



***PUBLIC HEARING NOTICE
CITY OF LAKEVILLE***

REQUEST: Preliminary plat of one industrial lot to be known as South Ryan Addition in the I-1, Light Industrial Zoning District.

APPLICANT: Scannell Properties, LLC

LOCATION AND LEGAL DESCRIPTION: The subject property is located south of 215th Street (CSAH 70) and west of 217th Street and Jacquard Avenue in the City of Lakeville, Dakota County, Minnesota. The legal description of the area to be preliminary platted is on file in the Planning Department.

WHEN: Thursday, August 5, 2021 at 6:00 p.m. or as soon thereafter as the parties may be heard.

WHERE: Planning Commission meeting at the City Hall Council Chambers, 20195 Holyoke Avenue, Lakeville, Minnesota. The public can also join the meeting via Zoom by calling 1-312-626-6799, Meeting ID: 838 2988 2256, Passcode 786220.

QUESTIONS: Contact Frank Dempsey, Associate Planner by phone at (952) 985-4423 or by e-mail comments or questions to fdempsey@lakevillemn.gov

DATED this 20th day of July, 2021

CITY OF LAKEVILLE

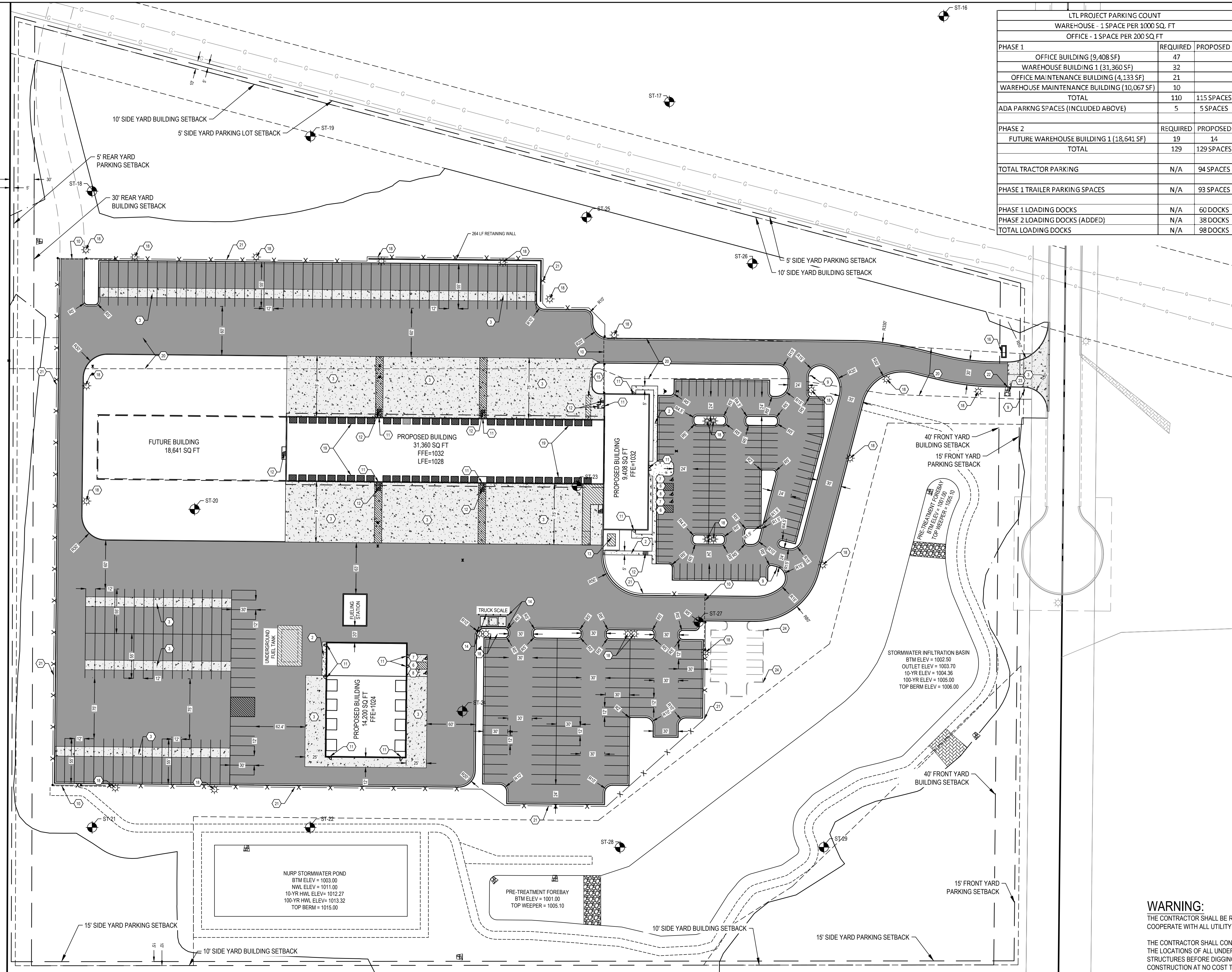
Daryl Morey, Planning Director

South Ryan Addition Preliminary and Final Plat



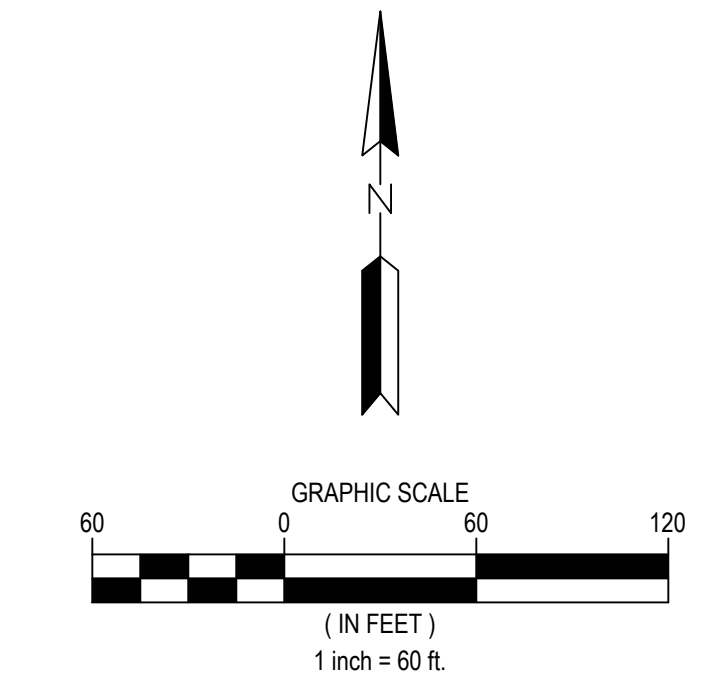
Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 1095 feet
 7/8/2021



LTL PROJECT PARKING COUNT

PHASE	REQUIRED	PROPOSED
WAREHOUSE - 1 SPACE PER 1000 SQ. FT		
OFFICE - 1 SPACE PER 200 SQ. FT		
PHASE 1		
OFFICE BUILDING (9,408 SF)	47	
WAREHOUSE BUILDING 1 (31,360 SF)	32	
OFFICE MAINTENANCE BUILDING (4,133 SF)	21	
WAREHOUSE MAINTENANCE BUILDING (10,067 SF)	10	
TOTAL	110	115 SPACES
ADA PARKING SPACES (INCLUDED ABOVE)	5	5 SPACES
PHASE 2		
FUTURE WAREHOUSE BUILDING 1 (18,641 SF)	19	14
TOTAL	129	129 SPACES
TOTAL TRACTOR PARKING	N/A	94 SPACES
PHASE 1 TRAILER PARKING SPACES	N/A	93 SPACES
PHASE 1 LOADING DOCKS	N/A	60 DOCKS
PHASE 2 LOADING DOCKS (ADDED)	N/A	38 DOCKS
TOTAL LOADING DOCKS	N/A	98 DOCKS



LEGEND

—	PROPERTY BOUNDARY
- - -	LOT LINE
- · - · -	EASEMENT LINE
- - - - -	SETBACK LINE
- · - · - · -	RIGHT OF WAY LINE
- - - - -	SECTION LINE
- · - · - · -	QUARTER LINE
- · - · - · -	EXISTING EASEMENT LINE
- · - · - · -	EXISTING PROPERTY LINE
— · — · —	CURB AND GUTTER
— · — · —	ROAD CENTERLINE
▒	BITUMINOUS PAVEMENT
▒	CONCRETE SIDEWALK
▒	CONCRETE PAVEMENT
▒	RETAINING WALL [BY OTHERS]
#	PROPOSED PARKING COUNT

- NOTES
- SEE SHEET C-002 FOR ADDITIONAL PROJECT NOTES.
 - SEE SHEET C-601 FOR PAVING PLAN.
 - DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

- KEYNOTES
- MATCH EXISTING
 - CONCRETE SIDEWALK - SEE SHEET C-601
 - CONCRETE PAVEMENT - SEE SHEET C-601
 - BITUMINOUS PAVEMENT - SEE SHEET C-601
 - GRAVEL SURFACING - SEE SHEET C-601
 - ADA AISLE AND SIGN (TYP.) - SEE DETAIL 3,4,5/C-805
 - ADA STALL WITH SIGN - SEE DETAILS ON SHEET 2,3,4,5/C-805
 - VAN ADA STALL WITH SIGN - SEE DETAILS ON SHEET 2,3,4,5/C-805
 - STOP SIGN - SEE DETAIL 2,5/C-805
 - GATE - SEE STRUCTURAL, MEP, AND ARCHITECTURAL PLANS
 - DOOR LOCATION WITH STOOP - SEE STRUCTURAL AND ARCHITECTURAL PLANS
 - STAIRS - SEE SEE STRUCTURAL AND ARCHITECTURAL PLANS.
 - TRANSFORMER WITH CONCRETE PAD - SEE STRUCTURAL AND ARCHITECTURAL PLANS
 - BOLLARD - (TYP.) SEE DETAIL 1/C-805
 - TRASH COMPACTOR WITH CONCRETE PAD - SEE ARCHITECTURAL AND STRUCTURAL PLANS. PAD DESIGN BY OTHERS
 - MONUMENT SIGN - SEE ARCHITECTURAL AND STRUCTURAL PLANS
 - RETAINING WALL - SEE STRUCTURAL AND ARCHITECTURAL PLANS
 - LIGHT POLE BY OTHERS - SEE MEP PLANS
 - LOADING DOCKS (TYP.) - SEE STRUCTURAL AND ARCHITECTURAL PLANS
 - PUBLIC SANITARY, WATERMAIN DRAINAGE AND UTILITY EASEMENT
 - FENCE BY OTHERS - SEE STRUCTURAL AND ARCHITECTURAL PLANS
 - CURB CUT - SEE DETAIL 1/C-803
 - RIP RAP - SEE STANDARD PLATE NO. 3133D/C-803
 - FUTURE AUTO PARKING

WARNING:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG
GOPHER STATE ONE CALL
 TWIN CITY AREA: 651-454-0002
 TOLL FREE 1-800-252-1166

WENCK
 now part of
Stantec
 7500 OLSON MEMORIAL HWY
 SUITE 300
 GOLDEN VALLEY, MN 55427
 PHONE: 763-252-6800
 FAX: 952-831-1268
 WWW.WENCK.COM

CLIENT:
SCANNELL
 PROPERTIES
 294 GROVE LANE EAST
 SUITE 140
 WAYZATA, MN 55391
 PHONE: 763-331-8854

RYAN PROPERTY DEVELOPMENT
 CITY OF LAKEVILLE
 DAKOTA COUNTY, MINNESOTA

PROJECT TITLE	ISSUE NO.	DESCRIPTION	DATE
RYAN PROPERTY DEVELOPMENT	1	CITY SUBMITTAL	06/16/2021
	2	CITY RESUBMITTAL - STORMWATER REVISIONS	06/16/2021

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

PROJECT NO.: 5024-20-514
 DWN BY: YMK
 CHKD BY: PWS
 APPD BY: JTW
 ISSUE DATE: 06/16/2021
 SHEET TITLE: OVERALL SITE PLAN
 SHEET NO.: C-101