BELLE PLAINE PLANNING & ZONING COMMISSION
NOTICE OF REGULAR MEETING AND AGENDA
CITY HALL, 218 NORTH MERIDIAN STREET
PLEASE USE THE NORTH ENTRANCE

MONDAY, JULY 13, 2026
6:00 P.M.

PLEDGE OF ALLEGIANCE

6:00 P.M. **1. CALL TO ORDER.**
1.1. Roll Call.

2. APPROVAL OF AGENDA.

3. APPROVAL OF MINUTES.
5.1. Regular Session Minutes of June 8, 2026.

6:05 P.M. **4. RECOGNITION OF INVOLVED CITIZENS.**
*Persons may make statements to the Planning Commission pertaining to items **not** on the agenda. Maximum of three (3) minutes per speaker. No official action will be taken.*

5. PUBLIC HEARINGS.
5.1. Non-Conformance Expansion – 614 Main Street West

5.1.1. Resolution PZ 26-08

5.2. Rezoning – Lot 1, Block 1, Valley Business Park Fourth. The Planning Commission is to hold a public hearing on Ordinance 26-04 An Ordinance Rezoning Lot 1, Block 1, Valley Business Park Fourth, Scott County, Minnesota from I-C Industrial/Commercial to I-2 General Industrial District

5.2.1. Resolution PZ 26-09 – Recommending the City Council Approve Ordinance 26-04 an Ordinance Rezoning Lot 1, Block 1, Valley Business Park Fourth from I-C Industrial/Commercial District to I-2 General Industrial District.

5.3. Legacy Crossing LLC Conditional Use Permit and Site Plan. The Planning Commission will consider public comment on conditional use permit and site plan application submitted by Legacy Crossing LLC for property described as Lot 1, Block 1, Valley Business Park Fourth Subdivision. A conditional use permit is required under Section 1105.12 Subd. 5 (7) of the City Code pertaining to uses within the I-2 General Industrial District. Site plan approval is required under Section 1103.07 of the Code. If approved the conditional use permit and site plan would allow development of contractor storage garages at Lot 1, Block 1, Valley Business Park Fourth.

5.3.1. Resolution PZ 26-10 - A Resolution Recommending Approval of a Conditional Use Permit and Site Plan Providing for Contractor Storage Garages at Lot 1, Block 1, Valley Business Park Fourth Subdivision

6. BUSINESS.
None.

There may be a quorum of the Belle Plaine City Council present at the meeting.

7. ADMINISTRATIVE REPORTS.

7.1. Commissioner Comments.

7.2. Director's Report.

7.3. Upcoming Tentative Meetings.

1. Regular Meeting, 6:00 p.m., Monday, August 10, 2026.

8. ADJOURNMENT.

BELLE PLAINE PLANNING & ZONING COMMISSION
REGULAR MEETING
JUNE 8, 2026

PLEDGE OF ALLEGIANCE

Chair Romness led those present in the Pledge of Allegiance.

1. CALL TO ORDER. 1.1. Roll Call.

The Planning and Zoning Commission met in Regular Session on Monday, June 8, 2026 at City Hall 218 North Meridian Street, Belle Plaine, MN. Chair Romness called the meeting to order at 6:00 PM with Commissioners Crosby, Walsh, Eggers and Duklet present. Commissioner Schmitz was absent.

Also present were Council Liaison Otto and Community Development Director Smith Strack.

2. APPROVAL OF AGENDA.

MOTION by Commissioner Eggers, second by Commissioner Walsh, to approve the Agenda as presented. ALL VOTED AYE. MOTION CARRIED.

3. APPROVAL OF MINUTES. 3.1. Regular Session Minutes of May 11, 2026.

MOTION by Commissioner Duklet, second by Commissioner Eggers, to approve the Regular Session Minute of May 11, 2026. ALL VOTED AYE. MOTION CARRIED.

4. RECOGNITION OF INVOLVED CITIZENS.
*Persons may make statements to the Planning Commission pertaining to items **not** on the agenda. Maximum of three (3) minutes per speaker. No official action will be taken.*

None.

5. PUBLIC HEARINGS. None.

6. BUSINESS.
6.1. 2050 Comprehensive Plan Update – Community Values

Community Development Director Smith Strack reviewed some background information and tools available for the Commission to prepare for the 2050 comprehensive plan land use discussion. Tools included an ESRI Story map.

The Commission held discussion on community values. They reviewed a series of statements, selected priorities, and then talked about why they selected the statements they did.

7. ADMINISTRATIVE REPORTS.
7.1. Commissioner Comments.

The Commission held a brief discussion on data centers and Zoning.

Commissioner Crosby suggested a business survey be shared on the City's Facebook again.

7.2. Director's Report.

Community Development Director Smith Strack noted the report is in the packet.

7.3. Upcoming Tentative Meetings.

1. Regular Meeting, 6:00 p.m., Monday, July 13, 2026.

The commission was reminded of the next upcoming tentative meeting as listed.

8. ADJOURNMENT.

MOTION by Commissioner Walsh, second by Commissioner Eggers, to adjourn the meeting at 6:53 PM. ALL VOTED AYE. MOTION CARRIED.

Respectfully Submitted,

Renee Eyrich
Recording Secretary

MEMORANDUM

Planning and Zoning Commission

DATE:	July 13, 2026
FROM:	Jim Gerold, Assistant Community Development Director
AGENDA ITEM:	Public Hearing: Non-Conformance Expansion Permit 614 Main Street West. Resolution PZ 26-08 Recommending the City Council Approve a Non-Conformance Expansion Permit for a Home Addition at 614 Main Street West.
BACKGROUND:	The Planning Commission is to hold a public hearing on a request by Anthony Espinoza for a non-conformance expansion permit. If approved the permit would allow construction of a 780 square foot addition to an existing home on the subject property within the 20' side yard setback.  Nonconforming expansions are regulated by Section 1102.03 of the Zoning Ordinance, and is required if the proposed expansion will occupy any space within a non-conforming area that was previously not occupied either vertically or horizontally. The existing home is set back 14.1' from the property line adjacent to Buffalo Street. The required side yard setback for a corner lot is twenty (20) feet. The Applicant proposes adding a master suite addition to the rear of his existing home that will line up with the west side of the existing home. This will increase the linear length of the wall within the setback from 44'2" to a proposed 74'2". The applicant proposes that the addition to the home will not encroach into the side yard setback any farther than the existing structure currently does. The garage portion of the addition depicted on the floor plan is not proposed to encroach on any required setbacks. The property is zoned R-3 Single and Two Family Residential District.
REVIEW CRITERIA:	Code provides for the following review criteria for non-conformance expansion permits: 1. The proposed expansion is a reasonable use of the property, considering such things as: a. Functional and aesthetic justifications for the expansion; b. Adequacy of off-street parking for the expansion; c. Absence of adverse off-site impacts such as traffic, noise, dust, odors, and parking; and d. Improvement to the appearance and stability of the property and neighborhood. e. Will not endanger public safety; f. Will not interfere with adopted City plans or regulations requiring additional right-of-way width; and, g. Is not expansion of a non-conformity previously allowed through the nonconformance variance process.
REVIEW:	

Notice of the requested permit has been published, posted, and mailed. As of the drafting of this memo no comments for or against the permit have been received.

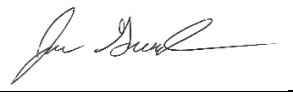
In order to grant a nonconforming expansion permit, the Planning Commission and City Council should be able to make findings in support of the review criteria outlined above. As such, Staff has reviewed the application against these criteria and offers the following feedback. The criteria are again listed below, with any staff comments provided in italics:

1. The proposed expansion is a reasonable use of the property, considering such things as:

    a. Functional and aesthetic justifications for the expansion. *A main-floor master suite is a typical feature of a single family home, including homes in the R-3 District. It is a proposed continuation of improvements recently made to the home including new and upgraded exterior materials.*
    b. Adequacy of off-street parking for the expansion. *The proposed expansion will increase the off-street, interior, parking capabilities for the property and is not anticipated to increase parking demands at the subject property.*
    c. Absence of adverse off-site impacts such as traffic, noise, dust, odors, and parking. *The proposed expansion will not create any adverse off-site impacts. The proposed addition is consistent with required performance standards.*
    d. Improvement to the appearance and stability of the property and neighborhood. *The proposed expansion will result in an improved structure for the property which is consistent with design aspects of the dwelling.*
    e. Will not endanger public safety. *The request relates to a private structure that is on private property. It does not impact traffic, site lines, or emergency access.*
    f. Will not interfere with adopted City plans or regulations requiring additional right-of-way width. *No interference with City plans or regulations requiring additional right-of-way width is anticipated.*
    g. Is not expansion of a non-conformity previously allowed through the nonconformance variance process. *The referenced structure and use have not been the previous subject of a non-conformance expansion permit request.*

<u>Review Comments</u>
If the Planning Commission considers not approving the request, appropriate findings related to aforementioned criteria should be established. Should the PZC pursue a favorable recommendation the following conditions are suggested:

1. The “Use” is limited to 780 square-foot addition to the rear of an existing home as depicted on the site plan included with the application.
2. The site plans and all correspondence, reports, and, if applicable, conditions and restrictions placed upon the non-conformance expansion permit by the Belle Plaine Planning Commission shall be made a part of the non-conformance expansion permit resolution.
3. The proposed addition shall not encroach any farther into the side yard setback than the existing structure.
4. The addition shall be constructed in substantial conformance with the submitted existing and proposed surveys.
5. This non-conformance expansion permit does not apply to the front porch addition illustrated on the proposed survey and floor plan.
6. No work shall occur in the ROW without an approved ROW permit.
7. Lot coverage standards shall be met.
8. This non-conformance expansion permit shall expire one year after date of approval unless the Applicant has commenced construction of the Use on-site or a petition for an extension of time has been granted by the City Council.
9. Approval of this non-conformance expansion permit and associated site plan does not approve any future expansion or associated improvements on-site.
10. A building permit is required.

ACTION:	The Planning Commission is to hold a public hearing and make a recommendation to the City Council.
ATTACHMENTS:	• Application, Existing Survey, Proposed Survey, and Floor Plan. • Aerial of site. • Resolution PZ 26-08 Recommending the City Council Approve a Non-Conformance Expansion Permit for a home addition at 614 Main Street West.
SIGNATURE:	

BELLE PLAINE PLANNING COMMISSION
RESOLUTION PZ 26-08

RECOMMENDING THE CITY COUNCIL APPROVE A NON-CONFORMANCE EXPANSION PERMIT FOR A 780 SQUARE-FOOT HOME ADDITION AT 614 MAIN STREET WEST.

Legal: Attached as Exhibit A
Property Identification Number: 200010930

WHEREAS, Anthony Espinoza (the Property Owner) has submitted an application for a Non-Conformance Expansion Permit to provide for a 780 square-foot addition to an existing home at 614 Main Street West; and,

WHEREAS, the subject property is an existing residential use which includes an existing dwelling and an existing detached garage in the R-3 Single and Two Family Residential District; and,

WHEREAS, the Planning Commission conducted a public hearing on the proposed Non-Conformance Expansion Permit July 13, 2026, following posted, mailed, and published notice; and,

WHEREAS, the Planning Commission has reviewed the request and applicable code standards; and,

WHEREAS, The Planning Commission has reviewed criteria for granting a Non-Conformance Expansion Permit and finds:

1. Functional and aesthetic justifications for the expansion. A main-floor master suite is a typical feature of a single family home, including homes in the R-3 District. It is a proposed continuation of improvements recently made to the home including new and upgraded exterior materials.
2. Adequacy of off-street parking for the expansion. The proposed expansion will increase the off-street, interior, parking capabilities for the property and is not anticipated to increase parking demands at the subject property.
3. Absence of adverse off-site impacts such as traffic, noise, dust, odors, and parking. The proposed expansion will not create any adverse off-site impacts. The proposed addition is consistent with required performance standards.
4. Improvement to the appearance and stability of the property and neighborhood. The proposed expansion will result in an improved structure for the property which is consistent with design aspects of the dwelling.
5. Will not endanger public safety. The request relates to a private structure that is on private property. It does not impact traffic, site lines, or emergency access.
6. Will not interfere with adopted City plans or regulations requiring additional right-of-way width. No interference with City plans or regulations requiring additional right-of-way width is anticipated.
7. Is not expansion of a non-conformity previously allowed through the nonconformance variance process. The referenced structure and use have not been the previous subject of a non-conformance expansion permit request.

NOW THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF BELLE PLAINE THAT: It hereby recommends the City Council approve a Non-Conformance Expansion Permit for a 780 square foot home addition at 614 Main Street West, contingent upon the following:

1. The “Use” is limited to 780 square-foot addition to the rear of an existing home as depicted on the site plan included with the application.
2. The site plans and all correspondence, reports, and, if applicable, conditions and restrictions placed upon the non-conformance expansion permit by the Belle Plaine Planning Commission shall be made a part of the non-conformance expansion permit resolution.
3. The proposed addition shall not encroach any farther into the side yard setback than the existing structure.

4. The addition shall be constructed in substantial conformance with the submitted existing and proposed surveys.
5. This non-conformance expansion permit does not apply to the front porch addition illustrated on the proposed survey and floor plan.
6. No work shall occur in the ROW without an approved ROW permit.
7. Lot coverage standards shall be met.
8. This non-conformance expansion permit shall expire one year after date of approval unless the Applicant has commenced construction of the Use on-site or a petition for an extension of time has been granted by the City Council.
9. Approval of this non-conformance expansion permit and associated site plan does not approve any future expansion or associated improvements on-site.
10. A building permit is required.

Whereupon said resolution was declared duly passed and adopted. Dated this 13th day of July, 2026.

_____	_____
Brian Romness	Jim Gerold
Planning Commission Chairperson	Asst. Community Development Director

EXHIBIT A
PZ RESOLUTION 24-08
LEGAL DESCRIPTION

Lots 16-18, Block 042, City of Belle Plaine, Scott County, Minnesota

Annex	CUP	Interim Use	Move Building	**Non – Conform**	Plan Consid.	PUD	Variance
Driveway	Land Excavation	Land Fill	Rental		ROW	Sign	

City of Belle Plaine
218 N. Meridian Street
P.O. Box 129
Belle Plaine, MN 56011

Community Development Department
Phone: 952-873-5553
Fax: 952-873-5509
www.belleplainemn.gov

RECEIVED
JUN 10 2026
BY:

Fee: ☐ **$100.00** Single/Two-family Dwellings ☐ **$400.00** all other applicants

NON-CONFORMING EXPANSION APPLICATION

Permit Number:

PROPERTY	Address: 614 W. Main St. Belle Plaine, MN		P.I.N: 200010930
Lot(s): 16-18	Block(s): 042	Subdivision: City of Belle Plaine	
Acreage or Square Footage: .25	Zoning: R-3 Single & Two Family Residential		
APPLICANT	☐ Owner	Name: Anthony Espinoza	Phone: [redacted]
Mailing Address:			Cell:
E-mail: [redacted]			Fax:
OWNER	Name: Same		Phone:
Mailing Address:			Cell:
E-mail:			Fax:

DESCRIPTION OF NON-CONFORMITY: Expanding the left side of the house lining it up with the existing structure

NON-CONFORMING EXPANSION IS REQUESTED TO: Add an addition to the back of the house

OWNER'S STATEMENT

I am the owner of the above described property and I agree to this application. By signing this application, I certify that all fees, charges, utility bills, taxes, special assessments and other debts or obligations due to the city by me or for this property have been paid. I further certify that I am in compliance with all ordinance requirements and conditions regarding other city approvals that have been granted to me for any matter. (If the owner is a corporation or partnership, a resolution authorizing this action on behalf of the board or partnership must be attached.)

OWNER'S SIGNATURE: Anthony Espinoza **DATE:** 6-9-26

APPLICANT'S STATEMENT

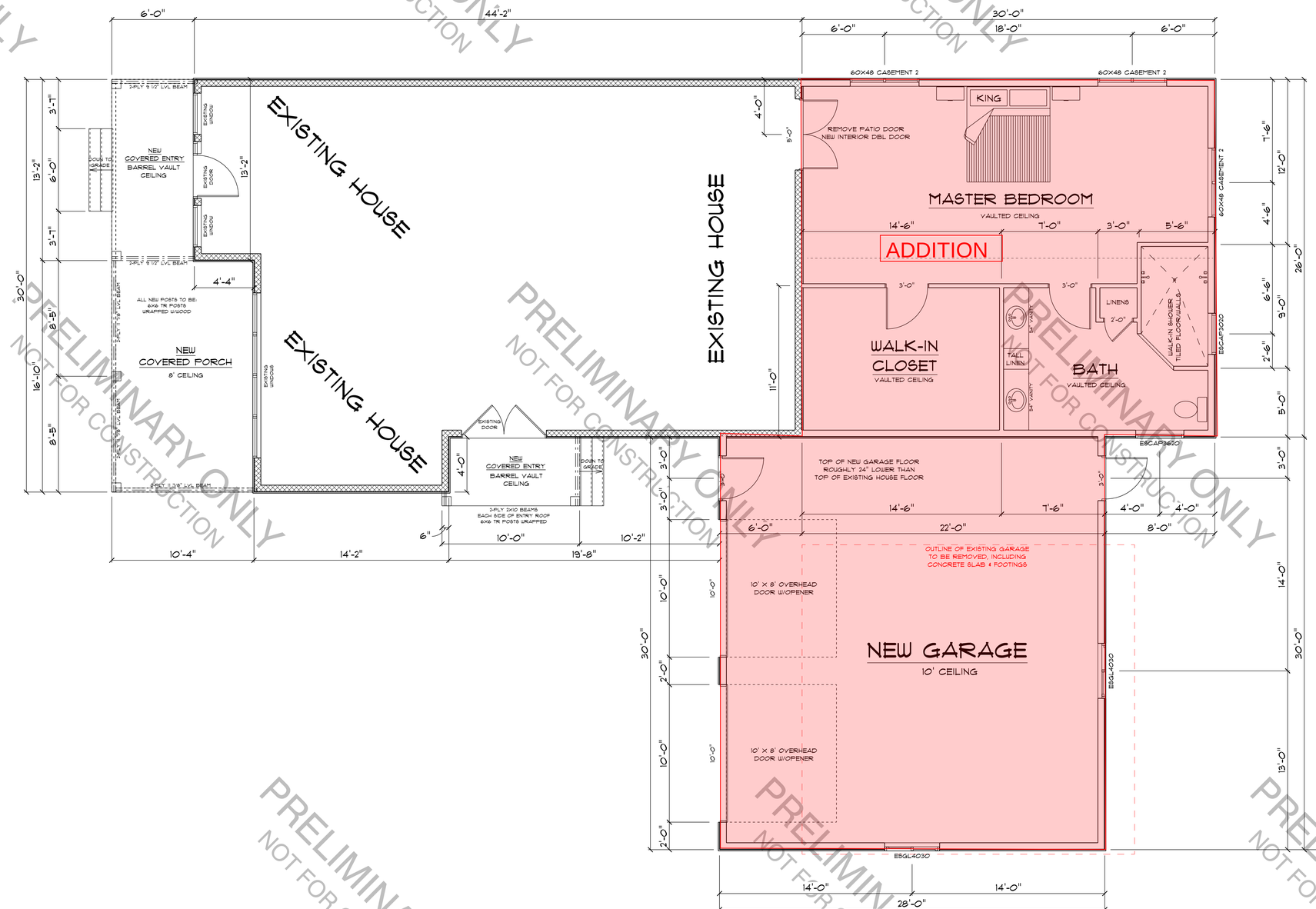
This application should be processed in my name, and I am the party whom the city should contact about this application. I have completed all of the applicable filing requirements and, to the best of my knowledge, the documents and information I have submitted are true and correct.

APPLICANT SIGNATURE: Anthony Espinoza **DATE:** 6-9-26

OFFICE USE ONLY

Zoning:	**Application Fee:** 100.00	**Form of Payment:** CC	
		Date: 6-10-2026	
	☐ **Site Plan**	**Transaction Number:** 11949/72	
		Collected By: AN	

Reviewed by Community Development Director	☒ **Application Complete**			**Date:** 6/10/2026
Reviewed by Planning Commission	☐ **Tabled**	☐ **Approved**	☐ **Denied**	**Date:**
Reviewed by City Council	☐ **Tabled**	☐ **Approved**	☐ **Denied**	**Date:**



MAIN FLOOR

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

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

HAGGENMILLER LUMBER

Property of Haggenmiller Lumber Inc.
For Estimation And Quotation Only

Disclaimer, this drawing is being provided by Haggenmiller Lumber Inc. for its internal use only to estimate or quote the cost of materials for the structure. This drawing is not professionally engineered and Haggenmiller Lumber Inc. cannot be held liable for any errors, omissions, or defects in this plan.

THIS PLAN CANNOT BE COPIED

SCALE: 1/4" = 1'	APPROVED	DRAWN BY: SLM
DATE: Wednesday, May 13, 2026		REVISED

TONY ESPINOZA RESIDENCE
HOUSE & GARAGE ADDITION

23180 401 AV.
ARLINGTON MN. 55307
PHONE: 507-964-2263
FAX: 507-964-2269

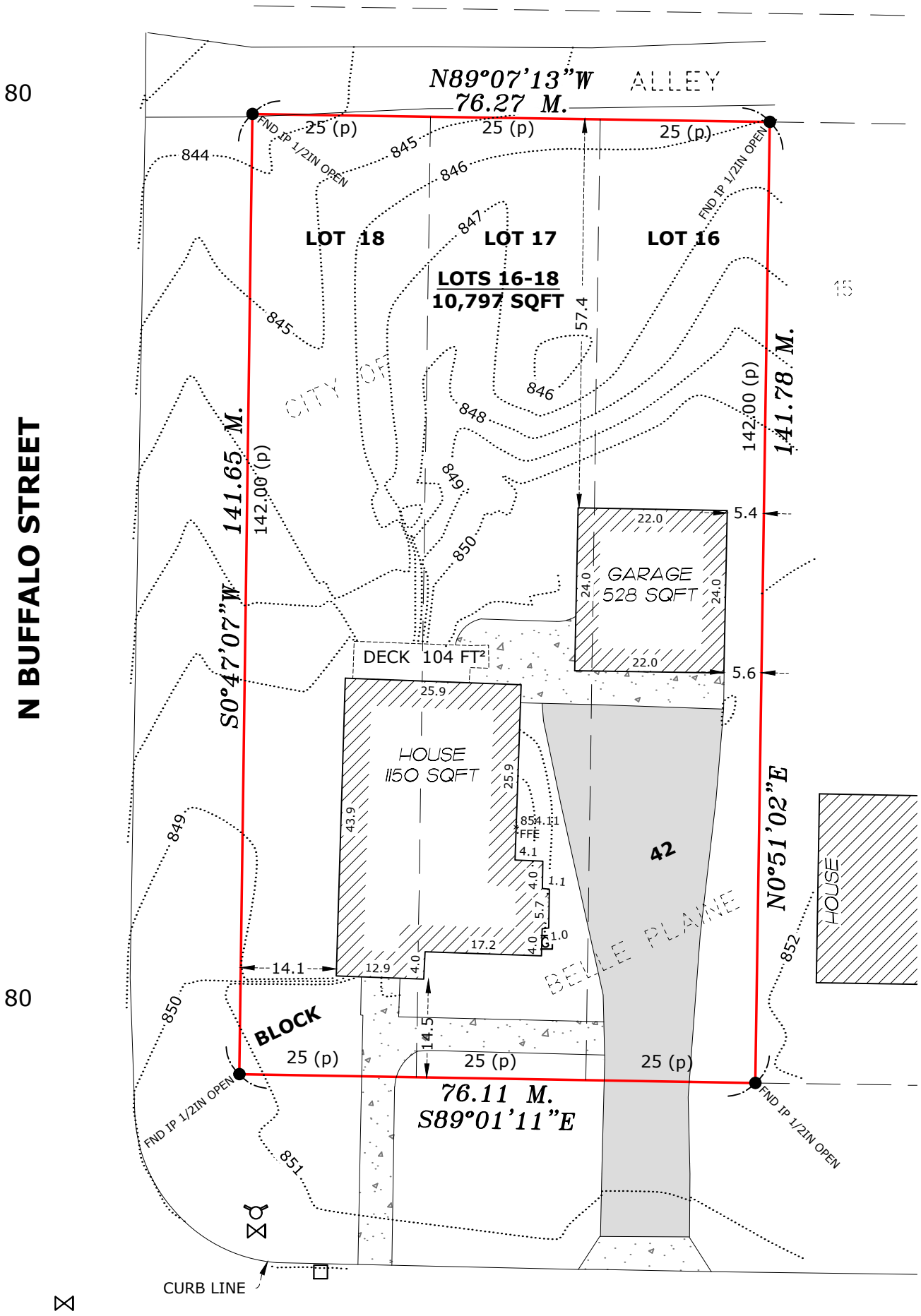
DRAWING NUMBER

LOT SURVEY ~EXISTING CONDITIONS~

~for~ Gary Crosby

~part of~ Lot 16-18, Block 42, CITY OF BELLE PLAINE, SCOTT CO., MN

614 W MAIN ST BELLE PLAINE, MN - ESPINOZA RESIDENCE



NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 05/26/26.
- Bearings shown are on an assumed datum.
- Parcel ID Number: 200010930.
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES CATCH BASIN
- DENOTES HYDRANT
- DENOTES STORM SEWER MANHOLE
- DENOTES WATER VALVE
- DENOTES GAS METER
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE

GRAPHIC SCALE

20 0 10 20 40

SCALE IN FEET

EXISTING IMPERVIOUS SURFACE CALCULATIONS

HOUSE =	1150 FT²
GARAGE =	528 FT²
CONCRETE (ON LOT) =	507 FT²
BITUMINOUS DRIVEWAY (ON LOT) =	1035 FT²
DECK =	104 FT²

TOTAL: 3324 FT²/ LOT AREA 10797 FT² = 0.3079
PERCENT TOTAL EXISTING IMPERVIOUS SURFACE COVERAGE: 30.8%

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

By: _____
Minnesota License No. 45356

Dated 3rd day of June, 2026.

DATUM: Assumed

JOB NO. 260466

REVISIONS

NO.	DATE	DESCRIPTION	BY
1			
2			
3			

SCALE: 1" = 20 '

DATE: 05-27-26

DRAWN BY: LKN

CREW: JWM,LAD

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
990 5th Ave SE, Suite 2
Hutchinson, MN 55350
Tel. (320) 587-2026
www.egrud.com

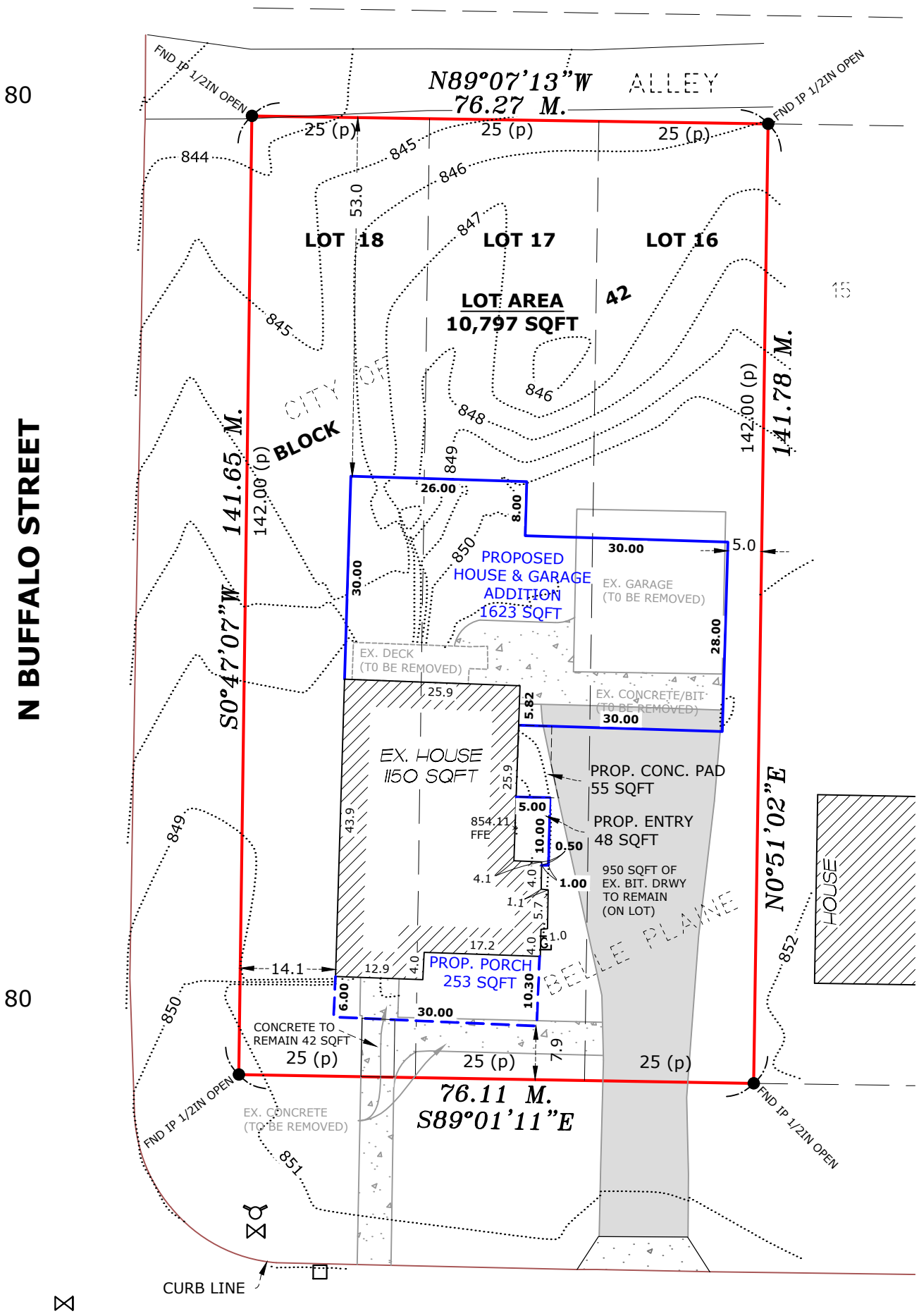
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~PROPOSED CONDITIONS~

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~part of~ Lot 16-18, Block 42, CITY OF BELLE PLAINE, SCOTT CO., MN

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- DENOTES CONCRETE SURFACE

GRAPHIC SCALE

20 0 10 20 40

SCALE IN FEET

PROPOSED IMPERVIOUS SURFACE CALCULATIONS

EXISTING HOUSE =	1150 FT²
CONCRETE (TO REMAIN ON LOT) =	42 FT²
BITUMINOUS DRIVEWAY (TO REMAIN ON LOT) =	950 FT²
PROPOSED HOUSE & GARAGE =	1623 FT²
PROPOSED PORCH =	253 FT²
PROPOSED ENTRY =	48 FT²
PROPOSED CONCRETE PAD =	55 FT²

TOTAL: 4,121 FT²/ LOT AREA 10,797 FT² = 0.3817
PERCENT TOTAL PROPOSED IMPERVIOUS SURFACE COVERAGE: 38.17%

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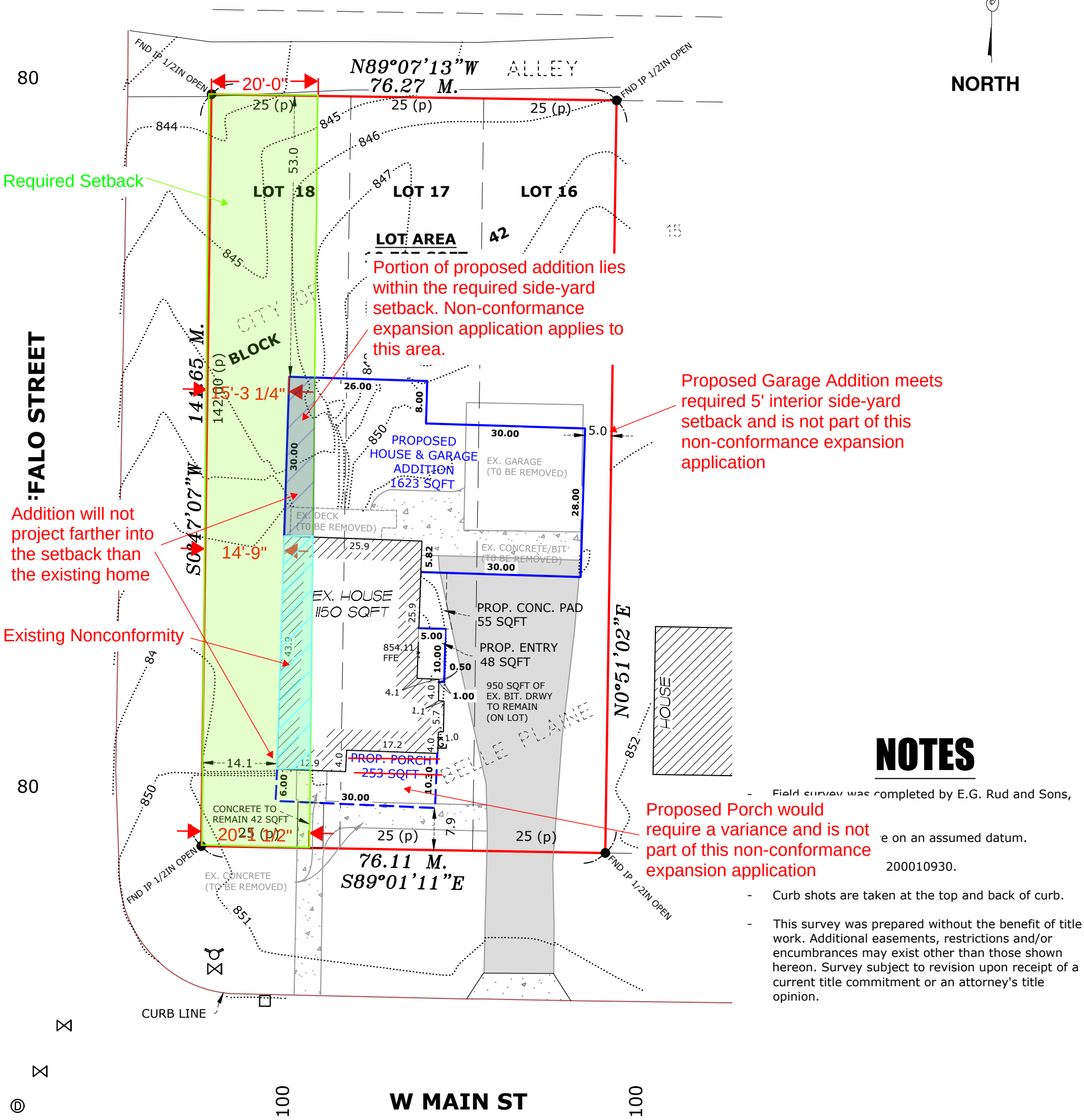
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Belle Plaine

Legend

- City Limits
- Parcels 6/12/2025
- Lot Lines
- Minnesota River Protected Waters
  - Public Water Basin
  - Public Water Wetland
- Protected Waters - Watercourse

Map Name

0 33 Feet

© Bolton & Menk, Inc - Web GIS 7/7/2026 2:32 PM

BOLTON & MENK
Real People. Real Solutions.

Disclaimer:

This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data located in various city, county, and state offices, and other sources affecting the area shown, and is to be used for reference purposes only. The City of Belle Plaine is not responsible for any inaccuracies herein contained.

MEMORANDUM

Planning and Zoning Commission

DATE:	July 13th, 2026
FROM:	Jim Gerold, Assistant Community Development Director
AGENDA ITEM:	**Public Hearing** Valley Business Park Fourth Rezoning **Ordinance 26-04** An Ordinance Rezoning Lot 1, Block 1, Valley Business Park Fourth from I-C Industrial Commercial to I-2 General Industrial District. **Resolution PZ 26-09**, Recommending the City Council Approve Ordinance 26-04, An Ordinance Rezoning Lot 1, Block 1, Valley Business Park Fourth from I-C Industrial Commercial District to I-2 General Industrial District.
OVERVIEW	Legacy Crossing LLC (Applicant) and the City of Belle Plaine (Property Owner) have applied for rezoning of Lot 1, Block 1, Valley Business Park Fourth. The Planning Commission is to hold a public hearing on Ordinance 26-04. If approved the rezoning will accommodate contractor storage garages. Currently the property is zoned I-C Industrial/Commercial District. Eight contractor storage buildings totaling approximately 86,000 square feet are proposed for the site.
REVIEW CRITERIA	Section 1103.06 of the City Code provides for consideration of rezoning. The Commission is to consider the following items when making a recommendation. 1. The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the official City Comprehensive Plan. 2. The proposed use is or will be compatible with present and future land uses of the area. 3. The proposed use conforms with all performance standards contained herein. 4. The proposed use will not tend to or actually depreciate the property values in the area in which it is proposed. 5. The proposed use can be accommodated with existing public services and will not overburden the City's service capacity. 6. Traffic generation by the proposed use is within capabilities of streets serving the property.
REVIEW:	The proposed rezoning is consistent with the 2040 Comprehensive Plan land use which is Mixed Use Industrial/Commercial. The subject property is situated on a block adjacent to several zoning districts including Highway Commercial, General Industrial, and Industrial-Commercial. Proposed rezoning would likely not constitute spot zoning. Existing uses adjacent to the subject property are varied and include commercial and industrial uses such as Cambria and Belle Plaine Public Works. The subject property is an existing vacant lot owned by the City of Belle Plaine, which was recently platted and is pending sale to Legacy Crossing LLC. The proposed use under rezoning is multiple contractor storage garages. The applicant opines that the proposed storage garages will offer a variety of amenities to attract their primary customers, which are small businesses including contractors and

	those in the trades. The storage facilities will be fully fenced with a secure entry gate, AI security cameras, asphalt driveways, and modern garages available in various sizes and amenity levels. Should the property be rezoned the property owner will be required to adhere to zoning standards for the I-2 General Industrial District. Full municipal services are already available at the subject parcel. The proposed use as Contractor Storage Garages is unlikely to impact the City's utility capacity. South Street is classified as a major collector street and Laredo St is classified as a local collector street. The proposed use is unlikely to generate traffic that is in excess of the capabilities of the street serving the property. Notice of public hearing has been posted, published, and mailed to adjacent property owners.
ACTION:	The Planning Commission is to hold a public hearing to provide an opportunity for receipt and consideration of factual information relating to the request. Following the public hearing the PZC is to analyze the request and compare the request to applicable standards. The PZC is to make a recommendation to the City Council. If the PZC recommends denial of the request it shall issue specific findings of fact relating thereto. If the PZC considers approval, a sample resolution is attached.
ATTACHMENTS:	**Public Hearing** Lot 1, Block 1, Valley Business Park Fourth Rezoning. **Ordinance 26-04,** An Ordinance Rezoning Lot 1, Block 1, Valley Business Park Fourth from I-C Industrial Commercial to I-2 General Industrial District. **Resolution PZ 26-09**, Recommending the City Council Approve Ordinance 26-04, An Ordinance Rezoning Lot 1, Block 1, Valley Business Park Fourth from I-C Industrial Commercial District to I-2 General Industrial District. **Supporting Documents** including application, applicants narrative, current zoning map, and 2040 Comprehensive Plan Future Land Use Map
SIGNATURE:	

CITY OF BELLE PLAINE
ORDINANCE 26-04

AN ORDINANCE REZONING LOT 1, BLOCK 1, VALLEY BUSINESS PARK FOURTH, SCOTT COUNTY, MINNESOTA FROM I-C INDUSTRIAL/COMMERCIAL DISTRICT TO I-2 GENERAL INDUSTRIAL DISTRICT

THE CITY COUNCIL OF THE CITY OF BELLE PLAINE ORDAINS:

Section 1. Section 1105.01, SUBD. 2, the Official Zoning Map, is hereby amended as follows:

Lot 1, Block 1, Valley Business Park Fourth, Scott County, Minnesota from I-C Industrial Commercial District to I-2 General Industrial District

Section 2. This Ordinance shall become effective upon publication in the official newspaper of the City.

Passed and duly adopted by the City Council of the City of Belle Plaine this 20th day of July, 2026.

BY:_____
James Evans, Mayor

ATTEST:

_____
Dawn Meyer, City Administrator

ATTACHMENT A
ORDINANCE 26-04



BELLE PLAINE PLANNING COMMISSION
RESOLUTION PZ 26-09

RECOMMENDING THE CITY COUNCIL APPROVE ORDINANCE 26-04 AN ORDINANCE REZONING LOT 1, BLOCK 1, VALLEY BUSINESS PARK FOURTH FROM I-C INDUSTRIAL/COMMERCIAL DISTRICT TO I-2 GENERAL INDUSTRIAL DISTRICT

WHEREAS, Legacy Crossing LLC (Applicant) and the City of Belle Plaine (Owner) have applied for rezoning of Lot 1, Block 1, Valley Business Park Fourth; and,

WHEREAS, Lot 1, Block 1, Valley Business Park Fourth was created by the plat approved on April 20th, 2026, which replatted the former Lots 1-4, Valley Business Park Third, into a single lot for future industrial/commercial development; and,

WHEREAS, the proposed rezoning is from I-C Industrial/Commercial District to I-2 General Industrial District; and,

WHEREAS, the Applicant proposes the rezoning to accommodate contractor storage garages; and,

WHEREAS, a public hearing was scheduled and held by the Planning Commission, the City's designated Planning Agency, on July 13th, 2026 following duly published notice to accept public comment on the proposed rezoning request; and,

WHEREAS, the Planning Commission accepted public input and discussed Ordinance 26-04, An Ordinance Rezoning Lot 1, Block 1, Valley Business Park Fourth from I-C Industrial/Commercial District to I-2 General Industrial District; and,

WHEREAS, the Planning Commission finds

1. The property is planned for future mixed Industrial/Commercial development under Destination 2040, the City's Comprehensive Plan. The proposed use as contractor garages is consistent with planned use.
2. The property is situated adjacent to Highway Commercial, General Industrial, and Industrial/Commercial. Proposed rezoning would not create an isolated parcel zoned I-2 General Industrial.
3. The adjacent locale contains a mix of vacant commercial property, existing industrial property, and commercial property. The proposed use appears compatible with present land uses in the area.
4. The proposed rezoning will not tend to or actually depreciate property values in the area.
5. The subject parcel is served by a full complement of municipal services. A contractor garage complex would appear not to overburden the City's utility capacity.
6. The proposed use will generate very little traffic. The subject parcel is serviced by Diversified Drive. Roadways appear to have more than adequate capacity to serve the intended use.

NOW, THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF BELLE PLAINE, SCOTT COUNTY, MINNESOTA, THAT: It recommends the City Council approve Ordinance 26-04, An Ordinance Rezoning Lot 1, Block 1, Valley Business Park Fourth from I-C Industrial/Commercial District to I-2 General Industrial District.

The adoption of the foregoing resolution was duly moved by Commissioner _____ and seconded by Commissioner _____, and after full discussion thereof and upon a vote being taken thereon, the following Commissioners voted in favor thereof: _____.

and the following voted against the same: _____.

Whereupon said resolution was declared duly passed and adopted. Dated this 13th day of July, 2026.

_____	_____
Brian Romness	Jim Gerold
Planning Commission Chair	Asst. Community Development Director

Annex	CUP	Home Occ.	Interim Use	Move Building	Non – Conform	**Plan Consid.**	PUD	Variance
Driveway	Land Excavation	Land Fill	Rental	ROW	Sign			

City of Belle Plaine
218 N. Meridian Street
P.O. Box 129
Belle Plaine, MN 56011

Community Development Department
Phone: 952-873-5553
Fax: 952-873-5509
www.belleplainemn.gov

Fee: $

PLANNING CONSIDERATION APPLICATION

Permit Number:

PROPERTY	Address: 801/809 Diversified Drive	Belle Plaine, MN	P.I.N: 2010300 (10/20/30/40)
Lot Number: 1/2/3/4	Block Number: 1	Subdivision: Valley Business Park Third	
Zoning: Rezone from I/C to I-2			

APPLICANT	☑ Owner	Name: Legacy Crossing LLC	Phone: [redacted]
Mailing Address: 2489 Spiral BLVD Hastings MN 55033			Cell: [redacted]
E-mail: [redacted]			Fax: –
OWNER		Name: Legacy Crossing LLC	Phone [redacted]
Mailing Address: 2489 Spiral BLVD Hastings MN 55033			Cell:
E-mail: [redacted]			Fax: –

APPLICATION TYPE: *(Check all that apply)*

☐ Concept Plan-Subdivision	**$250**	☐ Site Plan	**$300**	☐ Minor Subdivision	**$250**
☐ Preliminary Plat Approval	**$500**	☑ Rezoning	**$300**	☐ Alley/Street Vacation	**$500**
☐ Final Plat Approval	**$200**	☐ Comp Plan Amend	**$1,000**	☐ Easement Vacation	**$500**

☐ Other *(bldg. materials, landscape, lighting, parking & misc. plans)*_____

Improvement Description:
- Construct Contractor Storage Garages
- Rezone site from I/C Industrial Commeccial to I-2 General Industrial

Attached to this application and made a part thereof, are:

☐ Concept Plan	☐ Preliminary Plat	☑ Final Plat	☑ Sketch of Improvement Layout
☑ Plans & Specifications	☐ Photographs	☑ Other: Civil Plans + Building Renderings	

I certify that I am the applicant named herein; that I have familiarized myself with the rules and regulations with respect to preparing and filing this application that the foregoing statements and answers herein contained and the information on the attached maps or site plans and any other documents submitted herewith are in all respects true and accurate to the best of my knowledge and behalf.

APPLICANT SIGNATURE: [signature] **DATE:** 6-3-26

OWNER(S) SIGNATURE: [signature] **DATE:** 6-3-26

OFFICE USE ONLY

Date Received:	**Form of Payment:**	**Transaction Number:**
Application Fee:	**Date:**	**Collected By:**

Reviewed by Community Development Director	☐ Application Complete			**Date:**
Reviewed by Planning Commission	☐ Tabled	☐ Approved	☐ Denied	**Date:**
Reviewed by City Council	☐ Tabled	☐ Approved	☐ Denied	**Date:**

June 3, 2026

Ms. Cynthia Smith-Strack

218 N. Meridian Street

Belle Plaine, MN 56011

Dear Ms. Smith-Strack;

Thank you for your assistance thus far in the purchase and site development planning process on the 4.93 acre property comprised of parcels 201030010 (801 Diversified Dr), 201030020 (809 Diversified Dr.), 201030030 (206 Maple St S) and 201030040 (205 Laredo St S) – Valley Business Park Third.

Legacy Crossing LLC is requesting to rezone this site (the four parcels identified above) from I/C to I-2

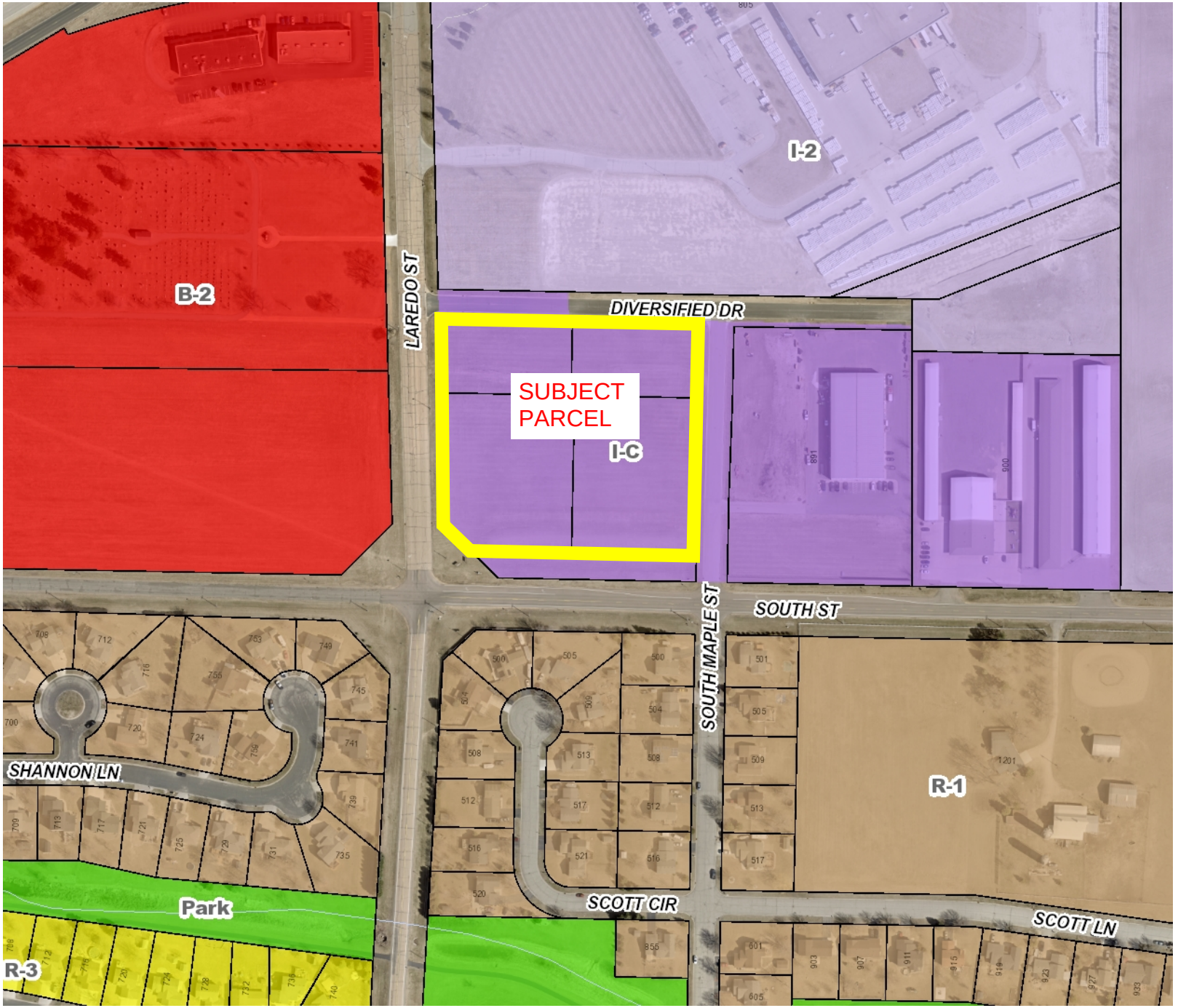
The rezoning of this site will allow the construction of a facility to serve our primary customer which is a small business contractor in the trades, including plumbers, contractors, home remodelers, landscapers, electricians, roofers, caterers, asphalt installers, drywallers, route salespeople, and many other types of businesses. Our customers are shrewd business people that look to keep their business overhead low and value the amenities that we provide but that they cannot find elsewhere: fully fenced site, secure entry gate, AI security cameras, wide asphalt driveways, modern garage units in various sizes and amenity levels. They value the ability to rent a space with just the right balance of amenities they need or can afford – essentially we offer a 'small business incubator' styled campus.

Thank you for your consideration of this rezoning request. We look forward to our continued partnership with the City of Belle Plaine.

Sincerely,

Chad Smurawa

Legacy Crossing LLC



Belle Plaine

Legend

- City Limits
- Parcels 6/12/2025
- Lot Lines
- Minnesota River
- Protected Waters
  - Public Water Basin
  - Public Water Wetland
- Protected Waters - Watercourse
- Zoning
  - Park
  - A-2 Rural Residential
  - R-1 Single Family - Low Density: (12,000 sf. minimum)
  - R-2 Single Family - Low Density: (20,000 sf. minimum)
  - R-3 Single and Two-Family - Low to Medium Density
  - R-7 Mixed Housing - Medium to High Density
  - R-MH Manufactured Housing
  - B-2 Highway Commercial
  - B-3 Central Business District
  - I-2 General Industrial
  - I-C Industrial/Commercial
  - PUB Institutional
  - PUD Planned Unit Development
  - PUD Overlay
  - FP Flood Plain
  - S-1 Shoreland

Map Name

0 263 Feet

© Bolton & Menk, Inc - Web GIS 6/11/2026 3:52 PM

BOLTON & MENK
Real People. Real Solutions.

Disclaimer:

This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data located in various city, county, and state offices, and other sources affecting the area shown, and is to be used for reference purposes only. The City of Belle Plaine is not responsible for any inaccuracies herein contained.

ENLARGED INSET

FUTURE LAND USE



SUBJECT PROPERTY

FUTURE LAND USE

Map 3-2 - 2040 Future Land Use

November 2018

BOLTON & MENK

Real People. Real Solutions.

Legend

- MUSA 2040
- City Limits
- Parcels
- Aggregate Mineral Resources

Future Functional Class

- Principal Arterial
- A Minor Arterial-Connector
- Proposed B Minor Arterial
- B Minor Arterial
- Proposed Major Collector
- Major Collector
- Proposed Minor Collector
- Minor Collector

Future Land Use

- LDR - Low Density Residential
- MDR - Medium Density Residential
- MHDR - Medium to High Density Residential
- HDR - High Density Residential
- MUCR - Mixed Use Commercial/Residential
- COM - Commercial
- IND - Industrial
- MUIC - Mixed Use Industrial / Commercial
- PUB - Institutional
- Park/Open Space
- Floodplain
- ROW

0 0.5 Miles

Source: Scott County, City Of Belle Plaine, MnDot

Map Document: \\arcserver1\gis\BELLM\15\127\7\ESRIMaps\LandUse\Chapter3\Bell_2040_FutureLandUseMap_11x17.mxd | Date Saved: 11/30/2018 2:27:27 PM

MEMORANDUM PZC

DATE:	July 13, 2026
FROM:	Jim Gerold, Community Development Director
AGENDA ITEM:	Public Hearing: Conditional Use Permit for Contractor Storage Garages located at Lot 1, Block 1, Valley Business Park Fourth. Resolution PZ 26-10 A Resolution Recommending Approval/Denial of a Conditional Use Permit and Site Plan Providing for Contractor Storage Garages at Lot 1, Block 1 Valley Business Park Fourth Subdivision.
REVIEW:	**Project Synopsis** *Consideration of this Conditional Use Permit is contingent upon approval of the rezoning application from I-C Industrial Commercial to I-2 General Industrial. If the rezoning is not approved, the CUP cannot be issued and this memo becomes invalid.* Chad Smurawa & Legacy Crossing LLC (Applicant) and the City of Belle Plaine (Property Owner) have submitted an application for consideration of a conditional use permit for Lot 1, Block 1, Valley Business Park Fourth. A CUP is required for conditional uses within the I-2 General Industrial District. Site plan review will be conducted with the CUP review. The Applicant represents: 1. Principal use of property will be contractor storage garages. 2. Sign permits will be obtained for all signage. 3. Lighting to meet City Code requirements. 4. Outdoor storage is not proposed. 5. The project will be completed in 3 phases, with the final phase being completed by spring of 2029. Phase I Completion by Spring 2027, Phase II Completion by Spring 2028, and Phase III Completion by Spring 2029.  **Code Review** Consistency with Comprehensive Plan The subject parcel is in an area planned for continued mixed commercial/industrial use. Zoning The property is proposed to be zoned I-2 General Industrial. Mini-storage uses within the I-2 District require a conditional use permit. Chapter 1105.12, Subd. (5)(7) provides for conditional uses in the General Industrial District, including: *6. Mini-Storage*

I-2 District Performance Standards
The existing lot appears to meet the minimum lot size (20,000 sf required) and lot width (100' required). The structure appears to meet front (35 feet), and rear (25 feet) setbacks as well as the maximum building height of thirty-five (35) feet.

The submitted plans indicate setback deficiencies including: Impervious surface is shown extending to the property line along the rear lot boundary. City Code requires a minimum five (5) foot setback from property lines to impervious surface. Additionally, this parcel is bounded by public streets on all four sides and is therefore subject to the thirty (30) foot corner lot side yard setback requirement. Submitted plans do not meet this standard.

Site Access
Site access will be Diversified Drive from the north. Additionally, emergency vehicle access will be provided on the southeast corner of the property off of Maple Street South. A turning radius study is required to ensure maneuverability of fire and rescue equipment.

Parking
Parking is not required. There is space for vehicle unloading within the drive aisles. The use does not have any onsite staff.



Lighting
A photometric plan has been submitted. The lighting fixtures are wallpacks shielded downwards. Lighting standards appear to be met.

General Performance Standards
Section 1107.01 provide for general performance standards for all types of uses including smoke, dust, odor, noise, glare, etc. Compliance with Section 1107.01 is recommended as a condition of approval.

Commercial and Industrial Design Standards
Applicant proposes exterior materials that include R-Panel steel siding, manufactured brick panels, faux windows, and galvalume roofing. Applicant proposes that, upon completion of all phases of project, hidden fastener siding with brick panels and faux windows will be used on building elevations that face public streets and adjoining properties. Exposed fastener siding is proposed elsewhere. Large percentages of the wall surfaces on the interior of the property will consist of overhead doors.

Chapter 1107.17 of the Code provides for Commercial and Industrial Design Standards. 1107.17 Subd. 2 (D) dictates the percentage of building face that is required to be comprised of Class I or equivalent materials. Statement by architect or supplier verifying equivalency required. 1107.17 Subd. 2 (E) prohibits walls with an unbroken length to wall ratio exceeding 4:1. Revised plans required that illustrate vertical breaks to meet code standard.

Lots of over 50,000 square feet are required to devote at least one (1) percent of the lot area to pedestrian use such as plazas, sidewalks, or trails. The applicant has indicated intent to locate the pedestrian use area in the SW corner; revised plans shall illustrate this area.

Outside Storage
Outside storage is not proposed. If outdoor storage is proposed in the future a conditional use permit shall be issued under Section 1107.08, Subd. 2 of the City Code, including location, landscaping, and surfacing requirements shall be met.

Screening & Landscaping
A landscape plan has been submitted and includes a combination of deciduous and coniferous trees and shrubs as well as grasses. All plants shall be guaranteed for two years from the time planting is complete. Hardwood mulch is proposed around all trees and in plant beds. A galvanized chain link fence is proposed around the perimeter of the site. A fence permit is required.

Conditional Use Permit Standards

Section 1103.08, Subd. 4 of the code requires the following be considered prior to issuance of a CUP. Staff comments are in *italicized* type face.

1. The use must be consistent with the Comprehensive Plan. *The subject parcel is guided toward industrial/commercial use.*
2. The use must be consistent with the purpose of the I-2 General Industrial District. *The I-2 District provides for general industrial activities which have access to thoroughfares and effective controls for nuisance and pollution. It is intended to provide a compatible relationship with other land uses. Adjacent uses include commercial and industrial uses.*
3. The use may not adversely impact government facilities, utilities, or service provisions. *The proposed use will not stress government facilities or available utilities. The facility will not be an industrial water or wastewater user.*
4. The use may not adversely impact the public health, safety, or welfare. *The subject property is planned and zoned for industrial/commercial use. Outdoor storage is not proposed. As a condition of approval the proposed use may not exceed Code thresholds for noise, vibration, odor, smoke, glare, etc.*
5. The use may not be injurious to the use and enjoyment of property in the immediate vicinity or substantially diminish and impair adjacent property values. *The use is consistent with abutting uses and operations and will primarily be contained within structures.*
6. The use may not impede the normal, orderly development and improvement of adjacent properties for uses permitted in the subject zoning class. *Existing and future uses in the vicinity of the proposed use are primarily industrial and commercial.*
7. Adequate utilities, access roads, drainage, and necessary facilities must be or will be provided. *The site was developed with commercial/industrial use in mind. Utilities, roads, drainage, and facilities are largely adequate. As recommended conditions of approval, compliance with fire access road requirements, and fire hydrant location requirements will be required.*
8. Adequate measures have been/will be taken to provide for vehicular and pedestrian safety and convenience to, from, and within the site. *Pedestrian traffic to/from the site is not anticipated. Vehicle access will be off of Diversified Drive with adequate setback from adjacent intersections. Future trails are proposed on the south and west sides of the parcels.*
9. The use in all other respects conforms to the applicable regulations of the district within which it is located. *Subject to the plan revisions required herein, the use will conform to all other applicable regulations of the I-2 General Industrial District.*

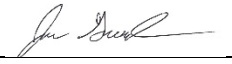
Public Hearing

Notice of required public hearing has been posted, published, and mailed as prescribed by state law. No comments have been received.

Department Review

Staff have reviewed the concept at a review meeting and recommends if issuance of a CUP is contemplated the following conditions be applied:

1. The “Use” is defined as Contractor Storage Garages. The conditional use permit shall be valid only for the Use defined herein.
2. Establishment of the Use as defined within the application materials submitted with a request for CUP approval and as defined within a staff memo dated July 13th, 2026 submitted by Community Development staff.
3. Rezoning of the parcel from I-C to I-2.
4. The conditional use permit is effective upon recording of the conditional use permit at the Scott County Recorder’s Office. The Use shall not be commenced until the conditional use permit is recorded. The conditional use permit shall not be recorded until revised plans are submitted for administrative review and approved including incorporation of all City Engineer’s Comments.
5. Outdoor storage is not permitted unless a condition use permit is issued under Section 1107.08, Subd. 2 of the City Code as may be amended.
6. Plan revisions are required, including:

	a. Plans shall be revised to illustrate building setback requirements are met. b. Plans should be revised to illustrate all impervious surfaces a minimum of 5' from property lines. c. Plans should be revised to show snow storage location. d. Plans should be revised to show 1% pedestrian use area. e. A statement by architect or supplier verifying building material equivalency with Class 1 materials is required. Plans shall be revised to illustrate vertical breaks to meet code design standard. f. Plans shall be revised to illustrate adherence to Minnesota State Fire Code including, but not limited to proximity of structure to fire hydrants. g. Turn radius study shall be submitted for review by fire official. h. Revised plans shall verify the location that the water and sanitary sewer service enter the building(s). i. Revised plans shall show space for recycling per MN Rules 1303.1500. j. Revised plans are subject to review and approval by the City Engineer, the Building Official, and the Community Development Director. 7. The use shall remain in compliance with Section 1107.01 of the City Code pertaining to general performance standards for all types of uses including smoke, dust, odor, noise, glare, etc 8. Signage shall require submittal and approval of a sign permit application. 9. Address numbers are required to be placed on each building per MN State Fire Code and visible as you enter from the main entrance. Indicate on plan how compliance with this requirement will be achieved. 10. Issuance of any/all permits as required by the Building Official. 11. The site and plans and all correspondence, reports, and, if applicable, conditions and restrictions placed upon the conditional use permit by the Belle Plaine Planning Commission shall be made a part of the conditional use permit resolution. 12. This conditional use permit shall expire if Phase I of construction is not commenced within one (1) year of approval, or if the Use is not commenced within ninety (90) days following the completion of Phase I, or a petition for an extension of time has been granted by the City Council. Phase I shall be deemed commenced upon initiation of physical site work. 13. Applicant shall complete all build-out phases per the following timeline: Phase I Completion by June, 2027, Phase II Completion by June, 2028, and Phase III Completion by April 2029. 14. This conditional use permit shall be subject to all applicable codes, regulations and ordinances, and the conditions of approval contained herein. A violation of any applicable codes, regulations and ordinances, and the conditions of approval herein shall be grounds for revocation. 15. This conditional use permit may be subject to annual inspection and audit by the City. 16. This conditional use permit shall expire if the Use ceases for more than twelve (12) consecutive months, in the event the structure is destroyed and a building permit is not issued within 180 days, or if the Use is changed to a different Use. 17. The Conditional Use permitted under this Resolution may not change to another conditional use or further intensified without a new application and approval by the City Council. 18. The Use permitted under this Resolution shall remain in effect as long as the conditions of the Resolution are observed.
ACTION:	The Planning Commission is to hold a public hearing on the proposed conditional use permit. Following the hearing the Planning Commission may make a recommendation to the City Council.
ATTACHMENTS:	• Application, narrative, plan set, marked up plan set, elevations, photometric plan, City Engineer Comments. • Resolution PZ 26-10 A Resolution Recommending Approval/Denial of a Conditional Use Permit and Site Plan Providing for Contractor Storage Garages at Lot 1, Block 1 Valley Business Park Fourth Subdivision.
SIGNATURE:	

BELLE PLAINE PLANNING COMMISSION
RESOLUTION PZ 26-10

A RESOLUTION RECOMMENDING APPROVAL OF A CONDITIONAL USE PERMIT AND SITE PLAN PROVIDING FOR CONTRACTOR STORAGE GARAGES AT LOT 1, BLOCK 1, VALLEY BUSINESS PARK FOURTH SUBDIVISION

Legal: Lot 1, Block 1, Valley Business Park Fourth

WHEREAS, Legacy Crossing LLC (the "Applicant") has entered into a purchase agreement for the aforementioned parcel; and,

WHEREAS, The City of Belle Plaine (the "Property Owner") is the Fee Owner of the aforementioned property in the City of Belle Plaine; and,

WHEREAS, Lot 1, Block 1, Valley Business Park Fourth was created by the plat approved on April 20th, 2026, which replatted the former Lots 1-4, Valley Business Park Third, into a single lot for future industrial/commercial development; and

WHEREAS, the Applicant and the Property Owner have submitted an application for a Conditional Use Permit to allow contractor storage garages at the subject property; and,

WHEREAS, site plan review is being considered as part of the Conditional Use Permit review; and,

WHEREAS, the subject property planned use is industrial/commercial and existing zoning is I-C Commercial/Industrial Zone and proposed to be rezoned to I-2 General Industrial; and,

WHEREAS, the proposed use is a conditional use within the I-2 District; and,

WHEREAS, the Planning Commission conducted a public hearing on the proposed Conditional Use Permit request on July 13th, 2026, following posted, mailed, and published notice; and,

WHEREAS, The Planning Commission has reviewed the application, applicable code standards, and criteria for granting a Conditional Use Permit and finds:

1. The use is consistent with the Comprehensive Plan. The subject parcel is guided toward industrial/commercial use.
2. The use is consistent with the purpose of the I-2 General Industrial District. The I-2 District provides for general industrial activities which have access to thoroughfares and effective controls for nuisance and pollution. It is intended to provide a compatible relationship with other land uses. Adjacent uses include commercial and industrial uses.
3. The proposed use will not stress government facilities or available utilities. The facility will not be an industrial water or wastewater user.
4. The subject property is planned and zoned for industrial/commercial use. Outdoor storage is not proposed. As a condition of approval the proposed use may not exceed Code thresholds for noise, vibration, odor, smoke, glare, etc.
5. The use is consistent with abutting uses and operations will primarily be contained within structures.
6. Existing and future uses in the vicinity of the proposed use are primarily industrial and commercial.
7. Adequate utilities, access roads, drainage, and necessary facilities will be provided. The site was developed with commercial/industrial use in mind.
8. Adequate measures have been/will be taken to provide for vehicular and pedestrian safety and convenience to, from, and within the site. Pedestrian traffic to/from the site is not anticipated. Vehicle access will be off of Diversified Drive with adequate setback from adjacent intersections. Future trails are proposed on the south and west sides of the parcels.

NOW THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF BELLE PLAINE THAT: It hereby recommends the City Council approve a Conditional Use Permit as requested by Legacy Crossing LLC for Contractor Storage Garages located at Lot 1, Block 1, Valley Business Park Fourth as represented in Exhibit A attached hereto and contingent upon the following:

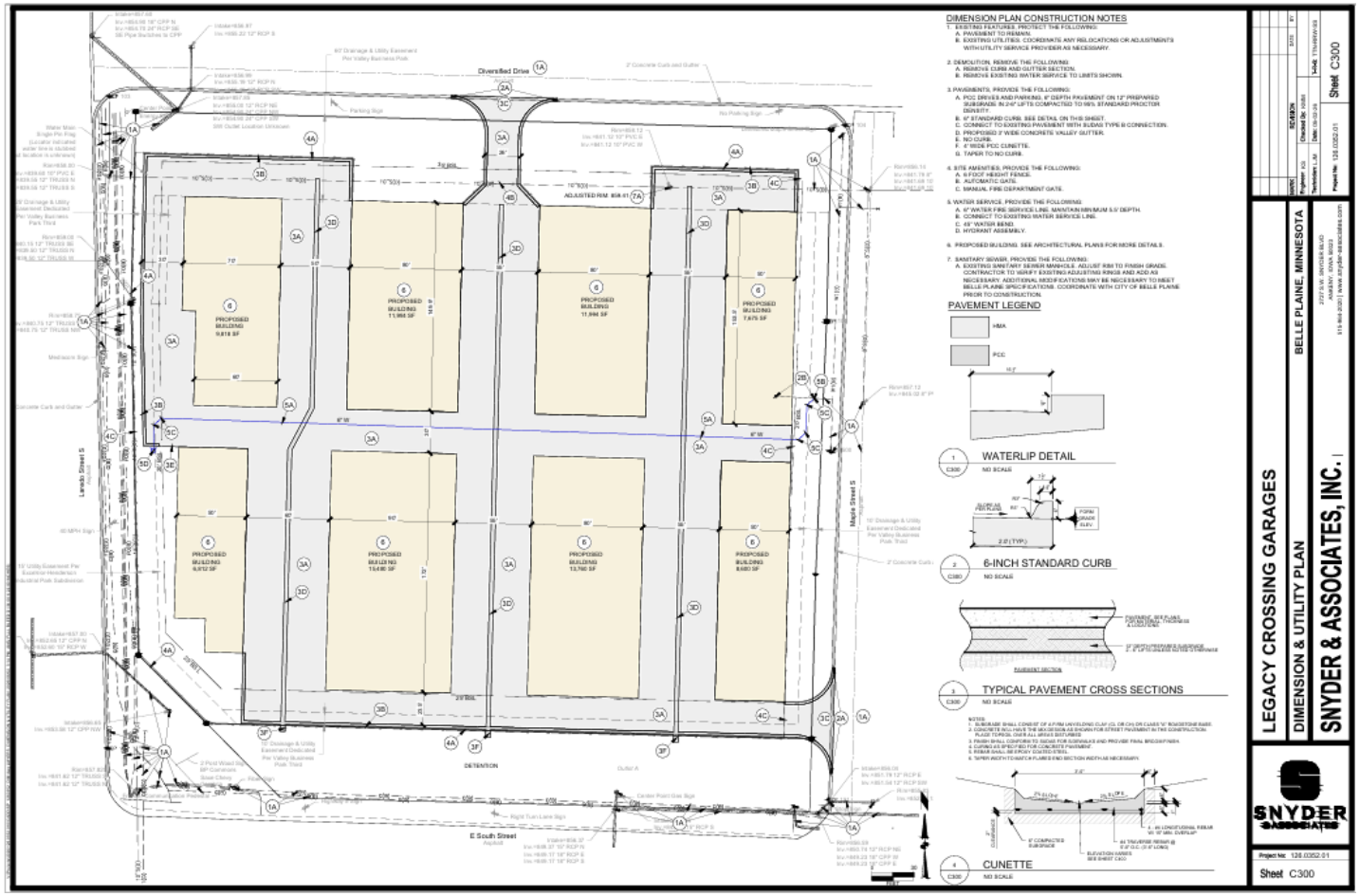
1. The “Use” is defined as Contractor Storage Garages. The conditional use permit shall be valid only for the Use defined herein.
2. Establishment of the Use as defined within the application materials submitted with a request for CUP approval and as defined within a staff memo dated July 13th, 2026 submitted by Community Development staff.
3. Rezoning of the parcel from I-C to I-2.
4. The conditional use permit is effective upon recording of the conditional use permit at the Scott County Recorder’s Office. The Use shall not be commenced until the conditional use permit is recorded. The conditional use permit shall not be recorded until revised plans are submitted for administrative review and approved including incorporation of all City Engineer’s comments.
5. Outdoor storage is not permitted unless a conditional use permit is issued under Section 1107.08, Subd. 2 of the City Code as may be amended.
6. Plan revisions are required, including:
    a. Plans shall be revised to illustrate building setback requirements are met.
    b. Plans should be revised to illustrate all impervious surfaces a minimum of 5’ from property lines.
    c. Plans should be revised to show snow storage location.
    d. Plans should be revised to show 1% pedestrian use area.
    e. A statement by architect or supplier verifying building material equivalency with Class 1 materials is required. Plans shall be revised to illustrate vertical breaks to meet code design standard.
    f. Plans shall be revised to illustrate adherence to Minnesota State Fire Code including, but not limited to proximity of structure to fire hydrants.
    g. Turn radius study shall be submitted for review by fire official.
    h. Revised plans shall verify the location that the water and sanitary sewer service enter the building(s).
    i. Revised plans shall show space for recycling per MN Rules 1303.1500.
    j. Revised plans are subject to review and approval by the City Engineer, the Building Official, and the Community Development Director.
7. The use shall remain in compliance with Section 1107.01 of the City Code pertaining to general performance standards for all types of uses including smoke, dust, odor, noise, glare, etc
8. Signage shall require submittal and approval of a sign permit application.
9. Address numbers are required to be placed on each building per MN State Fire Code and visible as you enter from the main entrance. Indicate on plan how compliance with this requirement will be achieved.
10. Issuance of any/all permits as required by the Building Official.
11. The site and plans and all correspondence, reports, and, if applicable, conditions and restrictions placed upon the conditional use permit by the Belle Plaine Planning Commission shall be made a part of the conditional use permit resolution.
12. This conditional use permit shall expire if Phase I of construction is not commenced within one (1) year of approval, or if the Use is not commenced within ninety (90) days following the completion of Phase I, or a petition for an extension of time has been granted by the City Council. Construction shall be deemed commenced upon initiation of physical site work.
13. Applicant shall complete all build-out phases per the following timeline: Phase I Completion by June, 2027, Phase II Completion by June, 2028, and Phase III Completion by April 2029.
14. This conditional use permit shall be subject to all applicable codes, regulations and ordinances, and the conditions of approval contained herein. A violation of any applicable codes, regulations and ordinances, and the conditions of approval herein shall be grounds for revocation.
15. This conditional use permit may be subject to annual inspection and audit by the City.

16. This conditional use permit shall expire if the Use ceases for more than twelve (12) consecutive months, in the event the structure is destroyed and a building permit is not issued within 180 days, or if the Use is changed to a different Use.
17. The Conditional Use permitted under this Resolution may not change to another conditional use or further intensified without a new application and approval by the City Council.
18. The Use permitted under this resolution shall remain in effect as long as the conditions of the Resolution are observed.

Whereupon said resolution was declared duly passed and adopted. Dated this 13th day of July, 2026.

_____	_____
Brian Romness	Jim Gerold
Planning Commission Chairperson	Asst. Community Development Director

EXHIBIT A
PZ RESOLUTION 26-10
SITE PLAN



City of Belle Plaine
218 N. Meridian Street
P.O. Box 129
Belle Plaine, MN 56011

Community Development Department
Phone: 952-873-5553
Fax: 952-873-5509
www.belleplainemn.gov

Fee: $300.00

CONDITIONAL USE PERMIT APPLICATION

Permit Number:

PROPERTY	Address: 801/809 Diversified/405 Laredo/406 Maple **Belle Plaine, MN**		P.I.N: 20103000(10/20/30/40)
Lot #: 1/2/3/4	Block #: 1	Subdivision: Valley Business Park Third	
Zoning District: Rezone From I/C to I-2			
APPLICANT	☑ Owner	Name: Legacy Crossing LLC	Phone: [redacted]
Mailing Address: 2489 Spiral Blvd Hastings MN 55033			Cell: [redacted]
E-mail: [redacted]			Fax: none
OWNER	Name: Legacy Crossing LLC		Phone: [redacted]
Mailing Address: 2489 Spiral Blvd Hastings MN 55033			Cell: [redacted]
E-mail: [redacted]			Fax: none

Conditional Use Permit is requested to: Construct contractor storage Garages

SUBMISSION OF APPLICATION MUST INCLUDE:

☑ Attached site plan (to scale) depicting present and proposed improvements

I certify that I am the applicant named herein; that I have familiarized myself with the rules and regulations with respect to preparing and filing this application that the foregoing statements and answers herein contained and the information on the attached maps or site plans and any other documents submitted herewith are in all respects true and accurate to the best of my knowledge and behalf.

APPLICANT SIGNATURE: Chad Mann **DATE:** 10-3-26

OFFICE USE ONLY

Zoning:	**Application Fee: $**	**Form of Payment:**
☐ **Site Plan Attached**	**Other Fee: $**	**Date:**
	Total: $	**Transaction Number:**
		Collected By:

Reviewed by Community Development Director	☐ **Application Complete**			**Date:**
Reviewed by Planning Commission	☐ **Tabled**	☐ **Approved**	☐ **Denied**	**Date:**
Reviewed by City Council	☐ **Tabled**	☐ **Approved**	☐ **Denied**	**Date:**

City of Belle Plaine, Minnesota

MEGA Storage Garages Extended Planning Commission & Code Review Submittal

Project Location: Corner of Maple Street & Diversified Drive, Belle Plaine, MN (TBD Address)

Parcel Area: 215,085 sq. ft. (4.94 acres)

Zoning: Warehouse / Industrial with Highway Commercial corridor influence

Owner / Developer: Legacy Crossing LLC

Applicant: Legacy Crossing LLC

Civil Engineer: Snyder & Associates, Inc.

Contractor / Building System: Pella Building Systems, Inc.

1. Detailed Project Description

Mega Storage Garages is a business centric facility designed with exterior-access-only units housed in single-story, steel-framed buildings. The project is planned as a phased development to align infrastructure investment with market demand.

2. Code Classification & Building Construction

Primary Occupancy: Group S-1 – Moderate Hazard Storage

Accessory Occupancy: Group B – Community restroom only

Construction Type: Type V-B

Structural System: All-steel component framing with non-combustible wall and roof assemblies

Foundations: Concrete slab-on-grade, frost-protected per Minnesota State Building Code

3. Electrical, Mechanical, and Utility Systems

Electrical: Phase 1 with approximately sixty (60) rented units with majority to be served by electrical power. Electrical service is limited to lighting and general-use outlets; no individual metering is provided. Site lighting, gate controls, and security systems are included.

Mechanical: Phase I includes 1 building with heated storage areas that will be approximately 7,675 – 13,920 square feet and are served by code-compliant heating systems. Non-heated units are unconditioned.

Plumbing: One exterior-accessed, ADA-compliant community restroom is provided. Plumbing not installed within storage units.

4. Site & Development Metrics

• Total site area: 215,085 square feet (4.94 acres)

• Ultimate rentable storage area: approximately 70,000 – 90,000 square feet

• Phase 1 rentable area: 29,675 - 47,290 square feet

• Phase 1 unit count: approximately 60 units

• Heated storage (Phase 1): 7,675 - 13,920 square feet

• Non-heated storage (Phase 1): 22,000 - 33,370 square feet

• Impervious surface coverage: 85 percent or less

• All storage units are exterior accessed

5. Phasing Plan – Phase 1

Phase 1 includes construction of four detached storage buildings located along the northern portion of the site, arranged from the northeast corner moving west. Phase 1 will provide approximately sixty (60) indirectly rented storage units. Units in 3 buildings will include electrical service only and 1 heated building which includes an exterior-accessed community restroom. All buildings are single-story, steel framed, and non-combustible.

6. Fire & Life Safety Analysis

Fire and life safety provisions are addressed through detached building separation, exterior-only unit access, and unrestricted fire department access to all building faces. The development does not permit hazardous material storage, flammable liquids, or vehicle repair activities. Building areas and separations are configured to remain below automatic sprinkler thresholds under the Minnesota State Building Code.

7. Planning Commission Findings & Justification

The proposed self-storage use is consistent with the Warehouse / Industrial zoning district and compatible with the Highway Commercial corridor. The project represents a low-impact commercial use with minimal traffic generation, limited utility demand, and strong compatibility with surrounding commercial and industrial development. Phased construction allows infrastructure to be implemented efficiently while maintaining full code compliance.

8. Recorded Use Restrictions

• No residential occupancy permitted

• No vehicle repair or maintenance activities

• No hazardous or flammable material storage

• No retail sales or office tenancy

• Storage use only as approved under S-1 classification

Submitted for Planning Commission and City Staff review on behalf of Legacy Crossing LLC. This document is intended to accompany the civil engineering and architectural plan sets.

SITE PLAN
FOR
LEGACY CROSSING GARAGES
801 DIVERSIFIED DRIVE
CITY OF BELLE PLAINE, SCOTT COUNTY, MINNESOTA

OWNER
LEGACY CROSSING, LLC
PO BOX 222
HASTINGS, MN 55033
CONTACT: JOE HASELAND
[redacted]

DEVELOPER
PELLA BUILDING SYSTEMS
906 W 9TH STREET
PELLA, IOWA 50219
CONTACT: WIEBE GOODYK
[redacted]

ENGINEER
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
CONTACT: DARRIN JACOBS, PE
[redacted]



SCALE: 1" = 200'

VICINITY MAP

Index of Sheets

C100 TITLE SHEET
C200 PROJECT INFORMATION
C300 DIMENSION & UTILITY PLAN
C400 GRADING & EROSION CONTROL PLAN
C500 PLANTING PLAN

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

Darin J. Jacobs, P.E. Date

License Number 48993

My License Renewal Date is December 31, 2026

Pages or sheets covered by this seal:

DARIN J. JACOBS — LICENSED PROFESSIONAL ENGINEER — 48993 — STATE OF MINNESOTA

MARK	REVISION	DATE	BY
Engineer: KS	Checked By: KMM	Scale: 1" = 200'	
Technician: LJM	Date: 06-02-26	T-R-S: TTN-RRW-SS	

Project No: 126.0352.01

Sheet C100

LEGACY CROSSING GARAGES

BELLE PLAINE, MINNESOTA

TITLE SHEET

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 126.0352.01

Sheet C100

V:\Projects\2026\126.0352.01\CADD\SP 126352 TSH.dwg LOGAN MYERS, TITLE SHEET, 2026/06/02, 3:14 PM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)

LEGEND

FEATURES	FOUND	SET
Section Corner	▲	△
1/2" Rebar, Cap # 11579 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	▬	▭
Control Point	COP	
Bench Mark		
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

FEATURES	EXISTING	PROPOSED
Spot Elevation	X (1225.25)	X 1225.25
Contour Elevation	1225	1225
Fence (Barbed, Field, Hog)	X	X
Fence (Chain Link)	//	//
Fence (Wood)	□	□
Fence (Silt)	○	●
Tree Line		
Tree Removal Limits		
Tree Stump		
Deciduous Tree \\ Shrub		
Coniferous Tree \\ Shrub		
Communication	C(*)	C
Overhead Communication	OC(*)	OC
Fiber Optic	FO(*)	FO
Underground Electric	E(*)	E
Overhead Electric	OE	OE
Duct Bank	DUCT(*)	DUCT
Gas Main with Size	G(*)	G
High Pressure Gas Main with Size	HPG(*)	HPG
Water Main with Size	W(*)	
Sanitary Sewer with Size	S(*)	
Sanitary Manhole		
Storm Sewer with Size	ST(*)	
Storm Manhole		
Single Storm Sewer Intake		
Double Storm Sewer Intake		

(*) Denotes the survey quality service level for utilities

Fire Hydrant	
Fire Hydrant on Building	
Water Main Valve	
Water Service Valve	
Well	
Utility Pole	
Guy Anchor	
Utility Pole with Light	
Utility Pole with Transformer	
Street Light	
Yard Light	
Electric Box	EB
Electric Transformer	E
Traffic Sign	
Communication Pedestal	C
Communication Manhole	C
Communication Handhole	C
Fiber Optic Manhole	FO
Fiber Optic Handhole	FO
Gas Valve	
Gas Manhole	G
Gas Apparatus	G
Fence Post or Guard Post	
Underground Storage Tank	UST
Above Ground Storage Tank	AST
Sign	
Satellite Dish	
Mailbox	
Sprinkler Head	
Irrigation Control Valve	ICV
Soil Boring	B-2
Test Hole Location for SUE w/ID	

UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI / ASCE 38-02 STANDARD.

QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.

QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION.

QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.

QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com
811 Know what's below. Call before you dig.

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE MINNESOTA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 261170561.

G-GAS MAIN	CENTER POINT ENERGY 608-223-2014
C-COMMUNICATION FO-FIBER OPTIC	FRONTIER COMMUNICATIONS 800-778-9140
OE1-OVERHEAD ELECTRIC E-UNDERGROUND ELECTRIC	XCEL ENERGY 800-848-7558
W-WATER MAIN S-SANITARY SEWER	CITY OF BELLE PLAINE 952-873-6742
CLEAR	ZAYO BANDWIDTH 800-961-6500
CLEAR	METRO FIBERNET, LLC 507-219-8081
CLEAR	JAGUAR COMMUNICATIONS 507-219-8081
FO2-FIBER OPTIC	MEDIACOM 800-778-9140

CONTROL POINTS

MINNESOTA DOT: SCOTT COUNTY COORDINATE SYSTEM
NAD83(2011)(EPOCH 2010.00) - US SURVEY FEET

CP100 N=153012.67 E=386246.32 Z=857.09
FOUND 3/4" PIPE WITH RED PLASTIC CAP #26748, WEST SIDE OF MAPLE STREET S, +/-SOUTH OF DIVERSIFIED DRIVE. (AS SHOWN ON SURVEY)

CP101 N=152669.16 E=386247.88 Z=856.57
SET CUT "X" IN NORTHWEST QUADRANT OF E SOUTH STREET AND MAPLE STREET S AT INTAKE. (AS SHOWN ON SURVEY)

CP102 N=152705.95 E=385729.83 Z=857.96
SET CUT "X" ON EAST BACK OF CURB IN NORTHEAST QUADRANT OF E SOUTH STREET AND LAREDO STREET S, WEST OF POWER POLE. (AS SHOWN ON SURVEY)

CP103 N=153174.23 E=385731.13 Z=858.43
SET CUT "X" IN SOUTHEAST QUADRANT OF LAREDO AVENUE AND DIVERSIFIED DRIVE AT +/-1/2 RADIUS BACK OF CURB. (AS SHOWN ON SURVEY)

CP104 N=153153.59 E=386259.50 Z=856.26
SET CUT "X" +/-1/2 RADIUS ON BACK OF CURB IN SOUTHWEST QUADRANT OF DIVERSIFIED DRIVE AND MAPLE STREET S. (AS SHOWN ON SURVEY)

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID18)
US SURVEY FEET

BM500 ELEV=859.01
BURY BOLT ON HYDRANT, EAST SIDE OF SITE, WEST SIDE OF MAPLE STREET S.

DATE OF SURVEY

APRIL 30, 2026

GENERAL NOTES

1. NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION, AND DEPTH OF ALL UTILITIES. PROTECT ALL UTILITY LINES AND STRUCTURES NOT SHOWN FOR REMOVAL OR MODIFICATION. ANY DAMAGES TO UTILITY ITEMS NOT SHOWN FOR REMOVAL OR MODIFICATION SHALL BE REPAIRED TO THE UTILITY OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
2. CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO THE 2026 MNDOT SPECIFICATIONS, CEAM SPECIFICATIONS AND THE CITY OF BELLE PLAINE GENERAL SUPPLEMENTAL SPECIFICATIONS TO SUDAS, AT THE TIME EFFECTIV OF THE PLAN APPROVAL.
3. ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MN). WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY, FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS.
4. NOTIFY OWNER, ENGINEER, AND CITY OF BELLE PLAINE AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
5. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
6. DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.
7. CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
8. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.
9. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
10. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.
11. THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ANY EXISTING EROSION CONTROL MEASURES ON SITE AT THE TIME OF CONSTRUCTION. GRADING AND SOIL EROSION CONTROL CODE REQUIREMENTS SHALL BE MET BY CONTRACTOR. A GRADING PERMIT IS REQUIRED FOR THIS PROJECT.
13. THIS SITE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODE APPLICABLE ON THE DATE OF SITE PLAN APPROVAL.
14. ANY AMENDMENTS OR CHANGES TO THE PROJECT SITE THAT DOES NOT MEET WHAT IS SHOWN ON THE SITE PLAN NEED TO BE APPROVED WITH THE PERMIT AND DEVELOPMENT CENTER PRIOR TO INSTALLATION/CONSTRUCTION.
15. NO LIGHTING IS PROPOSED WITH THIS SITE PLAN. ANY PROPOSED LIGHTING SHALL BE COORDINATED WITH THE CITY OF BELLE PLAINE PRIOR TO CONSTRUCTION. LIGHTING MUST BE LOW GLARE CUT OFF TYPE FIXTURES TO REDUCE THE GLARE OF LIGHT POLLUTION ON SURROUNDING PROPERTIES.
16. THE REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, SHALL BE MAINTAINED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY
17. ALL DISTURBED AREAS SHALL BE RESTORED BY SEEDING OR SODDING
18. ALL WORK IN THE CITY RIGHT OF WAY REQUIRES A RIGHT OF WAY PERMIT.
19. NO EXTERIOR DUMPSTER WILL BE PROVIDED ON SITE.
20. PRIVATE WATER AND SEWER SERVICES MUST MEET UNIFORM PLUMBING CODE (UPC) AND ALL CITY OF BELLE PLAINE AMENDMENTS TO UPC. DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR VERIFYING PIPE MATERIAL REQUIREMENTS PRIOR TO CONSTRUCTION.
21. ANY NEW CABLE, TRANSMISSION, OR OTHER UTILITY SYSTEMS WILL BE INSTALLED UNDERGROUND.
22. ALL ROOFTOP MECHANICAL EQUIPMENT MUST BE SCREENED ON ALL SIDES WITH ARCHITECTURAL SCREENING EQUAL TO THE HEIGHT OF THE EQUIPMENT. MECHANICAL EQUIPMENT SHALL NOT BE LOCATED IN THE FRONT YARD OR STREET SIDE YARD AND SHALL BE SCREENED FROM VIEW FROM ANY PUBLIC WAY WITH LANDSCAPING, FENCING, OR WALLS CONSISTENT WITH THE BUILDING DESIGN, COLORS, AND MATERIALS.
23. ANY EXISTING WATER SERVICES/STUBS WILL NEED TO BE REMOVED UP TO THE MAIN.

POLLUTION PREVENTION NOTES

A. POLLUTION PREVENTION AND EROSION PROTECTION
1. CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE MINNESOTA CODE, THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES (MDNR) NPDES PERMIT, THE U.S. CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.
2. DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT / ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY, INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER. FURTHER, IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.

B. STORM WATER DISCHARGE PERMIT
1. THIS PROJECT REQUIRES COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE MDNR, AS REQUIRED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH AND FULFILLMENT OF ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 AS SPECIFIED IN THE CONTRACT DOCUMENTS.
2. ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, INCLUDING, BUT NOT LIMITED TO, THE NOTICE OF INTENT, PROOF OF PUBLICATIONS, DISCHARGE AUTHORIZATION LETTER, CURRENT SWPPP, SITE INSPECTION LOG, AND OTHER ITEMS, SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED TO ANY JURISDICTIONAL AGENCIES UPON REQUEST. FAILURE TO COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS A VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF MINNESOTA.
3. A "NOTICE OF DISCONTINUATION" MUST BE FILED WITH THE MDNR UPON FINAL STABILIZATION OF THE DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES. ALL PLANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FOR A PERIOD OF THREE YEARS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN A RECORD COPY AND PROVIDE THE ORIGINAL DOCUMENTS TO THE OWNER UPON PROJECT ACCEPTANCE AND/OR SUBMITTAL OF THE NOTICE OF DISCONTINUATION.

C. POLLUTION PREVENTION PLAN
1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT IN ADDITION TO THESE PLAN DRAWINGS. THE CONTRACTOR SHOULD REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO THE POLLUTION PREVENTION PLAN MADE DURING CONSTRUCTION.
2. THE SWPPP ILLUSTRATES GENERAL MEASURES AND BEST MANAGEMENT PRACTICES (BMP) FOR COMPLIANCE WITH THE PROJECT'S NPDES PERMIT COVERAGE. ALL BMP'S AND EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, NOTE AND IMPLEMENT. ADDITIONAL BMP'S FROM THOSE SHOWN ON THE PLAN MAY BE REQUIRED.
3. THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT CONSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.
4. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL PERMIT AND SWPPP, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE:
   a. UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE WHEN DISCHARGING FROM BASINS, PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATERS, DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION, AND MINIMIZE SOIL COMPACTION.
   b. INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.
   c. PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.
   d. MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.
   e. INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR) EVERY SEVEN CALENDAR DAYS. RECORD THE FINDINGS OF THESE INSPECTIONS AND ANY RESULTING ACTIONS IN THE SWPPP WITH A COPY SUBMITTED WEEKLY TO THE OWNER OR ENGINEER DURING CONSTRUCTION. REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 DAYS.
   f. PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.
   g. INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF CONTROL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.
   h. RESPREAD A MINIMUM OF 8 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOD) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.
   i. STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, SOD, OR PAVEMENT IMMEDIATELY AS SOON AS POSSIBLE UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES IMMEDIATELY AFTER CONSTRUCTION ACTIVITY IS FINALLY COMPLETED OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WHICH WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
   j. COORDINATE LOCATIONS OF STAGING AREAS WITH THE OWNER AND RECORD IN THE SWPPP. UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN THE FOLLOWING; JOB TRAILERS, FUELING / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ONSITE.
   k. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".

PROPERTY DESCRIPTION

LOTS 1-4 OF VALLEY BUSINESS PARK THIRD BLOCK 1.

PROPERTY ADDRESS

801 DIVERSIFIED DRIVE
BELLE PLAINE, MINNESOTA 56011

GENERAL USE

SELF-STORAGE

ZONING

I-C - INDUSTRIAL/COMMERCIAL DISTRICT
BUILDING TYPE: STORAGE UNITS

BULK REGULATIONS

MINIMUM LOT WIDTH	= 100 FEET
FRONT YARD SETBACK	= 35 FEET
SIDE YARD SETBACK	= 20 FEET
REAR YARD SETBACK	= 25 FEET
MAXIMUM IMPERVIOUS AREA	= 85%
MAX BUILDING HEIGHT	= 35 FEET

BASE SITE CALCULATIONS

TOTAL LOT AREA	= 215,077 SF (4.94AC)
MAX IMPERVIOUS PER CODE	= 85%
PROPOSED PAVEMENTS	= 92,069 SF
PROPOSED BUILDINGS	= 86,128 SF
PROPOSED IMPERVIOUS	= 178,197 SF (82.9%)

MARK	REVISION	DATE	BY

Engineer: KS | Checked By: KMM | Scale: 1" = NONE
Technician: LJM | Date: 06-02-26 | T-R-S: TTN-RRW-SS

Project No: 126.0352.01 | Sheet C200

BELLE PLAINE, MINNESOTA

LEGACY CROSSING GARAGES

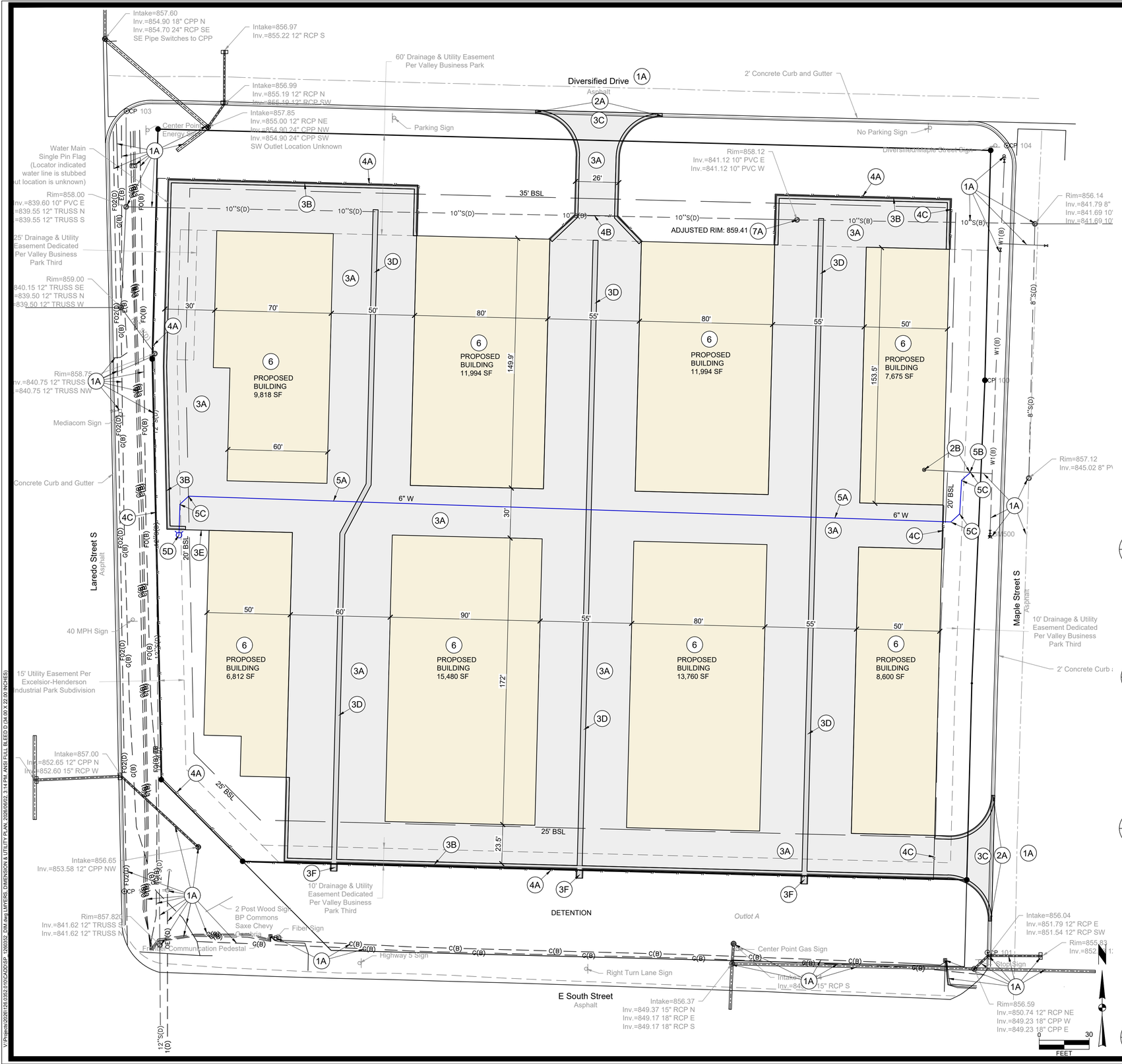
PROJECT INFORMATION

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 126.0352.01
Sheet C200

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DIMENSION PLAN CONSTRUCTION NOTES

1. EXISTING FEATURES, PROTECT THE FOLLOWING:
   A. PAVEMENT TO REMAIN.
   B. EXISTING UTILITIES. COORDINATE ANY RELOCATIONS OR ADJUSTMENTS WITH UTILITY SERVICE PROVIDER AS NECESSARY.

2. DEMOLITION, REMOVE THE FOLLOWING:
   A. REMOVE CURB AND GUTTER SECTION.
   B. REMOVE EXISTING WATER SERVICE TO LIMITS SHOWN.

3. PAVEMENTS, PROVIDE THE FOLLOWING:
   A. PCC DRIVES AND PARKING, 6" DEPTH PAVEMENT ON 12" PREPARED SUBGRADE IN 2-6" LIFTS COMPACTED TO 95% STANDARD PROCTOR DENSITY.
   B. 6" STANDARD CURB. SEE DETAIL ON THIS SHEET.
   C. CONNECT TO EXISTING PAVEMENT WITH SUDAS TYPE B CONNECTION.
   D. PROPOSED 3' WIDE CONCRETE VALLEY GUTTER.
   E. NO CURB.
   F. 4' WIDE PCC CUNETTE.
   G. TAPER TO NO CURB.

4. SITE AMENITIES, PROVIDE THE FOLLOWING:
   A. 6 FOOT HEIGHT FENCE.
   B. AUTOMATIC GATE.
   C. MANUAL FIRE DEPARTMENT GATE.

5. WATER SERVICE, PROVIDE THE FOLLOWING:
   A. 6" WATER FIRE SERVICE LINE. MAINTAIN MINIMUM 5.5' DEPTH.
   B. CONNECT TO EXISTING WATER SERVICE LINE.
   C. 45° WATER BEND.
   D. HYDRANT ASSEMBLY.

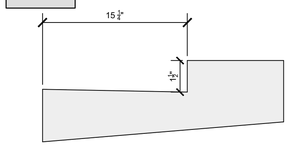
6. PROPOSED BUILDING. SEE ARCHITECTURAL PLANS FOR MORE DETAILS.

7. SANITARY SEWER, PROVIDE THE FOLLOWING:
   A. EXISTING SANITARY SEWER MANHOLE. ADJUST RIM TO FINISH GRADE. CONTRACTOR TO VERIFY EXISTING ADJUSTING RINGS AND ADD AS NECESSARY. ADDITIONAL MODIFICATIONS MAY BE NECESSARY TO MEET BELLE PLAINE SPECIFICATIONS. COORDINATE WITH CITY OF BELLE PLAINE PRIOR TO CONSTRUCTION.

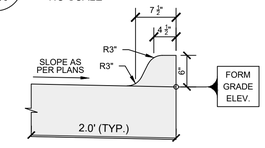
PAVEMENT LEGEND

HMA

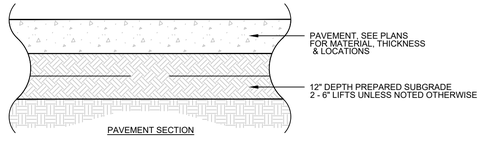
PCC



1 C300 — WATERLIP DETAIL
NO SCALE

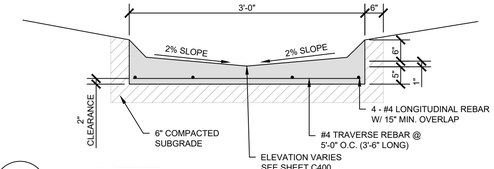


2 C300 — 6-INCH STANDARD CURB
NO SCALE



3 C300 — TYPICAL PAVEMENT CROSS SECTIONS
NO SCALE

NOTES:
1. SUBGRADE SHALL CONSIST OF A FIRM UNYIELDING CLAY (CL OR CH) OR CLASS "A" ROADSTONE BASE.
2. CONCRETE WILL HAVE THE MIX DESIGN AS SHOWN FOR STREET PAVEMENT IN THE CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED
3. FINISH SHALL CONFORM TO SUDAS FOR SIDEWALKS AND PROVIDE FINAL BROOM FINISH.
4. CURING AS SPECIFIED FOR CONCRETE PAVEMENT.
5. REBAR SHALL BE EPOXY COATED STEEL.
6. TAPER WIDTH TO MATCH FLARED END SECTION WIDTH AS NECESSARY.



4 C300 — CUNETTE
NO SCALE

MARK	REVISION	DATE	BY
Engineer: KS	Checked By: KMM	T-R-S: TTN-RRW-SS	
Technician: LJM	Date: 06-02-26	Sheet C300	
	Project No: 126.0352.01		

LEGACY CROSSING GARAGES
BELLE PLAINE, MINNESOTA
DIMENSION & UTILITY PLAN

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-984-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 126.0352.01

Sheet C300

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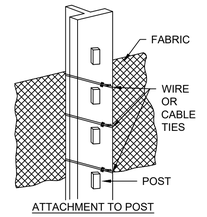
GRADING NOTES

1. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.
2. ANY EXCESS CUT TO BE SPREAD ON SITE AS DIRECTED BY ENGINEER DURING CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.
3. ALL DRAINAGE SWALES AND SLOPES 5 TO 1 OR GREATER TO BE SEEDED USING COMMERCIALLY AVAILABLE EROSION CONTROL SEED. MIXTURE APPLIED AT RATE RECOMMENDED BY SUPPLIER.
4. EROSION CONTROL: SEED THE SITE AFTER ROUGH GRADING HAS BEEN COMPLETED. PLACE SILT FENCE AND MAINTAIN IN PROBLEM AREAS AFTER GROUND COVER HAS BEEN ESTABLISHED. COMPLY WITH EROSION CONTROL LAW.
5. PROVIDE BELOW GRADE INLET PROTECTION IN PAVED AREAS FOLLOWING PAVING OPERATIONS AS NECESSARY.
6. CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.

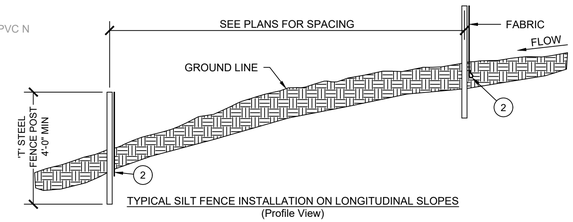
QUANTITIES

SILT FENCE	= 1,600 LF
DISTURBED AREA	= 5.07 AC
CLASS D RIPRAP	= 10 TONS

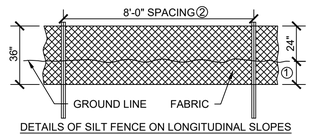
① INSERT 12 INCHES OF FABRIC A MINIMUM OF 6 INCHES DEEP (FABRIC MAY BE FOLDED BELOW THE GROUND LINE.
② REDUCE POST SPACING TO 5'-0" AT WATER CONCENTRATION AREAS, OR AS REQUIRED TO ADEQUATELY SUPPORT FENCE.



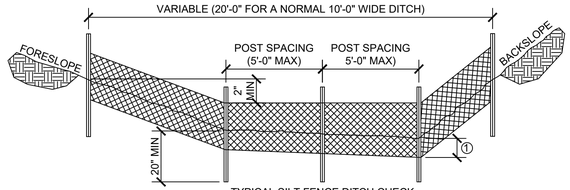
ATTACHMENT TO POST



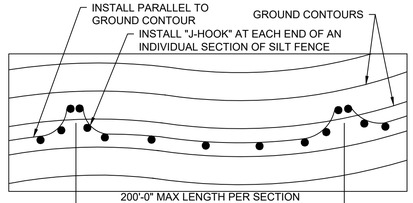
TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES (Profile View)



DETAILS OF SILT FENCE ON LONGITUDINAL SLOPES



TYPICAL SILT FENCE DITCH CHECK



TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES (Plan View)

0 30 FEET

1 C400

SILT FENCE DETAIL

NO SCALE

MARK	REVISION	DATE	BY
Engineer: KS	Checked By: KMM	T-R-S: TTN-RRW-SS	
Technician: LJM	Date: 06-02-26		

Project No: 126.0352.01

Sheet C400

LEGACY CROSSING GARAGES

GRADING & EROSION CONTROL PLAN

BELLE PLAINE, MINNESOTA

SNYDER & ASSOCIATES, INC.

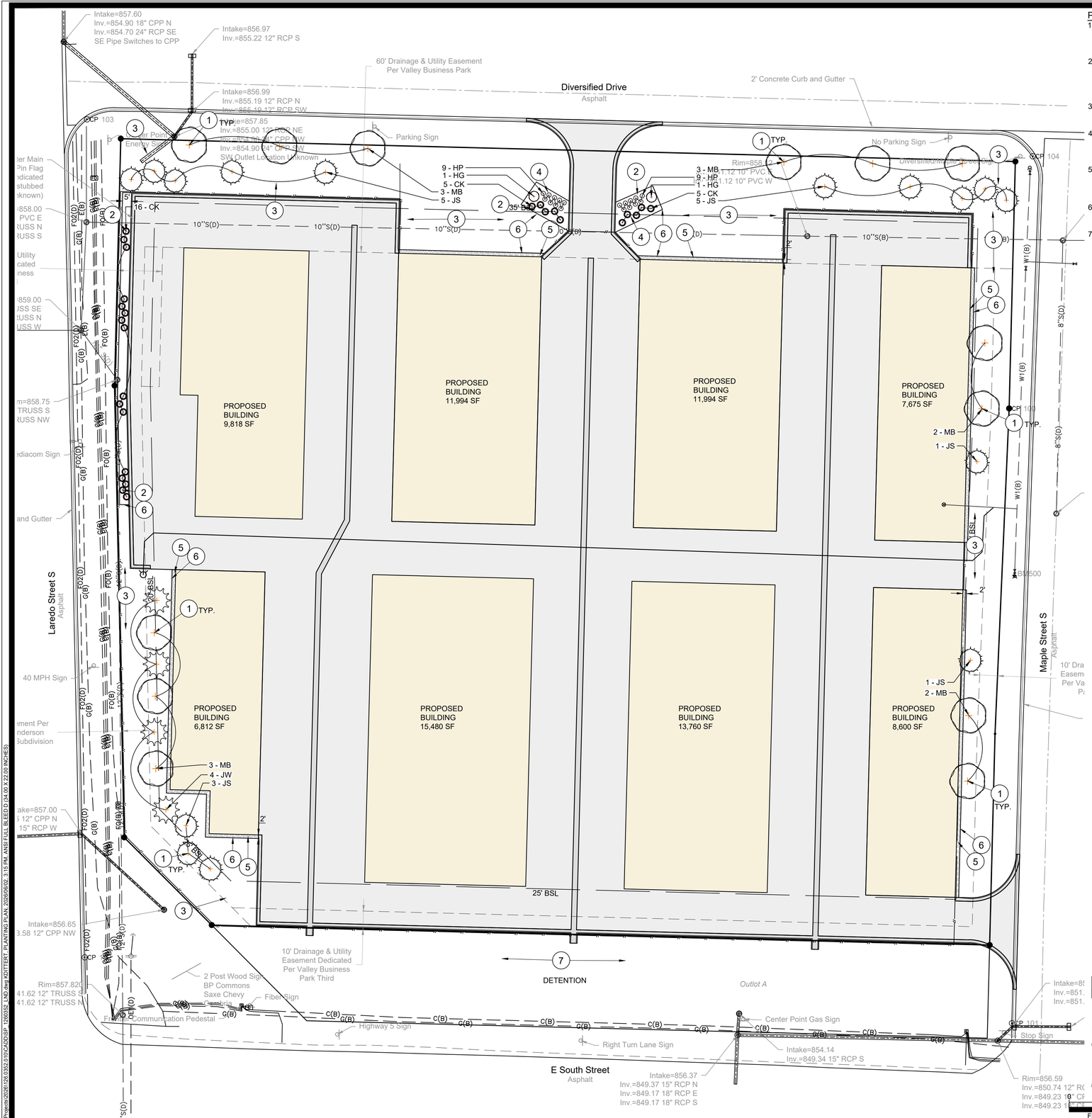
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-984-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 126.0352.01

Sheet C400

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PLANTING PLAN CONSTRUCTION NOTES

1. PROVIDE 3" DEPTH SHREDDED HARDWOOD MULCH AROUND ALL TREES NOT CONTAINED IN PLANT BEDS, TO A MIN. 3-FOOT PERIMETER.
2. CONTRACTOR TO PROVIDE 3" DEPTH SHREDDED HARDWOOD MULCH, INCLUDING COMMERCIAL GRADE LANDSCAPE FABRIC, IN PLANT BED AREAS AS NOTED ON PLANS, AS PER OWNER'S RECOMMENDATION.
3. SEED ALL AREAS DISTURBED BY CONSTRUCTION, UNLESS OTHERWISE NOTED ON PLANS.
4. CONTRACTOR TO INSTALL A VERTICAL CUT NATURAL EDGE TO A DEPTH OF 4-INCHES ON ALL PLANTING BEDS UNLESS OTHERWISE DIRECTED BY OWNER.
5. 2' WIDE MAINTENANCE STRIP WITH 2" WASHED RIVER ROCK AT 3" DEPTH ON TOP OF 5 OZ COMMERCIAL GRADE WEED BARRIER.
6. 4" COMMERCIAL GRADE BLACK STEEL EDGING. CONTRACTOR TO USE 90 DEGREE ANGLE PIECE ON ALL BENDS.
7. PROVIDE DETENTION BASIN SEED MIX AS PROVIDED BY PRAIRIE MOON NURSERY. WWW.PRAIRIEMOON.COM, 32115 PRAIRIE LANE, WINONA, MN 55987, OR APPROVED EQUAL. SEEDING RATE: 11.48 LBS/ACRE. INSTALL AS PER SUDAS SPECIFICATIONS 9010 SEEDING.

PLANTING PLAN GENERAL NOTES

A. UTILITY WARNING:
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.

B. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.

C. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).

D. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.

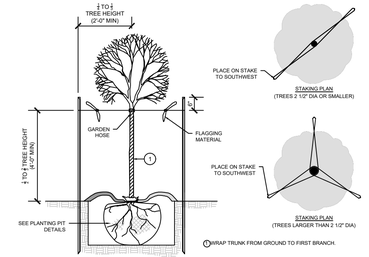
PLANTING PLAN REQUIREMENTS

(PLANTING REQUIREMENTS BASED ON BELLE PLAINE CITY CODE CHAPTER 11, SCREENING AND LANDSCAPING)
LANDSCAPE PLAN SHOULD BE DEVELOPED WITH AN EMPHASIS ON THE FOLLOWING:
- THE BOUNDARY OR PERIMETER OF THE PROPOSED SITE AT POINTS ADJOINING OTHER PROPERTIES AND THE IMMEDIATE PERIMETER OF THE STRUCTURE.

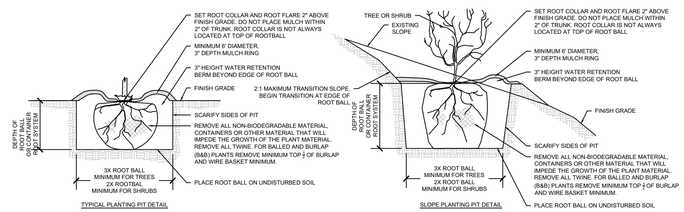
PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
TREES					
JS	15	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper	4` Ht.	B&B
JW	4	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper	4` Ht.	B&B
MB	13	Malus x 'Red Barron'	Red Barron Crabapple	1.5" Cal.	CONTAINER
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
SHRUBS					
CK	26	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 GAL	Pot
HP	18	Heuchera x 'Plum Pudding'	Plum Pudding Coral Bells	1 GAL	Pot
HG	2	Hydrangea paniculata 'Grandiflora'	PeeGee Panicle Hydrangea	24-IN. HT.	Pot

NOTE: QUANTITIES SHOWN ARE APPROXIMATE TO THE OVERALL SITE. CONTRACTOR TO VERIFY PLANT MATERIAL PRIOR TO BIDDING. IN THE CASE OF A DISCREPANCY, THE PLAN QUANTITY SHALL GOVERN.



1 / C500 DECIDUOUS TREE STAKING DETAIL
NO SCALE



2 / C500 PLANTING PIT DETAILS
NO SCALE

MARK	DATE	BY
REVISION		
Engineer: KS	Checked By: KMM	T-R-S: TTN-RRW-SS
Technician: LJM	Date: 06-02-26	Sheet C500

Project No: 126.0352.01

BELLE PLAINE, MINNESOTA

LEGACY CROSSING GARAGES

PLANTING PLAN

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-984-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 126.0352.01

Sheet C500

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SITE PLAN
FOR
LEGACY CROSSING GARAGES
801 DIVERSIFIED DRIVE
CITY OF BELLE PLAINE, SCOTT COUNTY, MINNESOTA

OWNER
LEGACY CROSSING, LLC
PO BOX 222
HASTINGS, MN 55033
CONTACT: JOE HASELAND
[redacted]

DEVELOPER
PELLA BUILDING SYSTEMS
906 W 9TH STREET
PELLA, IOWA 50219
CONTACT: WIEBE GOODYK
[redacted]

ENGINEER
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
CONTACT: DARRIN JACOBS, PE
[redacted]



SCALE: 1" = 200'

VICINITY MAP

Index of Sheets

C100 TITLE SHEET
C200 PROJECT INFORMATION
C300 DIMENSION & UTILITY PLAN
C400 GRADING & EROSION CONTROL PLAN
C500 PLANTING PLAN

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

Darin J. Jacobs, P.E. Date

License Number 48993

My License Renewal Date is December 31, 2026

Pages or sheets covered by this seal:

DARIN J. JACOBS — LICENSED PROFESSIONAL ENGINEER — 48993 — STATE OF MINNESOTA

MARK	REVISION	DATE	BY
Engineer: KS	Checked By: KMM	Scale: 1" = 200'	
Technician: LJM	Date: 06-02-26	T-R-S: TTN-RRW-SS	

Project No: 126.0352.01

Sheet C100

LEGACY CROSSING GARAGES

BELLE PLAINE, MINNESOTA

TITLE SHEET

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 126.0352.01

Sheet C100

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LEGEND

FEATURES	FOUND	SET
Section Corner	▲	△
1/2" Rebar, Cap # 11579 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	⊟	⊟
Control Point	COP	
Bench Mark	BM	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

FEATURES	EXISTING	PROPOSED
Spot Elevation	X (1225.25)	X 1225.25
Contour Elevation	1225	1225
Fence (Barbed, Field, Hog)	X	X
Fence (Chain Link)	//	//
Fence (Wood)	□	□
Fence (Silt)	○	●
Tree Line		
Tree Removal Limits		
Tree Stump		
Deciduous Tree \\ Shrub		
Coniferous Tree \\ Shrub		
Communication	C(*)	C
Overhead Communication	OC(*)	OC
Fiber Optic	FO(*)	FO
Underground Electric	E(*)	E
Overhead Electric	OE	OE
Duct Bank	DUCT(*)	DUCT
Gas Main with Size	G(*)	G
High Pressure Gas Main with Size	HPG(*)	HPG
Water Main with Size	W(*)	
Sanitary Sewer with Size	S(*)	
Sanitary Manhole		
Storm Sewer with Size	ST(*)	
Storm Manhole		
Single Storm Sewer Intake		
Double Storm Sewer Intake		

(*) Denotes the survey quality service level for utilities

Fire Hydrant	
Fire Hydrant on Building	
Water Main Valve	
Water Service Valve	
Well	W
Utility Pole	
Guy Anchor	
Utility Pole with Light	
Utility Pole with Transformer	
Street Light	
Yard Light	
Electric Box	EB
Electric Transformer	E
Traffic Sign	
Communication Pedestal	C
Communication Manhole	C
Communication Handhole	C
Fiber Optic Manhole	FO
Fiber Optic Handhole	FO
Gas Valve	
Gas Manhole	G
Gas Apparatus	G
Fence Post or Guard Post	
Underground Storage Tank	UST
Above Ground Storage Tank	AST
Sign	
Satellite Dish	
Mailbox	
Sprinkler Head	+
Irrigation Control Valve	ICV
Soil Boring	B-2
Test Hole Location for SUE w/ID	

UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI / ASCE 38-02 STANDARD.

QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.

QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION.

QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.

QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com
811 Know what's below. Call before you dig.

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE MINNESOTA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 261170561.

G-GAS MAIN	CENTER POINT ENERGY 608-223-2014
C-COMMUNICATION FO-FIBER OPTIC	FRONTIER COMMUNICATIONS 800-778-9140
OE1-OVERHEAD ELECTRIC E-UNDERGROUND ELECTRIC	XCEL ENERGY 800-848-7558
W-WATER MAIN S-SANITARY SEWER	CITY OF BELLE PLAINE 952-873-6742
CLEAR	ZAYO BANDWIDTH 800-961-6500
CLEAR	METRO FIBERNET, LLC 507-219-8081
CLEAR	JAGUAR COMMUNICATIONS 507-219-8081
FO2-FIBER OPTIC	MEDIACOM 800-778-9140

CONTROL POINTS

MINNESOTA DOT: SCOTT COUNTY COORDINATE SYSTEM
NAD83(2011)(EPOCH 2010.00) - US SURVEY FEET

CP100 N=153012.67 E=386246.32 Z=857.09
FOUND 3/4" PIPE WITH RED PLASTIC CAP #26748, WEST SIDE OF MAPLE STREET S, +/-SOUTH OF DIVERSIFIED DRIVE. (AS SHOWN ON SURVEY)

CP101 N=152669.16 E=386247.88 Z=856.57
SET CUT "X" IN NORTHWEST QUADRANT OF E SOUTH STREET AND MAPLE STREET S AT INTAKE. (AS SHOWN ON SURVEY)

CP102 N=152705.95 E=385729.83 Z=857.96
SET CUT "X" ON EAST BACK OF CURB IN NORTHEAST QUADRANT OF E SOUTH STREET AND LAREDO STREET S, WEST OF POWER POLE. (AS SHOWN ON SURVEY)

CP103 N=153174.23 E=385731.13 Z=858.43
SET CUT "X" IN SOUTHEAST QUADRANT OF LAREDO AVENUE AND DIVERSIFIED DRIVE AT +/-1/2 RADIUS BACK OF CURB. (AS SHOWN ON SURVEY)

CP104 N=153153.59 E=386259.50 Z=856.26
SET CUT "X" +/-1/2 RADIUS ON BACK OF CURB IN SOUTHWEST QUADRANT OF DIVERSIFIED DRIVE AND MAPLE STREET S. (AS SHOWN ON SURVEY)

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID18)
US SURVEY FEET

BM500 ELEV=859.01
BURY BOLT ON HYDRANT, EAST SIDE OF SITE, WEST SIDE OF MAPLE STREET S.

DATE OF SURVEY

APRIL 30, 2026

GENERAL NOTES

1. NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION, AND DEPTH OF ALL UTILITIES. PROTECT ALL UTILITY LINES AND STRUCTURES NOT SHOWN FOR REMOVAL OR MODIFICATION. ANY DAMAGES TO UTILITY ITEMS NOT SHOWN FOR REMOVAL OR MODIFICATION SHALL BE REPAIRED TO THE UTILITY OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
2. CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO THE 2026 MNDOT SPECIFICATIONS, CEAM SPECIFICATIONS AND THE CITY OF BELLE PLAINE GENERAL SUPPLEMENTAL SPECIFICATIONS TO SUDAS, AT THE TIME EFFECTIV OF THE PLAN APPROVAL.
3. ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MN). WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY, FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS.
4. NOTIFY OWNER, ENGINEER, AND CITY OF BELLE PLAINE AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
5. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
6. DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.
7. CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
8. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.
9. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
10. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.
11. THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ANY EXISTING EROSION CONTROL MEASURES ON SITE AT THE TIME OF CONSTRUCTION. GRADING AND SOIL EROSION CONTROL CODE REQUIREMENTS SHALL BE MET BY CONTRACTOR. A GRADING PERMIT IS REQUIRED FOR THIS PROJECT.
13. THIS SITE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODE APPLICABLE ON THE DATE OF SITE PLAN APPROVAL.
14. ANY AMENDMENTS OR CHANGES TO THE PROJECT SITE THAT DOES NOT MEET WHAT IS SHOWN ON THE SITE PLAN NEED TO BE APPROVED WITH THE PERMIT AND DEVELOPMENT CENTER PRIOR TO INSTALLATION/CONSTRUCTION.
15. NO LIGHTING IS PROPOSED WITH THIS SITE PLAN. ANY PROPOSED LIGHTING SHALL BE COORDINATED WITH THE CITY OF BELLE PLAINE PRIOR TO CONSTRUCTION. LIGHTING MUST BE LOW GLARE CUT OFF TYPE FIXTURES TO REDUCE THE GLARE OF LIGHT POLLUTION ON SURROUNDING PROPERTIES.
16. THE REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, SHALL BE MAINTAINED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY
17. ALL DISTURBED AREAS SHALL BE RESTORED BY SEEDING OR SODDING
18. ALL WORK IN THE CITY RIGHT OF WAY REQUIRES A RIGHT OF WAY PERMIT.
19. NO EXTERIOR DUMPSTER WILL BE PROVIDED ON SITE.
20. PRIVATE WATER AND SEWER SERVICES MUST MEET UNIFORM PLUMBING CODE (UPC) AND ALL CITY OF BELLE PLAINE AMENDMENTS TO UPC. DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR VERIFYING PIPE MATERIAL REQUIREMENTS PRIOR TO CONSTRUCTION.
21. ANY NEW CABLE, TRANSMISSION, OR OTHER UTILITY SYSTEMS WILL BE INSTALLED UNDERGROUND.
22. ALL ROOFTOP MECHANICAL EQUIPMENT MUST BE SCREENED ON ALL SIDES WITH ARCHITECTURAL SCREENING EQUAL TO THE HEIGHT OF THE EQUIPMENT. MECHANICAL EQUIPMENT SHALL NOT BE LOCATED IN THE FRONT YARD OR STREET SIDE YARD AND SHALL BE SCREENED FROM VIEW FROM ANY PUBLIC WAY WITH LANDSCAPING, FENCING, OR WALLS CONSISTENT WITH THE BUILDING DESIGN, COLORS, AND MATERIALS.
23. ANY EXISTING WATER SERVICES/STUBS WILL NEED TO BE REMOVED UP TO THE MAIN.

PROPERTY DESCRIPTION

LOTS 1-4 OF VALLEY BUSINESS PARK THIRD BLOCK 1.

PROPERTY ADDRESS

801 DIVERSIFIED DRIVE
BELLE PLAINE, MINNESOTA 56011

GENERAL USE

SELF-STORAGE

ZONING

I-C - INDUSTRIAL/COMMERCIAL DISTRICT Change to I-2
BUILDING TYPE: STORAGE UNITS

BULK REGULATIONS

MINIMUM LOT WIDTH	= 100 FEET
FRONT YARD SETBACK	= 35 FEET
SIDE YARD SETBACK	~~= 20 FEET~~ 30' Corner Lot
REAR YARD SETBACK	= 25 FEET
MAXIMUM IMPERVIOUS AREA	= 85%
MAX BUILDING HEIGHT	= 35 FEET

BASE SITE CALCULATIONS

TOTAL LOT AREA	= 215,077 SF (4.94AC)
MAX IMPERVIOUS PER CODE	= 85%
PROPOSED PAVEMENTS	= 92,069 SF
PROPOSED BUILDINGS	= 86,128 SF
PROPOSED IMPERVIOUS	= 178,197 SF (82.9%)

POLLUTION PREVENTION NOTES

A. POLLUTION PREVENTION AND EROSION PROTECTION

1. CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE MINNESOTA CODE, THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES (MDNR) NPDES PERMIT, THE U.S. CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.
2. DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT / ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY, INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER. FURTHER, IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.

B. STORM WATER DISCHARGE PERMIT

1. THIS PROJECT REQUIRES COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE MDNR, AS REQUIRED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH AND FULFILLMENT OF ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 AS SPECIFIED IN THE CONTRACT DOCUMENTS.
2. ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, INCLUDING, BUT NOT LIMITED TO, THE NOTICE OF INTENT, PROOF OF PUBLICATIONS, DISCHARGE AUTHORIZATION LETTER, CURRENT SWPPP, SITE INSPECTION LOG, AND OTHER ITEMS, SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED TO ANY JURISDICTIONAL AGENCIES UPON REQUEST. FAILURE TO COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS A VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF MINNESOTA.
3. A "NOTICE OF DISCONTINUATION" MUST BE FILED WITH THE MDNR UPON FINAL STABILIZATION OF THE DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES. ALL PLANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FOR A PERIOD OF THREE YEARS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN A RECORD COPY AND PROVIDE THE ORIGINAL DOCUMENTS TO THE OWNER UPON PROJECT ACCEPTANCE AND/OR SUBMITTAL OF THE NOTICE OF DISCONTINUATION.

C. POLLUTION PREVENTION PLAN

1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT IN ADDITION TO THESE PLAN DRAWINGS. THE CONTRACTOR SHOULD REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO THE POLLUTION PREVENTION PLAN MADE DURING CONSTRUCTION.
2. THE SWPPP ILLUSTRATES GENERAL MEASURES AND BEST MANAGEMENT PRACTICES (BMP) FOR COMPLIANCE WITH THE PROJECT'S NPDES PERMIT COVERAGE. ALL BMP'S AND EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, NOTE AND IMPLEMENT. ADDITIONAL BMP'S FROM THOSE SHOWN ON THE PLAN MAY BE REQUIRED.
3. THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT CONSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.
4. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL PERMIT AND SWPPP, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE:
   a. UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE WHEN DISCHARGING FROM BASINS, PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATERS, DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION, AND MINIMIZE SOIL COMPACTION.
   b. INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.
   c. PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.
   d. MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.
   e. INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR) EVERY SEVEN CALENDAR DAYS. RECORD THE FINDINGS OF THESE INSPECTIONS AND ANY RESULTING ACTIONS IN THE SWPPP WITH A COPY SUBMITTED WEEKLY TO THE OWNER OR ENGINEER DURING CONSTRUCTION. REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 DAYS.
   f. PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.
   g. INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF CONTROL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.
   h. RESPREAD A MINIMUM OF 8 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOD) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.
   i. STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, SOD, OR PAVEMENT IMMEDIATELY AS SOON AS POSSIBLE UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES IMMEDIATELY AFTER CONSTRUCTION ACTIVITY IS FINALLY COMPLETED OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WHICH WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
   j. COORDINATE LOCATIONS OF STAGING AREAS WITH THE OWNER AND RECORD IN THE SWPPP. UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN THE FOLLOWING; JOB TRAILERS, FUELING / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ONSITE.
   k. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".

MARK	REVISION	DATE	BY

Engineer: KS | Checked By: KMM | Scale: 1" = NONE
Technician: LJM | Date: 06-02-26 | T-R-S: TTN-RRW-SS
Project No: 126.0352.01 | Sheet C200

BELLE PLAINE, MINNESOTA

LEGACY CROSSING GARAGES

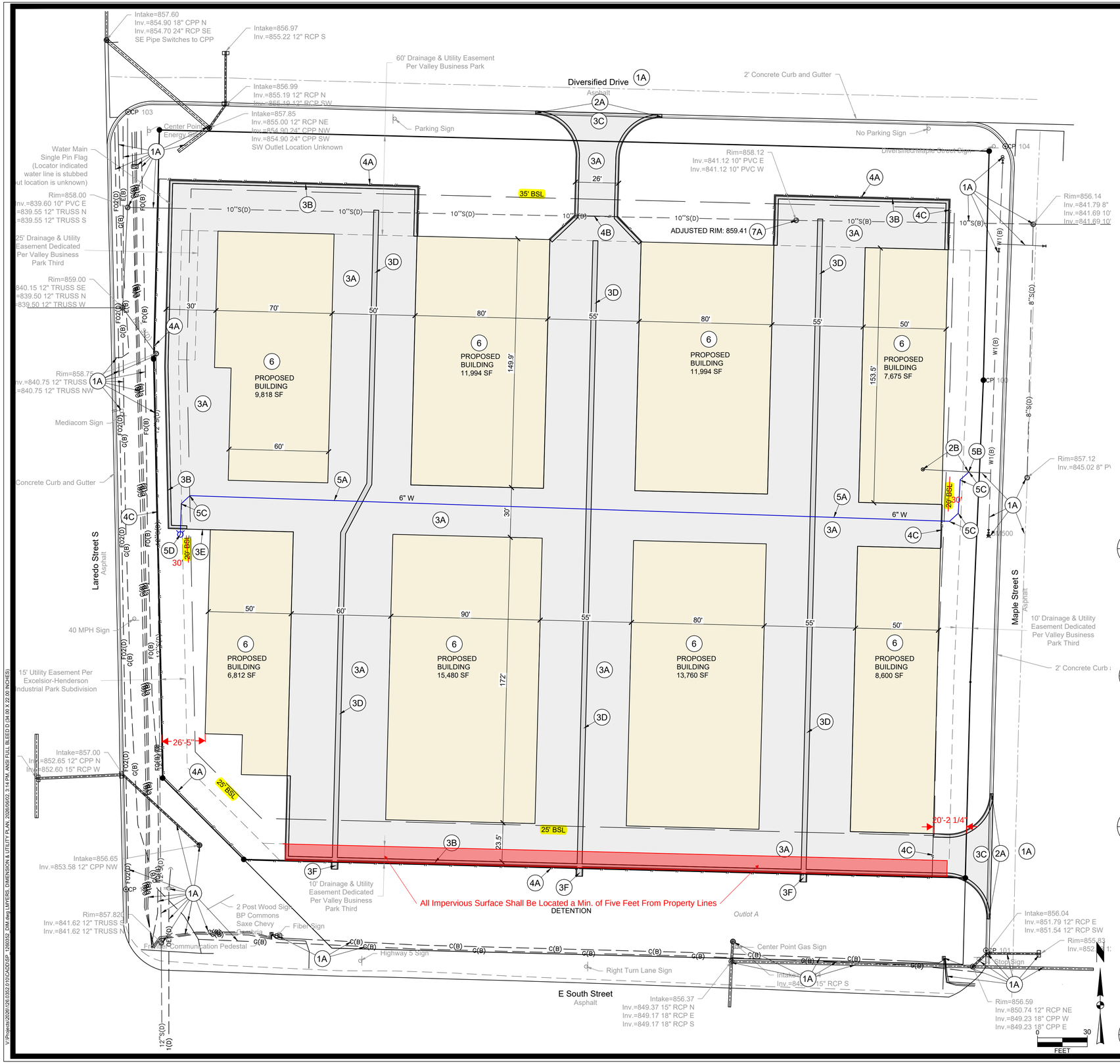
PROJECT INFORMATION

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 126.0352.01
Sheet C200

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DIMENSION PLAN CONSTRUCTION NOTES

1. EXISTING FEATURES, PROTECT THE FOLLOWING:
   A. PAVEMENT TO REMAIN.
   B. EXISTING UTILITIES. COORDINATE ANY RELOCATIONS OR ADJUSTMENTS WITH UTILITY SERVICE PROVIDER AS NECESSARY.

2. DEMOLITION, REMOVE THE FOLLOWING:
   A. REMOVE CURB AND GUTTER SECTION.
   B. REMOVE EXISTING WATER SERVICE TO LIMITS SHOWN.

3. PAVEMENTS, PROVIDE THE FOLLOWING:
   A. PCC DRIVES AND PARKING, 6" DEPTH PAVEMENT ON 12" PREPARED SUBGRADE IN 2-6" LIFTS COMPACTED TO 95% STANDARD PROCTOR DENSITY.
   B. 6" STANDARD CURB. SEE DETAIL ON THIS SHEET.
   C. CONNECT TO EXISTING PAVEMENT WITH SUDAS TYPE B CONNECTION.
   D. PROPOSED 3' WIDE CONCRETE VALLEY GUTTER.
   E. NO CURB.
   F. 4' WIDE PCC CUNETTE.
   G. TAPER TO NO CURB.

4. SITE AMENITIES, PROVIDE THE FOLLOWING:
   A. 6 FOOT HEIGHT FENCE.
   B. AUTOMATIC GATE.
   C. MANUAL FIRE DEPARTMENT GATE.

5. WATER SERVICE, PROVIDE THE FOLLOWING:
   A. 6" WATER FIRE SERVICE LINE. MAINTAIN MINIMUM 5.5' DEPTH.
   B. CONNECT TO EXISTING WATER SERVICE LINE.
   C. 45° WATER BEND.
   D. HYDRANT ASSEMBLY.

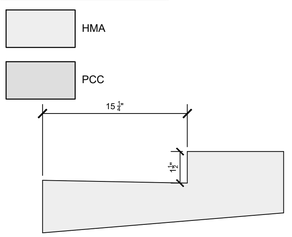
6. PROPOSED BUILDING. SEE ARCHITECTURAL PLANS FOR MORE DETAILS.

7. SANITARY SEWER, PROVIDE THE FOLLOWING:
   A. EXISTING SANITARY SEWER MANHOLE. ADJUST RIM TO FINISH GRADE. CONTRACTOR TO VERIFY EXISTING ADJUSTING RINGS AND ADD AS NECESSARY. ADDITIONAL MODIFICATIONS MAY BE NECESSARY TO MEET BELLE PLAINE SPECIFICATIONS. COORDINATE WITH CITY OF BELLE PLAINE PRIOR TO CONSTRUCTION.

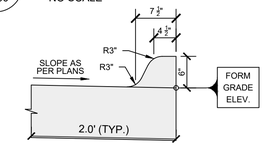
PAVEMENT LEGEND

HMA

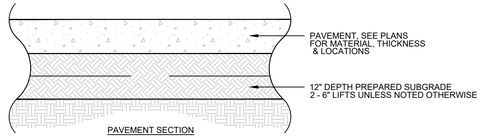
PCC



1 / C300 — WATERLIP DETAIL
NO SCALE

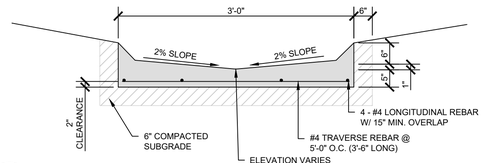


2 / C300 — 6-INCH STANDARD CURB
NO SCALE



3 / C300 — TYPICAL PAVEMENT CROSS SECTIONS
NO SCALE

NOTES:
1. SUBGRADE SHALL CONSIST OF A FIRM UNYIELDING CLAY (CL OR CH) OR CLASS "A" ROADSTONE BASE.
2. CONCRETE WILL HAVE THE MIX DESIGN AS SHOWN FOR STREET PAVEMENT IN THE CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED
3. FINISH SHALL CONFORM TO SUDAS FOR SIDEWALKS AND PROVIDE FINAL BROOM FINISH.
4. CURING AS SPECIFIED FOR CONCRETE PAVEMENT.
5. REBAR SHALL BE EPOXY COATED STEEL.
6. TAPER WIDTH TO MATCH FLARED END SECTION WIDTH AS NECESSARY.



4 / C300 — CUNETTE
NO SCALE

MARK	REVISION	DATE	BY

Engineer: KS
Technician: LJM
Checked By: KMM
Date: 06-02-26
T-R-S: TTN-RRW-SS
Project No: 126.0352.01
Sheet C300

LEGACY CROSSING GARAGES
BELLE PLAINE, MINNESOTA
DIMENSION & UTILITY PLAN

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 126.0352.01
Sheet C300

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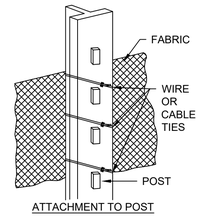
GRADING NOTES

1. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.
2. ANY EXCESS CUT TO BE SPREAD ON SITE AS DIRECTED BY ENGINEER DURING CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.
3. ALL DRAINAGE SWALES AND SLOPES 5 TO 1 OR GREATER TO BE SEEDED USING COMMERCIALLY AVAILABLE EROSION CONTROL SEED. MIXTURE APPLIED AT RATE RECOMMENDED BY SUPPLIER.
4. EROSION CONTROL: SEED THE SITE AFTER ROUGH GRADING HAS BEEN COMPLETED. PLACE SILT FENCE AND MAINTAIN IN PROBLEM AREAS AFTER GROUND COVER HAS BEEN ESTABLISHED. COMPLY WITH EROSION CONTROL LAW.
5. PROVIDE BELOW GRADE INLET PROTECTION IN PAVED AREAS FOLLOWING PAVING OPERATIONS AS NECESSARY.
6. CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.

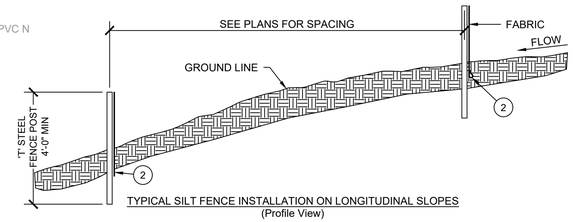
QUANTITIES

SILT FENCE	= 1,600 LF
DISTURBED AREA	= 5.07 AC
CLASS D RIPRAP	= 10 TONS

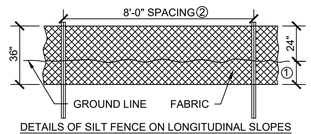
① INSERT 12 INCHES OF FABRIC A MINIMUM OF 6 INCHES DEEP (FABRIC MAY BE FOLDED BELOW THE GROUND LINE.
② REDUCE POST SPACING TO 5'-0" AT WATER CONCENTRATION AREAS, OR AS REQUIRED TO ADEQUATELY SUPPORT FENCE.



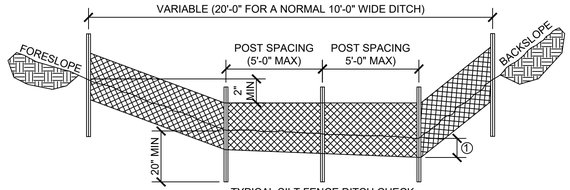
ATTACHMENT TO POST



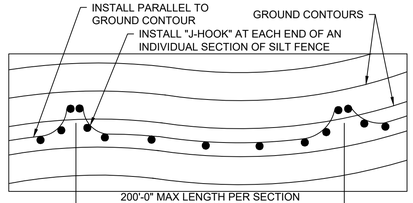
TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES (Profile View)



DETAILS OF SILT FENCE ON LONGITUDINAL SLOPES



TYPICAL SILT FENCE DITCH CHECK



TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES (Plan View)

0 30 FEET

1 C400

SILT FENCE DETAIL

NO SCALE

MARK	REVISION	DATE	BY
Engineer: KS	Checked By: KMM	T-R-S: TTN-RRW-SS	
Technician: LJM	Date: 06-02-26		

Project No: 126.0352.01

Sheet C400

LEGACY CROSSING GARAGES

GRADING & EROSION CONTROL PLAN

BELLE PLAINE, MINNESOTA

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-984-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 126.0352.01

Sheet C400

V:\Projects\2026\126.0352\410\CAD\SIP 126052 GRDG.dwg KSUBASIC GRADING & EROSION CONTROL PLAN 2026/06/02 3:15 PM ANSI FULL BLEED D (34.00 X 22.00 INCHES)



PLANTING PLAN CONSTRUCTION NOTES

1. PROVIDE 3" DEPTH SHREDDED HARDWOOD MULCH AROUND ALL TREES NOT CONTAINED IN PLANT BEDS, TO A MIN. 3-FOOT PERIMETER.
2. CONTRACTOR TO PROVIDE 3" DEPTH SHREDDED HARDWOOD MULCH, INCLUDING COMMERCIAL GRADE LANDSCAPE FABRIC, IN PLANT BED AREAS AS NOTED ON PLANS, AS PER OWNER'S RECOMMENDATION.
3. SEED ALL AREAS DISTURBED BY CONSTRUCTION, UNLESS OTHERWISE NOTED ON PLANS.
4. CONTRACTOR TO INSTALL A VERTICAL CUT NATURAL EDGE TO A DEPTH OF 4-INCHES ON ALL PLANTING BEDS UNLESS OTHERWISE DIRECTED BY OWNER.
5. 2' WIDE MAINTENANCE STRIP WITH 2" WASHED RIVER ROCK AT 3" DEPTH ON TOP OF 5 OZ COMMERCIAL GRADE WEED BARRIER.
6. 4" COMMERCIAL GRADE BLACK STEEL EDGING. CONTRACTOR TO USE 90 DEGREE ANGLE PIECE ON ALL BENDS.
7. PROVIDE DETENTION BASIN SEED MIX AS PROVIDED BY PRAIRIE MOON NURSERY. WWW.PRAIRIEMOON.COM, 32115 PRAIRIE LANE, WINONA, MN 55987, OR APPROVED EQUAL. SEEDING RATE: 11.48 LBS/ACRE. INSTALL AS PER SUDAS SPECIFICATIONS 9010 SEEDING.

PLANTING PLAN GENERAL NOTES

A. UTILITY WARNING:
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.

B. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.

C. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).

D. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ~~ONE~~ TWO YEAR FROM DATE OF INSTALLATION.

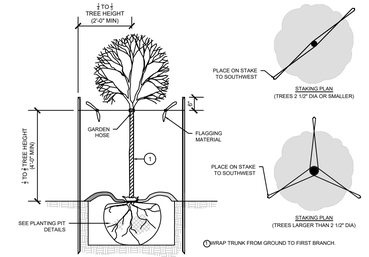
PLANTING PLAN REQUIREMENTS

(PLANTING REQUIREMENTS BASED ON BELLE PLAINE CITY CODE CHAPTER 11, SCREENING AND LANDSCAPING)
LANDSCAPE PLAN SHOULD BE DEVELOPED WITH AN EMPHASIS ON THE FOLLOWING:
- THE BOUNDARY OR PERIMETER OF THE PROPOSED SITE AT POINTS ADJOINING OTHER PROPERTIES AND THE IMMEDIATE PERIMETER OF THE STRUCTURE.

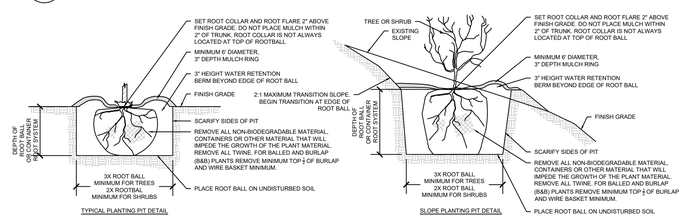
PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
TREES					
JS	15	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper	4` Ht.	B&B
JW	4	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper	4` Ht.	B&B
MB	13	Malus x 'Red Barron'	Red Barron Crabapple	1.5" Cal.	CONTAINER
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
SHRUBS					
CK	26	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 GAL	Pot
HP	18	Heuchera x 'Plum Pudding'	Plum Pudding Coral Bells	1 GAL	Pot
HG	2	Hydrangea paniculata 'Grandiflora'	PeeGee Panicle Hydrangea	24-IN. HT.	Pot

NOTE: QUANTITIES SHOWN ARE APPROXIMATE TO THE OVERALL SITE. CONTRACTOR TO VERIFY PLANT MATERIAL PRIOR TO BIDDING. IN THE CASE OF A DISCREPANCY, THE PLAN QUANTITY SHALL GOVERN.



1 C500 DECIDUOUS TREE STAKING DETAIL
NO SCALE



2 C500 PLANTING PIT DETAILS
NO SCALE

MARK	DATE	BY
REVISION		
Engineer: KS	Checked By: KMM	T-R-S: TTN-RRW-SS
Technician: LJM	Date: 06-02-26	Sheet C500
	Project No: 126.0352.01	

BELLE PLAINE, MINNESOTA

LEGACY CROSSING GARAGES

PLANTING PLAN

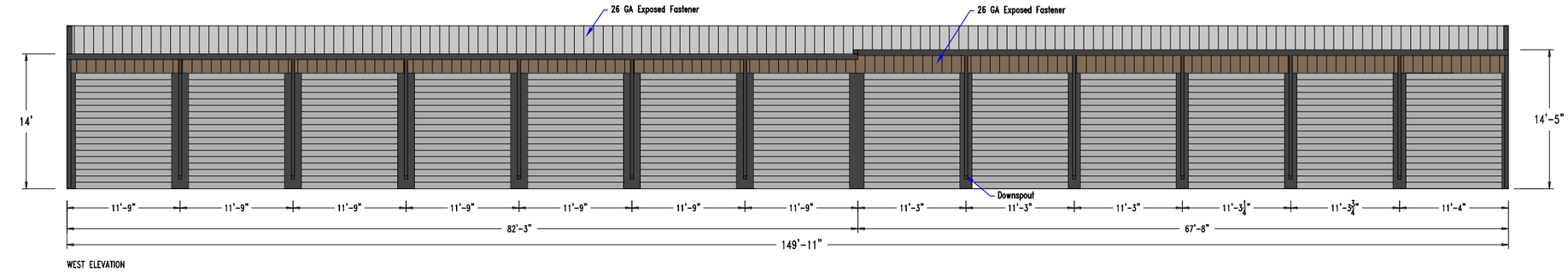
SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-984-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

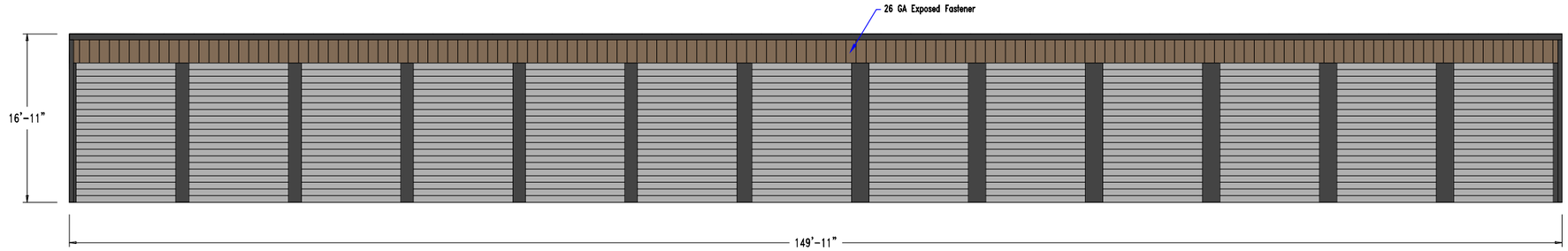
Project No: 126.0352.01

Sheet C500

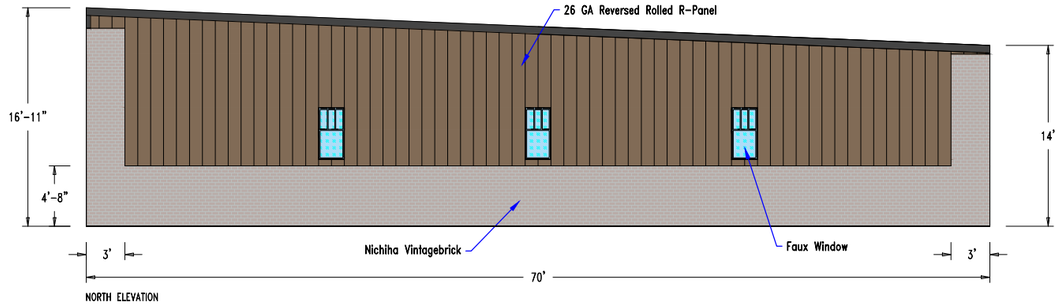
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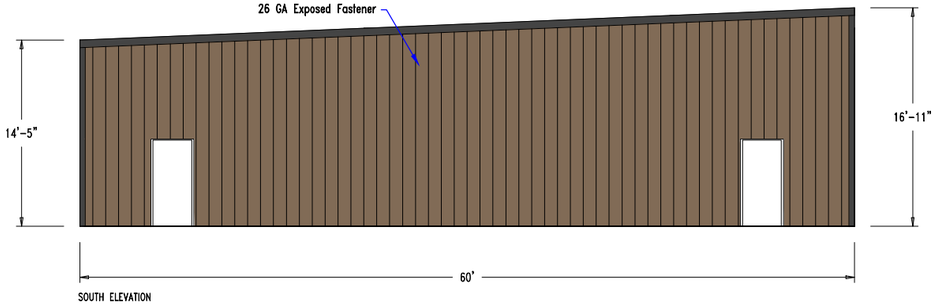
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

DESCRIPTION	COLOR	TYPE
EXTERIOR PANEL	Desert Sand/Burnished Slate	R-Panel/Reversed R-Panel
WAINSCOT	White Wash	Nichiha
GUTTER/RAKE	Burnished Slate	
DOWNSPOUT	Burnished Slate	
CORNERS	Burnished Slate	
MULLION/JAMB	Burnished Slate	
ROOF	Galvalume	R-Panel Drip X
DOORS	Ash Gray	
FRAMING	NON COMBUSTIBLE STEEL FRAMING	NON HEATED
FOUNDATION		18" MONOLITHIC DESIGN FOOTING

*** Colors may very slightly from what is depicted on paper. Please request color samples if unsure of exact color or if matching an existing building by others.
** Buildings on a 1% slope will have a gap on one side of the door between door and concrete slab

* Reversed Rolled R-Panel is consistent with the city of Belle Plaine's Public Works Building

PELLA BUILDING SYSTEMS
906 West 9th Street Pella, IA 50219
(800) 225-0481 www.pellabuildings.com

DESCRIPTION: ELEVATION

CUSTOMER:

PROJECT: Building 1A 70x150

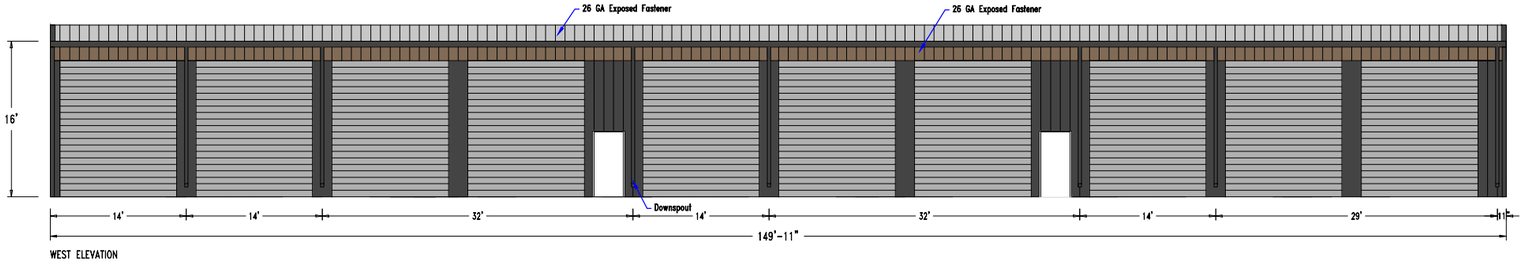
LOCATION: Belle Plaine, MN

EXPECTED IBC: IBC 2018/MNBC 20

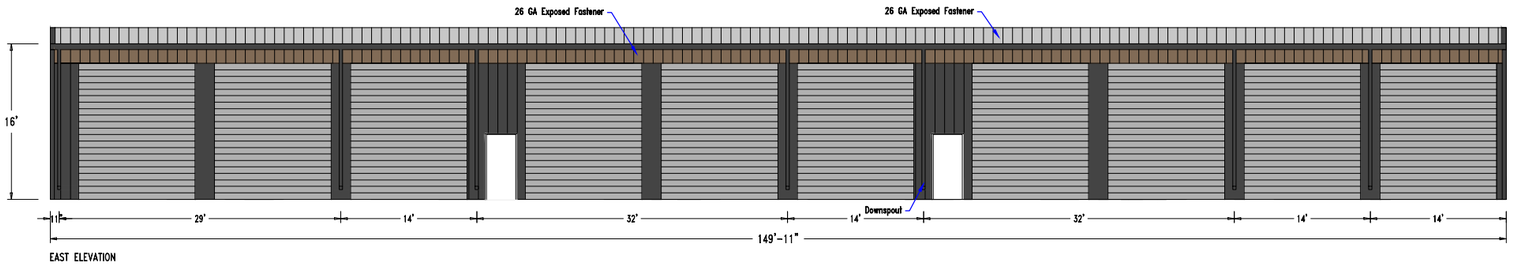
GROUP S-1

2024 MN Commercial Energy Code: NOT APPLICABLE

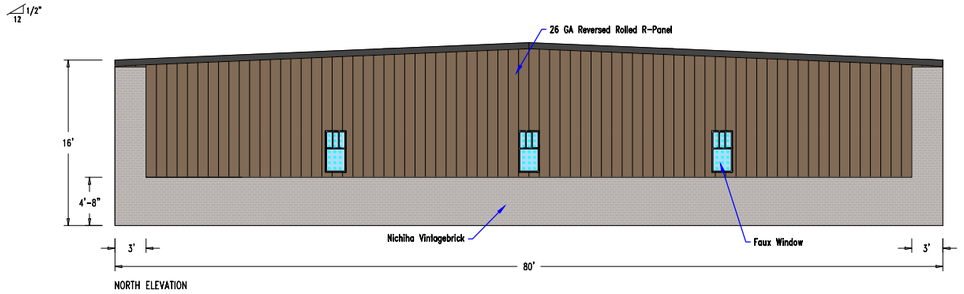
DRN. BY	CK'D BY	DATE	SCALE	REV.	QUOTATION NO.	SHEET NO.
JB		6/ 5/26	N.T.S.	00	70x150	



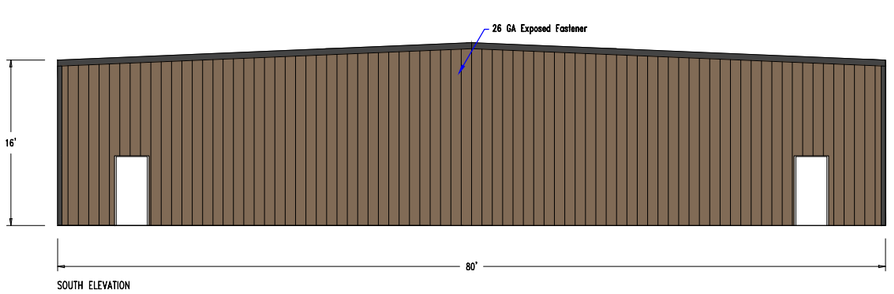
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

DESCRIPTION	COLOR	TYPE
EXTERIOR PANEL	Desert Sand/Burnished Slate	R-Panel/Reversed R-Panel
WAINSCOT	White Wash	Nichiha
GUTTER/RAKE	Burnished Slate	
DOWNSPOUT	Burnished Slate	
CORNERS	Burnished Slate	
MULLION/JAMB	Burnished Slate	
ROOF	Galvalume	R-Panel Drip X
DOORS	Ash Gray	
FRAMING	NON COMBUSTIBLE STEEL FRAMING	NON HEATED
FOUNDATION		18" MONOLITHIC DESIGN FOOTING

*** Colors may very slightly from what is depicted on paper. Please request color samples if unsure of exact color or if matching an existing building by others.
** Buildings on a 1% slope will have a gap on one side of the door between door and concrete slab

* Reversed Rolled R-Panel is consistent with the city of Belle Plaine's Public Works Building

PELLA BUILDING SYSTEMS
906 West 9th Street Pella, IA 50219
(800) 225-0481 www.pellabuildings.com

DESCRIPTION: ELEVATION

CUSTOMER:

PROJECT: Building 2B 80x150

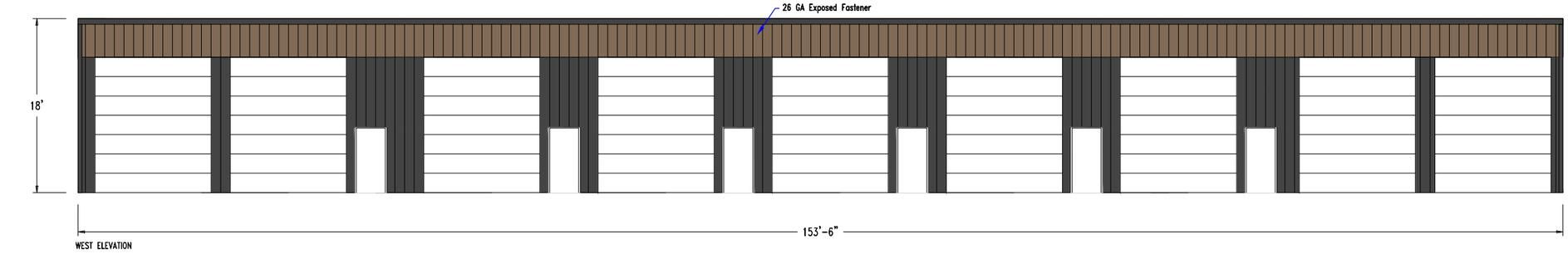
LOCATION: Belle Plaine, MN

EXPECTED IBC: IBC 2018/MNBC 20

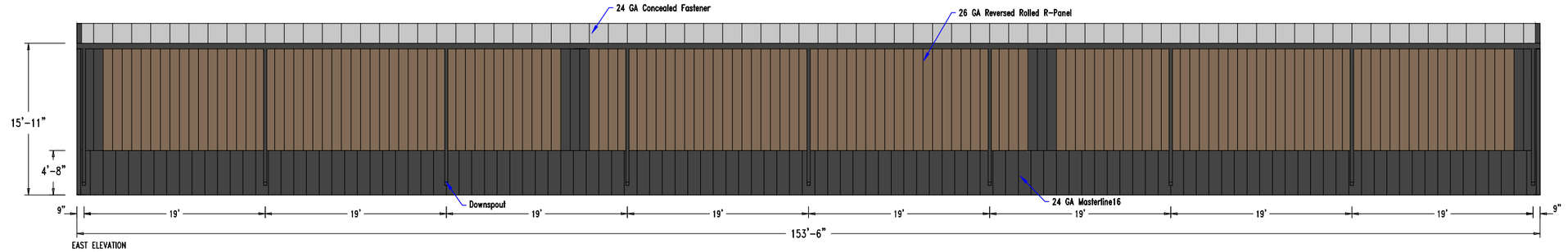
GROUP S-1

2024 MN Commercial Energy Code: NOT APPLICABLE

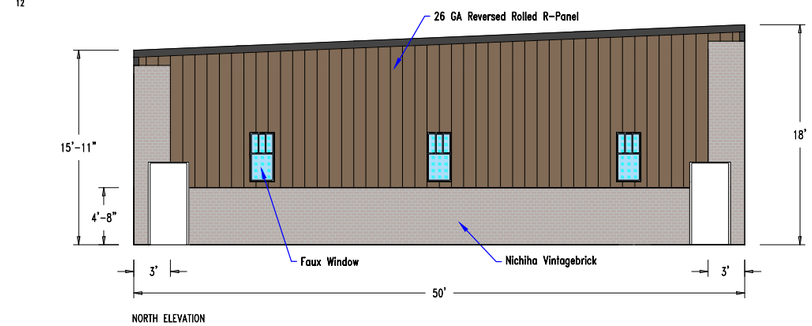
DRN. BY	CK'D BY	DATE	SCALE	REV.	QUOTATION NO.	SHEET NO.
JB		6/ 4/26	N.T.S.	00	80x150	



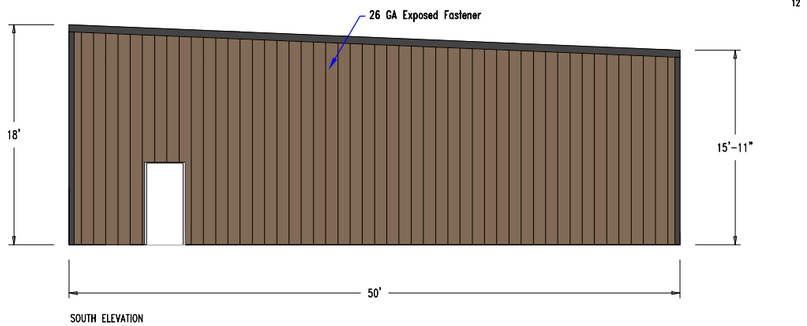
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

DESCRIPTION	COLOR	TYPE
EXTERIOR PANEL	Desert Sand/Burnished Slate	R-Panel/Reversed R-Panel
WAINSCOT	White Wash/Burnished Slate	Nichiha/Masterline16
GUTTER/RAKE	Burnished Slate	
DOWNSPOUT	Burnished Slate	
CORNERS	Burnished Slate	
MULLION/JAMB	Burnished Slate	
ROOF	Galvalume	Standing Seam
DOORS	White	
FRAMING	NON COMBUSTIBLE STEEL FRAMING	HEATED & INSULATED
FOUNDATION		42" FROST FOOTING
WALL INSULATION		6" BATT + 2" PSK
ROOF INSULATION		6" BATT + 4" PSK + THERMAL BLOCKS

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** Buildings on a 1% slope will have a gap on one side of the door between door and concrete slab

* Reversed Rolled R-Panel is consistent with the city of Belle Plaine's Public Works Building

PELLA BUILDING SYSTEMS
906 West 9th Street Pella, IA 50219
(800) 225-0481 www.pellabuildings.com

DESCRIPTION: ELEVATION

CUSTOMER:

PROJECT: Building 4D 50x154

LOCATION: Belle Plaine, MN

EXPECTED IBC: IBC 2018/MNBC 20

GROUP S-1

2024 MN Commercial Energy Code: APPLICABLE

DRN. BY	CK'D BY	DATE	SCALE	REV.	QUOTATION NO.	SHEET NO.
JB		6/ 4/26	N.T.S.	00	50x154	

Scale: 1 inch= 28 Ft.



ROUZER GROUP

Prepared For: JH Larson

Job Name:
Legacy Crossing Garages
Lighting Layout
Version A

Scale: as noted

Date:6/7/2026

Filename: Legacy Crossing Garages.AGI

Drawn By: Eric Nephew

Filename: C:\Users\Eric\Rouzer Group\Rouzer Inside - Rouzer Inside Documents\RAB\Rouzer Layouts\Erics AGI\Legacy Crossing Garages.AGI

The Lighting Analysis, eslayout, Energy Analysis and/or Visual Simulation ("Lighting Design) provided by ROUZER ("ROUZER")represents an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by ROUZER and therefore actual measured results may vary from the actual field conditions. ROUZER recommends that design parameters and other information be field verified to reduce variation. ROUZER neither warranties, either implied or stated with regard to actual measured light levels or energy consumption levels as compared to those illustrated by the Lighting Design. ROUZER neither warranties, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design intent as compliant with any applicable regulatory code requirements with the exception of those specifically stated on drawings created and submitted by ROUZER. The Lighting design is issued, in whole or in part, as advisory documents for informational purposes and is not intendedfor construction nor as being part of a project's construction documentation package.

Calculation Summary											
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**	**Description**	**PtSpcLr**	**PtSpcTb**	**Meter Type**
Site	Illuminance	Fc	0.78	8.8	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG	10	10	Horizontal
Garage Area	Illuminance	Fc	1.77	8.8	0.0	N.A.	N.A.				

Luminaire Schedule											
Symbol	**Qty**	**Tag**	**Label**	**Arrangement**	**Lum. Lumens**	**Arr. Lum. Lumens**	**LLF**	**Description**	**Lum. Watts**	**Arr. Watts**	**Total Watts**
	29	W	WP2XFU60	Single	7780	7780	1.000	WP2XFU60-60W_5K	59.04	59.04	1712.16

******LAYOUT AND BOM ARE SUBJECT TO APPROVAL******

Expanded Luminaire Location Summary						
LumNo	**Tag**	**X**	**Y**	**MTG HT**	**Orient**	**Tilt**
1	W	456.77	429.96	16	0	0
2	W	455.64	314.4	16	0	0
3	W	320.83	320.59	16	0	0
4	W	320.83	422.36	16	0	0
5	W	192.77	414.08	16	0	0
6	W	192.77	326.65	16	0	0
7	W	455.17	233.3	16	0	0
8	W	455.17	116.25	16	0	0
9	W	321.98	233.74	16	0	0
10	W	321.98	121.11	16	0	0
11	W	172.68	129.37	16	0	0
12	W	172.68	231.88	16	0	0
13	W	530.02	444.18	16	90	0
14	W	155.36	445.52	16	90	0
15	W	159.16	294.21	16	270	0
16	W	281.645	294.21	16	270	0
17	W	415.72	294.2	16	270	0
18	W	535.18	290.25	16	270	0
19	W	535.195	93.31	16	270	0
20	W	416.235	93.31	16	270	0
21	W	277.935	93.31	16	270	0
22	W	505.89	175.3	16	180	0
23	W	373.66	172.48	16	180	0
24	W	228.63	177.95	16	180	0
25	W	505.83	372.37	16	180	0
26	W	373.65	367.06	16	180	0
27	W	240.36	367.28	16	180	0
28	W	120.44	404.53	16	180	0
29	W	130.79	328.2	16	180	0
Total Quantity: 29						

NOTES:
* The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of the designer.

* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

* RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal Patents issued or pending apply.

The Lighting Analysis, estimate, Energy Analysis and/or Visual Simulation ("Lighting Design") included with this proposal is an approximate prediction of lighting system performance based upon design parameters and information supplied to ROUZER by others. Actual performance may vary from the design. Unless tests have been field verified by ROUZER and therefore actual measured results are confirmed to meet design criteria, ROUZER cannot guarantee the accuracy of the Lighting Design. Field verified to reduce variation, ROUZER neither warrantees, either implied or stated with regard to actual performance of the lighting system designed, nor represents the appropriateness, completeness or suitability of the Lighting Design for any particular purpose. Any reliance on the Lighting Design by any party indicates acceptance of these terms. Acceptance of the Lighting Design submitted by ROUZER. The Lighting Design is issued solely for use in connection with the project it was prepared for and is not intended for construction nor as being part of a project's construction documentation package.

Scale: as noted
Date:6/7/2026
Filename: Legacy Crossing Garages.AGI
Drawn By: Eric Nephew

Job Name:
Legacy Crossing Garages
Lighting Layout
Version A

Prepared For: JH Larson

ROUZER GROUP

BOLTON & MENK
Real People. Real Solutions.

1960 Premier Drive
Mankato, MN 56001-5900

Ph: (507) 625-4171
Fax: (507) 625-4177
Bolton-Menk.com

Engineering Review Letter – Rezoning and Conditional Use Permit

Date: July 7, 2026
To: Legacy Crossing, LLC
From: D. Joseph Duncan II, P.E. – Belle Plaine City Engineer
Subject: Legacy Crossing Garages

This plan review is provided as part of the approval process for Rezoning and Conditional Use Permit for Legacy Crossing Garages. The comments provided with this review are generally higher level and do not reflect final permitting comments.

Comments include the following:

- Provide a snow management plan. Per MPCA Site Recommendations, snow should not be stored in the City's stormwater management area south of the development.
- Confirm hydrant coverage meets applicable building codes. Existing hydrant and watermain locations are shown below. The inset on Sheet C4.01 of the attached plan shows an 8" watermain that is better positioned for the purpose of locating a hydrant on the west side of the development and would eliminate the need for the long 6" pipe as shown on the proposed plan.



Bolton & Menk is an equal opportunity employer.

- The City shall provide pertinent hydrant and watermain details and specifications. Note that 5.5-ft watermain bury is too shallow in this area. Tracer wire is not used; rather underground utility locations are recorded by GPS.
- Note that impervious surfacing over existing easements/municipal utilities is at owner's risk. Any replacement required from utility maintenance is at owner's expense.
- Provide a figure showing emergency vehicle circulation throughout the site.
- A stormwater pollution prevention plan (SWPPP) conforming to MPCA NPDES standards shall be provided as part of the plans.
- Driveways from public streets shall be concrete aprons with drive over curb versus curb returns as shown.
- Location of south drive – prefer access is located at the middle aisle due to proximity to South Street.
- South curb line is shown on the property line, with no setback acknowledged.
- 3E callout for NO CURB – curb should be added but a 0" height is permittable for allowing drainage out.
- No curb provided at the east end of middle E/W drive aisle. Explain 4C in this location (FD manual gate). How exactly is access permitted with curb and turf between the street and drive aisle?
- Confirm whether any site signage (monument/business) is being constructed and its location.
- Recommend higher contrast hatches for HMA and PCC to provide clarity of surface types.
- Some grades are minimal on HMA.
- Confirm pavement detail design. The detail doesn't actually provide what the section consists of.
- Confirm what the "waterlip" detail is, material, whether there is a slope, and where it is located.
- Note that any work within the City's basin should maintain/re-establish existing contour(s).
- Outlet protection on the basin control structure is required.
- Hydrology supporting the use of the "cunette" instead of catch basins and outfalls to the basin should be provided (erosion concern). If cunettes are deemed sufficient, proper sized riprap shall be extended with proper geometry to toe of slope.
- Confirmation that the proposed development is in conformance with the existing hydraulics and infrastructure, along with current MPCA standards. A memo with sufficient information shall be provided with items such as but not limited to peak flow mitigation, water quality volume compliance, and basin high-water levels.
- Recommendation – review and incorporate typical Minnesota details, verbiage, etc. for clarity to local contractors and permitting agencies. On site utility design and details/notes should be reviewed for compliance with local and MnDLI standards.

Please contact me with any questions.

Sincerely,



D. Joseph Duncan II P.E.
Belle Plaine City Engineer
Office: 507-902-2864
Joe.Duncan@bolton-menk.com

Bolton & Menk is an equal opportunity employer.

MEMORANDUM

Planning and Zoning Commission

DATE:	July 13, 2026
FROM:	Cynthia Smith Strack, Community Development Director
AGENDA ITEM:	Director's Update
REPORT:	**Design Committee** The Design Committee met on June 22nd to review façade changes at 115 Main Street East. **EDA** The EDA will meet prior to the PZC meeting. **Other** • 2050 Comprehensive Plan update • Public engagement tool development • Attend leadership training. • Zoning information/assistance to seven commercial entities • Code review (zoning) assistance for building/zoning permits • City communications • Compile information for Scott County Housing and Commercial/Industrial Studies • Discussions with residential developers • HRA first time home buyer programming
SIGNATURE:	Cynthia Smith Strack