August 22, 2017

Alex Sharpe
City of Apple Valley
7100 147th street West
Apple Valley, MN 55124

Re: Wasatch Storage Partners
Indoor Storage Facility Application Submittal

Dear Mr. Sharpe,

On behalf of the applicant, Wasatch Storage Partners, we are submitting for Preliminary and Final Plat, Easement Vacation and Site Plan Review for a new 124,900 square foot public indoor storage facility. The facility is proposed near the northeast corner of Upper 147th Street West and Johnny Cake Ridge Road ("The Site"). The project is a permitted use and is in compliance to city zoning standards.

Wasatch Storage Partners is a nationwide self-storage development, acquisitions, and asset management firm. Wasatch Storage Partners specializes in acquiring and developing class A institutional grade storage facilities and works closely with national and regional 3rd party management groups that operate clean, safe and efficient facilities. The team at Wasatch Storage Partners has led private companies, played key roles in public companies, and has extensive expertise in feasibility, development, acquisitions and capital formation.

The office hours of operation of the facilities vary from market to market, however Wasatch Storage Partners' facilities generally operate from 9am-6pm Monday through Saturday, and occasionally have reduced hours of operation on Sunday from 11am to 3pm. A typical facility will have 2-3 employees on site at a given time as well as multiple other behind the scenes employees working on maintenance, website traffic, marketing, etc. The facilities aim to appeal to both residential and commercial customers by providing a wide array of unit sizes.

<u>Preliminary/Final Plat and Easement Vacation</u>
The Site currently is comprised of two parcels and the platted street Evendale Way. Our site is Outlot A Eagle Ridge Business Park and the second parcel is own by Lifeworks Services (Lot 1 Block 1).

The project will subdivide the current Outlot A into three parcels; the proposed storage facility parcel (Lot 1 Block 1) plus two Outlots (A & B). The northern section of Evendale Way, north of the gas easement will be vacated and replaced with a cul-de-sac south of the gas easement. The three new lots will be in a newly created plat titled Apple Valley Wasatch.

The proposed application will include a preliminary and final, as well as easement vacations. We are proposing to vacate the northern portion of Evendale Way and the existing drainage and utility easements shown on the underlying plat. We also propose to vacate the 1' Access Restriction Easement along Johnny Cake Ridge Road. The proposed plat will create the required easements along the new lot lines.

Site Plan

The proposed site is 7.07 acres. The storage facility is placed along the western side of the site with the stormwater pond placed on the eastern side. Although a regional storm water basin was built for this site previously, an infiltration basin is required due to updated rules. The siting of the stormwater pond to the east was necessary to utilize the rate control capabilities of the existing regional pond located east of the site.

The storage facility will consist of multiple size storage units. Access to the units will be from a center drive aisle extending through the entire building. Internal walkways will provide access to units away from the center drive aisle.

Access to the facility will be from Johnny Cake Ridge Road and Evendale Way. Access from Johnny Cake Ridge Road will be a right in/right our access. Access from Evendale Way will be a full connection with Upper 147th Street. Traffic generation is minimal due to the non-business hours typically associated with indoor storage facilities. Fire access is available around the building.

Parking demands for a storage facility is limited as cars will be utilizing the center drive aisle within the building. We are proposing seven parking stalls along the western side of the building. Two of the stalls will be handicapped accessible. In addition, we have provided another 58 proof-of parking stalls around the building as well as parking at each of the units for a total of 164 parking stalls. The proof-of-parking is shown to ensure that parking will be available if the building is ever used for something else than indoor storage.

Landscape & Screening

The landscape plan provides a great mix of coniferous and deciduous trees as well as ornamental shrubs around the site and building. We are well aware of the residential homes to the north of the site and placed numerous trees along the northern edge. The trees are a mixture of coniferous and deciduous trees to provide an attractive year-round screen. Boulevard trees are placed along Johnny Cake Ridge Road and ornamental shrubs are up against the building and pylon sign at the southwest corner of the site. A vinyl coated 6-foot high chain link fence will be placed around the site for security purposes.

We believe this proposed development will be a great addition for the residents and businesses of Apple Valley. If you have any questions or need additional information, give me (763-496-6720) or Justin Barnes of Wasatch Storage Partners at (801-692-1474).

Sincerely,

LOUCKS ASSOCIATES

Vicki J. VanDell – P.E.
Project Engineer

Cc: Wasatch Storage Partners – Justin Barnes