FARMINGTON TECHNOLOGY PARK

SECTION 5, TOWNSHIP 113 NORTH, RANGE 19 WEST CITY OF FARMINGTON, DAKOTA COUNTY, MINNESOTA PROJECT AREA: 347.81 AC

PROJECT TEAM

CLIENT:

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

CIVIL ENGINEER:

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

URVEYOR:

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

UTILITY AND GOVERNING AGENCY CONTACTS

COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR:

CITY OF FARMINGTON
430 3RD STREET
FARMINTON, MN 55024
TEL: (651) 280-6800
CONTACT: DEANNA KUENNEN

PLANNING MANAGER:

CITY OF FARMINGTON 430 3RD STREET FARMINTON, MN 55024 TEL: (651) 280-6800 CONTACT: TONY WIPPLER

ELECTRIC:

DAKOTA ELECTRIC ASSOCIATION TEL: (651) 463-6212

GREAT RIVER ENERGY TEL: (800) 481-4700

NATURAL GAS:

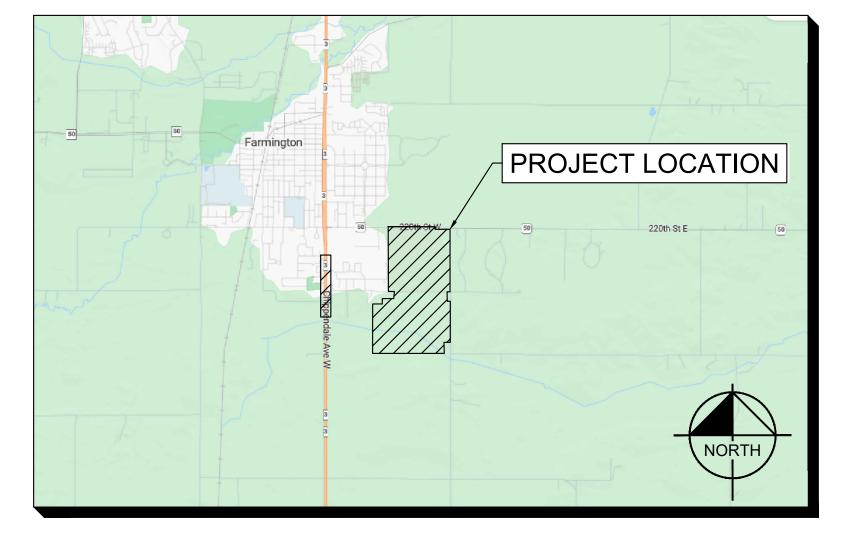
MINNESOTA ENERGY RESOURCES TEL: (800) 889-9508

PUBLIC WORKS DIRECTOR/CITY ENGINEER:
CITY OF FARMINGTON
430 3RD STREET
FARMINGTON, MN 55024
TEL: (651) 280-6800
CONTACT: JOHN POWELL, PE

PROJECT LOCATION MN 50 (220TH ST W) 225TH ST W RISCAYNE AVENUE NORTH

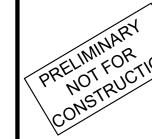
LOCATION MAP

NOT TO SCALE



VICINITY MAP

	Sheet List Table
Sheet Number	Sheet Title
C1	COVER SHEET
C1.1	PUD STANDARDS - MUCI
C2	EXISTING CONDITIONS
C3.0	FINAL PLAT
C3.1	FINAL PLAT
C4	LAND USE PLAN
C5	DRAINAGE PLAN
C6.0	PHASE 1 EROSION CONTROL NORTH LOT
C6.1	PHASE 1 EROSION CONTROL SOUTH LOT
C7	SCHEMATIC UTILITY PLAN
R1	220TH STREET FULL LEFT TURN LANE
R2	CHIPPENDALE AVE FULL LEFT TURN LANE





ORIGINAL ISSUE: 11/13/2024 KHA PROJECT NO. 268636000

SHEET NUMBER

C1

PUD STANDARDS - MUCI

- 1. BUILDING SETBACKS:
 - a. ADJACENT TO RESIDENTIAL USES: 250-FEET
- b. ADJACENT TO NON-RESIDENTIAL USES: 150-FEET
- c. FROM THE 75-FOOT ROW DEDICATION ON THE EAST SIDE OF LOT 1, BLOCK 1: 175-FEET
- d. ADJACENT TO LOT 2: 0-FOOT FROM INTERNAL PROPERTY LINES WITHIN THE OVERALL PUD. APPLICABLE MUCI SETBACKS SHALL APPLY TO PROPERTY LINES NOT ADJACENT TO THE PUD.
- e. ADJACENT TO 225TH ST WEST: 40-FEET
- f. ADJACENT INTERNAL LOT LINES: MINIMUM 10-FEET, BUT MAY BE REDUCED SUBJECT TO SITE PLAN REVIEW, BUILDING AND FIRE CODE COMPLIANCE
- g. ADJACENT TO THE SOUTHERN PROPERTY LINE OF LOT 3 AND THE WESTERN PROPERTY LINE OF LOT 3 NORTH TO THE DESIGNATED FLOOD ZONE: 40-FEET
- 2. NATURAL BUFFERS: A NATURAL BUFFER OF 40 FEET FROM ALL PERIMETER PROPERTY LINES, EXCEPT FOR THOSE LISTED BELOW, IS ESTABLISHED UNDER THIS PUD:
 - a. EXISTING, HEALTHY TREES SHALL BE RETAINED IN THE NATURAL BUFFER, TO THE GREATEST EXTENT PRACTICABLE, IN ACCORDANCE WITH SECTION 10-6-11 OF THE FARMINGTON MUNICIPAL CODE. UTILITIES, ACCESS DRIVES, LANDSCAPING, PERIMETER FENCING, AND BERMS MAY BE LOCATED IN THE NATURAL BUFFER. EXCEPT AS OTHERWISE PERMITTED UNDER SECTION 6(a)(iii), SECURITY FENCING, SECURITY GATES, AND GUARD BUILDINGS SHALL BE LOCATED ON THE INTERIOR SIDE OF THE NATURAL BUFFER. WHERE THERE ARE NO EXISTING TREES IN THE NATURAL BUFFER THAT QUALIFY FOR PRESERVATION UNDER SECTION 10.6.11 ET.AL OF THE FARMINGTON MUNICIPAL CODE, THEN STORMWATER FEATURES MAY BE LOCATED IN THE NATURAL BUFFER PROVIDED THEY ARE ADEQUATELY LANDSCAPED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FARMINGTON MUNICIPAL CODE, UNLESS OTHERWISE APPROVED BY THE PLANNING DIRECTOR.

b. EXCEPTIONS:

- i. ADJACENT TO 225TH ST WEST.
- ii. ADJACENT TO LOT 2: ONLY THE EASTERN MOST PROPERTY LINE SOUTH OF THE 40-FOOT NATURAL BUFFER ADJACENT TO STATE HIGHWAY 50 AND ADJACENT TO THE SOUTHERN PROPERTY LINE OUTSIDE OF THE 150-FOOT SETBACK ADJACENT TO THE WESTERN PROPERTY LINE OF LOT 1.
- 3. LANDSCAPING: IN ADDITION TO THE APPLICABLE LANDSCAPING STANDARD SET FORTH IN SECTION 10.6.10 OF THE FARMINGTON CITY CODE, THE FOLLOWING ADDITIONAL LANDSCAPING STANDARDS SHALL APPLY:
 - a. DROUGHT TOLERANT, NATIVE PLANTS SHALL BE UTILIZED THROUGHOUT THE SITE. A DIVERSITY OF CONIFEROUS AND DECIDUOUS PLANT MATERIAL SHALL BE USED SUBJECT TO AND AS DETERMINED THROUGH THE PLANTING PLAN REVIEW DURING THE SITE PLAN PROCESS. ADDITIONALLY, A MIX OF FAST AND SLOWER GROWING TREE SPECIES SHALL BE PLANTED.
 - b. ROCK, GRAVEL, AND/OR MULCH MAY ALSO BE USED AS AN ACCENT MATERIAL FOR MAINTENANCE AREAS DIRECTLY ADJACENT TO A BUILDING, AROUND UTILITY ACCESS POINTS (I.E. MANHOLES, CONTROL VALVES, AND HAND HOLES), OR IN MECHANICAL AREAS.
 - c. WHERE PARKING AREAS ARE LOCATED A MINIMUM OF 300-FEET FROM A PUBLIC ROAD OR RESIDENTIAL USE, AND THE PARKING AREA IS SCREENED BY THE BUILDING LOCATION, PARKING LOT LANDSCAPING SHALL NOT BE REQUIRED. HOWEVER, END ISLANDS OF PARKING AISLES THAT ARE VISIBLE FROM A PUBLIC STREET OR RESIDENTIAL USE SHALL BE LANDSCAPED IN ACCORDANCE WITH SECTION 10.16.10(D)8(E).
 - d. BERMS ARE REQUIRED TO BE CONSTRUCTED WHERE DEVELOPMENT OCCURS ADJACENT TO RESIDENTIAL USES. BERMS MAY BE ALLOWED UP TO 10-FEET IN HEIGHT FROM EXISTING GRADE IN ORDER TO INCORPORATE MORE AESTHETIC VISUAL FEATURES INTO THE SITE. BERMS OVER TEN-FEET IN HEIGHT MAY BE ALLOWED SUBJECT TO SITE PLAN REVIEW AND APPROVAL BY THE CITY. ADDITIONALLY, LANDSCAPING MAY BE INSTALLED ON THE BERMS AND WALLS WHERE FEASIBLE.
 - e. ANY BERMS APPROVED WITH A SITE PLAN FOR A DATA CENTER BUILDING SHALL BE CONSTRUCTED PRIOR TO THE FIRST FOUNDATION INSPECTION FOR ANY BUILDING INCLUDED IN THE ASSOCIATED APPROVED SITE PLAN. LANDSCAPING ASSOCIATED WITH THE BERM SHALL BE INSTALLED DURING THE MINNESOTA GROWING SEASON. IF CONSTRUCTION OF BERMS ARE COMPLETED OUTSIDE OF THE MINNESOTA GROWING SEASON, THEN ALL REQURIED LANDSCAPING SHALL BE INSTALLED BY JUNE 1 OF THE SUBSEQUENT GROWING SEASON.

4. GENERAL DESIGN STANDARDS:

- a. PRINCIPAL BUILDING FACADES WILL MEET THE FOLLOWING STANDARDS:
- i. FOR THE PURPOSES OF THIS SUBSECTION, THE TERM "PRINCIPAL BUILDING FACADES" SHALL INCLUDE ALL BUILDING FACADES SUBSTANTIALLY VISIBLE TO ABUTTING PUBLIC ROADSOR ADJACENT TO PLANNED OR EXISTING RESIDENTIAL DISTRICTS.
- ii. PRINCIPAL BUILDING FACADES SHALL AVOID THE USE OF UNDIFFERENTIATED SURFACES BY INCLUDING AT LEAST TWO (2) OF
- THE FOLLOWING DESIGN ELEMENTS:
- CHANGE IN BUILDING HEIGHT
 BUILDING STEP-BACKS, PROJECTIONS OR RECESSES
- FENESTRATION
- CHANGES IN BUILDING MATERIAL, PATTERN, TEXTURE, COLOR
- USE OF ACCENT MATERIAL
- OVERHANGS
- CANOPIES OR PORTICOS
- ARCADESVARIATIONS IN THE ROOF LINE
- FAUX WINDOWS
- GREEN WALLS
- OTHER ENHANCED DESIGN ELEMENTS WHICH MAY BE APPROVED BY THE PLANNING COMMISSION
- iii. WHEN A BUILDING HAS MORE THAN ONE PRINCIPAL FACADE, SUCH FACADES SHALL BE CONSISTENT IN THEIR DESIGN, MATERIALS, DETAILS, AND TREATMENTS.
- b. SCREENING OF BUILDING MECHANICAL EQUIPMENT AND CRITICAL INFRASTRUCTURE:
- i. GROUND-LEVEL MECHANICAL EQUIPMENT OR ACCESSORY USES (NOT INCLUDING PARKING AREAS) THAT ARE VISIBLE FROM PUBLIC RIGHT-OF-WAY AND/OR ADJACENT RESIDENTIAL DWELLINGS WILL BE SCREENED FROM PUBLIC VIEW USING ONE OR MULTIPLE OF THE FOLLOWING METHODS OF SCREENING:
 - A PRINCIPAL STRUCTURE.
 - A PRINCIPAL STRUCTURE.

 EXISTING VEGETATION THAT WILL REMAIN ON THE PROPERTY, OR NEW, PLANTED VEGETATION (EX. EVERGREENS OR SHRUBS) THAT FULLY SCREENS THE EQUIPMENT FROM PUBLIC VIEW.
 - A VISUALLY SOLID FENCE, SCREEN WALL OR PANEL, OR OTHER VISUALLY SOLID SCREEN THAT SHALL BE CONSTRUCTED OF MATERIALS THAT ARE MATCHING OR CONSISTENT IN STYLE. COLOR AND/OR TEXTURE WITH
 - CONSTRUCTED OF MATERIALS THAT ARE MATCHING OR CONSISTENT IN STYLE, COLOR AND/OR TEXTURE WITH THOSE USED IN THE EXTERIOR CONSTRUCTION OF THE PRINCIPAL BUILDING. CHAIN LINK FENCING WITH SLATS IS NOT PERMITTED TO SATISFY THIS REQUIREMENT.
- ii. ABOVE-GROUND MECHANICAL EQUIPMENT AND STRUCTURES WILL BE SCREENED FROM VIEW FROM ADJACENT PUBLIC STREETS AND RESIDENTIAL DWELLINGS.
- iii. ANY MECHANICAL UNITS PLACED ON THE ROOFTOPS OF BUILDINGS SHALL BE SCREENED FROM VIEW FROM ADJACENT PUBLIC STREETS AND RESIDENTIAL DWELLINGS BY ARCHITECTURAL FEATURES WHICH ARE COMPATIBLE WITH BUILDING FAÇADE ARCHITECTURE. THE METHOD OF SCREENING SHALL BE PROVIDED AND REVIEWED WITH THE PLANNING DIRECTOR'S REVIEW OF THE BUILDING ELEVATIONS. THE SCREENING OF ROOF MOUNTED EQUIPMENT SHALL BE EXCLUDED FROM THE OVERALL HEIGHT LIMITATION BUT IN NO INSTANCE SHALL EXCEED 80 FEET. ROOFTOP EQUIPMENT SHOULD BE CENTRALLY LOCATED ON THE ROOF WHERE FEASIBLE.
- iv. ALL BUILDINGS ARE EXEMPT FROM ANY EXISTING OF FUTURE CITY REQUIREMENT TO INSTALL ROOF-MOUNTED SOLAR EQUIPMENT.
- 5. BUILDING HEIGHT: MAXIMUM BUILDING HEIGHT FOR PRINCIPAL STRUCTURES IS 80 FEET. HOWEVER, THE MAXIMUM HEIGHT AT THE BUILDING SETBACK LINE IS 50 FEET. FOR EACH ONE-FOOT INCREASE IN BUILDING HEIGHT, THE BUILDING MUST BE STEPPED BACK FIVE
 - a. 80-FOOT TALL BUILDINGS SHALL BE SETBACK A MINIMUM OF 400 FEET FROM THE PROPERTY LINE ADJACENT TO A RESIDENTIAL ZONE DISTRICT.
 - b. MAXIMUM BUILDING HEIGHT FOR ACCESSORY BUILDINGS IS 50 FEET.

6. FENCES:

- a. SECURITY FENCING:
- i. MAXIMUM FENCE HEIGHT OF 14 FEET.
- ii. MUST BE LOCATED ON THE INSIDE EDGE OF THE NATURAL BUFFER INTERIOR TO THE SITE UNLESS OTHERWISE APPROVED BY THE CITY.

b. PERIMETER FENCING:

- i. MAXIMUM HEIGHT OF 7 FEET.
- ii. IN LOCATIONS WHERE THE EXISTING FENCE WILL BE RELOCATED TO THE PROPERTY LINE ON THE WEST SIDE OF THE PROJECT BOUNDARY, APPLICANT SHALL PROVIDE ADJACENT PROPERTY OWNERS WITH THE OPPORTUNITY TO COLLECTIVELY DECIDE BETWEEN THREE CHOICES OF FENCE MATERIAL AND DESIGN TO INCLUDE, BUT NOT LIMITED TO: WOOD, CHAIN LINK, OR METAL. APPLICANT SHALL ALSO REPLACE ANY DAMAGED LANDSCAPING RESULTING FROM FENCE REPLACEMENT.

7. ELECTRIC UTILITY LINES:

- a. DATA CENTERS ARE TYPICALLY FED POWER FROM THE UTILITY'S TRANSMISSION SYSTEM DIRECTLY TO THE DATA CENTER SITE.

 DEPENDING ON THE UTILITY, TRANSMISSION VOLTAGE IS TYPICALLY 69KV OR GREATER. TRANSMISSION LINES ARE TYPICALLY INSTALLED OVERHEAD FOR SAFETY AND COST EFFECTIVENESS.
- b. PERMANENT DISTRIBUTION LINES ON DATA CENTER CAMPUSES ARE TYPICALLY INSTALLED UNDERGROUND.
- c. TEMPORARY OVERHEAD POWER DISTRIBUTION LINES FOR CONSTRUCTION POWER WILL LIKELY BE INSTALLED ABOVE-GROUND. IT HAS NOT BEEN DETERMINED HOW CONSTRUCTION POWER WILL BE CONSTRUCTED OR SERVED. TEMPORARY LINES, WHICH LOOK LIKE STANDARD UTILITY DISTRIBUTION LINES, PROVIDE POWER FOR THE CONSTRUCTION OF BUILDINGS AND THE SUPPORT OF BUILDING OPERATIONS. THESE LINES SHALL REMAIN IN USE UNTIL THE PERMANENT UNDERGROUND SERVICE FROM THE ON-SITE SUBSTATION IS OPERATIONAL, AND BUILDING CONSTRUCTION IS COMPLETED. THE TEMPORARY DISTRIBUTION EQUIPMENT MAY BE REROUTED TO SERVE ADDITIONAL CONSTRUCTION SITES OR REMOVED ALTOGETHER BY THE ELECTRIC UTILITY.
- d. THE TRANSITION FROM THE TRANSMISSION SYSTEM IS A SWITCHING STATION/SUBSTATION, WHICH MAY OR MAY NOT BE ON THE DATA CENTER SITE. THE SWITCHING STATION/ SUBSTATION IS AN INTEGRAL USE ASSOCIATED WITH THE DATA CENTER OPERATIONS.

8. NOISE:

- a. NOISE GENERATED FROM THE SITE SHALL MEET THE APPLICABLE NOISE ORDINANCE REQUIREMENTS AS ESTABLISHED BY THE MINNESOTA POLLUTION CONTROL AGENCY.
- b. PRIOR TO THE APPROVAL OF A SITE PLAN, THE APPLICANT SHALL PROVIDE A NOISE STUDY TO DEMONSTRATE THAT THE APPLICABLE NOISE LEVELS WILL NOT BE EXCEEDED. AT THE TIME OF SITE PLAN REVIEW, ADDITIONAL NOISE ATTENUATION MEASURES TO ENSURE THAT MPCA NOISE RULES ARE ADHERED TO MAY BE REQUIRED.
- c. IN ADDITION TO THE FOREGOING, APPLICANT AGREES TO INSTALL PHYSICAL SOUND ATTENUATION ON ANY MECHANICAL EQUIPMENT (INCLUDING BUT NOT LIMITED TO GROUND SUPPORTED BARRIERS, EARTHEN BERMS, MECHANICAL SCREENING OR OTHER ATTENUATION TECHNIQUES AS SPECIFICALLY CALLED OUT IN SUBSEQUENT SOUND STUDIES) THAT IS INSTALLED AT A DATA CENTER BUILDING LOCATED WITHIN 1,200 FEET OF ANY ADJACENT RESIDENTIAL USE AND THAT IS EITHER (I) INSTALLED ON THE ROOFTOP OF SUCH BUILDING OR (II) THAT IS INSTALLED ON THE EXTERIOR SIDE OF SUCH DATA CENTER BUILDING AND DIRECTLY FACING SUCH ADJACENT RESIDENTIAL USES, IN EACH CASE UNLESS A NOISE STUDY DEMONSTRATES THAT THERE IS NO INCREMENTAL NOISE FROM SUCH MECHANICAL EQUIPMENT AS A RESULT OF THE FOREGOING INSTALLATION LOCATIONS.

9. PARKING: 1 PARKING SPACE / 1,000 SF OF OFFICE USE. PARKING SPACES ARE NOT REQUIRED FOR DESIGNATED DATA HALL AREAS. MINIMUM PARKING MAY BE MODIFIED BASED ON A PARKING STUDY PROVIDED WITH A SITE PLAN OR BUILDING PERMIT ALLOCATION, AS APPLICABLE.

- 10. SUBSTATIONS SHALL BE EXEMPT FROM THE DESIGN REGULATIONS OF THE MUCI ZONING DISTRICT. MECHANICAL AND ELECTRICAL EQUIPMENT WILL BE HOUSED IN MECHANICAL YARDS THAT ARE FENCED AND SCREENED.
- a. THE PROPERTY MAY HAVE OUTDOOR MECHANICAL AND ELECTRICAL EQUIPMENT OF SIZE (NOT TO EXCEED THE AGGREGATE BUILDING FOOTPRINT), NUMBER, VOLUME, AND LOCATION TO SUFFICIENTLY SERVE THE BUILDINGS AND BE IN RELATIONAL PROXIMITY TO THE BUILDINGS.
- b. SECURITY FENCING AROUND A SUBSTATION SHALL BE SETBACK A MINIMUM OF 30 FEET FROM A PROPERTY LINE ADJACENT TO A RESIDENTIAL ZONED PROPERTY. ANY SUBSTATION EQUIPMENT SHALL BE SETBACK A MINIMUM OF 50 FEET FROM A PROPERTY LINE ADJACENT TO A RESIDENTIAL ZONED PROPERTY.

11. PRIVATE COMMUNICATION TOWERS ARE PERMITTED UP TO A MAXIMUM HEIGHT OF 80 FEET AND ARE SUBJECT TO THE BUILDING SETBACK REQUIREMENTS.

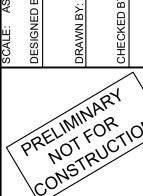
12. MAXIMUM LOT COVERAGE OF ALL USES: THERE IS NO MAXIMUM LOT COVERAGE FOR ALL USES BUILT IN THE DESIGNATED "DEVELOPABLE AREA".

13. LIGHTING: THE MAXIMUM HEIGHT OF POLE-MOUNTED EXTERIOR LIGHTING SHALL BE 18 FEET. ALL EXTERIOR LIGHTING FIXTURES, INCLUDING POLE-MOUNTED EXTERIOR LIGHTING AND BUILDING-MOUNTED EXTERIOR LIGHTING, SHALL BE FULLY SHIELDED WITH HOUSE SIDE SHIELDS INSTALLED. LIGHTING SHALL NOT EXCEED 0.50-FOOT CANDLES AT THE INTERIOR EDGE OF THE NATURAL BUFFER, AS APPLICABLE. LIGHTING THAT IS EXEMPT FROM THESE REQUIREMENTS INCLUDES TEMPORARY LIGHTING AND LIGHTING PROVIDED FOR EMERGENCY OR SAFETY AND SECURITY PURPOSES AS REQUIRED BY: THE BUILDING CODE, ELECTRICAL CODE, OR OTHERWISE WITHIN THE CITY CODE. SIGNAGE RELATED TO THE AUTHORIZED USES SHALL NOT BE ILLUMINATED. THE UPLIGHTING OF BUILDINGS IS PROHIBITED. THE MAXIMUM HEIGHT OF ANY BUILDING-MOUNTED EXTERIOR LIGHT FIXTURE SHALL BE 35 FEET IN HEIGHT, WITH THE EXCEPTION OF MOTION-ACTIVATED SECURITY LIGHTING.

ATES, INC.
JITE 150
No. REVISIONS DATE BY

BLD

© 2024 KIMLEY—HORN AND ASSOCIATES, ING
805 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
PHONE: 630–487–5550
www.KIMLEY—HORN.COM





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FARMINGTON TECHNOLOGY PARK

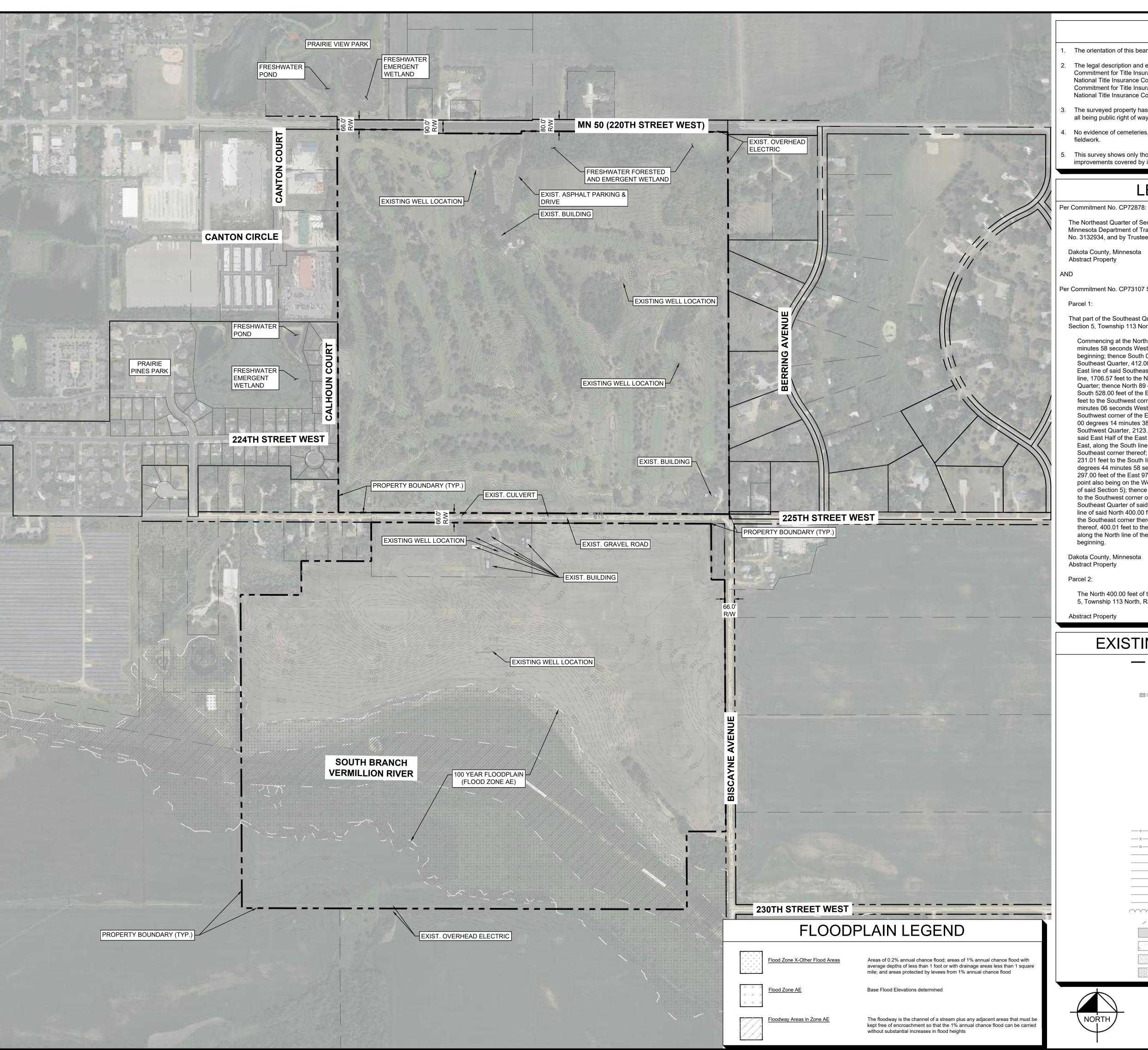
ORIGINAL ISSUE:
11/13/2024

KHA PROJECT NO.

SHEET NUMBER

C1.1

268636000



SURVEY NOTES

- The orientation of this bearing system is based on the Dakota County coordinate grid (NAD 83-2011 Adj.).
- The legal description and easement information used in the preparation of this survey is based on the Commitment for Title Insurance issued by Commercial Partners Title, a division of and as agent for Fidelity National Title Insurance Company, File No. CP72878 dated April 29, 2024 at 7:00 AM, and the Commitment for Title Insurance issued by Commercial Partners Title, a division of and as agent for Fidelity National Title Insurance Company, File No. CP73107 dated September 23, 2024 at 7:00 AM.
- The surveyed property has direct access to 220th Street West, 225th Street West and Biscayne Avenue, all being public right of ways.
- No evidence of cemeteries, burial grounds or gravesites was observed in the process of conducting the
- This survey shows only those Improvements visible during the field survey, some structures and improvements covered by ice and snow, or underground may not be shown.

LEGAL DESCRIPTION

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

Per Commitment No. CP73107 Supplement No. 1:

That part of the Southeast Quarter and that part of the East Half of the East Half of the Southwest Quarter, all Section 5, Township 113 North, Range 19 West, Dakota County, Minnesota, described as follows:

Commencing at the Northeast corner of the Southeast Quarter of said Section 5; thence North 89 degrees 44 minutes 58 seconds West, assumed bearing, along the North line thereof, 123.00 feet for the point of beginning; thence South 00 degrees 15 minutes 34 seconds East, parallel with the East line of said Southeast Quarter, 412.00 feet; thence South 89 degrees 44 minutes 58 seconds East, 123.00 feet to the East line of said Southeast Quarter; thence South 00 degrees 15 minutes 34 seconds East, along said East line, 1706.57 feet to the Northeast corner of the South 528.00 feet of the East 299.00 feet of said Southeast Quarter; thence North 89 degrees 50 minutes 06 seconds West, 299.01 feet to the Northwest corner of said South 528.00 feet of the East 299.00 feet; thence South 00 degrees 15 minutes 34 seconds East, 528.01 feet to the Southwest corner of said South 528.00 feet of the East 299.00 feet; thence North 89 degrees 50 minutes 06 seconds West, along the South line of said Section 5, a distance of 3016.53 feet to the Southwest corner of the East Half of the East Half of the Southwest Quarter of said Section 5; thence North 00 degrees 14 minutes 38 seconds West, along the West line of said East Half of the East Half of the Southwest Quarter, 2123.51 feet to the Southwest corner of the North 528.00 feet of the West 412.50 feet of said East Half of the East Half of the Southwest Quarter; thence South 89 degrees 44 minutes 58 seconds East, along the South line of said North 528.00 feet of the West 412.50 feet, a distance of 412.52 feet to the Southeast corner thereof; thence North 00 degrees 14 minutes 38 seconds West, along the East line thereof, 231.01 feet to the South line of the North 297.00 feet of the South Half of said Section 5; thence South 89 degrees 44 minutes 58 seconds East, along said South line, 474.73 feet to the Southeast corner of the North 297.00 feet of the East 97.84 feet of the West 221.83 feet of the Southeast Quarter of said Section 5 (said point also being on the West line of the East 1089.00 feet of the West 1310.83 feet of the Southeast Quarter of said Section 5); thence South 00 degrees 11 minutes 16 seconds East, along said West line, 103.00 feet to the Southwest corner of the North 400.00 feet of the East 1089.00 feet of the West 1310.83 feet of the Southeast Quarter of said Section 5; thence South 89 degrees 44 minutes 58 seconds East, along the South line of said North 400.00 feet of the East 1089.00 feet of the West 1310.83 feet, a distance of 1089.03 feet to the Southeast corner thereof; thence North 00 degrees 11 minutes 16 seconds West, along the East line thereof, 400.01 feet to the Northeast corner thereof; thence South 89 degrees 44 minutes 58 seconds East along the North line of the Southeast Quarter of said Section 5, a distance of 1215.29 feet to the point of

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

EXISTING CONDITIONS LEGEND

MANHOLE SANITARY MANHOLE CLEAN OUT CATCH BASIN CULVERT GATE VALVE HYDRANT WELL AIR CONDITIONER ELECTRIC BOX HANDHOLE UTILITY POLE POWER POLE WITH LIGHT GUY WIRE LIGHT GAS METER COMMUNICATION BOX FIBER OPTIC SIGN TELEPHONE SIGN SIGN CHAIN LINK FENCE WOOD FENCE SANITARY SEWER STORM SEWER WATERMAIN WATERMAIN UNDERGROUND ELECTRIC OVERHEAD WIRE UNDERGROUND TELECOMMUNICATION UNDERGROUND TELECOMMUNICATION UNDERGROUND GAS TREELINE EXISTING CONTOUR LINE BITUMINOUS SURFACE CONCRETE SURFACE GRAVEL SURFACE PAVER SURFACE		PROPERTY LINE
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ORIGINAL ISSUE: HA PROJECT NO

EXISTING CONDITIONS

≫Horn

SHEET NUMBER

FARMINGTON TECHNOLOGY PARK

FARMINGTON TECHNOLOGY PARK

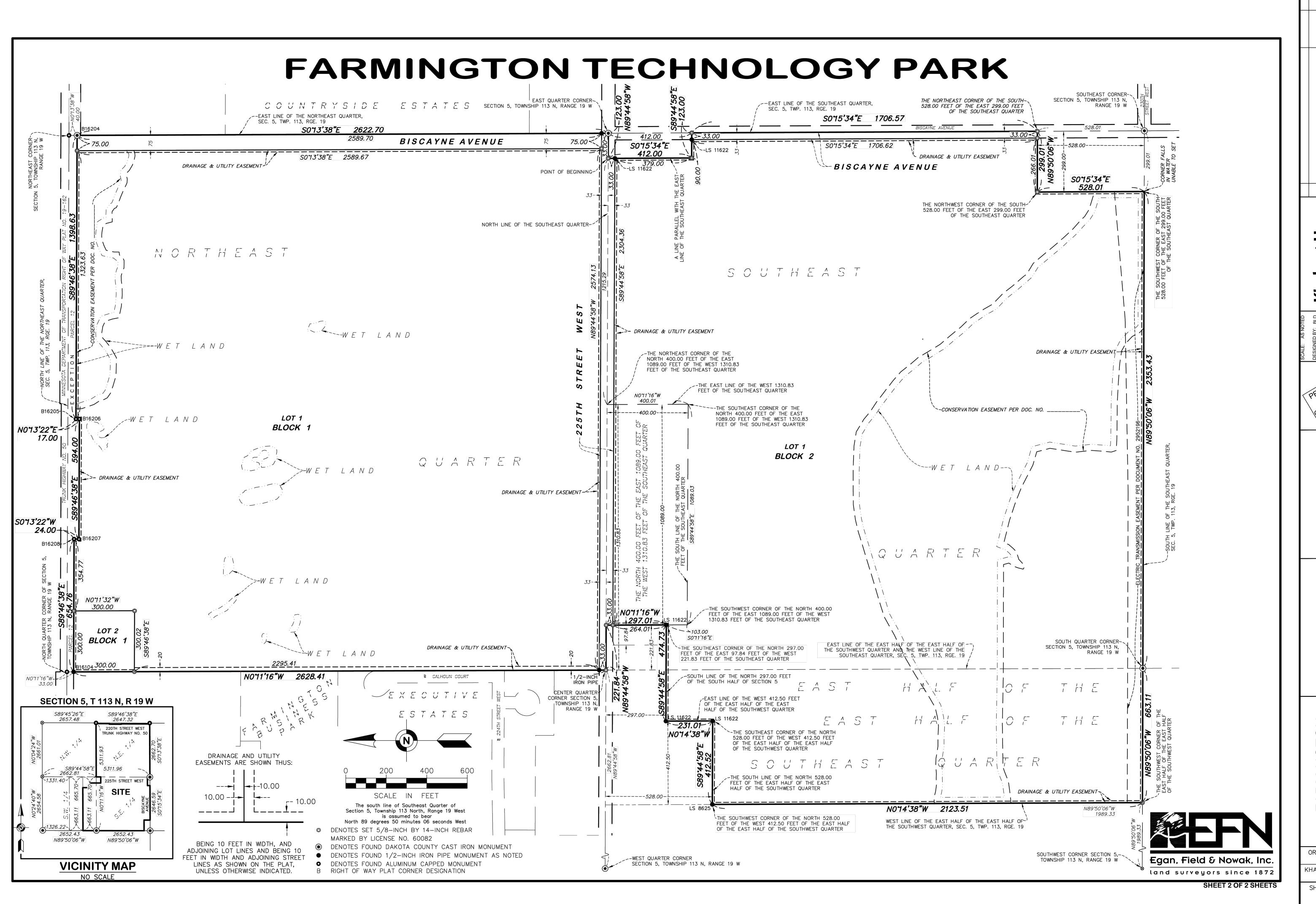
The Medice of Control of Control	Han E Tame-Lie 447 N H B 45 W 1	
		Except Parcel 12 shown on Minnesota Department of Transportation Right of Way Plat Numbered 19—162, filed June 15, 201 d October 4, 2016, as Document No. 3153717.
AND		
That MNLCO FARMINGTON TWO,	LC, owner of the following described propert	ty:
That part of the Southeast (as follows:	uarter and that part of the East Half of the	e East Half of the Southwest Quarter, all in Section 5, Township 113 North, Range 19 West, Dakota County, Minnesota, descr
for the point of beginning; East, 123.00 feet to the E feet of the East 299.00 fe feet; thence South 00 deg seconds West, along the S 00 degrees 14 minutes 38 412.50 feet of said East H feet, a distance of 412.52 feet of the South Half of 97.84 feet of the West 22 said Section 5); thence So 1310.83 feet of the South 1310.83 feet, a distance of	thence South 00 degrees 15 minutes 34 sectors line of said Southeast Quarter; thence South of said Southeast Quarter; thence North rees 15 minutes 34 seconds East, 528.01 feat the line of said Section 5, a distance of 30 seconds West, along the West line of said East of the East Half of the Southwest Quarter feet to the Southeast corner thereof; thence aid Section 5; thence South 89 degrees 44 .83 feet of the Southeast Quarter of said South 00 degrees 11 minutes 16 seconds East, ast Quarter of said Section 5; thence South 1089.03 feet to the Southeast corner there	Section 5; thence North 89 degrees 44 minutes 58 seconds West, assumed bearing, along the North line thereof, 123.00 feeconds East, parallel with the East line of said Southeast Quarter, 412.00 feet; thence South 89 degrees 44 minutes 58 seconds 100 degrees 15 minutes 34 seconds East, along said East line, 1706.57 feet to the Northeast corner of the South 528 degrees 50 minutes 06 seconds West, 299.01 feet to the Northwest corner of said South 528.00 feet of the East 299.00 feet; thence North 89 degrees 50 minutes 06 of the East 106.53 feet to the Southwest corner of the East 106.53 feet to the Southwest corner of the East 106.54 feet to the Southwest Quarter of said Section 5; thence East 106.55 feet to the East 106.55 feet to the East 106.55 feet to the Southwest Quarter, 2123.51 feet to the Southwest Corner of the North 528.00 feet of the 106.55 feet to the East 106.55 feet to the Southwest Corner of the North 528.00 feet of the 106.55 feet 106.55 f
AND		
The North 400.00 feet of	he East 1089.00 feet of the West 1310.83 fo	feet of the Southeast Quarter of Section 5, Township 113 North, Range 19 West, Dakota County, Minnesota.
Has caused the same to be su purposes as shown on this plat		OGY PARK, and do hereby dedicate to the public for public use forever the public ways and easements for drainage and util
In witness whereof said MNCLO	FARMINGTON, LLC, has caused these presents	s to be signed by its proper officer thisday of, 202
SIGNED: MNCLO FARMINGTON, LL	2	
By, i	s Chief Legal Officer	
Jessica Bennett	o omo: Logar omoo.	
STATE OF	_	
00111177 05		
COUNTY OF		
		, 202, by Jessica Bennett, Chief Legal Officer of MNCLO FARMINGTON, LLC.
		, 202, by Jessica Bennett, Chief Legal Officer of MNCLO FARMINGTON, LLC.
The foregoing instrument was a		, 202, by Jessica Bennett, Chief Legal Officer of MNCLO FARMINGTON, LLC.
The foregoing instrument was a		, 202, by Jessica Bennett, Chief Legal Officer of MNCLO FARMINGTON, LLC.
The foregoing instrument was a	cknowledged before me this day of	:, 202, by Jessica Bennett, Chief Legal Officer of MNCLO FARMINGTON, LLC.
The foregoing instrument was a Signature Printed	cknowledged before me this day of	, 202, by Jessica Bennett, Chief Legal Officer of MNCLO FARMINGTON, LLC.
The foregoing instrument was a Signature Printed Notary Public	cknowledged before me this day of	E, 202, by Jessica Bennett, Chief Legal Officer of MNCLO FARMINGTON, LLC.
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The foregoing instrument was a Signature Printed Notary Public	cknowledged before me this day of	E, 202, by Jessica Bennett, Chief Legal Officer of MNCLO FARMINGTON, LLC.
The foregoing instrument was a Signature Printed Notary Public My commission expires	cknowledged before me this day of	
The foregoing instrument was a Signature Printed Notary Public My commission expires	Sknowledged before me this day of County, FARMINGTON TWO, LLC, has caused these pre	esents to be signed by its proper officer thisday of, 202
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I Logan M. Selinski do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown Dated this _____ day of _____, 202___. Logan M. Selinski, Land Surveyor Minnesota License No. 60082 STATE OF MINNESOTA COUNTY OF ______ This instrument was acknowledged before me this _____ day of _____, by Logan M. Selinski, Land Surveyor, Minnesota License No. 60082. Notary Public _____ County, _____ My commission expires ______ CITY COUNCIL, CITY OF FARMINGTON, COUNTY OF DAKOTA, STATE OF MINNESOTA This plat of FARMINGTON TECHNOLOGY PARK was approved and accepted by the City Council of the City of Rosemount, Minnesota at a regular meeting thereof held this _____ day of ______, 202__, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2. COUNTY SURVEYOR, COUNTY OF DAKOTA, STATE OF MINNESOTA I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of ______, 20___. Dakota County Surveyor DEPARTMENT OF PROPERTY TAXATION AND RECORDS, COUNTY OF DAKOTA, STATE OF MINNESOTA Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year ____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ____ day of _____, 202___. By: ______Amy A. Koethe, Director, Department of Property Taxation and Records COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA I hereby certify that this plat of FARMINGTON TECHNOLOGY PARK was filed in the office of the County Recorder for public record this ____ day of ______, 202___, at _____ o'clock __. M., and was duly filed in Book _____ of Plats, Page _____, as Document Number _____. By: ______Amy A. Koethe, County Recorder PLANNING COMMISSION, CITY OF FARMINGTON, MINNESOTA Approved by Planning Commission of the City of Farmington, Minnesota this ____ day of _____, 202___.



SHEET 1 OF 2 SHEET

SHEET NUMBER



EDBY: BLD

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
805 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

NO.

PRELIMINARY CONSTRUCTION



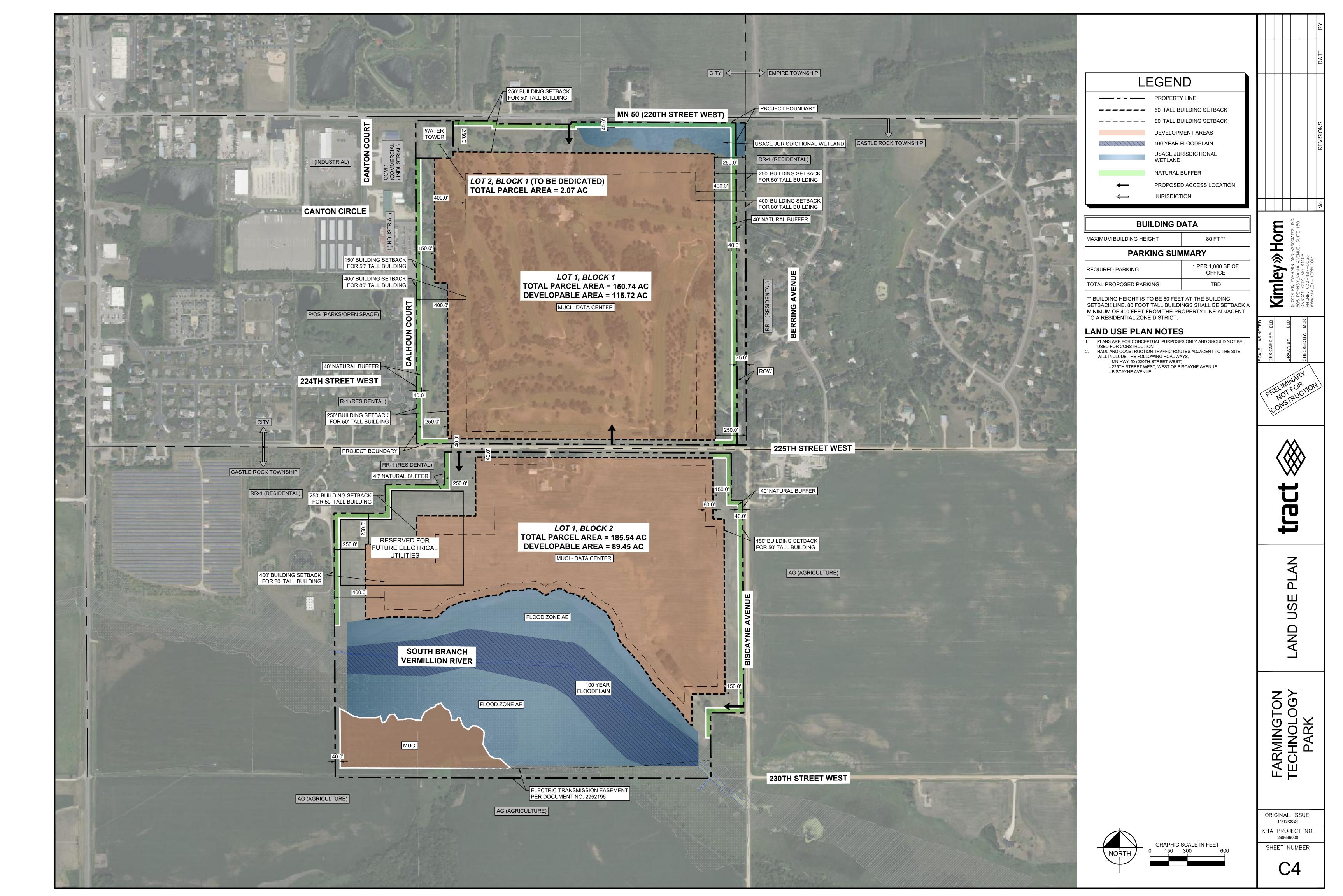
NAL PLAT

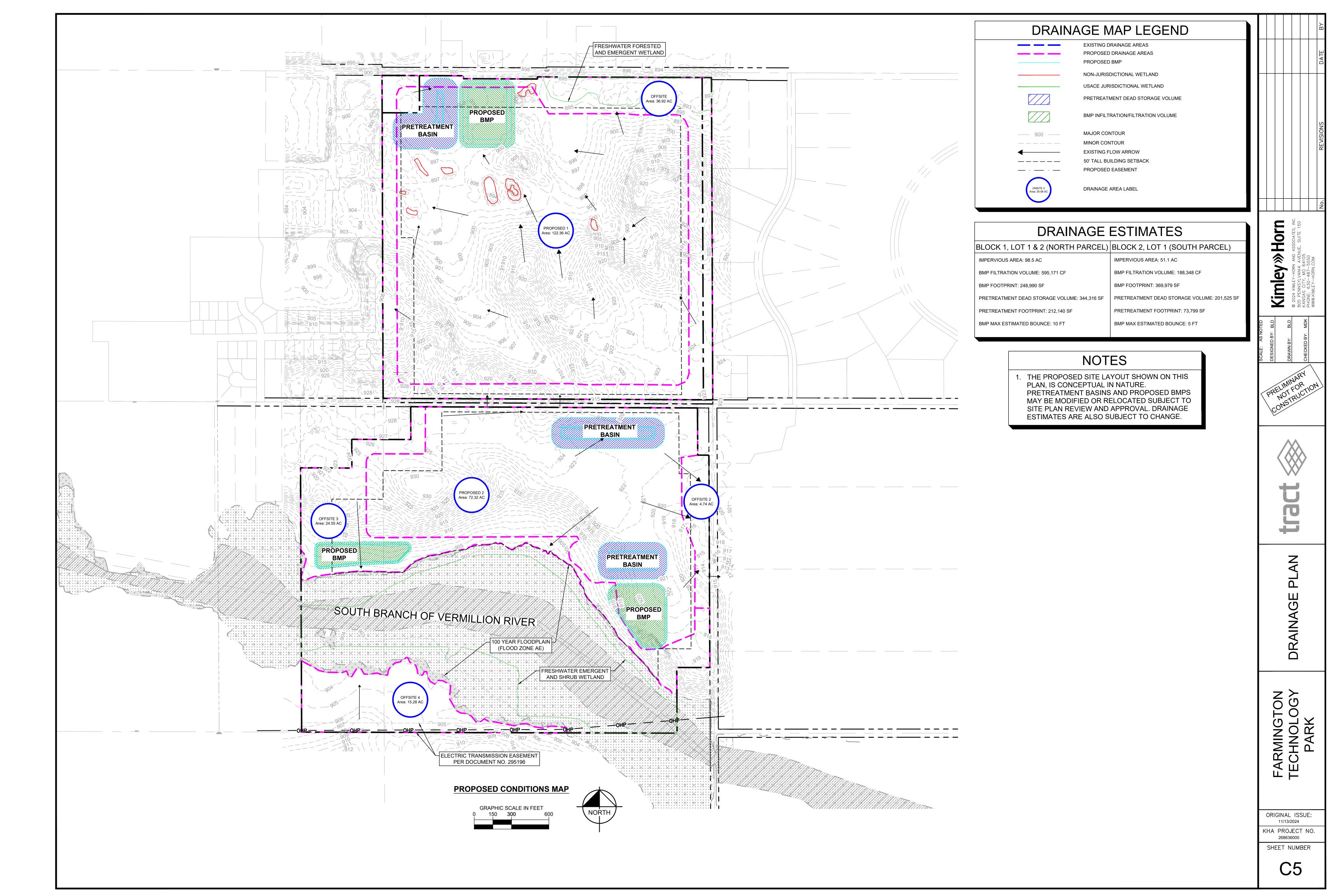
FARMINGTON TECHNOLOGY PARK

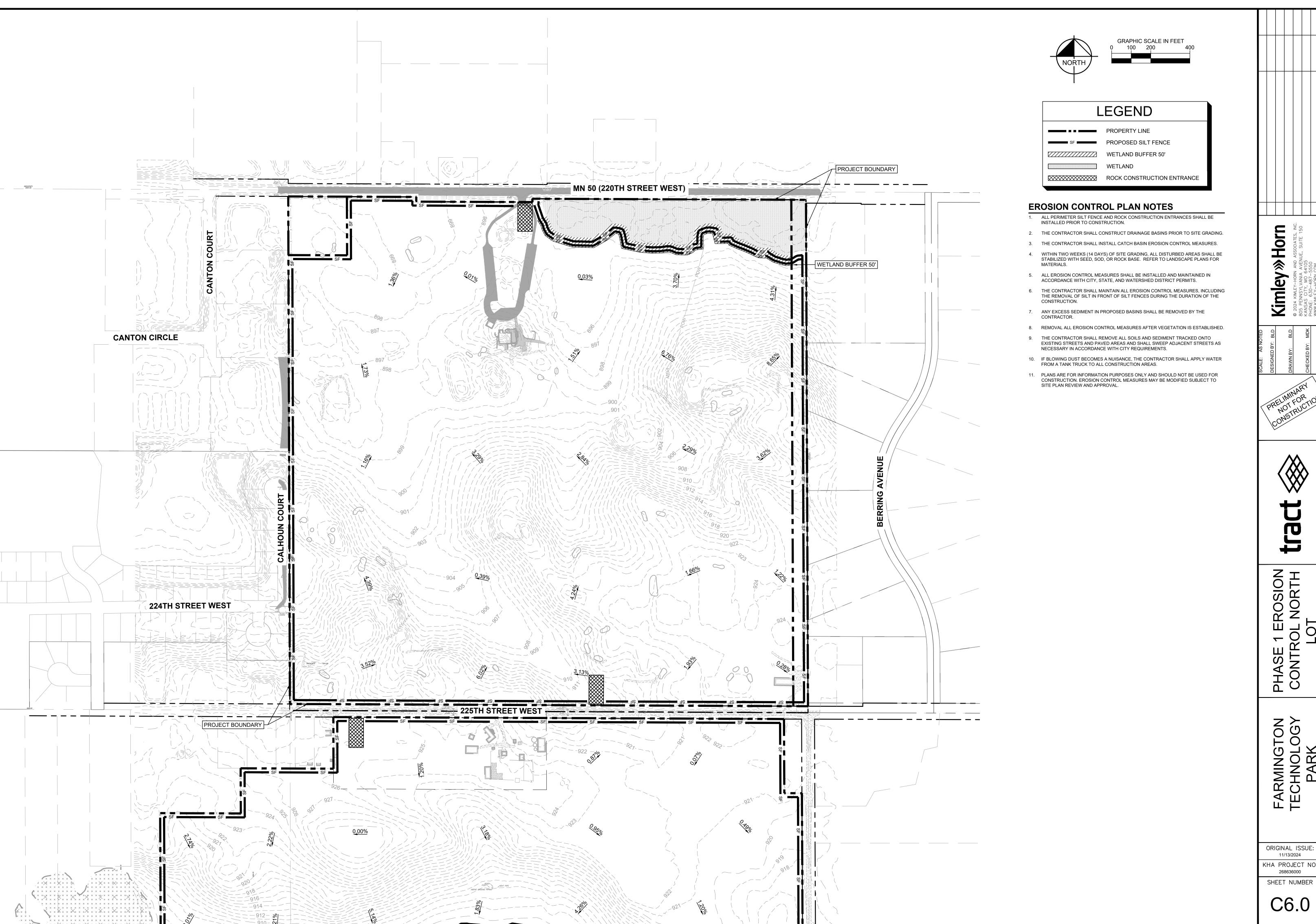
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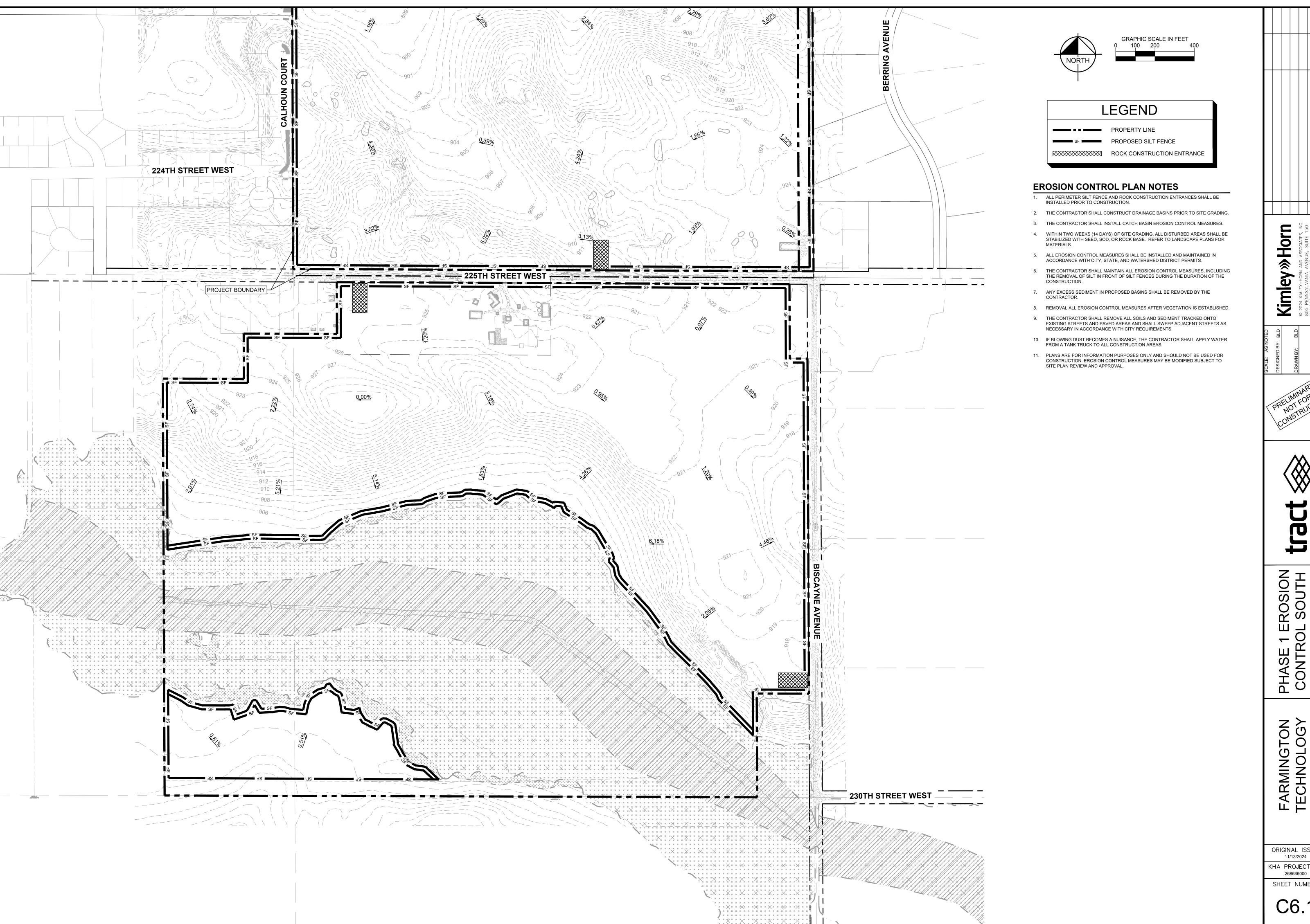




FARMINGTON TECHNOLOGY PARK

ORIGINAL ISSUE: 11/13/2024 KHA PROJECT NO. 268636000

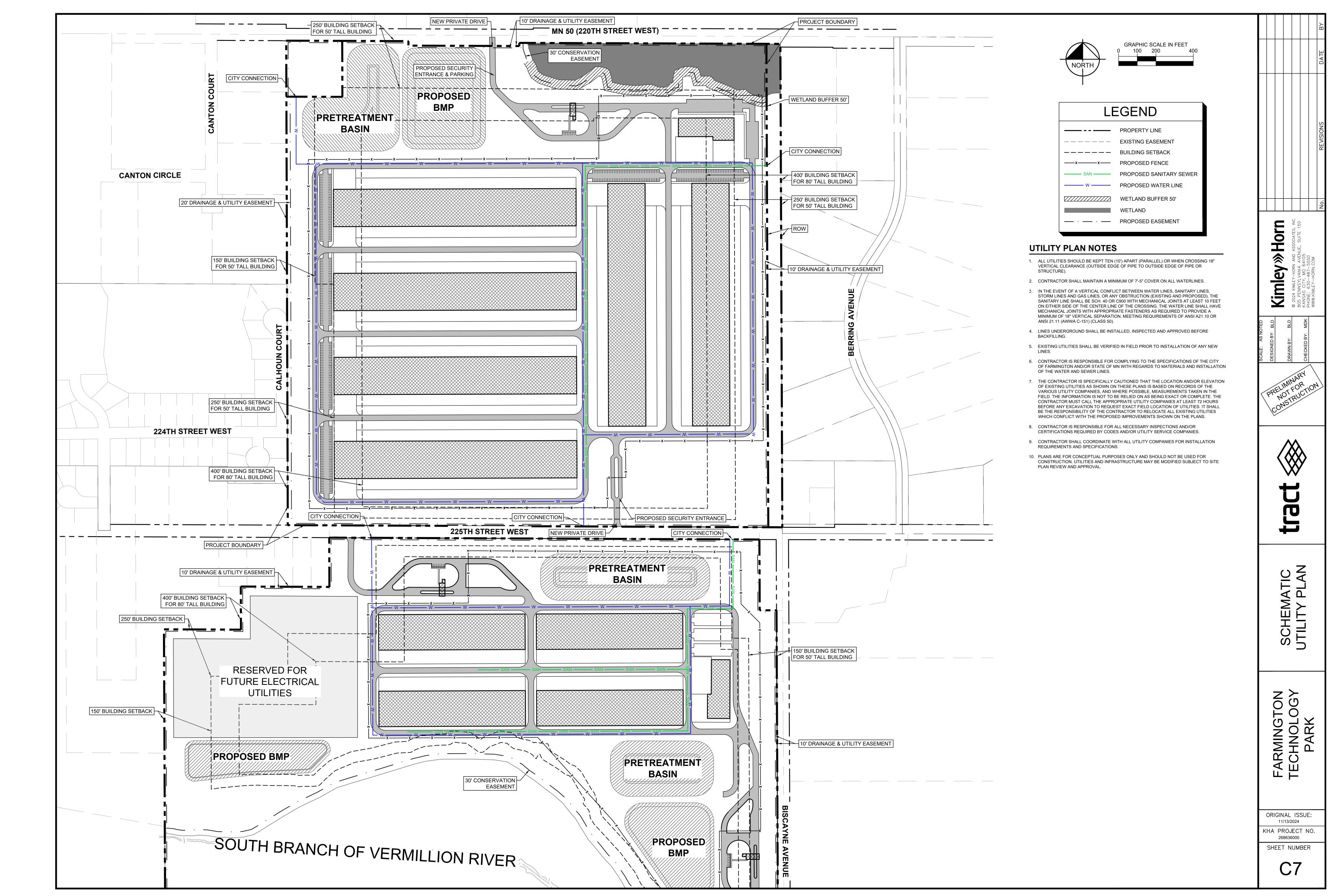
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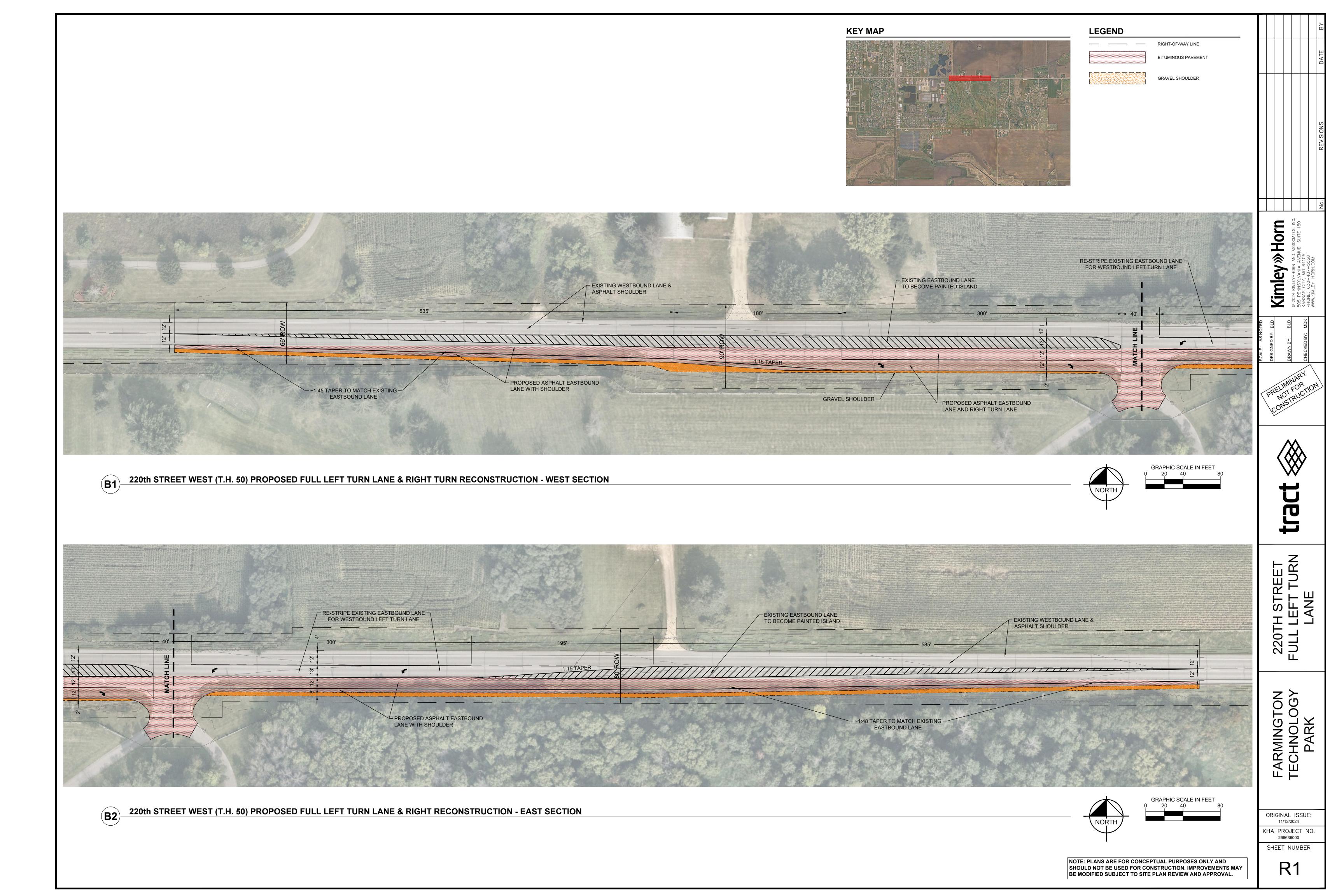




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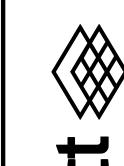


LEGEND

RIGHT-OF-WAY LINE BITUMINOUS PAVEMENT

GRAVEL SHOULDER

Kimley » Horn



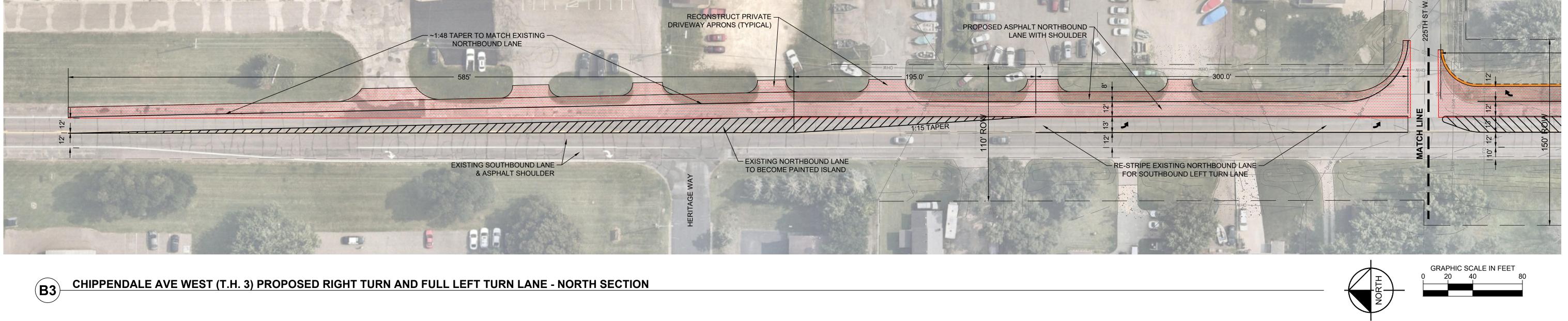


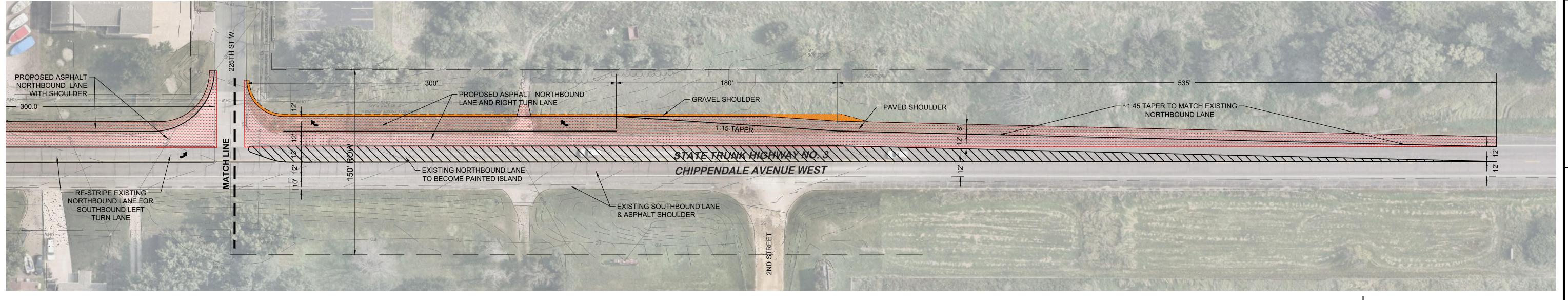
CHIPPENDALE AVE FULL LEFT TURN LANE

FARMINGTON TECHNOLOGY PARK

ORIGINAL ISSUE: 11/13/2024 KHA PROJECT NO. 268636000

SHEET NUMBER R2





CHIPPENDALE AVE WEST (T.H. 3) PROPOSED RIGHT TURN AND FULL LEFT TURN LANE - SOUTH SECTION

NOTE: PLANS ARE FOR CONCEPTUAL PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION. IMPROVEMENTS MAY

BE MODIFIED SUBJECT TO SITE PLAN REVIEW AND APPROVAL.