ROSEMOUNT
MINNESOTA

AGENDA
Planning Commission Regular Meeting
Tuesday, August 22, 2023
6:30 PM
City Council Chambers, City Hall

1. **CALL TO ORDER/PLEDGE OF ALLEGIANCE**
2. **ADDITIONS TO AGENDA**
3. **AUDIENCE INPUT**
4. **CONSENT AGENDA**
   a. Minutes of the July 25, 2023 Regular Meeting
   b. Request by Maplewood Development for approval of the final plat for Amber Fields 11th Addition
   c. Request by Maplewood Development for approval of the final plat for Amber Fields 12th Addition
5. **OLD BUSINESS**
6. **PUBLIC HEARINGS**
   a. Request by Florence Omogho for a minor subdivision to split off the southern portion of the subject property to create a non-buildable outlot
7. **NEW BUSINESS**
8. **DISCUSSION**
9. **ADJOURNMENT**

ROSEMOUNT PLANNING COMMISSION
REGULAR MEETING PROCEEDINGS
JULY 25, 2023

CALL TO ORDER/PLEDGE OF ALLEGIANCE

Pursuant to due call and notice thereof, a regular meeting of the Rosemount Planning Commission was held on Tuesday, July 25, 2023, at 6:30 PM in Rosemount Council Chambers, 2875 145th Street West.

Chair Kenninger called the meeting to order with Commissioners Powell, Rivera, Whitman, Reed, and Thiagarajen. Commissioner Hebert was absent.

Staff present included the following; Community Development Director Kienberger and Senior Planner Nemcek.

The Pledge of Allegiance was said.

ADDITIONS TO AGENDA

None.

AUDIENCE INPUT

None.

CONSENT AGENDA

Motion by Kenniger. **Second by** Reed.
Motion to approve the consent agenda.
Ayes: 6.
Nays: None. Motion carried.

a. Minutes of the June 27, 2023 Regular Meeting Minutes

OLD BUSINESS

PUBLIC HEARINGS

a. Request by KJ Walk for an amendment to the Rosewood Commons PUD and conditional use permits for an outdoor seating area and a drive-through facility.

Chair Kenninger shared that the applicant requested to continue this item to a future meeting. The public hearing will be at a later meeting. New public notices will be sent to the public.

Chair Kenninger requested the commission receive a copy of the existing Planned Unit Development (PUD) from September 2020 when the item is brought back.

NEW BUSINESS

None.

DISCUSSION

Chair Kenninger mentioned that she has received comments from members of the community that there has been an increase in traffic incidents along County Road 42.

Senior Planner Nemcek advised that staff has discussed this internally with the Public Works Director and the Traffic Safety Committee. Community Development Director Kienberger recommended that residents visit the Dakota County road safety webpage. There is information there regarding managing public safety on county roadways along with contact information for county officials.

Chair Kenninger requested that staff reach out to the KJ Walk applicant and pass along the condition of the sidewalk on their property. Weeds have overgrown the sidewalk and makes walking in the area challenging.

Chair Kenninger reviewed the dates for the August, September, and October Planning Commission Meetings.

ADJOURNMENT

Meeting was adjourned at 6:36 p.m.

Respectfully submitted,

Jessie Paque
Recording Secretary

ROSEMOUNT
MINNESOTA

EXECUTIVE SUMMARY

Planning Commission Regular Meeting: August 22, 2023

AGENDA ITEM:	Request by Maplewood Development for approval of the final plat for Amber Fields 11th Addition	**AGENDA SECTION:** CONSENT AGENDA
PREPARED BY:	Julia Hogan, Planner	**AGENDA NO.** 4.b.
ATTACHMENTS:	Site Location, Preliminary Plat Site Plan, Final Plat, Phasing Plan, Landscape Plan, Engineer's Memo Dated August 9, 2023	**APPROVED BY:** AK

RECOMMENDED ACTION: Motion to recommend the City Council approve the final plat for Amber Fields 11th Addition, subject to the following conditions:

1. Execution of a Subdivision Agreement
2. Drainage and utility easements with storm sewer infrastructure may contain fences but shall be required to include gates to provide truck access; shall prohibit sheds or other accessory structures; and shall prohibit landscaping that would impede drainage.
3. Submission of $300/tree plus 10% for Landscaping Surety, taking into account any surety already received.

BACKGROUND

Applicant:	Maplewood Development
Comp. Guide Plan Designation:	MUR - Mixed Use Residential
Current Zoning:	R3-PUD Medium Density Residential Planned Unit Development
Gross Area:	10.29 Acres
Net Acres:	10.29 Acres
Lots/Units:	114 Townhome units
Gross Density:	4.96 units/acres
Net (Met Council) Density:	4.96 units/acres

The Planning Commission is being asked to consider a Final Plat request from Maplewood Development for Amber Fields 11th Addition to allow development of 114 townhome lots. This final plat will complete the subdivision of land being developed by Lennar in the Amber Fields development. The final plat is necessary to facilitate subdivision of the property into individual residential lots, and public streets. Staff finds the application consistent with the preliminary plat for this area and recommends approval of this application subject to the conditions listed above.

BACKGROUND

The Planning Commission reviewed the Amber Fields 3rd Addition preliminary plat and major amendment to the Amber Fields Planned Unit Development to allow 182 townhome lots on 17.23 acres at its May 24, 2022 meeting. Subsequently, the City Council approved the preliminary plat, final plat and major amendment to the Amber Fields Planned Unit Development for the initial phase of Outlot I of the Amber Fields Development in June 2022.

Amber Fields 11th Addition is comprised of the remaining land within the preliminary plat area. This addition will consist of 114 townhome units and 15 buildings on site. 12 of the buildings on site will contain 8 townhome units per building and the remaining 3 buildings will contain 6 townhome units per building. Stormwater is managed regionally with ponding and infiltration areas located centrally to the overall development. Therefore, no outlots are required for onsite ponding. In addition to the buildable lots, the proposed final plat includes right of way for all the streets located within the plat area.

ISSUE ANALYSIS

Legal Authority.

The final plat application is Quasi-Judicial because the City has a set of standards and requirements for reviewing this type of application that is described in detail below. Generally, if the final plat meets the ordinance requirements it must be approved.

Land Use and Zoning

The site is designated for MUR-Mixed Use Residential land uses, which can include a range of housing types from single-family homes on traditional sixty-five foot lots to townhomes. The zoning district in which the final plat is located in is the R3 PUD-Medium Density Residential Planned Unit Development zoning district. The approved 3rd addition and proposed 11th addition have a density of 10.56 units per acre, which the R3 zoning district allow for up to 12 units per acre. The Amber Fields Planned Unit Development Agreement includes several deviations from the Zoning Ordinance. The majority of the deviations are for single-family detached home lot standards, which do not pertain to single-family attached dwellings and townhome standards. The applicant requested an amendment to the Amber Fields PUD to increase the maximum allowed dwelling units attached per building within the preliminary plat area of Amber Fields 3rd Addition.

The applicant requested a deviation from the single-family attached dwellings and townhome requirements. Single-family attached dwellings and townhomes that are not adjacent to RR-Rural Residential, R1-Low Density Residential, and R1A-Low Density Residential zoning districts are allowed up to a maximum of six (6) dwelling units per building. The applicant requested a deviation from the maximum of six (6) dwelling units per building to eight (8) dwelling units per building. The Planning Commission and City Council approved the amendment request with the preliminary and final plat for Amber Fields 3rd Addition.

Standard	**Requirement**	**Approved Standard**
Maximum Units Per Building	6 dwellings units per building, 4 dwelling units per building if adjacent to RR, R-1, R-1A zoning districts	8 dwelling units per building

Final Plat.

Standards for reviewing subdivision requests are detailed in Title 12 of the Rosemount City Code. This section of the Code outlines the two-step Preliminary and Final Plat process for land subdivision. In this case, the preliminary plat was approved by Council on June 21, 2022, consisting of 182 townhomes lots. The current application proposes to plat the remaining 114 townhome lots for Amber Fields 11th Addition and to dedicate the rights of way for the internal roadways. The final plat is consistent with the approved preliminary plat.

Parks and Open Space.

The park dedication requirements for Amber Fields are met through the multiple parks and trails within the overall development area. The central open area within Amber Fields will be surrounded by a trail system that is punctuated with neighborhood parks. There were no pedestrian facilities identified within the preliminary plat area of Amber Fields 3rd Addition, but a condition within the engineering memo stated that pedestrian access to the adjacent trails towards UMore Park would need to be included in the site plan.

Landscaping.

The landscape plan submitted by the applicant shows a total of 190 trees to be planted throughout the 3rd addition. The City Code requires for multi-family/townhome developments a minimum of 8 trees plus one tree per unit, which the landscape plan that was submitted conforms with those requirements. A total of 190 trees will be planted with this development, therefore a landscaping surety in the amount of $62,700 (190 trees x $300 plus 10%) was a required as a condition of approval. Staff will confirm the amount submitted thus far and subtract it from the total required prior to release of the plat mylars.

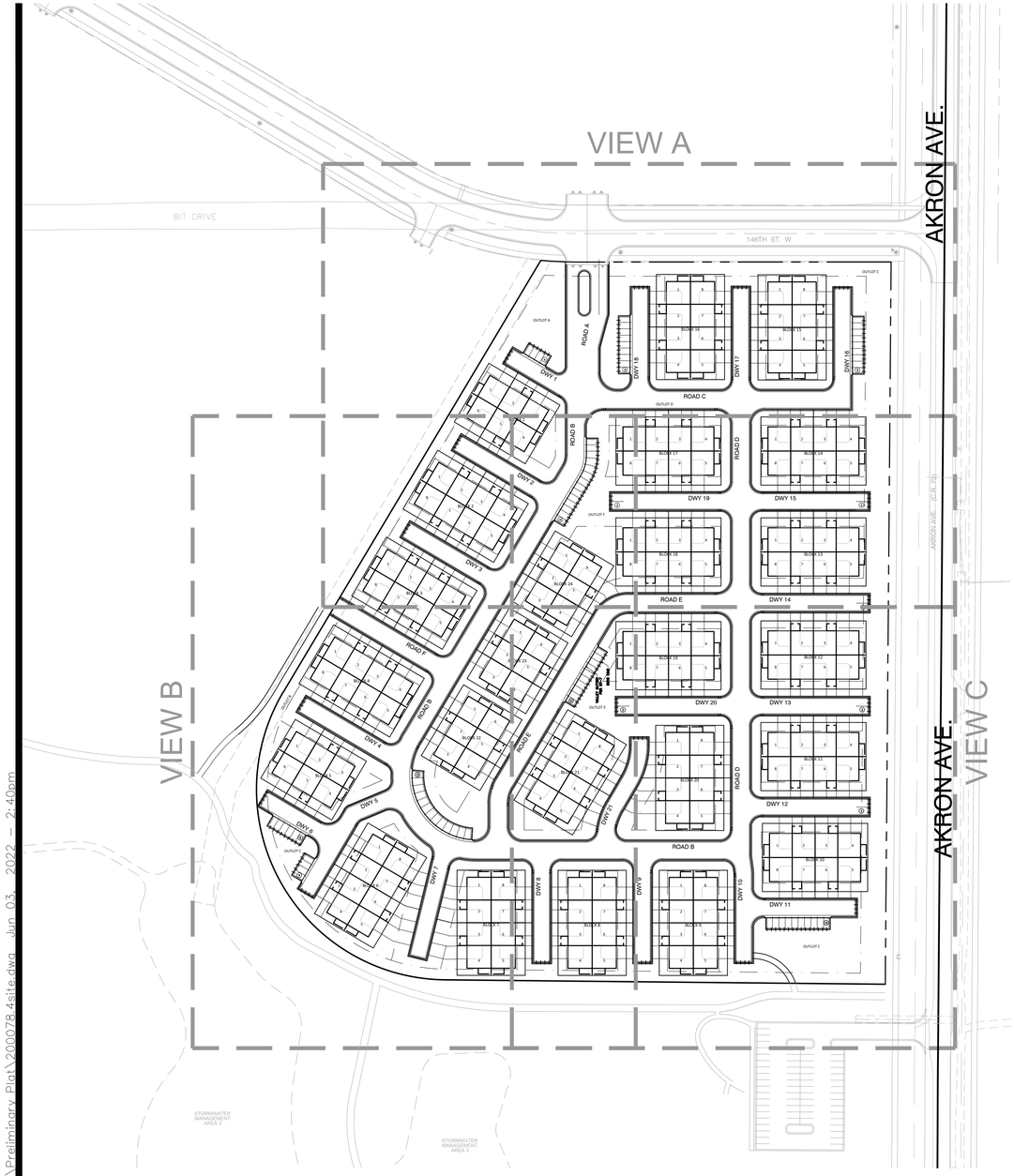
Engineering Review

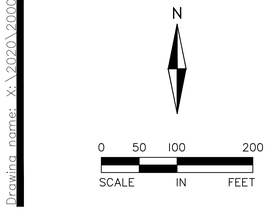
The City's engineer has provided a memorandum containing comments related to the plans provided. The memorandum included comments related to design of site utilities, erosion and sediment control, and landscaping. There were no additional comments related to water resources and storm water management as plans were consistent with previous reviews. A copy of the memorandum is included in the attachments.

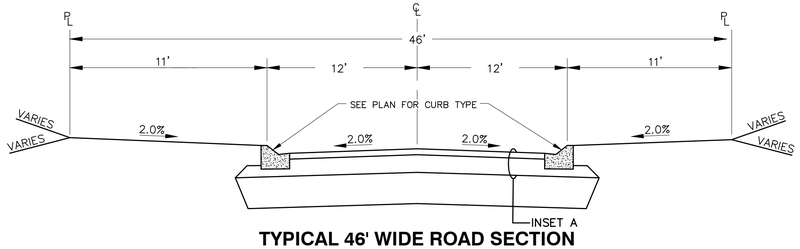
RECOMMENDATION

Staff is recommending approval of the final plat, subject to conditions, based on the information provided by the applicant and reviewed within this report.

145TH ST W
42
145TH ST W
148TH ST W
149TH ST W
149TH ST W
150TH ST W
148TH ST W
AMBERFIELDS BLVD
Ames Soccer Complex
Umore Ball Park
AKRON AVE







TYPICAL 46' WIDE ROAD SECTION

TOWNHOME LOT DATA:

LOT BREAKDOWN	
BUILDINGS	24
8 UNITS	19
6 UNITS	5
TOTAL TOWNHOME (24' WIDE)	182 UNITS
PRIMARY STRUCTURE SETBACKS	
ROW (AKRON AVE)	35 FT
ROW (148TH ST W)	20 FT
SITE PERIMETER (SOUTH/WEST)	15 FT
PARKING PROVIDED	
GARAGE STALLS / UNIT	364 (2*182)
DRIVEWAY STALLS / UNIT	364 (2*182)
GUEST STALLS TOTAL	91
TOTAL PARKING PROVIDED	782 (4.3/UNIT)
PRIVATE ROAD WIDTH	26' FACE-FACE
PRIVATE DRIVEWAY DEPTH	24' MIN.

TOTAL DENSITY CALCULATIONS:

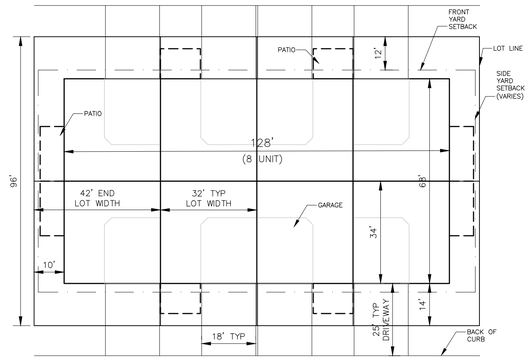
AREA AND DENSITY	
GROSS AREA	17.23 AC
TOTAL UNITS	182 UNITS
DENSITY	10.56 UNITS/AC

LEGEND:

- EASEMENT LINE
- BUILDING SETBACK
- PROPERTY LINE
- LOT LINE
- ROW
- OUTFALL CURB AND GUTTER

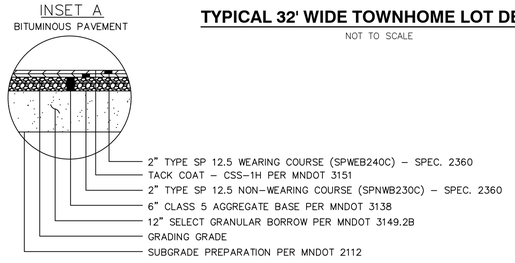
SITE PLAN NOTES:

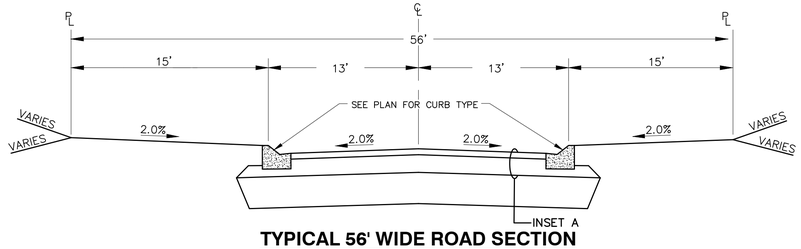
1. REFER TO ARCHITECTURAL DRAWINGS FOR CONCRETE STOOPS ADJACENT TO PROPOSED BUILDING.
2. CONTINUOUS CONCRETE CURB & GUTTER WHICH CHANGES TYPE SHALL HAVE A MIN. THREE FOOT (3') TRANSITION.
3. ALL CONCRETE CURB AND GUTTER ADJACENT TO CONCRETE WALK BE SEPARATED BY A 1/2 INCH EXPANSION JOINT.
4. PAVEMENT STRIPING SHALL BE 4 INCH WHITE.
5. ALL WORK WITHIN THE R.O.W. STALL COMPLY WITH CITY OF ROSEMOUNT ENGINEERING DESIGN STANDARDS.
6. ALL STREET SIGNAGE, PUBLIC & PRIVATE, SHALL COMPLY WITH THE MN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
7. ALL CURB AND GUTTER TO BE CONCRETE B618 OR SURMOUNTABLE TYPE AS NOTED, PER CITY OF ROSEMOUNT STANDARDS.
8. TYPICAL PRIVATE PARKING STALL = 9'x18'



TYPICAL 32' WIDE TOWNHOME LOT DETAIL

NOT TO SCALE





TYPICAL 56' WIDE ROAD SECTION

ALLIANT
733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

Maplewood Development, Inc.

LENNAR

AMBER FIELDS - 3RD ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

SITE PLAN - OVERALL VIEW

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSIONAL ENGINEER under the laws of the State of MINNESOTA

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

CLARK WICKLUND, PE

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
04-29-22	CITY SUBMITTAL
06-03-22	CITY COMMENTS

PROJECT TEAM DATA

DESIGNED:	CJW
DRAWN:	CAB
PROJECT NO:	220-0078.4

13

SHEET 13 of 39

Drawing name: X:\2020\200078.4\plan sheets\Preliminary Plat\200078.4site.dwg Jun 03, 2022 - 2:40pm

AMBER FIELDS ELEVENTH ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Earl Street Partners II, LLC, a Minnesota limited liability company, owner of the following described property:

Outlot A, AMBER FIELDS THIRD ADDITION, according to the recorded plat thereof, Dakota County, Minnesota.

Has caused the same to be surveyed and platted as AMBER FIELDS ELEVENTH ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said Earl Street Partners II, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20 ___.

Signed: Earl Street Partners II, LLC

by _____
Mario J. Cocchiarella, Chief Manager

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on _____ day of _____, 20 ___, by Mario J. Cocchiarella, Chief Manager of Earl Street Partners II, LLC, a Minnesota limited liability company, on behalf of the company.

_____
Signature

_____
Printed Name
Notary Public, _____County, Minnesota
My Commission Expires _____

SURVEYORS CERTIFICATE

I Daniel Ekrem 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 and labeled on this plat.

Dated this _____ day of _____ , 20 ___.

_____
Daniel Ekrem, Licensed Land Surveyor
Minnesota License No. 57366

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on _____ day of _____ , 20 ___, by Daniel Ekrem.

_____
Signature

_____
Printed Name
Notary Public, _____County, Minnesota
My Commission Expires_____

CITY COUNCIL, CITY OF ROSEMOUNT, MINNESOTA

This plat was approved by the City Council of ROSEMOUNT, Minnesota, this _____ day of _____, 20 ___ and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

By: _____ _____
Mayor Clerk

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 ___.

_____
Todd B. Tollefson
Dakota County Surveyor

COUNTY BOARD OF COMMISSIONERS, COUNTY OF DAKOTA, STATE OF MINNESOTA

We do hereby certify that on the 9th day of August, 2022, the Board of Commissioners of Dakota County, Minnesota, approved this plat of AMBER FIELDS ELEVENTH ADDITION and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2, and pursuant to the Dakota County Contiguous Plat Ordinance.

By: _____
Chair, County Board

Attest:_____
County Treasurer - Auditor

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 20___ 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 _____, 20 ___.

_____, Director
Amy A. Koethe, Department of Property Taxation and Records

COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that this plat of AMBER FIELDS ELEVENTH ADDITION was filed in the office of the County Recorder for public record on this _____ day of _____, 20 ___, at ___ o'clock ___.M. and was duly filed in Book_____ of Plats, Page_____ , as Document Number _____ .

_____
Amy A. Koethe, County Recorder

AMBER FIELDS ELEVENTH ADDITION

AMBER FIELDS THIRD ADDITION

AMBER FIELDS FOURTH ADDITION

AMBER FIELDS SECOND ADDITION

AMBER FIELDS FIRST ADDITION

AMBER FIELDS ELEVENTH ADDITION

AMBER FIELDS THIRD ADDITION

AMBER FIELDS FOURTH ADDITION

AMBER AVENUE

OUTLOT A

OUTLOT B

OUTLOT C

OUTLOT D

OUTLOT E

OUTLOT F

D&U EASEMENT OVER ALL OF OUTLOT A

D&U EASEMENT OVER ALL OF OUTLOT B

D&U EASEMENT OVER ALL OF OUTLOT C

D&U EASEMENT OVER ALL OF OUTLOT D

D&U EASEMENT OVER ALL OF OUTLOT E

D&U EASEMENT OVER ALL OF OUTLOT F

D&U EASEMENT PER PLAT OF AMBER FIELDS

S30°49'55"W 270.11

N59°28'04"W 203.50

S59°11'05"E 134.98

N30°48'36"E 45.02

R=28.00 L=28.93 Δ=59°11'24"

EAST 123.63

N89°05'26"E 63.01

EAST 178.34

S78°04'49"E 9.51

R=14.00 L=22.06 Δ=90°16'59"

S30°32'00"W 30.69

S89°59'53"E 89.12

S89°59'53"E 64.13

S89°59'53"E 86.00

S89°59'53"E 85.76

S89°59'53"E 131.90

S89°26'02"E 619.27

R=268.00 L=562.46 Δ=120°14'57"

NORTHEAST CORNER OF THE N 1/2 OF SW 1/4 OF SEC. 27, T. 115, R.19

N00°27'45"E 1955.67

EAST 75.00

N00°27'45"E 522.23

S00°27'45"W 134.89

DAKOTA CO. FND MAG & DISC S 1/4 OF SEC 27, T. 115, R. 19

CSAH 42 (145TH ST)

SEC. 27 NW 1/4 | SEC. 27 NE 1/4

SEC. 27 SW 1/4 | SEC. 27 SE 1/4

148TH ST

ARRON AVE

SITE

VICINITY MAP

SECTION 27, T115, R19

NOT TO SCALE

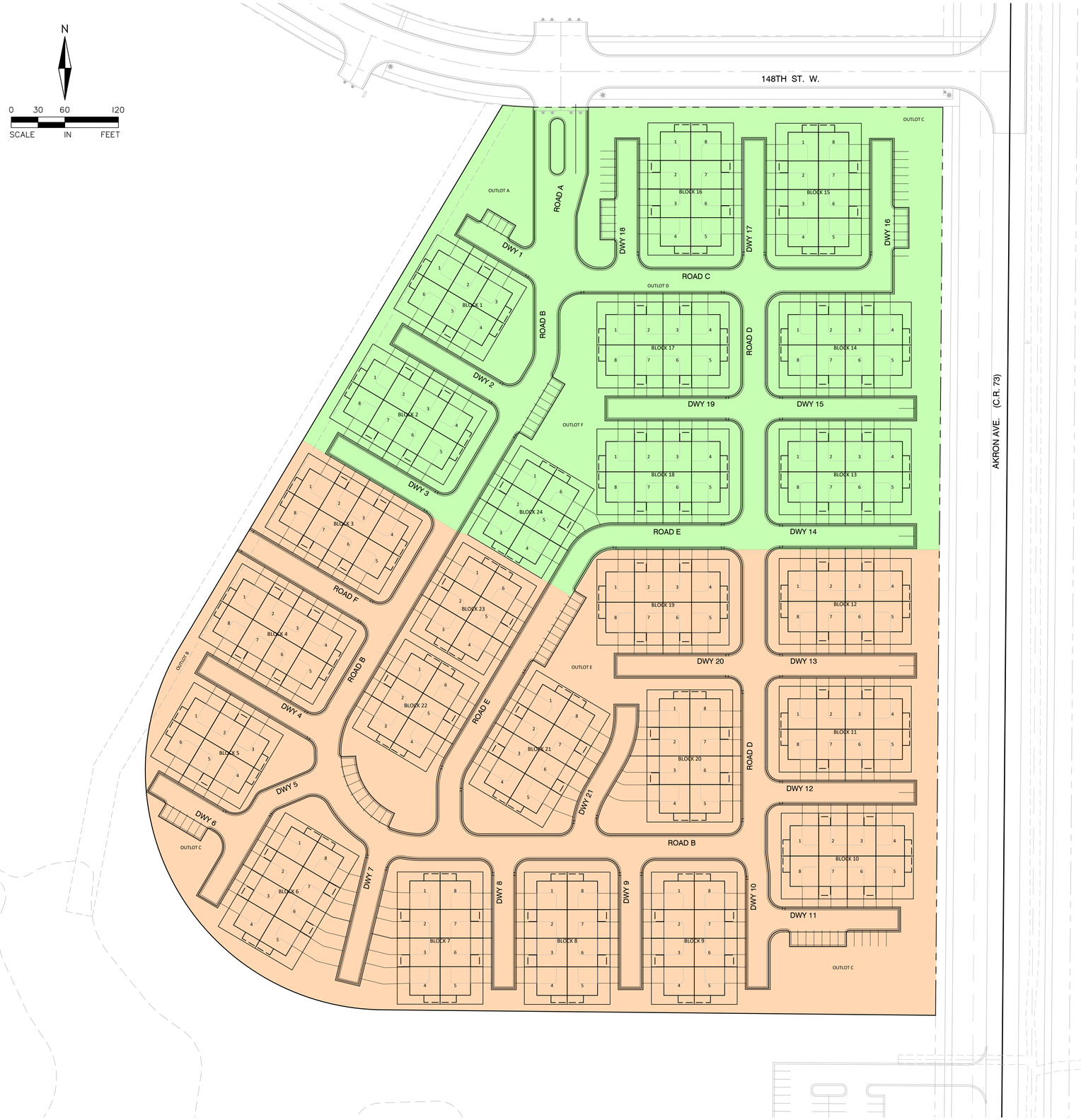
THE EAST LINE OF OUTLOT A, AMBER FIELDS THIRD ADDITION, IS ASSUMED TO HAVE A BEARING OF N00°27'45"E.

- ● Denotes monument found 1/2 inch iron pipe marked by license no. 44110
- o Denotes 1/2 inch x 18 inch iron monument set marked by license no. 57366 unless otherwise shown
- ▲ Found nail
- —△— Denotes restricted access to Dakota County per doc. no. _____

Scale in feet

0 40 80 120

SHEET 2 OF 2 SHEETS



LEGEND:

- PROPERTY LINE
- LOT LINE
- ROW
- PHASE 1 – 68 UNITS (TOWNHOME)
- PHASE 2 – 114 UNITS (TOWNHOME)

ALLIANT
733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

Maplewood Development, Inc.

LENNAR

AMBER FIELDS - 3RD ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

PHASING PLAN - OVERALL VIEW

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSIONAL ENGINEER under the laws of the State of MINNESOTA

CLARK WICKLUND, PE

Date License No.

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
04-29-22	CITY SUBMITTAL
05-23-22	PHASING REVISION

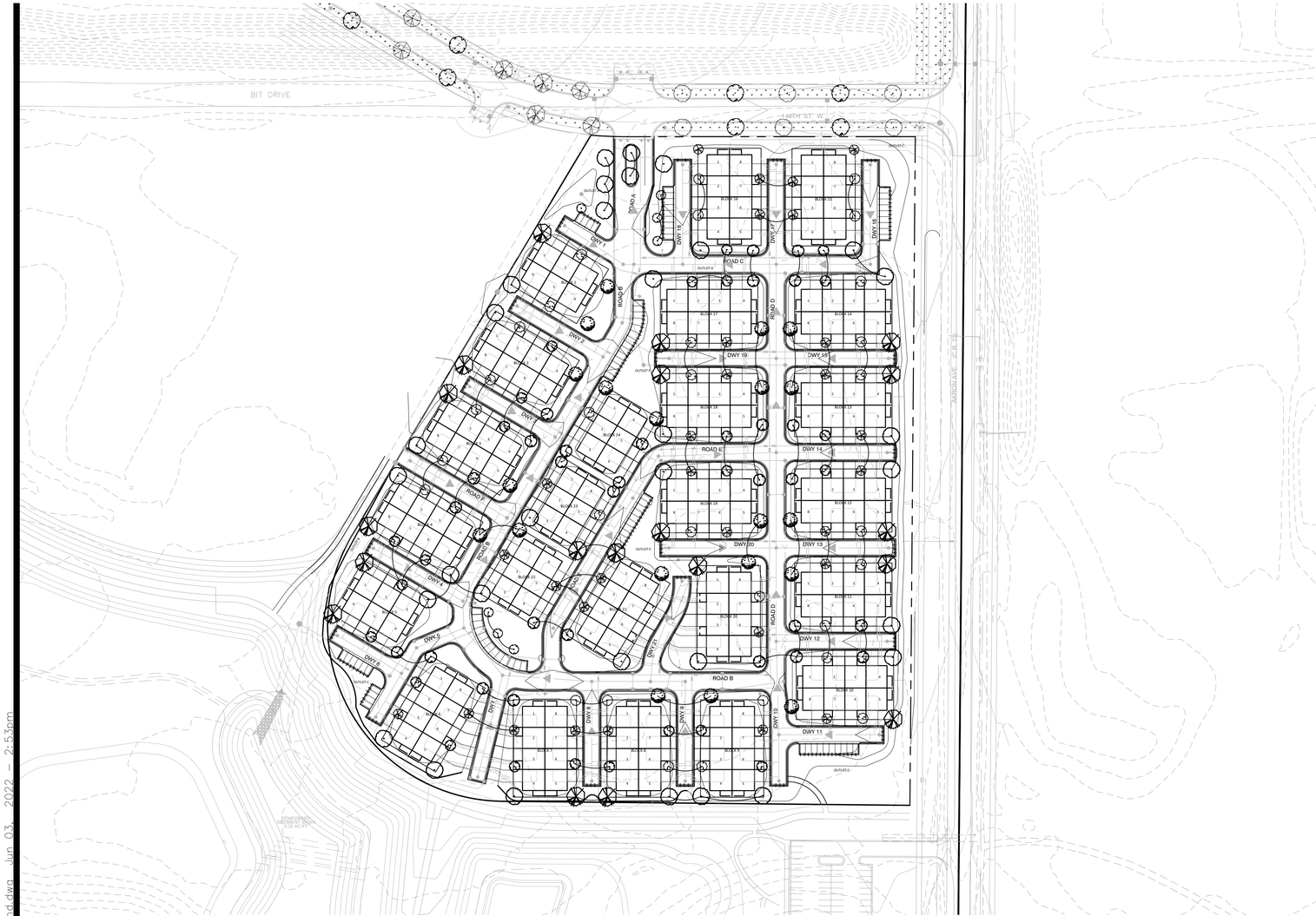
PROJECT TEAM DATA

DESIGNED:	CJW
DRAWN:	ELL
PROJECT NO:	220-0078.4

12

SHEET 12 of 39

Drawing name: X:\2020\200078.4\plan sheets\Preliminary Plat\200078.4phas.dwg May 23, 2022 - 2:13pm



LANDSCAPE REQUIREMENTS:

MULTI-FAMILY:
8 TREES
+ 1 TREE PER UNIT IF 1-3 STORY
+ 1 TREE PER 2 UNITS IF 4+ STORY

TOTAL UNITS 1-3 STORY: 182
REQUIRED TREES: 190 (182 + 8)
PROVIDED TREES: 190

LANDSCAPE NOTES:

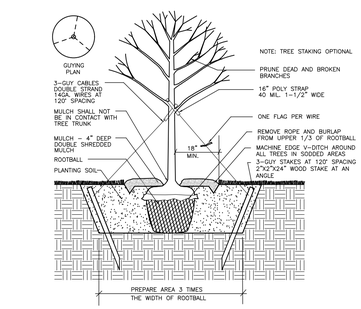
1. INSTALL 6" MIN. TOP SOIL TO ALL SOD, SEED AND SHRUB AREAS. FINE GRADE ALL SOD AND SEED AREAS. INSTALL 12" TOP SOIL TO PERENNIAL AND ANNUAL FLOWER AREAS.
2. STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. HAVE OWNERS REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION.
3. ALL SHRUB AREAS UNLESS SPECIFIED AS OTHER, TO BE BED MULCHED WITH 4" DEPTH OF DARK BROWN COLOR SHREDDED HARDWOOD MULCH OVER FILTER FABRIC, UNLESS SPECIFIED AS OTHER. POLY-EDGER TO BE VALLEY VIEW BLACK DIAMOND OR APPROVED EQUAL.
4. INSTALL 4-6" DEPTH SHREDDED HARDWOOD MULCH AROUND ROOT SAUCER OF ALL TREES ISOLATED FROM PLANT BEDS. DO NOT PILE MULCH AGAINST THE BASE OF A PLANT OR TREE TRUNK; PULL THE MULCH AWAY FROM THE BASE ONE TO TWO INCHES.
5. PLANT SOIL SHALL CONSIST OF 1:1:1, SELECT LOAMY TOPSOIL, PEAT MOSS, PIT RUN SAND.
6. COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
7. ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
8. ALL TREE TRUNKS SHALL BE WRAPPED WITH BROWN CREPE TREE WRAP. APPLY WRAP IN NOVEMBER AND REMOVE IN APRIL.
9. CALL GOPHER STATE ONE CALL AT 651-454-0002 FOR LOCATING ALL UNDERGROUND UTILITIES AND AVOID DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK.
10. MAINTAIN ALL PLANT MATERIALS, INCLUDING WATERING, UNTIL THE TIME OF ACCEPTANCE.
11. COORDINATE INSTALLATION WITH GENERAL CONTRACTOR.
12. STAKING AND GUYING OF TREES OPTIONAL: MAINTAIN PLUMBNESS OF TREES FOR DURATION OF WARRANTY PERIOD.
13. SWEEP AND WASH ALL PAVED SURFACES AND REMOVE ALL DEBRIS RESULTING FROM LANDSCAPE OPERATIONS.
14. LANDSCAPE CONTRACTOR SHALL INSTALL KENTUCKY BLUE GRASS SOD IN DENOTED AREAS INCLUDING ALL R.O.W. PER LOCAL INDUSTRY STANDARDS. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND HAVE STAGGERED JOINTS.
15. SUPPLY DESIGN AND INSTALLATION FOR NEW WATER EFFICIENT IRRIGATION SYSTEM. DESIGN SYSTEM INCLUDING CONTROLS, ELECTRICAL AND WATER SERVICE CONNECTIONS WITH 100% COVERAGE OF NEW SOD, LANDSCAPE ISLANDS AND PLANTING AREAS. SOD, SEED AND SHRUB AREAS TO BE ON SEPARATE ZONES. DESIGN TO INCLUDE DRIP IRRIGATION IN SHRUB AREAS ADJACENT TO BUILDING. EXCESS WATER SHALL NOT COME IN CONTACT WITH BUILDING AND SIDEWALKS. THE IRRIGATION SYSTEM SHALL HAVE A RAIN/FREEZE SENSOR SHUTOFF. USE RAINBIRD OR APPROVED EQUAL COORDINATE WITH G.C. AND WORK OF OTHER SECTIONS.
16. CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CITY FOR A LANDSCAPE INSTALLATION INSPECTION OF ALL PLANTINGS.

LANDSCAPE SCHEDULE:

sc	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE / ROOT TYPE	NOTES
OVERSTORY TREES					
30	**CS**	Crimson Spire Oak	Quercus 'Crimson Spire'	2.5" Cal.	Straight Trunk, No V-Crotch
20	**DP**	Dakota Pinnacle Birch	Betula platyphylla 'Fargo'	2.5" Cal.	Straight Trunk, No V-Crotch
19	**HL**	Skyline Honey Locust	Gleditisia tricanthos var. inermis 'Skycole'	2.5" Cal.	Straight Trunk, No V-Crotch
7	**JL**	Japanese Tree Lilac	Syringa reticulata	2.5" Cal.	Clump Form
30	**PS**	Prairie Sentinel Hackberry	Celtis occidentalis 'JFS-KSU1'	2.5" Cal.	Straight Trunk, No V-Crotch
32	**RM**	Autumn Blaze Red Maple	Acer x freemanii 'Jeffersred'	2.5" Cal.	Straight Trunk, No V-Crotch
28	**RR**	Red Rocket Maple	Acer rubrum 'Red Rocket'	2.5" Cal.	Straight Trunk, No V-Crotch
24	**SL**	Sentry Linden	Tilia americana 'Sentry'	2.5" Cal.	Straight Trunk, No V-Crotch
Note: Plan supercedes schedule in event of a descrepancy					

N

0 50 100 200
SCALE IN FEET



1 **TREE PLANTING DETAIL**
NOT TO SCALE

ALLIANT
733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

Maplewood Development, Inc.

LENNAR

AMBER FIELDS - 3RD ADDITION
ROSEMOUNT, MINNESOTA
PRELIMINARY PLAT SUBMITTAL
LANDSCAPE PLAN - OVERALL VIEW

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed LANDSCAPE ARCHITECT under the laws of the State of MINNESOTA

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

JOHN GRONHOVD, PLA, ASLA
Date License No.

QUALITY ASSURANCE/CONTROL
BY DATE

DATE	ISSUE
04-29-22	CITY SUBMITTAL
06-03-22	CITY COMMENTS

PROJECT TEAM DATA
DESIGNED: CKS
DRAWN: CKS
PROJECT NO: 220-0078.4

36

SHEET 36 of 39

Drawing name: X:\2020\200078.4\plan sheets\Preliminary Plat\200078.4land.dwg Jun 03, 2022 - 2:53pm

Memorandum

To: Brian Erickson, City Engineer

CC: Anthony Nemcek, Senior Planner

From: Jeff Pearson PE, WSB Engineering Consultant

Date: August 9, 2023

Re: Amber Fields 11th Addition Plan Review
Final Plat Review
Construction Plan Review
WSB File Number 020403-000

SUBMITTAL:

Construction Documents have been submitted for the construction of Amber Fields 11th Addition, within Outlot A, Amber Fields 3rd Addition. The construction plan constructs Archdale Lane, Ahena Curve and Adare Way south from their current termii, connecting to the new Ardfinnan Pass and other internal drives within the addition. The plans submitted were prepared by Alliant Engineering. Review comments were generated from Construction Documents, submittal dated 07-19-2023. The submittal included the following:

Construction Plans
- Cover Sheet - 1
- Details - 2-4
- Existing Conditions Plan - 5
- Site, Lighting, and Signage Plan – 6-8
- Erosion and Sediment Control Plan, Notes and Details – 9-12
- Sanitary Sewer and Watermain Plan and Profile - 13-19
- Street and Storm Sewer Plan Profiles – 20-25
- Street and Storm Sewer Plan Profiles – 26-29
- Street Intersection Details – 30-32
- Landscape Plan – 33-34

Final Plat

WATER RESOURCES/STORM WATER MANAGEMENT REVIEW
No additional comments. Plans consistent with previous review.

DETAILS
1. Update all City details to 2023 detail plates.
2. Sheet 2 – Details SI-4 and SD-4 do not appear to be needed for the proposed work. They can be removed from the plan set.
3. Sheet 3 – Detail ST-8 Please remove this detail, in its place reference MnDot Standard Construction plan sheets for Pedestrian Curb Ramp Construction.

540 GATEWAY BLVD | BURNSVILLE, MN | 55337 | 952.737.4660 | WSBENG.COM

EXISTING CONDITIONS PLAN

SITE, LIGHTING AND SIGNAGE PLAN

4. Sheets 6, 7, 8 – The barricades at the formerly terminating streets can be eliminated.
5. Sheets 6, 7, 8 – Light locations not shown
6. Sheets 6, 7, 8 – Sign locations not shown
7. Sheet 7 – Clean up legend, scale and north arrow.
8. Sheet 7 – Include curb type call outs for areas not shown on Sheet 8.
9. Sheet 8 – Confirm curb type between Dwy 5 and 7. Called out as surmountable.
10. Sheet 8 – Identify curb type between Dwy 7 and 8.
11.

EROSION AND SEDIMENT CONTROL PLAN

12. Sheet 9, 10, and 11 – Show all INLET PROTECTION devices as dark color symbol including those on structures from phase 1.
13. Sheet 9 – The sheet indicates seed restoration with MnDot 25-151. A less maintenance and more rigorous seed mixture needs to be provided upon completion of the work.
14. Sheet 9 – No seed areas are identified. Update with seed areas or remove the hatch from the legend if not needed.
15. Sheet 9 – GRADING ACTIVITY – (Note above the legend.) A concrete washout area must be provided as detailed on sheet 11.
16. Sheet 9 – NOTES: 1 – "See Sheet ##", update with correct sheet number

SANITARY SEWER AND WATERMAIN PLAN AND PROFILE

17. Sheet 13 is mislabeled as Sheet 14.
18. Sheet 13 – UTILITY NOTES: 10 Include "Stainless Steel saddle with corporation connections" in the note.
19. Sheet 14 – The valve on Ardfinnan Pass at Driveway 9 can be relocated to Ahena Curve. Adjust hydrant lead location as needed to be east of valve.
20. Sheet 13 – The corporation locations for Lot 2, Block 14 and Lot 2, Block 15 need to be moved to be 8 feet from the edge of the catchbasins. (The catchbasins locations may be able to be adjusted slightly).
21. Sheet 16 – Clean up scales and north arrows

STREET AND STORM SEWER PLAN AND PROFILE

22. All street profiles – Verify "Existing Grade" matches current condition after any previous site grading was completed.
23. Sheet 28 – Confirm casting types for CB 6 and CB 8 since they are in surmountable curb.
24. Sheet 29 – Confirm casting type for CB 52 since it is in surmountable curb.
25. Sheet 30 – Confirm casting type for CB 58 since it is in surmountable curb.

INTERSECTION DETAILS

LANDSCAPE PLAN

26. Sheet 33 and 34 - Tree locations need to be 5 feet from the curb stops. Show water services in underlying linework as sewer is currently shown.
27. Sheet 22 and 23 – The landscape plan does not identify tree types symbols indicated in the LANDSCAPE SCHEDULE. Provide either callouts or a symbol legend to identify trees correlating to the LANDSCAPE SCHEDULE.

General

Infrastructure design shall be completed in accordance with the City of Rosemount's Engineering Guidelines and Standards. Infrastructure construction shall be completed in accordance with the latest edition of the City's General Specifications and Standard Detail Plates for Street and Utility Construction.

ROSEMOUNT
MINNESOTA

EXECUTIVE SUMMARY

Planning Commission Regular Meeting: August 22, 2023

AGENDA ITEM:	Request by Maplewood Development for approval of the final plat for Amber Fields 12th Addition	**AGENDA SECTION:** CONSENT AGENDA
PREPARED BY:	Anthony Nemcek , Senior Planner	**AGENDA NO.** 4.c.
ATTACHMENTS:	Site Location, Preliminary Plat with Phasing, Final Plat, Landscape Plan, Engineer's Memo date August 14, 2023	**APPROVED BY:** AK

RECOMMENDED ACTION: Motion to recommend the City Council approve the final plat for Amber Fields 12th Addition, subject to the following conditions:

1. Execution of a Subdivision Agreement
2. Drainage and utility easements with storm sewer infrastructure may contain fences but shall be required to include gates to provide truck access; shall prohibit sheds or other accessory structures; and shall prohibit landscaping that would impede drainage.
3. Conformance with all requirements of the Engineer's Memo dated August 9, 2023.
4. Submission of $300/tree plus 10% for Landscaping Surety, taking into account any surety already received.

BACKGROUND

SUMMARY

Applicant:	Maplewood Development
Comp. Guide Plan Designation:	MUR – Mixed Used Residential
Current Zoning:	R1-PUD Low Density Residential Planned Unit Development
Gross Area:	27.9 acres
Net Area:	6.8 acres
Lots/Units:	1.1 units/acre
Gross Density:	1.1 units/acre
Net (Met Council) Density:	4.7 units/acre

The Planning Commission is being asked to consider a request by Maplewood Development for approval of the Amber Fields 12th Addition final plat. Plat approval is required to subdivide a portion of an existing outlot within the Amber Fields 2nd Addition plat into 32 single-family parcels and parcels

containing the public streets within the plat area. Staff finds the application consistent with the preliminary plat for this area of Amber Fields and recommends approval, subject to the conditions listed above.

The Planning Commission reviewed the Amber Fields 2nd Addition preliminary and final plats in April of 2022. The Council granted approval of the plats at its meeting on May 17, 2022. The preliminary plat contained townhomes in the northwestern portion of the preliminary plat area, and single-family homes in the northeast and southern portions. Stormwater is managed regionally with ponding and infiltration areas located centrally to the overall development. Therefore, no outlots are required for onsite ponding. In addition to the buildable lots, the proposed final plat includes right of way for all the streets located within the plat area and an outlot reserved for future development.

ISSUE ANALYSIS

Legal Authority.

The final plat application is Quasi-Judicial because the City has a set of standards and requirements for reviewing this type of application that is described in detail below. Generally, if the final plat meets the ordinance requirements, it must be approved.

Land Use and Zoning

The site is designated for MUR-Mixed Use Residential land uses, which can include a range of housing types, from single-family homes on traditional sixty-five foot lots to townhomes. The preliminary plat proposed 190 single family homes and 111 townhomes with a net density of approximately 5 units per acre. The subject property is located in an area that has been zoned R1 PUD, which allows for single-family parcels with some deviations granted by the PUD from the standards of the base R1 zoning district.

The following table describes the approved standards for the overall Amber Fields PUD as well as those provided within the preliminary plat area containing the single family homes, to which the proposed Amber Fields 12th addition conforms.

Category	**Required (Amber Fields PUD)**	**Amber Fields 2nd Addition Preliminary Plat**
Min. Lot Area (sf)	5,400 (interior) 7,200 (corner)	5,400 (interior) 8,450 (corner)
Min. Lot Width	45 ft. (interior) 55 ft. (corner)	45 ft (interior) 60 ft (corner)
Min. Front Yard Setback	25 ft	25 ft.
Min. Side Yard Setback	5 ft. dwelling/5 ft. garage/10 ft. corner (45-ft. wide lots) 10 ft. dwelling/5 ft. garage/20 ft.	5 ft. dwelling/5 ft. garage/10 ft. corner (45-ft. wide lots) 10 ft. dwelling/5 ft. garage/20 ft.

	corner (55- and 65-ft. wide lots)	corner (55- and 65-ft. wide lots)
Min. Rear Yard Setback	20 ft.	25 ft.

The Amber Fields PUD also includes a deviation from the maximum lot coverage as follows: The maximum lot coverage shall be fifty-five percent (55%) for lots less than 8,000 square feet, fifty percent (50%) for lots between 8,000 and 9,000 square feet, forty-five percent (45%) for lots between 9,000 and 10,000 square feet, and forty percent (40%) for lots over 10,000 square feet. This standard will be reviewed as part of the building permitting process to ensure compliance.

Final Plat.
Standards for reviewing subdivision requests are detailed in Title 12 of the Rosemount City Code. This section of the Code outlines the two-step Preliminary and Final Plat process for land subdivision. In this case, the preliminary plat was approved by Council on May 17, 2022, consisting of 190 single-family lots and 111 townhome lots. The current application proposes to plat an additional 32 of the remaining unplatted 108 single-family lots for Amber Fields 12th Addition and to dedicate the rights of way for the internal roadways. The final plat is consistent with the approved preliminary plat.

Parks and Open Space.
The park dedication requirements for Amber Fields are met through the multiple parks and trails within the overall development area. The central open area within Amber Fields will be surrounded by a trail system that is punctuated with neighborhood parks. A trail will run along the rear of the lots within Block 1, and a connection with the sidewalk system is included north of lot 1 of that block. A future connection will be provided to the east of the preliminary plat area. Sidewalks will be built on at least one side of each street, consistent with the City's standards for placement and connecting with the sidewalks constructed in earlier phases within this area of Amber Fields.

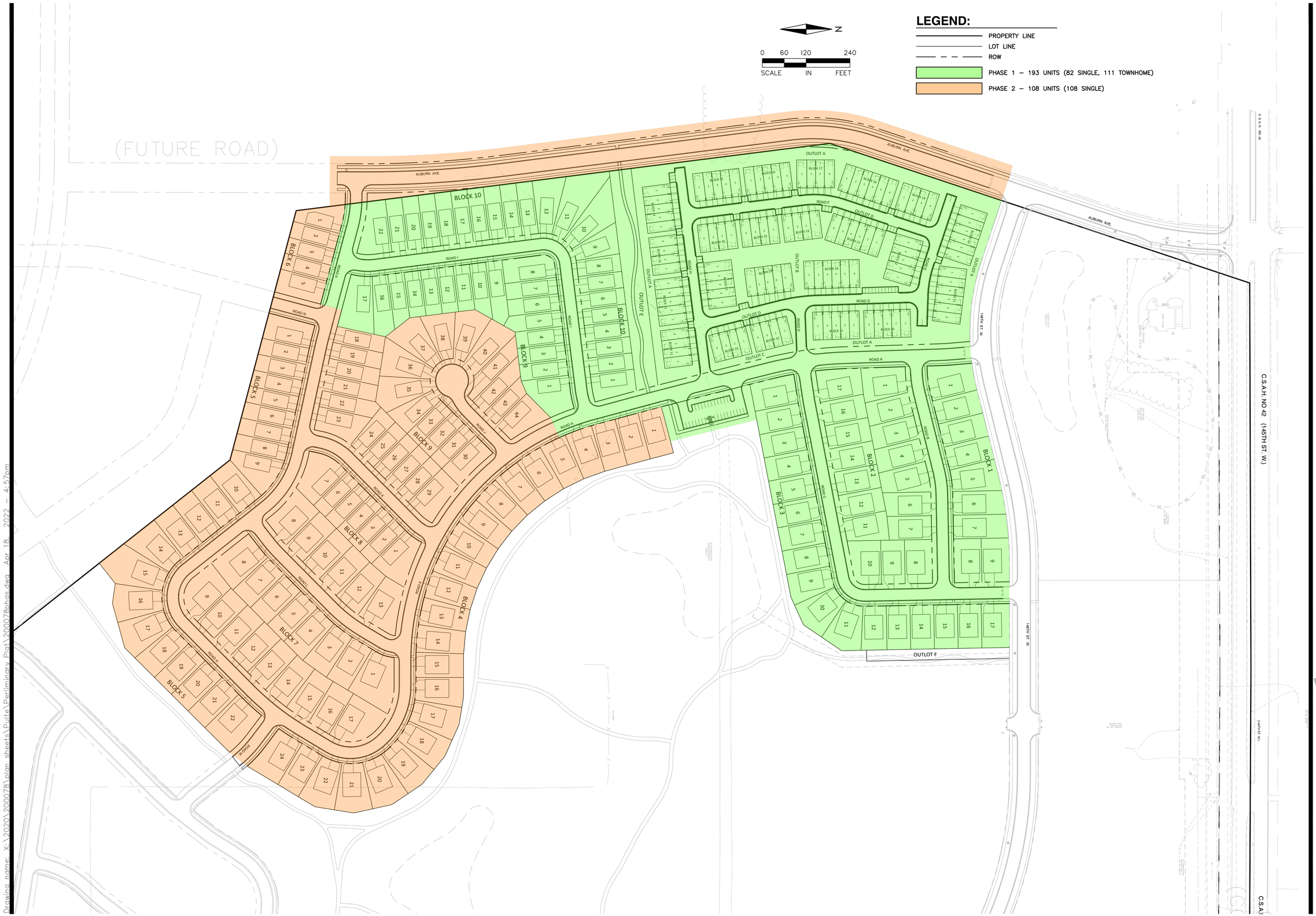
Landscaping.
The landscape plan submitted by the applicant shows a total of 372 trees to be planted throughout the 2nd Addition Preliminary Plat area. The bulk of those trees are within the townhome development portion of the site. For single family homes, the City Code requires one tree per interior lot and two on every corner lot. The landscape plan that was submitted conforms with those requirements. A total of 36 trees will be planted with this development. Therefore, its share of the total landscaping surety would be $11,880 (36 trees x $300 plus 10%). Submittal of the surety is a requirement for the release of mylars for recording. Staff will confirm that this amount was not included in the surety for the previous phase of development in this area.

Engineering Review
The City's engineer has provided a memorandum containing comments related to the plans provided. The memorandum included comments related to design of site utilities, erosion and sediment control, and landscaping. There were no additional comments related to water resources and storm water management as plans were consistent with previous reviews. A copy of the memorandum is included in the attachments.

RECOMMENDATION

Staff is recommending approval of the final plat, subject to conditions, based on the information provided by the applicant and reviewed within this report.

Erickson Park
BIRCH ST W
BELFAST ST W
Bloomfield Park
CONNEMARA TRL
ABERCORN AVE
ABBEYFIELD AVE
Ailesbury Park
ADDISON AVE
143RD ST E
ANISTON AVE
CONNEMARA TRL
BRAZIL AVE
BLOOMFIELD PATH
BARBERRY TRL
AUBURN AVE
145TH ST W
42
145TH ST W
145TH ST E
Biscayne Park
BISCAYNE AVE
BLANCA AVE
148TH ST W
AKRON AVE
148TH ST W
Ames Soccer Complex
147TH ST W
149TH ST W
150TH ST W
Umore Ball Park
BUSINESS PKWY
BOULDER TRL



ALLIANT
733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

Maplewood Development, Inc.

Pulte HOMES

AMBER FIELDS - 2ND ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

PHASING PLAN

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSIONAL ENGINEER under the laws of the State of MINNESOTA

CLARK WICHLUND, PE

Date License No.

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
3-18-22	CITY SUBMITTAL
4-18-22	CITY RESUBMITTAL

PROJECT TEAM DATA

DESIGNED:	CJW
DRAWN:	AKA
PROJECT NO:	220-0078.3

10

SHEET 10 of 45

Drawing name: X:\2020\200078\plan sheets\Pulte\Perliminary Plat\200078phas.dwg Apr 18, 2022 - 4:57pm

AMBER FIELDS TWELFTH ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Earl Street Partners II, LLC, a Minnesota limited liability company, owner of the following described property:

Outlot G, AMBER FIELDS SECOND ADDITION, according to the recorded plat thereof, Dakota County, Minnesota:

Has caused the same to be surveyed and platted as AMBER FIELDS TWELFTH ADDITION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said Earl Street Partners II, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20 ___.

Signed: Earl Street Partners II, LLC.

by _____
Mario J. Cocchiarella, Chief Manager

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on _____ day of _____, 20 ___, by Mario J. Cocchiarella, Chief Manager of Earl Street Partners II, LLC, a Minnesota limited liability company, on behalf of the company.

_____
Signature

_____
Printed Name
Notary Public, _____County, Minnesota
My Commission Expires _____

SURVEYORS CERTIFICATE

I Daniel Ekrem 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 and labeled on this plat.

Dated this _____ day of _____ , 20 ___.

_____
Daniel Ekrem, Licensed Land Surveyor
Minnesota License No. 57366

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on _____ day of _____ , 20 ___, by Daniel Ekrem.

_____
Signature

_____
Printed Name
Notary Public, _____County, Minnesota
My Commission Expires_____

CITY COUNCIL, CITY OF ROSEMOUNT, MINNESOTA

This plat was approved by the City Council of ROSEMOUNT, Minnesota, this _____ day of _____, 20 ___ and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

By: _____ _____
Mayor Clerk

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 ___.

_____
Todd B. Tollefson
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 20___ 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 _____, 20 ___.

_____, Director
Amy A. Koethe, Department of Property Taxation and Records

COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that this plat of AMBER FIELDS TWELFTH ADDITION was filed in the office of the County Recorder for public record on this _____ day of _____, 20 ___, at ___ o'clock ___.M. and was duly filed in Book_____ of Plats, Page_____ , as Document Number _____ .

_____
Amy A. Koethe, County Recorder

ALLIANT ENGINEERING

AMBER FIELDS TWELFTH ADDITION

NE CORNER OF THE SE1/4 OF SEC.28, T.115, R.19

NORTH LINE OF THE SE1/4 OF SEC.28, T.115, R.19

N00°38'27"E 1689.03

AMBER FIELDS BOULEVARD

ATHOSEE DRIVE

S75°18'15"W 130.00

S14°53'14"E 65.73

S15°07'31"E 64.91

S15°15'35"E 64.06

S19°43'13"E 61.35

S26°13'59"E 61.35

S32°44'45"E 61.35

S39°15'31"E 61.35

S45°46'17"E 61.35

S52°17'04"E 61.35

S58°47'50"E 61.35

S65°18'36"E 61.35

S71°49'22"E 61.35

S78°20'09"E 61.35

S84°50'55"E 61.35

S89°44'18"E 119.93

S80°49'28"E 74.60

S65°51'22"E 94.59

S50°53'15"E 99.97

S34°06'30"E 99.96

S12°26'13"E 107.19

S09°14'03"W 107.19

S30°54'20"W 47.92

S63°26'59"E 35.48

S34°25'28"W 78.58

S31°59'01"W 134.55

R=9970.00 L=75.26
Δ=0°25'57"
C.Brg=S14°54'44"E

N15°07'43"W 107.84

R=670.00 L=108.38
Δ=9°16'05"
C.Brg=S19°45'45"E

N66°14'12"E 37.16

N45°13'43"E 98.11

N82°55'37"E 135.00

N85°36'12"E 60.00

R=730.00 L=633.31 Δ=49°42'23" C.Brg=S48°14'59"E

N29°19'28"E 126.02

N07°11'31"W 180.00

N37°58'25"W 84.37

N12°09'59"E 134.90

N75°07'52"W 47.15

N14°52'08"E 60.00

S82°48'29"W 98.78

S75°07'52"E 127.74

R=120.00
L=46.20
Δ=22°03'39"

S07°11'26"E 90.77

S75°07'52"E 125.99

S75°07'57"E 580.29

S38°17'54"E 602.72

S44°54'42"W 682.72

INSET A
SEE SHEET 3 OF 3 SHEETS

INSET B
SEE SHEET 3 OF 3 SHEETS

OUTLOT A

OUTLOT G SECOND ADDITION

AMBER FIELDS FOURTH ADDITION

AMBER FIELDS

S26°39'09"W 61.17

N30°54'20"E 59.20

N41°18'35"E 52.17

N14°55'14"E 180.00

N45°13'43"E 290.07

R=280.00 L=86.58
Δ=17°43'02"
C.Brg=N50°17'01"W

N49°01'18"E 69.99

S39°26'50"E 124.48

N51°42'11"E 70.00

S38°17'49"E 97.57

N51°42'11"E 86.99

N45°13'43"E 279.16

N35°37'05"E 79.24

N39°06'45"E 180.00

R=170.00
L=38.08
Δ=12°50'01"
C.Brg=N57°18'15"W
C.=38.00

N39°50'20"E 195.84

MOST SOUTHEASTERLY LINE OF OUTLOT G, AMBER FIELDS SECOND ADDITION

AMBER FIELDS

AMBER FIELDS BOULEVARD

AMBER FIELDS

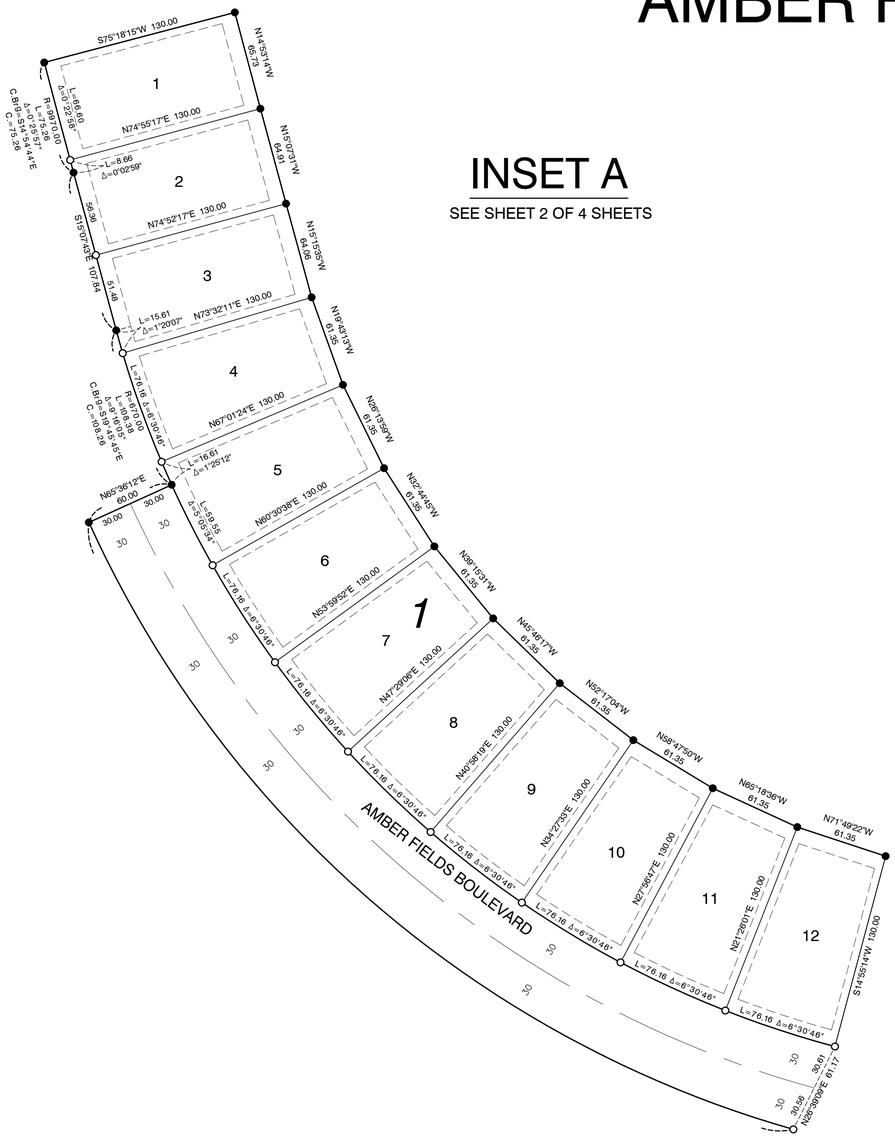
AMBER FIELDS

AMBER FIELDS

AMBER FIELDS TWELFTH ADDITION

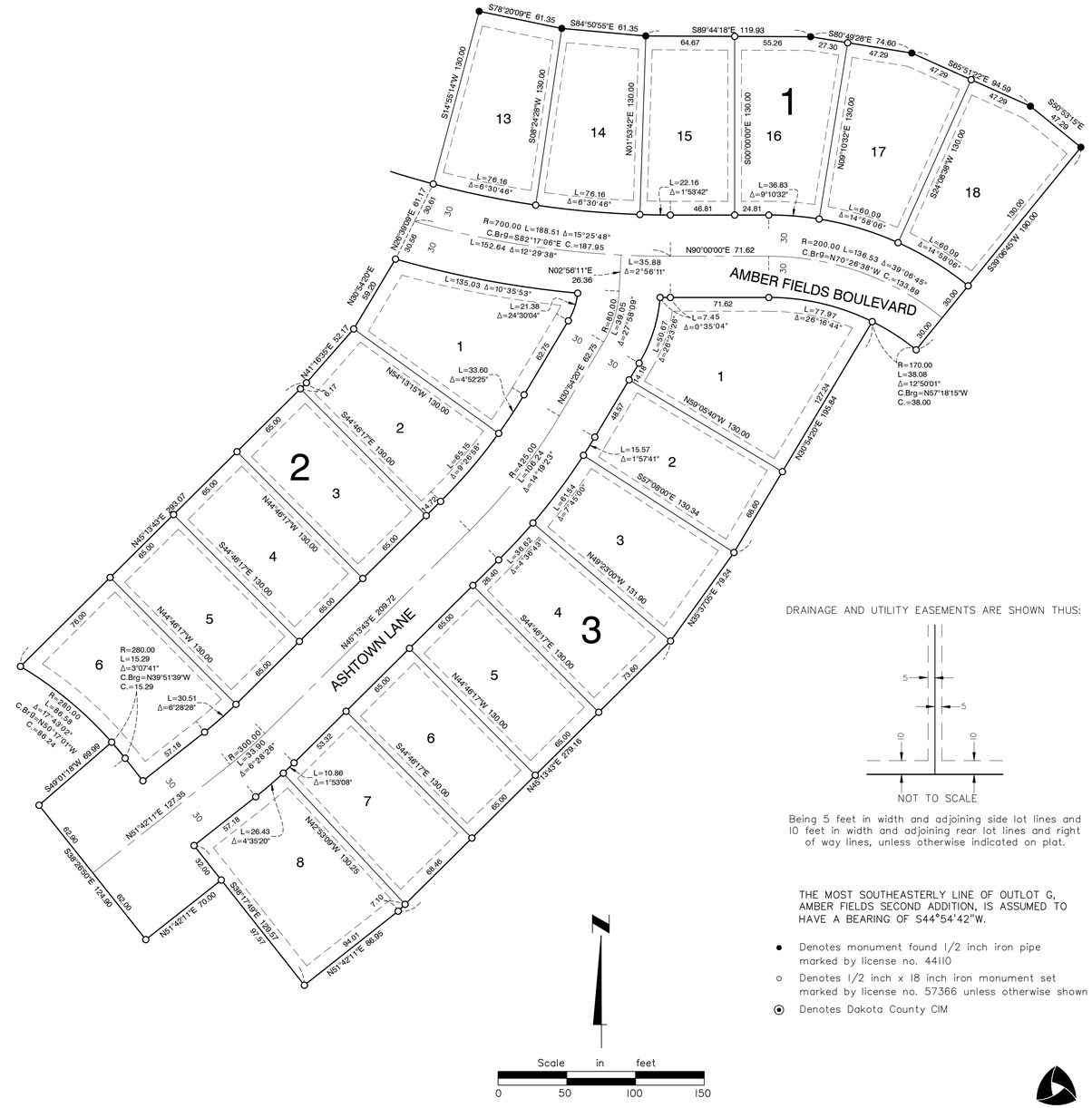
INSET A

SEE SHEET 2 OF 4 SHEETS



INSET B

SEE SHEET 2 OF 4 SHEETS



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

Being 5 feet in width and adjoining side lot lines and 10 feet in width and adjoining rear lot lines and right of way lines, unless otherwise indicated on plat.

THE MOST SOUTHEASTERLY LINE OF OUTLOT G, AMBER FIELDS SECOND ADDITION, IS ASSUMED TO HAVE A BEARING OF S44°54'42"W.

- ● Denotes monument found 1/2 inch iron pipe marked by license no. 44110
- ○ Denotes 1/2 inch x 18 inch iron monument set marked by license no. 57366 unless otherwise shown
- ⊙ Denotes Dakota County CIM

ALLIANT ENGINEERING

ALLIANT
733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

Maplewood Development, Inc.

Pulte HOMES

AMBER FIELDS - 2ND ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

LANDSCAPE PLAN - VIEW C

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed LANDSCAPE ARCHITECT under the laws of the State of MINNESOTA

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

MARK CRONBECK, PLA, ASLA

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
3-18-22	CITY SUBMITTAL
4-18-22	CITY RESUBMITTAL

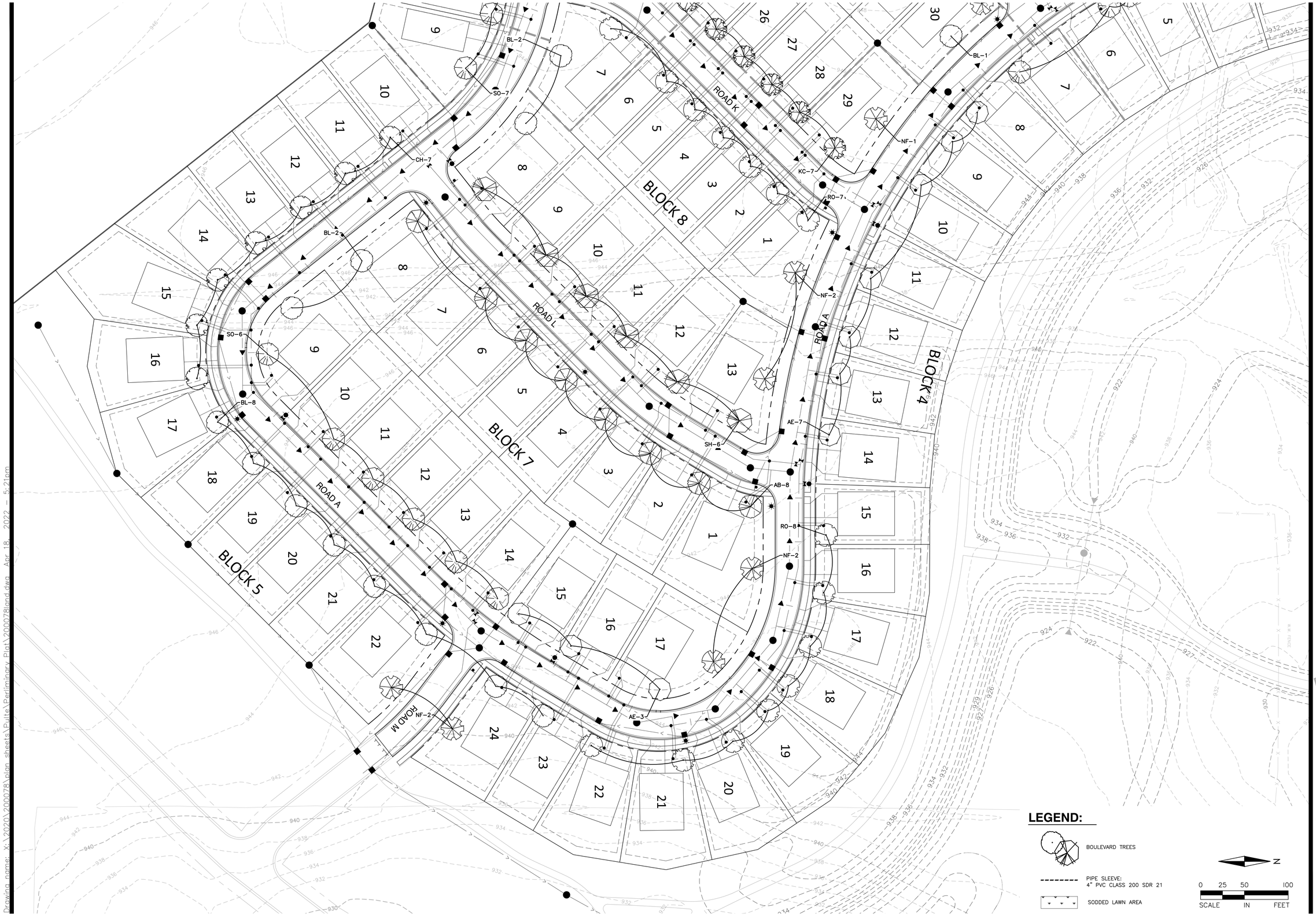
PROJECT TEAM DATA

DESIGNED:	MK
DRAWN:	TLM
PROJECT NO:	220-0078.3

43

SHEET 43 of 45

Drawing name: X:\2020\20007\8\plan sheets\Pulte\Perliminary Plat\20007Bland.dwg Apr 18, 2022 - 5:17pm



ALLIANT
733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

Maplewood Development, Inc.

Pulte HOMES

AMBER FIELDS - 2ND ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

LANDSCAPE PLAN - VIEW D

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed LANDSCAPE ARCHITECT under the laws of the State of MINNESOTA

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

MARK ERONBECK, PLA, ASLA

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
3-18-22	CITY SUBMITTAL
4-18-22	CITY RESUBMITTAL

PROJECT TEAM DATA

DESIGNED:	MK
DRAWN:	TLM
PROJECT NO:	220-0078.3

44

SHEET 44 of 45

Drawing name: X:\2020\200078\plan sheets\Pulte\Perliminary Plat\200078land.dwg Apr 18, 2022 - 5:21pm

Memorandum

To: Brian Erickson, City Engineer

CC: Anthony Nemcek, Senior Planner

From: Jeff Pearson PE, WSB Engineering Consultant

Date: August 14, 2023

Re: Amber Fields 12th Addition Plan Review
Final Plat Review
Construction Plan Review
WSB File Number 020079-000

SUBMITTAL:

Construction Documents have been submitted for the construction of Amber Fields 12th Addition, within Outlot G, Amber Fields 2nd Addition. The construction plan constructs Ashtown Lane and the extension of Amber Fields Boulevard east from the current terminus. The plans submitted were prepared by Alliant Engineering. Review comments were generated from Construction Documents, submittal dated 07-28-2023. The submittal included the following:

Construction Plans
- Cover Sheet - 1
- Details - 2-4
- Existing Conditions Plan - 5
- Site, Lighting, and Signage Plan – 6-7
- Erosion and Sediment Control Plan, Notes and Details – 8-10
- Sanitary Sewer and Watermain Plan and Profile – 11-13
- Street and Storm Sewer Plan Profiles – 14-16
- Street Intersection Details – 17
- Landscape Plan – 18-19

Final Plat

DETAILS

1. Update all City details to 2023 detail plates.
2. Sheet 3 – Detail ST-8 Please remove this detail, in its place reference MnDot Standard Construction plan sheets for Pedestrian Curb Ramp Construction.

EXISTING CONDITIONS PLAN

SITE, LIGHTING AND SIGNAGE PLAN

3. Sheet 7 – Temp cul-de-sac should be minimum 40’ radius or revise to be temp hammerhead turnaround.
4. Sheet 7 – Identify curb type transitions.
5. Recommend including the street light at temp turnaround location with this phase.

540 GATEWAY BLVD | BURNSVILLE, MN | 55337 | 952.737.4660 | WSBENG.COM

EROSION AND SEDIMENT CONTROL PLAN

6. Sheet 8 & 9 – Show INLET PROTECTION devices (dark color symbol) for structures previously constructed at the low point adjacent to the rock construction entrance.
7. Sheet 9 – GRADING ACTIVITY – (Note above the legend.) A concrete washout area must be provided as detailed on sheet 11.

SANITARY SEWER AND WATERMAIN PLAN AND PROFILE

8. Sheet 11 – UTILITY NOTES: 10 Include “Stainless Steel saddle with corporation connections” in the note.
9. Sheet 12 – Include a gate valve at WM stub after Lot 18 service.
10. Sheet 13 – Amber Fields Boulevard watermain stub should extend minimum of 10’ beyond limit of permanent street construction.
11. Sheet 13 – Amber Fields Boulevard sanitary sewer stub should extend past permanent street construction at minimum a length equal to the depth of the stub.
12. Sheet 13 – Amber Fields Boulevard sanitary sewer stub shows a service to unplatted lot. Remove service and lot info from plans.
13. Sheet 13 – The corporation location for Lot 3, Block 3 needs to be moved to be 8 feet from the edge of the catchbasin. (The catchbasin location may be able to be adjusted slightly).
14. Sheet 13 – Ashtown Lane watermain stub should extend minimum of 10’ beyond limit of permanent street construction.
15. Sheet 13 – Askeaton Place watermain stub should extend minimum of 10’ beyond limit of permanent street construction.
16. Sheet 13 – Askeaton Place sanitary sewer stub should extend past permanent street construction at minimum a length equal to the depth of the stub.
17. Sheet 13 – Askeaton Place sanitary sewer stub shows a service to unplatted lot. Remove service and lot info from plans.
18. Sheet 13 – Athenry Bay watermain stub should extend minimum of 10’ beyond limit of permanent street construction.
19. Sheet 13 – Athenry Bay sanitary sewer stub should extend past permanent street construction at minimum a length equal to the depth of the stub.
20. Sheet 13 – Athenry Bay sanitary sewer stub shows a service to unplatted lot. Remove service and lot info from plans.

STREET AND STORM SEWER PLAN AND PROFILE

21. All street profiles – Verify “Existing Grade” matches current condition after any previous site grading was completed.
22. The following structures are not listed in either STRUCTURE AND CASTING SCHEDULE: 725, 726, 727, 728, 732, 733, 734
23. Sheet 15 – It is recommended to shift the low point and CBs at CBMH733/CB734 further away from driveway.
24. Sheet 16 – It is recommended routing from CB710 to CB711 to CB708 rather than taking drainage southeast before going back northwest (unless street light is already installed and in conflict with the proposed routing option).

INTERSECTION DETAILS

LANDSCAPE PLAN

25. Sheet 18 and 19 – Verify tree locations are minimum 5 feet from the curb stops.

General

Infrastructure design shall be completed in accordance with the City of Rosemount’s Engineering Guidelines and Standards. Infrastructure construction shall be completed in accordance with the latest edition of the City’s General Specifications and Standard Detail Plates for Street and Utility Construction.

ROSEMOUNT
MINNESOTA

EXECUTIVE SUMMARY

Planning Commission Regular Meeting: August 22, 2023

AGENDA ITEM:	Request by Florence Omogho for a minor subdivision to split off the southern portion of the subject property to create a non-buildable outlot	**AGENDA SECTION:** PUBLIC HEARINGS
PREPARED BY:	Julia Hogan, Planner	**AGENDA NO.** 6.a.
ATTACHMENTS:	Site Location , Preliminary Plat, Final Plat	**APPROVED BY:** AK

RECOMMENDED ACTION: Motion to recommend the City Council approve a Minor Subdivision to create a non-buildable outlot by splitting off the southern 10,899 square feet from the existing 23,417 square foot parcel located at 4292 144th Street West, subject to:

1. Outlot A of the proposed Hawkins Pond 2nd Addition is not buildable based on the current zoning ordinance.
2. Outlot A will be required to be combined with an adjacent parcel and then platted for it to become buildable.

BACKGROUND

Applicant & Property Owner:	Florence Omogho
Location:	4292 144th Street West
Site Area in Square Feet:	23,417 Square Feet
Comp. Guide Plan Designation:	LDR - Low Density Residential
Current Zoning:	R1-Low Density Residential

The Planning Commission is being asked to consider a request by Florence Omogho for approval of a minor subdivision to split off the southern 10,899 square feet of the subject parcel to create a non-buildable outlot.

BACKGROUND

The applicant is requesting a minor subdivision to create a non-buildable outlot by splitting off land from the existing subject parcel. The subject property is located within the Hawkins Pond subdivision and is one of the largest parcels in the western portion of the subdivision. The property area totals 0.54 of an acre or 23,417 square feet and contains a single-family home. The proposed Hawkins Pond 2nd Addition will contain Lot 1, Block 1 and Outlot A. Lot 1, Block 1 will be 12,522 square feet in size and will continue to contain the existing single-family house. Outlot A will be non-buildable and will be 10,899 square feet in size.

Since the proposed outlot will be non-buildable, the typical review of lot standards within the zoning

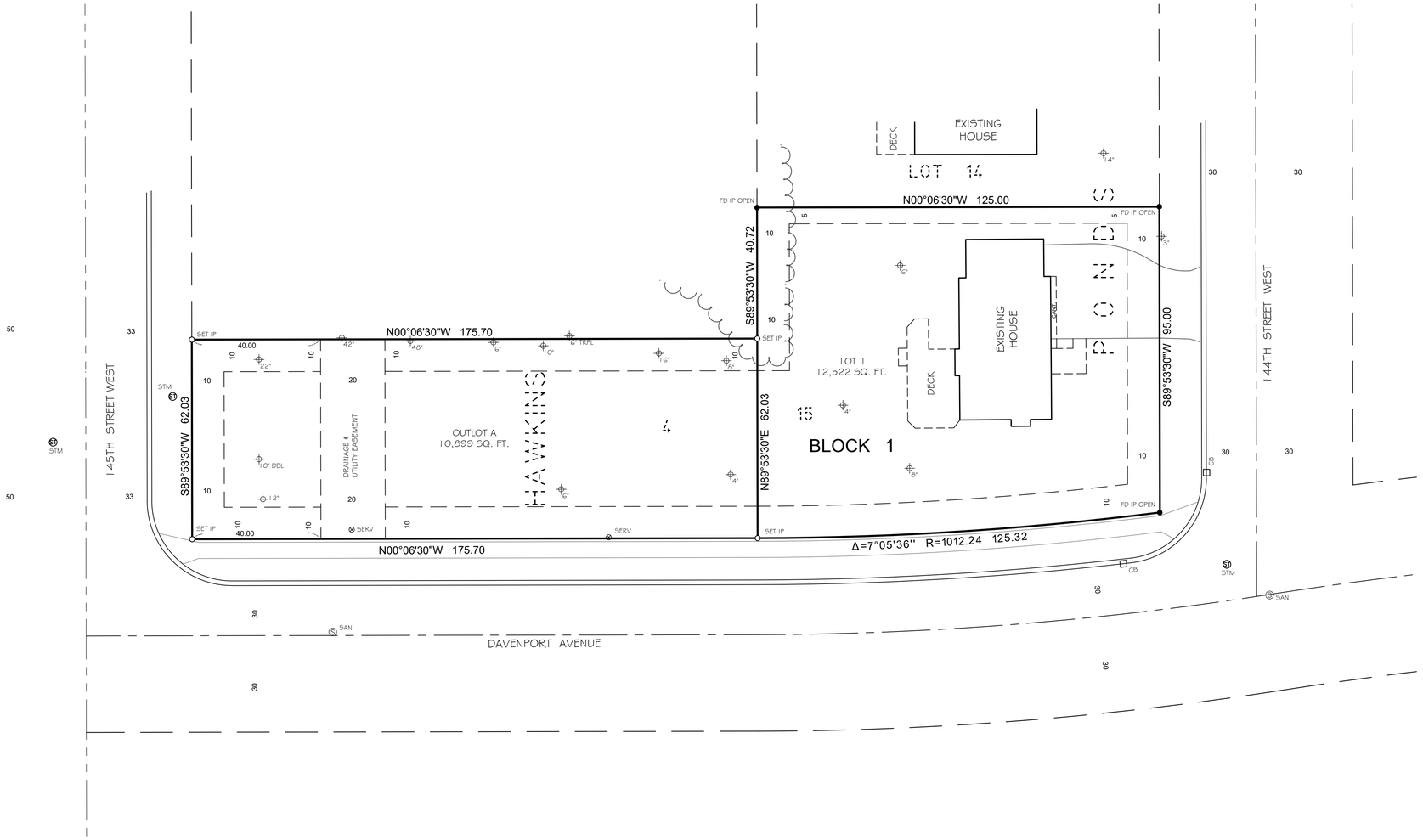
ordinance is not required like it would be if a new buildable lot was being created. For the lot to become buildable, it would have to be combined with a neighboring parcel and would then have to go through the platting process. Lot 1, Block 1 meets all the required lot and setback requirements for the R1-Low Density Residential zoning district. The minimum lot area and width required for parcels in the R1 zoning district are 10,000 square feet for lot area and 80 feet for lot width for interior lots and 12,000 square feet for lot area and 95-feet for lot width for corner lots. With Lot 1, Block 1 being a corner lot, it would be required that the lot meets the corner lot minimums. In the submitted preliminary plat it shows that the lot area is over the minimum 12,000 square feet requirement and also meets the minimum width requirement. Outlot A would not be able to meet those minimum lot requirements, which is a reason why it is non-buildable.

The minor subdivision process is a platting alternative that combines the approval of the preliminary and final plats into a single process. Staff finds that the minor subdivision request meets the standards of the R1-Low Density Residential zoning district and recommends approval of the request.

RECOMMENDATION

Staff is recommending approval of the minor subdivision to split off the southern portion of the existing parcel at 4292 144th Street West to create a non-buildable outlot. This recommendation is based on information provided by the applicant and reviewed within this report.

14370
14381
14381
14382
14391
14392
4322
4316
4310
4304
4298
4292
14402
14428
4335
4275
4255
4249
4211
DEKALB AVE
DAVENPORT AVE
144TH ST W
145TH ST W



SCALE IN FEET
20 0 20

LAND OWNER:
FLORENCE OMOGHO
4292 144TH STREET WEST
ROSEMOUNT, MN 55068

CONSULTANT:
PROBE ENGINEERING CO., INC.
1000 E. 146TH STREET, SUITE 240
BURNSVILLE, MN 55337
PH. NO. 952-432-3000

LEGEND

- OOO.O DENOTES EXISTING ELEVATION
- (000.0) DENOTES PROPOSED ELEVATION
- 000.0 DENOTES AS BUILT ELEVATION
- DENOTES DIRECTION OF SURFACE DRAINAGE
- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET
- DENOTES WOOD HUB
- DENOTES NAIL
- DENOTES EXISTING UTILITY BOX
- DENOTES EXISTING POWER POLE
- DENOTES EXISTING LIGHT POLE
- DENOTES EXISTING STORM MANHOLE
- DENOTES EXISTING CATCH BASIN
- DENOTES EXISTING F.E.S.
- DENOTES EXISTING HYDRANT
- DENOTES EXISTING SERVICE OR CLEANOUT
- DENOTES EXISTING SANITARY MANHOLE
- DENOTES EXISTING CONSERVATION POST OR WET LAND BUFFER POST
- 8" TREE OOO.O DENOTES EXISTING TREE
- DENOTES EXISTING RETAINING WALL
- DENOTES PROPOSED RETAINING WALL
- DENOTES EXISTING TREELINE
- DENOTES EXISTING FENCE

EXISTING LEGAL DESCRIPTION:
LOT 15, BLOCK 4, HAWKINS POND, ACCORDING TO THE RECORDED PLAT ON FILE IN DAKOTA COUNTY, MINNESOTA.

PID NO. 34-32200-04-150

EXISTING ZONING: R1 - LOW DENSITY RESIDENTIAL

PROBE ENGINEERING COMPANY, INC.
CONSULTING ENGINEERS, PLANNERS and LAND SURVEYORS
1000 EAST 146th STREET, BURNSVILLE, MINNESOTA 55337 PH (952)432-3000

I HEREBY CERTIFY THAT THIS PLAN 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.
DATE_____ REG. NO._____

REVISIONS

1	7/11/23	JM	REVISED TO OUTLOT A.

PREPARED FOR:
FLORENCE OMOGHO
4292 144TH ST
ROSEMOUNT, MN 55068

DESIGNED | CHECKED
DRAWN | DATE
PM | 6-22-2023
SCALE
AS SHOWN
JOB NO.
18238.10

PRELIMINARY PLAT
HAWKINS POND 2ND ADDITION
ROSEMOUNT, MINNESOTA

SHEET 1 OF 1 | REV.

HAWKINS POND 2ND ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Florence Omogho, a single person, fee owner of the following described property:

Lot 15, Block 4, HAWKINS POND, according to the recorded plat thereof.

Have caused the same to be surveyed and platted as HAWKINS POND 2ND ADDITION and does hereby dedicate to the public the drainage and utility easements as created by this plat.

In witness whereof said Florence Omogho, a single person, has here unto set their hands this _____ day of _____, 20 _____.

_____
Florence Omogho

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20 _____ by Florence Omogho.

_____
Notary Public, _____ County, Minnesota
My Commission Expires_____

I, Russell P. Damlo, do hereby certify 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 the 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 and labeled on the plat.
Dated this _____ day of _____, 20 _____.

_____
Russell P. Damlo, Land Surveyor
Minnesota License No. 19086

STATE OF MINNESOTA
COUNTY OF _____
This instrument was acknowledged before me this _____ day of _____, 20 _____ by Russell P. Damlo, Land Surveyor, Minnesota License No. 19086.

_____
Notary Public, _____ County, Minnesota
My Commission Expires_____

CITY COUNCIL, CITY OF ROSEMOUNT, STATE OF MINNESOTA
This plat was approved by the City Council of the City of Rosemount, Minnesota this _____ day of _____, 20 _____, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

_____ _____
Mayor Clerk

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 _____.

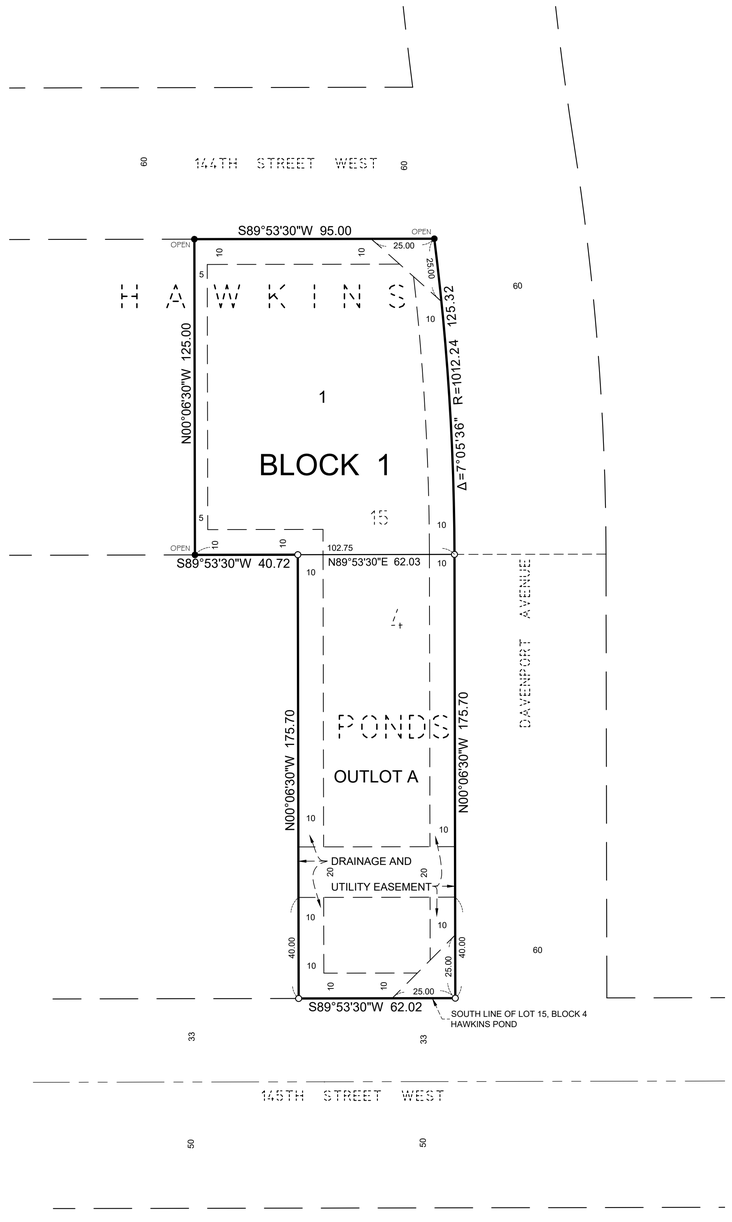
_____
Todd B. Tollefson
Dakota County Surveyor

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 20 _____ 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 _____, 20 _____.

By: _____ Director
Department of Property Taxation and Records

COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA
I hereby certify that this plat of HAWKINS POND 2ND ADDITION was filed in the Office of the County Recorder for public record on this _____ day of _____, 20 _____, at _____ o'clock ___. M., and was duly filed in Book _____ of Plats, Page _____, as Document Number _____.

By: _____
Amy A. Koethe, County Recorder

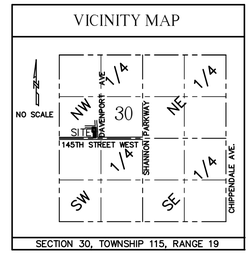


30 0 30 60
SCALE IN FEET

THE SOUTH LINE OF LOT 15, BLOCK 4, HAWKINS POND HAS AN ASSUMED BEARING OF S89°53'30"W

○ DENOTES 1/2" BY 14" IRON MONUMENT SET MARKED BY LICENSE NUMBER 19086, UNLESS OTHERWISE SHOWN.

● DENOTES 1/2" IRON MONUMENT FOUND, UNLESS OTHERWISE SHOWN.



PROBE ENGINEERING COMPANY, INC.
CONSULTING ENGINEERS, PLANNERS and LAND SURVEYORS