

**SECTION 6 & 7, TOWNSHIP 112N, RANGE 17W
CANNON FALLS, GOODHUE COUNTY, MN
& DAKOTA COUNTY**

No	REVISIONS	DATE	BY
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This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PUD Standards				
		Code Restrictions for Underlying Zone (I-2 General Industrial)	Code Reference	Requested Deviations Proposed in PUD
Principal Structure	Permitted Use		Data Centers are a conditional use in the I-2 district	Data centers and substations are now a conditional use in the I-2 district
	Maximum Building Height		45' OR 4 stories	<u>§ 152.692 (A)</u> Maximum building height for principal structures is 65-feet. Building parapets, rooftop-mounted mechanical equipment, elevator overruns, and mechanical penthouses are exempt from the building height calculations.
	Building Setback	Front	40'	<u>§ 152.691</u> • 150' Adjacent to Rochester Blvd • 50' Natural Buffer Adjacent to Right of Way and all other uses where no electrical easements exist.
		Side	20'	<u>§ 152.691</u> • 150' Building Setback Adjacent to Agricultural or Commercial Uses • 100' Building Setback Adjacent to the Railroad • 50' Natural Buffer Adjacent to Right of Way and all other uses where no electrical easements exist.
		Side (abutting a Right-of-Way)	40'	<u>§ 152.691</u> • 150' Building Setback Adjacent to Hwy 52
		Side (abutting a Residential District)	30'	<u>§ 152.691</u> • 200' Natural Buffer Adjacent to Residential Uses • 250' building setback Adjacent to Residential Uses (inclusive of natural buffer)
		Side (interior)	N/A	<u>§ 152.691</u> 0' from internal lot lines or in accordance with applicable building and fire code standards 10' adjacent to water storage parcel.
		Rear	30'	<u>§ 152.691</u> • 50' Natural Buffer Adjacent to Right of Way and all other uses where no electrical easements exist.
		Rear (Abutting Residential)	40'	<u>§ 152.691</u> • 200' Natural Buffer Adjacent to Residential Uses • 250' building setback Adjacent to Residential Uses (inclusive of natural buffer)
	Maximum Number of Principal Structures		N/A	Up to 10 Principal or Accessory Structures located within one lot.
Accessory Structure	Building Setback	Front	Same as Principle Structure	<u>§ 152.237</u> Reflect request deviations above.
		Side	Same as Principle Structure	<u>§ 152.237</u> Reflect request deviations above.
		Rear	Same as Principle Structure	<u>§ 152.237</u> Reflect request deviations above.
	Towers & Antenna		Towers with a maximum capacity to support two antennas shall not exceed 140'. Towers with a minimum capacity to support three antennas shall not exceed 160'. The setback of the tower from the nearest property line is not less than the height of the antenna.	<u>§ 152.336 (B) (2) (b)</u> Private Communications Towers are permitted up to 80'
	Maximum Number of Accessory Structures		2 detached accessory buildings OR 1 detached accessory building & 1 attached garage	<u>§ 152.236 (B)</u> Up to 10 Principal or Accessory Structures located within one lot.
	Maximum Building Height		26'	<u>§ 152.238</u> 50' Accessory Building Height
Parking & Circulation	Setback		10' from lot line OR 20' abutting a Residential District	<u>§ 152.258 (B)</u> 50-ft Parking and Circulation Setback around site
Parking & Loading	Parking Stalls	Parking Exception (Proof of Parking)	Since there is not a minimum parking established as the Data Center use is not specifically mentioned in the City of Cannon Falls Zoning Code, parking exceptions may be granted by the city council during discussions to determining the sites required parking.	<u>§ 152.261</u> 1 space per 1,000 SF of office use. For the Technology Building Use, in lieu of a standard parking requirement, a Parking Analysis Memo as agreed to by the staff will determine an appropriate amount of parking required for the Campus
	Driveways	Maximum Width	26'	<u>§ 152.258 (H)</u> Maximum width not defined and will be within a reasonable width allowing vehicles to access the site without any conflicts
Exterior Lighting Requirements	Maximum Height		The maximum height above the ground grade permitted for poles, fixtures and light sources mounted on a pole is 25 feet. A light source mounted on a building shall not exceed the height of the building. Exceptions to the height limits for light sources may be approved by conditional use permit provided that all other requirements of this section are complied with.	<u>§ 152.187 (C)</u> The maximum height of pole-mounted exterior lighting shall be eighteen feet (18'). All exterior lighting fixtures, including pole-mounted exterior lighting and building-mounted exterior lighting, shall be fully shielded with house side shields installed.
			Architectural/historical light fixtures and street lights that feature globes that are not shielded. In no case shall the light affect adjacent property in excess of the maximum intensity defined in division (C)(1) below of this chapter	<u>§ 152.187 (C)</u> Uplighting of buildings is prohibited. The maximum height of any building-mounted exterior light fixture shall be thirty-five feet (35') in height, with the exception of motion-activated security lighting or lighting required for aeronautical navigation.
Outdoor Storage	Type		Open and outdoor storage is a Conditional Use.	<u>§ 152.688 (H)</u> Mechanical equipment, electrical equipment, and functioning structures integral to the Principal Use shall be allowed and not require a Conditional Use or Special Use Permit, and will be housed in mechanical yards that are fenced and screened in accordance with §152.261. Outdoor structures and mechanical/electrical equipment are limited to the cumulative building footprint and must be functionally and spatially related to the principal buildings.
Fence	Fence Height		8' max. Fences with barbed wire security arms shall be minimum 6' in height measured without the security arm.	<u>§ 152.276 (H)</u> Maximum fence height of 14'.
	Other Requirements		A fence is permitted but is not required for screening and cannot substitute a green belt. Permit shall be required for all fencing; administrative permit for fences no taller than 6' and a building permit for fences taller than 6'. No fence shall be allowed in the front yard of a business except by conditional approval. Security fencing shall be prohibited within a required front yard or when located along a property line abutting a residential use.	<u>§ 152.276 (H)</u> Fences are allowed in the front, rear, and side; including abutting Residential Uses.
Landscaping	Required amount		The site will be subject to minimum landscaping and planting material specification requirements outlined in § 152.278. Screening using a green belt planting strip is required along the boundary abutting a residential district or when the side or rear of the use is separated from any residential district by a public right-of-way.	<u>§ 152.279</u> • Earthen berms shall be allowed approved under a future site plan. • Berms are permitted adjacent to Residential Uses within the Natural Buffer Yard. • Landscaping maybe added to the berms where feasible. • Landscaping for the berms must be planted during the Minnesota growing season or as recommended by a certified Landscape Architect. If the berms are to be constructed outside the Minnesota growing season, all required landscaping must be completed by June 1 of the following growing season. • In the northern landscape buffer, the minimum required number of trees and shrubs, as set forth under section 152.278.(3).(c) shall be increased to 261 trees (71 deciduous and 190 evergreen trees). Landscaping shall be placed in locations that will form a screen between the existing residential uses and the new uses to the extent practicable.
	Type		The green belt planting strip shall consist of evergreen trees and/or deciduous trees and plants.	<u>§ 152.279</u> 50-ft Landscape Buffer will be provided. Additionally a 200-ft landscape buffer adjacent to residential uses along the northern property will be provided. No landscape buffer will be provided along the south and eastern property lines within the existing electrical easement.
Architectural Requirements	Acceptable Materials		All buildings constructed of curtain wall panels of finished steel, aluminum, or fiberglass shall be required to be faced with brick, wood, stone, architectural concrete cast in place or precast concrete panels on wall surfaces abutting public right-of-way, a residential zoning district, or public area. A maximum of 50% of the metal or fiberglass wall may remain exposed if it is coordinated into the architectural design and is similar to the building frontage.	<u>§ 152.208 (B)</u> Principal Building Facades (include all building facades substantially visible to abutting public roads or adjacent to planned or existing residential districts) will meet the following standards: shall avoid the use of undifferentiated surfaces by including at least two (2) of the following design elements: change in building height; building step-backs; projections or recesses; fenestration; changes in building material, pattern, texture, color; use of accent material; overhangs; canopies or porticos; arcades; variations in the roof line; Faux windows; Green walls; Other enhanced design elements which may be approved by the Planning Commission

Tract Cannon Falls Entitlement Submittal Matrix	Submittal 1	Rezoning / CUP / Concept PUD / Development Stage PUD / Preliminary Plat		
	Submittal 2	Final Plan PUD / Development Agreement		
	Post Close	Final Plat		
	Exclusion Requested ("E")	Deferred to Site Plan		
	Variance ("V")	Deferred to Site Plan (Variance Requested)		
		BY TRACT		FUTURE OPERATOR
REPORT FIELDS ↓	Submittal 1	Submittal 2	Post Closing	Site Plan
Annexation (previously filed)				
Rezoning to I-2 - Application & Fee	X			
Detailed written and graphic material fully explaining proposed change, development or use	X			
Demonstration of criteria met	X			
PUD Application & Fee - all stages	X	X		
Project Purpose -Project Description -Site Zoning -Project Map -Narrative Description -Existing Site Conditions	X	X		
Concept Plan PUD Application & Fee (combined w/ Development Stage)	X			
General Information: -Present Status of Premises	X			
Concept Drawings	X			
Stage Development	X			
Schedule	X			
Development Stage Plan PUD Application & Fee (combined w/ Concept Stage)	X			
60% Site Plan	10% concept plan			X
60% Architectural Plans	Renderings			X
60% Landscape Plans	Buffering scheme			X
60% Drainage & Grading Plans	E			X
60% Erosion Control Plans	E			X
Lighting Plan	E			X
Compliance with Performance Criteria	E			X
"Excuses" for Application Elements	X			
Final Plan PUD Application		X		
Final Site Plan		V		X
Final Architectural Plans		V		X
Final Landscape Plans		V		X
Final Drainage & Grading Plans		V		X
Final Erosion Control Plans		V		X
Lighting Plan		V		X
Compliance with Performance Criteria		V		X
Variance for Duration for Improvements		X		
CUP Application	X			
Performance Agreement				X
Compliance with Conditions				X
Compliance with Performance Standards				X
Compliance with Criteria for Decision				X
Preliminary Plat Application	X			
Certificate of Survey	X			
Resource Inventory	X			
Preliminary Plat	X			
Preliminary Grading, Drainage & EC Plan (internal to the site)				X
Preliminary Utility Plan	Preliminary Offsite Utility Extension Plans Included			Onsite Utility Plans
Determination of Requirement of Environmental Review	Complete			
Phasing Plan	X			X
Documents/Information on Easements	on Certificate of Survey			
Landscape & Screening Plans	Buffering scheme			X
Traffic Study	X			
Utility Extension Timing	Vested for 5 years via DA			
"Excuse" for submittal requirements in narrative	X			
Final Plat Application			X	
Final Plat			X	
Final Off-site Utility Plans			X	
Park Dedication			X Fee in Lieu	
Tree Preservation				X
Development Agreement		X		
Allows for extension to Section 152.152K to allow offsite utilities to be extended within 5 years of Recorded PUD / DA		X		
Allows for extension to 152.038(A); CUP expiration to be extended 5 years with the ability for subsequent extensions based on the progress on phased development.		X		
Allows for PUD and CUP performance criteria and conditions to be reviewed for compliance under Site Plan Review		X		
Allows for extention to 152.153(J)(2)(g) for construction to commence 5 years after approval of the Final PUD plan		X		
Allows for extension to 152.153 (J) (5) consruction to commence 5 years after approval of final PUD plan		X		

PRELIMINARY - NOT FOR CONSTRUCTION

Kimley»Horn

2025 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: (612) 315-1272
WWW.KIMLEY-HORN.COM

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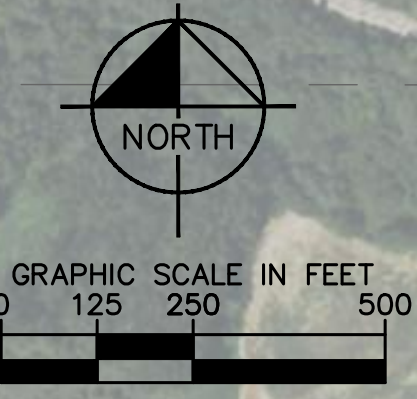
2025 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: (612) 315-1272
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1. The orientation of this bearing system is based on the Dakota County coordinate grid (NAD 83-2011 Adj.).
2. The legal description 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 Fidelity National Title Insurance Company, Commitment No. CP74093, Supplement No. 8, dated May 21, 2025.
3. The surveyed property has direct access to MN State Highway No. 52, Dakota County State Aid Highway No. 86 and Goodhue County Road No. 29, all being public right of ways.
4. No evidence of cemeteries, burial grounds or gravesites was observed in the process of conducting the fieldwork.
5. 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.

PROPOSED LEGAL DESCRIPTION (SIMON P 3 1 P2)

PART 1:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 112 NORTH, RANGE 18, DAKOTA COUNTY, MINNESOTA, LYING SOUTH OF THE EASTERLY RIGHT OF WAY LINE OF TRUNK HIGHWAY NO. 52,
TOGETHER WITH

PART 2:
THAT PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 112 NORTH, RANGE 18, DAKOTA COUNTY, MINNESOTA, LYING SOUTH OF COUNTY ROAD NO. 38.

EXCEPTING

THAT PART OF THE ABOVE DESCRIBED PROPERTY BEING DESCRIBED AS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 1; THENCE NORTH 00 DEGREES 16 MINUTES 30 SECONDS WEST, ASSUMED BEARING, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 425.92 FEET TO THE POINT OF BEGINNING OF THE PORTAL CURVE TO BE DESCRIBED; THENCE NORTH 89 DEGREES 30 MINUTES 28 SECONDS WEST, A DISTANCE OF 230.0 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 07 SECONDS WEST, A DISTANCE OF 195.43 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 28 SECONDS EAST, A DISTANCE OF 373.66 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 07 SECONDS WEST, A DISTANCE OF 24 MINUTES 20 SECONDS WEST, A DISTANCE OF 1312.91 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD NO. 38, A.K.A. COUNTY STATE ROAD 89; THENCE SOUTHERLY ALONG THE RIGHT OF WAY LINE OF SAID ROAD NO. 38, A.K.A. IN THE OFFICE OF THE COUNTY RECORDER AND FOR SAID DAKOTA COUNTY AS DOC. NO. 304069; THENCE SOUTH 56 DEGREES 59 MINUTES 18 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 171.21 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 07 SECONDS WEST, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 5.98 FEET; THENCE SOUTH 56 DEGREES 59 MINUTES 18 SECONDS EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 228.96 FEET; THENCE SOUTHEASTERLY 71 36 FEET, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, ALONG A TANGENTIAL CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1382.2 FEET AND A CENTRAL ANGLE OF 02 DEGREES 57 MINUTES 29 SECONDS, TO SAID EAST LINE OF THE SOUTHEAST QUARTER, THENCE SOUTH 00 DEGREES 16 MINUTES 48 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 1020.54 FEET TO THE POINT OF BEGINNING.

DAKOTA COUNTY, MINNESOTA
ABSTRACT PROPERTY

PROPOSED LEGAL DESCRIPTION (SIMON P 3 1 P3)

THAT PART OF THE FOLLOWING DESCRIBED PROPERTY:
THAT PART OF GOVERNMENT LOT 10 IN SECTION 6, TOWNSHIP 112 NORTH, RANGE 17 WEST IN GOODHUE COUNTY AND STATE OF MINNESOTA LYING WEST OF THE CENTERLINE OF OLD HIGHWAY 52, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 10; RUNNING THENCE SOUTH 20 CHAINS TO THE SOUTHWEST CORNER OF SAID LOT 10; THENCE SOUTH 22 CHAINS AND 50 LINKS TO ST. PAUL ROAD; THENCE NORTH 48 DEGREES WEST 20 CHAINS TO THE NORTH LINE OF SAID LOT 10; THENCE WEST 1 CHAIN AND 50 LINKS TO PLACE OF BEGINNING, EXCEPTING THEREFROM THE FOLLOWING:
BEGINNING AT A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 10, 22 CHAINS AND 50 LINKS EAST OF THE SOUTHWEST CORNER THEREOF ON THE WESTERNLY LINE OF THE ST. PAUL ROAD; THENCE NORTH 48 DEGREES WEST ALONG SAID LINE FOR 18.6 CHAINS TO CENTER LINE OF FORMER STATE HIGHWAY 52; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE FOR 11.4 CHAINS, MORE OR LESS, TO THE SOUTH LINE OF SAID LOT 10; THENCE EAST ALONG SAID SOUTH LINE 1 CHAIN, MORE OR LESS, TO PLACE OF BEGINNING.

BEING DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 10; THENCE NORTH 00 DEGREES 16 MINUTES 48 SECONDS WEST, ASSUMED BEARING, ALONG THE WEST LINE OF SAID GOVERNMENT LOT 10, A DISTANCE OF 425.92 FEET; THENCE NORTH 39 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 125.47 FEET TO THE CENTERLINE OF GOODHUE COUNTY ROAD NO. 38, A.K.A. COUNTY STATE ROAD 31; THENCE SOUTH 00 DEGREES 16 MINUTES 48 SECONDS WEST, ALONG SAID CENTERLINE, A DISTANCE OF 1150.61 FEET TO THE INTERSECTION OF SAID CENTERLINE WITH THE SOUTH LINE OF SAID GOVERNMENT LOT 10; 10 IN SECTION 6, TOWNSHIP 112 NORTH, RANGE 17 WEST, NORTH 89 DEGREES 30 MINUTES 28 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 1002.11 FEET TO THE POINT OF BEGINNING, GOODHUE COUNTY, MINNESOTA

DAKOTA COUNTY, MINNESOTA
ABSTRACT PROPERTY

PROPOSED LEGAL DESCRIPTION (MCCOY)

ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 112 NORTH, RANGE 18, LYING EASTERLY OF STATE TRUNK HIGHWAY NO. 52

AND

ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 112 NORTH, RANGE 18, LYING EASTERLY OF THE CENTERLINE OF STATE TRUNK HIGHWAY NO. 52, EXCEPT A STRIP OF LAND 100 FEET IN WIDTH OWNED BY THE CHICAGO AND NORTHWESTERN

EXCEPTING THAT PART OF SAID NORTHEAST QUARTER OF SECTION 12 LYING SOUTHERLY OF SAID 100 FEET WIDE STRIP OF LAND OWNED BY THE CHICAGO AND NORTHWESTERN TRANSPORTATION GROUP

DAKOTA COUNTY, MINNESOTA
ABSTRACT PROPERTY

	PROPERTY LINE
	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
	WIRE FENCE
	WOOD FENCE
	SANITARY SEWER
	STORM SEWER
	WATERMAIN
	UNDERGROUND ELECTRIC
	OVERHEAD WIRE
	UNDERGROUND TELECOMMUNICATION
	UNDERGROUND GAS
	TREELINE
	EXISTING CONTOUR LINE
	BITUMINOUS SURFACE
	CONCRETE SURFACE
	GRAVEL SURFACE
	PAVER SURFACE

PRELIMINARY - NOT FOR CONSTRUCTION		CANNON FALLS TECHNOLOGY PARK PREPARED FOR TRACT MN		SHEET NUMBER C3.0	
KHA PROJECT 161278000 DATE 08/20/2025 SCALE AS SHOWN DESIGNED BY SJS DRAWN BY ARF CHECKED BY TDS		EXISTING CONDITIONS		I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY THIS FIRM OR BY AN INDIVIDUAL EMPLOYEE THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. TRISH D. SIEH MN DATE: 08/20/2025 LIC. NO. 45698	
Kimley»»Horn		2025 KIMLEY-HORN AND ASSOCIATES, INC. 11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 56344 PHONE: (612) 315-1272 WWW.KIMLEY-HORN.COM		No. _____ REVISIONS _____ DATE _____ BY _____	

