



AGENDA

**Planning Commission Regular
Meeting**

Tuesday, September 26, 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 August 22, 2023 Regular Meeting Minutes
- 5. OLD BUSINESS**
- 6. PUBLIC HEARINGS**
 - a. Request by Maplewood Development, Inc. for Approval of the Amber Fields 13th Addition Preliminary Plat.
 - b. Request by Al Madina Association for a Site Plan Review
- 7. NEW BUSINESS**
- 8. DISCUSSION**
- 9. ADJOURNMENT**

**ROSEMOUNT PLANNING COMMISSION
REGULAR MEETING PROCEEDINGS
AUGUST 22, 2023**

CALL TO ORDER/PLEDGE OF ALLEGIANCE

Pursuant to due call and notice thereof, a regular meeting of the Planning Commission was held on Tuesday, August 22, 2023, at 6:30 PM. in Rosemount Council Chambers, 2875 145th Street West.

Chairperson Kenninger called the meeting to order with Commissioners Herbert, Rivera, Reed, Whitman and Powell. Commissioner Thiagarajan was absent.

ADDITIONS TO AGENDA

None

AUDIENCE INPUT

None

CONSENT AGENDA

Motion by Kenninger **Second by** Powell

Motion to approve the consent agenda

Ayes: 6.

Nays: None. Motion Carried.

- 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

OLD BUSINESS

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

Planner Hogan discussed the 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 outlet as it does not meet the minimum requirements for lot standards.

Chairperson Kenninger opened the public hearing at 6:39 p.m.

Don Hannaman

4275 145th Street West

Mr. Hannaman stated if this passes, he would be interested in purchasing the lot and then adding it to his lot as he resides right next door.

Motion by Kenninger Second by Reed

Motion to close the public hearing

Ayes: 6.

Nays: None. Motion carried.

Motion by Kenninger Second by Reed

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.

Ayes: 6.

Nays: None. Motion .

NEW BUSINESS

None

DISCUSSION

Chairperson Kenninger reminded commissioners that a future joint meeting will be held with City Council during a regular scheduled City Council Work session. The exact date has not yet been set.

ADJOURNMENT

There being no further business to come before the Planning Commission at the regular planning commission meeting and upon a motion by Kenninger and a second by Reed the meeting was adjourned at 6:43 p.m.

Respectfully submitted,

Erin Fasbender
City Clerk

Planning Commission Regular Meeting: September 26, 2023

AGENDA ITEM:	Request by Maplewood Development, Inc. for Approval of the Amber Fields 13th Addition Preliminary Plat.	AGENDA SECTION:	PUBLIC HEARINGS
PREPARED BY:	Julia Hogan, Planner	AGENDA NO.	6.a.
ATTACHMENTS:	Site Location, Existing Conditions; Preliminary Plat; Phasing Plan; Site Plan; Preliminary Grading and Drainage Plan; Preliminary Utility Plan; Landscape Plan , City Engineer's Memo Dated September 7, 2023	APPROVED BY:	AK
RECOMMENDED ACTION: 1. Motion to recommend the City Council approve the Preliminary Plat for Amber Fields 13th Addition, subject to: a. Conformance with all requirements of the City Engineer as detailed in the attached memorandum dated September 7, 2023. b. Approval of a Minor Amendment to the Amber Fields Planned Unit Development Agreement. c. Approval of the preliminary plat by the Dakota County Plat Commission. d. Payment of \$29,040 as a landscape surety. e. Payment of trunk area charges in the amount of: i. Sanitary Sewer Trunk Charge: \$1,075/acre ii. Watermain Trunk Charge: \$6,500/acre iii. Storm Sewer Trunk Charge: \$6,865/acre			

BACKGROUND

Owner:	Earl Street Partners II, LLC.
Preliminary Plat Acres:	14.68 Acres
Met Council Net Acres:	14.68 Acres
Residential Lots Created:	65 Single-Family Residential Lots
Gross Density:	4.43 Units/Acre
Net Density:	4.43 Units/Acre
Comprehensive Plan Guiding:	MUR - Mixed Use Residential
Current Zoning:	R1 - Low Density Residential

Surrounding Land Uses

North:	High Density Residential
East:	Mixed Use Residential
South:	Mixed Use Residential
West:	Mixed Use Residential

The Planning Commission is being asked to consider a request by Maplewood Development for approval of a preliminary plat for Amber Fields 13th Addition to create 65 single-family residential lots. This addition is one of eight different single-family lot subdivisions that is planned within the Amber Fields Development area. Staff is recommending approval of the request by the developer, subject to the conditions included in the recommended action and the Engineer's Memo dated September 7, 2023, and subject to City Council approval of a Minor Amendment to the Amber Fields Planned Unit Development Agreement.

BACKGROUND

The present applications are the latest step in a long process of planning for the development within UMore Park. The developer received Planned Unit Development approval with Rezoning from the City Council at its September 7, 2021, meeting. The Planned Unit Development anticipated roughly 1,959 residential units, which were to include a mixture of housing types such as single-family lots, townhome lots, and multi-family lots. There are a total of 12 Amber Fields additions that have been approved by the City Council. Preliminary Plat Areas that have been approved by City Council include Amber Fields 2nd, 3rd, 4th, 5th, 6th, 7th and 8th additions with additions 9th, 10th, 11th and 12th being the remaining areas of the designated preliminary plat areas that are shown in the table below. There has been a total of 1,393 housing units approved so far within the Amber Fields Development Area and the table below shows the break down of units that have been approved per addition.

Amber Field Additions	Housing Type	Total Units	Approved by City Council
Amber Fields 2nd and 12th Additions	Single Family and Townhome	301 units	May 2022 and September 2023
Amber Fields 3rd and 11th Additions	Single Family	182 units	June 2022 and September 2023
Amber Fields 4th and 9th Additions	Single Family	108 units	July 2022 and April 2023
Amber Fields 5th and 10th Additions	Single Family	124 units	July 2022 and April 2023
Amber Fields 6th Addition	Multifamily	268 units	July 2022
Amber Fields 7th Addition	Multifamily	250 units	August 2022
Amber Fields 8th Addition	Multifamily	160 units	December 2022

The developer is proposing 65 single family residential lots throughout the 14.68-acre section of the Amber Fields development area. This addition is located in the southeast portion of the development, extending north from the proposed connection road that will connect the Amber Fields Development area to Akron Ave. This addition is also directly west of Akron Avenue. The Amber Fields 13th Addition

subdivision is planned to be built out in two phases. The first phase will consist of the eastern portion of the site along with the connection road off of Akron Avenue and the eastern portion of the interior roadways. The second phase will consist of the remaining western portion of the site and the trail connection to the central greenway area.

Legal Authority

Preliminary Plat requests are quasi-judicial decisions for the Planning Commission, meaning that the Planning Commission is acting as a judge to determine if the regulations within the Comprehensive Plan, Zoning Ordinance and Subdivision Ordinance are being followed. Generally, if these applications meet the City's established requirements, they must be approved. Staff's review of each application is provided below.

General Subdivision Design

The preliminary plat area is located in the southeastern portion of the Amber Fields development area directly west of Akron Avenue and north of 154th St W. The preliminary plat area is shown to be accessed by two public streets directly off of the future connection road to Akron Avenue, currently called Road A. The proposed access road is shown as Road B and will extend from the southwest corner of the subdivision off of Road A and loop through the site back to Road A in the southeast corner. There is another street shown within the subdivision called Road C. This road will connect to the looped Road B. There is a 5-foot concrete sidewalk shown to be located throughout the site, as well as a trail in the northwest area of the site that will connect to the Greenway Area access trail.

Land Use and Zoning

The site is designated for MUR-Mixed Use Residential land use, 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 preliminary plat is located in is the R1-Low Density Residential zoning district. The Amber Fields Planned Unit Development Agreement includes several deviations from the Zoning Ordinance.

The applicant is requesting a Minor Amendment to the PUD to reduce the minimum lot width and to reduce the minimum lot area square footage. The proposed corner lots within the subdivision meet the Amber Fields PUD requirements for minimum lot width and minimum lot area but there are a few interior lots that do not meet the minimum 45 ft. lot width and 5,400 square foot lot area minimum. In addition to dimensional standards, the table below compares the proposed preliminary plat to the standards of the Amber Fields PUD.

Category	Required (Amber Fields PUD)	Amber Fields 13th Addition
Min. Lot Area (sf)	5,400 (interior) 7,200 (corner)	5,200 (interior) 7,200 (corner)
Min. Lot Width	45 ft. (interior) 55 ft. (corner)	40 ft. (interior) 55 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. corner (55- and 65-ft. wide lots)	5 ft. dwelling and garage/20 ft. for corner lots

Min. Rear Yard Setback	20 ft.	20 ft., 30 ft. for Block 3
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Phasing

The applicant has provided a phasing plan that shows development initially occurring in the southeastern portion of the preliminary plat area. This area contains 37 of the 65 proposed single-family lots. The connection road, and the eastern portion of Road B and C will be constructed with this first phase of the 13th Addition. The second phase will consist of the remaining 28 single family lots as well as the remaining portions of Road B, Road C and the access trail to the greenway area.

Streets and Sidewalks

There are two proposed public streets going into the Amber Fields 13th Addition preliminary plat area with both of those streets extending from the future connection road that is currently called Road A. Road B extends from Road A in the southwest corner of the subdivision and loops through the site back to Road A in the southeast corner. Road C extends through the central portion of the site in between the looped Road B.

A five-foot sidewalk is proposed along the north side of Road A and spans along the whole 13th Addition up to Akron Avenue. There is also a sidewalk proposed along one side of Road B that loops throughout the whole subdivision, as well as a sidewalk along the north side of Road C. There is also a trail extension shown in between Lots 19 and 20, Block 1 of the site, which will connect the subdivision to the adjacent trails for access to the central greenway area.

Parks

The Parks and Recreation staff has reviewed the park dedication requirement for Amber Fields 13th Addition as part of the overall Master Development Plan in order to take into account the multiple playgrounds and extensive open space within the development. Therefore, there is no park dedication requirement for this phase of Amber Fields.

Preservation and Landscaping

A tree inventory was conducted for the overall Amber Fields development area, and a total of 1,983 caliper inches of trees were identified for replacement following the formula laid out in the City Code. A total of 425 caliper inches of trees as mitigation has been provided throughout the Amber Fields Development area with 325 of those caliper inches being provided with the initial phase of construction which included the construction of 148th Street West and the extension of Auburn Avenue. 37.5 inches of caliper inches will be provided within the preliminary plat area of the 13th addition, leaving 1,520.5 caliper inches of trees needing to be provided as replacement throughout the remaining phases of Amber Fields. Staff is confident this will be met as development continues.

The landscape plan submitted by the applicant shows a total of 88 trees to be planted throughout the preliminary plat area. The City code requires one tree per lot/frontage in the R1 and R2 zoning districts, and the landscape plan meets that requirement. A total of 88 trees will be planted with this addition, therefore a landscaping surety in the amount of \$29,040 (88 trees x \$300 plus 10%) is required as a condition of approval.

Utilities

The site will be served by an existing sanitary sewer located within the connection Road A which extends west off of Akron Avenue. The sanitary sewer system extends within Road B from Road A and this extension provides service to the entire subdivision as it extends within the loop street of Road B and extends within Road C. Water will be provided to the site via an existing 8" watermain that is proposed to be extended within the streets of the preliminary plat area. Stormwater is managed across the entire site with detention and retention ponds located in the central open area of Amber Fields.

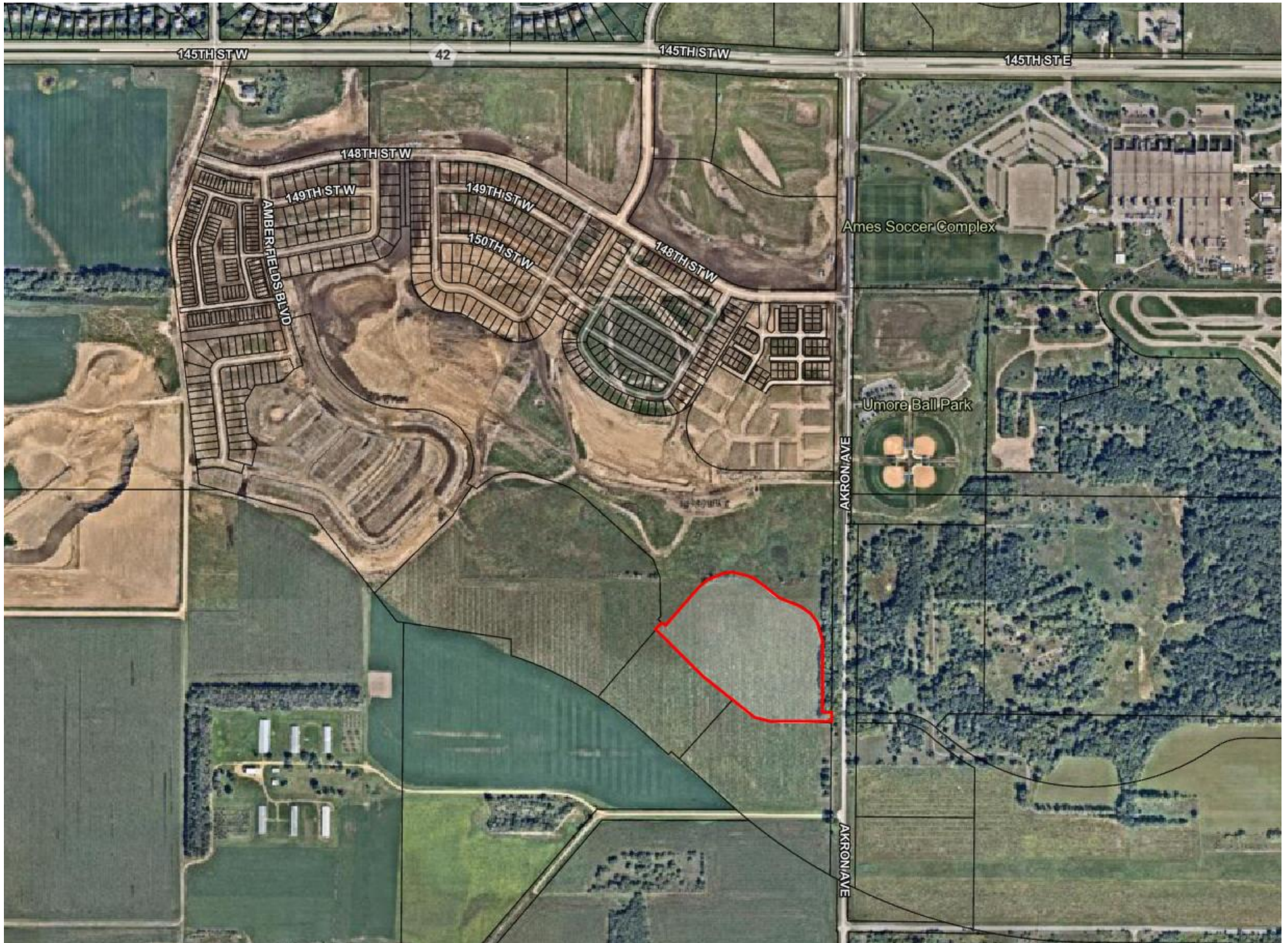
Engineering Review

The City's engineer has provided a memorandum containing comments related to the plans provided. The memorandum included comments related to utilities, signage and street lighting, grading and general storm sewer design. A copy of the memorandum is included in the attachments.

Additional comments from the City's Engineering/Public Works department regarding this request included that the agreed-upon maintenance roles and responsibilities for trails, sidewalks and landscaping/irrigation will need to be followed and they will need to be conveyed to the future HOA that will be set up for this preliminary plat area.

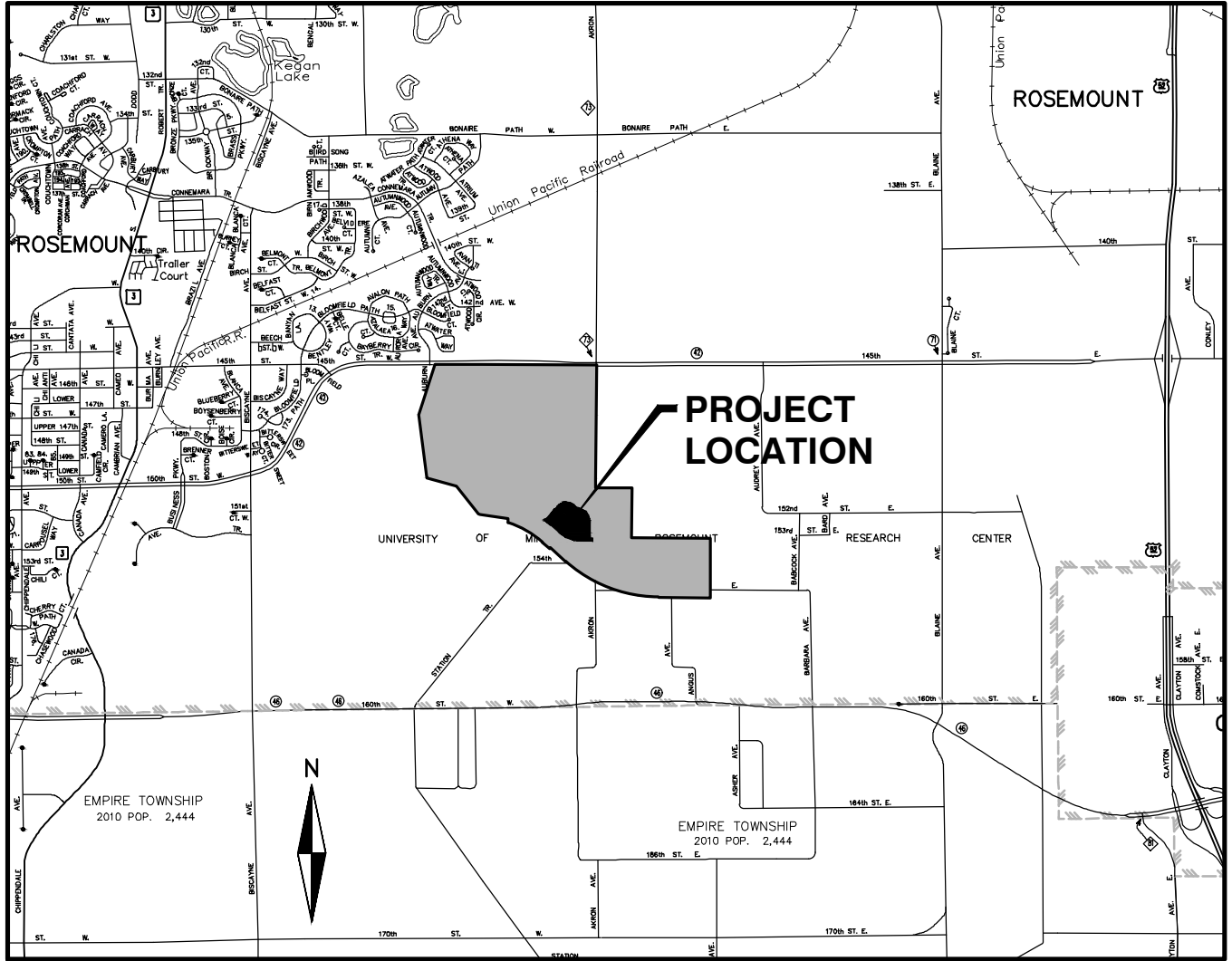
RECOMMENDATION

Staff is recommending approval of the preliminary plat for Amber Fields 13th Addition, subject to conditions in the recommended action and contained within the Engineer's memorandum dated September 7, 2023. The recommendation is based on information provided by the applicant and reviewed in this report.



AMBER FIELDS - M/I HOMES PHASE 3

PRELIMINARY PLAT



VICINITY MAP

SCALE: 1" = 4000'

DEVELOPER

MAPLEWOOD DEVELOPMENT
1128 HARMON PLACE
SUITE 320
MINNEAPOLIS, MN 55403
PH: 612-746-4046
CONTACT: MARIO J. COCCHIARELLA

CONSULTANT

ALLIANT ENGINEERING, INC.
733 MARQUETTE AVENUE SOUTH
SUITE 700
MINNEAPOLIS, MN 55402
PH: 612-758-3080
FX: 612-758-3099

ENGINEER

CLARK WICKLUND
LICENSE NO. 40922
EM: cwicklund@alliant-inc.com

SURVEYOR

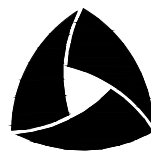
DANIEL EKREM
LICENSE NO. 57366
EM: dekrem@alliant-inc.com

LANDSCAPE ARCHITECT

MARK KRONBECK
LICENSE NO. 26222
EM: mkronbeck@alliant-inc.com

SHEET INDEX

NO.	SHEET TITLE
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	PRELIMINARY PLAT
4	PHASING PLAN
5	SITE PLAN
6	GRADING AND DRAINAGE PLAN
7	GRADING PROFILES
8-10	EROSION AND SEDIMENT CONTROL PLAN
11	EROSION AND SEDIMENT CONTROL NOTES
12	SANITARY SEWER AND WATERMAIN PLAN
13-16	STORM SEWER PLAN
17-18	LANDSCAPE PLAN



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M/I HOMES

AMBER FIELDS - 13TH ADDITION

ROSEMOUNT, MN

PRELIMINARY PLAT SUBMITTAL

COVER SHEET

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.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE ISSUE

08-14-23 CITY SUBMITTAL

PROJECT TEAM DATA

DESIGNED: DBR / DMS

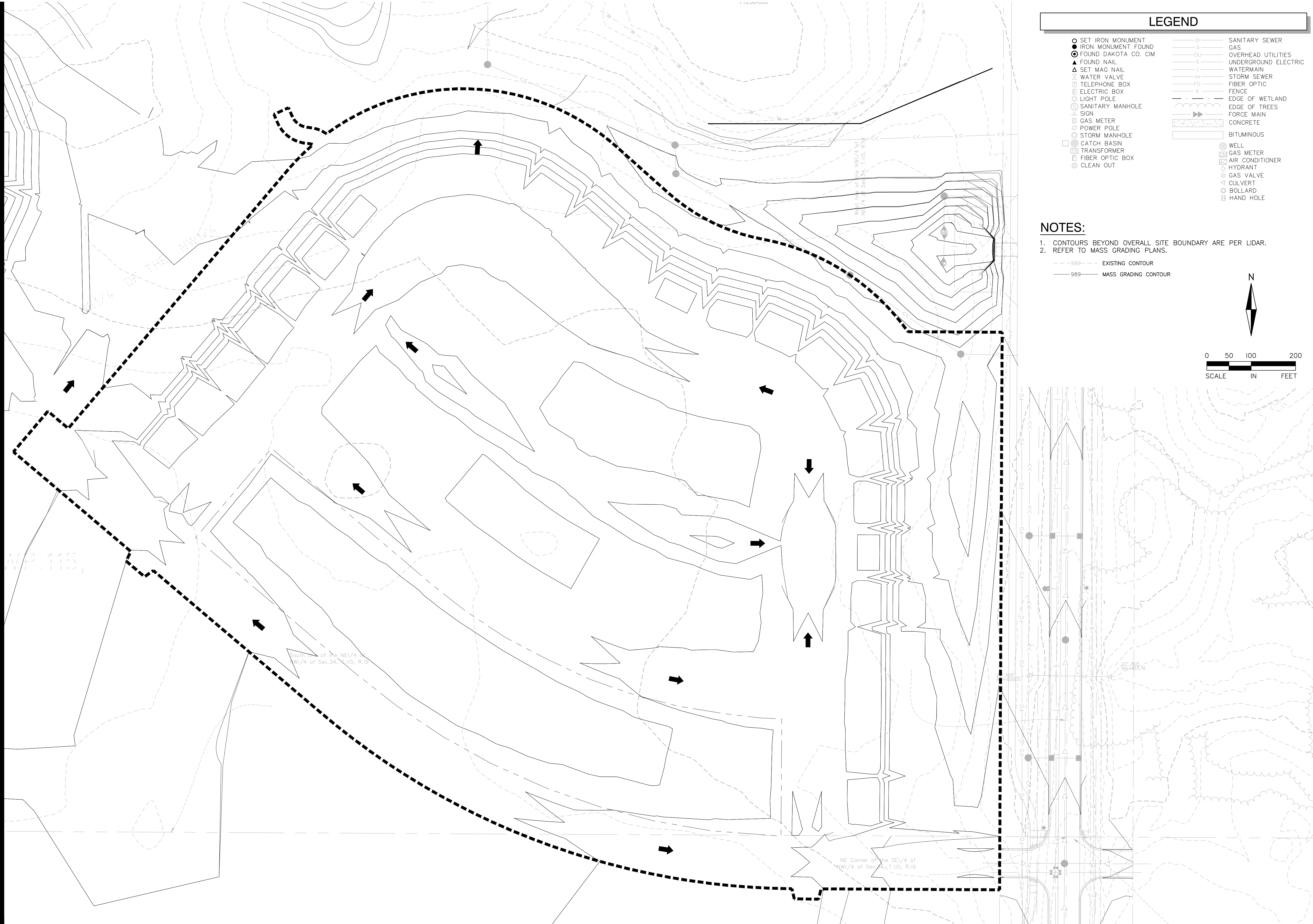
DRAWN: DBR / DMS

PROJECT NO: 220-0078.H

1

SHEET 1 of 18

Drawing name: X:\2020\200078.H\plan sheets\Preliminary Plat\200078.H-econ.dwg Aug. 14, 2023 2:33pm



LEGEND

○ SET IRON MONUMENT

● IRON MONUMENT FOUND

⊙ FOUND DAKOTA CO. CIM

▲ FOUND NAIL

△ SET MAG NAIL

⋈ WATER VALVE

□ TELEPHONE BOX

⊞ ELECTRIC BOX

★ LIGHT POLE

⊙ SANITARY MANHOLE

△ SIGN

⊞ GAS METER

○ POWER POLE

⊙ STORM MANHOLE

□ CATCH BASIN

⊞ TRANSFORMER

⊞ FIBER OPTIC BOX

⊙ CLEAN OUT

—▷— SANITARY SEWER

—G— GAS

—OU— OVERHEAD UTILITIES

—E— UNDERGROUND ELECTRIC

—I— WATERMAIN

—SS— STORM SEWER

—FO— FIBER OPTIC

—X— FENCE

—X— EDGE OF WETLAND

—▶— EDGE OF TREES

—▶— FORCE MAIN

—▶— CONCRETE

—▶— BITUMINOUS

⊙ WELL

⊞ GAS METER

⊞ AIR CONDITIONER

⊞ HYDRANT

⊞ GAS VALVE

△ CULVERT

○ BOLLARD

⊞ HAND HOLE

NOTES:

1. CONTOURS BEYOND OVERALL SITE BOUNDARY ARE PER LIDAR.

2. REFER TO MASS GRADING PLANS.

—989— EXISTING CONTOUR

—989— MASS GRADING CONTOUR

N

0 50 100 200

SCALE IN FEET

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Maplewood Development, Inc.

M/I HOMES

AMBER FIELDS - 13TH ADDITION

ROSEMOUNT, MN

PRELIMINARY PLAT SUBMITTAL

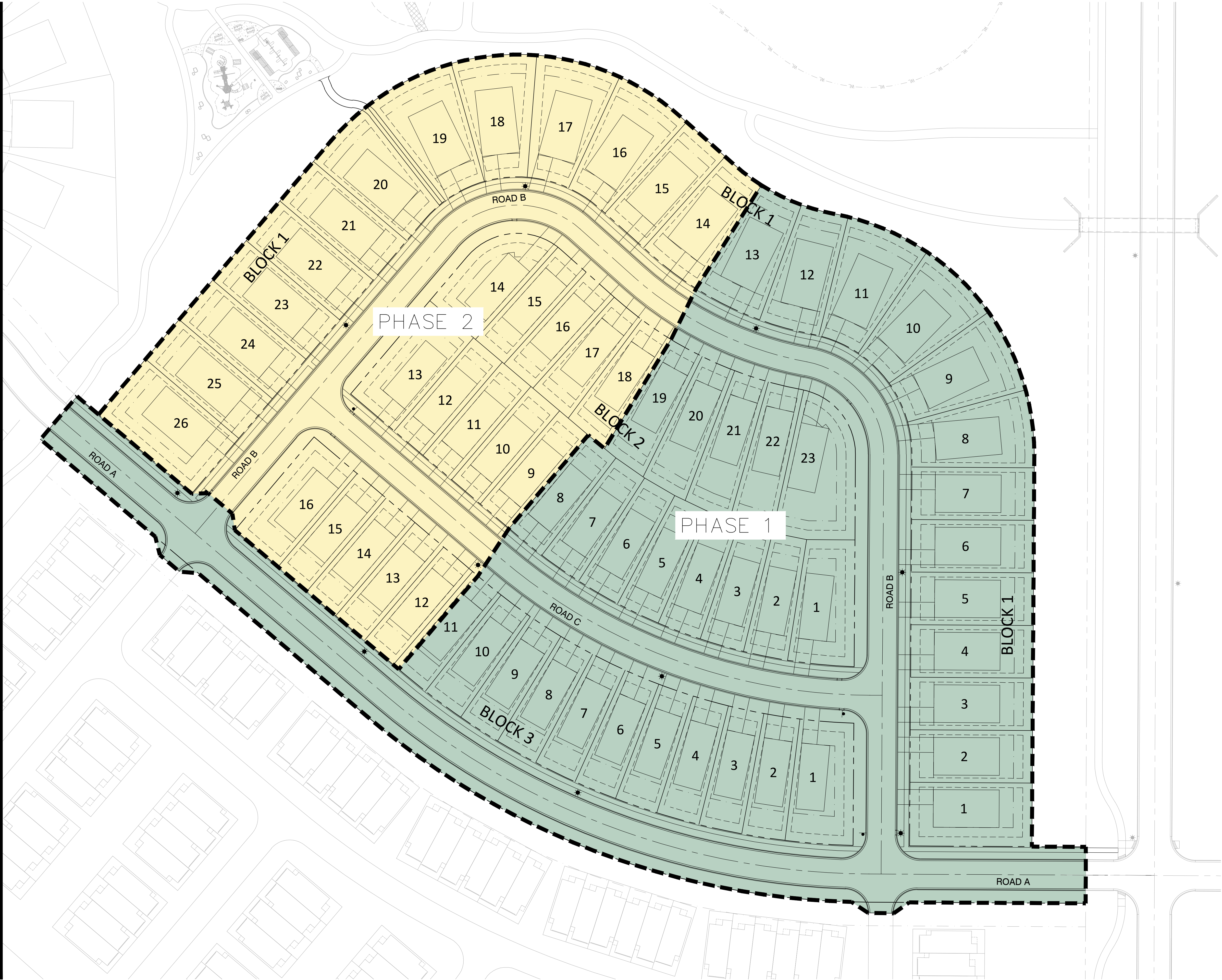
EXISTING CONDITIONS

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. _____

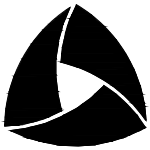
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DRAWN:	DBR
PROJECT NO:	220-0078.H

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LEGEND:

- EASEMENT LINE
- BUILDING SETBACK
- PROPERTY LINE
- LOT LINE
- ROW
- PHASE 1 - 37 LOTS
- PHASE 2 - 28 LOTS



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M/I HOMES

AMBER FIELDS - 13TH ADDITION

ROSEMOUNT, MN

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 WICKLUND, PE

Date: License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE ISSUE

08-14-23 CITY SUBMITTAL

PROJECT TEAM DATA

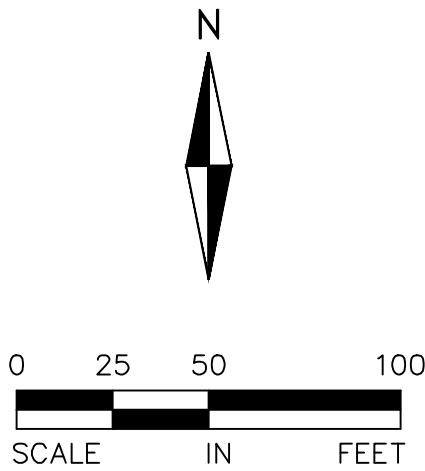
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DRAWN: DBR

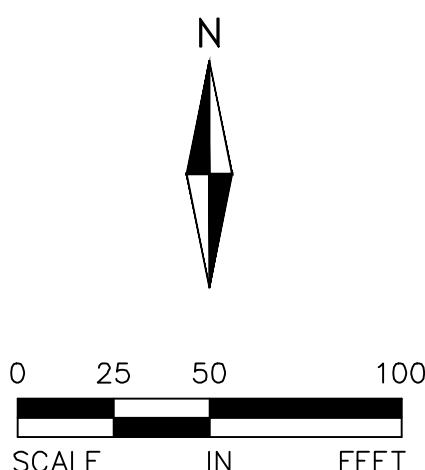
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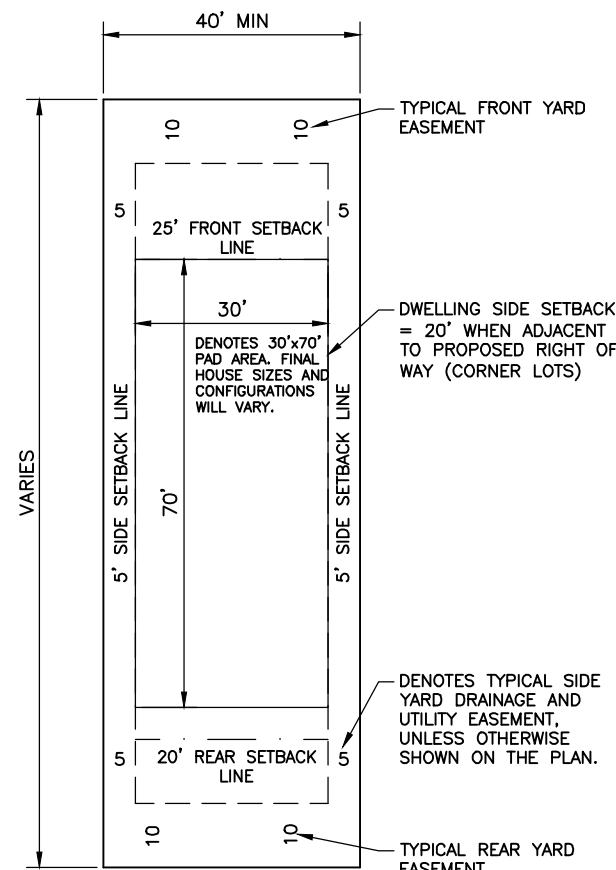
SHEET 4 of 18



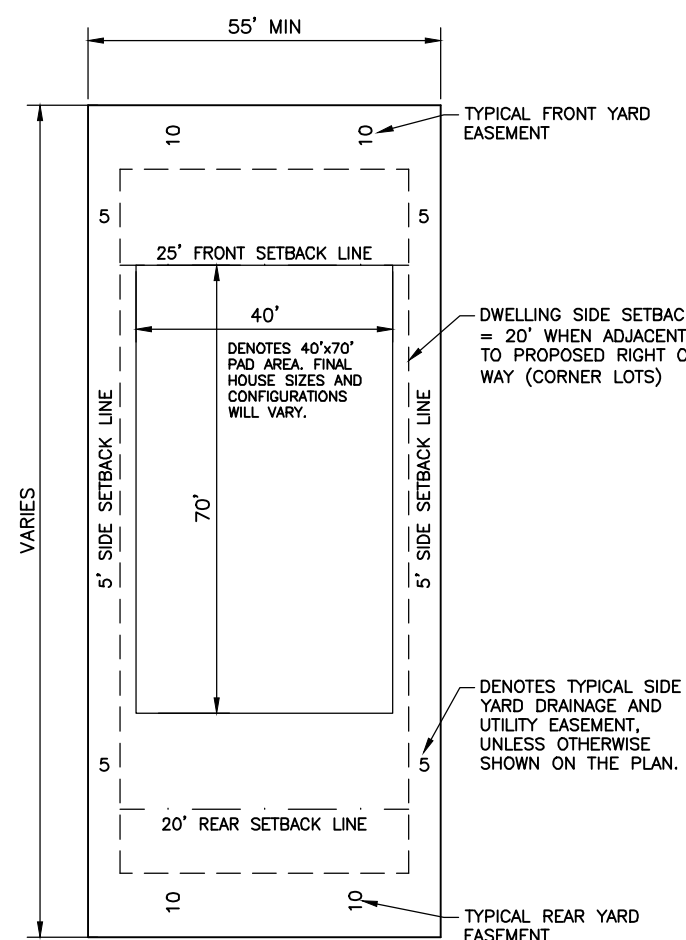
 - - - - - EASEMENT LINE
 - . - . - BUILDING SETBACK
 _____ PROPERTY LINE
 _____ LOT LINE
 _____ ROW



<u>AREA AND DENSITY</u>	
GROSS AREA	14.68 AC
TOTAL UNITS	65 UNITS
DENSITY	4.43 UNITS/AC



NOT TO SCALE

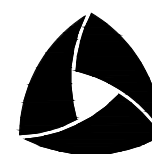


NOT TO SCALE

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

LOT TYPE BREAKDOWN

55' WIDE	26 UNITS
BLOCK 1, LOTS 1-26	
40' WIDE	39 UNITS
BLOCK 2, LOTS 1-23	
BLOCK 3, LOTS 1-16	
TOTAL LOTS	65 UNITS
<u>SETBACKS</u>	
FRONT	25 FT
SIDE	5 FT
SIDE (ROW)	20 FT
REAR	20 FT
REAR (BLOCK 3)	30 FT



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M/I HOMES

AMBER FIELDS - 13TH ADDITION

ROSEMOUNT, MN

PRELIMINARY PLAT SUBMITTAL

SITE 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 WICKLUND, PE

Date _____ License No. _____

QUALITY ASSURANCE/CONTROL

BY _____ DATE _____

DATE	ISSUE
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08-14-23 | CITY SUBMITTAL

A blank coordinate plane with a horizontal x-axis and a vertical y-axis intersecting at the origin. The axes are represented by thin black lines.

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PROJECT TEAM DATA

DESIGNED: DBR

DBR

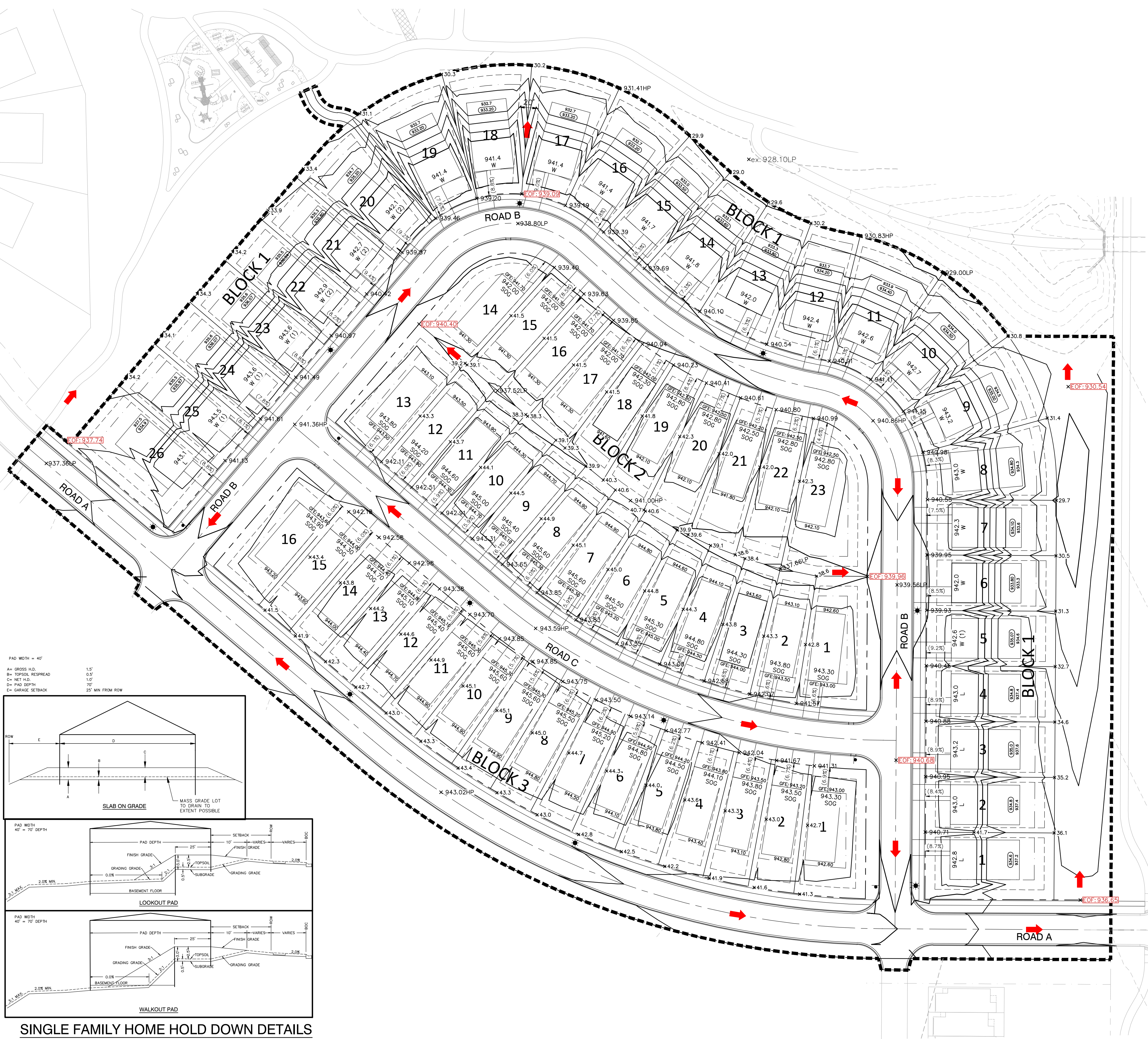
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SHEET 5 of 18

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GRADING NOTES:

1. ALL FINISHED GRADES SHALL SLOPE AWAY FROM PROPOSED BUILDINGS AT MINIMUM GRADE OF 2.0%. ALL SWALES SHALL HAVE A MINIMUM SLOPE OF 2.0% UNLESS NOTED OTHERWISE.
2. THE CONTRACTOR SHALL KEEP THE ADJACENT ROADWAYS FREE OF DEBRIS AND PREVENT THE OFF-SITE TRACKING OF SOIL IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY, WATERSHED AND NPDES PERMIT.
3. NOTIFY GOPHER STATE ONE CALL AT (800) 252-1166 48 HOURS PRIOR TO START OF CONSTRUCTION.
4. ALL IMPROVEMENTS TO CONFORM WITH CITY OF ROSEMOUNT STANDARD CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
5. ROCK CONSTRUCTION ENTRANCES SHALL BE PROVIDED AT ALL CONSTRUCTION ACCESS POINTS.
6. REFER TO GEOTECHNICAL REPORT AND PROJECT MANUAL FOR SOIL CORRECTION REQUIREMENTS AND TESTING REQUIREMENTS.
7. STRIP TOPSOIL PRIOR TO ANY CONSTRUCTION. REUSE STOCKPILE ON SITE. STOCKPILE PERIMETERS MUST BE PROTECTED WITH SALT FENCE. ON SITE TOPSOIL CAN BE USED IF IT MEETS CITY SPECIFICATIONS AS DETERMINED BY CITY ENGINEER OR THEIR REPRESENTATIVE.
8. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
9. IMMEDIATELY FOLLOWING GRADING OF (3:1 OR GREATER) SIDE SLOPES AND DRAINAGE SWALES, WOOD FIBER BLANKET OR OTHER APPROVED SOIL STABILIZING METHOD (APPROVED BY ENGINEER) SHALL BE APPLIED OVER APPROVED SEED MIXTURE AND A MINIMUM OF 6" TOPSOIL.
10. THE GENERAL CONTRACTOR MUST DISCUSS DEWATERING PLANS WITH ALL SUBCONTRACTORS TO VERIFY NPDES PERMIT REQUIREMENTS. IF Dewatering IS REQUIRED DURING CONSTRUCTION, CONTRACTOR SHOULD CONSULT WITH EROSION CONTROL INSPECTOR AND ENGINEER TO DETERMINE APPROPRIATE METHOD.
11. REFER TO GRADING AND DRAINAGE AND EROSION AND SEDIMENT CONTROL PLAN FOR ALL EROSION AND SEDIMENT CONTROL DEVICE LOCATIONS.
12. BUILDING PERMITS ARE REQUIRED FOR ALL RETAINING WALLS 4 FEET IN HEIGHT OR GREATER AND SHALL BE DESIGNED BY A STRUCTURAL ENGINEER AND THE DESIGN REVIEWED AND APPROVED BY THE CITY PRIOR TO INSTALLATION. ALL WALLS EXCEEDING 30" IN HEIGHT REQUIRE THE INSTALLATION OF A 42" SAFETY RAILING.
13. PROPOSED DRIVEWAY GRADES ARE 3% MINIMUM AND 10% MAXIMUM.
14. ANY MODIFICATION TO HOMES AT TIME OF BUILDING PERMIT APPLICATION THAT DEVIATES FROM THE GRADING PLAN MUST BE SUBMITTED TO AND APPROVED BY THE CITY OF ROSEMOUNT.
15. ONE STEP IS EQUAL TO 0.67 FEET.
16. GEOTECHNICAL ENGINEER TO BE PRESENT DURING EXCAVATION OF ALL PRETREATMENT AND FILTRATION BASINS. GEOTECHNICAL ENGINEER TO PROVIDE RECOMMENDATION FOR BASIN LINERS WHICH MAY EXCEED 2' MINIMUM OF ON-SITE CLAYS PER CIVIL ENGINEERING PLANS. GEOTECHNICAL ENGINEER TO NOTIFY THE CITY OF ROSEMOUNT AND CONTRACTOR IF ACTIVE KARST IS DISCOVERED DURING CONSTRUCTION AND PROVIDE APPROPRIATE RECOMMENDATION.
17. A GRADING AS-BUILT SURVEY MUST BE SUBMITTED TO CITY STAFF (PER LAND DISTURBANCE REQUIREMENTS) PRIOR TO ANY UTILITY AND STREET IMPROVEMENT CONSTRUCTION.
18. 6" OF TOPSOIL TO BE SPREAD OVER DISTURBED AREAS TO REDUCE LONG TERM WATER USE FOR IRRIGATION AND IMPROVE STORMWATER RUNOFF QUALITY.
19. PROPOSED INFILTRATION AND PONDING AREAS SHALL BE PROTECTED THROUGHOUT CONSTRUCTION TO PREVENT COMPACTION OF SOILS AND SEDIMENTATION.
20. ALL MASS SITE GRADING ACTIVITIES SHALL BE COMPLETED AND A GRADING AS-BUILT SURVEY SUBMITTED TO CITY STAFF AS OUTLINED IN THE LAND DISTURBANCE REQUIREMENTS PRIOR TO ANY UTILITY AND STREET IMPROVEMENTS BEING CONSTRUCTED ON SITE AND/OR RELEASE OF LAND DISTURBANCE SECURITIES.

LEGEND:

FRONT OF PAD

984.3

17.0

W

976.8

976.3

989.0

989.0

989.0

EXISTING CONTOUR

MASS GRADING CONTOUR

PROPOSED CONTOUR

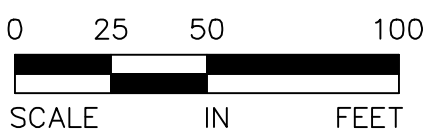
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972.44

1.0%

DIRECTION OF DRAINAGE

EMERGENCY OVERFLOW ROUTING



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M/I HOMES

AMBER FIELDS - 13TH ADDITION

ROSEMOUNT, MN

PRELIMINARY PLAT SUBMITTAL

GRADING AND DRAINAGE PLAN

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CLARK WICKLUND, PE

Date _____ License No. _____

QUALITY ASSURANCE/CONTROL

BY _____ DATE _____

DATE	ISSUE
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08-14-23	CITY SUBMITTAL
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A blank coordinate plane with a horizontal x-axis and a vertical y-axis intersecting at the origin. The axes are represented by thin black lines.

A blank coordinate plane with a horizontal x-axis and a vertical y-axis intersecting at the origin. The axes are represented by thin black lines.

A blank coordinate plane with a horizontal x-axis and a vertical y-axis intersecting at the origin. The axes are represented by thin black lines.

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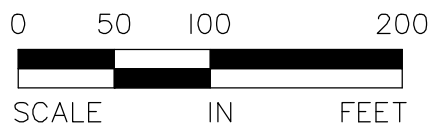
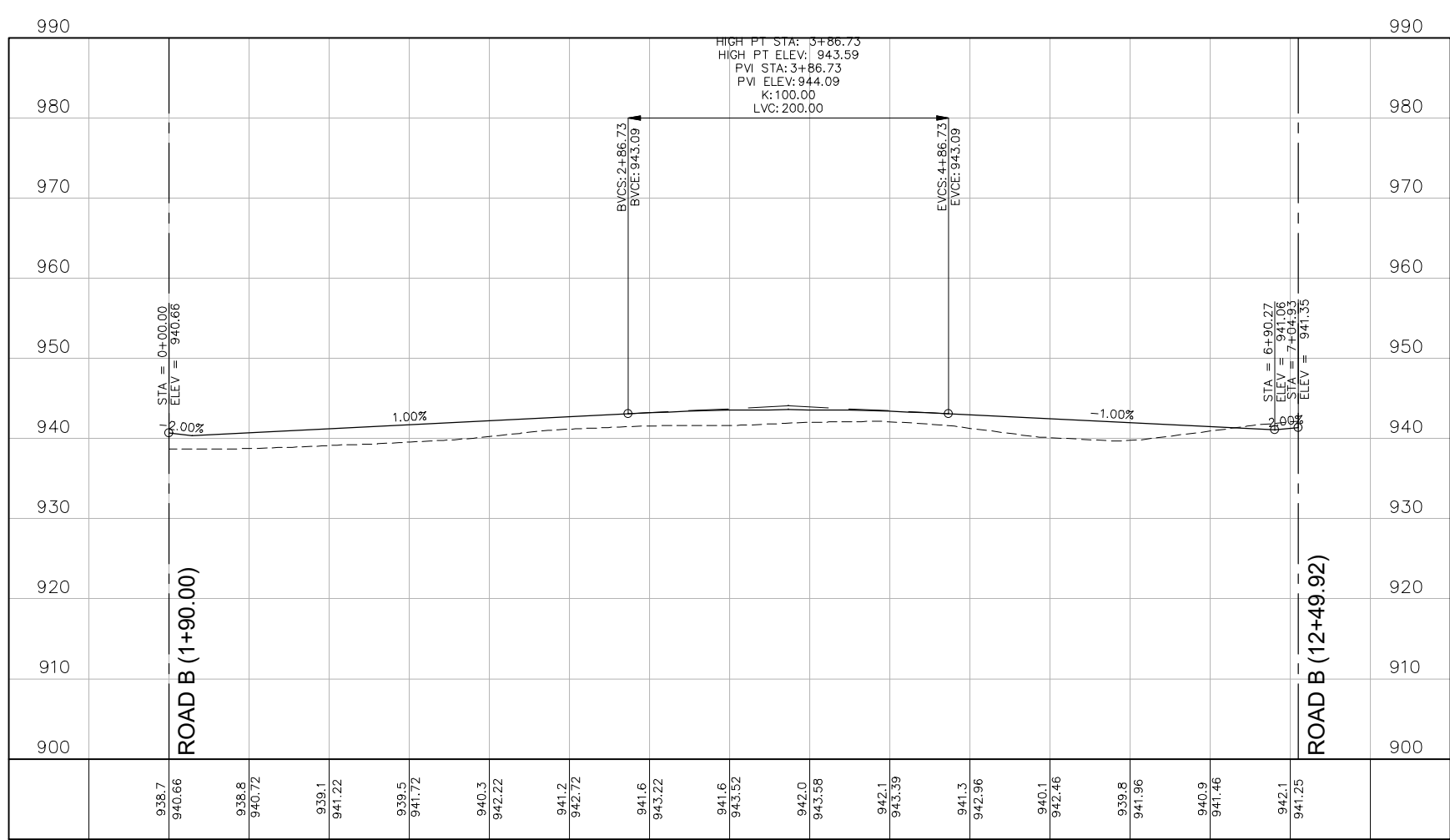
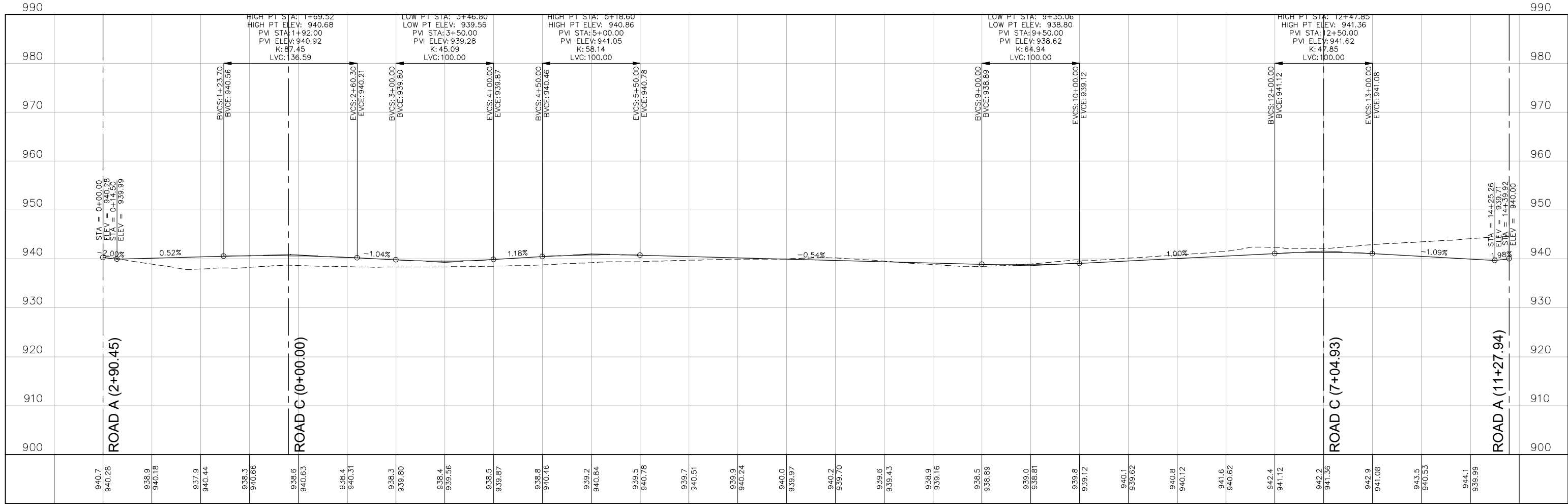
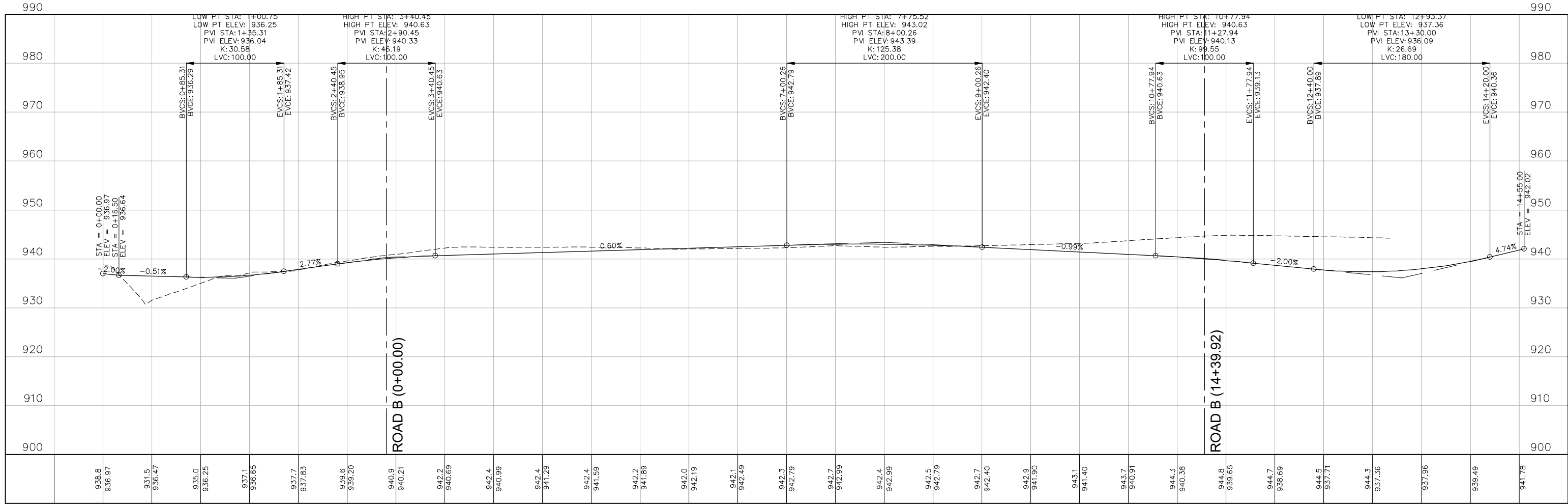
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DRAWN: DBB

PROJECT NO: 220-0078 H

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SHEET 6 of 18

Drawing name: X:\2020\200078.H\plan_sheets\Preliminary Plat\200078.H-prof.dwg Aug 14, 2023 — 2:36pm





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AMBER FIELDS - 13TH ADDITION
ROSEMOUNT, MN
PRELIMINARY PLAT SUBMITTAL
GRADING PROFILES

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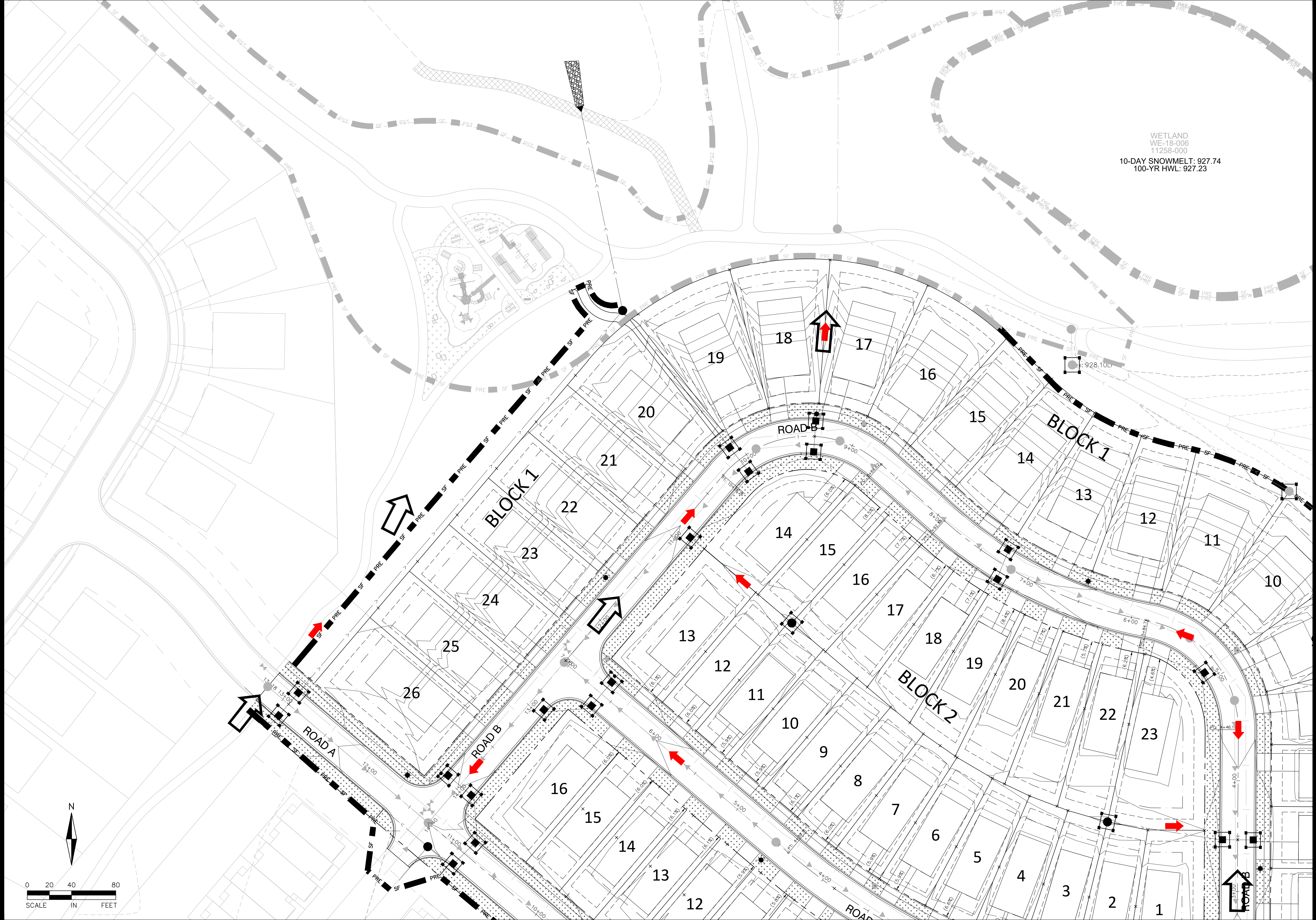
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QUALITY ASSURANCE/CONTROL

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08-14-23	CITY SUBMITTAL

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AMBER FIELDS - 13TH ADDITION

ROSEMOUNT, MN

PRELIMINARY PLAT SUBMITTAL

EROSION AND SEDIMENT CONTROL PLAN - VIEW 1

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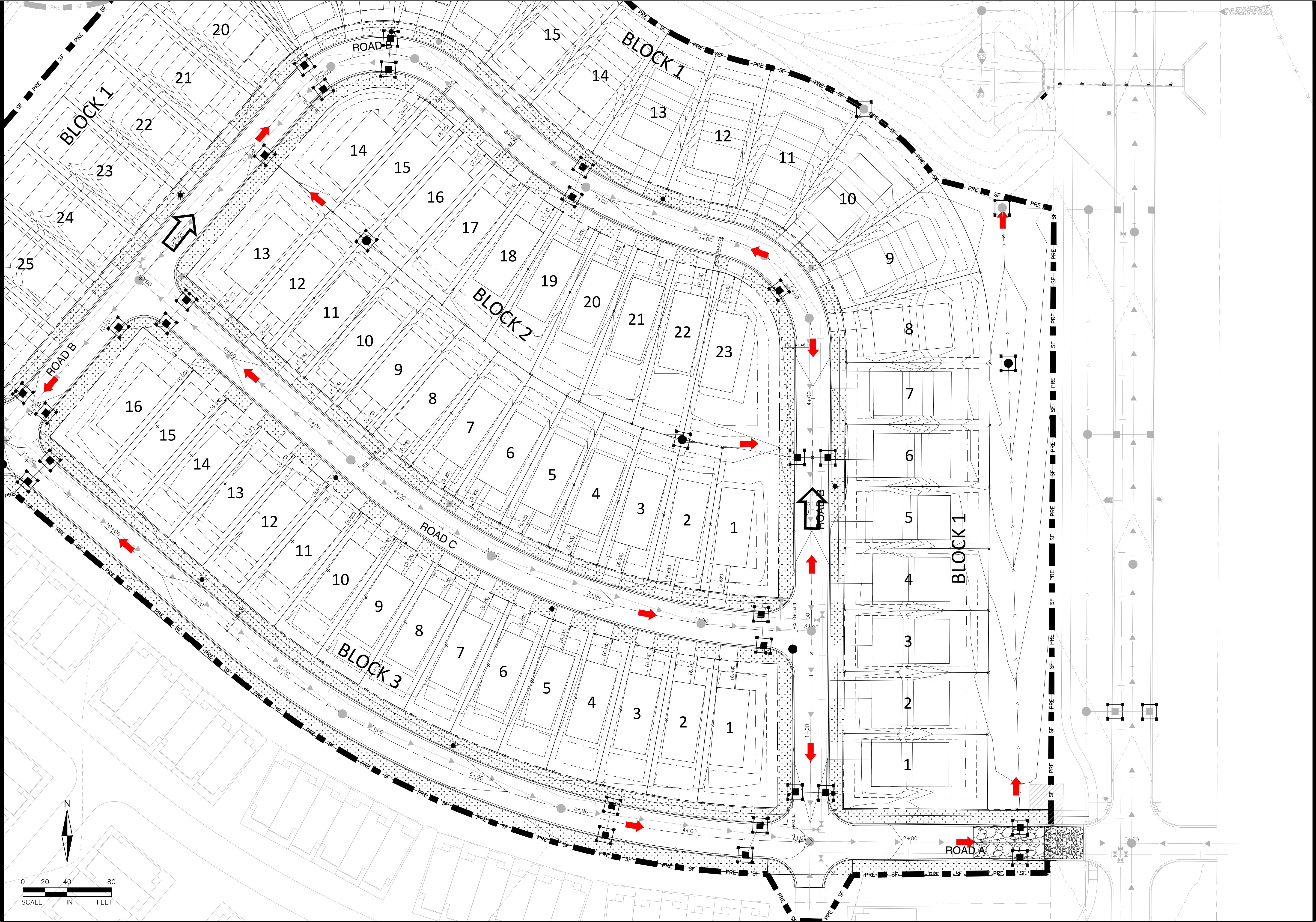
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PROJECT TEAM DATA
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DRAWN: DBR
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SHEET 9 of 18

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AMBER FIELDS - 13TH ADDITION

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EROSION AND SEDIMENT CONTROL PLAN - VIEW 2

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DATE ISSUE

08-14-23 CITY SUBMITTAL

PROJECT TEAM DATA

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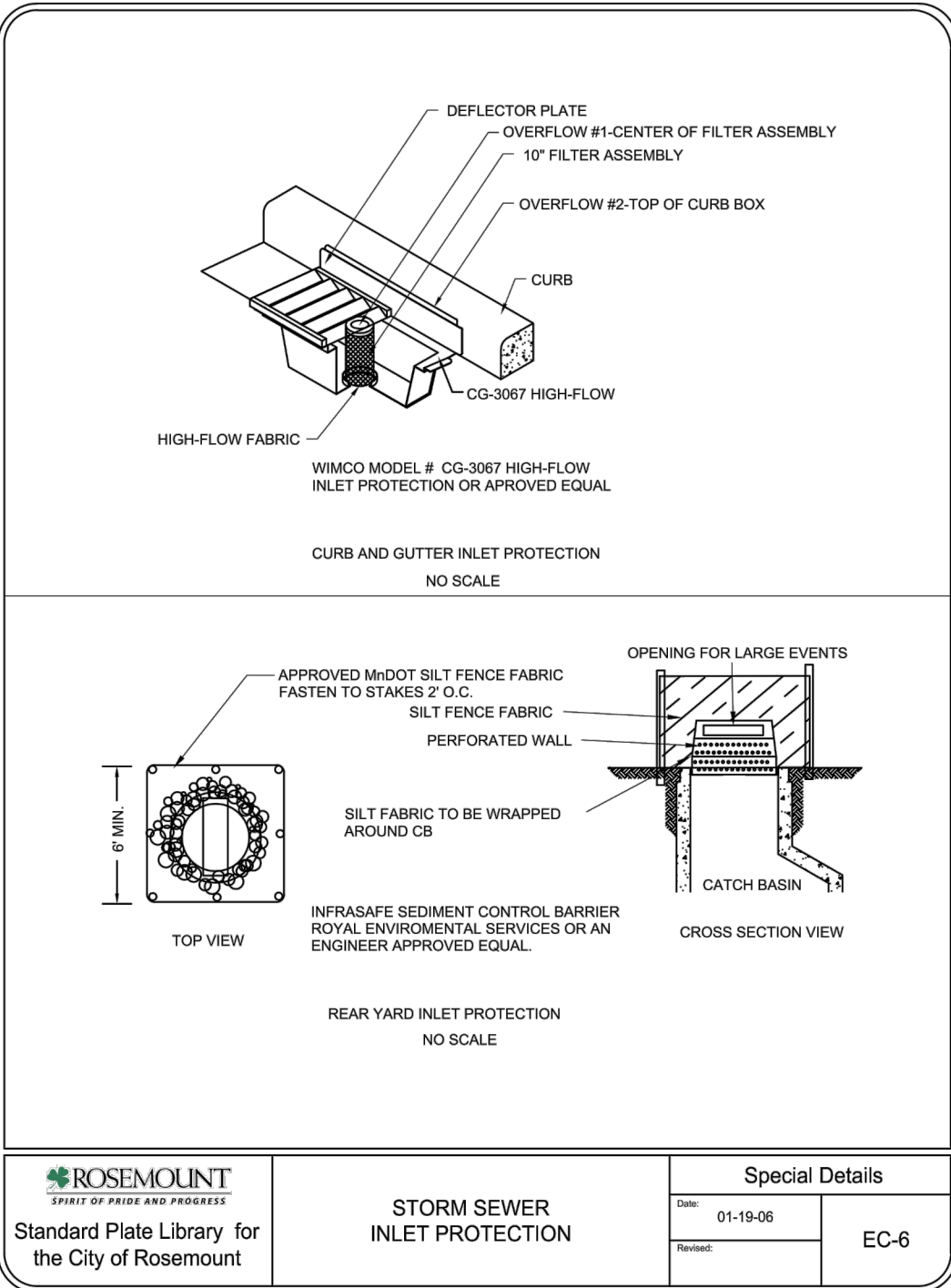
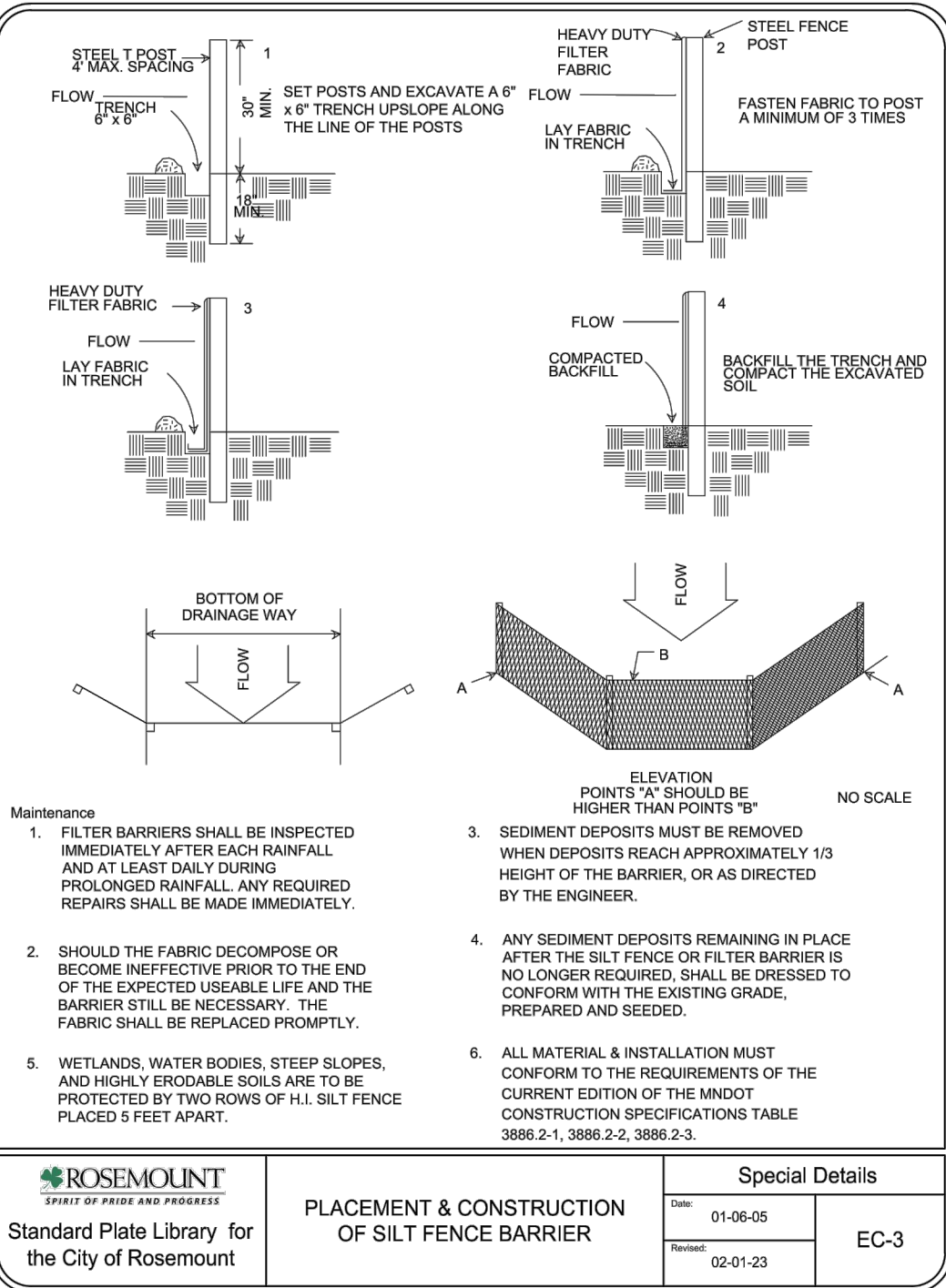
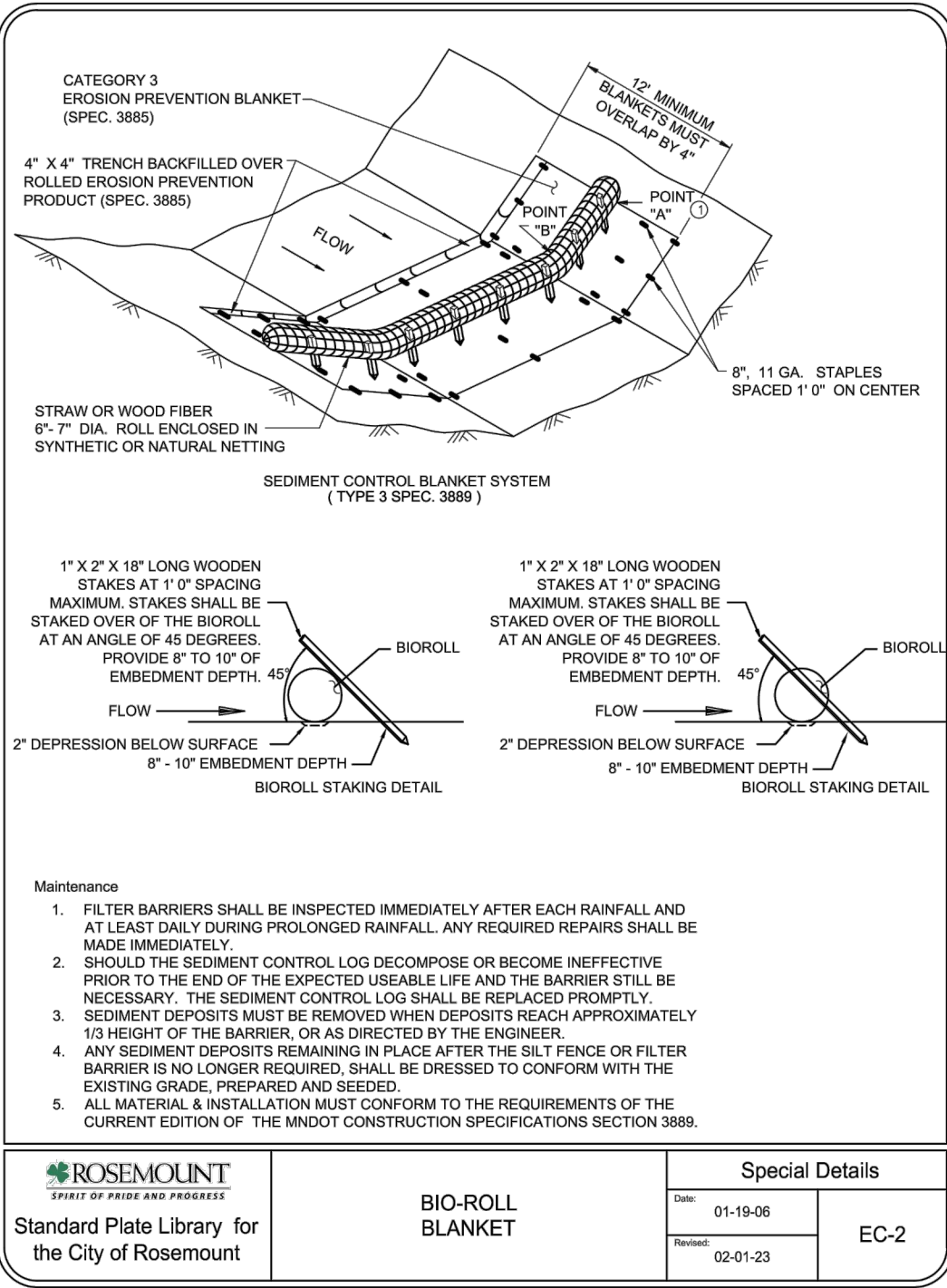
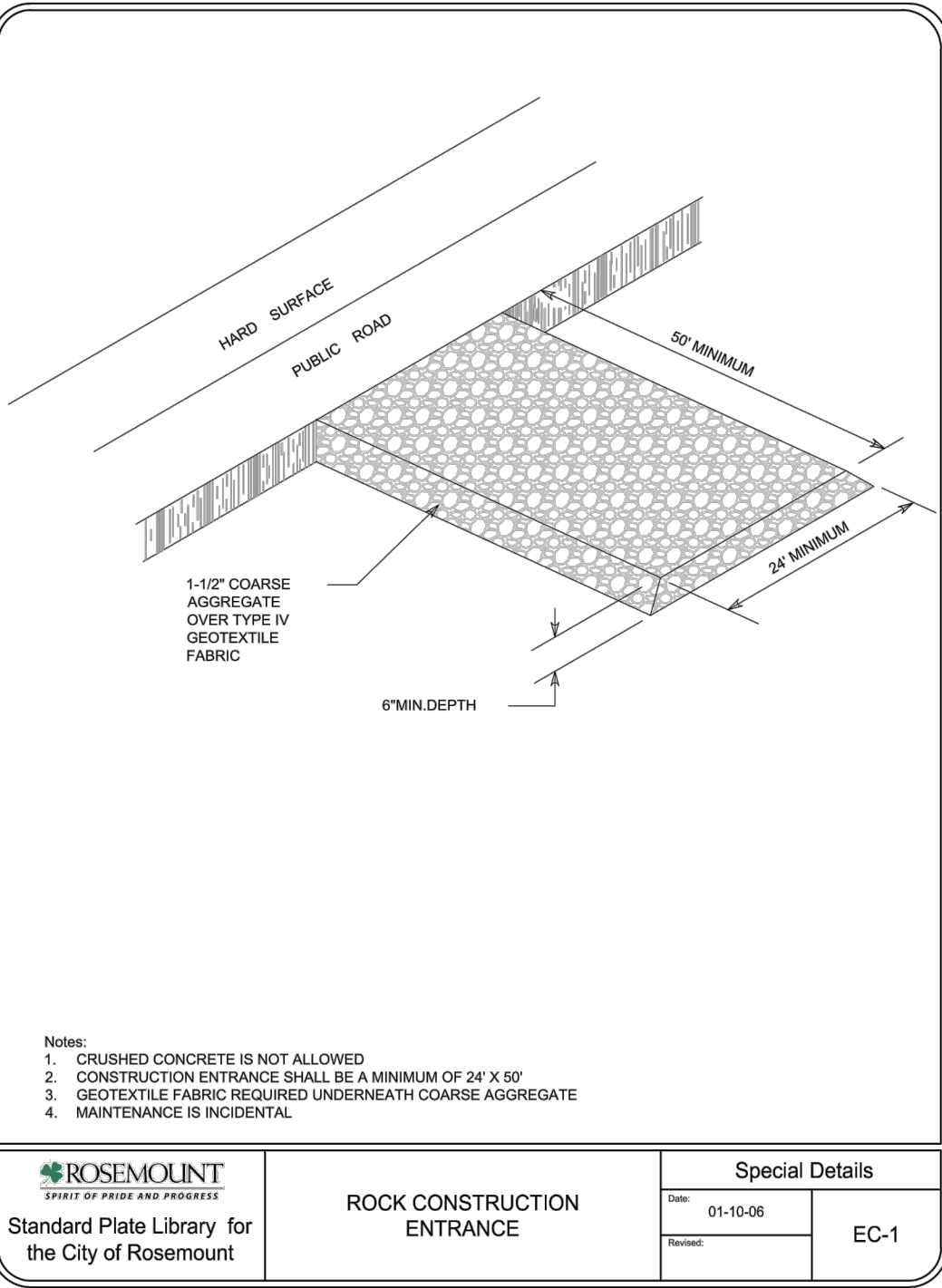
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PROJECT NO: 220-0078.H

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SHEET 10 of 18

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SEDIMENT CONTROL PRACTICES:

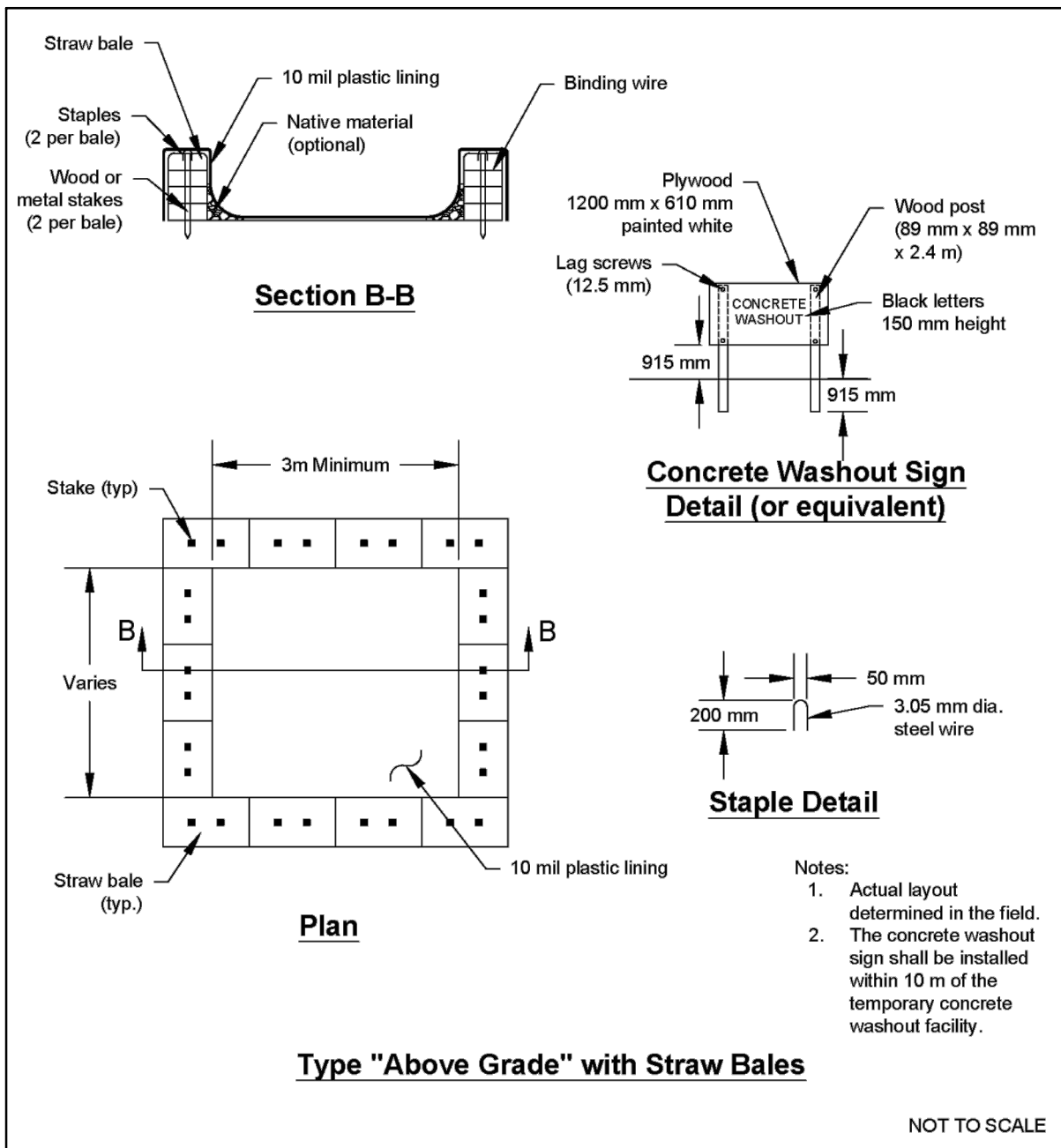
- SEDIMENT CONTROL PRACTICES MUST MINIMIZE SEDIMENT FROM ENTERING SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS AND STORM SEWER INLETS.
- SEDIMENT CONTROL PRACTICES MUST BE ESTABLISHED ON ALL DOWN GRADIENT PERMITTEES BEFORE ANY UPGRADEMENT DISTURBING ACTIVITIES BEGIN. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL PERMANENT COVER HAS BEEN ESTABLISHED.
- THE TIMING OF THE INSTALLATION OF SEDIMENT CONTROL PRACTICES MAY BE ADJUSTED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES. ANY SHORT-TERM ACTIVITY MUST BE COMPLETED AS QUICKLY AS POSSIBLE, AND THE SEDIMENT CONTROL PRACTICES MUST BE INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED. HOWEVER, SEDIMENT CONTROL PRACTICES MUST BE INSTALLED BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE ACTIVITY IS NOT COMPLETE.
- ALL STORM DRAIN INLETS MUST BE PROTECTED BY APPROPRIATE BMP'S DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED.
- TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCES OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORM WATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES.
- SITE CONSTRUCTION ENTRANCES WILL BE AS SHOWN ON THE PLAN. ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT EACH ENTRANCE.

EROSION CONTROL SCHEDULE:

- THE CITY OF ROSEMOUNT SHALL INSPECT THAT ALL SEDIMENT AND EROSION CONTROL BMP'S ARE IN PLACE PRIOR TO AND LAND DISTURBANCE AS IDENTIFIED ON THE APPROVED GRADING PLAN.
- PRIOR TO ANY CONSTRUCTION OR DEMOLITION, SILT FENCE AND FILTERS SHALL BE INSTALLED AS SHOWN TO INTERCEPT RUNOFF.
- ALL EROSION CONTROL INSTALLATIONS SHALL REMAIN IN PLACE AND BE MAINTAINED IN GOOD CONDITION BY THE CONTRACTOR UNTIL THE SITE HAS BEEN RE-VEGETATED. CONTRACTOR MAY REMOVE NECESSARY SILT FENCING/FILTERS TO CONSTRUCT ROADWAYS, WHILE MAINTAINING ADEQUATE EROSION CONTROL IN ADJACENT AREA.
- SUFFICIENT TOPSOIL SHALL BE STOCKPILED TO ALLOW FOR THE REPLACEMENT OF 6" OF TOPSOIL FOR DISTURBED AREAS TO BE RE-VEGETATED.
- THE CONTRACTOR SHALL SCHEDULE SITE GRADING, UTILITY INSTALLATION AND PAVEMENT CONSTRUCTION SO THAT THE GENERAL SITE CAN BE MULCHED AND RE-SEEDED SOON AFTER DISTURBANCE. AREAS THAT WILL NOT BE SUBJECT TO CONSTRUCTION TRAFFIC SHALL BE SEED (MNDOT MIX 22-112 @ 100#/AC AND MULCHED OR SODDED WITHIN SEVEN (7) DAYS OF BEING DISTURBED.
- CONTRACTOR SHALL INSTALL EROSION CONTROL DEVICES AS INDICATED ON THIS EROSION CONTROL PLAN AND ANY ADDITIONAL REQUIRED BASED ON MEANS, METHODS AND SEQUENCES OF CONSTRUCTION.

EROSION CONTROL GENERAL NOTES:

- NO LAND DISTURBING ACTIVITY SHALL OCCUR UNTIL A GRADING PERMIT HAS BEEN ISSUED FROM THE CITY OF ROSEMOUNT AND THE WATERSHED DISTRICT.
- BEST MANAGEMENT PRACTICES (BMP'S) REFER TO EROSION AND SEDIMENT CONTROL PRACTICES DEFINED IN THE MPCA PROTECTING WATER QUALITY IN URBAN AREAS AND THE MINNESOTA CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL PLANNING HANDBOOK.
- ALL BMP'S SELECTED SHALL BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND ESTIMATED DURATION OF USE.
- THE SWPPP MAY BE REVISED AT ANYTIME OF THE PROJECT TIMELINE AS LONG AS THE BMP'S ARE SELECTED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER SPECIFICATION AND ACCEPTED ENGINEERING PRACTICES (SECTION 7 OF MPCA NPDES PERMIT).
- ALL SWPPP CHANGES MUST BE DONE BY A QUALIFIED INDIVIDUAL (21.2A OR 21.2B OF MPCA NPDES PERMIT).
- A COPY OF THESE PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- THE BOUNDARIES OF THE LAND DISTURBANCE LIMITS SHOWN ON THE PLANS SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. NO DISTURBANCE BEYOND THE DISTURBED LIMITS.
- WHEREVER POSSIBLE, PRESERVE THE EXISTING TREES, GRASS AND OTHER VEGETATIVE COVER TO HELP FILTER RUNOFF.
- ESTABLISH A PERMANENT VEGETATIVE COVER ON ALL EXPOSED SOILS WHERE LAND IS COMING OUT OF AGRICULTURAL PRODUCTION. PLANT AS SOON AS POSSIBLE TO ESTABLISH DENSE GRASS FILTER PRIOR TO CONSTRUCTION AND TO MINIMIZE WEED GROWTH.
- ALL TREES NOT LISTED FOR REMOVAL SHALL BE PROTECTED. DO NOT OPERATE EQUIPMENT WITHIN THE DRIPLINE, ROOT ZONES OR WITHIN TREE PROTECTION FENCE AREAS.
- ALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) SHALL BE INSTALLED AND IN OPERATION PRIOR TO LAND DISTURBANCE ACTIVITIES AND THEY SHALL BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR EROSION HAS PASSED.
- SILT FENCE IS REQUIRED AT DOWN GRADIENT PERIMETER OF DISTURBED AREAS AND STOCKPILES. PROTECT WETLANDS, WATERCOURSES AND ADJACENT PROPERTIES FROM SEDIMENTATION AND STORMWATER RUNOFF.
- THE BMP'S SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROCESSES AND UNEXPECTED OR SEASONAL CONDITIONS DICTATE, THE PERMITTEE/CONTRACTOR SHALL ANTICIPATE THAT MORE BMP'S WILL BE NECESSARY TO ENSURE EROSION AND SEDIMENT CONTROL ON THE SITE. DURING THE COURSE OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY CONSTRUCTION. ACTIVITIES AND/OR CLIMATIC EVENTS AND TO PROVIDE ADDITIONAL BMP'S OVER AND ABOVE THE MINIMUM REQUIREMENTS SHOWN ON THE PLANS, AS MAY BE NEEDED TO PROVIDE EFFECTIVE PROTECTION OF WATER AND SOIL RESOURCES.
- THE BMP'S SHALL BE INSPECTED DAILY BY THE PERMITTEE/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. SILT FENCES CLEANED OR REPLACED AT SEDIMENT BUILDUP OF 1/2 OF THE FENCE HEIGHT.
- LAND DISTURBING ACTIVITIES SHALL OCCUR IN INCREMENTS OF WORKABLE SIZE SUCH THAT ADEQUATE BMP CONTROL CAN BE PROVIDED THROUGHOUT ALL PHASES OF CONSTRUCTION. THE SMALLEST PRACTICAL AREA SHALL BE EXPOSED OR OTHERWISE DISTURBED AT ANY ONE TIME.
- OPERATE TRACK EQUIPMENT (DOZER) UP AND DOWN EXPOSED SOIL SLOPES ON FINAL PASS, LEAVING TRACK GROOVES PERPENDICULAR TO THE SLOPE. DO NOT BACK-BLADE. LEAVE A SURFACE ROUGH TO MINIMIZE EROSION.
- ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED FROM EROSION WITHIN 7 DAYS OF SUBSTANTIAL COMPLETION OF GRADING IN THAT AREA. TEMPORARY SEED AND MULCH SHALL COVER ALL EXPOSED SOILS IF GRADING COMPLETION IS DELAYED LONGER THAN 7 DAYS. PERMANENT SEED AND MULCH OR SOD IS REQUIRED WITHIN 3 DAYS OF COMPLETION OF FINAL GRADING.
- GENERAL TEMPORARY SEED SHALL BE MNDOT MIX 22-112 @ 100 LBS. PER ACRE OR APPROVED EQUAL. PERMANENT SEED SHALL BE MNDOT MIX 25-151 @ 120 LBS. PER ACRE OR APPROVED EQUAL. (PLANTING DATES PER SPEC 2575) MULCH SHALL BE MNDOT TYPE 1 (CLEAN OAT STRAW) @ 2 TONS PER ACRE AND DISK ANCHORED IN PLACE OR APPROVED EQUAL. FERTILIZER SHALL BE 80-80-80 NPK PER ACRE (UNLESS P RESTRICTIONS APPLY) AND INCORPORATED INTO THE SEED BED.
- POND AND BASIN AREAS SHALL BE SEEDDED IN ACCORDANCE WITH LANDSCAPE PLAN.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
- AN ALTERNATE EROSION & SEDIMENT CONTROL PLAN SHALL BE REQUIRED FOR LAND DISTURBANCES ON EACH LOT AS PART OF ANY FUTURE BUILDING PERMIT FOR THE CONSTRUCTION OF STRUCTURES AND DRIVEWAYS.



CONCRETE WASHOUT DETAIL

EROSION AND SEDIMENT CONTROL MAINTENANCE PROGRAM:

- INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. IMMEDIATELY REPAIR FAILED OR FAILING SILT FENCE.
 - REPLACEMENT/REPAIR - BMP'S SHALL BE REPAIRED, REPLACED OR SUPPLEMENT OF ALL NONFUNCTIONAL BMP'S WITH FUNCTIONAL BMP'S BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY UNLESS ANOTHER TIME FRAME IS SPECIFIED IN SECTION 11.5 OR 11.6.
 - SEDIMENT REMOVAL - SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER. ANY SEDIMENT REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER FABRIC IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH EXISTING GRADE, PREPARED, AND SEEDDED WITH THE APPROPRIATE SEED MIX, OR SODDED AS DIRECTED BY THE ENGINEER.
 - REMOVAL OF SILT FENCE - SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPWARD SLOPING AREA HAS BEEN PERMANENTLY STABILIZED. IF THE UPWARD SLOPING AREA IS TO BE EXPOSED LONGER THAN SIX (6) MONTHS, THAT AREA SHALL BE COVERED WITH TEMPORARY VEGETATION WHEN FIRST EXPOSED.
 - THE CONTRACTOR MUST ROUTINELY INSPECT THE CONSTRUCTION SITE ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. IF EVIDENCE OF EROSION AND SEDIMENT BMP DEPOSITION IS DISCOVERED CONTRACTOR MUST COMPLETE REMOVAL OR STABILIZATION WITHIN (7) CALENDAR DAYS OF DISCOVERY.
 - ALL INSPECTIONS AND MAINTENANCE CONDUCTED DURING CONSTRUCTION MUST BE RECORDED IN WRITING AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP RECORDS OF EACH INSPECTION AND
- MAINTENANCE ACTIVITY SHALL INCLUDE:
- DATE AND TIME OF INSPECTIONS;
 - NAME OF PERSON(S) CONDUCTING INSPECTIONS;
 - FINDINGS OF INSPECTIONS, INCLUDING RECOMMENDATIONS FOR CORRECTIVE ACTIONS;
 - CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES.
 - DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCH (0.5 INCHES) IN 24 HOURS;
 - DOCUMENTS OF CHANGES MADE TO THE SWPPP AS REQUIRED IN SECTION 6.
- WHERE PARTS OF THE CONSTRUCTION SITE HAVE UNDERGONE FINAL STABILIZATION, BUT WORK REMAINS ON OTHER PARTS OF THE SITE, INSPECTIONS OF THE STABILIZED AREAS MAY BE REDUCED TO ONCE PER MONTH. WHERE WORK HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, THE REQUIRED INSPECTIONS AND MAINTENANCE MUST TAKE PLACE AS SOON AS RUNOFF OCCURS AT THE SITE OR PRIOR TO RESUMING CONSTRUCTION, WHICHEVER COMES FIRST.

POLLUTION PREVENTION MANAGEMENT MEASURES:

THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING POLLUTION PREVENTION MANAGEMENT MEASURES ON THE SITE:

- SOLID WASTE: COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION AND DEMOLITION DEBRIS AND OTHER WASTES MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
- HAZARDOUS MATERIAL: OIL, GASOLINE, PAINT AND ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.
- CONCRETE WASHOUT IS DONE TRUCK BY TRUCK WITH A MOBILE WASHOUT SYSTEM PROVIDED AND COMPLETED BY THE CONCRETE CONTRACTOR. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF.
- NO ENGINE DEGREASING IS ALLOWED ON SITE.

PERMANENT COVER:

THE CONTRACTOR MUST ENSURE COMPLETE COVER OF THE SITE. THE CONTRACTOR MUST SUBMIT A NOTICE OF TERMINATION (NOT) WITHIN 30 DAYS AFTER PERMANENT COVER IS COMPLETE, OR ANOTHER OWNER/INSPECTOR (PERMITTEE) HAS ASSUMED CONTROL OF ALL AREAS OF THE SITE THAT HAVE NOT UNDERGONE PERMANENT COVER. PERMANENT COVER CAN BE ACHIEVED IN THE FOLLOWING WAY:

- ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND ALL SOILS MUST BE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OVER THE ENTIRE PVIOUS SURFACE AREA, OR OTHER EQUIVALENT MEANS NECESSARY TO PREVENT SOIL FAILURE UNDER EROSION CONDITIONS AND;
- ALL DRAINAGE DITCHES, CONSTRUCTED TO DRAIN WATER FROM THE SITE AFTER CONSTRUCTION IS COMPLETE, MUST BE STABILIZED TO PRECLUDE EROSION;
- ALL TEMPORARY SYNTHETIC, AND STRUCTURAL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S (SUCH AS SILT FENCE) MUST BE REMOVED AS PART OF THE SITE PERMANENT COVER; AND
- THE CONTRACTORS MUST CLEAN OUT ALL SEDIMENT FROM CONVEYANCES AND FROM TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHEDBACK INTO THE BASIN, CONVEYANCES OR DRAINAGE WAYS DISCHARGING OFF-SITE OR TO SURFACE WATERS. THE CLEAN OUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.

THE CITY OF ROSEMOUNT MUST INSPECT AND APPROVE ALL VEGETATION COVER FOR ACCEPTANCE.

DEWATERING:

- IF UTILITY INSTALLATION WORK ENCOUNTERS GROUNDWATER, THE CONTRACTOR SHALL PROVIDE A PLAN TO THE CITY AND PROJECT ENGINEER FOR REVIEW. THE PLAN AT MINIMUM SHALL BE A DEWATERING PLAN INCLUDING WATER ROUTING, STORAGE, AND DISCHARGE LOCATION.
- IF ANY TEMPORARY DEWATERING IS REQUIRED ONSITE THE CONTRACTOR SHALL DISPOSE OF STORMWATER OR GROUND WATER BY USE OF PUMPS AND HOSES TO ACCEPTABLE DISCHARGE POINTS APPROVED BY THE CITY AND PROJECT ENGINEER.
- ANY ACCUMULATED SEDIMENT ALONG EXISTING CURB AND GUTTER THAT HAS COLLECTED AS A RESULT OF DISCHARGING DEWATERING HOSES SHALL BE IMMEDIATELY REMOVED AND PROPERLY DISPOSED OF AFTER EACH DISCHARGING EVENT.
- ONSITE DEWATERING SHALL NOT CAUSE EROSION. DEWATERING DISCHARGE SHALL NOT BE DIRECTED INTO INFILTRATION AREAS.

FINAL STABILIZATION:

THE CONTRACTOR MUST ENSURE FINAL STABILIZATION OF THE SITE. THE CONTRACTOR MUST SUBMIT A NOTICE OF TERMINATION (NOT) WITHIN 30 DAYS AFTER FINAL STABILIZATION IS COMPLETE, OR ANOTHER OWNER/OPERATOR (PERMITTEE) HAS ASSUMED CONTROL OF ALL AREAS OF THE SITE THAT HAVE NOT UNDERGONE FINAL STABILIZATION. FINAL STABILIZATION CAN BE ACHIEVED IN THE FOLLOWING WAY:

- ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND ALL SOILS MUST BE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OVER THE ENTIRE PVIOUS SURFACE AREA, OR OTHER EQUIVALENT MEANS NECESSARY TO PREVENT SOIL FAILURE UNDER EROSION CONDITIONS AND;
- ALL DRAINAGE DITCHES, CONSTRUCTED TO DRAIN WATER FROM THE SITE AFTER CONSTRUCTION IS COMPLETE, MUST BE STABILIZED TO PRECLUDE EROSION;
- ALL TEMPORARY SYNTHETIC, AND STRUCTURAL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S (SUCH AS SILT FENCE) MUST BE REMOVED AS PART OF THE SITE FINAL STABILIZATION; AND
- THE CONTRACTORS MUST CLEAN OUT ALL SEDIMENT FROM CONVEYANCES AND FROM TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHED BACK INTO THE BASIN, CONVEYANCES OR DRAINAGE WAYS DISCHARGING OFF-SITE OR TO SURFACE WATERS. THE CLEAN OUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.



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AMBER FIELDS - 13TH ADDITION

ROSEMOUNT, MN

PRELIMINARY PLAT SUBMITTAL

EROSION AND SEDIMENT CONTROL NOTES & DETAILS

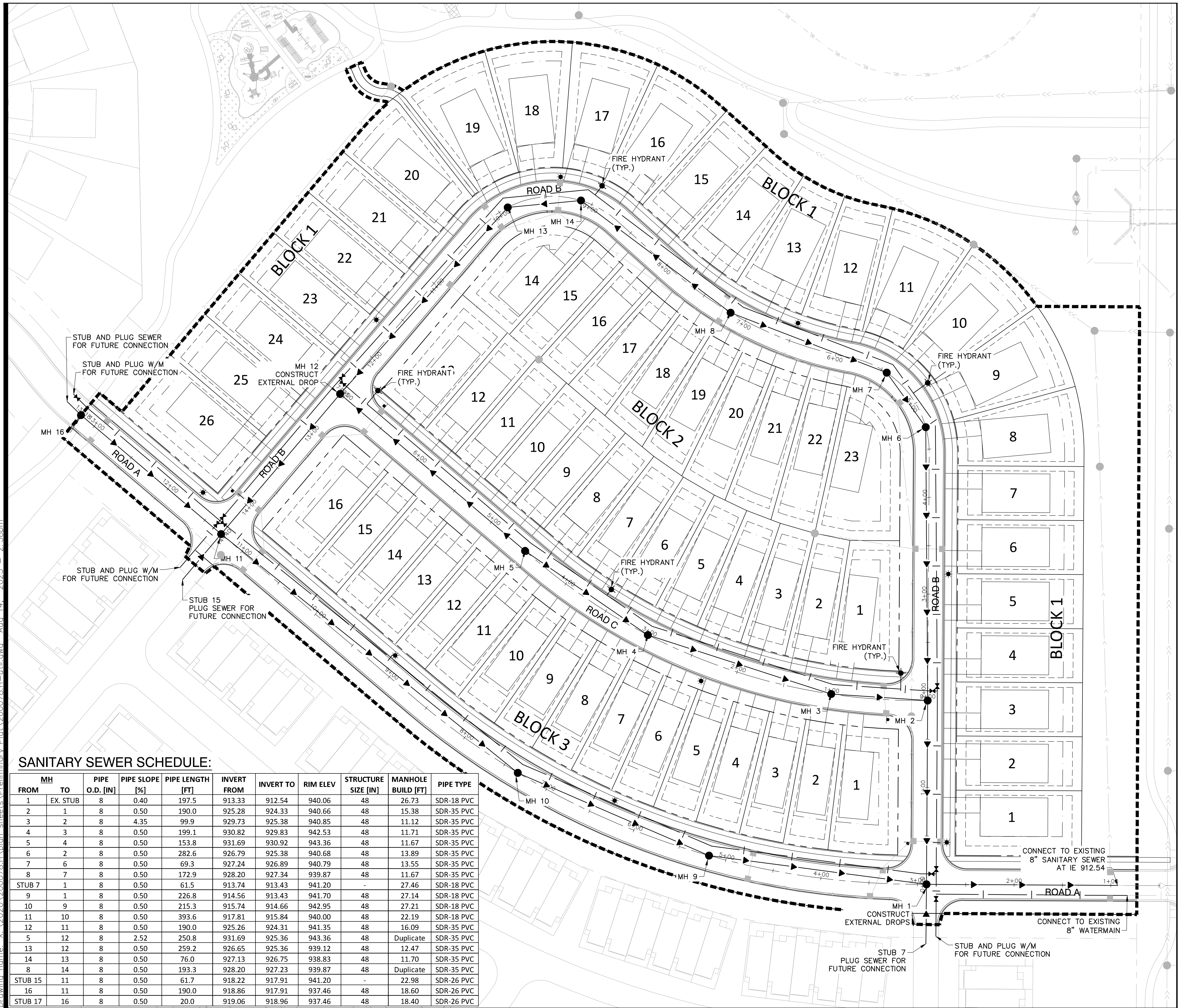
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Date: 08-14-23 License No. 0000000000

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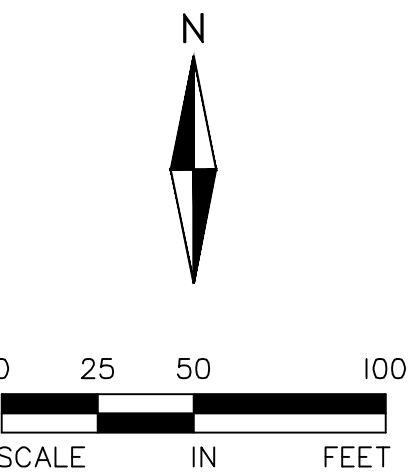
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DRAWN:	DBR
PROJECT NO:	220-0078.H



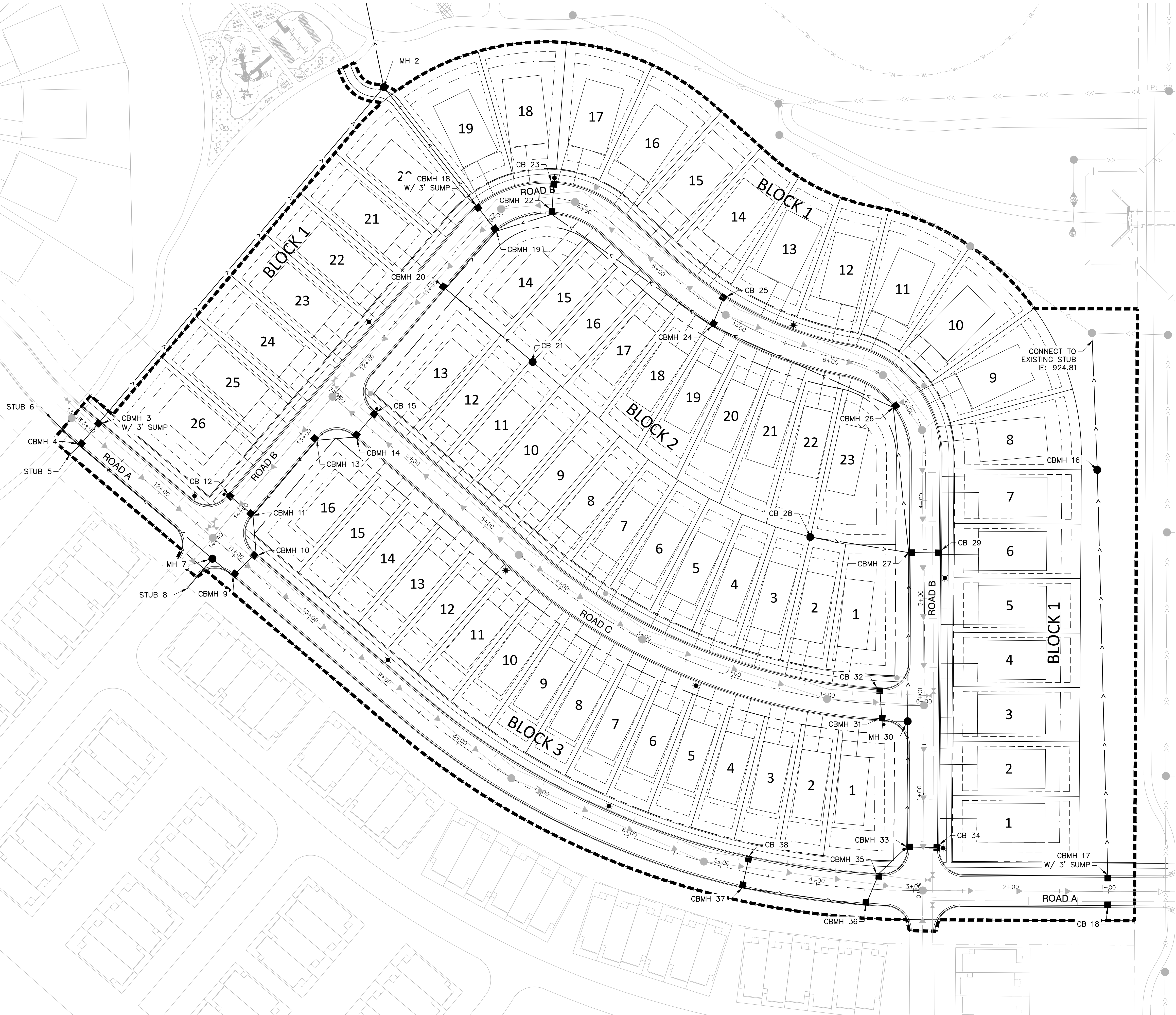
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LEGEND:



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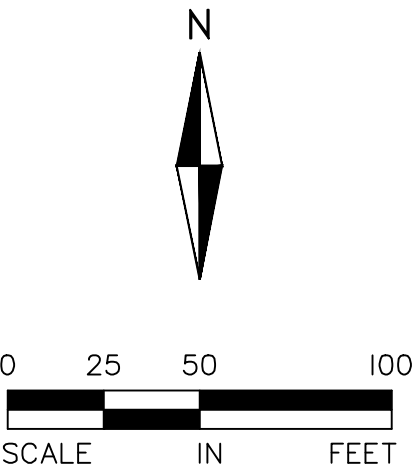


UTILITY NOTES:

1. ALL UTILITY WORK WITHIN THE RIGHT-OF-WAY SHALL COMPLY WITH THE CITY OF ROSEMOUNT ENGINEERING GUIDELINES, DETAILS, AND SPECIFICATIONS.
2. EXISTING UTILITIES, SERVICE LOCATIONS, AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
4. MAINTAIN A MIN 18" VERTICAL SEPARATION AT ALL PIPE CROSSINGS, LOWER WATERMAIN AS NECESSARY. WATER AND SANITARY SEWER LINES TO MAINTAIN 10' HORIZONTAL SEPARATION.
5. PROVIDE POLYSTYRENE INSULATION FOR ALL STORM SEWER AND WATERMAIN CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 2'.
6. NOTIFY GOPHER STATE ONE CALL 48 HOURS IN ADVANCE OF ANY UTILITY WORK.
7. PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS-FIELD MANUAL" LATEST REVISION, FOR ANY CONSTRUCTION WITHIN PUBLIC R.O.W.

LEGEND:

- | | |
|-----|---------------------------|
| --- | EASEMENT LINE |
| --- | LOT LINE |
| --- | PROPERTY LINE |
| --- | ROW |
| ⊗ | EXISTING GATE VALVE |
| ⊙ | EXISTING HYDRANT |
| --- | EXISTING WATERMAIN |
| ⊞ | EXISTING CATCH BASIN |
| ⊙ | EXISTING STORM MANHOLE |
| ⊙ | EXISTING STORM SEWER |
| ⊙ | EXISTING SANITARY MANHOLE |
| ⊙ | EXISTING SANITARY SEWER |
| ⊗ | PROPOSED GATE VALVE |
| ⊙ | PROPOSED HYDRANT |
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| ⊙ | PROPOSED SANITARY SEWER |
| ⊞ | PROPOSED CATCH BASIN |
| ⊙ | PROPOSED STORM MANHOLE |
| --- | PROPOSED STORM SEWER |



AMBER FIELDS - 13TH ADDITION

ROSEMOUNT, MN

PRELIMINARY PLAT SUBMITTAL

STORM SEWER 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 WICKLUND, PE

Date: License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE ISSUE

08-14-23 CITY SUBMITTAL

PROJECT TEAM DATA

DESIGNED: DBR / DMS

DRAWN: DBR

PROJECT NO: 220-0078.H

13

SHEET 13 of 18

Drawing name: X:\2020\200078.H\plan sheets\Preliminary Plat\200078.H-strm.dwg Aug. 14, 2023 2:38pm

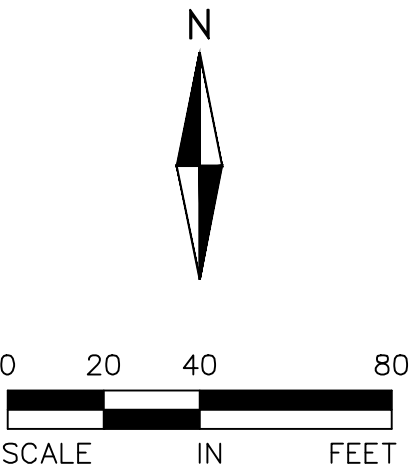


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AMBER FIELDS - 13TH ADDITION
ROSEMOUNT, MN
PRELIMINARY PLAT SUBMITTAL
STORM SEWER PLAN

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BY	DATE
DATE	ISSUE
08-14-23	CITY SUBMITTAL

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DRAWN:	DBR
PROJECT NO:	220-0078.H

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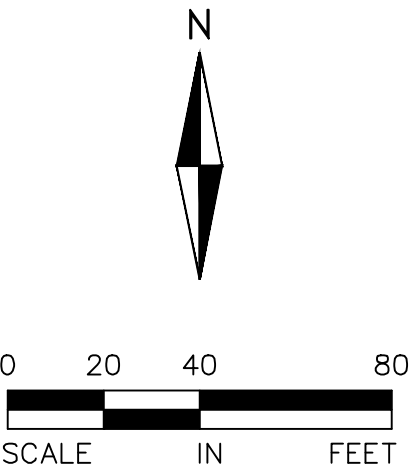


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PROJECT NO: 220-0078.H

Drawing name: X:\2020\200078.H\plan_sheets\Preliminary Plat\200078.H--stwm.dwg Aug 14, 2023 — 2:39pm

STORM SEWER SCHEDULE:

MH/CB		PIPE DIA.	P. SLOPE	PIPE	PIPE LENGTH	FROM	TO	RIM ELEV.	STR.	CASTING	BUILD	PIPE
FROM	TO	[IN.]	[%]	TYPE	[FT]	INVERT	INVERT		TYPE	TYPE	[FT]	CLASS
CB 18	CBMH 17	15	1.30	RCP	33.3	931.67	931.24	935.67	27	R-4342	4.00	0.00
CBMH 17	CBMH 16	15	1.39	RCP	416.3	931.14	925.35	935.67	28	R-4343	4.53	0.00
CBMH 16	EX STUB	18	0.33	RCP	132.6	925.25	924.81	928.24	29	R-4344	2.99	0.00
CB 38	CBMH 37	15	0.50	RCP	33.3	936.85	936.68	940.85	48	R-3067-V	4.00	0.00
CBMH 37	CBMH 36	15	0.50	RCP	128.2	936.58	935.94	940.85	48	R-3067-V	4.27	0.00
CBMH 36	CBMH 35	18	0.50	RCP	35.4	935.84	935.67	940.09	48	R-3067-V	4.25	0.00
CBMH 35	CBMH 33	18	0.40	RCP	39.4	935.57	935.41	940.01	48	R-3067-V	4.44	0.00
CB 34	CBMH 33	15	0.50	RCP	33.7	935.47	935.30	939.47	48	R-3067-V	4.00	0.00
CBMH 33	MH 30	21	0.33	RCP	129.0	935.20	934.78	939.56	48	R-3067-V	4.36	0.00
CB 32	CBMH 31	15	0.33	RCP	34.2	936.02	935.91	940.02	48	R-3067-V	4.00	0.00
CBMH 31	MH 30	18	0.50	RCP	26.4	935.81	935.67	939.98	48	R-3067-V	4.17	0.00
MH 30	CBMH 27	24	0.40	RCP	173.1	934.68	933.98	940.80	48	R-3067-V	6.12	0.00
CB 29	CBMH 27	15	0.33	RCP	33.7	934.89	934.78	938.89	48	R-3067-V	4.00	0.00
CB 28	CBMH 27	15	0.33	RCP	102.2	932.96	932.62	936.96	48	R-3067-V	4.00	0.00
CBMH 27	CBMH 26	27	0.40	RCP	149.8	932.52	931.92	938.97	48	R-3067-V	6.45	0.00
CBMH 26	CBMH 24	27	0.40	RCP	204.0	931.82	931.01	940.27	48	R-3067-V	8.45	0.00
CB 25	CBMH 24	15	0.33	RCP	34.5	935.14	935.03	939.14	48	R-3067-V	4.00	0.00
CBMH 24	CBMH 22	27	0.50	RCP	200.6	930.91	929.90	939.27	48	R-3067-V	8.36	0.00
CB 23	CBMH 22	15	0.50	RCP	34.0	934.12	933.95	938.12	48	R-3067-V	4.00	0.00
CBMH 22	CBMH 19	27	0.65	RCP	59.3	929.80	929.42	938.22	48	R-3067-V	8.42	0.00
CB 21	CBMH 20	15	0.33	RCP	117.0	932.82	932.43	936.82	48	R-3067-V	4.00	0.00
CBMH 20	CBMH 19	15	0.33	RCP	78.8	932.33	932.07	939.44	48	R-3067-V	7.11	0.00
CBMH 19	CBMH 18	30	0.50	RCP	33.7	929.32	929.15	938.62	48	R-3067-V	9.30	0.00
CBMH 18	MH 2	30	0.50	RCP	154.0	929.05	928.28	938.62	49	R-3067-V	9.57	0.00
CB 15	CBMH 14	15	1.00	RCP	34.0	936.73	936.39	940.68	2x3	R-3067-V	3.95	0.00
CBMH 14	MH 13	15	2.00	RCP	38.9	936.29	935.51	940.68	48	R-3067-V	4.39	0.00
CBMH 13	CBMH 11	21	1.20	RCP	101.3	935.41	934.20	940.54	48	R-1642	5.13	0.00
CB 12	CBMH 11	15	1.00	RCP	33.7	935.41	935.07	939.36	2x3	R-3067-V	3.95	0.00
CBMH 11	CBMH 10	21	1.50	RCP	38.9	934.10	933.51	939.45	48	R-3067-V	5.35	0.00
CBMH 10	CBMH 9	24	1.00	RCP	33.5	933.26	932.93	939.98	48	R-3067-V	6.72	0.00
CBMH 9	MH 7	33	0.70	RCP	27.5	932.43	932.24	939.95	72	R-3067-V	7.52	0.00
STUB 8	MH 7	33	0.50	RCP	40.0	928.40	928.20	940.50	-	-	12.10	0.00
MH 7	CBMH 4	36	0.70	RCP	179.1	927.95	926.70	939.88	72	R-1642	11.93	0.00
STUB 6	CBMH 4	36	0.51	RCP	245.6	925.95	924.70	943.90	-	-	17.95	0.00
STUB 5	CBMH 4	15	1.00	RCP	213.3	927.55	925.42	931.00	-	-	3.45	0.00
CBMH 4	CBMH 3	48	0.70	RCP	33.3	923.90	923.66	936.77	96	R-3067-VB	12.87	0.00
CBMH 3	MH 2	48	0.55	RCP	475.9	923.56	920.95	936.77	72	R-3067-VB	13.21	0.00
MH 2	FES 1	48	0.50	RCP	151.5	920.85	920.09	931.00	84	R-1642	10.15	0.00



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AMBER FIELDS - 13TH ADDITION

ROSEMOUNT, MN

PRELIMINARY PLAT SUBMITTAL

STORM SEWER PLAN SCHEDULE

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FOR REVIEW ONLY

CLARK WICKLUND, PE

Date: _____ License No. _____

NOT FOR CONSTRUCTION

QUALITY ASSURANCE/CONTROL

BY _____ DATE _____

DATE ISSUE

08-14-23 CITY SUBMITTAL

PROJECT TEAM DATA

DESIGNED: _____ DBR / DMS

DRAWN: _____ DBR

PROJECT NO: 220-0078.H

Drawing name: X:\2020\200078.H\plan sheets\Preliminary Plat\200078.H-land.dwg Aug 14, 2023 — 2:39pm



MITIGATION & LANDSCAPE REQUIREMENTS:

MITIGATION:	
OVERALL REQUIRED (PER PUD):	1,983 INCHES
-PROVIDED IN PREVIOUS ADDITIONS:	425 INCHES
-PROVIDED THIS ADDITION:	37.5 INCHES
REMAINING MITIGATION:	1,520.5 INCHES

SINGLE FAMILY:
1 TREE PER UNIT FRONTAGE
TOTAL SINGLE FRONT LOTS: 57
TOTAL CORNER LOTS: 8 (2 TREES PER LOT REQUIRED)
REQUIRED TREES: 73
PROVIDED TREES: 88

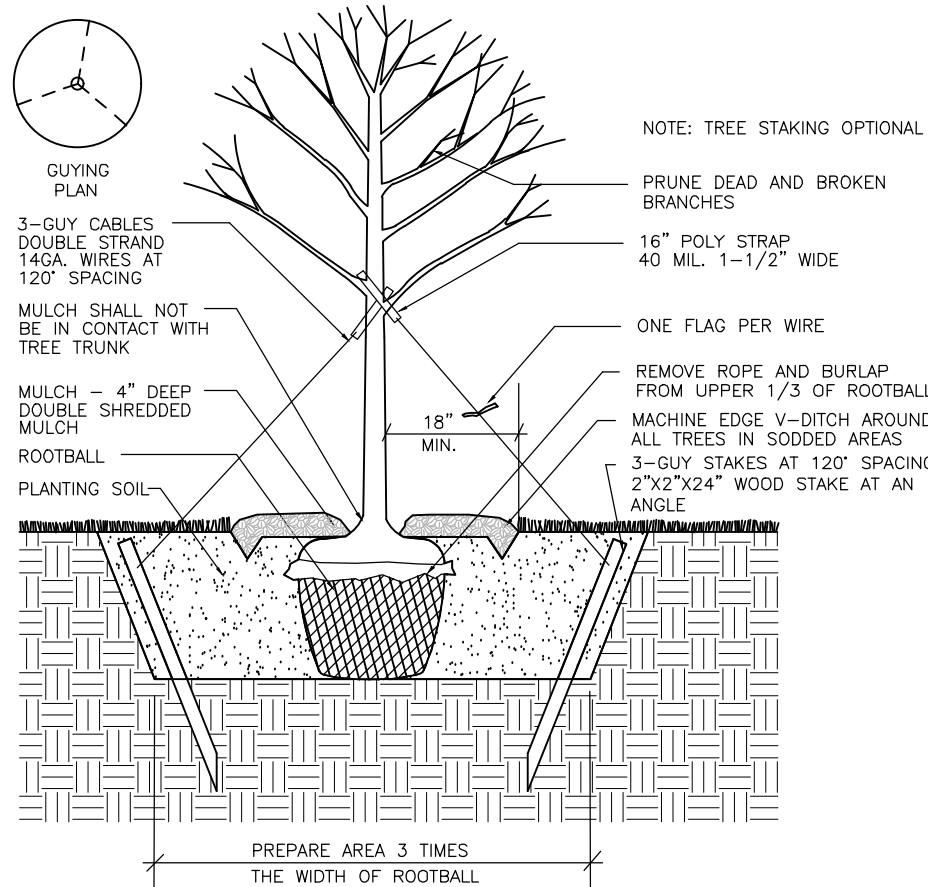
LANDSCAPE NOTES:

- 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.
- STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. HAVE OWNERS REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION.
- 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. ROCK MULCH TO BE 3-4" DEPTH BUFF LIMESTONE ROCK MULCH OVER FILTER FABRIC.
- 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.
- PLANT SOIL SHALL CONSIST OF 1:1:1, SELECT LOAMY TOPSOIL, PEAT MOSS, PIT RUN SAND.
- 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).
- ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSEYMEN.
- ALL TREE TRUNKS SHALL BE WRAPPED WITH BROWN CREPE TREE WRAP. APPLY WRAP IN NOVEMBER AND REMOVE IN APRIL.
- 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.
- MAINTAIN ALL PLANT MATERIALS, INCLUDING WATERING, UNTIL THE TIME OF ACCEPTANCE.
- COORDINATE INSTALLATION WITH GENERAL CONTRACTOR.
- STAKING AND GUYING OF TREES OPTIONAL: MAINTAIN PLUMBNESS OF TREES FOR DURATION OF WARRANTY PERIOD.
- SWEEP AND WASH ALL PAVED SURFACES AND REMOVE ALL DEBRIS RESULTING FROM LANDSCAPE OPERATIONS.
- 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.
- 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.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CITY FOR A LANDSCAPE INSTALLATION INSPECTION OF ALL PLANTINGS.

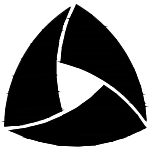
LANDSCAPE SCHEDULE:

# Single Family	KEY	COMMON NAME / SCIENTIFIC NAME	SIZE	NOTES
OVERSTORY TREES				
15	SL	American Sentry Linden <i>Tilia americana</i> 'McKsentry'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
14	AB	Autumn Blaze Maple <i>Acer x freemanii</i>	2.5" Cal. B&B	Straight Trunk, No V-Crotch
15	GM	Green Mountain Sugar Maple <i>Acer saccharum</i> 'Green Mountain'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
14	CH	Common Hackberry <i>Celtis occidentalis</i>	2.5" Cal. B&B	Straight Trunk, No V-Crotch
15	SH	Skyline Honeylocust <i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Skycole'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
15	RO	Red Oak <i>Quercus rubra</i>	2.5" Cal. B&B	Straight Trunk, No V-Crotch
88	TOTAL STREET TREES			

Note: Quantities on plan supercedes schedule in event of discrepancy



1 TREE PLANTING DETAIL
NOT TO SCALE



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M/I HOMES

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PROJECT TEAM DATA

DESIGNED: DBR / DMS

DRAWN: DBR

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17

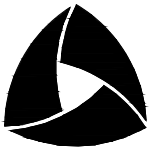
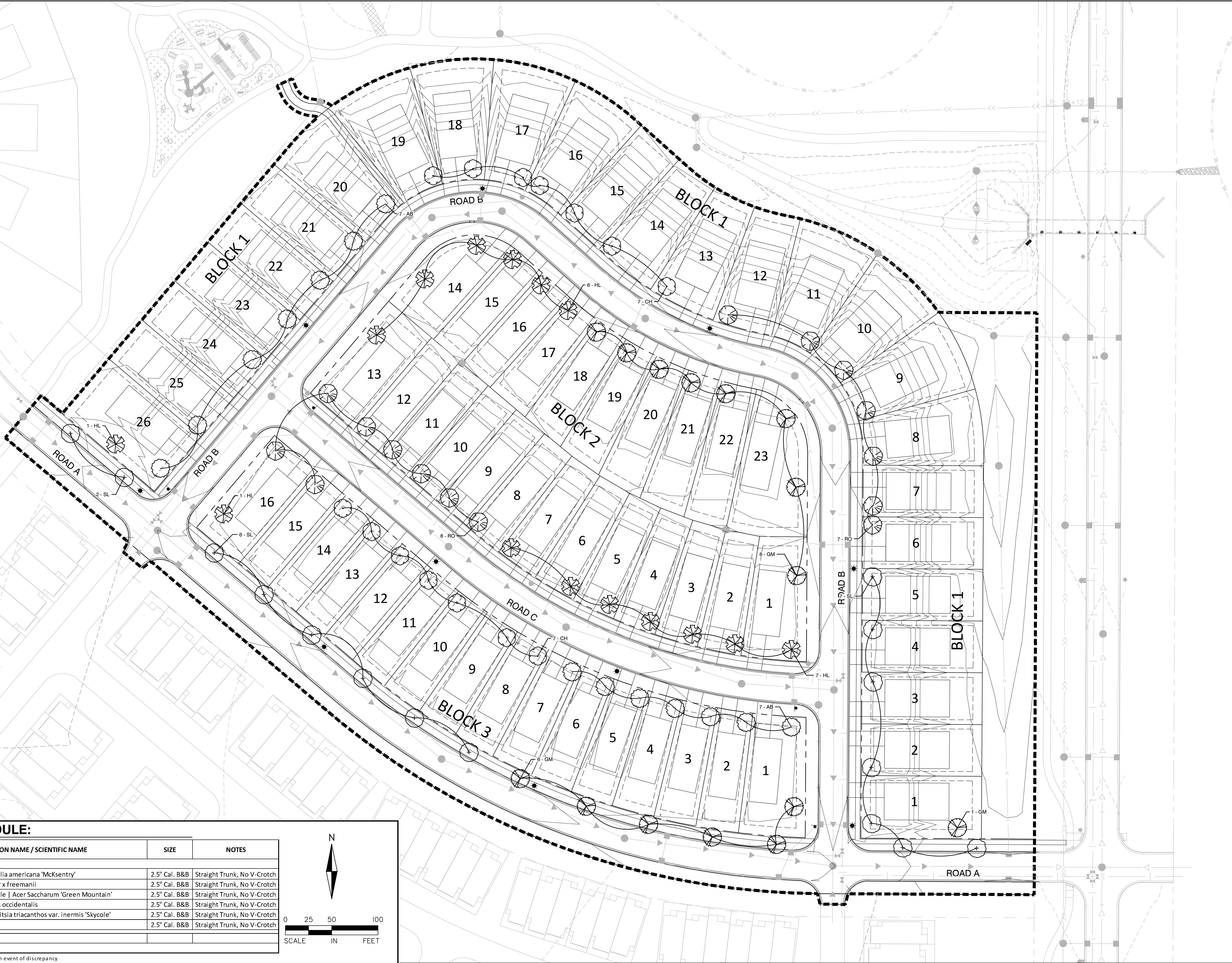
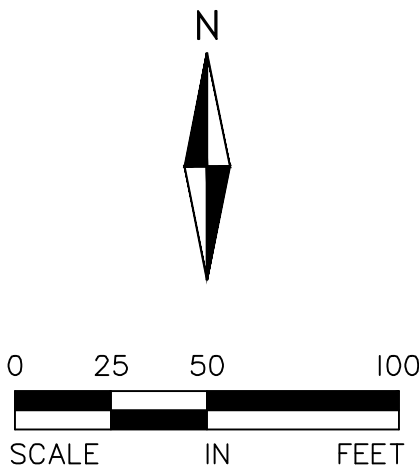
SHEET 17 of 18

Drawing name: X:\2020\200078.H\plan_sheets\Preliminary Plat\200078.H-landdwa - Aug 14, 2023 - 2:40pm

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PROJECT NO: 220-0078.H

18

SHEET 18 of 18

Memorandum

To: Brian Erickson, City Engineer
Nick Egger, Director of Public Works
Anthony Nemcek, Senior Planner
Jane Byron, Storm Water Specialist

From: Jeff Pearson, PE
Bill Alms, PE
Kendra Fallon, PE

Date: September 7, 2023

Re: Amber Fields 13th Addition Civil and Stormwater Preliminary Plan Review
WSB Project No. 023542-000

We have reviewed the documents provided by Alliant Engineering on August 14, 2023. Documents reviewed include:

- Amber Fields 13th Addition Preliminary Plat Civil Set, dated 8/14/2023
- Amber Fields 13th Addition Rational Storm Sewer Sizing Calculations; undated

It should be noted that there are outstanding comments on other previously submitted portions of the development that should be addressed.

Applicant should provide responses to each comment. I offer the following comments below.

Civil Comments:

1. General
 - a. Update street names when available.
 - b. Provide benchmark elevations on future construction plans.
 - c. Note if “existing conditions” for Akron Avenue are per plan (as opposed to constructed conditions) and update as needed through future plans.
 - d. Update City details to current 2023 version.
2. Utilities
 - a. Add the NWL/HWL information for Wetland 18-006 and Basin 3 to the grading plans for reference.
 - b. Consider adjusting sanitary alignments on all roads where needed to keep watermain alignments under pavement and avoid watermain alignment beneath storm sewer catch basins.
3. Signage and Street Lighting
 - a. Adjust streetlight location at Block 1, Lot 17/18 to Lot 19/20 to be near path connection (offset as needed to avoid storm sewer).
4. Landscape
 - a. No comments at this time

Grading, Drainage, and Erosion Control Comments:

5. General
 - a. No comments.
6. Ponds and Wetlands
 - a. Add the NWL/HWL information for Wetland 18-006 and Basin 3 to the grading plans for reference.
7. Emergency Overflow Routes:
 - a. No comments.
8. Retaining Walls:
 - a. No comments.
9. Erosion Control:
 - a. No comments.
10. Grading:
 - a. The contours should be added for the area west of the 13th Addition on the grading plans to confirm the drainage condition behind the proposed homes included in the 13th Addition.
 - b. It is recommended the low point along Road B be shifted north closer to the western lot line to shift CB 29 away from the proposed driveway.
 - c. Provide grade information for swales in open areas (minimum 2%).
 - d. Add contour labels (existing and proposed).
 - e. Contours on Block 1, Lots 19-26 do not align with property lines and do not reflect proposed path.

Stormwater Management Plan:

1. General Storm Sewer Design
 - a. Provide a catch basin drainage area map (including the area intended to drain to the proposed stubs) to confirm storm sewer sizing.
 - b. Include the pipe capacity (cfs) in the storm sewer sizing calculations to compare with the cumulative flow rate draining to the pipe.
 - c. Manholes on the deep, large diameter storm sewer are recommended to be spaced a maximum of every 300 feet for easier future maintenance. This is the recommended spacing for the 48" storm sewer run west of the 13th Addition.
 - d. It is assumed CB 18 will connect to CBMH 17; update linework on storm sewer plans.
 - e. FES 1 will require sheet piling due to the proposed pipe size; this should be included in final plat plans.
 - f. Confirm and update the casting type and structure type noted in the storm sewer schedule for structures CB 18, CBMH 17 and CBMH 16.
 - g. It is recommended MH 2 be shifted slightly away from the proposed trail.
2. Water Quantity
 - a. No comments.
3. Rate/Volume Control
 - a. No comments.
4. Freeboard
 - a. No comments.

5. Water Quality

- a. No comments.

6. Easements

- a. Easement near CBMH 27 should be updated to provide 10 feet south of the proposed storm sewer line (or structure CBMH 27 should be shifted to the lot line – see comment provided under the grading section).
- b. Provide structure and pipe depth information for the STMH at the back of Block 1, Lot 10/11 to determine if additional easement is required.

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.

Planning Commission Regular Meeting: September 26, 2023

AGENDA ITEM:	Request by Al Madina Association for a Site Plan Review	AGENDA SECTION:	PUBLIC HEARINGS
PREPARED BY:	Anthony Nemcek , Senior Planner	AGENDA NO.	6.b.
ATTACHMENTS:	Site Location, Site Aerial, Site Plan, Landscape Plan, Elevations, Exterior Material Images	APPROVED BY:	AK
RECOMMENDED ACTION: Motion to approve the site plan of the proposed place of worship for Al Madina Association, subject to the following conditions: 1. The applicant shall update the site plan to eliminate parking within the required 30' buffer yard along the western portion of the site adjacent to a residential use. 2. The landscape plan shall be updated to provide evergreens within the buffer yard along the western property line. 3. The driveway and parking areas shall be paved with an approved surface. 4. The site shall be connected to municipal sewer and water using the stubs located on the eastern property boundary. 5. The applicant shall comply with all requirements of the City Engineer and Building Official related to stormwater and drainage and incorporate any required updates prior to receiving a building permit. 6. The applicant shall provide a surety in the amount of 110% of the cost of any trees planted to be returned following one year of survival.			

BACKGROUND

The Planning Commission is being asked to review the site plan for a new building on a site that has received a conditional use permit for a place of worship. Generally, the site plan for the structure conforms to the standards within the City Code, although staff is recommending conditions that must be met prior to the issuance of a building permit. The conditions relate to the shifting of parking on the western portion of the site outside of a required 30' buffer yard, and an update to the landscape plan to provide evergreens along that same parcel boundary. Other conditions of approval are carried over from the original conditional use permit, such as connecting to municipal services and paving the parking area.

Applicant & Property Owner: Al-Madina Association
Location: 2058 Bonaire Path West
Area In Acres: 3.94 Acres
Comp. Plan Designation: Low Density Residential
Current Zoning: R1-Low Density Residential

The subject property is comprised of a single parcel containing two residential structures, two garages, and two small utility sheds. In 2022, the applicant received a conditional use permit to use the site as a place of worship. At that time, the applicant intended to convert one of the garages into an assembly space and to use the residential structures for meeting and office purposes. Converting the garage into an assembly

space was not feasible, therefore the applicant is proposing a new structure on the site to be used for that purpose. The site is currently served with a private well and septic system, and the site will be connected to the stubs that enter the site from the east. Meeting this requirement by connecting to the sewer and water stubs at the property line is included as a condition of approval.

SITE PLAN REVIEW

Legal Authority. Site Plan Reviews are quasi-judicial decisions by the Planning Commission. In such cases, the City is acting as a judge to determine if the regulations within the Comprehensive Plan, Zoning Ordinance and Subdivision Ordinance are being followed. Generally, if the application meets these requirements, it must be approved. The purpose of a site plan review is to evaluate each project as it relates to the performance and site design standards of the zoning ordinance. Site plan approval is required for all commercial, industrial, institutional, and multi-family development projects. Site Plan Reviews are the sole purview of the Planning Commission. Therefore, unless the Planning Commission denies the request and an appeal is made to the City Council, no action by the Council is required.

Land Use and Zoning

The site is zoned for LDR-Low Density Residential uses and is within the R1-Low Density Residential zoning district. A church or place of worship is specifically called out as a conditional use in the district.

The applicant received approval of a conditional use permit to use the subject property as a place of worship in 2022. The zoning ordinance requires a minimum 30' buffer yard from the adjacent residential use to the west of the site, which is met by the building. The code does not allow any structures, parking, offstreet loading or storage in that area. Staff has included a condition that the site plan be updated to remove the parking from that site and construct it along the east side of the entry drive where proof of parking is shown. Staff has discussed this with the applicant, who will also be providing a row of evergreens along that property boundary to add to the screening provided by the existing vegetation in that area.

Category	Required	Al Madina
Min. Front Yard Setback	30 feet	>30 feet
Min. Side Yard Setback	30 feet (principal structures) 30 feet (parking)	44 feet (principal structures) 22' feet (parking)
Min. Rear Yard Setback	10 feet	319 feet

Streets and Access

The site has historically been a residential use, with access made into the site via a gravel driveway from Bonaire Path. The applicant has provided a site plan that incorporates comments from engineering and building staff to widen the existing driveway to 22' and to incorporate a turnaround to accommodate emergency apparatus.

Parking

The applicant's plans show an occupancy of 248 people. When calculated with the Code requirement of 1 stall per 3 people, a minimum of 83 stalls are required. The applicant does not anticipate a need for much parking on the site, both based on that anticipated number of worshipers and the number of worshipers that would be able to fit in the assembly space. The applicant's plan shows an initial 17 parking stalls being constructed with the building, two of which are handicap stalls. The reflects an anticipated 51 worshipers. The applicant has provided a proof of parking showing a total of 102 parking stalls being able to fit on the site. The nearest street parking is over 550 feet from the subject property; therefore, the applicant will need to plan for the installation of the additional parking as the number of worshipers increases to the point the parking to be built on the site cannot accommodate them.

Building Massing and Materials

The applicant's elevations show a design that generally meets the requirements for building massing through the use of vertical elements of differing materials above and below the windows. The applicant is also proposing the use of fiber cement siding on much of the building while using control joints to mimic a natural stone appearance to meet the intent of the ordinance. Other materials include rock face finishing on the foundation areas on all sides that would otherwise be cement. Staff has included images of the paneling material with the elevations to provide context.

Landscaping

The site features many mature trees that would remain following development of the proposed building and parking lot area, and the rear or southern portion of the site is heavily wooded. Existing trees that are retained count toward the required planting. Based on caliper inches, the site exceeds the minimum requirement of 53 2.5" trees. The applicant's plan also shows a total of 41 shrubs planted around the building. This exceeds the code requirement of 25 foundation plantings based on a building perimeter of 250 feet (1 foundation planting per 10 linear feet).

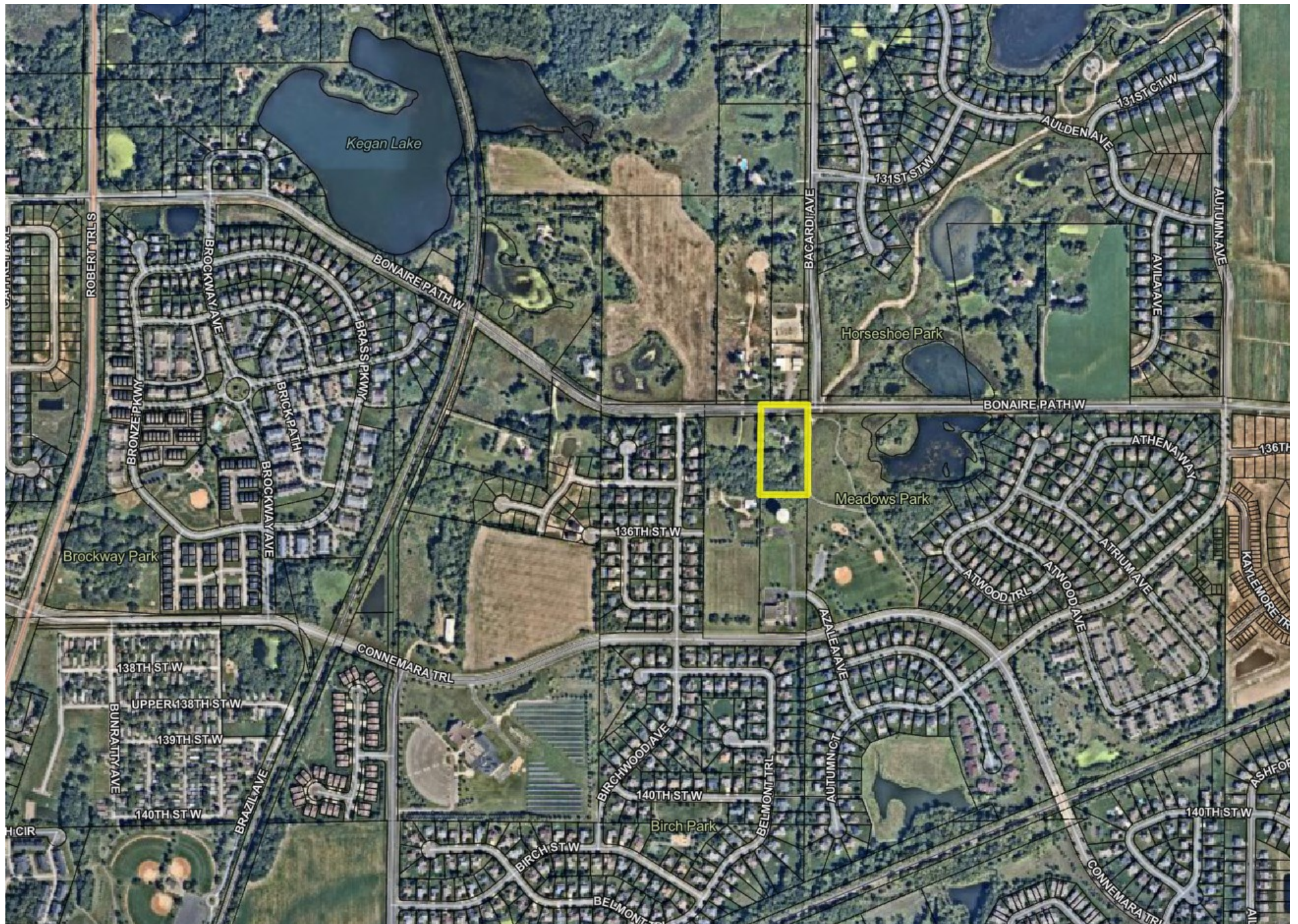
Utilities

The site has been historically served by well and septic, but the City's inspectors have determined that the septic system is failing. Because municipal services are available at the site, the applicant will need to connect to them as a part of the project. If the property were to ever be redeveloped, the sizes of lines traversing the site may need to be changed.

A civil and stormwater/drainage plans were reviewed as part of the prior CUP application, and the updated plans are being reviewed by staff currently. A condition requiring conformance with engineering requirements is included in the recommended action.

RECOMMENDATION

Staff is recommending approval of the site plan, subject to conditions that would bring the plan into conformance. These are related to eliminating parking within the 30' buffer yard along the western portion of the site and to provide evergreens to augment the existing vegetation along the applicant's side of the western parcel boundary. Staff is also recommending conditions related to the connection to City services and the paving the parking areas.





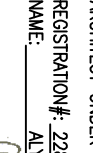


El-Nagdy
Architects

3632 HARDING ST. NE
MINNEAPOLIS, MN 55418
PHONE(612)4510297

consultants

project number 09062022
date 09/01/2023
drawn by E.N.
checked by E.N.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A duly LICENSED ARCHITECT UNDER THE LAWS OF MINNESOTA.
NAME: ELI NAGDY
REGISTRATION#: 22887
SIGNATURE: 
DATE: 09/07/2023

certification

revisions

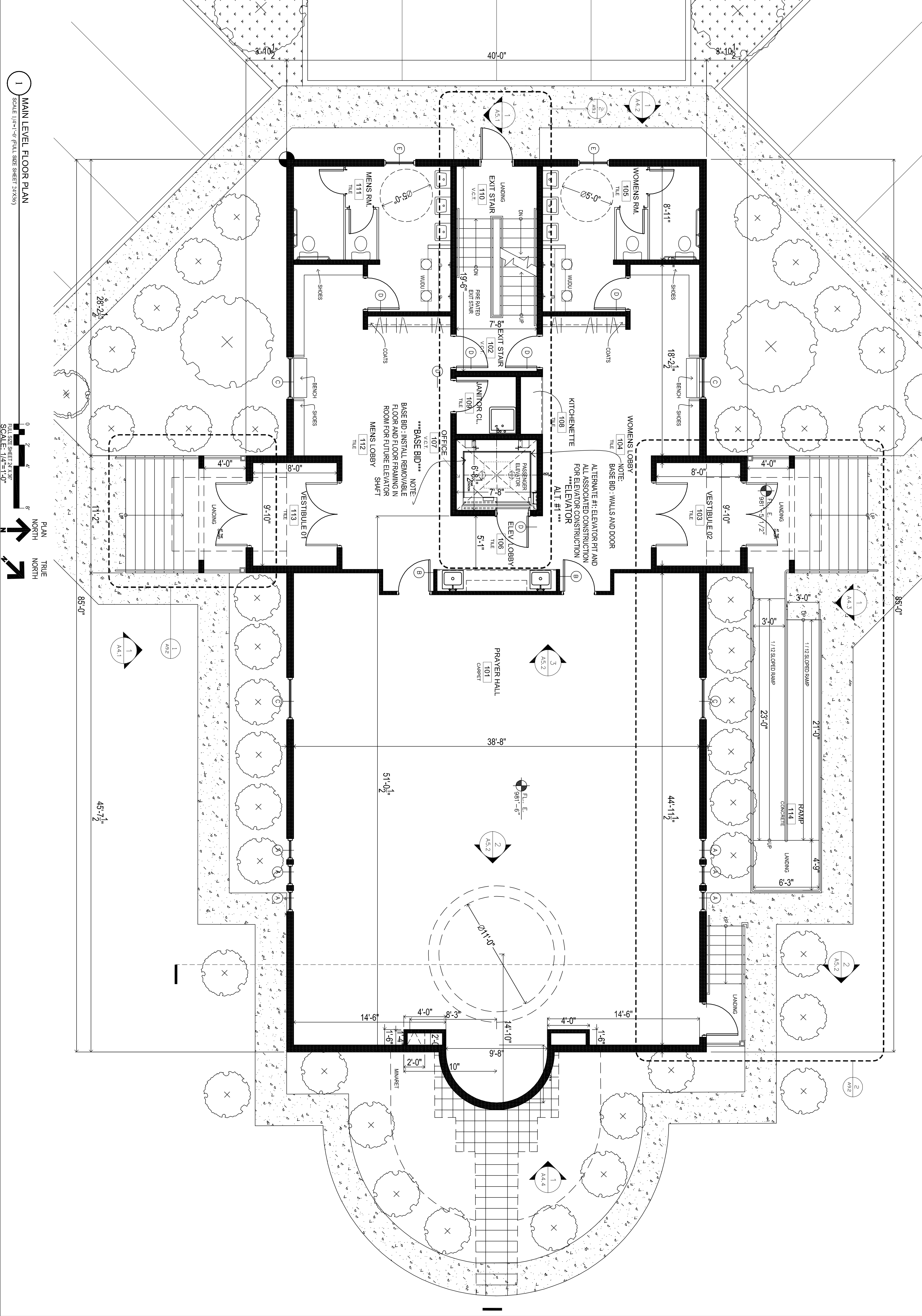
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2	ISSUED FOR PERMIT
3	
4	

project title

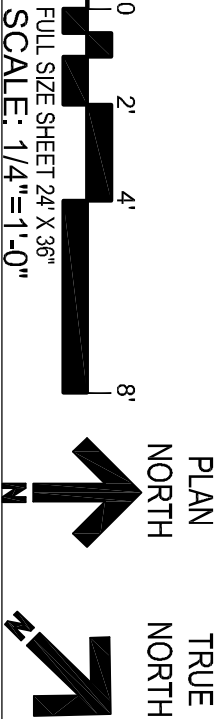
AL-MADINA
ASSOCIATION
2058 BONAIRE
PATH W/
ROSEMOUNT
MN. 55068

MAIN LEVEL
FLOOR
PLAN

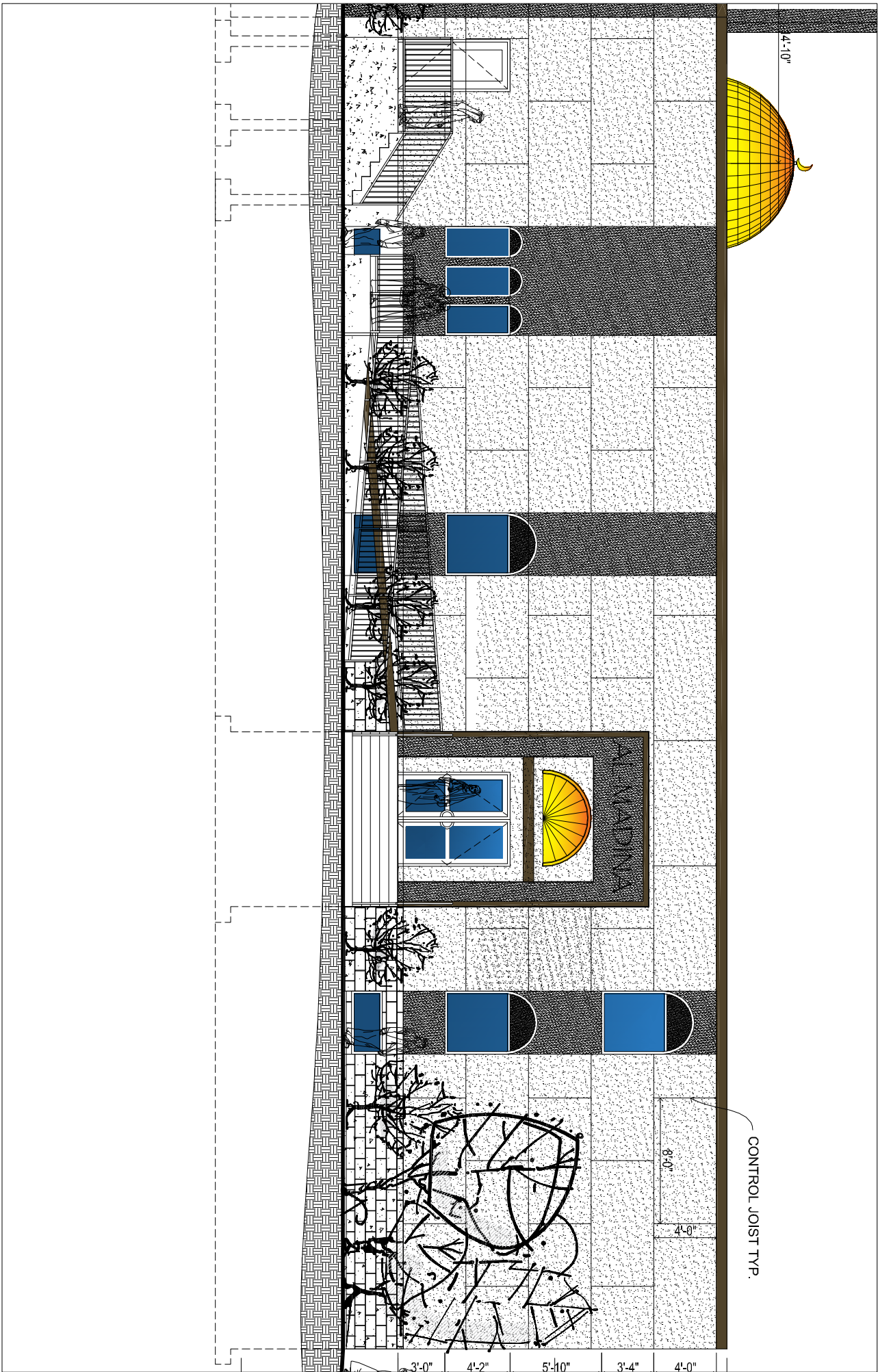
Issued For Permit



1 MAIN LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0" (FULL SIZE SHEET 24X36)



A2.1



consultants

project number 09083022
date 09/01/2023
drawn by ZBB
checked by AE

I, LEGARY GREGORY, STATE THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND ARCHITECT UNDER THE LAWS OF MINNESOTA.
NAME: ALEKSIYA ELNAGDY
REGISTRATION# 22887
SIGNATURE *A. El-Nagdy*
DATE 09/07/2023

certification

revisions

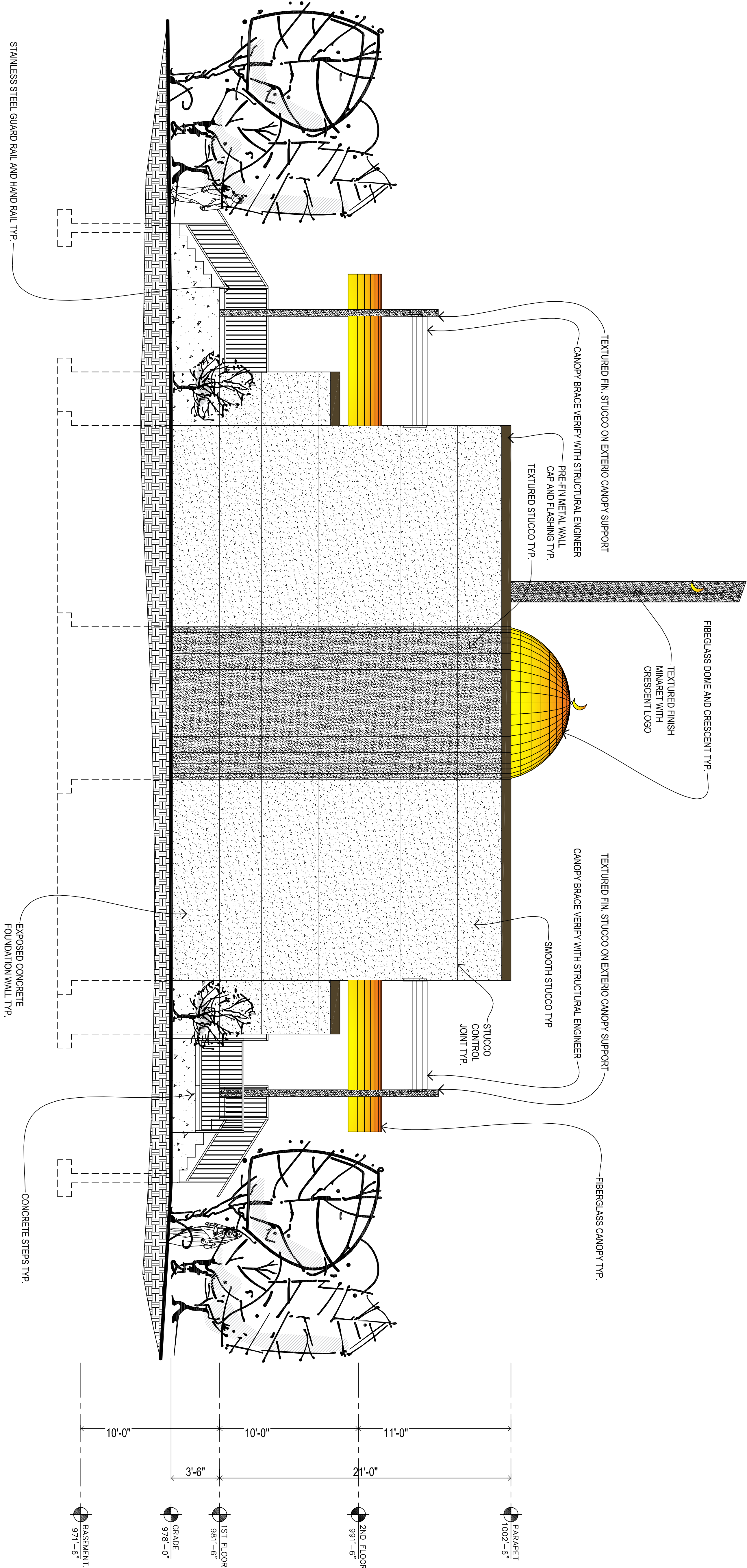
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1	2023.06.09
2	INSIDE FOR PERMIT
3	
4	

project title

AL-MADINA ASSOCIATION
2058 BONAIRE PATH W.
ROSEMOUNT MN. 55068

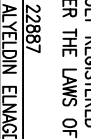
EAST EXTERIOR ELEVATION

Issued For Permit



consultants

Project: 0006022
Issue: 08/01/2023
Drawn by: EAE
Checked by: JE

I HEREBY CERTIFY THAT THIS PLAN
SUBMITTED FOR PERMITTING PURPOSES
BY THE FIRM HAS BEEN PREPARED BY
ME OR UNDER MY DIRECT SUPERVISION AND
TO THE BEST OF MY KNOWLEDGE AND
BELIEF IT COMES INTO COMPLIANCE WITH
ALL CITY, STATE AND FEDERAL REQUIREMENTS.
NAME: ALEKH ELNAGDY
SIGNATURE: 
DATE: 08/07/2023

certification

revisions

#	Date:
1	2023-08-07
2	INSULATED TYP. PERMIT
3	
4	

project title

AL-MADINA
ASSOCIATION
2058 BONAIRE
PATH W.
ROSEMOUNT
MN. 55068

WEST

EXTERIOR
ELEVATION

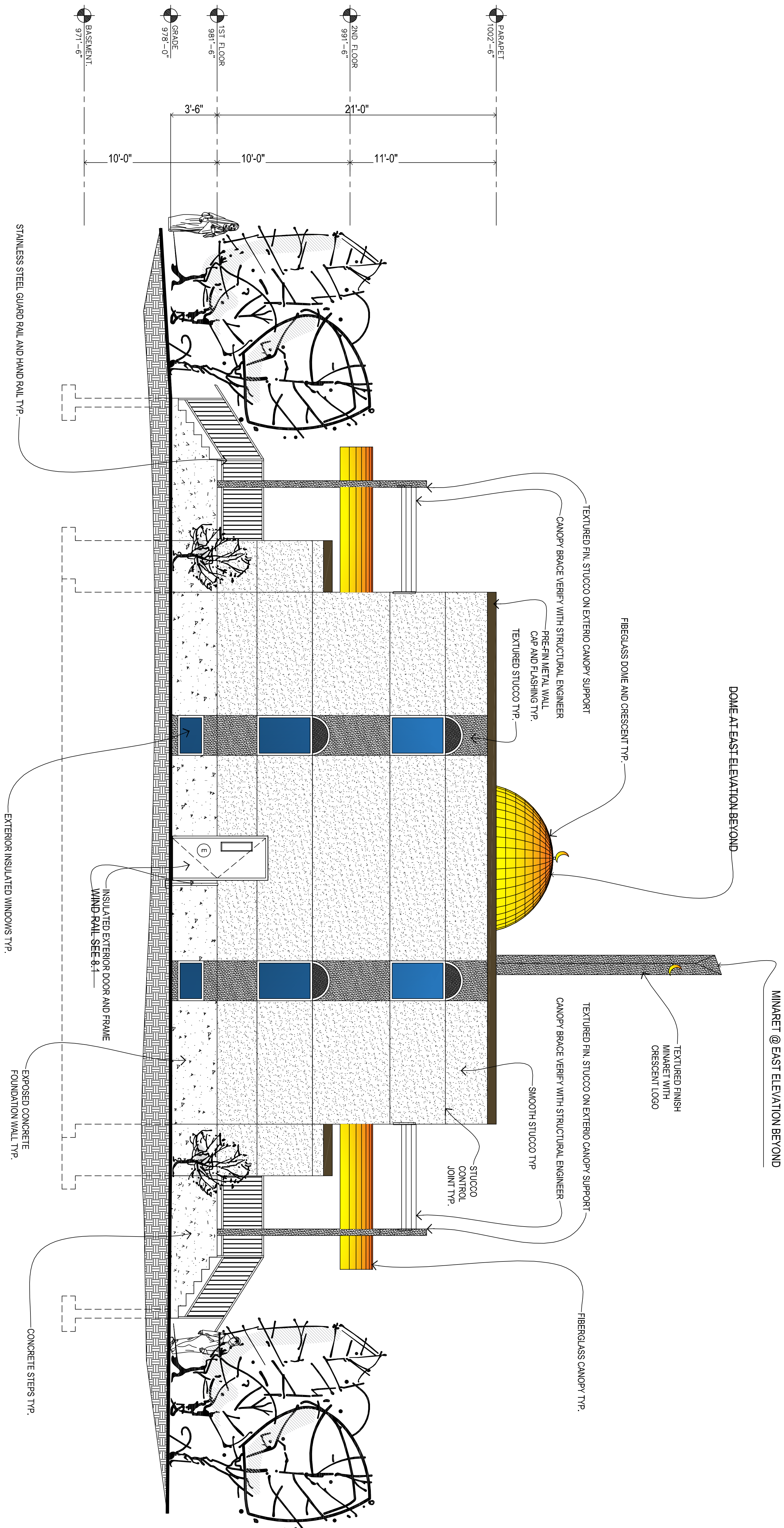
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A4.2

1 WEST EXTERIOR ELEVATION

SCALE: 1/4"=1'-0" (FULL SIZE SHEET 24X36)

0 2 4 8'
FULL SIZE SHEET 24X36
SCALE: 1/4"=1'-0"

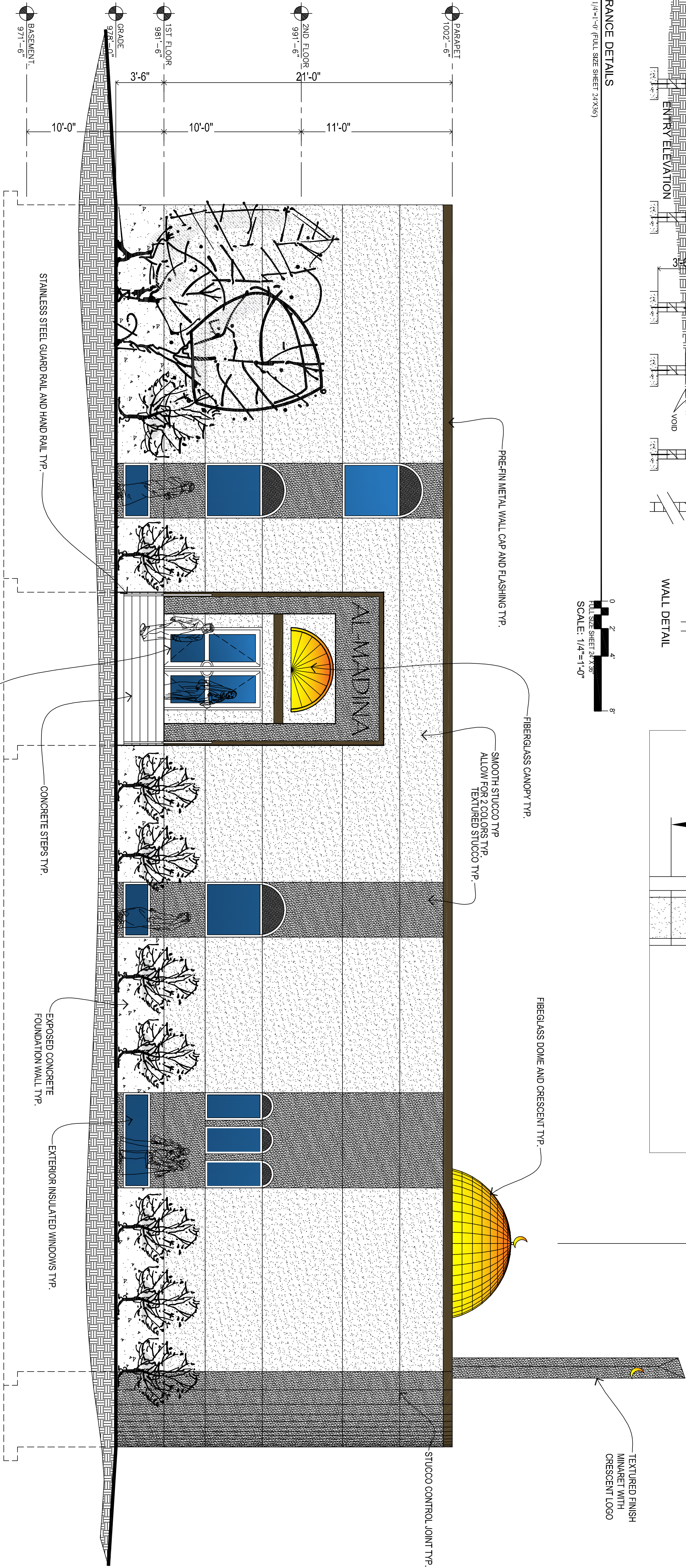


SCALE 1/4"=1'-0" (FULL SIZE SHEET 24"X36")

0' 2' 4' 8'

FULL SIZE SHEET 24" X 36"

SCALE: 1/4"=1'-0"



SCALE 1/4"=1'-0" (FULL SIZE SHEET 24"X36")

0 2' 4' 8'

FULL SIZE SHEET 24" X 36"

SCALE: 1/4"=1'-0"





