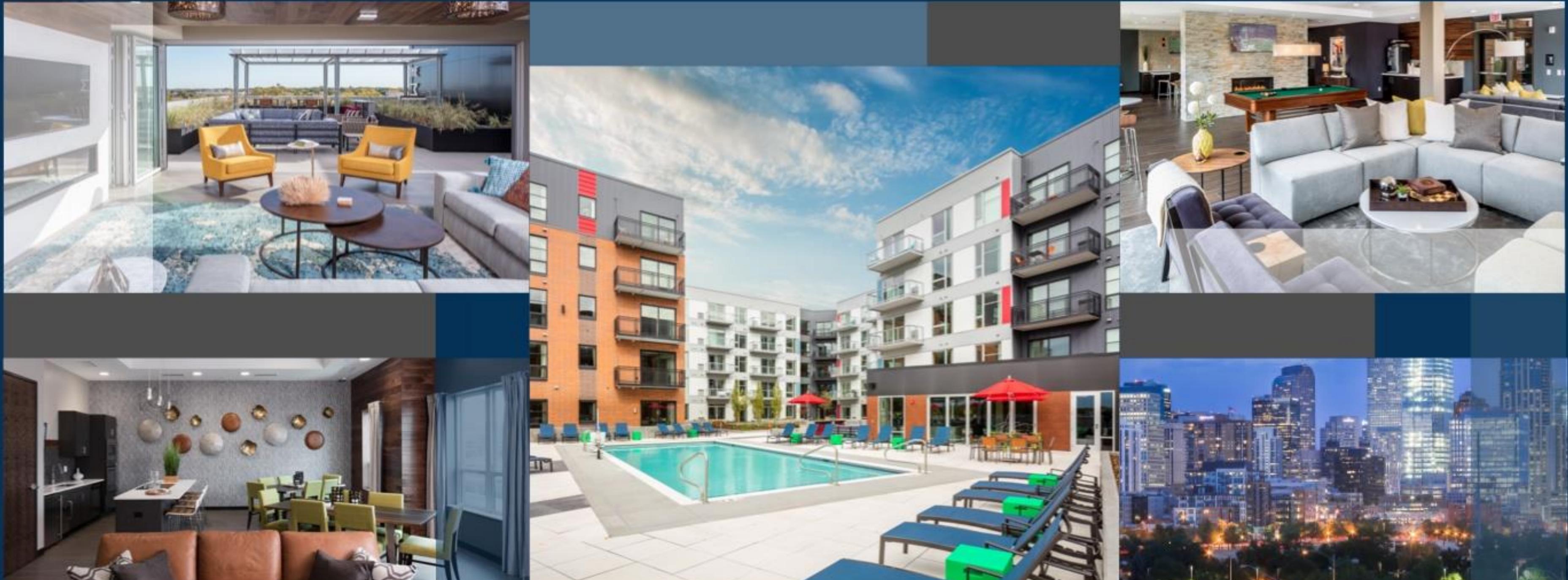
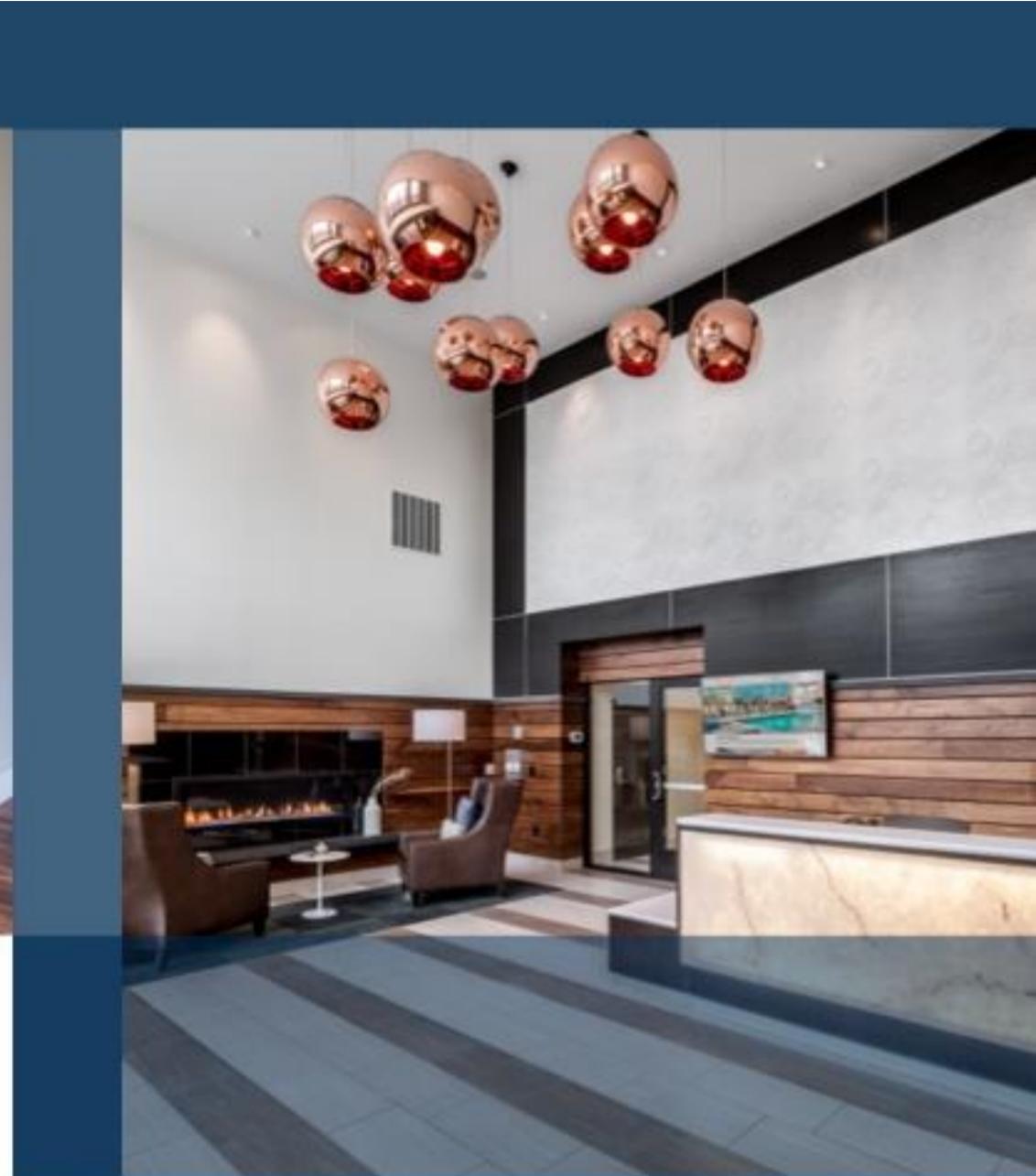
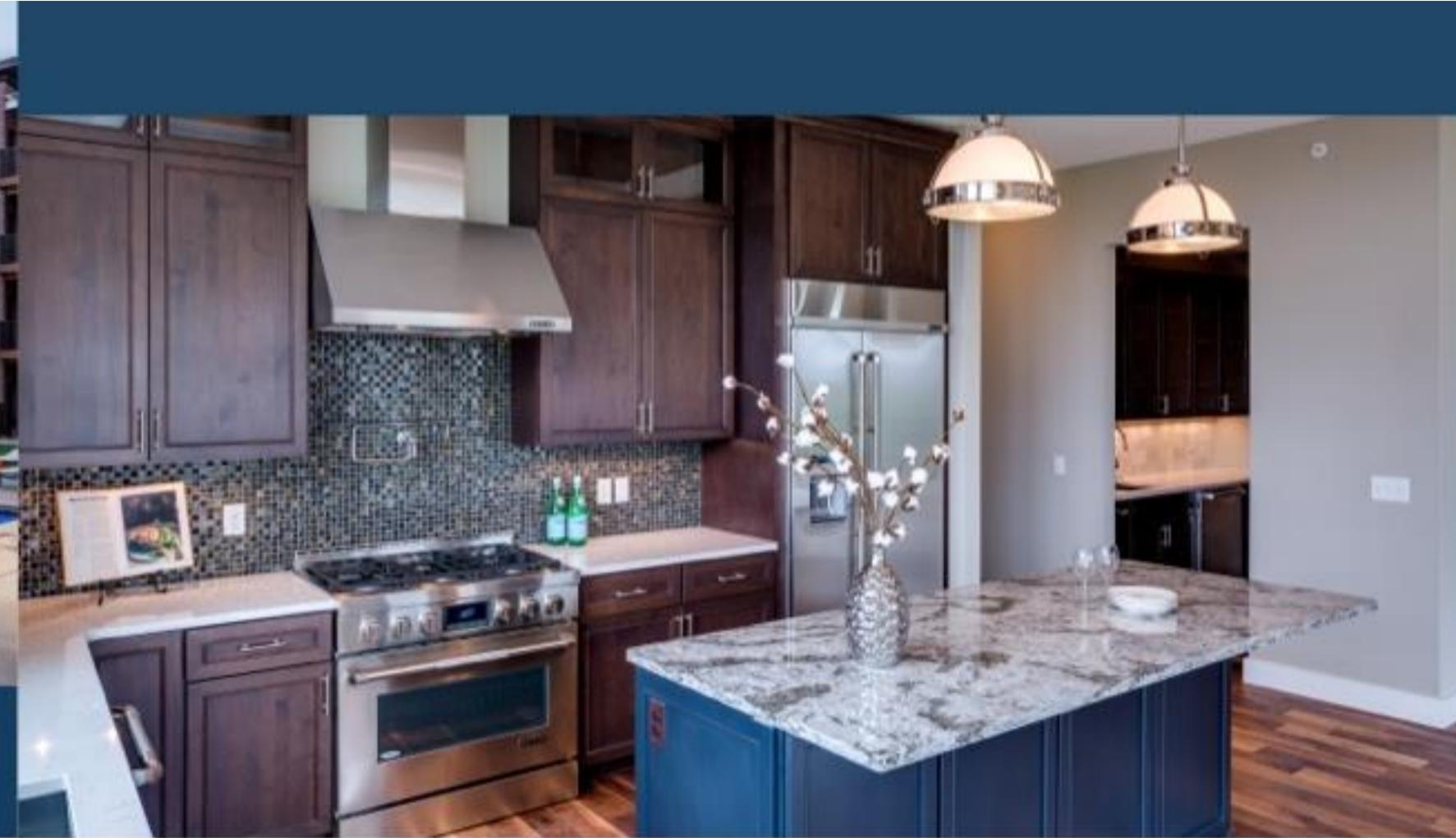


# DORAN

DEVELOP | DESIGN | BUILD | MANAGE



**ENHANCING LIVES, BUILDING COMMUNITIES**



## ABOUT DORAN COMPANIES

As one of the fastest-growing real estate development firms in the Upper Midwest, Doran Companies is a trusted leader in development, architecture, construction and property management. With offices in Colorado and Minnesota, Doran's strong team of industry professionals are responsible for an impressive portfolio of premier properties. Over the past decade, Doran Companies has developed, designed or built more than 30 luxury multi-family and mixed-use projects in Minnesota, North Dakota and Colorado. Doran's current property management portfolio includes millions of square feet of commercial space and luxury residential units in

some of the most exclusive areas throughout the Midwest.

Doran Companies' more than 140 employees are committed to over achieving and over delivering every single day. Receiving numerous industry awards – from "Best Place to Work" to "Best of Business" to "Best Large Contractor" – Doran's partners and peers recognize its commitment to quality and its trusted position in the marketplace.

For more information about Doran Companies please visit our website [www.dorancompanies.com](http://www.dorancompanies.com).



## TRUSTED, RECOGNIZED LEADERS

We are honored to be recognized by our peers and others as leaders in our industry.



# AWARDS & ACCOLADES

### 2018

- **Minneapolis St. Paul Business Journal**  
40 Under 40  
*Anne Behrendt, Chief Operating Officer*
- **Minneapolis St. Paul Business Journal**  
Women in Business Award  
*Anne Behrendt, Chief Operating Officer*
- **Minneapolis St. Paul Business Journal**  
Most Admired CEOs  
*Kelly Doran, Chief Manager and Founder*
- **Minnesota Real Estate Journal**  
Best Suburban Multifamily  
*The Moline*
- **Minnesota Real Estate Journal**  
Executive of the Year  
*Kelly Doran, Chief Manager and Founder*
- **Finance & Commerce – Reader Rankings**  
Best Commercial Property Manager  
Best Commercial Real Estate Developer  
Best Office Interiors  
Best Large Contractor  
Best Architect
- **Star Tribune**  
Top Workplace
- **Twin Cities Business Magazine – Best of Business**  
Commercial Real Estate General Contractor Finalist  
Commercial Real Estate Developer Finalist  
Commercial Property Management Finalist
- **Finance & Commerce – Reader Rankings**  
Best Commercial Property Manager  
Best Commercial Real Estate Developer  
Best Office Interiors  
Best Large Contractor
- **Twin Cities Business Magazine – Best of Business**  
Commercial Real Estate General Contractor Finalist  
Commercial Real Estate Developer Finalist  
Commercial Property Management Finalist
- **Star Tribune**  
Top Workplace

### 2017

- **Minneapolis St. Paul Business Journal**  
Top 100 People to Know  
*Kelly Doran, Chief Manager and Founder*
- **Minneapolis St. Paul Business Journal**  
CFO of The Year  
*Ryan Johnson, Chief Financial Officer*

### 2018

- **Minneapolis St. Paul Business Journal**  
Top Real Estate Developers Finalist
- **Minnesota Multi-family Housing Association**  
MADACS Award Market-Rate Community Manager  
*Ali Bichler, Property Manager, Mill & Main*
- **MN Daily – Grapevine Awards**  
Best Property Management Company  
*The Bridges and The Knoll*
- **Twin Cities Business Magazine – Best of Business**  
Best Commercial Real Estate General Contractor  
Commercial Real Estate Developer Finalist  
Commercial Property Management Finalist
- **Finance & Commerce – Reader Rankings**  
Best Commercial Property Manager  
Best Commercial Real Estate Developer  
Best Office Interiors  
Best Large Contractor  
Best Architect
- **Star Tribune**  
Top Workplace

### 2016

- **Minnesota Construction Association**  
General Contractor of the Year
- **Twin Cities Business Magazine – Best of Business**  
Commercial General Contractor
- **Mpls.St.Paul Magazine**  
RAVE (Residential, Architects, Vision, and Excellence) Award  
*Mill & Main*

### 2015

- **Minnesota Construction Association**  
General Contractor of the Year

- **Star Tribune**  
Top Workplace

### 2014

- **MN Daily – Grapevine Awards**  
Best Apartment Complex  
*The Knoll*

### 2013

- **Finance & Commerce**  
Progress Minnesota Company Award
- **Finance & Commerce**  
Top Projects Award of Excellence  
*Mill & Main*

### 2012

- **Minneapolis/St. Paul Business Journal**  
Best of Real Estate Awards Best in Real Estate  
*The Edge on Oak*

### 2011

- **Minnesota Construction Association**  
Awards of Excellence Project of The Year  
*Sydney Hall*

### 2010

- **Minnesota Shopping Center Association**  
STARR Award – Mixed Use – Redevelopment  
*Sydney Hall and Dinkydome*
- **Minneapolis/St. Paul Business Journal**  
Best of Real Estate Awards Best Overall  
*Sydney Hall*





# 3800 SILVER LAKE RD. SAINT ANTHONY, MN

## PRELIMINARY PUD AMENDMENT PLAN: JULY 29th, 2019

Unit Count			Project Team	Site Map	Sheet Index																																				
RESIDENCE 1	RESIDENCE 2	RESIDENCE AND AMENITY AREA																																							
<b>LEVEL 1</b> STUDIO 5 ALCOVE 2 1 BED 33 2 BED 10 3 BED 3 53	<b>LEVEL 1</b> STUDIO 3 ALCOVE 2 1 BED 35 2 BED 11 3 BED 3 54	<b>RESIDENCE 1</b> LEVEL 1: 58,600 GSF LEVEL 2: 58,400 GSF LEVEL 3: 58,400 GSF LEVEL 4: 58,400 GSF 233,800 GSF	<b>Owner:</b> Doran SLV, LLC 7803 Glenroy Road Bloomington, MN 55349 PH: 952-288-2000	<b>Developer:</b> Doran Development, LLC 7803 Glenroy Road Bloomington, MN 55349 PH: 952-288-2000																																					
<b>LEVEL 2</b> STUDIO 6 ALCOVE 2 1 BED 37 2 BED 11 3 BED 3 59	<b>LEVEL 2</b> STUDIO 5 ALCOVE 2 1 BED 38 2 BED 12 3 BED 3 60	<b>RESIDENCE 2</b> LEVEL 1: 61,400 GSF LEVEL 2: 61,200 GSF LEVEL 3: 61,200 GSF LEVEL 4: 61,200 GSF 245,000 GSF	<b>Architect:</b> Doran Architects, LLC 7803 Glenroy Road Bloomington, MN 55349 PH: 952-288-2000	<b>Contractor:</b> Doran Construction, LLC 7803 Glenroy Road Bloomington, MN 55349 PH: 952-288-2000																																					
<b>LEVEL 3</b> STUDIO 6 ALCOVE 2 1 BED 37 2 BED 11 3 BED 3 59	<b>LEVEL 3</b> STUDIO 5 ALCOVE 2 1 BED 38 2 BED 12 3 BED 3 60	<b>AMENITY BUILDINGS</b> CLUBHOUSE: 9,300 GSF POOL EQUIP: 300 GSF 9,600 GSF	<b>Structural:</b> BKBM Engineers 6120 Earle Brown Drive Suite 700 Minneapolis, MN 55430 PH: 763-843-0420	<b>Surveyor / Landscape / Civil:</b> Kimley Horn 767 Eustis Street Suite 100 St. Paul, MN 55114 PH: 651-645-4197																																					
<b>LEVEL 4</b> STUDIO 6 ALCOVE 2 1 BED 37 2 BED 11 3 BED 3 59	<b>LEVEL 4</b> STUDIO 5 ALCOVE 2 1 BED 38 2 BED 12 3 BED 3 60	<b>PARKING</b> PARKING GARAGE AREA GARAGE 1: 98,500 GSF GARAGE 2: 101,500 GSF 200,000 GSF	<b>Attorney:</b> Doran Companies 7803 Glenroy Road Bloomington, MN 55349 PH: 952-288-2000																																						
<b>PHASE 1 TOTAL</b> 230 UNITS	<b>PHASE 1 TOTAL</b> 234 UNITS	<b>PARKING SPACES</b> GARAGE 1: 233 SPACES GARAGE 2: 240 SPACES SURFACE 1: 129 SPACES SURFACE 2: 211 SPACES TOTAL: 813 SPACES																																							
	<b>GRAND TOTAL</b> 464 UNITS																																								
Unit Size Range			Site Map																																						
STUDIO: 578 SF	ALCOVE: 673 SF	1 BED: 697 TO 926 SF																																							
2 BED: 1,106 TO 1335 SF	3 BED: 1,650 SF	F.A.R.																																							
AREA (NON-PARKING) TOTAL 488,400 GSF / TOTAL PROPERTY AREA 566,647 SF = 0.86 F.A.R.																																									
			<table border="1"> <thead> <tr> <th>Sheet Number</th> <th>Sheet Name</th> </tr> </thead> <tbody> <tr> <td>T 1.0</td> <td>COVER SHEET</td> </tr> <tr> <td>A 1.1</td> <td>SITE PHOTOS</td> </tr> <tr> <td>A 1.2</td> <td>SITE PHOTOS</td> </tr> <tr> <td>A 2.0</td> <td>LEVEL P1</td> </tr> <tr> <td>A 2.1</td> <td>LEVEL 1</td> </tr> <tr> <td>A 2.2</td> <td>LEVELS 2 - 4</td> </tr> <tr> <td>A 3.0</td> <td>EXTERIOR MASSING FROM S.</td> </tr> <tr> <td>A 3.1</td> <td>EXTERIOR MASSING FROM N.</td> </tr> <tr> <td>A 3.2</td> <td>EXTERIOR ELEVATION STUDIES</td> </tr> <tr> <td>A 3.3</td> <td>VIEW FROM SILVER LK RD.</td> </tr> <tr> <td>A 3.4</td> <td>VIEW FROM CHIPOTLE / S.E.</td> </tr> <tr> <td>A 3.5</td> <td>VIEW FROM SALO PARK</td> </tr> <tr> <td>C 100</td> <td>EXISTING CONDITIONS</td> </tr> <tr> <td>C 400</td> <td>SITE PLAN</td> </tr> <tr> <td>C 500</td> <td>GRADING AND DRAINAGE PLAN</td> </tr> <tr> <td>C 600</td> <td>UTILITY PLAN</td> </tr> <tr> <td>EX-C</td> <td>FIRE TRUCK COVERAGE</td> </tr> </tbody> </table>			Sheet Number	Sheet Name	T 1.0	COVER SHEET	A 1.1	SITE PHOTOS	A 1.2	SITE PHOTOS	A 2.0	LEVEL P1	A 2.1	LEVEL 1	A 2.2	LEVELS 2 - 4	A 3.0	EXTERIOR MASSING FROM S.	A 3.1	EXTERIOR MASSING FROM N.	A 3.2	EXTERIOR ELEVATION STUDIES	A 3.3	VIEW FROM SILVER LK RD.	A 3.4	VIEW FROM CHIPOTLE / S.E.	A 3.5	VIEW FROM SALO PARK	C 100	EXISTING CONDITIONS	C 400	SITE PLAN	C 500	GRADING AND DRAINAGE PLAN	C 600	UTILITY PLAN	EX-C	FIRE TRUCK COVERAGE
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SITE LOOKING NORTHWEST



SITE LOOKING SOUTHWEST



SITE LOOKING EAST



SITE LOOKING NORTHEAST

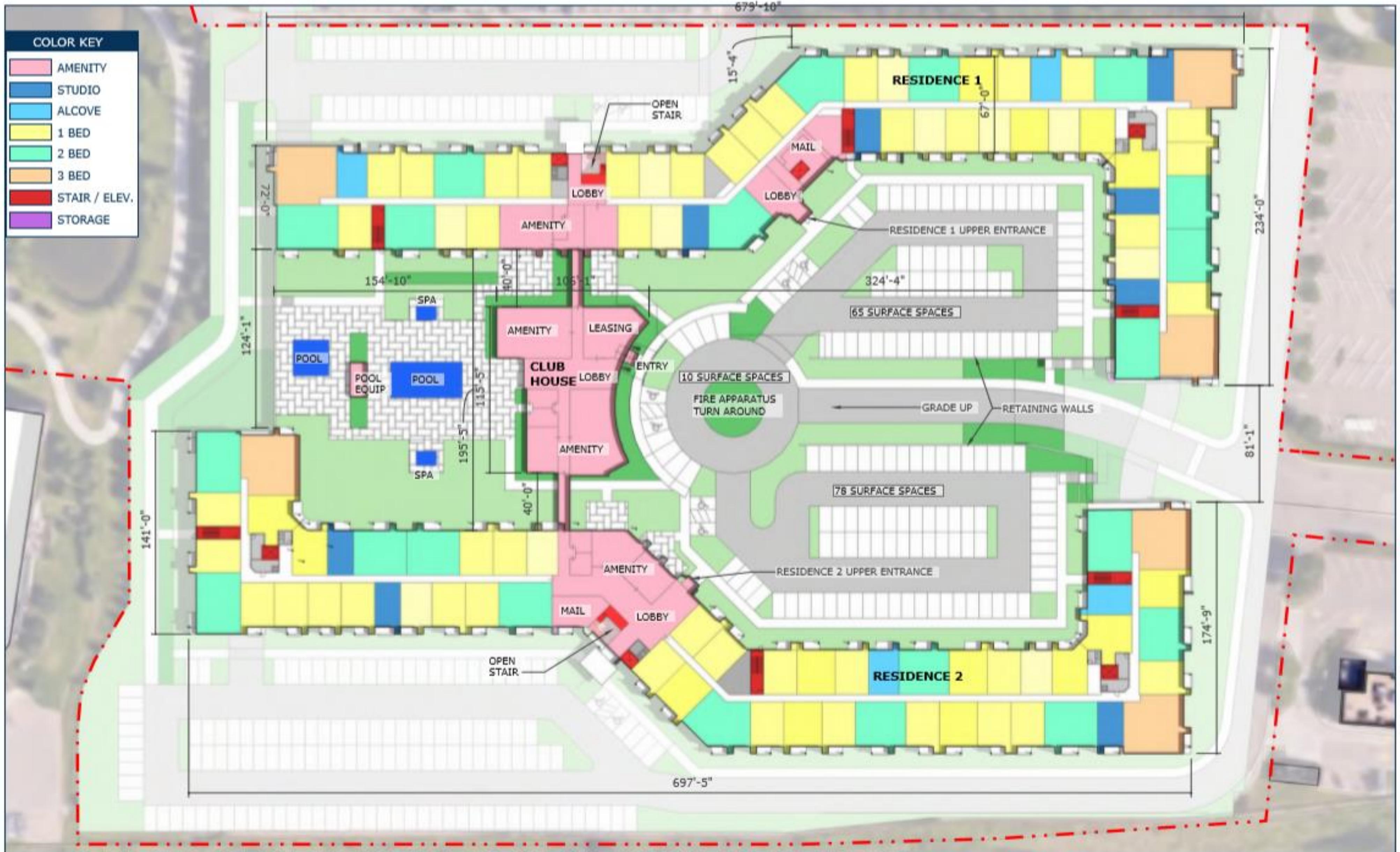




PARKING SPACES	
GARAGE 1	233
SURFACE 1	129
PHASE 1 TOTAL	362
GARAGE 2	240
SURFACE 2	211
PHASE 2 TOTAL	451
OVERALL TOTAL	813



**TOTAL RESIDENTIAL UNITS: 464**  
**PARKING RATIO: 1.752 STALLS PER UNIT**





# UNIT BREAKDOWN

PHASE I		PHASE II	
STUDIO	23	STUDIO	18
ALCOVE	8	ALCOVE	8
1 BED	144	1 BED	149
2 BED	43	2 BED	47
3 BED	12	3 BED	12
TOTAL UNITS	230	TOTAL UNITS	234

PROJECT TOTAL **464**

# GROSS SQUARE FOOTAGE

## RESIDENCE AND AMENITY AREA

### RESIDENCE PHASE 1

LEVEL 1	58,600
LEVEL 2	58,400
LEVEL 3	58,400
LEVEL 4	58,400
	233,800

### RESIDENCE PHASE 2

LEVEL 1	61,400
LEVEL 2	61,200
LEVEL 3	61,200
LEVEL 4	61,200
	245,000

### AMMENITY BUILDINGS

CLUBHOUSE	9,300
POOL EQUIPMENT	300
	9,600

### AREA (NONPARKING) TOTAL

**98,500 GSF**

**DORAN**  
ARCHITECTURE

# INTERIOR FINISHES





## COMMON AREAS



# FITNESS & GAMING





# ENTERTAINMENT SUITES



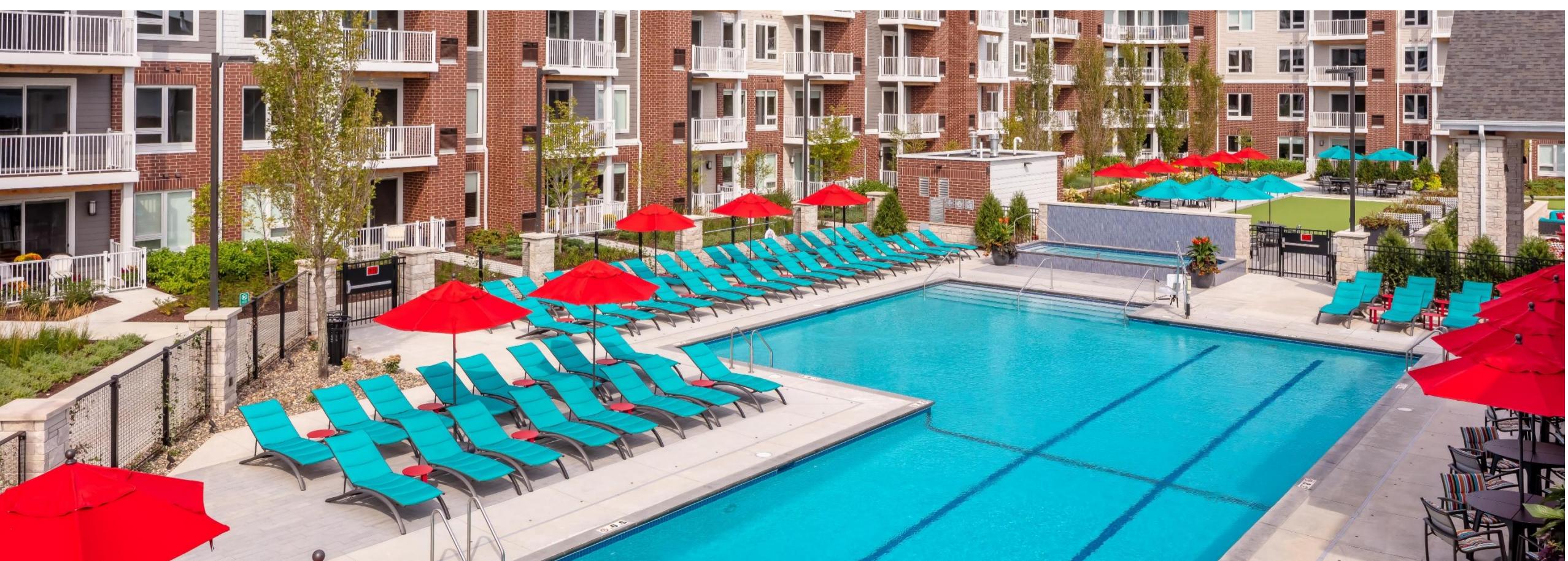
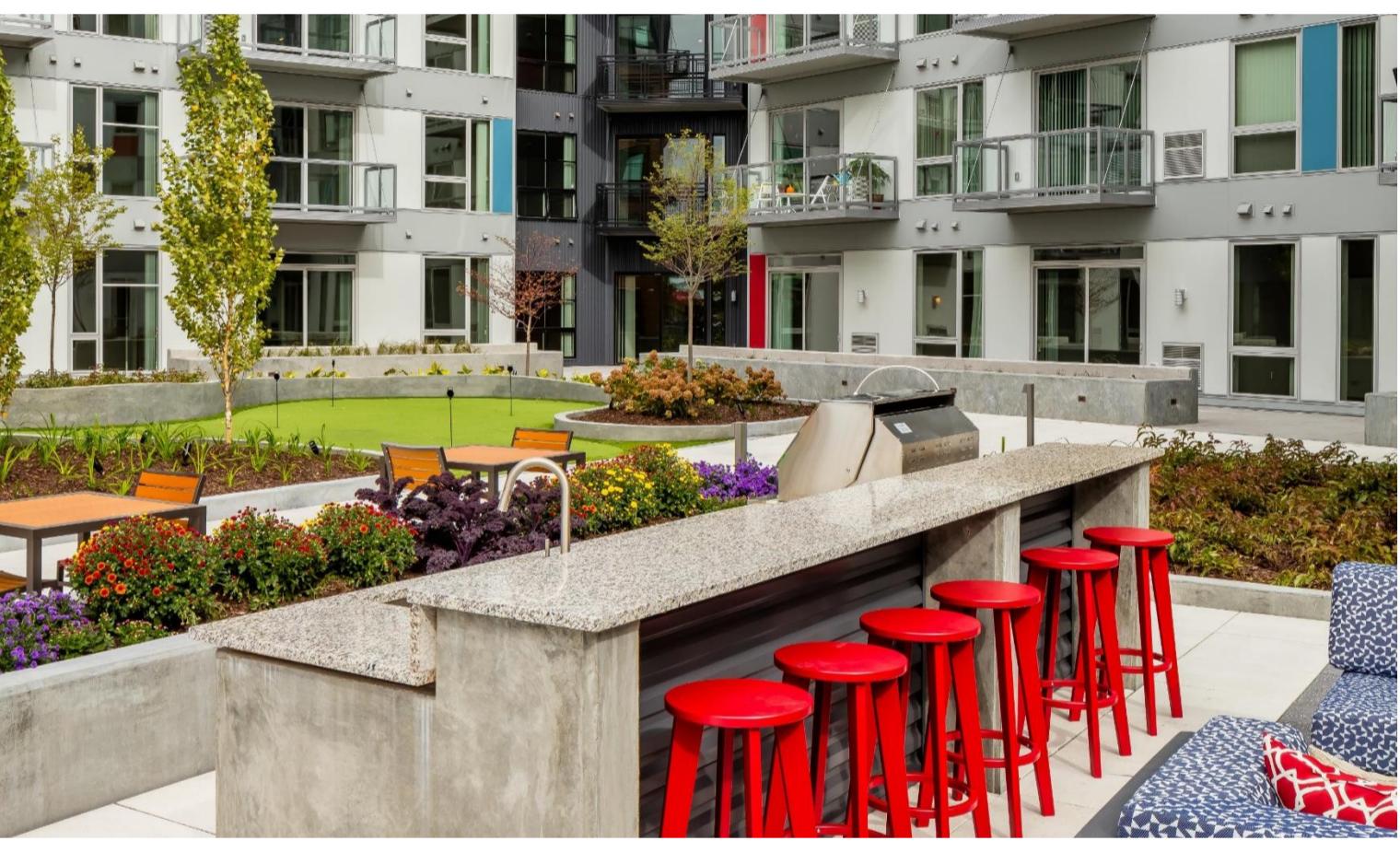


UNIT FINISHES

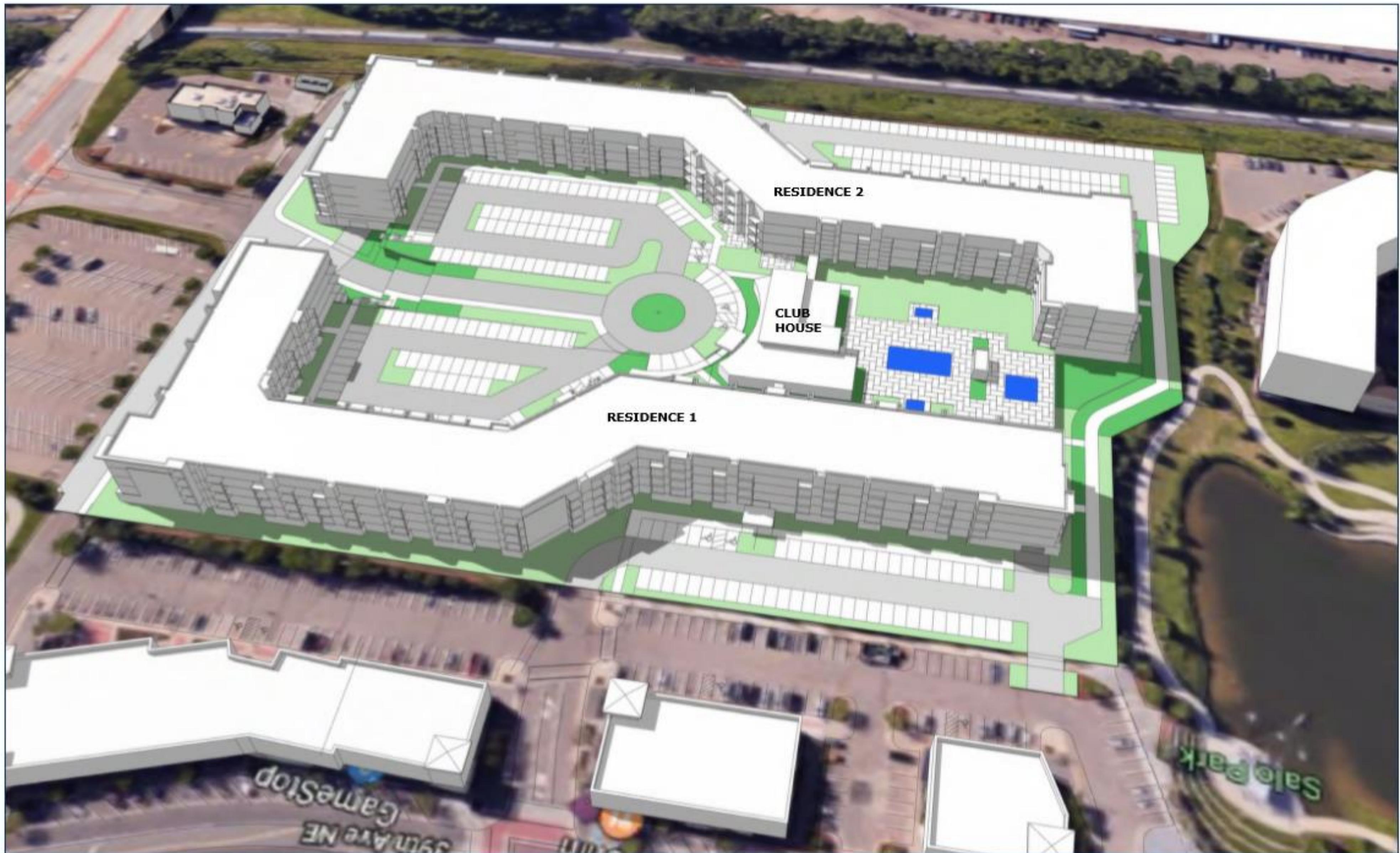


# EXTERIOR AMMENITY SPACE











**Kimley-Horn**

201 KIRKWOOD HIGHWAY, SUITE 300, SE, FORT WAYNE, IN 46801

PH: (219) 467-1000

WWW.KIMLEYHORN.COM

## EXISTING CONDITIONS

SILVER LAKE VILLAGE  
APARTMENTS  
PREPARED FOR  
DORAN  
COMPANIES  
MIN

SHEET NUMBER  
C100

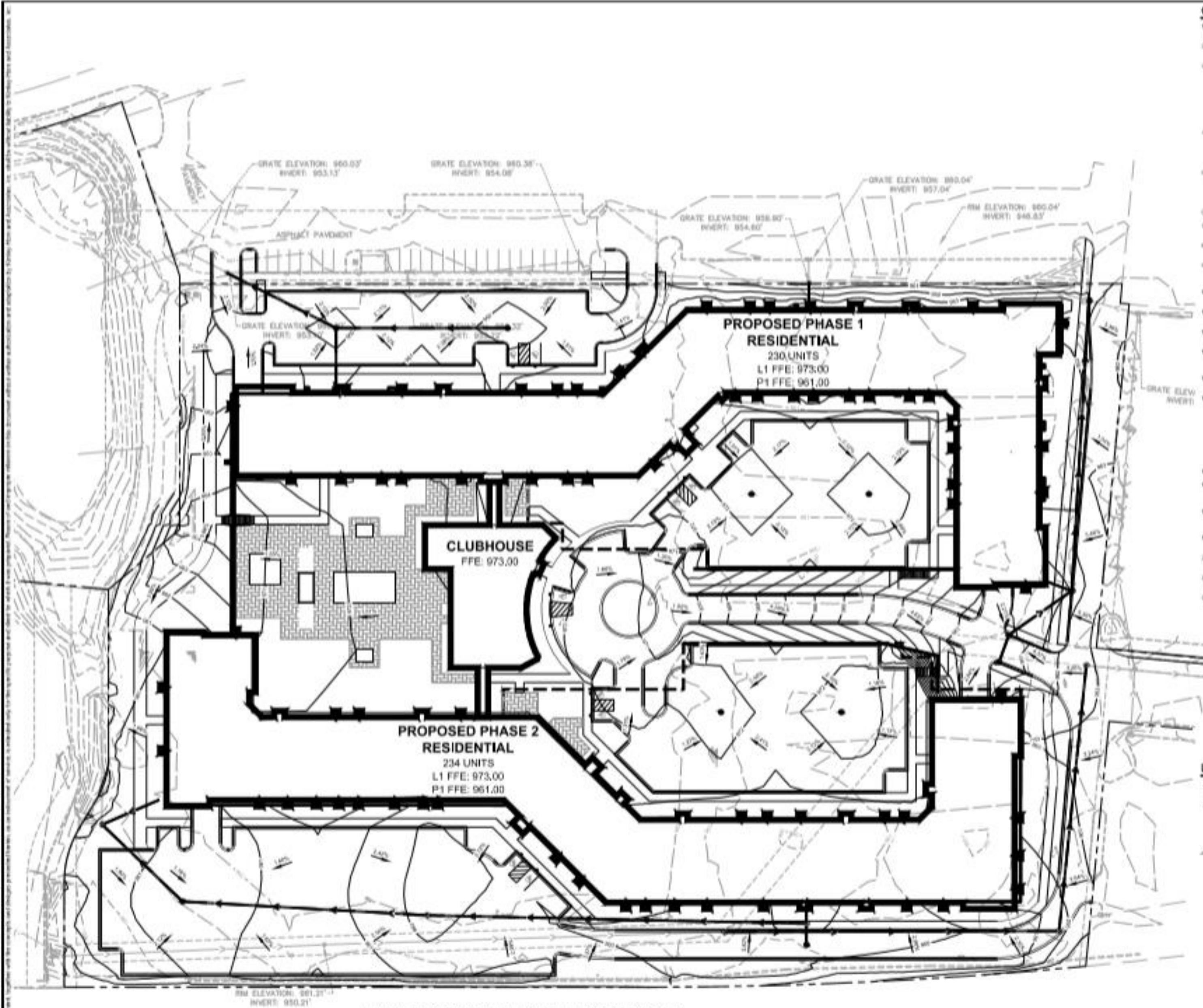


GRAPHIC SCALE IN FEET  
0 25 50 100

## LEGEND

PROPERTY LINE  
PREVIOUS AREA

PROPERTY LINE  
PREVIOUS AREA  
DATE  
BY



#### GRADING PLAN NOTES

## LEGEND

Legend for the map:

- PRIORITY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED EXISTING MARCHAIR (300' TO 1000' ELEVATION)
- PROPOSED EXISTING MARCHAIR (1000' TO 1100' ELEVATION)
- PROPOSED EXISTING MARCHAIR (1100' TO 1200' ELEVATION)
- PROPOSED STATION NUMBER
- PROPOSED BY-LEVEL ELEVATION
- PROPOSED HIGH POINT ELEVATION
- PROPOSED LOW POINT ELEVATION
- SWITCH ELEVATION INDICATION
- PROPOSED DRAUGHTSIGHT DIRECTION



GRAPHIC SCALE IN FEET  
20 40 80

## SILVER LAKE VILLAGE

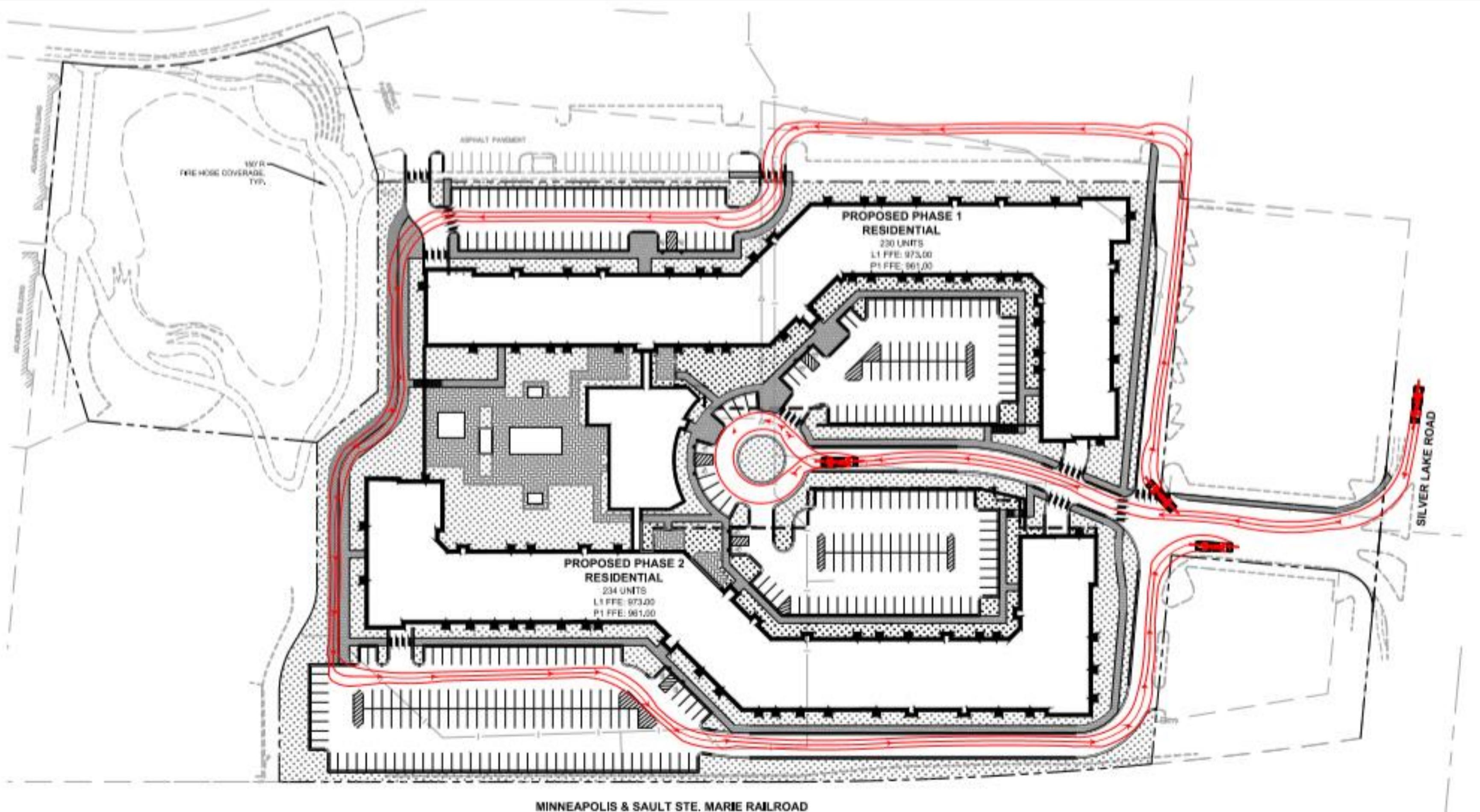
GRADING AND DRAINAGE PLAN

SILVER LAKE VILLAGE  
APARTMENTS  
PREPARED FOR  
DORAN  
COMPANIES  
SHEET NUMBER  
C500

KINNEY & ROTT

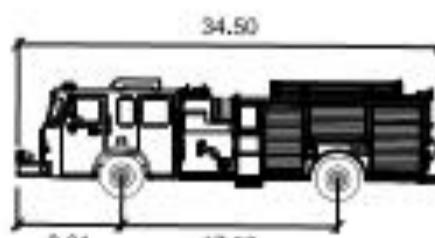
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## LEGEND

	PROPOSED CONCRETE PAVING
	PROPOSED CURB AND GUTTER
	RETAINING WALL
	PROPOSED REINFORCED TURF
	PROPOSED LANDSCAPING
	PROPOSED CONCRETE PAVING
	PROPOSED CURB AND GUTTER
	PROPOSED CONCRETE PAVING



Smeal Pumper Midship Custom

Width	6.31
Track	7.86
Lock to Lock Time	6.0
Steering Angle	48.0

THE VEHICLE MANEUVERS IDENTIFIED ON THIS PLAN  
WERE PREPARED USING AUTOTURN SOFTWARE AND  
DOES NOT NECESSARILY REPRESENT ACTUAL  
CONDITIONS NOR DOES IT ACCOUNT FOR EXTERNAL  
FACTORS. THIS ANALYSIS SHOULD NOT BE USED AS THE  
SOLE BASIS FOR THE CLIENT'S DECISION MAKING.



PRELIMINARY - NOT FOR CONSTRUCTION

FIRE TRUCK  
COVERAGE

Kimley-Horn

2270 1/2 10th Street, Suite 100, Denver, CO 80202-3214  
Phone: 303-296-4997  
Fax: 303-296-4998

TO: 1000 E. HORN 4000 ADDITIONAL FLO. INC.  
1000 E. HORN ST., SUITE 100, SE. BLDG., 800-10114  
PHONE: 303-984-9117  
TVA SEARCH HORN 1000

SHET NUMBER  
**EX-C**

QUESTIONS?



DORAN