD
 DRAWN BY: BLD
 CHECKED BY: MKK

PRELIMINARY
 NOT FOR
 CONSTRUCTION



REPRESENTATIVE
 SITE PLAN - 2

FARMINGTON
 TECHNOLOGY
 PARK

ORIGINAL ISSUE:
 08/13/2024
 KHA PROJECT NO.
 268636000
 SHEET NUMBER

EX-2

Development Standards

1. Setbacks:
 - a. Adjacent to Residential Uses: 250-feet
 - b. Adjacent to Non-Residential Uses: 150-feet
 - c. From the 75' easement dedication on the east side of Lot 1, Block 1: 175-feet
 - d. Adjacent to Lot 2 (Water Storage Tank): 0-foot from internal property lines within the overall PUD. Applicable MUCI setbacks shall apply to property lines not adjacent to the PUD.
 - e. Adjacent to MN225: 40-feet
 - f. Adjacent to the southern property line of Lot 3 and the western property line of Lot 3 north to the designated floodzone: 40-feet
 - g. Generators and mechanical equipment are exempt from the building setback requirements.

2. Natural Buffers: A natural buffer of 40 feet from all perimeter property lines, except for those listed below, is established under this PUD:
 - a. Existing, healthy trees shall be retained in the natural buffer, to the greatest extent practicable, in accordance with Section 10-6-11 of the Farmington Municipal Code. Utilities, landscaping, and berms may be located in the natural buffer. Perimeter fencing, security gates, and guard buildings shall be located outside of the Natural Buffer. Where there are no existing trees in the natural buffer that qualify for preservation under Section 10.6.11 et.al of the Farmington Municipal Code, then stormwater features may be located in the natural buffer provided they are adequately landscaped in accordance with the applicable sections of the Farmington Municipal Code, unless otherwise approved by the Planning Director.
 - b. Exceptions:
 - i. Adjacent to MN 225
 - ii. Adjacent to Lot 2: Only the eastern most property line south of the 40-foot natural buffer adjacent to MN 220th and adjacent to the southern property line outside of the 150' setback adjacent to the western property line of Lot 1.

3. Landscaping:
 - a. Drought tolerant, native plants shall be utilized throughout the site.
 - b. Rock, gravel, and/or mulch may also be used as an accent material for maintenance areas directly adjacent to a building, around utility access points (i.e. manholes, control valves, and hand holes), or in mechanical areas.

- c. Where parking areas are located a minimum of 300 feet from a public road or residential use, and the parking area is screened by the building location, parking lot landscaping shall not be required. However, End Islands of Parking Aisles that are visible from a public street or residential use shall be landscaped in accordance with Section 10.16.10(D)8(e)
 - d. Berms may be allowed up to 10-feet in height from existing grade in order to incorporate more aesthetic visual features into the site.
 4. Easement for future County Road: As set forth in more detail in the Farmington Technology Park Development Agreement, a 75-foot access, utility, and pedestrian easement shall be provided along the future alignment of Biscayne Ave. West adjacent to Lot 1. Private utilities may also be installed within the easement. Public utilities, access, and the public trail may not be installed until such time the easement is dedicated as ROW to the County in accordance with the terms of the Farmington Technology Park Development Agreement.
5. General Design Standards:
 - a. Principal Building Facades will meet the following standards:
 - i. For the purposes of this subsection, the term “principal building facades” shall include all building facades substantially visible to abutting public roads or adjacent to planned or existing residential districts.
 - ii. Principal building facades shall avoid the use of undifferentiated surfaces by including at least two (2) of the following design elements:
 - change in building height
 - building step-backs, projections or recesses
 - fenestration
 - changes in building material, pattern, texture, color
 - use of accent material
 - overhangs
 - canopies or porticos
 - arcades
 - variations in the roof line
 - iii. When a building has more than one principal facade, such facades shall be consistent in their design, materials, details, and treatments.
 - b. Screening of Building Mechanical Equipment, Critical Infrastructure and Utility Substations.

- i. Ground-level mechanical equipment, substations or accessory uses (not including parking areas) that are visible from public rights-of-way and/or adjacent residential dwellings will be screened from public view using one or multiple of the following methods of screening:
 1. A principal structure;
 2. Existing vegetation that will remain on the Property, or new, planted vegetation (ex. evergreens or shrubs) that provides sufficient coverage to screen from public view;
 3. A visually solid fence, screen wall or panel, or other visually solid screen that shall be constructed of materials that are matching or consistent in style, color and/or texture with those used in the exterior construction of the principal building. Chain link fencing with slats is not permitted to satisfy this requirement.
 - ii. Above-ground mechanical equipment and structures will be screened from view from adjacent public streets and residential dwellings.
 - iii. Any mechanical units placed on the rooftops of buildings shall be screened from view from adjacent public streets and residential dwellings by architectural features which are compatible with building façade architecture. The method of screening shall be provided and reviewed with the Planning Director's review of the building elevations. The screening of roof mounted equipment shall be excluded from the overall height limitation. Rooftop equipment should be centrally located on the roof where feasible.
 - iv. All buildings are exempt from any existing or future City requirement to install roof-mounted solar equipment.
6. Building height: Maximum building height for Principal Structures is 80 feet. However, the maximum height at the building setback line is 50 feet. For each one-foot increase in building height, the building must be stepped back two feet.
 - a. Maximum building height for accessory structures is 50 feet.
7. Fence height: Maximum fence height of 14 feet.
8. Electric Utility Lines:
 - a. Data centers are typically fed power from the utility's transmission system directly to the data center site. Depending on the utility, transmission

voltage is typically 69kV or greater. Transmission lines are typically installed overhead for safety and cost effectiveness.

- b. Permanent distribution lines on data center campuses are typically installed underground.
 - c. Temporary overhead power distribution lines for construction power will likely be installed above-ground. It has not been determined how construction power will be constructed or served. Temporary lines, which look like standard utility distribution lines, provide power for the construction of buildings and the support of building operations. These lines shall remain in use until the permanent underground service from the on-site substation is operational, and building construction is completed. The temporary distribution equipment may be rerouted to serve additional construction sites or removed altogether by the electric utility.
 - d. The transition from the transmission system is a switching station/substation, which may or may not be on the data center site. The switching station / substation is an integral use associated with the data center operations.
9. Noise:
- a. Noise generated from the site shall meet the applicable noise ordinance requirements as established by the Minnesota Pollution Control Agency.
 - b. Prior to the approval of a site plan, the applicant shall provide a noise study to demonstrate that the applicable noise levels will not be exceeded.
 - c. In addition to the foregoing, Applicant agrees to install physical sound attenuation on any mechanical equipment (including but not limited to ground supported barriers, earthen berms, mechanical screening or other attenuation techniques as specifically called out in subsequent sound studies) that is installed at a data center building located within 1,200 feet of any adjacent residential use and that is either (i) installed on the rooftop of such building or (ii) that is installed on the exterior side of such data center building and directly facing such adjacent residential uses, in each case unless a noise study demonstrates that there is no incremental noise from such mechanical equipment as a result of the foregoing installation locations.
10. Parking: 1 parking space / 1,000 sf of office use. Parking spaces are not required for designated data hall areas. **Minimum parking may be modified based on a parking study provided with a site plan or building permit application, as applicable.**
11. Substations shall be exempt from the design regulations of the MUCI Zoning District. Mechanical and electrical equipment will be housed in mechanical yards that are fenced and screened.
- a. The property may have outdoor mechanical and electrical equipment of size (not to exceed the aggregate building footprint), number, volume, and

location to sufficiently serve the buildings and be in relational proximity to the buildings.

12. Private Communication Towers are permitted up to a maximum height of 80 feet.
13. Maximum Lot Coverage of All Uses: There is no maximum lot coverage for all uses built in the designated "developable area".

PLANNING COMMISSION AGENDA MEMO

To: Planning Commission
From: Tony Wippler, Planning Manager
Department: Planning Commission
Subject: Vermillion Commons 4th Addition Final Plat and Planned Unit Development
Meeting: Planning Commission - Sep 10 2024

INTRODUCTION:

U.S. Home, LLC (Lennar) has submitted an application for final plat and planned unit development for Vermillion Commons 4th Addition. The 4th Addition is located to the immediate west of the Vermillion Commons townhome community at the northwest intersection of Denmark Avenue and 220th Street W. The final plat consists of 67 single family lots on 25.93 acres (see attached final plat).

DISCUSSION:

The 67 single-family lots are part of the 134 overall unit count that were proposed with the preliminary plat for this project. The approved preliminary plat also contains 66 townhome lots in the southeast corner of the development (Outlot C of the final plat). The Vermillion Commons 4th Addition final plat corresponds with the preliminary plat that was approved by the Planning Commission on June 11, 2024 and the City Council on June 17, 2024.

The minimum lot area proposed for the single-family lots is 4,800 square feet with an overall average lot size of 6,198 square feet in the development. The minimum lot width and depth of the single-family lots will be 40 feet and 120 feet, respectively.

The minimum setbacks for the single-family lots are:

- Front yard: 25 feet
- Side yard interior: 6 feet
- Side corner yard: 20 feet
- Rear yard: 25 feet

The final plat contains 3 outlots (labeled A-C). A description of the outlots are as follows:

Outlot A: Parkland to be dedicated with this final plat.

Outlot B: Stormwater facility to be deeded to the City with this final plat.

Outlot C: Future townhome development area.

Transportation & Access

Access for this development will be at the south end of the plat with the connection of 218th Street W with 220th Street W. At this time the developer is not proposing to extended the existing portion of 218th Street W from the townhome development to the east due to on-going negotiations with Northern Natural Gas and the crossing of their pipelines with the roadway. Being that 218th Street W will not immediately be extended from the east into the 4th Addition this creates only one access point for egress and ingress into the 4th Addition. The developer has agreed to construct a temporary bituminous emergency access that would extend from the terminus of Rose Drive south through Outlot C to 220th Street W. Signage and barricades will be required at both ends of the temporary emergency access to control unauthorized access. The connection of this emergency access to 220th Street W will have to be approved by Dakota County.

All public roads (218th Street W, Rose Drive, and 218th Court) will consist of a 60 foot right-of-way with a 32 foot wide roadway.

Parks, Trails and Sidewalk

A 1.5 acre park is proposed on the northern end of the development (Outlot A). This is contiguous to additional land owned by the City in the Vermillion Commons townhome development to the east. Five foot wide sidewalk is proposed on the west side of Rose Drive, south side and east side of 218th Street W.

Dakota County has a 12 foot wide trail, drainage and utility easement that was granted in 2022 that runs along the western and northern boundary of the plat. This easement is shown on the attached final plat.

Final Planned Unit Development

Attached, is the draft Planned Unit Development Agreement. The agreement outlines the deviations proposed for this development, which include:

- The allowance of single-family dwellings within the R-3 zoning district.
- Reducing minimum lot area for single-family lots to 4,800 square feet.
- Reducing minimum lot width for single-family lots to 40 feet.
- The minimum setbacks for single-family lots shall be as follows:
 - Front: 25 feet
 - Side (interior): 6 feet
 - Side (street): 20 feet
 - Rear: 25 feet

- Maximum lot ("building") coverage for single-family lots: 45 percent
- Allowance of private streets within the R-3 zoning district.
- Reduced width of private streets to 24 feet.

The developer has reviewed the attached agreement and finds it acceptable.

Engineering Review

The Engineering Department has reviewed the Vermillion Commons 4th Addition final plat and recommend approval upon satisfaction of all engineering comments related to the constructions

plans for grading and utilities as well as the developer entering into a Development Contract with the city and all security fees and costs paid.

BUDGET IMPACT:

Not applicable

ACTION REQUESTED:

Recommend approval of the Vermillion Commons 4th Addition final plat and PUD Agreement contingent upon the following, and forward that recommendation on to the City Council:

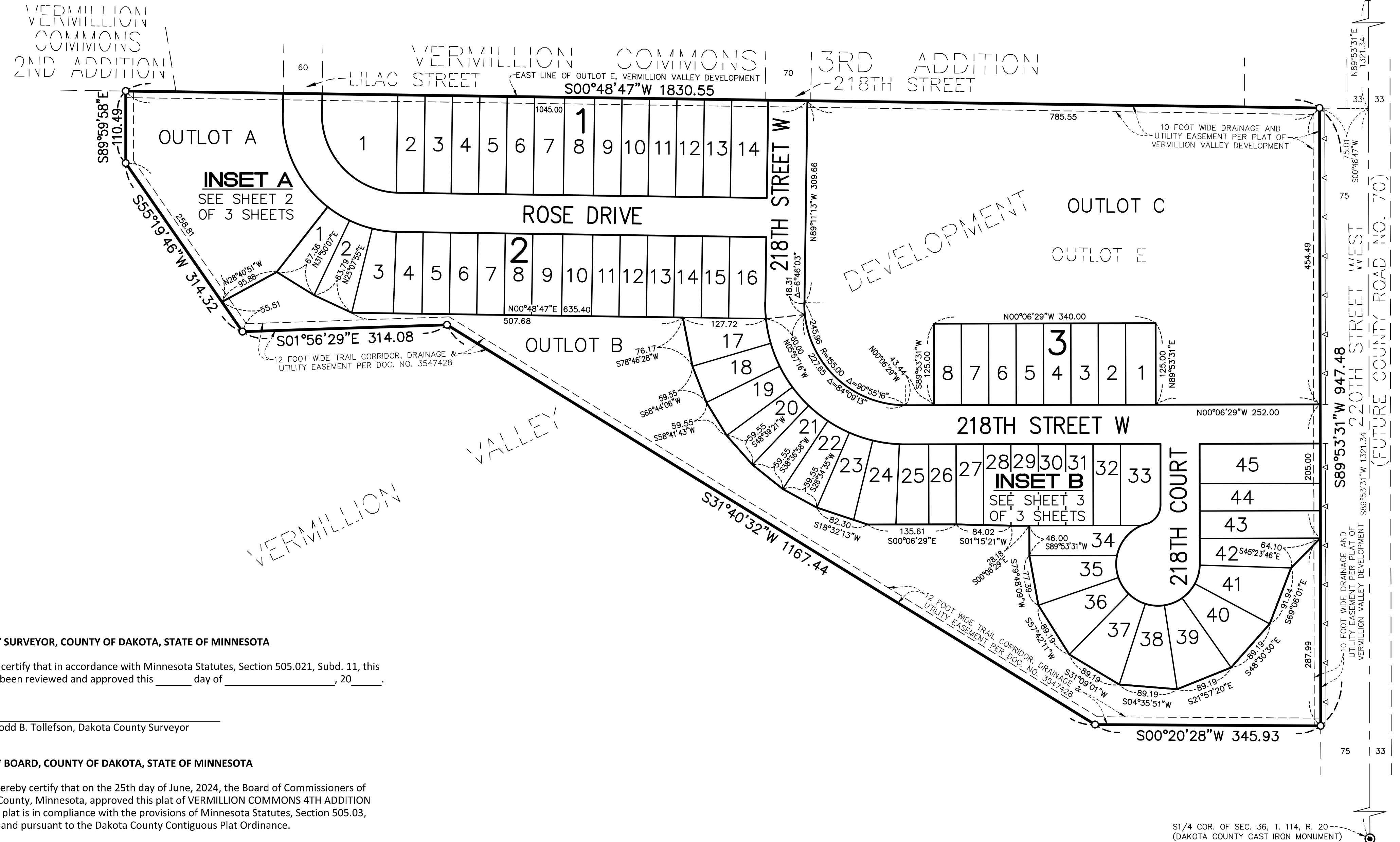
1. The satisfaction of all engineering comments related to the construction plans for grading and utilities.
2. A Development Contract between the developer and City of Farmington shall be executed and security fees and costs shall be paid. Submission of all other documents required under the Development Contract shall be required.

ATTACHMENTS:

[VERMILLION COMMONS 4TH ADDITION](#)
[2024-08-20 Vermillion Commons 4th - U&S](#)
[DRAFT_PUD Amendment-Lennar comments](#)

VERMILLION COMMONS 4TH ADDITION

SE1/4 COR. OF SEC. 36, T. 114, R. 20
(DAKOTA COUNTY ALUMINUM MONUMENT)



S1/4 COR. OF SEC. 36, T. 114, R. 20
(DAKOTA COUNTY CAST IRON MONUMENT)

KNOW ALL PERSONS BY THESE PRESENTS: That DRP Bookbinder Multistate, LLC, a Delaware limited liability company, owner of the following described property:

Outlot E, VERMILLION VALLEY DEVELOPMENT, according to the plat thereof, Dakota County, Minnesota

Has caused the same to be surveyed and platted as VERMILLION COMMONS 4TH ADDITION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created on this plat.

In witness whereof said DRP Bookbinder Multistate, LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this ____ day of _____, 20 ____.

DRP Bookbinder Multistate, LLC

By: _____, its _____

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on ____ day of _____, 20 ____ by _____, the _____ of DRP Bookbinder Multistate, LLC, a Delaware limited liability company, on behalf of the company.

_____, County, _____ Printed Name

My commission expires _____

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

Dated this ____ day of _____, 20 ____

Marcus F. Hampton, Licensed Land Surveyor, Minnesota License No. 47481

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____, 20 ____, by Marcus F. Hampton.

_____, County, _____ Printed Name

My commission expires January 31, ____

CITY PLANNING COMMISSION, CITY OF FARMINGTON, MINNESOTA

Approved by the Planning Commission of the City of Farmington, Minnesota at a regular meeting thereof on the ____ day of _____, 20 ____.

By: _____
Chairperson

CITY COUNCIL, CITY OF FARMINGTON, MINNESOTA

This plat of VERMILLION COMMONS 4TH ADDITION was approved and accepted by the City Council of the City of Farmington, Minnesota at a regular meeting thereof held his ____ day of _____, 20 ____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By: _____
Mayor

COUNTY SURVEYOR, COUNTY OF DAKOTA, STATE OF MINNESOTA

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

By: _____
Todd B. Tollefson, Dakota County Surveyor

COUNTY BOARD, COUNTY OF DAKOTA, STATE OF MINNESOTA

We do hereby certify that on the 25th day of June, 2024, the Board of Commissioners of Dakota County, Minnesota, approved this plat of VERMILLION COMMONS 4TH ADDITION and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2, and pursuant to the Dakota County Contiguous Plat Ordinance.

By: _____ Attest: _____
Chair, Dakota County Board Dakota County Treasurer - Auditor

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

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

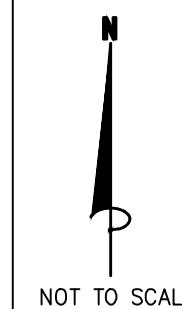
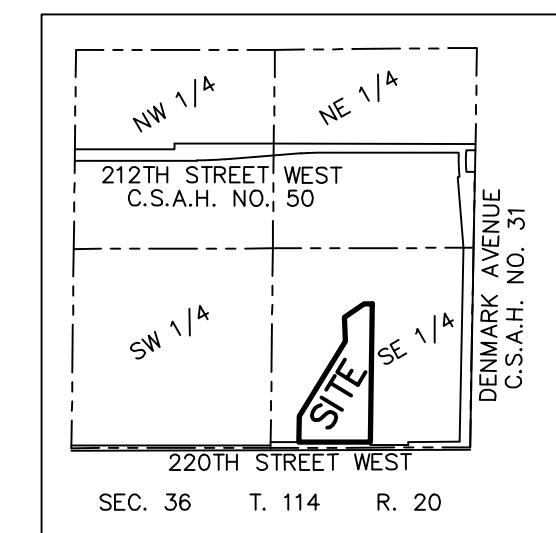
By: _____
Amy A. Koethe, Director,
Department Of Property Taxation and Records

COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that this plat of VERMILLION COMMONS 4TH ADDITION was filed in the office of the County Recorder for public record on this ____ day of _____, 20 ____, at ____ o'clock ____ M. and was duly filed in Book _____ of Plats, Page _____, as Document Number _____.

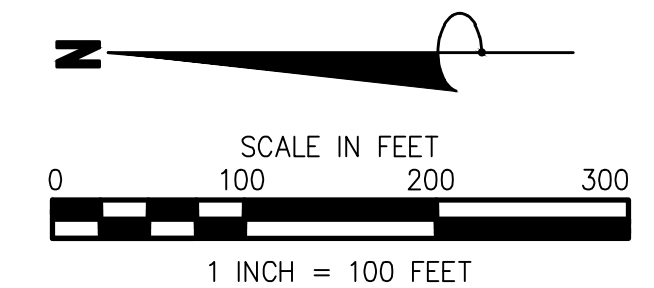
By: _____
Amy A. Koethe, County Recorder

VICINITY MAP



- DENOTES SET 1/2 INCH BY 14 INCH IRON MONUMENT WITH CAP MARKED L.S. NO. 47481
- DENOTES FOUND DAKOTA COUNTY MONUMENT
- △— DENOTES RESTRICTED ACCESS TO DAKOTA COUNTY PER THE DAKOTA COUNTY CONTIGUOUS PLAT ORDINANCE

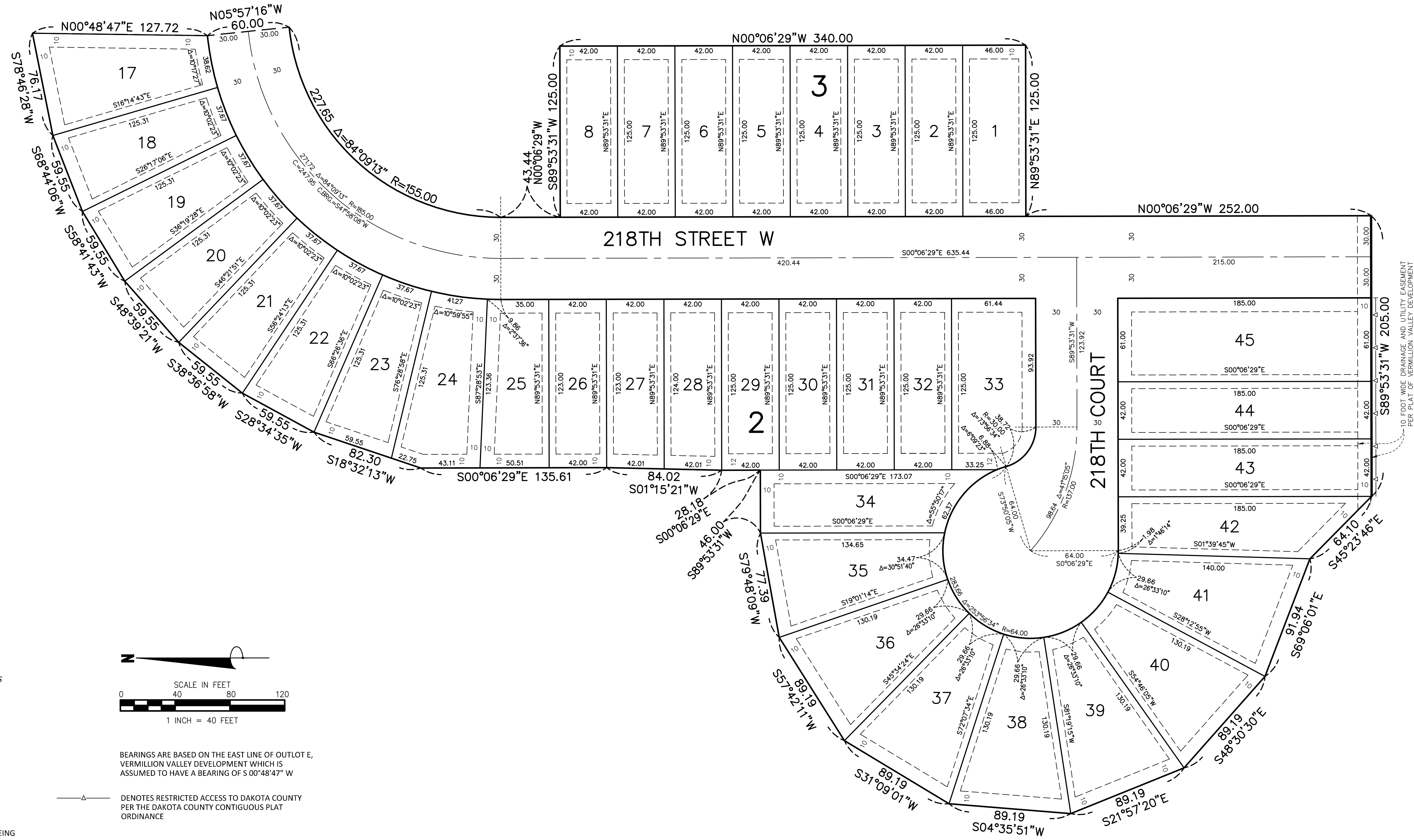
NOTE: NO MONUMENT SYMBOL SHOWN AT ANY STATUTE REQUIRED LOCATION INDICATES A PLAT MONUMENT THAT WILL BE SET WITHIN ONE YEAR FROM THE RECORDING DATE OF THIS PLAT. SAID MONUMENTS SHALL BE 1/2 INCH x 14 INCH IRON PIPES MARKED BY L.S. NO. 47481.



BEARINGS ARE BASED ON THE EAST LINE OF OUTLOT E, VERMILLION VALLEY DEVELOPMENT WHICH IS ASSUMED TO HAVE A BEARING OF S 00°48'47" W

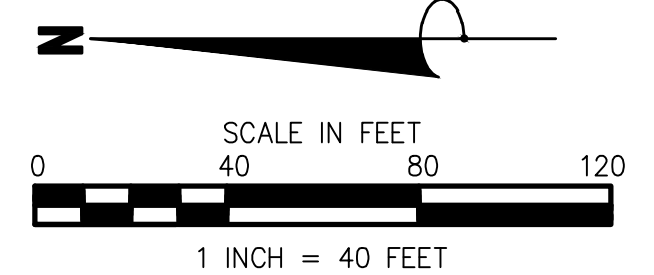
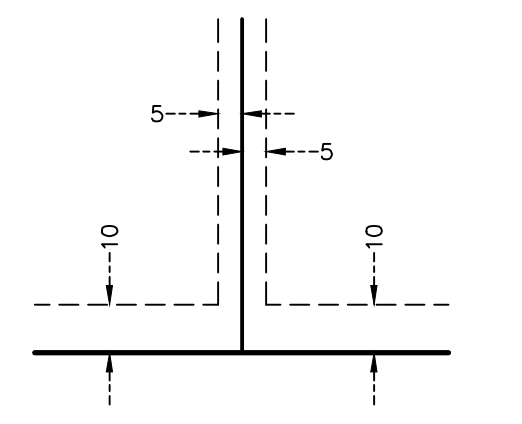
VERMILLION COMMONS 4TH ADDITION

INSET B



10 FOOT WIDE DRAINAGE AND UTILITY EASEMENT PER PLAT OF VERMILLION VALLEY DEVELOPMENT

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEARINGS ARE BASED ON THE EAST LINE OF OUTLOT E, VERMILLION VALLEY DEVELOPMENT WHICH IS ASSUMED TO HAVE A BEARING OF S 00°48'47" W

Δ DENOTES RESTRICTED ACCESS TO DAKOTA COUNTY PER THE DAKOTA COUNTY CONTIGUOUS PLAT ORDINANCE

DRAINAGE AND UTILITY EASEMENTS BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING LOT LINES, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING RIGHT OF WAY LINES, AS SHOWN ON THIS PLAT.

NOTE: NO MONUMENT SYMBOL SHOWN AT ANY STATUTE REQUIRED LOCATION INDICATES A PLAT MONUMENT THAT WILL BE SET WITHIN ONE YEAR FROM THE RECORDING DATE OF THIS PLAT. SAID MONUMENTS SHALL BE 1/2 INCH x 14 INCH IRON PIPES MARKED BY L.S. NO. 47481.

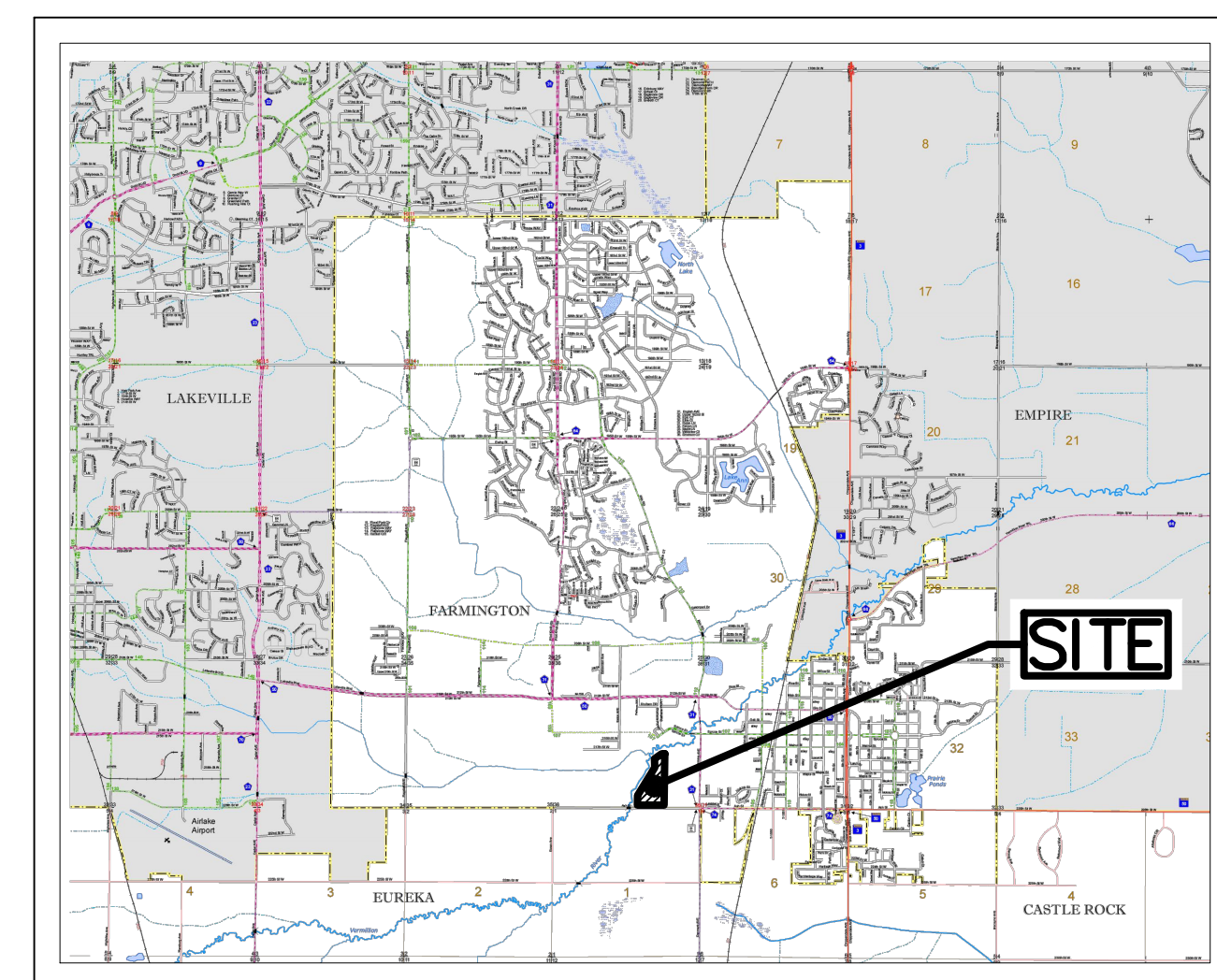
BENCHMARKS

#1 TOP NUT HYDRANT NE QUAD
SPRUCE ST & DUSHANE PKWY
ELEV.=917.35

#2 WELL TOP OF PROPERTY ADDRESS:
4755 220 STREET WEST
ELEV.=918.81

PROJECT COORDINATES

N 44°38'00.3"
W 93°09'49.0"



LOCATION MAP
NOT TO SCALE

VERMILLION COMMONS – 4TH ADDITION

FARMINGTON, MINNESOTA

FINAL UTILITIES & STREETS PLAN

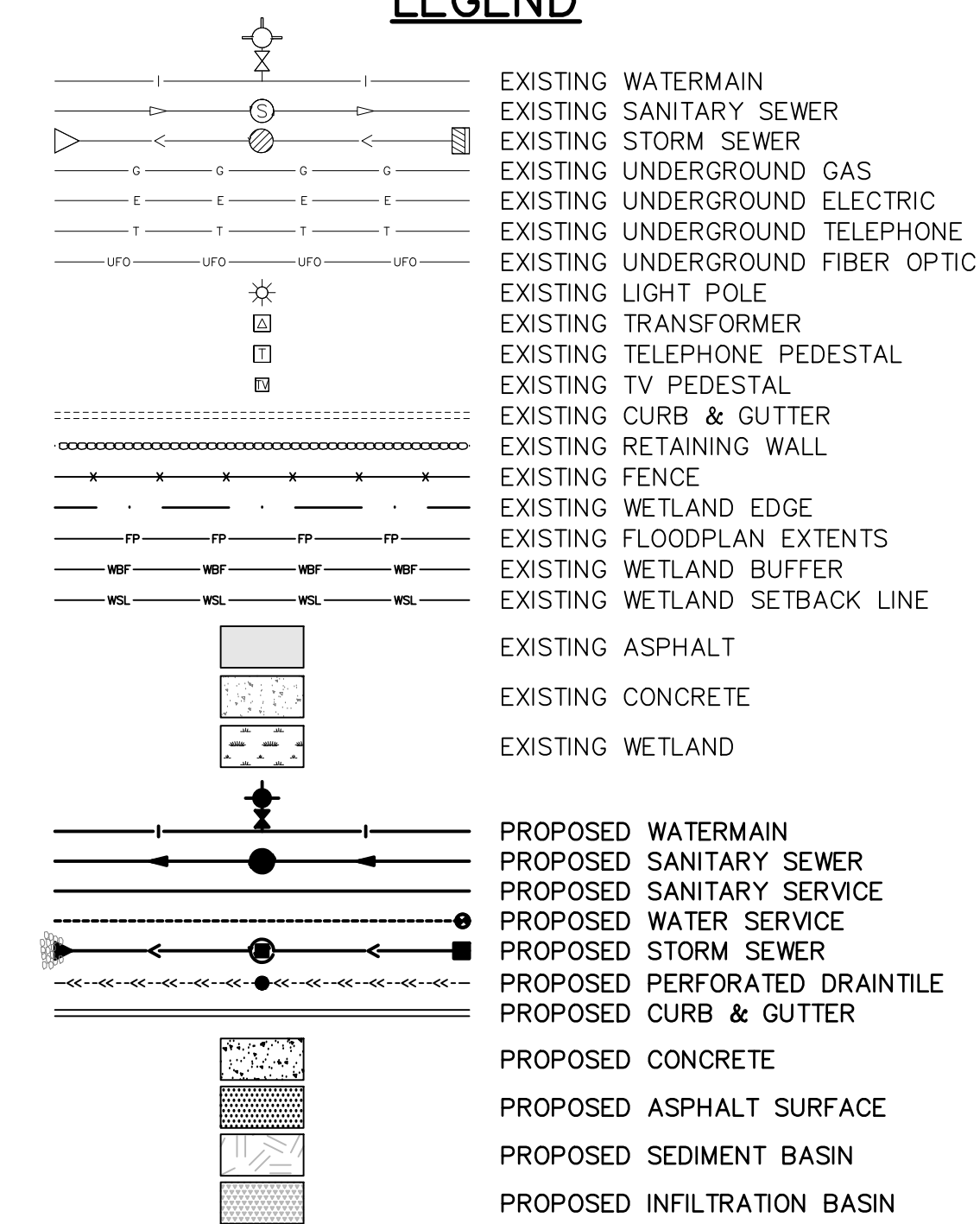
FOR
LENNAR

16355 36TH AVE N #100 PLYMOUTH, MN 55446
PHONE: (952) 249-3000

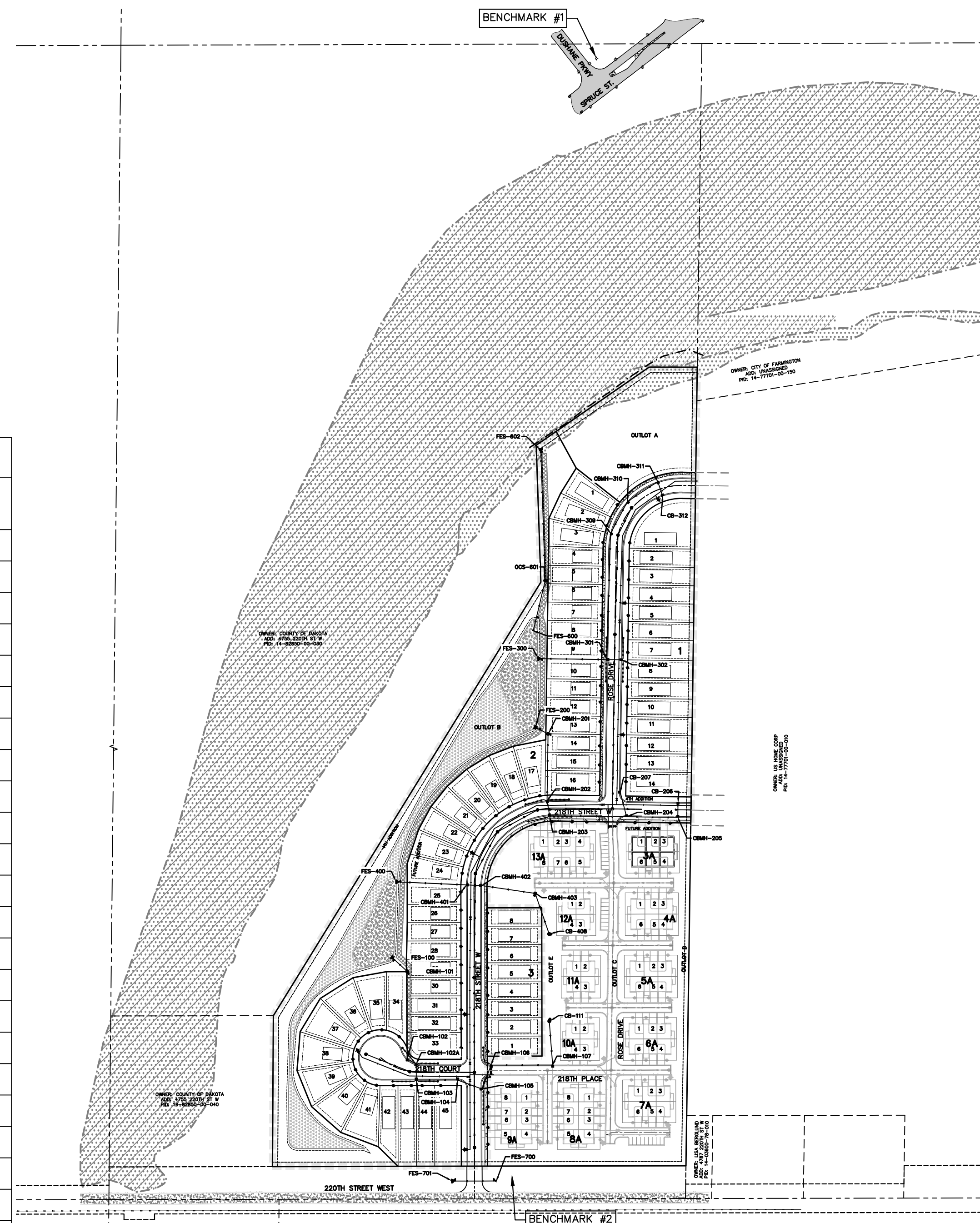
INDEX

TITLE SHEET	C1.0
EXISTING CONDITIONS	C1.1
SITE PLAN	C1.2 – C1.3
SANITARY SEWER & WATERMAIN PLAN & PROFILES	C4.0 – C4.3
STORM SEWER PLAN & PROFILES	C5.0 – C5.4
STREET PLAN & PROFILES	C6.0 – C6.3
CONSTRUCTION DETAILS	C7.0 – C7.3

LEGEND



STORM SEWER SCHEDULE				
STRUCTURE NO.	TYPE	BUILD HEIGHT	INSIDE DIA.	NEENAH CASTING
CBMH-101	CATCH BASIN MH	5.38	60" DIA.	R-4342
CBMH-102	CATCH BASIN MH W/SUMP	7.85	60" DIA.	R-3067V
CBMH-102A	CATCH BASIN MH	4.36	60" DIA.	R-3067VBI
CBMH-103	CATCH BASIN MH	4.20	60" DIA.	R-3067VBI
CBMH-104	CATCH BASIN MH	4.37	48" DIA.	R-3067V
CBMH-105	CATCH BASIN MH	4.24	60" DIA.	R-3067VBI
CBMH-106	CATCH BASIN MH	3.76	48" DIA.	R-3067VBI
CBMH-107	CATCH BASIN MH	4.09	60" DIA.	R-3067V
CB-111	CATCH BASIN	3.00	27" DIA.	R-4342
CBMH-201	CATCH BASIN MH W/SUMP	7.40	48" DIA.	R-4342
CBMH-202	CATCH BASIN MH	7.07	48" DIA.	R-3067VBI
CBMH-203	CATCH BASIN MH	3.88	48" DIA.	R-3067VBI
CBMH-204	CATCH BASIN MH	4.49	48" DIA.	R-3067V
CBMH-205	CATCH BASIN MH	3.26	48" DIA.	R-3067V
CB-206	CATCH BASIN	3.00	2'X3'	R-3067V
CB-207	CATCH BASIN	3.00	2'X3'	R-3067V
CBMH-301	CATCH BASIN MH W/SUMP	9.09	48" DIA.	R-3067VBI
CB-302	CATCH BASIN	4.00	2'X3'	R-3067VBI
CBMH-309	CATCH BASIN MH	6.62	48" DIA.	R-3067V
CBMH-310	CATCH BASIN MH	5.75	48" DIA.	R-3067V
CBMH-311	CATCH BASIN MH	3.18	48" DIA.	R-3067V
CB-312	CATCH BASIN	2.95	2'X3'	R-3067V
CBMH-401	CATCH BASIN MH W/SUMP	9.26	48" DIA.	R-3067V
CBMH-402	CATCH BASIN MH	4.16	48" DIA.	R-3067V
CBMH-403	CATCH BASIN MH	3.80	60" DIA.	R-4342
CB-408	CATCH BASIN	3.00	27" DIA.	R-4342



SINGLE FAMILY LOT DATA

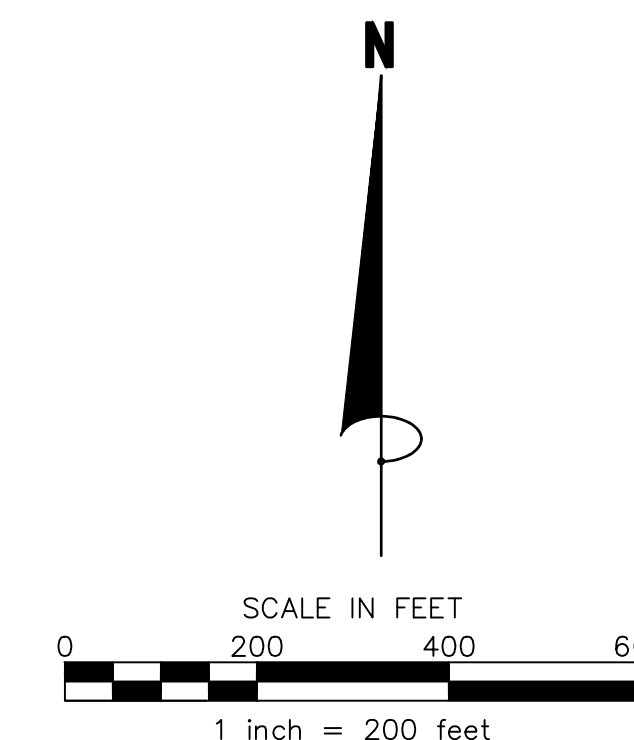
MINIMUM LOT WIDTH PROVIDED 40 FEET
MINIMUM LOT DEPTH PROVIDED 120 FEET
MINIMUM LOT AREA PROVIDED 4,800 S.F.
AVERAGE LOT AREA 6,198 S.F.

MINIMUM SETBACKS – TOWNHOMES

PUBLIC RIGHT OF WAY 25 FEET
EXTERIOR LOT 30 FEET
MINIMUM DRIVEWAY LENGTH 25 FEET

MINIMUM SETBACKS – 40' WIDE SINGLE FAMILY LOTS

FRONT (RIGHT OF WAY) 25 FEET
SIDE (INTERIOR) 6 FEET
SIDE (STREET) 20 FEET
REAR 25 FEET



James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 W. Cty. Rd. 42, Suite 100, Burnsville, MN 55306
PHONE: (952)890-6044 FAX: (952)890-6244

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
JOHN H. BENDER
Date: 06/21/2024 Reg. No. 43358

VERMILLION COMMONS – 4TH ADDITION
FARMINGTON, MINNESOTA
TITLE SHEET
FOR
LENNAR
16355 36TH AVE N #100 PLYMOUTH, MN 55446

DRAWN BY
VUN
DATE
06/21/2024
REVISIONS
07/30/24 220TH STREET SWALE
08/01/24 REF FOR V.C.360
08/12/24 REV 218TH COURT
08/20/24 REV 4TH ADDITION
CAD FILE
23997S – U&S
PROJECT NO.
23997
C1.0

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VERMILLION COMMONS 2ND ADDITION

OWNER: US HOME CORP
ADD: UNASSIGNED
PID: 14-77701-00-010

OWNER: LISA BERGLUND
ADD: 4787 220TH ST W
PID: 14-03660-78-010

OWNER: CITY OF FARMINGTON
ADD: UNASSIGNED
PID: 14-77701-00-000

WETLAND EDGE
DELINATED BY MNR, INC.
2022-07-23

ZONE X
(AREAS DETERMINED TO BE COASTAL FLOOD HAZARD AREAS OF 0.2% ANNUAL CHANCE FLOOD)

ZONE AE
(AREAS OF 0.2% ANNUAL CHANCE FLOOD)

ZONE X
(AREAS OF 0.2% ANNUAL CHANCE FLOOD)

OUTLOT C
OWNER: COUNTY OF DAKOTA
ADD: 4787 220TH ST W
PID: 14-03660-78-040

OUTLOT D
OWNER: COUNTY OF DAKOTA
ADD: 4787 220TH ST W
PID: 14-03660-78-040

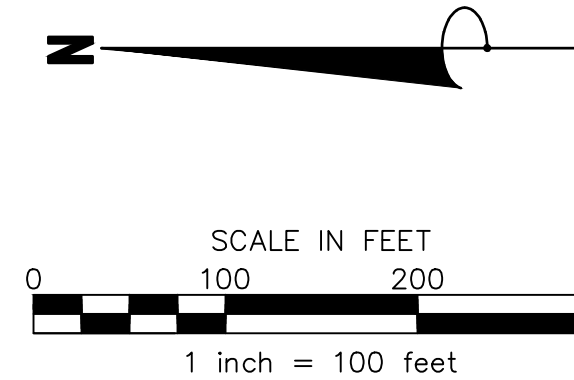
DEVELOPMENT

VERMILLION

WALLEY

220TH STREET WEST

- LEGEND**
- EXISTING WATERMAIN
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - EXISTING OVERHEAD POWER LINE
 - EXISTING LIGHT POLE
 - EXISTING TELEPHONE PEDESTAL
 - EXISTING TV PEDESTAL
 - EXISTING MAILBOX
 - EXISTING CLEANOUT
 - EXISTING WELL
 - EXISTING CURB & GUTTER
 - EXISTING FENCE
 - EXISTING RETAINING WALL
 - EXISTING CONTOUR
 - EXISTING TREELINE/TREES

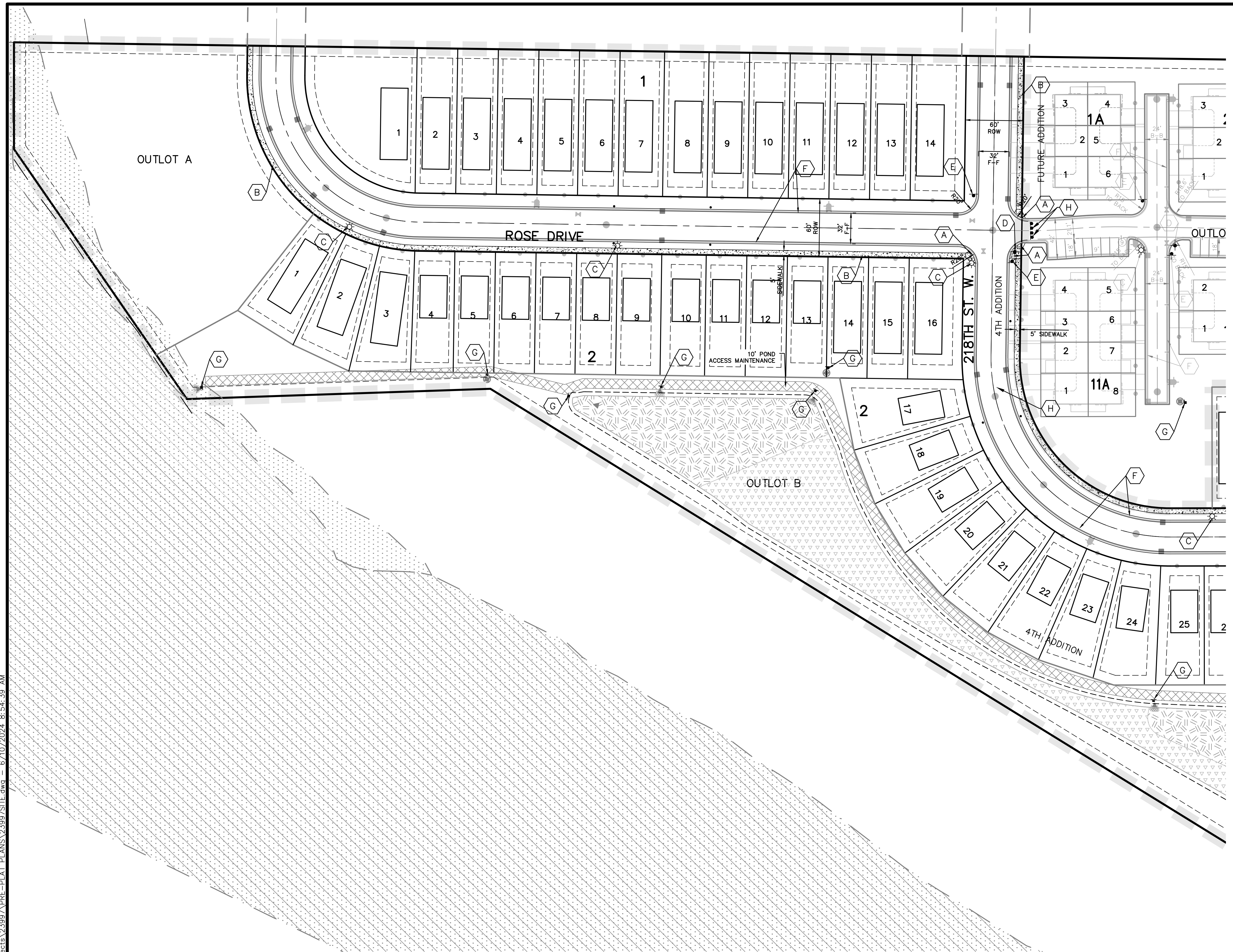


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JOHN H. BENDER
Date: 06/21/2024 Reg. No. 43358

VERMILLION COMMONS - 4TH ADDITION
FARMINGTON, MINNESOTA
EXISTING CONDITIONS
FOR
LENNAR
16355 36TH AVE N #100 PLYMOUTH, MN 55446

DRAWN BY VUN
DATE 06/21/2024
REVISIONS
07/30/24 220TH STREET SWALE
08/01/24 REF FOR V.C.360
08/12/24 REV 218TH COURT
08/20/24 REV 4TH ADDITION
CAD FILE 23997EXC - U&S
PROJECT NO. 23997
C1.1

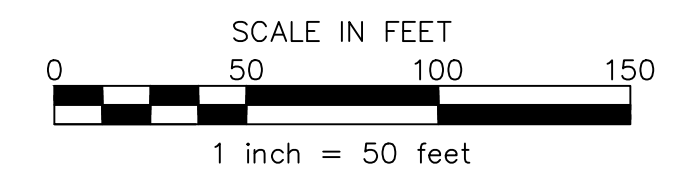


LEGEND

- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE
- PROPOSED BITUMINOUS TRAIL
- PROPOSED WATERMAIN STRUCTURE
- PROPOSED SANITARY SEWER STRUCTURE
- PROPOSED STORM SEWER STRUCTURE
- PROPOSED STREETLIGHT

KEY NOTES

- PEDESTRIAN CURB RAMP
- 5' CONCRETE SIDEWALK
- STREET LIGHT
- STREET NAME SIGN
- STOP SIGN
- SURMOUNTABLE CURB
- STRUCTURE MARKER SIGN
- TEMPORARY BARRICADE

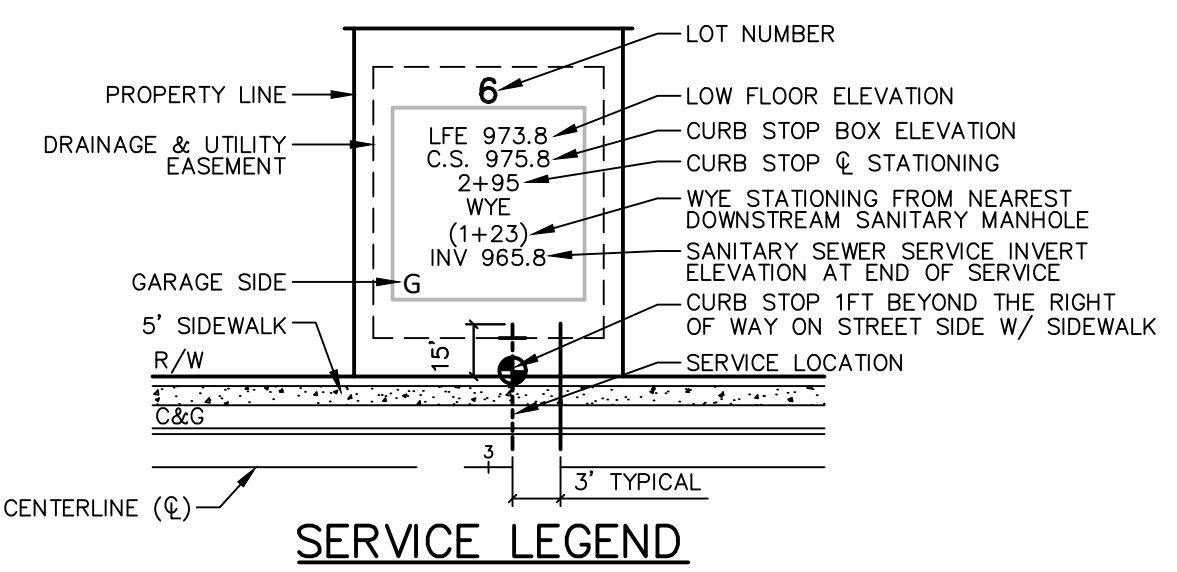
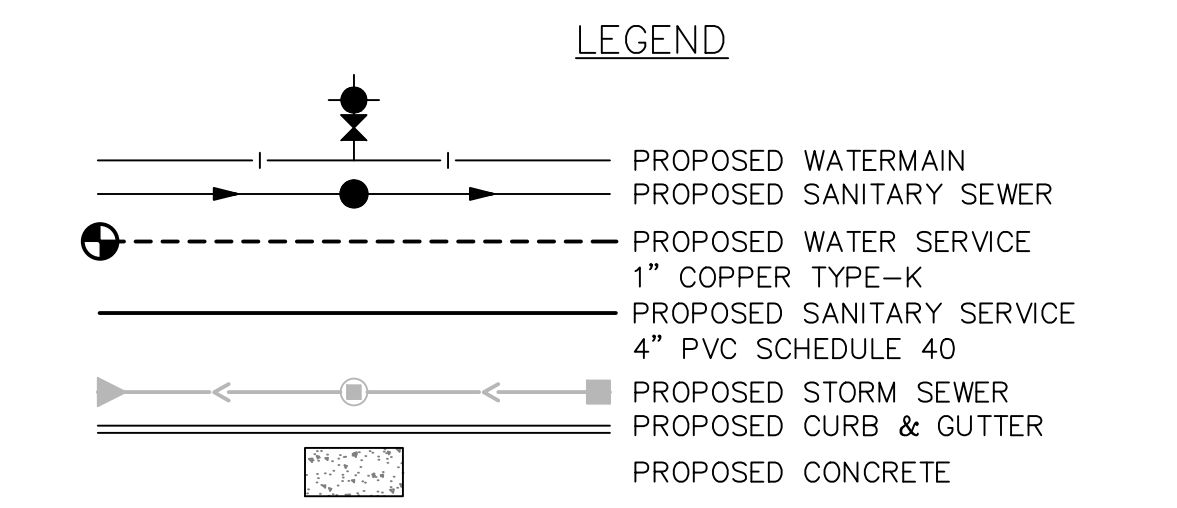
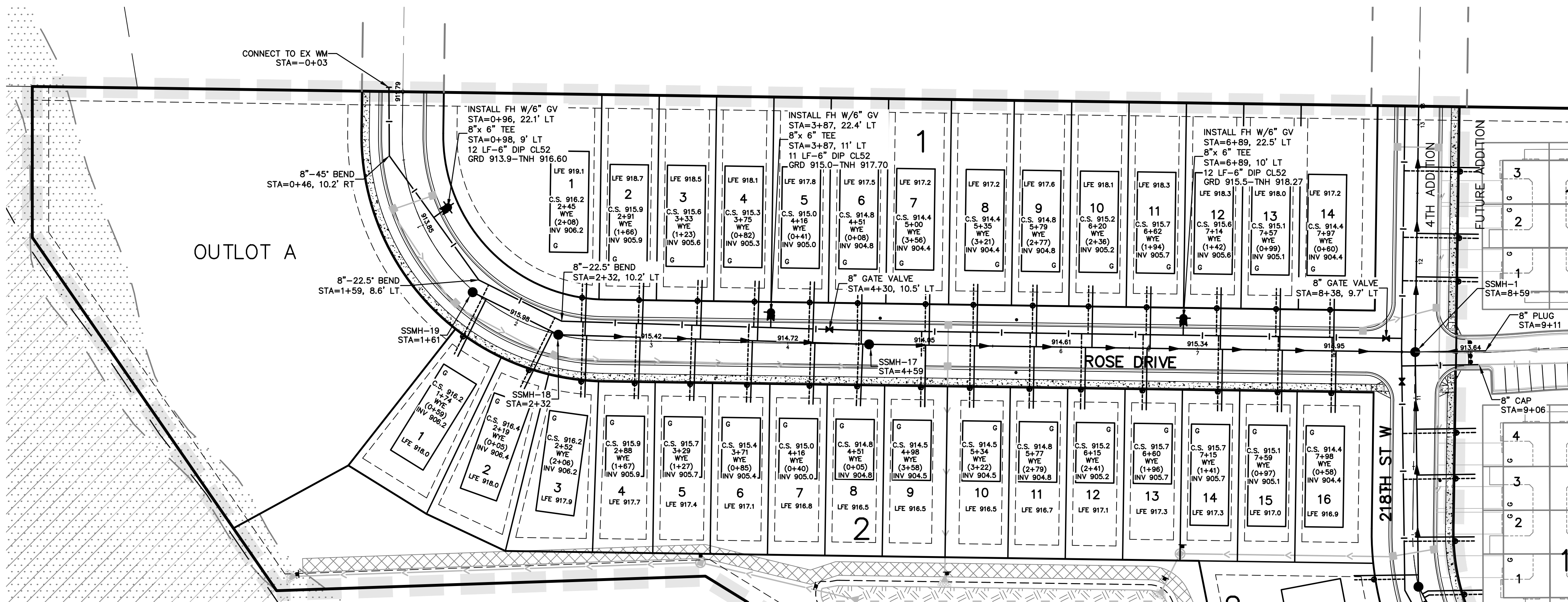


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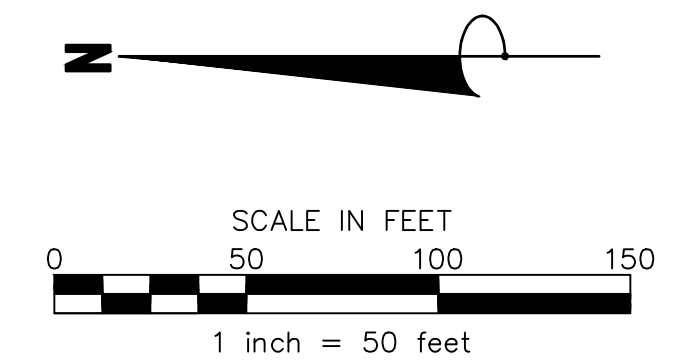
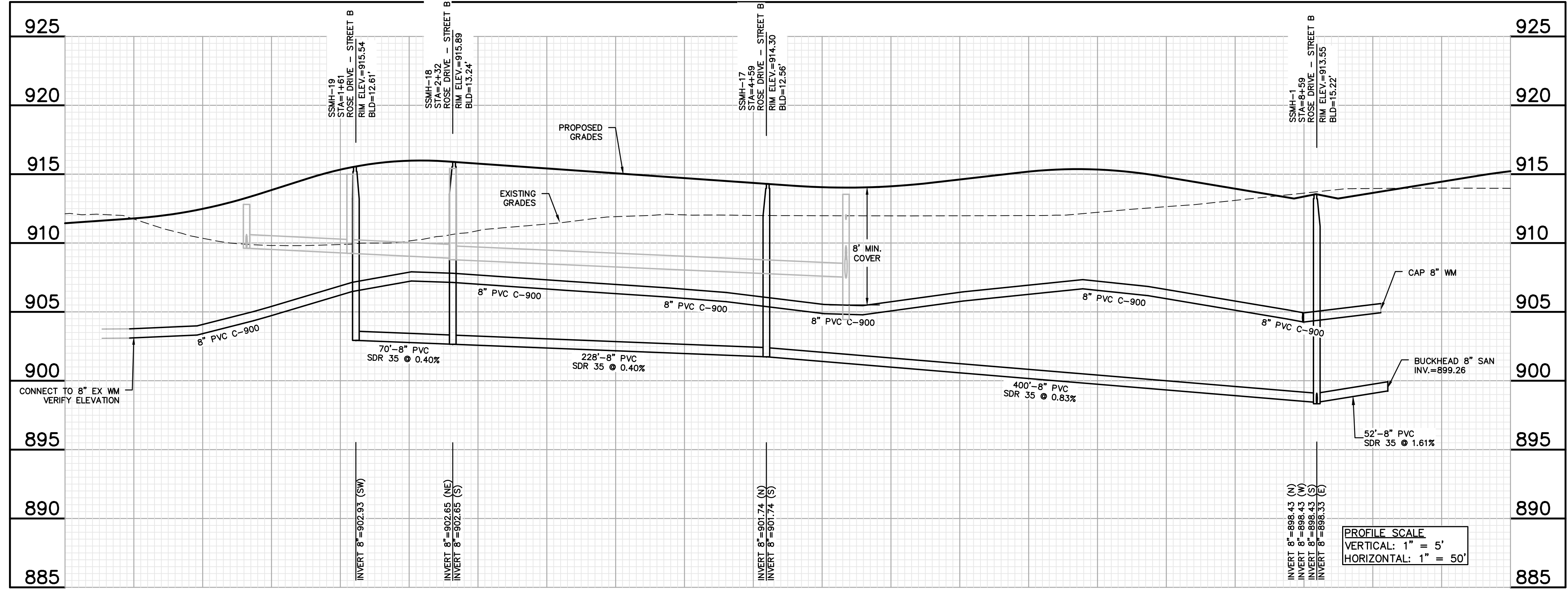
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VERMILION COMMONS - 4TH ADDITION
 FARMINGTON, MINNESOTA
SITE PLAN
 FOR
LENNAR
 16355 36TH AVE N #100 PLYMOUTH, MN 55446

DRAWN BY VUN
DATE 06/21/2024
REVISIONS
07/30/24 220TH STREET SWALE 08/01/24 REF FOR V.C.360 08/12/24 REV 218TH COURT 08/20/24 REV 4TH ADDITION
CAD FILE 23997SITE
PROJECT NO. 23997
C1.2



BENCHMARKS
 #1 TOP NUT HYDRANT NE QUAD SPRUCE ST & DUSHANE PKWY ELEV.=917.35
 #2 WELL TOP OF PROPERTY ADDRESS: 4755 220 STREET WEST ELEV.=918.81

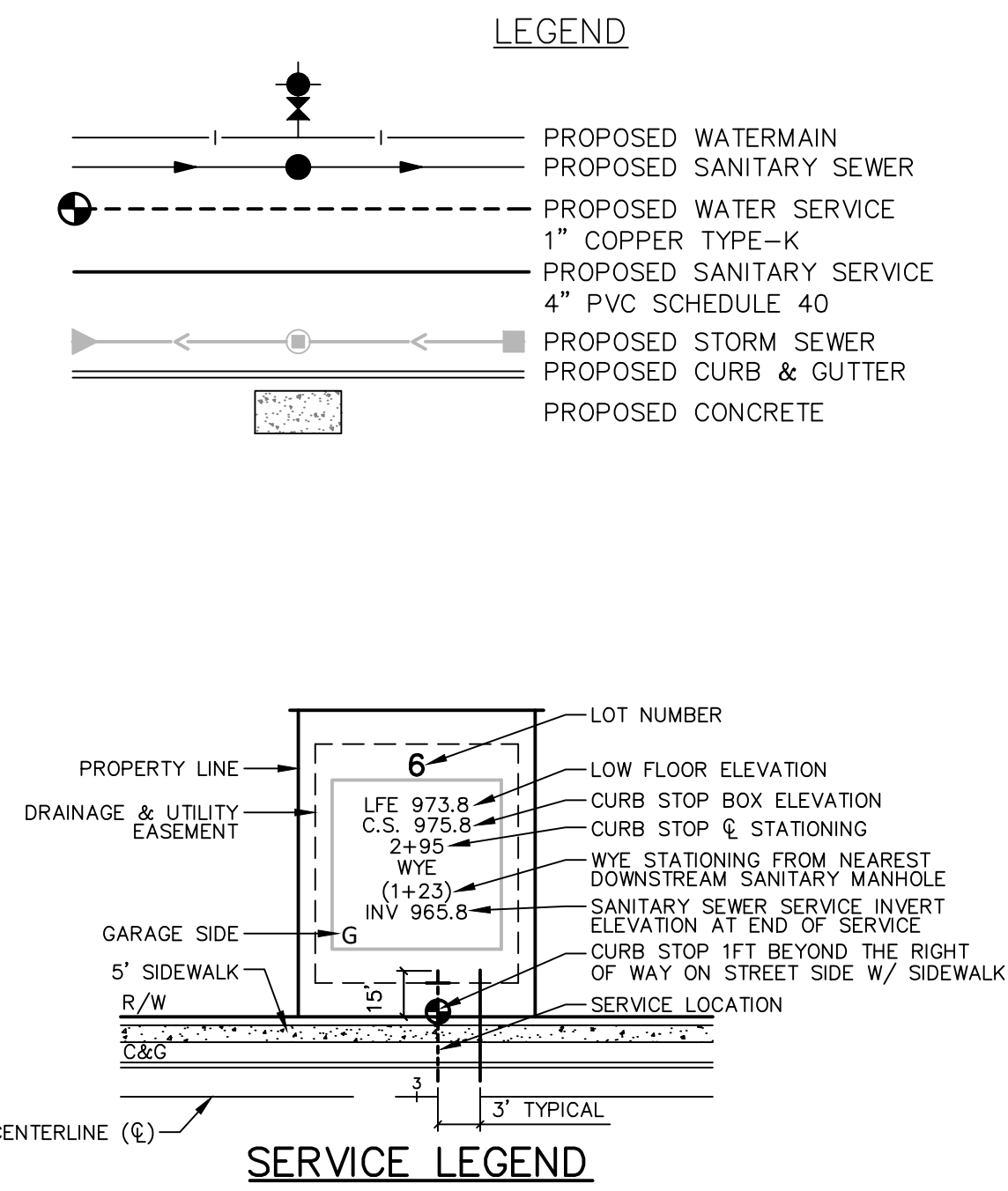
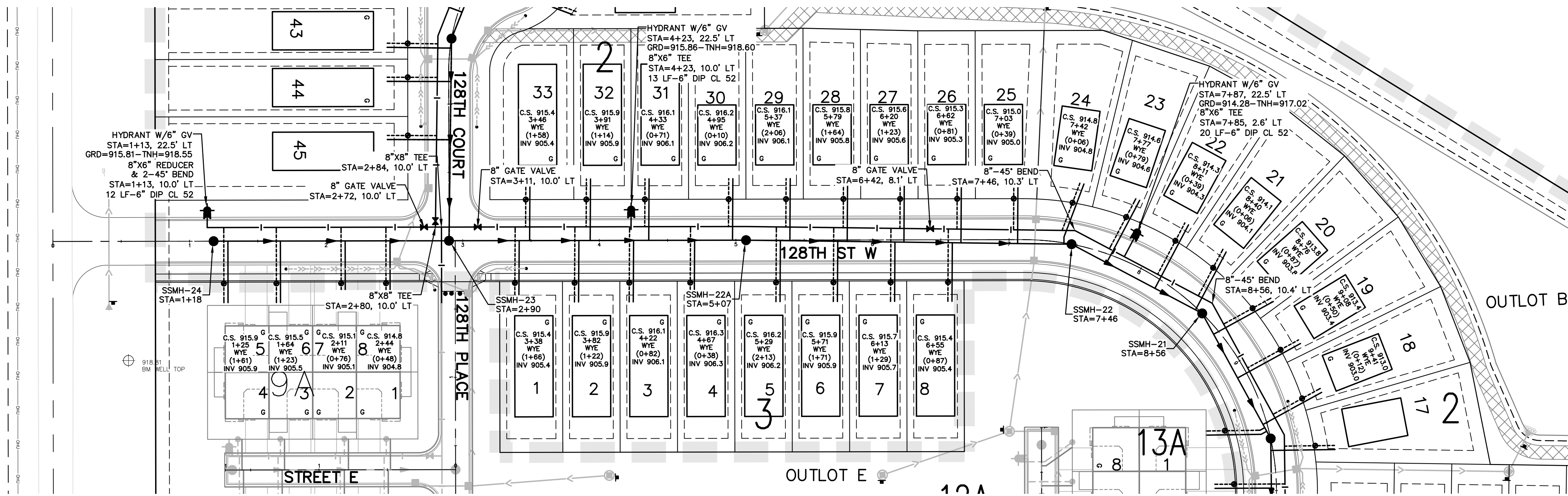


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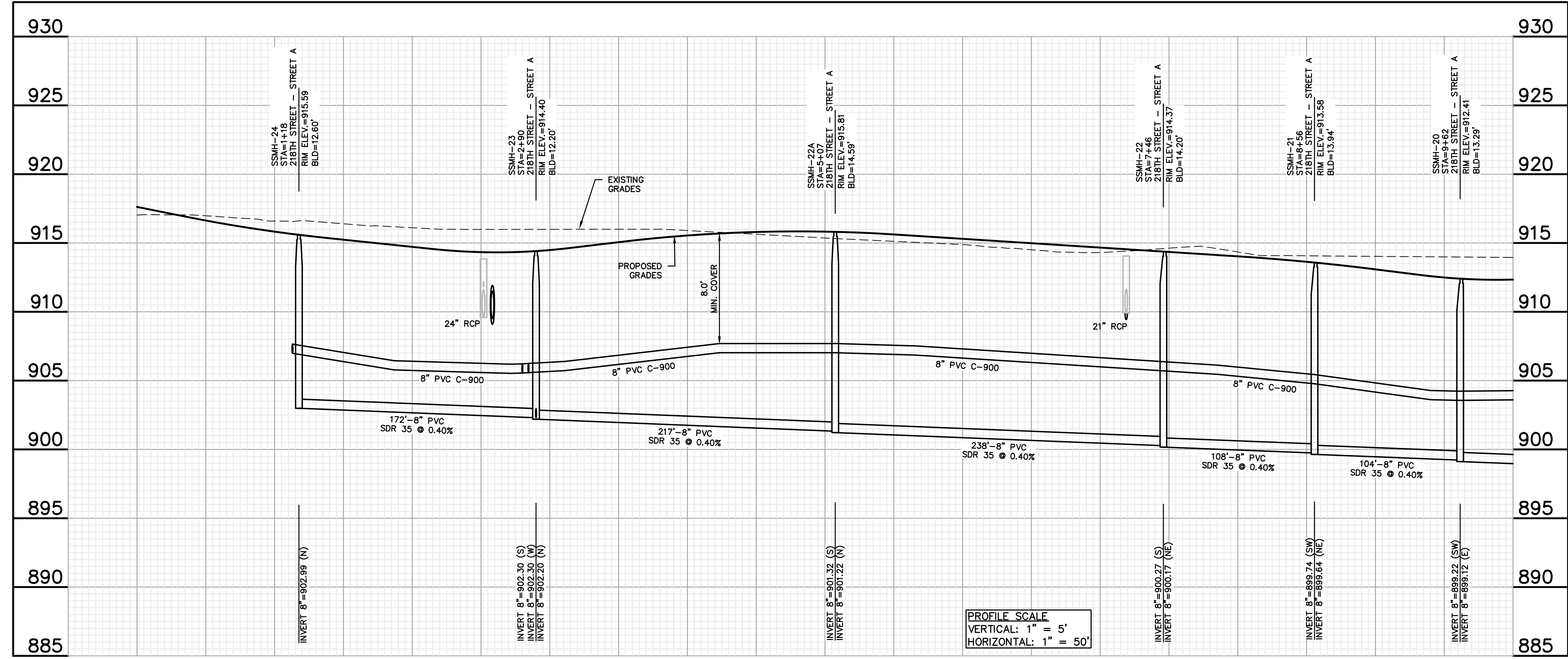
VERMILION COMMONS - 4TH ADDITION
 FARMINGTON, MINNESOTA
SANITARY SEWER & WATERMAIN PLAN & PROFILES
 FOR
LENNAR
 16355 36TH AVE N #100 PLYMOUTH, MN 55446

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07/30/24	220TH STREET SWALE
08/01/24	REF FOR V.C.360
08/12/24	REV 218TH COURT
08/20/24	REV 4TH ADDITION
CAD FILE	23997SS
PROJECT NO.	23997
	C4.0

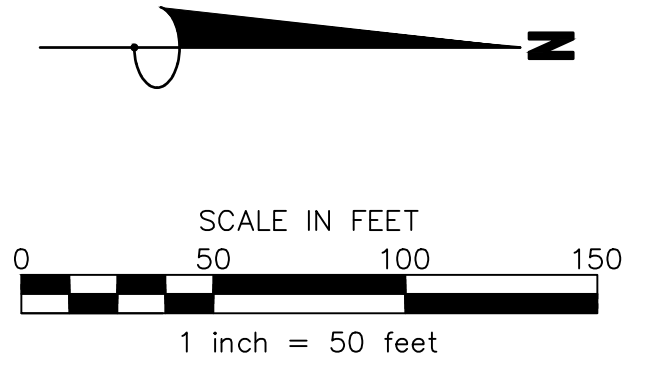


BENCHMARKS

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- #2 WELL TOP OF PROPERTY ADDRESS: 4755 220 STREET WEST ELEV.=918.81



PROFILE SCALE
 VERTICAL: 1" = 5'
 HORIZONTAL: 1" = 50'



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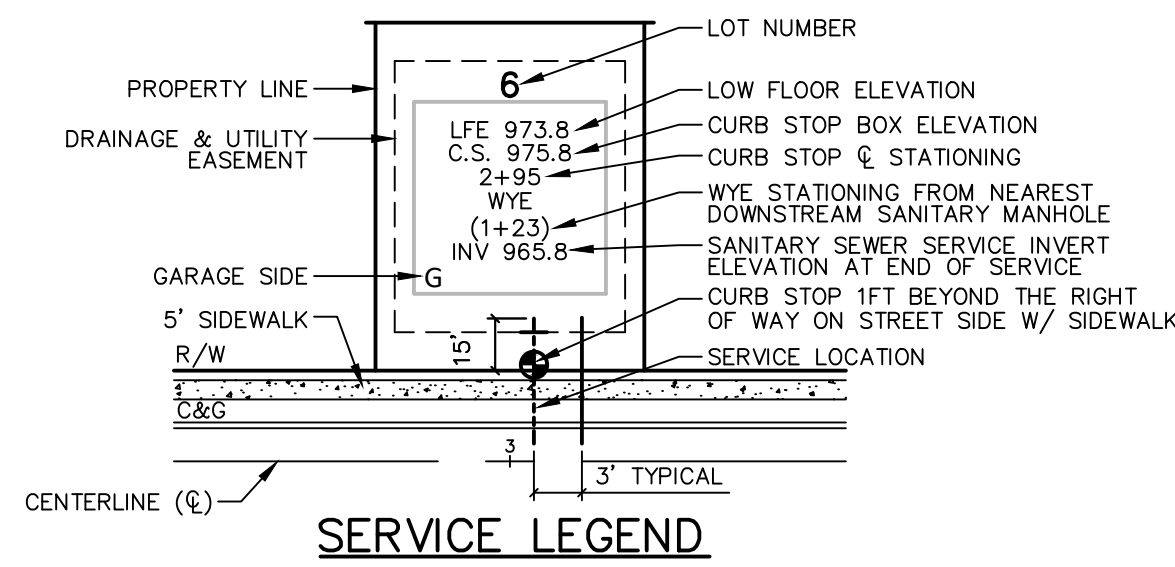
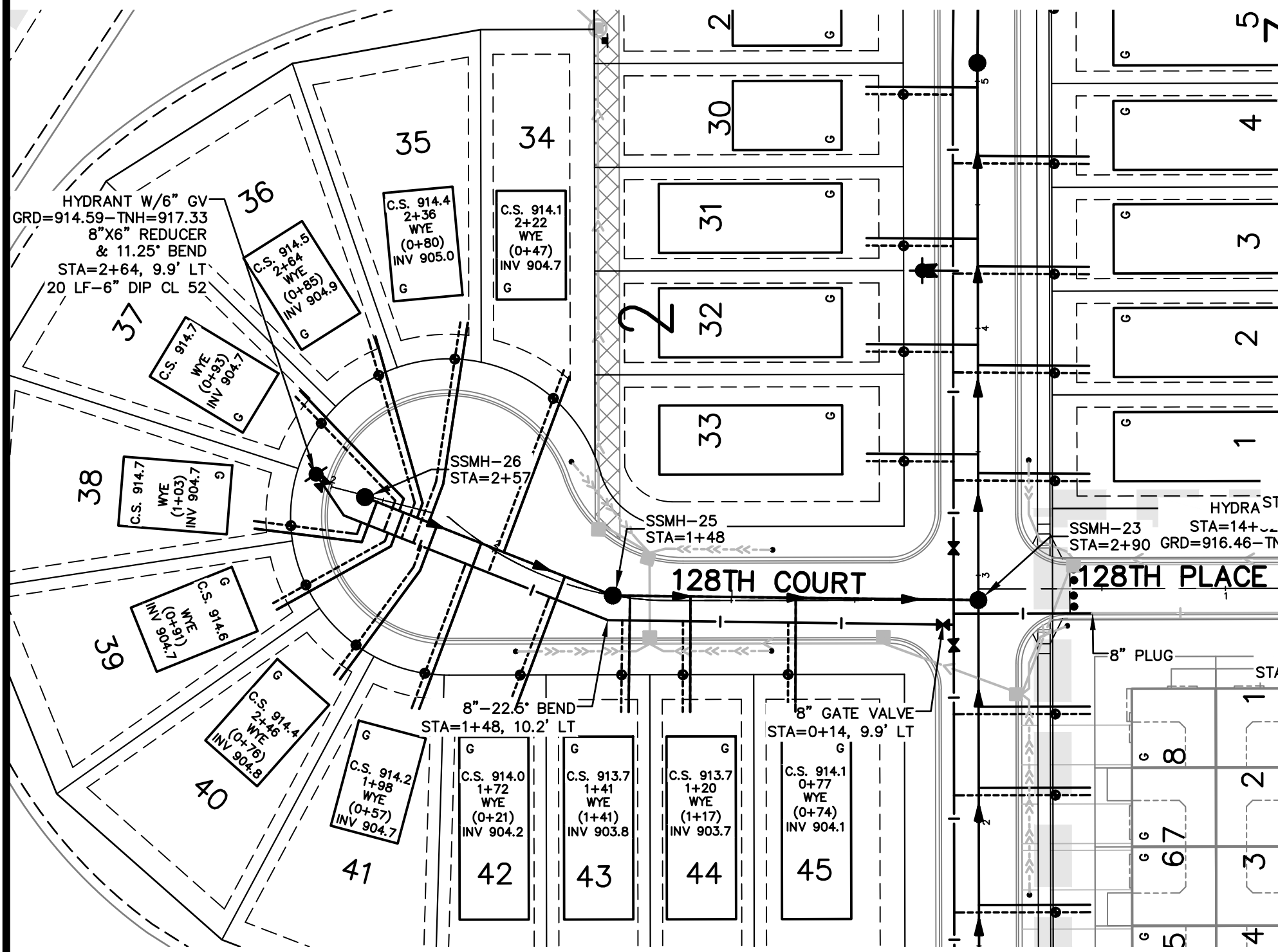
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CAD FILE 23997SS-2
PROJECT NO. 23997
C4.2

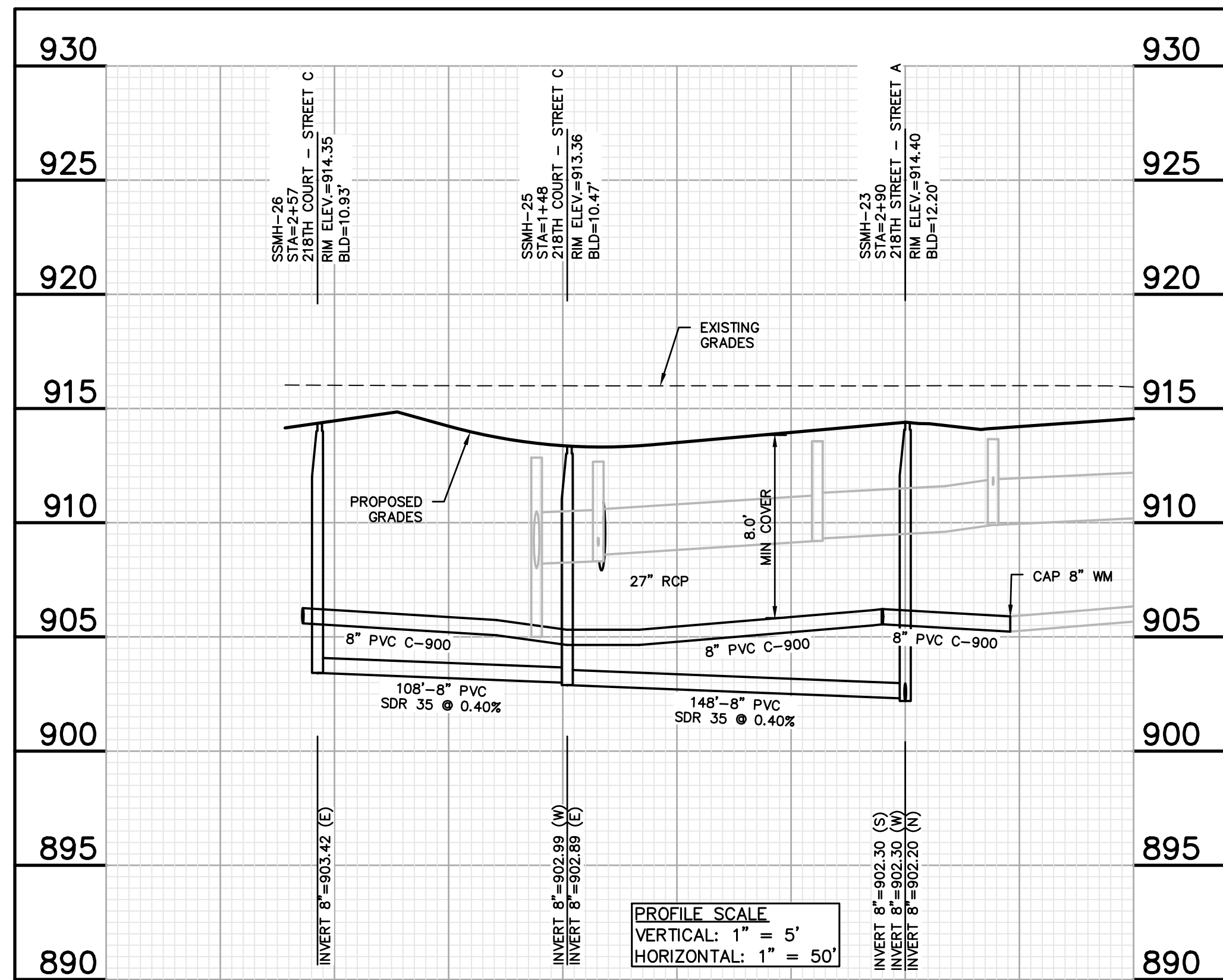
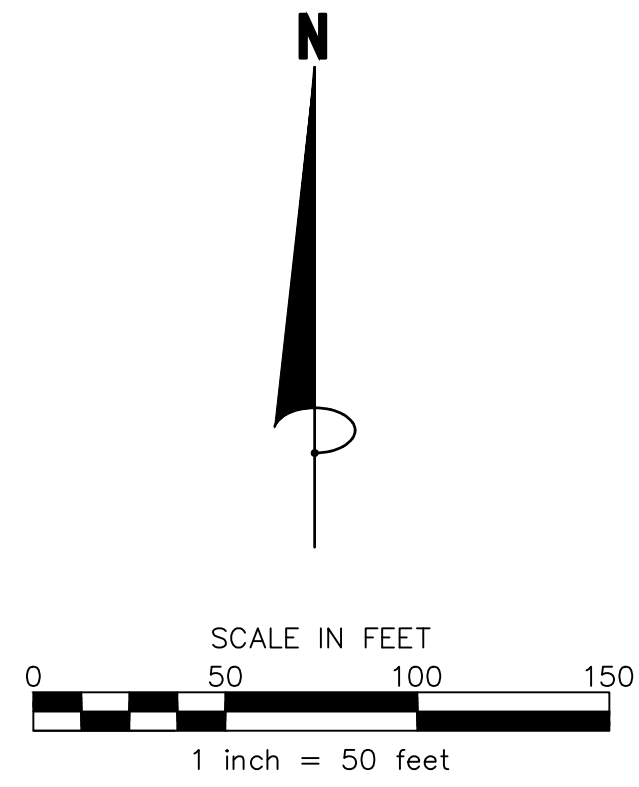


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- LEGEND**
- PROPOSED WATERMAIN
 - PROPOSED SANITARY SEWER
 - PROPOSED WATER SERVICE
 - 1" COPPER TYPE-K
 - PROPOSED SANITARY SERVICE
 - 4" PVC SCHEDULE 40
 - PROPOSED STORM SEWER
 - PROPOSED CURB & GUTTER
 - PROPOSED CONCRETE



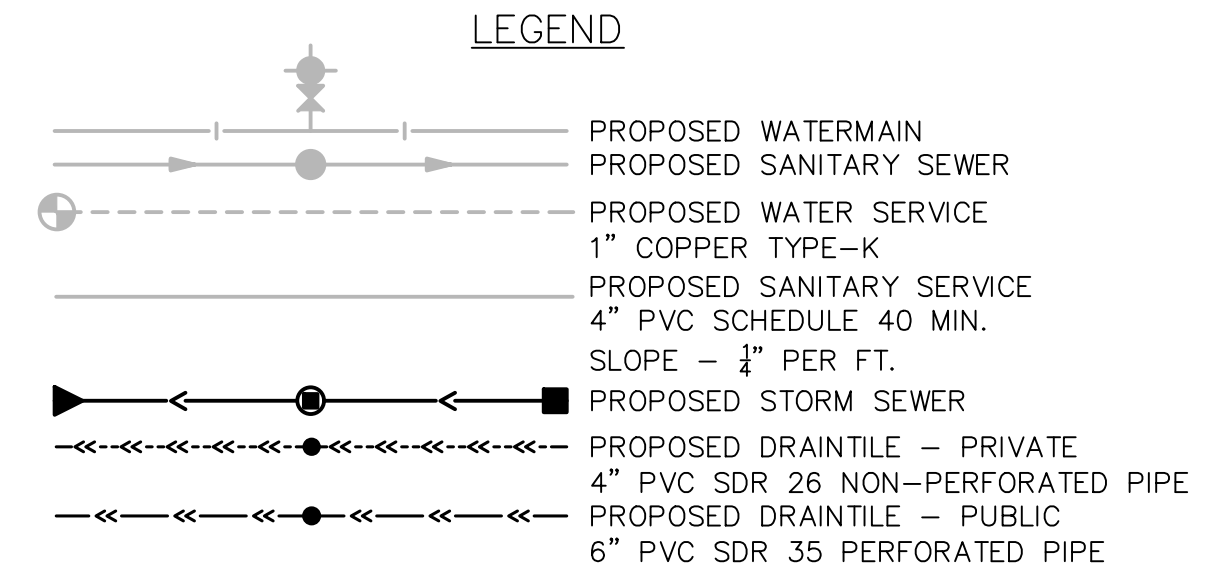
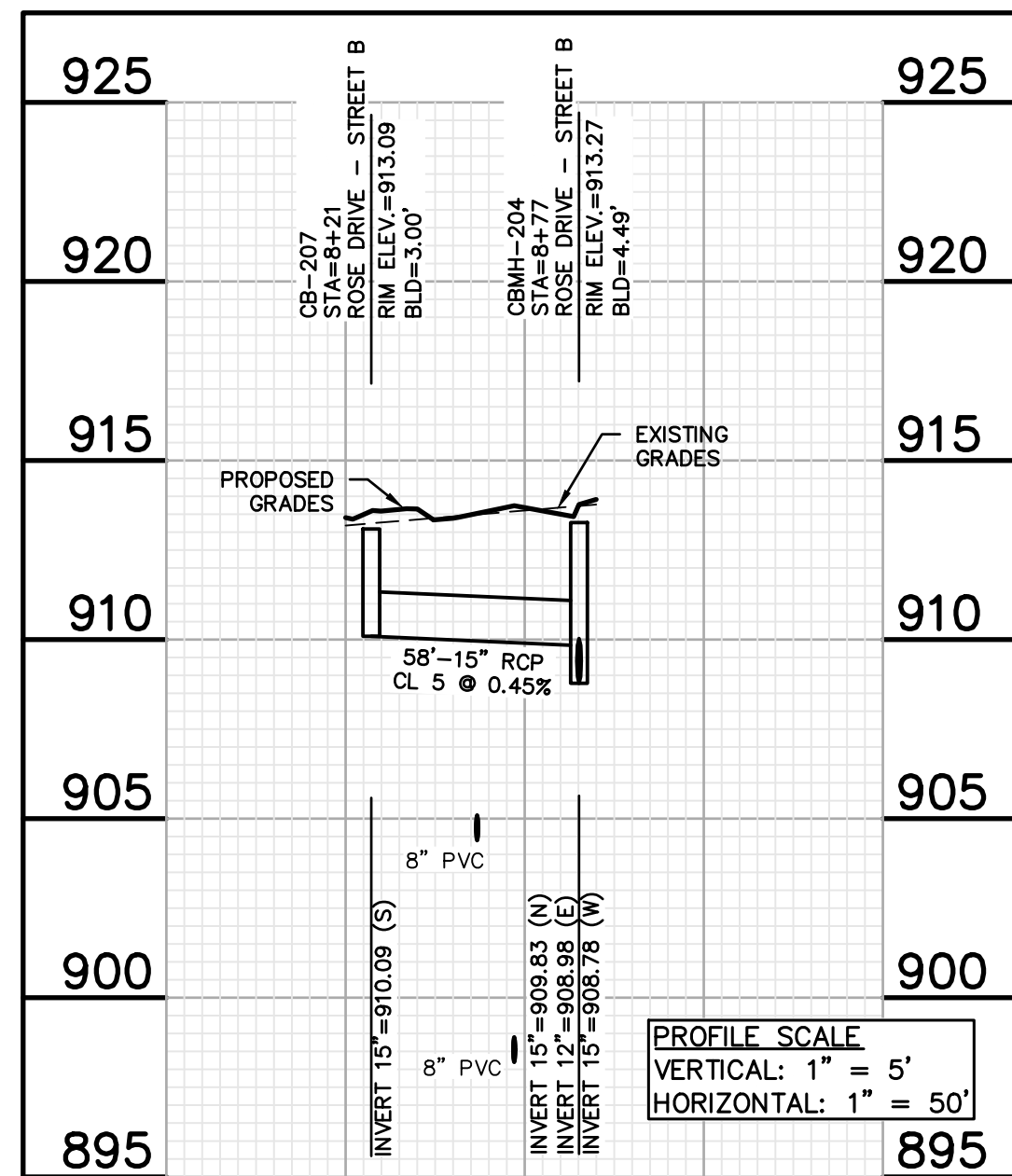
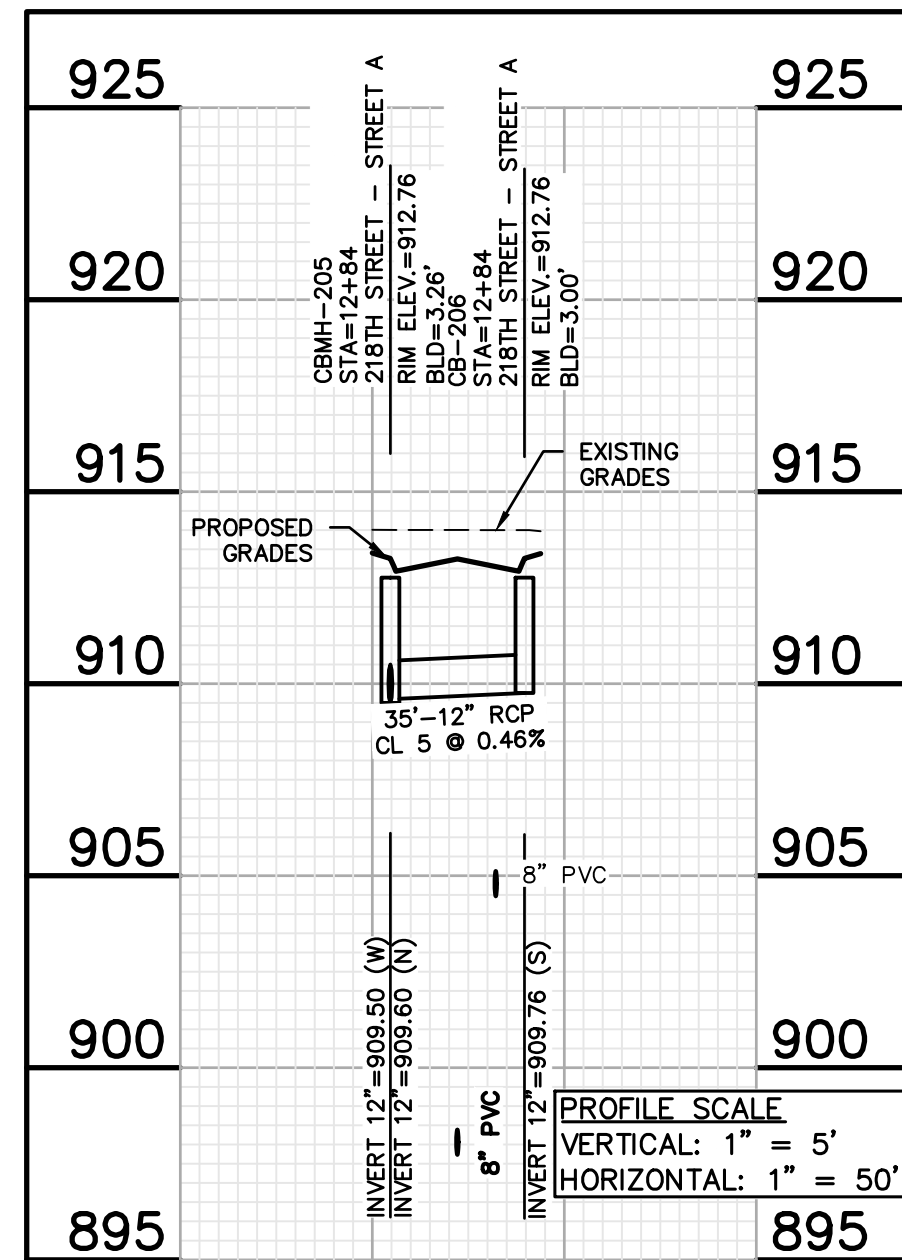
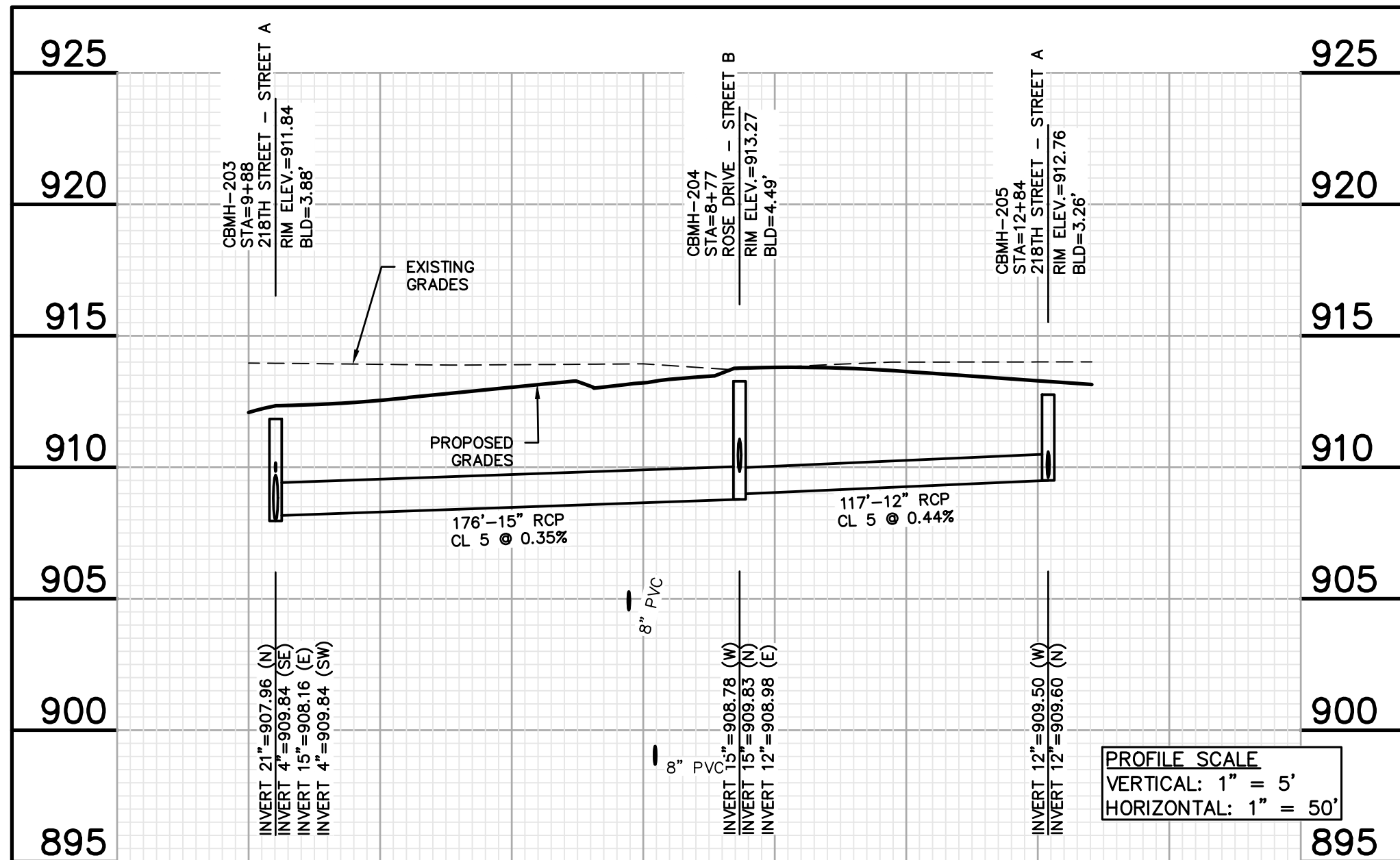
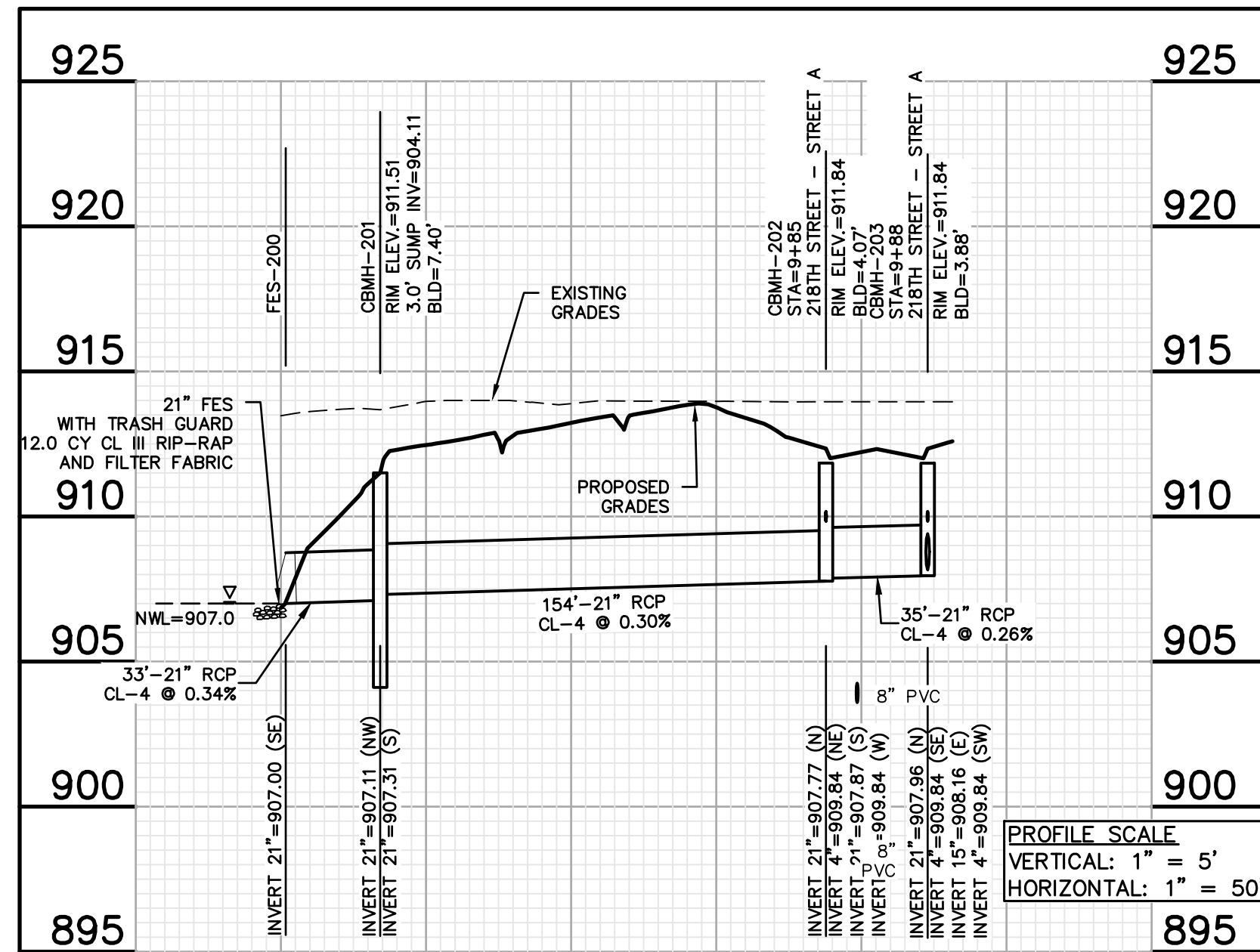
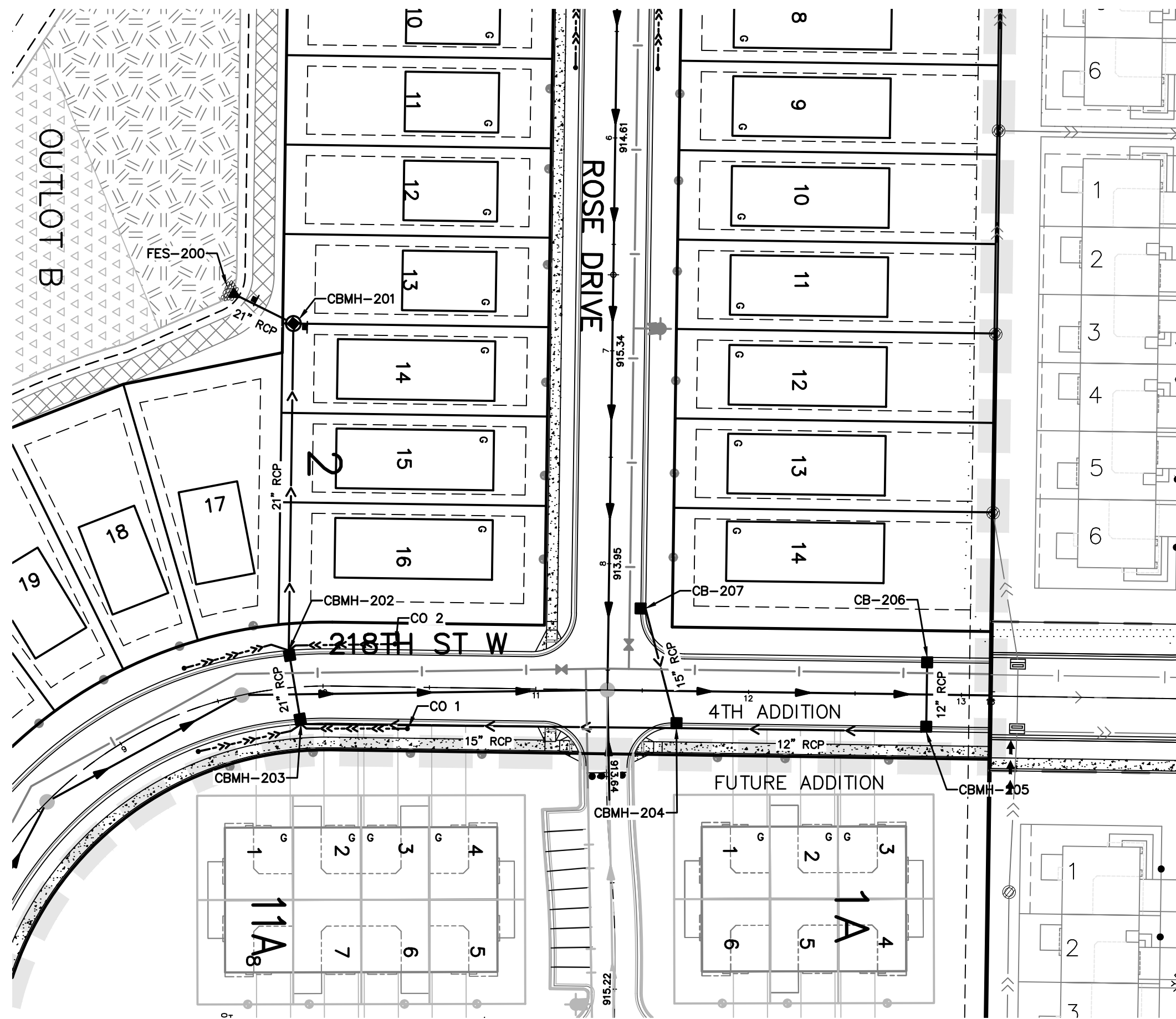
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VERMILION COMMONS - 4TH ADDITION
 FARMINGTON, MINNESOTA
SANITARY SEWER & WATERMAIN PLAN & PROFILES
 FOR
LENNAR
 16355 36TH AVE N #100 PLYMOUTH, MN 55446

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 CAD FILE
 23997SS-2
 PROJECT NO.
 23997
 C4.3



BENCHMARKS
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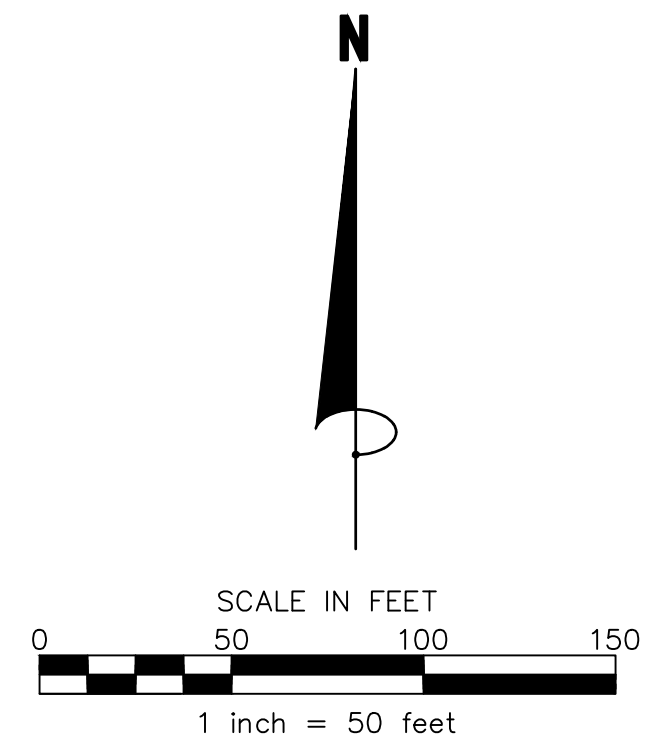


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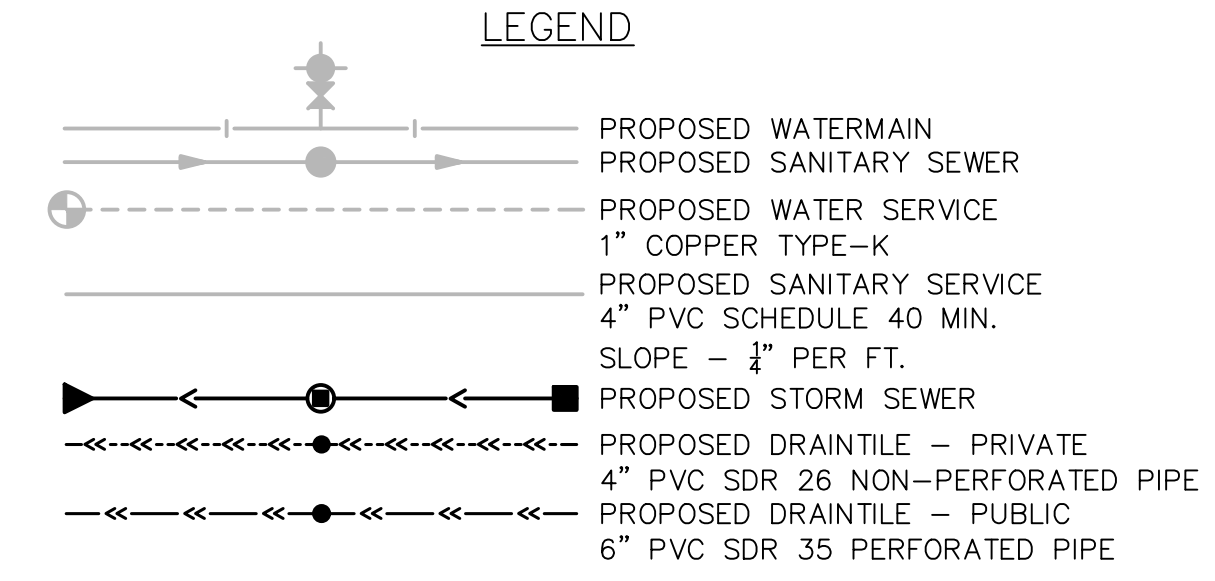
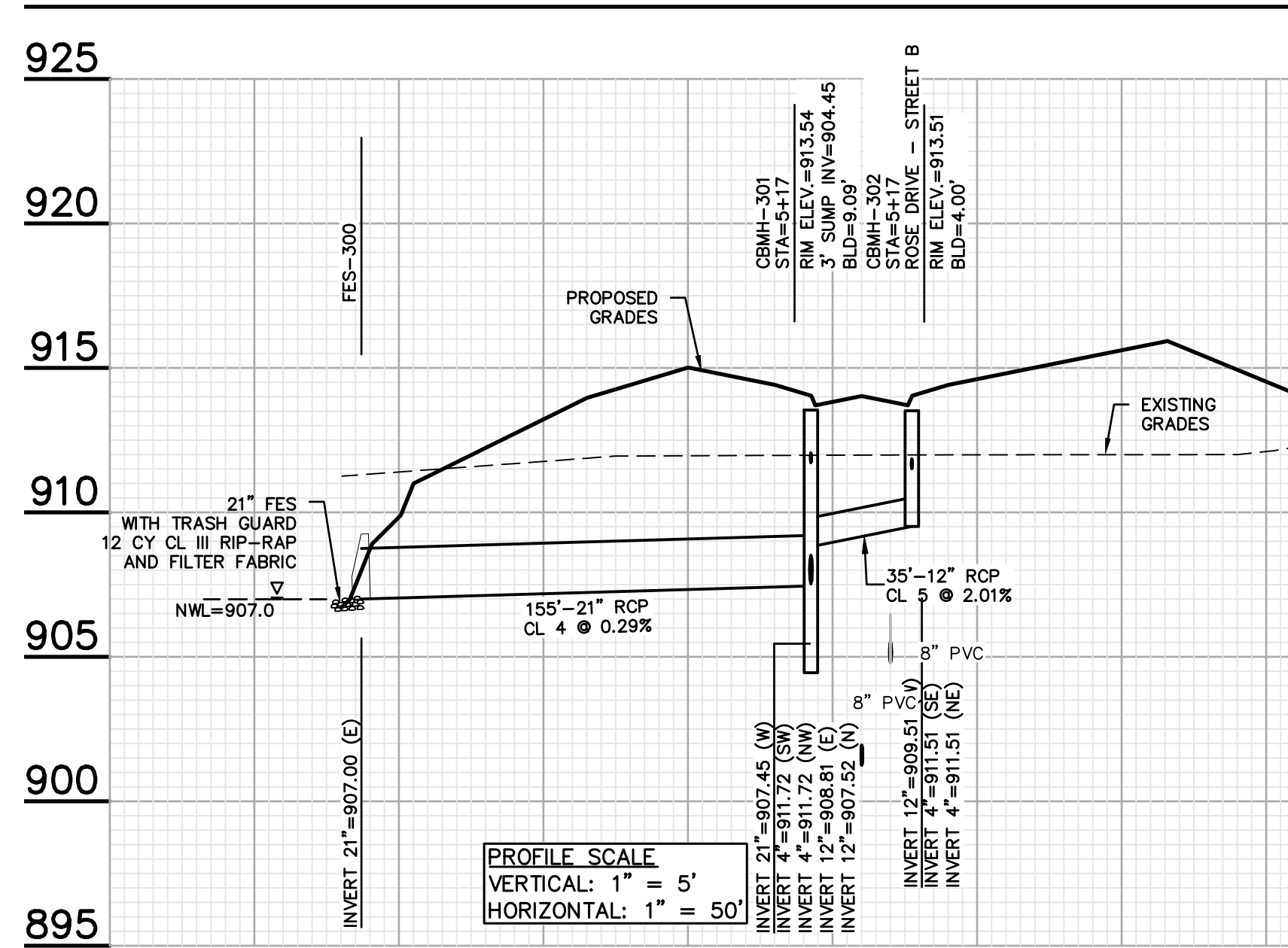
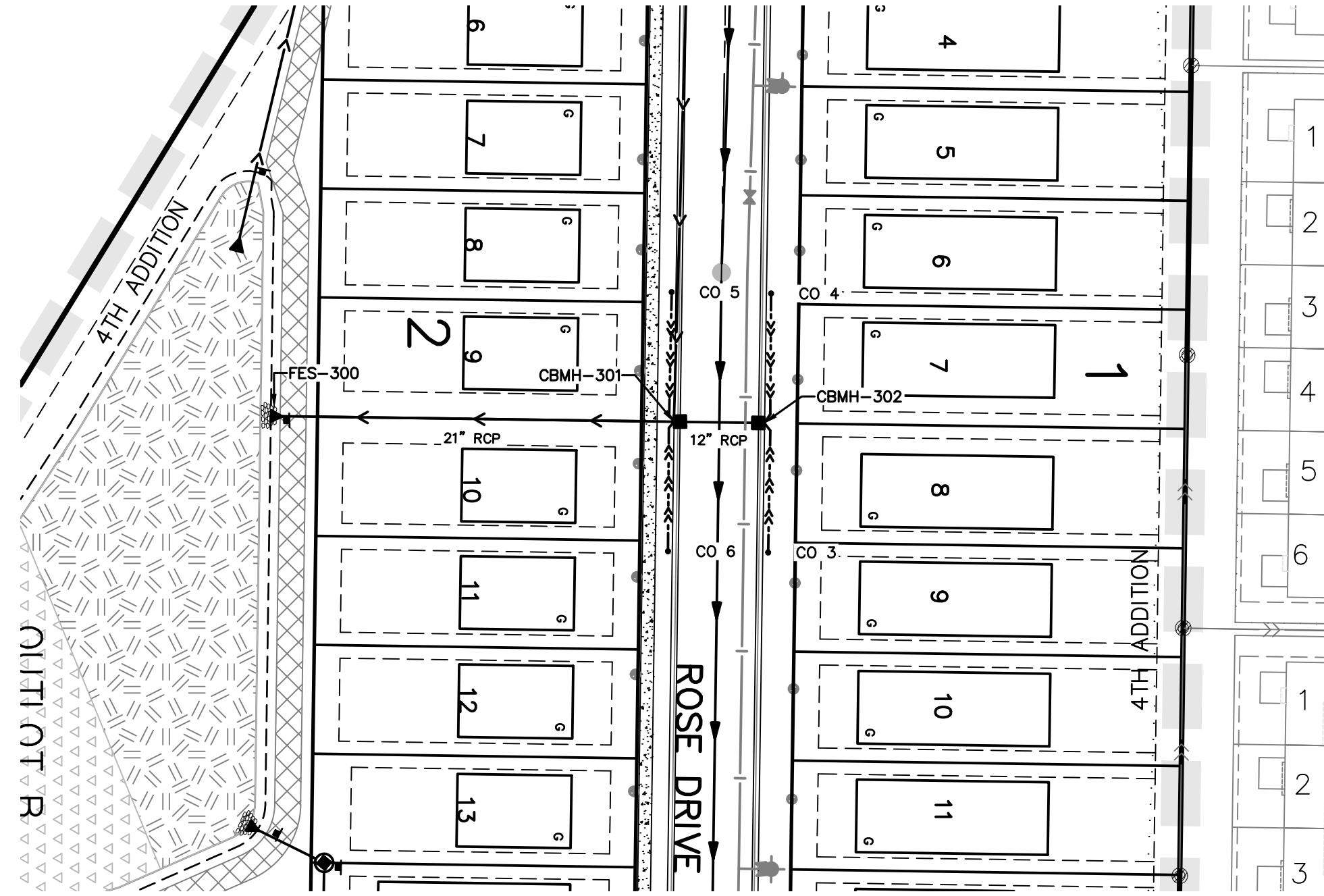
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 JOHN H. BENDER
 Date: 06/21/2024, Reg. No. 433558

VERMILION COMMONS - 4TH ADDITION
 FARMINGTON, MINNESOTA
STORM SEWER PLAN & PROFILES
 FOR
LENNAR
 16355 36TH AVE N #100 PLYMOUTH, MN 55446

DRAWN BY
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CAD FILE
 23997ST
PROJECT NO.
 23997
 C5.0



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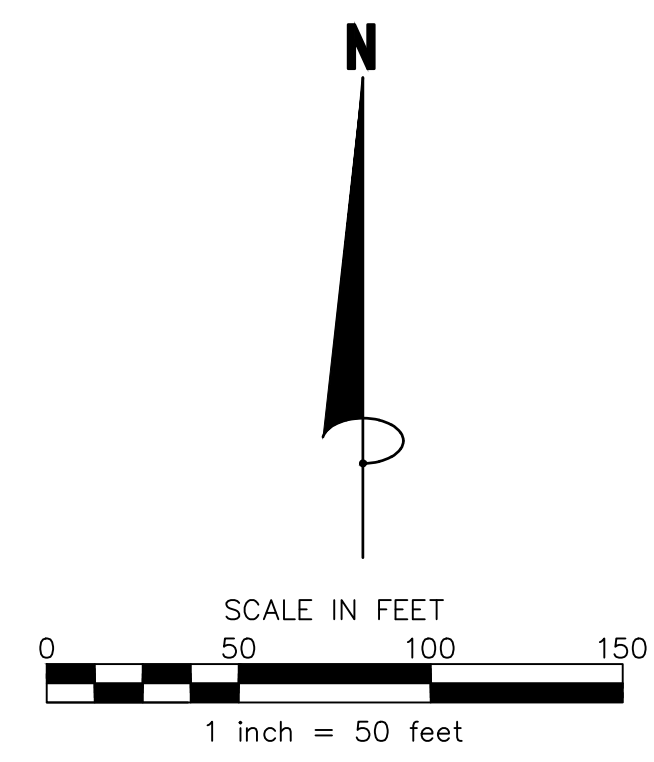


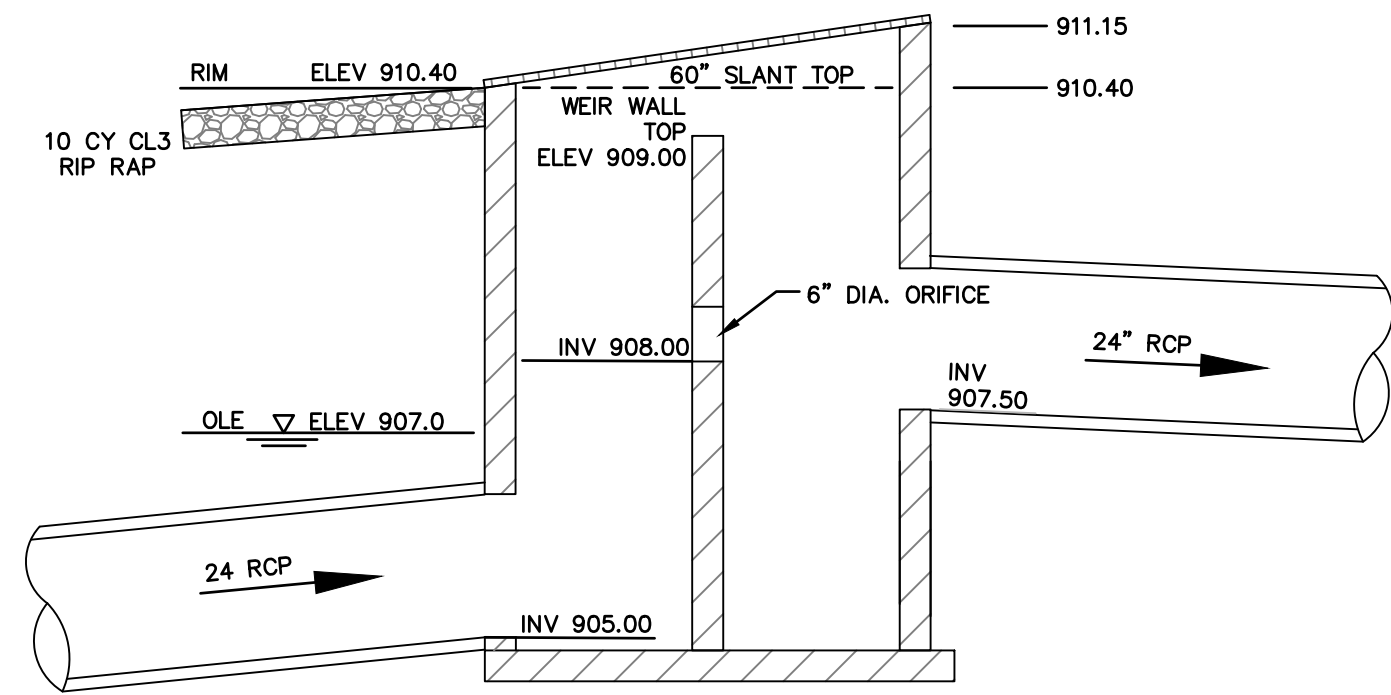
James R. Hill, Inc.
 PLANNERS / ENGINEERS / SURVEYORS
 2999 W. Ctr. Rd. 42, Suite 100, Burnsville, MN 55306
 PHONE: (952)890-6044 FAX: (952)890-6244

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
 JOHN H. BENDER
 Date: 06/21/2024, Reg. No. 43358

VERMILLION COMMONS — 4TH ADDITION
 FARMINGTON, MINNESOTA
STORM SEWER PLAN & PROFILES
 FOR
LENNAR
 16355 36TH AVE N #100 PLYMOUTH, MN 55446

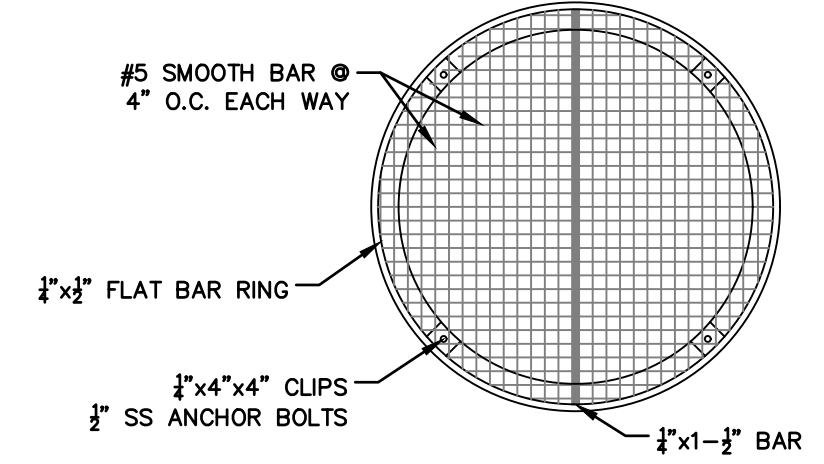
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DATE 06/21/2024
REVISIONS
07/30/24 220TH STREET SWALE
08/01/24 REF FOR V.C.36D
08/12/24 REV 218TH COURT
08/20/24 REV 4TH ADDITION
CAD FILE 23997ST
PROJECT NO. 23997
C5.1



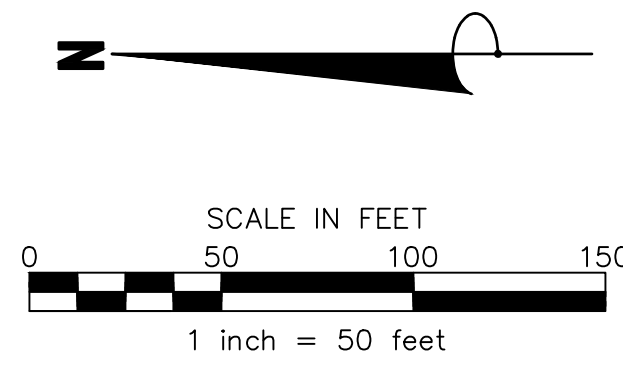


OUTLET STRUCTURE 601 (OCS-601)
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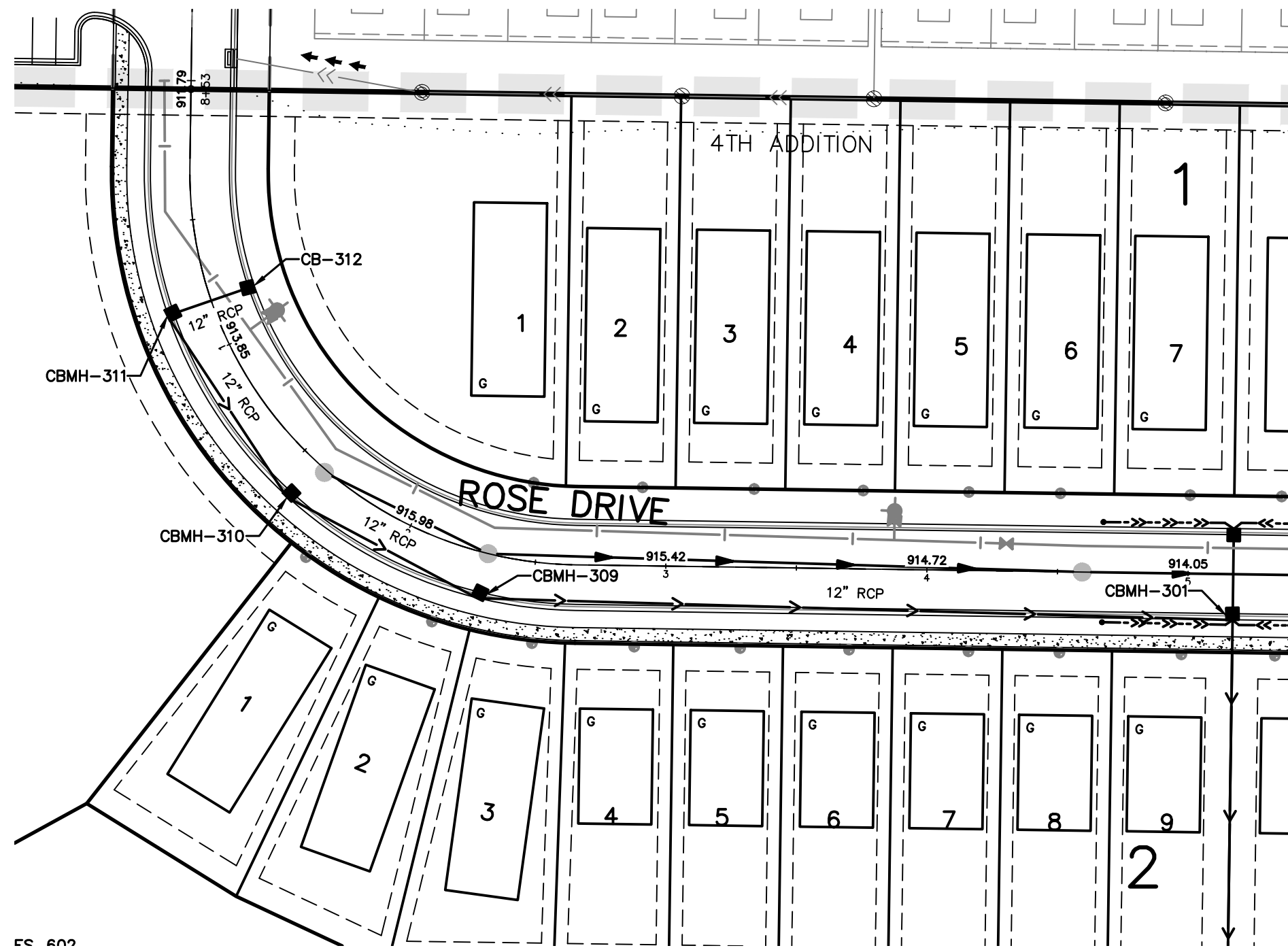


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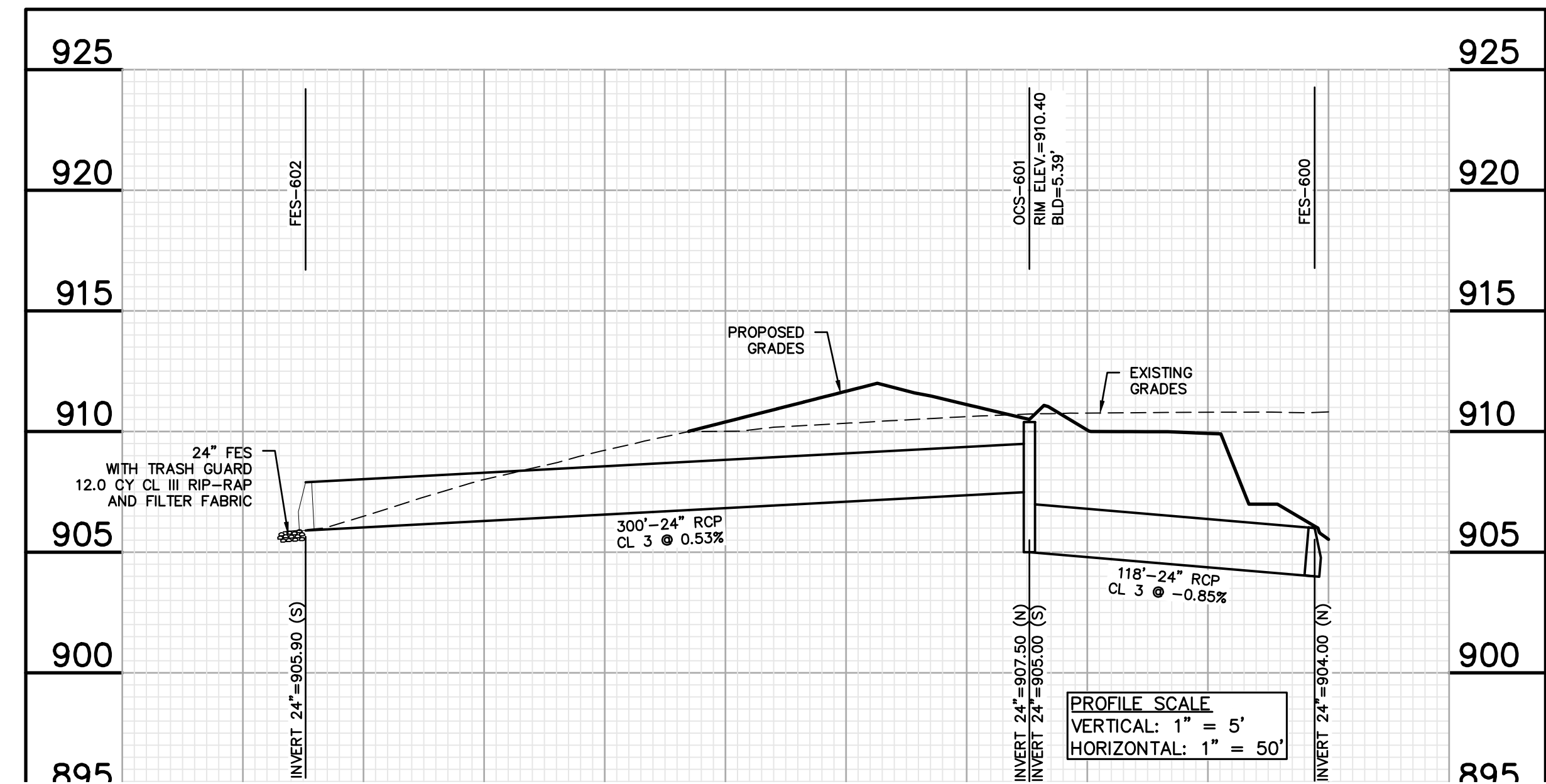
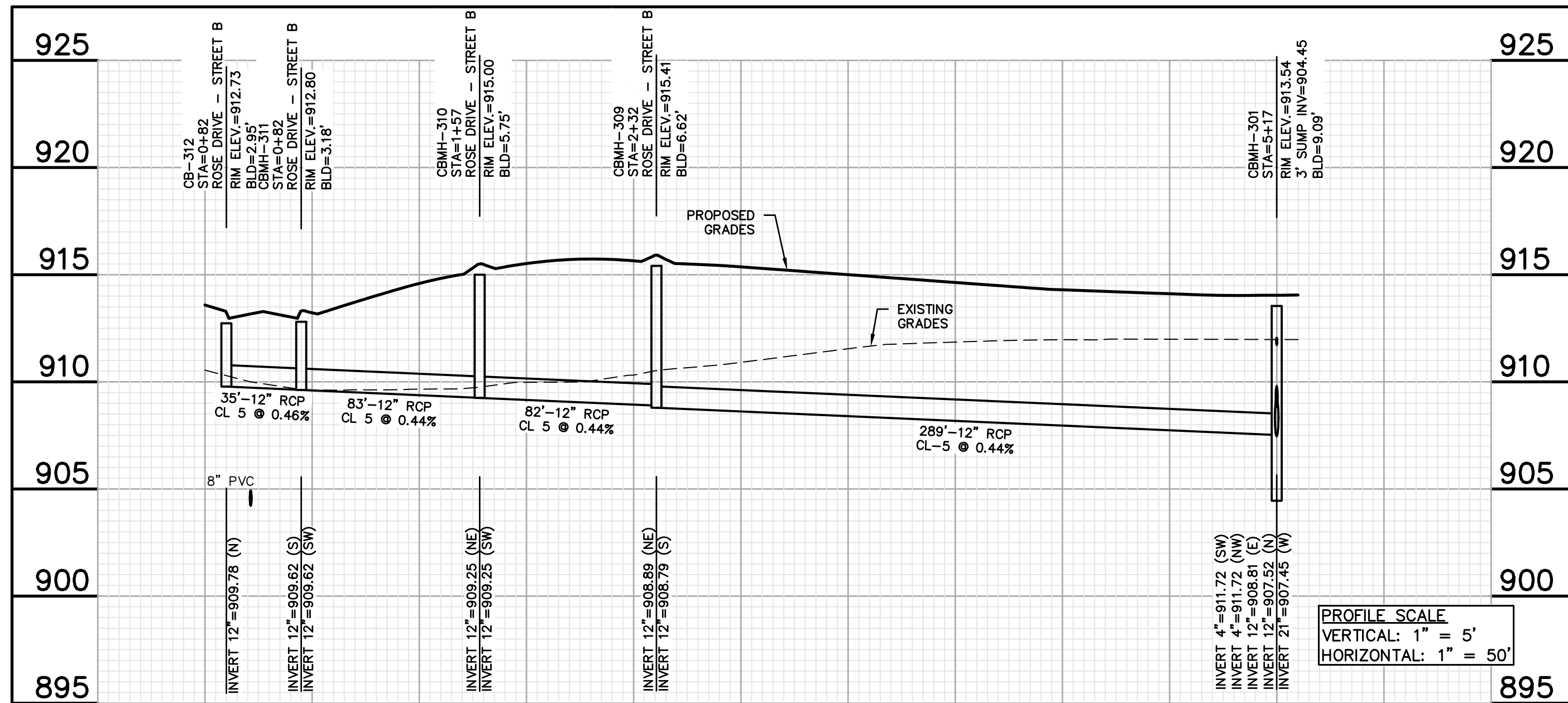
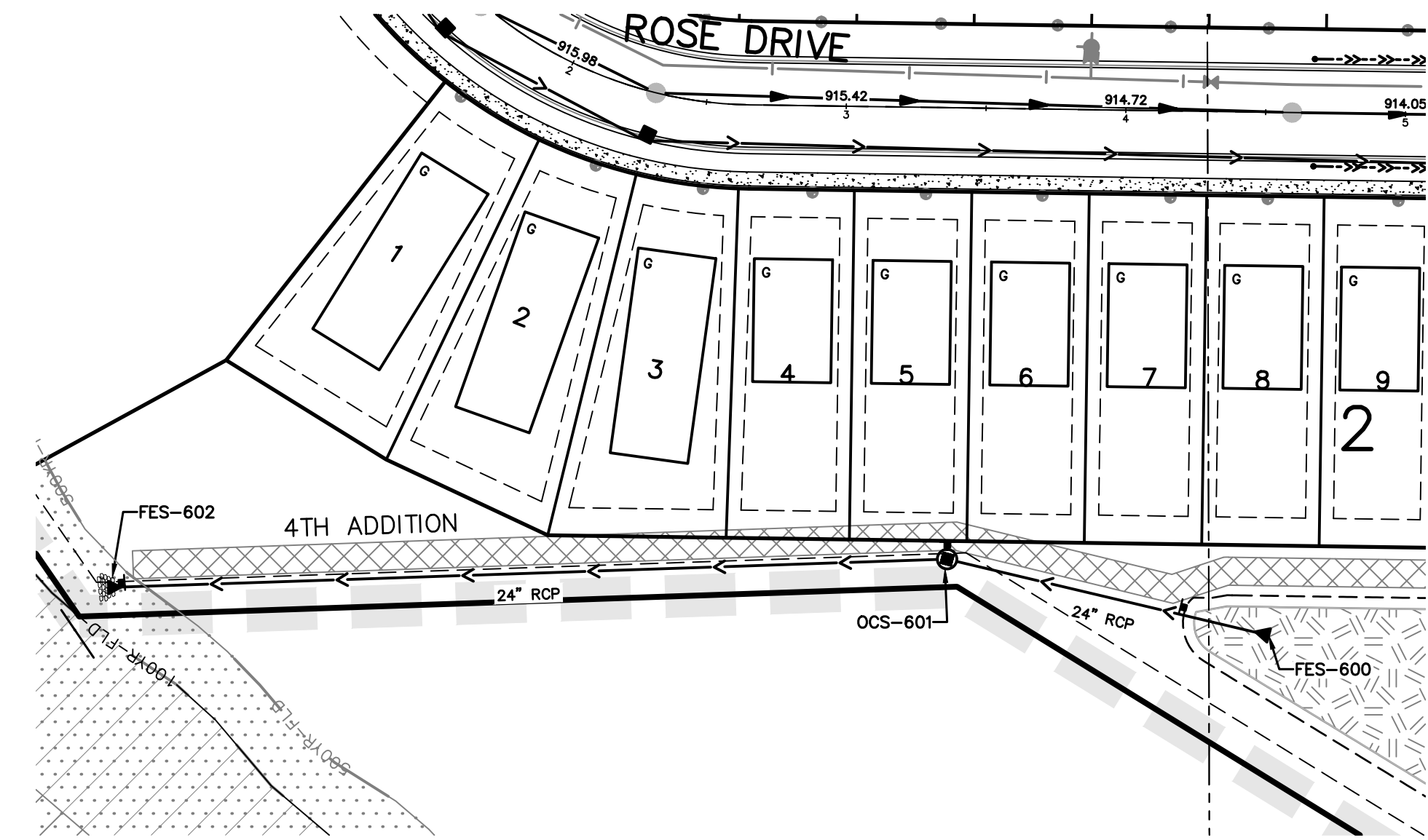
LEGEND

- PROPOSED WATERMAIN
- - - PROPOSED SANITARY SEWER
- - - PROPOSED WATER SERVICE
- - - PROPOSED SANITARY SERVICE
- - - PROPOSED STORM SEWER
- - - PROPOSED DRAIN TILE - PRIVATE
- - - PROPOSED DRAIN TILE - PUBLIC

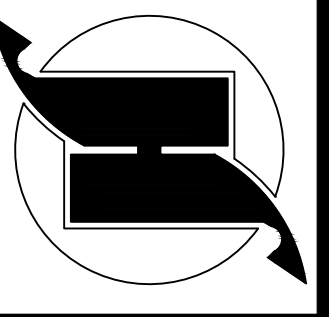


BENCHMARKS

- #1 TOP NUT HYDRANT NE QUAD SPRUCE ST & DUSHANE PKWY ELEV.=917.35
- #2 WELL TOP OF PROPERTY ADDRESS: 4755 220 STREET WEST ELEV.=918.81



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JOHN H. BENDER
Date: 06/21/2024, Reg. No. 433558

VERMILION COMMONS - 4TH ADDITION
FARMINGTON, MINNESOTA
STORM SEWER PLAN & PROFILES
FOR
LENNAR
16355 36TH AVE N #100 PLYMOUTH, MN 55446

DRAWN BY
VUN
DATE
06/21/2024
REVISIONS
07/30/24 220TH STREET SWALE
08/01/24 REF FOR V.C.360
08/12/24 REV 218TH COURT
08/20/24 REV 4TH ADDITION

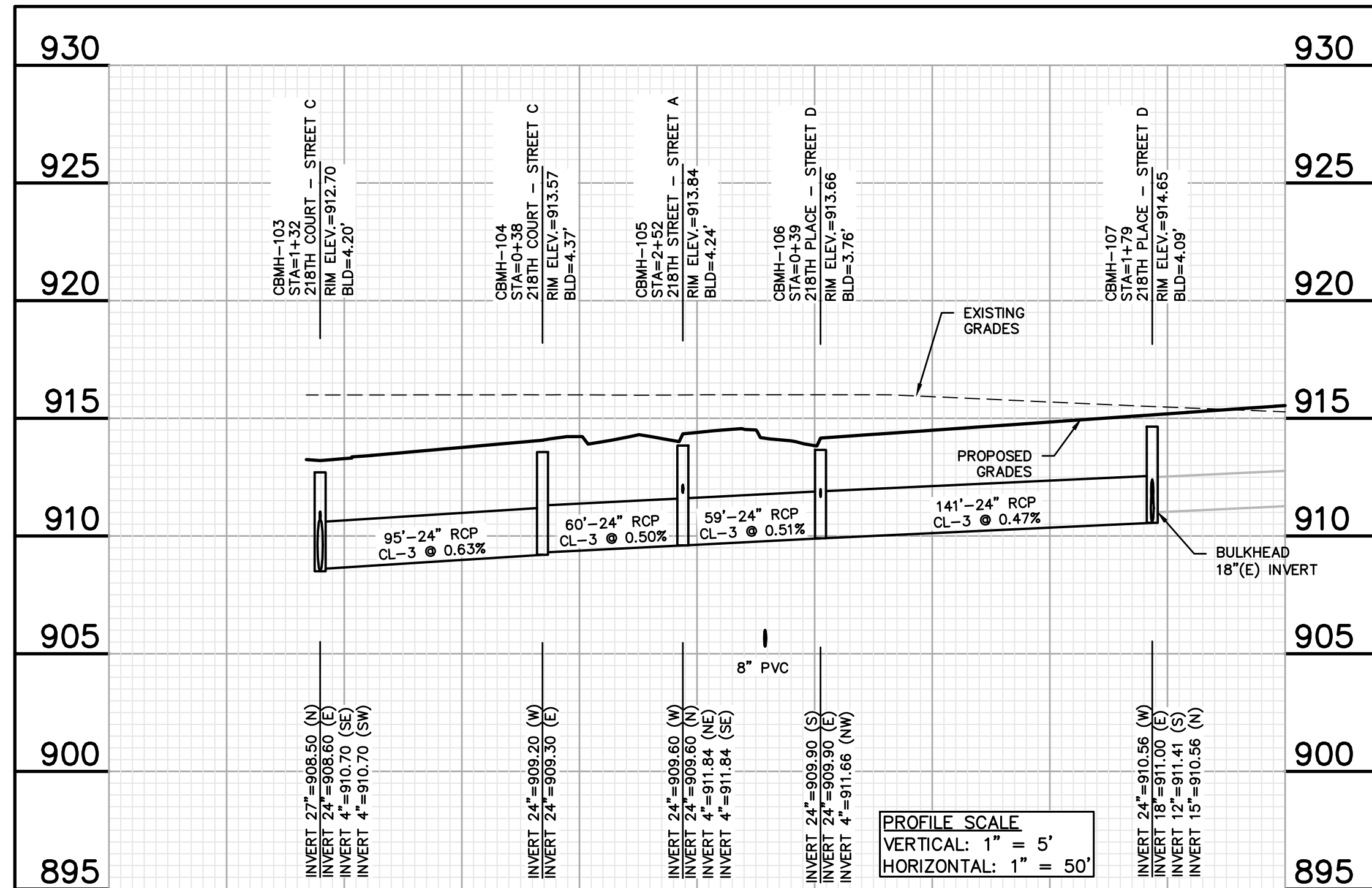
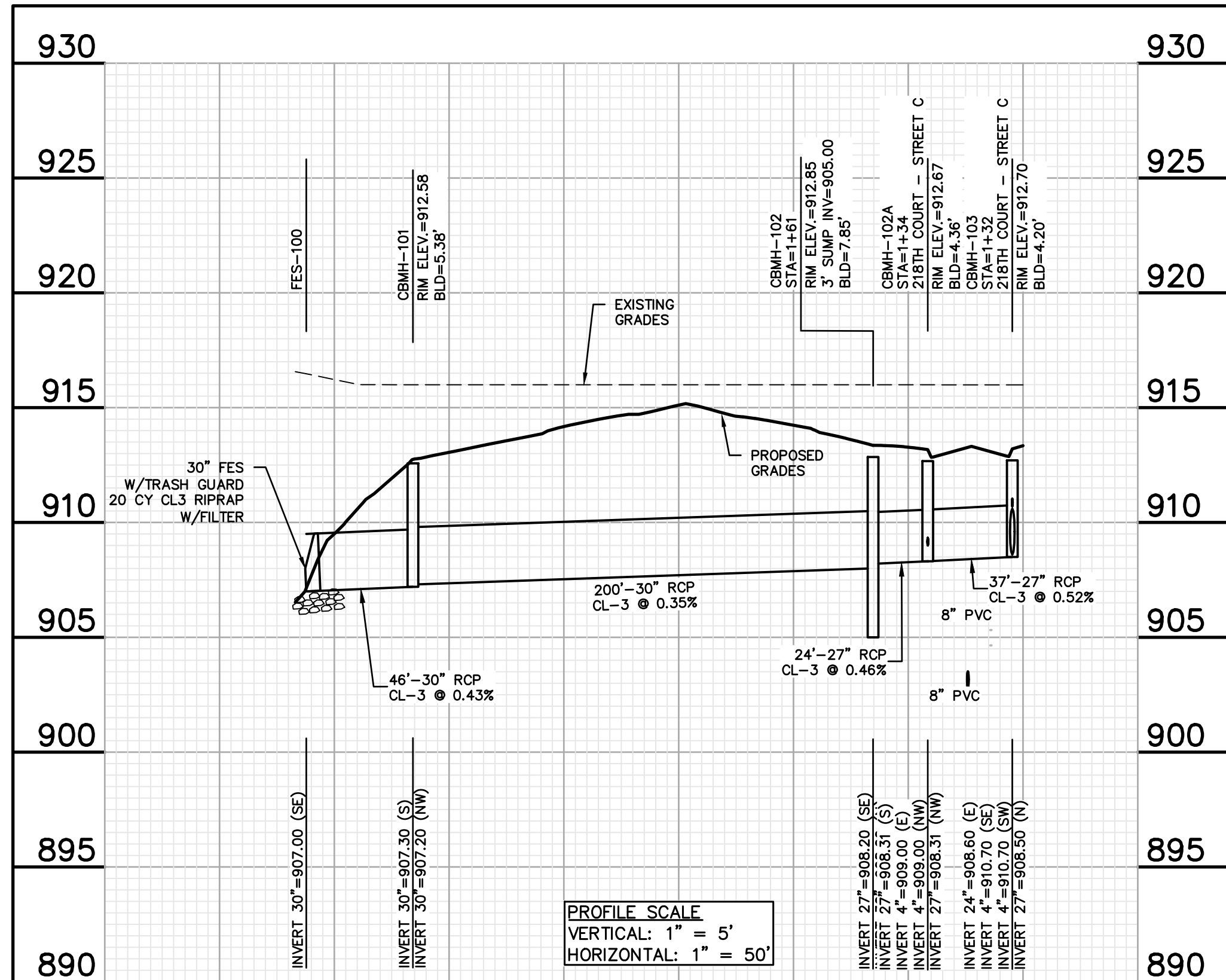
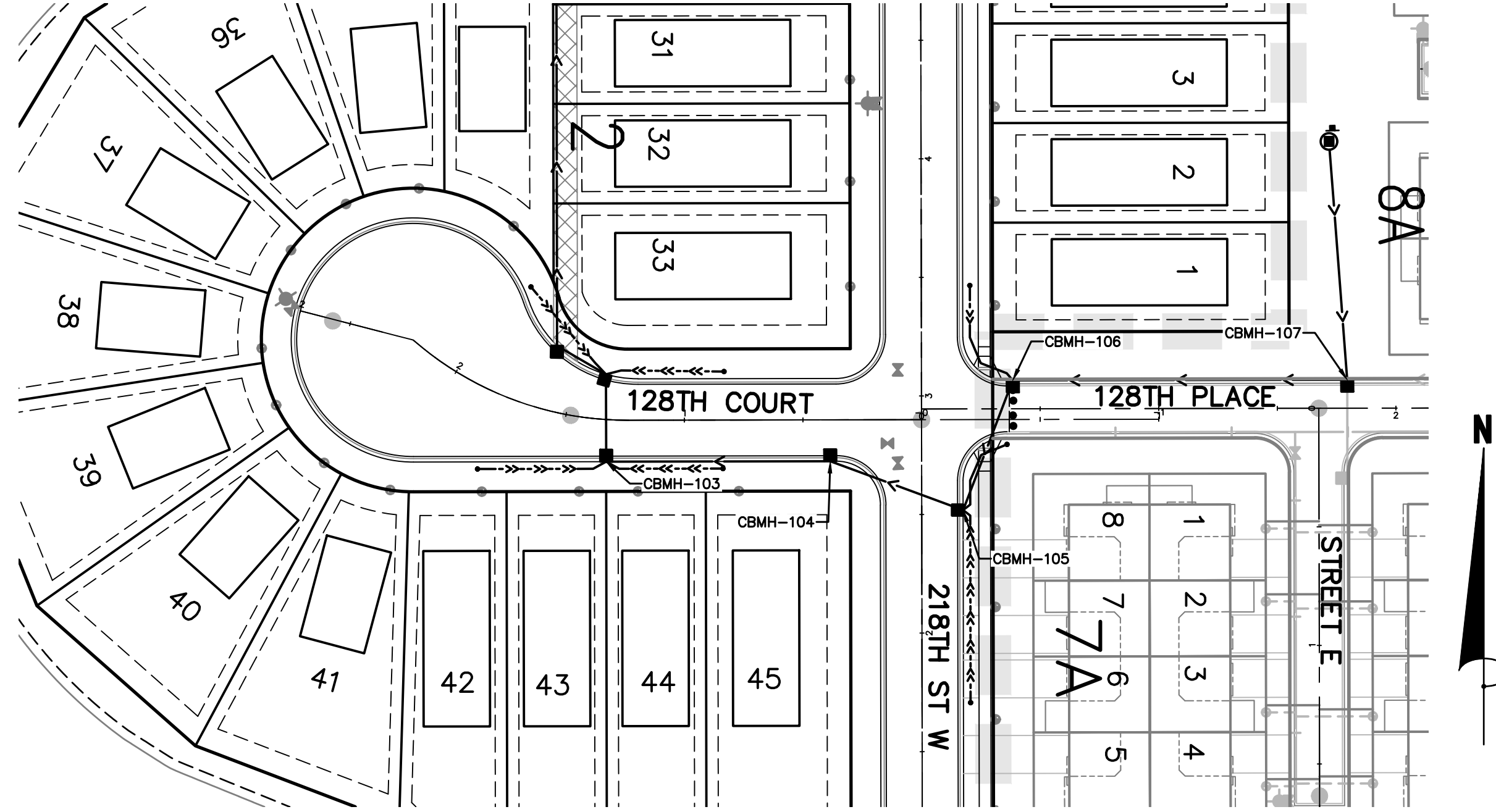
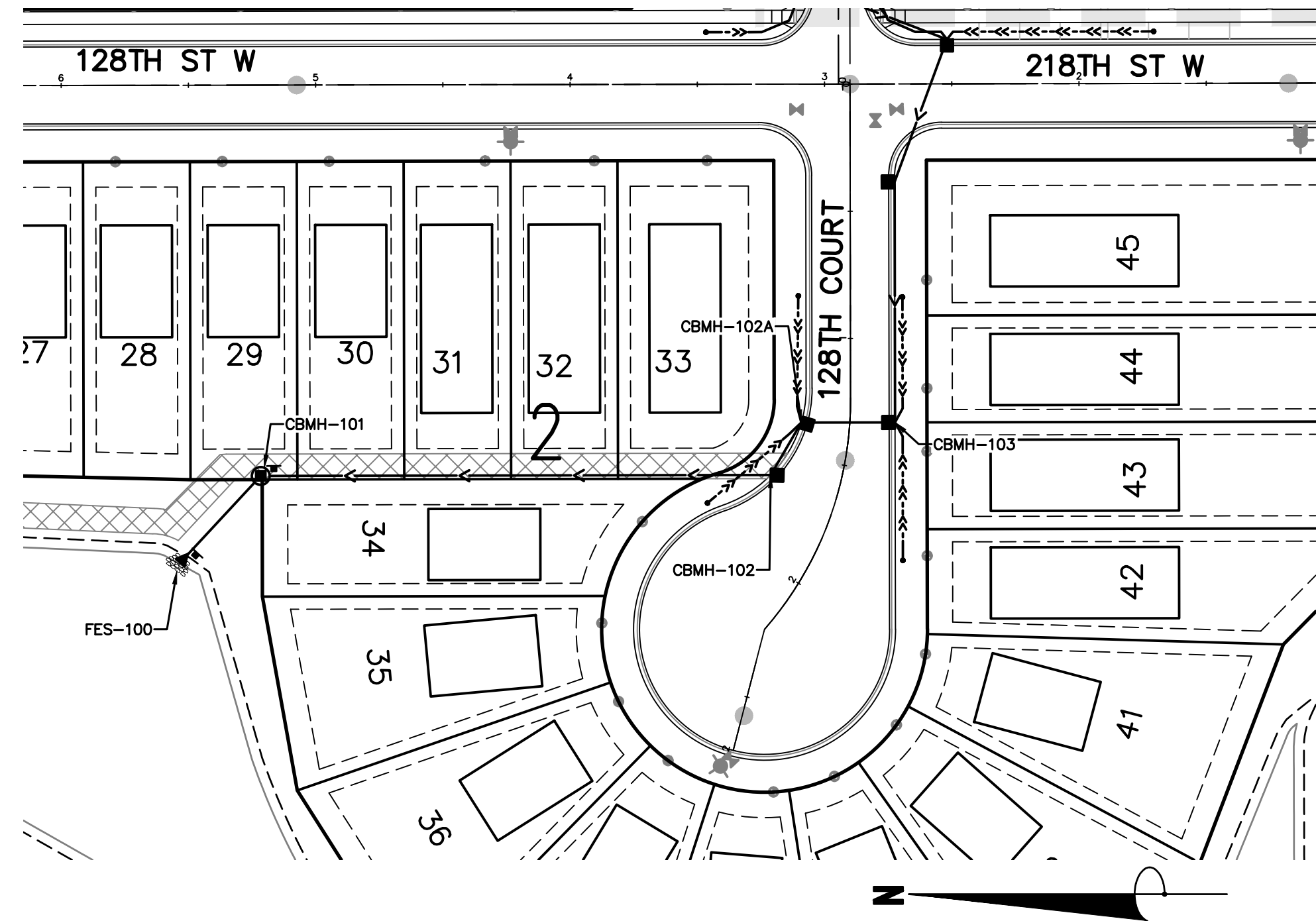
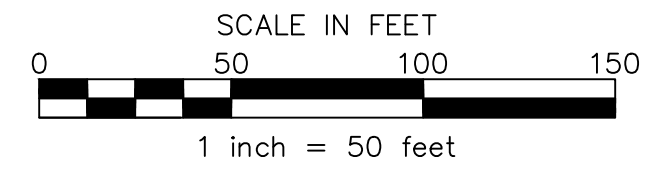
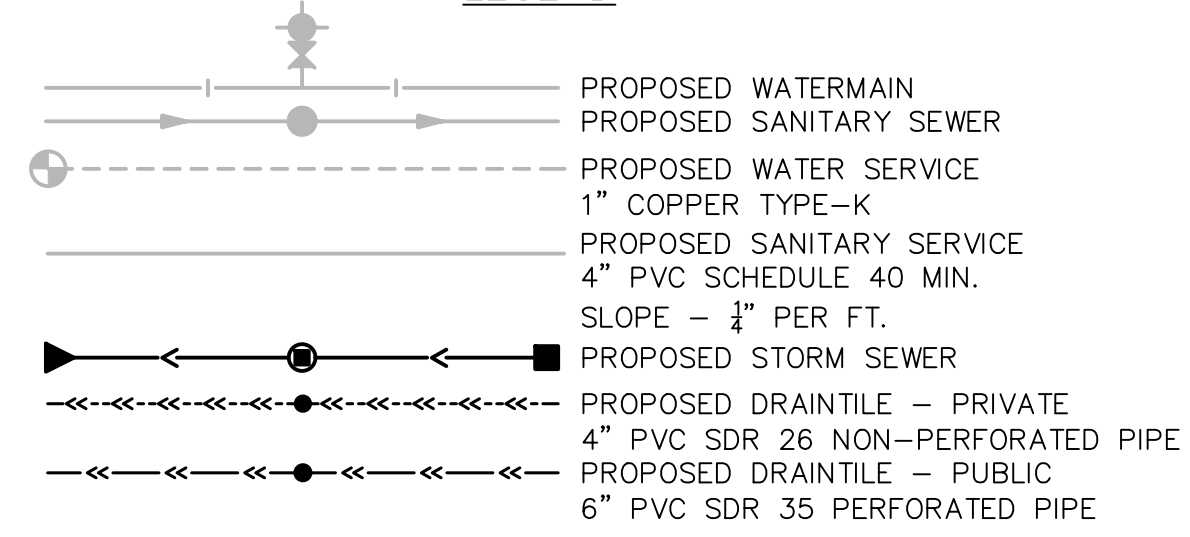
CAD FILE
23997ST
PROJECT NO.
23997
C5.2



BENCHMARKS

- #1 TOP NUT HYDRANT NE QUAD
SPRUCE ST & DUSHANE PKWY
ELEV.=917.35
- #2 WELL TOP OF PROPERTY ADDRESS:
4755 220 STREET WEST
ELEV.=918.81

LEGEND



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VERMILION COMMONS - 4TH ADDITION
FARMINGTON, MINNESOTA
STORM SEWER PLAN & PROFILES
FOR
LENNAR
16355 36TH AVE N #100 PLYMOUTH, MN 55446

DRAWN BY
VUN

DATE
06/21/2024

REVISIONS

07/30/24	220TH STREET SWALE
08/01/24	REF FOR V.C.360
08/12/24	REV 218TH COURT
08/20/24	REV 4TH ADDITION

CAD FILE
23997ST-2

PROJECT NO.
23997

C5.3

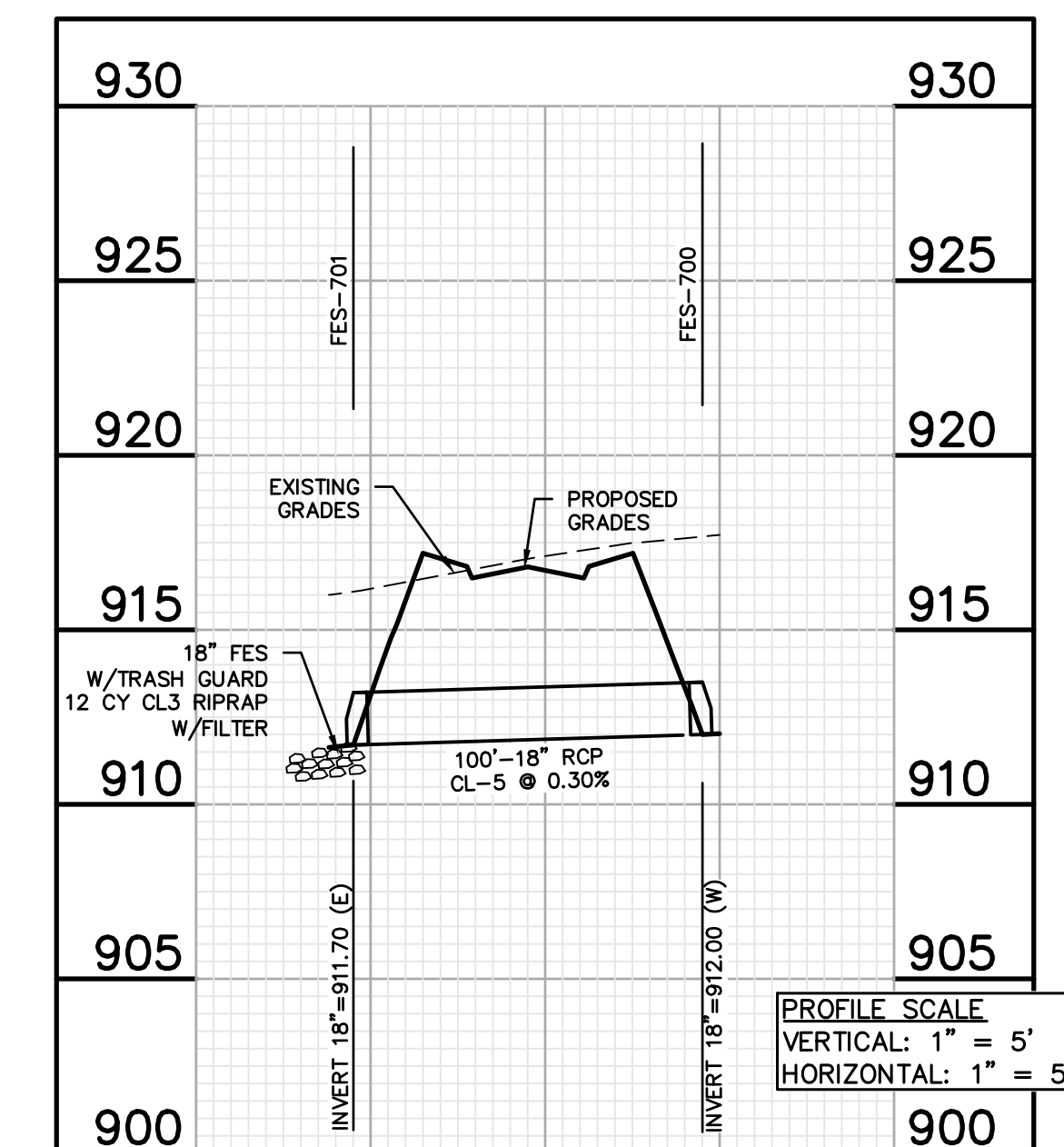
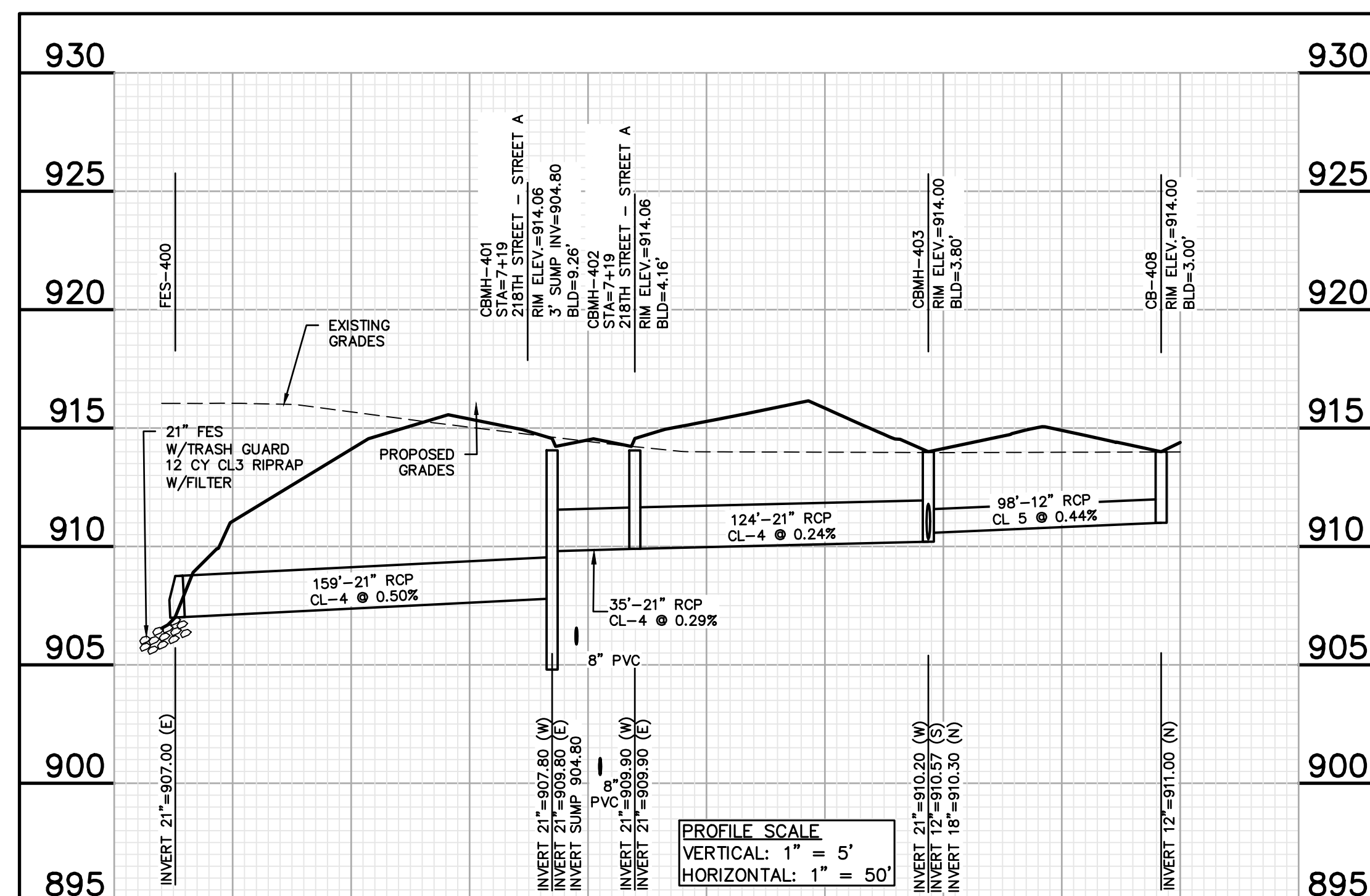
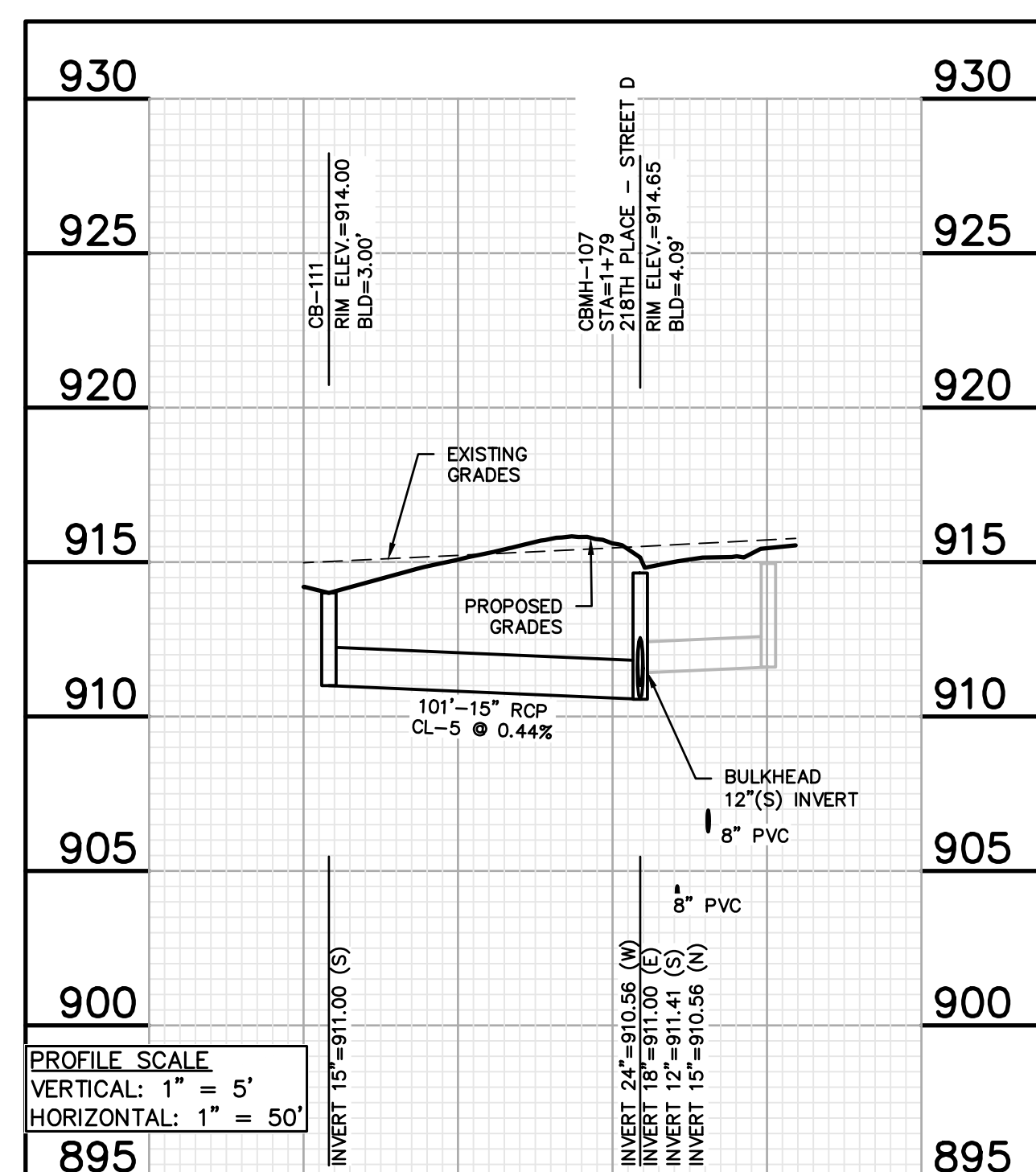
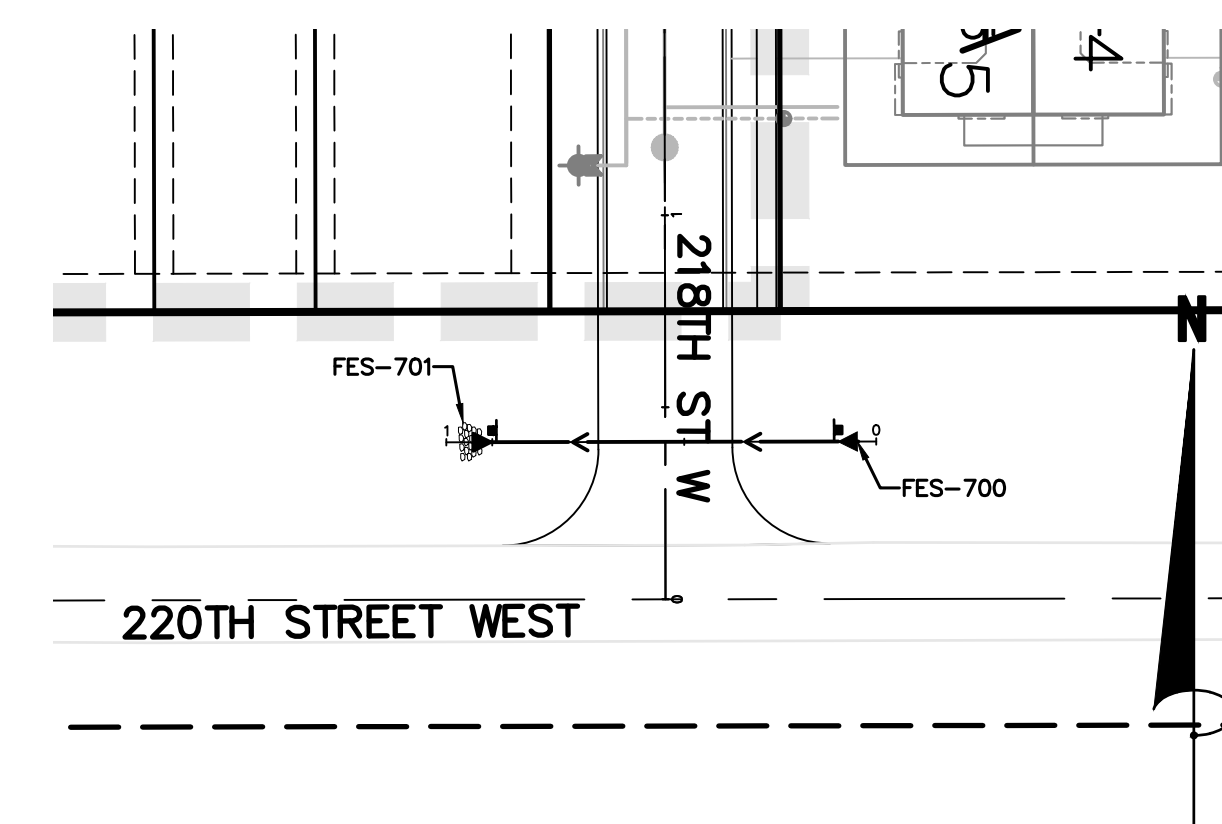
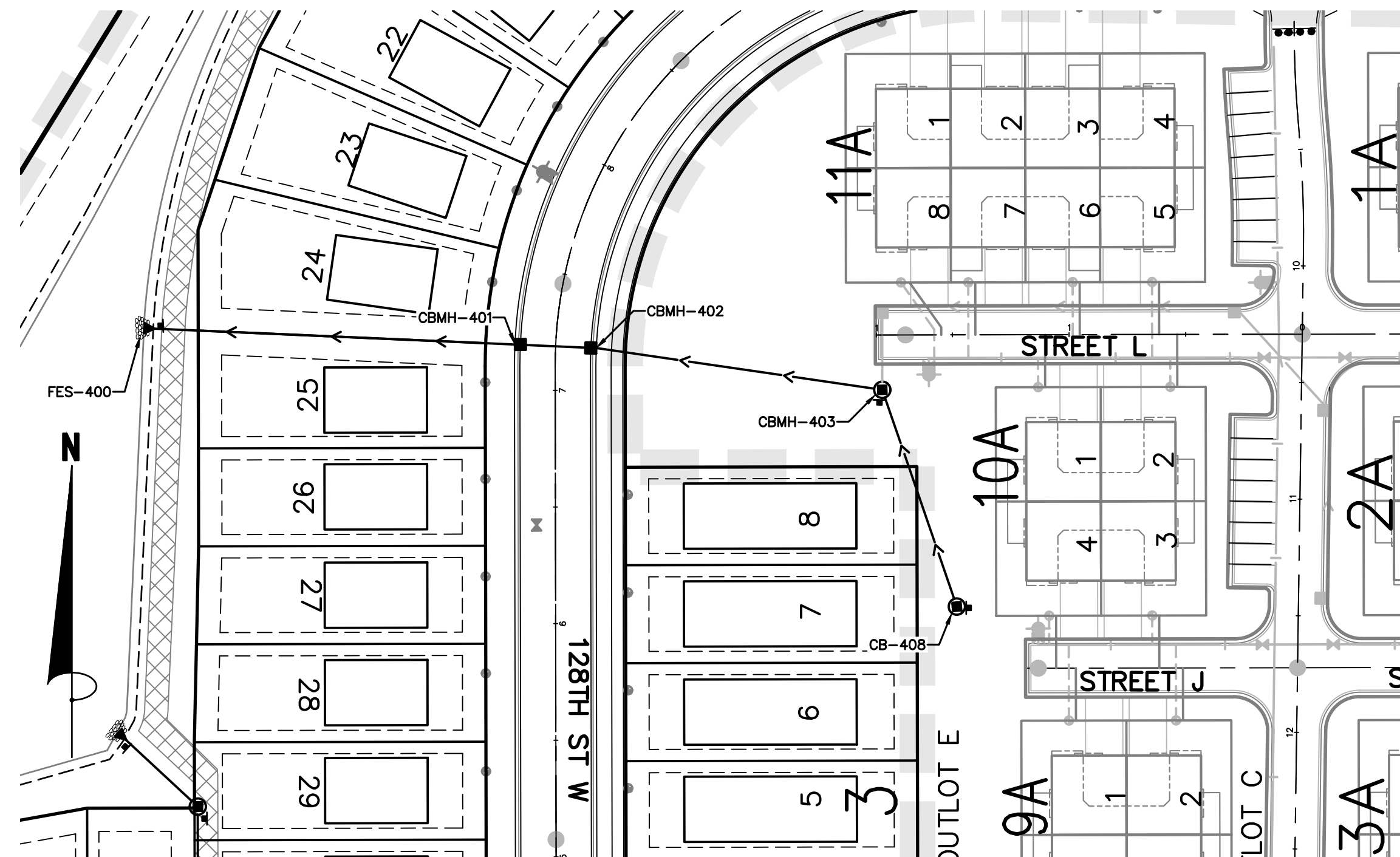
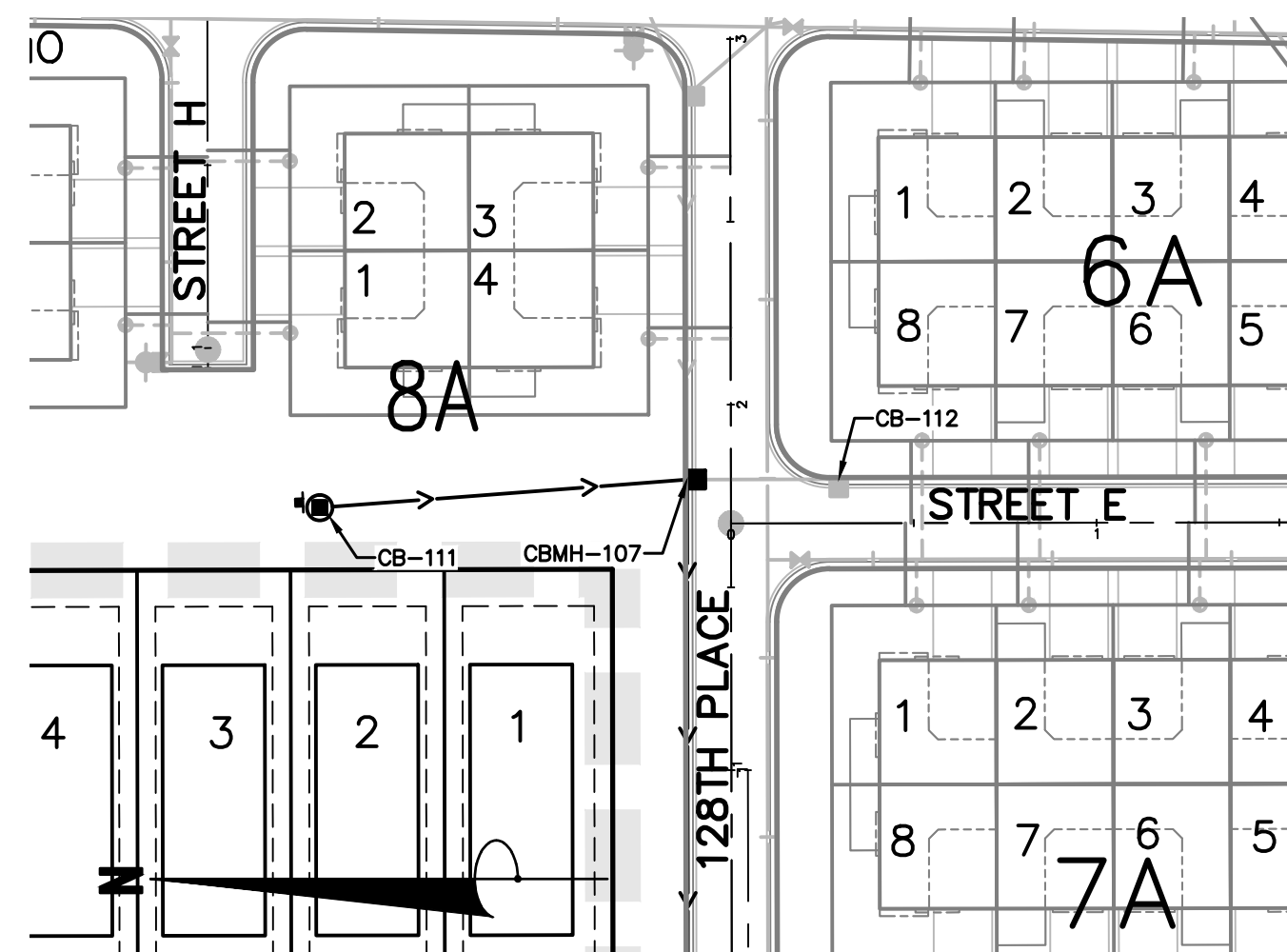
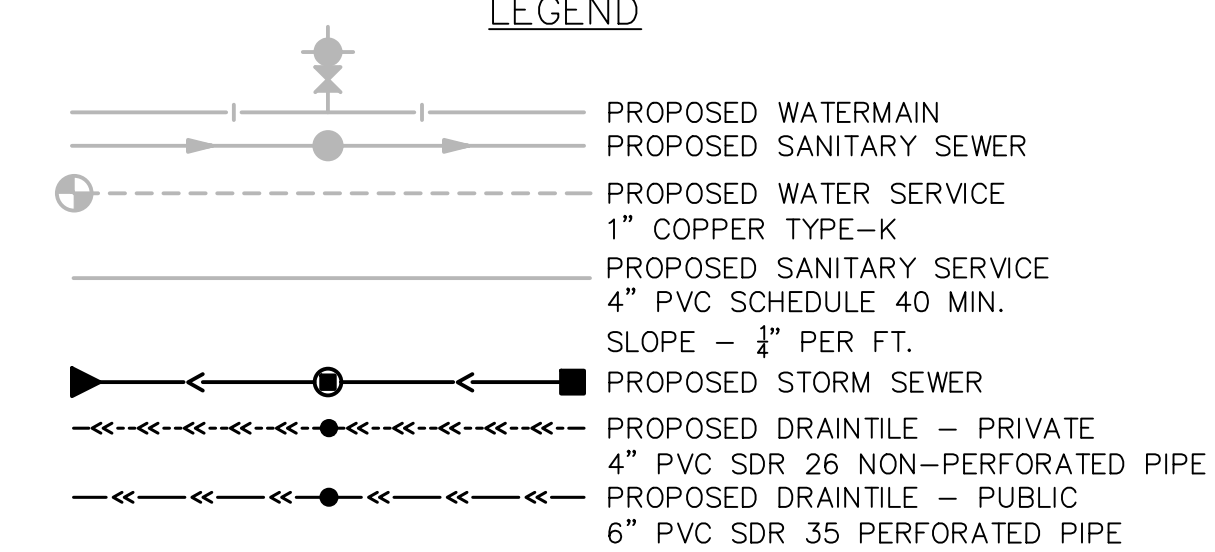
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BENCHMARKS

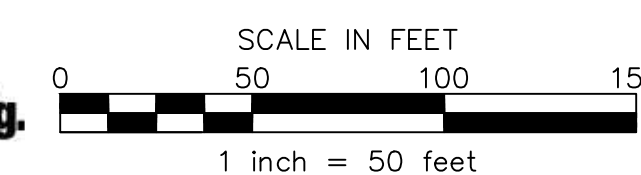
#1 TOP NUT HYDRANT NE QUAD
SPRUCE ST. & DUSHANE PKWY
ELEV.=917.35

#2 WELL TOP OF PROPERTY ADDRESS:
4755 220 STREET WEST
ELEV.=918.81

LEGEND



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



James R. Hill, Inc.
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JOHN H. BENDER
Date: 06/21/2024, Reg. No. 43358

VERMILION COMMONS - 4TH ADDITION
FARMINGTON, MINNESOTA
STORM SEWER PLAN & PROFILES
FOR
LENNAR
16355 36TH AVE N #100 PLYMOUTH, MN 55446

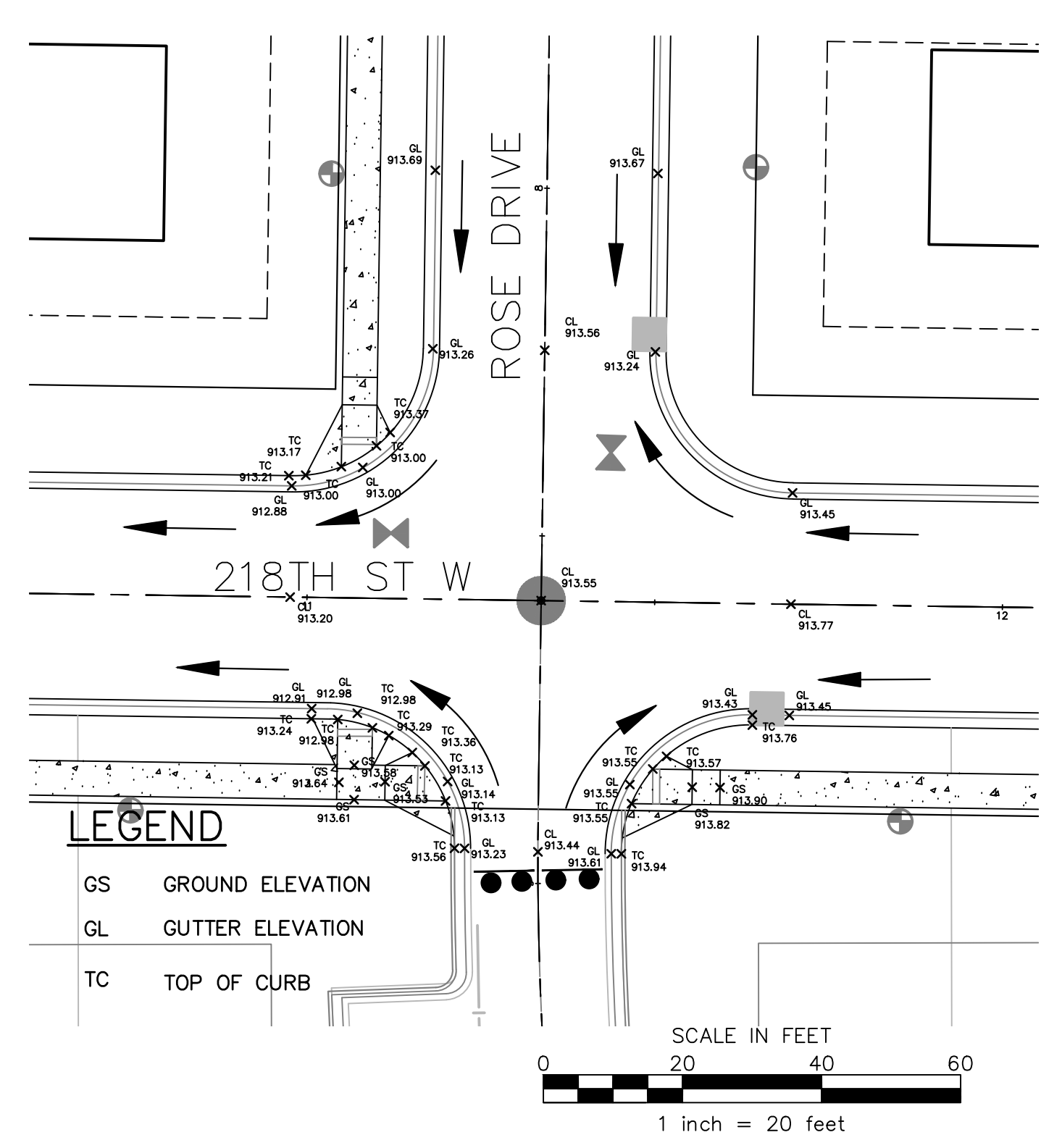
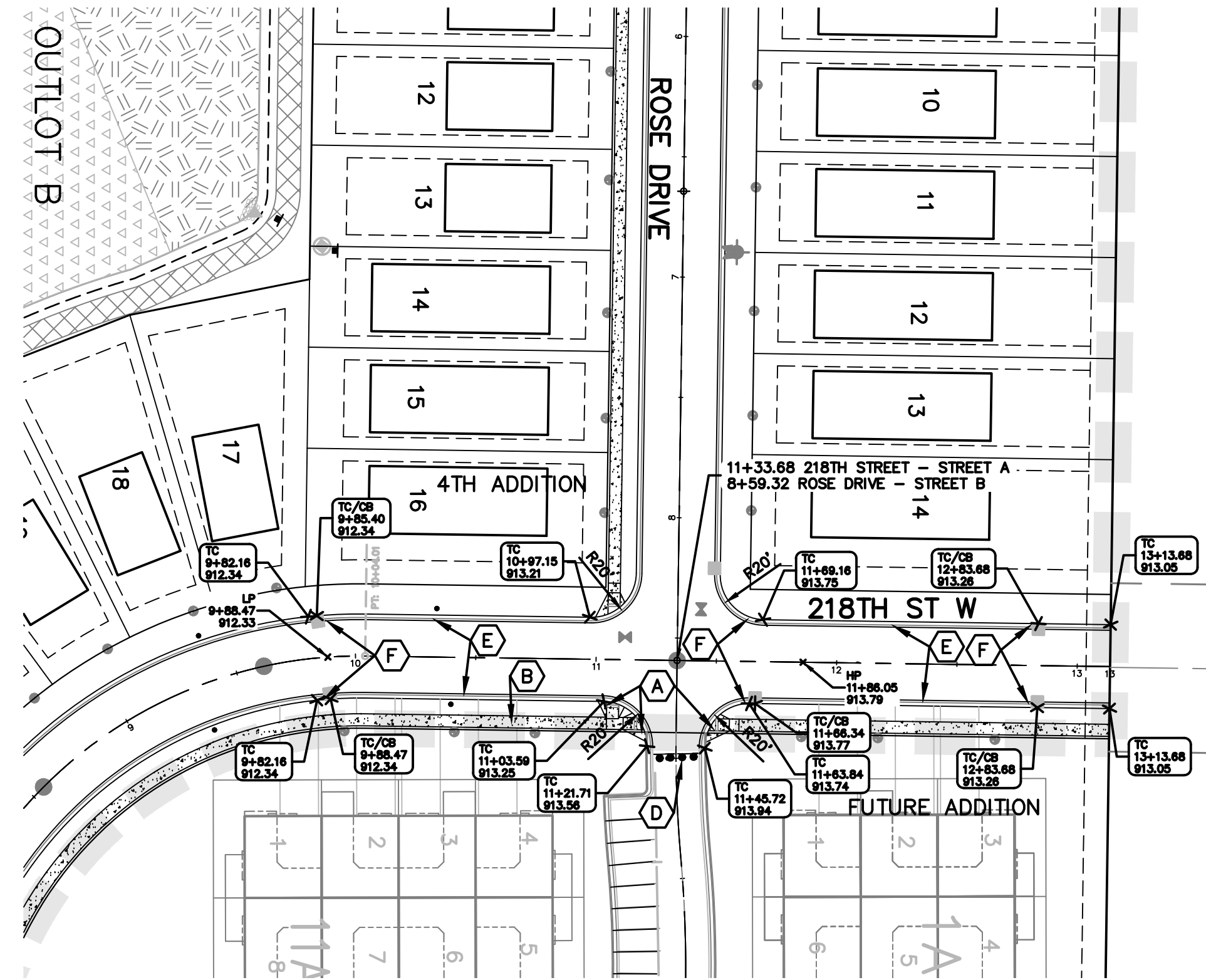
DRAWN BY
VUN

DATE
06/21/2024

REVISIONS

07/30/24	220TH STREET SWALE
08/01/24	REF FOR V.C.360
08/12/24	REV 218TH COURT
08/20/24	REV 4TH ADDITION

CAD FILE
23997ST-2
PROJECT NO.
23997
C5.4



LEGEND

- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE
- PROPOSED BITUMINOUS TRAIL
- PROPOSED WATERMAIN STRUCTURE
- PROPOSED SANITARY SEWER STRUCTURE
- PROPOSED STORM SEWER STRUCTURE
- PROPOSED STREETLIGHT

KEY NOTES

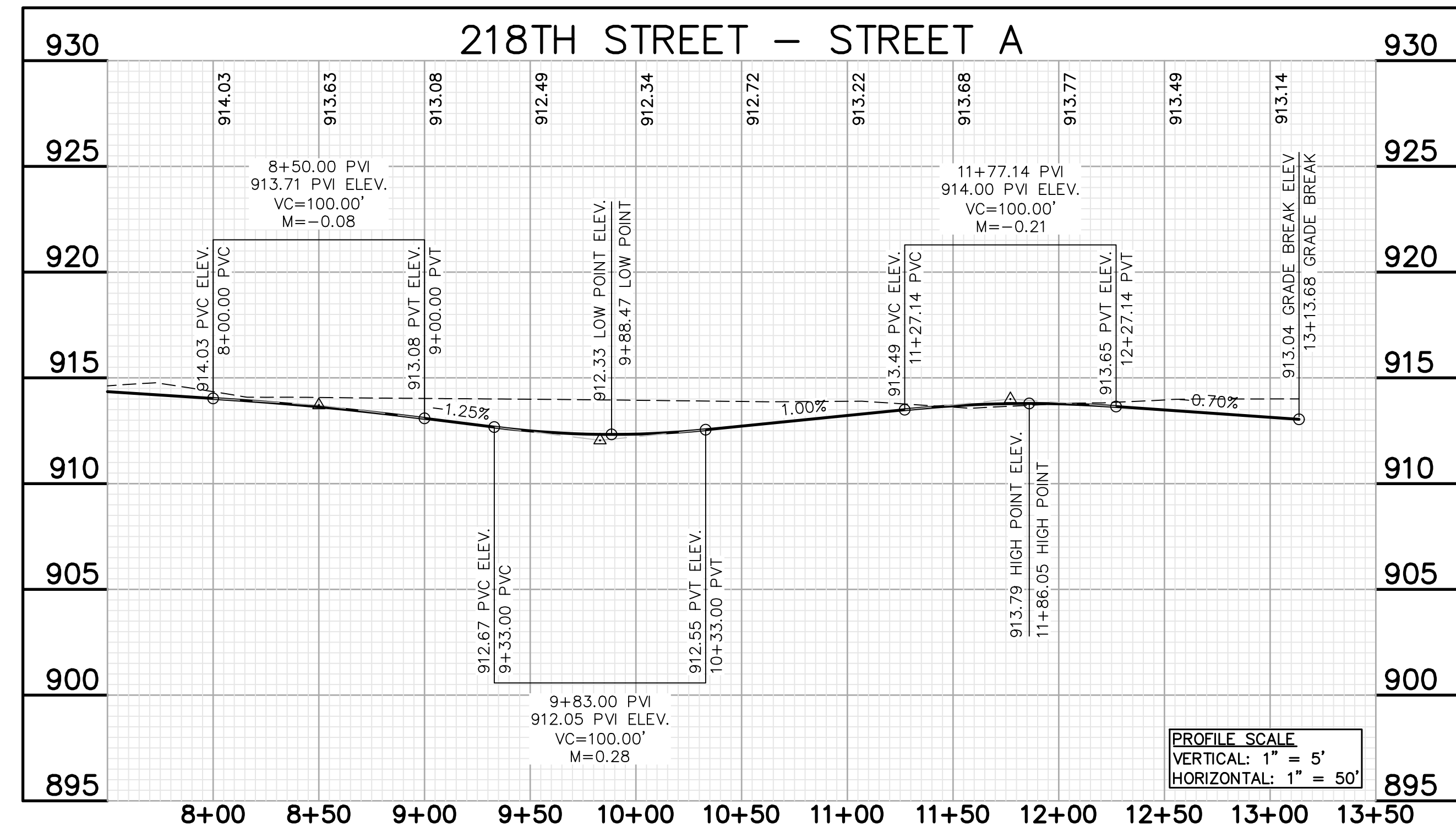
- (A) PEDESTRIAN CURB RAMP
- (B) 5' CONCRETE SIDEWALK
- (C) STREETLIGHT
- (D) TEMPORARY TYPE III BARRICADE
- (E) SURMOUNTABLE CURB AND GUTTER
- (F) B618 CURB AND GUTTER AT INTERSECTION AND STORM INLET (SEE CITY DETAILS)

NOTES

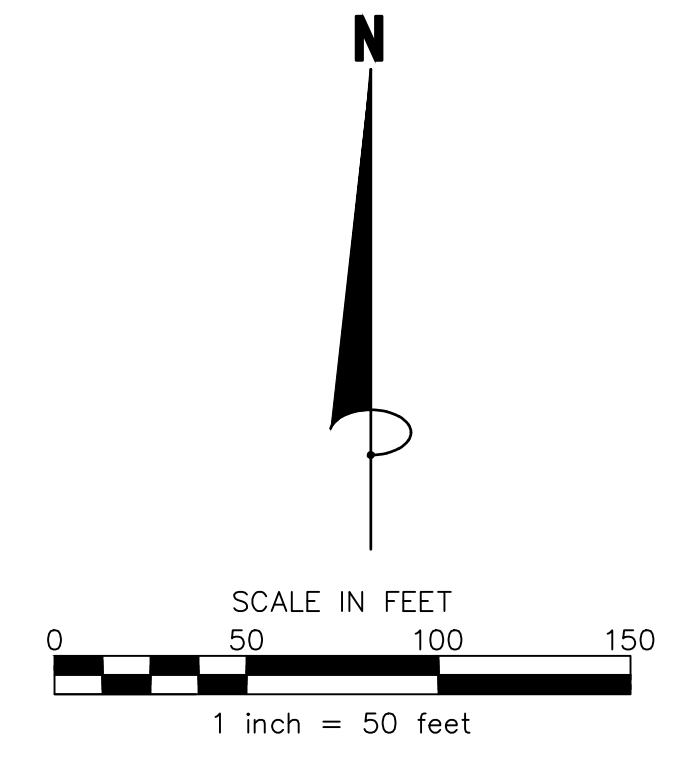
1. B618 CONCRETE CURB & GUTTER (TYP.) AT ALL INTERSECTION RADII AND CATCH BASINS UNLESS OTHERWISE NOTED.
2. ALL TOP OF CURB (TC) ELEVATIONS ARE TO TOP OF SURMOUNTABLE (D428) CURB UNLESS OTHERWISE NOTED.
3. ALL INTERSECTION RADII TO BE A 20' RADIUS (TYP.) TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. INLET PROTECTION (WMCO) MUST BE INSTALLED IN ALL STREET CATCH BASINS UPON COMPLETION OF STREET CONSTRUCTION.
5. RESTORE BOULEVARDS WITH MnDOT 25-141 SEED AND BLANKET.

BENCHMARKS

- #1 TOP NUT HYDRANT NE QUAD SPRUCE ST & DUSHANE PKWY ELEV.=917.35
- #2 WELL TOP OF PROPERTY ADDRESS: 4755 220 STREET WEST ELEV.=918.81



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

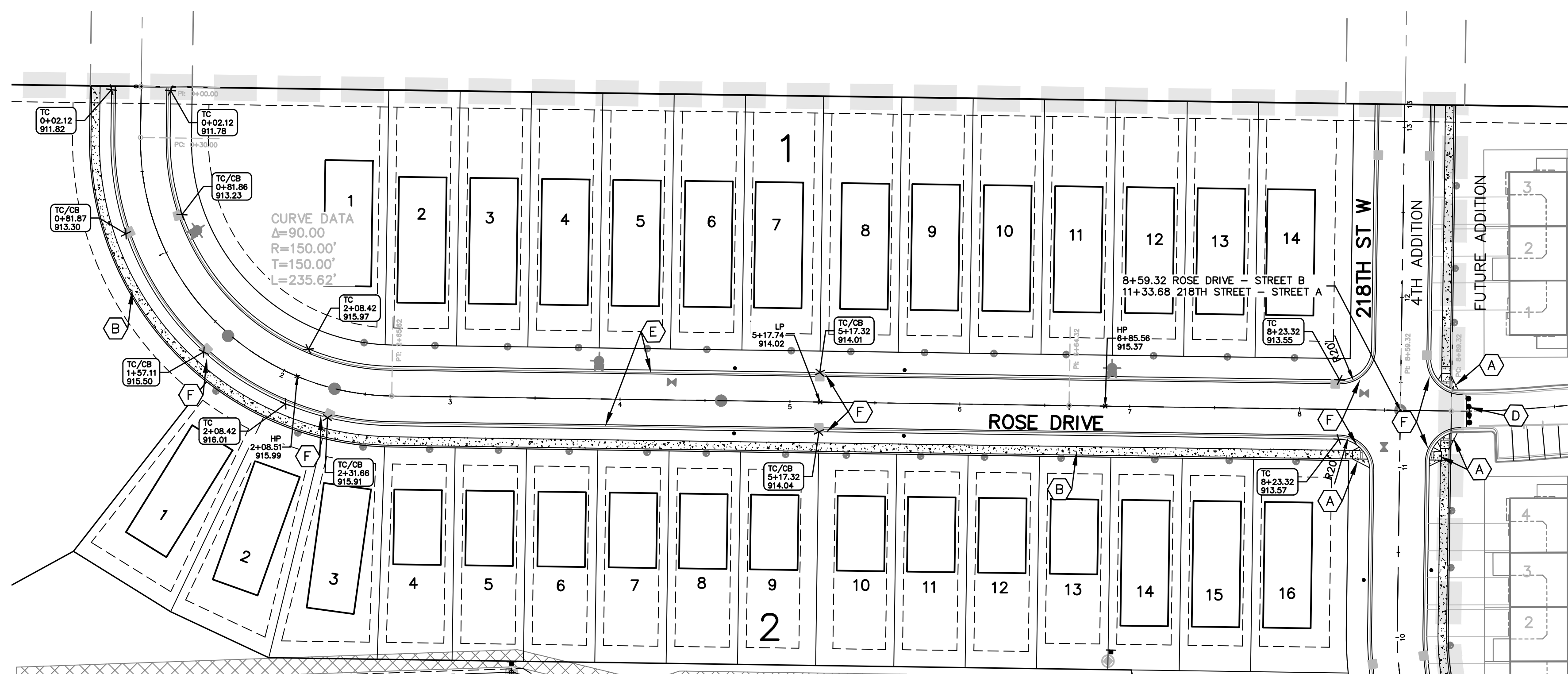


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 JOHN H. BENDER
 Date: 06/21/2024, Reg. No. 433558

VERMILION COMMONS - 4TH ADDITION
 FARMINGTON, MINNESOTA
STREET PLAN & PROFILES
 FOR
LENNAR
 16355 36TH AVE N #100 PLYMOUTH, MN 55446

DRAWN BY	VUN
DATE	06/21/2024
REVISIONS	
07/30/24	220TH STREET SWALE
08/01/24	REF FOR V.C.360
08/12/24	REV 218TH COURT
08/20/24	REV 4TH ADDITION
CAD FILE	23997STR-2
PROJECT NO.	23997
C6.0	



LEGEND

- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE
- PROPOSED BITUMINOUS TRAIL
- PROPOSED WATERMAIN STRUCTURE
- PROPOSED SANITARY SEWER STRUCTURE
- PROPOSED STORM SEWER STRUCTURE
- PROPOSED STREETLIGHT

KEY NOTES

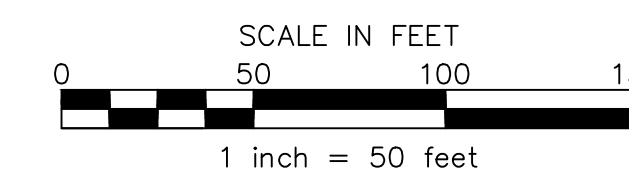
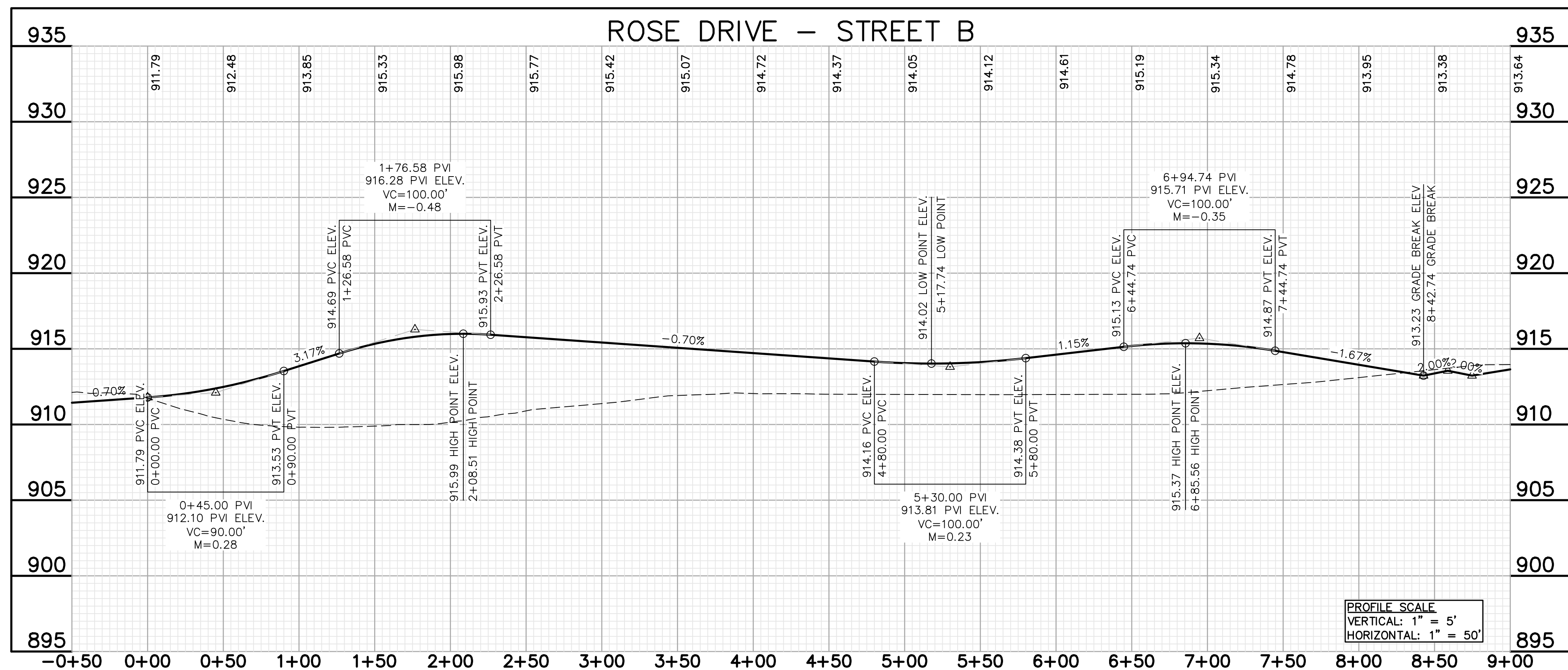
- (A) PEDESTRIAN CURB RAMP
- (B) 5' CONCRETE SIDEWALK
- (C) STREETLIGHT
- (D) TEMPORARY TYPE III BARRICADE
- (E) SURMOUNTABLE CURB AND GUTTER
- (F) B618 CURB AND GUTTER AT INTERSECTION AND STORM INLET (SEE CITY DETAILS)

NOTES

1. B618 CONCRETE CURB & GUTTER (TYP.) AT ALL INTERSECTION RADII AND CATCH BASINS UNLESS OTHERWISE NOTED.
2. ALL TOP OF CURB (TC) ELEVATIONS ARE TO TOP OF SURMOUNTABLE (D428) CURB.
3. ALL INTERSECTION RADII TO BE A 20' RADIUS (TYP.) TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. INLET PROTECTION (WIMCO) MUST BE INSTALLED IN ALL STREET CATCH BASINS UPON COMPLETION OF STREET CONSTRUCTION.
5. RESTORE BOULEVARDS WITH MndOT 25-141 SEED AND BLANKET.

BENCHMARKS

- #1 TOP NUT HYDRANT NE QUAD SPRUCE ST & DUSHANE PKWY ELEV.=917.35
- #2 WELL TOP OF PROPERTY ADDRESS: 4755 220 STREET WEST ELEV.=918.81



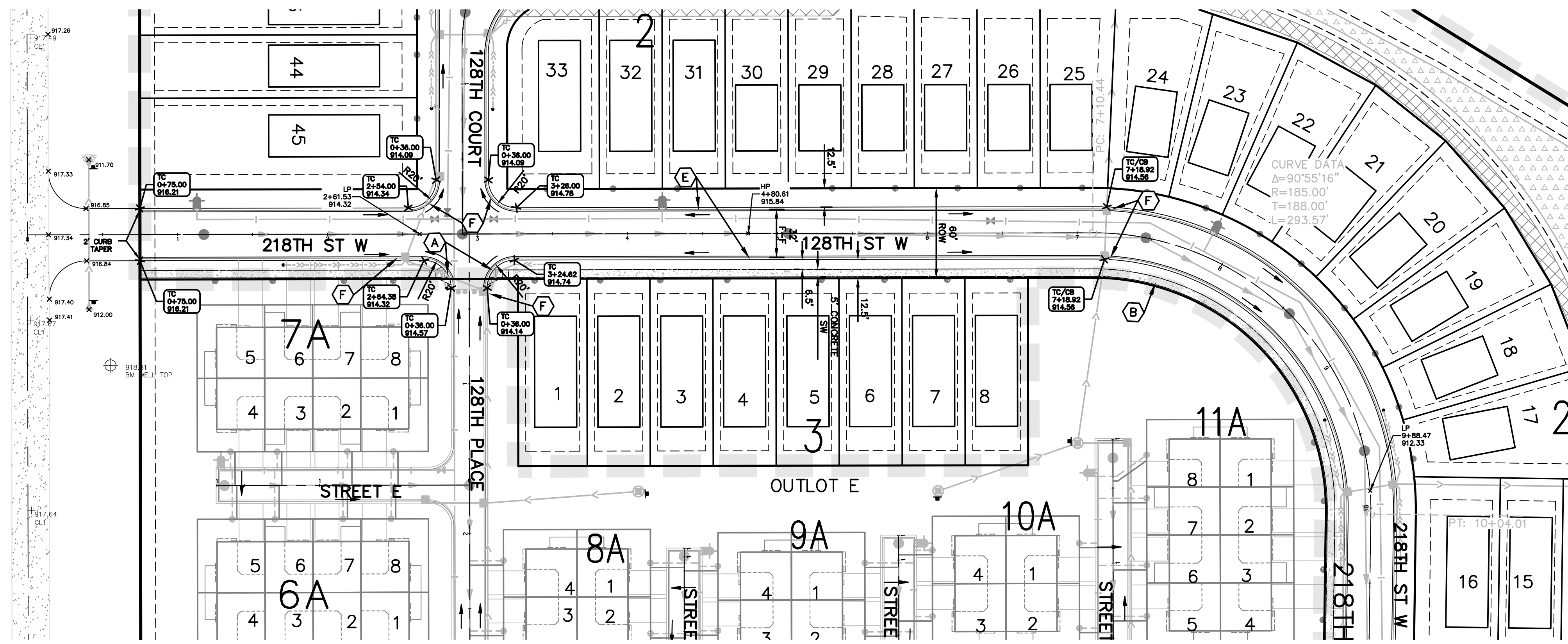
James R. Hill, Inc.
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 Date: 06/21/2024, Reg. No. 43358

VERMILION COMMONS - 4TH ADDITION
 FARMINGTON, MINNESOTA
STREET PLAN & PROFILES
 FOR
LENNAR
 16355 36TH AVE N #100 PLYMOUTH, MN 55446

DRAWN BY VUN
DATE 06/21/2024
REVISIONS
07/30/24 220TH STREET SWALE
08/01/24 REF FOR V.C.3RD
08/12/24 REV 218TH COURT
08/20/24 REV 4TH ADDITION
CAD FILE 23997STR-2
PROJECT NO. 23997
C6.1

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 19 JP 8th eBEd
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LEGEND

- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE
- PROPOSED BITUMINOUS TRAIL
- PROPOSED WATERMAIN STRUCTURE
- PROPOSED SANITARY SEWER STRUCTURE
- PROPOSED STORM SEWER STRUCTURE
- PROPOSED STREETLIGHT

KEY NOTES

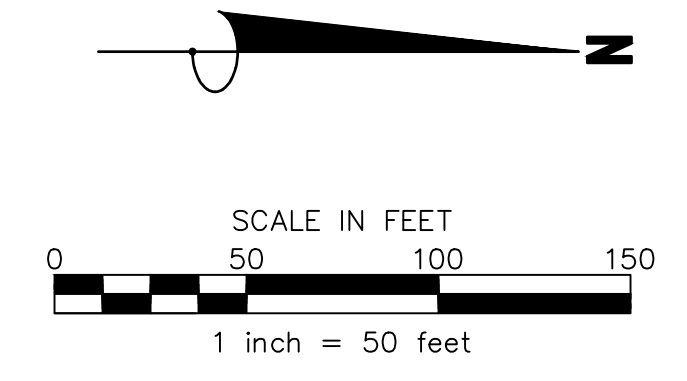
- PEDESTRIAN CURB RAMP
- 5' CONCRETE SIDEWALK
- REMOVAL TEMPORARY TYPE III BARRICADE
- SURMOUNTABLE CURB AND GUTTER
- B618 CURB AND GUTTER AT INTERSECTION AND STORM INLET (SEE CITY DETAILS)

NOTES

1. B618 CONCRETE CURB & GUTTER (TYP.) AT ALL INTERSECTION RADII AND CATCH BASINS UNLESS OTHERWISE NOTED.
2. ALL TOP OF CURB (TC) ELEVATIONS ARE TO TOP OF SURMOUNTABLE (D428) CURB.
3. ALL INTERSECTION RADII TO BE A 20' RADIUS (TYP.) TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. INLET PROTECTION (WIMCO) MUST BE INSTALLED IN ALL STREET CATCH BASINS UPON COMPLETION OF STREET CONSTRUCTION.



PROFILE SCALE
 VERTICAL: 1" = 5'
 HORIZONTAL: 1" = 50'



BENCHMARKS

- #1 TOP NUT HYDRANT NE QUAD SPRUCE ST & DUSHANE PKWY ELEV.=917.35
- #2 WELL TOP OF PROPERTY ADDRESS: 4755 220 STREET WEST ELEV.=918.81

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 JOHN H. BENDER
 Date: 06/21/2024 Reg. No. 43356

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 FARMINGTON, MINNESOTA
STREET PLAN & PROFILES
 FOR
LENNAR
 16355 36TH AVE N #100 PLYMOUTH, MN 55446

DRAWN BY
 VUN
DATE
 06/21/2024
REVISIONS

07/30/24	220TH STREET SWALE
08/01/24	REF FOR V.C.360
08/12/24	REV 218TH COURT
08/20/24	REV 4TH ADDITION

CAD FILE
 23997STR-3
PROJECT NO.
 23997
C6.2

NOTES

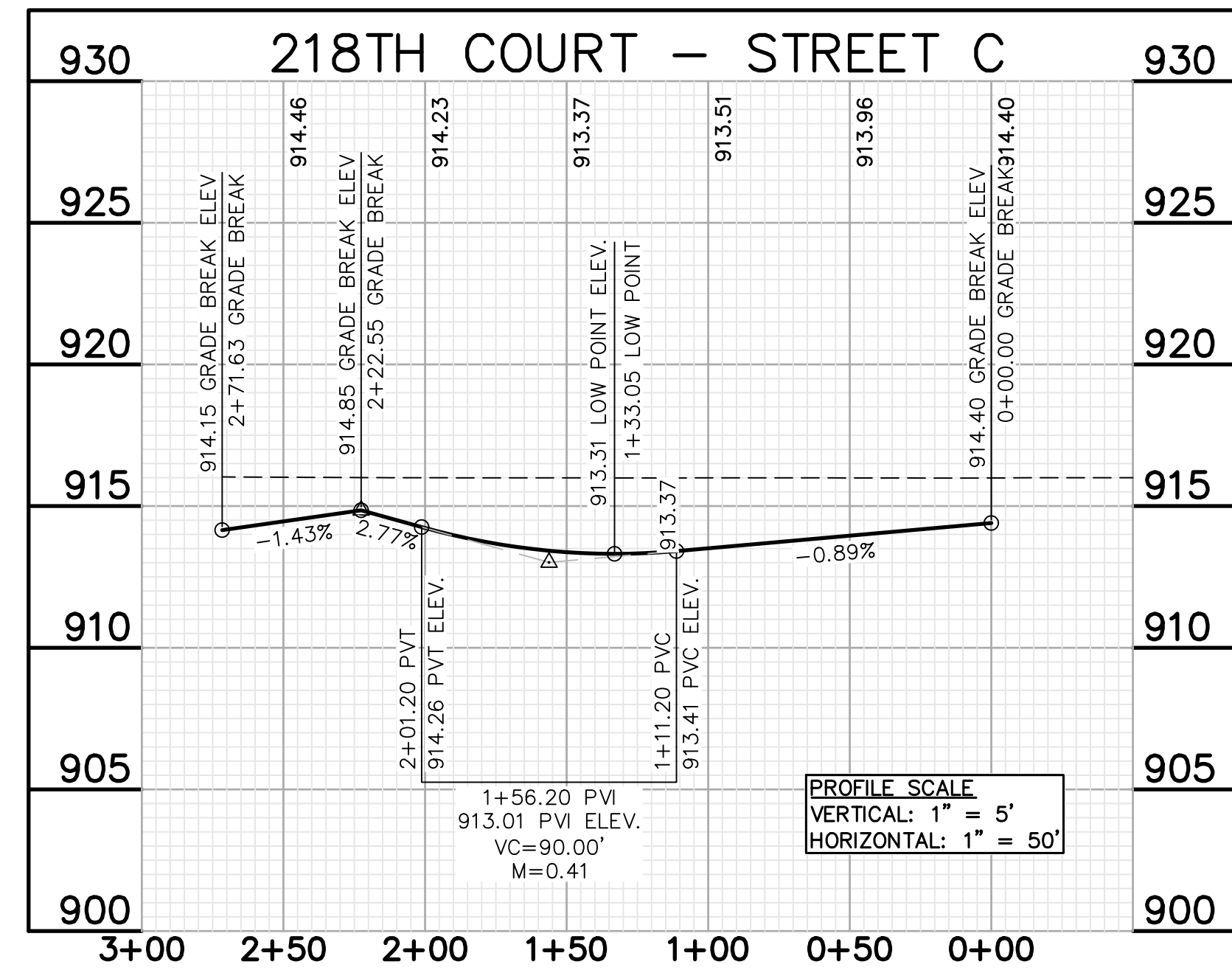
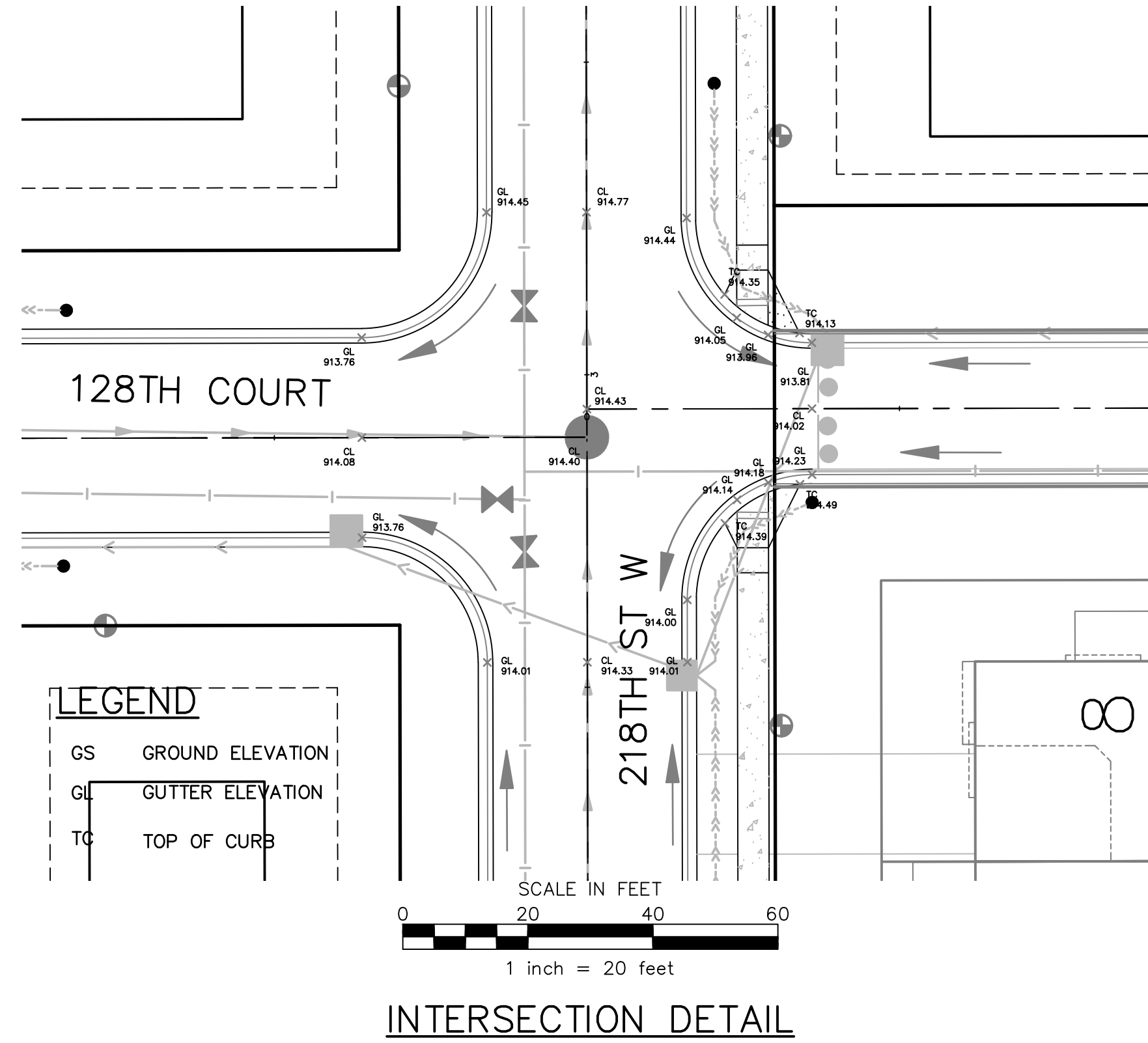
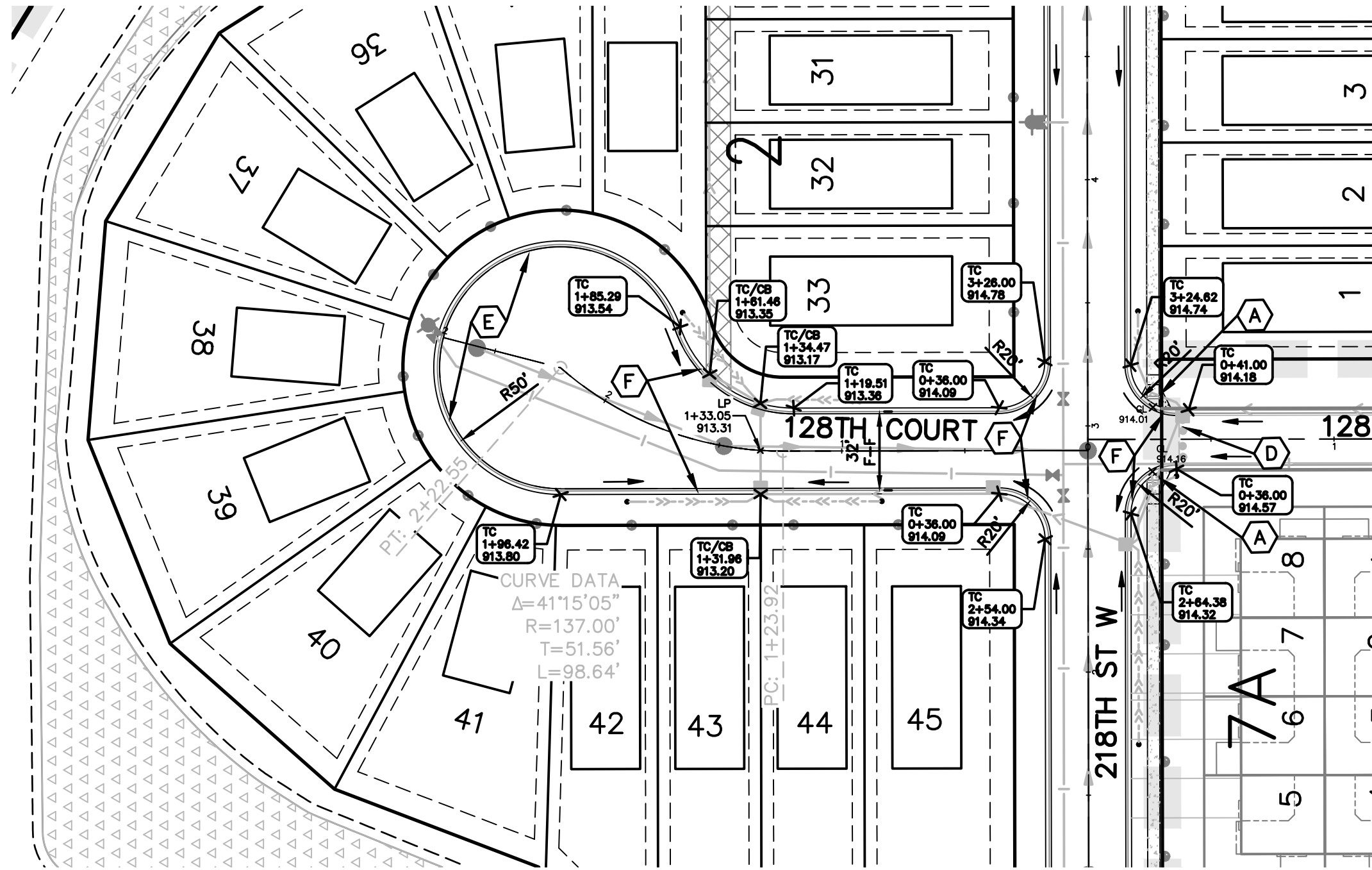
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4. INLET PROTECTION (WIMCO) MUST BE INSTALLED IN ALL STREET CATCH BASINS UPON COMPLETION OF STREET CONSTRUCTION.

KEY NOTES

- (A) PEDESTRIAN CURB RAMP
- (B) 5' CONCRETE SIDEWALK
- (C) STREETLIGHT
- (D) TEMPORARY TYPE III BARRICADE
- (E) SURMOUNTABLE CURB AND GUTTER
- (F) B618 CURB AND GUTTER AT INTERSECTION AND STORM INLET (SEE CITY DETAILS)

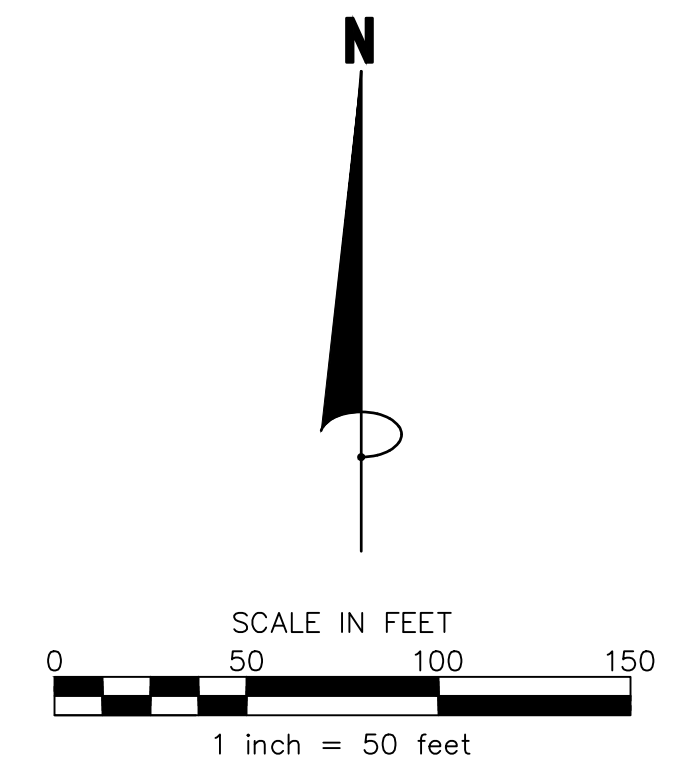
LEGEND

- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE
- PROPOSED BITUMINOUS TRAIL
- PROPOSED WATERMAIN STRUCTURE
- PROPOSED SANITARY SEWER STRUCTURE
- PROPOSED STORM SEWER STRUCTURE
- PROPOSED STREETLIGHT



- BENCHMARKS**
- #1 TOP NUT HYDRANT NE QUAD SPRUCE ST & DUSHANE PKWY ELEV.=917.35
 - #2 WELL TOP OF PROPERTY ADDRESS: 4755 220 STREET WEST ELEV.=918.81

PROFILE SCALE
 VERTICAL: 1" = 5'
 HORIZONTAL: 1" = 50'

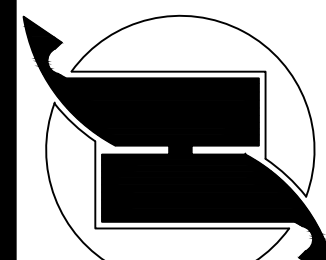


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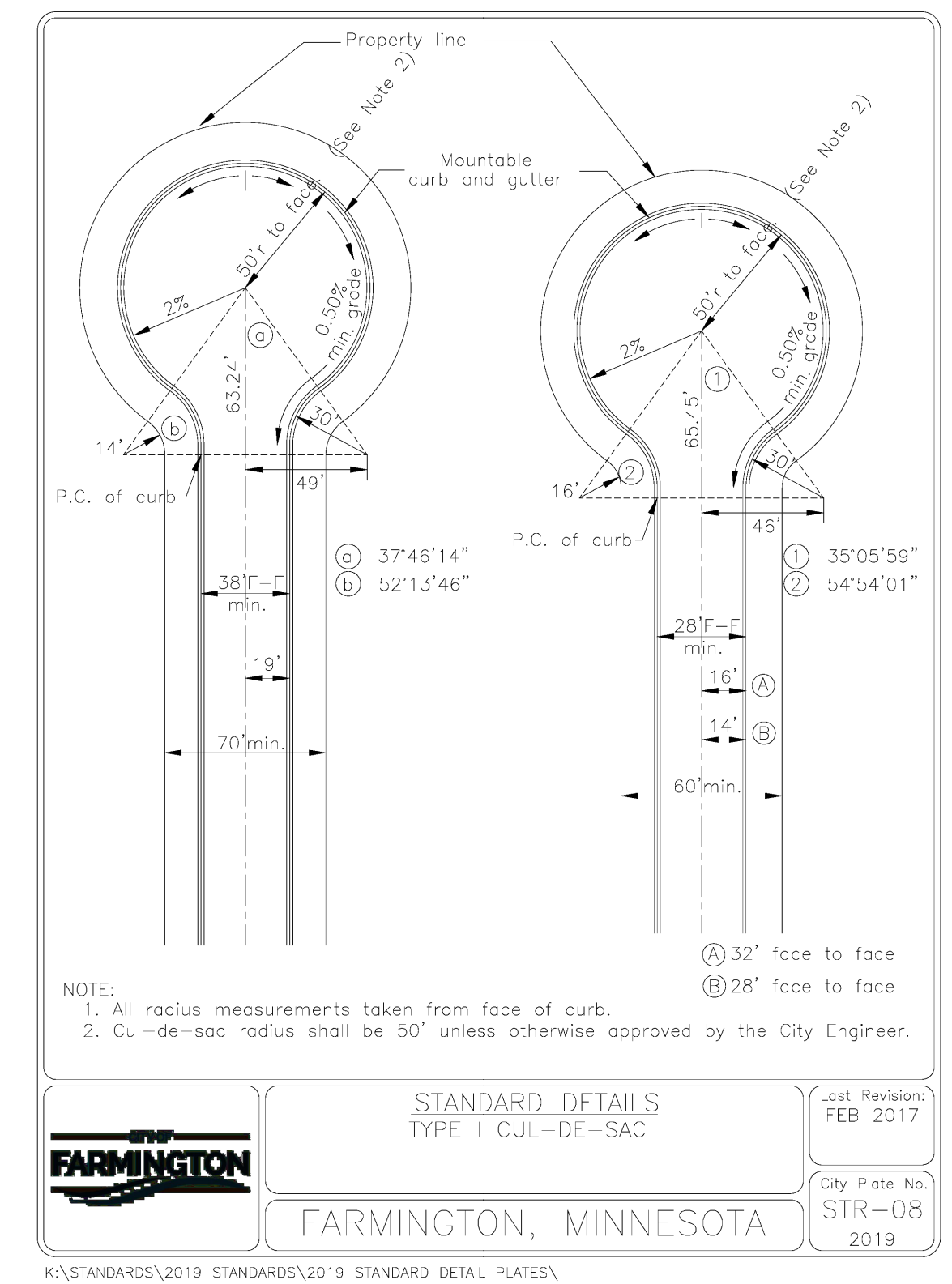
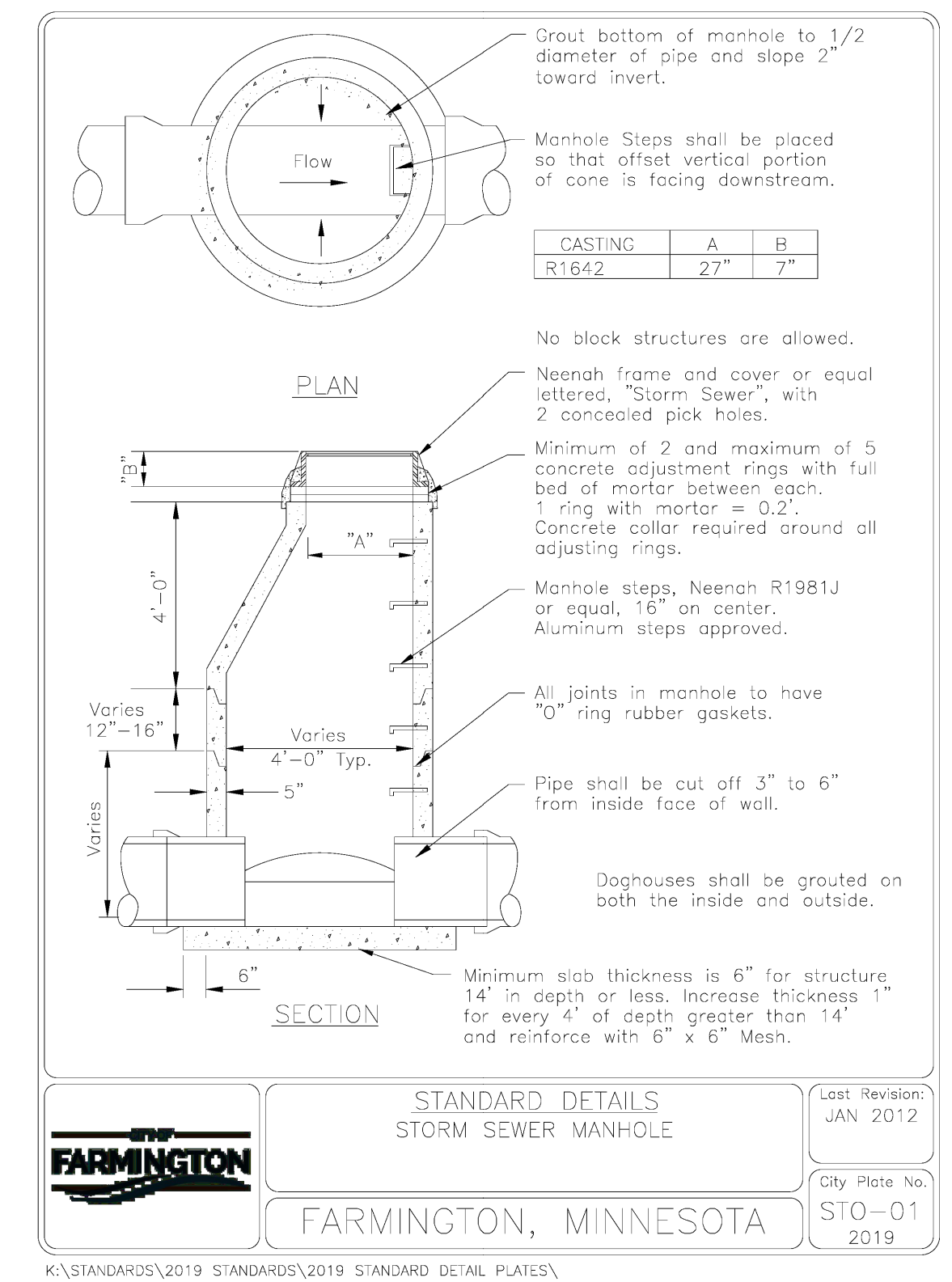
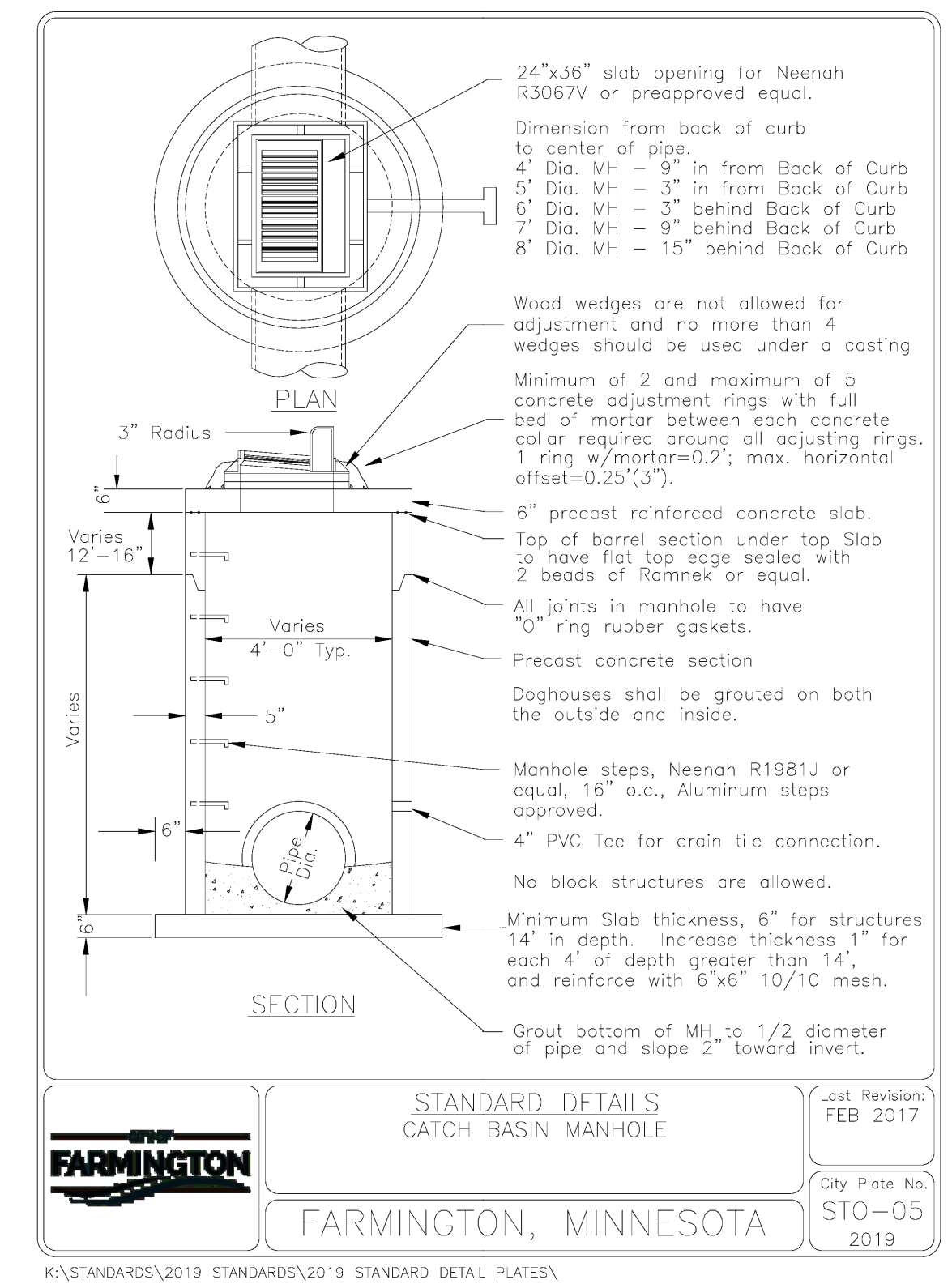
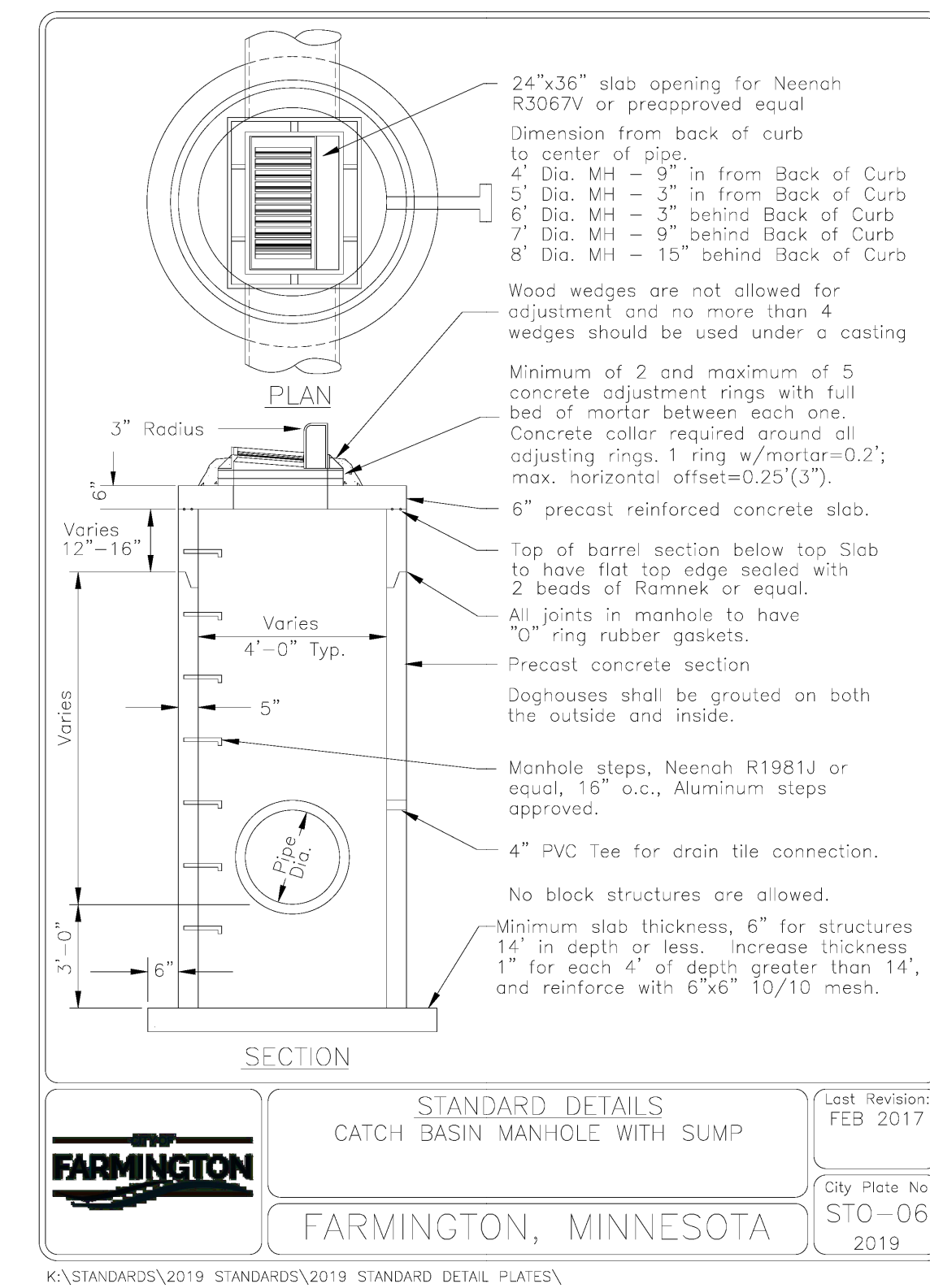
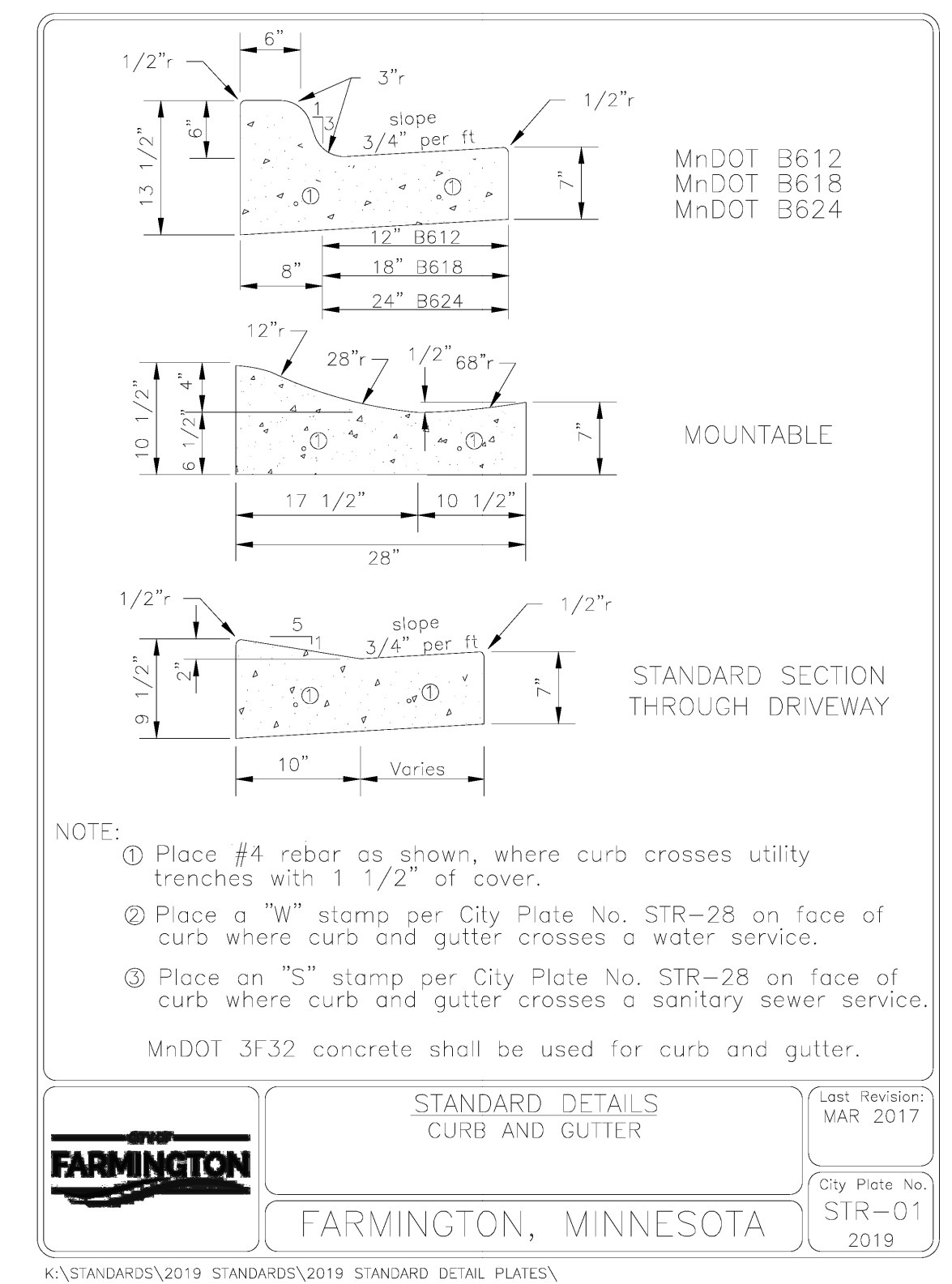
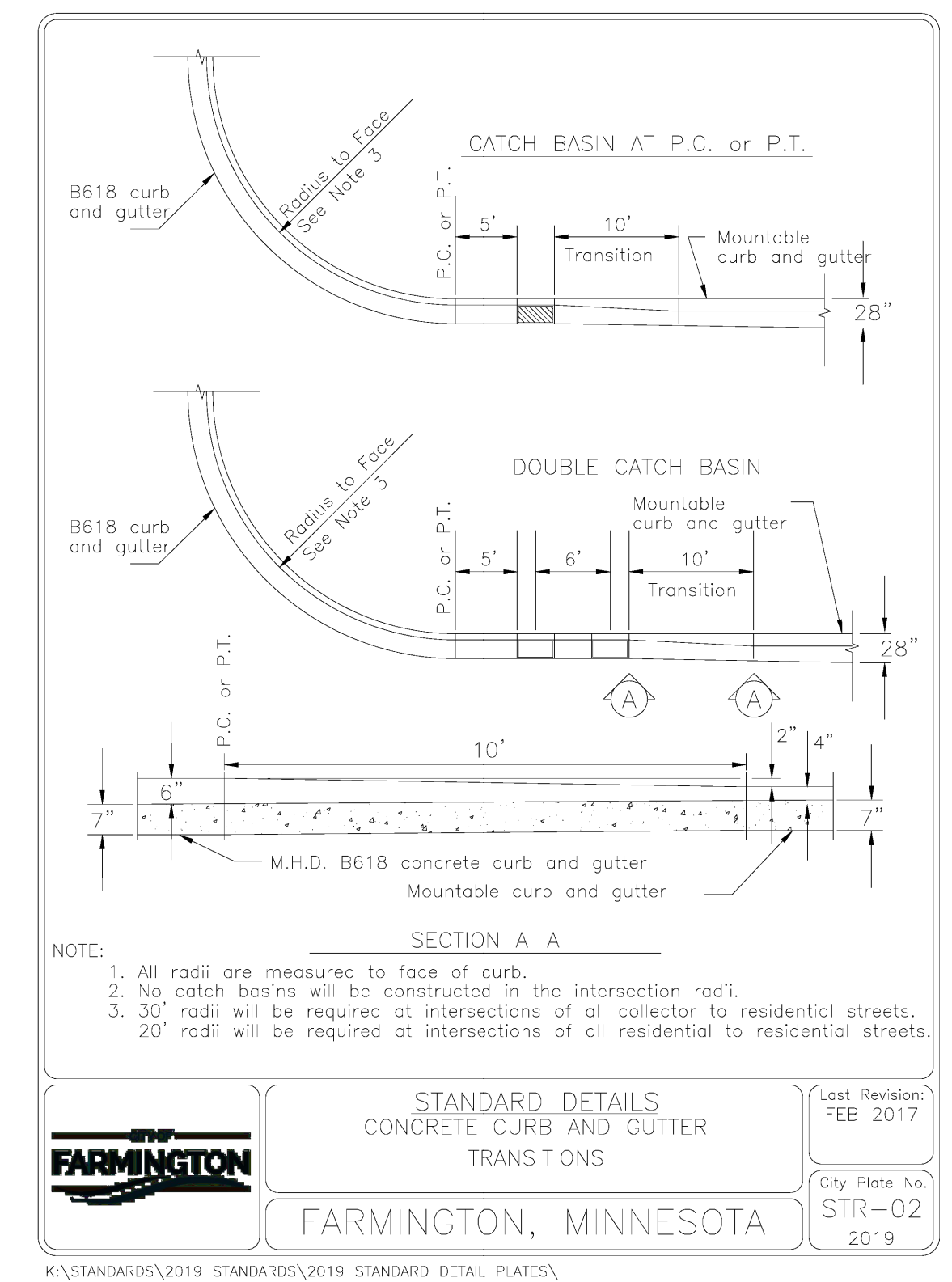
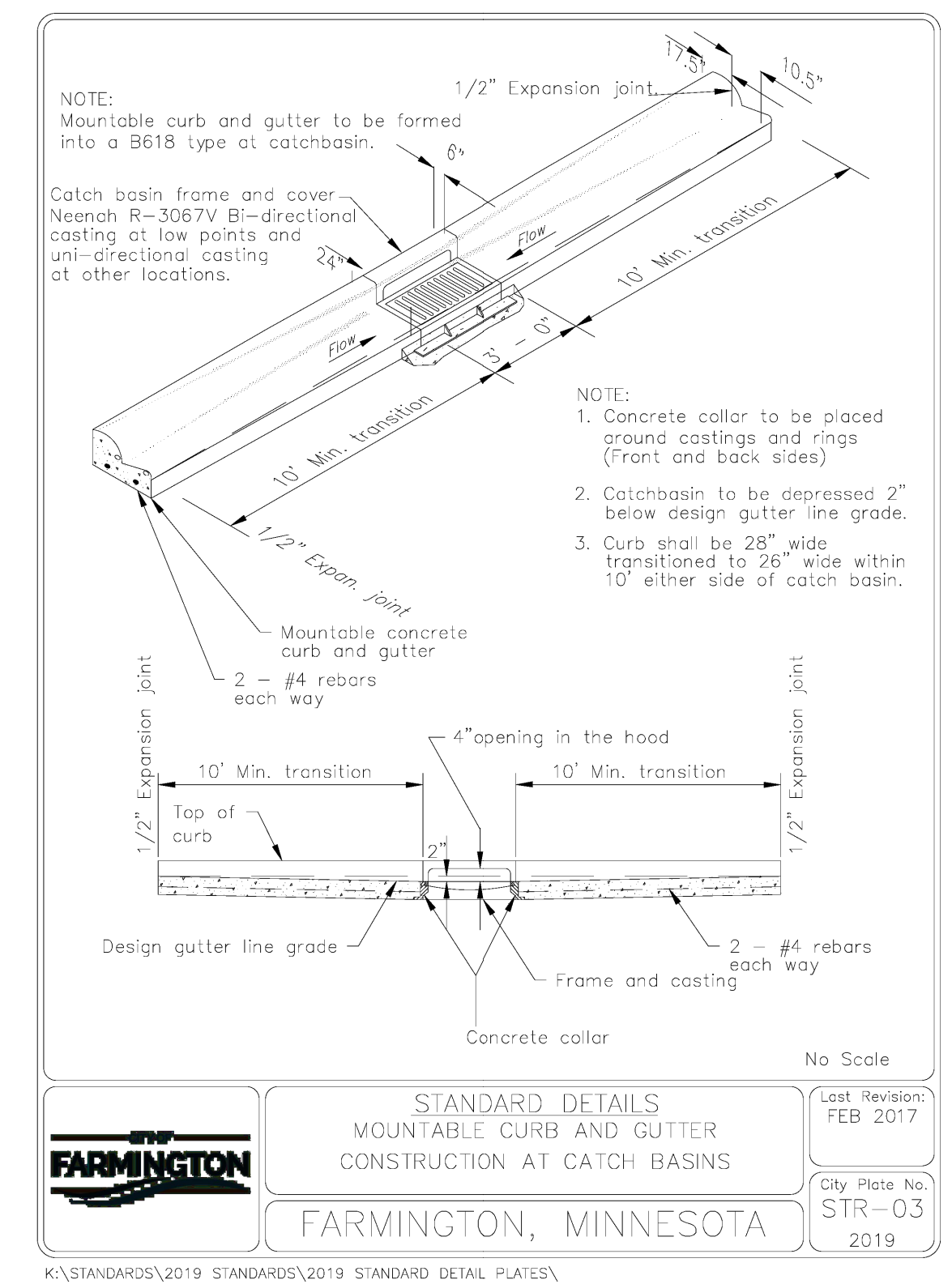
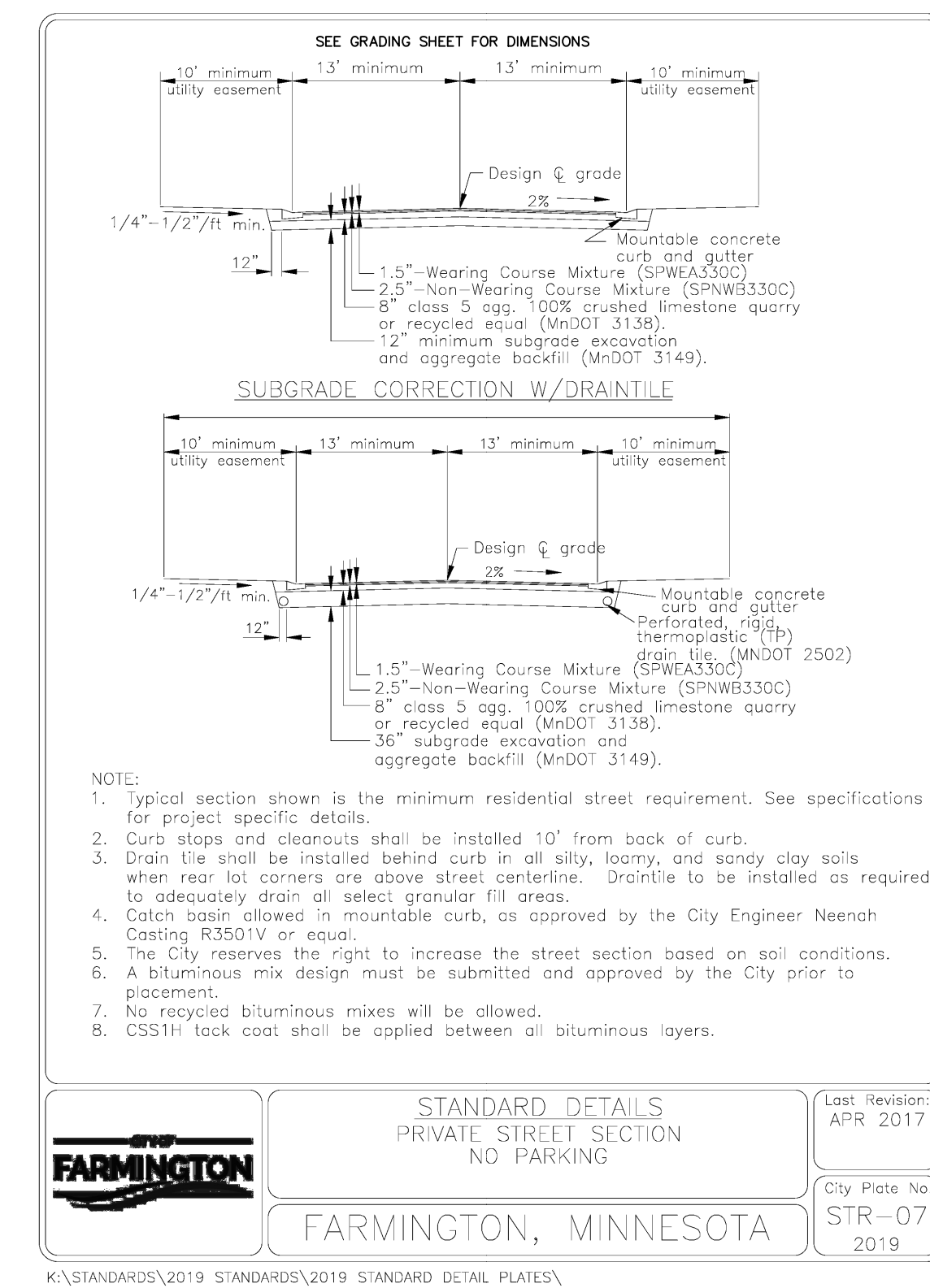


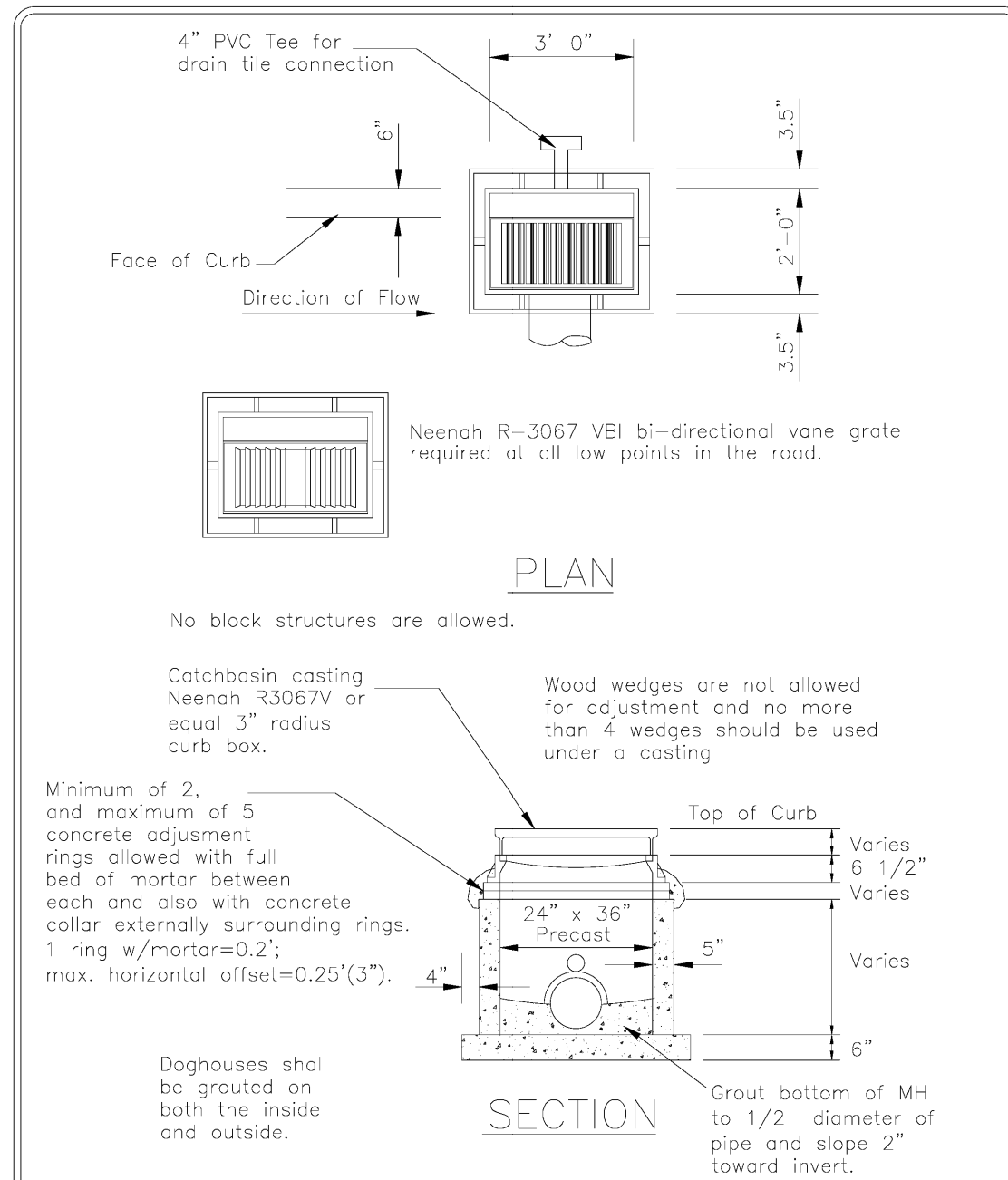
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
 JOHN H. HENDER
 Date: 06/21/2024 Reg. No. 33356

VERMILION COMMONS - 4TH ADDITION
 FARMINGTON, MINNESOTA
CONSTRUCTION DETAILS
 FOR
LENNAR
 16355 36TH AVE N #100 PLYMOUTH, MN 55448

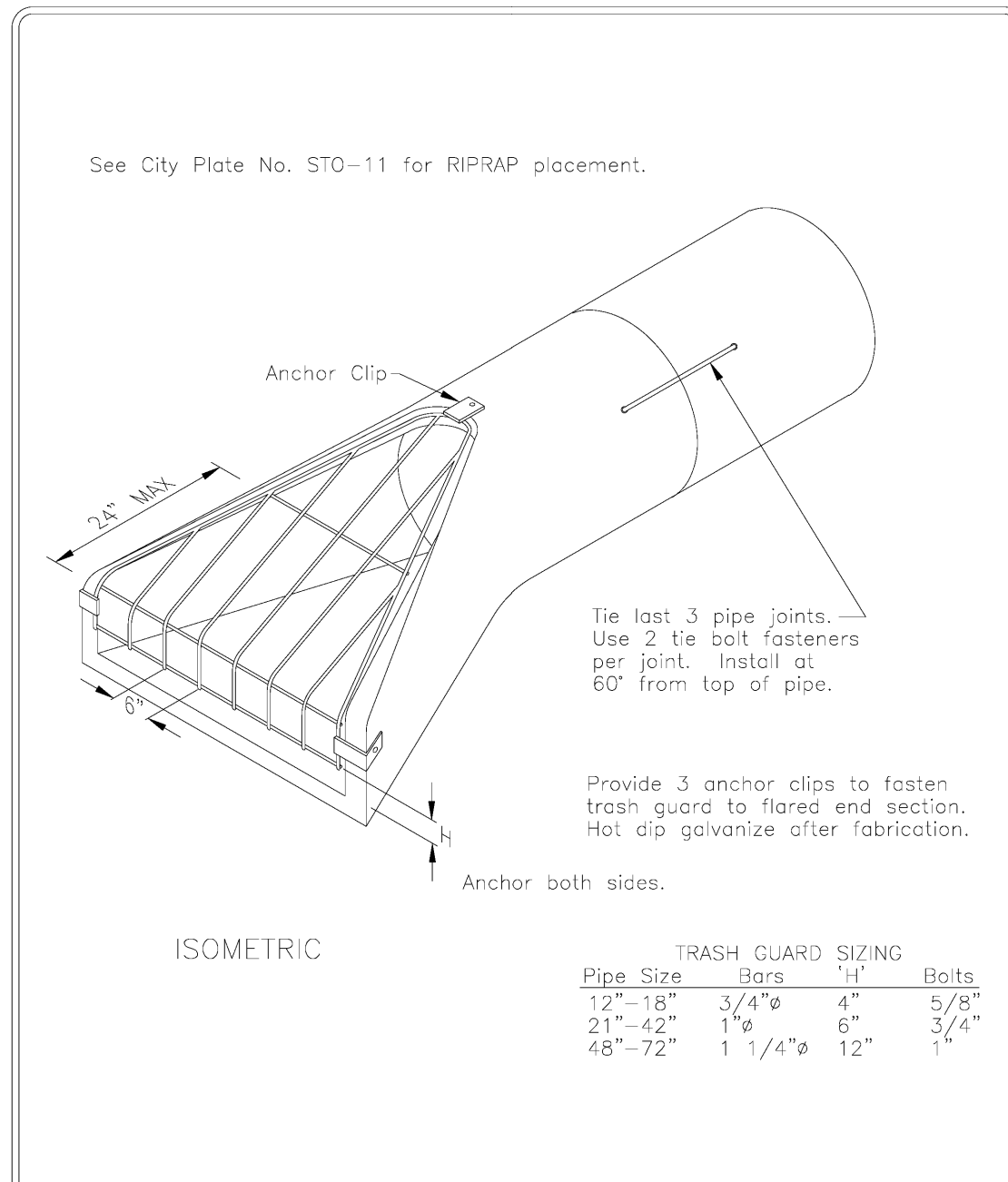
DRAWN BY
 VUN
DATE
 06/21/2024
REVISIONS

07/30/24 220TH STREET SWALE
 08/01/24 REF FOR V.C.360
 08/12/24 REV 218TH COURT
 08/20/24 REV 4TH ADDITION
CAD FILE
 23997D - U&S
PROJECT NO.
 23997
 C7.0

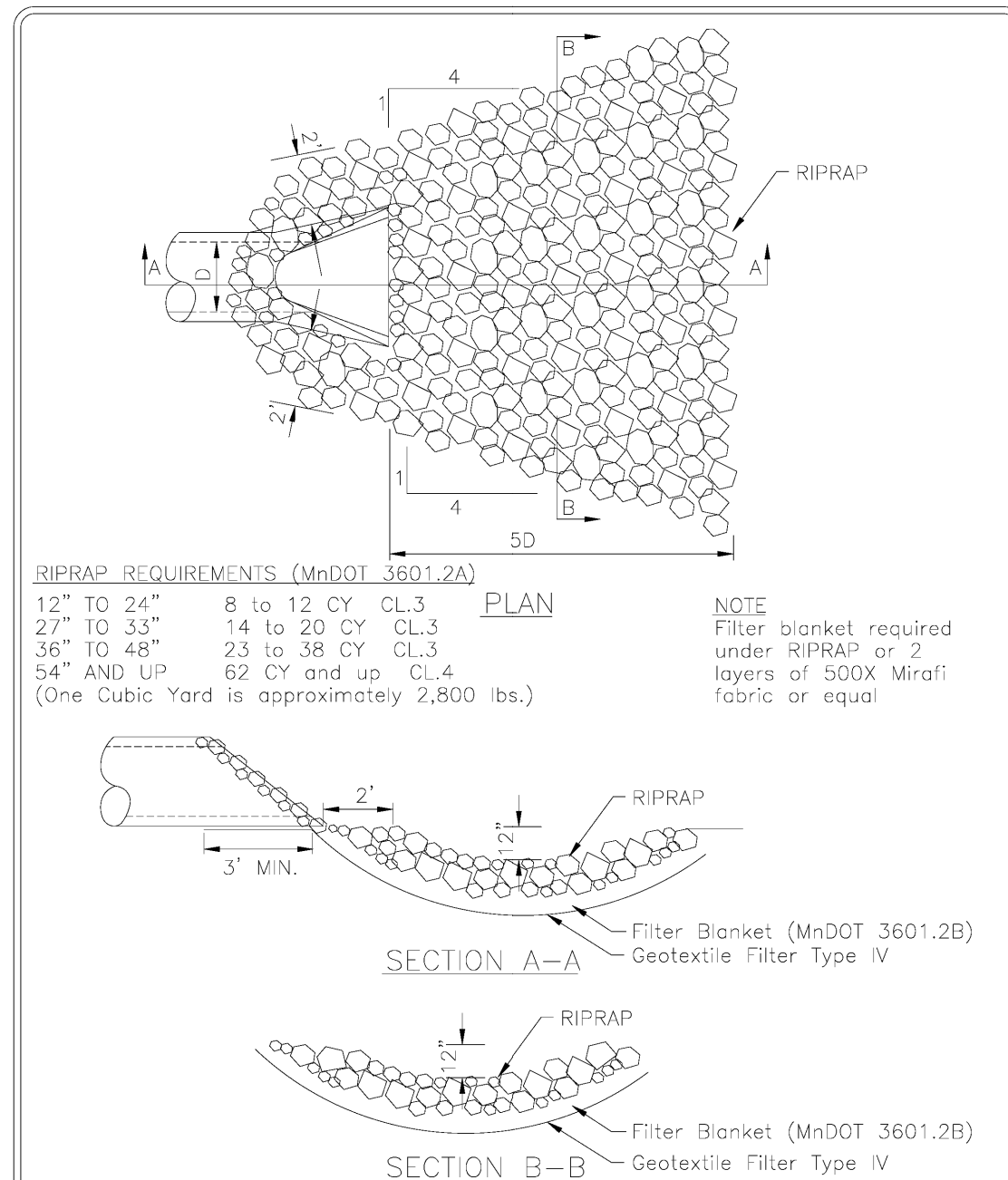




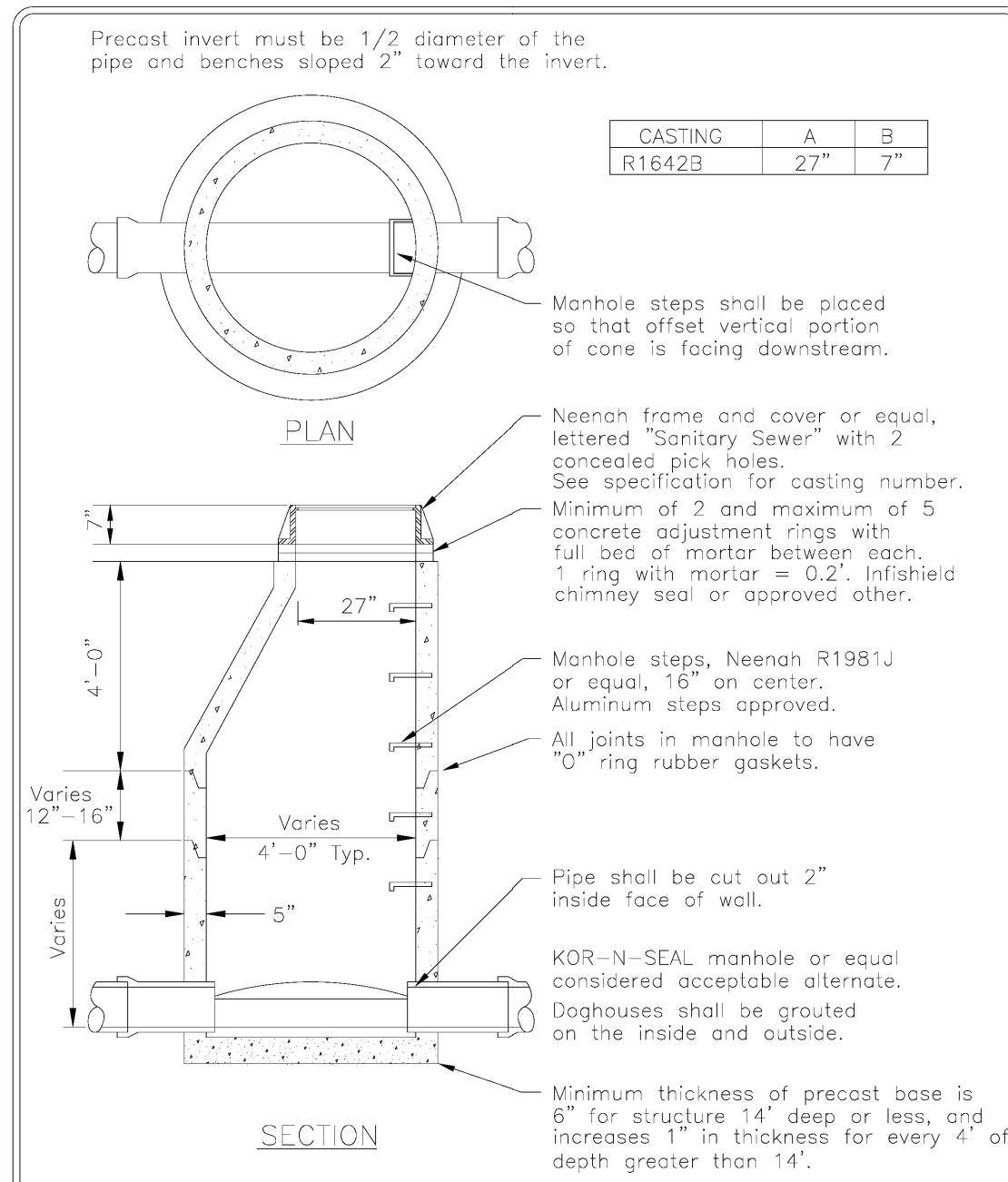
STANDARD DETAILS
CATCH BASIN
FARMINGTON, MINNESOTA
Last Revision: FEB 2017
City Plate No. ST0-07 2019



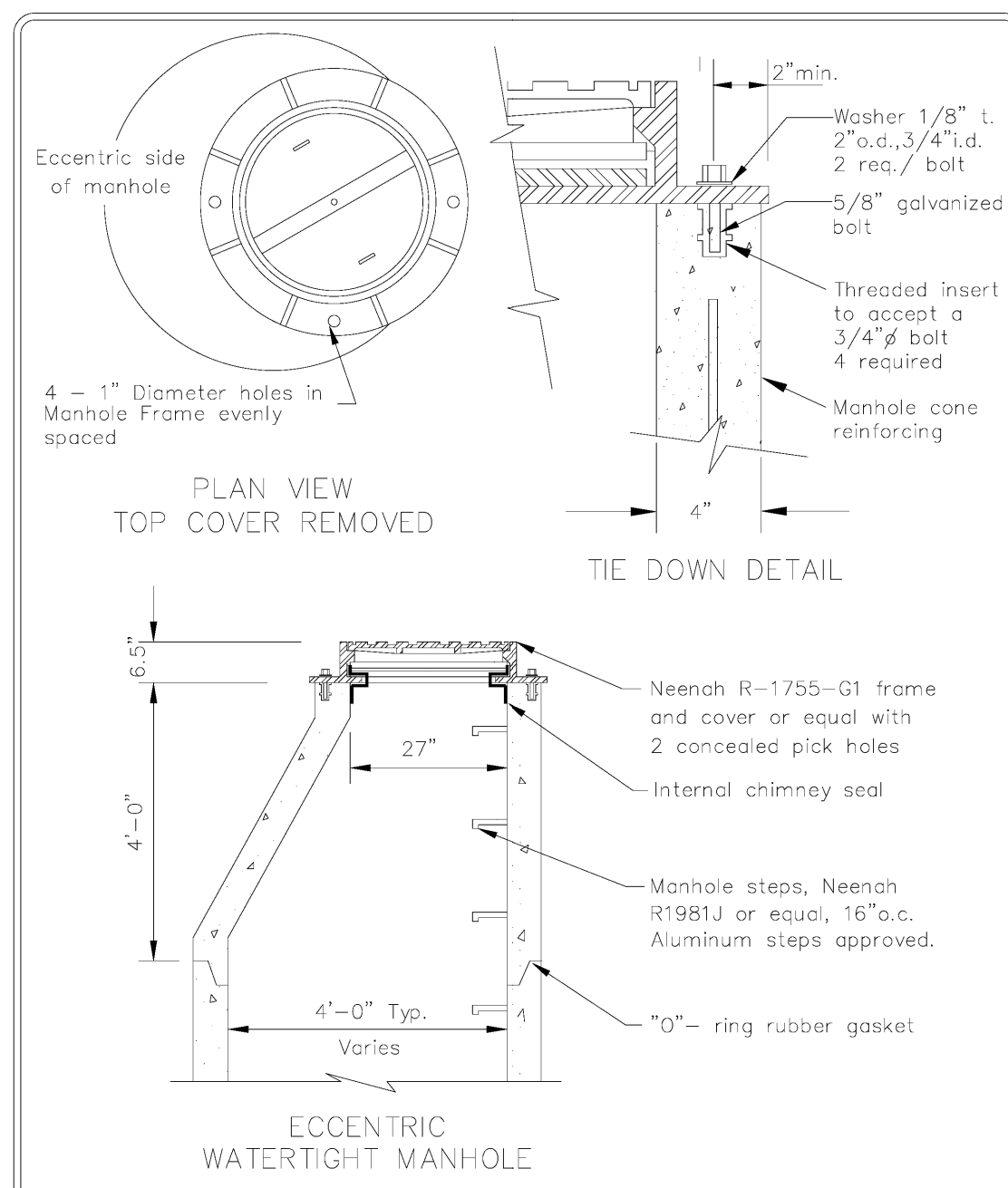
STANDARD DETAILS
FLARED END SECTION AND TRASH GUARD
FARMINGTON, MINNESOTA
Last Revision: JAN 2012
City Plate No. ST0-10 2019



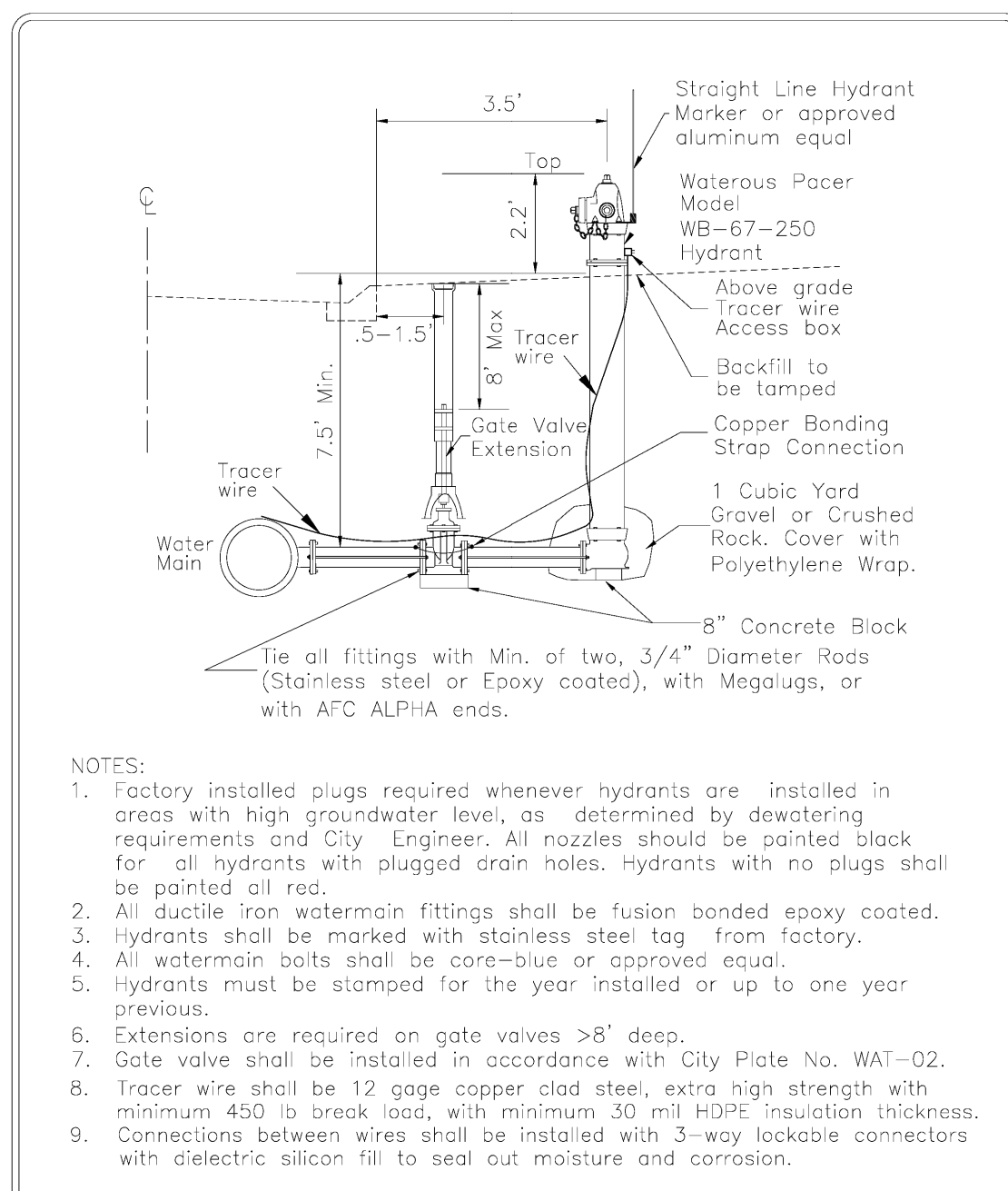
STANDARD DETAILS
RIPRAP AT OUTLETS
FARMINGTON, MINNESOTA
Last Revision: FEB 2017
City Plate No. ST0-11 2019



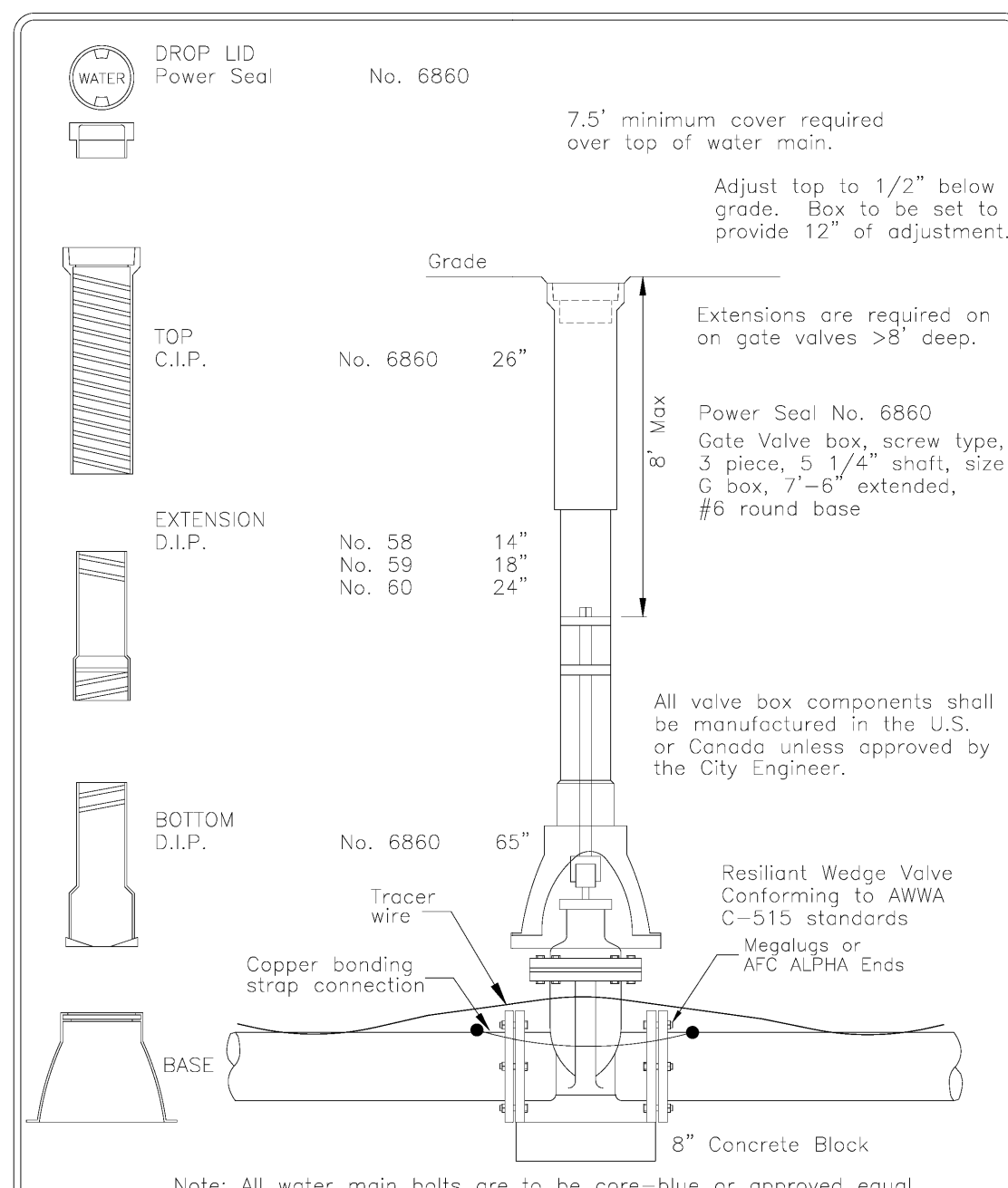
STANDARD DETAILS
SANITARY SEWER MANHOLE
FARMINGTON, MINNESOTA
Last Revision: JAN 2019
City Plate No. SAN-01 2019



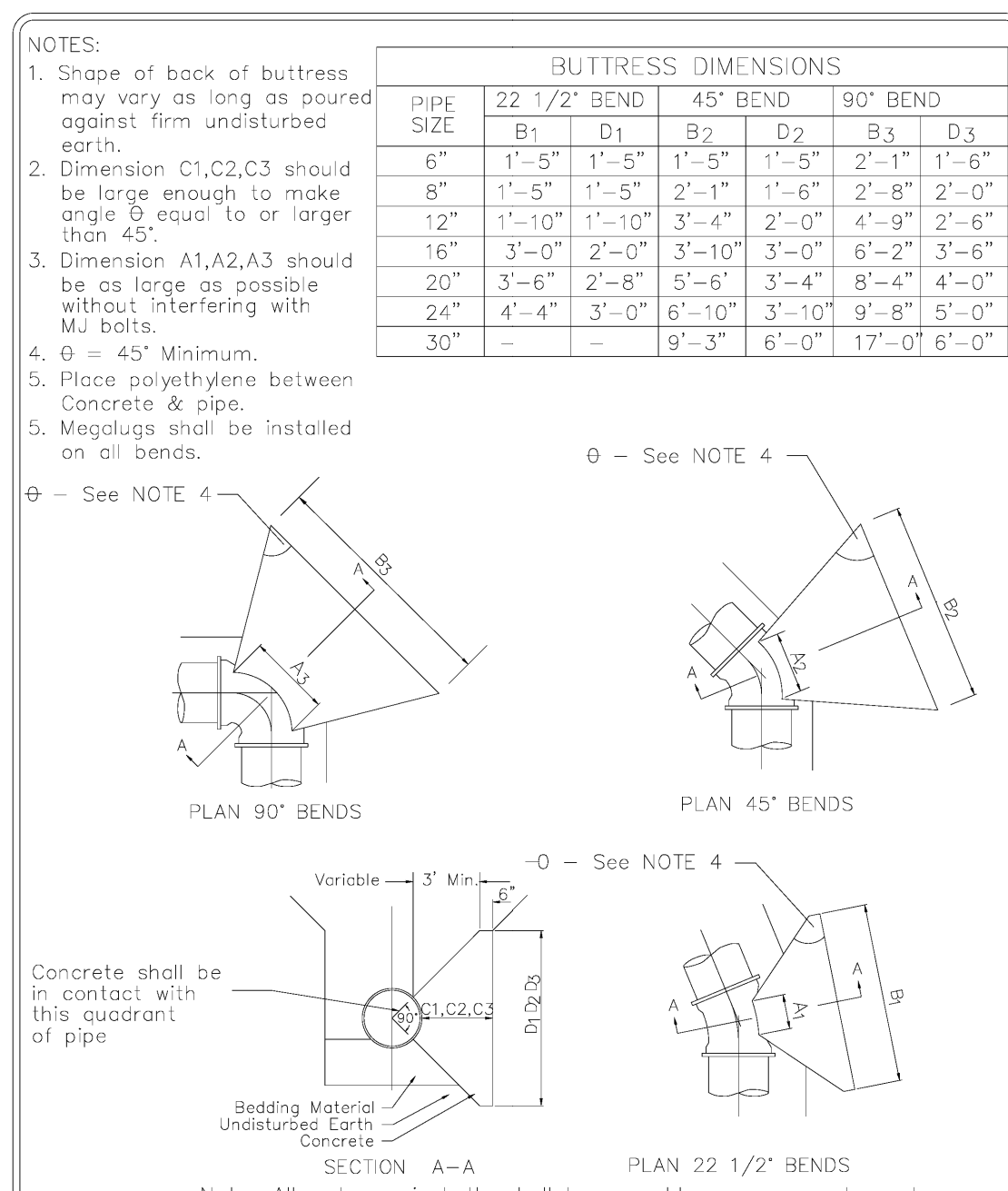
STANDARD DETAILS
WATERTIGHT CASTING FOR SANITARY SEWER MANHOLE
FARMINGTON, MINNESOTA
Last Revision: JAN 2004
City Plate No. SAN-05 2019



STANDARD DETAILS
HYDRANT
FARMINGTON, MINNESOTA
Last Revision: FEB 2017
City Plate No. WAT-01 2019



STANDARD DETAILS
GATE VALVE AND BOX
FARMINGTON, MINNESOTA
Last Revision: FEB 2017
City Plate No. WAT-02 2019



STANDARD DETAILS
CONCRETE THRUST BLOCKING
FARMINGTON, MINNESOTA
Last Revision: FEB 2002
City Plate No. WAT-05 2019

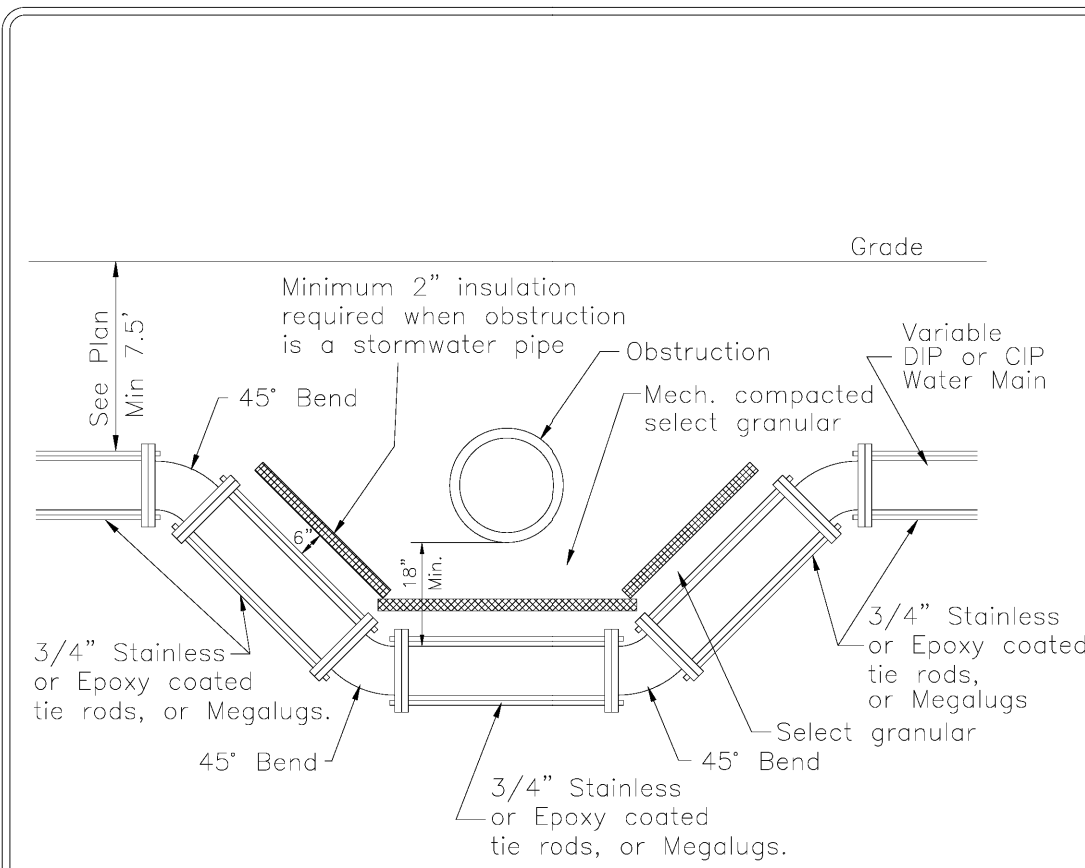
James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 W. Cty. Rd. 42, Suite 100, Burnsville, MN 55306
PHONE: (952)890-6044 FAX: (952)890-6244

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
JOHN H. BENDER
Date: 06/21/2024 Reg. No. 43358

VERMILLION COMMONS - 4TH ADDITION
FARMINGTON, MINNESOTA
CONSTRUCTION DETAILS
FOR
LENNAR
16355 36TH AVE N #100 PLYMOUTH, MN 55448

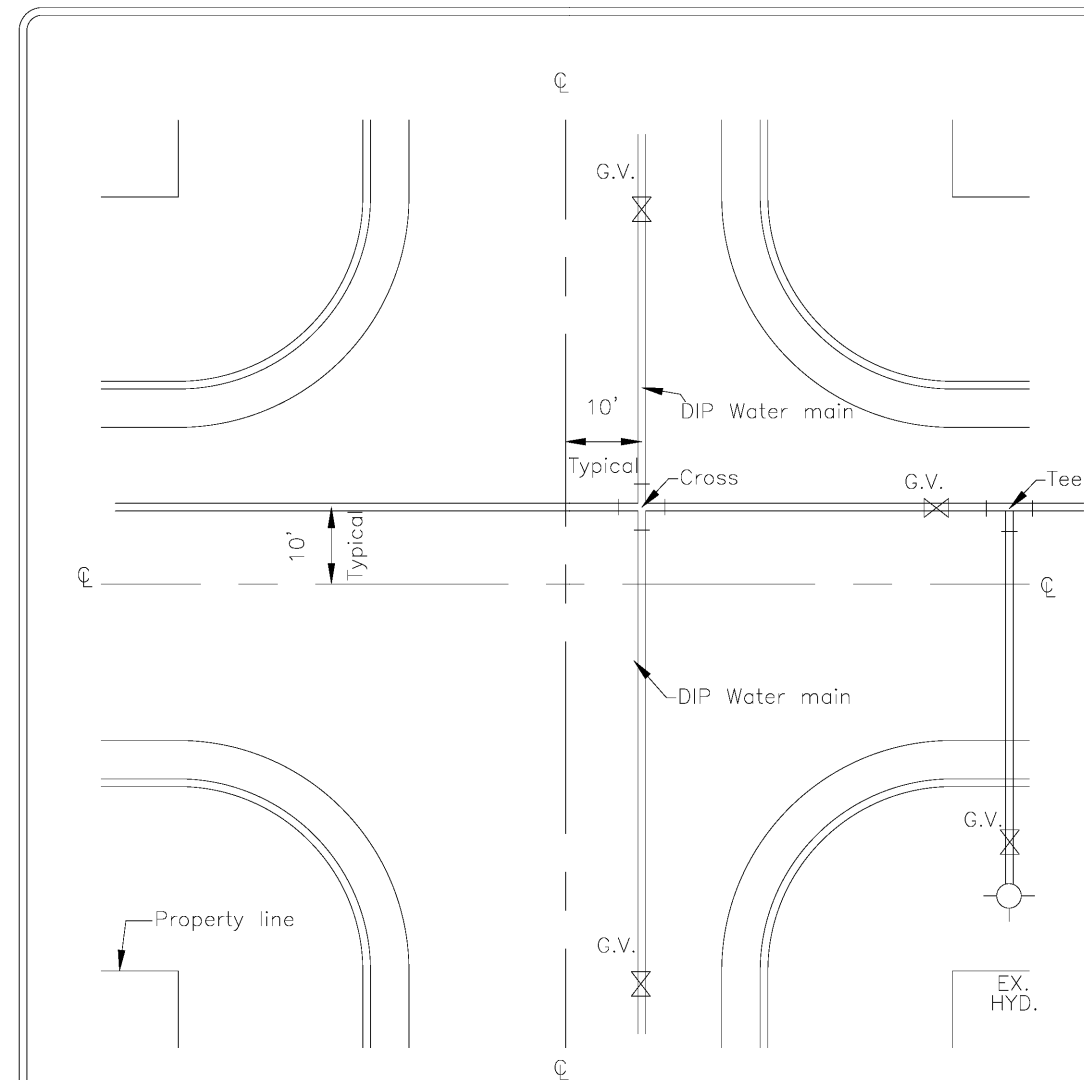
DRAWN BY
VUN
DATE
06/21/2024
REVISIONS

07/30/24 220TH STREET SWALE
08/01/24 REF FOR V.C.360
08/12/24 REV 21ST COURT
08/20/24 REV 4TH ADDITION
CAD FILE
23997D - U&S
PROJECT NO.
23997
C7.1



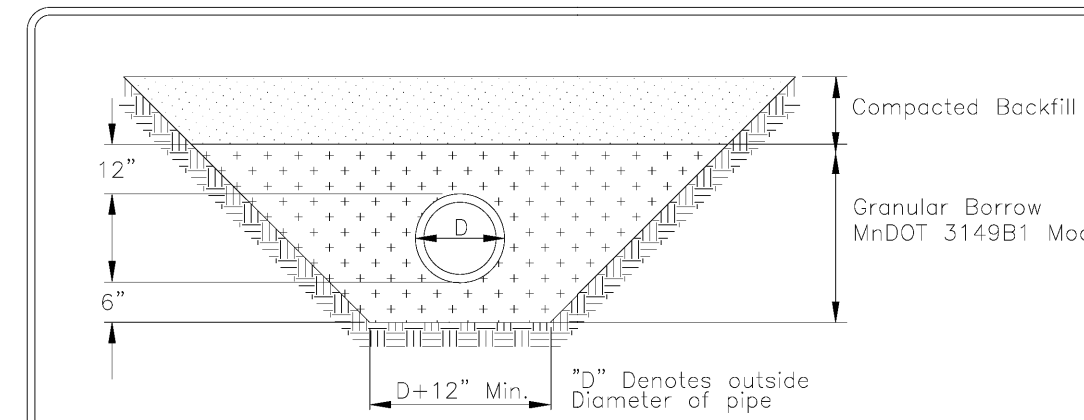
- NOTE:
- All fittings shall be fusion bonded epoxy coated ductile iron to meet or exceed ANSI/AWWA C550 and C116/A21.116 requirements.
 - Select granular will be required between insulation, water main, and obstruction.
 - All bends shall have megalugs or tie rods with blocking in accordance with City Plate No. WAT-05.
 - Copper bonding strap connections shall be used to connect all sections of pipe.
 - All water main bolts shall be core-blue or approved equal.

FARMINGTON
STANDARD DETAILS
WATER MAIN OFFSET
Last Revision: FEB 2017
City Plate No. WAT-06
2019
FARMINGTON, MINNESOTA

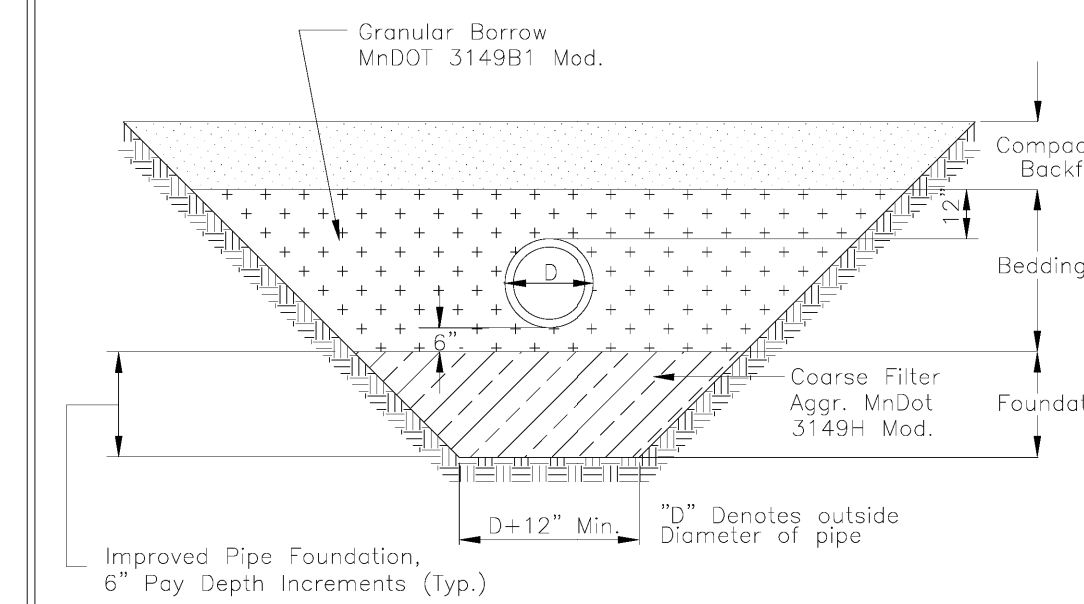


- NOTE:
- See City Plate No. WAT-01 for typical hydrant and gate valve layout.
 - See City Plate No. SER-01A and SER-01Ap for typical water service connection.
 - All water main shall be placed north and east of the center line of road.
 - All ductile iron water main fittings shall be fusion bonded epoxy coated.

FARMINGTON
STANDARD DETAILS
TYPICAL GATE VALVE LAYOUT
Last Revision: FEB 2017
City Plate No. WAT-07
2019
FARMINGTON, MINNESOTA

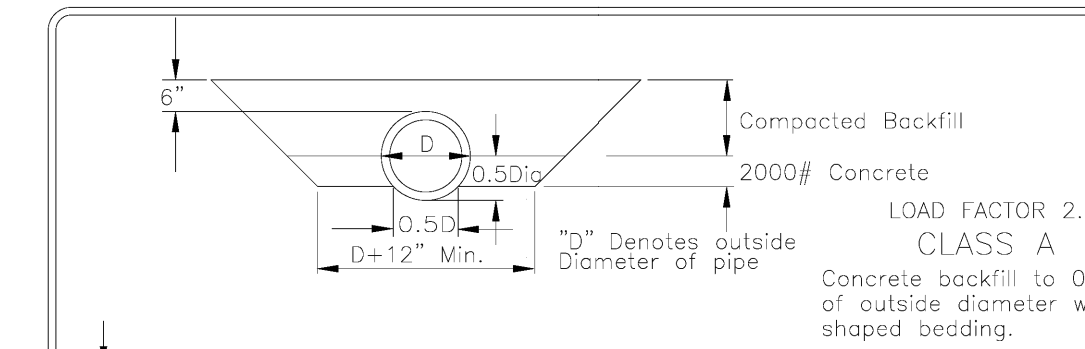


PIPE FOUNDATION & BEDDING IN GOOD SOILS

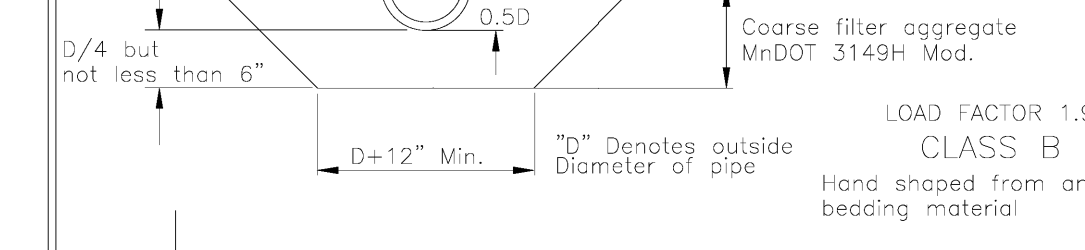


PIPE FOUNDATION & BEDDING IN POOR SOILS

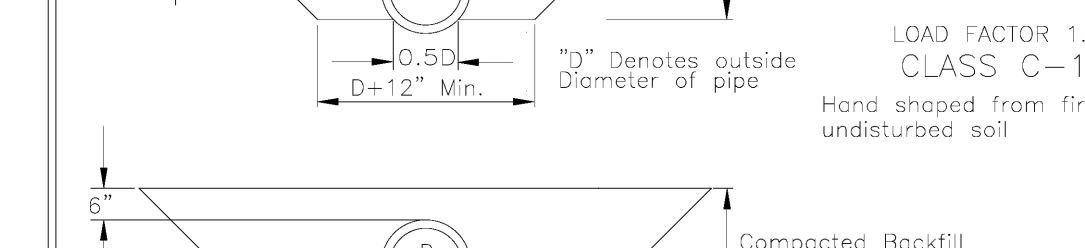
FARMINGTON
STANDARD DETAILS
BEDDING METHODS FOR PVC
Last Revision: FEB 2017
City Plate No. BED-01
2019
FARMINGTON, MINNESOTA



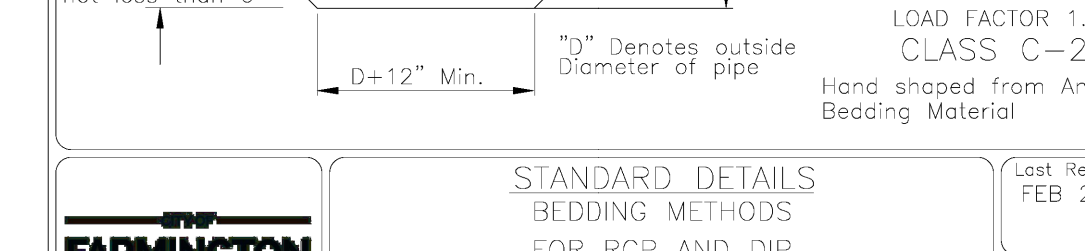
LOAD FACTOR 2.3 CLASS A



LOAD FACTOR 1.9 CLASS B

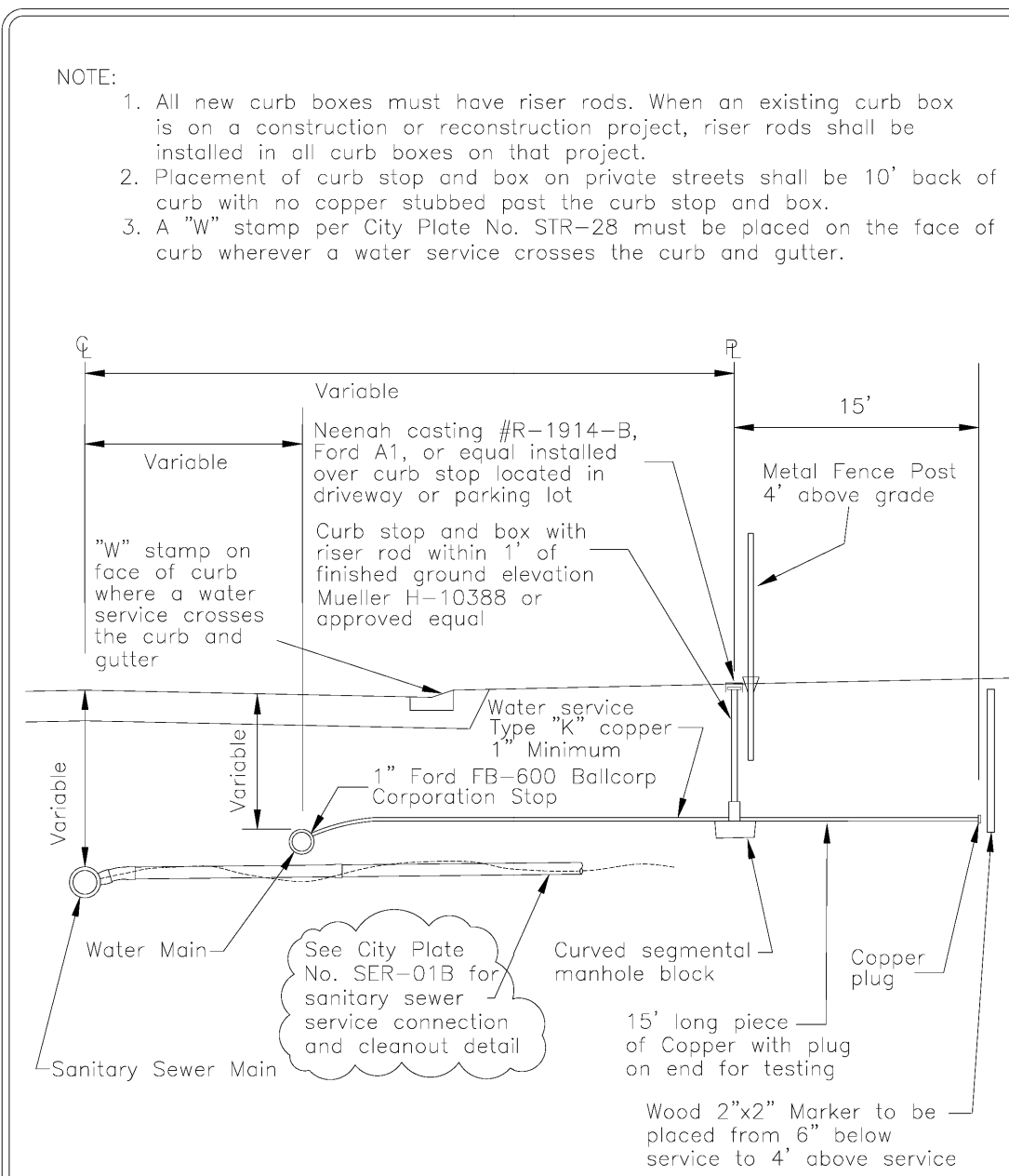


LOAD FACTOR 1.5 CLASS C-1

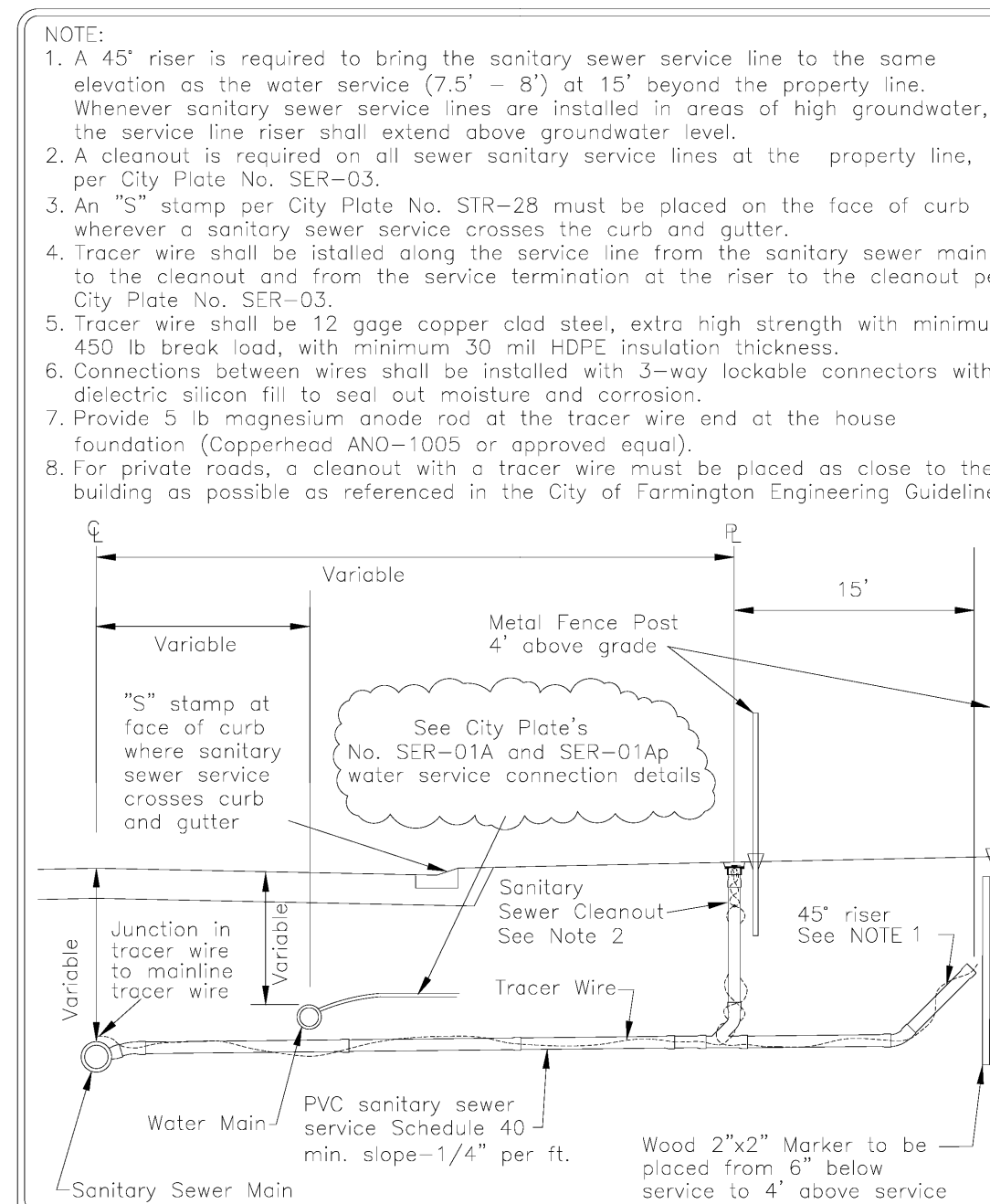


LOAD FACTOR 1.5 CLASS C-2

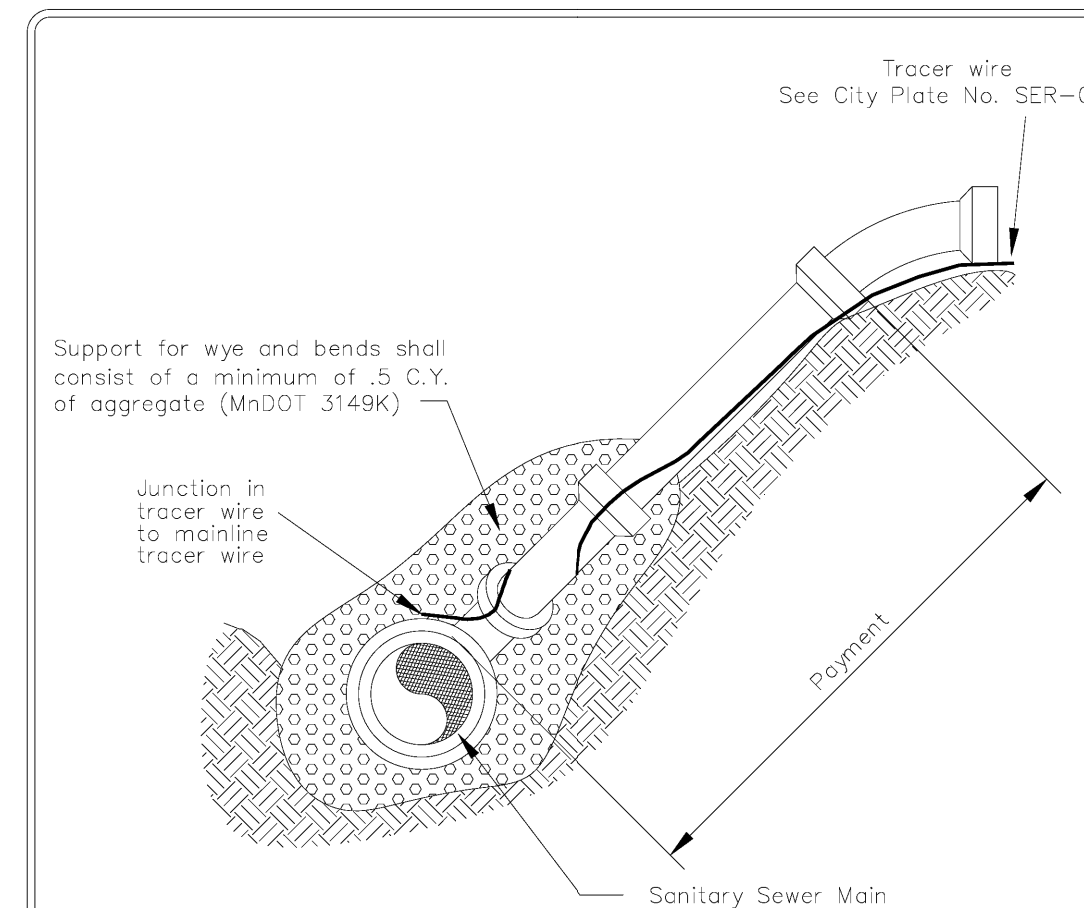
FARMINGTON
STANDARD DETAILS
BEDDING METHODS FOR RCP AND DIP
Last Revision: FEB 2017
City Plate No. BED-02
2019
FARMINGTON, MINNESOTA



FARMINGTON
STANDARD DETAILS
WATER SERVICE CONNECTION COPPER SERVICE PIPE
Last Revision: JAN 2019
City Plate No. SER-01A
2019
FARMINGTON, MINNESOTA

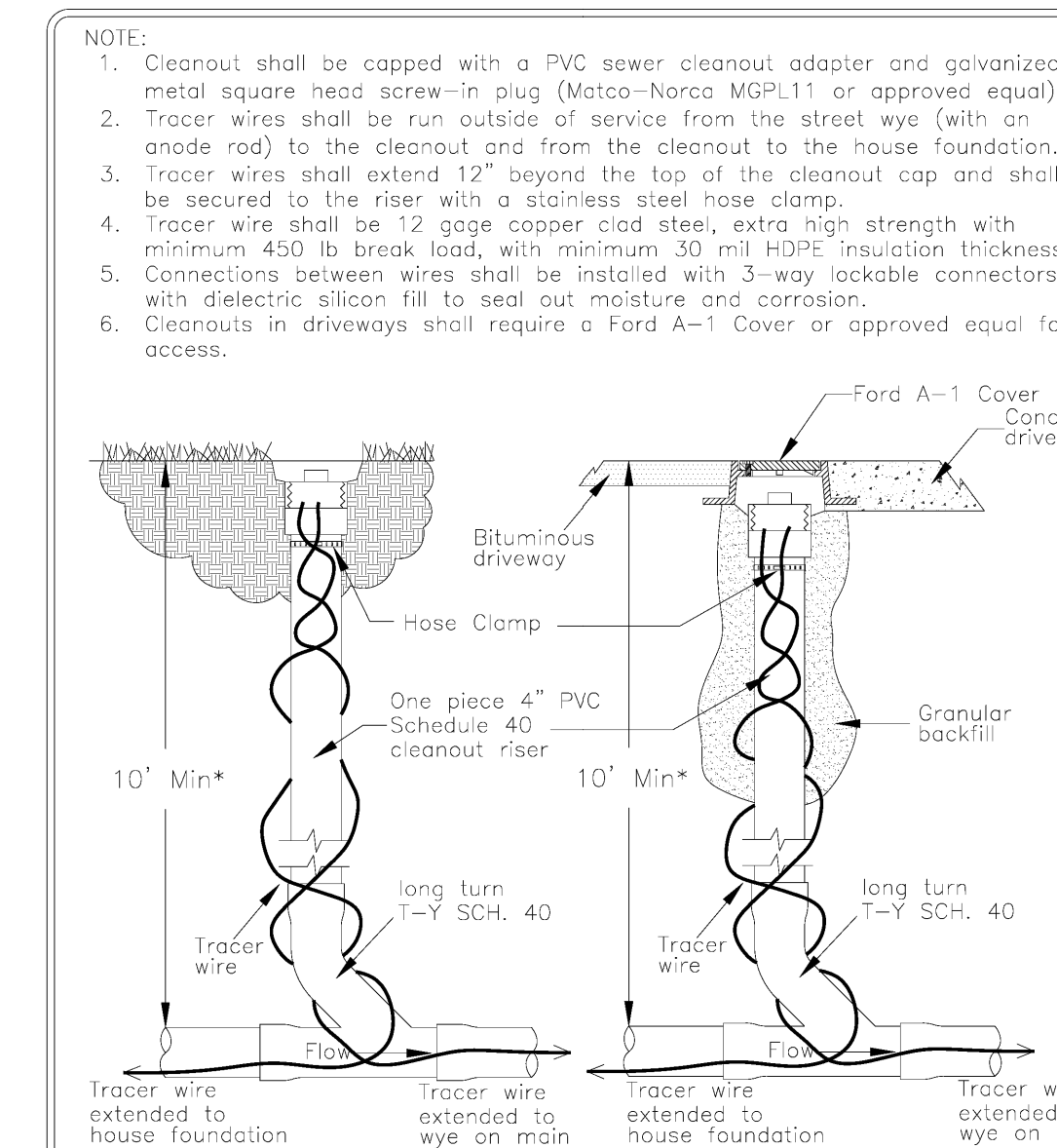


FARMINGTON
STANDARD DETAILS
SANITARY SEWER SERVICE CONNECTION
Last Revision: JAN 2019
City Plate No. SER-01B
2019
FARMINGTON, MINNESOTA



- NOTE:
- Service shall be a minimum of 10' deep at the right of way or easement line unless otherwise approved by the City Engineer.
 - Provide 5 lb magnesium anode rod at tracer wire end at house foundation. (Copperhead ANO-1005 or approved equal).
 - Tracer wire shall be 12 gage copper clad steel, extra high strength with minimum 450 lb break load, with minimum 30 mil HDPE insulation thickness.
 - Connections between wires shall be installed with 3-way lockable connectors with dielectric silicon fill to seal out moisture and corrosion.
 - See Guidelines for details on deep service connection requirements.

FARMINGTON
STANDARD DETAILS
SANITARY SEWER SERVICE RISER
Last Revision: JAN 2019
City Plate No. SER-02
2019
FARMINGTON, MINNESOTA



CLEANOUT IN TURF CLEANOUT IN DWY
*Unless otherwise approved by the City Engineer.

FARMINGTON
STANDARD DETAILS
SANITARY SEWER SERVICE LINE CLEANOUT
Last Revision: FEB 2017
City Plate No. SER-03
2019
FARMINGTON, MINNESOTA

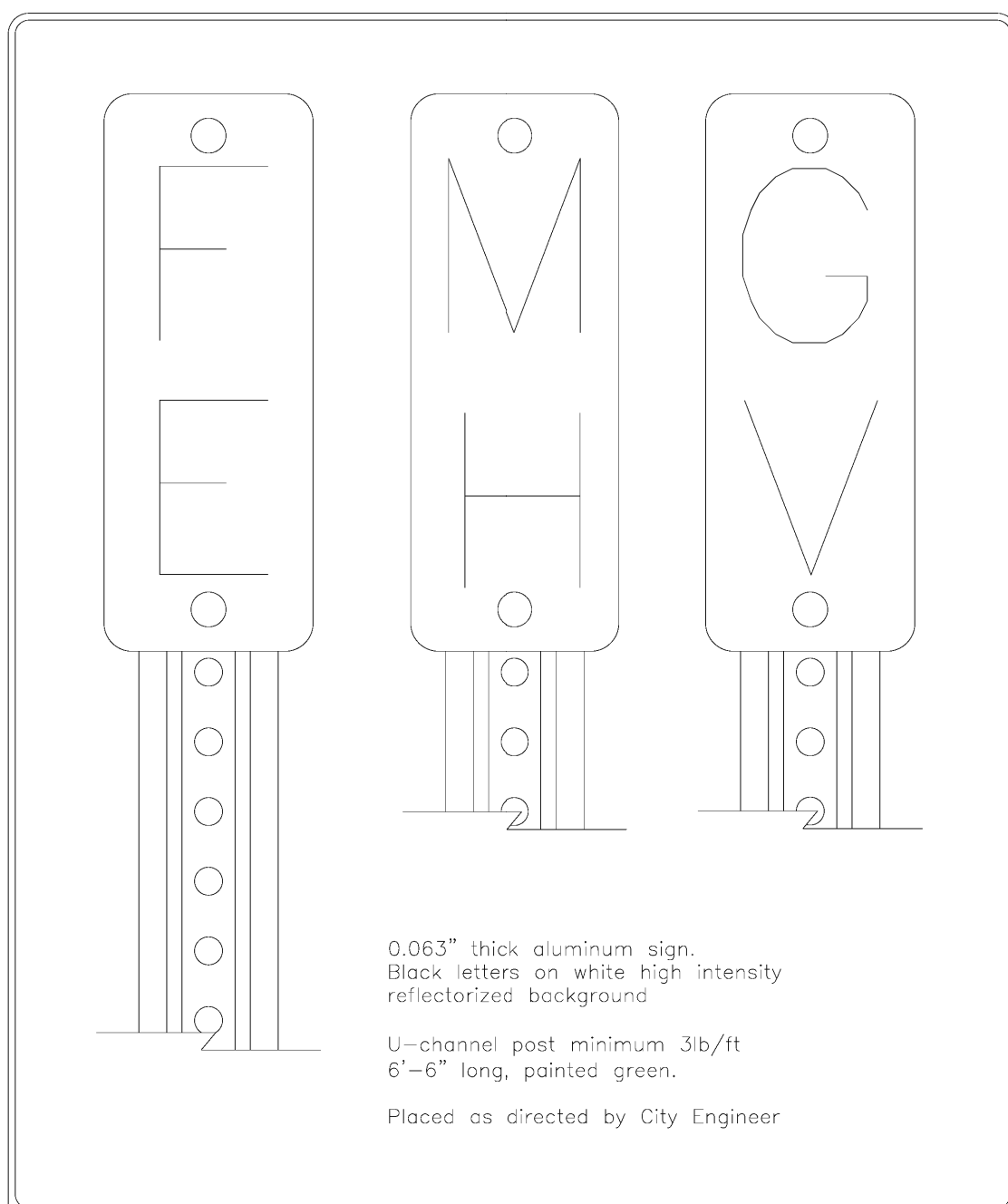
James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 W. Cty. Rd. 42, Suite 100, Burnsville, MN 55306
PHONE: (952)890-6044 FAX: (952)890-6244

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
JOHN H. BENDER
Date: 06/21/2024 Reg. No. 43356

VERMILLION COMMONS - 4TH ADDITION
FARMINGTON, MINNESOTA
CONSTRUCTION DETAILS
FOR
LENNAR
16355 36TH AVE N #100 PLYMOUTH, MN 55448

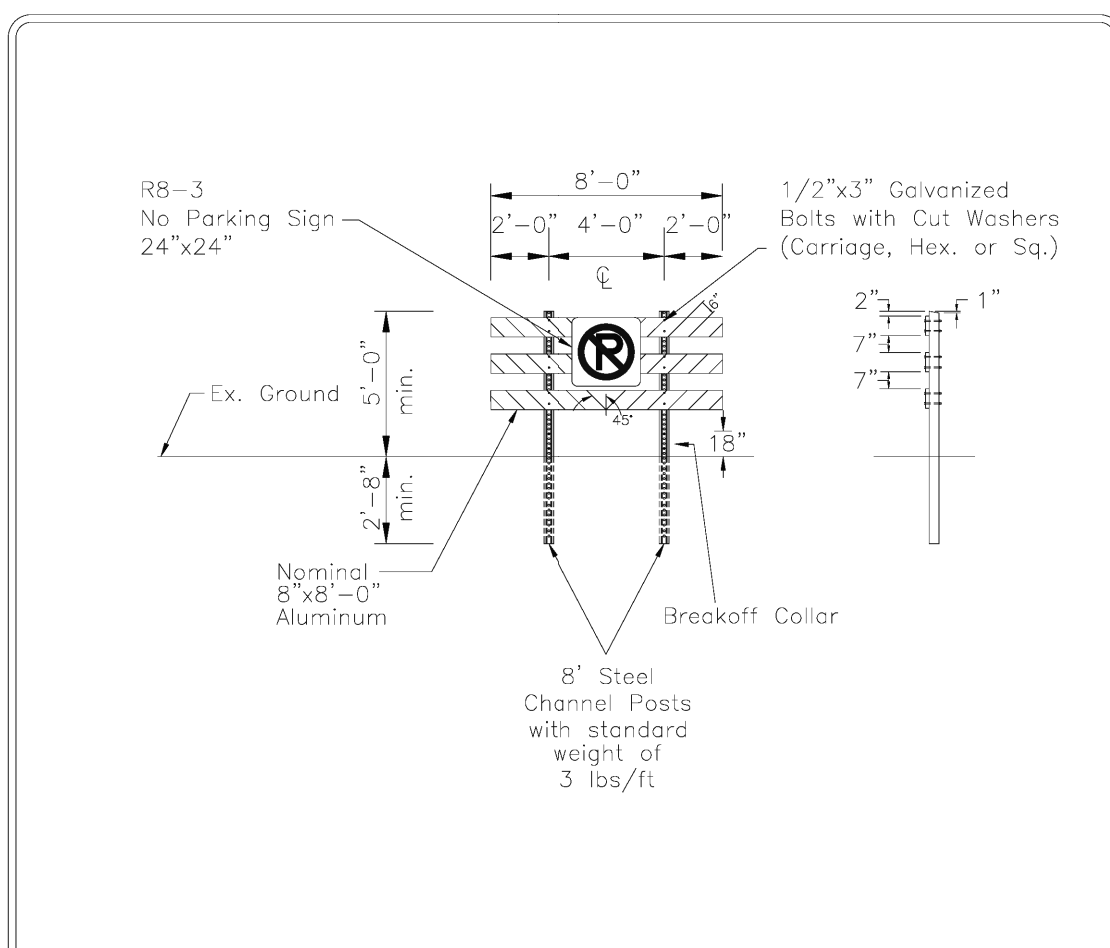
DRAWN BY
VUN
DATE
06/21/2024
REVISIONS
07/30/24 220TH STREET SWALE
08/01/24 REF FOR V.C.360
08/12/24 REV 218TH COURT
08/20/24 REV 4TH ADDITION

CAD FILE
23997D - U&S
PROJECT NO.
23997
C7.2



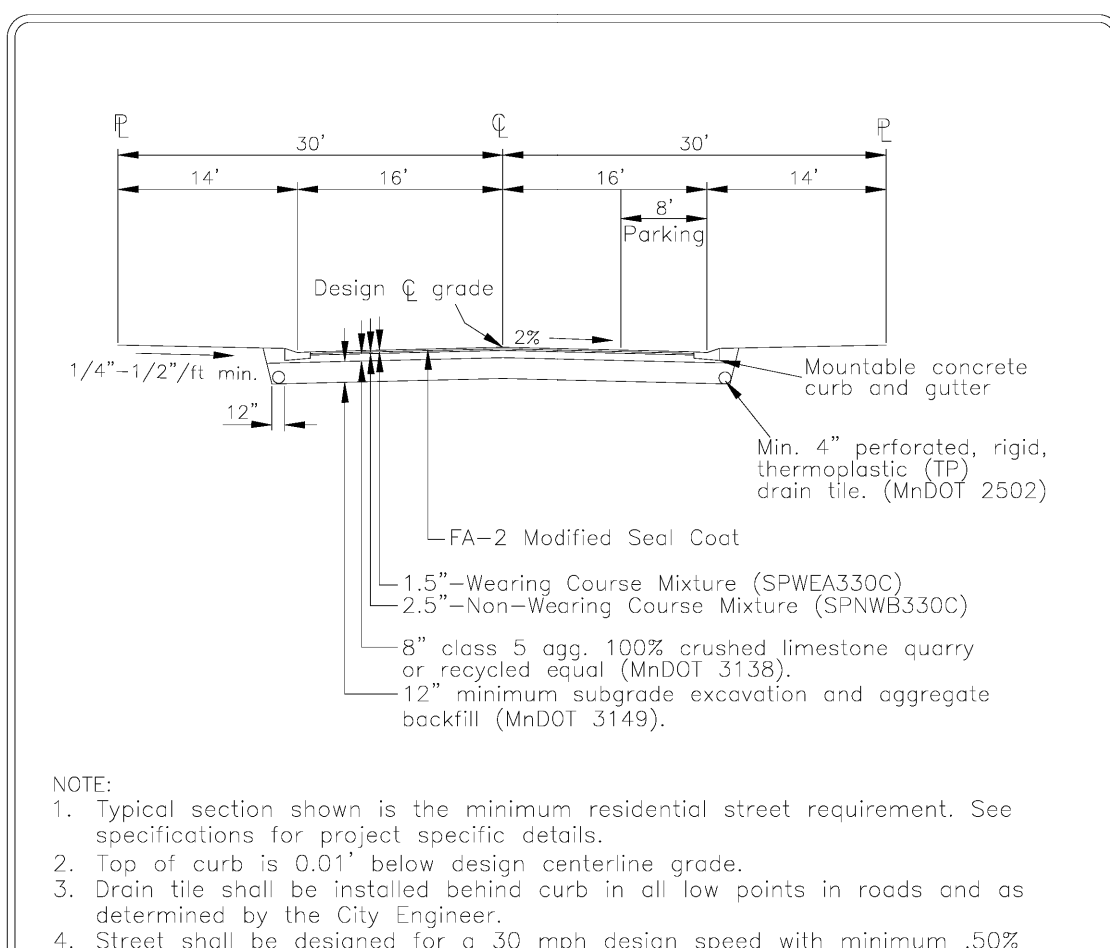
FARMINGTON STANDARD DETAILS
STRUCTURE MARKER SIGNS
Last Revision: JAN 2004
City Plate No. GEN-01
2019
FARMINGTON, MINNESOTA

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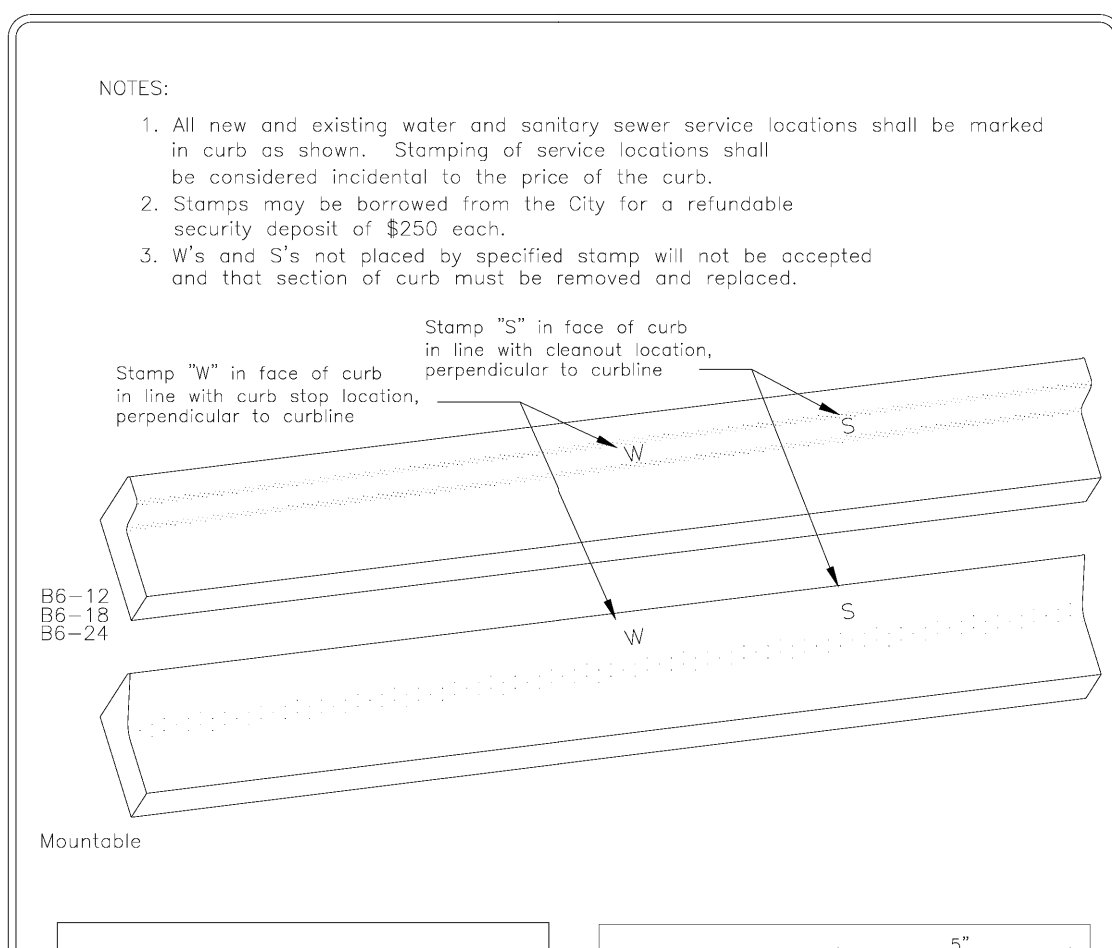
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PERMANENT BARRICADE
Last Revision: JAN 2019
City Plate No. STR-24
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FARMINGTON, MINNESOTA

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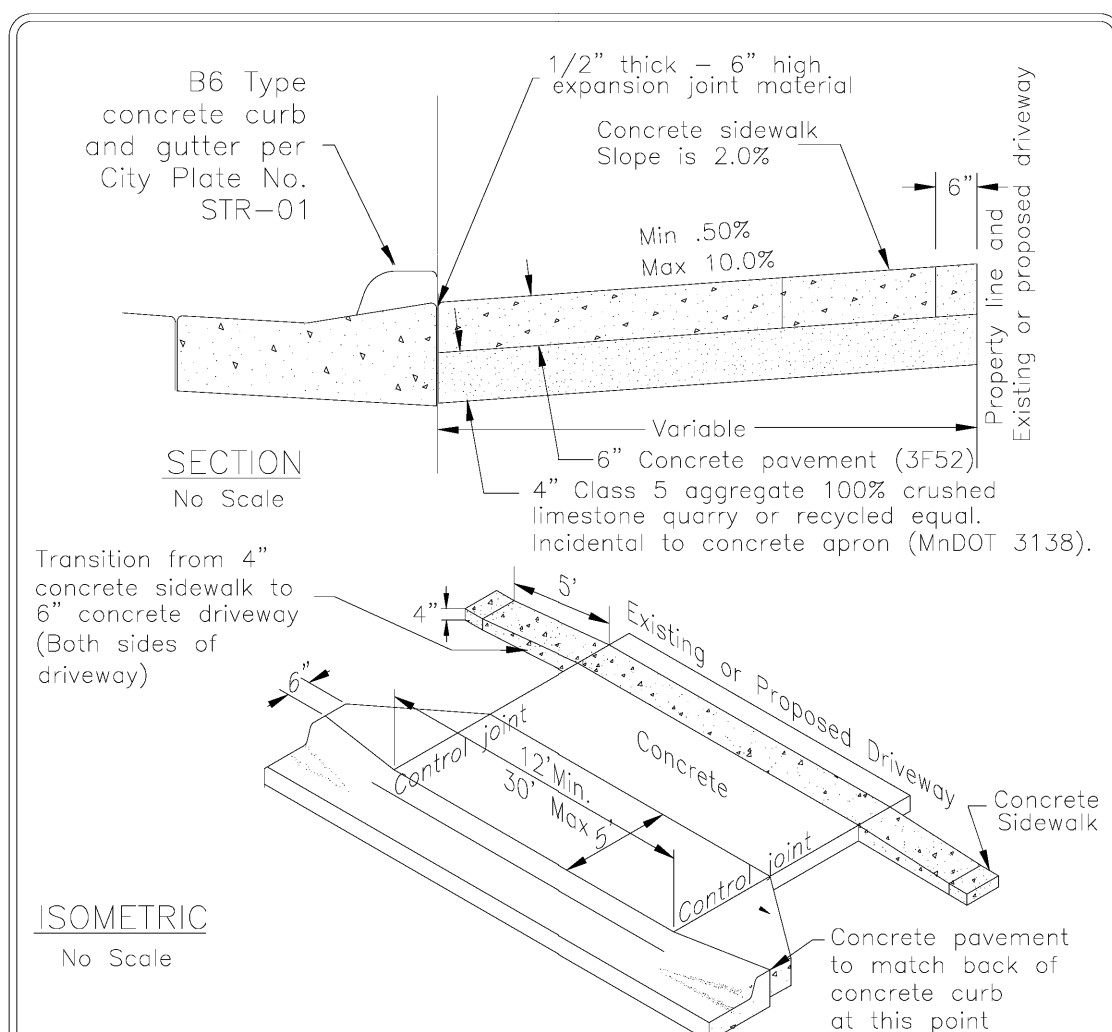
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RESIDENTIAL STREET SECTION
Last Revision: APR 2017
City Plate No. STR-05
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FARMINGTON, MINNESOTA

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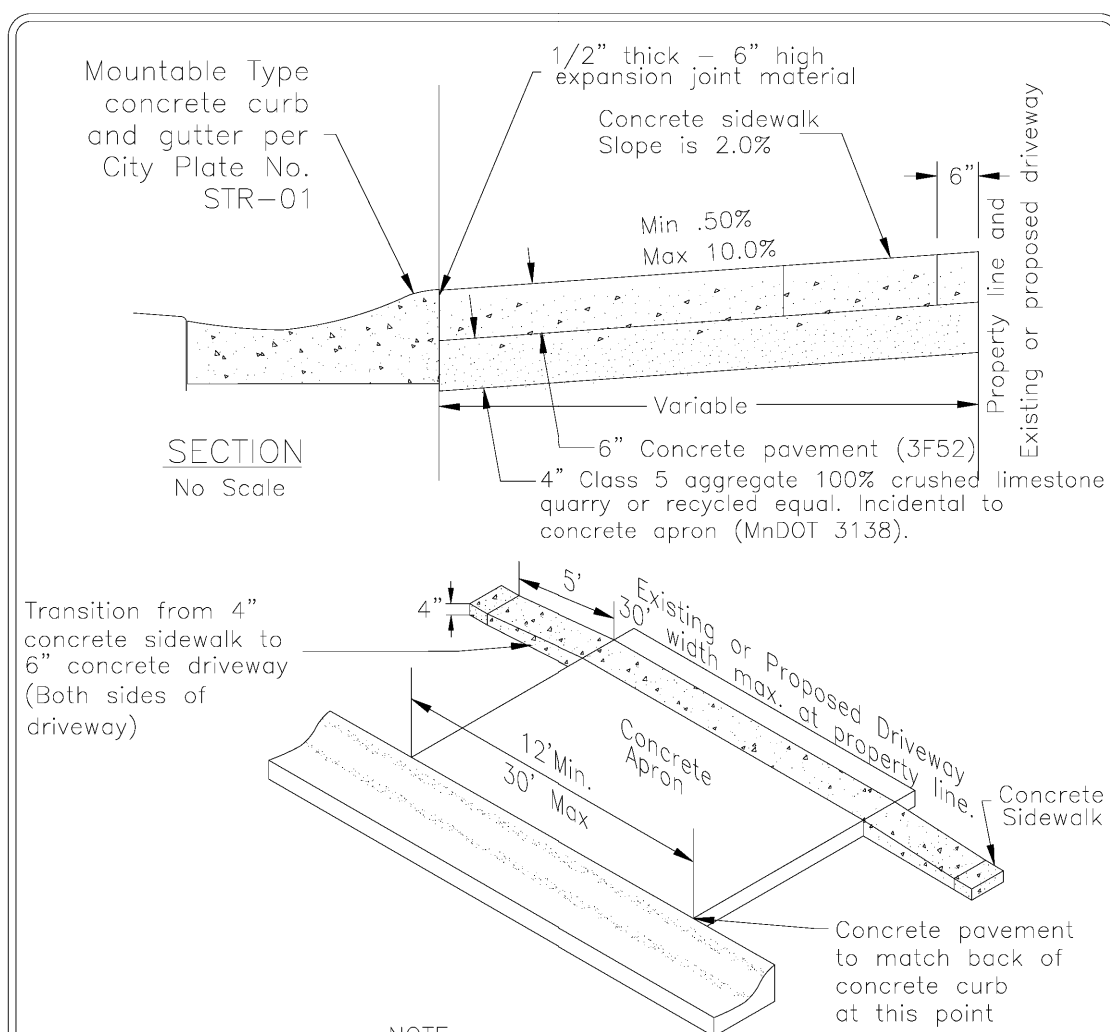
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WATER AND SANITARY SEWER SERVICE LOCATION STAMP IN CURB
Last Revision: FEB 2007
City Plate No. STR-28
2019
FARMINGTON, MINNESOTA

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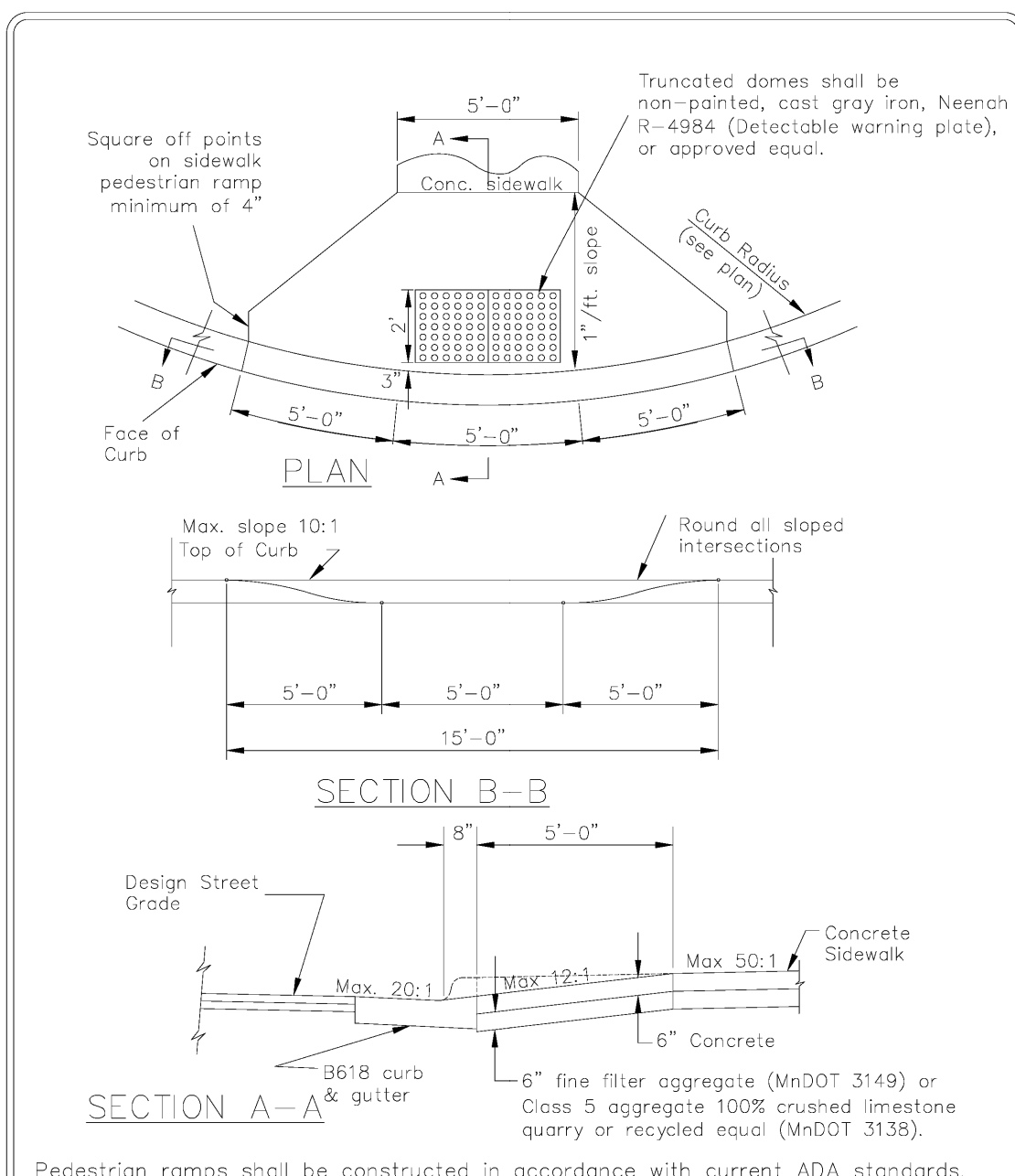
FARMINGTON STANDARD DETAILS
RESIDENTIAL CONCRETE DRIVEWAY APRON WITH SIDEWALK (B6 TYPE CURB)
Last Revision: MAR 2017
City Plate No. STR-13
2019
FARMINGTON, MINNESOTA

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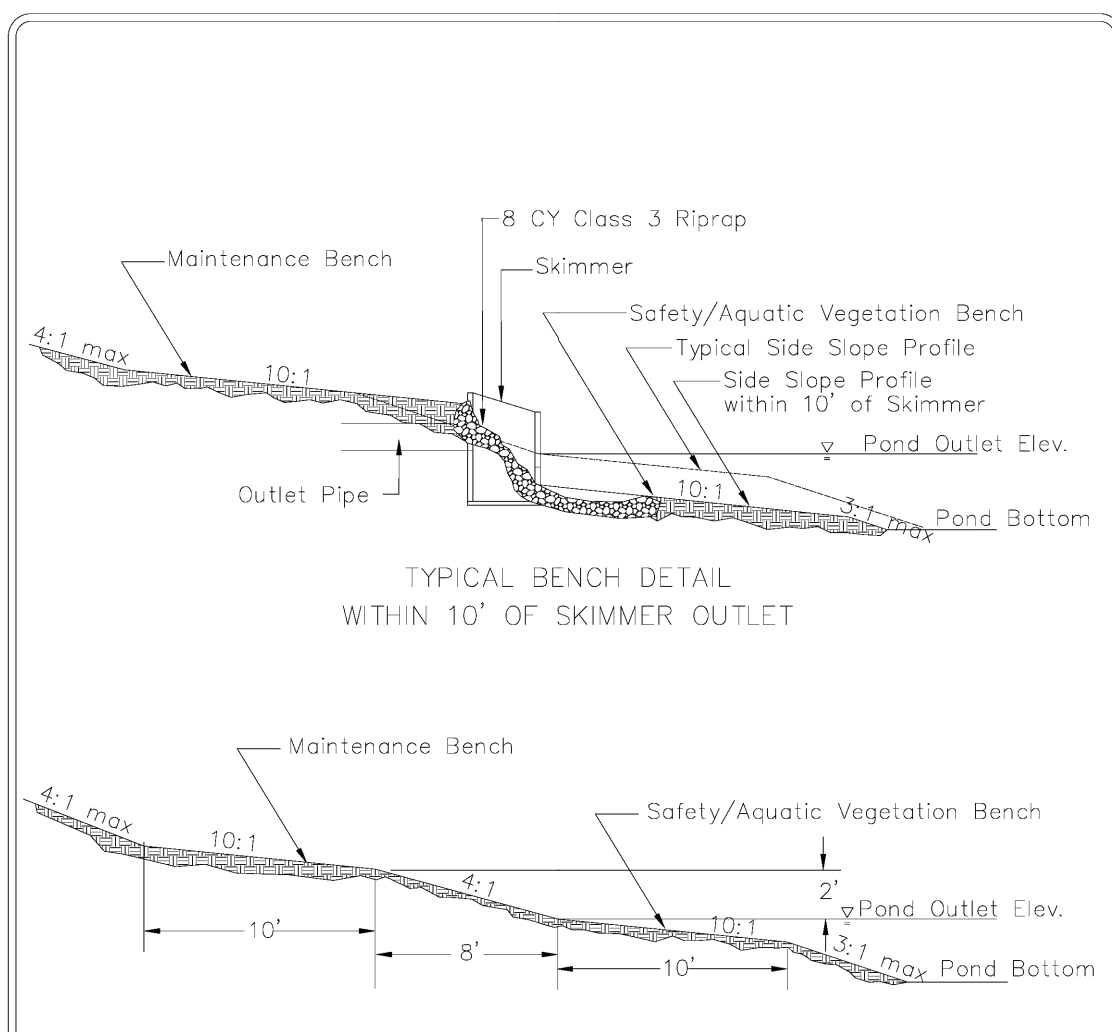
FARMINGTON STANDARD DETAILS
RESIDENTIAL CONCRETE DRIVEWAY APRON WITH SIDEWALK (MOUNTABLE TYPE CURB)
Last Revision: MAR 2017
City Plate No. STR-14
2019
FARMINGTON, MINNESOTA

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FARMINGTON STANDARD DETAILS
SIDEWALK PEDESTRIAN RAMP
Last Revision: FEB 2017
City Plate No. STR-17
2019
FARMINGTON, MINNESOTA

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FARMINGTON STANDARD DETAILS
POND BENCH
Last Revision: FEB 2017
City Plate No. ST0-21
2019
FARMINGTON, MINNESOTA

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James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 W. Ctr. Rd. 42, Suite 100, Burnsville, MN 55306
PHONE: (952)890-6044 FAX: (952)890-6244

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
JOHN H. BENDER
Date: 06/21/2024 Reg. No. 43358

VERMILION COMMONS - 4TH ADDITION
FARMINGTON, MINNESOTA
CONSTRUCTION DETAILS
FOR
LENNAR
16355 36TH AVE N #100 PLYMOUTH, MN 55446

DRAWN BY
VUN
DATE
06/21/2024
REVISIONS

07/30/24 220TH STREET SWALE
08/01/24 REF FOR V.C.360
08/12/24 REV 218TH COURT
08/20/24 REV 4TH ADDITION
CAD FILE
23997D - U&S
PROJECT NO.
23997
C7.3

PLANNED UNIT DEVELOPMENT AGREEMENT
VERMILLION COMMONS 4TH ADDITION

AGREEMENT dated _____, 20___, by and between the **CITY OF FARMINGTON**, a Minnesota municipal corporation (referred to herein as “City”), and **DRP Bookbinder Multistate, LLC**, a Delaware limited liability company (referred to herein as “Developer”).

RECITALS

- A.** Developer owns property situated in the County of Dakota, State of Minnesota and legally described in **Exhibit A** (referred to herein as “Subject Property”). (referred to herein as “Subject Property”).
- B.** Developer has asked the City to approve a planned unit development for the Subject Property (also referred to in this Agreement as the “PUD”).
- C.** Developer has requested and been approved to have the Subject Property rezoned to R-3 Planned Unit Development.

NOW, THEREFORE, the parties agree as follows:

1. Conditions of Approval. The City hereby approves a rezoning of the Subject Property to R-3 PUD subject to the conditions set forth in this Agreement, on condition that the Developer enters into this Agreement.

2. Effect of Planned Unit Development Approval. For four (4) years from the date of this Agreement, no amendments to the City's Comprehensive Plan or official controls shall apply to or affect the use, development density, lot size, lot layout or dedications of the development unless required by state or federal law or agreed to in writing by the City and Developer. Thereafter, notwithstanding anything in this document to the contrary, subject to nonconforming use rights the City may require compliance with any amendments to the City's Comprehensive Plan, Zoning Ordinance, official controls, platting or dedication requirements enacted after the date of this document.

3. Plans. The City grants approval to the development of the PUD in accordance with the following plans which are on file at Farmington City Hall. The plans are not attached hereto. If the plans vary from the written terms of this Agreement, the written terms shall control. The City and Developer acknowledge there may be modifications to the plans from time to time. Approval of such modifications shall not be unreasonably withheld provided they are in general conformance and intent of the original approved plans. The plans are:

Plan A – Preliminary Plat – Vermillion Commons 4th Addition

4. Zoning. Except as otherwise modified by this Agreement, the land use, design and other requirements and standards of the R-3 zoning district shall apply to the Subject Property with the following exceptions:

- The allowance of single-family dwellings within the R-3 zoning district.
- Reducing minimum lot area for single-family lots to 4,800 square feet.
- Reducing minimum lot width for single-family lots to 40 feet.
- The minimum setbacks for single-family lots shall be as follows:
 - Front: 25 feet
 - Side (interior): 6 feet
 - Side (street): 20 feet
 - Rear: 25 feet
- Maximum lot (“building”) coverage for single-family lots: 45 percent
- Allowance of private streets within the R-3 zoning district.
- Reduced width of private streets to 24 feet.

5. Compliance with Permit and Licenses. It is the responsibility of the Developer to obtain and comply with all necessary approvals, permits, and licenses from the City of Farmington, Dakota County, Minnesota Pollution Control Agency, Minnesota Department of Health, and any other regulatory agency affected by or having jurisdiction over the Subject Property. All costs incurred to obtain said approvals, permits, and licenses shall be the responsibility of the Developer.

6. Compliance with Laws and Regulations. Developer represents to the City that the proposed development complies with all applicable City, County, Metropolitan, State, and Federal laws and regulations, including but not limited to the Farmington City Code, planned unit development ordinance, subdivision ordinances, zoning ordinances, and environmental regulations in effect during the course of this development or Agreement, and agrees to comply with such laws and regulations.

7. Enforcement. Developer shall reimburse the City costs incurred in the enforcement of this Agreement, including reasonable engineering and attorney’s fees. All costs required to be paid or reimbursed by the Developer to the City pursuant to this Section 7., or otherwise in this Agreement, shall first be paid from the Cash Escrow. The balance of the Cash Escrow will be accounted for by the City. Upon written confirmation,

the Developer shall within fifteen (15) days submit additional amounts to the Cash Escrow to reimburse any additional charges. Likewise, upon completion of the Work, the City shall refund any remaining balance to the Developer in accordance with this Agreement. Upon request, and within ten (10) business days of the request, the City will provide copies of detailed invoices of the work performed by the City and its consultants.

8. Miscellaneous.

A. Breach of any material term of this Agreement by Developer shall be grounds for denial of building permits.

B. If any material portion, section, subsection, sentence, clause, paragraph, or phrase of this Planned Unit Development Agreement is for any reason held invalid as a result of a challenge brought by Developer, their agents or assigns, the City may, at its option, declare the entire Agreement null and void and approval of the final planned unit development shall thereby be revoked.

C. The action or inaction of any party shall not constitute a waiver or amendment to the provisions of this Agreement. To be binding, amendments or waivers shall be in writing, signed by the parties, and approved by written resolution of the City Council. The City's failure to promptly take legal action to enforce this Agreement after expiration of time in which work is to be completed shall not be a waiver or release.

D. This Agreement shall run with the land and shall be recorded in the Dakota County Recorder's office.

E. This Agreement shall be binding upon the parties, their heirs, successors, or assigns, as the case may be.

F. Third parties shall have no recourse against the City under this Agreement.

G. Except as otherwise specified herein, Developer shall pay all costs incurred by them or the City in conjunction with the development of the PUD, including but not limited to legal, planning, engineering and inspection expenses incurred in connection with the preparation of this Agreement.

H. Each right, power or remedy herein conferred upon the City is cumulative and in addition to every other right, power or remedy, express or implied, now or hereafter arising, available to City, at law or in equity, or under any other agreement, and each and every right, power and remedy herein set forth or otherwise so existing may be exercised from time to time as often and in such order as may be deemed expedient by the City and shall not be a waiver of the right to exercise at any time thereafter any other right, power or remedy.

9. Notices. Required notices to Developer shall be in writing, and shall be either hand-delivered to Developer, its employees or agents, or mailed to Jon Aune at Lennar by registered mail at the following address: 16355 36th Avenue No., Suite 100 Plymouth, MN 55446. Notices to the City shall be in writing and shall be either hand-delivered to the City Administrator, or mailed to the City by registered mail in care of the City Administrator at the following address: Farmington City Hall, 430 Third Street, Farmington, Minnesota 55024.

CITY OF FARMINGTON

By: _____
Joshua Hoyt, Mayor

And _____
Lynn Gorski, City Administrator

DRP Bookbinder Multistate, LLC

By: _____
Brian Clauson
Its Authorized Signatory

STATE OF MINNESOTA)
 (ss.
COUNTY OF DAKOTA)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by Joshua Hoyt and Lynn Gorski, the Mayor and City Administrator of the City of Farmington, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

Notary Public

STATE OF MINNESOTA)
 (ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____, the _____ of DRP Bookbinder Multistate, LLC, a Delaware limited liability company, on behalf of said company.

Notary Public

THIS INSTRUMENT WAS DRAFTED BY:

City of Farmington
430 Third Street
Farmington, MN 55024
(651) 280-6800

EXHIBIT A – Legal Description

Outlot E, VERMILLION VALLEY DEVELOPMENT, according to the plat thereof,
Dakota County, Minnesota.