



AGENDA

Planning Commission Regular Meeting

Tuesday, November 28, 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 October 24, 2023 Regular Meeting
 - b. Request by US Home, LLC, for Approval of the Talamore 4th Addition Final Plat
- 5. OLD BUSINESS**
- 6. PUBLIC HEARINGS**
 - a. Request by CA Gear for approval of Rezoning, a Major Amendment to the Custom Apparel Planned Unit Development Agreement, and a Conditional Use Permit to construct a 7,400 square foot addition onto the existing sportswear manufacturing and athletic training facility.
 - b. Request by Jimnist, LLC., for Preliminary and Final Plat approval and PUD Final Site and Building Plan approval.
- 7. NEW BUSINESS**
- 8. DISCUSSION**
- 9. ADJOURNMENT**

**ROSEMOUNT PLANNING COMMISSION
REGULAR MEETING PROCEEDINGS
OCTOBER 24, 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, October 24, 2023, at 6:30 PM. in Rosemount Council Chambers, 2875 145th Street West.

Chair Kenninger called the meeting to order with Commissioners Powell, Whitman, Rivera, Reed, Hebert, and Thiagarajan.

Staff present included the following; Community Development Director Kienberger, Planner Hogan, and Community Development Technician Grant.

The Pledge of Allegiance was said.

ADDITIONS TO AGENDA

None.

AUDIENCE INPUT

None.

CONSENT AGENDA

Commissioner Whitman requested an amendment to the September 26, 2023 Minutes to remove the last sentence in paragraph 3, page 4. Commissioner Whitman requested item 4b. be pulled from the Consent Agenda for further discussion and clarification.

Motion by Kenninger Second by Powell

Motion to approve the Consent Agenda

Ayes: 6.

Nays: None. Motion Carried.

- a. Minutes of the Sep. 26, 2023 Regular Meeting
- b. Request by SKB Environmental for approval of the SKB ROSEMOUNT 2nd Addition Final Plat

Commissioner Whitman asked if the 2018 Planned Unit Development (PUD) agreement that covers the development of the site is still in place and governs the matter of SKB's Final Plat application. Planner Hogan answered that the PUD area is the land west of the final plat area, thus not including the applicable area. Planner Hogan stated that the city attorney has not gotten back yet in regards to the PUD agreement and SKB's final plat application. Planner Hogan said that when SKB comes back for a site plan review for future construction of buildings on the northern end of the site, that area will be looked

further into in relation to the PUD agreement.

Chair Kenninger asked if the item will be moved to City Council. Community Development Director Kienberger clarified that it will be moved up to City Council for approval at the second regular meeting of the City Council the following month. That City Council meeting date will be November 21st, 2023 for final approval of SKB's application.

Motion by Powell Second by Reed

Motion to recommend the City Council approve the Final Plat for SKB 2nd Addition subject to the following conditions:

1. Approval of a subdivision agreement.
2. Payment of cash-in-lieu of land dedication in the amount of \$280,000.
3. The park dedication requirement for Outlot A shall be met with the development of that parcel.
4. The plat shall be updated to include a thirty foot wide trail easement along the southern boundary of the plat area.
5. Site development shall conform to all requirements of the City Engineer included in the attached memorandum dated May 10, 2022.
6. Submittal of a landscaping surety will be a condition of approval of any future site plan review.

Ayes: 7.

Nays: None. Motion Carried.

OLD BUSINESS

PUBLIC HEARINGS

NEW BUSINESS

None.

DISCUSSION

Community Development Director Kienberger made known the release of Rosemount's fall newsletter sent out to residents, which touches on the path of development and planning processes within the City of Rosemount. Residents are welcome and encouraged to reach out to staff with any questions or concerns. Commissioner Reed expressed that the newsletter was done really well and would be helpful for residents.

Chair Kenninger noted that the 2024 calendar will be sent to commissioners for review by Planner Hogan or Community Development Technician Grant. Chair Kenninger reminded commissioners of the next meetings on Tuesday, November 28th, Monday, December 18th, and Tuesday, January 23rd of 2024.

ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 6:39 p.m.

Respectfully submitted,

Alysha Grant
Community Development Technician

Planning Commission Regular Meeting: November 28, 2023

AGENDA ITEM:	Request by US Home, LLC, for Approval of the Talamore 4th Addition Final Plat	AGENDA SECTION:	CONSENT AGENDA
PREPARED BY:	Julia Hogan, Planner	AGENDA NO.	4.b.
ATTACHMENTS:	Site Location, Final Plat, Grading Plan, Utility Plan, Landscape Plan, Engineer's Memo Dated November 20, 2023, Stormwater Review Memo Dated November 16, 2023, Parks and Recreation Director's Memo Dated November 17, 2023	APPROVED BY:	AK
RECOMMENDED ACTION: Motion to recommend the City Council approve the Final Plat for Talamore 4th Addition, subject to the following conditions: a. Execution of a Subdivision Agreement. b. Adherence with conditions of the Preliminary Plat and Master Development Plan approvals. c. Compliance with the conditions and standards within the City Engineer's Memorandum dated November 20, 2023 and associated Stormwater Review Memorandum dated November 16, 2023. d. Drainage and utility easements with storm sewer infrastructure, except ponding or infiltration areas, 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. e. Compliance with the conditions and standards within the Park and Recreation Director's Memorandum dated November 17, 2023 f. Payment of all applicable fees including GIS, Park Dedication and other fees identified in the current fee schedule. g. Provision of \$22,440 for Landscaping Surety. h. Incorporation of any easements necessary to accommodate drainage, ponding, streets, and utilities.			

BACKGROUND

Applicant:	U.S. Home, LLC (dba Lennar)
Location:	North of County Road 42 and .5 mile east of Akron Avenue
Gross Area:	64.248 Acres
Net Area:	Approx. 14 Acres
Proposed Lots:	54 lots (38 single family lots and 16 townhome lots)

Net Density:	3.8 Units/Acre
Existing Comp Plan Designation:	LDR - Low Density Residential and MDR - Medium Density Residential
Existing Zoning:	R1 PUD - Low Density Residential Planned Unit Development R3 PUD - Medium Density Residential Planned Unit Development

BACKGROUND

The Planning Commission reviewed the Preliminary Plat and Planned Unit Development Master Development Plan with Rezoning of the site at its meeting in November 2021, where the Commission recommended approval of the request. The City Council subsequently followed the Planning Commission's recommendation and approved the proposed development, the name of which was not final at that time. In order for the applicant to acquire the property, Talamore's 1st Addition was essentially a lot split. Talamore 2nd Addition was the first subdivision of the development area into buildable lots, and was approved by the City Council in July 2022 with Talamore 3rd Addition being the second phase of the development, approved by the City Council in April 2023. Talamore 4th Addition will be the final phase of the Talamore Development.

Talamore is a mixed residential development containing a combination of 139 traditional and smaller lot single family homes as well as 86 townhomes. The townhomes are located near the southeast portion of the development along the extension of Connemara Trail, which is essentially the southern boundary of the site. Talamore 2nd Addition contains a total of 88 lots which consists of 52 single-family lots and 36 townhome lots as well as an outlot area for a public park. Talamore 3rd Addition contains a total of 83 lots consisting of 49 single family lots and 34 townhome lots. Talamore 4th Addition will contain a total of 54 lots which will consist of 38 single-family lots and 16 townhome lots. Staff finds the proposed Talamore 4th Addition final plat consistent with the preliminary plat approved by City Council, and is recommending approval.

ISSUE ANALYSIS

Legal Authority

The Final Plat application is Quasi-Judicial in nature 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 subject property is guided LDR-Low Density Residential and MDR-Medium Density Residential, and it is zoned R1 PUD – Low Density Residential Planned Unit Development and R3 PUD – Medium Density Residential Planned Unit Development. Therefore, the subject property is subject to all the standards of the R1-Low Density Residential and R3 – Medium Density Residential as well as the standards contained within the PUD. The Talamore PUD contained several deviations from the base standards of the two zoning districts, including the following:

1. **Section 11-2-15 F. Single Family Detached Dwelling Garage Requirements:** The home designs do not need to include an option for a third garage stall.
2. **Section 11-2-8 A. Single Family Attached Dwellings and Townhome Requirements and Standards:** The maximum number of units per building adjacent to single-family districts from 4 to 6.
3. **Section 11-4-5 F. 1. R-1 Minimum Lot Area:** Reduce the minimum lot area from 10,000 to 5,842 square feet.
4. **Section 11-4-5 F. 2. R-1 Minimum Lot Width:** Reduce the minimum lot width to forty-five (45) feet.
5. **Section 11-4-5 F. 4. R-1 Minimum Front Yard Setback:** Reduce the front yard setback to twenty-five (25) feet.
6. **Section 11-4-5 F. 5. R-1 Minimum Side Yard Setback:** Reduce the side yard setback to seven and one half (7.5) feet.
7. **Section 11-4-5 F. 9. R-1 Maximum Lot Coverage:** Increase the maximum lot coverage to forty-five percent (45%) for lots less than 9,750 square feet in area and thirty-five percent (35%) for lots more than 9,750 square feet in area.

The following table shows a comparison of the standards contained within the City Code with those of the Talamore Planned Unit Development Agreement.

Comparison of Lot Requirements and Standards		
Category	Standard R-1 Zoning	Talamore
Min. Lot Size	10,000 sq. ft.	5,842 sq. ft.
Min. Lot Width	80 ft.	45 ft.
Min. Front Yard Setback	30 ft.	25 ft.
Min. Side Yard Setback	10 ft.	7.5 ft.
Min. Rear Yard Setback	30 ft.	30 ft.
Max. Lot Coverage	30%	35% to 45%

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 Dunmore Farms (now Talamore) Preliminary Plat was approved by City Council on December 21, 2021 consisting of 139 single-family lots and 86 townhomes. Talamore 1st Addition was approved in May 2022 and consisted of dividing the land into two separate parcels for future platting of the lots. Talamore 2nd Addition was approved in July 2022 and consisted of 88 lots, 52 single-family and 36 townhome lots and Talamore 3rd Addition was approved in April 2023 and consisted of 83 lots, 49 single-family and 34 townhome lots.

The current application proposes to plat 38 single-family lots and 16 townhome lots for this fourth and final phase of the Talamore development. Staff finds that the final plat is consistent with the preliminary plat and meets the requirements of the Zoning Ordinance.

Parks and Open Space

The Rosemount Parks and Recreation Department reviewed the proposed final plat and is recommending cash-in-lieu of land for the proposed 54 lots. Talamore 2nd Addition was required to provide both land dedication and as well as cash-in-lieu of land. The city recommended land be dedicated for a public park within the development, which was reflected on the approved final plat. The cash-in-lieu of land for Talamore 4th Addition totals \$174,800 (38 units x \$3,400 and 16 units x \$2,850). The Rosemount Parks and Recreation Director has provided a memorandum, which is attached, containing the breakdown of how that amount is calculated.

Landscaping

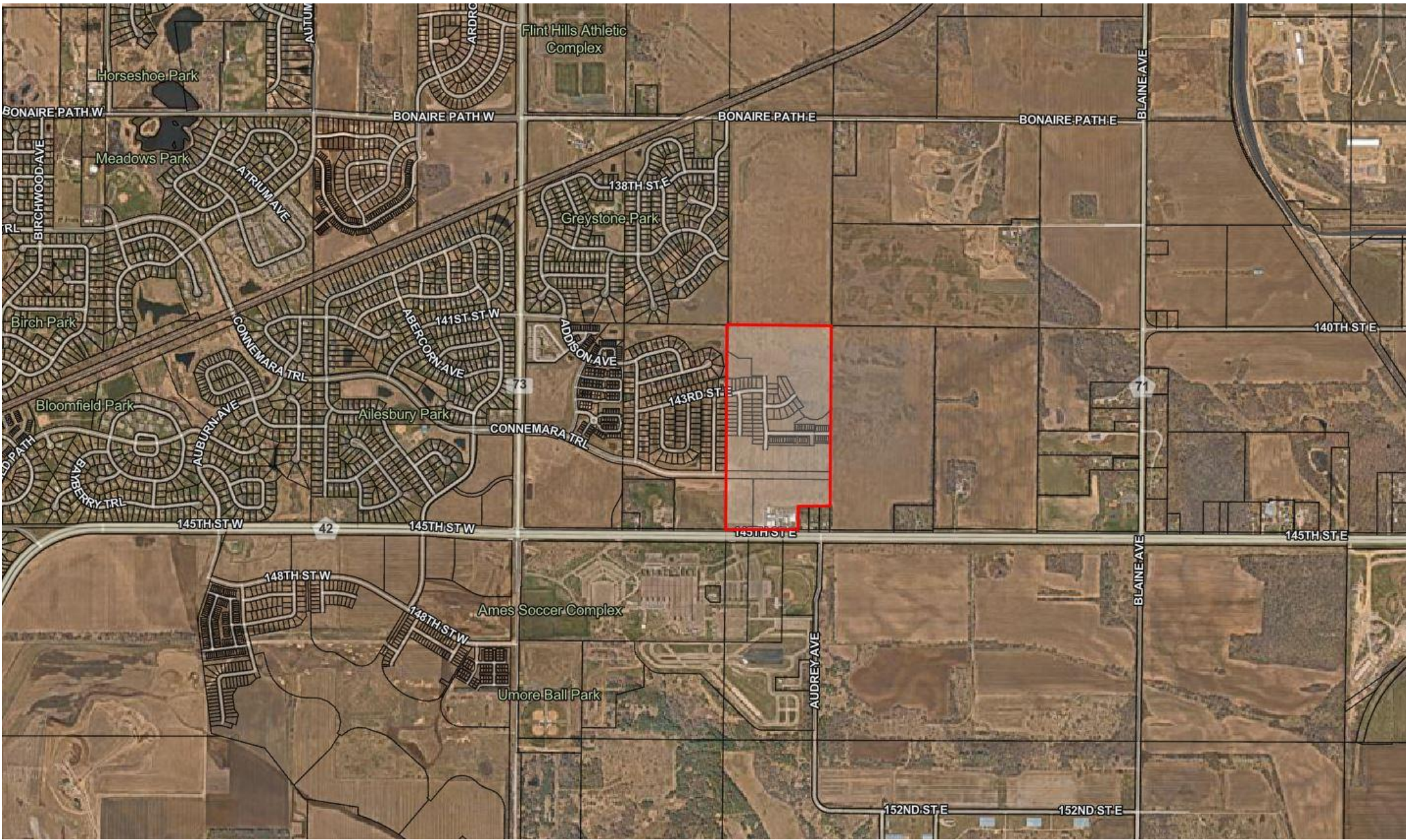
Talamore 4th Addition contains 68 trees placed along the street in the front of the single-family lots and townhomes. Additional trees will be planted within the common areas of the townhome neighborhood as well as along Connemara Trail. That amounts to \$22,440 (68 x \$300 plus 10%) and provision of the surety is listed as a condition of approval in the recommended action.

Engineering

Street and utility access to the site come from the Emerald Isle development located west of the Talamore Development. This Addition will contain an extension of Connemara Trail and 4-5 local and private residential street segments. The Assistant City Engineer has reviewed the proposed final plat and has provided comments on the submitted sanitary sewer and watermain construction plans, streets and storm sewer plans and surface water management. The memorandum dated November 20, 2023, and associated stormwater review memo dated November 16, 2023 are attached.

RECOMMENDATION

Staff finds that the proposed Talamore 4th Addition Final Plat is consistent with the Preliminary Plat approved for this development, and is recommending approval of the request.



TALAMORE 4TH ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That *DRP MN 1, LLC*, a Delaware limited liability company, owner of the following described property:

Outlot A, Outlot B, Outlot D and Outlot E, TALAMORE 3RD ADDITION, according to the recorded plat thereof, Dakota County, Minnesota

Has caused the same to be surveyed and platted as **TALAMORE 4TH ADDITION** and does hereby donate and 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 *DRP MN 1, LLC*, a Delaware limited liability company, has caused these presents to be signed by its proper officers this _____ day of _____, 20_____.

DRP MN 1, LLC

By _____

Its _____

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____, by _____, the _____ of *DRP MN 1, LLC*, a Delaware limited liability company, on behalf of the company.

(Signature)

(Name Printed)

Notary Public, _____

My Commission Expires _____

I, Chris Ambourn, 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_____.

Chris Ambourn, Licensed Land Surveyor
Minnesota License No. 43055

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on _____ by Chris Ambourn, Land Surveyor, Minnesota License No. 43055

(Signature)

(Name Printed)

Notary Public, _____

My Commission Expires _____

CITY COUNCIL, CITY OF ROSEMOUNT, STATE OF 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.

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_____.

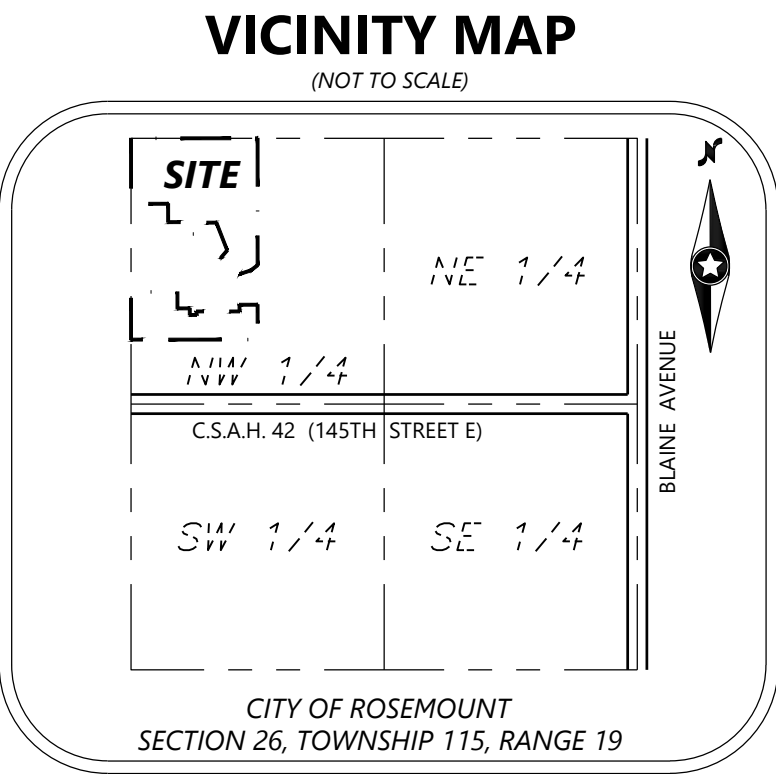
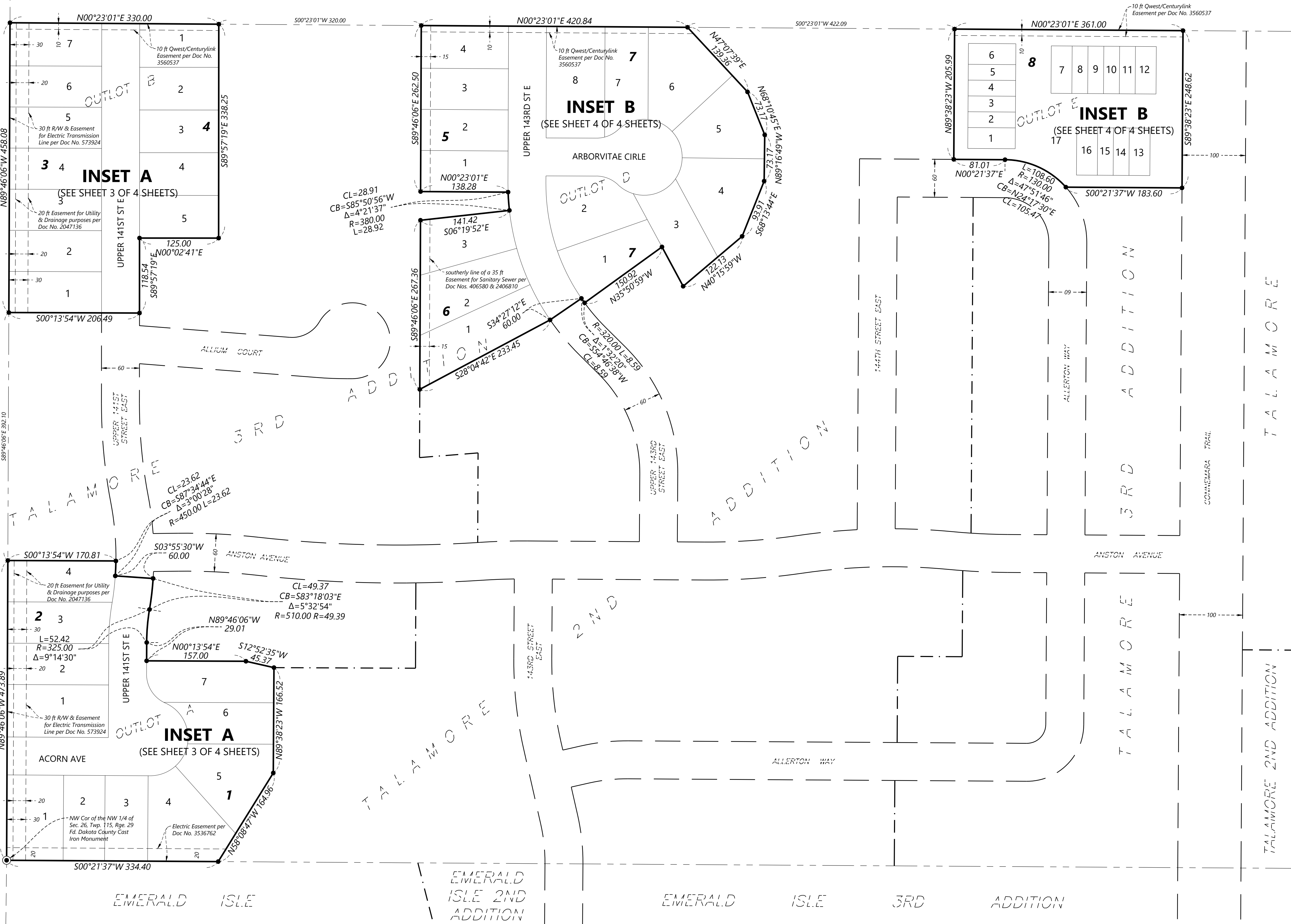
_____, Director
Amy A. Koethe, Department of Property Taxation and Records

COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

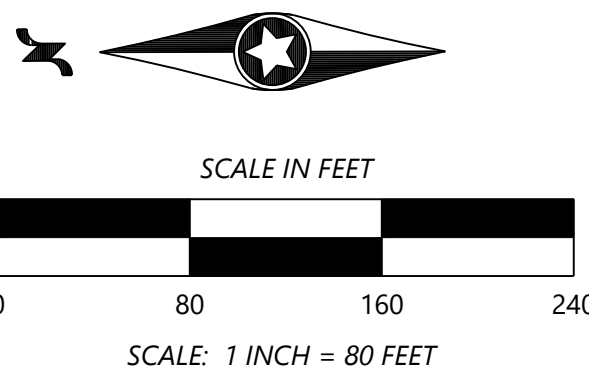
I hereby certify that this plat of **TALAMORE 4TH ADDITION** was filed in the office of the County Recorder for public record on this _____ day of _____, 20_____, at _____ o'clock _____M., and was duly filed in Book _____ of Plats, Page _____, as Document Number _____.

Amy A. Koethe, County Recorder

TALAMORE 4TH ADDITION



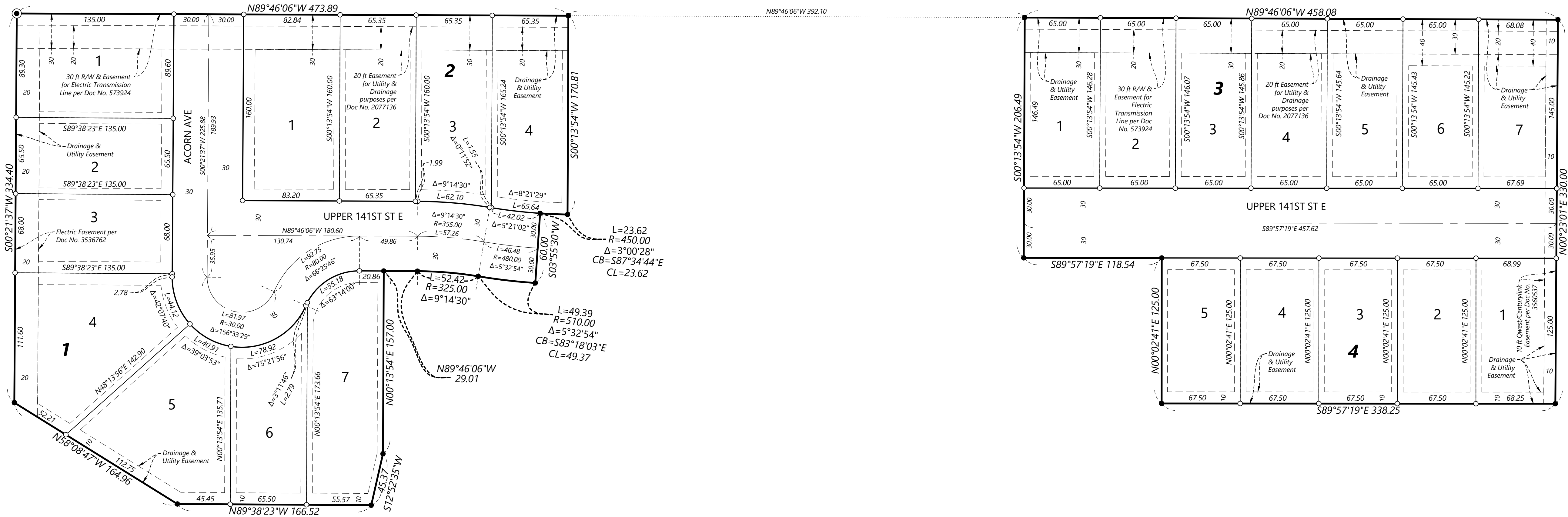
- SET 1/2" BY 14" IRON PIPE WITH CAP #43055
 - FOUND MONUMENT WITH CAP #43055 OR AS NOTED ON PLAT
- THE NORTH LINE OF OUTLOT C, TALAMORE 2ND ADDITION, IS ASSUMED TO BEAR N 89°46'06" W



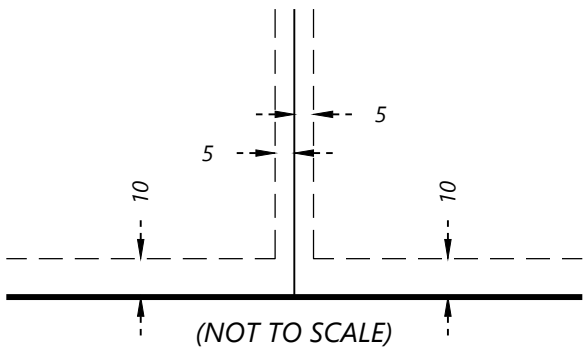
TALAMORE 4TH ADDITION

INSET A

(FROM SHEET 2 OF 4 SHEETS)



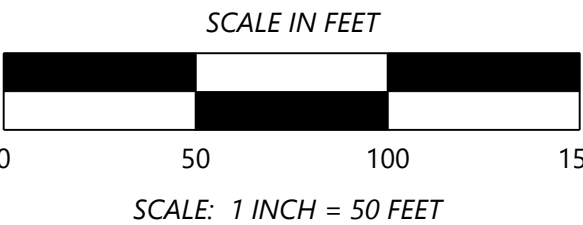
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING RIGHT-OF-WAY LINES AS SHOWN ON THE PLAT

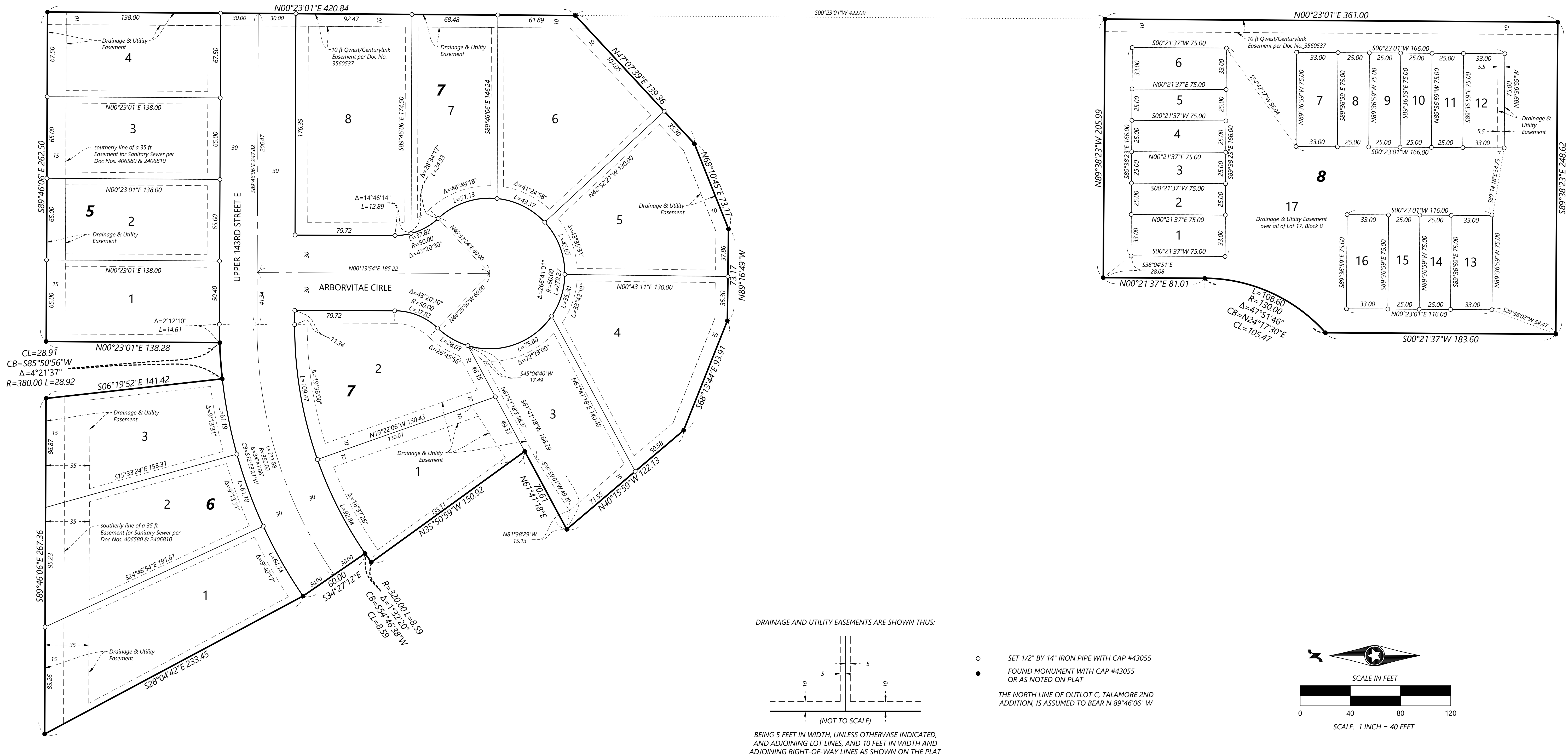
- SET 1/2" BY 14" IRON PIPE WITH CAP #43055
- FOUND MONUMENT WITH CAP #43055 OR AS NOTED ON PLAT

THE NORTH LINE OF OUTLOT C, TALAMORE 2ND ADDITION, IS ASSUMED TO BEAR N 89°46'06" W



TALAMORE 4TH ADDITION

INSET B
(FROM SHEET 2 OF 4 SHEETS)



PROJECT NUMBER: 0033415.04
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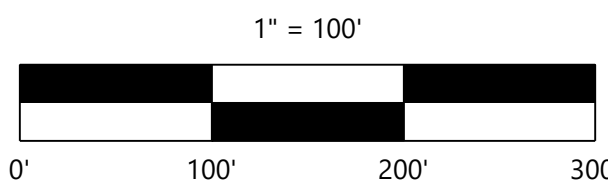
OVERALL UTILITY LEGEND

EXISTING	PROPOSED	FUTURE	
SAN			SANITARY SEWER
ST			STORM SEWER
DT			DRAIN TILE
WAT			WATER MAIN
			HYDRANT

GENERAL UTILITY NOTES

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OF ANY DIFFERENCES.
2. UNLESS OTHERWISE NOTED, ALL MATERIALS, CONST. TECHNIQUES AND TESTING SHALL CONFORM TO THE 2018 ED. OF THE "STANDARD UTILITIES SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION BY THE CITY ENGINEERING ASSOCIATION OF MINN." AND TO THE "STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION" MINN. DEPT. OF TRANS., 2020 EDITION AND SUPPLEMENTAL SPECIFICATIONS SEPTEMBER 2022. THE CONTRACTOR SHALL BE REQUIRED TO FOLLOW ALL PROCEDURES AS OUTLINED BY THE LOCAL AGENCY.
3. THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMITS FOR ALL WORK OUTSIDE OF THE PROPERTY LIMITS.
4. VERIFY EXISTING INVERT LOCATION & ELEVATION PRIOR TO BEGINNING CONSTRUCTION.
5. THE CONTRACTOR SHALL CONTACT "GOPHER STATE ONE CALL" FOR FOR UTILITY LOCATIONS PRIOR TO UTILITY INSTALLATION.

STORM SEWER CASTING SCHEDULE			
Structure			Casting Type
Number	Type	Dia.	
106A	CBMH	48"	R-3067-V
107	CBMH	48"	R-3067-V
108	CB	2'x 3'	R-3067-V
109	CBMH	60"	R-3067-VB
110	CBMH	48"	R-3067-VB
110A	CB	2'x 3'	R-3067-V
111	CBMH	48"	R-3067-V
112	CB	27"	R-4342
200	FES	42"	w/TRASHGUARD
201	STMH	84"	R-1642B
212	CBMH	48"	R-3067-V
213	CB	2'x 3'	R-3067-V
214	CBMH	48"	R-3067-V
215	CBMH	60"	R-3067-V
215A	CBMH	48"	R-3067-V
215B	CB	2'x 3'	R-3067-V
216	CBMH	48"	R-3067-V
217	CB	2'x 3'	R-3067-V
280	FES	15"	w/TRASHGUARD
281	STMH	48"	R-1642B
282	CBMH	48"	R-3067-V
283	CBMH	48"	R-3067-VB
284	CB	2'x 3'	R-3067-VB



CONSTRUCTION PLANS

DESIGNED:	CTY
CHECKED:	RMB
DRAWN:	EJK
HORIZONTAL SCALE:	100'
VERTICAL SCALE:	20' or 10'

INITIAL ISSUE: 09/29/23

REVISIONS:	
10-23-23	REVISED UTILITIES ON ACORN AVE

PREPARED FOR:

LENNAR CORPORATION

16305 36TH AVENUE NORTH, SUITE 600
PLYMOUTH, MINNESOTA 55446

I HEREBY CERTIFY THAT THIS PLAN 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

RYAN BLOHM
DATE: 10/19/23 LICENSE NO. 41257

TALAMORE 4TH ADDITION

ROSEMOUNT, MINNESOTA

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

SHEET NUMBER:

2 OF 19

OVERALL

PROJECT NUMBER: 0033415.04

DATE: 10/19/23

LEGEND

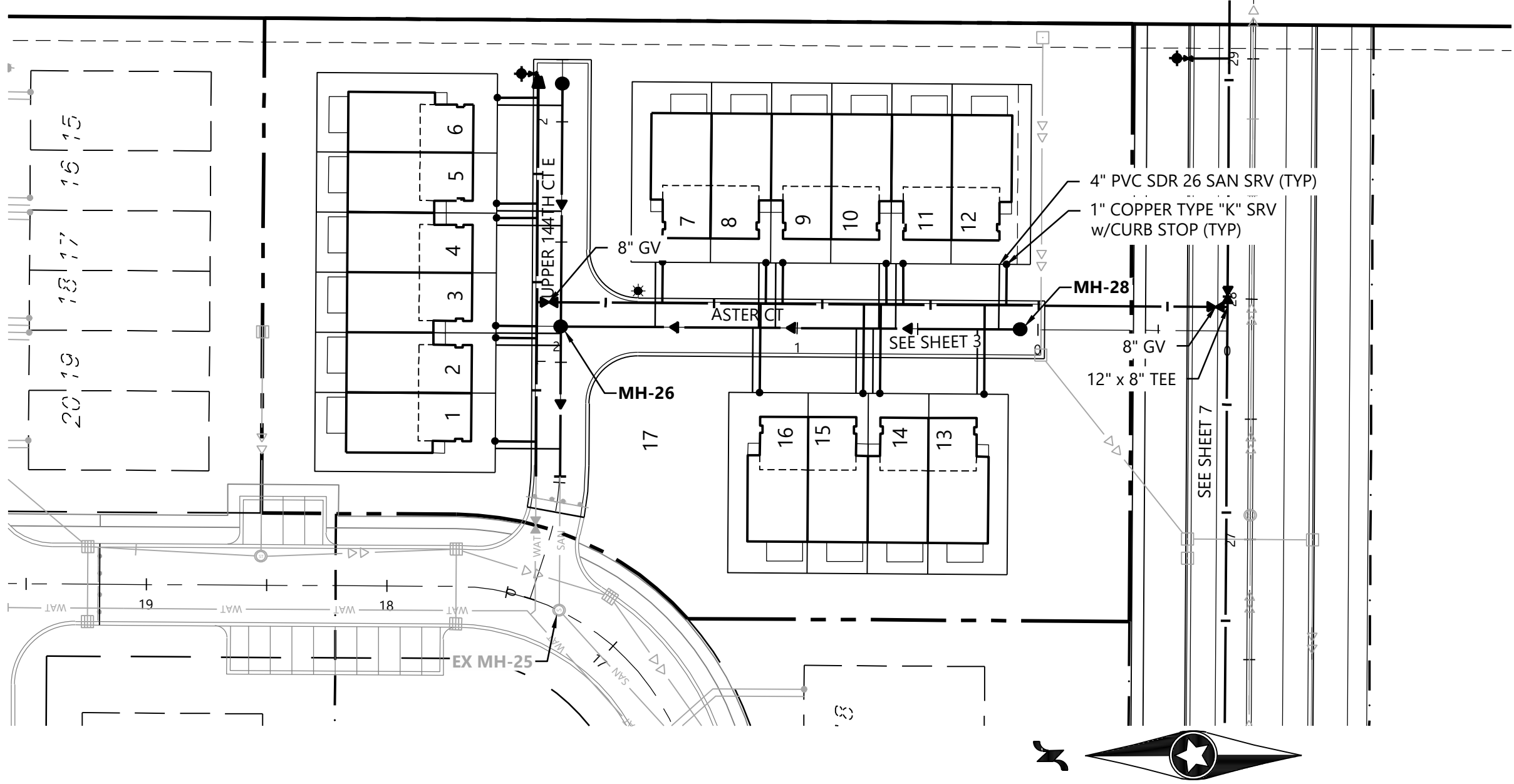
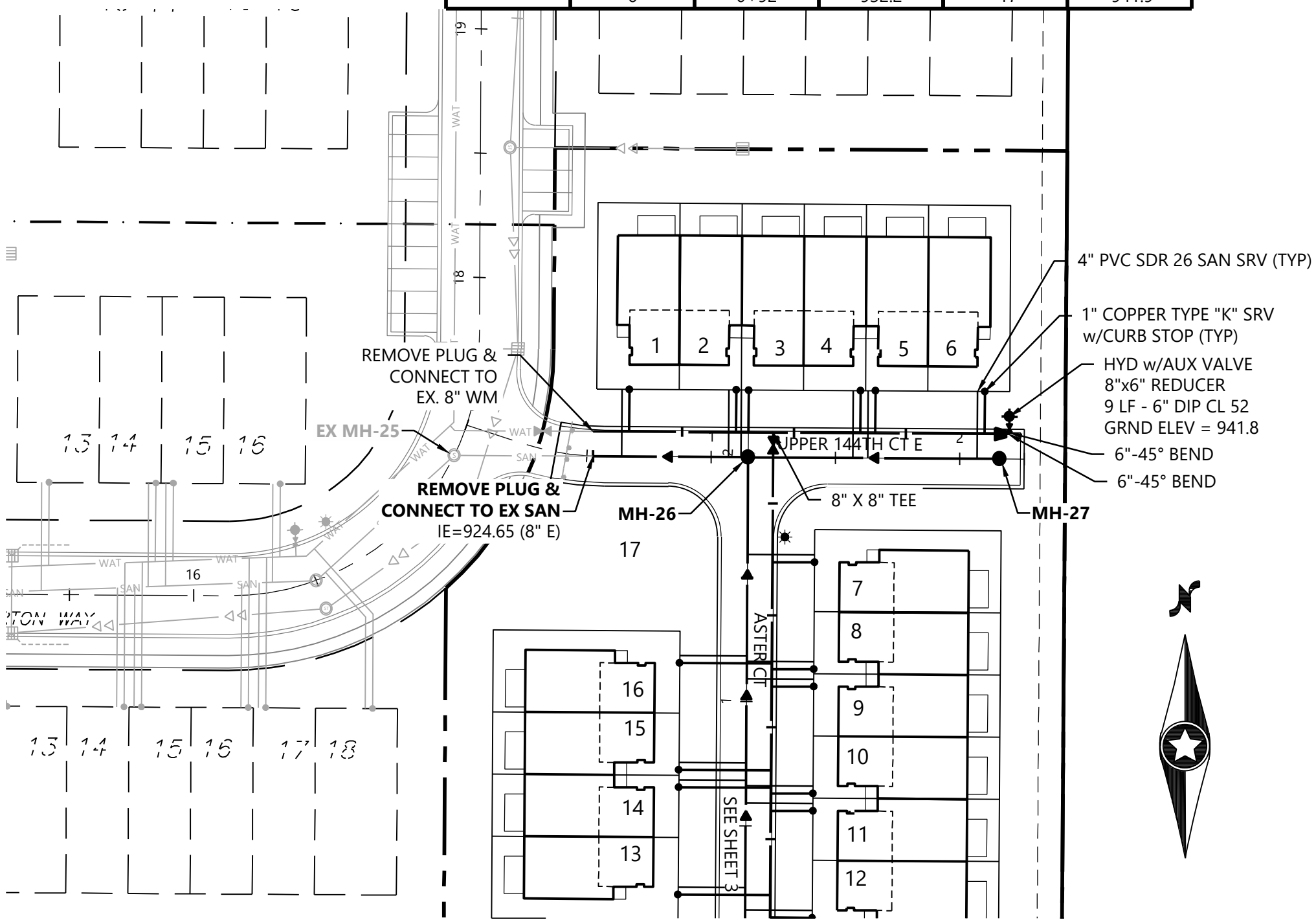
- XXX.X
WYE = X+XX
X.X' RISER
XXX.X
- (A) WATER SERVICE TO THIS LOT SHALL BE INSTALLED UNDER PROPOSED STORM SEWER & SHALL MAINTAIN A MINIMUM VERTICAL SEPARATION FROM STORM PIPE OF 2.0 FEET
- (B) SANITARY SEWER SERVICE TO THIS LOT SHALL BE INSTALLED UNDER PROPOSED STORM SEWER. INSTALL RISER AT ROW LINE.
- (C) SANITARY SEWER SERVICE CONNECTION SHALL BE WITH A DIP TEE IN LIEU OF A WYE AND C900 SERVICE PIPE FOR MAINLINE DEPTHS GREATER THAN 20 FEET

GENERAL NOTES

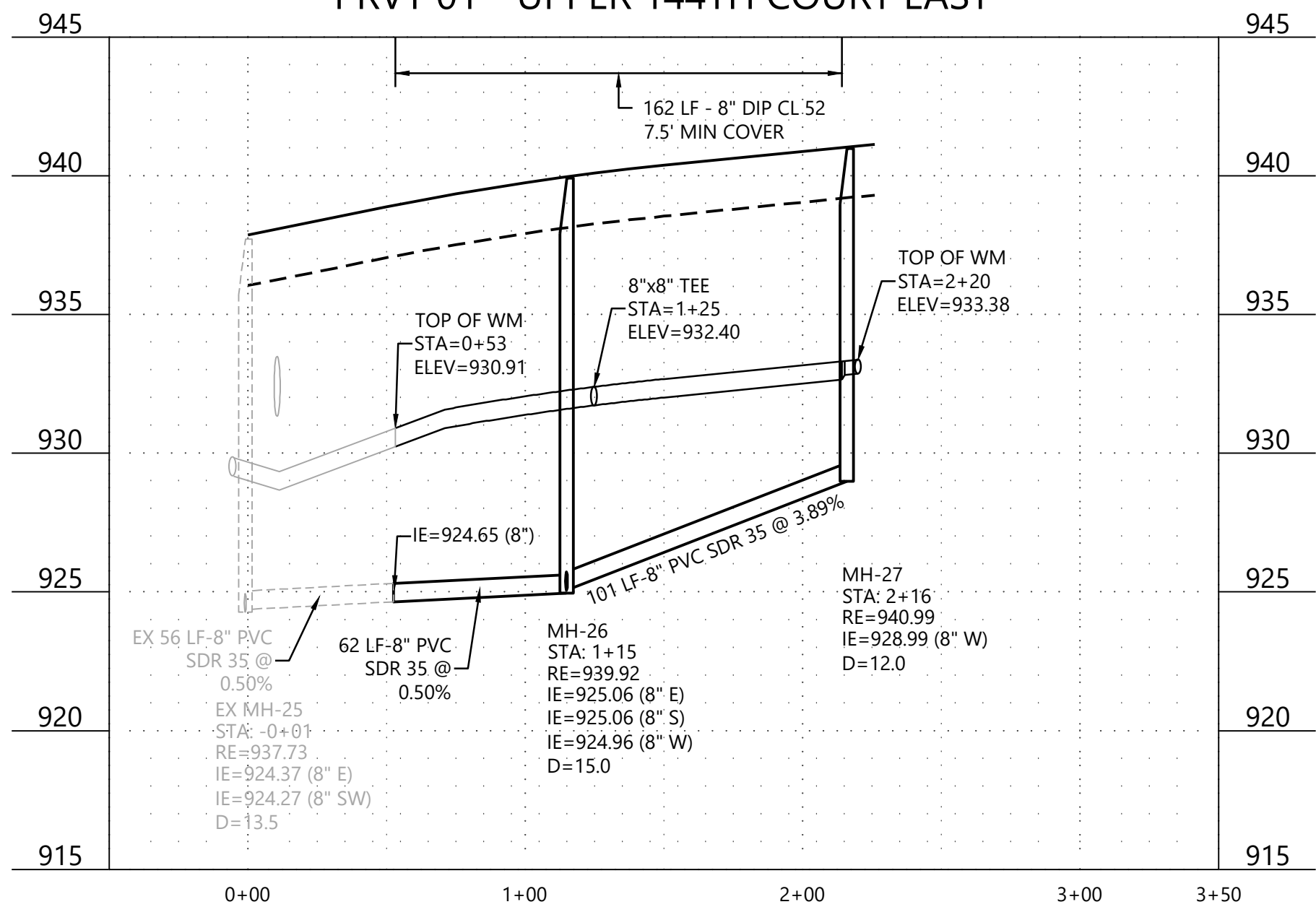
1. FLAG HYDRANTS.
2. EXTEND RODS ON VALVES DEEPER THAN 7.5' FROM FINISHED GRADE.
3. ALL DROP MANHOLES TO BE CONSTRUCTED USING OUTSIDE DROPS.
4. MANHOLE ADJUSTMENTS SHALL INCLUDE A MAXIMUM OF 12" ADJUSTMENT RINGS (TOTAL) AND ANY ADDITIONAL ADJUSTMENT REQUIRED SHALL BE MADE WITH NEW MANHOLE SECTION(S).
5. SANITARY SERVICES SHALL BE 4" PVC SDR 26 PER CITY DETAIL SS-3 UNLESS OTHERWISE NOTED.
6. WATER SERVICES SHALL BE 1" COPPER TYPE "K" PER CITY DETAIL W-4.
7. ACTIVATION OF THE WATERMAIN SYSTEM SHALL BE PERFORMED BY CITY PERSONNEL ONLY. THE CITY REQUIRES A MINIMUM OF 48-HOUR NOTICE BEFORE THE ACTIVATION OF THE WATERMAIN SYSTEM.

BLK NO.	LOT NO.	S&W WYE=X+XX	XXX.X	L (FT)	XXX.X
8	1	0+67	932.2	17	941.2
	2	1+10	932.2	17	941.5
	3	1+15	932.2	17	941.6
	4	0+42	932.2	17	941.7
	5	0+48	932.2	17	941.8
	6	0+92	932.2	17	941.9

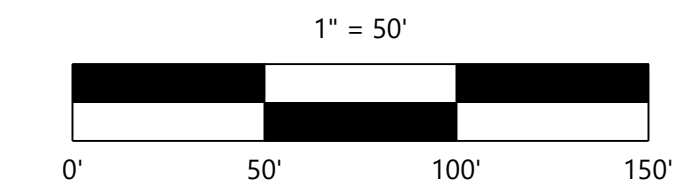
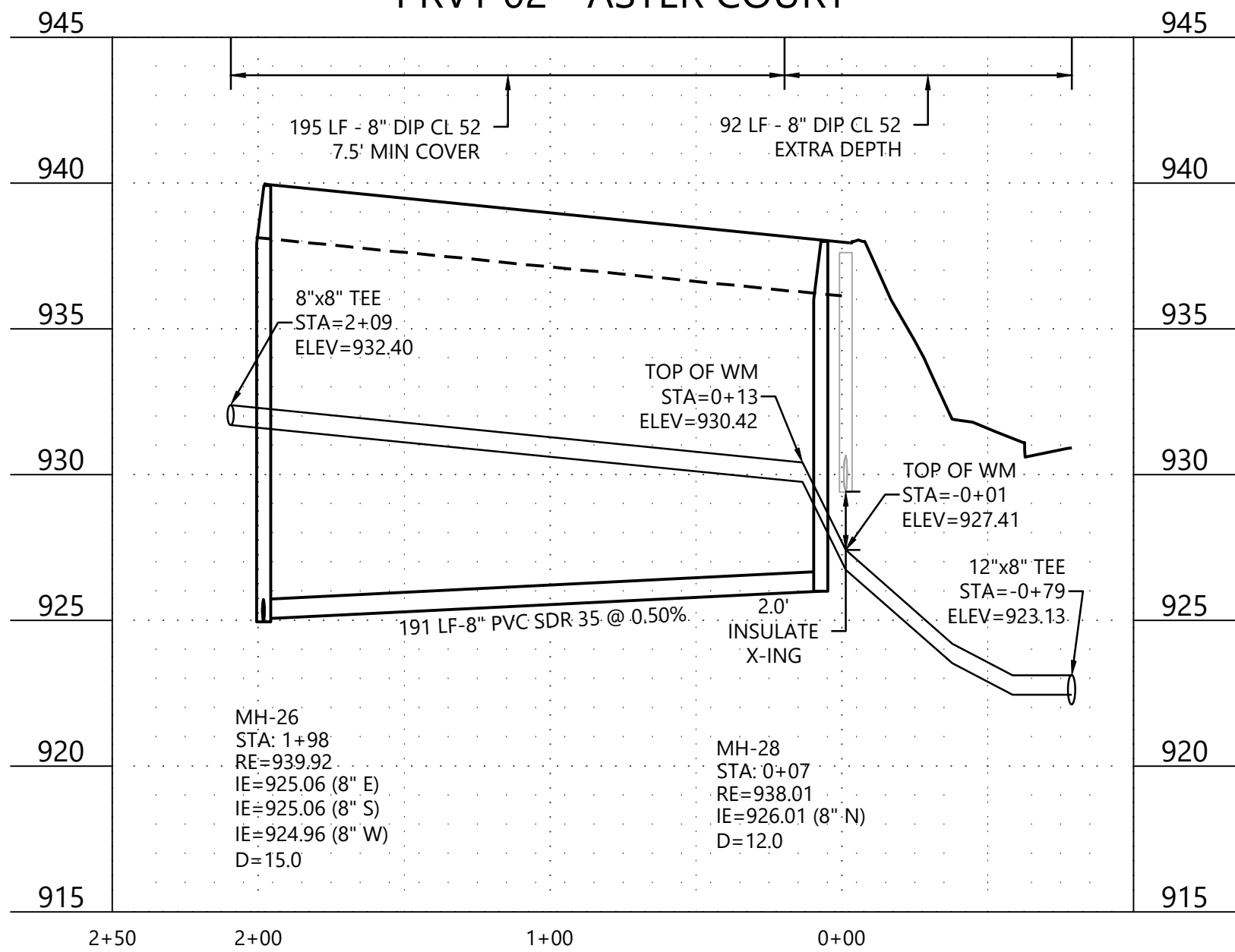
BLK NO.	LOT NO.	S&W WYE=X+XX	XXX.X	L (FT)	XXX.X
8	7	0+39	930.8	17	941.1
	8	0+82	930.8	17	940.6
	9	0+89	930.8	17	940.3
	10	1+32	930.8	17	940.2
	11	1+39	930.8	17	940.2
	12	1+82	930.8	17	939.8
	13	1+73	930.1	37	939.4
	14	1+30	930.1	37	939.6
	15	1+23	930.1	37	939.6
	16	0+80	930.1	37	939.8



PRVT 01 - UPPER 144TH COURT EAST



PRVT 02 - ASTER COURT



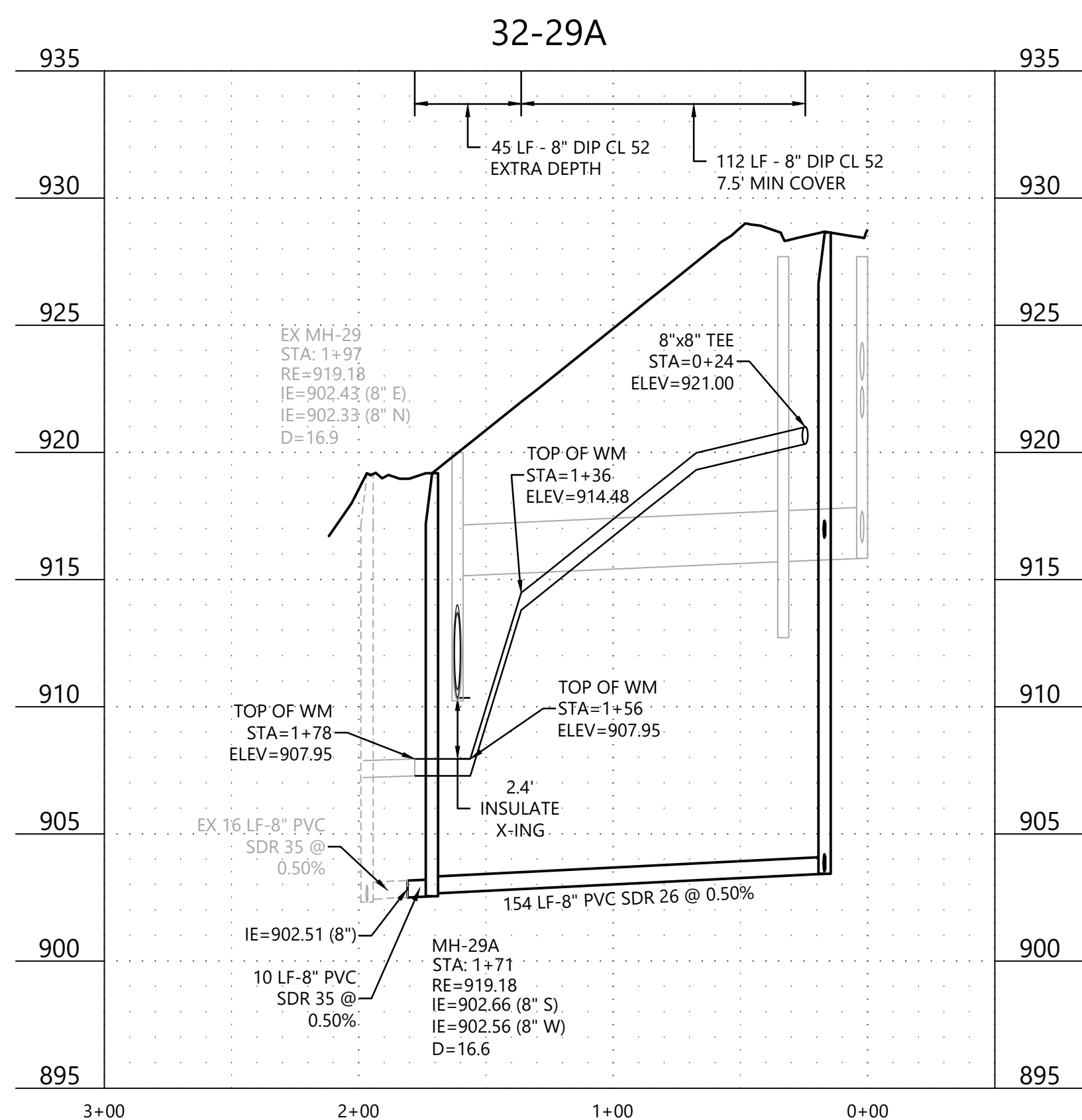
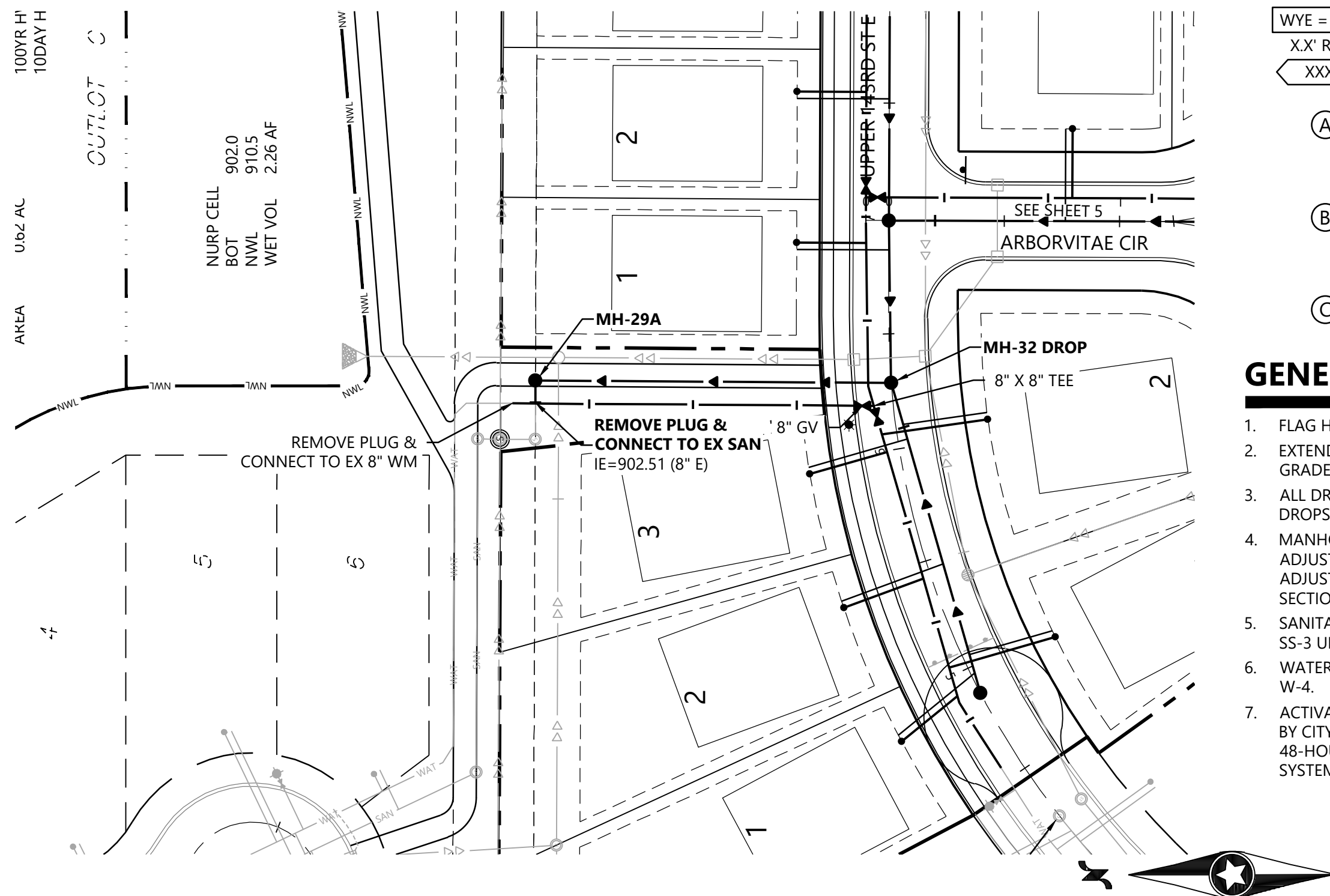
CONSTRUCTION PLANS

DESIGNED: CTY
CHECKED: RMB
DRAWN: EJK
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' or 5'

INITIAL ISSUE: 09/29/23
REVISIONS:
10-23-23 REVISED UTILITIES ON ACORN AVE
11-23-23
12-23-23
13-23-23
14-23-23
15-23-23
16-23-23
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GENERAL NOTES

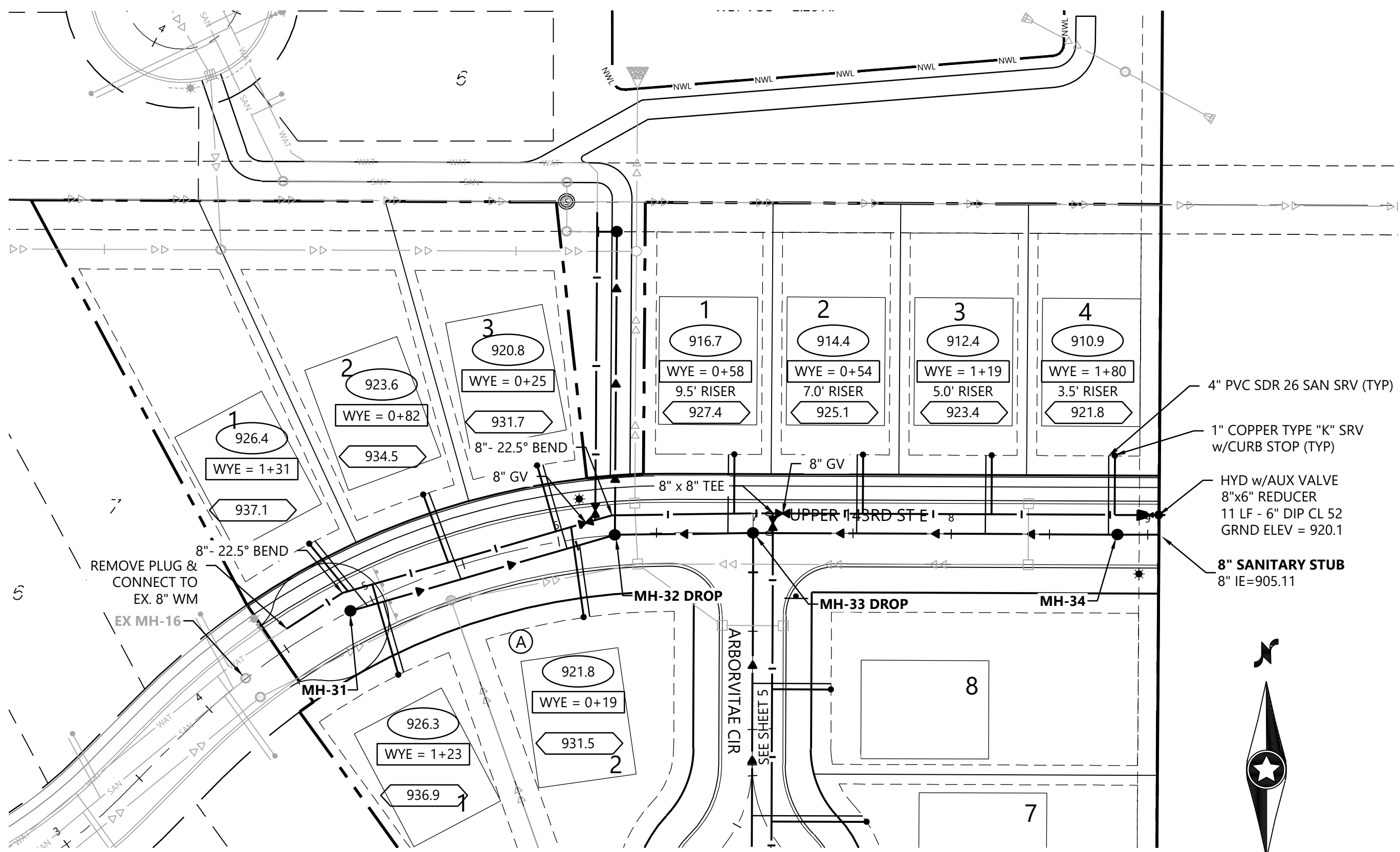
1. FLAG HYDRANTS.
2. EXTEND RODS ON VALVES DEEPER THAN 7.5' FROM FINISHED GRADE.
3. ALL DROP MANHOLES TO BE CONSTRUCTED USING OUTSIDE DROPS.
4. MANHOLE ADJUSTMENTS SHALL INCLUDE A MAXIMUM OF 12" ADJUSTMENT RINGS (TOTAL) AND ANY ADDITIONAL ADJUSTMENT REQUIRED SHALL BE MADE WITH NEW MANHOLE SECTION(S).
5. SANITARY SERVICES SHALL BE 4" PVC SDR 26 PER CITY DETAIL SS-3 UNLESS OTHERWISE NOTED.
6. WATER SERVICES SHALL BE 1" COPPER TYPE "K" PER CITY DETAIL W-4.
7. ACTIVATION OF THE WATERMAIN SYSTEM SHALL BE PERFORMED BY CITY PERSONNEL ONLY. THE CITY REQUIRES A MINIMUM OF 48-HOUR NOTICE BEFORE THE ACTIVATION OF THE WATERMAIN SYSTEM.



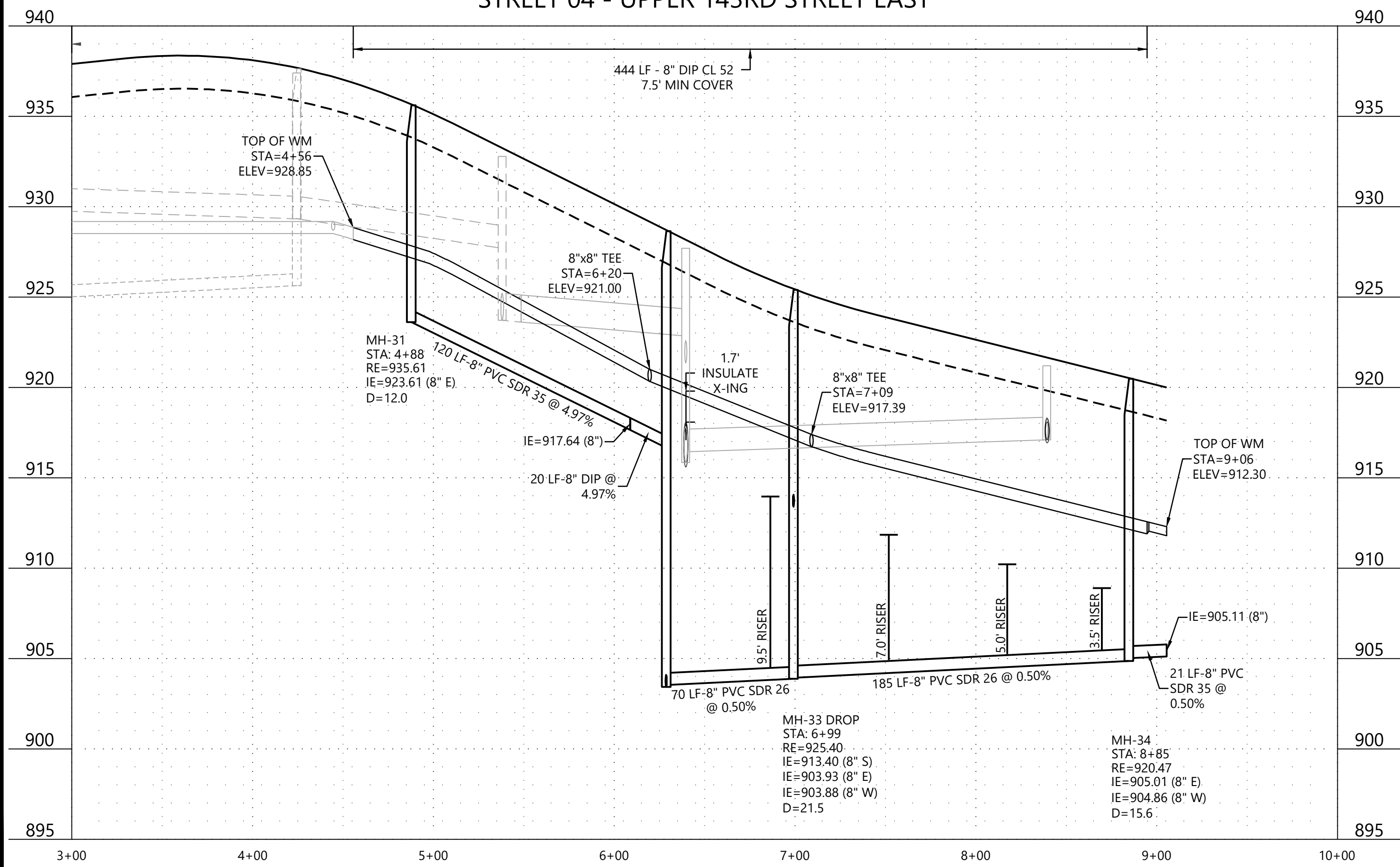
1" = 50'

0' 50' 100' 150'

CONSTRUCTION PLANS



STREET 04 - UPPER 143RD STREET EAST



DESIGNED:	CTY
CHECKED:	RMB
DRAWN:	EJK
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' or 5'

INITIAL ISSUE:	09/29/23	
REVISIONS:		
	10-23-23	REVISED UTILITIES ON ACORN AVE
	-	-
	-	-
	-	-
	-	-

PREPARED FOR:

LENNAR CORPORATION

16305 36TH AVENUE NORTH, SUITE 600
PLYMOUTH, MINNESOTA 55446

I HEREBY CERTIFY THAT THIS PLAN 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



RYAN BLUHM

DATE: 10/19/23 LICENSE NO. 41257

TALAMORE 4TH ADDITION

ROSEMOUNT, MINNESOTA

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 **westwoodps.com**

Westwood Professional Services, Inc.

SANITARY SEWER AND WATERMAIN CONSTRUCTION PLAN

PROJECT NUMBER: 0033415.04

SHEET NUMBER

4

OF

19

DATE: 10/19/23

Call 48 Hours before digging:

811 or call811.com

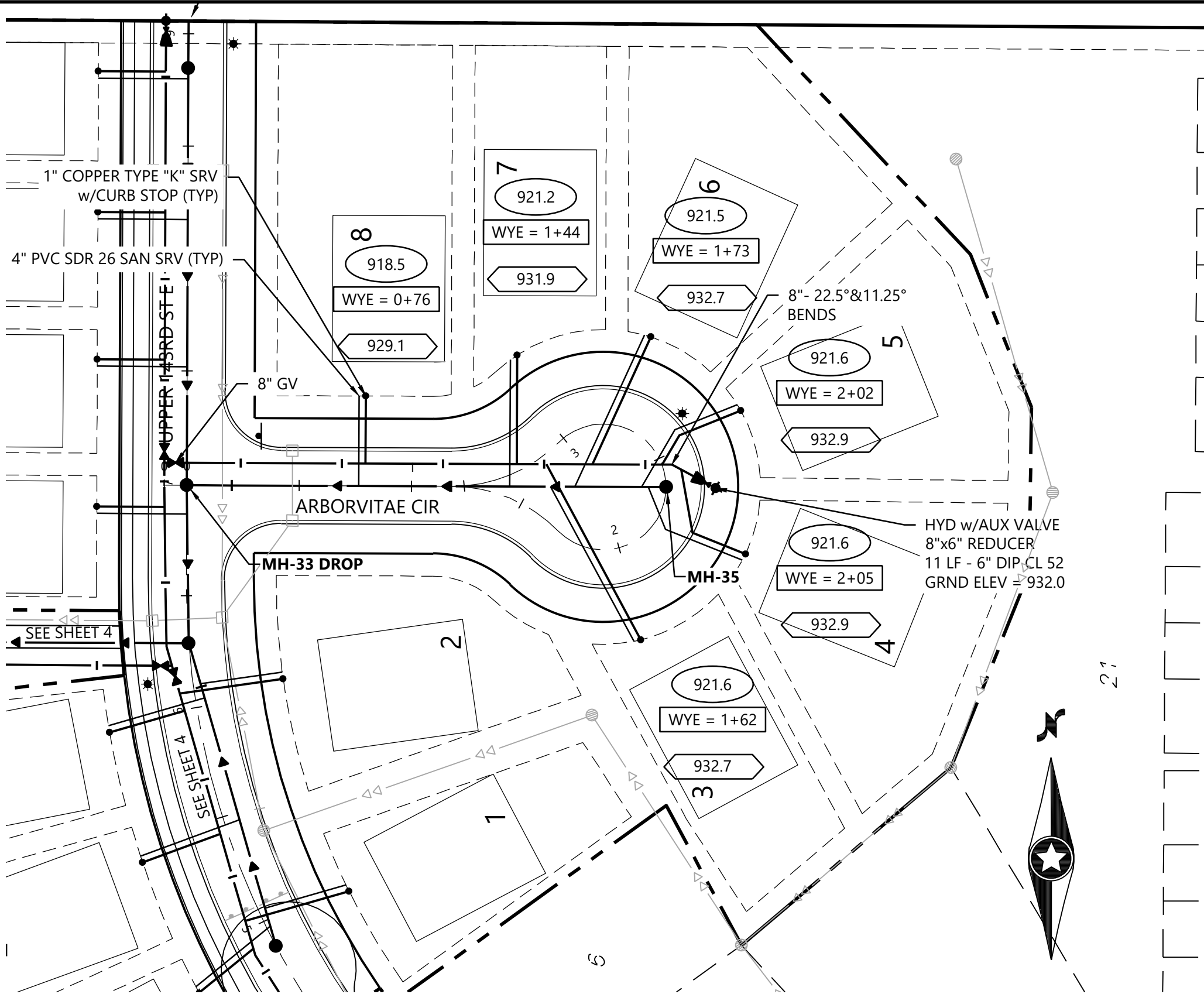
Common Ground Alliance

LEGEND

- XXX.X
SANITARY SEWER SERVICE
INVERT ELEVATION @ SERVICE END
- WYE = X+XX
X.X' RISER
SANITARY SEWER SERVICE WYE AND
COMBINED TRENCH LOCATION ON
MAIN LINE FROM DOWNSTREAM MANHOLE
- XXX.X
DENOTES ELEVATION OF THE TOP OF WATER
SERVICE STOP BOX
- (A)
WATER SERVICE TO THIS LOT SHALL BE
INSTALLED UNDER PROPOSED STORM SEWER
& SHALL MAINTAIN A MINIMUM VERTICAL
SEPARATION FROM STORM PIPE OF 2.0 FEET
- (B)
SANITARY SEWER SERVICE TO THIS LOT SHALL
BE INSTALLED UNDER PROPOSED STORM
SEWER. INSTALL RISER AT ROW LINE.
- (C)
SANITARY SEWER SERVICE CONNECTION
SHALL BE WITH A DIP TEE IN LIEU OF A WYE
AND C900 SERVICE PIPE FOR MAINLINE
DEPTHS GREATER THAN 20 FEET

GENERAL NOTES

1. FLAG HYDRANTS.
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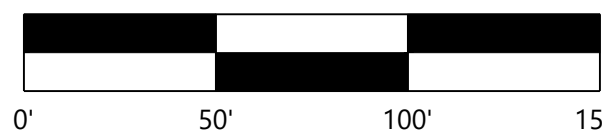
LEGEND

- XXX.X
WYE = X+XX
X.X' RISER
XXX.X
- (A)
(B)
(C)
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INVERT ELEVATION @ SERVICE END
- SANITARY SEWER SERVICE WYE AND
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GENERAL NOTES

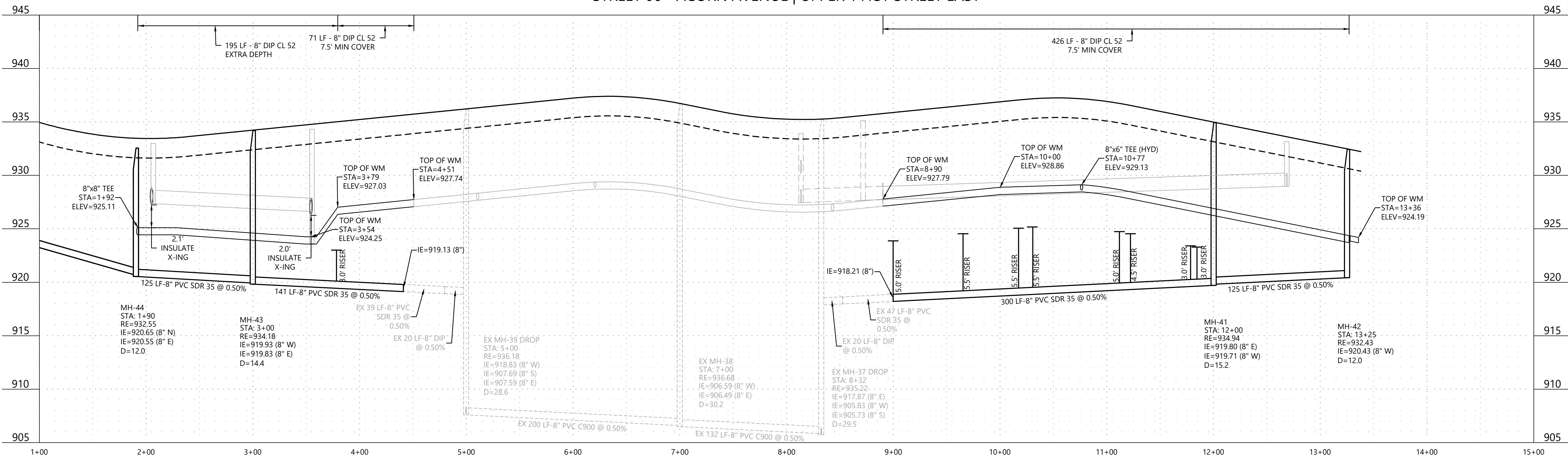
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2. EXTEND RODS ON VALVES DEEPER THAN 7.5' FROM FINISHED GRADE.
3. ALL DROP MANHOLES TO BE CONSTRUCTED USING OUTSIDE DROPS.
4. MANHOLE ADJUSTMENTS SHALL INCLUDE A MAXIMUM OF 12" ADJUSTMENT RINGS (TOTAL) AND ANY ADDITIONAL ADJUSTMENT REQUIRED SHALL BE MADE WITH NEW MANHOLE SECTION(S).
5. SANITARY SERVICES SHALL BE 4" PVC SDR 26 PER CITY DETAIL SS-3 UNLESS OTHERWISE NOTED.
6. WATER SERVICES SHALL BE 1" COPPER TYPE "K" PER CITY DETAIL W-4.
7. ACTIVATION OF THE WATERMAIN SYSTEM SHALL BE PERFORMED BY CITY PERSONNEL ONLY. THE CITY REQUIRES A MINIMUM OF 48-HOUR NOTICE BEFORE THE ACTIVATION OF THE WATERMAIN SYSTEM.

1" = 50'



CONSTRUCTION PLANS

STREET 06 - ACORN AVENUE | UPPER 141ST STREET EAST



DESIGNED: CTY
CHECKED: RMB
DRAWN: EJK
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' or 5'

INITIAL ISSUE: 09/29/23

REVISIONS:
10-23-23 REVISED UTILITIES ON ACORN AVE

PREPARED FOR:

LENNAR CORPORATION

16305 36TH AVENUE NORTH, SUITE 600
PLYMOUTH, MINNESOTA 55446

I HEREBY CERTIFY THAT THIS PLAN 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

RYAN BLOHM
DATE: 10/19/23 LICENSE NO. 41257

TALAMORE 4TH ADDITION

ROSEMOUNT, MINNESOTA

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

SANITARY SEWER AND
WATERMAIN
CONSTRUCTION PLAN

PROJECT NUMBER: 0033415.04

SHEET NUMBER:

6

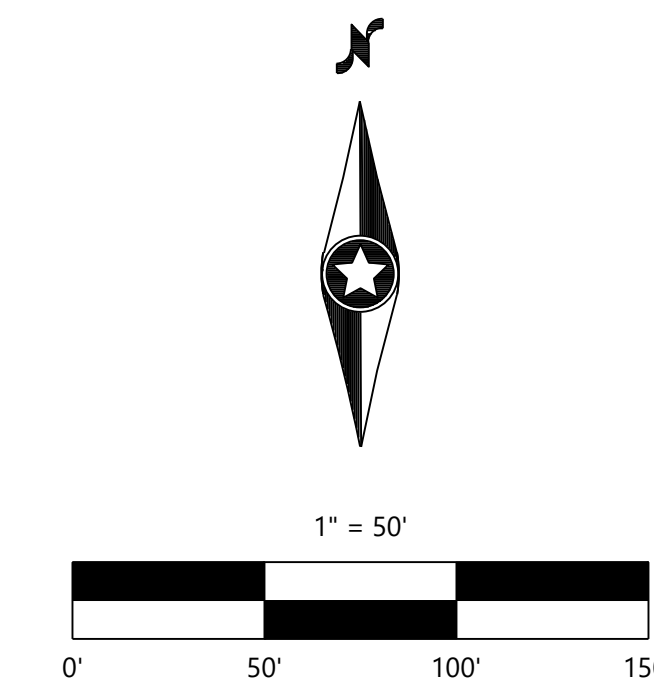
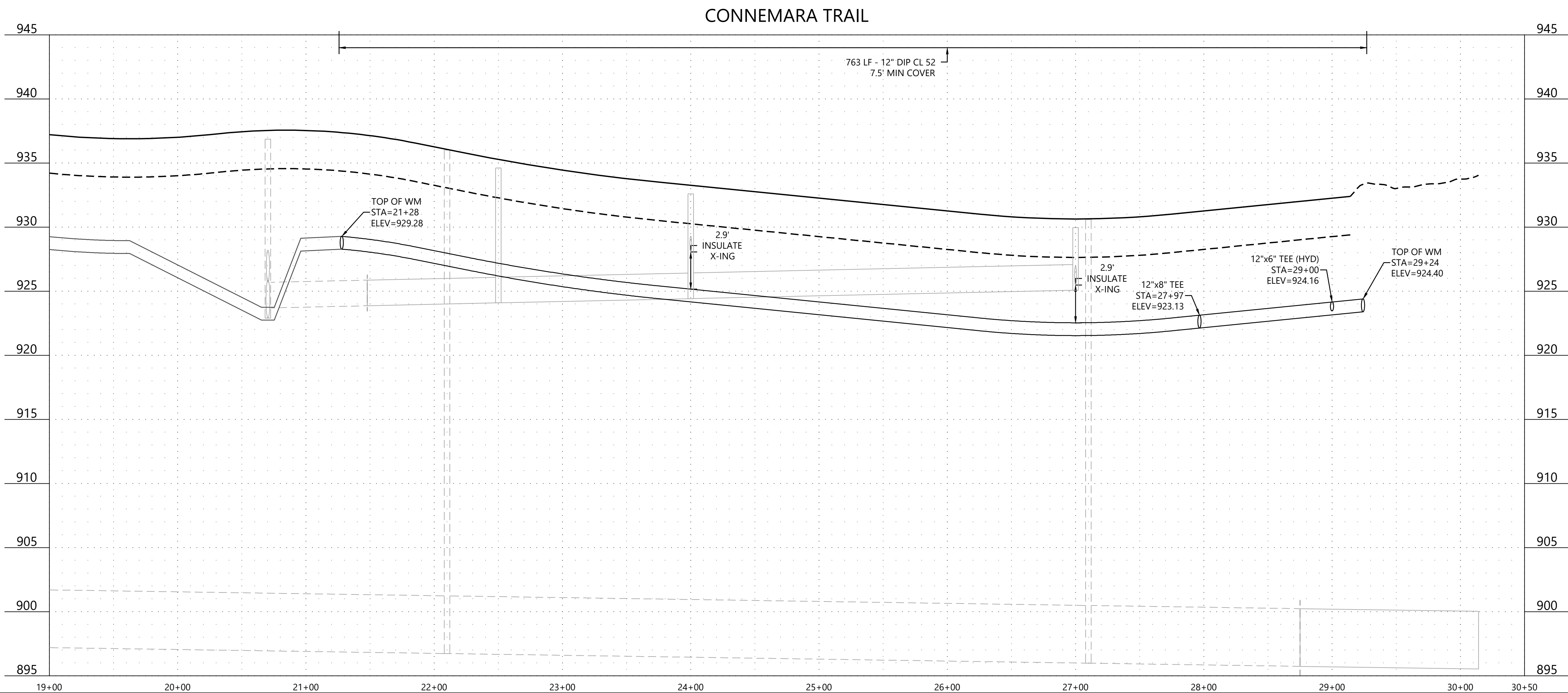
OF

19

DATE: 10/19/23

SANITARY SEWER SERVICE CONNECTION
SHALL BE WITH A DIP TEE IN LIEU OF A WYE
AND C900 SERVICE PIPE FOR MAINLINE
DEPTHS GREATER THAN 20 FEET

1. FLAG HYDRANTS.
2. EXTEND RODS ON VALVES DEEPER THAN 7.5' FROM FINISHED GRADE.
3. ALL DROP MANHOLES TO BE CONSTRUCTED USING OUTSIDE DROPS.
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CONSTRUCTION PLANS

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N:\0033415.04\DWG\CIVIL\UTILITY\0033415.04S-UTF.DWG

TAI AMORE 4TH ADDITION

DESIGNED:	CTY
CHECKED:	RMB
DRAWN:	EJK
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' or 5'

INITIAL ISSUE: 09/29/23

REVISIONS:

△ 10-23-23 REVISED UTILITIES ON ACORN AVE

 Δ
$$\frac{1}{\Delta}$$

PREPARED FOR:

LENNAR CORPORATION

16305 36TH AVENUE NORTH, SUITE 600
PLYMOUTH, MINNESOTA 55446

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RYAN BLOHM
DATE: 10/19/23 LICENSE NO. 41257

TALAMORE 4TH ADDITION

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Westwood

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Toll Free (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.

SANITARY SEWER AND WATERMAIN CONSTRUCTION PLAN

PROJECT NUMBER: 0033415.04

■ SHEET NUMBER:

7

Q

19

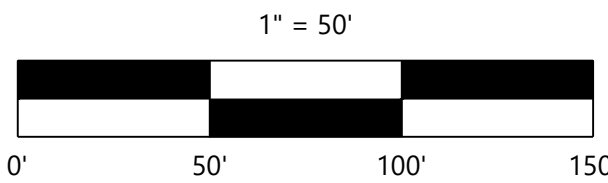
DATE: 10/19/23

LEGEND

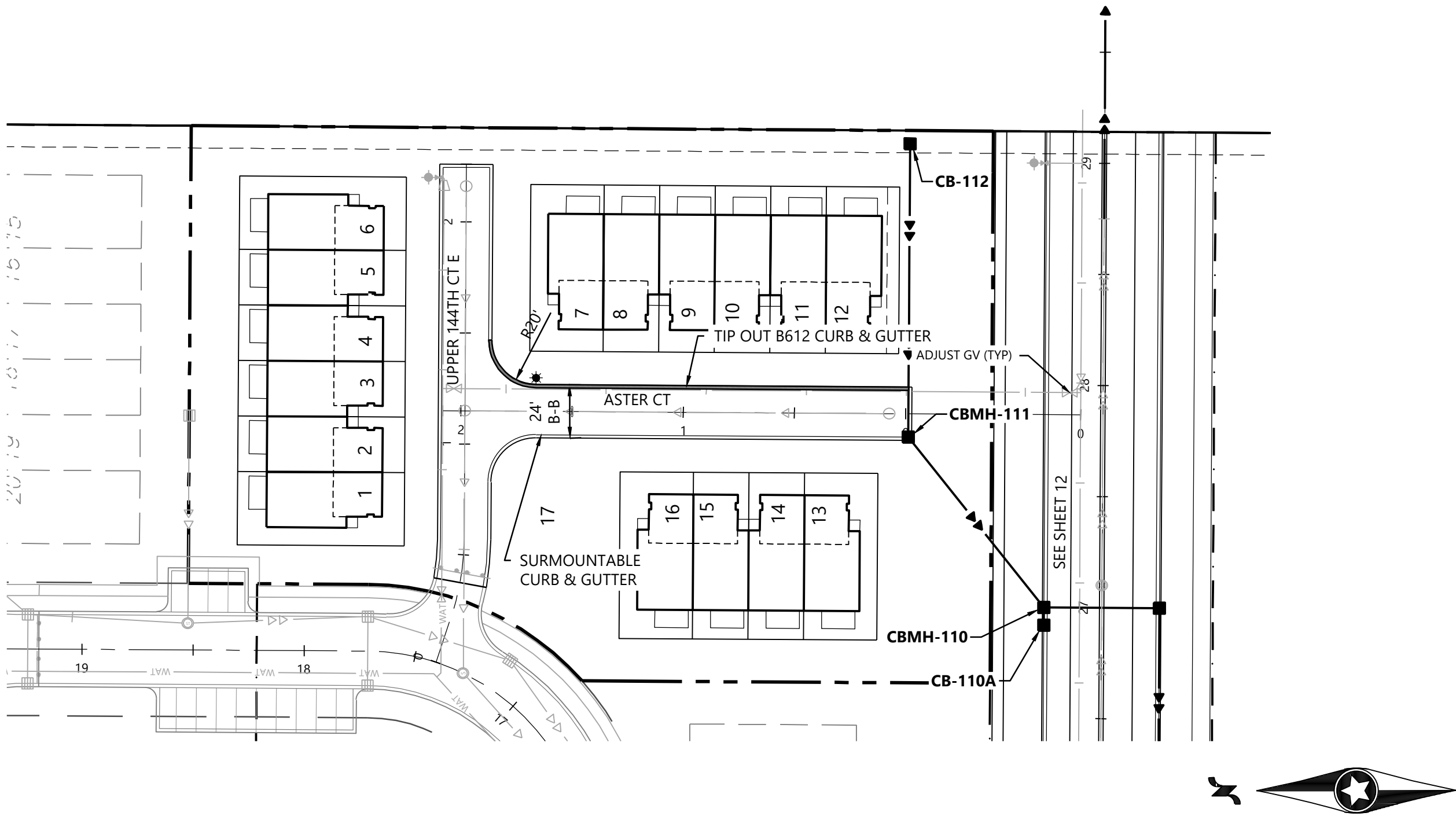
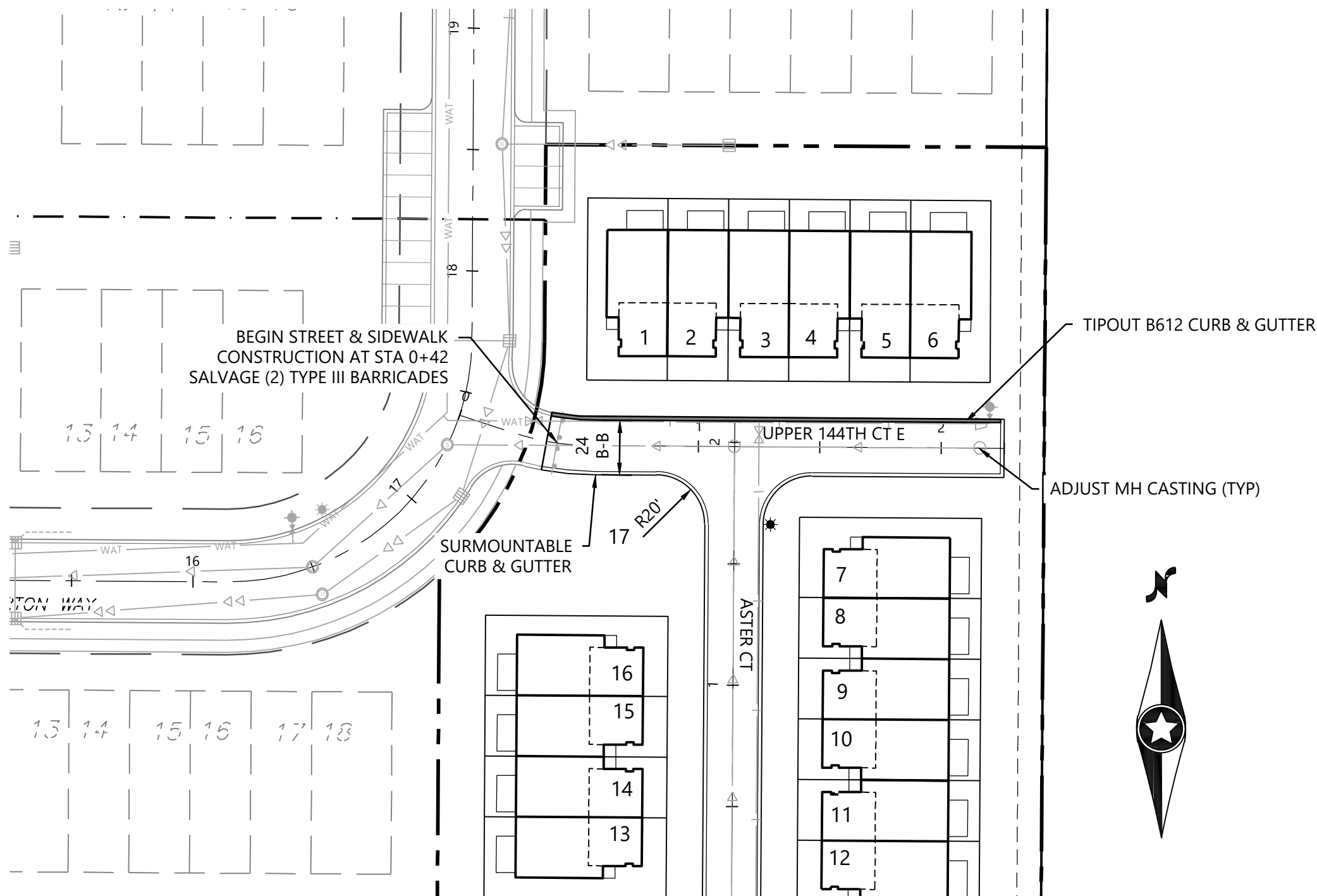
EXISTING	PROPOSED	
• 900.00	• 900.00	GUTTER ELEVATION

GENERAL NOTES

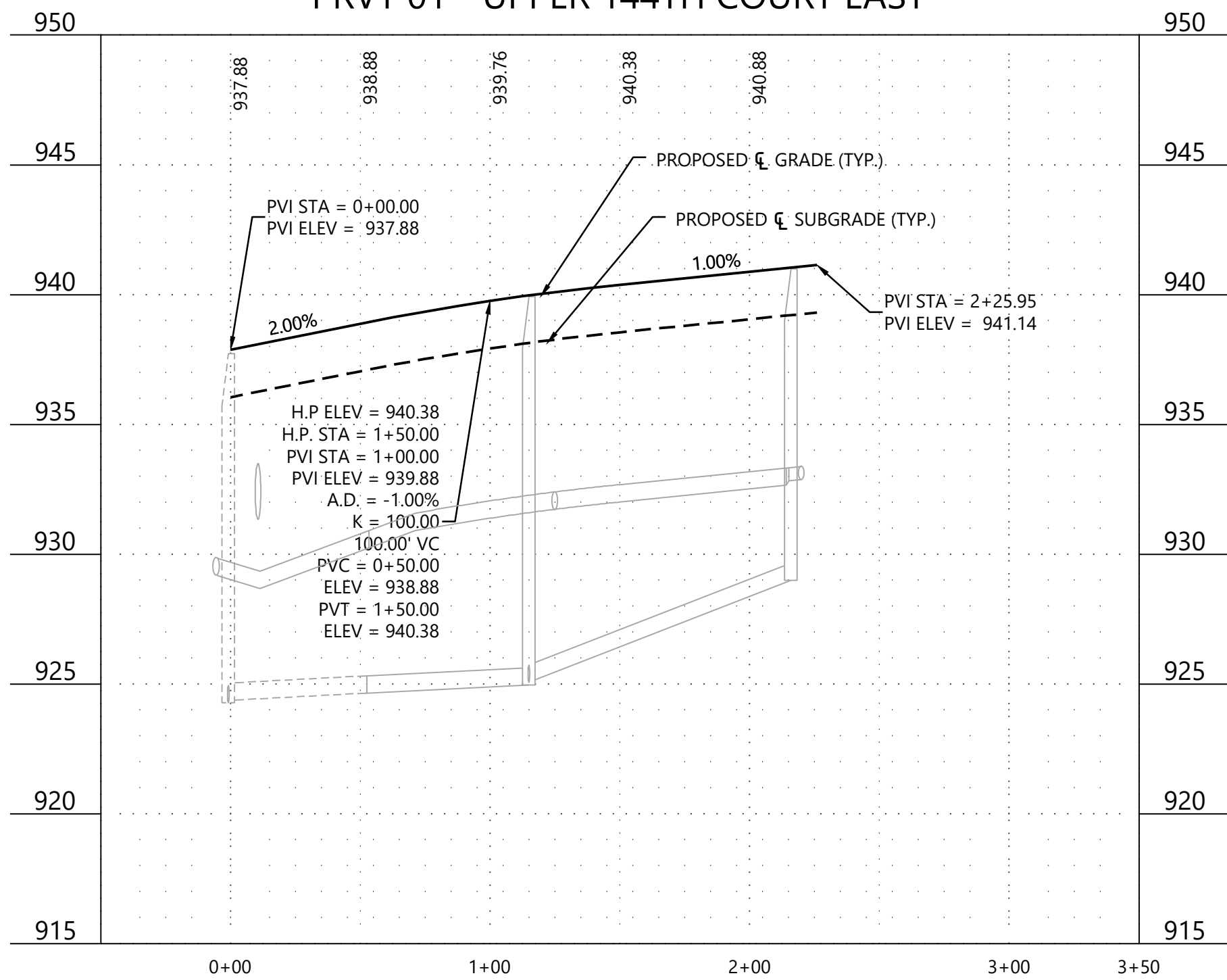
- RADIUS TO BE B618 CURB & GUTTER WITH 10' TRANSITIONS FROM SURMOUNTABLE CURB & GUTTER.
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- COORDINATE WEAR COURSE PLACEMENT WITH CITY STAFF TO DETERMINE TIMING WITH RELATION TO BASE COURSE PLACEMENT.



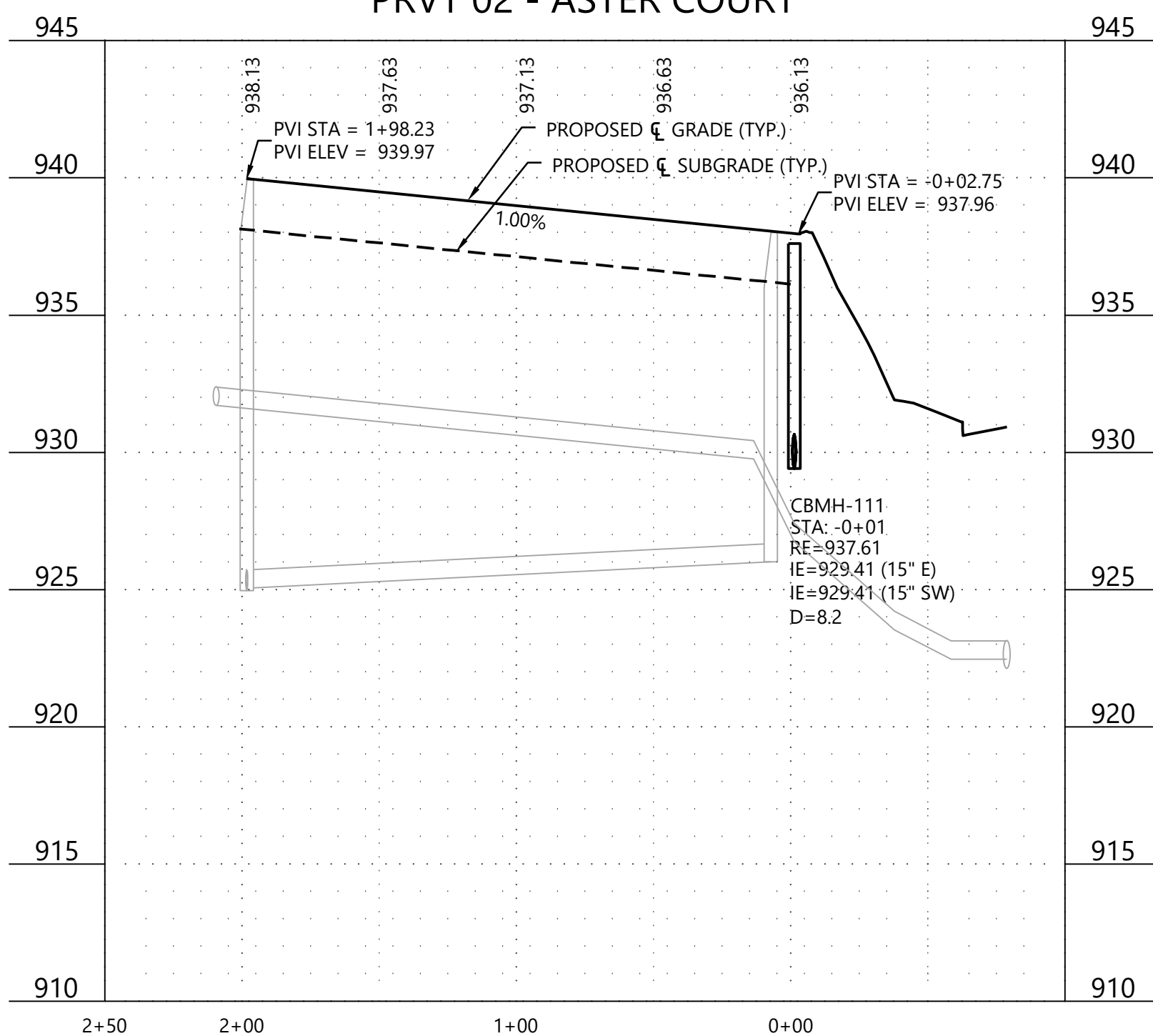
CONSTRUCTION PLANS



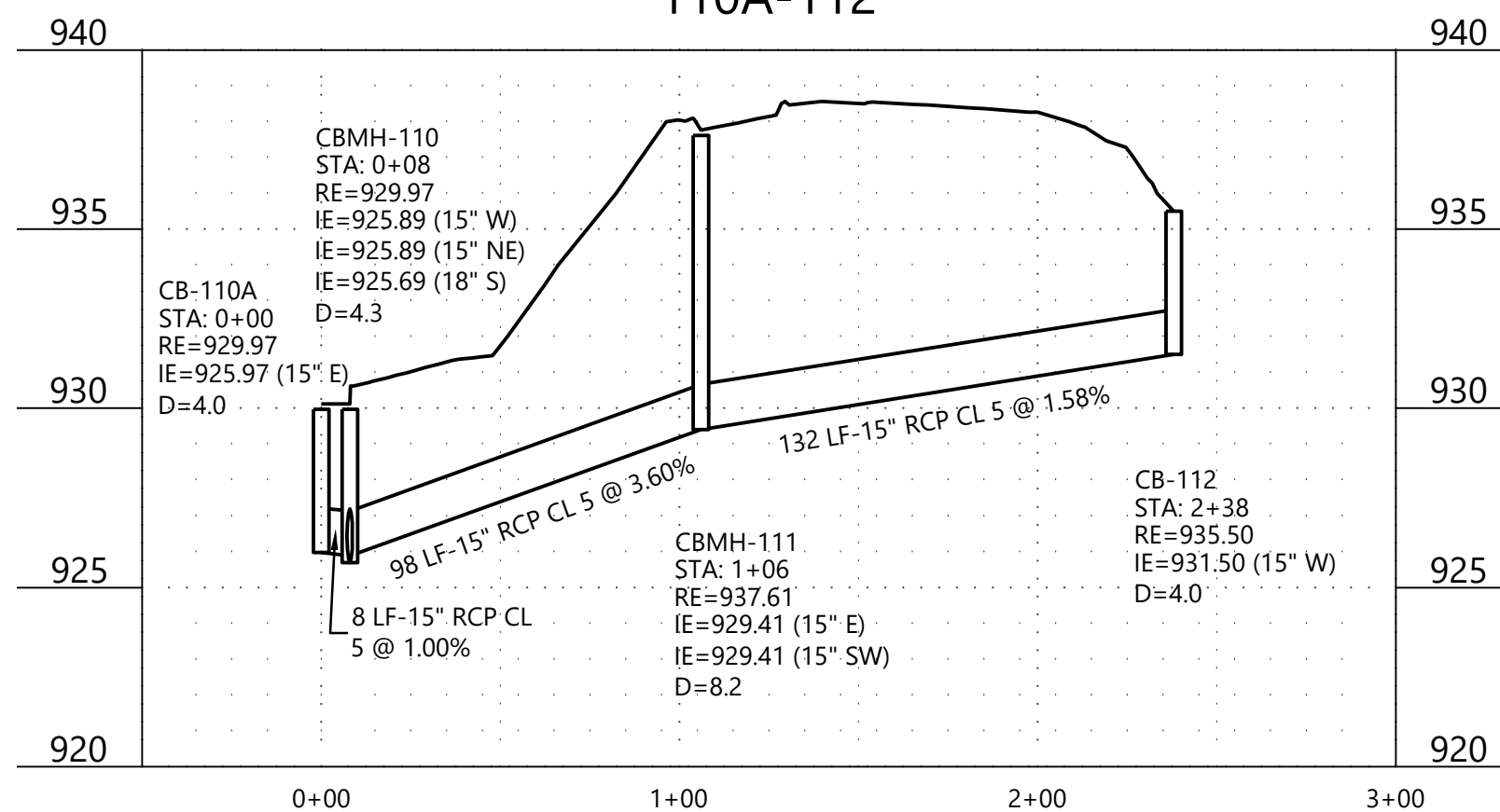
PRVT 01 - UPPER 144TH COURT EAST



PRVT 02 - ASTER COURT



110A-112



DESIGNED:	CTY
CHECKED:	RMB
DRAWN:	EJK
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' or 5'

INITIAL ISSUE:	09/29/23
REVISIONS:	
△ 10-23-23	REVISED UTILITIES ON ACORN AVE
△	
△	
△	
△	
△	

PREPARED FOR:

LENNAR CORPORATION

16305 36TH AVENUE NORTH, SUITE 600
PLYMOUTH, MINNESOTA 55446

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Ryan Blum
RYAN BLUM
DATE: 10/19/23 LICENSE NO. 41257

TALAMORE 4TH ADDITION

ROSEMOUNT, MINNESOTA

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

**STREET AND STORM
SEWER CONSTRUCTION
PLAN**

PROJECT NUMBER: 0033415.04

SHEET NUMBER:

8

OF

19

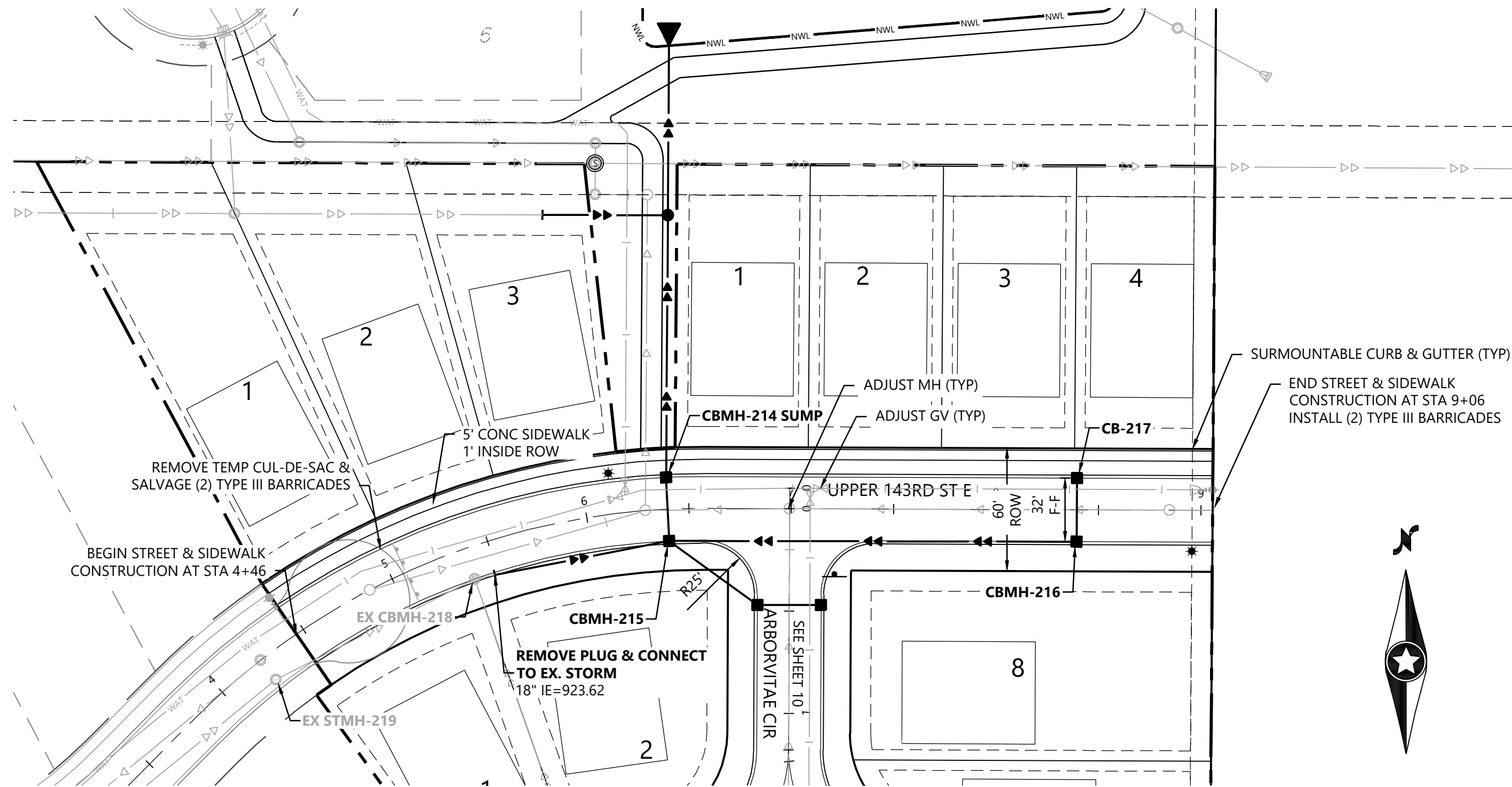
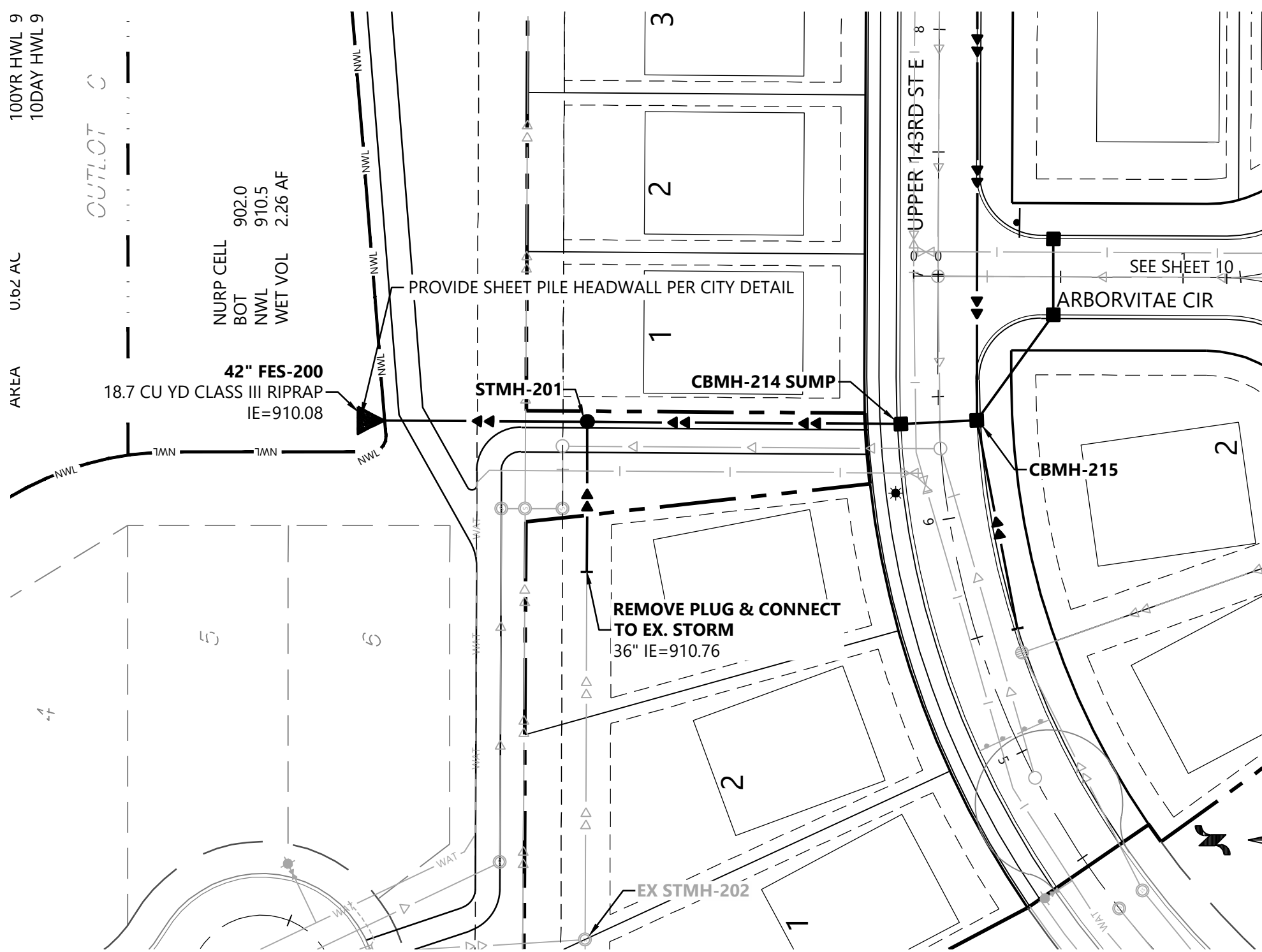
DATE: 10/19/23

LEGEND

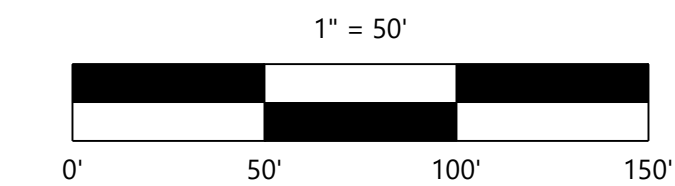
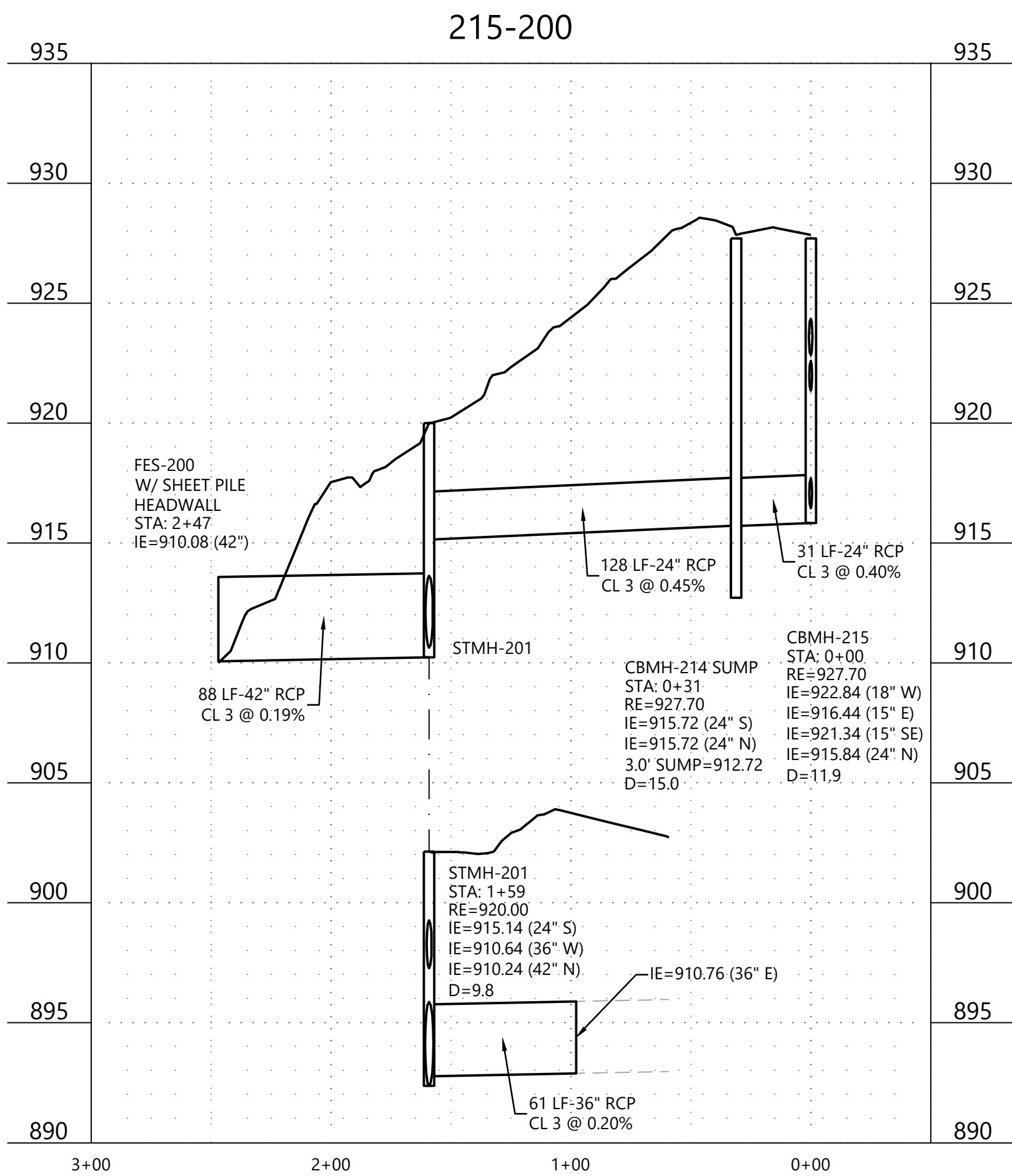
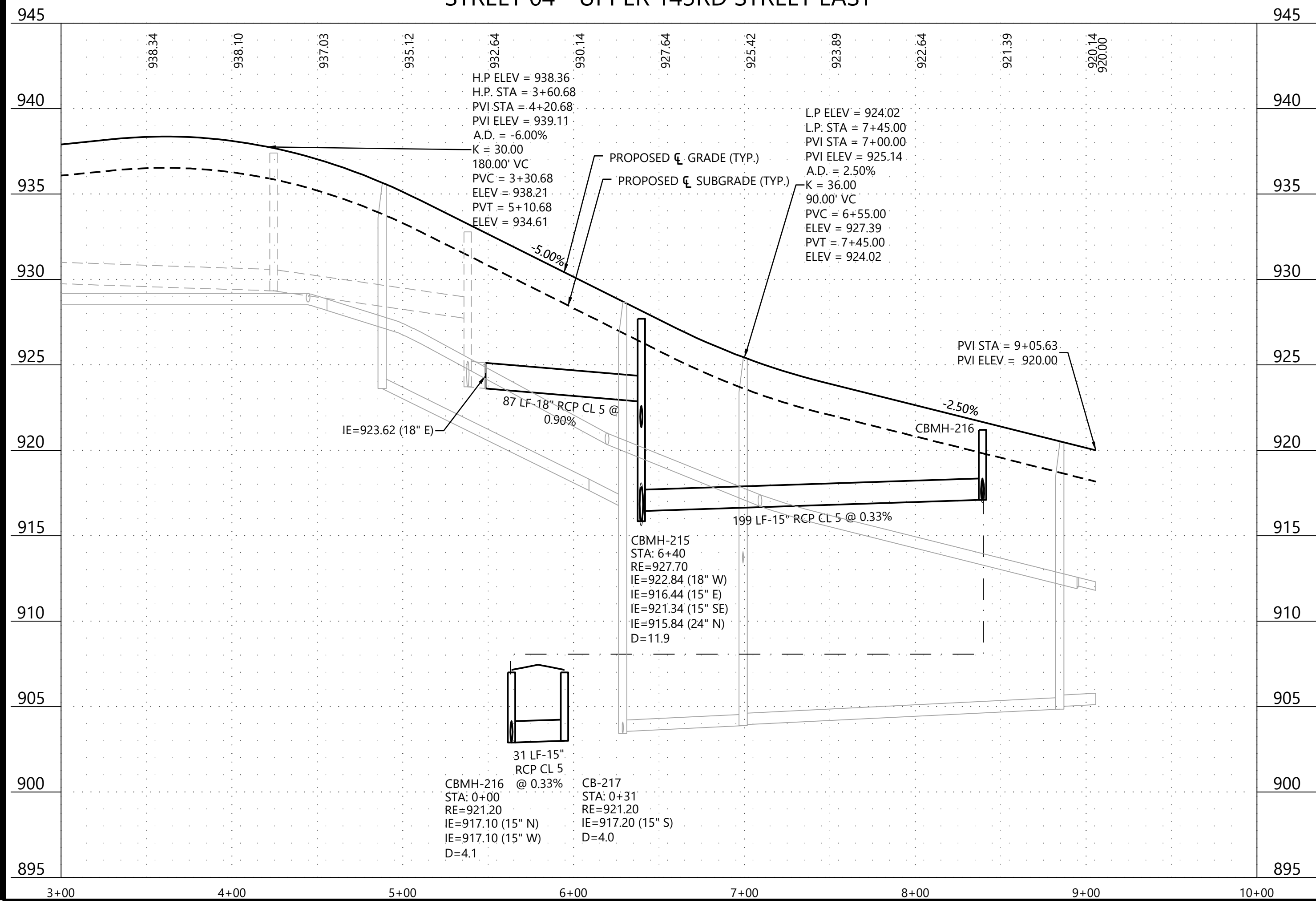
EXISTING	PROPOSED	GUTTER ELEVATION
• 900.00	• 900.00	

GENERAL NOTES

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- COORDINATE WEAR COURSE PLACEMENT WITH CITY STAFF TO DETERMINE TIMING WITH RELATION TO BASE COURSE PLACEMENT.



STREET 04 - UPPER 143RD STREET EAST



CONSTRUCTION PLANS

DESIGNED:	CTY
CHECKED:	RMB
DRAWN:	EJK
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' or 5'

INITIAL ISSUE:	09/29/23
REVISIONS:	
10-23-23	REVISED UTILITIES ON ACORN AVE

PREPARED FOR:

LENNAR CORPORATION

16305 36TH AVENUE NORTH, SUITE 600
PLYMOUTH, MINNESOTA 55446

I HEREBY CERTIFY THAT THIS PLAN 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

RYAN BLUM
DATE: 10/19/23 LICENSE NO. 41257

TALAMORE 4TH ADDITION

ROSEMOUNT, MINNESOTA

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minneapolis, MN 55433
Toll Free (888) 937-5150 westwoods.com
Westwood Professional Services, Inc.

STREET AND STORM
SEWER CONSTRUCTION
PLAN

PROJECT NUMBER: 0033415.04

SHEET NUMBER:

9

OF

19

DATE: 10/19/23

Call 48 Hours before digging:

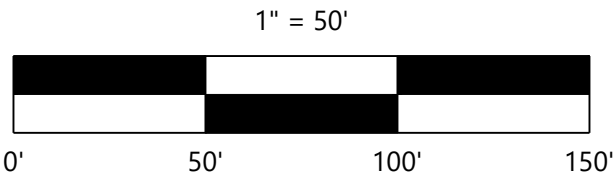
811 or call811.com
Common Ground Alliance

LEGEND

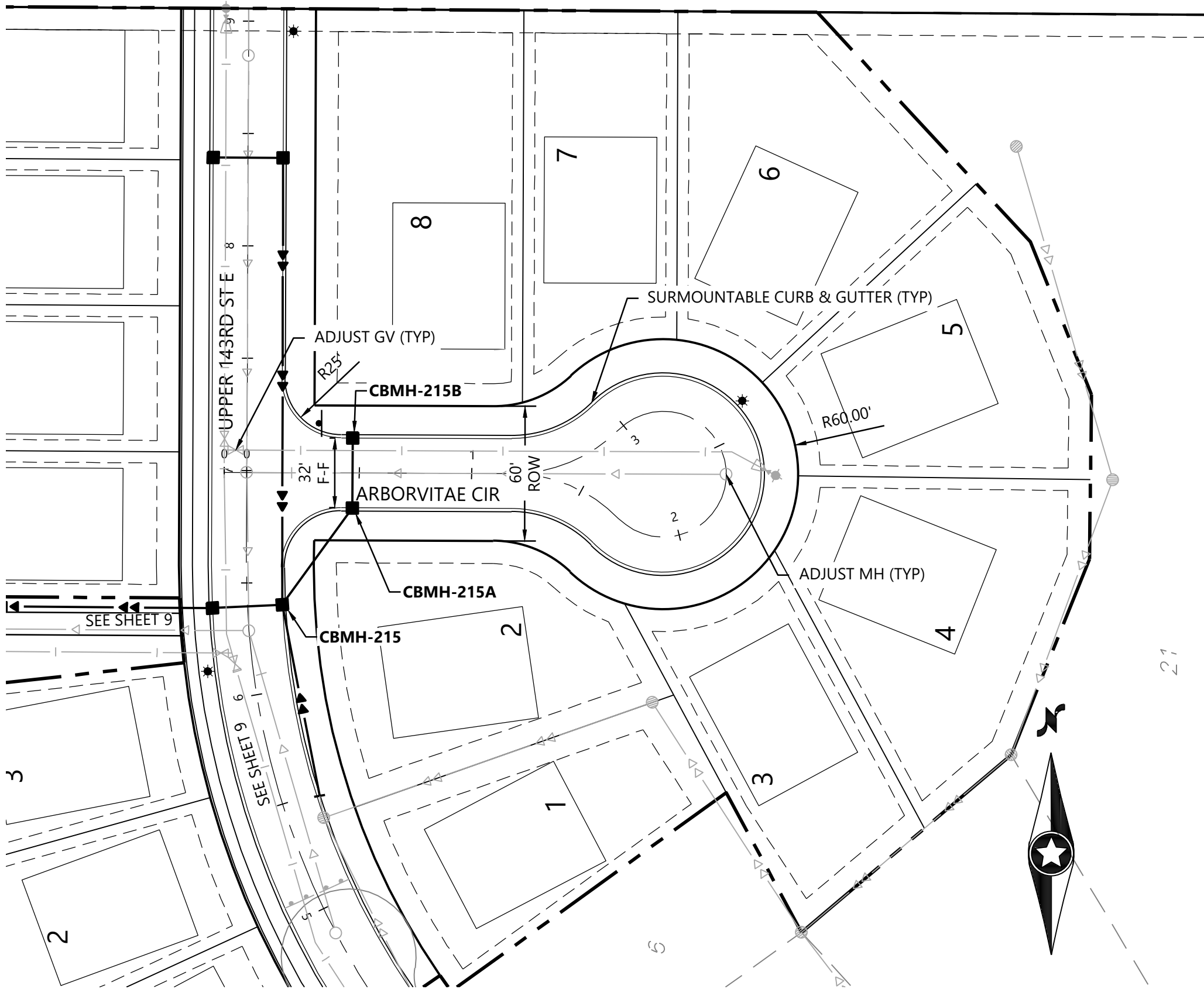
EXISTING	PROPOSED	GUTTER ELEVATION
+	x	

GENERAL NOTES

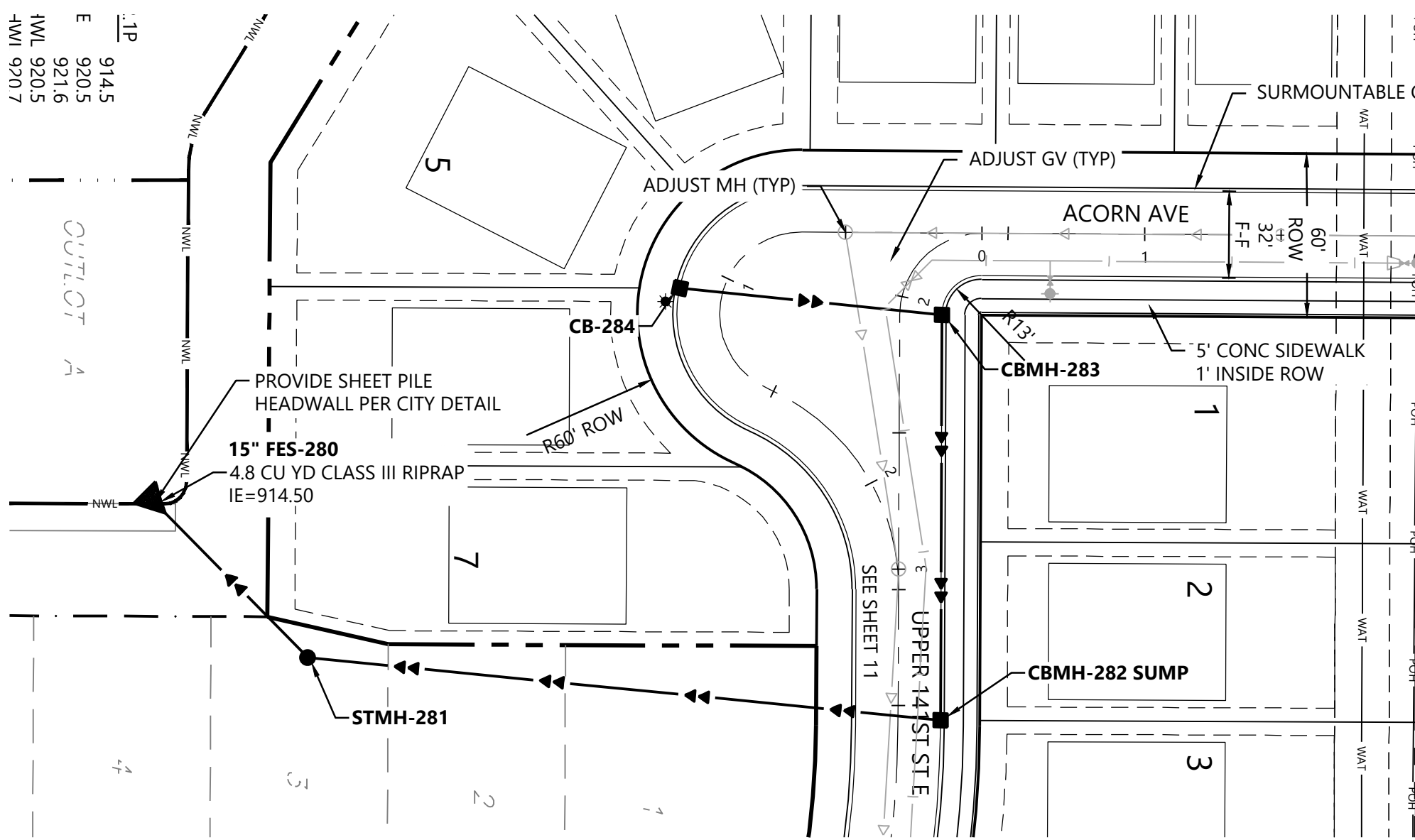
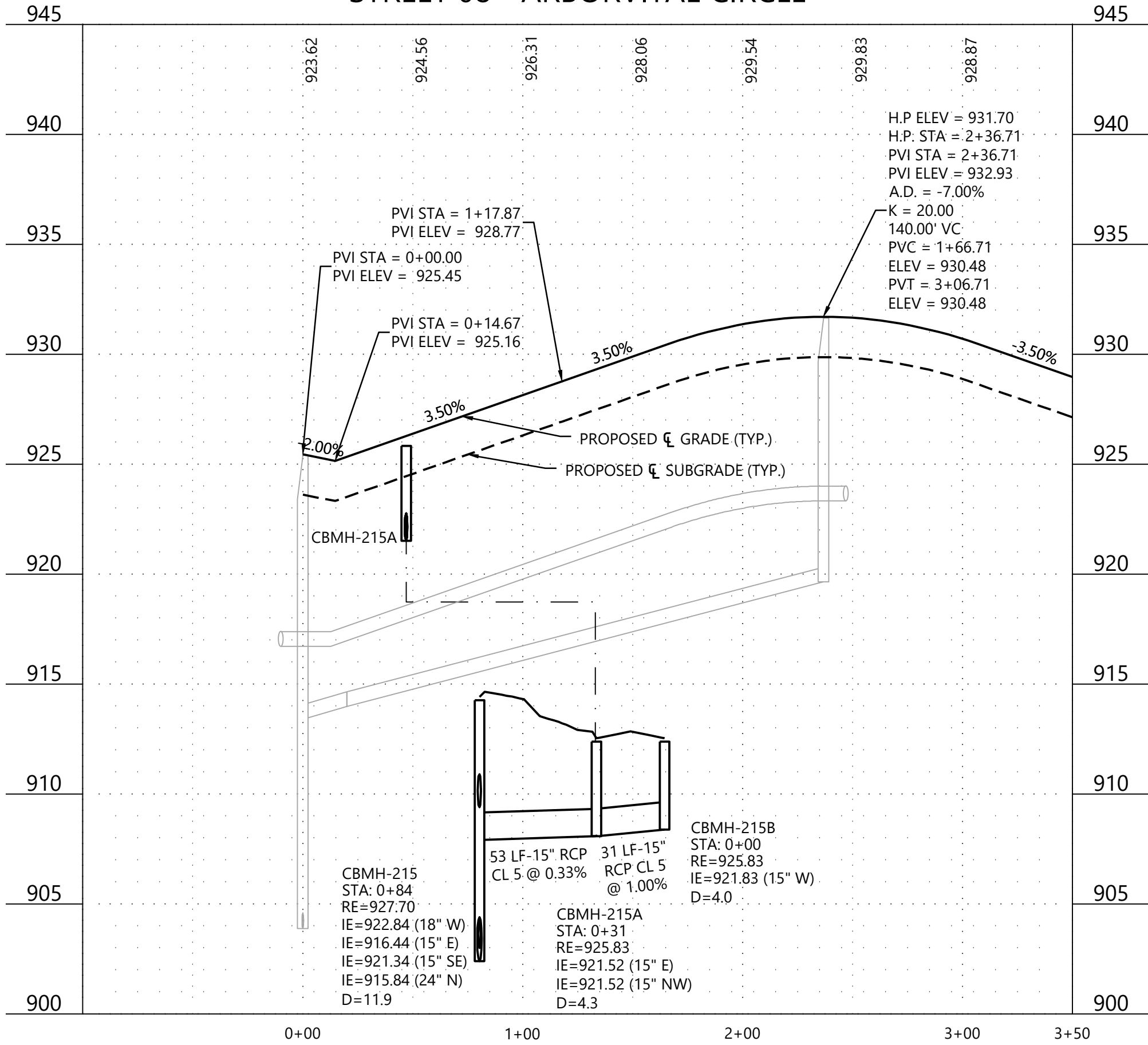
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- COORDINATE WEAR COURSE PLACEMENT WITH CITY STAFF TO DETERMINE TIMING WITH RELATION TO BASE COURSE PLACEMENT.



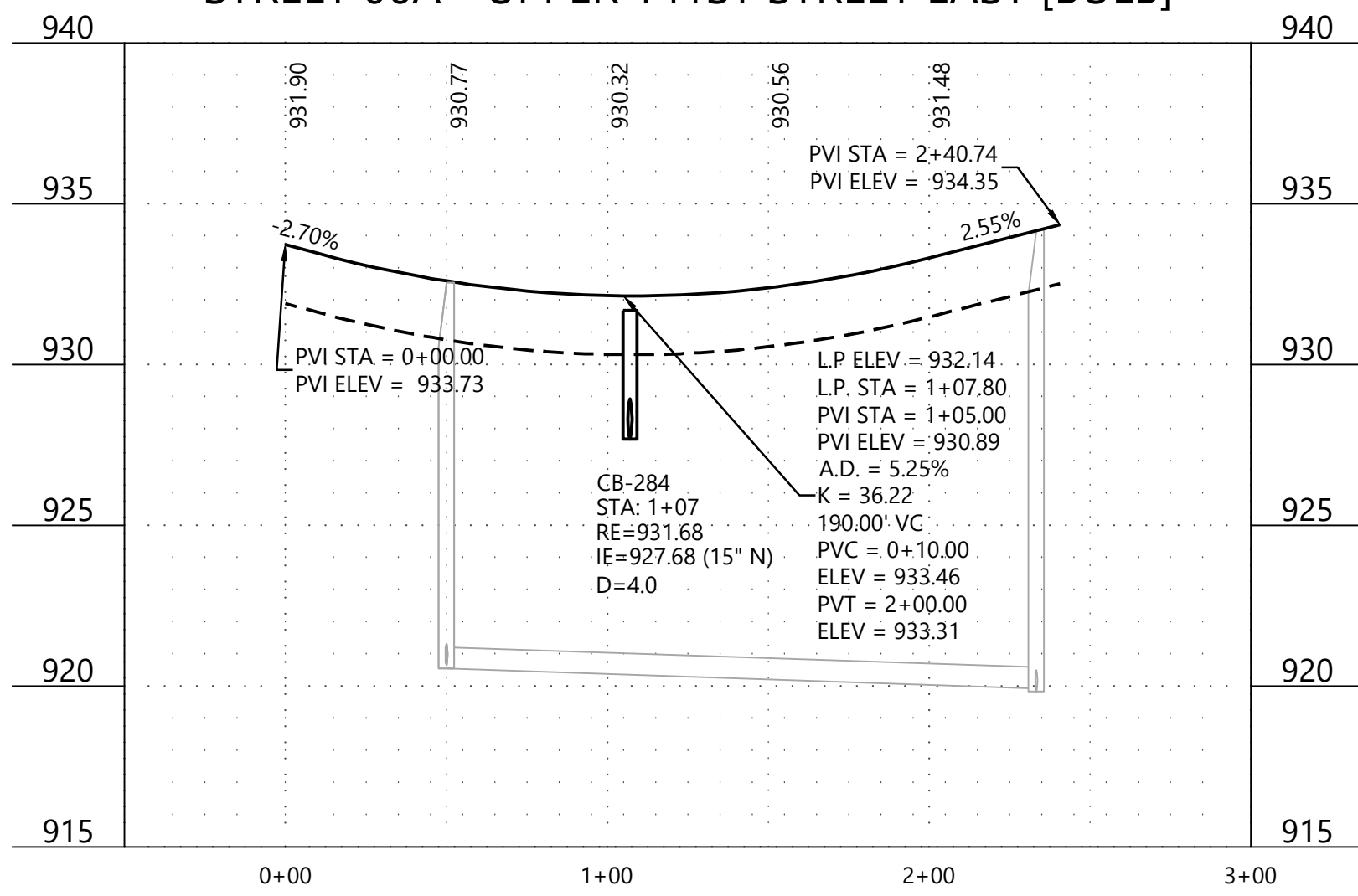
CONSTRUCTION PLANS



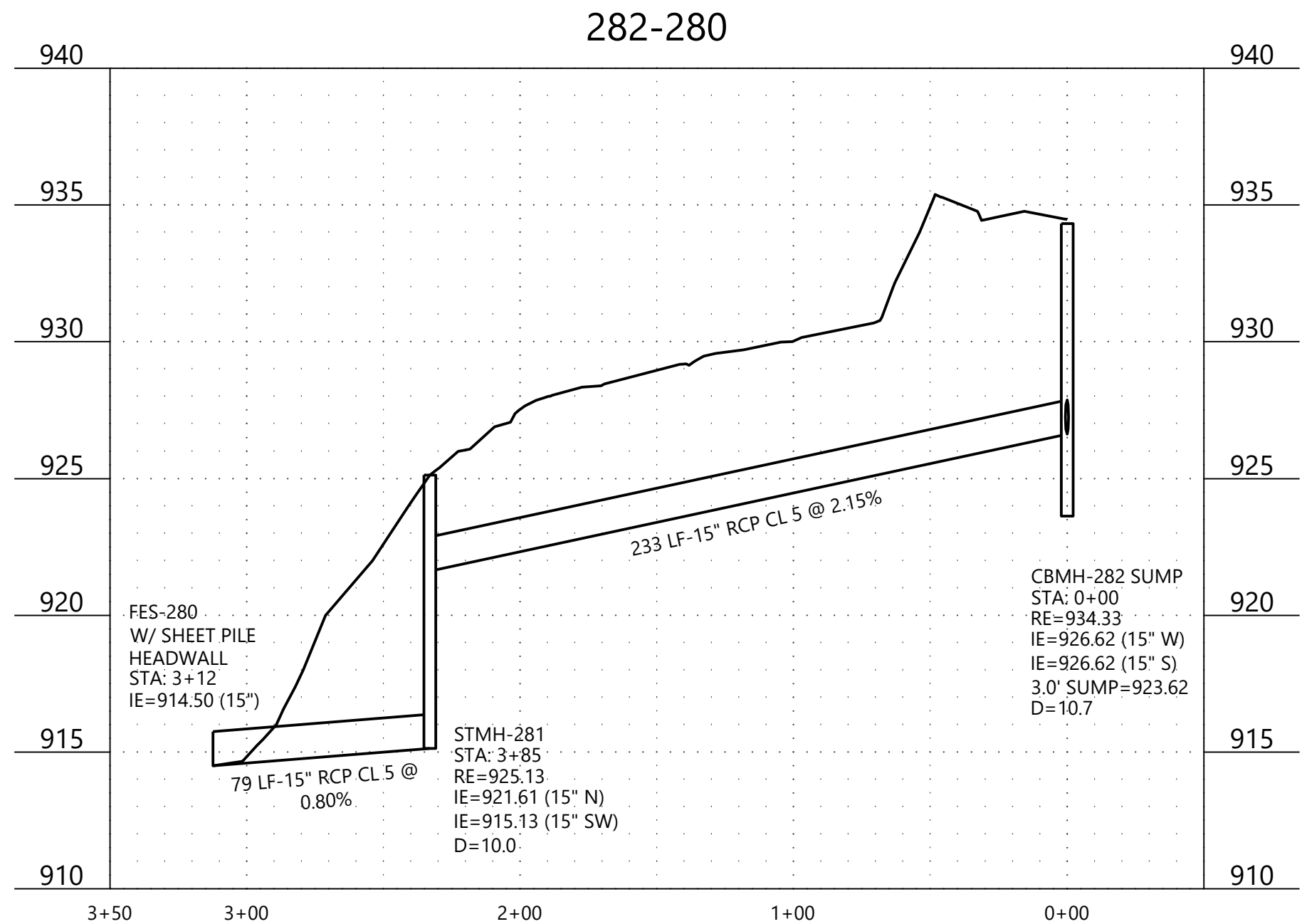
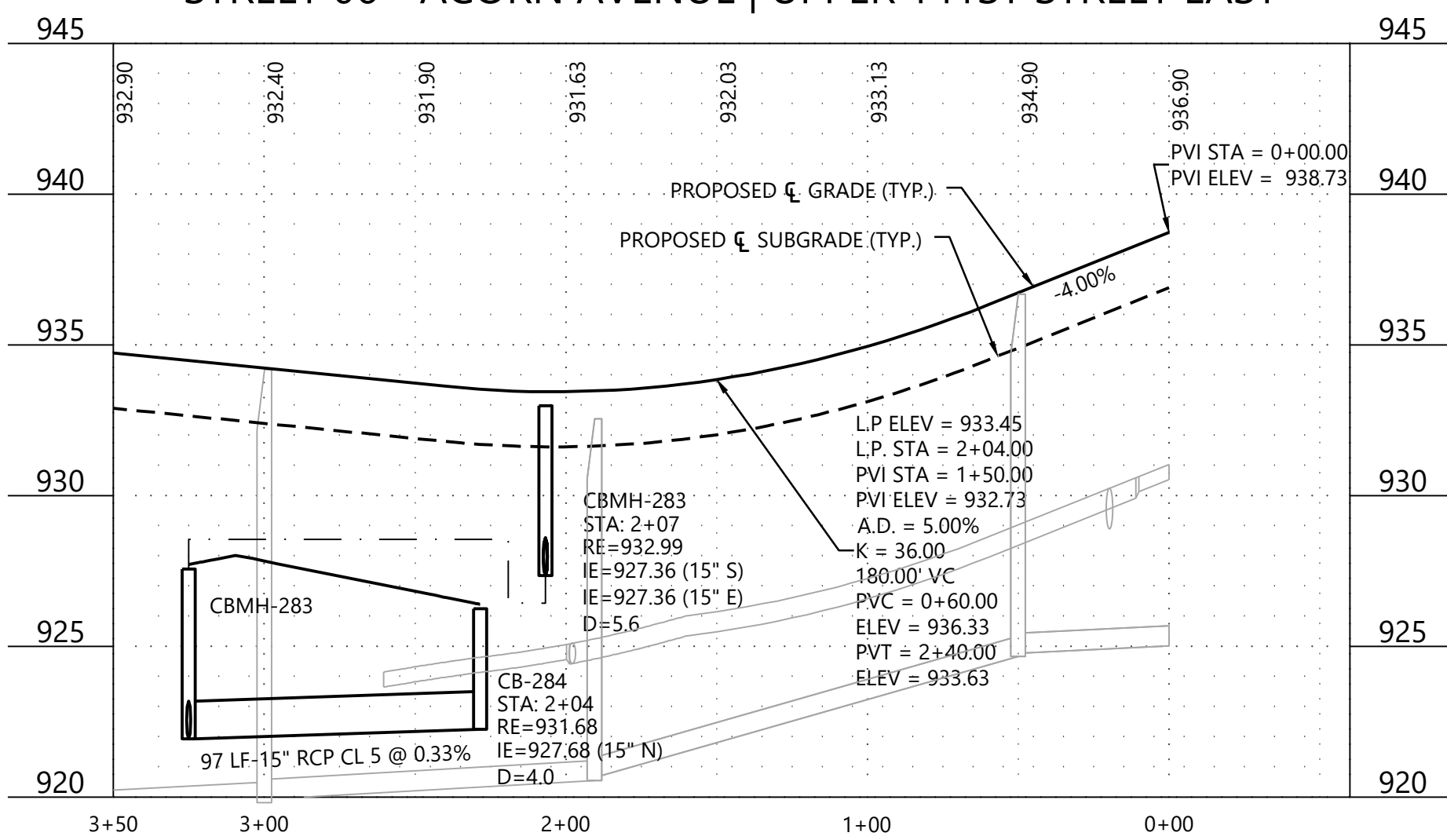
STREET 08 - ARBORVITAE CIRCLE



STREET 06A - UPPER 141ST STREET EAST [BULB]



STREET 06 - ACORN AVENUE | UPPER 141ST STREET EAST



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N:\003415\04\DWG\CIVIL\UTILITY\003415\04S-STF.DWG

TALAMORE 4TH ADDITION

DESIGNED:	CTY
CHECKED:	RMB
DRAWN:	EJK
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' or 5'

INITIAL ISSUE:	09/29/23
REVISIONS:	
10-23-23	REVISED UTILITIES ON ACORN AVE

PREPARED FOR:

LENNAR CORPORATION

16305 36TH AVENUE NORTH, SUITE 600
PLYMOUTH, MINNESOTA 55446

I HEREBY CERTIFY THAT THIS PLAN 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	
DATE: 10/19/23	LICENSE NO. 41257

TALAMORE 4TH ADDITION

ROSEMOUNT, MINNESOTA

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodsps.com
Westwood Professional Services, Inc.

STREET AND STORM
SEWER CONSTRUCTION
PLAN

PROJECT NUMBER: 0033415.04

SHEET NUMBER:

10 OF 19

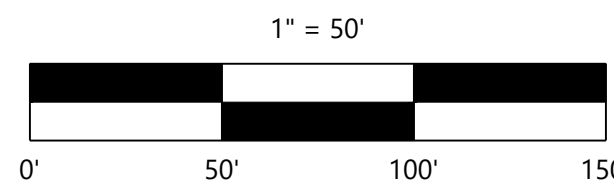
DATE: 10/19/23

LEGEND

EXISTING	PROPOSED	GUTTER ELEVATION
• 900.00	• 900.00	

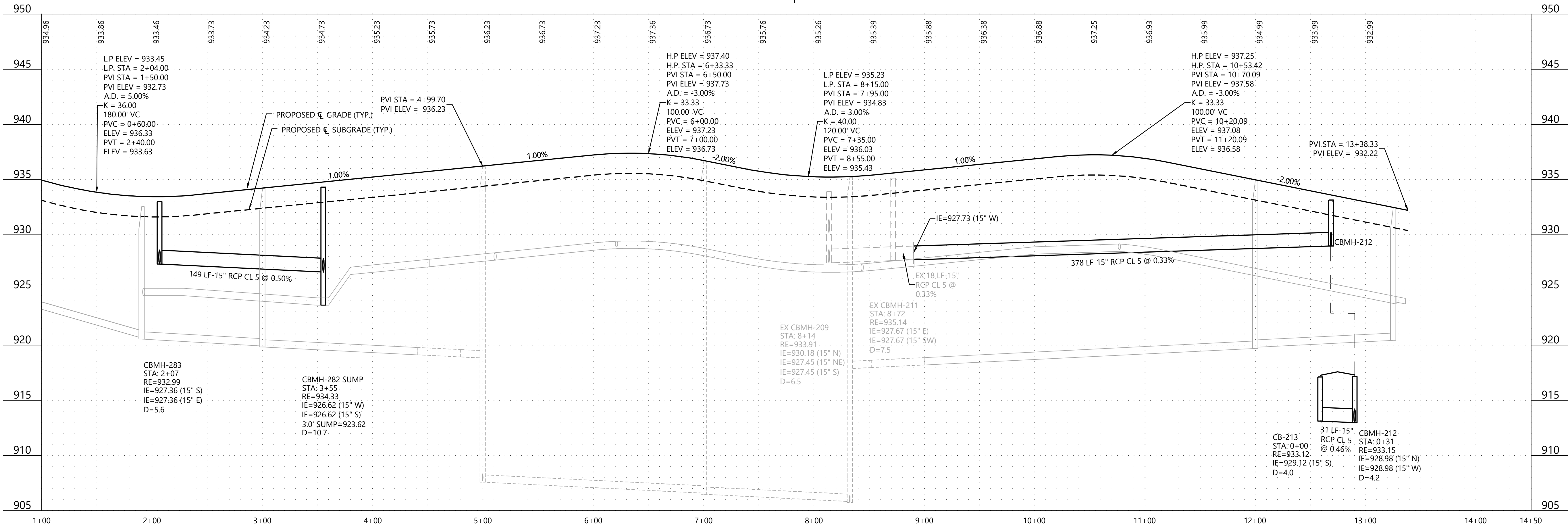
GENERAL NOTES

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CONSTRUCTION PLANS

STREET 06 - ACORN AVENUE | UPPER 141ST STREET EAST



DESIGNED:	CTY
CHECKED:	RMB
DRAWN:	EJK
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' or 5'

INITIAL ISSUE: 09/29/23

REVISIONS:

10-23-23	REVISED UTILITIES ON ACORN AVE

PREPARED FOR:

LENNAR CORPORATION

16305 36TH AVENUE NORTH, SUITE 600
PLYMOUTH, MINNESOTA 55446

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RYAN BLOHM
DATE: 10/19/23 LICENSE NO. 41257

TALAMORE 4TH ADDITION

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STREET AND STORM
SEWER CONSTRUCTION
PLAN

PROJECT NUMBER: 0033415.04

SHEET NUMBER:

11 OF 19

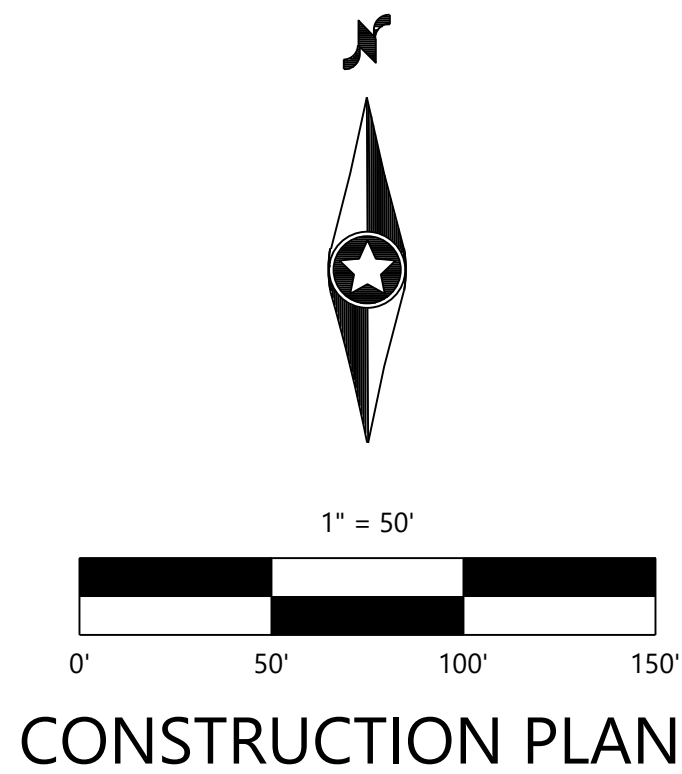
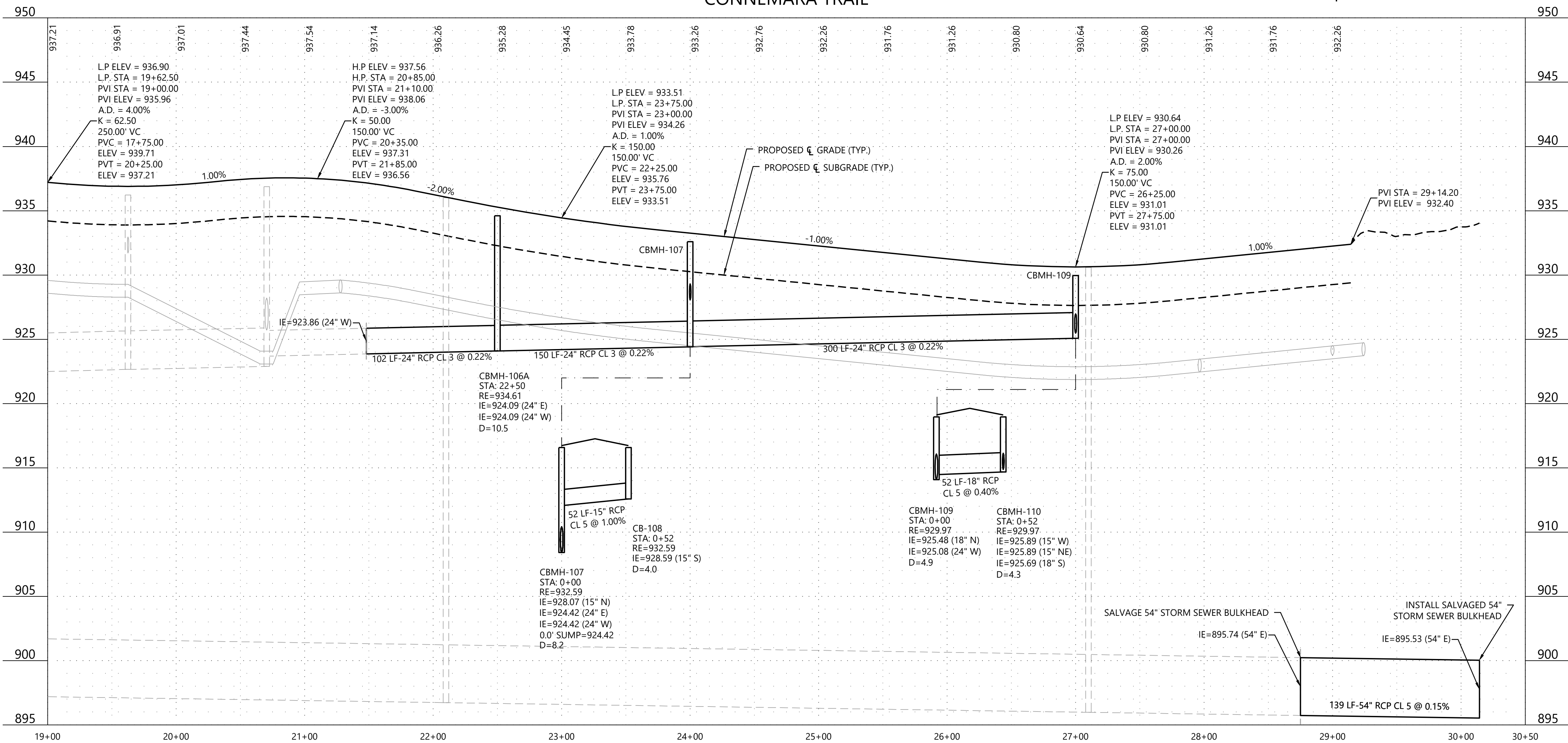
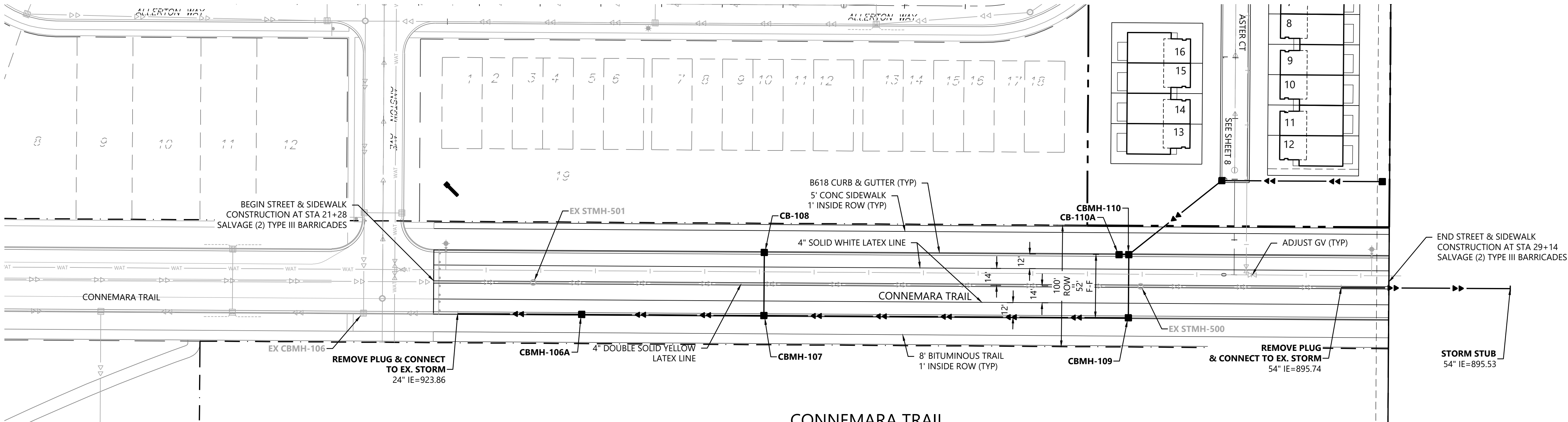
DATE: 10/19/23

LEGEND

EXISTING	PROPOSED	GUTTER ELEVATION
• 900.00	• 900.00	

GENERAL NOTES

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CONSTRUCTION PLANS

DESIGNED: CTY
CHECKED: RMB
DRAWN: EJK
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' or 5'

INITIAL ISSUE: 09/29/23

REVISIONS:
10-23-23 REVISED UTILITIES ON ACORN AVE
10-23-23
10-23-23
10-23-23
10-23-23

PREPARED FOR:

LENNAR CORPORATION

16305 36TH AVENUE NORTH, SUITE 600
PLYMOUTH, MINNESOTA 55446

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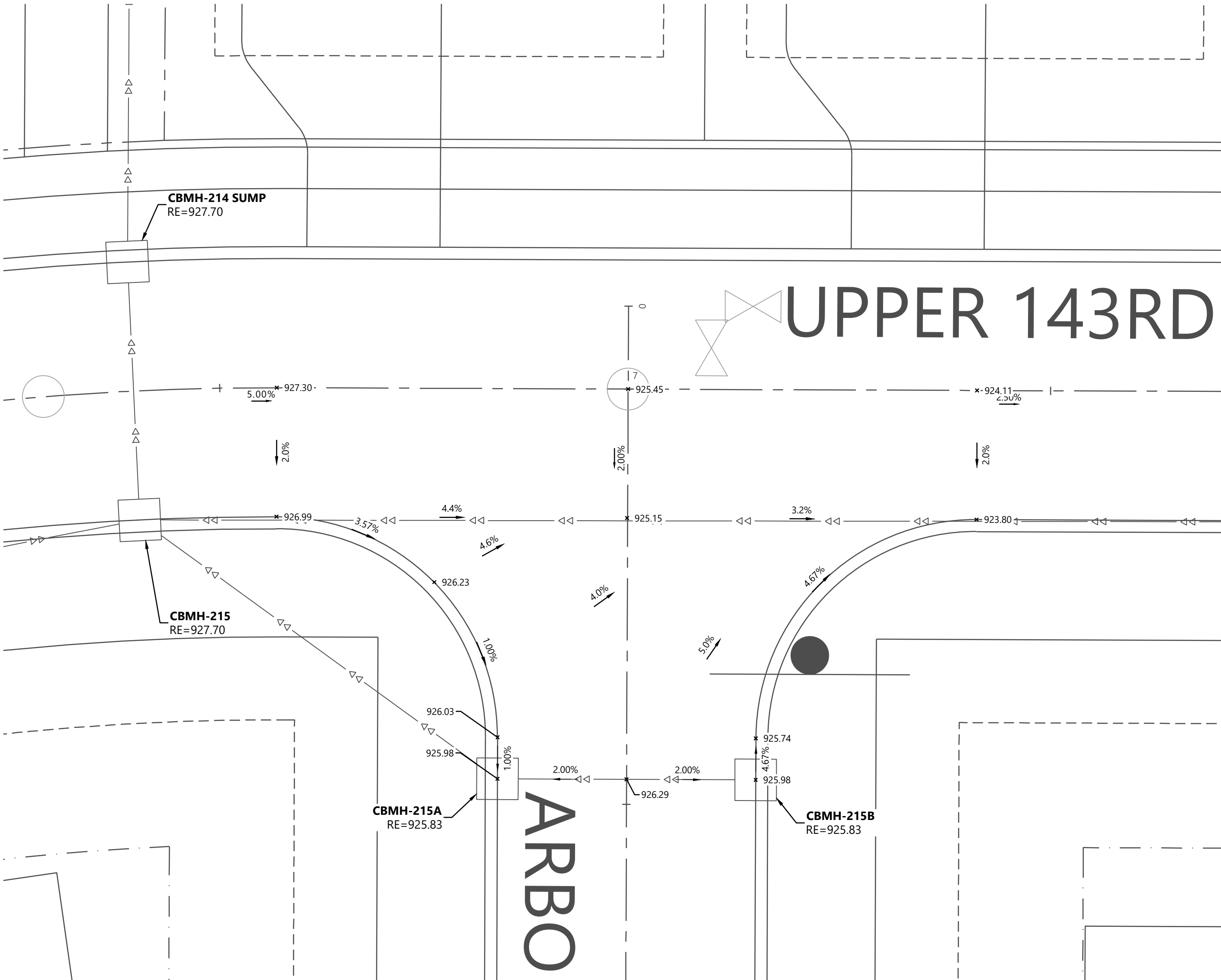
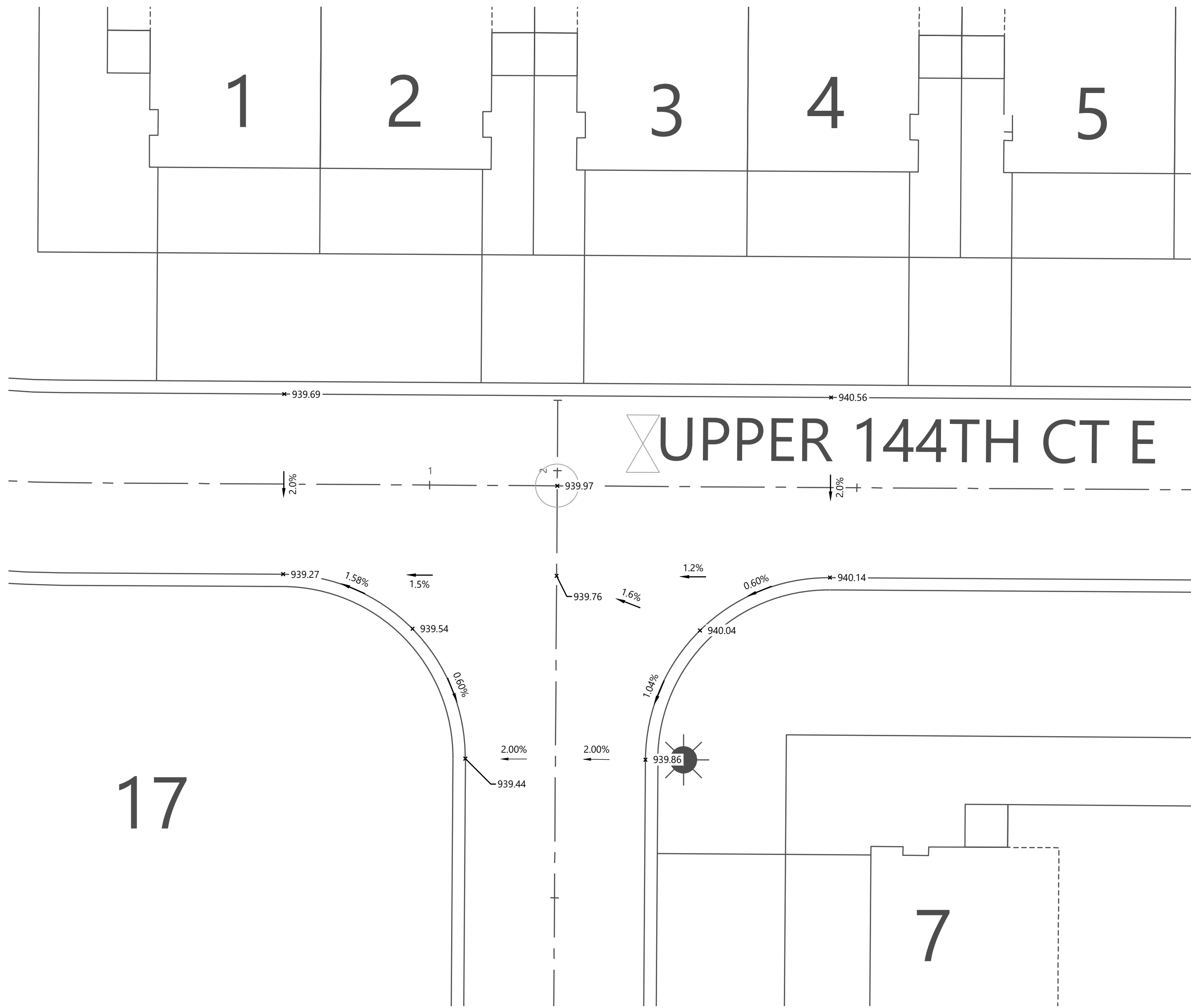
STREET AND STORM
SEWER CONSTRUCTION
PLAN

PROJECT NUMBER: 0033415.04

SHEET NUMBER:

12 OF 19

DATE: 10/19/23

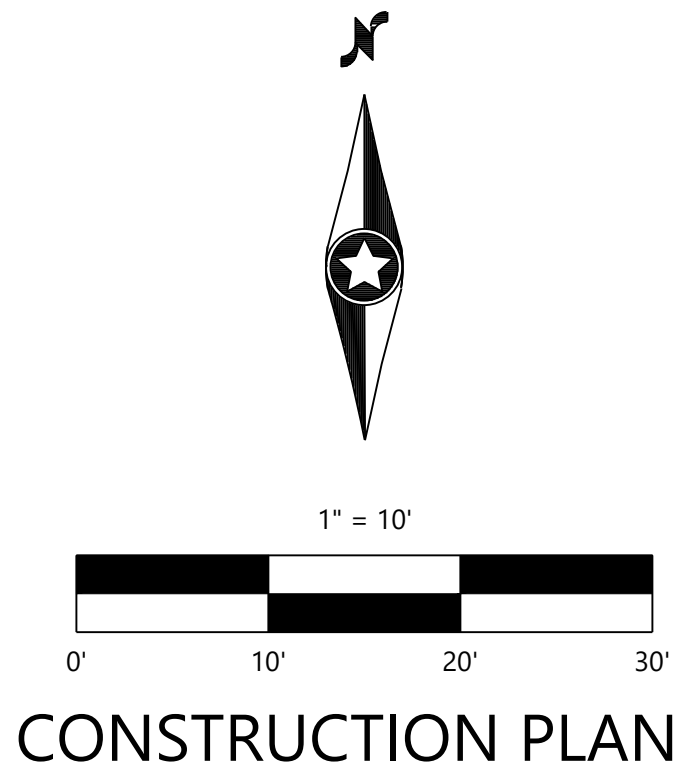


LEGEND

EXISTING	PROPOSED	GUTTER ELEVATION
• 900.00	× 900.00	

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CONSTRUCTION PLANS

DESIGNED:	CTY
CHECKED:	RMB
DRAWN:	EJK
HORIZONTAL SCALE:	10'
VERTICAL SCALE:	2' or 1'

INITIAL ISSUE:	09/29/23
REVISIONS:	
△ 10-23-23	REVISED UTILITIES ON ACORN AVE
△ .	.
△ .	.
△ .	.
△ .	.

PREPARED FOR:

LENNAR CORPORATION

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Ryan Blum
RYAN BLUM
DATE: 10/19/23 LICENSE NO. 41257

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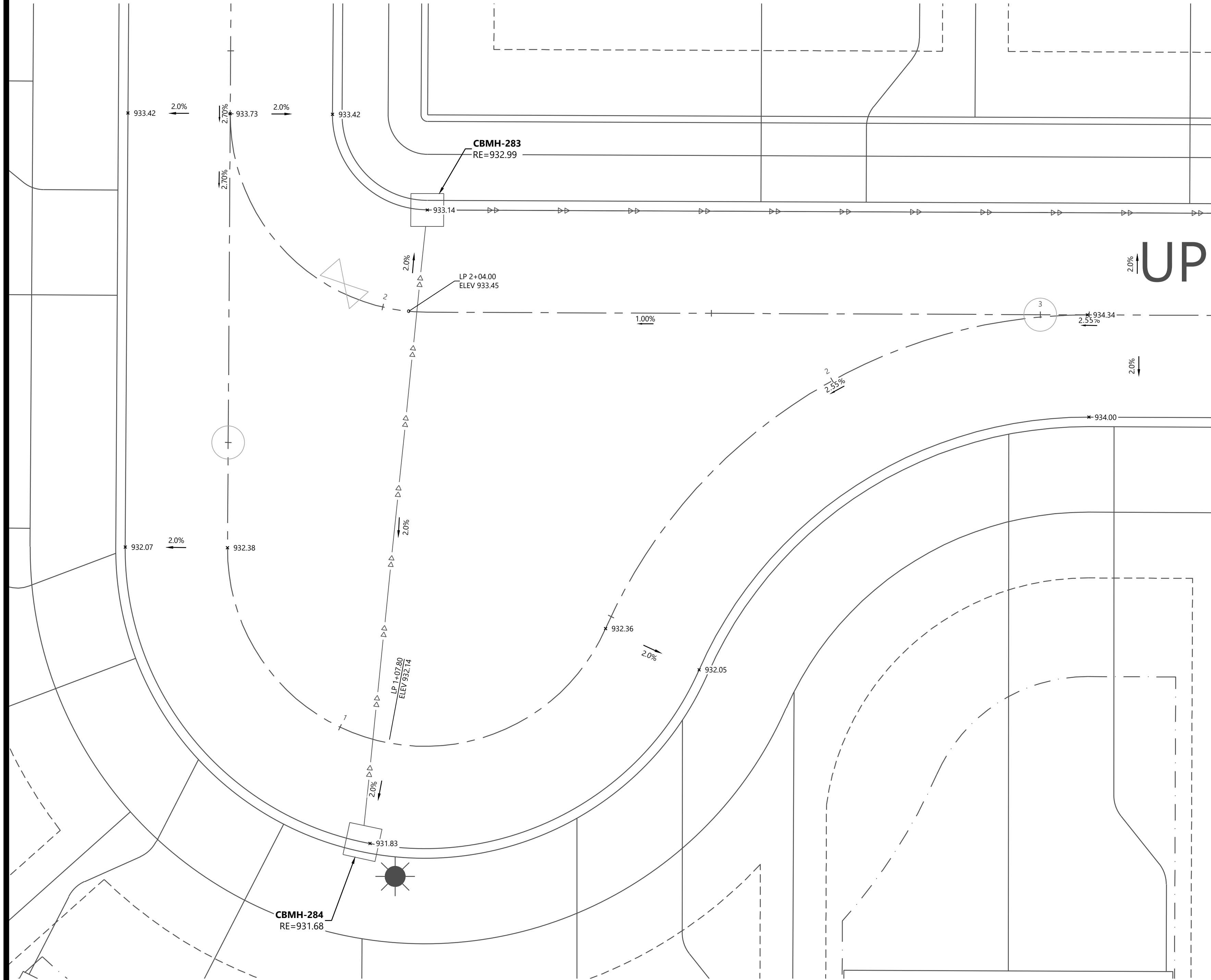
INTERSECTION DETAILS

PROJECT NUMBER: 0033415.04

SHEET NUMBER:

13 OF 19

DATE: 10/19/23



LEGEND

EXISTING

* 900.00

PROPOSED

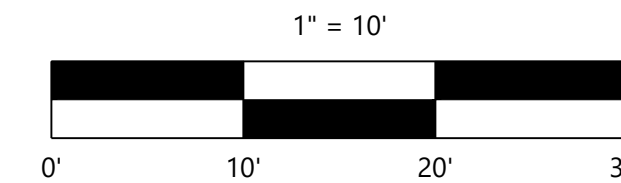
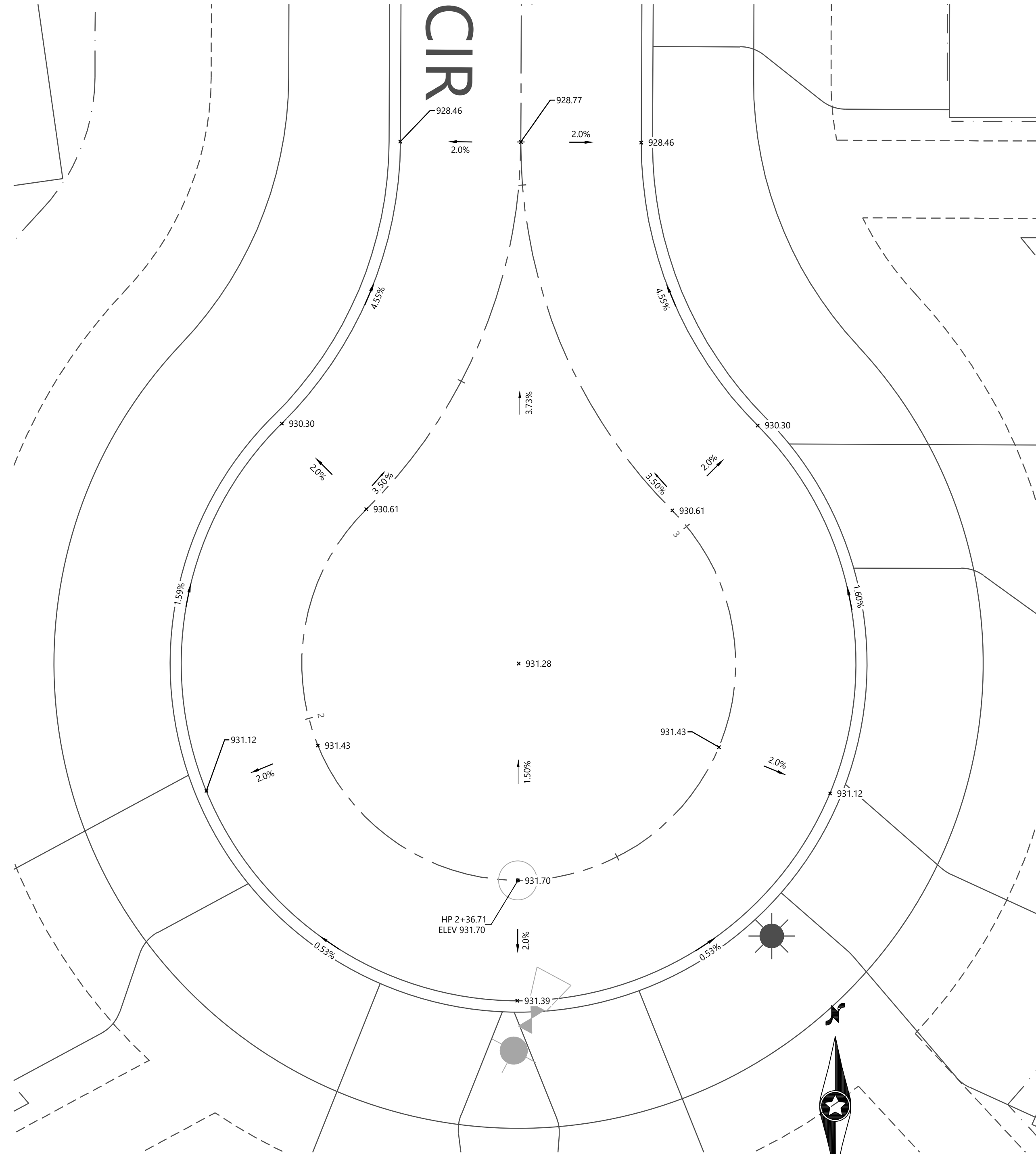
* 900.00

GUTTER ELEVATION

GENERAL NOTES

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UP



CONSTRUCTION PLANS

DESIGNED: CTY
CHECKED: RMB
DRAWN: EJK
HORIZONTAL SCALE: 10'
VERTICAL SCALE: 2' or 1'

INITIAL ISSUE: 09/29/23

REVISIONS:

10-23-23	REVISED UTILITIES ON ACORN AVE

PREPARED FOR:

LENNAR CORPORATION

16305 36TH AVENUE NORTH, SUITE 600
PLYMOUTH, MINNESOTA 55446

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DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS
OF THE STATE OF MINNESOTA

RYAN BLUM
DATE: 10/19/23 LICENSE NO. 41257

TALAMORE 4TH ADDITION

ROSEMOUNT, MINNESOTA

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

INTERSECTION DETAILS

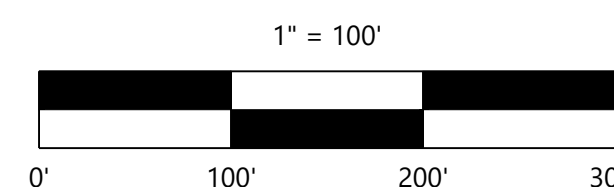
PROJECT NUMBER: 0033415.04

SHEET NUMBER:

14 OF 19

DATE: 10/19/23

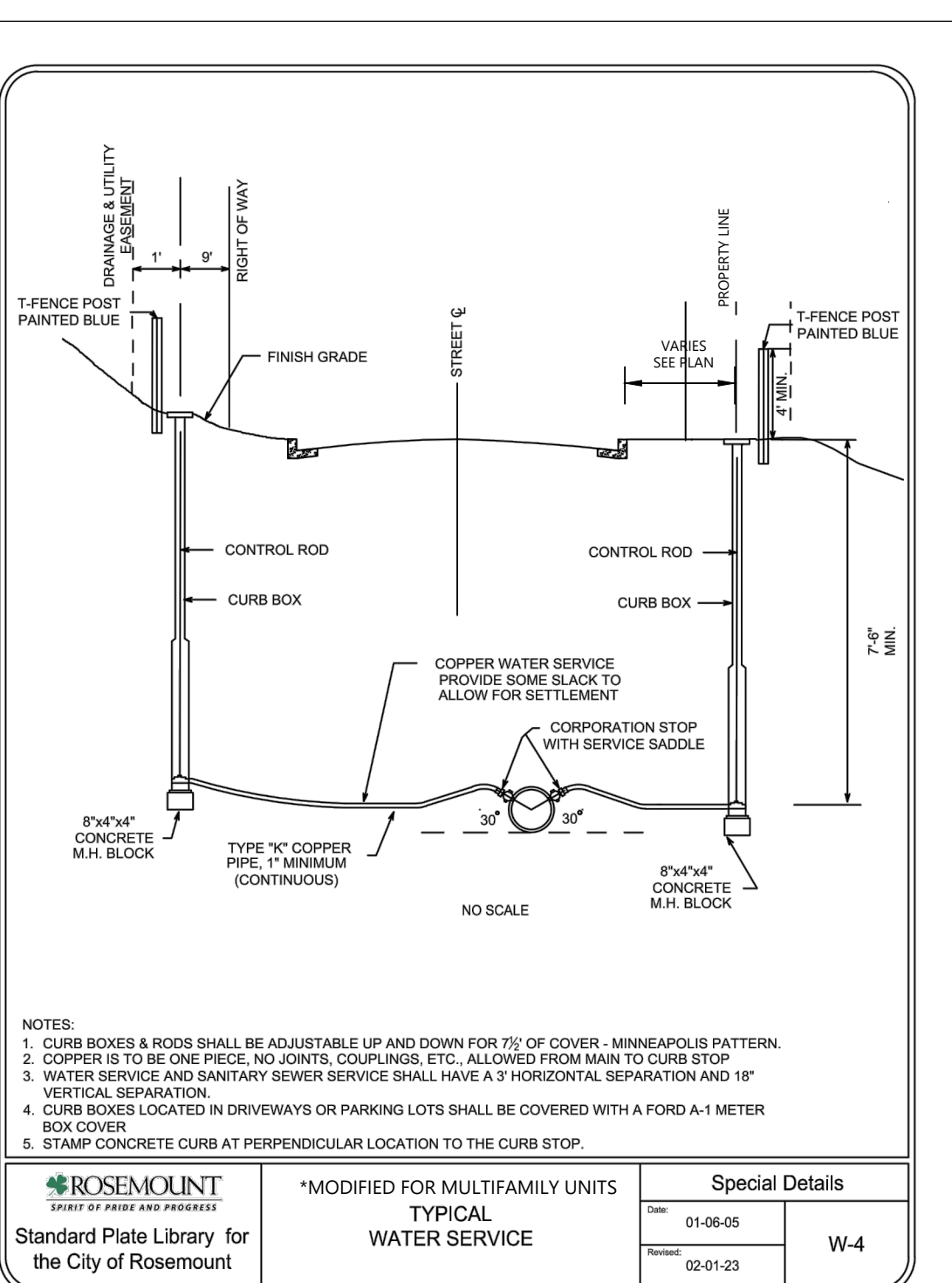
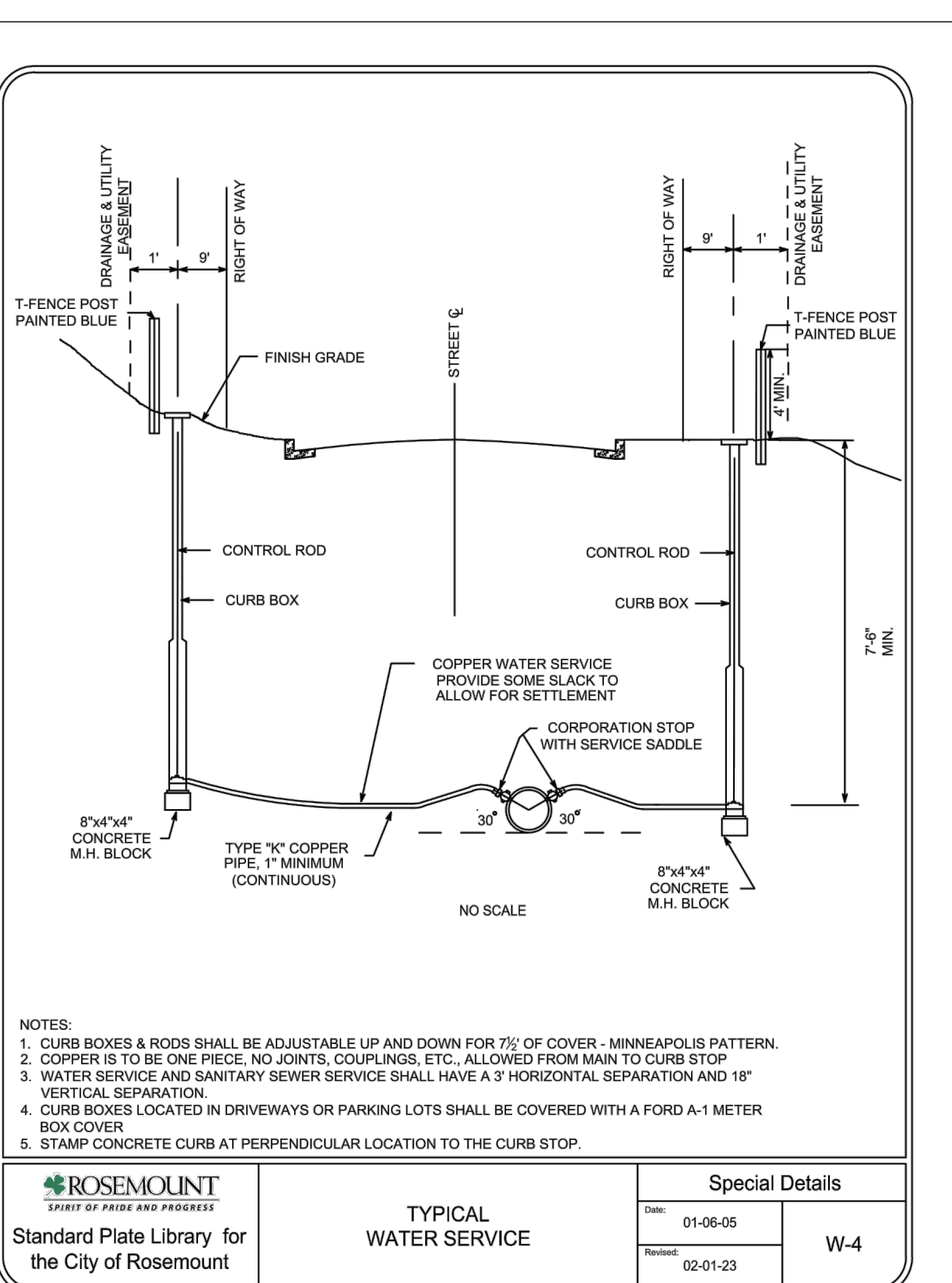
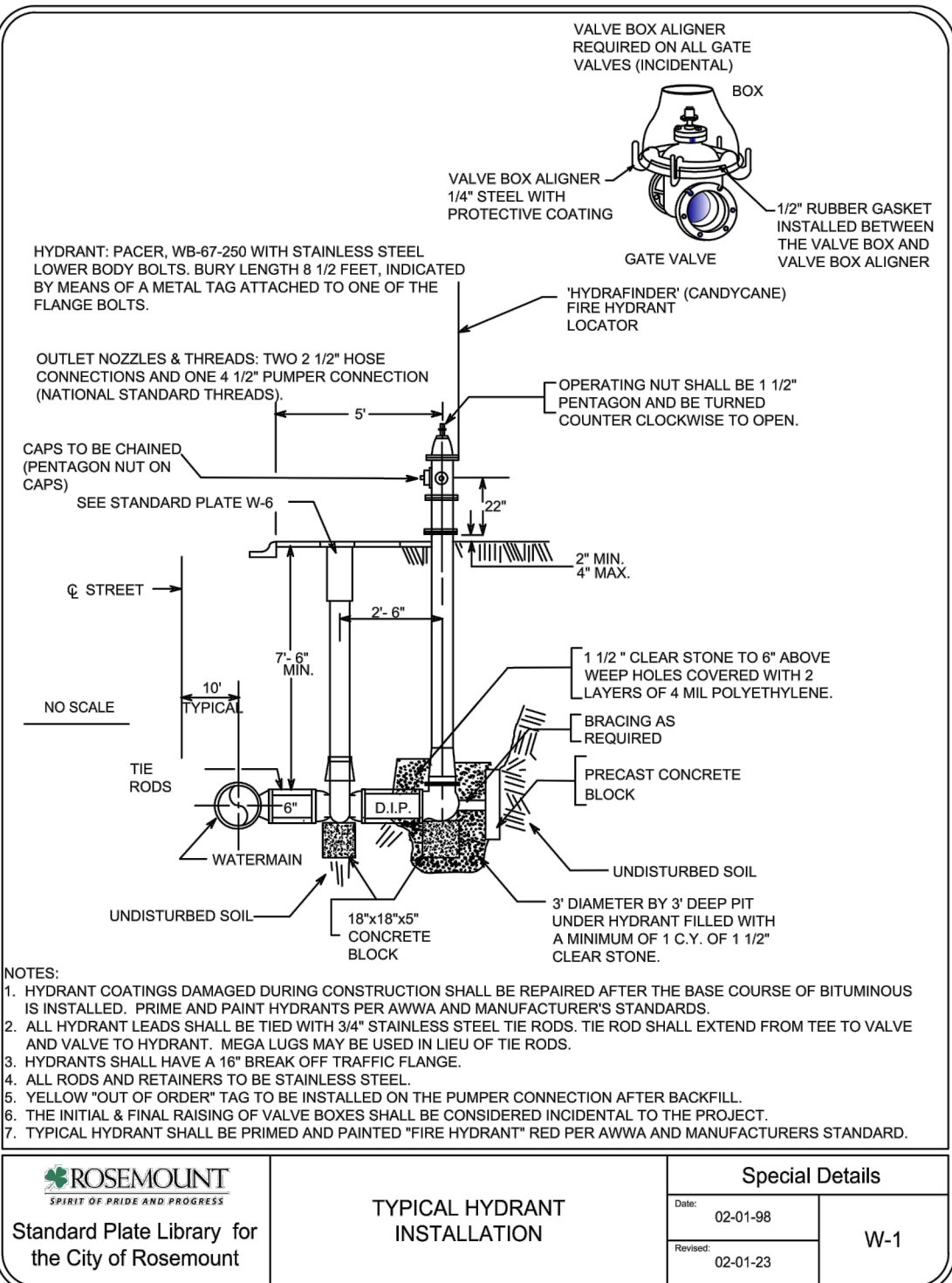
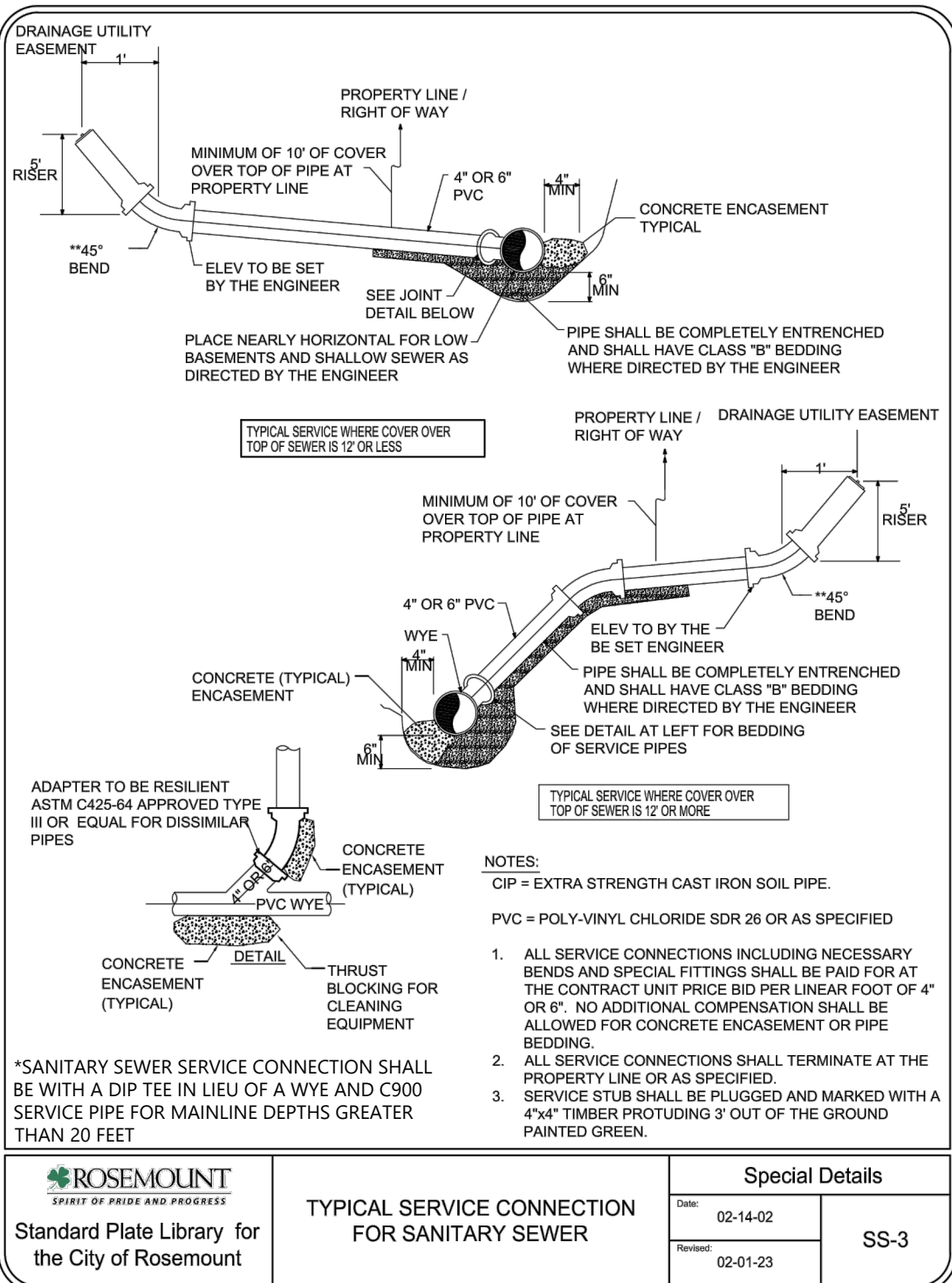
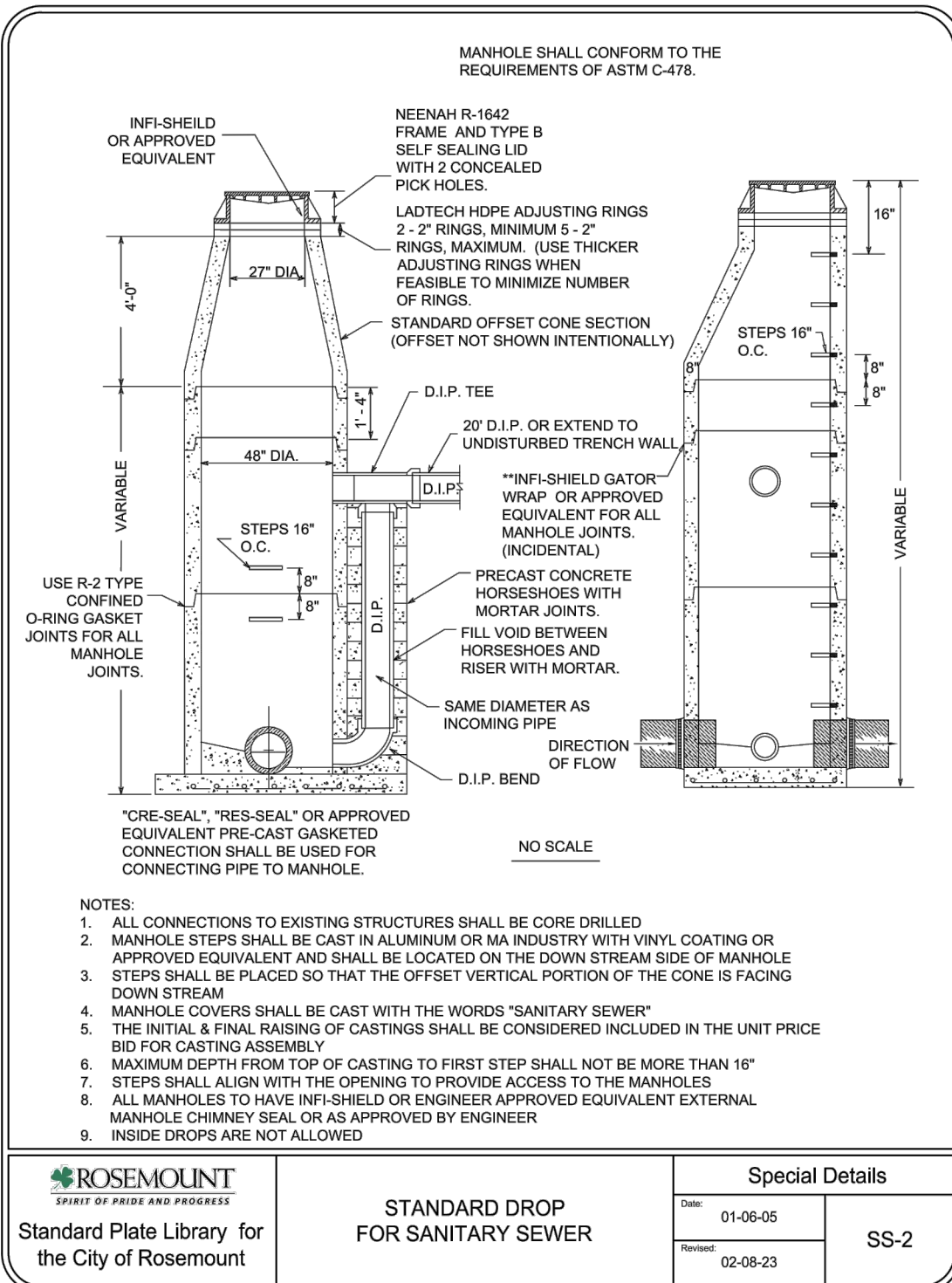
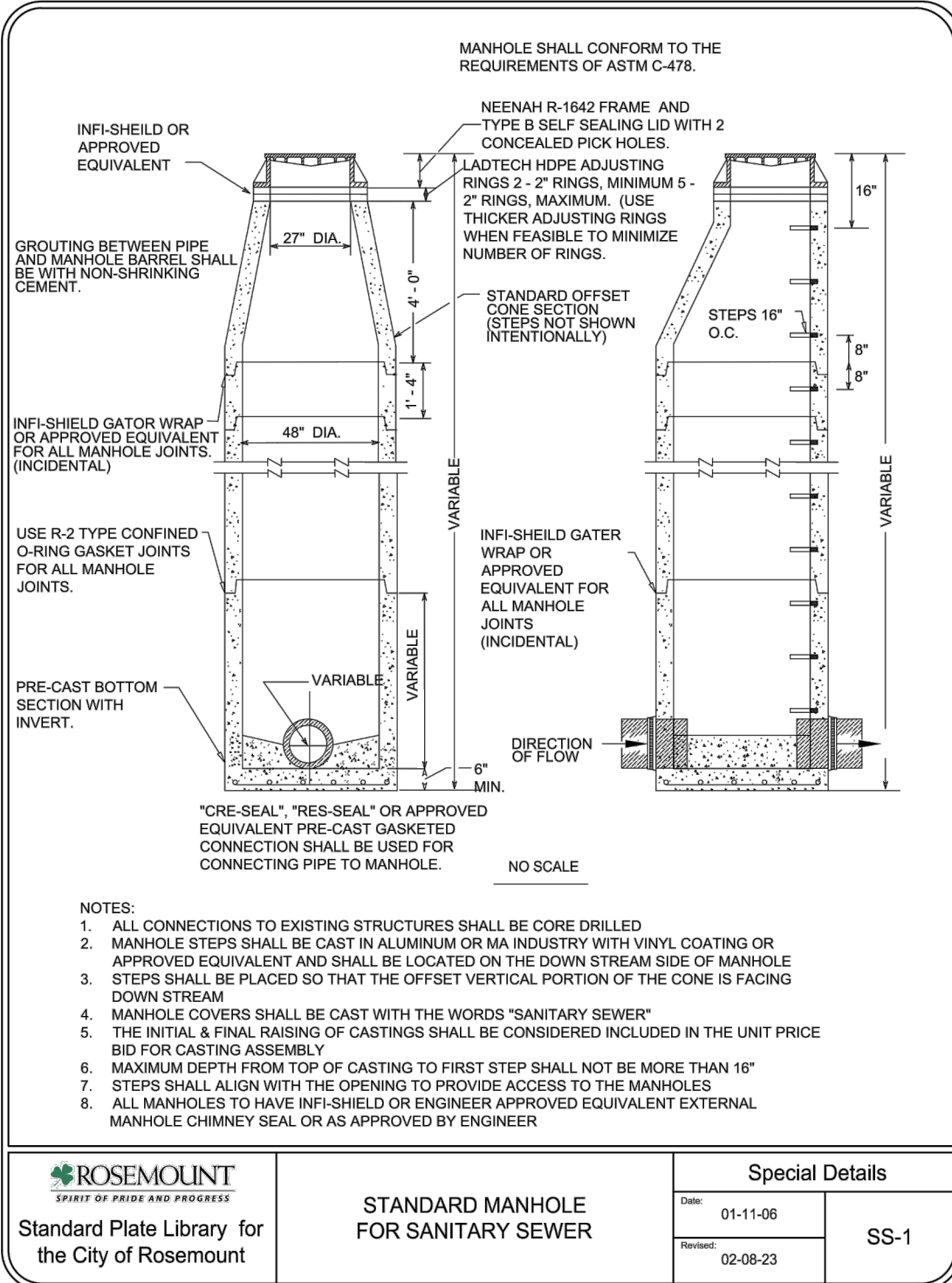
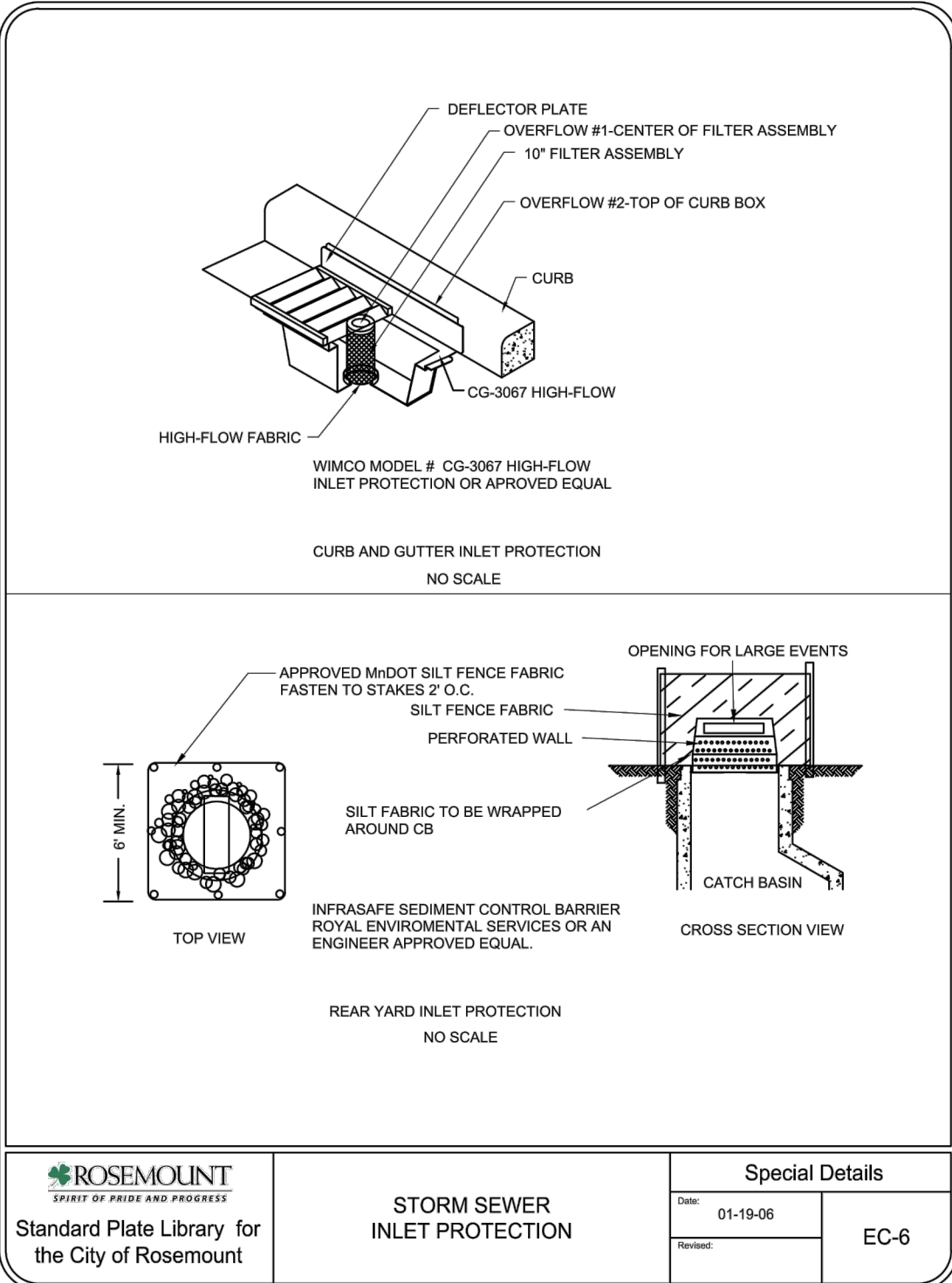
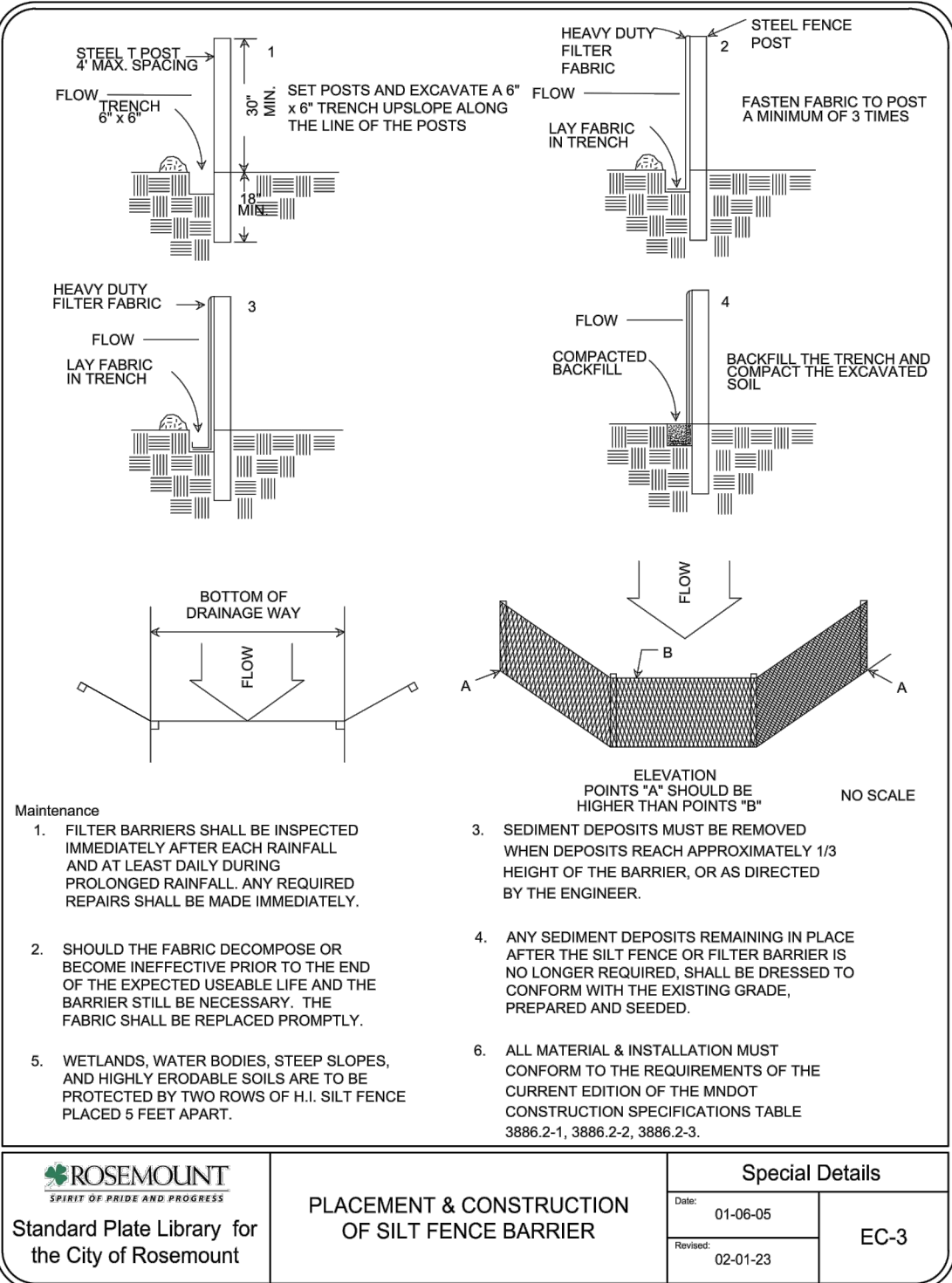
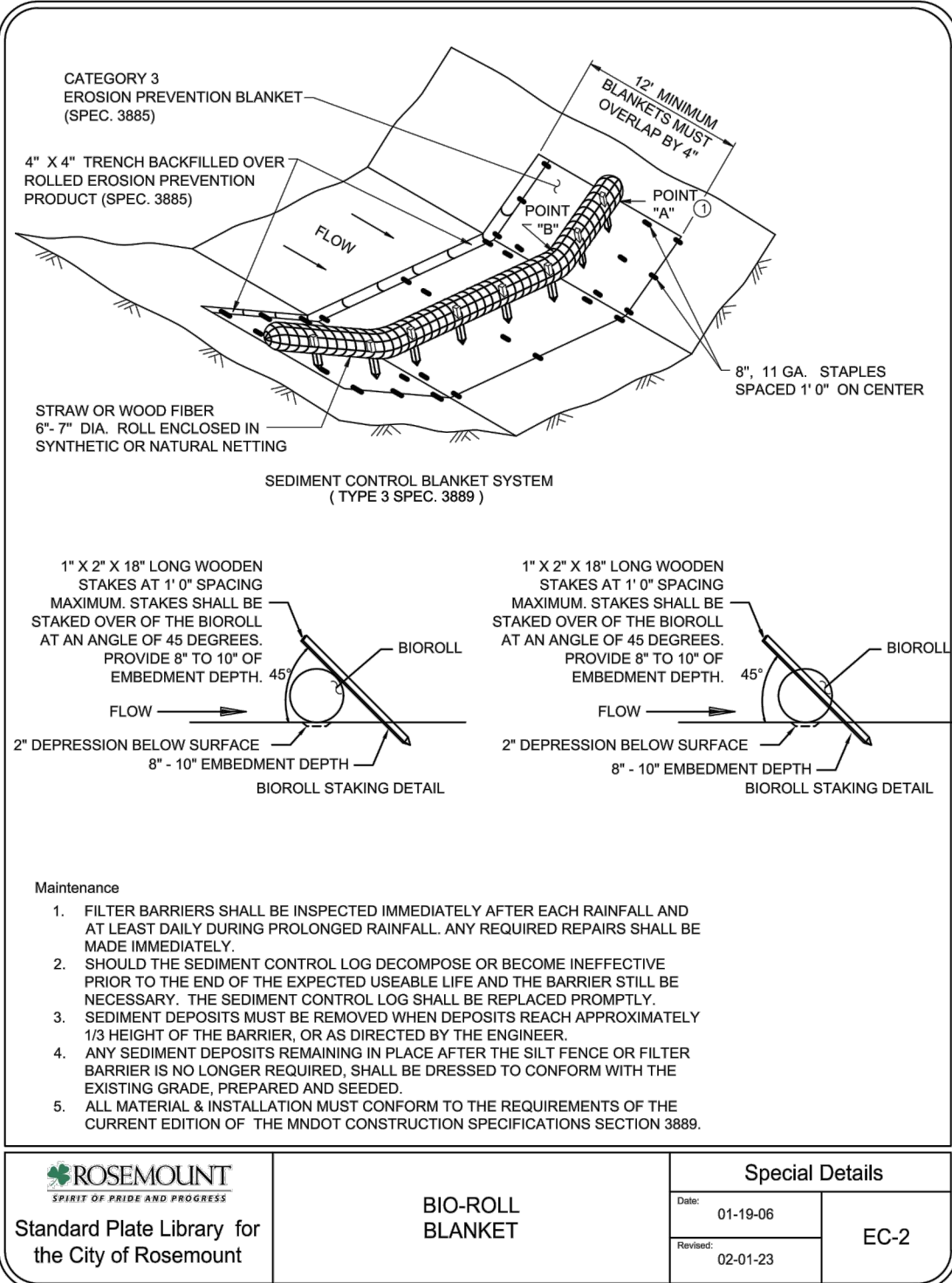
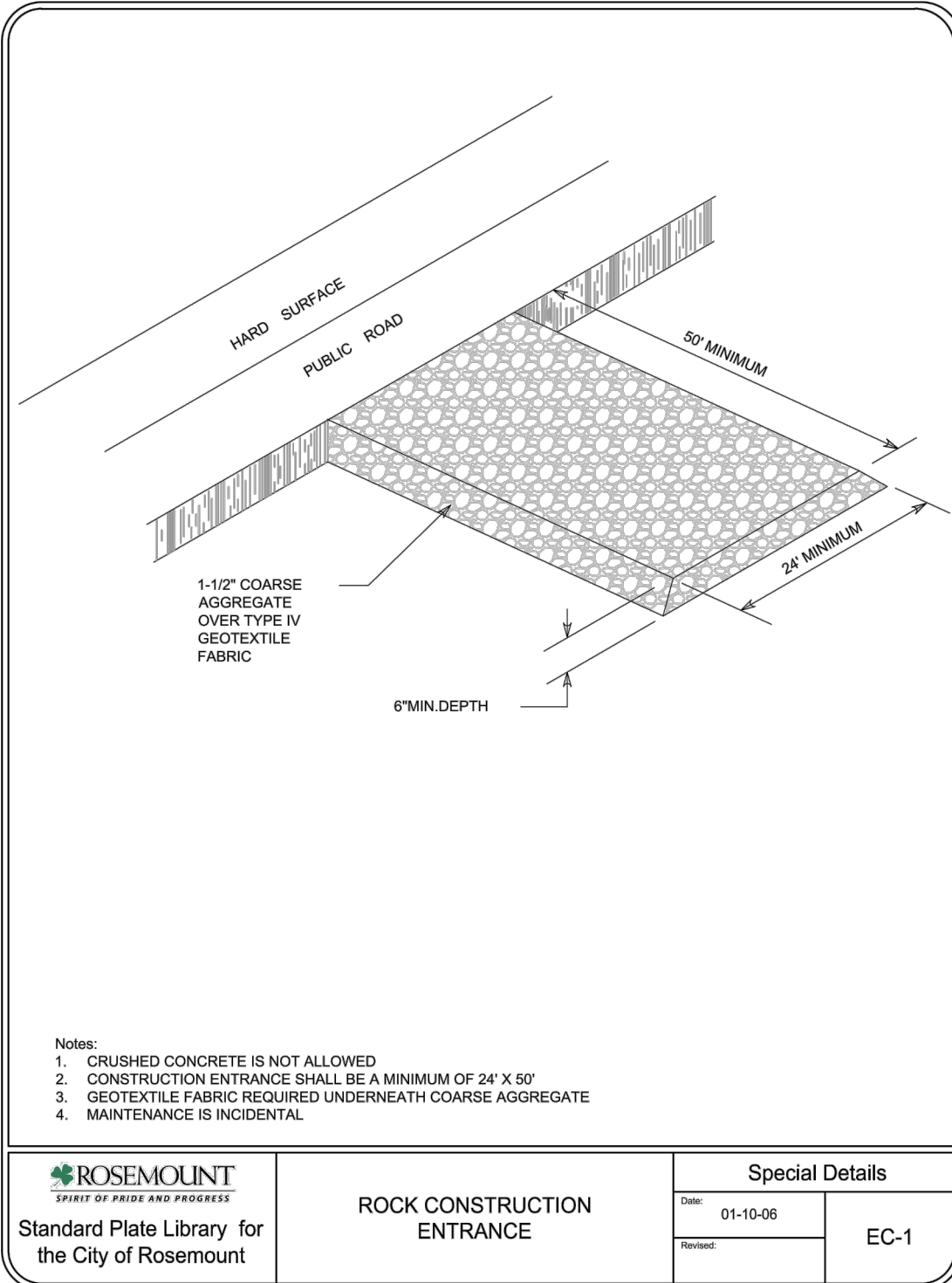
CROSSWALK STRIPING



CONSTRUCTION PLANS

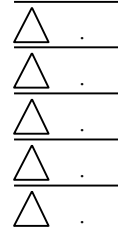
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PROJECT NUMBER: 0033415.04



DESIGNED:	CTY
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DRAWN:	EJK
HORIZONTAL SCALE:	###
VERTICAL SCALE:	## or ##

INITIAL ISSUE: 09/29/23



PREPARED FOR:

LENNAR CORPORATION

16305 36TH AVENUE NORTH, SUITE 600
PLYMOUTH, MINNESOTA 55446

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RYAN BLUM
DATE: 10/19/23 LICENSE NO. 41257

TALAMORE 4TH ADDITION

ROSEMOUNT, MINNESOTA

Westwood

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Fax (952) 937-5822 Minneapolis, MN 55434
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16

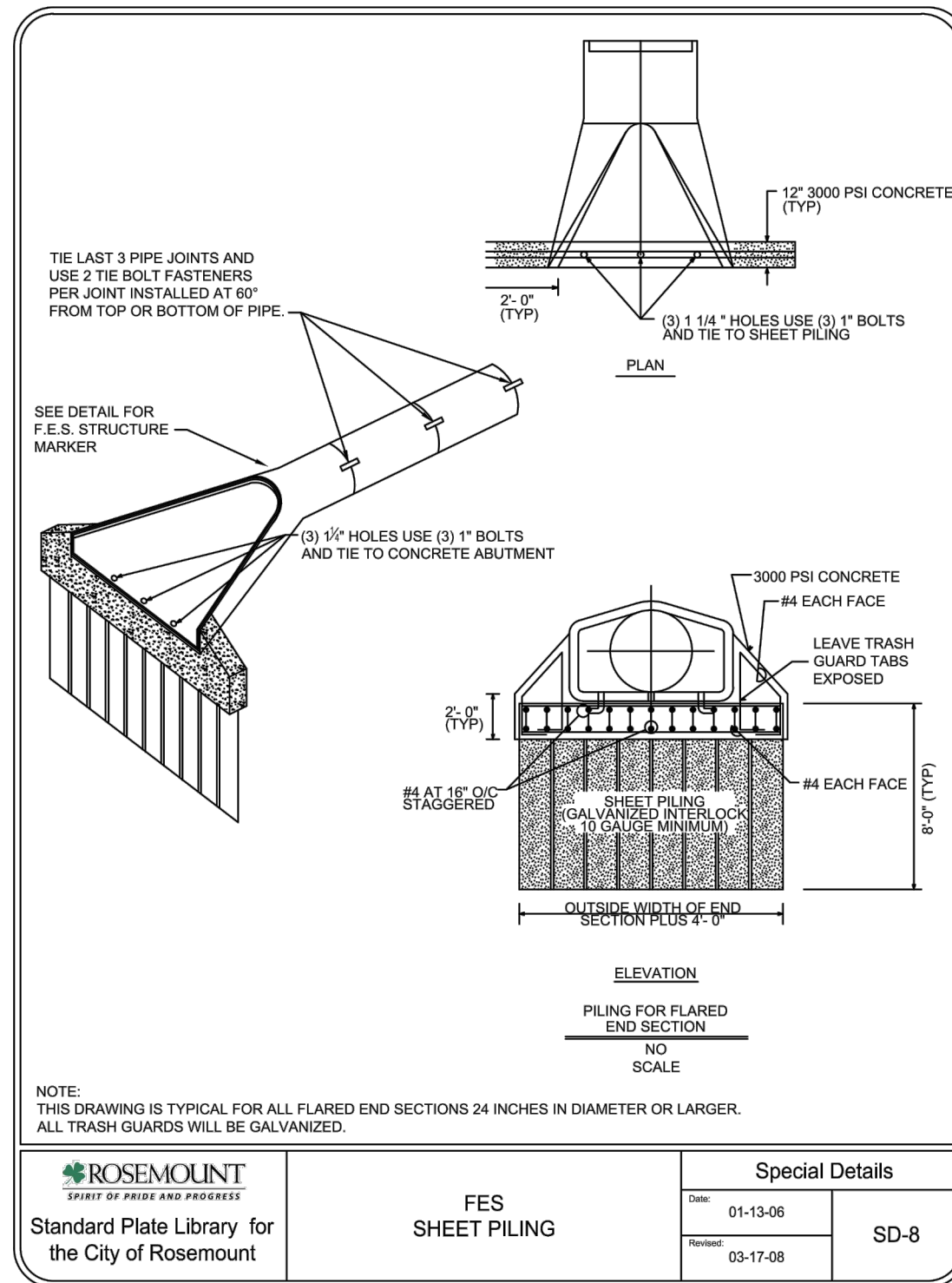
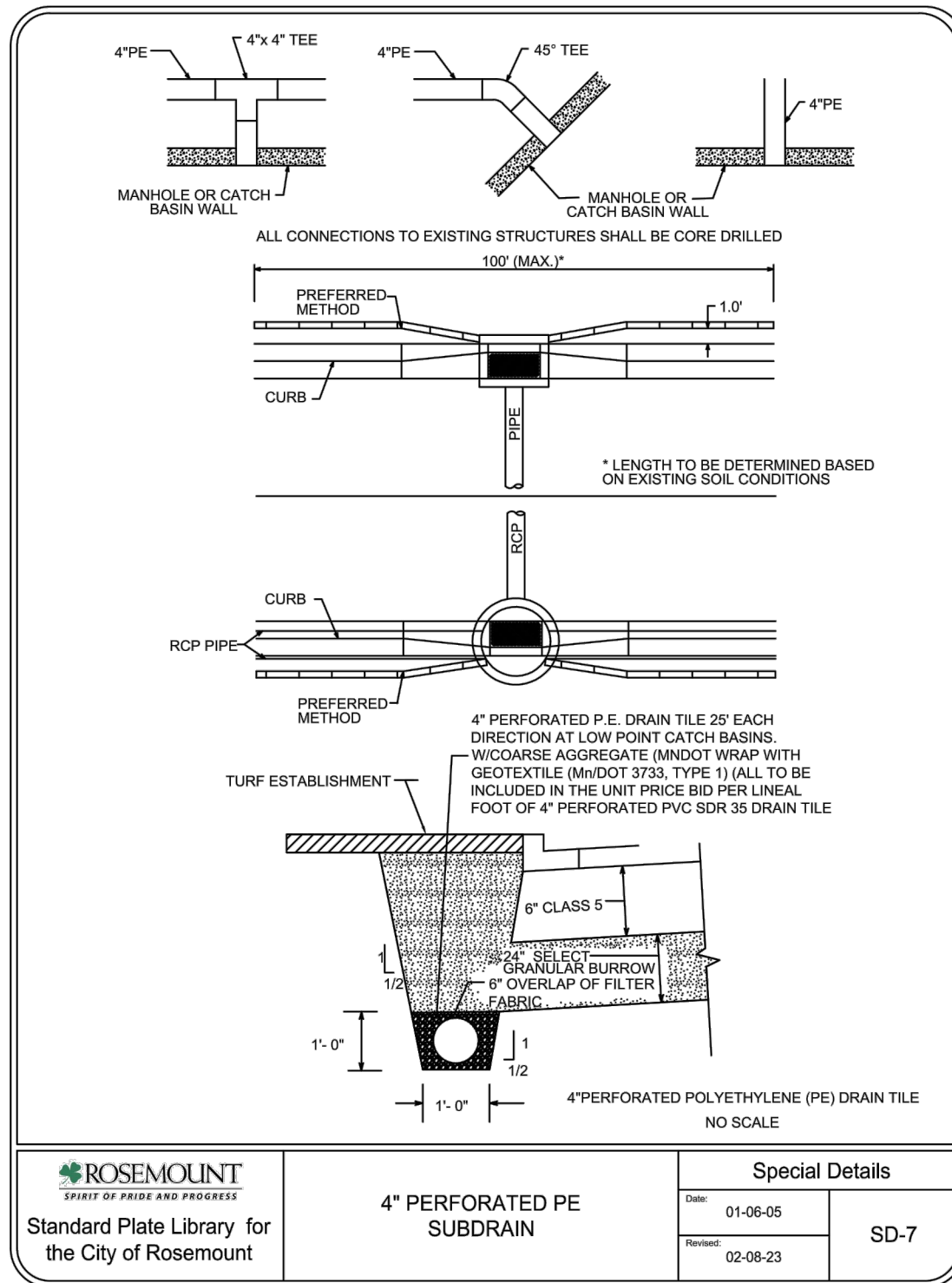
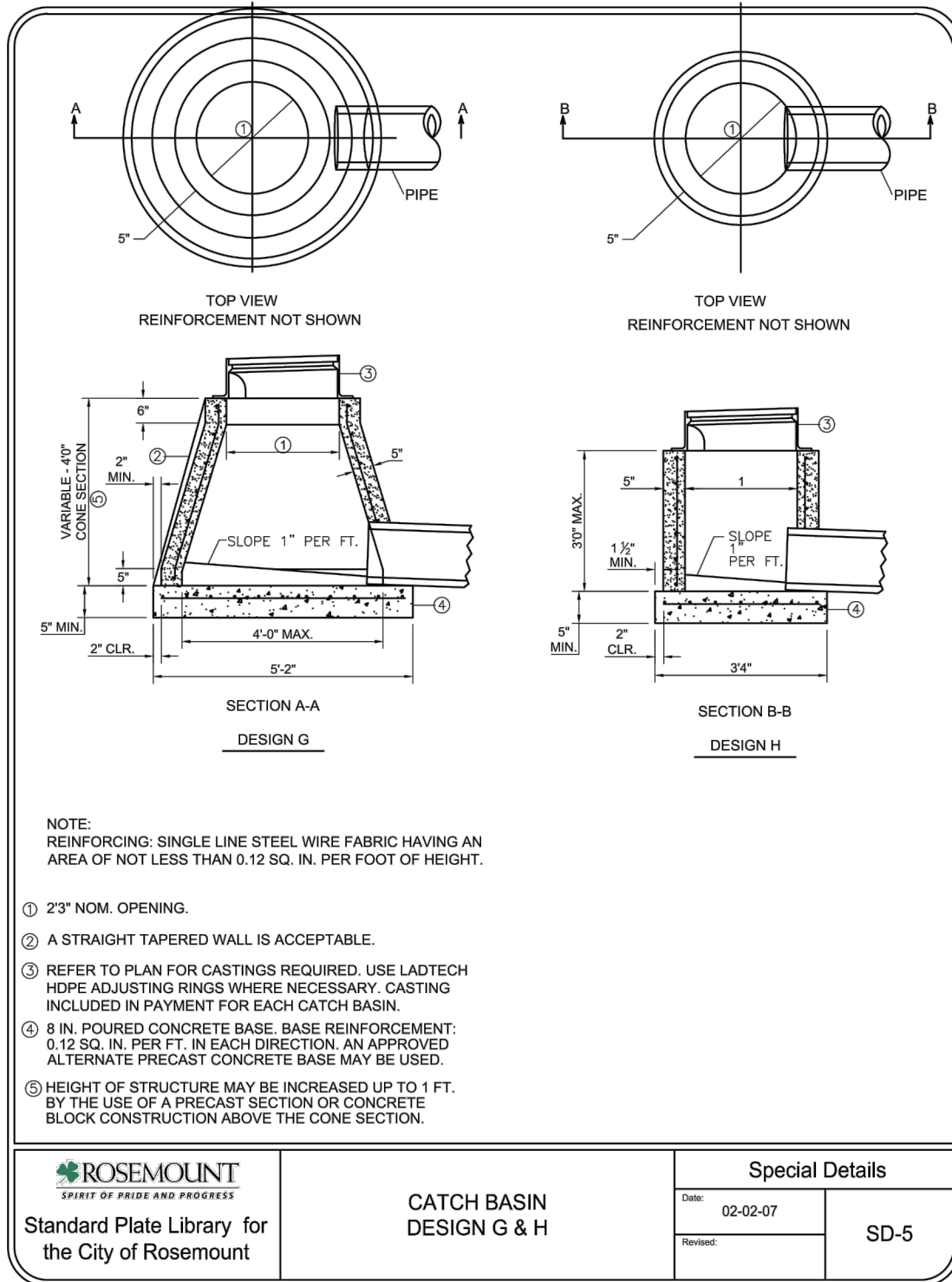
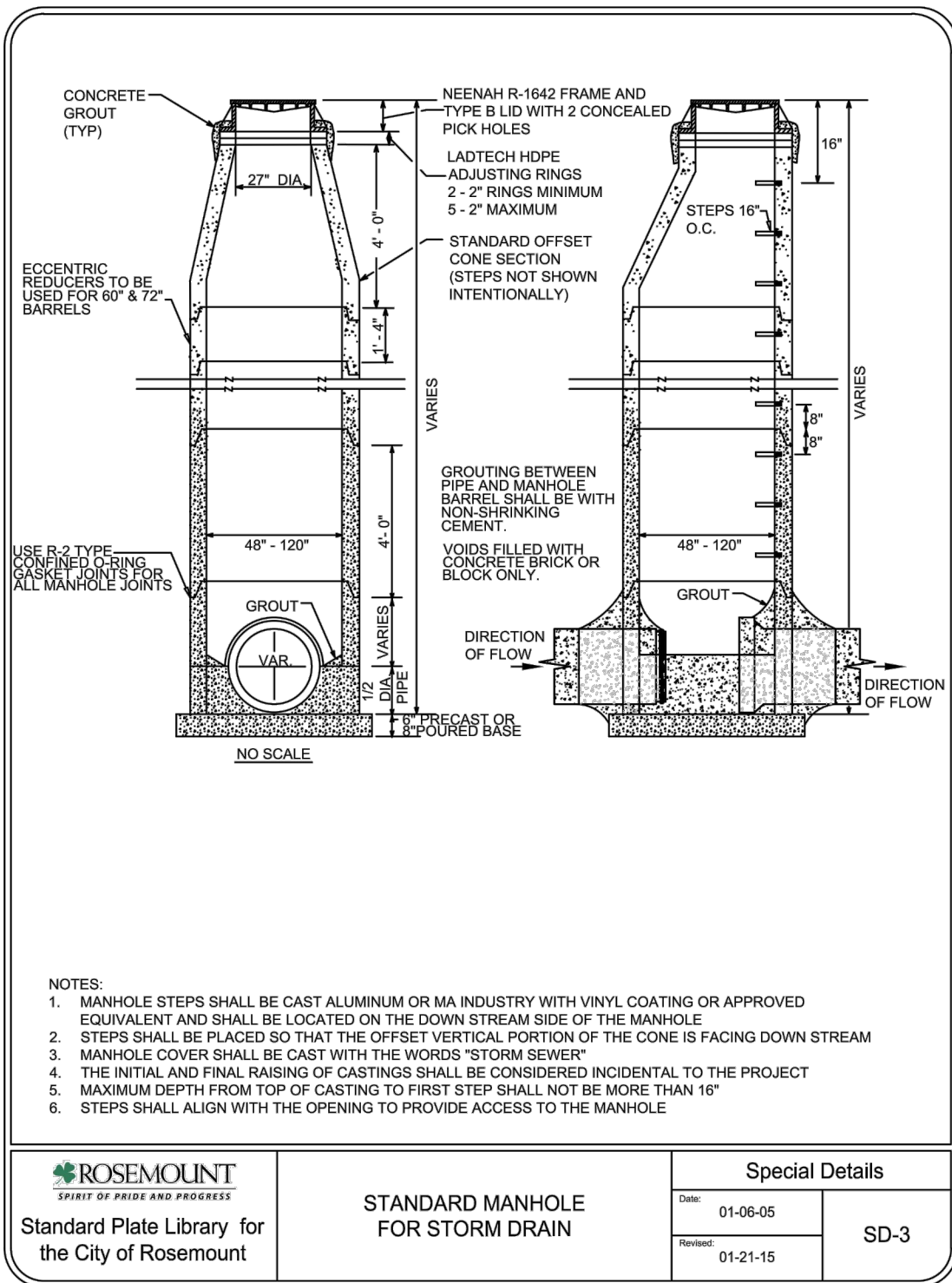
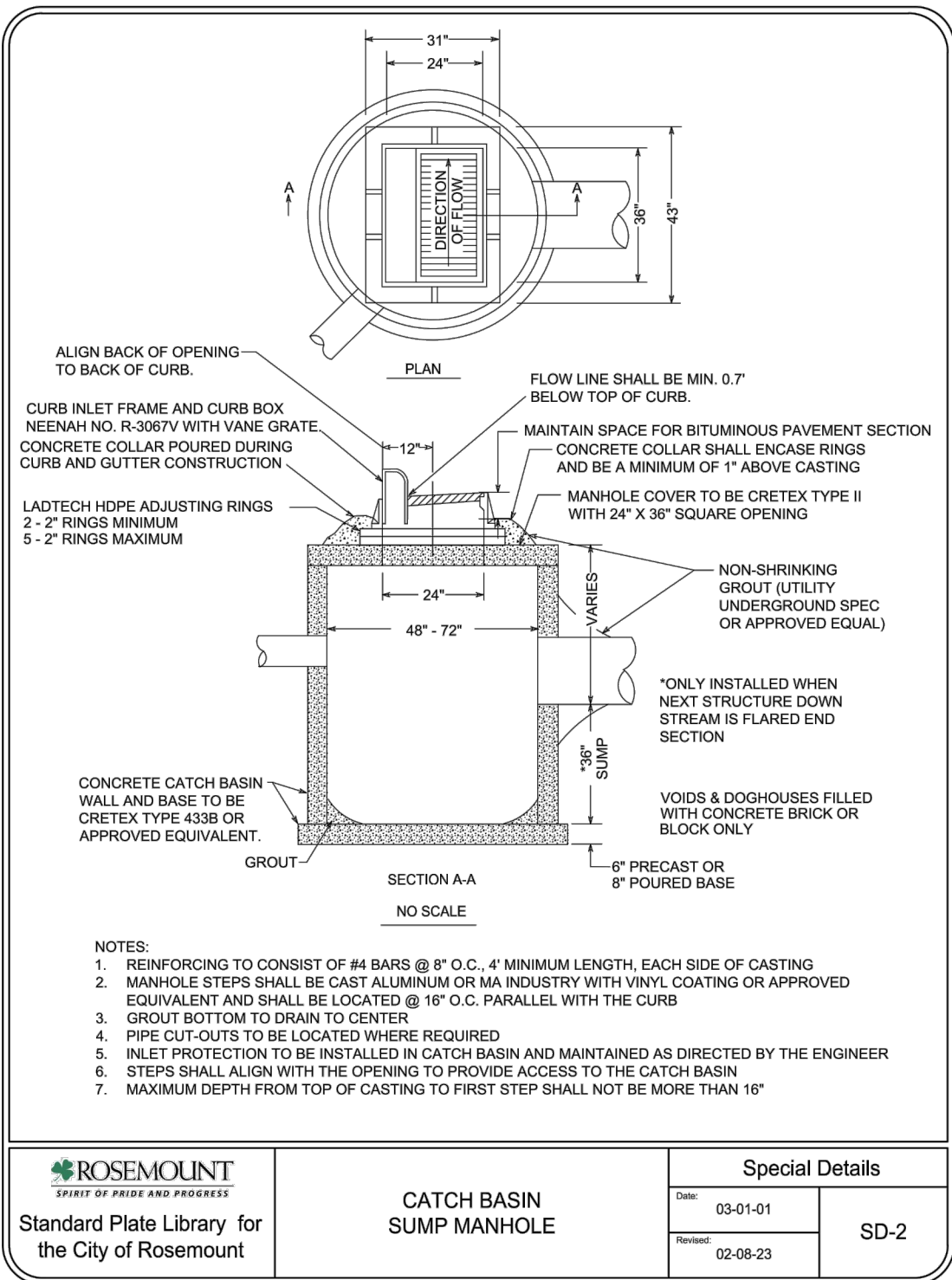
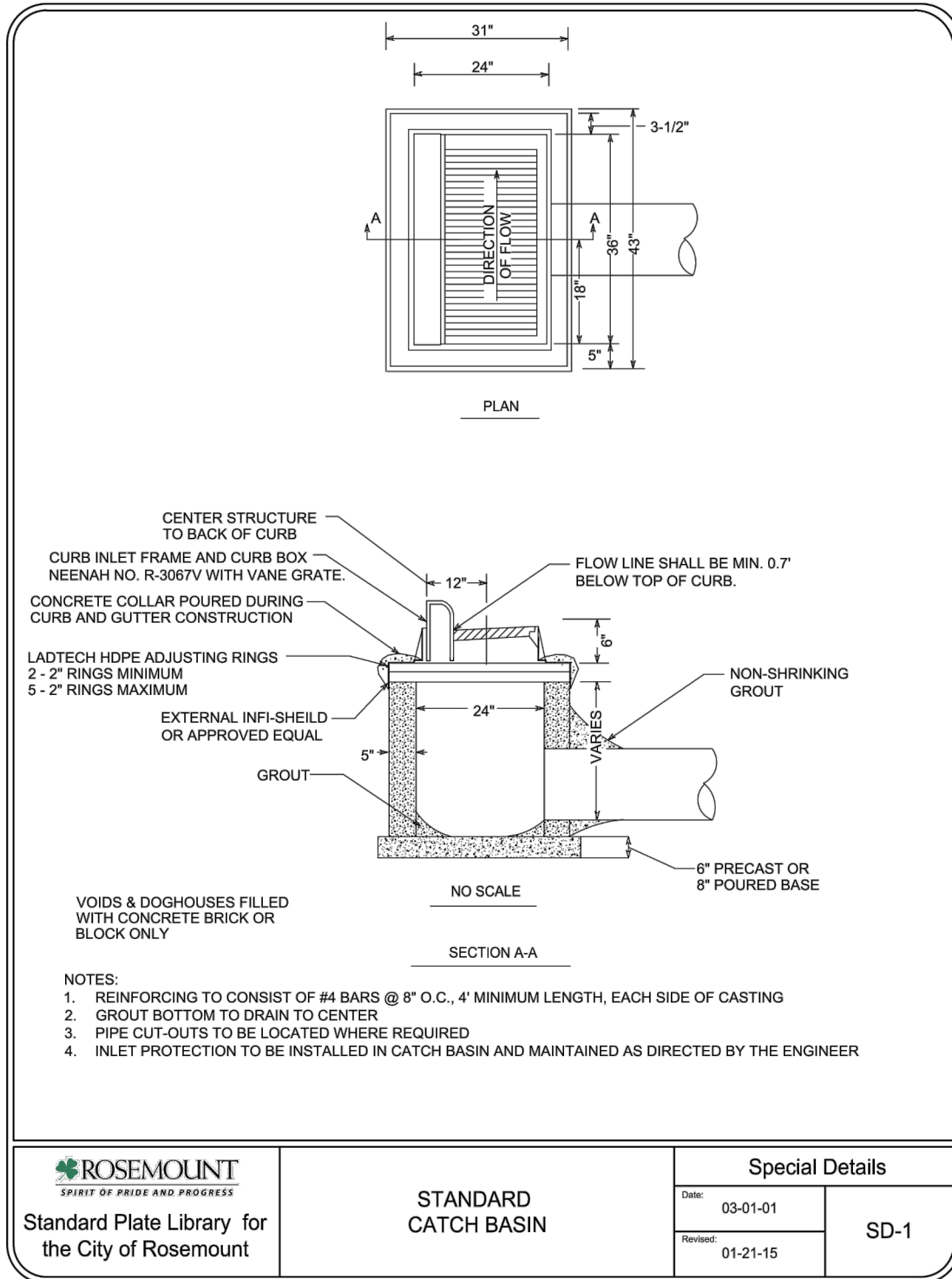
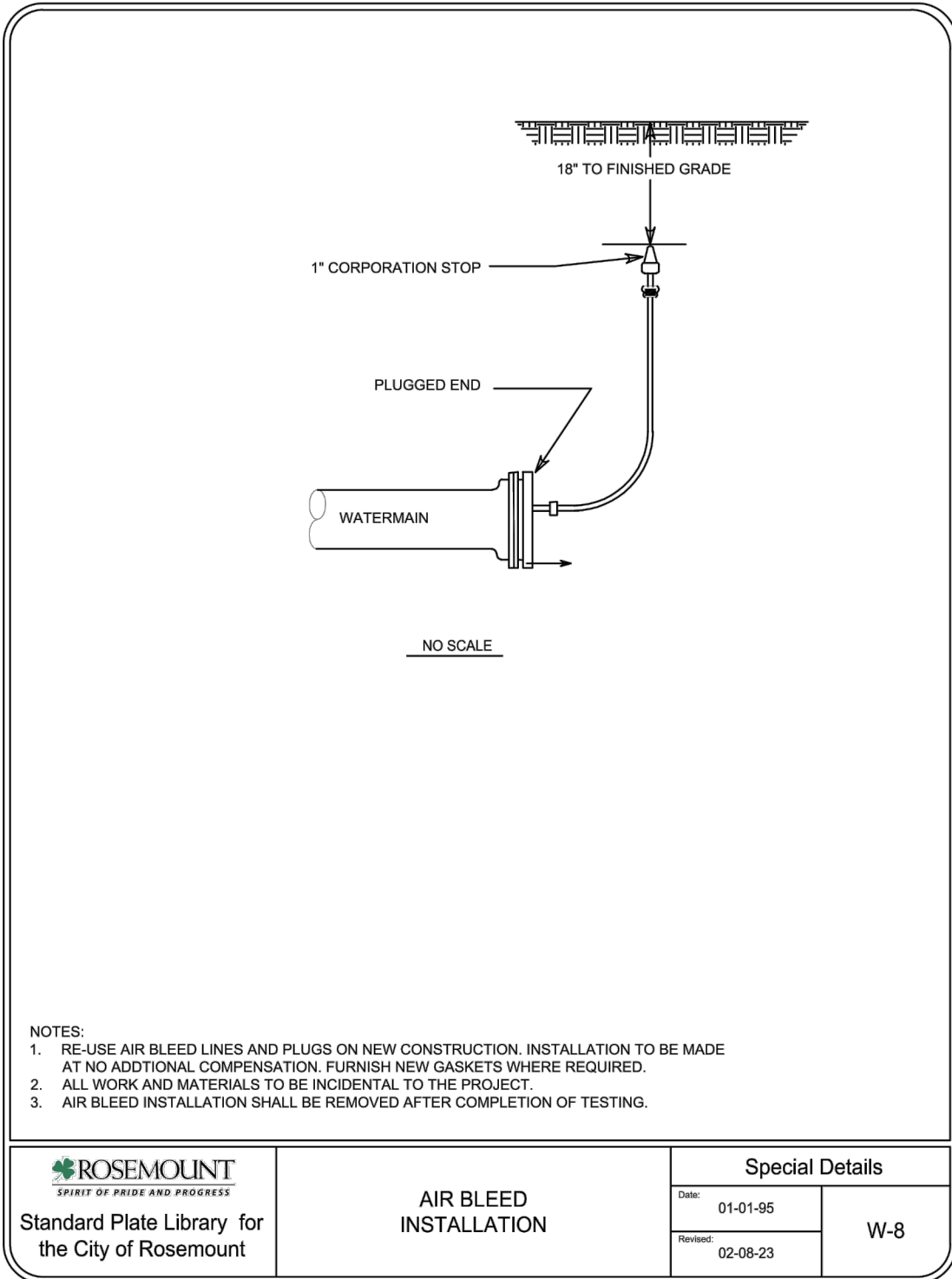
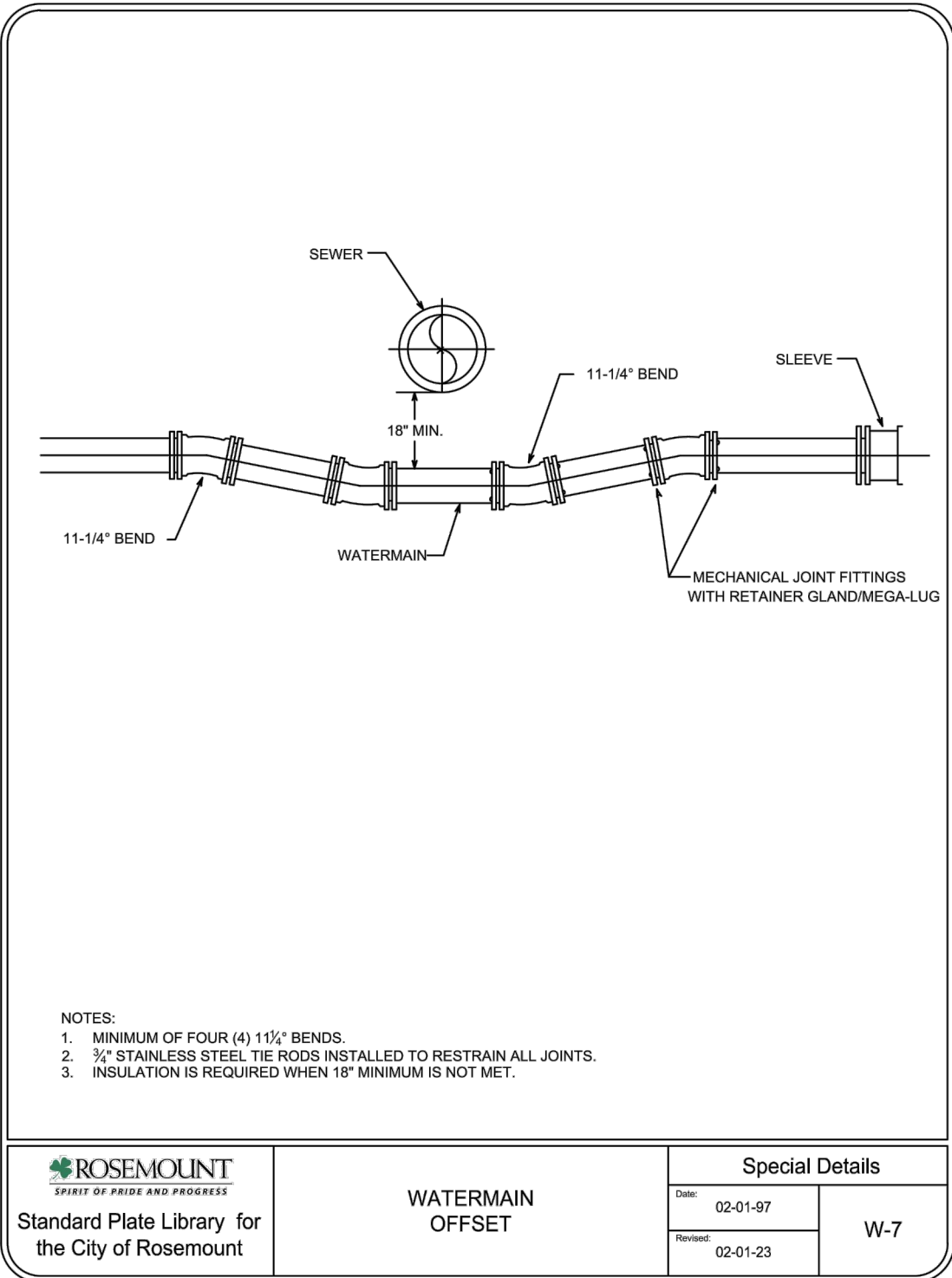
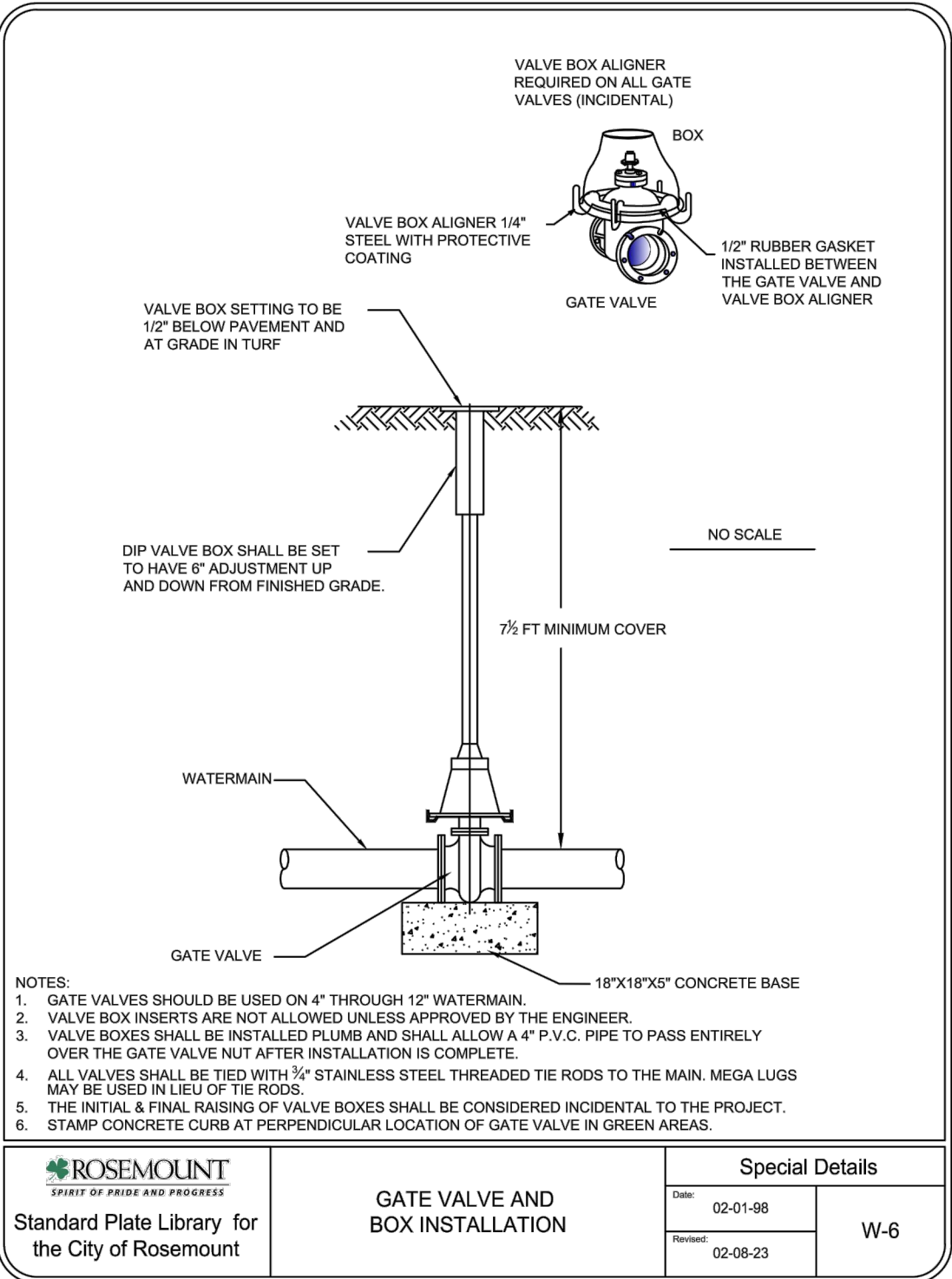
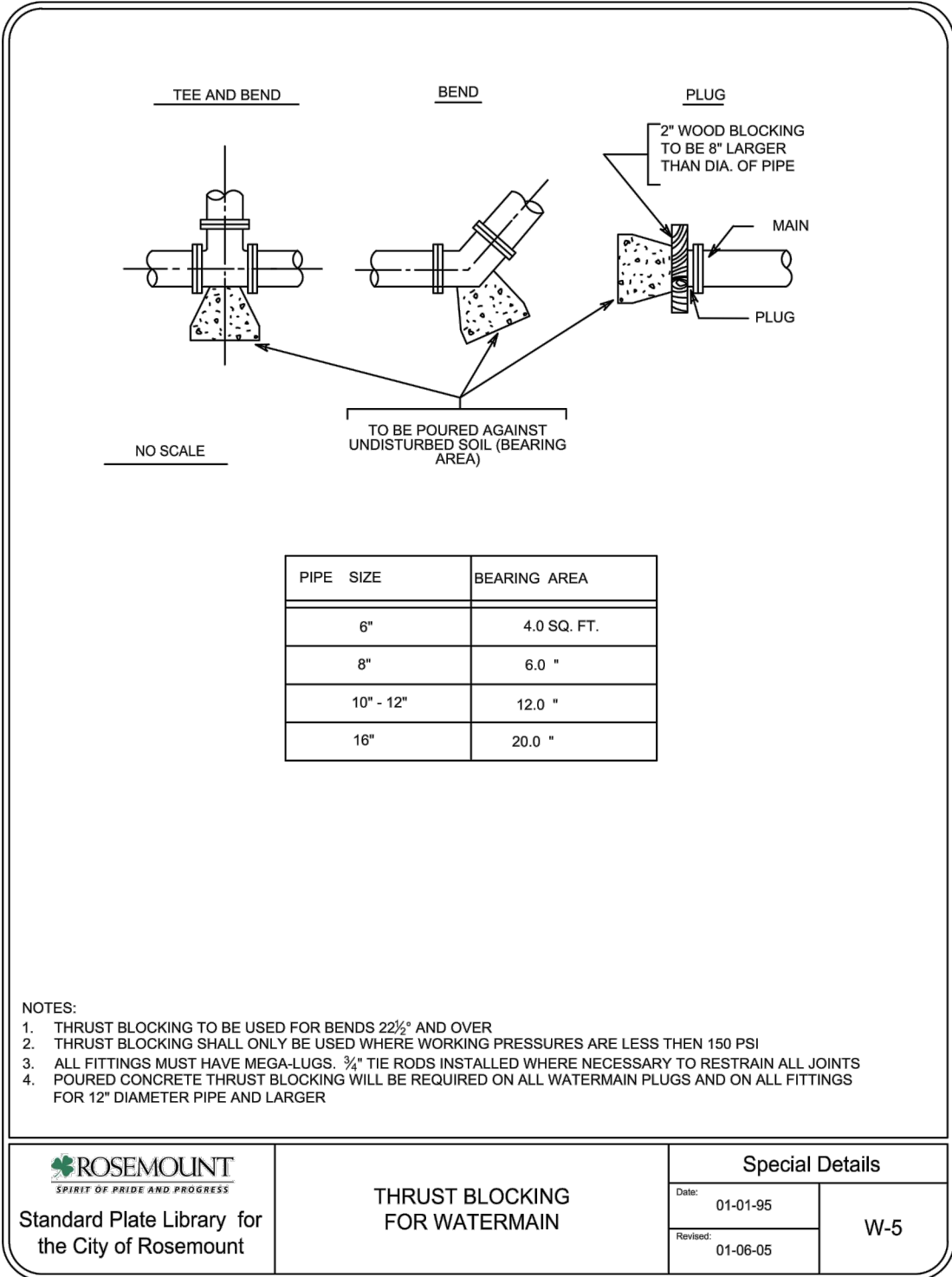
OF

19

DETAILS

PROJECT NUMBER: 0033415.04

DATE: 10/19/23



DESIGNED: CTY
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OF

19

DATE: 10/19/23

TRAFFIC SIGN SPECIFICATIONS

TRAFFIC SIGN SHALL BE R1-1, 30" X 30" OR
AS DIRECTED BY CITY ENGINEER. STOP
SIGN AND STREET SIGNS SHALL NOT BE
INSTALLED ON THE SAME POST.

ALUMINUM SHALL BE 5052-H38 OR 6061-T6 ALLOY.
GAUGE SHALL BE: .080 ON THE LONGEST SIDE
UP TO 30"
.100 ON THE LONGEST SIDE
OVER 30"

REFLECTING SHEETING SHALL BE DIAMOND GRADE 3 (DG3).
ALL SIGNS CONFORM TO SECTION 3352, SIGNS AND
MARKERS STANDARD SPECIFICATIONS FOR HIGHWAY

CHANNEL POST SPECIFICATIONS

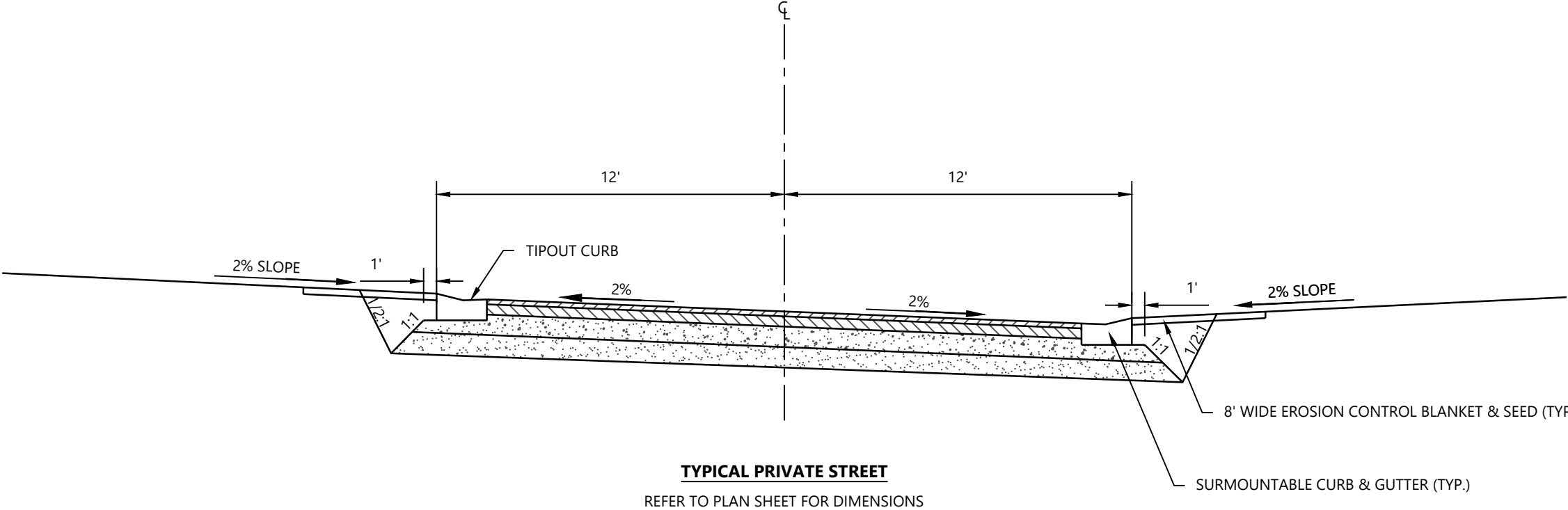
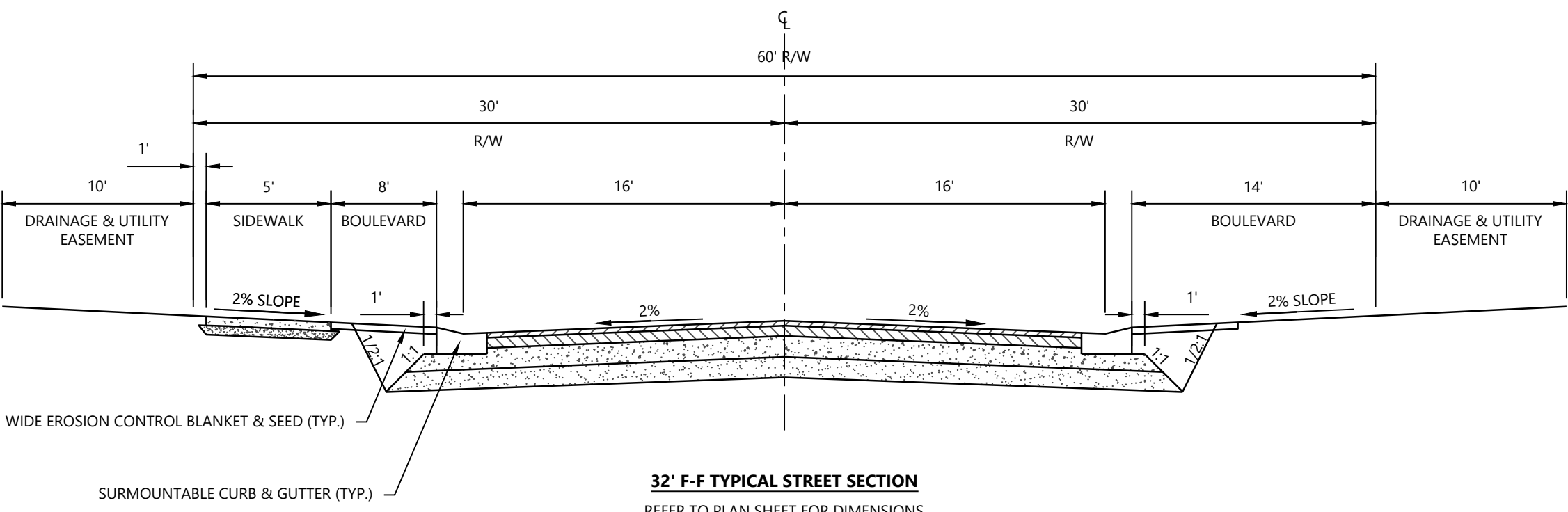
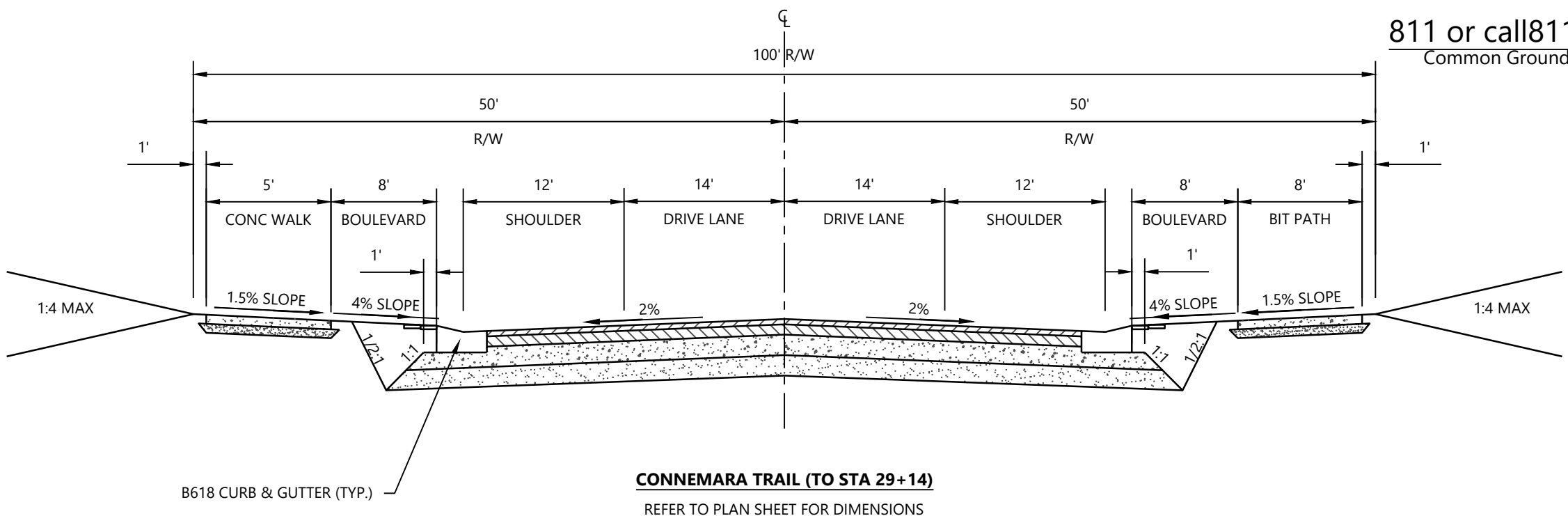
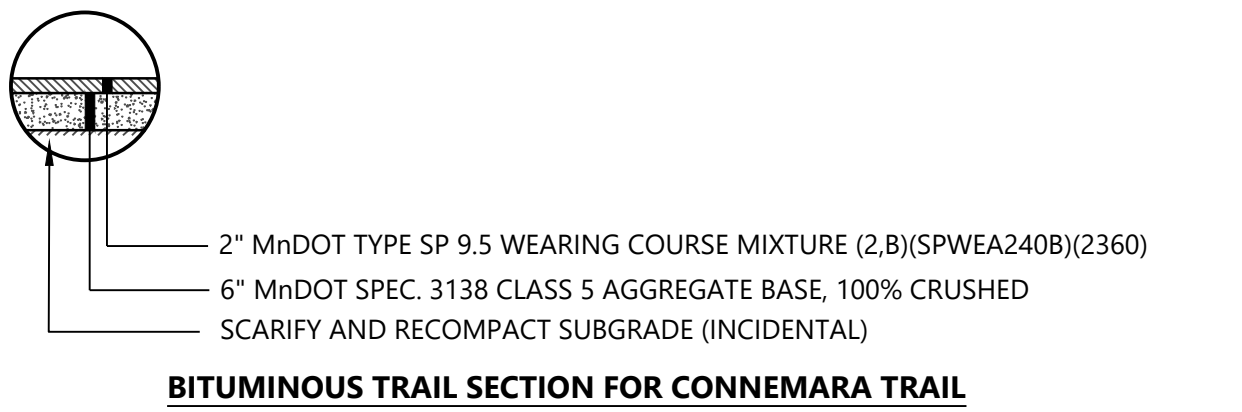
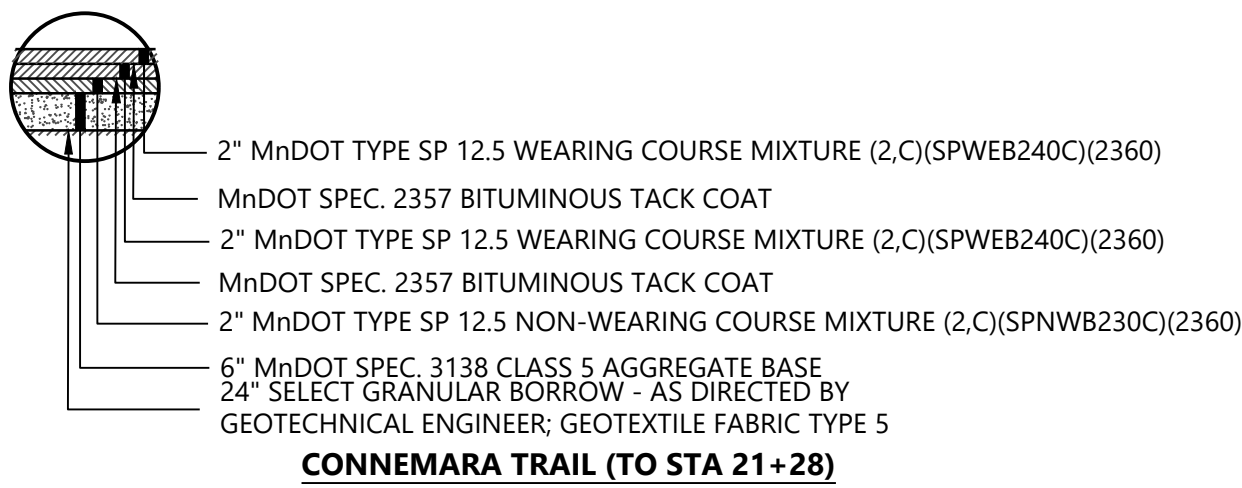
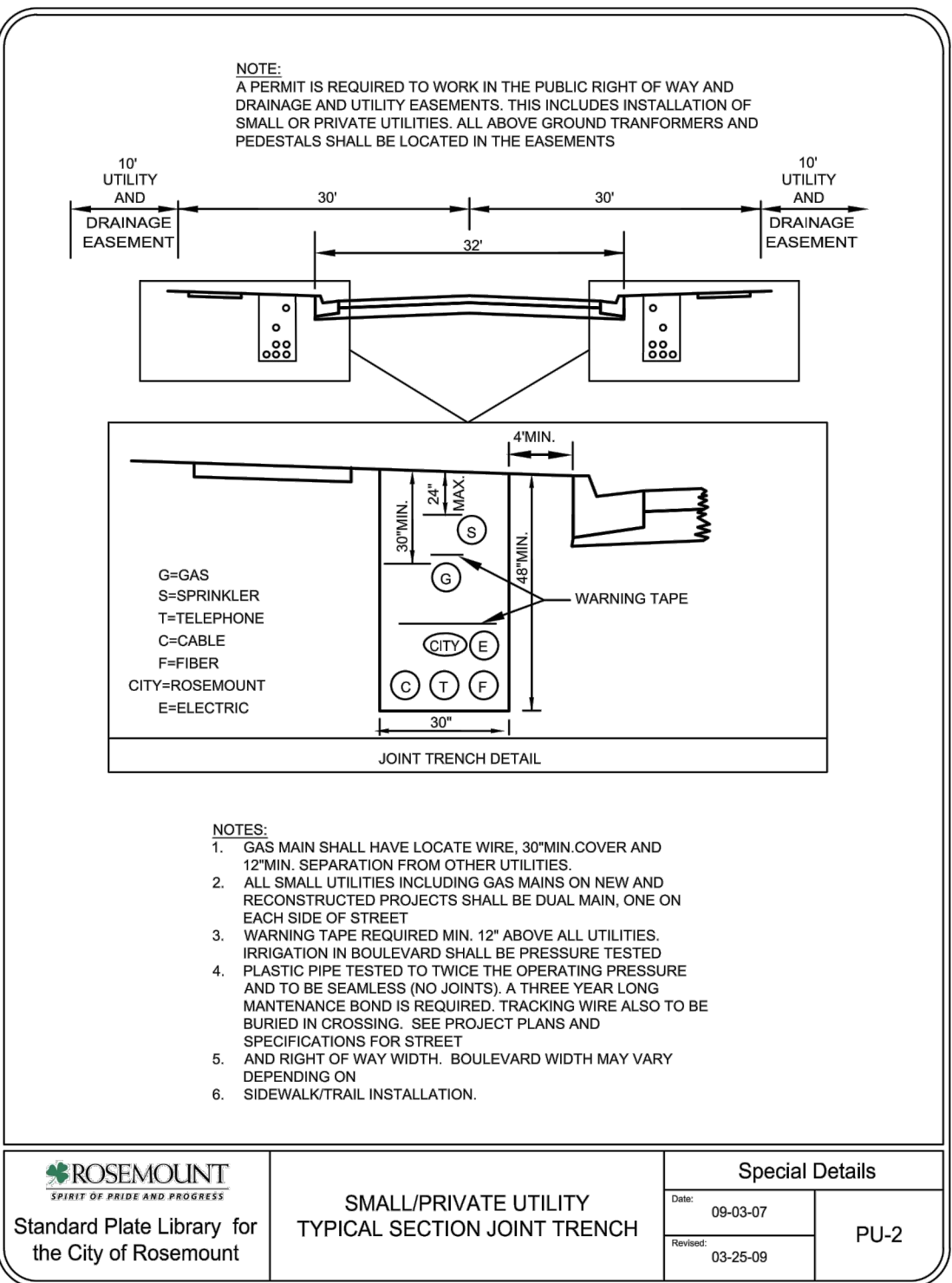
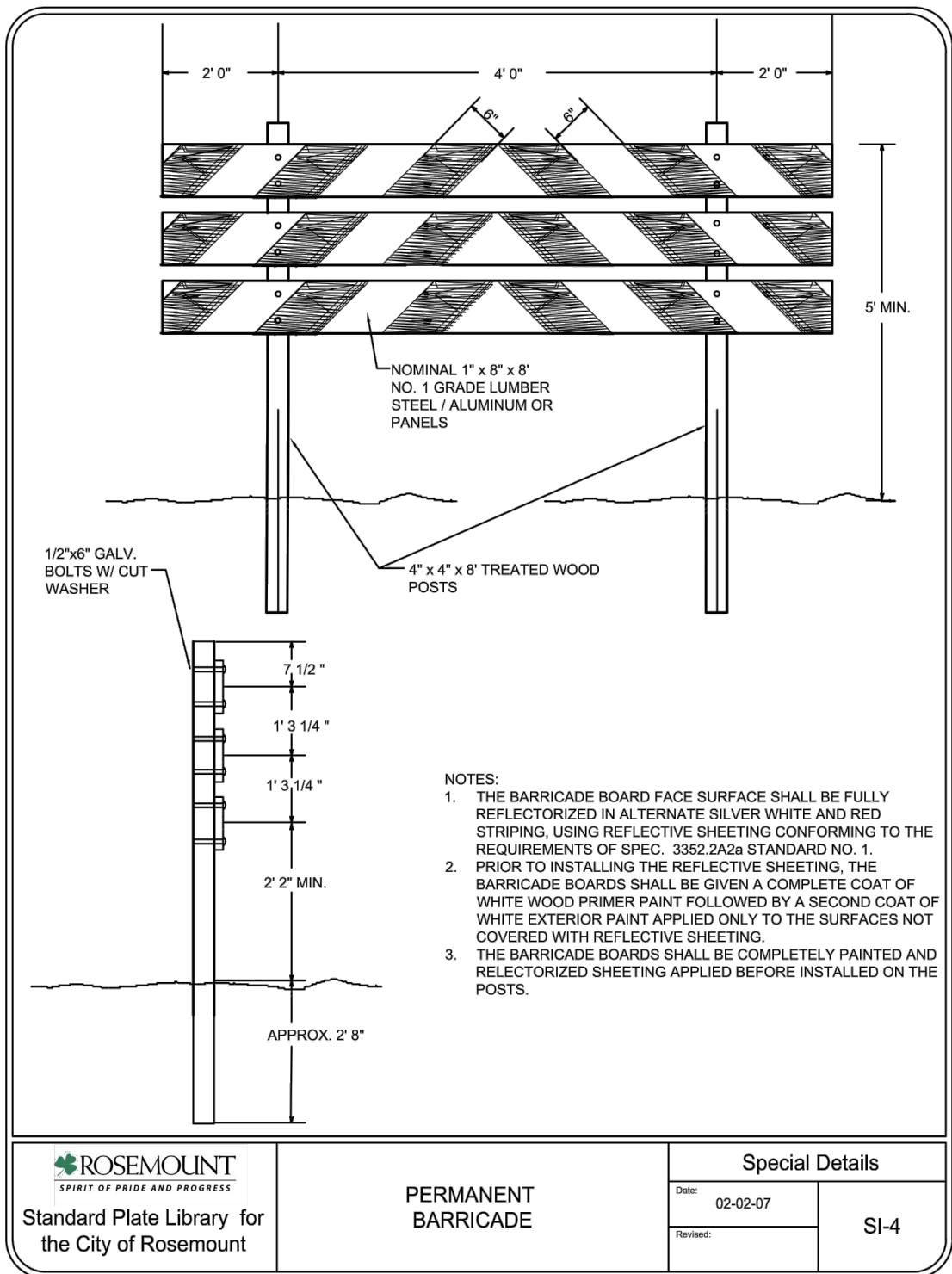
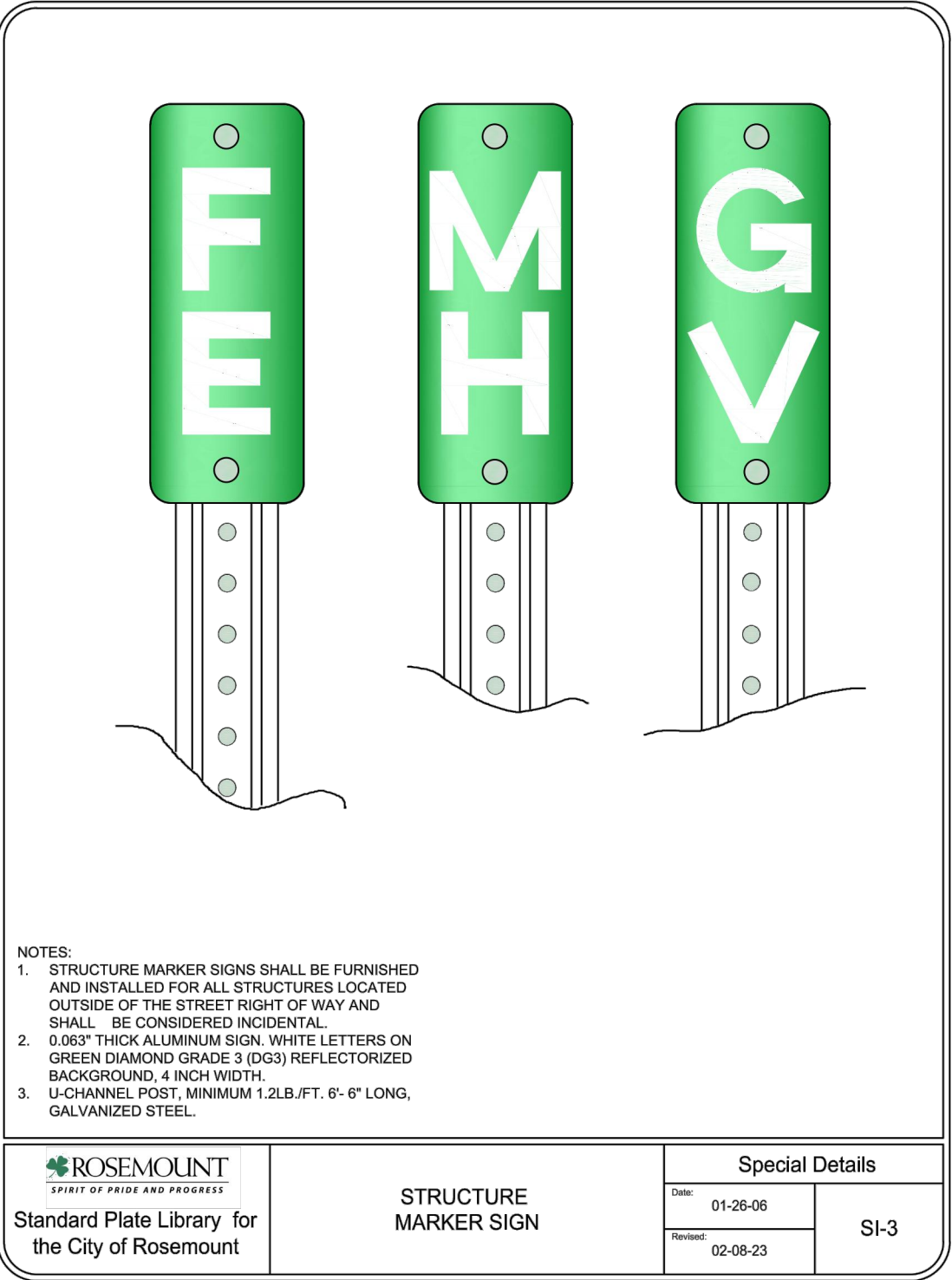
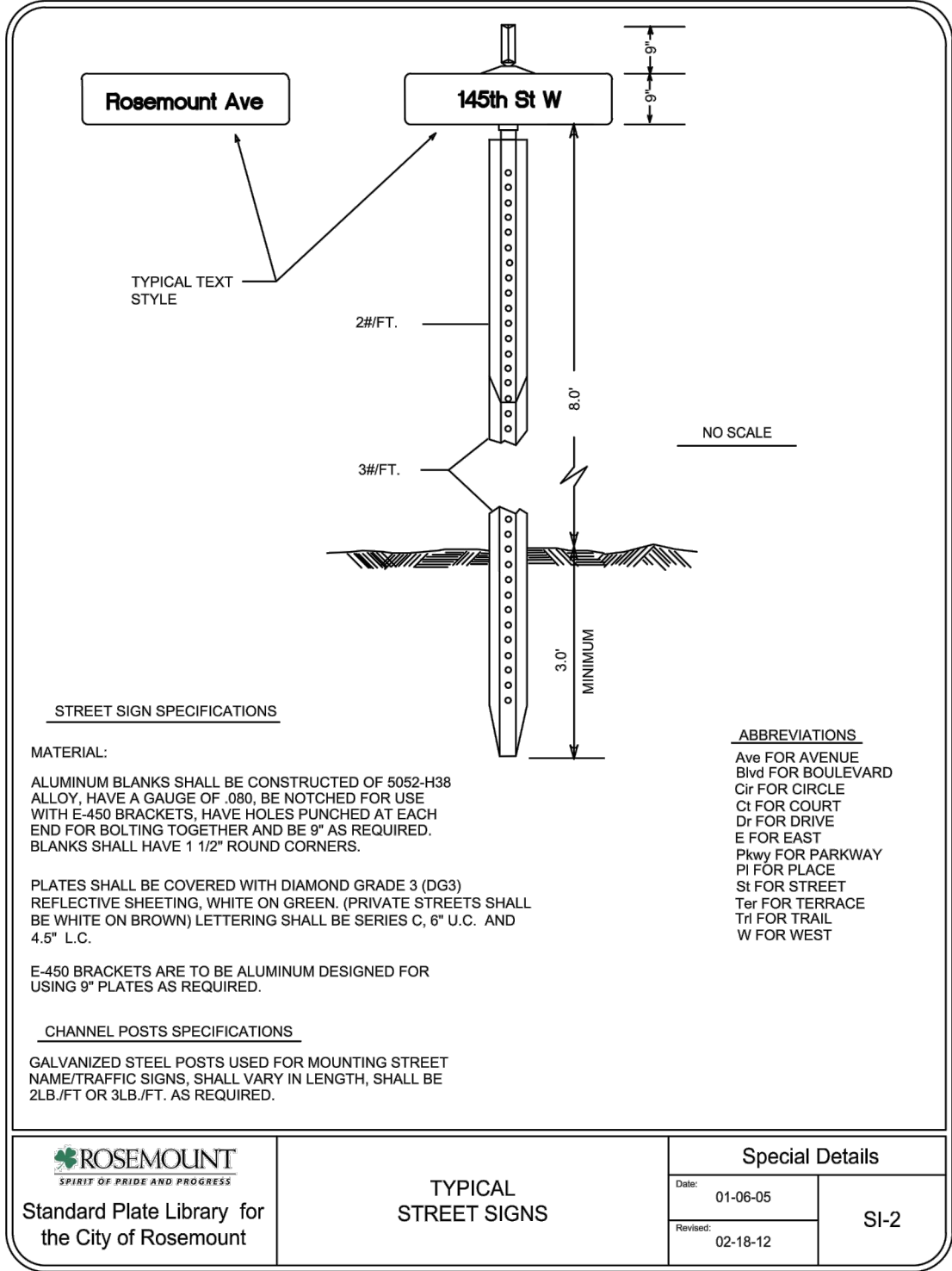
GALVANIZED STEEL CHANNEL POSTS SHALL WEIGH 2LB./FT.
OR 3LB./FT. AS REQUIRED. POSTS SHALL BE PUNCHED ON
1" CC. POSTS SHALL BE OF THE 4-RIB DESIGN.

PROJECT NUMBER: 0033415.04

Call 48 Hours before digging:

811 or call811.com
Common Ground Alliance

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VERTICAL SCALE: ## or ##

INITIAL ISSUE: 09/29/23
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PREPARED FOR:

LENNAR CORPORATION
16305 36TH AVENUE NORTH, SUITE 600
PLYMOUTH, MINNESOTA 55446

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TALAMORE 4TH ADDITION
ROSEMOUNT, MINNESOTA

Westwood

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Westwood Professional Services, Inc.

DETAILS

PROJECT NUMBER: 0033415.04

SHEET NUMBER:

19 OF 19

DATE: 10/19/23

FINAL PLANS

FOR

LANDSCAPE PLANS

FOR

TALAMORE

ROSEMOUNT, MINNESOTA

PREPARED FOR:

LENNAR CORPORATION

16305 36TH AVENUE NORTH, SUITE 600

PLYMOUTH, MINNESOTA

CONTACT: JOE JABLONSKI

PHONE: 952-249-3014

EMAIL: JOE.JABLONSKI@LENNAR.COM

PREPARED BY:

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
TollFree (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.

PROJECT NUMBER: 0033415.00

CONTACT: JOHN BENDER



Vicinity Map
(NOT TO SCALE)

Sheet List Table	
SHEET NUMBER	SHEET TITLE
1	COVER
2	OVERALL LANDSCAPE PLAN
3	LANDSCAPE PLAN
4	LANDSCAPE PLAN
5	LANDSCAPE PLAN
6	LANDSCAPE PLAN
7	LANDSCAPE NOTES & DETAILS
8	LANDSCAPE NOTES & DETAILS

NO.	DATE	REVISION	SHEETS
01	02/13/2023	UPDATED SITE PLAN	ALL
02	03/30/2023	UPDATED SITE PLAN	ALL
03	08/10/2023	MAIN ENTRY MONUMENT ADDITION	ALL
04	11/02/2023	4TH ADDITION SITE PLAN	ALL
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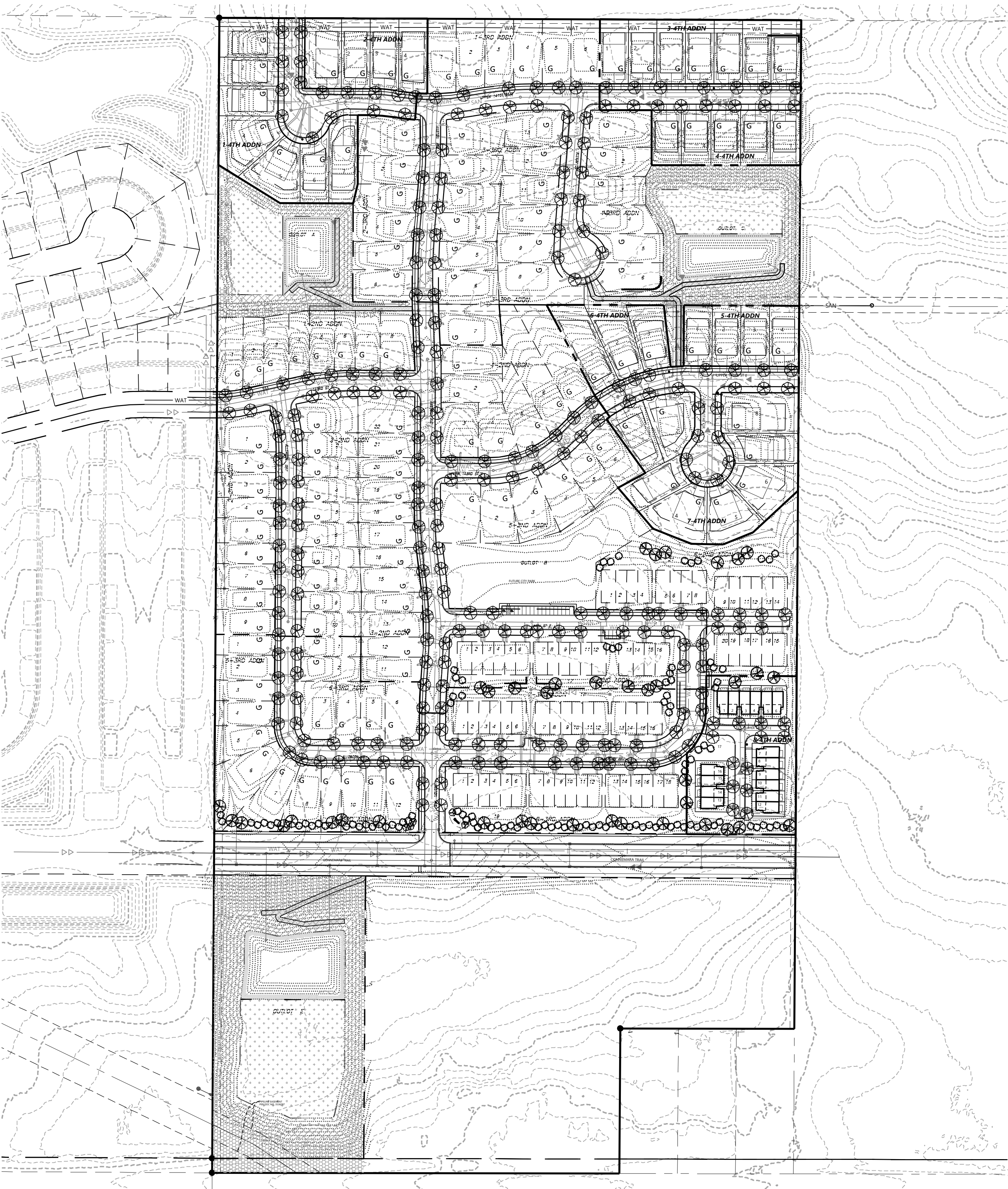
FINAL PLANS

FOR

LANDSCAPE PLANS

FOR

TALAMORE
ROSEMOUNT, MINNESOTA



OVERSTORY PLANT SCHEDULE

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.	MATURE SIZE
OVERSTORY TREES	299				
SGM	33	Sienna Glen Maple / <i>Acer x freemanii</i> 'Sienna'	2.5" BB	AS SHOWN	H 40'-50' W 35'-40'
RSM	23	Red Sunset Maple / <i>Acer rubrum</i> 'Franksred'	2.5" BB	AS SHOWN	H 45' W 35'
NVM	26	North Woods Maple / <i>Acer rubrum</i> 'Northwoods'	2.5" BB	AS SHOWN	H 50' W 35'
FFM	8	Fall Fiesta Maple / <i>Acer saccharum</i> 'Baista'	2.5" BB	AS SHOWN	H 40'-80' W 30'-60'
SWO	17	Swamp White Oak / <i>Quercus bicolor</i>	2.5" BB	AS SHOWN	H 50'-60' W 60'-80'
REO	15	Red Oak / <i>Quercus rubra</i>	2.5" BB	AS SHOWN	H 50'-70' W 40'-50'
WHO	20	White Oak / <i>Quercus alba</i>	2.5" BB	AS SHOWN	H 50'-60' W 40'-50'
VFE	17	Valley Forge Elm / <i>Ulmus americana</i> 'Valley Forge'	2.5" BB	AS SHOWN	H 60'-80 W 40'-60'
ACE	23	Accolade Elm / <i>Ulmus japonica x wilsoniana</i> 'Morton'	2.5" BB	AS SHOWN	H 70' W 40'-50'
REL	26	Redmond Linden / <i>Tilia americana</i> 'Redmond'	2.5" BB	AS SHOWN	H 40'-60' W 30'
FYL	36	Frontyard Linden / <i>Tilia americana</i> 'Frontyard'	2.5" BB	AS SHOWN	H 60'-80 W 30'-40'
AGG	8	Autumn Gold Ginkgo / <i>Ginkgo biloba</i> 'Autumn Gold'	2.5" BB	AS SHOWN	H 50' W 30'
HAK	15	Hackberry / <i>Celtis occidentalis</i>	2.5" BB	AS SHOWN	H 50'-75' W 50'
SKH	16	Skyline Honeylocust / <i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Skycote'	2.5" BB	AS SHOWN	H 50' W 30'-35'
KEC	4	Kentucky Decaf Coffeetree / <i>Gymnocladus dioica</i> 'McKBranded'	2.5" BB	AS SHOWN	H 50' W 40'
CAT	5	Northern Catalpa / <i>Catalpa speciosa</i>	2.5" BB	AS SHOWN	H 40'-70' W 20'-50'
RVB	7	River Birch / <i>Betula nigra</i>	2.5" BB	AS SHOWN	H 50'-75' W 50'
EVERGREEN TREES	100				
BHS	13	Black Hills Spruce / <i>Picea glauca</i> densata	6' HT, BB	AS SHOWN	H 35'-45' W 20'-25'
NOS	10	Norway Spruce / <i>Picea abies</i>	6' HT, BB	AS SHOWN	H 50'-70' W 25'-30'
WHP	22	White Pine / <i>Pinus strobus</i>	6' HT, BB	AS SHOWN	H 50'-80' W 25'-40'
POP	10	Ponderosa Pine / <i>Pinus ponderosa</i>	6' HT, BB	AS SHOWN	H 60'-80' W 25'-30'
COS	22	Colorado Spruce / <i>Picea pungens</i>	6' HT, BB	AS SHOWN	H 40'-60' W 15'-30'
CCF	23	Concolor Fir / <i>Abies concolor</i>	6' HT, BB	AS SHOWN	H 40'-50' W 15'-30'
ORNAMENTAL TREES	5				
SDC	5	Snow Drift Crab / <i>Malus</i> 'Snowdrift'	2" BB	AS SHOWN	H 15'-20' W 15'-20'

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

OVERALL LANDSCAPE REQUIREMENTS

SINGLE FAMILY RESIDENTIAL REQUIREMENTS:	139 TREES
* 1 DECIDUOUS OVERSTORY TREES PER UNIT/FRONTAGE (139 PROPOSED SINGLE FAMILY LOTS)	
MULTI-FAMILY RESIDENTIAL REQUIREMENTS:	90 TREES
* 1 DECIDUOUS OVERSTORY TREES PER UNIT/FRONTAGE (90 PROPOSED MULTI-FAMILY LOTS)	
CONNEMARA TRAIL SCREENING REQUIREMENTS:	
D. WHEN DOUBLE FRONTAGE OR REVERSE FRONTAGE LOTS ARE INCORPORATED IN A PLAT, A PLANTING SCREEN EASEMENT OF AT LEAST TEN FEET (10') IN WIDTH MAY BE REQUIRED ALONG THE LINE OF LOTS ABUTTING A COLLECTOR STREET, MINOR OR PRINCIPAL ARTERIAL HIGHWAYS.	

OVERALL LANDSCAPE PROVISIONS

TOTAL LANDSCAPING PROVIDED:	404 TREES
* STREET TREES:	260 TREES
* BUFFER DECIDUOUS TREES:	39 TREES
* BUFFER EVERGREEN TREES:	100 TREES
* BUFFER ORNAMENTAL TREES:	5 TREES

NOTES

- STREET TREE LOCATIONS AND SPACING TO CHANGE BASED ON CONSTRUCTED DRIVEWAY AND UTILITY LOCATIONS
- TREES INSTALLED AT FRONT OF INDIVIDUAL LOTS SHALL BE PLANTED 4' FROM BOC IN A LOCATION THAT DOES NOT INTERFERE WITH CURBSTOPS OR INDIVIDUAL SEWER& WATER CONNECTIONS
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA

NATIVE SEEDING LEGEND

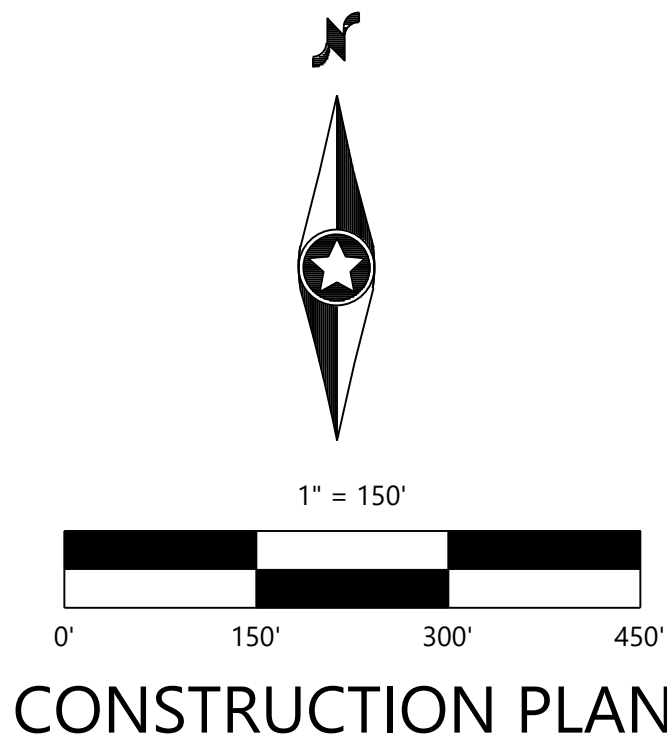
	MESIC PRAIRIE GENERAL SEED MIX (35-241) TOTAL AREA (2.7 AC)
	DENOTES STORMWATER NATIVE SEED MIX (33-261) TOTAL AREA (2.5 AC)
	DENOTES WET MEADOW S & W SEED MIX (34-271) TOTAL AREA (2.7 AC)

* ALL DISTURBED AREAS OFF SITE TO BE SEEDDED WITH MnDot GENERAL ROADSIDE SEEDING MIX (25-141)

* ALL DISTURBED AREAS TO BE SODDED UNLESS NOTED OTHERWISE

PLANT SYMBOL LEGEND

OVERSTORY DECIDUOUS STREET TREES	
DECIDUOUS BUFFER TREES	
FUTURE DECIDUOUS TREES (BY BUILDER)	
BUFFER EVERGREEN TREES	
SMALL OVERSTORY TREES	



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VERTICAL SCALE: ### OR ###

INITIAL ISSUE: 08/22/2022
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△ 03/30/2023 UPDATED SITE PLAN
△ 08/10/2023 MAIN ENTRY MONUMENT ADDITION
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Nicholas T. Meyer
NICHOLAS T. MEYER
DATE: 11/02/2023 LICENSE NO. 53774

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ROSEMOUNT, MINNESOTA

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**OVERALL LANDSCAPE
PLAN**

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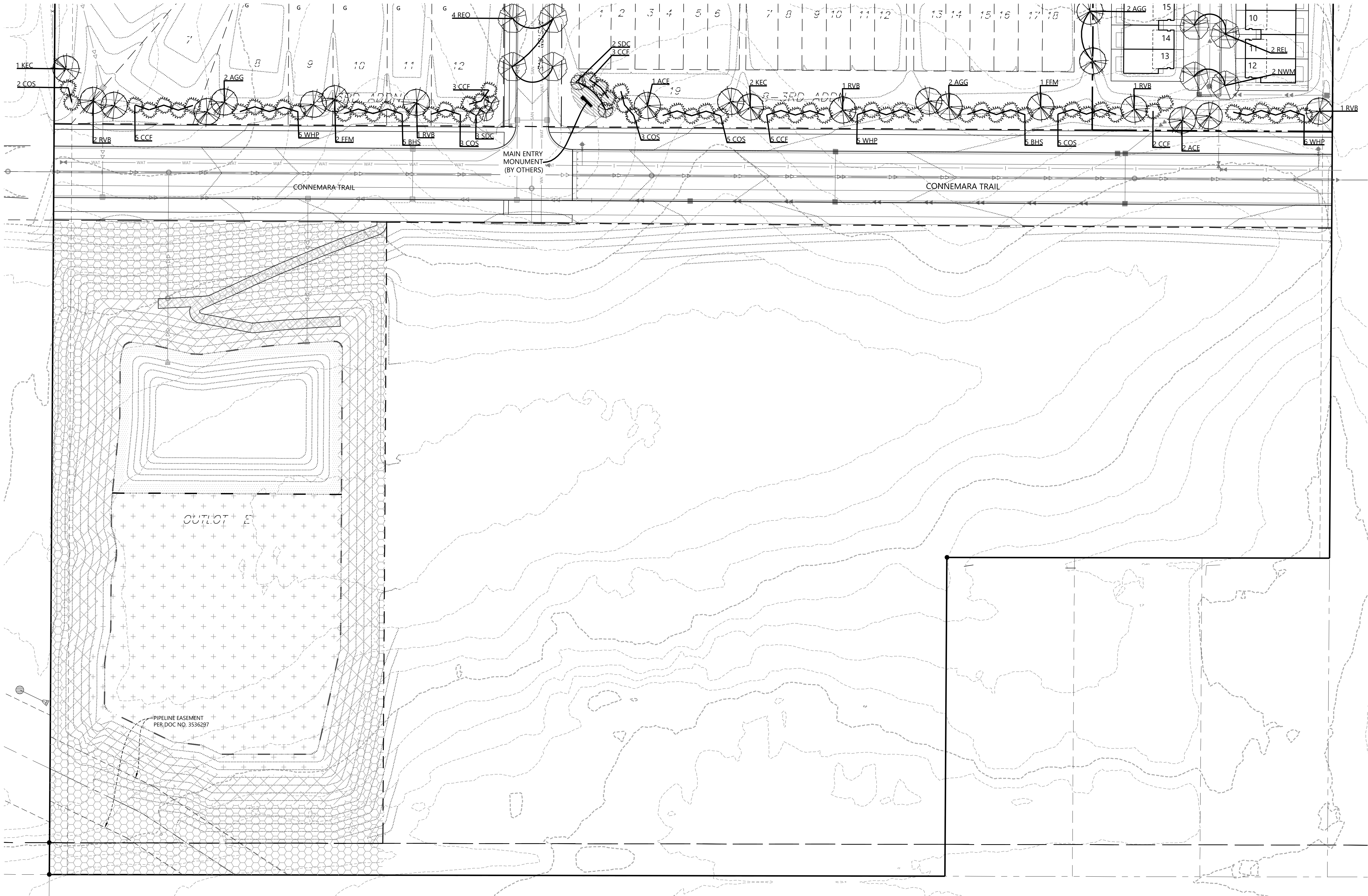
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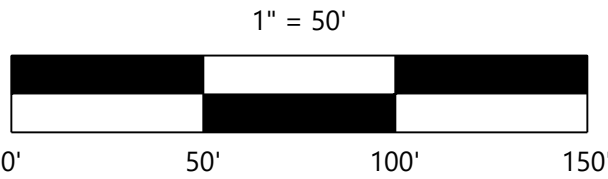
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8

DATE: 11/02/2023



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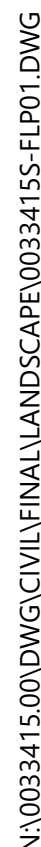
LANDSCAPE PLAN

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3 OF 8
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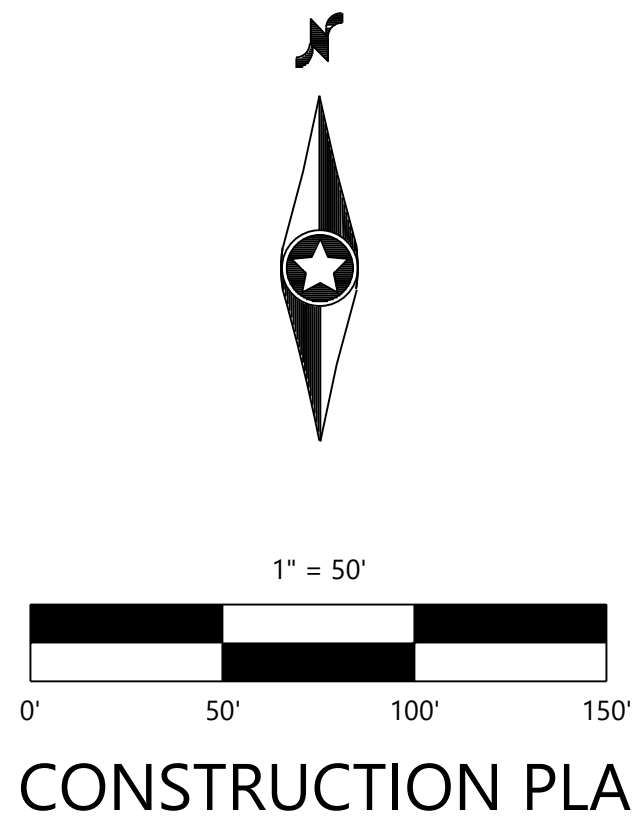
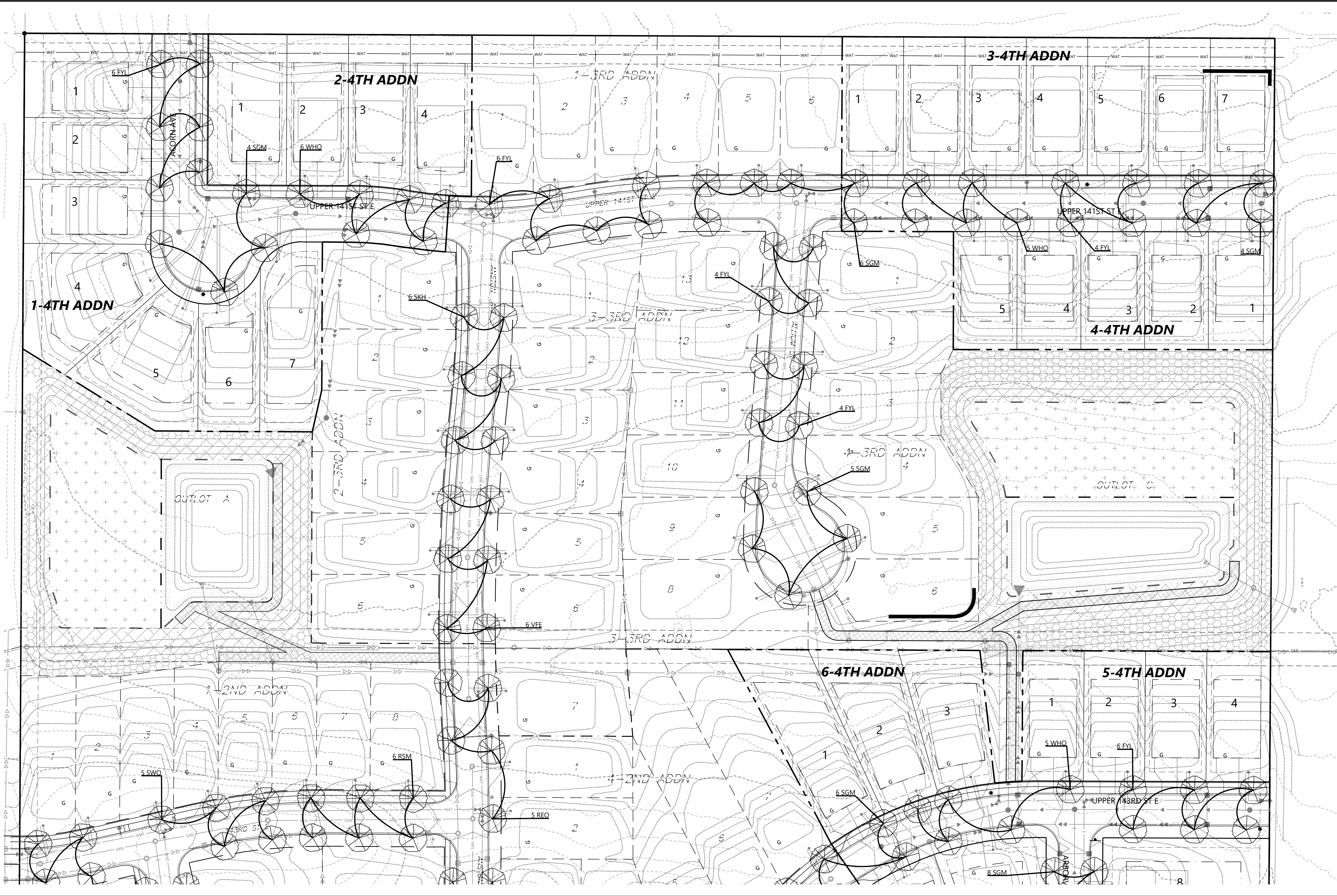


0' 50' 100' 150'

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△ 02/13/2023 UPDATED SITE PLAN
△ 03/30/2023 UPDATED SITE PLAN
△ 08/10/2023 MAIN ENTRY MONUMENT ADDITION
△ 11/02/2023 4TH ADDITION SITE PLAN
△

PREPARED FOR:
LENNAR CORPORATION
16305 36TH AVENUE NORTH, SUITE 600
PLYMOUTH, MINNESOTA

I HEREBY CERTIFY THAT THIS PLAN 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
Nicholas T. Meyer
NICHOLAS T. MEYER
DATE: 11/02/2023 LICENSE NO. 53774

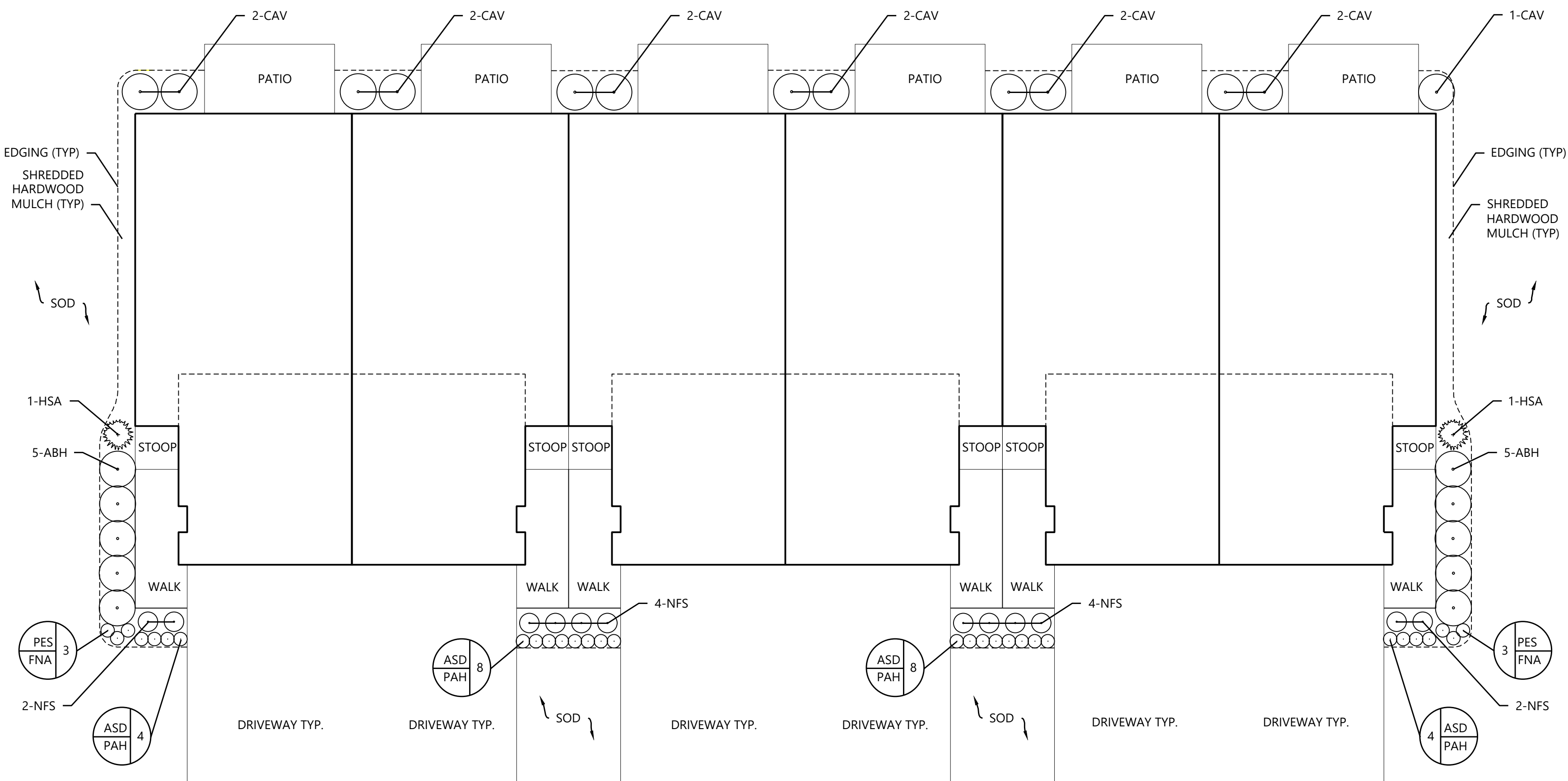
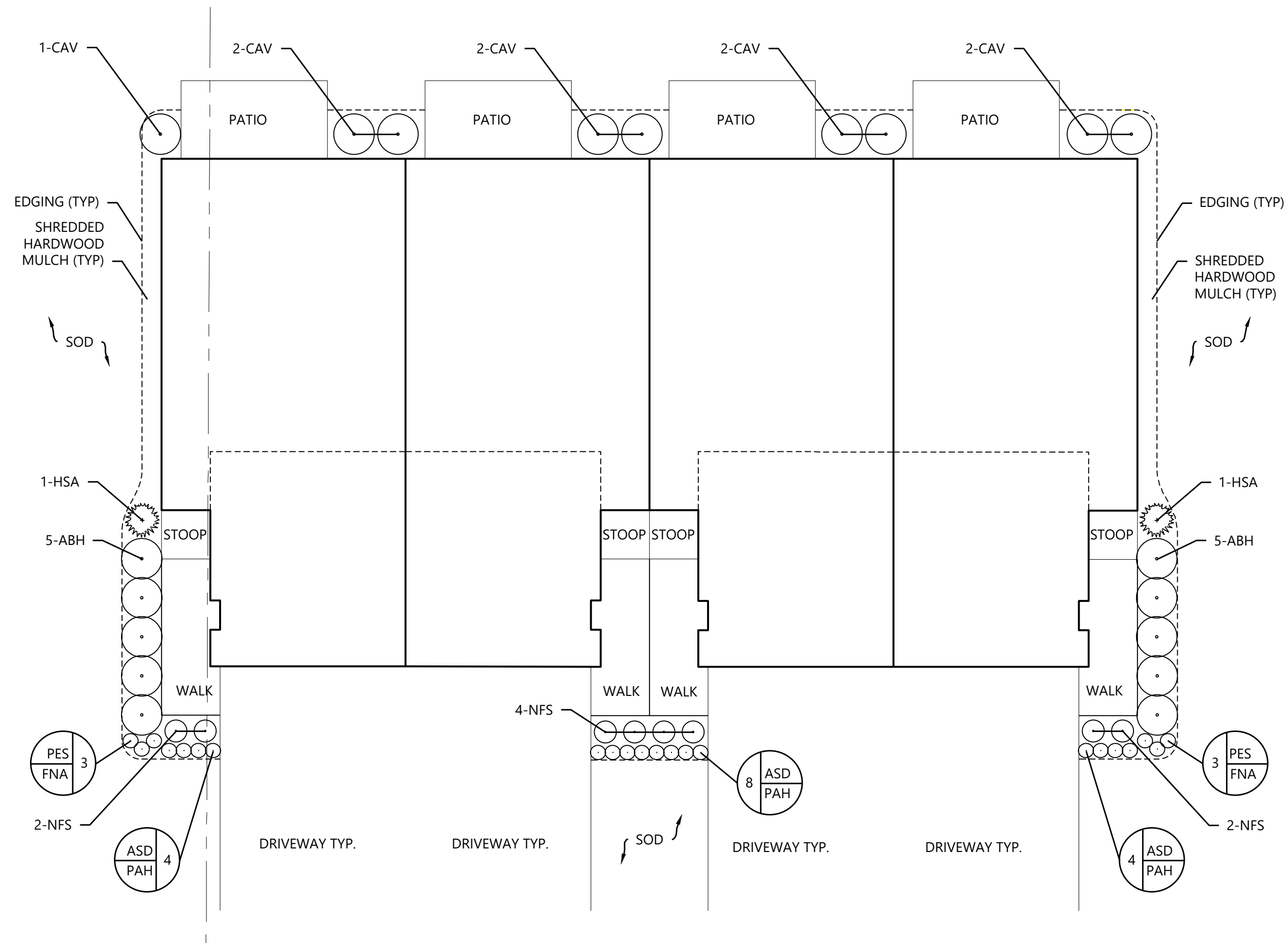
TALAMORE
ROSEMOUNT, MINNESOTA

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

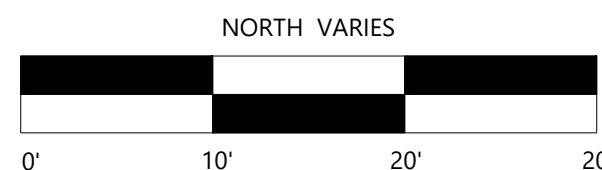
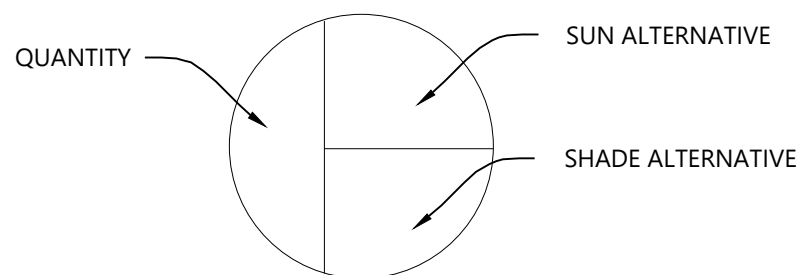
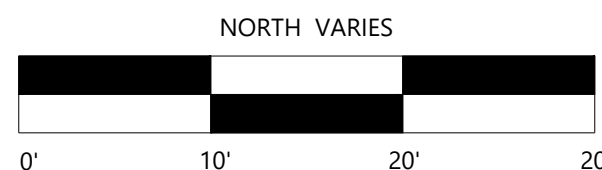
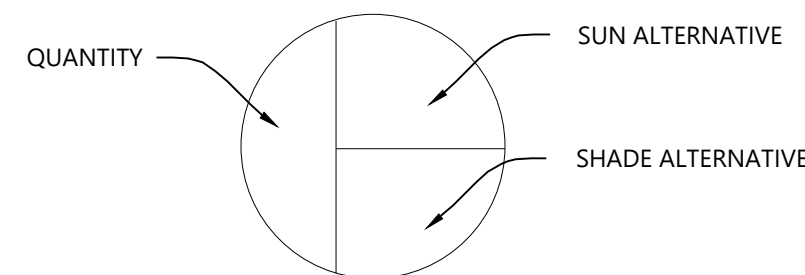
LANDSCAPE PLAN

SHEET NUMBER:
6 OF **8**
DATE: 11/02/2023
PROJECT NUMBER: 0033415.00

TOWNHOUSE FOUNDATION PLANTING DETAILS - 6 UNIT (11 TOTAL, TYP)



LEGEND



TOWNHOUSE FOUNDATION PLANTING PLAN - 6 UNIT (11 TOTAL, TYP)

TYPE	CODE	QTY. 4 UNIT	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
SHRUBS & PERENNIALS	HSA	2	Holmstrup Arborvitae / Thuja occidentalis 'Holmstrup'	#7 CONT.	4'-0" O.C.
			shade alt: no change		
	ABH	10	Anabelle Hydrangea / Hydrangea arborescens 'Annabelle'	#5 CONT.	4'-0" O.C.
			shade alt: no change		
	CAV	9	Compact American Viburnum / Viburnum trilobum 'Bailey Compact'	#5 CONT.	5'-0" O.C.
			shade alt: no change		
	NFS	8	Neon Flash Spirea / Spiraea japonica 'Neon Flash'	#5 CONT.	3'-0" O.C.
			shade alt: no change		
	ASD	16	Apricot Sparkles Daylily / Hemerocallis 'Apricot Sparkles'	#1 CONT.	18" O.C.
			shade alt: PAH Patriot Hosta / Hosta 'Patriot'	#1 CONT.	18" O.C.
PES	6	Purple Emperor Sedum / Sedum 'Purple Emperor'	#1 CONT.	18" O.C.	
		shade alt: FNA Fanal Astilbe / Astilbe x arendsii 'Fanal'	#1 CONT.	18" O.C.	

- NOTES:
- QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.
 - CONTRACTOR TO SUBSTITUTE USING SHADE ALTERNATE SPECIES AS DETERMINED BY SOLAR ORIENTATION OF BUILDING (IE NORTH SIDE PLANTS RECEIVE SHADE ALTERNATE PLANTS).
 - SEE RESPECTIVE PLANT KEY FOR ALTERNATE SPECIES SUBSTITUTIONS.
 - TYPICAL DETAIL IS AN EXAMPLE. CHECK EACH INDIVIDUAL BUILDING FOR DIFFERENCES IN LAYOUT THAT WILL AFFECT PLANTING PLAN.
 - DOUBLE SHREDDED HARDWOOD BARK MULCH TO BE USED AT 3" DEPTH WITH VINYL EDGER ON ALL LANDSCAPE PLANTING BEDS.
 - SEE LANDSCAPE PLAN FOR STREET AND BOULEVARD TREE LOCATIONS.

TYPE	CODE	QTY. 6 UNIT	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
SHRUBS & PERENNIALS	HSA	2	Holmstrup Arborvitae / Thuja occidentalis 'Holmstrup'	#7 CONT.	4'-0" O.C.
			shade alt: no change		
	ABH	10	Annabelle Hydrangea / Hydrangea arborescens 'Annabelle'	#5 CONT.	4'-0" O.C.
			shade alt: no change		
	CAV	13	Compact American Viburnum / Viburnum trilobum 'Bailey Compact'	#5 CONT.	5'-0" O.C.
			shade alt: no change		
	NFS	12	Neon Flash Spirea / Spiraeea japonica 'Neon Flash'	#5 CONT.	3'-0" O.C.
			shade alt: no change		
	ASD	24	Apricot Sparkles Daylily / Hemerocallis 'Apricot Sparkles'	#1 CONT.	18" O.C.
			shade alt: PAH Patriot Hosta / Hosta 'Patriot'	#1 CONT.	18" O.C.
	PES	6	Purple Emperor Sedum / Sedum 'Purple Emperor'	#1 CONT.	18" O.C.
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- NOTES:
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 - SEE LANDSCAPE PLAN FOR STREET AND BOULEVARD TREE LOCATIONS.

CONSTRUCTION PLANS

DESIGNED: _____ .
 CHECKED: _____ .
 DRAWN: _____ .
 HORIZONTAL SCALE: _____ ###
 VERTICAL SCALE: _____ ### OR ##

INITIAL ISSUE:	08/22/2022
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Westwood Professional Services, Inc.

LANDSCAPE NOTES & DETAILS

PROJECT NUMBER: 0033415.00

SHEET NUMBER

7

OF

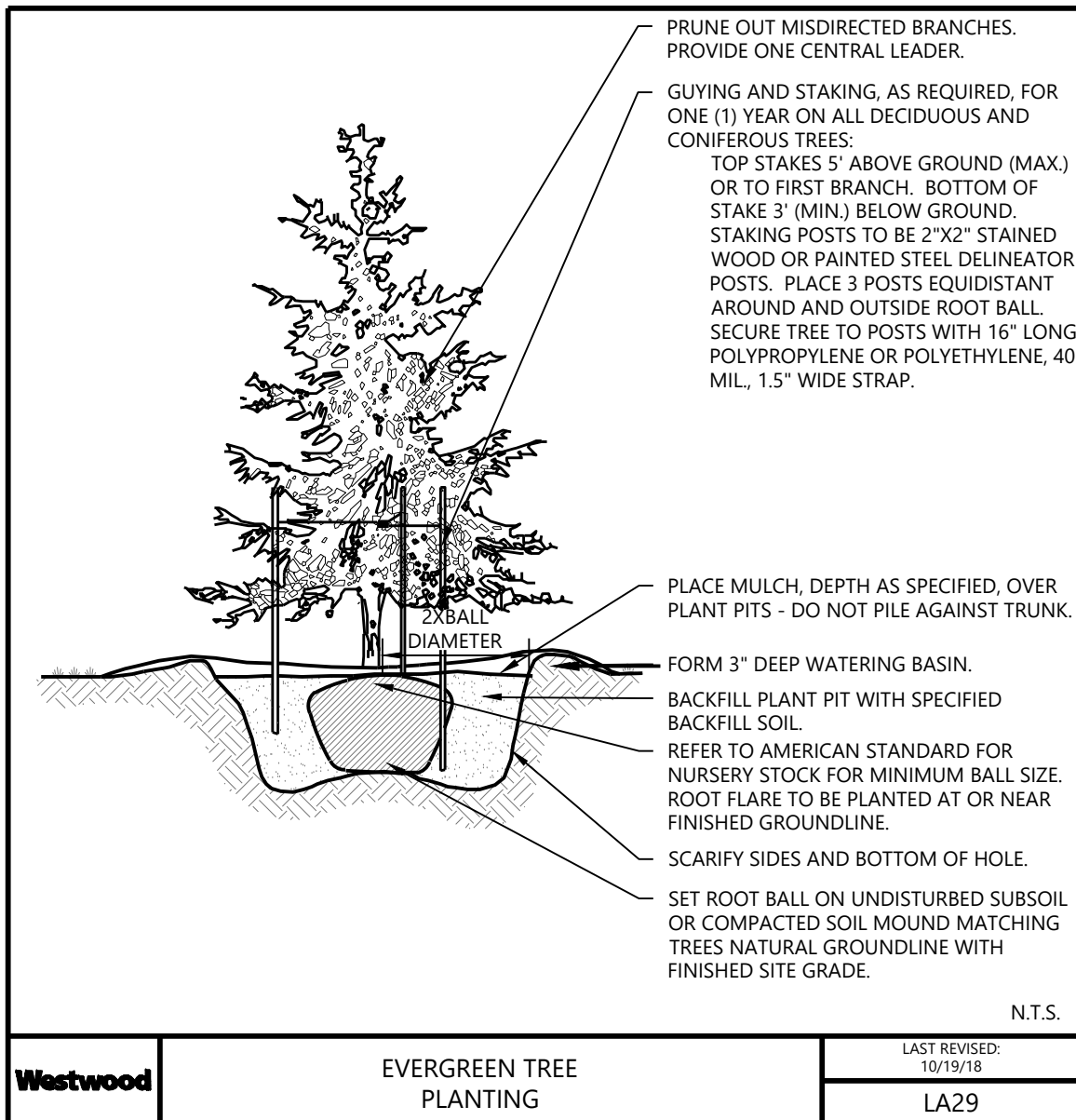
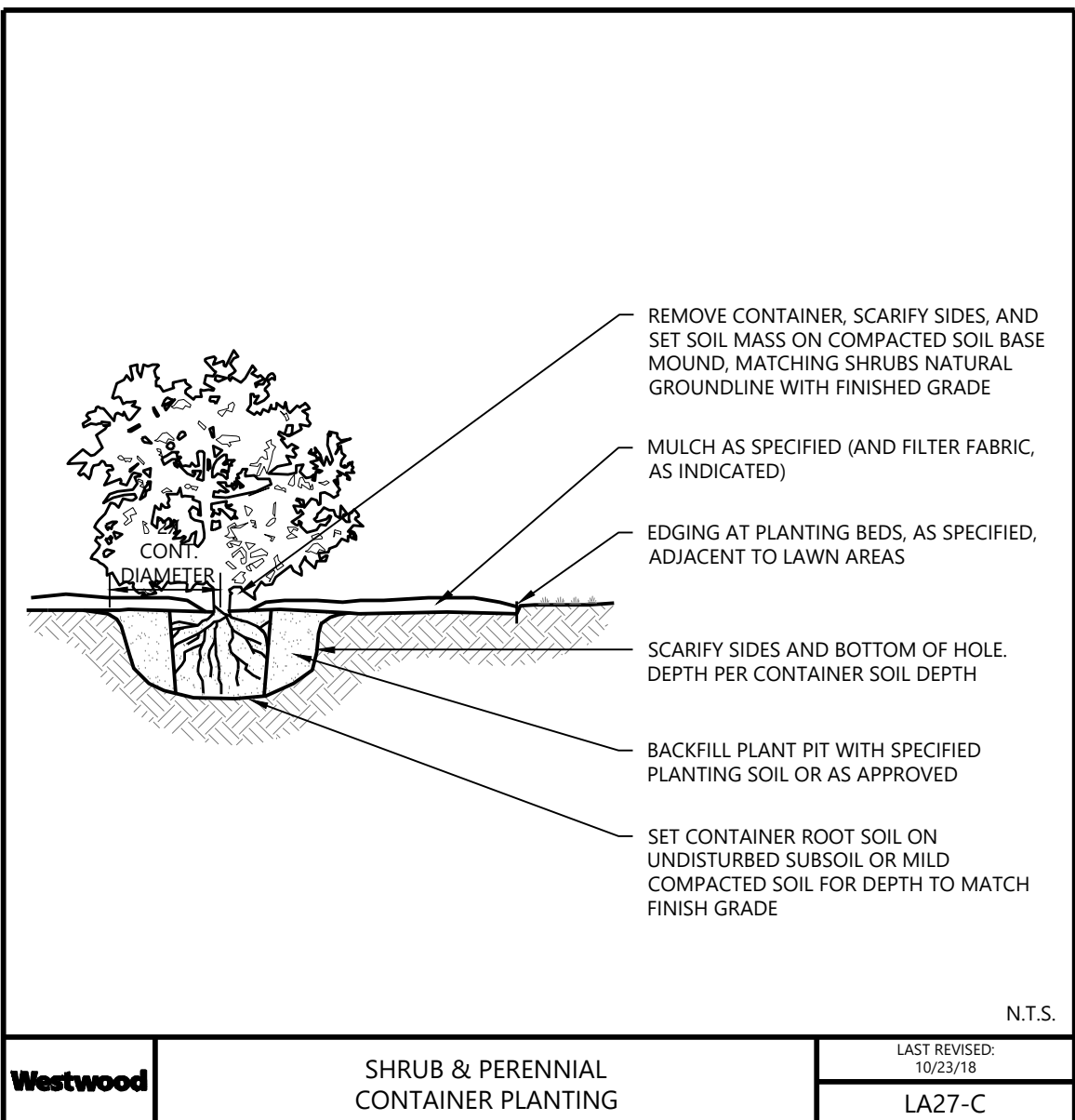
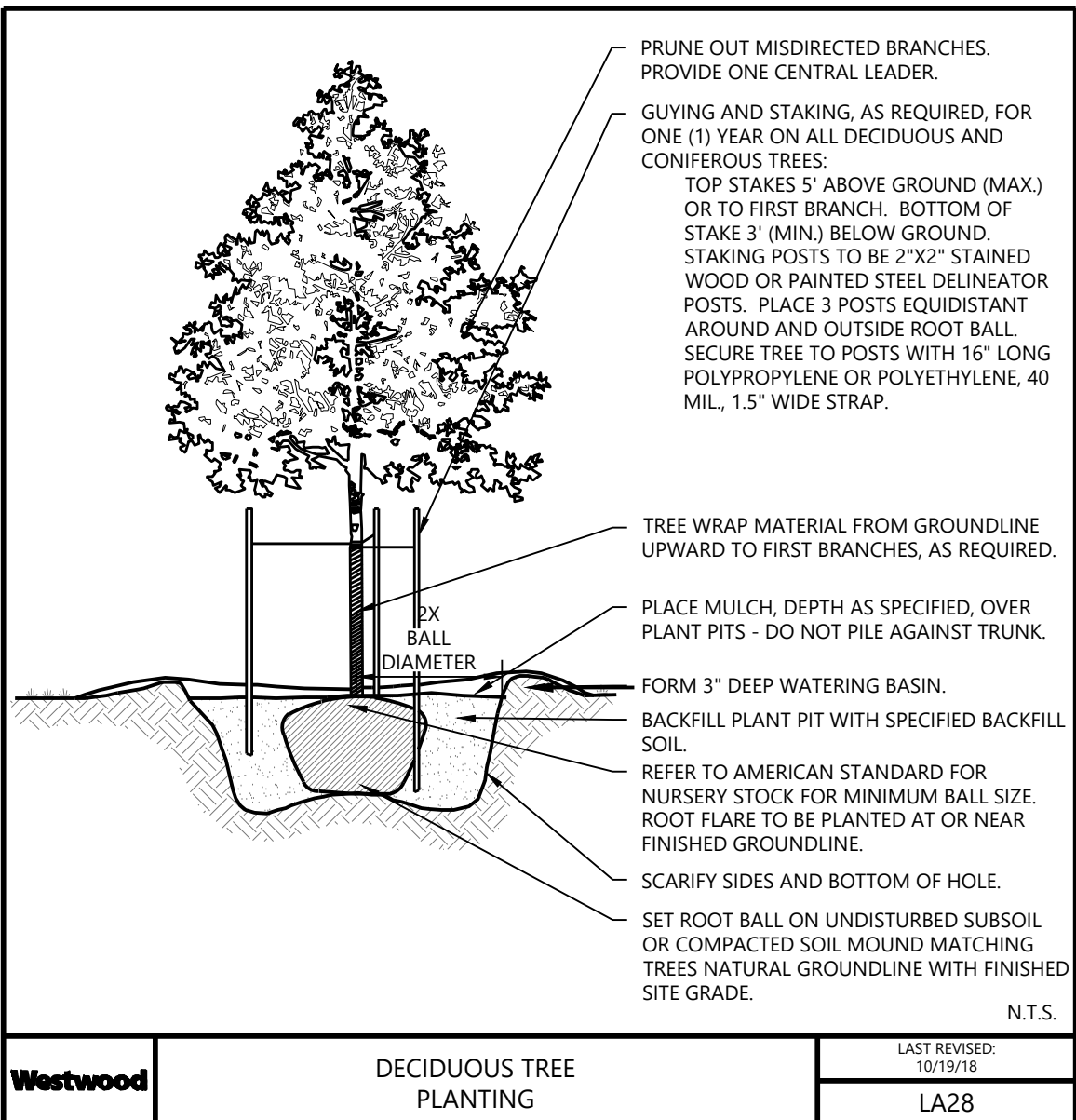
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DATE: 11/02/2023

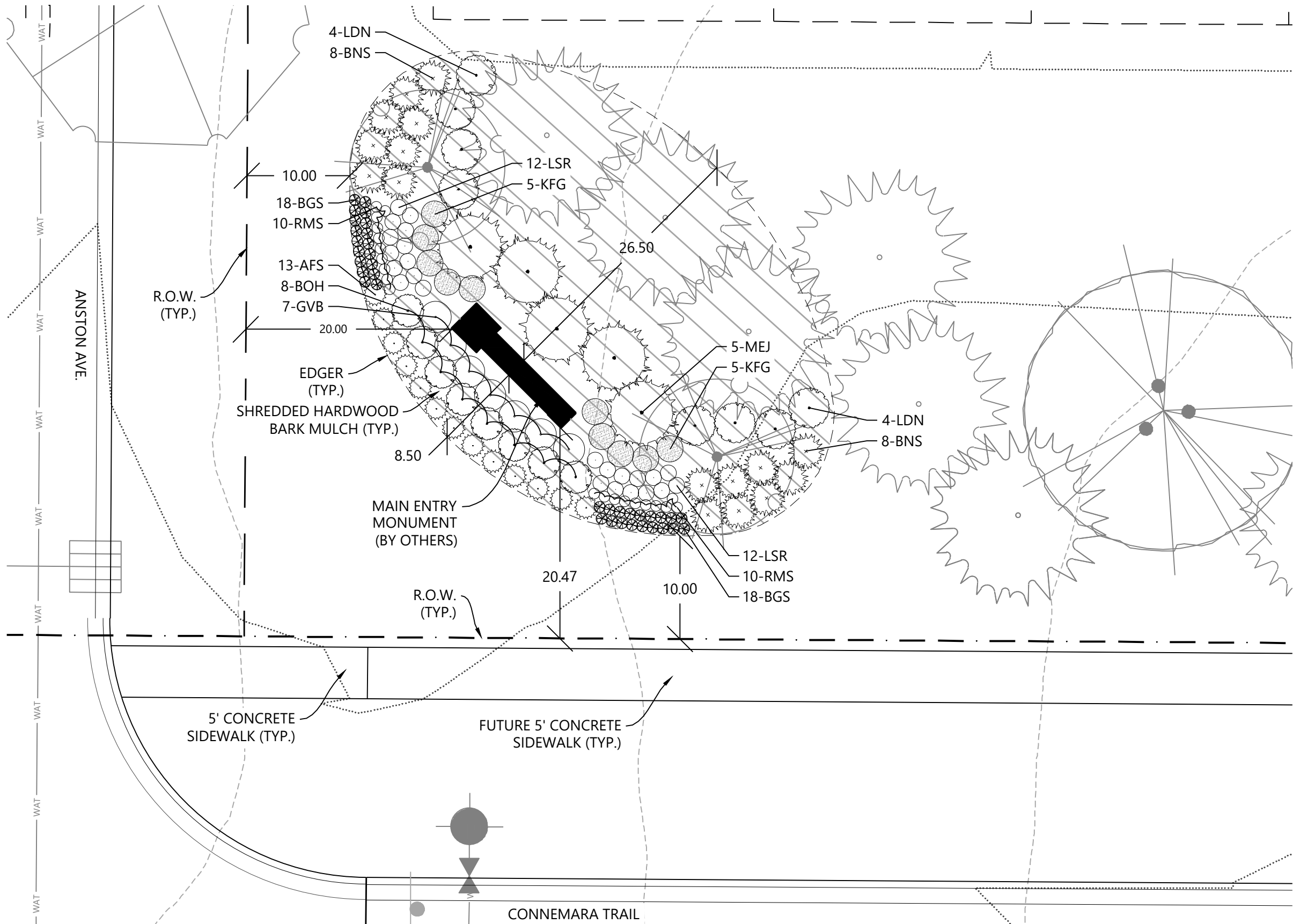
PLANTING NOTES

- CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
ALL PLANTS SHALL BE FREE FROM BROKEN OR CRACKED TRUNKS.
ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
9. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
10. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
11. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
12. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
13. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
14. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
15. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
16. BACKFILL SOIL AND TPOISOL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (SELECT TPOISOL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TPOISOL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TPOISOL FOR TREE, SHRUBS, AND PERENNIALS.
17. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF SHREDDED HARDWOOD MULCH. SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL, MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
18. EDGING TO BE COMMERCIAL GRADE VALLEY-VIEW BLACK DIAMOND (OR EQUAL) POLY EDGING OR SPADED EDGE, AS INDICATED. POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH BASE OF TOP BEAD AT GRADE; FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
19. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. PARKING LOT ISLANDS TO BE SODDED WITH SHREDDED HARDWOOD MULCH AROUND ALL TREES AND SHRUBS. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE SODDED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED AND PER MN/DOT SPECIFICATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
20. PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.
21. CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
22. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
23. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.

PLANTING DETAILS (TYP.)



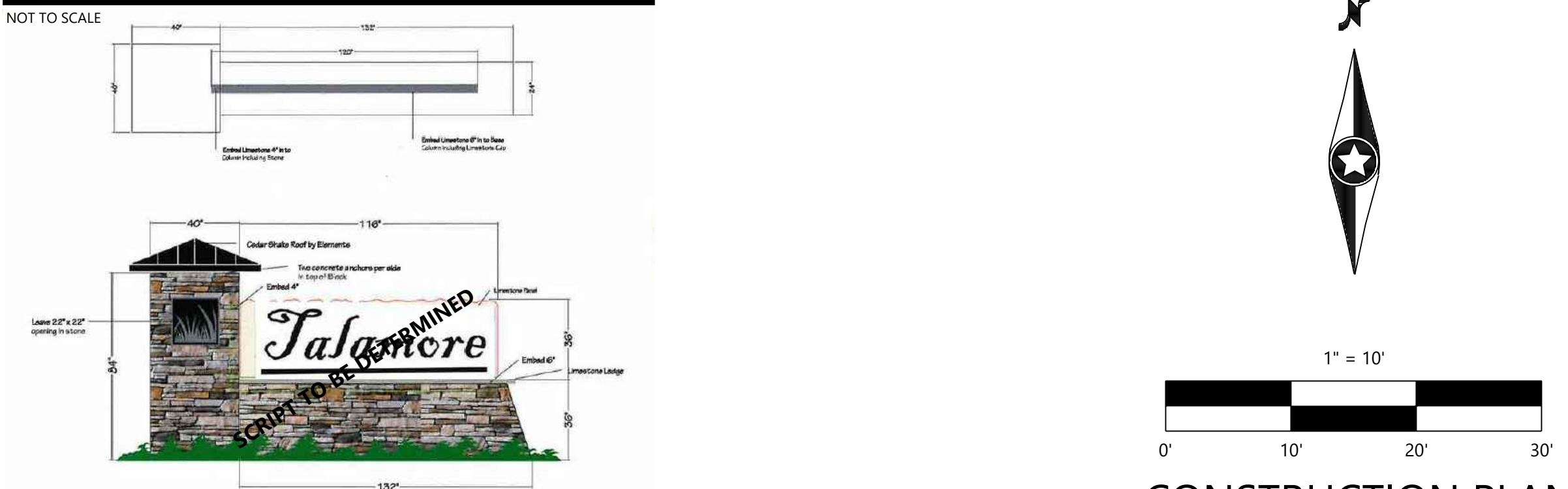
ANSTON AVE. - ENTRY MONUMENT DETAIL



ENTRY MONUMENT - PLANT SCHEDULE

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.	MATURE SIZE
EVERGREEN TREES - 5					
MEJ	5	Medora Juniper / <i>Juniperus scopulorum</i> 'Medora'	6' HT., BB	AS SHOWN	H 12'-15' W 4'-6'
DECIDUOUS SHRUBS - 23					
LDN	8	Little Devil Ninebark / <i>Physocarpus opulifolius</i> 'Donna May'	#5 CONT.	4' O.C.	H 3'-4' W 3'-4'
BOH	8	Bobo Hydrangea / <i>Hydrangea paniculata</i> 'LVOBO'	#5 CONT.	3' O.C.	H 2'-3' W 3'-4'
GVB	7	Green Velvet Boxwood / <i>Buxus</i> x 'Green Velvet' (COPF)	#5 CONT.	3' O.C.	H 2'-3' W 3'
EVERGREEN SHRUBS - 16					
BNS	16	Bird's Nest Spruce / <i>Picea abies</i> 'Nidiformis'	#5 CONT.	3' O.C.	H 3' W 5'
PERENNIALS & GRASSES - 103					
KFG	10	Karl Foerster Feather Reed Grass / <i>Calamagrostis</i> x <i>acutifolia</i> 'Karl Foerster'	#3 CONT.	30" O.C.	H 48" W 30"
AFS	13	Autumn Fire Sedum / <i>Sedum</i> x 'Autumn Fire'	#1 CONT.	24" O.C.	H 18" W 24"
LSR	24	Little Spire Russian Sage / <i>Perovskia</i> 'Little Spire'	#1 CONT.	18" O.C.	H 26" W 18"
RMS	20	Rose Marvel Sage / <i>Salvia nemorosa</i> 'Rose Marvel'	#1 CONT.	12" O.C.	H 12" W 12"
BGS	36	Bailey's Gold Sedum / <i>Sedum</i> 'Bailey's Gold'	#1 CONT.	12" O.C.	H 6" W 12"

ENTRY MONUMENT - DIMENSIONS



CONSTRUCTION PLANS

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

ITAL AMORE

DESIGNED: _____ .

CHECKED: _____ .

DRAWN: _____ .

HORIZONTAL SCALE: _____ ###

VERTICAL SCALE: _____ ### OR ##

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Westwood Professional Services, Inc.

LANDSCAPE NOTES & DETAILS

PROJECT NUMBER: 0033415.00

SHEET NUMBER

8

OF

8

DATE: 11/02/2023

Memorandum

To: Brian Erickson, City Engineer
Nick Egger, Director of Public Works

CC: Planning & Personnel Secretary

From: Amanda Sachi PE, Kris Keller, PE, WSB Engineering Consultants

Date: November 20, 2023

Re: Talamore 4th Addition
Construction Plan Review
WSB File Number 023997-000

SUBMITTAL:

Lennar Corporation has submitted construction plans for the development Talamore 4th Addition which lies north of County Road 42, east of Emerald Isle Addition and south and west of Flint Hills Resources Pine Bend LLC property. The plans submitted were prepared by Westwood Professional Services. Review comments were generated from Construction Plan submittal, dated 10.23.2023. The submittal included the following:

- Final Plat
- Construction Plans
 - Cover Sheet
 - Sanitary Sewer/Watermain
 - Storm Sewer/Streets
 - Signing and Lighting
 - Details

FINAL PLAT

Talamore 4th Addition consists of 38 single family lots, 16 townhouse lots, and extensions of Connemara Trail, a major collector street, and 4-5 local and private residential street segments.

SANITARY SEWER AND WATERMAIN CONSTRUCTION PLAN

1. Provide information and utility agreements for extents of public/private streets and utilities along Upper 144th Ct and Aster Ct
2. Verify whether there is an issue with utility services for townhomes that fall on or near the property line along Upper 144th Ct and Aster Ct
3. Note the watermain section on the west end of Upper 143rd Street may have difficulty bleeding air from during testing.
4. Provide the next existing gate valve on the west end of Upper 143rd Street that will be shutoff for testing the watermain.
5. Shift the gate valve from the southern leg of the tee at Upper 143rd Street and Arborvitae Circle to the west leg
 - a. The future extension will provide a gate valve to the east leg

6. The hydrant at the east end of Upper 143rd Street is in the roadway.
 - a. A hydrant will need to be permanently near that location for fire protection
 - b. Show paving limits relative to the hydrant location
 - c. Consider shifting the hydrant out of the roadway
 - d. Provide a temporary turnaround/cul de sac
7. Provide structure information for MH-32 in the profile
8. Clarify storm and sanitary sewer line types near MH-29A
9. Provide the next existing gate valve north of the watermain connection near MH-29A that will be shutoff for testing the watermain.
10. The easement for the sanitary sewer between MH-32 and MH-29A is ~20' from center while the sanitary sewer is 25' deep
11. Show the property lines on the Arborvitae Circle Plan View on sheet 5 of 19.
12. Realign the sanitary sewer and watermain at the intersection of Acorn Avenue and Upper 141st Street such that the sanitary sewer does not have a bend less than 90 degrees.
13. Shift the gate valve in the bubble at the intersection of Acorn Avenue and Upper 141st Street to the newly created cross to the north.
14. Provide a minimum 3 valves at the newly created cross to the north on Acorn Avenue
15. The hydrant at the east end of Upper 141st Street is in the roadway.
 - a. A hydrant will need to be permanently near that location for fire protection
 - b. Show paving limits relative to the hydrant location
 - c. Consider shifting the hydrant out of the roadway
 - d. Provide a temporary turnaround/cul de sac

STREETS AND STORM SEWER

16. Show the proposed barricade location at the east end of Upper 143rd Street
17. The easement for the storm sewer between CBMH-214 and STMH-201 is ~10' from center while the storm sewer is ~13' deep
18. The easement for the storm sewer on the east end of Arborvitae Circle is ~8'
19. The easement for the storm sewer east of the bubble at the intersection of Acorn Avenue and Upper 141st Street is ~9'
20. Provide barricades for the north end of Acorn Avenue
 - a. Show paving limits relative to the hydrant location
 - b. Consider shifting the hydrant out of the roadway
21. The natural travel path of the bubble at the intersection of Acorn Avenue and Upper 141st Street seems unclear in both directions. This could lead to an increased risk of collision. Determine whether additional striping or signage is necessary.
22. Provide a temporary turnaround/cul de sac at the east end of Upper 141st Street
 - a. A hydrant will need to be permanently near that location for fire protection
 - b. Show paving limits relative to the hydrant location
 - c. Consider shifting the hydrant out of the roadway
 - d. Provide a temporary turnaround/cul de sac

DETAILS

23. Change the cross slope direction arrow for drainage in the typical private street section to show cross drainage as indicated
24. Clarify whether the tipout curb shown in the typical private street section is surmountable or B612

SIGNAGE AND LIGHTING

25. Clarify whether the bubble at the intersection of Acorn Avenue and Upper 141st Street requires any additional striping or signage.

INTERSECTION DETAILS

26. No comments

SURFACE WATER MANAGEMENT

The Surface Water Management plan review for the Talamore 4th Addition is forwarded in a separate memo. Comments included in the Surface Water Management review shall be incorporated in the project design.

LANDSCAPE PLAN

A Landscape plan was not submitted. Landscaping should not conflict with maintenance of the infrastructure. Tree plantings should allow space for access and maintenance of proposed infrastructure.

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.

Memorandum

To: City of Rosemount

From: Laura Pietila, PE
Bill Alms, PE

Date: November 16, 2023

Re: Talamore 4th Stormwater Management Plan Review
WSB Project No. 023997-000

We have completed a review of the documents provided for Talamore 4th (previously Bester Property) by Westwood Professional Services on October 26, 2023. Documents reviewed include:

- 23-10-23 Talamore Rev1 – 4th Addition Final Utility.pdf

Applicant should provide responses to each comment. We offer the following comments below. Note that several of the provided comments remain from the Talamore 1st, 2nd, and 3rd Addition reviews.

Grading, Drainage, and Erosion Control Comments:

1. General
 - a. Submit an operation and maintenance agreement for the basins.
 - i. To be completed with final plans. To be submitted by Lennar.
 - b. Submit all required permits (NPDES, etc.).
 - i. To be completed with final plans.
 - c. Provide a geotechnical report and infiltration testing once complete.
 - d. Submit grading and erosion control plans for Talamore 4th Addition.
2. Ponds and Wetlands
 - a. The Comprehensive Planned normal water level of regional basin 3073 is 922. The proposed basin has a normal water level 10-feet below that.
 - b. The normal water level of the Emerald Isle pond which discharges to basin 3073 is 924. Groundwater seepage issues are anticipated with basin 3073's normal water level located 12-feet below the adjacent basin.
 - i. Noted that groundwater influence will be reviewed in the final design process. If analysis shows the potential for issues, the Bester Pond will be lined. Discussions regarding the need for a liner are ongoing with the City staff.
3. Storm Sewer Design
 - a. Inlets should be located such that 3 cfs is the maximum flow at the inlet for the 10-year design storm event and does not exceed the applicable spread design for the road. Please submit these calculations and review the flow to CBMH 283.
 - b. Limit hydraulic head increase by matching flow lines at structures (CBMH 109, CBMH 110, CBMH 215).

- c. Submit updated storm sewer design calculations. The following items do not match the latest calculations:
 - i. Pipe slope from CB-284 to CBMH-283.
 - ii. Pipe slope from CBMH-282 to STMH-281.
 - iii. Pipe slope from CBMH-283 to CBMH-282.
 - iv. Pipe slope from CB-213 to CBMH-212.
- d. How will the 15" and 18" pipes after CBMH-212 be connected when the transition occurs mid pipe run and not at a structure? This type of transition is generally not recommended.
- e. Storm sewer construction is shown outside of the salmon phasing limits in several locations. Extend phasing limits.



M E M O R A N D U M

To: Adam Kienberger, Community Development Director
Anthony Nemcek, Senior Planner
Julia Hogan, Planner

From: Dan Schultz, Parks and Recreation Director

Date: November 17, 2023

Subject: Talamore 4th Addition

The Parks and Recreation Department recently reviewed the plans for the Talamore 4th addition final plat. After reviewing the plans, the Parks and Recreation Department staff has the following comments:

Parks Dedication

The parks dedication for the 4th addition will be a cash in-lieu of land payment in the amount of \$174,800 (38 low density units x \$3,400 and 16 medium density units x \$2,850).

Please let me know if you have any questions about this memo.

Planning Commission Regular Meeting: November 28, 2023

AGENDA ITEM: Request by CA Gear for approval of Rezoning, a Major Amendment to the Custom Apparel Planned Unit Development Agreement, and a Conditional Use Permit to construct a 7,400 square foot addition onto the existing sportswear manufacturing and athletic training facility.	AGENDA SECTION: PUBLIC HEARINGS
PREPARED BY: Julia Hogan, Planner	AGENDA NO. 6.a.
ATTACHMENTS: Site Location, Project Narrative, Property Survey, Site Plan with Detail Sheets, Grading, Draining and Erosion Control Plan, Landscape Plan, Architectural Elevations , Engineer's Memo Dated November 20, 2023, Stormwater Review Memo Dated November 20, 2023	APPROVED BY: AK, AN
RECOMMENDED ACTION: Motion to recommend the City Council adopt an ordinance rezoning the property from BP PUD – Business Park Planned Unit Development to BP/C4 PUD – Business Park/General Commercial Planned Unit Development. Motion to recommend the City Council approve a Major Amendment to the Custom Apparel Planned Unit Development Agreement, subject to: - Conformance with all requirements of the City Engineer as detailed in the Engineer’s Memo dated November 20, 2023, and associated Stormwater Review Memo dated November 20, 2023. - Approval of a sign permit application for any new signage on the site. Motion to recommend the City Council approve a Conditional Use Permit for Custom Apparel allowing operation of an outdoor seating or dining area for eleven or more seats, subject to the following conditions: - Approval of a building permit. - Secure a liquor license for the taproom and for the outdoor dining areas and must follow all City standards for a taproom as regulated by the license. - All driveways and parking areas shall be capable of supporting access by emergency vehicles and equipment. - No public address system, music, or TV located on the patio shall be audible from noncommercial or nonindustrial use or district.	

BACKGROUND

Applicant:

Symnabdre Properties, LLC

Location:	15641 Canada Circle, approximately 3/4 of a mile south of 150th Street West (TH42), west of South Roberts Trail (TH3) and immediately north of Canada Circle.
Area:	3.75 Acres
Comp. Guide Plan Design:	BP - Business Park
Current Zoning:	BP PUD - Business Park Planned Unit Development

The Planning Commission is being asked to consider requests submitted by Symnabdre Properties, LLC on behalf of Custom Apparel, Inc. for approval of rezoning the site from BP PUD – Business Park Planned Unit Development to BP/C4 PUD – Business Park/General Commercial Planned Unit Development, a Major Amendment to the Custom Apparel Planned Unit Development Agreement, and a Conditional Use Permit to allow operation of an outdoor dining area for eleven (11) or more seats to allow for the construction of a 7,400 square foot addition onto the existing sportswear manufacturing and athletic training facility which will consist of a taphouse, athletic training area, and outdoor patio. Staff recommends approval of the requests subject to the conditions outlined above.

BACKGROUND

The existing Custom Apparel site is located roughly ¾ of mile south of County Road 42 on the west side of South Robert Trail and just south of the Progressive Rail railroad bridge that extends over the state highway. A portion of the subject parcel was acquired by the city several years ago after South Robert Trail (TH3) was moved further east of the site as part of the TH3/TH46 intersection realignment project in the early 2000's. The City acquired the property to permit Downtown businesses to relocate if their properties were being redeveloped. Ownership of the site was previously split between the City and the Rosemount Port Authority, and both entities entered into an agreement to sell slightly over 4 acres for the construction of the Custom Apparel manufacturing business.

Over the last three decades, the area around the Custom Apparel site has undergone many changes due to the realignment of South Robert Trail twice, to accommodate a new railroad bridge and the aforementioned TH46 project. These changes created several remnant pieces that have since been assembled by the City or the Port Authority into a larger, developable piece of land. In the fall of 2017, the City initiated a grading project to remove previous road infrastructure and to create a level site for redevelopment, and in 2018 re-platted the property to create the 4.15 parcel that was sold to the owner of Custom Apparel, Inc. The City still owns the public works site next to the railroad right-of-way and has retained two smaller outlots immediately adjacent to the public works property.

In 2018, the applicant came forward to the city with requests for a Planned Unit Development Master Development Plan and Final Site and Building Plan and a rezoning of the site to allow for the construction of a facility to house the custom sportswear manufacturing business and an athletic training area. The project consisted of the development of a building with a 13,552 square foot footprint on the eastern portion of the site that would house the business known as CA Gear which was previously located in the City of Burnsville. The operation of the business includes a showroom displaying available product and samples, offices for design work and business functions, and manufacturing areas where embroidery, printing and assembly processes occur. The majority of the building space was planned to be devoted to the manufacturing, assembly, and processing of the custom apparel goods. There was also to be a sales component with showroom space and related sales

desk for customers. In addition to the manufacturing and sales business, the western portion of the building planned to house an athletic training facility with most of the space devoted to six batting cages. Furthermore, the facility was planned to include a fitness area, party room, lounge, and concession counter. The unique circumstance of two uses within one building is the reason why a PUD was applied for by the applicant. The PUD allowed for flexibility to allow for both the manufacturing use and the athletic training use to coexist within the same building.

The proposed building expansion will be located off the western side of the existing building and will consist of a 5,000 square foot footprint with a total of 7,400 square feet of total added space. The expansion will house a taproom, ground floor patio, golf simulators/lounge area and an outdoor roof patio. The applicant's narrative explains that unlike the manufacturing side of the business where the busy times are during business hours Monday-Friday, the proposed taproom and golf simulator area would bring in traffic primarily during the evening hours and weekends.

ISSUE ANALYSIS

Legal Authority

Major Planned Unit Development Amendments are a legislative decision because of the Code deviations being requested. Legislative decisions give the Planning Commission more latitude, but consideration should be given to the PUD standards of the existing Custom Apparel Planned Unit Development Agreement. Rezoning is also a legislative decision for the City, but the rezoning must conform with the adopted Comprehensive Plan to be approved. Therefore, while technically legislative in nature, if a rezoning is in line with the Comprehensive Plan, it should be approved. Staff's review of each application is provided below.

Rezoning

The subject parcel is located within the Custom Apparel Planned Unit Development. This site is guided for BP – Business Park and is currently zoned BP PUD – Business Park Planned Unit Development. In early 2018 the site was reguided from RC – Regional Commercial to BP – Business Park as the BP land designation was more consistent with the intended use of the site. The land was then rezoned later in 2018 from BP – Business Park and P/I – Public/Institutional to its current BP PUD – Business Park Planned Unit Development zoning. The change in zoning allowed for the site to have the proposed different uses of sportswear manufacturing and athletic training. The PUD provided flexibility to allow uses and a mix of uses that otherwise would not meet the requirements of the underlying zoning district.

The proposed taproom and outdoor patio use are not permitted within the BP – Business Park zoning district, but are an allowed use and conditional use within the C4 – General Commercial district. Rosemount City Code Section 11-10-6: Planned Unit Developments allows for planned unit developments with a mix of uses so long as the overall area of the planned unit development is designated for those uses in the Comprehensive Plan. In this case, the subject area was reguided to the Business Park land use designation. The Comprehensive Plan allows for some C4-General Commercial zoning districts within the BP land use designations, particularly near intersections of major roads.

The City Code Section 11-10-6 C.2. states "For mixed use PUDs, the City Council shall, whenever reasonably practical, specify underlying zoning classifications for the various parts of the PUD. When it is not reasonably practical to specify the underlying zoning classification, the City Council may rezone

the district, or any part thereof, to “PUD-mixed”.” An example of this PUD mixed zoning is Rosewood Commons which was approved back in 2020. The applicant for Rosewood Commons came forward to the city requesting a Planned Unit Development Master Development Plan with the Rezoning of 5.5 acres of land on the site from C4 – General Commercial to R4 – High Density Residential, which would allow the site to have that mixed zoning of C4/R4 PUD – General Commercial/High Density Residential Planned Unit Development.

Staff consulted with the City’s Attorney regarding the rezoning of the site from BP – PUD to CP/C4 PUD, and the City’s Attorney agreed that the Custom Apparel PUD fits under the standards of Section 11-10-6 C.2. within the City’s Code.

MAJOR AMENDMENT TO THE PUD AGREEMENT

Amendments to approved master development plans may be approved by the City Council following review by the planning commission. The notification and public hearing procedure for a Major Amendment is the same as that of the original approval. An amendment is determined to be major if it:

1. Substantially alters the location of buildings, parking areas or roads.
2. Increases or decreases the number of residential dwelling units by more than five percent (5%).
3. Increases the gross floor area of nonresidential buildings by more than five percent (5%) or increases the gross floor area of any individual building by more than ten percent (10%).
4. Increases the number of stories of any building.
5. Decreases the amount of open space by more than five percent (5%) or alters it in such a way as to change its original design or intended use.
6. Creates noncompliance with any special condition attached to the approval of the master development plan.

In this case, the proposed project increases the gross floor area by more than five percent, decreases the amount of open space by more than five percent, and substantially alters the location of parking areas. Therefore, the proposed project requires a major amendment to the Custom Apparel Planned Unit Development Agreement.

Streets & Access

The site has one access point to Canada Circle, which in turn provides access for several properties in the area from South Robert Trail. The city will continue to access the public works storage and staging via an existing private road connection west of the subject parcel. This private road may need to be moved at some point in the future if there is any further development on the applicant’s parcel, but at this time the proposed expansion does not warrant a change in this private road connection. There will be no changes to the access driveway with the proposed expansion to the building.

Off-Street Parking

The site is currently meeting and exceeds the off-street parking requirements for the BP - Business Park district with the allowance for the sharing of parking between the two different building uses that was approved with the Custom Apparel final site and building plan. A minimum of 50 parking stalls were

required for the site, but ultimately 70 parking stalls were installed onsite.

The closest match for the activities currently taking place within the structure in accordance with the City's off-street parking ordinance are "custom manufacturing" and "athletic facility". The use within the proposed expansion area would fall under "restaurants, cafes, bars, cocktail rooms, and taprooms" therefore, these use classifications were used as the basis for the parking evaluation. The following chart documents the minimum parking standards required under the City Code:

Use	Parking Required	Minimum Spaces
Custom Manufacturing	1 stall per employee plus 1 stall per 300 gross sq. ft. of retail	9
Athletic Facility	1 stall per 200 gross sq. ft.	45
Restaurants, Cafes, Bars, Cocktail Rooms, and Taprooms	1 per 3 seats	96
Total		150

The parking plans depict that there will be 107 stalls provided on site with an additional 43 stalls as future proof of parking totaling 150 stalls. Currently on site there are 34 parking stalls located between the existing building and Canada Circle and 36 parking stalls located on the rear side of the building closer to the northern boundary of the site. There are 37 new parking stalls proposed for the site which is shown to be located west of the proposed expansion and as well as west of the existing stalls on the rear side of the building. There are an additional 43 parking stalls shown as proof of parking west of the proposed additional stalls west of the expansion.

Approved with the Custom Apparel Planned Unit Development Agreement was a deviation from Section 11-6-1.H Off Street Parking Required within the Code. The deviation states "Fewer parking stalls than required by the city code may be provided so long as a parking shortage does not occur. In the case of a parking shortage, the property owner will work with staff to modify the event schedule to reduce parking demand on site or to provide additional parking to accommodate the demand." The applicant was requesting flexibility under the PUD to account for joint use of off street parking spaces where operating hours do not overlap in accordance with Section 11-6-1.E. of the zoning ordinance. The peak demand times for the athletic training and recreation facility were expected to occur during the evening and weekends while the custom apparel business was to generally operate during normal business hours. Staff recommended that the allowance for shared parking be approved as part of the PUD flexibility for the project. The proposed taproom use also falls under that category of peak demand times occurring during evening hours and weekends. Staff finds the proposed parking plan meets the requirements outlined both in the PUD and the Off Streeting Parking requirement standards.

Lot and Building Standards

The proposed site design is consistent with the lot and building performance standards for the BP Business Park District and C4 General Commercial District. These standards are detailed in the table below. Please note that the required setbacks for this lot include an increased setback because it is adjacent to a minor arterial road.

Lot and Building Performance Standards for the BP – Business Park District and C4 – General Commercial				
Standard	BP Requirements	C4 Requirements	Existing Building	Proposed Expansion
Front Setback (East – TH3)	60 ft.	30 ft.	40 ft.	>160 ft.
Side Setback (South)	10 ft.	10 ft.	84 ft.	>70 ft.
Side Setback (North)	10 ft.	10 ft.	140 ft.	>130 ft.
Rear Setback (West)	30 ft.	30 ft.	200+ ft.	>200 ft.
Minimum Lot Size	1 acre	20,000 square feet	3.9 acres	
Minimum Lot Width	120 ft.	120 ft.	500+ ft.	
Minimum Lot Depth	None	None	250+ ft.	
Maximum Lot Coverage	75% Max	75% Max	39.7%	

Architectural Appearance & Building Massing

The proposed building generally exceeds the exterior building material standards for the BP Business Park District and C4 General Commercial District. The zoning standards require “360 degrees” architecture for this district, which means that all sides of the building need to comply with the building materials, colors, and design elements required under the code. In this case, the applicant is proposing a consistent look with the existing building which includes fiber cement wood grain siding panels and prefinished ribbed metal panels as an accent to the panels.

As designed, the proposed addition meets or exceeds the architectural appearance and building massing requirements of the BP – Business Park district and C4 – General Commercial district. The building elevations facing Canada Circle and the western property boundary will include a combination of fiber cement wood grain siding panels and prefinished ribbed metal panels, which will contrast with the existing building’s precast concrete panels directly east of the addition. The façade on the existing southeast corner is taller than the remainder of the building which provides additional variation along the roof line and the street. This façade will also continue with the new addition where the southwest corner will also have that taller element to it.

The site overall is somewhat isolated from any neighboring buildings and will be well-screened from the residential neighborhoods further to the east and across the railroad tracks.

Parks and Open Space

The requirement for park dedication is triggered with the preparation of a formal plat. In this case, the subdivision was approved at the time the property was under the City’s control, and the City would not require or collect a park dedication for property it owns.

Landscaping

Back in 2018, staff reviewed the landscape plan that was submitted for the initial development of the site. Staff did not include the expansion area west of the drive aisle in its original analysis, but did

review the area where the existing building is located and where the proposed addition area will be. The applicant's original landscape plan was required to be brought into compliance with the ordinance criteria, as a condition of approval was that the landscape plan was required to be updated for review and approval to include 7 additional trees to be planted within landscape islands or between the building and adjacent City property northwest of the building prior to building permit issuance.

Since the development area is not increasing in size from what was originally reviewed, additional trees will not be required to be added but additional foundation planting will be required. The code requires 1 foundation planting for every 10 linear feet of building. The applicant's updated landscape plan shows an additional 90 foundation plantings to be planted around the proposed addition - this exceeds the required 30 plantings. There are existing foundation plantings located along the west side of the building which will need to be removed for the proposed expansion. The landscape plan also shows that there will be 7 salvaged and replanted trees located on the west side of the site near the extended parking areas.

Engineering Comments

The Engineering Department has reviewed the plans provided by the applicant. Comments by the City's engineering consultant are contained in the Engineer's Memo dated November 20, 2023. Comments in the review speak to the submitted site plan and grading, drainage, and erosion control plan. Notable comments include updated vehicle turning movements with revised parking areas will need to be provided, updated proposed contours around the perimeter of the expanded parking area to blend in with existing contours will also need to be provided. Also mentioned is that if utilities (sanitary sewer and water) are required for the building addition, they will be extended internally.

A stormwater review has also been completed and the memorandum dated November 20, 2023, is attached. Comments in the review speak to grading, drainage, and erosion control, as well as stormwater management. Notable comments within the memo include that if any impervious coverage in addition to the originally planned 1.11 acres is added, then additional stormwater management will be required, and updated storm sewer sizing calculations and a catch basin drainage area map will need to be provided.

Conditional Use Permit

Legal Authority

Conditional use permits (CUP) are considered quasi-judicial actions. 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.

Purpose

The purpose of conditional use permits is to allow for those uses which are not generally suitable by right within a given zoning district but may be suitable under some circumstances. The burden of demonstrating the proposed use meets the criteria for granting a conditional use permit and meeting all applicable standards lies with the applicant.

As a conditional use, outdoor seating or dining areas for eleven (11) or more seats are subject to the general CUP standards outlined in Section 11-10-7 as well as the standards specific to this use in

Section 11-4-14.D. These standards evaluate the City's land use and zoning performance standards and the potential impact of the proposed use on the surrounding neighborhood. These standards and staff findings for each are provided below.

1. Will not be detrimental to or endanger the public health, safety, or general welfare of the neighborhood or the city.

Finding: The outdoor seating or dining area will not be detrimental to the public health, safety, or general welfare of the neighborhood or the City of Rosemount.

2. Will be harmonious with the objectives of the comprehensive plan and city code provisions.

Finding: The subject property is guided BP – Business Park by the comprehensive plan and is currently zoned BP PUD – Business Park Planned Unit Development. The applicant is requesting the site to be rezoned to BP/C4 PUD – Business Park/General Commercial Planned Unit Development, as outdoor seating or dining areas for eleven or more people are a conditional use within the C4 – General Commercial zoning district.

According to the comprehensive plan, a limited secondary zoning for the BP – Business Park land use designation is C4 – General Commercial near intersections of major roads. The purpose and intent of the C4 – General Commercial district is to provide a wide range of goods and services to the entire community. Due to their proximity to major arterial streets, businesses in this district are dependent on large volumes of traffic, thus need to be highly visible and accessible.

3. Will be designed, constructed, operated, and maintained so as to be compatible or similar in an architectural and landscape appearance with the existing or intended character of the general vicinity and will not change the essential character of that area, nor substantially diminish or impair property values within the neighborhood.

Finding: Staff finds the materials used for the design of the outdoor dining areas will be attractive and will be similar to the existing building on site. This design conforms to the site and building standards of the C4 District.

4. Will be served adequately by existing (or those proposed in the project) essential public facilities and services, including streets, police and fire protection, drainage, structures, refuse disposal, water and sewer systems and schools.

Finding: The existing building on site is served adequately by existing essential public facilities and services.

5. Will not involve uses, activities, processes, material equipment and conditions of operation that will be hazardous or detrimental to any persons, property, or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors.

Finding: While the outdoor dining area will likely create additional noise, this area is located over 500 feet from the nearest residential area, and is screened from that residential area by large trees lining the existing railroad tracks.

6. Will have vehicular ingress and egress to the property which does not create traffic congestion or interfere with traffic on surrounding public streets.

Finding: The proposed dining area will not interfere with existing drive aisle. The subject property has

direct ingress and egress from Canada Circle.

7. Will not result in the destruction, loss or damage of a natural, scenic, or historic feature of major importance and will comply with all local, state, and federal environmental quality standards.

Finding: The proposed use will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance and will comply with all local, state, and federal environmental quality standards.

8. These standards apply in addition to specific conditions as may be applied throughout this code.

Finding: Outdoor dining areas for eleven or more seats are also subject to the specific conditional use permit standards in Section 11-4-11.D as outlined below.

In addition to the general conditional use permit standards reviewed above, the proposed use must comply with the specific performance standards for outdoor seating or dining areas for eleven (11) or more seats. These standards along with staff findings are detailed below.

1. The site and enclosure(s) shall be designed to limit the effects of outdoor seating or dining areas on contiguous properties and/or public rights of way.

Findings: According to the materials submitted by the applicant, the materials used for the design of the outdoor dining areas will be attractive and of high quality. The areas will be located over 200-feet from the TH3 right-of-way and over 55-feet from the Canada Circle right-of-way. The applicant's plan calls for the outdoor seating area on the ground floor to include 36-inch-tall fencing with planting surrounding the area.

2. The seating area shall be located on private property along the front, side or rear of the principal building but shall not be located within a required setback or on the side abutting any residential use or district.

Findings: The proposed outdoor seating areas will be located along the front (southwest) side of the new expansion area which is west of the existing building. It will also be located along the western side of the new expansion, on both the ground floor and 2nd floor deck. These areas are over 500 feet from the nearest residential zoned district.

3. The seating area shall not interfere with circulation in any required parking, loading, maneuvering or pedestrian area. A minimum four foot (4') passageway shall be maintained along the private sidewalk for pedestrians.

Findings: The proposed outdoor seating areas will not interfere with circulation in any required parking, loading, maneuvering or pedestrian areas. The outdoor seating areas will be added on to current open space area where there are no parking or pedestrian areas currently. There is a 4-foot-wide sidewalk along the front of the existing building and the plans show that the sidewalk will be extended to the ground floor patio area. The plans also show a sidewalk being installed towards the rear of the building which will lead to the stairs that will access the roof patio area.

4. The seating area shall be located in a controlled or cordoned area acceptable to the city with at least one opening to an acceptable pedestrian walk.

Findings: The applicant's plan shows a 36-inch-tall fence enclosing the ground floor patio area with multiple access points from the building side and as well as two accesses from the outside to the patio

area. The 2nd floor roof patio shows the area enclosed by steel railings on all sides. There will be an access point from the outside with stairs from the ground floor to the 2nd floor patio and as well as an access point from inside the building as well.

5. When a liquor license is granted, an uninterrupted enclosure is required and the enclosure shall only have access through the principal building.

Findings: The applicant's plan show a 36-inch-high powder-coated steel fencing along the whole ground floor patio area. The second-floor outdoor deck area shows painted steel railing with wood top rail enclosing the area.

6. The seating area shall not be permitted within two hundred feet (200') of any residential use or district as measured at the property line and shall be separated from residential use or district by the principal structure or other method of screening acceptable to the city. The minimum distance from a residential use or district may be reduced should the city determine the applicant has added sufficient elements to reduce the impact of this use.

Findings: The outdoor dining areas will be located over 500-feet from the nearest residential district and more than 600-feet from the closest dwelling. Staff finds the distance as well as the existing screening along the railroad provides sufficient elements to reduce the impact of the proposed use.

7. No public address system shall be audible from a noncommercial or nonindustrial use or district.

Finding: A condition of this approval will note that no public address system shall be audible from any residential use or district.

RECOMMENDATION

Staff recommends approval of Rezoning the site from BP PUD – Business Park Planned Unit Development to BP/C4 PUD – Business Park and General Commercial Planned Unit Development, a Major Amendment to the Custom Apparel Planned Unit Development Agreement and a Conditional Use Permit to allow operation of an outdoor dining area for eleven (11) or more seats allowing construction of a 7,400 square foot addition onto the existing sportswear manufacturing and athletic training facility subject to conditions of approval outlined in the recommend action section above.





October 25, 2023

CA Gear Expansion Project Narrative

Project consists of the expansion of an existing 17,200 sf 2-story sportswear manufacturing and athletic training facility. New addition to consist of a 7,400 sf 2-story taphouse, brewery and athletic training area, as well as a 2,600 sf roof patio.

The existing building is constructed of integrally-colored precast panels with black metal panel accent areas. The new addition is designed to provide a secondary identity to the building and a more upscale aesthetic while still being harmonious with the existing materials and colors. The new portion will have black and copper metal accent panels with new wood-grain siding panels.

The new addition includes an expansion of the existing parking lot to add 37 new stalls for a total of 107. This is less than the 148 stalls required per zoning code, but we propose that it would be more than adequate for this facility. The various uses in the building occupy the parking stalls at different times of the day – the sportswear manufacturing facility and showroom is only in use during daytime hours Monday thru Friday; the batting cages are primarily used from January to April; the proposed taphouse and golf simulator area would be most busy during the later evening and weekend hours when the other uses in the building are not busy. In addition, the intent is to limit paved area around the immediate building in order to preserve much of the green area to the west for future athletic field development. This is a new business venture for this site; should it prove more successful than anticipated, there is additional green area to the north and west that could be converted to future parking areas.

Boundary and Topographic Survey for:
CA GEAR
at 15641 Canada Circle — Rosemount, Mlnnesota

PROPERTY DESCRIPTION

Lot 1, Block 1, CANADA CIRCLE, Dakota County, Minnesota.

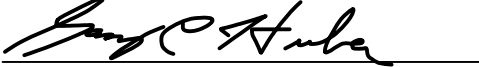
SURVEYOR'S NOTES

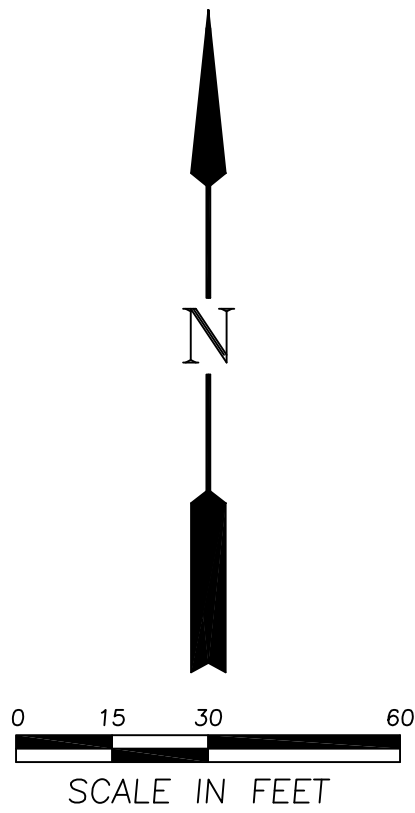
- Orientation of the bearing system used for this survey is based on the NAD 83(1986) coordinate projection for Dakota County, Minnesota. Vertical Datum: NAVD 88.
- As shown on this survey map, underground utility lines and structures are shown in an approximate way only, according to information provided by others. Excavations were not made during the process of this survey to locate underground utilities and/or structures. A request that utilities be marked/located for this survey was made through Gopher State One Call (Ticket No. 232791516). The underground utility lines and structures shown on this map represent the information provided to Rehder & Associates as a result of that request. The surveyor does not guarantee that the information provided was either complete or accurate or that there are no other underground utility lines and structures, active or abandoned, on or adjacent to the subject property.
- Area = 163,388 square feet or 3.75 acres as surveyed.

CERTIFICATION

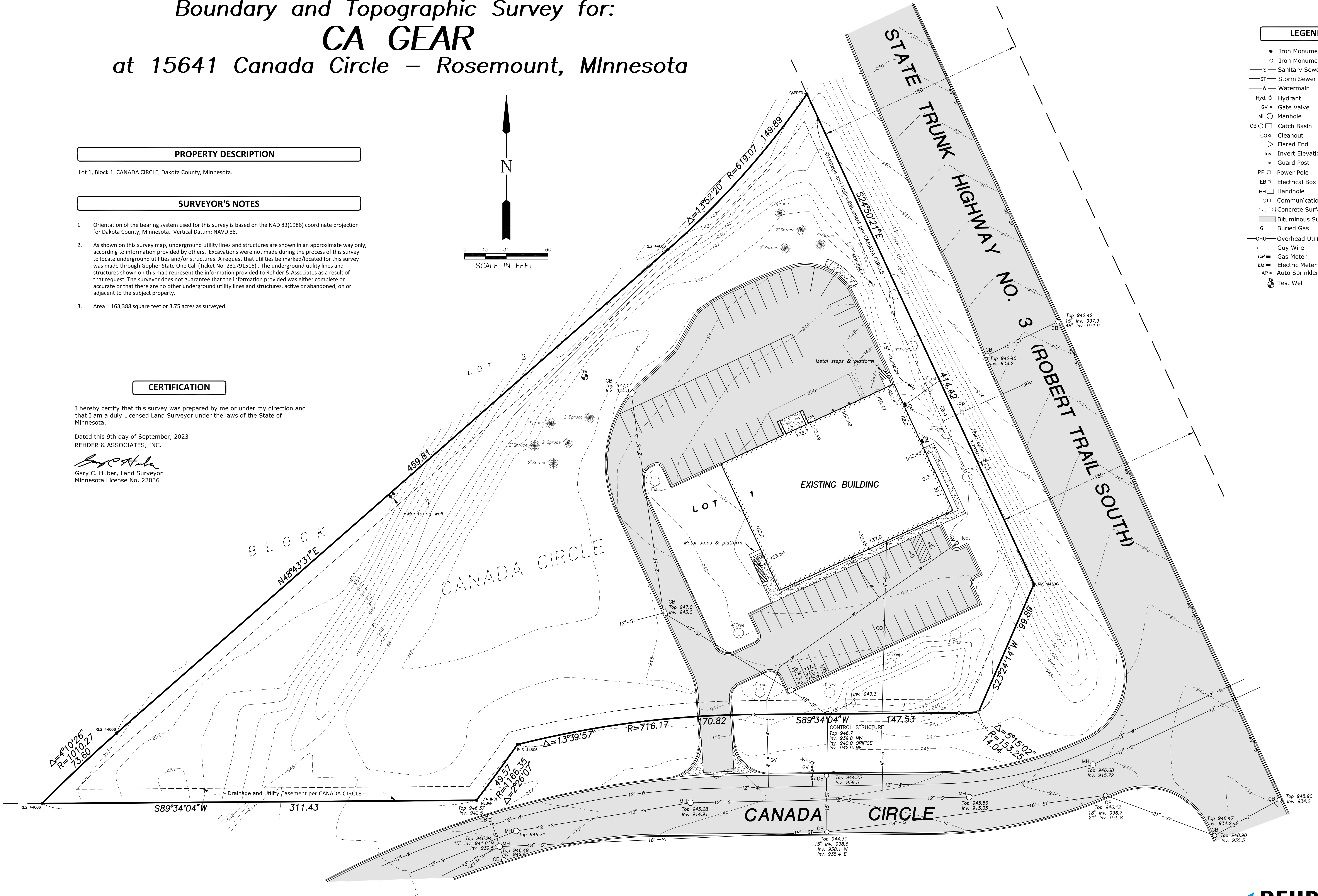
I hereby certify that this survey was prepared by me or under my direction and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 9th day of September, 2023
REHDER & ASSOCIATES, INC.


Gary C. Huber, Land Surveyor
Minnesota License No. 22036



LEGEND	
●	Iron Monument Found
○	Iron Monument Set
—S—	Sanitary Sewer
—ST—	Storm Sewer
—W—	Watermain
Hyd. ◊	Hydrant
GV •	Gate Valve
MH ○	Manhole
CB □	Catch Basin
CO ○	Cleanout
▷	Flared End
Inv.	Invert Elevation
•	Guard Post
PP ○	Power Pole
EB □	Electrical Box
HH □	Handhole
C □	Communications Pedestal
▨	Concrete Surface
▩	Bituminous Surface
—G—	Buried Gas
—OHU—	Overhead Utility
---	Guy Wire
GM ■	Gas Meter
EM ■	Electric Meter
AP •	Auto Sprinkler
⊙	Test Well



GOPHER STATE ONE CALL

CALL 48 HOURS BEFORE YOU DIG
TWIN CITY AREA 651-454-0002
MN. TOLL FREE 1-800-252-1166

3440 Federal Dr., Suite 110
Twin Falls, MN 55125
Telephone 651-452-5051
www.rehder.com



PROJECT NO.: 231-3405.011 DRAWING FILE: 3405011.DWG

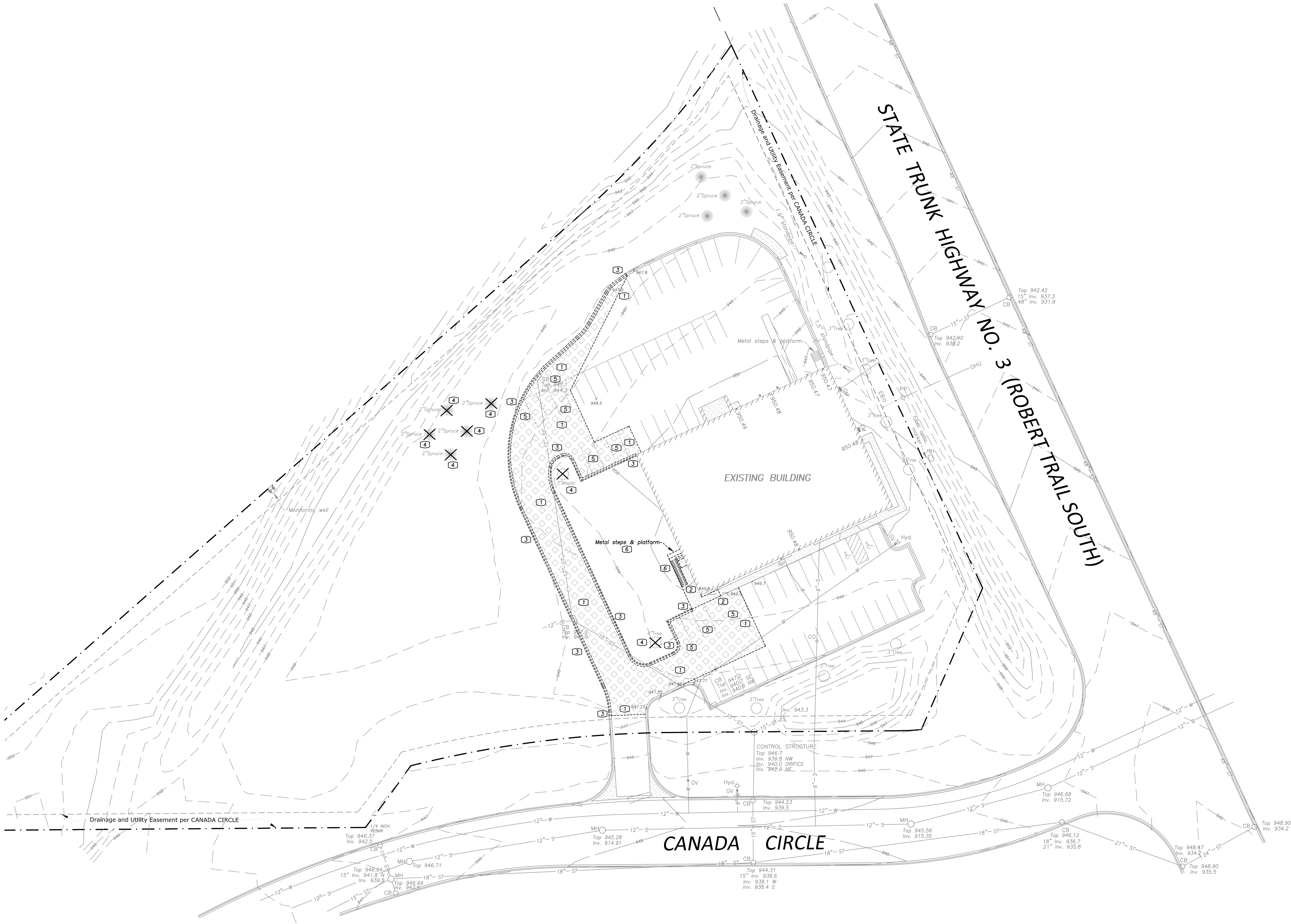
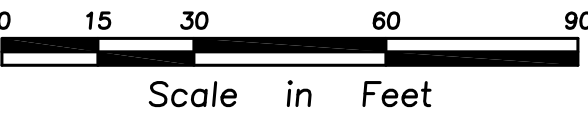
I hereby certify that this plan was prepared by
me or under my direct supervision and that I am
a duly Licensed Professional Engineer under
the laws of the State of Minnesota.
PRELIMINARY

Name _____ Date _____
Reg. No. _____

- DEMOLITION NOTES
- 1 - Remove bituminous pavement
 - 2 - Remove concrete pavement
 - 3 - Remove curb & gutter
 - 4 - Remove & salvage tree(s) for replanting
 - 5 - Remove striping
 - 6 - Remove stairs & platform

LEGEND

- EXISTING BITUMINOUS TO BE REMOVED
- EXISTING CONCRETE TO BE REMOVED
- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- BUILDING/PARKING SETBACK LINE
- W - EXISTING WATERMAIN
- S - EXISTING SANITARY SEWER
- ST - EXISTING STORM SEWER
- OHU - EXISTING OVERHEAD UTILITY LINE
- 980 - EXISTING CONTOUR
- x 995.50 - EXISTING ELEVATION



SITE DEMOLITION PLAN
CA GEAR EXPANSION
CITY OF ROSEMOUNT

SHEET NUMBER

C1

CALL 48 HOURS BEFORE YOU DIG
TWIN CITY AREA 651-454-0002
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Telephone: 651-452-5051
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**REHDER
& ASSOCIATES, INC.**

PROJECT NO.: 231-3405.011 DRAWING FILE: 3405011.DWG

_____ hereby certify that this plan 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.

PRELIMINARY

Name _____ Date _____
Reg. No. _____

Issued
CITY SUBMITTAL

**GRADING, DRAINAGE &
EROSION CONTROL PLAN
CA GEAR EXPANSION
CITY OF ROSEMOUNT**

SHEET NUMBER

C3

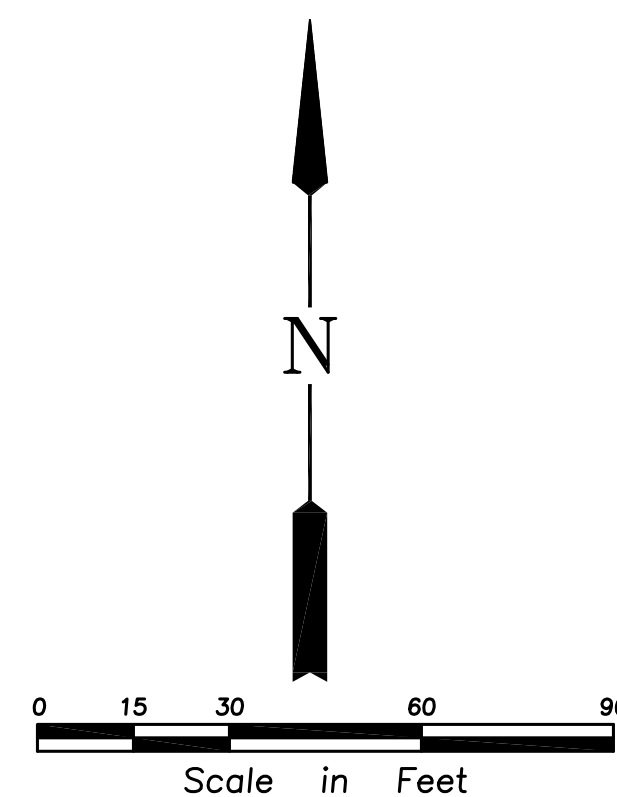


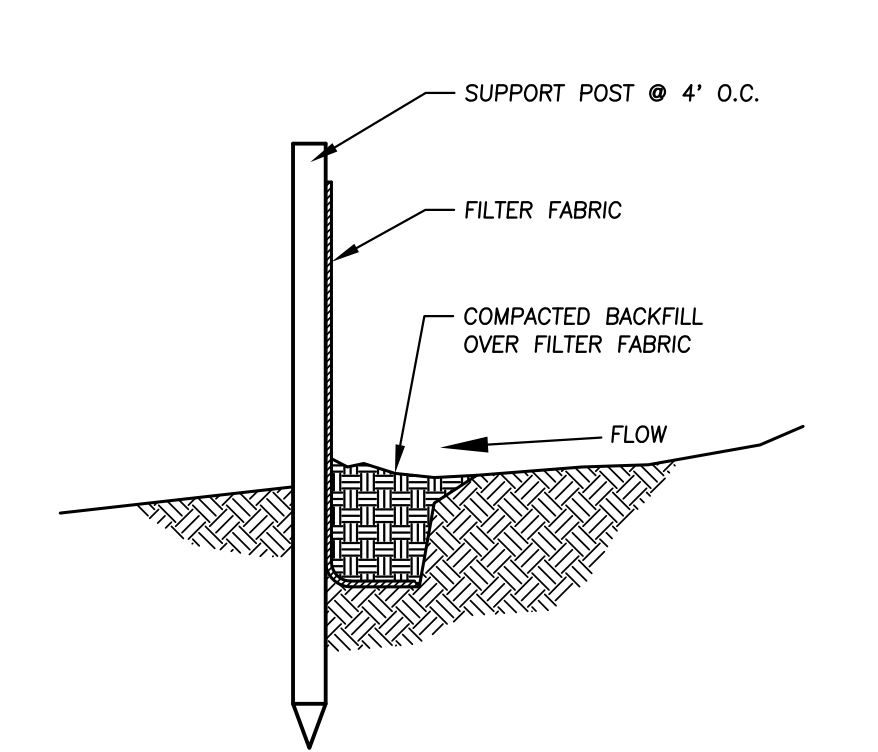
MH 1	48"	R-1642B
CB 2	48"	R-3067V
CB 3	24" X 36"	R-3067V
CB 4	48"	R-2573-10
CB 5	24" X 36"	R-3067V

1 - All elevations shown are to final surfaces.

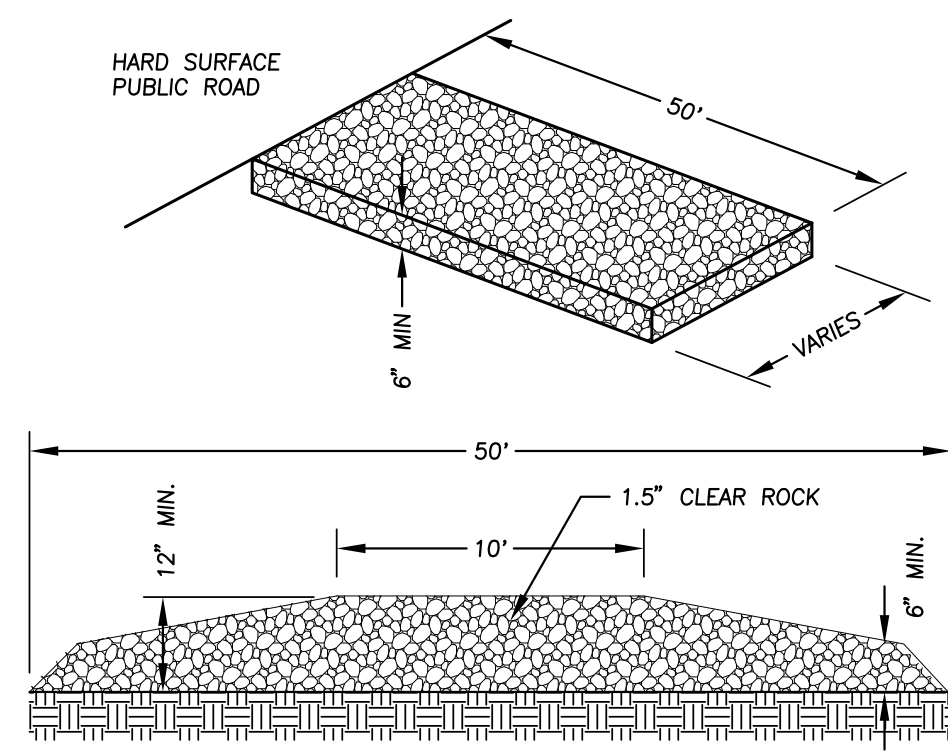
- ① - All erosion control measures shown shall be installed prior to grading operations and maintained until all areas disturbed have been restored.
- ② - Sweep paved public streets as necessary where construction sediment has been deposited.
- ③ - Each area disturbed by construction shall be restored per the specifications within 14 days after the construction activity in that portion of the site has temporarily or permanently ceased.
- ④ - Temporary soil stockpiles must have silt fence around them and cannot be placed in surface waters, including storm water conveyances such as curb and gutter systems, or conduits and ditches.
- ⑤ - Excess concrete/water from concrete trucks shall be disposed of in portable washout concrete basin or disposed of in a contained area.

	PROPOSED CATCH BASIN
	PROPOSED STORM SEWER
	PROPOSED CONCRETE
	PROPOSED BITUMINOUS
	PROPOSED CONTOUR
	PROPOSED ELEVATION
	SILT FENCE
	INLET PROTECTION DEVICE
	PROPOSED EC BLANKET CATEGORY 20 (MNDOT 3885)
	BOUNDARY/ROW/BLOCK LINE
	EASEMENT
	BUILDING/PARKING SETBACK LINE
	DRAINAGE ARROW
	EXISTING WATERMAIN
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING OVERHEAD UTILITY LINE
	EXISTING CONTOUR
	EXISTING ELEVATION

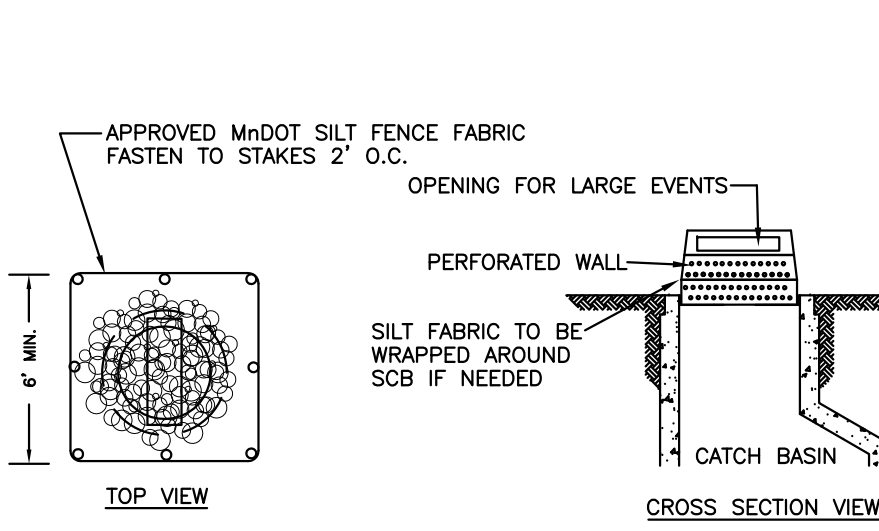




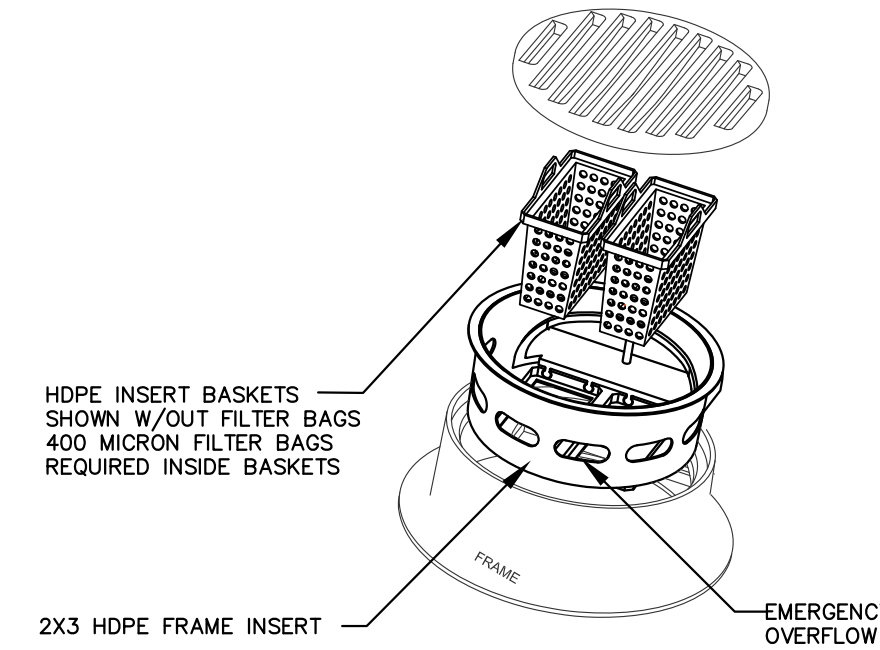
1
C4
SILT FENCE
NO SCALE



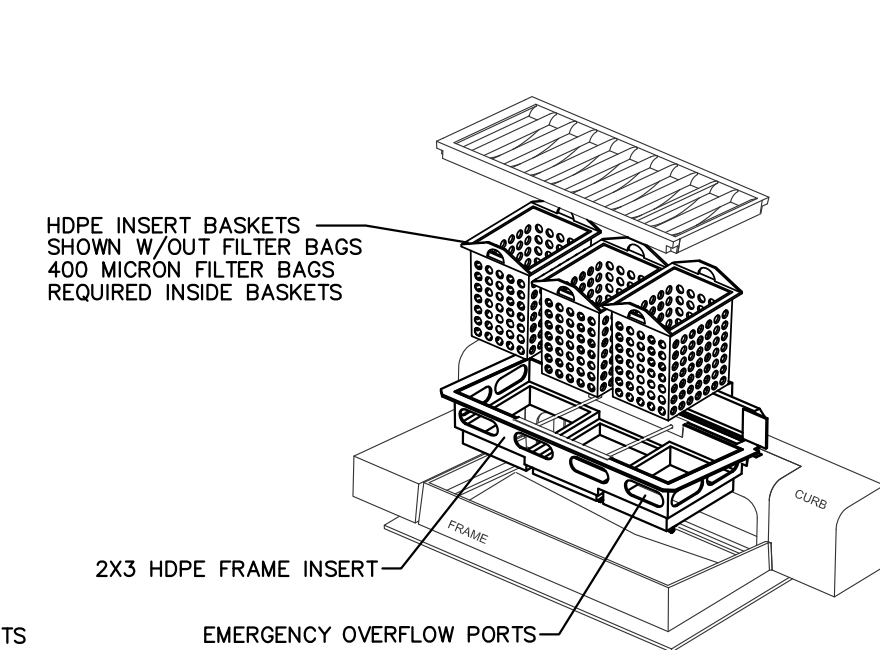
2
C4
ROCK CONSTRUCTION ENTRANCE
NO SCALE



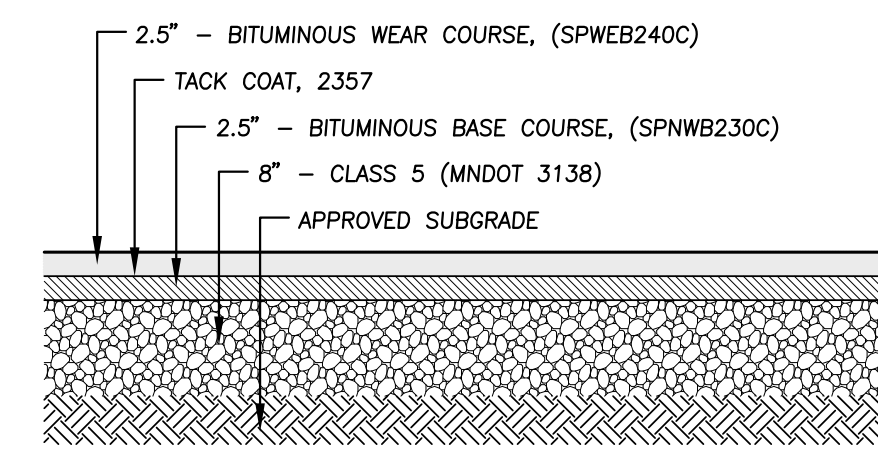
3
C4
INLET PROTECTION
(INFRASAFE OR EQUAL)
NO SCALE



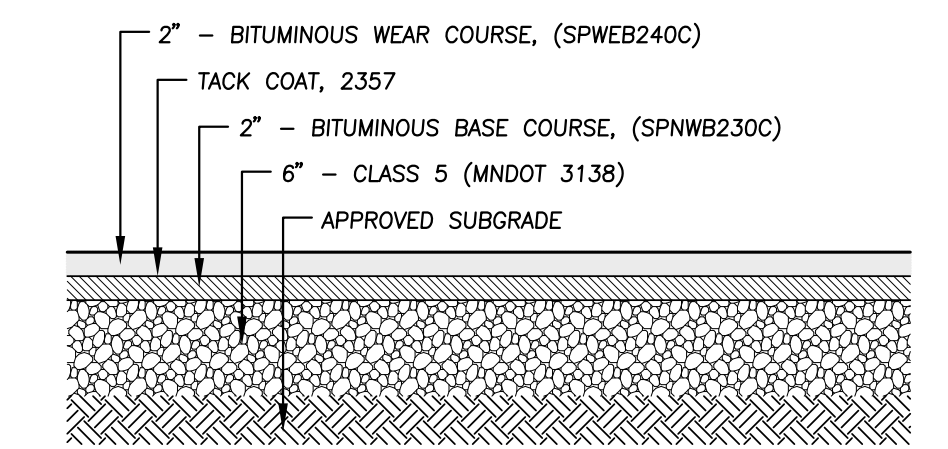
4
C4
INLET PROTECTION
(INFRASAFE OR EQUAL)
NO SCALE



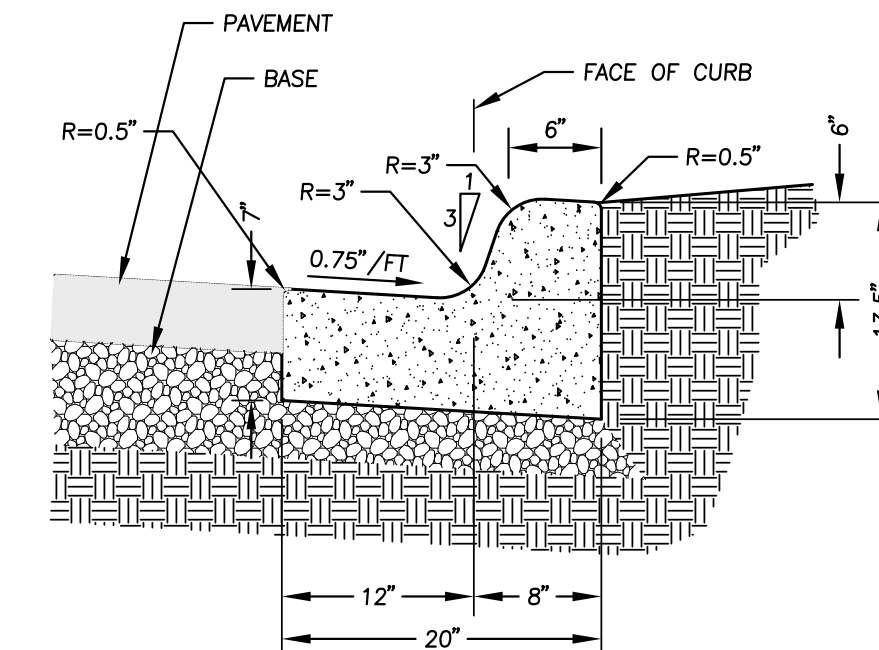
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C4
PAVEMENT SECTION
NO SCALE



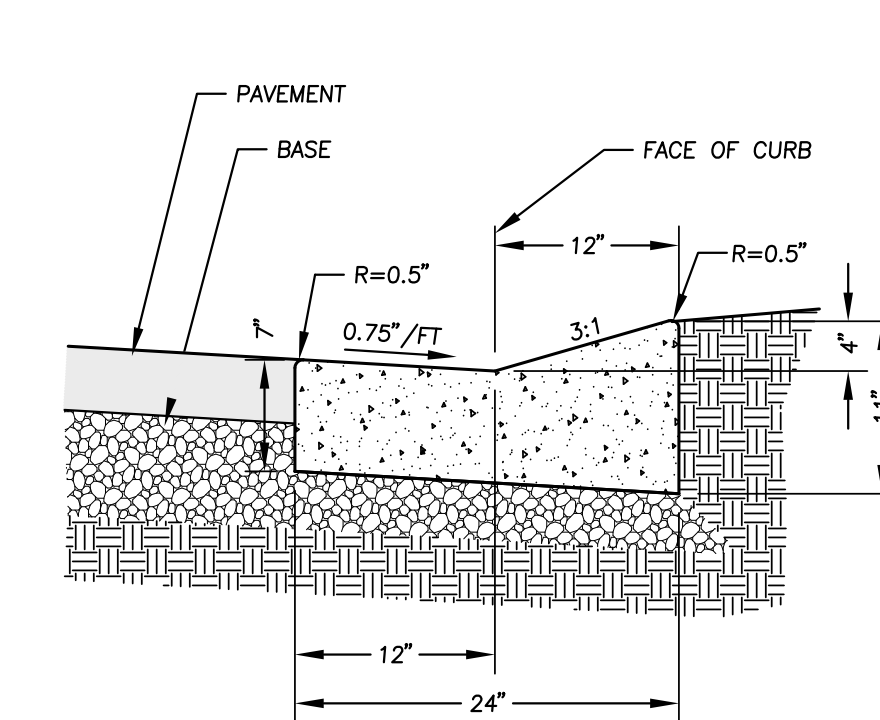
6
C4
PAVEMENT SECTION
NO SCALE



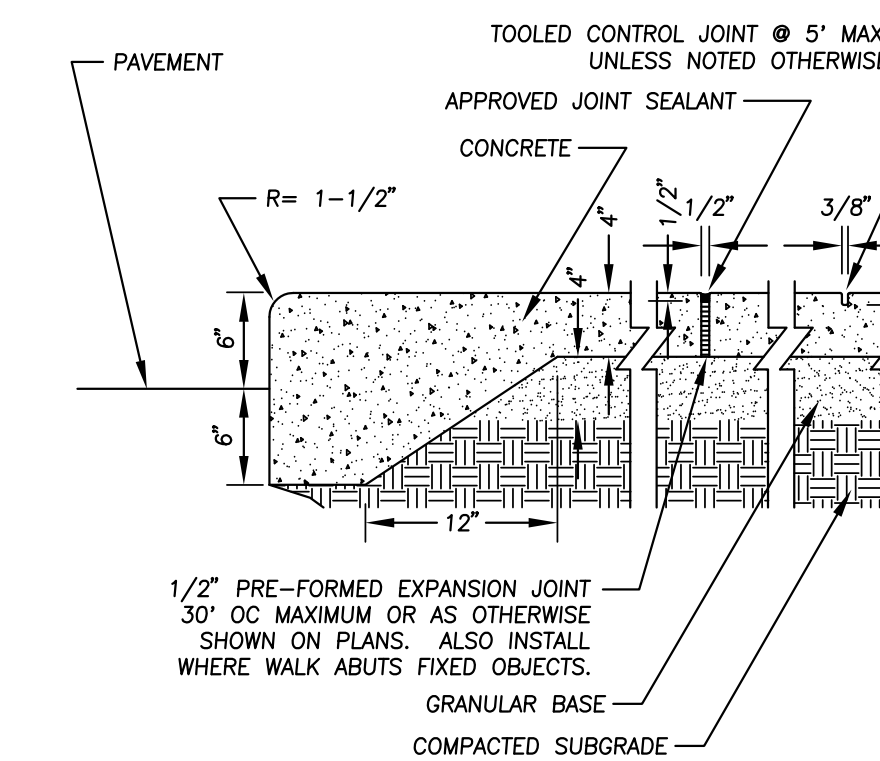
7
C4
B612 CONCRETE CURB & GUTTER
NO SCALE



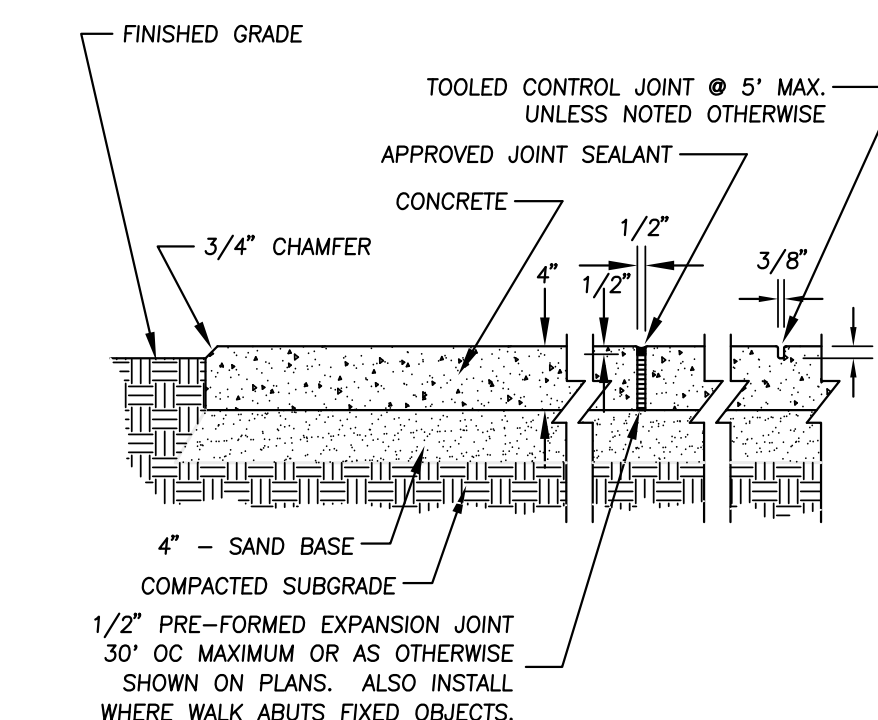
8
C4
D412 CONCRETE CURB & GUTTER
NO SCALE



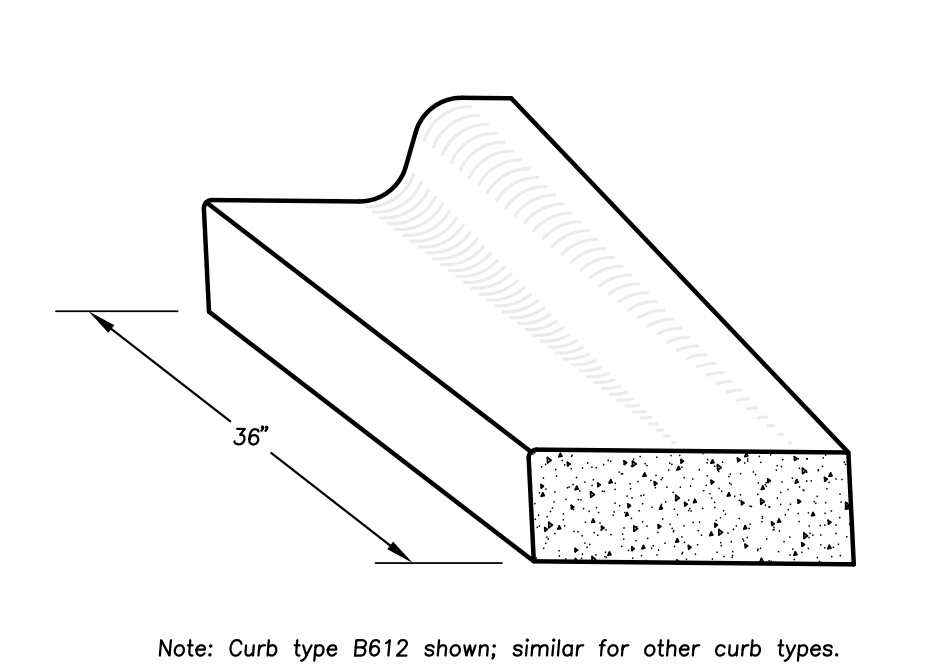
9
C4
SIDEWALK/INTEGRAL CURB
NO SCALE



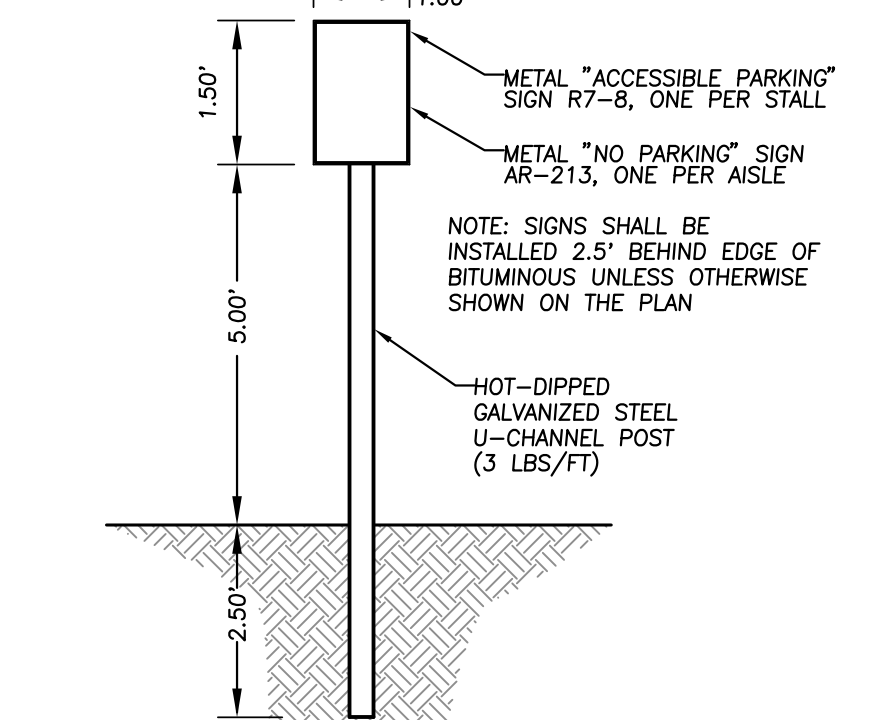
10
C4
CONCRETE SIDEWALK
NO SCALE



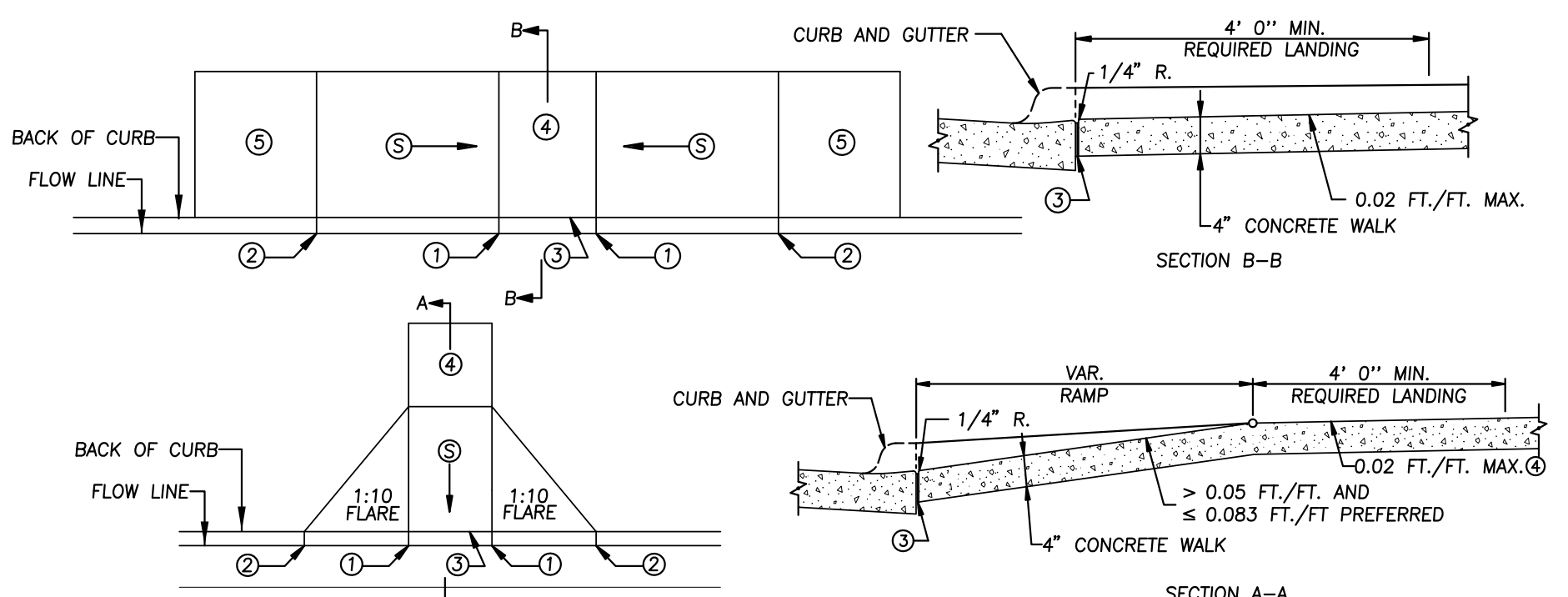
11
C4
CURB & GUTTER BEAVER TAIL
NO SCALE



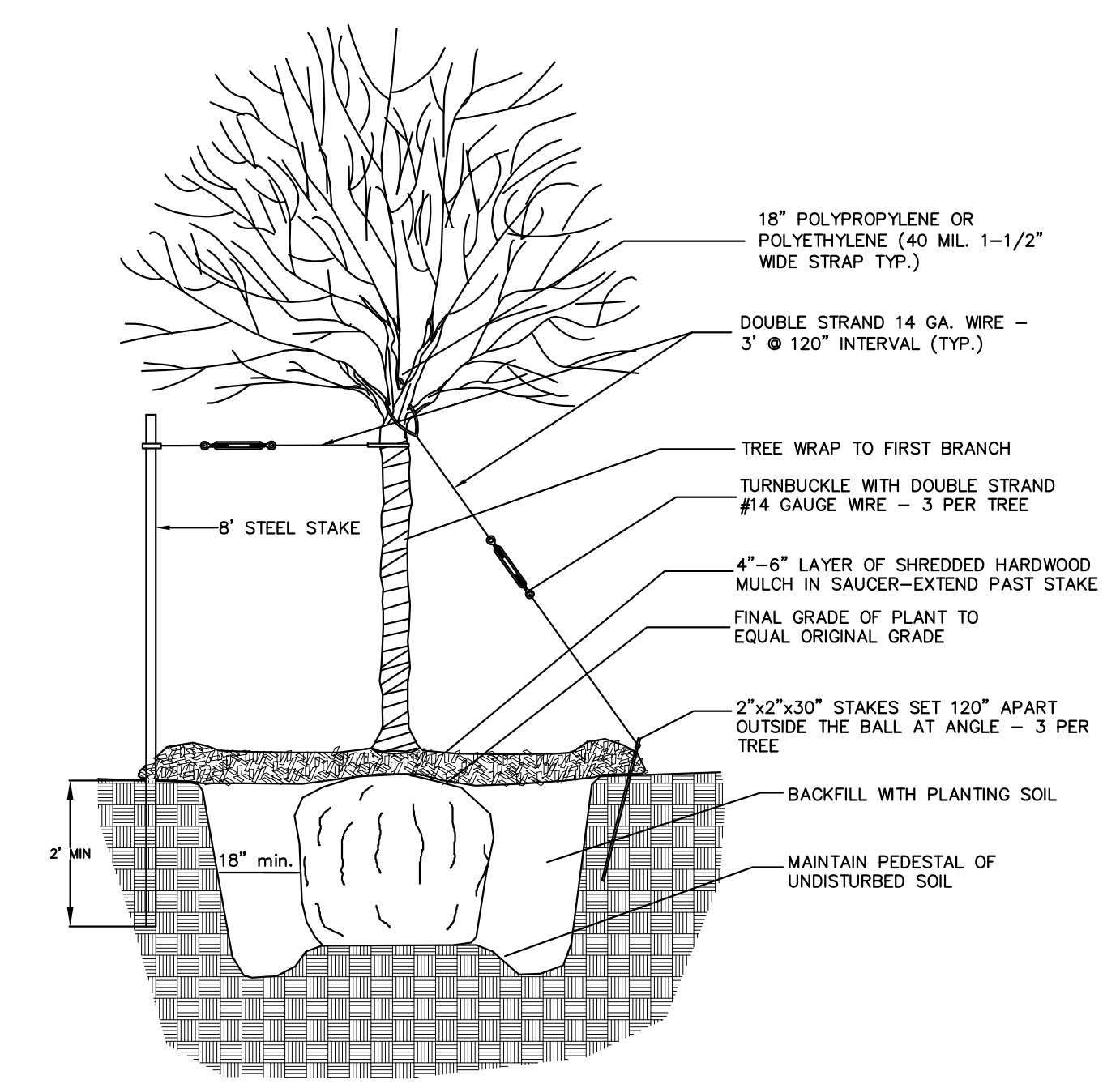
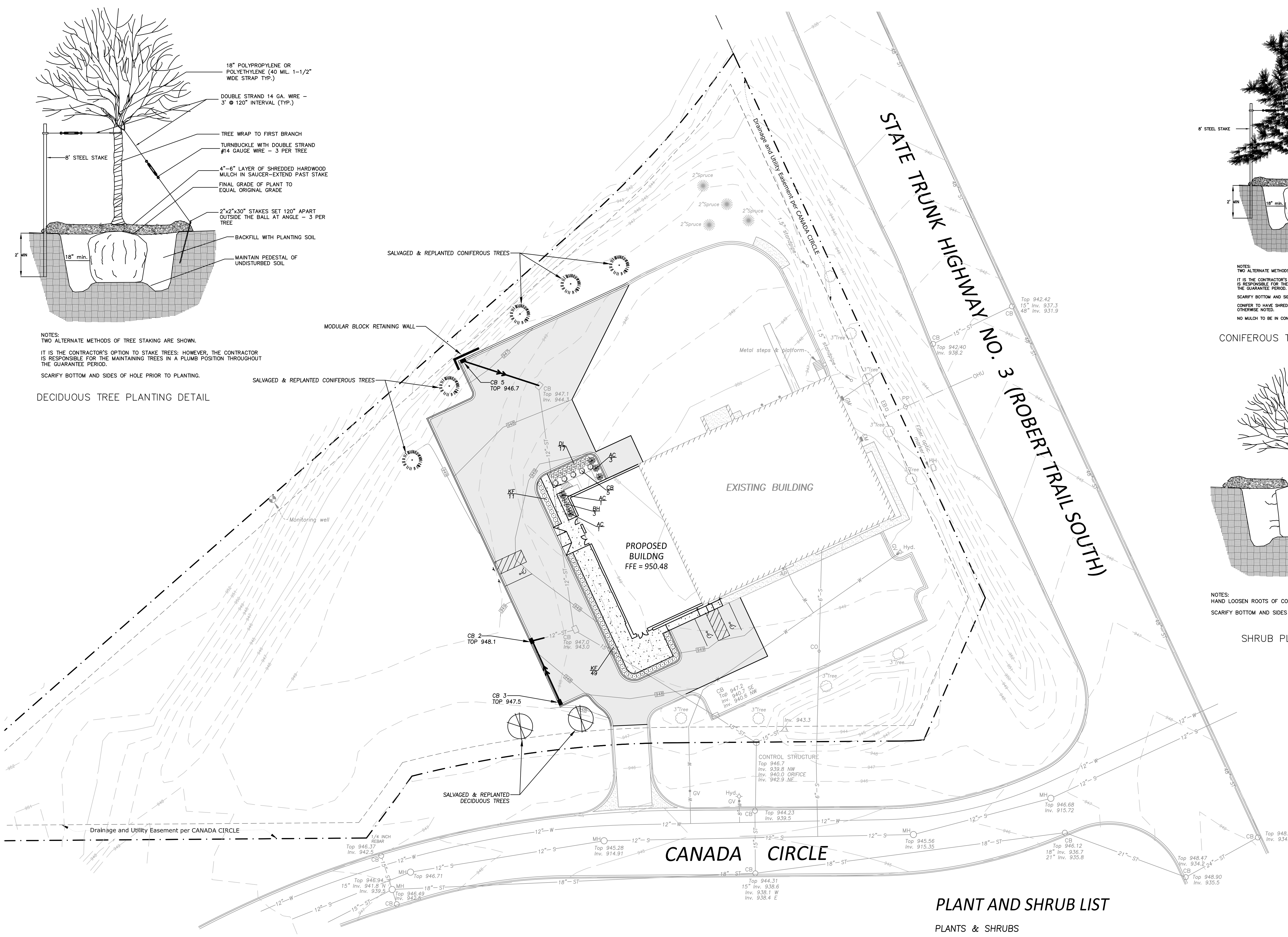
12
C4
ACCESSIBLE PARKING SIGN AND POST
NO SCALE



13
C4
PEDESTRIAN RAMP
NO SCALE

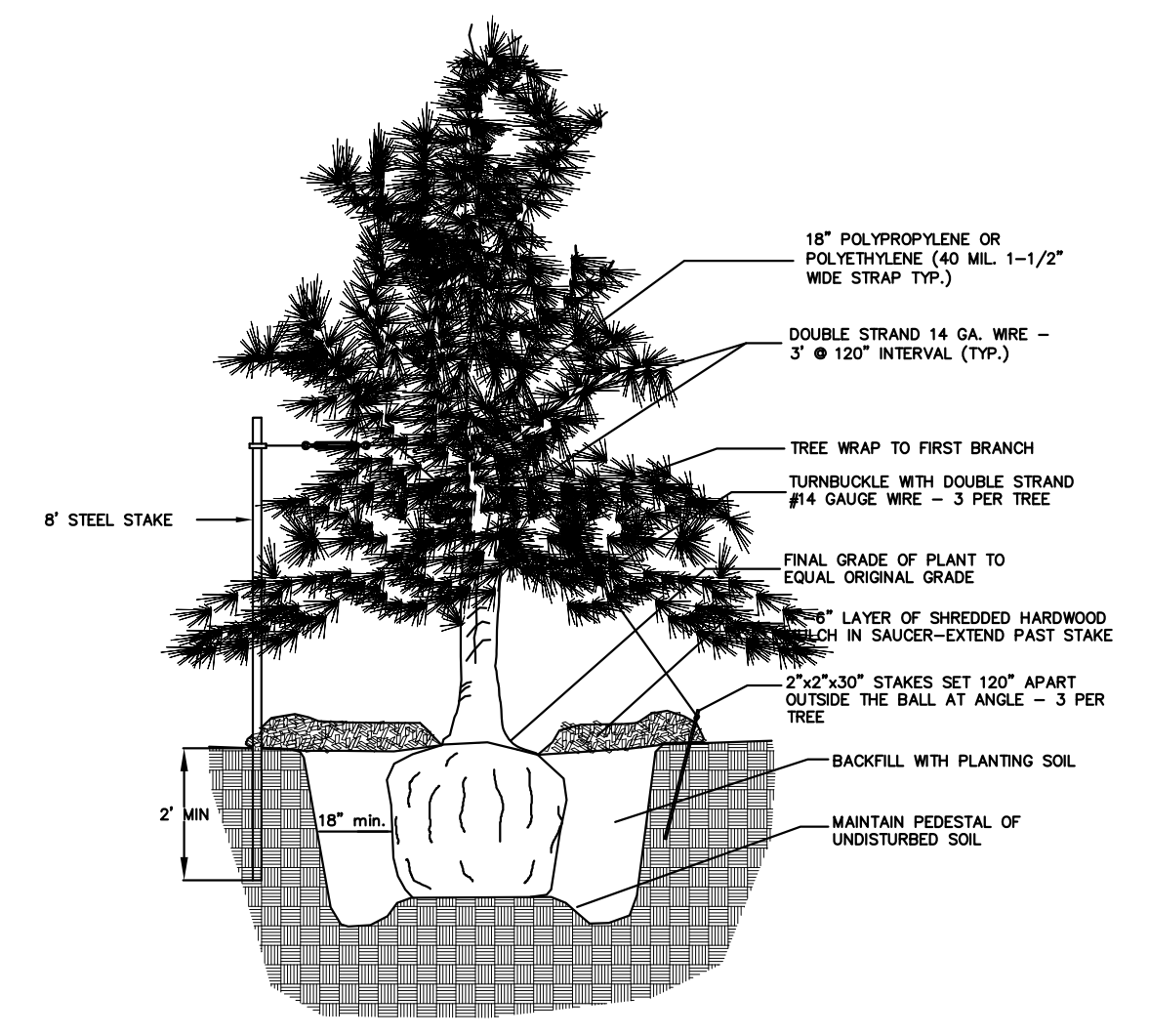


14
C4
PEDESTRIAN RAMP
NO SCALE



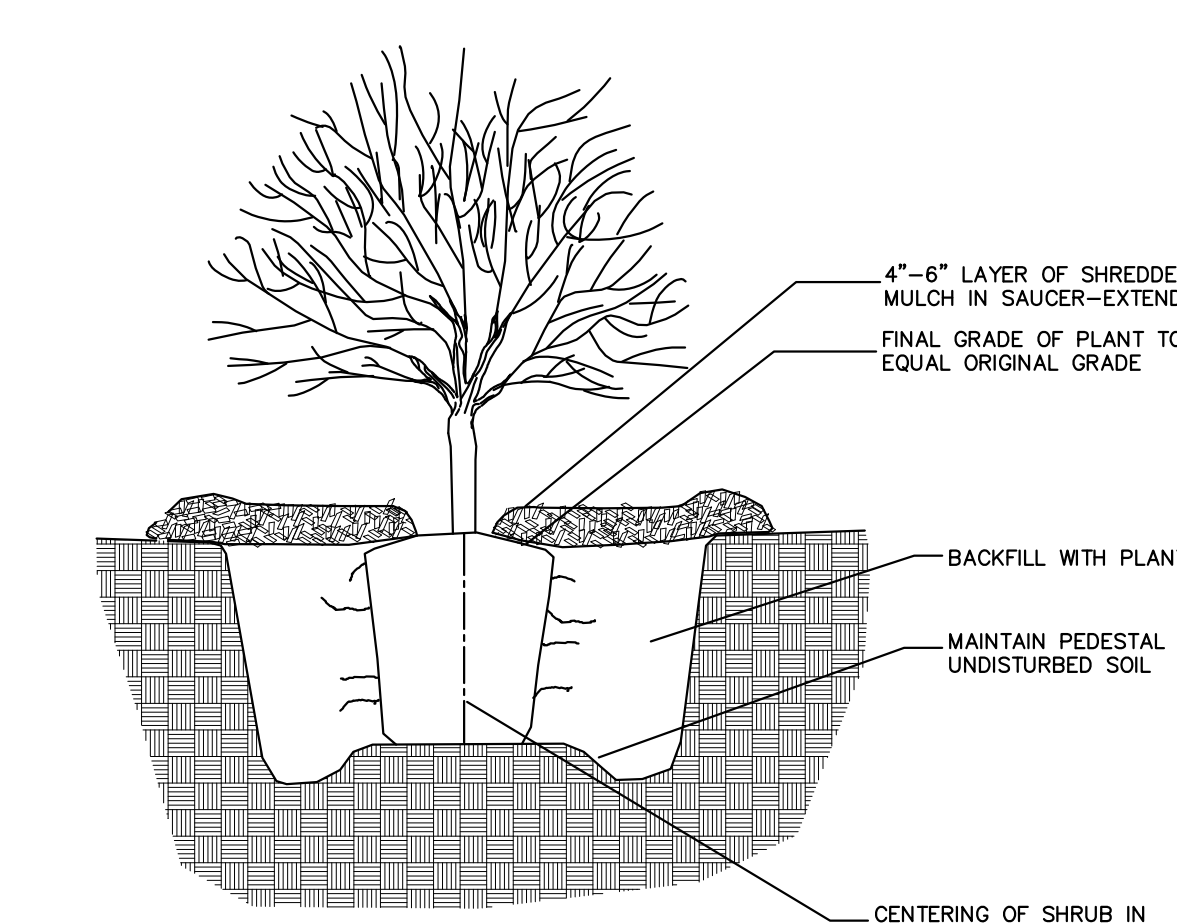
NOTES:
TWO ALTERNATE METHODS OF TREE STAKING ARE SHOWN.
IT IS THE CONTRACTOR'S OPTION TO STAKE TREES; HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.
SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.

DECIDUOUS TREE PLANTING DETAIL



NOTES:
TWO ALTERNATE METHODS OF TREE STAKING ARE SHOWN.
IT IS THE CONTRACTOR'S OPTION TO STAKE TREES; HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.
SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.
CONIFER TO HAVE SHREDED HARDWOOD MULCH UNLESS OTHERWISE NOTED.
NO MULCH TO BE IN CONTACT WITH TRUNK.

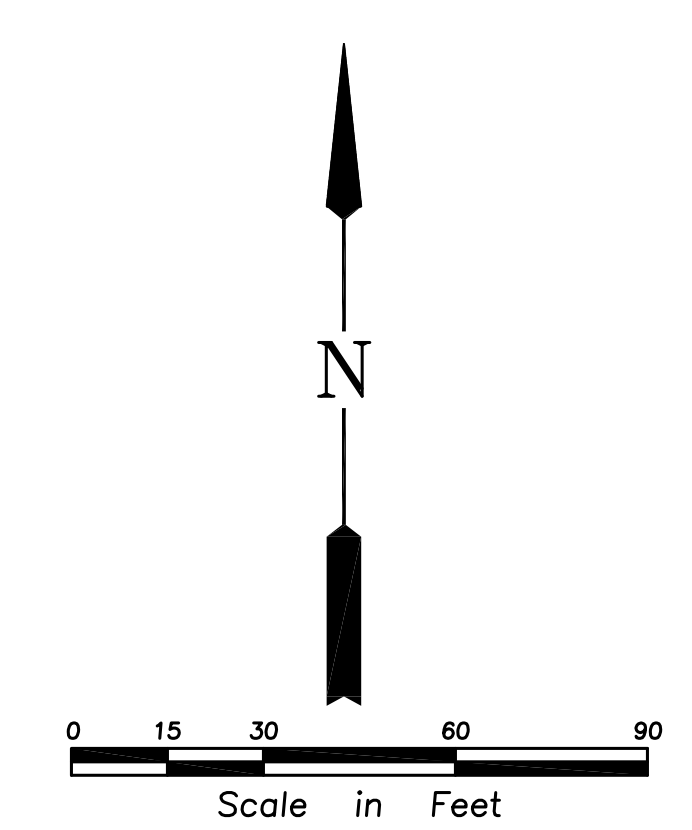
CONIFEROUS TREE PLANTING DETAIL



NOTES:
HAND LOOSEN ROOTS OF CONTAINERIZED MATERIAL (TYP.).
SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.

SHRUB PLANTING DETAIL

- LEGEND**
- BOUNDARY/ROW/BLOCK LINE
 - EASEMENT
 - BUILDING/PARKING SETBACK LINE
 - PROPOSED CONCRETE
 - PROPOSED BITUMINOUS
 - PROPOSED TREE
 - PROPOSED SHRUB



PLANT AND SHRUB LIST

PLANTS & SHRUBS		SCIENTIFIC NAME	COMMON NAME	SIZE/ROOT
SYMBOL	QTY			
DL	17	Heimerocallis 'Stella de Oro'	Stella de Oro Daylily	#1 Pot
KF	60	Calamagrostis acutiflora	Karl Foerster	#2 Pot
BH	3	Hydrangea arborescens	Bella Anna Hydrangea	#2 pot
CB	5	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry	#2 Pot
AC	5	Aronia melanocarpa 'Autumn Magic'	Autumn Magic Chokeberry	#5 Pot
TOTAL		90		

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REHDER
& ASSOCIATES, INC.
Civil Engineers & Land Surveyors

PROJECT NO.: 231-3405.011 DRAWING FILE: 3405011.DWG

10-25-23	Issued
	CITY SUBMITTAL

LANDSCAPE PLAN
CA GEAR EXPANSION
CITY OF ROSEMOUNT

SHEET NUMBER
L1

PROJECT CONTACT INFO

ARCHITECT

ARCHITECTURAL CONSORTIUM L.L.C.
1600 WEST LAKE STREET, SUITE 127
MINNEAPOLIS, MN 55408
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(612) 436-0735
(612) 692-9960 (FAX)
bloftesnes@archconsort.com

CIVIL ENGINEER

REHDER & ASSOCIATES, INC.
3440 FEDERAL DRIVE, SUITE 110
EAGAN, MN 55122
CONTACT: NICK ADAM, P.E.
(651) 337-6729
NAdam@rehder.com

OWNER

NATE BRY
CA GEAR
15641 CANADA CIRCLE
ROSEMOUNT, MN 55068
612-220-1331
nbry@cagear.com

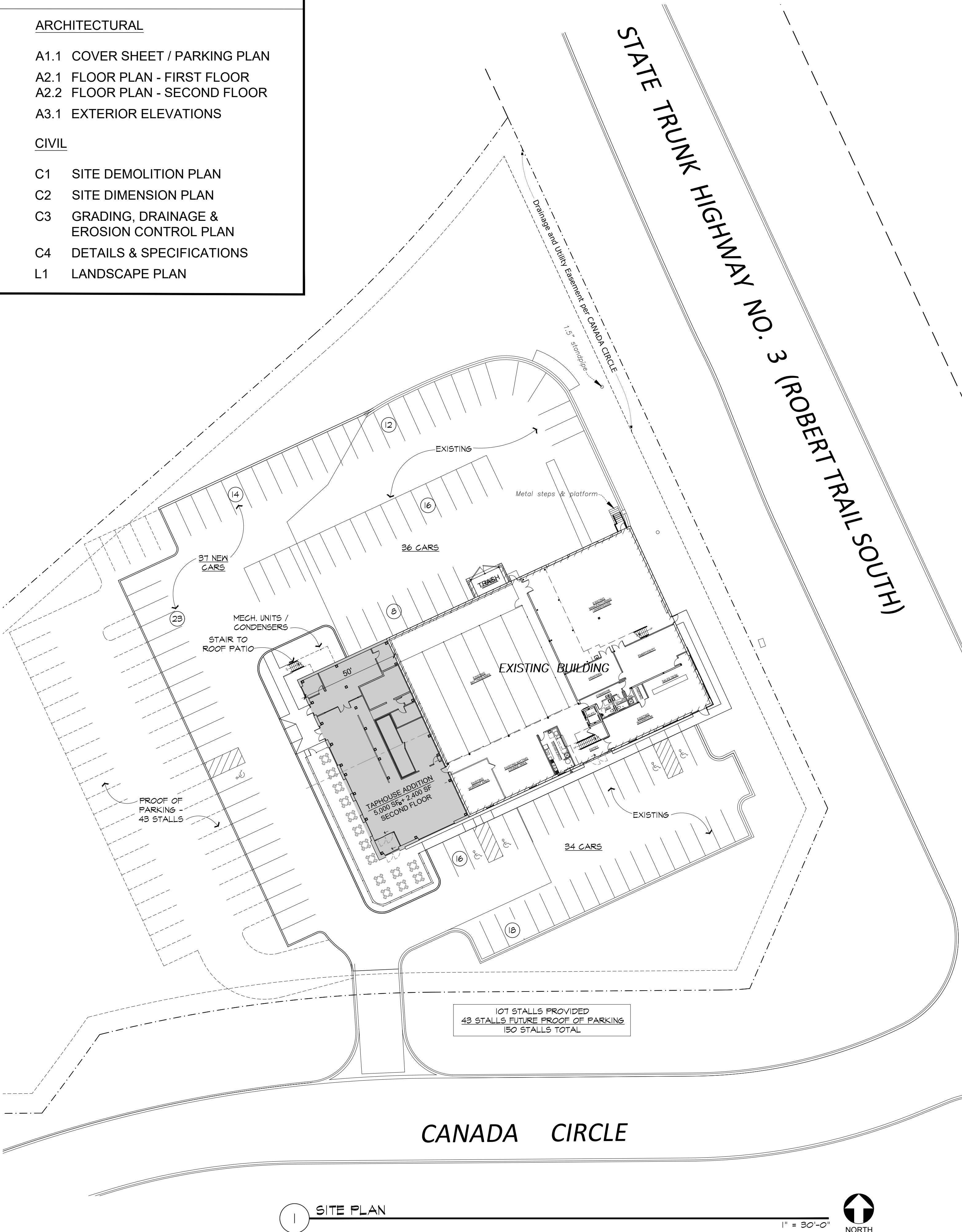
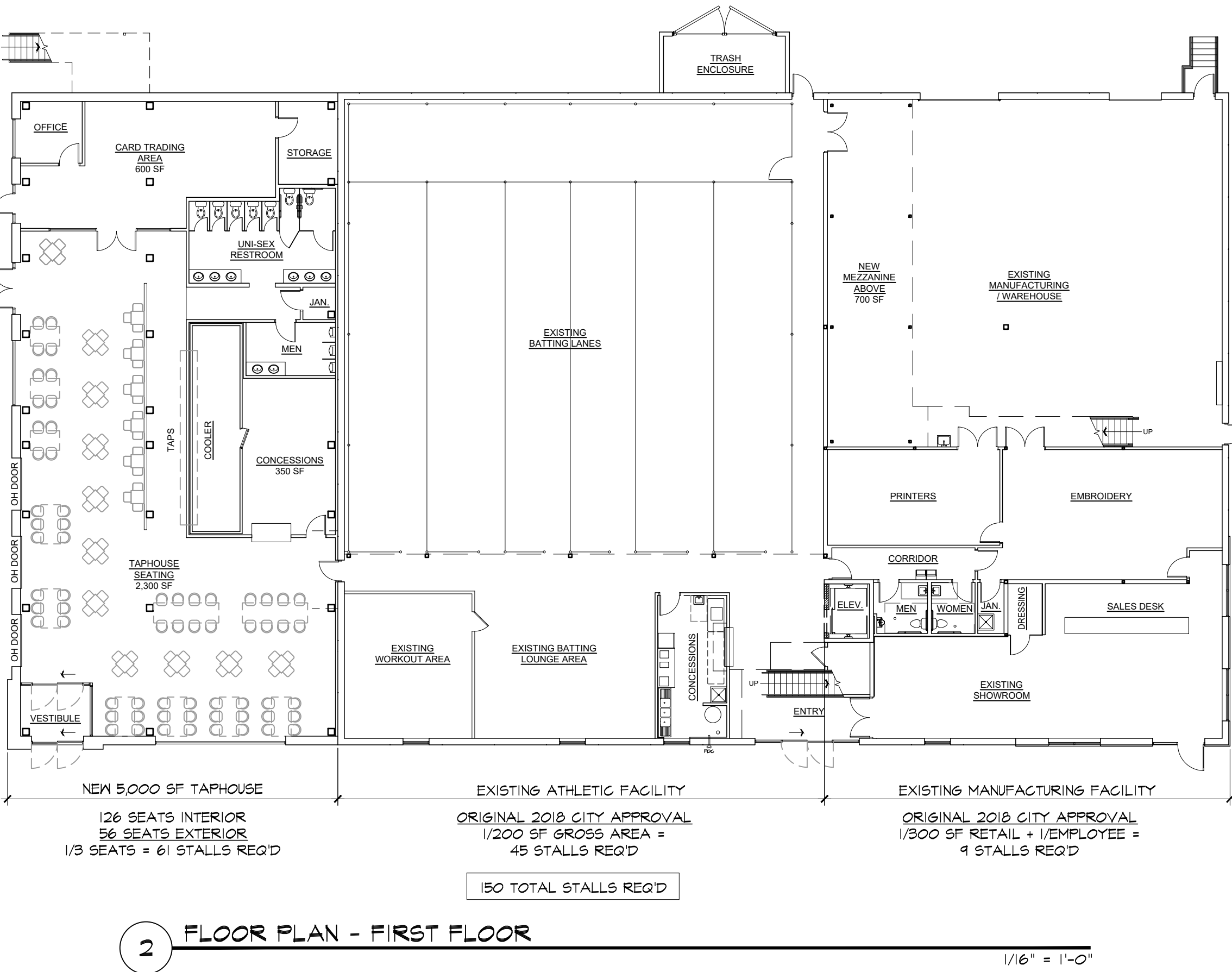
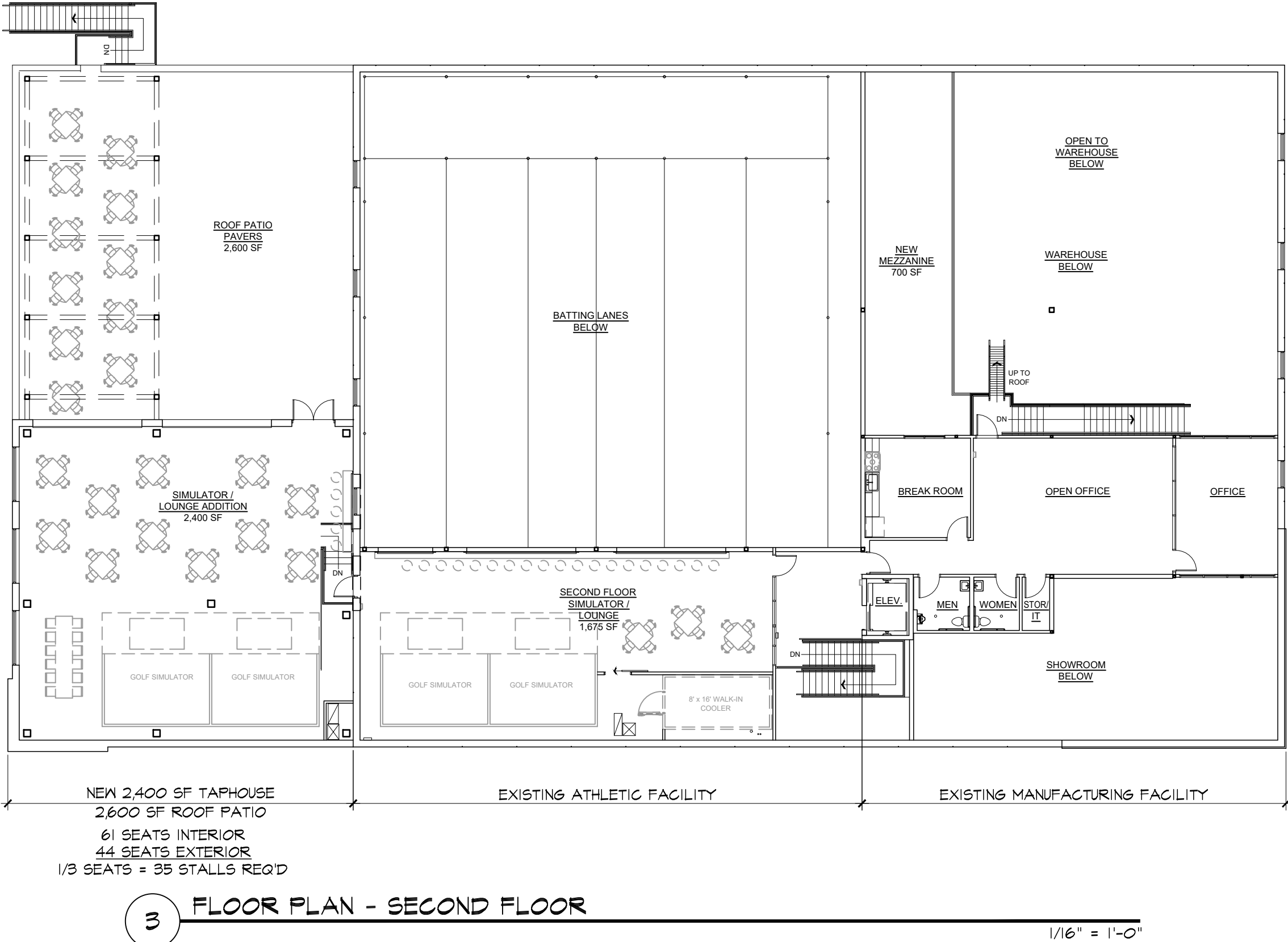
SHEET INDEX

ARCHITECTURAL

- A1.1 COVER SHEET / PARKING PLAN
- A2.1 FLOOR PLAN - FIRST FLOOR
- A2.2 FLOOR PLAN - SECOND FLOOR
- A3.1 EXTERIOR ELEVATIONS

CIVIL

- C1 SITE DEMOLITION PLAN
- C2 SITE DIMENSION PLAN
- C3 GRADING, DRAINAGE & EROSION CONTROL PLAN
- C4 DETAILS & SPECIFICATIONS
- L1 LANDSCAPE PLAN



ARCHITECTURAL
CONSORTIUM L.L.C.

1600 West Lake Street, Suite 127 612-436-4030
Minneapolis, MN 55408 www.archconsort.com

PRELIMINARY
NOT FOR CONSTRUCTION

Mark	Revision / Issue	Date
	CITY SUBMITTAL	10-25-23

CA GEAR -
BUILDING
EXPANSION

15641 CANADA CIRCLE
ROSEMOUNT, MN 55068

COVER SHEET /
PARKING PLAN

PROJECT NUMBER:	23-1018-02
ISSUED DATE:	10-31-23
DRAWN BY:	BL
CHECKED BY:	KA

A1.1

PRELIMINARY
NOT FOR CONSTRUCTION

Mark	Revision / Issue	Date
	CITY SUBMITTAL	10-25-23

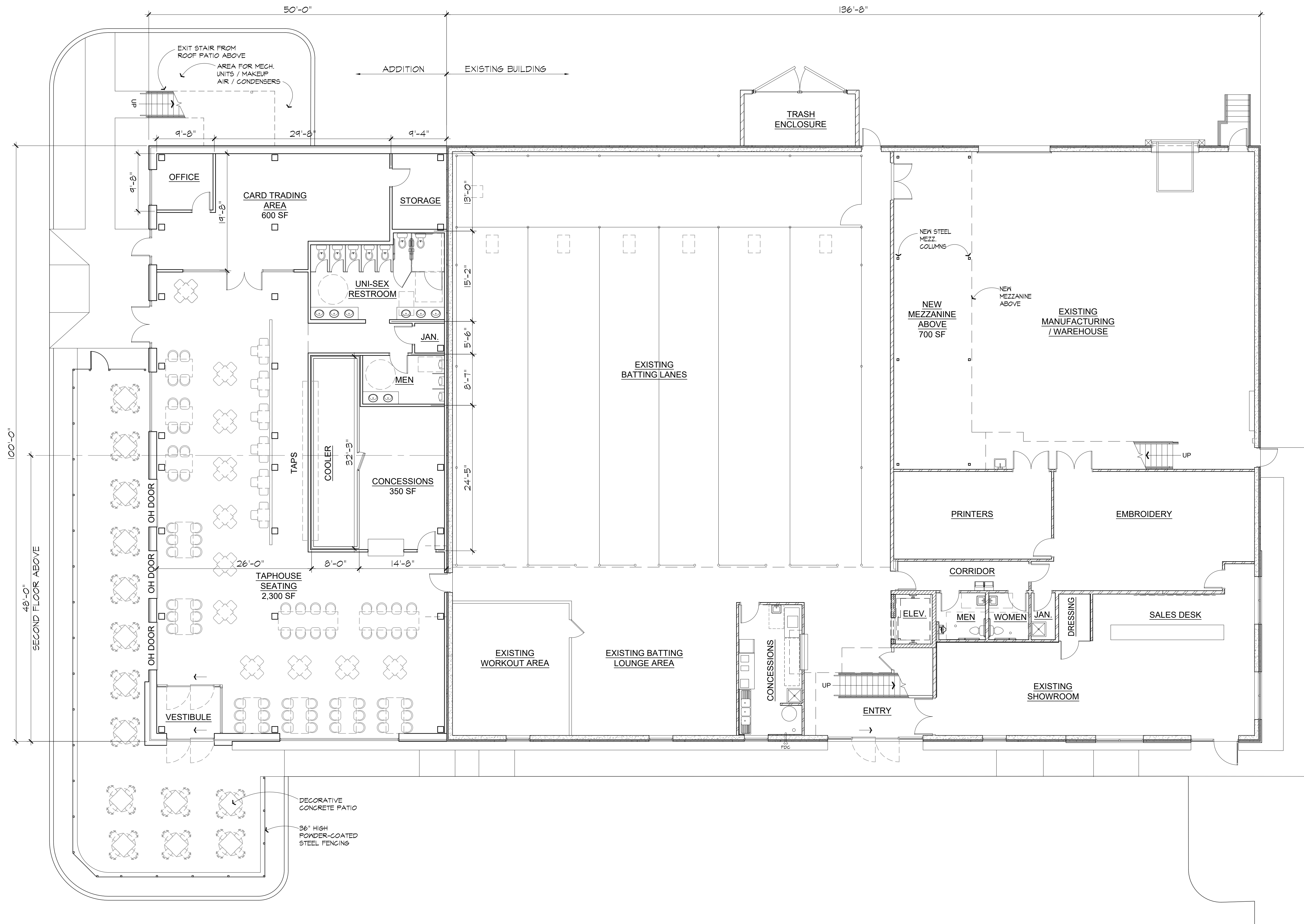
CA GEAR -
BUILDING
EXPANSION

15641 CANADA CIRCLE
ROSEMOUNT, MN 55068

FLOOR PLAN -
FIRST FLOOR

PROJECT NUMBER:	23-1018-02
ISSUED DATE:	10-31-23
DRAWN BY:	BL
CHECKED BY:	KA

A2.1



1 FLOOR PLAN - FIRST FLOOR

1/8" = 1'-0"



PRELIMINARY
NOT FOR CONSTRUCTION

Mark	Revision / Issue	Date
	CITY SUBMITTAL	10-25-23

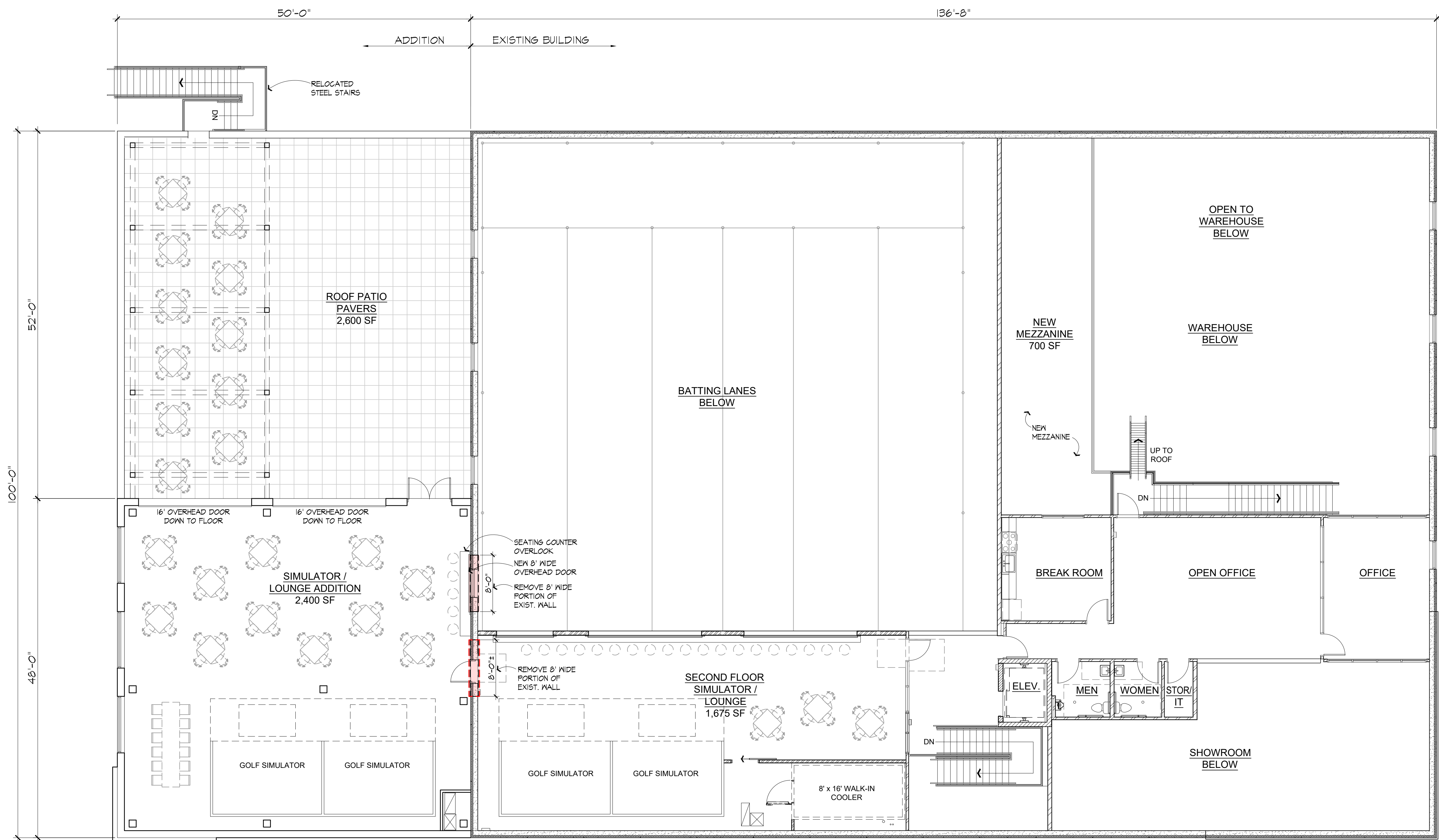
CA GEAR - BUILDING EXPANSION

15641 CANADA CIRCLE
ROSEMOUNT, MN 55068

FLOOR PLAN - SECOND FLOOR

PROJECT NUMBER:	23-1018-02
ISSUED DATE:	10-31-23
DRAWN BY:	BL
CHECKED BY:	KA

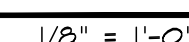
A2.2



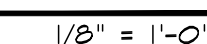
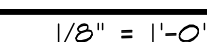
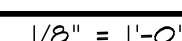
1 FLOOR PLAN - SECOND FLOOR

1/8" = 1'-0"





--



15641 CANADA CIRCLE
ROSEMOUNT, MN 55068

EXTERIOR ELEVATIONS

PROJECT NUMBER:	23-1018-02
ISSUED DATE:	10-31-23
DRAWN BY:	BL
CHECKED BY:	KA

A3.1

Memorandum

To: Brian Erickson, City Engineer
Nick Egger, Director of Public Works

From: Amanda Sachi PE
Kris Keller, PE

Date: November 20, 2023

Re: CA Gear – 2023 Expansion
Engineering Review
WSB Project No. 024034-000

We have reviewed the documents provided by Rehder & Associates on October 31, 2023.
Documents reviewed include:

- CA Gear Civil set, dated 10/25/23

Additional redline comments are provided on the submitted civil plans. Applicant should provide responses to each comment and redline comment. We offer the following comments below.

Engineering Review:

- General
 - The project consists of the expansion of the existing sportswear manufacturing and athletic training facility. The new addition is 7,400 sf to the existing 17,200 sf building.
 - The expansion also includes adding 37 new parking stalls to the existing 70.
 - Based on the submitted plans, it is assumed that if utilities (sanitary sewer and water) are required for the building addition they are being extended internally.
- Site Demolition Plan
 - Provide more information as to the reconstruction of CB 4
 - Note CB 4 is a sump manhole per previous submittals
 - Remove and install a new 48" structure?
 - Core drill the existing structure
 - Install additional adjusting rings
 - Replace existing curblin casting with a flat casting
 - Clarify whether cover is solid or slotted
 - Show the existing storm sewer (15") extending to the north from CB 4
- Site Dimension Plan
 - Provide updated vehicle turning movements with revised parking areas
- Grading Drainage and Erosion Control Plan:
 - Update proposed contours around perimeter of expanded parking area to blend in with existing contours

- b. Provide more information as to the reconstruction of CB 4
 - i. Note CB 4 is a sump manhole per previous submittals
 - ii. Remove and install a new 48" structure?
 - iii. Core drill the existing structure
 - iv. Install additional adjusting rings
 - v. Replace existing curblin casting with a flat casting
 - 1. Clarify whether cover is solid or slotted
 - c. Show the existing storm sewer (15") extending to the north from CB 4
- 5. Details & Specifications:
 - a. No comments.
- 6. Landscape Plan:
 - a. No comments.

Memorandum

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

From: Bill Alms, PE
Kendra Fallon, PE

Date: November 20, 2023

Re: CA Gear – 2023 Expansion Stormwater Review
WSB Project No. 024034-000

I have reviewed the documents provided by Rehder & Associates on October 31, 2023.
Documents reviewed include:

- CA Gear Civil set, dated 10/25/23
- CA Gear Stormwater Management Plan, dated 10/25/23
- Survey, dated 09/09/23

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

Grading, Drainage, and Erosion Control Comments:

1. General
 - a. The 2019 approved plans included 1.11 acres of future impervious in the HydroCAD modeling for rate control and HWL analysis. The current proposed 2023 Expansion includes 0.35 acres of impervious, leaving an additional 0.76 acres of future impervious accounted for in the stormwater management. In the future, any impervious additional to the originally planned 1.11 acres will require additional stormwater management. Nothing further required.
 - b. The downstream Wachter Pond regional basin provides the required volume control and water quality treatment for the site. Nothing further required.
2. Ponds and Wetlands
 - a. The high water level of the existing onsite basin should be included on the plans.
3. Emergency Overflow Routes:
 - a. The EOF elevation and locations for the new parking lot low points should be noted on the plans; 1.5 feet of freeboard is required between the low point EOFs and adjacent building openings.
4. Retaining Walls:
 - a. No comments.
5. Erosion Control:
 - a. A rock construction entrance should be shown on the grading, drainage and erosion control plan.
 - b. Restoration planned for areas being graded outside of the parking lot should be noted on the plans.

6. Grading:
 - a. It is assumed the proposed building addition FFE matches the existing building FFE but the existing building FFE should be noted on the plans to confirm.
 - b. Confirm additional grading is not needed outside of the parking lot to tie into the existing surface in the northwest corner of the lot (just south of the proposed CB 5). The proposed spot shot is 947.20 but the existing contour adjacent is at 949.

Stormwater Management Plan:

1. General Storm Sewer Design
 - a. Updated storm sewer sizing calculations and a catch basin drainage area map should be submitted including the existing storm sewer and the storm sewer proposed as part of the expansion.
2. Water Quantity
 - a. No comments.
3. Rate/Volume Control
 - a. No comments
4. Freeboard
 - a. Freeboard will be confirmed once EOF elevations are noted on the plans.
5. Water Quality
 - a. No comments.
6. Easements:
 - a. No comments.

Planning Commission Regular Meeting: November 28, 2023

AGENDA ITEM: Request by Jimnist, LLC., for Preliminary and Final Plat approval and PUD Final Site and Building Plan approval.	AGENDA SECTION: PUBLIC HEARINGS
PREPARED BY: Anthony Nemcek , Senior Planner	AGENDA NO. 6.b.
ATTACHMENTS: Site Location, Land Use Map, Zoning Map, Preliminary Plat, Final Plat, Existing Conditions, Architectural Site Plan, Overall Site Plan, Grading Plan, Building Elevations, Landscape Plan, Landscape Phasing Plan, Tree Preservation Plan, Security Fence, Site Lighting Plan, Audrey Avenue Improvements, Blaine Avenue Improvements, Temporary Signal Plans, Water Plan, Sanitary Sewer Plan, Storm Sewer Plan, Project Narrative, Construction Traffic Memorandum, UMore Park Remedial Investigation, Noise Study Highlights, Parks and Recreation Review Memo dated November 17, 2023, City Engineer's memo dated November 22, 2023, Fire Marshal's memo dated November 21, 2023, Executive Summary Dated December 19, 2022	APPROVED BY: AK
RECOMMENDED ACTION: Motion to recommend the City Council approve the ROSEMOUNT TECHNOLOGY ADDITION preliminary and final plats subject to: 1. Approval of a subdivision agreement. 2. Payment of a fee in-lieu of park land dedication in the amount of \$2,252,500. 3. Payment of all required development fees contained in the subdivision agreement. 4. The plat shall be updated to dedicate a drainage and utility easement over Wetland 471 and its associated buffer. 5. Conservation easements shall be dedicated over the two onsite wetlands and their buffer areas. Motion to recommend the City Council approve the Final Site and Building Plan for the Project Bigfoot Planned Unit Development, subject to: 1. Approval of the ROSEMOUNT TECHNOLOGY ADDITION preliminary and final plats. 2. Submittal of a landscaping surety of \$204,930, to be released following one year of survival. 3. Payment of \$920,000 in-lieu of replacement trees.	

4. Temporary parking and contractor lay down areas shall be restored and landscaped following construction.
5. The temporary construction access from County Road 42 shall be removed, and the right of way restored, following construction.
6. The landscape plan shall be updated to include a foundation planting schedule that meets the minimum requirements of the city code.
7. A sign permit application shall be submitted prior to the installation of any onsite signage.
8. Conformance with the requirements of the City Engineer contained within the memo dated November 22, 2023.
9. Conformance with the requirements of the Fire Marshal contained within the memo dated November 21, 2023.

BACKGROUND

The Planning Commission is being asked to consider a request by the applicant, Jimnist, LLC, for approval of a planned unit development final site and building plan to construct a technology campus on approximately 280 acres of land currently owned by the University of Minnesota in its UMore Park site. The plans for the development of the site include 2 main buildings containing data servers along with associated outdoor mechanical equipment. The site plan also includes ancillary buildings to house office space and support equipment. Other components of the site plan include electrical substations and security facilities such as fencing and gatehouses.

The applicant is also requesting approval of a preliminary and final plat to subdivide the subject property from the greater UMore Park property owned by the University of Minnesota. The plat area will contain four new parcels in addition to right of way for Blaine and Audrey Avenues, the latter of which will be realigned where it meets County Road 42 to allow for a future extension north. The three smaller parcels created by the plat will contain land for an electrical substation to be constructed by Xcel Energy to support development in the vicinity, a future municipal water tower in the northeast corner of the plat area, and a piece of land west of the Audrey realignment that will be transferred to DCTC.

The Planning Commission reviewed a Planned Unit Development Master Development Plan for the site in December of 2022, in which the applicant requested certain deviations from the City Code related to building materials and massing, outdoor equipment, landscaping, and fencing with increased setbacks to mitigate the impacts on adjacent properties. The Council approved the Master Development Plan in March of this year, and the applicant is now coming forward for final site and building plan approval to complete the PUD process. The proposed plan meets the standards approved as part of the PUD as well as the standards of the BP-Business Park zoning district not contained within the PUD Agreement regulating development of the site. Staff recommends approval of the plats and the final site and building plan.

Applicant:	Jimnist, LLC
Property Owner:	University of Minnesota
Site Location:	South of County Road 42 and West of Blaine

	Avenue
Site Area:	265.07 Acres
Land Use Designation:	Business Park
Current Zoning	BP PUD-Business Park Planned Unit Development
Surrounding Uses	East: Business Park West: Public Institutional North: Business Park South: Agricultural Research

CONTEXT

The site is located within the University of Minnesota's UMore Park. Planning for the development of the UMore Park property in Rosemount has been in process for many years. A key first step in this process was the creation of the UMore Park concept plan in 2008 that laid out the University's vision of a sustainable, modern community. The University's Board of Regents has since pivoted from its original 2008 plan and approved a market-based approach for the development of UMore Park, which is expected to occur in stages spread across several decades. The first private development following a land sale in UMore is currently being constructed as Amber Fields, located west of Dakota County Technical College, which reflects the land use designations in the City's Comprehensive Plan.

Adopted in 2020 and looking forward to 2040, the City's land use plan for the first time included future land use designations other than AGR over large portions of the UMore property in anticipation of development occurring over the next 5-30 years on the 3,000+ acre property. The proposed development areas and land uses were selected to be consistent with the University's updated concept plan as well as the development scenarios investigated in the 2013 Alternative Urban Areawide Review (AUAR) for the entire property. The overall mix of proposed activities in the draft 2040 plan includes residential, commercial, and business uses, with the extension of urban services being timed in accordance with the 2030 and 2040 MUSA lines depicted in the plan. The 2040 plan calls for Business Park development over large portions of the UMore property east of DCTC.

In addition to the AUAR, which investigated potential impacts of development within UMore Park and identified mitigation measures to minimize those impacts, the University conducted a remedial investigation of the UMore site at the request of the Minnesota Pollution Control Agency (MPCA). The purpose of the remedial investigation was to determine the source, magnitude, and extent of hazardous substances within UMore Park. The investigation identified areas of contamination which the University specifically avoided marketing for sale until remediation can be completed. An exhibit showing the results of the remedial investigation is included with the attachments.

Following the City's receipt of an application for the development of the subject property, an open house was held in the banquet room of the Rosemount Community Center to allow the public to view the plans for the site and to learn more about the proposed project and also about UMore Park generally. The most common concerns heard by staff related to water and electricity usage. Other concerns related to electromagnetic frequency (EMF) radiation and long-range, low-frequency noise were also noted.

ISSUE ANALYSIS

Legal Authority

Site Plan Reviews are *quasi-judicial* in nature. This means the Planning Commission is acting as a judge to determine if the regulations within the Comprehensive Plan, Zoning Ordinance, and approved Planned Unit Development Agreement are being followed. Generally, if the proposed site plan meets the standards and requirements for reviewing this type of request, it must be approved. The Planning Commission's role is to weigh the technical aspects of the proposed site plan and not the end user.

Plat

The applicant has provided preliminary and final plats to be considered by the Planning Commission for approval. The proposed plat would create 4 new parcels from the University-owned land as well as right of way for Blaine and Audrey Avenues, which have been until now private roads owned by the University. The largest of the parcels created by the plat will contain the main functions of the site, while two smaller parcels will be created to accommodate an electrical substation to be built by Xcel Energy in the southeast corner of the site and a future water tower in the northeast corner adjacent to the intersection of Blaine Avenue and County Road 42. Finally, a parcel in the northwest corner of the plat area, west of the Audrey Avenue realignment, is expected to be transferred to DCTC. The plat shows this last parcel as a buildable lot, Lot 1, Block 2. Staff is recommending that the plat be updated to change that parcel to an outlot since it doesn't meet the minimum lot area for the BP-Business Park zoning district. Staff is also recommending that a drainage and utility easement be placed over the wetland and 30' buffer in the north central portion of the plat area.

The Dakota County Plat Commission has reviewed the proposed plat, and is recommending its approval to the County Board, subject to conditions related to the access points along Blaine Avenue for the future water tower site and the electrical substation.

Land Use and Zoning.

The site is designated in Rosemount's 2040 Future Land Use Plan for Business Park uses. This land use designation was applied in 2018 ahead of the most recent update to the City's Comprehensive Plan adopted by the City Council in 2020. Typically, such an update would be tied to a specific project or would be incorporated into the overall plan update, but the Met Council indicated that it would not be accepting land use plan amendments after July 1, 2018 to allow its staff time to review communities' statutorily-required comprehensive plan updates. The designation is reflective of the development scenarios contained within the Alternative Urban Areawide Review (AUAR) for UMore Park, which anticipated business park type development in the northeastern portion of the area. Prior to the Comprehensive Plan update, the land in UMore was designated as AGR-Agricultural Research. In addition to changing the designation of the subject property, the City's 2040 Future Land Use Plan also updated the guidance of land west of Dakota County Technical College for residential and commercial uses, such as the land being developed as Amber Fields.

The zoning district regulating the development of the site is BP PUD-Business Park Planned Unit Development. The City Council approved a rezoning of the site from AG-Agriculture in March of 2023. At that time, the Council also approved a planned unit development on the site the applicant used to guide the design of the site plan. The proposed use is consistent with the site's land use and zoning designations.

Planned Unit Development

A planned unit development master development plan was approved for the site by the City Council in

March of 2023. Section 11-10-6 of the City Code calls for a two-step process in the approval of Planned Unit Developments. The first step is approval of the master development plan that authorizes specific site development standards, including any deviations from the code requested by the applicant. In this case, the applicant requested deviations related to building material standards, outdoor mechanical equipment, landscaping etc. The tradeoff by the applicant is that most of the deviations are only applicable when buildings and structures are located farther than 300' from a public right-of-way to mitigate any impacts upon adjacent properties. The development standards are reviewed in detail in this report, with the PUD-specific standards noted.

The second step in the PUD process is approval of a final site and building plan. In many cases, approval of the master development plan and the final site and building plan are granted concurrently, particularly when the PUD is limited to a single site. In this case, the applicant requested approval of the master development plan prior to approval of a final site and building plan to help guide the development of the site plan since the provisions within the PUD agreement, once recorded, become the zoning regulations for the site. In this report, the site plan is reviewed in detail against the development standards of the PUD, which are listed below, and the standards within the BP-Business Park zoning district not addressed by the PUD agreement. A copy of the staff report from the December 2022 Planning Commission meeting is included at the end of the attachments to provide further background.

The following provisions were approved with the Planned Unit Development for the site, with some context for each provision provided where necessary:

- a. A deviation from Section 11-4-15 Business Park District: A. exempting substations from the design regulations of the BP District. ***The only design regulation related to substations is the requirement that screening be provided where substations are adjacent to R and C zoning districts.***
- b. A deviation from Section 11-4-15 Business Park District: C. 3. allowing outdoor and mechanical equipment of size (not to exceed the aggregate building footprint), number, volume, and location to sufficiently serve the buildings and be in relational proximity to the buildings. ***The zoning code limits outdoor equipment to no more than 5,000 square feet in area.***
- c. A deviation from Section 11-4-15 Business Park District: C. 4. increasing the maximum height of accessory structures from sixty (60) feet to eighty (80) feet for communication towers. ***This provision was requested to accommodate two communication towers which will be built on site. These towers will be 60' in height.***
- d. A deviation from Section 11-4-15 Business Park District: C. 7. to solidify an exemption from the site and building performance standards in subsection G (Site and Building Standards) of this section and require exterior materials to be made of high-quality, long-lasting materials compatible with their function. ***The zoning code states, "The City may exempt outdoor structures or equipment from the site and building performance standards in subsection G of this section; however, all such structures or equipment must be functional and shall be made of high quality long-lasting material compatible with both adjacent properties and other buildings in the BP District." This provision affirms that the outdoor structures on the site would be exempt.***
- e. A deviation from Section 11-4-15 Business Park District: G. 1 and 2. to waive the architectural

appearance and building massing standards for buildings sited greater than 300' from public right of way or to buildings sited less than 300' from the public right of way and less than 1,000SF. Buildings within 300' of the public right of way and under 1,000 SF will be a single-story building designed with quality, ballistic resistant materials including steel, aluminum, and glazing. Exterior colors will be coordinated with the campus palette. ***All structures are located greater than 300' from the property boundaries.***

- f. A deviation from Section 11-4-15 Business Park District: G. 6. to apply the standards only to parking areas within fifty (50) feet and to loading areas within three hundred (300) feet of a public right of way or nonindustrial use or district. ***No parking or loading areas are located within 300' of a public right of way or parcel boundary.***
- g. A deviation from Section 11-4-15 Business Park District: G. 7. to allow rock, gravel, and/or mulch to also be used as an accent material for maintenance areas directly adjacent to a building, around utility access points (i.e. man holes, control valves, and hand holes), or in mechanical areas.
- h. A deviation from Section 11-4-15 Business Park District: G. 10. to apply the provisions of this section only to buildings within three hundred (300) feet of a public right of way. ***This section of the code relates to rooftop utilities and the need to screen them from public rights of way and adjacent residential districts.***
- i. A deviation from Section 11-5-2 Supplementary Regulations: C. 1e. and h. to increase the maximum height of fences located at least fifty (50) feet from a public right of way from eight (8) feet to fourteen (14) feet.

SITE PLAN

General Site Layout

The existing site features agricultural uses, stands of trees and woodland, and two wetlands. The main functional structures on the site will be two buildings, one approximately 297,000 square feet in area and another that is approximately 348,000 square feet in area. These two buildings will be located centrally on the site, approximately 880 feet from the northern parcel boundary that abuts County Road 42. Two additional buildings, one of which will contain offices that is 22,000 square feet in size and the other, which will contain support systems, will be 59,000 square feet. The support buildings are located east of the main function buildings but still 950 feet from the eastern parcel boundary along Blaine Avenue.

Other site components include a gate house located along the main access drive approximately 600' west of Blaine Avenue, electrical substations in the southeast portion of the site, and two mechanical yards containing cooling equipment and generators. Space is reserved for contractor laydown areas and parking during construction. These areas will be restored and landscaped upon completion of site development. Security fencing will enclose the functional area of the site, and the fence will be 150' from the parcel boundary at its closest point. Lastly, the site plan shows two communication towers, neither of which is closer than 800' to the parcel boundaries.

Two permanent drives, one of which is emergency access only, will provide access to the site. The main access will be located along Blaine Avenue, and the emergency access will be along Audrey Avenue. A temporary construction access allowing right in/right out maneuvers will be located along

County Road 42 and has been approved by the County's Plat Commission.

Setbacks and Zoning Regulations

The proposed site plan significantly exceeds the setback requirements for the site. The structure located nearest to the property boundary is the gate house located along the main access drive in the eastern portion of the site. It is located just over 600 feet from the eastern parcel boundary. The parking area closest to a property boundary is the parking area that will be located north of Building 1, which is more than 775 feet from the parcel boundary. The table below shows the required setback using Blaine Avenue as the front parcel boundary. All measurements are from the building or parking lot closest to the parcel boundary. In the case of the setback from the eastern frontage, the gate house and associated parking area is used. The primary buildings and parking are even further from the parcel boundary.

Frontage	Required Setback		Provided Setback	
	Building	Parking	Building	Parking
North (CSAH 42)	10 feet	10 feet	900 feet	775 feet
East (Blaine Avenue)	30 feet	20 Feet	600 feet	561 feet
South	10 feet	10 feet	765 feet	798 feet
West (Audrey Avenue)	10 feet	10 feet	1365 feet	1080 feet

Electrical Substations

The site plan shows two electrical substations, one owned by the applicant and the other owned by Xcel Energy. The substations are considered Essential Service Facilities by the City Code and are permitted in all zoning districts except residential and public/institutional districts. The Code requires every fenced enclosure around an essential service facility to meet the principal building setback of the district in which it is located. Additionally, electrical substations adjacent to a lot or parcel in a residential, commercial, or public/institutional district must provide screening. Neither substation is adjacent to the listed uses or districts, therefore no screening is required.

Frontage	Required Setback	Provided Setback
East (Blaine Avenue)	30 feet	504 feet
South	10 feet	192 feet

The eastern substation owned by Xcel Energy will be accessed from Blaine Avenue via a separate driveway. The western substation that will be owned by the applicant will be accessed via an internal

driveway located within the fence that will surround the site. A separate site plan review by the Planning Commission for the eastern substation will be required prior to its construction.

Building Materials and Massing

The applicant applied and received approval for a Planned Unit Development Master Development Plan that included several exemptions related to building materials and architectural appearance standards in certain situations when a building is greater than 300 feet from a public right of way.

Because the closest building is 600 feet from Blaine Avenue, all buildings are exempted from the specific requirements of the BP-Business Park zoning district architectural design standards.

The two main function buildings will be 27' 2", single-story structures finished in a combination of pre-cast architectural concrete and metal wall panel assemblies. Building 3, which is the larger of the two support buildings, will be just under 35.5' in height and a single story tall. Its exterior will be comprised of an insulated metal panel system. Building 4, which will house offices, will have exteriors composed of precast architectural concrete, metal wall panels, and windows. Lastly, the guardhouse is another single-story building finished with security glazing (windows) and aluminum curtain walls. All buildings fall below the maximum building height of 50' for principal structures and 40' for accessory structures.

While the applicant received exemptions from the building material and architectural standards of the BP-Zoning district, the proposed structures would almost entirely conform with the requirements of the code except for the provisions requiring entry features and corner architecture. The applicant's plans show a variation in materials that break up the large uninterrupted building walls, and the buildings' low height and placement far from the property lines will mitigate any impacts resulting from the exemptions granted as part of the PUD.

Outdoor Equipment

The zoning ordinance limits outdoor equipment, such as generators and cooling systems, in the BP zoning district to no more than four outdoor structures or equipment clustered together in a total aggregate area not to exceed 5,000 square feet. The code also limits these structures to no more than sixty feet in height. The PUD provisions approved for the site allow for outdoor equipment of size (not to exceed the aggregate building footprint), number, volume, and location to sufficiently serve the buildings. The mechanical areas located just west of each main function buildings, which are 297,000 square feet and 348,000 square feet in area, are smaller than the buildings they are serving at 188,900 square feet and 198,100 square feet, respectively. The areas were calculated using the surrounding gravel areas; subtracting those areas and leaving only the equipment itself results in an aggregate total of outdoor equipment area of 187,200 square feet.

A deviation from the city code increasing the maximum height of outdoor structures from sixty feet to eighty feet was also approved as part of the PUD. This deviation was requested to accommodate the two communication towers that will be built on site and located at least 800' from the property boundary. The towers will be of a single 50' pole topped with a 10' lightning rod for a total height of 60', which falls within the BP zoning district standard.

Parking

The parking requirement for the site based on the zoning ordinance is 364 stalls, or one per 2,000 square feet, based on a total building area of 727,627. The applicant's plans show 283 stalls. The site

offers enough room that the difference could be made up by adding parking within the construction lay-down areas. Staff finds this sufficient as proof of parking. Based on conversations with the applicant, the actual parking need will be much lower than the 283 stalls provided once the site is in operation, and staff recommends approval of the parking plan as shown in the applicant's plans. Should additional parking need to be added to the site, it will have to conform with the parking standards for the BP zoning district related to materials and engineering requirements such as stormwater management.

Parking Ratio	Parking Required	Parking Provided
1 stall per 2,000 square feet of building area	364 stalls (727,627/2,000)	283 stalls

The parking stalls are located throughout the site. Four stalls are located near the guardhouse, and two stalls are provided adjacent to each of the communication towers. Larger parking areas are provided near each of the 4 main buildings. Construction parking will be in the roughly 27 acres identified on the site plan as reserved contractor space.

Landscaping and tree preservation

The applicant has provided a detailed tree inventory of the site and a landscaping plan with a phasing plan showing what will be planted during construction and then after construction has been completed. Based on a site area of 10,882,417 square feet, and a code requirement of 1 tree per 3,000 square feet, a total of 3,628 trees are required on the site or 9,070 caliper inches based on a planting standard of 2.5 caliper inches per newly planted tree. The code allows existing trees that are retained to count toward the total trees required. With the applicant's plan to retain over 50% of the existing trees, following development there will be 18,883 caliper inches of trees. This is equivalent to 7,553 newly planted trees. The Code requires a mix of trees containing no more than 25% coniferous trees. The planting schedule proposed for the site includes 27% coniferous trees, but given that the existing mix of trees is comprised mostly of deciduous trees, staff finds that this provision of the code is met by the applicant's landscape plan.

The applicant's existing tree inventory identifies a total of 19,361 caliper inches of significant trees and 13,125 caliper inches of heritage trees within the main portion of the site and 2,799 caliper inches of significant trees and 2,515 heritage trees in the Xcel Substation area. The Code defines a significant tree as a healthy deciduous hardwood tree measuring a minimum of six (6) caliper inches in diameter, a healthy softwood deciduous tree measuring a minimum of twelve (12) caliper inches, or a healthy coniferous tree measuring a minimum of twelve feet (12') in height. A heritage tree is defined by the Code as a healthy hardwood deciduous tree measuring equal to or greater than twenty-seven inches (27") in diameter or a healthy coniferous evergreen tree greater than fifty feet (50') in height.

Developers are permitted to remove up to 25% of the significant trees, based on caliper inches, before replacement is required at a ratio of .5:1. The applicant is proposing the removal of 8,342 caliper inches or 43% of significant trees, meaning 1,751 caliper inches are required to be replaced. All heritage trees removed during development must be replaced at a 1:1 ratio. In this case, the developer is proposing the removal 6,656 caliper inches of the 13,125 caliper inches of heritage trees located on

the site. Therefore, between the heritage trees removed and the 50% replacement required of the significant trees removed beyond 25%, a total of 8,407" of trees is required as replacement. The existing trees on site meet the minimum required, and the applicant's landscape plan includes an additional 1,834" toward the replacement requirement. These tree preservation calculations do not take into account the area identified for the future Xcel substation, which will be reviewed through a separate site plan review.

The landscaping plan shows foundation plantings in many of the more visible areas of the site such as near the building entrances and parking areas as well as around the guardhouse. A planting schedule indicating the total number of foundation plantings is not shown on the plan. Therefore, staff has included a condition of approval in the recommended action section that the landscape plan be updated with a schedule that meets the minimum requirement of one foundation planting per ten linear feet of building perimeter. In this case, based on a total building perimeter for the site of 7,177 linear feet, that amounts to 718 foundation plants.

Landscaping		
	Required	Provided
Trees	3,628 trees (1 per 3,000 square feet)	7,553 trees based on a 2.5 caliper inch planting.

Tree Replacement				
Existing Trees (in caliper inches)	To be removed	Amount allowed without replacement	Replacement Required	Replacement Provided
19,361 inches of significant trees	8,342 inches	4,840 inches	1,751 inches (3,502 @ .5:1 ratio)	
13,125 inches of heritage trees	6,656 inches	0 inches	6,656 inches	
			8,407 inches	1,834 inches

With the standards approved within the site's PUD agreement, the applicant is permitted to use rock, gravel and/or mulch as an accent material for maintenance areas directly adjacent to a building and around utility access points such as man holes, control valves, and hand holes, and in mechanical areas. These areas are mostly surrounding the largest two buildings while the areas around building entrances and parking lots will feature more traditional landscaping.

The landscaping plan provided by the applicant is robust, and trees will be planted wherever practicable. The City Code has a provision that allows for the payment of a fee-in-lieu of replacement

in situations where the total amount of tree replacement required cannot occur on site. Staff finds that a fee-in-lieu is appropriate, and a condition of approval is included in staff's recommendation to collect \$920,200 in lieu of replacement. (6,573 inches/2.5 inches per tree=2,692 trees multiplied by \$350 per tree according to the City's fee schedule)

Fencing

The applicant requested and received approval for a deviation from the City Code related to a proposed security fence that will surround the functional area of the site. The PUD allows for a security fence up to 14' in height, an increase from the 8' standard in the zoning ordinance, where the fence is more than fifty feet from the property line. The site plan shows the fence being located 150' from the property line at its nearest point. The Code requires fences to be constructed in a workmanlike manner of substantial materials widely accepted in the fencing industry and reasonably suited for the purpose for which the fence is intended. The applicant's submittal includes an exhibit with security fence details showing a 10' steel welded wire mesh fence, painted in black, for reference.

Site Lighting

The applicant's site lighting plan shows pole mounted lights located throughout the site along all internal drives. The lighting will be mounted at a height of 27.5 feet, which is below the maximum of 30' allowed by the City Code. The level of illumination near the property boundaries is highest at site access points but does not extend to adjacent properties. Therefore, staff finds the site lighting plan to be in conformance with the requirements of the City Code.

Street Improvements

Both Audrey and Blaine Avenues will be improved as part of the proposed development. The intersection of Audrey Avenue and County Road 42 will be shifted east to allow for alignment with a future extension of Audrey Avenue on the north side of County Road 42. This alignment avoids impacting a residence on the north side of County Road 42. A bituminous trail will be constructed on the west side of Audrey, and a 5' sidewalk will be built in accordance with the requirements of the University as a condition of the sale of its land to the developer. A 12" watermain will be constructed up to the southern property line of the development within the Audrey Avenue right of way.

Blaine Avenue will be improved to an urban design featuring curb and gutter and associated storm sewer along the side abutting the proposed development, while the eastern portion of the roadway will have a shoulder until development occurs immediately east of Blaine Avenue. The right of way will be graded to accommodate a future multi-use trail along its western side. As it currently exists, Blaine Avenue is 26' wide. With the improvements, it will be 30' wide and designed to accommodate future expansion to the east side of Blaine. A 16" watermain will be installed within the right of way as part of these improvements. A new turn lane along the south side of 42 will also be constructed as part of the improvements to Blaine Avenue.

Lastly, the County has approved a temporary signal light for the intersection of Blaine and 42 to manage the traffic that will be generated during the construction of the site. The proposed project is projected to generate 241 trips (224 entering and 17 exiting) during the morning peak hour of 7:00 a.m. to 8:00 a.m., 367 trips (0 entering and 367 exiting) during the evening peak hour of 4:30 p.m. to 5:30 p.m., and 610 trips (595 entering and 15 exiting) between 6 and 7 a.m. The bulk of the traffic

generated by the site during construction will be outside the morning and evening peak hours.

Utilities

The applicant provided detailed water, sewer and storm sewer plans which are being reviewed by the City's engineering staff and consultants. The water plan provided shows the site connecting to the municipal water system via an 8" line to the water main being constructed with the improvements to Audrey Avenue along the western parcel boundary. The City's public works department has budgeted for the water utilization by the site, and the proposed project does not qualify as a Significant Industrial User (SIU) as defined by the MPCA. An SIU is a user that has the potential to impact the publicly owned treatment works, contributes 5% or more of flow or load of any pollutant of concern to the POTW, or contributes 25,000 gallons or more per day of industrial process wastewater discharge. The water usage is expected to be on par with what a few dine-in restaurants or half of what a 100-room hotel would use on an average basis.

The sanitary sewer system within the site will include an onsite lift station and will discharge to an existing Met Council main in the northwestern corner of the site near the intersection of Audrey Avenue and County Road 42. Stormwater will be managed on site through a series of detention ponds containing infiltration areas that surround the development area. The City review of the stormwater infrastructure is ongoing as the overall design of the storm water infiltration basins may change to ensure the greatest efficiency. This is because the onsite ponding will be part of the larger, regional stormwater management system, and it is likely the City will be responsible for the ongoing maintenance of at least some of the ponding areas. A memorandum by the City's engineer dated November 22, 2023 is included in the attachments. Adherence to the requirements provided in the memo is listed in the conditions of approval.

Other utilities located onsite include electrical duct banks and fiber duct banks, which will be located underground and maintained by the property owner, and an electrical transmission line that will run down the eastern property boundary to connect to Xcel's future substation. The City approved construction of the transmission line in 2023, and the Public Utility Commission granted Xcel permission to construct the electrical substation and to service the subject property.

Wetlands

There are two wetlands located in the northern portion of the site near County Road 42. The City's wetland inventory in the Comprehensive Wetland Management Plan classifies wetlands based on characteristics such as water quality and biodiversity. The wetlands onsite are classified in the City's wetland inventory as Manage 2, which is the second lowest classification and requires a minimum buffer of 30' surrounding the wetlands. The applicant's plans depict the buffer, and the western wetland is located entirely within a proposed drainage and utility easement. Staff is recommending a drainage and utility easement be dedicated over the other wetland and its buffer area as part of the plat approval. Additionally, in accordance with the requirements of the City Code, a conservation easement must also be recorded over the wetlands and their associated buffers. A condition of approval related to this is also included in the recommended action.

Parks and Trails

Staff in the Parks and Recreation department reviewed the proposed development and provided a memorandum recommending that the City collect cash in-lieu of land dedication. Based on the size of

the development, that amounts to a cash dedication in the amount of \$2,252,500 (10% of 265.07 acres x \$85,000 per acre). The plans for the development of the site include a bituminous trail along the west side of Audrey Avenue. A future bituminous trail along the west side of Blaine Avenue is provided for through the grading plans associated with improvements to the roadway.

Other Issues

On November 15, 2023, an open house was held jointly by the City, University, and the applicant to share the development plans for the site and information about the ongoing development of UMore Park. The most common concerns heard by staff at the meeting related to the project's potential water usage and electrical needs. Staff also heard concerns related to electromagnetic frequency (EMF) radiation and low-frequency sound that can travel over farther distances.

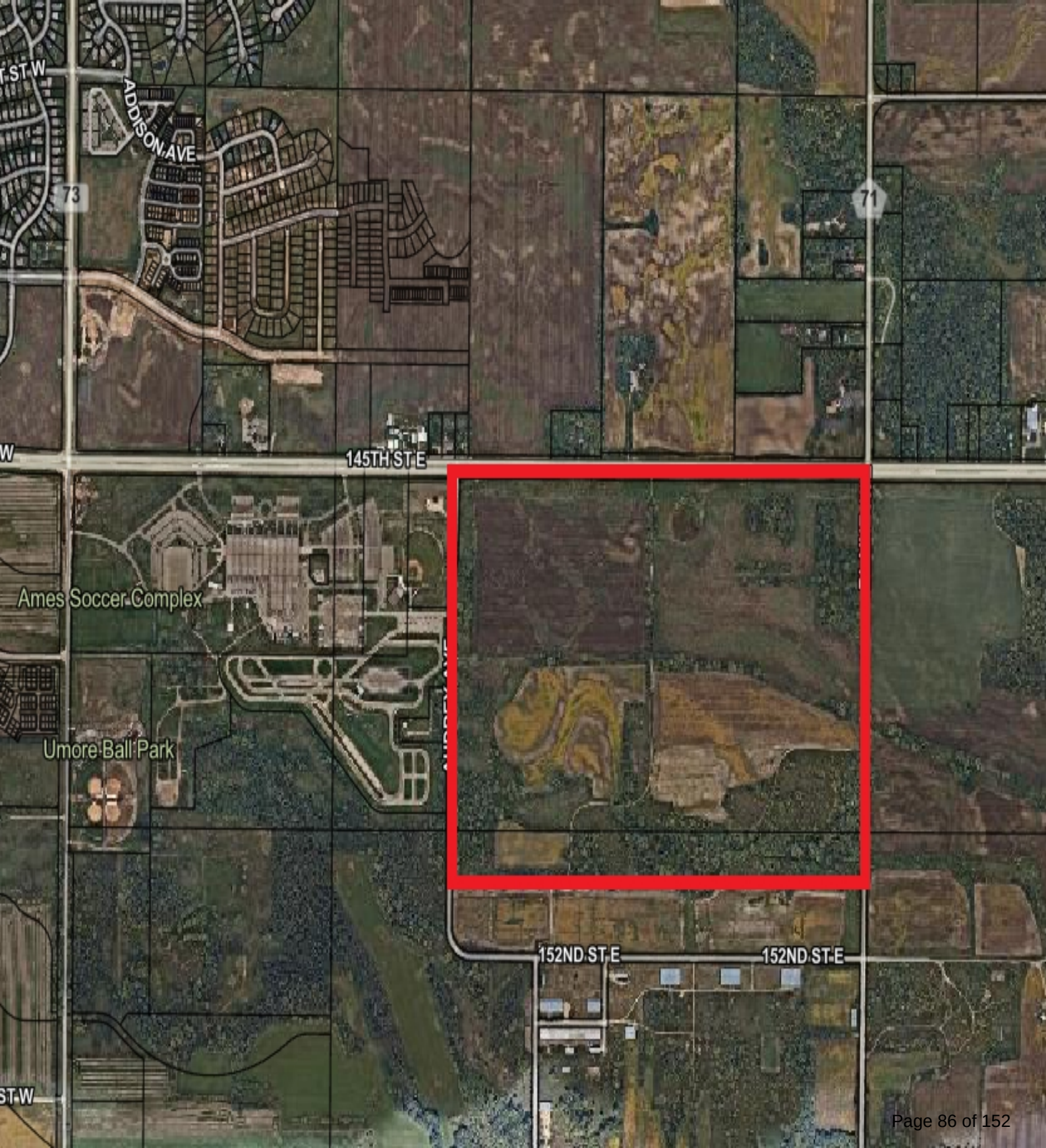
Representatives from Xcel Energy provided information to residents during the open house on the topic of EMF radiation and noted that there are no environmental concerns in association with this project.

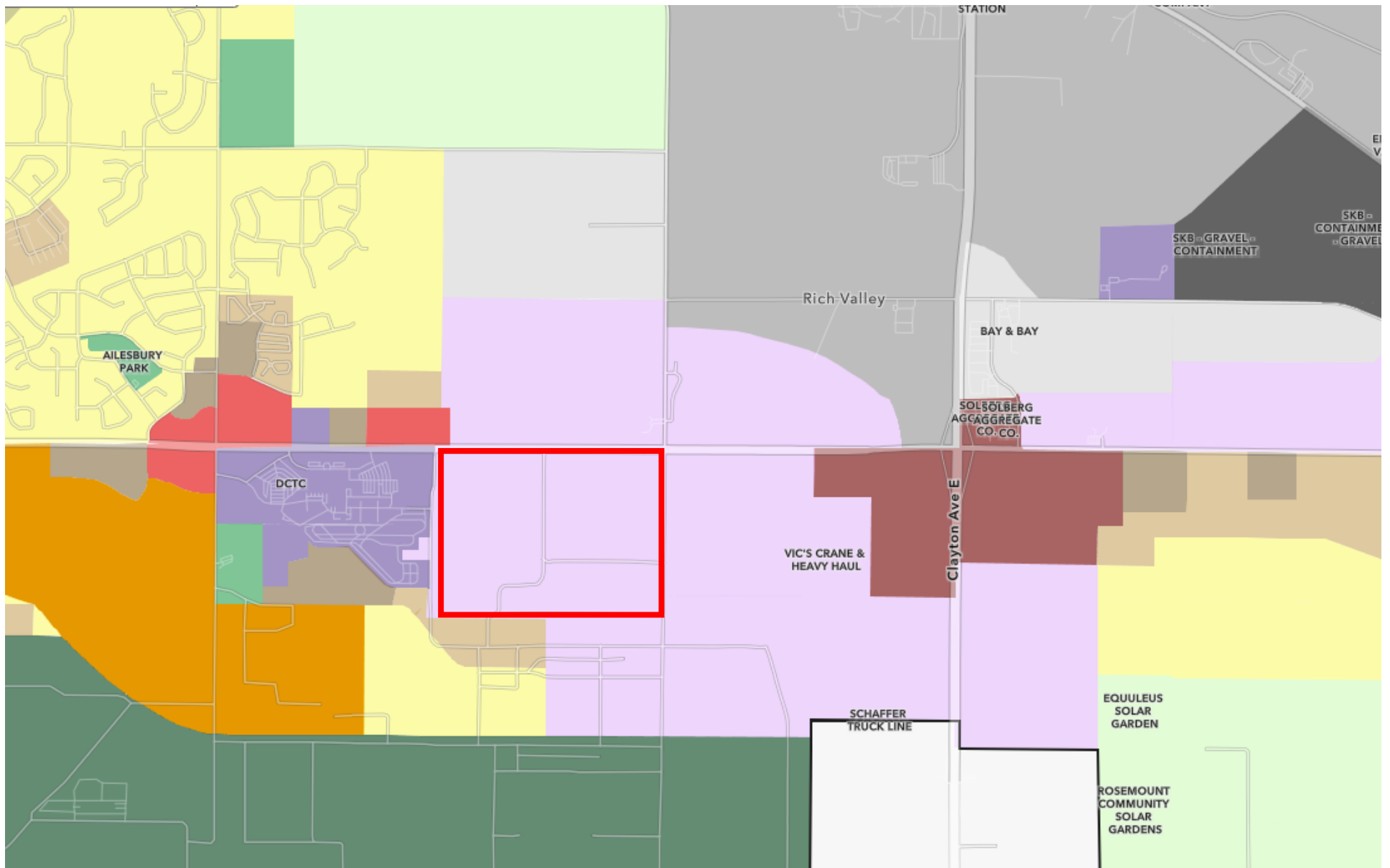
The applicant provided highlights from a noise study conducted by an acoustic engineering firm to determine the potential impacts of noise on the surrounding properties. The study modeled a constant mechanical operating scenario and a generator maintenance scenario. Noise levels are predicted to be up to 15dB below the noise criteria of the Minnesota Pollution Control Agency, Dakota County, and the City. The noise study also considered low frequency noise. One-third octave band data were evaluated, which verified the absence of low frequency noise concerns in selected equipment. The mix of frequencies and equipment selected for the site were confirmed to not contain low-frequency pure tones and has not been associated with disruption to wildlife.

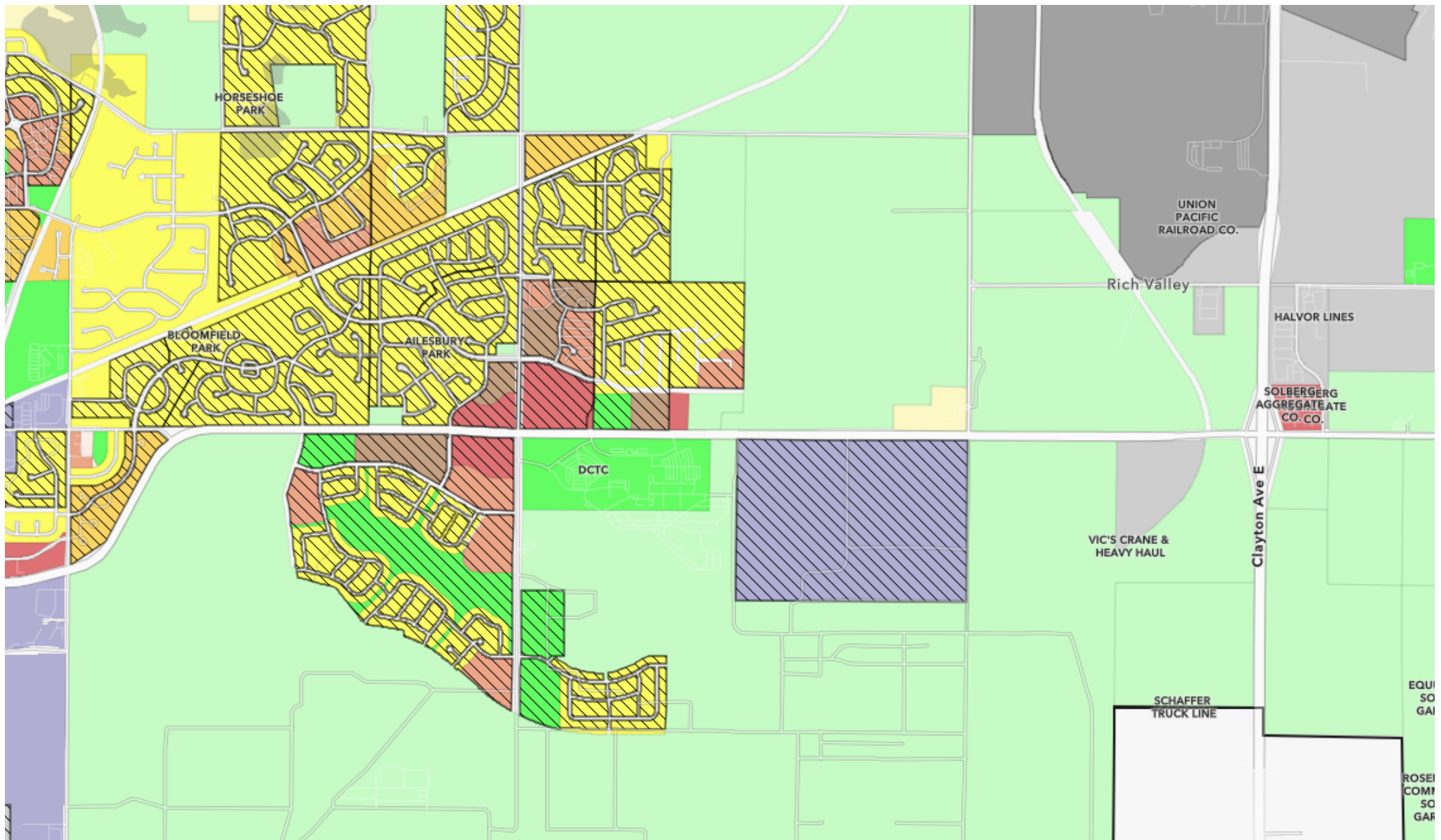
CONCLUSION AND RECOMMENDATION

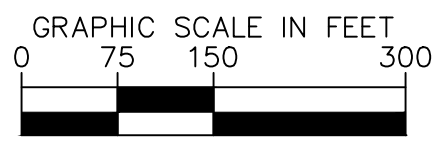
Staff finds the proposed final site and building plan meets the requirements of the Zoning Code and the approved Planned Unit Development, subject to the conditions included in the recommended action. Staff also finds the proposed preliminary and final plats to be in conformance with the requirements of the Code. Therefore, staff is recommending approval of the requests, subject to the listed conditions.

RECOMMENDATION









SHEET SIZE: E (36"x48")

ROSEMOUNT TECHNOLOGY ADDITION

KNOW ALL BY THESE PRESENTS: That JIMNIST LLC, a Delaware limited liability company, owner of the following described property:

That part of the South Half of Section 26 and the North Half of Section 35, Township 115 North, Range 19 West, Dakota County, Minnesota described as follows:

Beginning at the northeast corner of said South Half of Section 26; thence North 89 degrees 53 minutes 38 seconds West, assumed bearing, along the north line of said South Half of Section 26, a distance of 4571.81 feet to the east line of the West 730.00 feet of said South Half of Section 26, also being the east line of the West 730.00 feet of the Southwest Quarter of said Section 26; thence South 00 degrees 30 minutes 08 seconds West along said east line of the West 730.00 feet of the South Half of Section 26, a distance of 137.00 feet to the south line of the North 137.00 feet of said South Half of Section 26, also being the south line of the North 137.00 feet of said Southwest Quarter of Section 26; thence South 89 degrees 53 minutes 38 seconds East along said south line of the North 137.00 feet of the South Half of Section 26, a distance of 478.89 feet; thence South 01 degree 28 minutes 55 seconds West, distance of 538.40 feet; thence southerly 141.25 feet, along a tangential curve, concave to the west, having a central angle of 22 degrees 06 minutes 25 seconds and a radius of 366.07 feet; thence southerly 99.48 feet, along a reverse curve, concave to the east, having a central angle of 23 degrees 39 minutes 15 seconds and a radius of 241.12 feet; thence South 00 degrees 02 minutes 54 seconds East, tangent to last described curve, a distance of 2031.55 feet to the south line of the North 300.00 feet of said North Half of Section 35; thence North 89 degrees 57 minutes 16 seconds East, along said south line of the North 300.00 feet of the North Half of Section 35, a distance of 4130.41 feet to the east line of said North Half of Section 35; thence North 00 degrees 27 minutes 47 seconds East, along said east line of the North Half of Section 35, a distance of 300.01 feet to the northeast corner of said North Half of Section 35; thence North 00 degrees 31 minutes 30 seconds East, along the east line of said South Half of Section 26, a distance of 2629.74 feet to the point of beginning.

Has caused the same to be surveyed and platted as ROSEMOUNT TECHNOLOGY ADDITION, and does hereby dedicate to the public for public use the public ways created by this plat.

In witness whereof said JIMNIST LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this

_____ day of _____, 20____.

Signed: JIMNIST LLC, a Delaware limited liability company,

By _____, _____ of JIMNIST LLC, a Delaware limited liability company.

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me on this _____ day of _____, 20____, by _____, _____ of JIMNIST LLC, a Delaware limited liability company.

Signature of Notary

Printed Name of Notary

Notary Public _____ County, _____

My commission expires _____

I Eric A. Roeser 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____.

Eric A. Roeser, Licensed Land Surveyor
Minnesota License No. 47476

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20____, by Eric A. Roeser, Land Surveyor, Minnesota License No. 47476.

Signature of Notary

Printed Name of Notary

Notary Public _____ County, _____

My commission expires _____

CITY COUNCIL, CITY OF ROSEMOUNT, COUNTY OF DAKOTA, STATE OF MINNESOTA

This plat of ROSEMOUNT TECHNOLOGY ADDITION was approved and accepted by the City Council of the City of Rosemount, Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By: _____, Mayor

By: _____, 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____.

By: _____

Todd B. Tollefson
Dakota County Surveyor

COUNTY BOARD, COUNTY OF DAKOTA, STATE OF MINNESOTA

We do hereby certify that on the XXnd day of MONTH, YEAR, the Board of Commissioners of Dakota County, Minnesota, approved this plat of ROSEMOUNT TECHNOLOGY ADDITION, and said plat is in compliance with the provisions of 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 _____ 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: _____

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

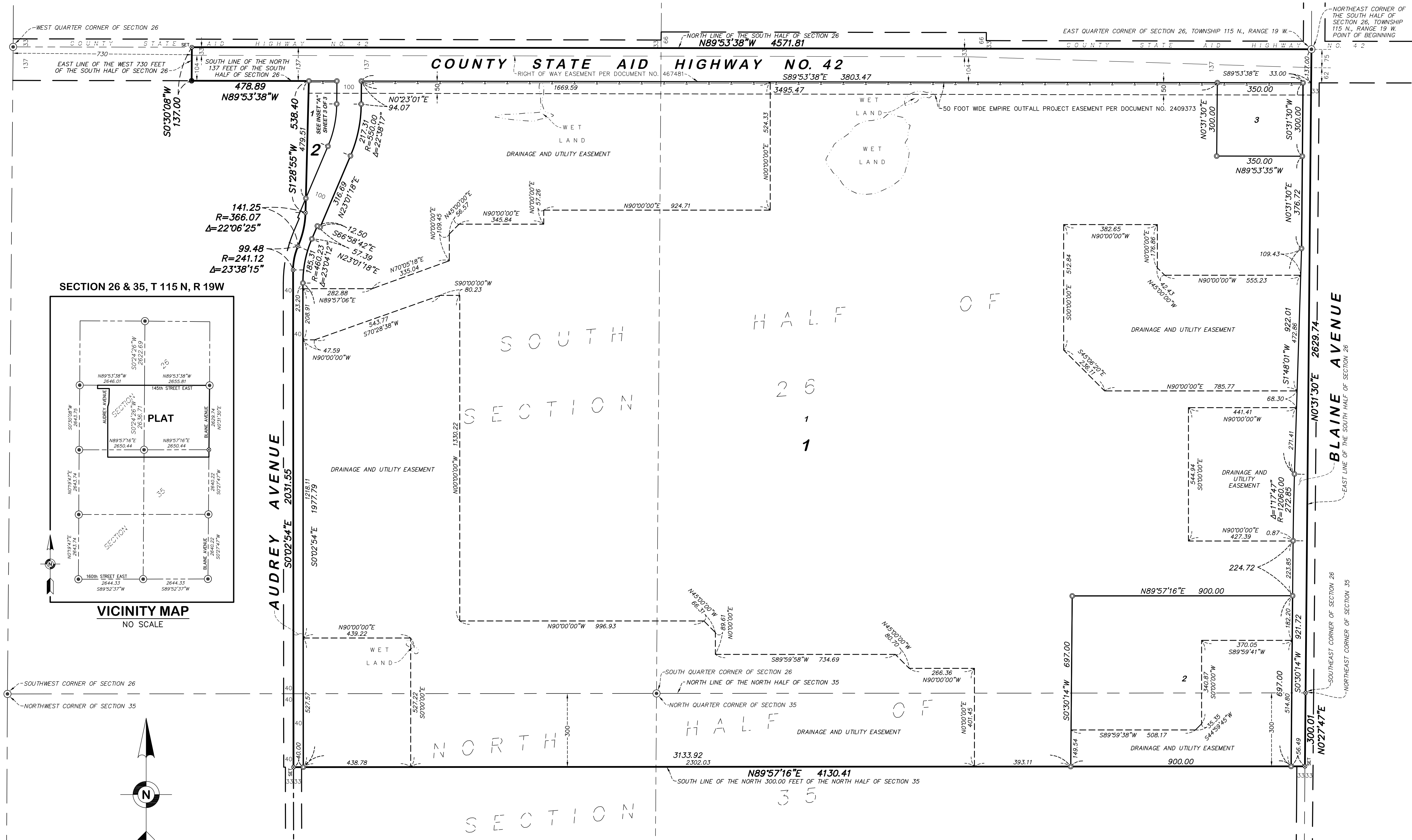
COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that this plat of ROSEMOUNT TECHNOLOGY ADDITION was filed in the office of the County Recorder for public record this _____ day of _____, 202____, at _____ o'clock ____ M., and was duly filed in Book _____ of Plats, Page _____, as Document Number _____.

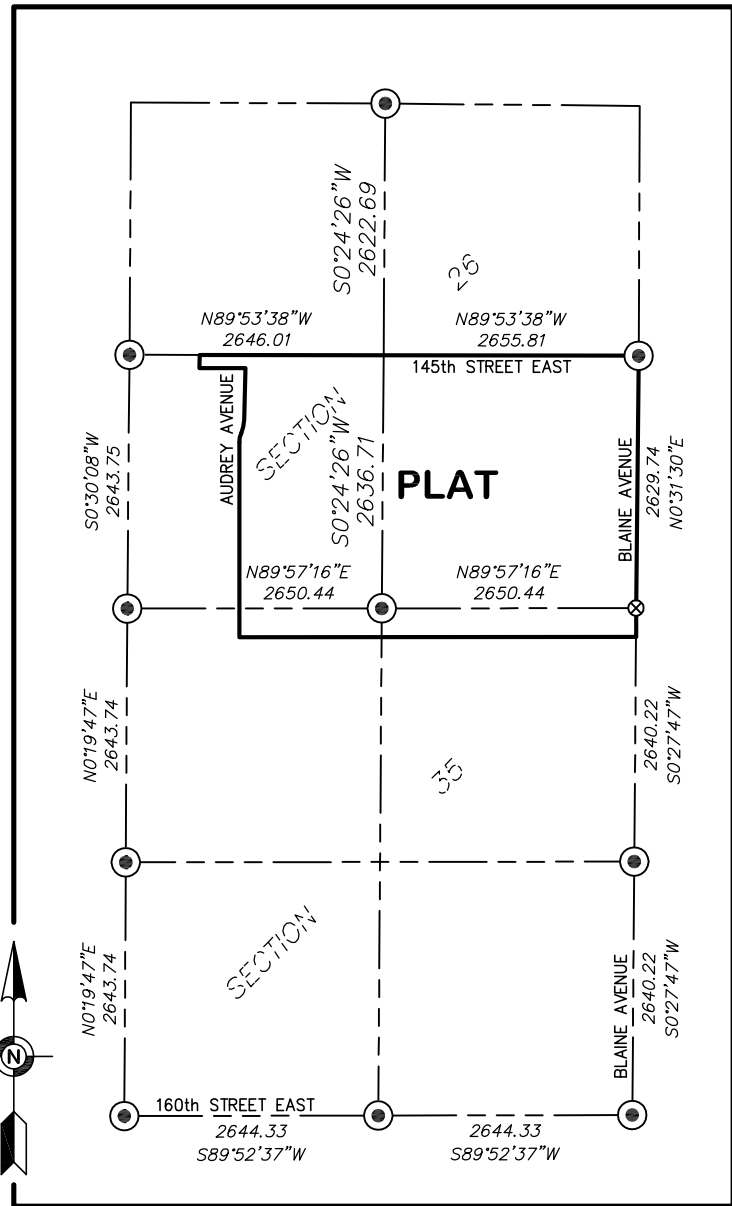
By: _____

Amy A. Koethe, County Recorder

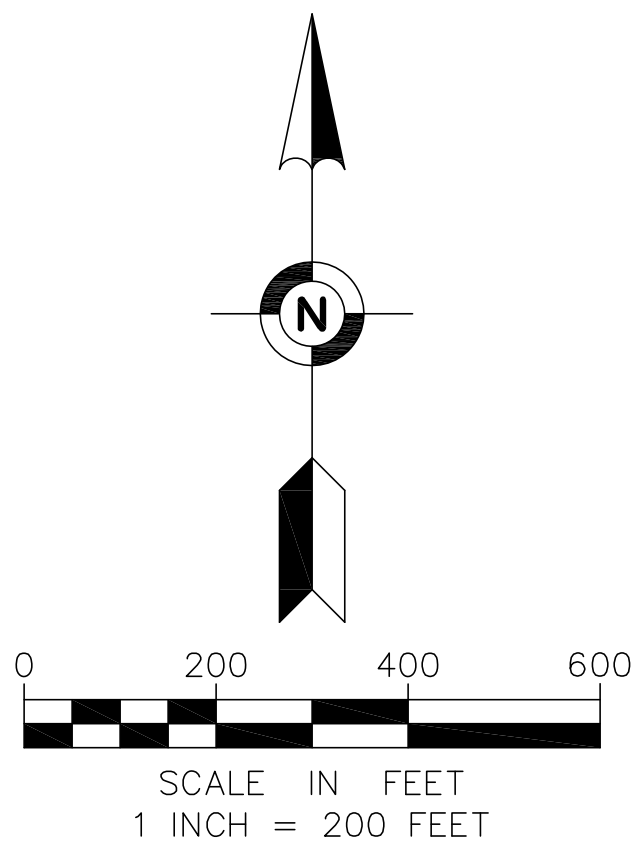
ROSEMOUNT TECHNOLOGY ADDITION



SECTION 26 & 35, T 115 N, R 19W



VICINITY MAP
NO SCALE

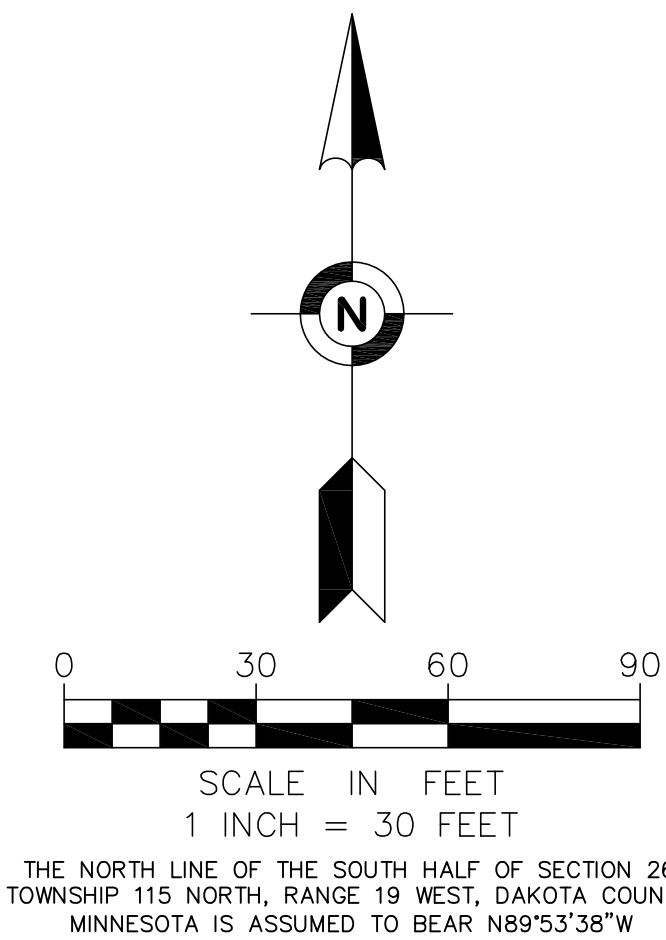
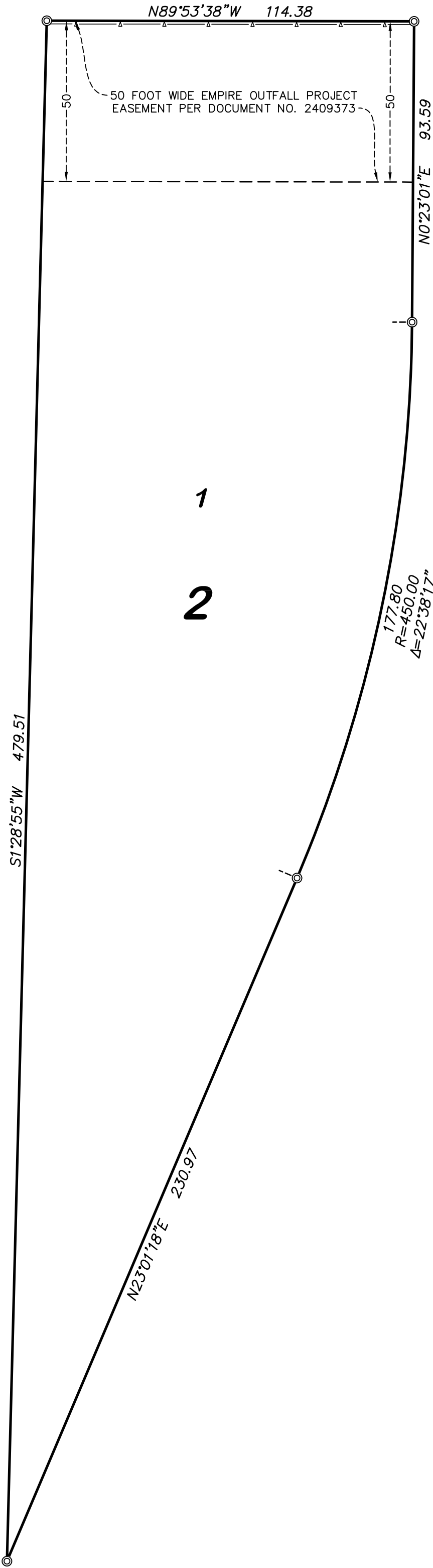


THE NORTH LINE OF THE SOUTH HALF OF SECTION 26,
TOWNSHIP 115 NORTH, RANGE 19 WEST, DAKOTA COUNTY,
MINNESOTA IS ASSUMED TO BEAR N89°53'38\"W

- DENOTES FOUND DAKOTA COUNTY CAST IRON MONUMENT
- DENOTES FOUND MONUMENT AS NOTED
- ⊙ DENOTES FOUND PK NAIL, UNLESS OTHERWISE NOTED
- ⊙ DENOTES SET 5/8-INCH BY 14-INCH REBAR MARKED WITH LICENSE NUMBER 47476
- ⊙ SET DENOTES SET PK NAIL
- A— DENOTES RESTRICTED ACCESS TO DAKOTA COUNTY PER THE DAKOTA COUNTY CONTIGUOUS PLAT ORDINANCE

ROSEMOUNT TECHNOLOGY ADDITION

INSET "A"



⊙ DENOTES SET 5/8-INCH BY 14-INCH REBAR MARKED WITH LICENSE NUMBER 47476
—▲— DENOTES RESTRICTED ACCESS TO DAKOTA COUNTY PER THE DAKOTA COUNTY CONTIGUOUS PLAT ORDINANCE



No.	Description	Date
SHEET REVISIONS		
ENTITLEMENT II PACKAGE		2023-10-3
PROJECT ISSUANCES		

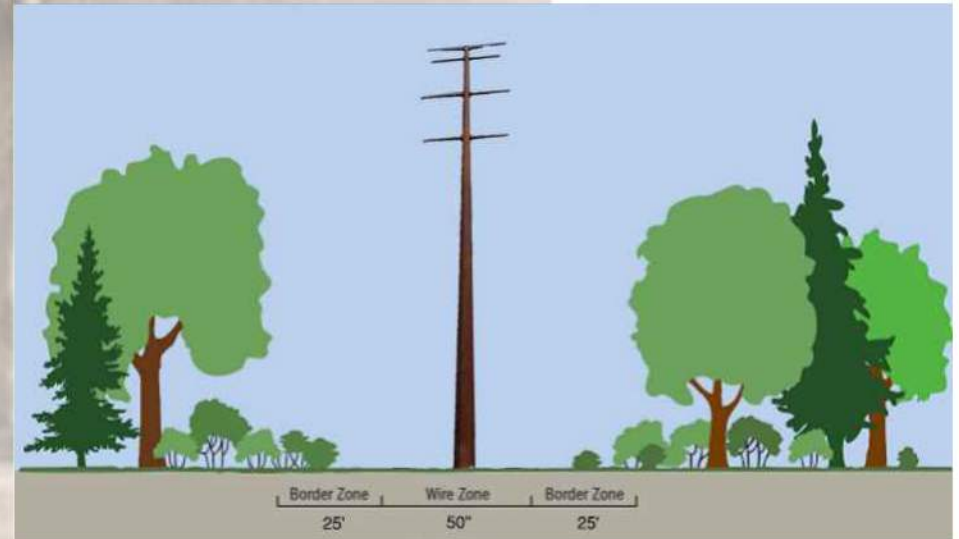
PROJECT:

DWG. TITLE

**EXISTING
CONDITIONS AND
DEMOLITION PLAN**

PROJECT NO:	B22-01015	DWG. NO:	
DATE:	2023-10-31		
SCALE:			

Page 93 of 152



**DRAFT NOT FOR
CONSTRUCTION**

SUBJECT:

OVERALL LANDSCAPE PLAN

DWG. NO:
L100.00

Page 94 of 152

CITY OF ROSEMOUNT 11-6-3: LANDSCAPING REQUIREMENTS:

BUSINESS PARK (BP)
3,733,526 S.F.
3,089,494 S.F.
1,024 TREES
2,560" CALIPER
2,827 TREES
17,049"
1,834"

19.361"

4,840*
3,342*
1,751*
13,125*

5.656*

2.799*

700*
2,413*
357*
2,515*

2,218*
2,218*
3,075*

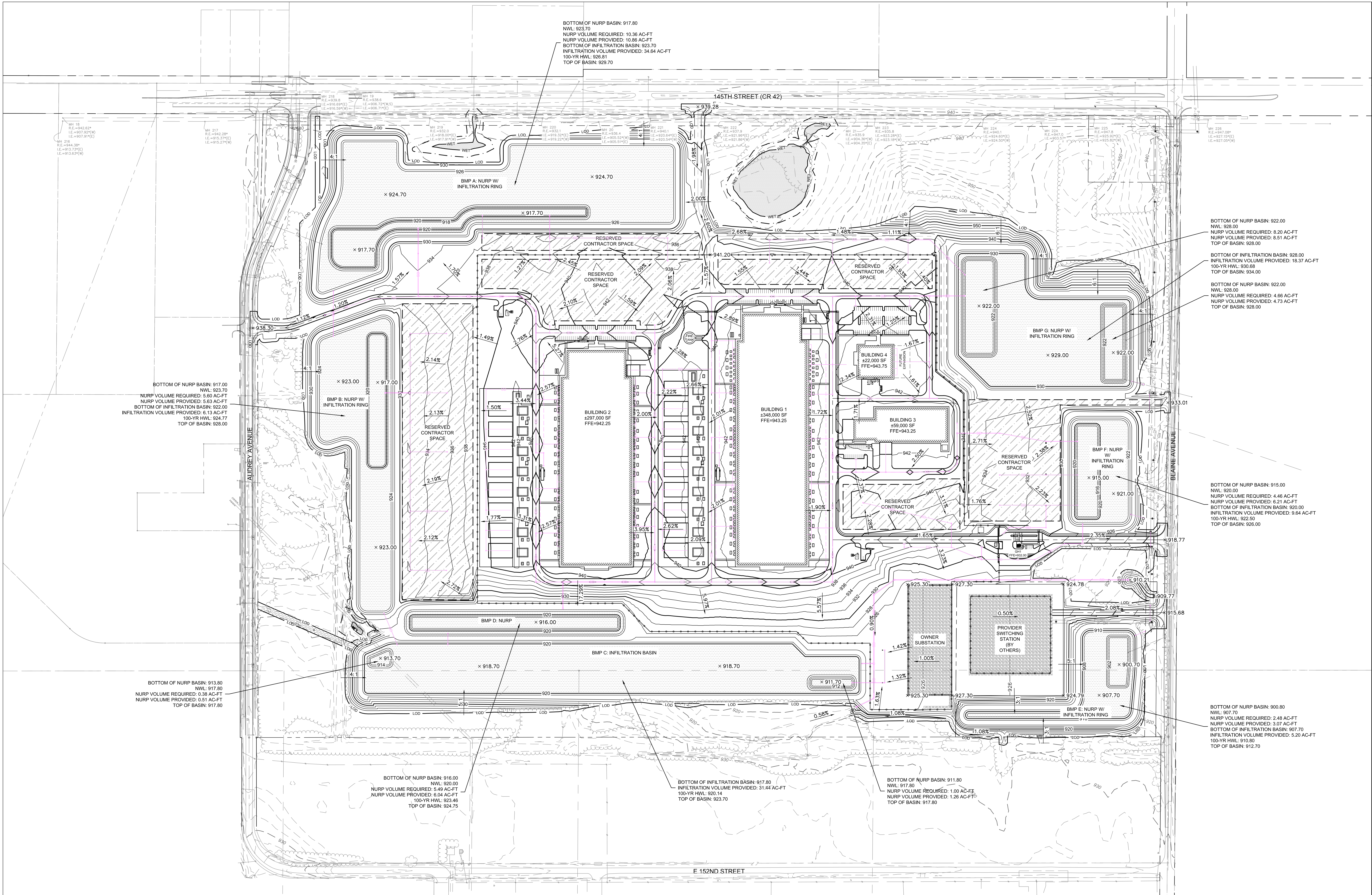
NOTES PER CITY OF ROSEMOUNT CODE OF

1. ALL PLANTING MATERIALS SHALL BE DISEASE FREE AND ABLE TO SURVIVE IN ASSIGNED

<u>SYMBOLS (NTS)</u>	<u>BOTANICAL NAME</u>	<u>CONTAINER</u>	<u>M. HT.</u>	<u>QTY</u>	<u>REMARKS</u>
<u>EXISTING TREES</u>	<u>COMMON NAME</u>	<u>CALL HT</u>	<u>M. SPR</u>		

TREES
(21%)

[illegible]



GENERAL NOTES

- CONTOURS REPRESENT TOP OF SLAB IN PAVED AREAS AND FINISHED GRADE IN NON-PAVED AREAS.
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS.
- FINISHED GRADE ELEVATION AT BUILDING DOOR LOCATIONS SHALL MATCH FINISHED FLOOR ELEVATION.
- CONTRACTOR SHALL REFERENCE AND FOLLOW THE REPORT OF GEOTECHNICAL EXPLORATION PREPARED BY TERRACON. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY, REVIEW, AND FOLLOW THE RECOMMENDATIONS OF THE FULL REPORT AND ALL ISSUED ADDENDA.

CAUTION: EXISTING WETLANDS AND STREAM:

CONTRACTOR SHALL NOT DISTURB ANY WETLAND OR STREAM CHANNEL AREAS.

SHEET NOTES

NOTE: NOT ALL SHEET NOTES BELOW MAY BE USED ON THIS SHEET

GRADING INFORMATION TABLE

AREA	CONTOURS REPRESENT
STREETS / INTERNAL DRIVES	FINISHED GROUND (TOP OF SLAB)
PARKING LOT PAVED AREAS	FINISHED GROUND (TOP OF SLAB)
BUILDING AREAS	FINISHED GROUND (FINISHED FLOOR ELEV.)
DETENTION AREAS	FINISHED GROUND
ALL OTHER NON-PAVED / NON-BUILDING AREAS	FINISHED GROUND

*NOTE: AFTER COMPLETION AND APPROVAL OF MASS GRADING BY ENGINEER, ALL NON-HARDSCAPED AREAS SHALL RECEIVE 6" (MINIMUM) OF TOPSOIL FOR FINAL SEEDING AND STABILIZATION.

FILL PLACEMENT COMPACTION GUIDELINES

AREAS OF FILL PLACEMENT	COMPACTION RECOMMENDATION (ASTM D698 - STANDARD PROCTOR)	MOISTURE CONTENT (PERCENT OF OPTIMUM)
STRUCTURAL FILLS (ALL FILL AREAS)	98 %	-3 TO +3 PERCENT
FLOOR SLABS	95 %	-3 TO +3 PERCENT
UTILITY TRENCHES	95 %	-3 TO +3 PERCENT
RETAINING WALLS	98 %	-3 TO +3 PERCENT
ALL OTHER LOCATIONS	95 %	-3 TO +3 PERCENT
AREAS OF FILL PLACEMENT	COMPACTION RECOMMENDATION (ASTM D1157 - MODIFIED PROCTOR)	MOISTURE CONTENT (PERCENT OF OPTIMUM)
PAVEMENT	98 %	-3 TO +3 PERCENT

SHEET LEGEND

	PROPERTY LINE
	PROPOSED BUILDING OUTLINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED STORM SEWER
	PROPOSED STORM/SANITARY MANHOLE
	STORMWATER BASIN

KEY PLAN

PROJECT:

PROJECT
BIGFOOT

DWG. TITLE

OVERALL GRADING
PLAN

PROJECT NO: 822-01015

DATE: 2023-10-31

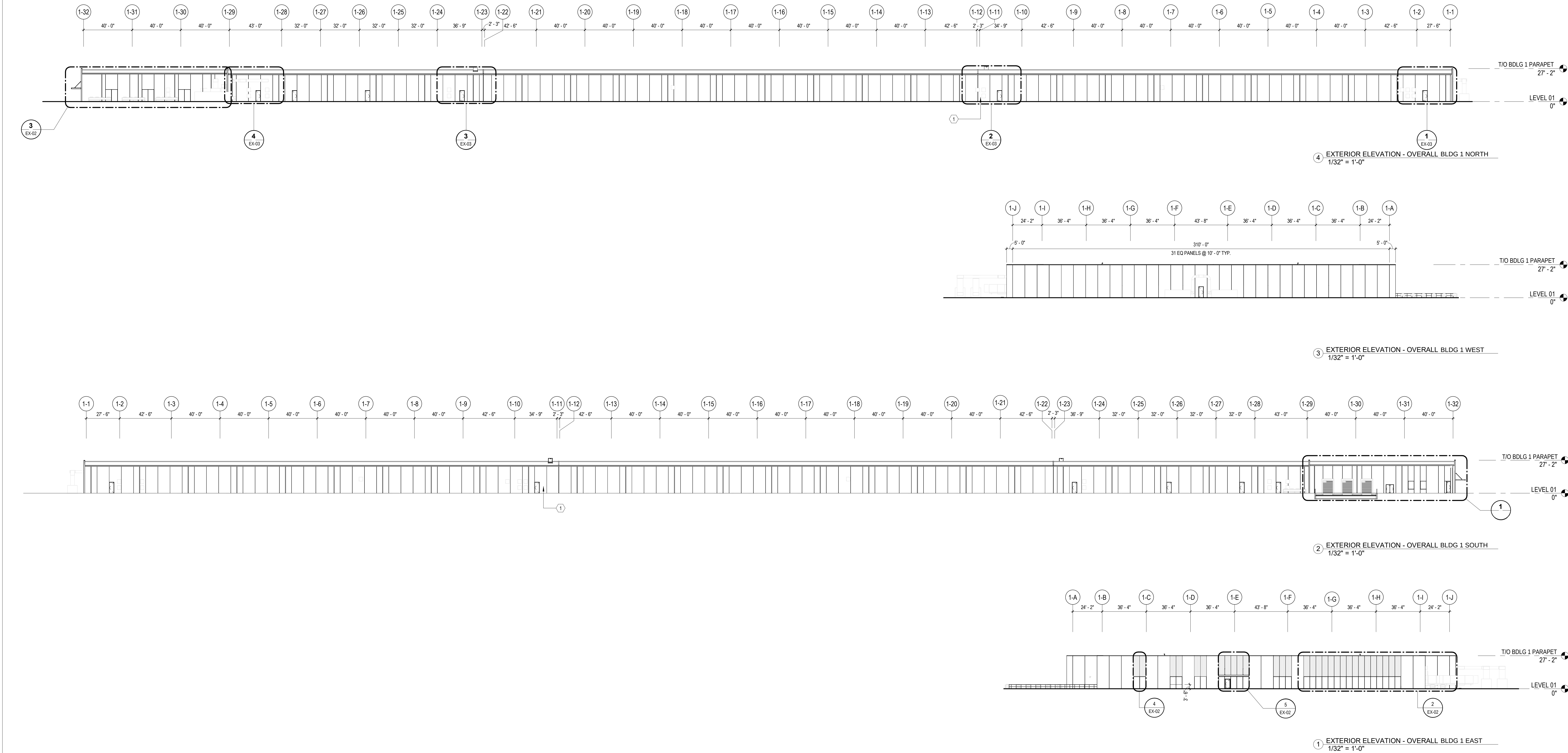
SCALE:

0' 75' 150' 300'

DWG. NO:

C200.00

SHEET SIZE: E (36"x48")



GENERAL NOTES

- EXTERIOR ELEVATIONS ARE SIMILAR BETWEEN BUILDINGS 1 AND 2. REFER TO FLOOR PLANS FOR ELEVATION TAGS.
- REFER TO MECHANICAL DRAWINGS FOR LOUVER TYPES AND SIZES IN PRECAST PANELS.
- PRECAST LOUVER ROUGH OPENINGS SHALL ACCOUNT FOR LOUVER SIZE PLUS 3/4" AT JAMB AND HEAD AND 2 1/4" AT THE SILL.
- COORDINATE PRECAST OPENINGS & ROUGH-INS FOR ALL WALL MOUNTED ITEMS, INCLUDING BUT NOT LIMITED TO, LIGHT TO, LIGHT FIXTURES, SECURITY CAMERAS, ACCESS CONTROL, HOSE BIBS, CONDUIT PENETRATIONS, OVERFLOWS, ETC.
- GC TO COORDINATE LOCATIONS OF PRECAST LEAVE-OUT PANELS WHERE REQUIRED FOR INSTALLATION OF ELECTRICAL BOXES.
- CONTRACTOR TO COORDINATE FINAL CABLE BUS PRECAST OPENING SIZES, LOCATIONS AND PRECAST PANEL JOINTS BASED ON APPROVED CABLE BUS VENDOR INFORMATION.

SHEET NOTES

NOTE: NOT ALL SHEET NOTES BELOW MAY BE USED ON THIS SHEET

1	COORDINATE FINAL ANTENNA LOCATION WITH SIDE SPECIFIC LAYOUT
2	PENETRATION FOR SUPPLY AIR DUCT. REFER TO MECHANICAL
3	PENETRATION FOR MULTI-TRADE RACK FACILITY WATER PIPES

EXTERIOR MATERIAL SCHEDULE						
SYMBOL	MATERIAL DESCRIPTION	SPEC SECTION	MANUFACTURER	PRODUCT	PRODUCT INFORMATION	NOTES
					FINISH	
AWF-1	GLAZED ALUMINUM STOREFRONT	08 41 13	KWAMEER	IR 501 UT	STANDARD MFR COLOR SELECTION BY ARCHITECT	EXTERIOR STOREFRONT SYSTEM AND STOREFRONT DOORS
EEF-1	EXTERIOR EXPANSION JOINT COVER ASSEMBLIES (DATA HALLS ONLY)	075613 16	IBALCO	FCOWW-6-SAN	STANDARD MFR COLOR SELECTION BY ARCHITECT	
EPT-1	EXTERIOR PAINT	09 91 13	SEE SPECIFICATIONS	SEE SPECIFICATIONS	STANDARD MFR COLOR SELECTION BY ARCHITECT	
GL-10	EXTERIOR GLAZING, LOW E-COATED, IGU	08 80 00	SEE SPECIFICATIONS	SEE SPECIFICATIONS	SEE SPECIFICATIONS	EXTERIOR GLAZING
GL-11	EXTERIOR GLAZING, LOW E-COATED, IGU, SILK SCREENED	08 80 00	SEE SPECIFICATIONS	SEE SPECIFICATIONS	SEE SPECIFICATIONS	
GL-12	EXTERIOR GLAZING, LOW IRON, FULLY TEMPERED, LAMINATED	08 80 00	SEE SPECIFICATIONS	SEE SPECIFICATIONS	SEE SPECIFICATIONS	
IMP-1	FOAMED INSULATION-CORE METAL WALL PANELS	074213 19	CENTRIA	METAL WRAP MR-100	STANDARD MFR COLOR SELECTION BY ARCHITECT	METAL CORING METAL DOWNSPOUT AND CONDUCTOR METAL FASCIA AND GRAVEL STOP METAL GUTTERS SSB METAL WALL PANEL SOLID SSB METAL WALL PANEL PERFORATED
MC-1	METAL CORING	07 71 00	SEE SPECIFICATIONS	SEE SPECIFICATIONS	STANDARD MFR COLOR SELECTION BY ARCHITECT	
MDC-1	METAL DOWNSPOUT AND CONDUCTOR	07 71 00	SEE SPECIFICATIONS	SEE SPECIFICATIONS	STANDARD MFR COLOR SELECTION BY ARCHITECT	
MF-1	METAL FASCIA AND GRAVEL STOP	07 71 00	SEE SPECIFICATIONS	SEE SPECIFICATIONS	STANDARD MFR COLOR SELECTION BY ARCHITECT	
MG-1	FORMED METAL GUTTERS	07 71 00	SEE SPECIFICATIONS	SEE SPECIFICATIONS	STANDARD MFR COLOR SELECTION BY ARCHITECT	
MFP-1	FORMED METAL WALL PANELS	07 42 13 13	MDRIN	CONCEALED Z-12	STANDARD MFR COLOR SELECTION BY ARCHITECT	
MFP-2	FORMED METAL WALL PANELS	07 42 13 13	MDRIN	CONCEALED Z-12 PERFORATED	STANDARD MFR COLOR SELECTION BY ARCHITECT	
PCA-1	PRECAST ARCHITECTURAL CONCRETE	03 45 00	SEE SPECIFICATIONS	LIGHT ABRASIVE-BLAST FINISH	REGIONAL MATERIALS. COLOR CHOSEN BY SAMPLE FOR ARCHITECT REVIEW	

SHEET REVISIONS

No.	Description	Date

ENTITLEMENT II PACKAGE 2023-10-31
PROJECT ISSUANCES

DRAFT NOT FOR
CONSTRUCTION

PROJECT:

PROJECT
BIGFOOT

DWG. TITLE

EXTERIOR
ELEVATIONS -
BUILDING 1

PROJECT NO: 822-01015

DATE: 2023-10-04

SCALE:

DWG. NO:

EX-01

SHEET SIZE: E (36"x48")



1. EXTERIOR ELEVATIONS, SIMILAR BETWEEN BUILDINGS 1 AND 2. REFER TO FLOOR PLANS FOR ELEVATION TAGS.
2. REFER TO MECHANICAL DRAWINGS FOR LOUVER TYPES AND SIZES IN PRECAST PANELS.
3. PRECAST LOUVER ROUGH OPENINGS SHALL ACCOUNT FOR LOUVER TYPE PLUS 3/4" AT JAMB AND HEAD AND 2 1/4" AT SIDES.
4. COORDINATE PRECAST OPENINGS & ROUGHINGS FOR ALL WALL MOUNTED ITEMS, INCLUDING BUT NOT LIMITED TO, LIGHT, LIGHT FIXTURES, SECURITY CAMERAS, ACCESS CONTROL, HOSE BIBS, CONDUIT PENETRATIONS, ETC., ETC.
5. GO TO COORDINATE LOCATIONS OF PRECAST LEAVE-OUT PANELS WHERE REQUIRED FOR INSTALLATION OF ELECTRICAL SKIDS.
6. CONTRACTOR TO COORDINATE FINAL CABLE BUS PRECAST OPENING SIZES, LOCATIONS AND PRECAST PANEL JOINTS TO MATCH APPROVED CABLE BUS VENDOR INFORMATION.

NOTE: NOT ALL SHEET NOTES BELOW MAY BE USED ON THIS SHEET

1	COORDINATE FINAL ANTENNA LOCATION WITH SIDE SPECIFIC LAYOUT
2	PENETRATION FOR SUPPLY AIR DUCT, REFER TO MECHANICAL
3	PENETRATION FOR MULTI-TRADE RACK FACILITY WATER PIPES

EXTERIOR MATERIAL SCHEDULE						
SYMBOL	MATERIAL DESCRIPTION	SPEC SECTION	MANUFACTURER	PRODUCT	PRODUCT INFORMATION	
					FINISH	NOTES
AWF-1	GLAZED ALUMINUM STOREFRONT	0851.13	KWANEER	IR 501 UT	STANDARD MFR COLOR SELECTION BY ARCHITECT	EXTERIOR STOREFRONT SYSTEM AND STOREFRONT DOORS
EEJ-1	EXTERIOR EXPANSION JOINT COVER ASSEMBLIES (DATA HALLS ONLY)	0706.0.16	BALCO	HC004-3-50N	STANDARD MFR COLOR SELECTION BY ARCHITECT	
EXP-1	EXTERIOR PAINT	09.01.13	SEE SPECIFICATIONS	SEE SPECIFICATIONS	STANDARD MFR COLOR SELECTION BY ARCHITECT	
GL-10	EXTERIOR GLAZING, LOW E-COATED, IGU	08.00.00	SEE SPECIFICATIONS	SEE SPECIFICATIONS		EXTERIOR GLAZING
GL-11	EXTERIOR GLAZING, LOW E-COATED, IGU, SILX SCREENED	08.00.00	SEE SPECIFICATIONS	SEE SPECIFICATIONS		
GL-12	EXTERIOR GLAZING, LOW-IRON, FULLY TEMPERED, UNLAMINATED	08.00.00	SEE SPECIFICATIONS	SEE SPECIFICATIONS		
IMP-1	FOAMED INSULATION CORE METAL WALL PANELS	04212.19	CENTRIA	METAL WRAP MR-100	STANDARD MFR COLOR SELECTION BY ARCHITECT	
MC-1	METAL COPING	07.71.00	SEE SPECIFICATIONS	SEE SPECIFICATIONS	STANDARD MFR COLOR SELECTION BY ARCHITECT	METAL COPING
MC-2	METAL DOWNSPUT AND CONDUCTOR	07.71.00	SEE SPECIFICATIONS	SEE SPECIFICATIONS	STANDARD MFR COLOR SELECTION BY ARCHITECT	METAL DOWNSPUT AND CONDUCTOR
MF-1	METAL FASCIA AND GRABLE STOP	07.71.00	SEE SPECIFICATIONS	SEE SPECIFICATIONS	STANDARD MFR COLOR SELECTION BY ARCHITECT	METAL FASCIA AND GRABLE STOP
MF-2	FORMED METAL GUTTERS	07.71.00	SEE SPECIFICATIONS	SEE SPECIFICATIONS	STANDARD MFR COLOR SELECTION BY ARCHITECT	METAL GUTTERS
MF-3	FORMED METAL WALL PANELS	04213.13	MORIN	CONCRETE-3-Z-1	STANDARD MFR COLOR SELECTION BY ARCHITECT	SBS METAL WALL PANELS, SOLID
MF-2	FORMED METAL WALL PANELS	04213.13	MORIN	CONCRETE-2-Z PERFORATED	STANDARD MFR COLOR SELECTION BY ARCHITECT	SBS METAL WALL PANELS, PERFORATED
PCA-1	PRECAST ARCHITECTURAL CONCRETE	07.45.00	SEE SPECIFICATIONS	LIGHT ABRASIVE BLAST FINISH	REGIONAL MATERIALS, COLOR CHOSEN BY SAMPLE FOR ARCHITECT REVIEW	

[illegible]

No.	Description	Date
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[illegible]

ENTITLEMENT II PACKAGE	2023-10-31
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PROJECT ISSUANCES

**DRAFT NOT FOR
CONSTRUCTION**

PROJECT:

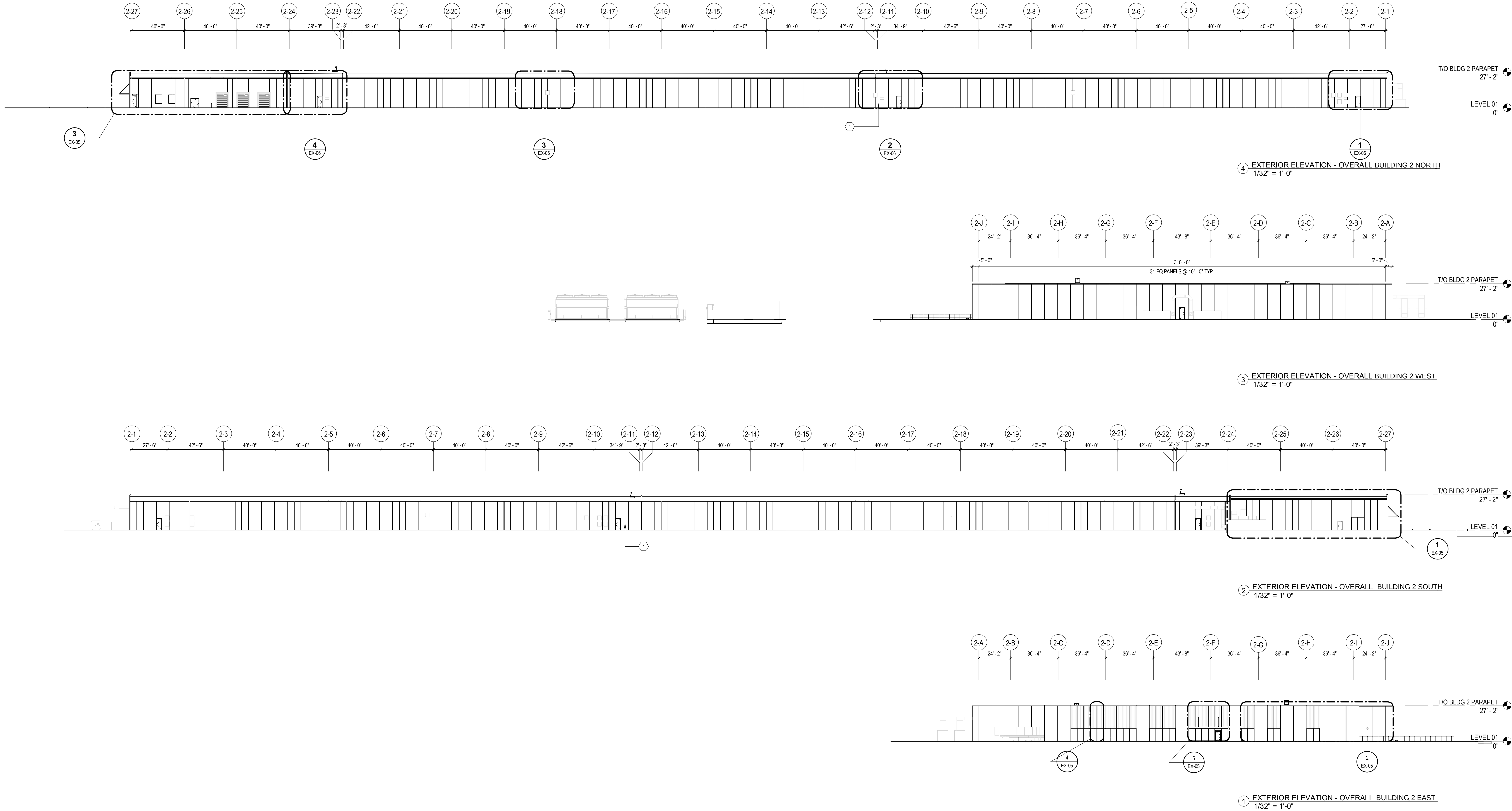
PROJECT BIGFOOT

DWG. TITLE

**ENLARGED EXTERIOR
ELEVATIONS -
BUILDING 1**

PROJECT NO:	822-01015	DWG. NO:	EX-02
DATE:	2023-10-31		
SCALE:			

SHEET SIZE: E (36"x48")



GENERAL NOTES

1. EXTERIOR ELEVATIONS ARE SIMILAR BETWEEN BUILDINGS 1 AND 2. REFER TO FLOOR PLANS FOR ELEVATION TAGS.
2. REFER TO MECHANICAL DRAWINGS FOR LOUVER TYPES AND SIZES IN PRECAST PANELS.
3. PRECAST LOUVER ROUGH OPENINGS SHALL ACCOUNT FOR LOUVER SIZE PLUS 3/4" AT JAMB AND HEAD AND 2 1/4" AT THE SILL.
4. COORDINATE PRECAST OPENINGS & ROUGH-INS FOR ALL WALL MOUNTED ITEMS, INCLUDING BUT NOT LIMITED TO, LIGHT TO, LIGHT FIXTURES, SECURITY CAMERAS, ACCESS CONTROL, HOSE BIBS, CONDUIT PENETRATIONS, OVERSOWNS, ETC.
5. GC TO COORDINATE LOCATIONS OF PRECAST LEAVE-OUT PANELS WHERE REQUIRED FOR INSTALLATION OF ELECTRICAL BOXES.
6. CONTRACTOR TO COORDINATE FINAL CABLE BUS PRECAST OPENING SIZES, LOCATIONS AND PRECAST PANEL JOINTS BASED ON APPROVED CABLE BUS VENDOR INFORMATION.

SHEET NOTES

NOTE: NOT ALL SHEET NOTES BELOW MAY BE USED ON THIS SHEET

1	COORDINATE FINAL ANTENNA LOCATION WITH SIDE SPECIFIC LAYOUT
2	PENETRATION FOR SUPPLY AIR DUCT. REFER TO MECHANICAL
3	PENETRATION FOR MULTI-TRADE RACK FACILITY WATER PIPES

EXTERIOR MATERIAL SCHEDULE						
SYMBOL	MATERIAL DESCRIPTION	SPEC SECTION	MANUFACTURER	PRODUCT	PRODUCT INFORMATION	NOTES
					FINISH	
AWF-1	GLAZED ALUMINUM STOREFRONT	08 41 13	KWANEER	IR 501 UT	STANDARD MFR COLOR SELECTION BY ARCHITECT	EXTERIOR STOREFRONT SYSTEM AND STOREFRONT DOORS
EEU-1	EXTERIOR EXPANSION JOINT COVER ASSEMBLIES (DATA HALLS ONLY)	07 95 13 16	IBALCO	FC20WH-4-SAN	STANDARD MFR COLOR SELECTION BY ARCHITECT	
OPT-1	EXTERIOR PAINT	09 91 13	SEE SPECIFICATIONS	SEE SPECIFICATIONS	STANDARD MFR COLOR SELECTION BY ARCHITECT	
GL-10	EXTERIOR GLAZING, LOW E-COATED, IGU	08 80 00	SEE SPECIFICATIONS	SEE SPECIFICATIONS		EXTERIOR GLAZING
GL-11	EXTERIOR GLAZING, LOW E-COATED, IGU, SILK SCREENED	08 80 00	SEE SPECIFICATIONS	SEE SPECIFICATIONS		
GL-12	EXTERIOR GLAZING, LOW IRON, FULLY TEMPERED, LAMINATED	08 80 00	SEE SPECIFICATIONS	SEE SPECIFICATIONS		
MP-1	FOAMED INSULATION-CORE METAL WALL PANELS	07 42 13 19	CENTRIA	METAL WRAP MR-100	STANDARD MFR COLOR SELECTION BY ARCHITECT	METAL COPING
MC-1	METAL COPING	07 71 00	SEE SPECIFICATIONS	SEE SPECIFICATIONS	STANDARD MFR COLOR SELECTION BY ARCHITECT	
MDG-1	METAL DOWNSPOUT AND CONDUCTOR	07 71 00	SEE SPECIFICATIONS	SEE SPECIFICATIONS	STANDARD MFR COLOR SELECTION BY ARCHITECT	
MF-1	METAL FASCIA AND GRAVEL STOP	07 71 00	SEE SPECIFICATIONS	SEE SPECIFICATIONS	STANDARD MFR COLOR SELECTION BY ARCHITECT	METAL FASCIA AND GRAVEL STOP
MG-1	FORMED METAL GUTTERS	07 71 00	SEE SPECIFICATIONS	SEE SPECIFICATIONS	STANDARD MFR COLOR SELECTION BY ARCHITECT	
MPF-1	FORMED METAL WALL PANELS	07 42 13 13	MORIN	CONCEALED Z-12	STANDARD MFR COLOR SELECTION BY ARCHITECT	
MPF-2	FORMED METAL WALL PANELS	07 42 13 13	MORIN	CONCEALED Z-12 PERFORATED	STANDARD MFR COLOR SELECTION BY ARCHITECT	SSB METAL WALL PANEL SOLID
PCA-1	PRECAST ARCHITECTURAL CONCRETE	03 40 00	SEE SPECIFICATIONS	LIGHT ABRASIVE-BLAST FINISH	STANDARD MFR COLOR SELECTION BY ARCHITECT	

No.	Description	Date

SHEET REVISIONS

ENTITLEMENT II PACKAGE 2023-10-31

PROJECT ISSUANCES

DRAFT NOT FOR
CONSTRUCTION

PROJECT:

PROJECT
BIGFOOT

DWG. TITLE

EXTERIOR
ELEVATIONS -
BUILDING 2

PROJECT NO: 822-01015

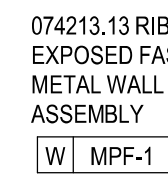
DATE: 2023-10-31

SCALE:

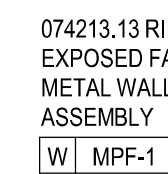
DWG. NO:

EX-04

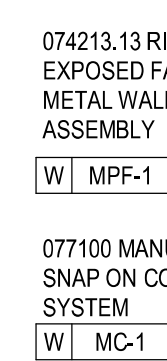
SHEET SIZE: E (36"x48")



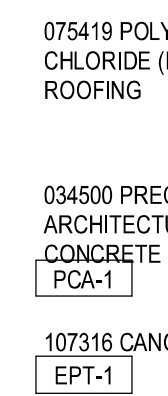
4 ENLARGE
1/8" = 1'-0"



5 ENLARGE
1/8" = 1'-0"



② $\frac{\text{ENLARGED}}{1/8" = 1'-0"}$



③ ENLARGE
1/8" = 1'-0"



① ENLARGED
1/8" = 1'-0"

1. EXTERIOR ELEVATIONS ARE SIMILAR BETWEEN BUILDINGS 1 AND 2. REFER TO FLOOR PLANS FOR ELEVATION TAGS.
2. REFER TO MECHANICAL DRAWINGS FOR LOUVER TYPES AND SIZES IN PRECAST PANELS.
3. PRECAST LOUVER ROUGH OPENINGS SHALL ACCOUNT FOR LOUVER SIZE PLUS 3/4" AT JAMB AND HEAD AND 2 1/4" AT THE SILL.
4. COORDINATE PRECAST OPENINGS & ROUGH-INS FOR ALL WALL MOUNTED ITEMS, INCLUDING BUT NOT LIMITED TO, LIGHT TO LIGHT FIXTURES, SECURITY CAMERAS, ACCESS CONTROL, HOSE BIBS, CONDUIT PENETRATIONS, OVERFLOWS, ETC.
5. GC TO COORDINATE LOCATIONS OF PRECAST LEAVE-OUT PANELS WHERE REQUIRED FOR INSTALLATION OF MECHANICAL DECK SKIDS.
6. CONTRACTOR TO COORDINATE FINAL CABLE BUS PRECAST OPENING SIZES, LOCATIONS AND PRECAST PANEL JOINT BASED ON APPROVED CABLE BUS VENDOR INFORMATION.

NOTE: NOT ALL SHEET NOTES BELOW MAY BE USED ON THIS SHEET

1	COORDINATE FINAL ANTENNA LOCATION WITH SIDE SPECIFIC LAYOUT
2	PENETRATION FOR SUPPLY AIR DUCT, REFER TO MECHANICAL
3	PENETRATION FOR MULTI-TRADE RACK FACILITY WATER PIPES

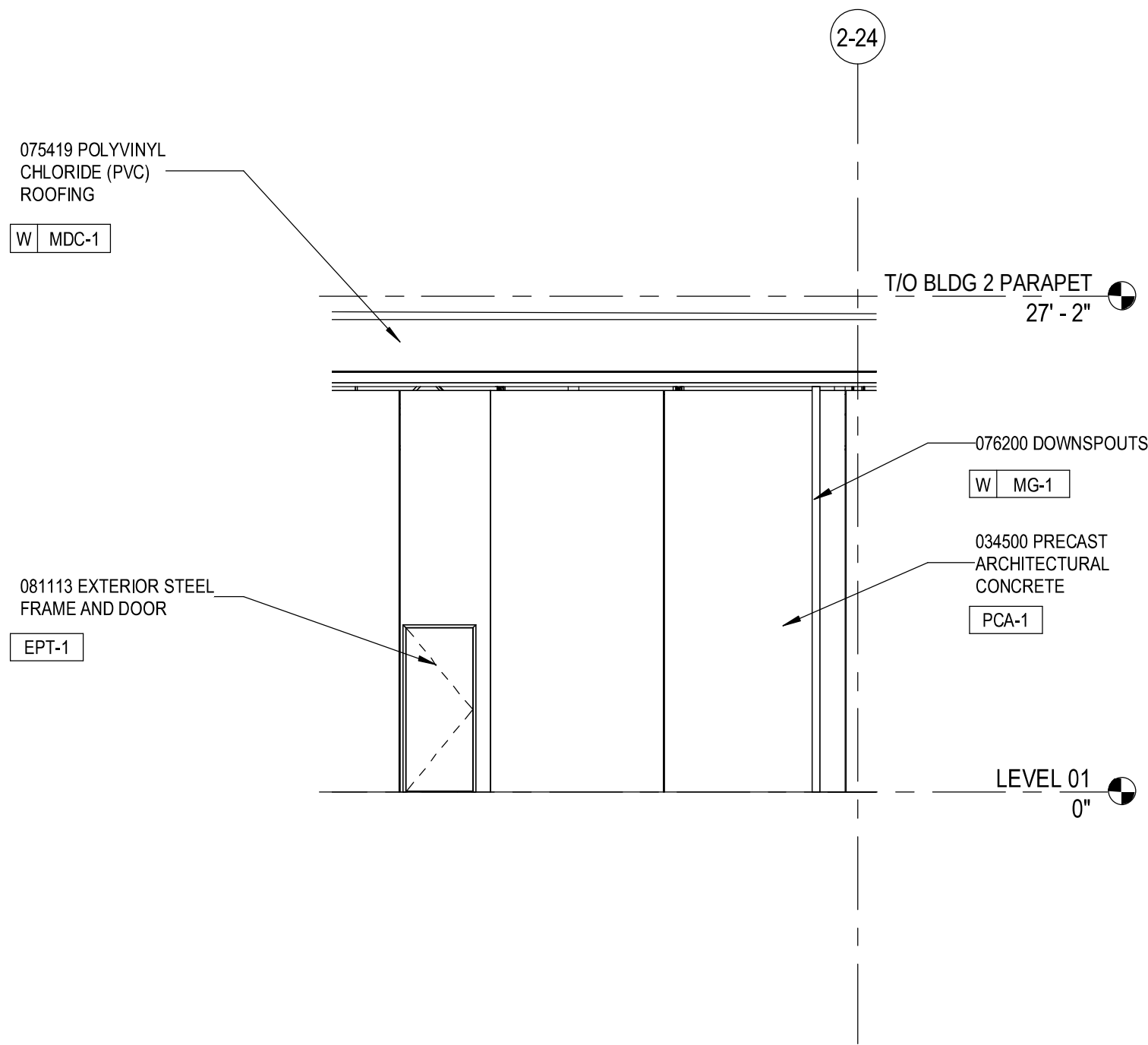
EXTERIOR MATERIAL SCHEDULE						
SYMBOL	MATERIAL DESCRIPTION	SPEC SECTION	MANUFACTURER	PRODUCT	PRODUCT INFORMATION	NOTES
					FINISH	
AWF-1	GLAZED ALUMINUM STOREFRONT	08-41.13	KWAMEER	R 501 UT	STANDARD MFR COLOR SELECTION BY ARCHITECT	EXTERIOR STOREFRONT SYSTEM AND STOREFRONT DOORS
ELU-1	EXTERIOR EXPANSION JOINT COVER ASSEMBLES (DATA HALLS ONLY)	079513.16		BALCO	FC0W6-W-SAN	STANDARD MFR COLOR SELECTION BY ARCHITECT
EPF-1	EXTERIOR PAINT	06-91.13	SEE SPECIFICATIONS	SEE SPECIFICATIONS	STANDARD MFR COLOR SELECTION BY ARCHITECT	
GL-10	EXTERIOR GLAZING, LOW E-COATED, IGU	08-80.00	SEE SPECIFICATIONS	SEE SPECIFICATIONS	STANDARD MFR COLOR SELECTION BY ARCHITECT	EXTERIOR GLAZING
GL-11	EXTERIOR GLAZING, LOW E-COATED, IGU, SILK SCREENED	08-80.00	SEE SPECIFICATIONS	SEE SPECIFICATIONS		
GL-12	EXTERIOR GLAZING, LOW IRON, FULLY TEMPERED, LAMINATED	08-80.00	SEE SPECIFICATIONS	SEE SPECIFICATIONS		
GL-2	FOAMED INSULATION/WOODSIDE METAL WALL PANELS	076213.19	CENTRIA	CEMENTAL W/WR-M100	STANDARD MFR COLOR SELECTION BY ARCHITECT	
MCO-1	METAL COPING	07-71.00	SEE SPECIFICATIONS	SEE SPECIFICATIONS	STANDARD MFR COLOR SELECTION BY ARCHITECT	METAL COPING
MCO-1	METAL DOWNSPOUT AND CONDUCTOR	07-71.00	SEE SPECIFICATIONS	SEE SPECIFICATIONS	STANDARD MFR COLOR SELECTION BY ARCHITECT	METAL DOWNSPOUT AND CONDUCTOR
MS-1	METAL FACIAS AND GABLETS	07-71.00	SEE SPECIFICATIONS	SEE SPECIFICATIONS	STANDARD MFR COLOR SELECTION BY ARCHITECT	METAL FACIAS AND GABLETS
MS-1	FORMED METAL GUTTERS	07-71.00	SEE SPECIFICATIONS	SEE SPECIFICATIONS	STANDARD MFR COLOR SELECTION BY ARCHITECT	METAL GUTTERS
MRF-1	FORMED METAL WALL PANELS	07-42.13.3	MORIN	CONCEALED 2-1/2	STANDARD MFR COLOR SELECTION BY ARCHITECT	SSS METAL WALL PANEL SOLID
MRF-2	FORMED METAL WALL PANELS	07-42.13.3	MORIN	CONCEALED 2-1/2 PERFORATED	STANDARD MFR COLOR SELECTION BY ARCHITECT	SSS METAL WALL PANEL PERFORATED
MRF-3	PRECAST ARCHITECTURAL CONCRETE	03-50.00	SEE SPECIFICATIONS	NIGHT W/ARMS (E-CLUST) FINISH	STANDARD MFR COLOR SELECTION BY ARCHITECT	

[illegible]

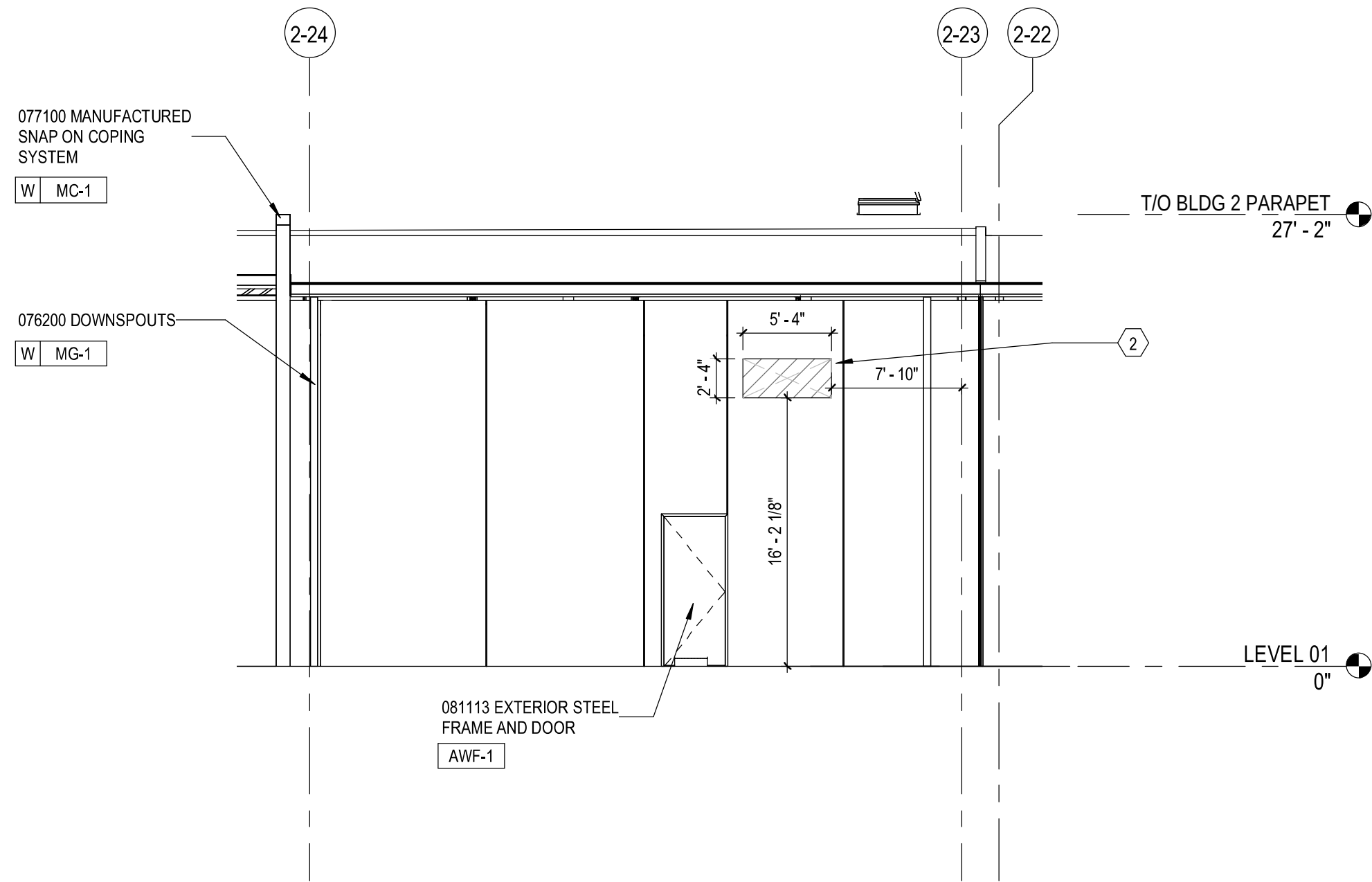
**DRAFT NOT FOR
CONSTRUCTION**

PROJECT BIGFOOT

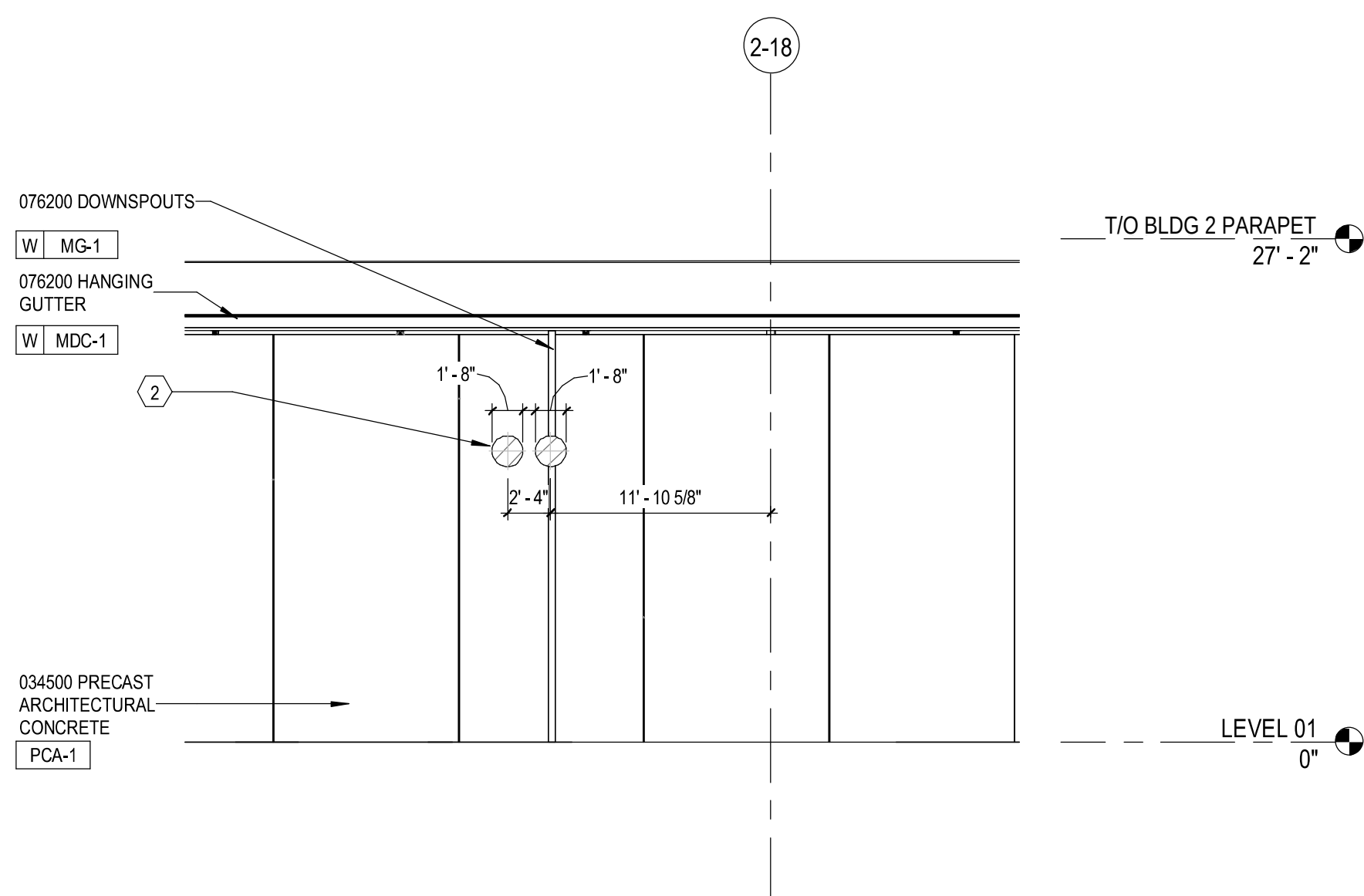
ENLARGED EXTERIOR ELEVATIONS - BUILDING 2



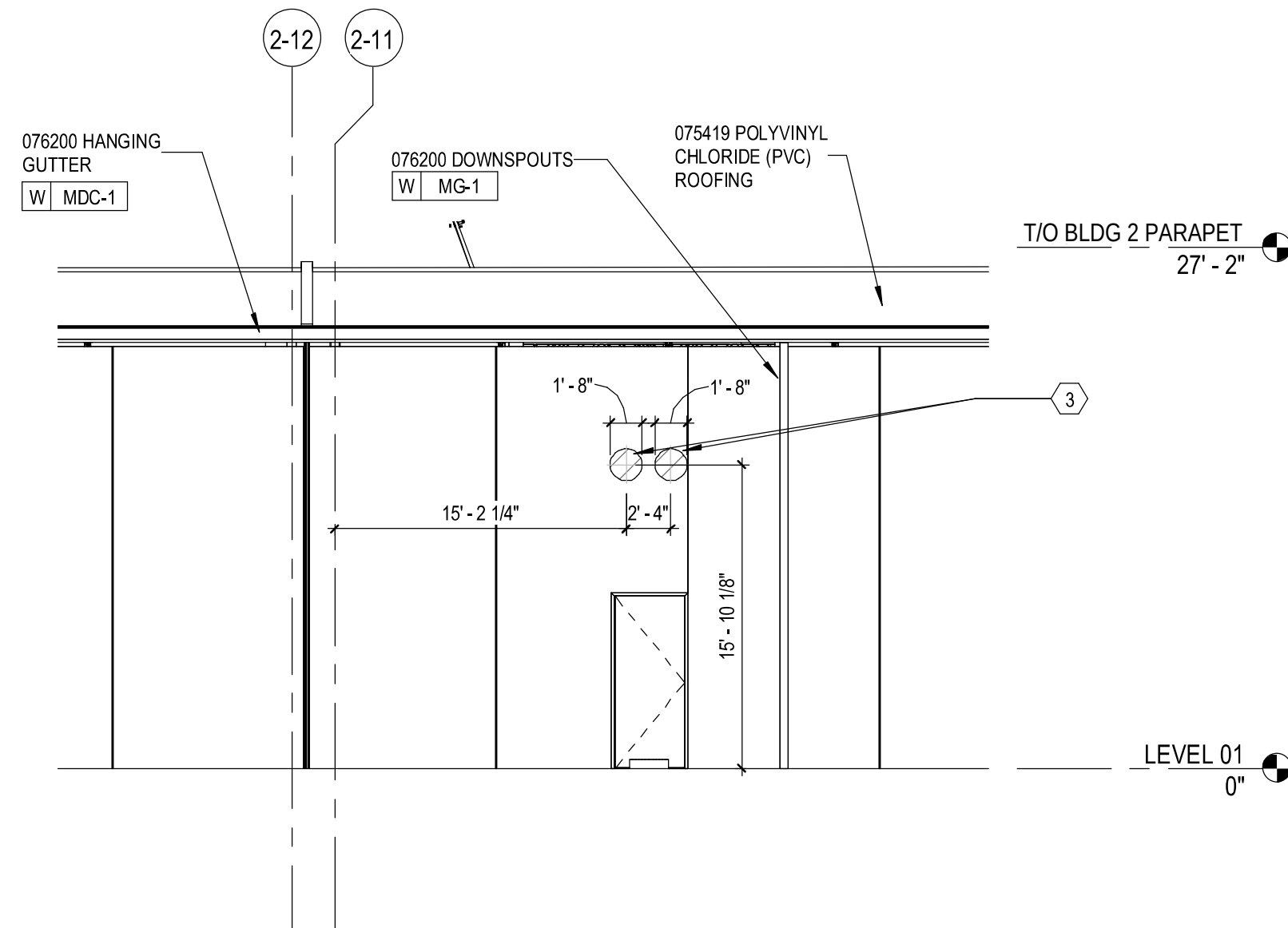
5 ENLARGED EXTERIOR ELEVATION - BUILDING 2 SOUTH 2
1/8" = 1'-0"



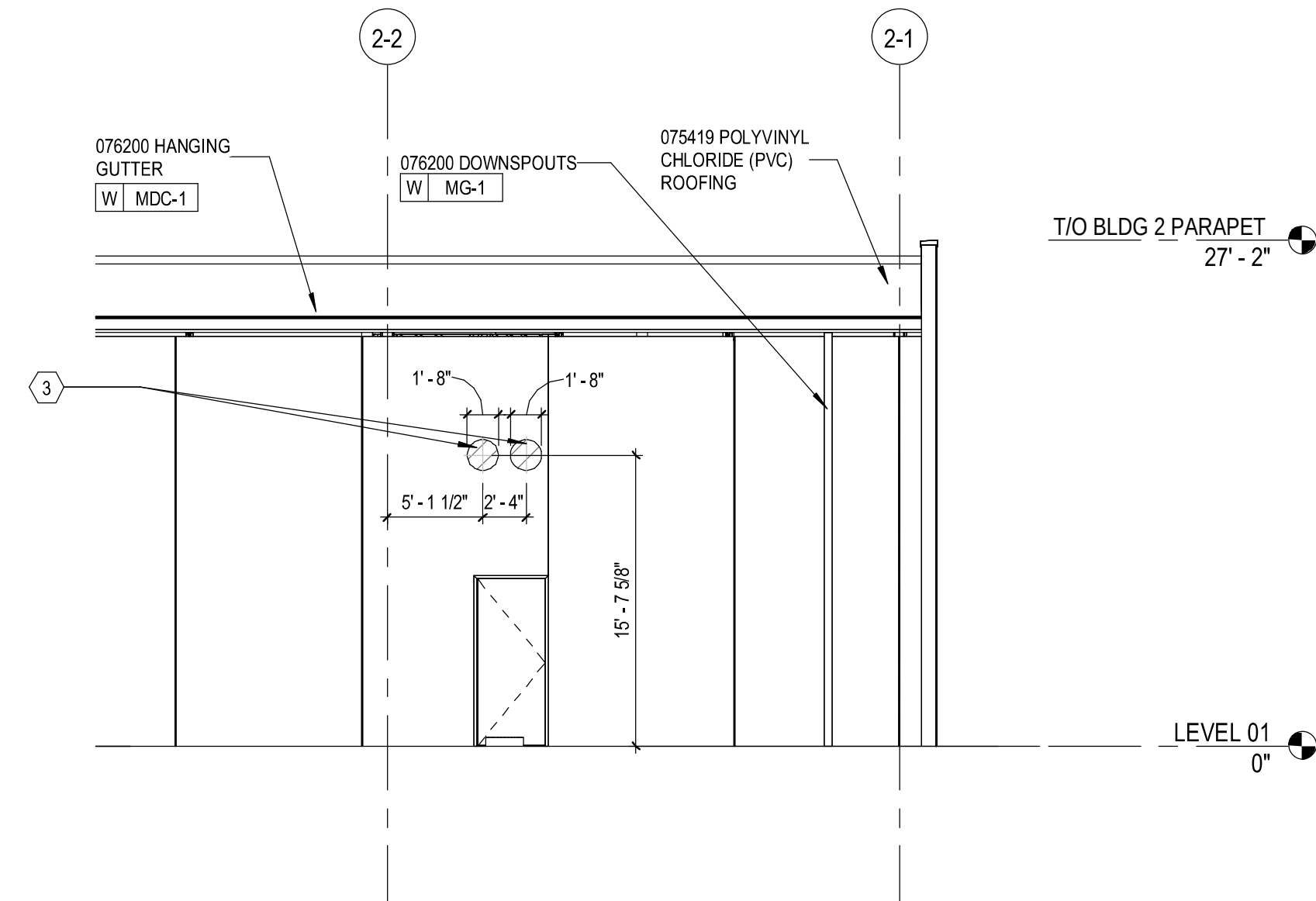
4 ENLARGED EXTERIOR ELEVATION - BUILDING 2 NORTH
1/8" = 1'-0"



3 EL - BUILDING 2 NORTH 3
1/8" = 1'-0"



2 ENLARGED EXTERIOR ELEVATION - BUILDING 2 NORTH
1/8" = 1'-0"



1 ENLARGED EXTERIOR ELEVATION - BUILDING 2 NORTH
1/8" = 1'-0"

GENERAL NOTES

- EXTERIOR ELEVATIONS ARE SIMILAR BETWEEN BUILDINGS 1 AND 2. REFER TO FLOOR PLANS FOR ELEVATION TAGS.
- REFER TO MECHANICAL DRAWINGS FOR LOUVER TYPES AND SIZES IN PRECAST PANELS.
- PRECAST LOUVER ROUGH OPENINGS SHALL ACCOUNT FOR LOUVER SIZE PLUS 3/4" AT JAMB AND HEAD AND 2 1/4" AT THE SILL.
- COORDINATE PRECAST OPENINGS & ROUGHINS FOR ALL WALL MOUNTED ITEMS, INCLUDING BUT NOT LIMITED TO, LIGHT TO, LIGHT FIXTURES, SECURITY CAMERAS, ACCESS CONTROL, HOSE BIBS, CONDUIT PENETRATIONS, OVERHEADS, ETC.
- GO TO COORDINATE LOCATIONS OF PRECAST LEAVE-OUT PANELS WHERE REQUIRED FOR INSTALLATION OF ELECTRICAL SWDS.
- CONTRACTOR TO COORDINATE FINAL CABLE BUS PRECAST OPENING SIZES/LOCATIONS AND PRECAST PANEL JOINTS BASED ON APPROVED CABLE BUS VENDOR INFORMATION.

SHEET NOTES

NOTE: NOT ALL SHEET NOTES BELOW MAY BE USED ON THIS SHEET

- | | |
|---|---|
| 1 | COORDINATE FINAL ANTENNA LOCATION WITH SIDE SPECIFIC LAYOUT |
| 2 | PENETRATION FOR SUPPLY AIR DUCT. REFER TO MECHANICAL |
| 3 | PENETRATION FOR MULTI-TRADE RACK FACILITY WATER PIPES |

EXTERIOR MATERIAL SCHEDULE						
SYMBOL	MATERIAL DESCRIPTION	SPEC SECTION	MANUFACTURER	PRODUCT	PRODUCT INFORMATION	NOTES
					FINISH	
AWF-1	GLAZED ALUMINUM STOREFRONT	08.41.13	KWAMEER	IR 501 UT	STANDARD MFR COLOR SELECTION BY ARCHITECT	EXTERIOR STOREFRONT SYSTEM AND STOREFRONT DOORS
ELF-1	EXTERIOR EXPANSION JOINT COVER ASSEMBLIES (DATA HALLS ONLY)	079513.16	BALCO	PC0WW-6-SAN	STANDARD MFR COLOR SELECTION BY ARCHITECT	
EPF-1	EXTERIOR PAINT	08.91.13	SEE SPECIFICATIONS	SEE SPECIFICATIONS	STANDARD MFR COLOR SELECTION BY ARCHITECT	
GL-10	EXTERIOR GLAZING, LOW E-COATED, IGU	08.80.00	SEE SPECIFICATIONS	SEE SPECIFICATIONS		EXTERIOR GLAZING
GL-11	EXTERIOR GLAZING, LOW E-COATED, IGU, SILK SCREENED	08.80.00	SEE SPECIFICATIONS	SEE SPECIFICATIONS		
GL-12	EXTERIOR GLAZING, LOW IRON, FULLY TEMPERED, LAMINATED	08.80.00	SEE SPECIFICATIONS	SEE SPECIFICATIONS		
IMP-1	FOAMED INSULATION-CORE METAL WALL PANELS	074213.19	CENTRIA	METAL WRAP-MR-100	STANDARD MFR COLOR SELECTION BY ARCHITECT	
MC-1	METAL COPING	07.71.00	SEE SPECIFICATIONS	SEE SPECIFICATIONS	STANDARD MFR COLOR SELECTION BY ARCHITECT	METAL COPING
MDC-1	METAL DOWNSPOUT AND CONDUCTOR	07.71.00	SEE SPECIFICATIONS	SEE SPECIFICATIONS	STANDARD MFR COLOR SELECTION BY ARCHITECT	METAL DOWNSPOUT AND CONDUCTOR
MF-1	METAL FASCIA AND GRAVEL STOP	07.71.00	SEE SPECIFICATIONS	SEE SPECIFICATIONS	STANDARD MFR COLOR SELECTION BY ARCHITECT	METAL FASCIA AND GRAVEL STOP
MG-1	FORMED METAL GUTTERS	07.71.00	SEE SPECIFICATIONS	SEE SPECIFICATIONS	STANDARD MFR COLOR SELECTION BY ARCHITECT	METAL GUTTERS
MPP-1	FORMED METAL WALL PANELS	07.42.13.13	MORIN	CONCEALED Z-12	STANDARD MFR COLOR SELECTION BY ARCHITECT	SSB METAL WALL PANEL SOLID
MPP-2	FORMED METAL WALL PANELS	07.42.13.13	MORIN	CONCEALED Z-12 PERFORATED	STANDARD MFR COLOR SELECTION BY ARCHITECT	SSB METAL WALL PANEL PERFORATED
PCA-1	PRECAST ARCHITECTURAL CONCRETE	034500	SEE SPECIFICATIONS	LIGHT ABRASIVE-BLAST FINISH	STANDARD MFR COLOR SELECTION BY ARCHITECT	

No.	Description	Date
SHEET REVISIONS		
ENTITLEMENT II PACKAGE		2023-10-31
PROJECT ISSUANCES		

DRAFT NOT FOR
CONSTRUCTION

PROJECT:

PROJECT
BIGFOOT

DWG. TITLE

ENLARGED EXTERIOR
ELEVATIONS -
BUILDING 2

PROJECT NO: 822-01015

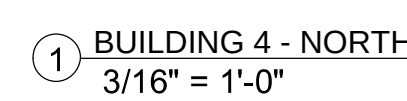
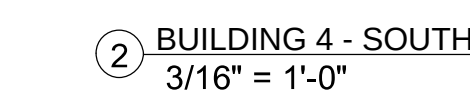
DATE: 2023-10-31

SCALE:

DWG. NO:

EX-06

SHEET SIZE: E (36"x48")



1. EXTERIOR ELEVATIONS ARE SIMILAR TO BUILDINGS 1 AND 2. REFER TO FLOOR PLANS FOR ELEVATION TAGS.
2. REFER TO MECHANICAL DRAWINGS FOR LOUVER TYPES AND SIZES IN PRECAST PANELS.
3. PRECAST LOUVER ROUGH OPENINGS SHALL ACCOUNT FOR LOUVER SIZE PLUS 3/4" AT JAMB AND HEAD AND 2 1/4" AT THE SILL.
4. COORDINATE PRECAST OPENINGS & ROUGHINGS FOR ALL WALL MOUNTED ITEMS, INCLUDING BUT NOT LIMITED TO, LIGHT, TO LIGHT FIXTURES, SECURITY CAMERAS, ACCESS CONTROL, HOSE BIBS, CONDUIT PENETRATIONS, OVERFLOWS, ETC.
5. PROVIDE COORDINATE LOCATIONS OF PRECAST LEAVE-OUT PANELS WHERE REQUIRED FOR INSTALLATION OF ELECTRICAL SKIDS.
6. CONTRACTOR TO COORDINATE PANEL, CABLE BUS PRECAST OPENING SIZES, LOCATIONS AND PRECAST PANEL JOINTS BASED ON APPROVED CABLE BUS VENDOR INFORMATION.

NOTE: NOT ALL SHEET NOTES BELOW MAY BE USED ON THIS SHEET

EXTERIOR MATERIAL SCHEDULE							
SYMBOL	MATERIAL DESCRIPTION	SPEC SECTION	MANUFACTURER	PRODUCT	PRODUCT INFORMATION FINISH	NOTES	
AWF-1	GLAZED ALUMINUM STOREFRONT	08 41 13	KWANER	IR 901 UT	COLOR SELECTION BY ARCHITECT	EXTERIOR STOREFRONT SYSTEM AND STOREFRONT DOORS	
EEA-1	EXTERIOR EXPANSION JOINT COVER ASSEMBLIES (DATA HALLS ONLY)	076513.16	BACO	FC00W-SAN	COLOR SELECTION BY ARCHITECT		
EX-1	EXTERIOR PAINT	09 91 13	SEE SPECIFICATIONS	SEE SPECIFICATIONS	COLOR SELECTION BY ARCHITECT		
GL-10	EXTERIOR GLAZING, LOW E-COATED, IGU	08 80 00	SEE SPECIFICATIONS	SEE SPECIFICATIONS		EXTERIOR GLAZING	
GL-11	EXTERIOR GLAZING, LOW E-COATED, IGU, SILK SCREENED	08 80 00	SEE SPECIFICATIONS	SEE SPECIFICATIONS			
GL-12	EXTERIOR GLAZING, LOW IRON, FULLY TEMPERED, LAMINATED	08 80 00	SEE SPECIFICATIONS	SEE SPECIFICATIONS			
INS-1	FOAMED INSULATION/CORE METAL WALL PANELS	07 61 13.19	CENTRA	METAL, WSPR MR-100		METAL CORING	
M-1	METAL CORING	07 71 00	SEE SPECIFICATIONS	SEE SPECIFICATIONS	COLOR SELECTION BY ARCHITECT		
MDC-1	METAL DOWNSPOUT AND CONDUCTOR	07 71 00	SEE SPECIFICATIONS	SEE SPECIFICATIONS	COLOR SELECTION BY ARCHITECT		
MF-1	METAL FASCIA AND GRAVEL STOP	07 71 00	SEE SPECIFICATIONS	SEE SPECIFICATIONS	COLOR SELECTION BY ARCHITECT	METAL GUTTERS	
MG-1	METAL METAL GUTTERS	07 71 00	SEE SPECIFICATIONS	SEE SPECIFICATIONS	COLOR SELECTION BY ARCHITECT		
MPF-1	FORMED METAL WALL PANELS	07 42 13.13	MORIN	CONCEALED 2-12	ALUMINUM COLOR TBD		
MPF-2	FORMED METAL WALL PANELS	07 42 13.13	MORIN	CONCEALED 2-12 PERFORATED	ALUMINUM COLOR TBD	SSB METAL WALL PANEL SOLID SSB METAL WALL PANEL PERFORATED	
PCA-1	PRECAST ARCHITECTURAL CONCRETE	03 40 00	SEE SPECIFICATIONS	LIGHT ABRASIVE-BLAST FINISH	COLOR SELECTION BY ARCHITECT		

SHEET REVISIONS	
ENTITLEMENT II PACKAGE	2023-10-31
PROJECT ISSUANCES	

PROJECT:

DWG. TITLE

PROJECT NO: 822-01015

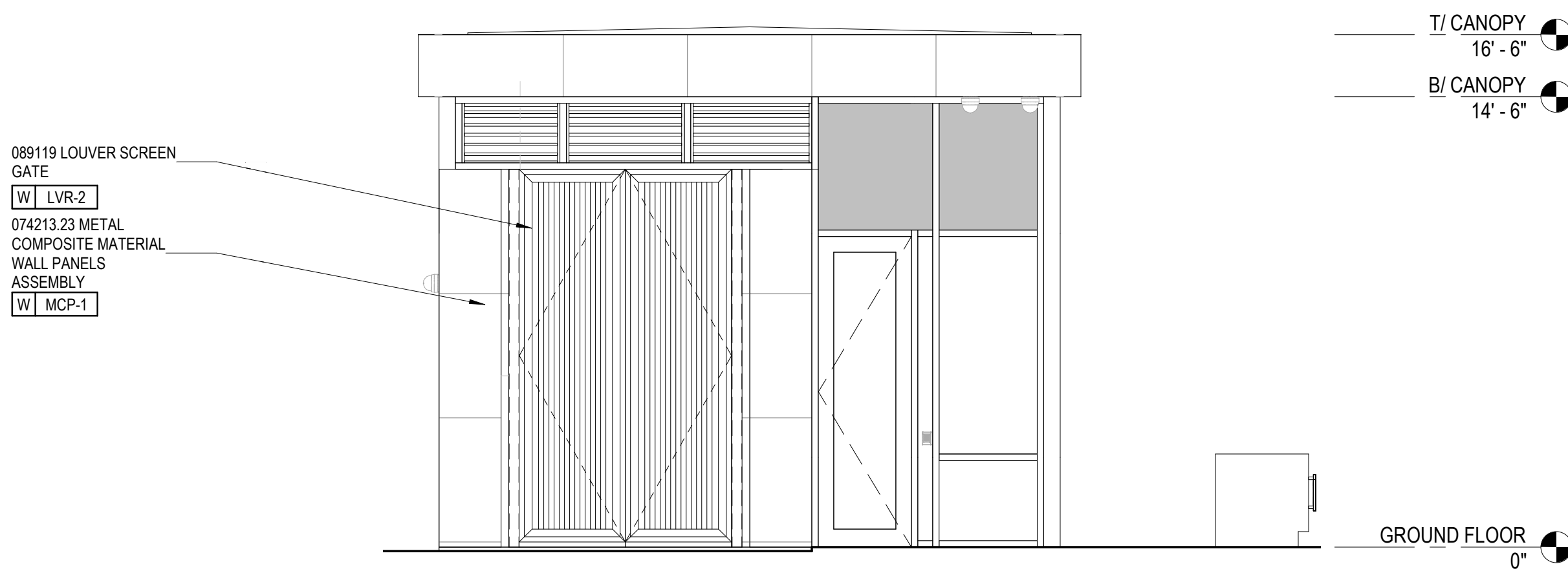
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SCALE

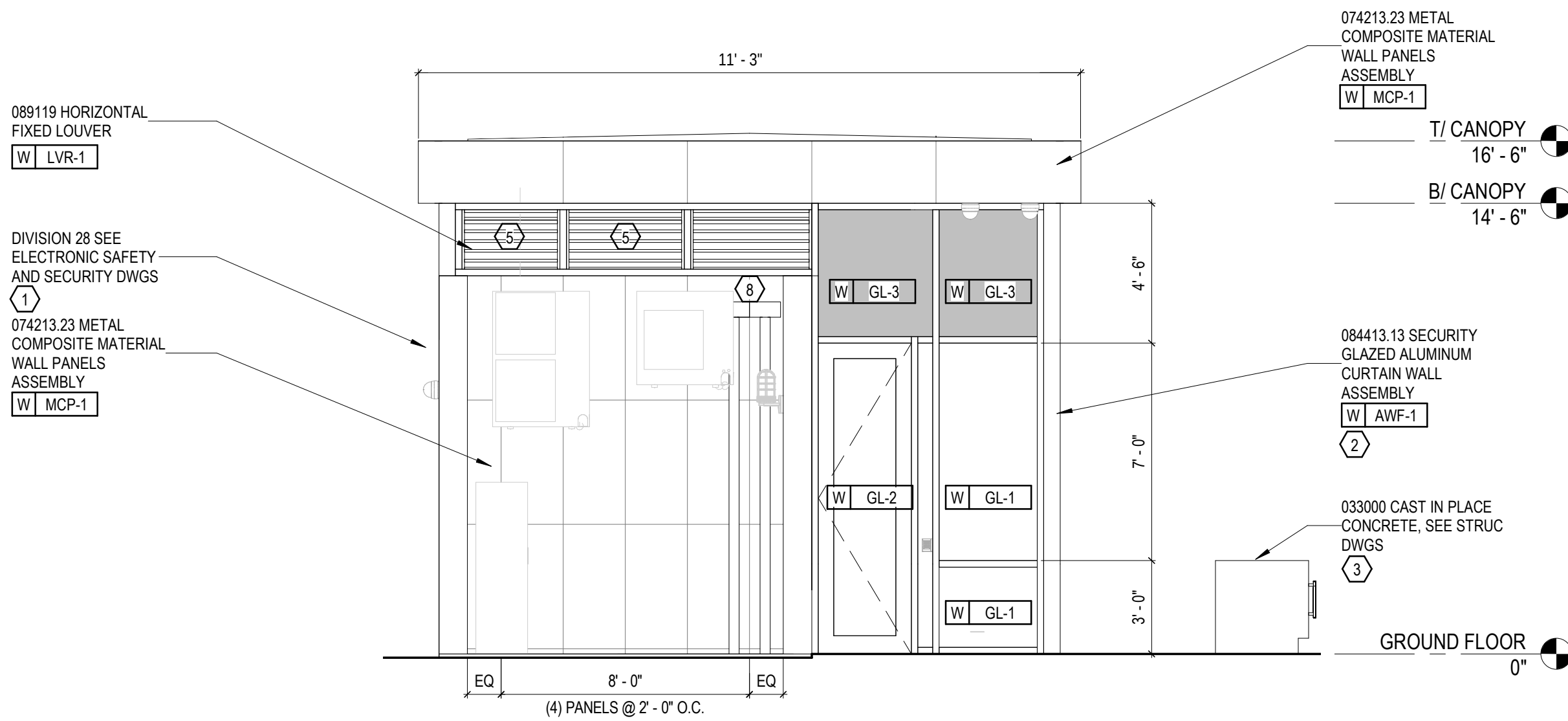
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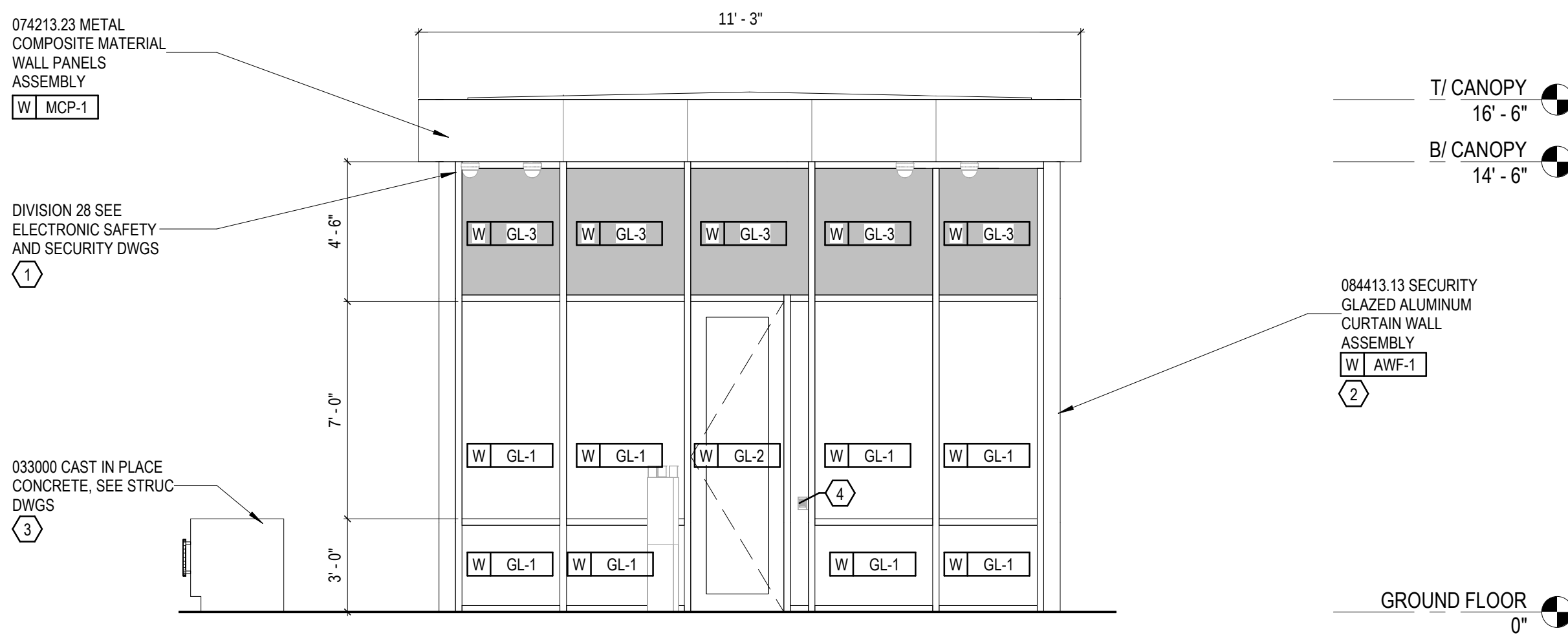
SHEET SIZE: E (36"x48")



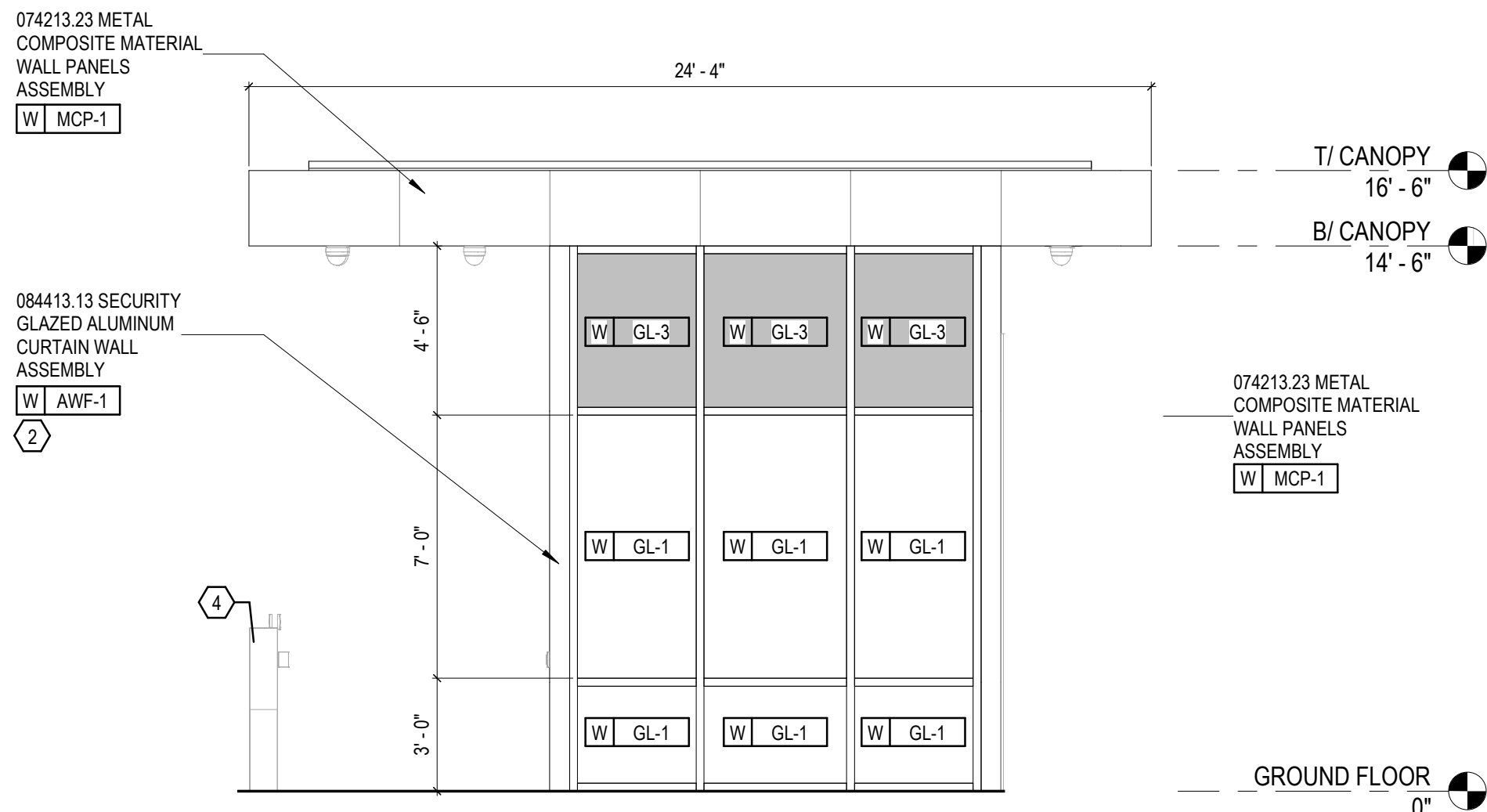
5 MECHANICAL YARD ELEVATION
1/4" = 1'-0"



4 SOUTH ELEVATION
1/4" = 1'-0"



3 NORTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"



1 EAST ELEVATION
1/4" = 1'-0"

GENERAL NOTES

1. CONCEPTUAL GUARD HOUSE ELEVATIONS SHOWN FOR ENTITLEMENTS ONLY. FINAL DESIGN TO BE PROVIDED BY ARCHITECT PRIOR TO CONSTRUCTION.

SHEET NOTES

NOTE: NOT ALL SHEET NOTES BELOW MAY BE USED ON THIS SHEET

1	SECURITY CAMERA, SEE SECURITY DWGS
2	CUSTOM PAINT COLOR AT CURTAIN WALL SYSTEM BY ARCHITECT
3	CONCRETE SAW PROTECTION WALL, SEE STRUCTURAL DWGS
4	CARD READER, SEE SECURITY DWGS
5	BLANK OFF PANEL
6	SECURITY CAMERA MOUNTED CENTERED ON WALL PANEL, TYP.
7	PENETRATION FOR HOSE BIB TO BE CENTERED ON WALL PANEL, TYP.
8	DOWNSPOUTS TO RECEIVE PNT-3.

SHEET LEGEND

EXTERIOR MATERIAL SCHEDULE - GUARDHOUSE						
DESIGNATION	EXTERIOR FINISH MATERIAL	SPECIFICATION	MANUFACTURER	STYLE	PRODUCT INFORMATION	COMMENTS
					FINISH	
AWF-1	SECURITY GLAZED ALUMINUM CURTAIN WALL	084413.13	EFCD	9600	ULTRA-ESCENT II MICA GUN BARREL PNT/KC/LC72	-
GL-1	SECURITY GLAZING	088863	SEE SPECIFICATIONS	INSULATED	SEE SPECIFICATIONS	BALLISTIC RESISTANT GLAZING AT CURTAIN WALL BELOW 10' - 0"
GL-2	SECURITY GLAZING	088863	SEE SPECIFICATIONS	NON-INSULATED	SEE SPECIFICATIONS	BALLISTIC RESISTANT GLAZING AT CURTAIN WALL DOOR
GL-3	GLAZING	088863	SEE SPECIFICATIONS	INSULATED	SEE SPECIFICATIONS	LAMINATED GLAZING AT CURTAIN WALL ABOVE 10' - 0"
LVR-1	FIXED LOUVERS	089119	CONSTRUCTION SPECIALTIES, INC.	SEE SPECIFICATIONS	COLOR TO MATCH AWF-1	LOW ROOF EXHAUST LOUVER
LVR-2	LOUVER SCREEN GATE	089119	SEE SPECIFICATIONS	SEE SPECIFICATIONS	COLOR TO MATCH AWF-1	MECHANICAL YARD SCREEN GATE
MCP-1	METAL COMPOSITE PANELS	074213.23	ALUCOBOND	SEE SPECIFICATIONS	COLOR TO MATCH AWF-1	-
PNT-3	EXTERIOR PAINT	055000	SEE SPECIFICATIONS	SEE SPECIFICATIONS	COLOR TO MATCH AWF-1	COPING, MECHANICAL YARD STRUCTURAL STEEL, EXPOSED DOWNSPOUTS, TRIM BODY FOR EXTERIOR CANOPY, LINEAR RECESSED FIXTURES
PNT-4	EXTERIOR PAINT	055000	SEE SPECIFICATIONS	SEE SPECIFICATIONS	COLOR TO MATCH AWF-1	CARD READER PEDESTAL

No. Description Date

SHEET REVISIONS

ENTITLEMENT II PACKAGE 2023-10-31

PROJECT ISSUANCES

DRAFT NOT FOR
CONSTRUCTION

PROJECT:

PROJECT
BIGFOOT

DWG. TITLE

EXTERIOR
ELEVATIONS - GH1

PROJECT NO: 822-01015

DATE: 2023-10-31

SCALE:

DWG. NO:

EX-09

SHEET SIZE: E (36"x48")



SHEET REVISIONS

ENTITLEMENT II PACKAGE	2023-10-31
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SUBJECT:

OVERALL LANDSCAPE PLAN

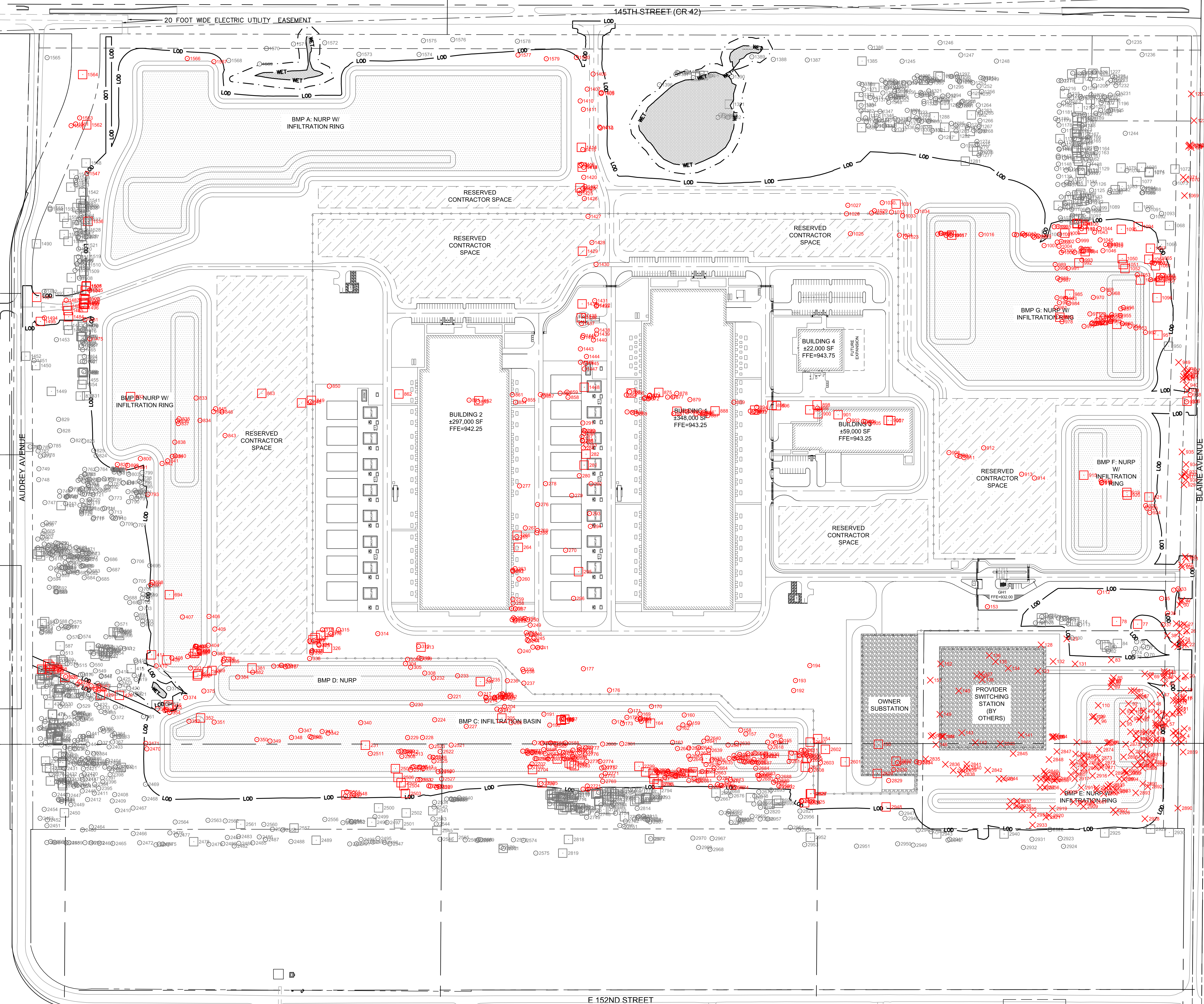
DATE: 2023-10-31

0' 75' 150' 300'

1 100 00

SHEET SIZE: E (36"x48")

Page 106 of 15



No.	Description	Date

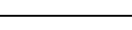
No.	Description	Date
SHEET REVISIONS		
ENTITLEMENT II PACKAGE		2023-10-31
PROJECT ISSUANCES		

**DRAFT NOT FOR
CONSTRUCTION**

PROJECT:

PROJECT BIGFOOT

DWG. TITLE
**TREE PRESERVATION
PLAN**

PROJECT NO:	B22-01015	DWG. NO:	C000.04
DATE:	2023-10-31		
SCALE:			
	0' 75' 150' 300'		
		SHEET SIZE: E (36"x48")	

Page 108 of 15



NOTES:

1. PER PUD, FENCES ARE PERMITTED UP TO FOURTEEN FEET(14') IN HEIGHT WITHIN THE CAMPUS AND SUBSTATION (GREATER THAN 50' FROM PUBLIC RIGHT-OF-WAY).
2. PHOTOS ABOVE ARE 10' STEEL WELDED WIRE MESH FENCE, PAINTED IN BLACK. SHOWN FOR REFERENCE.

No.	Description	Date
SHEET REVISIONS		
ENTITLEMENT II PACKAGE		2023-10-3
PROJECT ISSUANCES		

**DRAFT NOT FOR
CONSTRUCTION**

PROJECT:

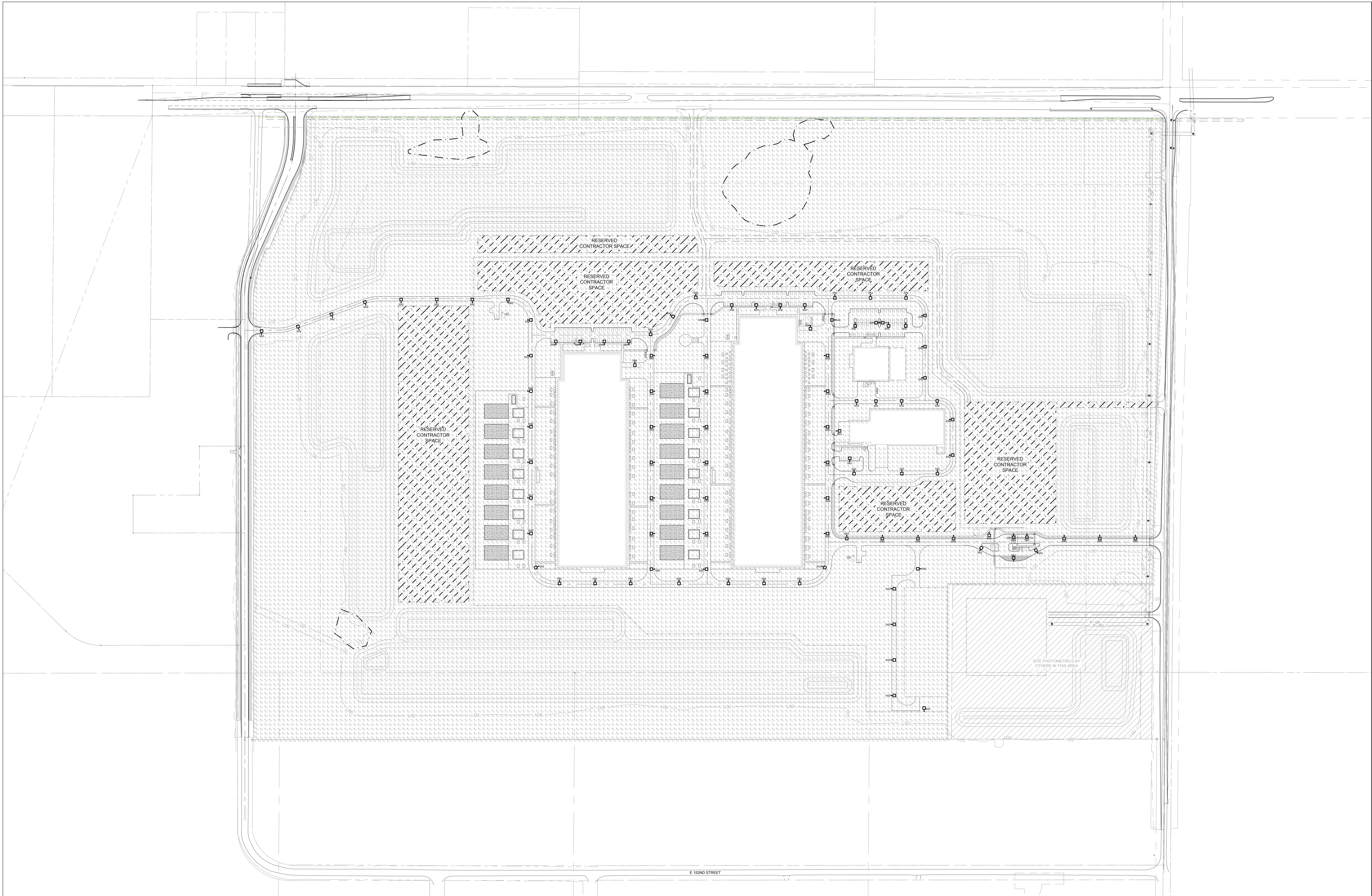
PROJECT BIGFOOT

DWG. TITLE

**SECURITY FENCE
DETAILS**

PROJECT NO:	B22-01015	DWG. NO:	C800.0
DATE:	2023-10-31		
SCALE:			

SHEET SIZE: E (36"x48")



GENERAL NOTES

- A. LIGHT LEVELS SHOWN ARE MAINTAINED. LIGHT LOSS FACTOR OF 0.80 WAS APPLIED TO ACCOUNT FOR LUMEN DEPRECIATION.
- B. LIGHTS LOCATED ADJACENT TO DRIVES OR BEHIND PARKING EDGE AND/OR CURB, SHALL BE LOCATED 3'-0" ON CENTER BEHIND EDGE OF PAVING OR BACK OF CURB.

SCHEDULES

ELECTRICAL LIGHTING DEVICE SCHEDULE									
SYMBOLS	LABEL	CATALOG NUMBER	DESCRIPTION	LAMP	FILE	LUMENS	LF	WATTS	MOUNTING HEIGHT
	S42	DSX1 LED P1 40K 80 CRI T2M	LITHONIA DSX1 4000K LED	DSX1 LED P1 40K 80 CRI T2M	JES	6887	0.8	50.9	27'-6"
	S44	DSX1 LED P1 40K 80 CRI T4M	LITHONIA DSX1 4000K LED	DSX1 LED P1 40K 80 CRI T4M	JES	7071	0.8	50.9	27'-6"
	S45	DSX1 LED P1 40K 80 CRI T5W	LITHONIA DSX1 4000K LED	DSX1 LED P1 40K 80 CRI T5W	JES	7392	0.8	50.9	27'-6"
	S82	DSX1 LED P4 40K 80 CRI T2M	LITHONIA DSX1 4000K LED	DSX1 LED P4 40K 80 CRI T2M	JES	14,541	0.8	123.9	27'-6"

PROPERTY LINE LIGHTING CALCULATIONS

AREA	SYMBOL	MAXIMUM	ADJACENT ZONING
NORTH PROPERTY LINE	←	0.0	NON-RESIDENTIAL
EAST PROPERTY LINE	←	0.2	NON-RESIDENTIAL
SOUTH PROPERTY LINE	←	0.0	NON-RESIDENTIAL
WEST PROPERTY LINE	←	0.5	NON-RESIDENTIAL

NOTES:
1. CALCULATION VALUES ARE IN HORIZONTAL FOOT CANDLES.

SHEET LEGEND

KEY PLAN

No.	Description	Date
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SHEET REVISIONS

ISSUED FOR REVIEW 2023-08-22

PROJECT ISSUANCES

DRAFT NOT FOR
CONSTRUCTION

PROJECT:

PROJECT
BIGFOOT

DWG. TITLE

OVERALL SITE
LIGHTING PLAN

PROJECT NO: 822-01015

DATE: 2023-08-22

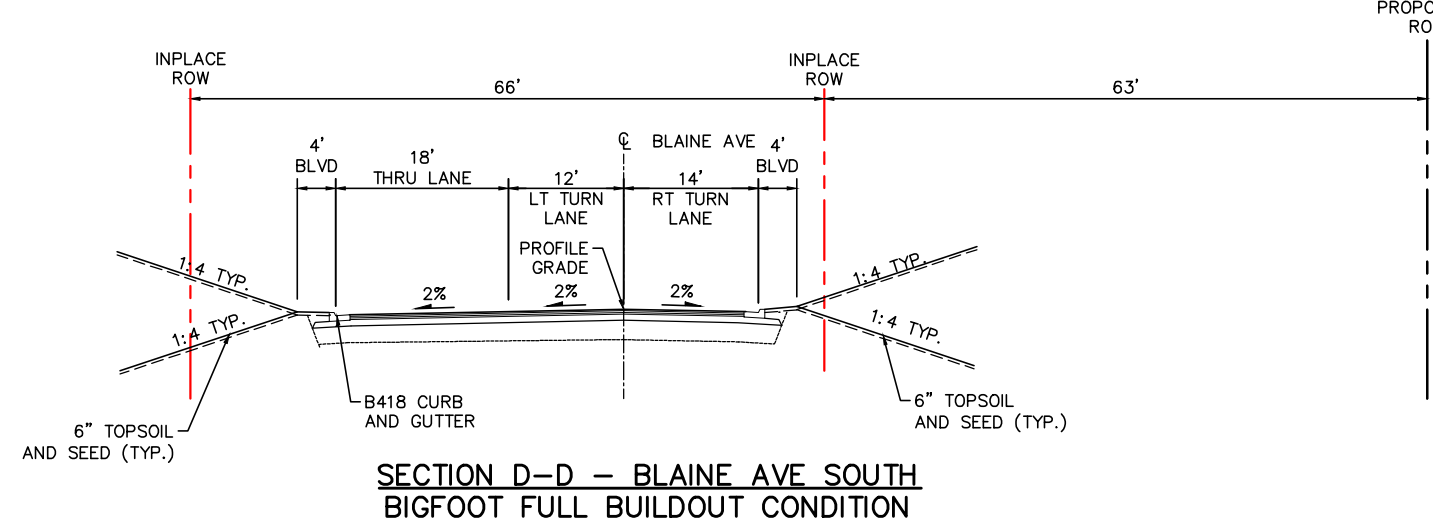
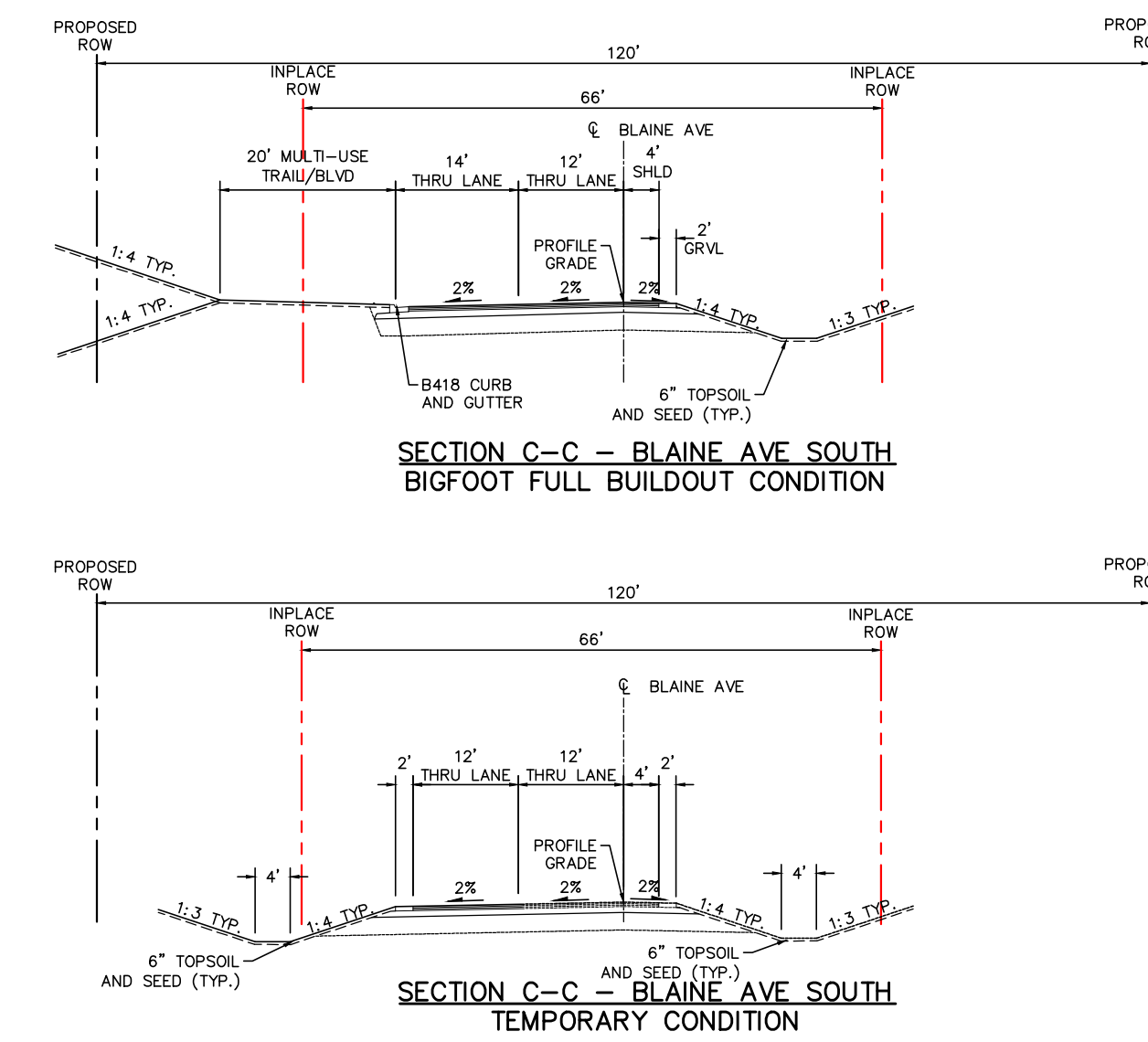
SCALE:

0' 75' 150' 300'

DWG. NO:

ES100.00

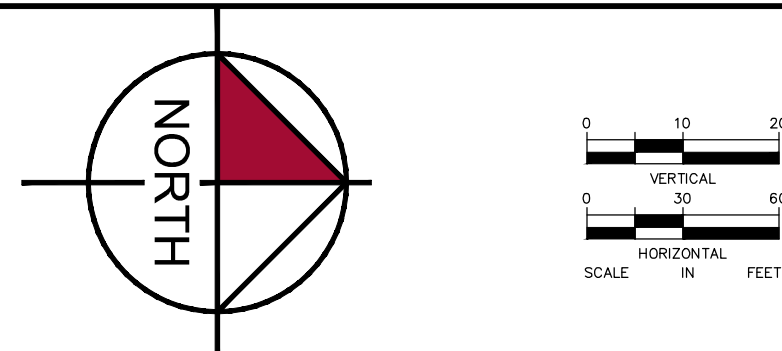
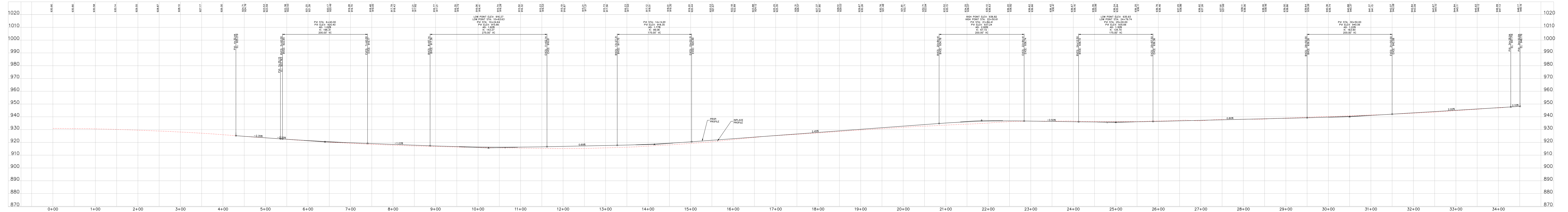
SHEET SIZE: E (84"x48")



LEGEND

- | | | | |
|--|--|--|------------------------|
| | PROPOSED ROADWAY | | PROPOSED TRAIL OR WALK |
| | PROPOSED SHOULDER | | FUTURE CONSTRUCTION |
| | PROPOSED CURB AND GUTTER | | INPLACE RIGHT OF WAY |
| | PROPOSED DRIVEWAY | | PROPOSED RIGHT OF WAY |
| | FUTURE MULTI-USE TRAIL (BENCHED GRADING) | | LIMITS OF CONSTRUCTION |

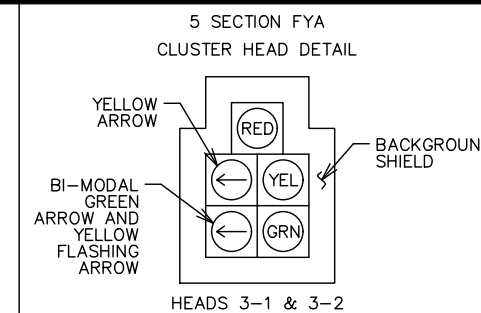
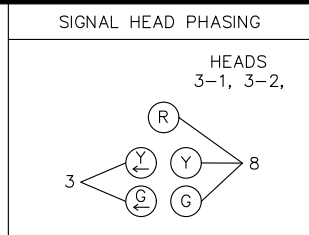
BLAINE AVE (S)



DETECTORS		
NUMBER	MOUNTING TYPE	PHASE
V-1	POLE 1	4
V-2	POLE 3	3+8
V-3	POLE 3	1+6
V-4	POLE 6	2+5

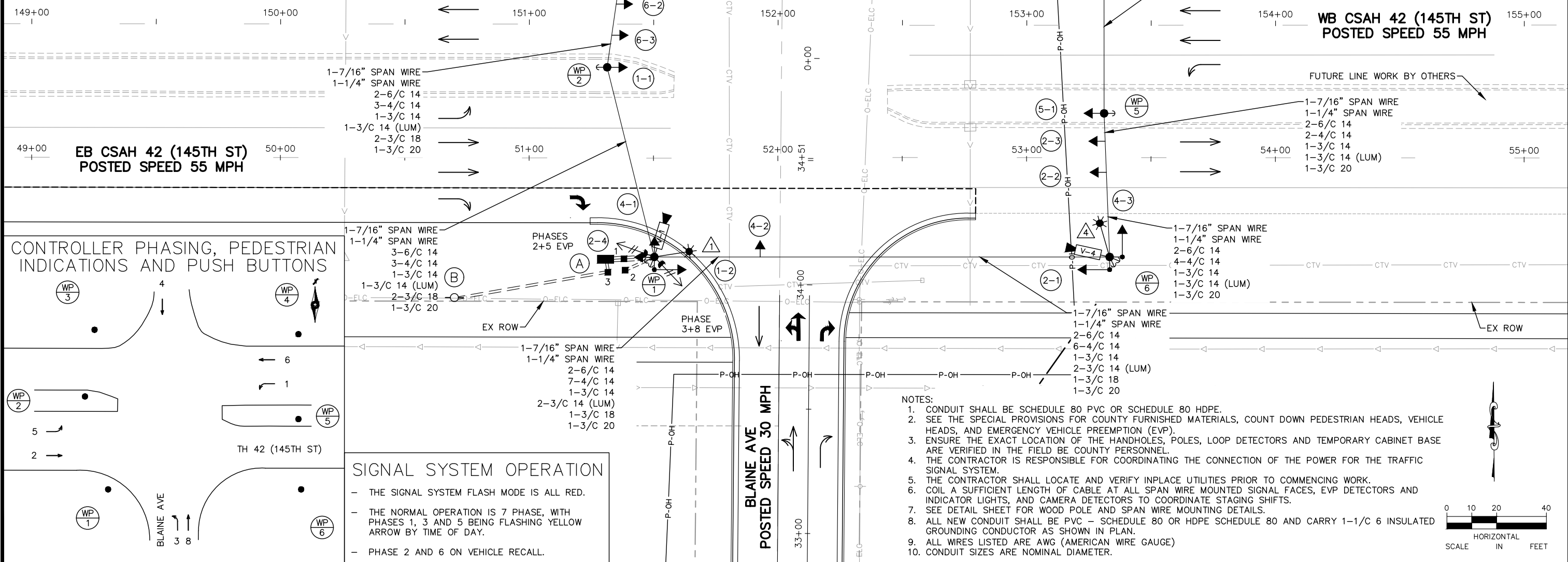
(B) INPLACE: 45' WOOD POLE
F&I: POLE MOUNTED TRANSFORMER
2" CONDUIT FROM POLE MOUNTED TRANSFORMER TO HH-3
3-1/C #6
2" CONDUIT FROM HH-3 TO CONTROLLER CABINET
3-1/C #6
2" CONDUIT, RISER AND WEATHERHEAD FROM POLE MOUNTED TRANSFORMER TO HH-2:
4-3/C #14 (LUM)
FROM HH-2 TO ABOVE SPAN WIRE ON POLE 1
2" CONDUIT
4-3/C #14 (LUM)

(A) F&I: TEMPORARY SIGNAL CABINET BASE
INSTALL: TEMP CABINET WITH CONTROLLER (COUNTY FURNISHED)
CONTROLLER CABINET TO HH-1:
3" CONDUIT 3" CONDUIT
2-6/C 14 4-6/C 14
7-4/C 14 5-4/C 14
1-3/C 14 3-3/C 14
1-3/C 18 3-3/C 18
1-3/C 20 3-3/C 20
1-1/C 6 INS. GR. 1-1/C 6 INS. GR.
CONTROLLER CABINET TO HH-3:
2" CONDUIT
3-1/C 6

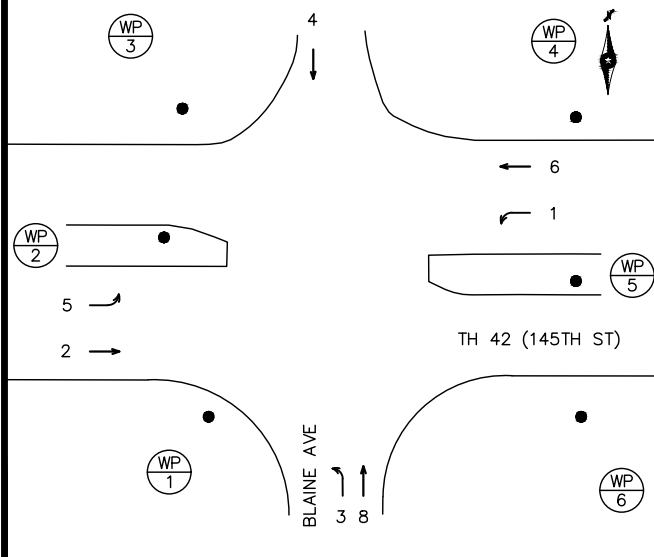


SIGNAL HEAD CHART						
FACE	R	Y	FYA	G	Y	G
1-1, 1-2	◀	◀	◀	◀		
2-1, 2-2, 2-3, 2-4	○	○	◀	○		
3-1, 3-2	○	○	◀	○	◀	◀
4-1, 4-2, 4-3	○	○		○		
5-1, 5-2	◀	◀	◀	◀		
6-1, 6-2, 6-3, 6-4	○	○		○		
8-1	○					
- ALL SIGNAL INDICATIONS SHALL BE 12" LED - ALL SIGNAL HEADS SHALL BE BLACK POLYCARBONATE WITH BACKGROUND SHIELDS						

NOTE: THIS PLAN IS INTENDED TO SHOW WOOD POLE LOCATIONS AND EQUIPMENT THAT IS TO BE USED AS PART OF THE TEMPORARY SIGNAL SYSTEM INSTALLATION. SPECIFIC ROADWAY ELEMENTS MAY OR MAY NOT BE INPLACE AT THE TIME THE TEMPORARY SIGNAL IS IN OPERATION. THE LOCATION OF OVERHEAD SIGNALS AND DETECTORS FOR EACH STAGE OR PHASE WILL NEED TO BE ADJUSTED ACCORDINGLY.



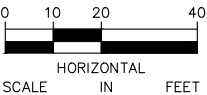
CONTROLLER PHASING, PEDESTRIAN INDICATIONS AND PUSH BUTTONS



SIGNAL SYSTEM OPERATION

- THE SIGNAL SYSTEM FLASH MODE IS ALL RED.
- THE NORMAL OPERATION IS 7 PHASE, WITH PHASES 1, 3 AND 5 BEING FLASHING YELLOW ARROW BY TIME OF DAY.
- PHASE 2 AND 6 ON VEHICLE RECALL.

- NOTES:
1. CONDUIT SHALL BE SCHEDULE 80 PVC OR SCHEDULE 80 HDPE.
 2. SEE THE SPECIAL PROVISIONS FOR COUNTY FURNISHED MATERIALS, COUNT DOWN PEDESTRIAN HEADS, VEHICLE HEADS, AND EMERGENCY VEHICLE PREEMPTION (EVP).
 3. ENSURE THE EXACT LOCATION OF THE HANDHOLES, POLES, LOOP DETECTORS AND TEMPORARY CABINET BASE ARE VERIFIED IN THE FIELD BE COUNTY PERSONNEL.
 4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE CONNECTION OF THE POWER FOR THE TRAFFIC SIGNAL SYSTEM.
 5. THE CONTRACTOR SHALL LOCATE AND VERIFY INPLACE UTILITIES PRIOR TO COMMENCING WORK.
 6. COIL A SUFFICIENT LENGTH OF CABLE AT ALL SPAN WIRE MOUNTED SIGNAL FACES, EVP DETECTORS AND INDICATOR LIGHTS, AND CAMERA DETECTORS TO COORDINATE STAGING SHIFTS.
 7. SEE DETAIL SHEET FOR WOOD POLE AND SPAN WIRE MOUNTING DETAILS.
 8. ALL NEW CONDUIT SHALL BE PVC - SCHEDULE 80 OR HDPE SCHEDULE 80 AND CARRY 1-1/C 6 INSULATED GROUNDING CONDUCTOR AS SHOWN IN PLAN.
 9. ALL WIRES LISTED ARE AWG (AMERICAN WIRE GAUGE)
 10. CONDUIT SIZES ARE NOMINAL DIAMETER.



No.	Date	Revisions	App.	DRAWING NAME
				BLAINE INT_SGNL-TEMP.dwg
				DESIGNED BY: BWS
				DRAWN BY: GD
				CHECKED BY: BKV
				DATE: 10/31/2023
				PROJECT NO. 160667002

Kimley»Horn

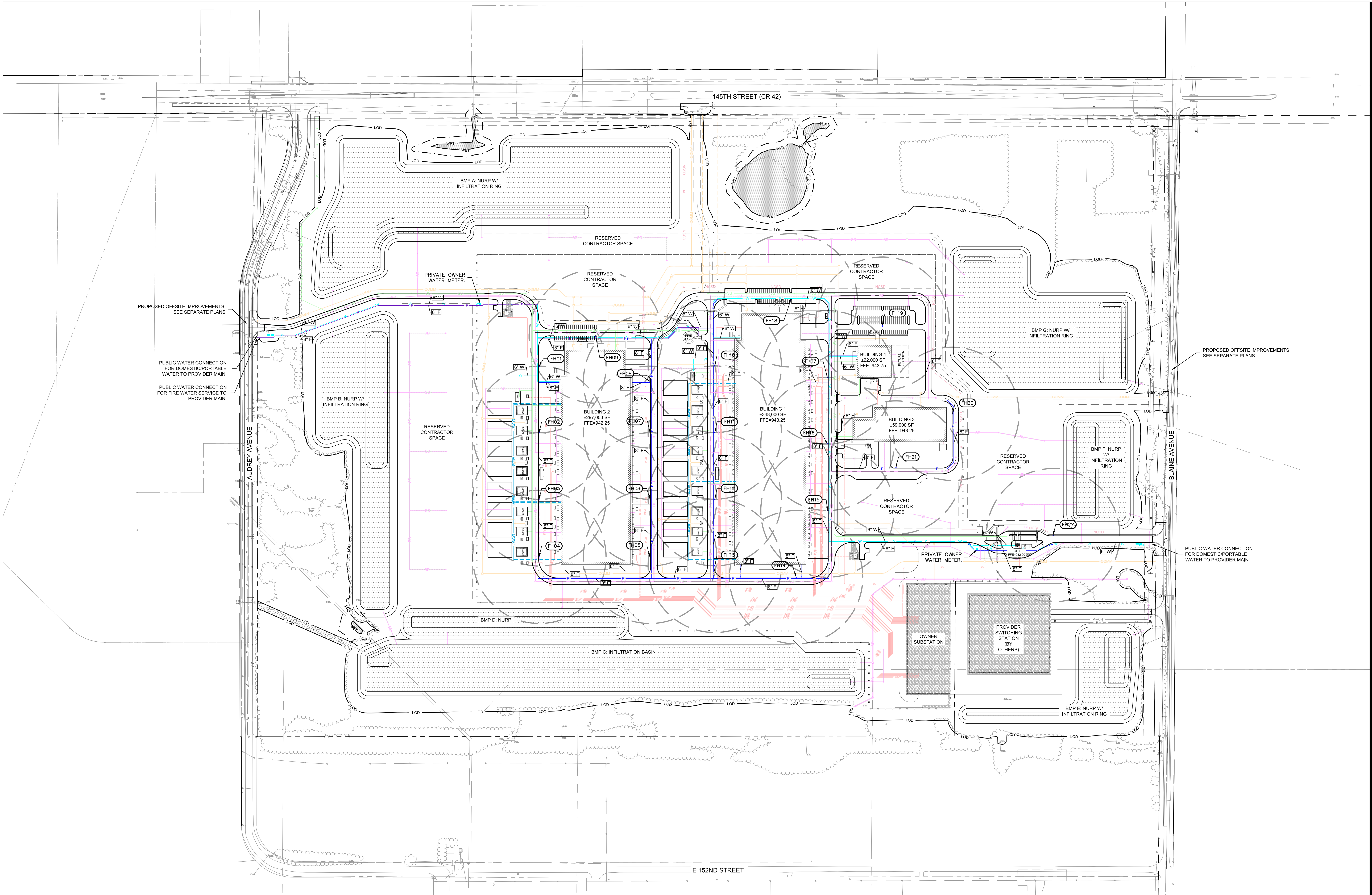
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

BRIAN K. VILLA
DATE: 10/31/2023 MN LIC. NO. 56090

ROSEMOUNT/DAKOTA COUNTY
CSAH 42 AND BLAINE AVE
TEMPORARY TRAFFIC CONTROL
SIGNAL SYSTEMS
INTERSECTION LAYOUT
TEMPORARY SIGNAL SYSTEM
T.H. 42 (145TH ST) AT BLAINE AVE

**PRELIMINARY
NOT FOR
CONSTRUCTION**

SHEET NO.
6
7



- GENERAL NOTES**
- CONTRACTOR TO INSTALL AIR RELEASE VALVES AT ALL HIGH POINTS IN WATER LINES.
 - CONTRACTOR TO PROVIDE VALVE BOX FOR ALL VALVES LOCATED BELOW GRADE.
 - CONTRACTOR TO PROVIDE MIN. COVER PER CITY OF ROSEMOUNT STANDARDS.
 - ALL FIRE MAIN AND SERVICE SHALL BE 8" AND FIRE LOOP SHALL BE FULLY RESTRAINT JOINTED FOR 8" PRESSURIZED FIRE LOOP SYSTEM.
 - THE GEOTECHNICAL REPORT STATES THAT CORROSIVE SOILS ARE PRESENT ON THIS SITE. FACILITY WATER PIPING INSTALLED UNDERGROUND SHALL UTILIZE HDPE PIPING AS A MEANS TO MITIGATE THE CORROSIVE SOILS PRESENT ON SITE. CONTRACTOR TO REFERENCE GEOTECHNICAL REPORT AND MECHANICAL SPECIFICATIONS FOR DETAILS.
 - REFER TO LANDSCAPE CONSTRUCTION DOCUMENTS FOR IRRIGATION POINTS OF CONNECTIONS. PRELIMINARY LOCATIONS ARE LOCATED AT THE ADMIN BUILDING AND FROM THE WATER SERVICE TO THE GUARDHOUSE.
 - INSTALL THRUST BLOCKS OR RESTRAINED JOINT PIPING ON ALL DOMESTIC WATER BENDS. SEE WATER DETAILS FOR SIZING INFORMATION.
 - REFERENCE MECHANICAL PLANS FOR MCUP/DRY COOLER HOSE BIB PIPING AND HOSE BIB LOCATIONS IN DRY COOLER YARD.
 - ALL WATER MAIN PIPING SHALL BE DUCTILE IRON PIPE (DIP) CLASS 52.

CAUTION: EXISTING WETLANDS AND STREAM:
CONTRACTOR SHALL NOT DISTURB ANY WETLAND OR STREAM CHANNEL AREAS.

SHEET NOTES # NOTE: NOT ALL SHEET NOTES BELOW MAY BE USED ON THIS SHEET

SHEET LEGEND

WATER LEGEND	
KEY NOTE	DESCRIPTION
GATE VALVE, MJ	GATE VALVE WITH RISER AND VALVE BOX ASSEMBLY.
POC	POINT OF CONNECTION. CONNECTION TO WATER MAIN VARIES PER SITE.
POE	POINT OF ENDING. CAP WATER LINE FOR FUTURE CONNECTION.
PIV	POST INDICATOR VALVE.
FH	FIRE HYDRANT
W	PROPOSED 6" DOMESTIC WATER.
F	PROPOSED 8" PUMP OR TANK SERVICE LINE.
F	PROPOSED 8" FIRE LOOP.
AGW	PROPOSED FACILITY WATER PIPING ABOVE GRADE.
	PROPOSED FACILITY WATER PIPING BELOW GRADE.
	PROPOSED 300FT FIRE HYDRANT SPACING

KEY PLAN

No.	Description	Date
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SHEET REVISIONS

ENTITLEMENT II PACKAGE 2023-10-31
PROJECT ISSUANCES

DRAFT NOT FOR
CONSTRUCTION

PROJECT:

PROJECT
BIGFOOT

DWG. TITLE

OVERALL WATER
PLAN

PROJECT NO: 822-01015

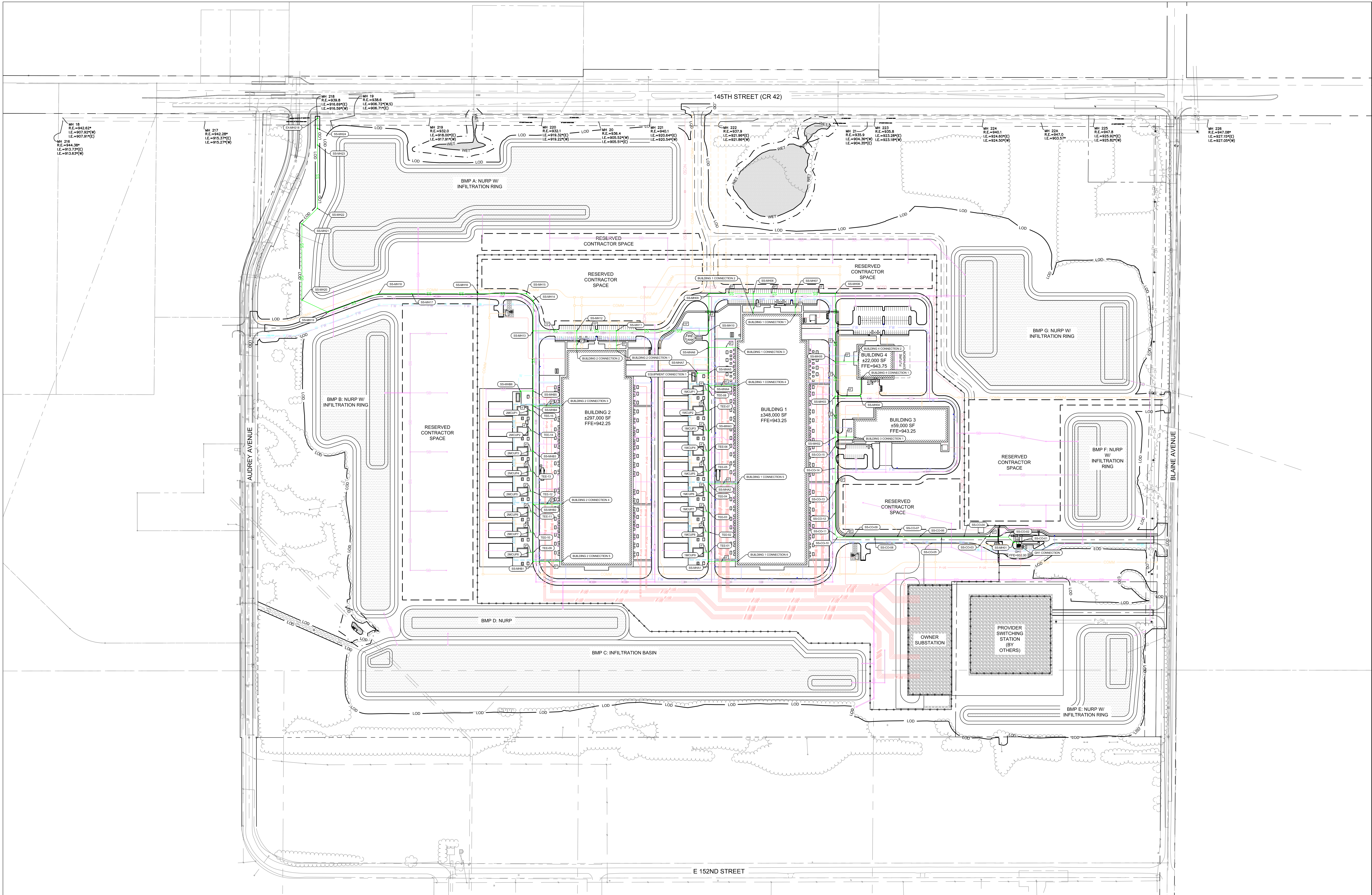
DATE: 2023-10-31

SCALE:

DWG. NO:

C500.00

SHEET SIZE: E (36"x48")



- GENERAL NOTES**
- ALL SANITARY SEWER PIPING TO BE PVC SDR-26 OR PRE-APPROVED EQUIVALENT, OR AS REQUIRED BY A.H.J.
 - ALL SANITARY CONNECTION POINTS AND INVERTS REFLECT LOCATION OF PIPING 5' FROM BUILDING WALL. CONTRACTOR TO INSTALL CLEAN OUT AT MEP/OIL CONNECTION POINT. REFER TO PLUMBING PLANS FOR ADDITIONAL DETAILS AND INFORMATION.
 - INSTALL GREASE INTERCEPTOR IN LANDSCAPED AREA AND VENT PIPING IN ACCORDANCE WITH REQUIREMENTS OF LOCAL A.H.J. LIDS TO BE FLUSHED AT SURFACE, COORDINATE LOCATION WITH SITE SPECIFIC LANDSCAPE DESIGN AND OWNER.
 - ALL NORTHINGS AND EASTINGS REPRESENT CENTER OF STRUCTURE OR MANHOLE.
 - REFERENCE SHEET C400.01 - C400.02 FOR DETAIL STRUCTURE AND PIPE INFORMATION.

CAUTION: EXISTING WETLANDS AND STREAM:
CONTRACTOR SHALL NOT DISTURB ANY WETLAND OR STREAM CHANNEL AREAS.

SHEET NOTES # NOTE: NOT ALL SHEET NOTES BELOW MAY BE USED ON THIS SHEET

SHEET LEGEND

SANITARY SEWER LEGEND		
SYMBOL	KEY NOTE	DESCRIPTION
	SMH - #	SANITARY MANHOLE.
	DSMH - #	SANITARY MANHOLE WITH EXTERIOR DROP CONNECTION.
	LSMH - #	SANITARY MANHOLE WITH LIFT STATION.
	BLDG - #	BUILDING CONNECTION. REFERENCE MEP PLANS FOR CONTINUATION.
	WYE - #	SANITARY SERVICE WYE.
	CO - #	45° BEND WITH CLEANOUT.
	POC	POINT OF CONNECTION TO SANITARY SEWER MAIN.
	PDE	POINT OF ENDING. CAP SEWER LINE FOR FUTURE CONNECTION.
	SS	PROPOSED SANITARY SEWER

KEY PLAN

No.	Description	Date
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SHEET REVISIONS

ENTITLEMENT II PACKAGE 2023-10-31
PROJECT ISSUANCES

DRAFT NOT FOR
CONSTRUCTION

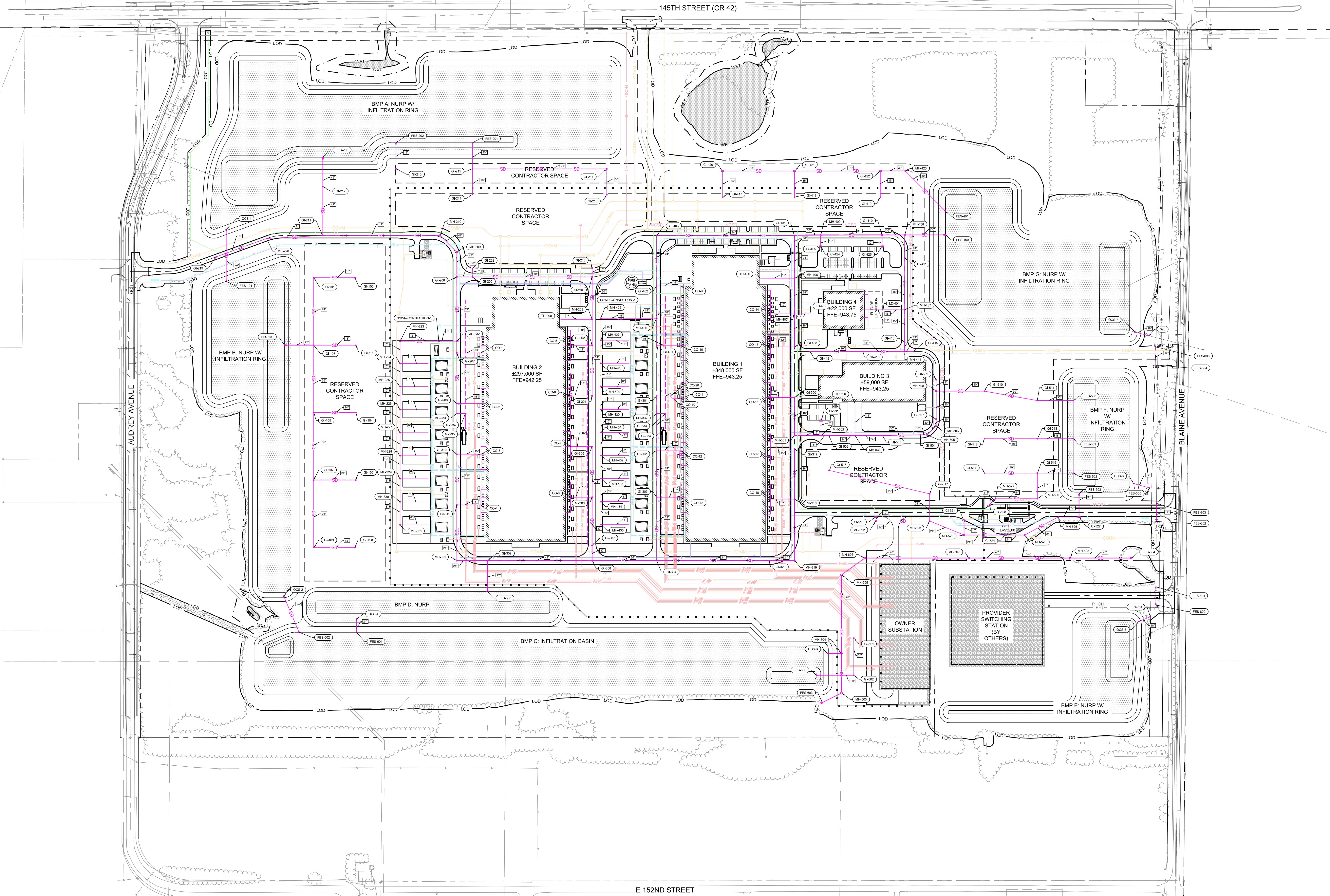
PROJECT:

PROJECT
BIGFOOT

DWG. TITLE
OVERALL SANITARY
SEWER PLAN

PROJECT NO: 822-01015
DATE: 2023-10-31
SCALE:

DWG. NO:
C400.00
SHEET SIZE: E (36"x48")



- GENERAL NOTES**
- ALL STORM SEWER PIPING TO BE REINFORCED CONCRETE PIPE (RCP) CLASS III OR PRE-APPROVED EQUIVALENT UNLESS OTHERWISE NOTED.
 - CONTRACTOR TO INSTALL ALL PIPE, FITTINGS, BENDS, AND STRUCTURES AS NECESSARY FOR STORM SEWER CONNECTIONS.
 - ALL NORTHINGS AND EASTINGS REPRESENT CENTER OF INLET OR STRUCTURE.
 - REFERENCE SHEET C300.01 - C300.02 FOR DETAIL STRUCTURE AND PIPE INFORMATION.
 - ROADWAY AND LOOP ROADS BETWEEN DCB AND CUP TO BE INVERTED CROWNED ROADWAY WITH GRATE INLETS.
 - GENERATOR FUELING SPILL CONTAINMENT TO BE PROVIDED AT EACH GENERATOR LOCATION. VOLUME OF THE CONTAINMENT SHALL TOTAL 3,000 GALLONS PLUS THE 25-YEAR 24-HOUR STORM DEPTH FOR THE DRAINAGE AREA SPECIFIC TO THE CONTAINMENT AREA. ABOVE GROUND AND BELOW GROUND CONTAINMENT VOLUME IS ACCEPTABLE. PROVIDE CONTAINMENT VALVE PRIOR TO ENTERING STORM SEWER DURING FUELING OPERATIONS. CONFIRM CONTAINMENT VOLUME REQUIREMENTS WITH SITE META CIVIL LEAD AND META ENVIRONMENTAL LEAD. CONTAINMENT PAD IS GRAPHICALLY SHOWN ON PLANS. TOTAL VOLUME SHALL BE CONSIDERED ON A SITE BY SITE BASIS.
 - AN INVERTED CROWN ROADWAY WITH CURB AND GUTTER SHALL BE UTILIZED FOR BASELINE ESTIMATES FOR ALL ROADWAYS WITHOUT PARKING STALLS LOCATED ON THEM. ALL DRIVE AISLES WITH PARKING STALLS SHALL HAVE CURB AND GUTTERS AND ARE NOT BEHOLDEN TO INVERTED CROWN.
 - ALL STORM STRUCTURES OUTSIDE OF THE SECURE FENCE SHALL BE INSTALLED WITH A LOCKING LID.
 - PIPE SIZES DESIGNED TO ACCOMMODATE THE 10-YEAR STORM EVENT. 10-YEAR, 24-HOUR RAINFALL INTENSITY SET AT 4.2 IN/HR BASED ON ATLAS 14 FOR CITY OF ROSEMOUNT.

SHEET NOTES # NOTE: NOT ALL SHEET NOTES BELOW MAY BE USED ON THIS SHEET

SHEET LEGEND

STORM SEWER LEGEND

SYMBOL	KEY NOTE	DESCRIPTION
	CI - #	CURB INLET
	MH - #	STORM SEWER MANHOLE
	GI - #	GRATE INLET
	FES - #	FLARED END SECTION
	LD - #	LANDSCAPE DRAIN
	TD - #	TRENCH DRAIN
		STORM SEWER
		PERFORATED UNDERDRAIN PIPE FOR SUBSURFACE DRAINAGE OF GRAVEL ELECTRICAL YARD. REFER TO GEOTECHNICAL REPORT FOR GROUNDWATER INFORMATION AND ADDITIONAL UNDERDRAIN DRAIN TILE REQUIREMENTS.

KEY PLAN

No.	Description	Date
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SHEET REVISIONS

ENTITLEMENT II PACKAGE 2023-10-31
PROJECT ISSUANCES

DRAFT NOT FOR
CONSTRUCTION

PROJECT:

PROJECT
BIGFOOT

DWG. TITLE

OVERALL STORM
SEWER PLAN

PROJECT NO: 822-01015
DATE: 2023-10-31

SCALE:



DWG. NO:
C300.00

SHEET SIZE: E (36"x48")

October 31, 2023

Anthony Nemcek
Senior Planner
City of Rosemount
2875 145th Street
Rosemount, MN 55068

Dear Mr. Nemcek,

Kimley-Horn, on behalf of Jimnist LLC is submitting an application for a **Preliminary Plat, Final Plat, and PUD Final Site and Building Plan** for a proposed ± 280 -acre development site, dubbed "Project Bigfoot" in the southwest quadrant of County Road 42 and Blaine Avenue within UMore Park. The current Land Use of the property is designated as BP-PUD per the specific rezoning approved in March 2023.



Development Plan and Design:

Project Bigfoot is a technology campus for a confidential user. This technology campus will be comprised of 2 main function buildings and additional ancillary buildings and support areas. The buildings will be constructed of high-quality materials with complementary architectural features within the campus. The uses include office space, servers, and support equipment in a campus setting of complimentary one-story buildings. It does not include distribution or production. In addition to the buildings, the site will consist of green space, employee and visitor parking areas, site utilities, landscaping, and stormwater management areas.

The proposed development will be screened by a minimum 75' buffer surrounding the site which includes new and existing plantings and stormwater management areas. Overall, the project is planning to save roughly 50% of the existing tree canopy. Over 750 trees will exist on the site with the development of the proposed project. Majority of these trees are between the buildings and the property lines. With all of the main function buildings being set back more than 875', the distance and landscape/wooded areas will create a substantial buffer in viewshed and noise from the adjacent ROWs and adjacent properties. The proposed buildings will be no more than 50' tall and have minimal visual impact to the surrounding landscape. City code requires a total of 364 parking spaces for the proposed use with 283 stalls being provided on the current site plan. The difference in stalls is fulfilled by proof-of-parking.

Acoustical studies have been analyzed to inform and optimize site design such that noise levels around the site will be minimized particularly during off-peak hours, and kept within MN State Statutes. The above-mentioned 875'-plus building setback, existing woodland areas, and proposed landscape areas in conjunction with noise dampening mitigation on the equipment allow the site to function under noise regulations.

The main access to the development will be from an access on Blaine Avenue, and a secondary access on Audrey Avenue to the west. Pedestrian access is provided from Blaine Avenue to the east. Sidewalks will also be added on Audrey Avenue, bordering Dakota County Technical College.

The proposed site development will include onsite and offsite utilities, including sanitary sewer, water, electrical duct banks, and fiber duct banks. These utilities are proposed to be located beneath the ground surface except for an overhead transmission line along the eastern boundary of the site leading to a proposed electrical substation; the electrical transmission line and substation are designed and provided by others. The sanitary sewer will include an onsite lift station and discharge to an existing MCES main in the northwest corner of the site. The onsite water will connect to proposed public watermain within Audrey Avenue and Blaine Avenue. All onsite and offsite utilities will be designed and constructed to City and state standards and regulations. Water utilization for the proposed project has been budgeted with the City, as to not overburden the City's water system. The proposed project does not qualify as a Significant Industrial User as defined by the MPCA.

Site lighting will be provided throughout the site for user safety. Site lighting will be consistent in character throughout the entire site, with all light being directed toward the ground and shielded to prevent direct glare. The light levels will meet City standards by not exceeding 0.5 lumens at residential property lines and 1.0 lumens at all others, while keeping fixtures below the maximum height of 30'.

Public Improvements:

Offsite improvements proposed by the applicant as part of this development are the reconstruction of Audrey Avenue to the west and Blaine Avenue to the east. The improvements will be phased to support construction and into the final built condition.

Audrey Avenue is an existing approximately 30' wide private asphalt street. The proposed development includes dedicating right-of-way to the City of Rosemount and improvement of the street to a 36' wide urban section including two-way traffic lanes with curb and gutter, storm sewer, a 10' multi-use asphalt path, and 5' concrete sidewalk. Additionally, as part of the improvements, a public 12" watermain is being installed within the Audrey Avenue right-of-way to the southern property line of the development.

To facilitate future development and connection to the north of CSAH 42, Audrey Avenue is being realigned just south of the CSAH 42 intersection. Due to this realignment, median improvements are proposed within CSAH 42 including extending the median nose from the west and modifying the median nose to the east

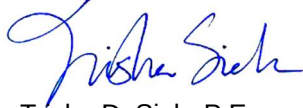
of the intersection. All improvements are designed to Dakota County and City of Rosemount standards and specifications.

Blaine Avenue is currently an approximately 26' wide private asphalt road along the eastern boundary of the proposed development. The proposed development includes dedicating right-of-way to the City and improvement of the street to a 30' wide street with an offset crown. The street will be constructed to include curb and gutter and associated storm sewer along the western curb line, and a rural section with shoulder and ditch on the east side. It is anticipated that Blaine Avenue will need to be further expanded in the future, when anticipated traffic level warrant, therefore, the 30' wide section has been designed to accommodate the future expansion to the east side of Blaine. As part of the Blaine Avenue reconstruction, a 16" watermain will be installed within the right-of-way.

The proposed development is a high construction-traffic generator, including AM and PM peaks for vehicles traveling along CSAH 42. Due to the anticipated high traffic levels for construction, a temporary traffic signal is proposed, with the addition of a northbound right turn lane and eastbound right turn lane, at the intersection of Blaine Avenue and CSAH 42 to mitigate construction traffic. Operating traffic generation is based on 300 employees with minimal truck traffic, which is relatively low for the size of site and comparable uses, such as light industrial/warehouse based upon the zoning classification.

We respectfully request that the PUD Final Site & Building Plan, Preliminary Plat, and Final Plat be presented at the next available Planning Commission meeting for consideration. If you have any questions or concerns, please contact me at (651) 643-0470.

Sincerely,



Trisha D. Sieh, P.E.
Vice President

TRAFFIC MEMORANDUM

To: Tom Bowlin P.E., Dakota County

From: Jacob Rojer P.E., PTOE

Date: June 14, 2023 (Updated July 25, 2023)

Subject: 2024 Traffic Analysis – Project Bigfoot and Project Channel Construction Traffic

Scenarios

This memo analyzes the impact of Project Bigfoot and Project Channel construction traffic on 2024 traffic volumes at the CSAH 42 & Blaine Avenue (CSAH 71) intersection. The analysis includes operational analysis and signal warrant analysis. This memo will focus on the following 2024 scenarios during the AM peak hour (7 – 8am), PM peak hour (4:30 – 5:30pm), and 6 – 7 AM period:

- **Project Bigfoot 2024 Construction Scenario** – Traffic projections include 2024 background growth, RVGC Distribution Center site traffic, and Project Bigfoot construction traffic.
- **Project Channel 2024 Construction Scenario** – Traffic projections include 2024 background growth, RVGC Distribution Center site traffic, and Project Channel construction traffic.
- **Combined 2024 Construction Scenario** – Traffic projections include 2024 background growth, RVGC Distribution Center site traffic, Project Bigfoot construction traffic, and Project Channel construction traffic.

2024 Construction Level of Service

The 2024 Construction condition considered three scenarios: Project Bigfoot Only, Project Channel Only, and Project Bigfoot and Channel combined. The 2024 Construction conditions include existing traffic control and the following geometry changes were assumed for each scenario.

- Project Bigfoot 2024 Construction Scenario:
 - CSAH 42 & Blaine Avenue – 300-foot dedicated northbound right-turn lane
- Project Channel 2024 Construction Scenario:
 - CSAH 42 & Blaine Avenue – no improvements
- Combined 2024 Construction Scenario:
 - CSAH 42 & Blaine Avenue – 300-foot dedicated northbound right-turn lane

Project Bigfoot 2024 Construction Scenario

In 2024, Project Bigfoot is expected to be under construction. Project Bigfoot is projected to generate 241 AM Trips (224 entering and 17 exiting), 367 PM trips (0 entering and 367 exiting), and 610 trips (595 entering and 15 exiting) during the 6 – 7 AM period. Two trip distributions were used: one for deliveries and one for employees. The trip distribution, trip assignment, and traffic projections for the Project Channel 2024 Construction Scenario for the peak hours and 6-7 AM are shown in **Exhibit 1**

and **Exhibit 2**, respectively. The level of service is shown in **Table 1** and the 95th percentile queues are shown in **Table 2**.

Table 1: Project Bigfoot 2024 Construction Level of Service

Intersection	Delay in sec/veh (Level of Service)																													
	AM Peak Hour					PM Peak Hour					6 - 7 AM																			
	Left		Thru		Right	Left		Thru		Right	Left		Thru		Right															
2024 Project Bigfoot Construction																														
Eastbound	4.2	(A)	2.5	(A)	1.4	(A)	15.1	(C)	5.3	(A)	2.6	(A)	3.4	(A)	2.3	(A)	1.5	(A)												
Westbound	8.7	(A)	2.6	(A)	3.1	(A)	3.3	(A)	4.5	(A)	3.1	(A)	22.9	(C)	2.3	(A)	0.5	(A)												
Northbound	39.7	(E)	-	(-)	5.8	(A)	113.4	(F)	112.7	(F)	13.2	(B)	203	(F)	287	(F)	4.6	(A)												
Southbound	63.1	(F)	32	(D)	32.2	(D)	114.3	(F)	75	(F)	65.9	(F)	312.3	(F)	206.7	(F)	140.2	(F)												
Intersection	4.5					(A)					16					(C)					12.5					(B)				
2024 Project Bigfoot Construction with Mitigation																														
Eastbound	7.4	(A)	7.8	(A)	4.4	(A)	15.6	(B)	9.6	(A)	4.2	(A)	9.5	(A)	12.7	(B)	7.3	(A)												
Westbound	9	(A)	6	(A)	3.8	(A)	7.4	(A)	10.4	(B)	5.3	(A)	12	(B)	5.2	(A)	1.7	(A)												
Northbound	28.4	(C)	4.4	(A)	5.3	(A)	16.7	(B)	16.3	(B)	10.3	(B)	20.8	(C)	15	(B)	4.7	(A)												
Southbound	15.4	(B)	16.6	(B)	5	(A)	14.3	(B)	12.7	(B)	7.1	(A)	19	(B)	21.3	(C)	4	(A)												
Intersection	7.1					(A)					10.3					(B)					9.8					(A)				

Table 2: Project Bigfoot 2024 Construction Queues

Intersection	Queueing (ft)			
	Storage (ft)	AM Peak Hour	PM Peak Hour	6 - 7 AM
		95th Queue	95th Queue	95th Queue
2024 Project Bigfoot Construction				
EB L	300	50	45	50
WB L	300	80	5	275
WB R	180	0	0	0
NB L	-	20	260	65
NB R	300	75	180	60
SB	-	115	240	205
2024 Project Bigfoot Construction with Mitigation				
EB L	300	60	45	70
WB L	300	80	5	215
WB R	180	20	25	15
NB L	-	25	85	35
NB R	300	65	125	60
SB	-	70	65	55

A summary of the critical movements for all the analysis scenarios at CSAH 42 & Blaine Avenue for the Project Bigfoot 2024 Construction Scenario is shown below.

- 6AM to 7AM Peak
 - Without a signal
 - WB left delay is acceptable, however, 95th percentile queue is 275 with a max queue of 345 feet. Queues in excess of 300 feet would extend past the existing storage bay.
 - SB movements have over 5 minutes of delay per vehicle; however, this approach serves less than 30 vehicles in this peak hour.
 - NB movements have over 3 minutes of delay per vehicle; however, this approach serves less than 20 vehicles in this peak hour.
 - With a signal
 - All delays are acceptable, and queues are within their storage capacity.
- AM peak
 - Without a signal
 - All delays are acceptable, and queues are within their storage capacity.
 - With a signal
 - All delays are acceptable, and queues are within their storage capacity.
- PM peak
 - Without a signal
 - NB left delays are around 2 minutes. NB left 95th percentile queue is 260 feet with a maximum queue of 310 feet. NB right 95th percentile queue is 180 feet with a maximum queue of 240 feet.
 - SB left delays are around 2 minutes. SB 95th percentile queue is 240 feet with a maximum queue of 260 feet.
 - With a signal
 - All delays are acceptable, and queues are within their storage capacity.

Project Channel 2024 Construction Scenario

Project Channel is expected to be under construction in 2024. Based on metrics provided by the project team, it is anticipated that during construction there will be approximately 325 workers on site per day and up to 100 deliveries. It is anticipated that there will be similar shifts to Bigfoot with workers arriving between 6am and 8am and departing between 3pm and 5pm and that deliveries would be spread out throughout the workday. This results in Project Channel generating 191 AM Trips (178 entering and 13 exiting), 191 PM trips (13 entering and 178 exiting), and 186 trips (173 entering and 13 exiting) during the 6 – 7 AM period. Two trip distributions were used: one for deliveries and one for employees. The trip distribution, trip assignment, and traffic projections for the Project Channel 2024 Construction Scenario for the peak hours (7 - 8am and 4:30 - 5:30pm) and 6-7 AM are shown in **Exhibit 1** and **Exhibit 2**, respectively. The level of service is shown in **Table 3** and the 95th percentile queues are shown in **Table 4**.

Table 3: Project Channel 2024 Construction Level of Service

Intersection	Delay in sec/veh (Level of Service)											
	AM Peak Hour						PM Peak Hour			6 - 7 AM		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
2024 Project Channel Construction												
Eastbound	6.9 (A)	1.6 (A)	- (-)	15.5 (C)	4.5 (A)	4.4 (A)	4.6 (A)	0.5 (A)	0 (A)			
Westbound	2.8 (A)	2.5 (A)	3.3 (A)	- (-)	4.5 (A)	3.1 (A)	3.2 (A)	1.1 (A)	1.1 (A)			
Northbound	9.8 (A)	25.3 (D)	- (-)	48.3 (E)	72.8 (F)	5.1 (A)	- (-)	7 (A)	3.2 (A)			
Southbound	28 (D)	19.2 (C)	10.5 (B)	1311.4 (F)	1091.2 (F)	1304 (F)	24.1 (C)	28.7 (D)	7.2 (A)			
Intersection	3.2	(A)		172.9	(F)		1.7	(A)				
2024 Project Channel Construction with Mitigation												
Eastbound	14.1 (B)	4.2 (A)	- (-)	15.3 (B)	10.3 (B)	9.6 (A)	9.4 (A)	2.3 (A)	0.4 (A)			
Westbound	20 (B)	8 (A)	5.9 (A)	12.6 (B)	12.7 (B)	5.8 (A)	11.9 (B)	5.8 (A)	3.4 (A)			
Northbound	5.9 (A)	13.4 (B)	4.2 (A)	19.5 (B)	14.4 (B)	3.8 (A)	- (-)	9.1 (A)	2.7 (A)			
Southbound	15.1 (B)	21 (C)	5.6 (A)	18 (B)	22.7 (C)	12.1 (B)	12.9 (B)	17.3 (B)	4.3 (A)			
Intersection	6.6	(A)		12.1	(B)		4.4	(A)				

Table 4: Project Channel 2024 Construction Queues

Intersection	Queueing (ft)			
	Storage (ft)	AM Peak Hour	PM Peak Hour	6 - 7 AM
		95th Queue	95th Queue	95th Queue
2024 Project Channel Construction				
EB L	300	70	45	65
WB L	300	5	0	10
WB R	180	5	5	10
NB L	-	10	30	10
NB R	300	5	15	15
SB	-	105	2865	80
2024 Project Channel Construction with Mitigation				
EB L	300	80	40	75
WB L	300	10	5	15
WB R	180	55	45	50
NB L	-	15	20	10
NB R	300	5	15	10
SB	-	90	185	70

A summary of the critical movements for all the analysis scenarios at CSAH 42 & Blaine Avenue for the Project Channel 2024 Construction Scenario is shown below.

- 6AM to 7AM Peak
 - Without a signal
 - All delays are acceptable, and queues are within their storage capacity.
 - With a signal
 - All delays are acceptable, and queues are within their storage capacity.
- AM peak
 - Without a signal
 - All delays are acceptable, and queues are within their storage capacity.
 - With a signal
 - All delays are acceptable, and queues are within their storage capacity.
- PM peak
 - Without a signal
 - SB left delays are unacceptable with around 22 minutes of delay. SB queues are anticipated to be over 2800 feet. Delays and queues of this length imply that the network is breaking down with the projected traffic volumes. While the SB approach is anticipated to have 280 vehicles in the peak hour, there is a capacity of 180 vehicles for the approach. This results in a volume to capacity (V/C) ratio of 1.58. For the purposes of this analysis, we did not assume any traffic would head north on Blaine Avenue to access US 52 at the 117th Street intersection.
 - With a signal
 - All delays are acceptable, and queues are within their storage capacity.

Combined 2024 Construction Scenario

A 2024 Scenario where both Project Channel and Project Bigfoot are under construction at the same time. The traffic projections for the combined 2024 Construction Scenario for the peak hours and 6-7 AM are shown in **Exhibit 1** and **Exhibit 2**, respectively. The level of service is shown in **Table 5** and the 95th percentile queues are shown in **Table 6**.

Table 5: Combined 2024 Construction Level of Service

Intersection	Delay in sec/veh (Level of Service)																	
	AM Peak Hour						PM Peak Hour						6 - 7 AM					
	Left		Thru		Right		Left		Thru		Right		Left		Thru		Right	
2024 Project Combined Construction																		
Eastbound	6.4	(A)	2.6	(A)	1.3	(A)	12.4	(B)	5.4	(A)	5	(A)	4.8	(A)	2.3	(A)	1.4	(A)
Westbound	8.5	(A)	3.2	(A)	3.5	(A)	4.1	(A)	4.4	(A)	3.2	(A)	19.1	(C)	2.7	(A)	1.3	(A)
Northbound	5.1	(A)	86.9	(F)	6.5	(A)	127	(F)	91.3	(F)	17.3	(C)	401.5	(F)	188.3	(F)	6.7	(A)
Southbound	62.4	(F)	64.7	(F)	29.8	(D)	1267.1	(F)	1271.4	(F)	1365.1	(F)	1057.9	(F)	839.1	(F)	896.4	(F)
Intersection	5.2 (A)						150.5			(F)			30.6			(D)		
2024 Project Combined Construction with Mitigation																		
Eastbound	9.3	(A)	9	(A)	5.1	(A)	16.5	(B)	12.1	(B)	5.8	(A)	10.2	(B)	13.7	(B)	7.9	(A)
Westbound	9.9	(A)	7.1	(A)	4.9	(A)	8.5	(A)	13.2	(B)	5.9	(A)	12.4	(B)	6.6	(A)	3.3	(A)
Northbound	18.9	(B)	-	(-)	6	(A)	15	(B)	12.5	(B)	9.4	(A)	22.4	(C)	25.5	(C)	5.4	(A)
Southbound	19.2	(B)	19	(B)	5.6	(A)	16.4	(B)	36.6	(D)	12	(B)	25.1	(C)	27	(C)	6.1	(A)
Intersection	8.2 (A)						12.5			(B)			10.3			(B)		

Table 6: Combined 2024 Construction Queues

Intersection	Queueing (ft)			
	Storage (ft)	AM Peak Hour	PM Peak Hour	6 - 7 AM
		95th Queue	95th Queue	95th Queue
2024 Project Combined Construction				
EB L	300	75	40	70
WB L	300	95	5	230
WB R	180	5	0	10
NB L	-	20	305	70
NB R	300	70	190	65
SB	-	175	2910	950
2024 Project Combined Construction with Mitigation				
EB L	300	75	40	80
WB L	300	85	5	180
WB R	180	50	40	40
NB L	-	25	85	35
NB R	300	65	120	65
SB	-	85	155	90

A summary of the critical movements for all the analysis scenarios at CSAH 42 & Blaine Avenue for the Combined 2024 Construction Scenario is shown below.

- 6AM to 7AM Peak
 - Without a signal
 - WB left delay is acceptable, however, 95th percentile queue is 230 with a max queue of 280 feet. This would utilize all available storage.
 - SB left delays are unacceptable with around 17 minutes of delay. SB queues are anticipated to be over 800 feet. Delays and queues of this length imply that the network is breaking down with the projected traffic volumes. While the SB approach is anticipated to have approximately 40 vehicles in the peak hour, there is a capacity of approximately 20 vehicles for the approach. This results in a volume to capacity (V/C) ratio of 2.3. For the purposes of this analysis, we did not assume any traffic would head north on Blaine Avenue to access US 52 at the 117th Street intersection.
 - With a signal
 - All delays are acceptable, and queues are within their storage capacity.
- AM peak
 - Without a signal
 - NB and SB delays are anticipated to operate at LOS F with 60 to 90 second delays, queues are within their storage capacity. The SB approach is projected to serve less than 60 vehicles in the AM peak hour, and the NB approach is projected to serve less than 20 vehicles in the PM peak hour.
 - With a signal
 - All delays are acceptable, and queues are within their storage capacity.
- PM peak
 - Without a signal
 - SB left delays are unacceptable with around 23 minutes of delay. SB queues are anticipated to be over 2900 feet. Delays and queues of this length imply that the network is breaking down with the projected traffic volumes. While the SB approach is anticipated to have approximately 280 vehicles in the peak hour, there is a capacity of approximately 110 vehicles for the approach. This results in a volume to capacity (V/C) ratio of 2.51. For the purposes of this analysis, we did not assume any traffic would head north on Blaine Avenue to access US 52 at the 117th Street intersection.
 - With a signal
 - All delays are acceptable, and queues are within their storage capacity.

Signal Warrants

CSAH 42 & Blaine Avenue

Signal warrants were completed per Dakota County standards. Minor movement right turns were excluded for the northbound movements as it is expected that a right turn lane would be installed, however, for the southbound leg all turning movements were included as it would have a single lane approach. A .7 factor was used based on the speed on CSAH 42.

Volume sets used for the signal warrant included:

- Project Bigfoot Construction Traffic
- Project Channel Construction Traffic
- Project Bigfoot + Project Channel Construction Traffic

To determine whether a traffic signal is warranted at the study intersection, the following warrants were considered relevant based on the site characteristics and were included in the analysis: Warrant 1 (Eight-Hour Vehicular Volume), Warrant 2 (Four-Hour Vehicular Volume), and Warrant 3 (Peak Hour).

A summary of the signal warrant analysis completed for the 2024 Construction volume scenarios (listed above) is shown in **Table 7**. The detailed warrant analysis is attached. Based on the analysis, the 2024 Bigfoot construction results in Warrant 2 and Warrant 3 being met at CSAH 42 & Blaine Avenue. With the inclusion of Project Channel construction traffic, it is anticipated that Warrants 1, 2, and 3 will be met. While only meeting Warrants 2 and 3 typically doesn't justify the installation of a signal in the project Bigfoot only scenario, based on the side street delay shown in Table 1, it is recommended to install a signal when either project is under construction.

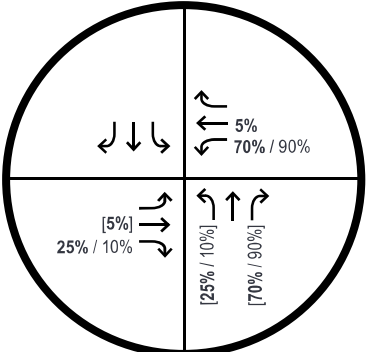
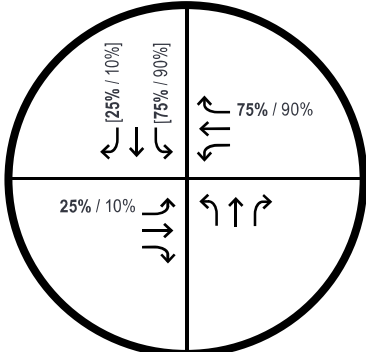
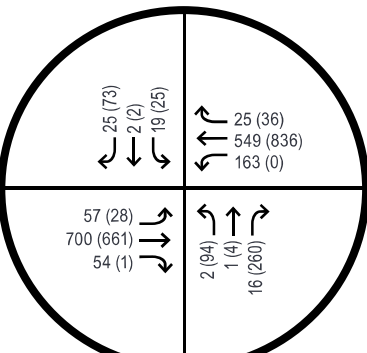
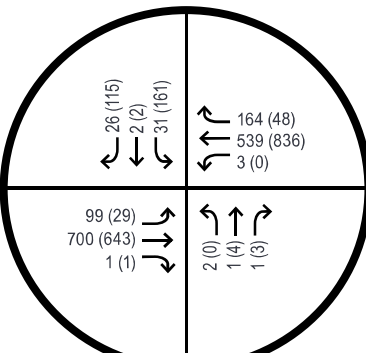
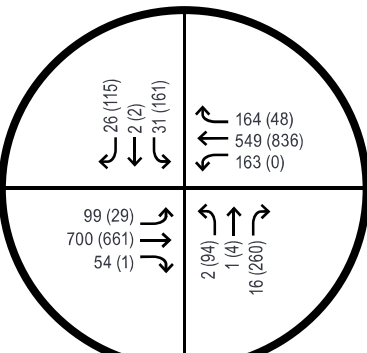
Table 7 – CSAH 42 & Blaine Avenue Signal Warrant Analysis Summary

Warrant	Requirement	2024 Bigfoot Results	2024 Channel Results	2024 Bigfoot + Channel Results
Warrant 1A Eight-Hour Vehicular Volume	8 hours	0 hours	2 hours	2 hours
Warrant 1B Eight-Hour Vehicular Volume	8 hours	4 hours	9 hours	9 hours
Warrant 2 Four-Hour Vehicular Volume	4 hours	4 hours	4 hours	4 hours
Warrant 3 Peak Hour	1 hour	3 hours	3 hours	3 hours

**2024 Construction
Traffic Projections**

Assignment

Distribution

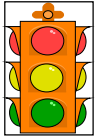
Project Bigfoot	Project Channel	Combined
 X% / X% Inbound Site Traffic (Employees / Deliveries) [X% / X%] Outbound Site Traffic (Employees / Deliveries)		
 XX / XX 6 - 7 AM Peak Hour Volumes (Employees / Deliveries)		
XX (XX) AM (PM) Peak Hour Volumes		

**2024 Construction
Traffic Projections**

Assignment

Distribution

Project Bigfoot	Project Channel	Combined
X% / X% Inbound Site Traffic (Employees / Deliveries) [X% / X%] Outbound Site Traffic (Employees / Deliveries)		
XX / XX (XX / XX) AM (PM) Peak Hour Volumes (Employees / Deliveries)		
XX 6 - 7 AM Hour Volumes		



SIGNAL WARRANTS ANALYSIS

CSAH 42 & Blaine Avenue (CR 71)
2024 - Construction - Bigfoot, RVGC

LOCATION: Rosemount

COUNTY: Dakota

REF. POINT:

DATE: 6/14/2023

OPERATOR: KH

Speed	Approach Description		Lanes
55	Major App1:	EB CSAH 42	2
55	Major App3:	WB CSAH 42	2
30	Minor App2:	NB CR 71	1
50	Minor App4:	SB CR 71	1

0.70 FACTOR USED?

yes

POPULATION < 10,000?

no

EXISTING SIGNAL ?

no

THRESHOLDS 1A/1B:

HOUR			TOTAL 1+3	420		630		105		53		105		53		MAJ & MIN 1A	MAJ & MIN 1B
	MAJOR APP. 1	MAJOR APP. 3		MAJOR 1A	MAJOR 1B	MINOR APP. 2	MINOR 2 1A	MINOR 2 1B	MINOR APP. 4	MINOR 4 1A	MINOR 4 1B						
0:00 - 1:00			0														
1:00 - 2:00			0														
2:00 - 3:00			0														
3:00 - 4:00			0														
4:00 - 5:00			0														
5:00 - 6:00			0														
6:00 - 7:00	792	854	1646	X	X	4			26								
7:00 - 8:00	799	724	1523	X	X	3			45								
8:00 - 9:00	519	411	930	X	X	5			38								
9:00 - 10:00	406	366	772	X	X	9			41								
10:00 - 11:00	319	365	684	X	X	6			46								
11:00 - 12:00	351	503	854	X	X	5			50								
12:00 - 13:00	416	380	796	X	X	30			46								
13:00 - 14:00	378	422	800	X	X	8			45								
14:00 - 15:00	578	542	1120	X	X	74		X	61		X						X
15:00 - 16:00	570	641	1211	X	X	95		X	61		X						X
16:00 - 17:00	724	764	1488	X	X	98		X	99		X						X
17:00 - 18:00	611	817	1428	X	X	94		X	94		X						X
18:00 - 19:00	457	439	896	X	X	5			33								
19:00 - 20:00			0														
20:00 - 21:00			0														
21:00 - 22:00			0														
22:00 - 23:00			0														
23:00 - 24:00			0														

	Met (Hr)	Required (Hr)	
Warrant 1a	0	8	Not satisfied
Warrant 1b	4	8	Not satisfied
Warrant 2	4	4	Satisfied
Warrant 3	3	1	Satisfied
Warrant 7	0	8	Not satisfied

LOCATION: Rosemount

COUNTY: Dakota

REF. POINT:

DATE: 6/14/2023

OPERATOR: KH

0.70 FACTOR USED? yes

POPULATION < 10,000? no

EXISTING SIGNAL ? no

Speed	Approach Description		Lanes
55	Major App1:	EB CSAH 42	2
55	Major App3:	WB CSAH 42	2
30	Minor App2:	NB CR 71	1
50	Minor App4:	SB CR 71	1

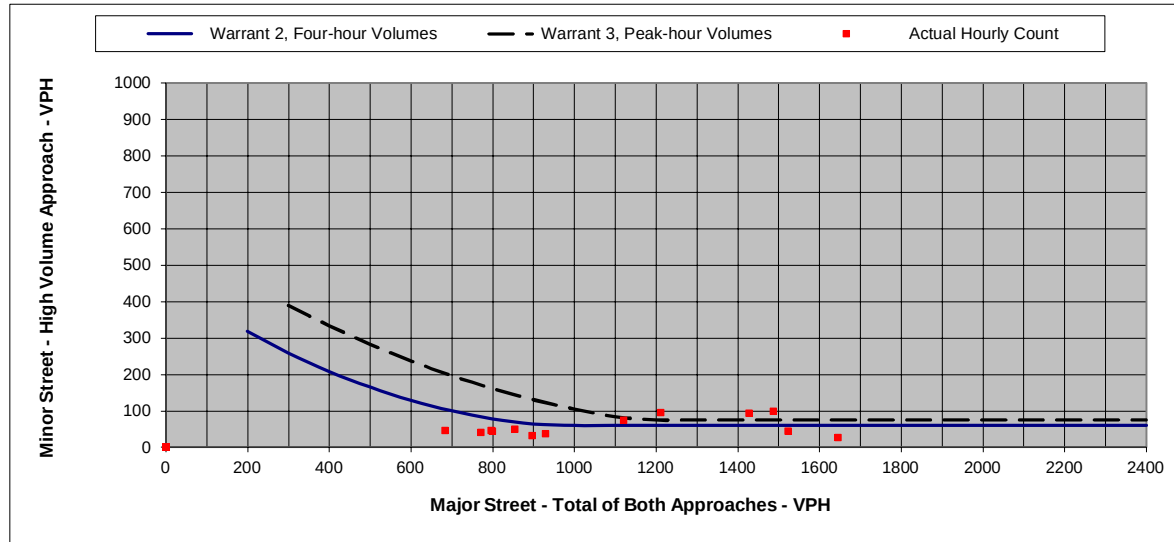
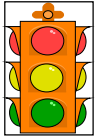


Figure 1. Four Hour and Peak Hour Warrant Analysis

Note: For data points outside the graph range, check the minor street volume against the lower thresholds



SIGNAL WARRANTS ANALYSIS

CSAH 42 & Blaine Avenue (CR 71)
2024 - Construction - Channel, RVGC

LOCATION: Rosemount

COUNTY: Dakota

REF. POINT:

DATE: 6/14/2023

OPERATOR: KH

Speed	Approach Description		Lanes
55	Major App1:	EB CSAH 42	2
55	Major App3:	WB CSAH 42	2
30	Minor App2:	NB CR 71	1
50	Minor App4:	SB CR 71	1

0.70 FACTOR USED?

yes

POPULATION < 10,000?

no

EXISTING SIGNAL ?

no

THRESHOLDS 1A/1B:

	420		630		105		53		105		53		MAJ & MIN	
MAJOR APP. 1	MAJOR APP. 3	TOTAL 1+3	MAJOR 1A	MAJOR 1B	MINOR APP. 2	MINOR 2 1A	MINOR 2 1B	MINOR APP. 4	MINOR 4 1A	MINOR 4 1B	MAJ & MIN 1A	MAJ & MIN 1B	MAJ & MIN 1A	MAJ & MIN 1B
0:00 - 1:00		0												
1:00 - 2:00		0												
2:00 - 3:00		0												
3:00 - 4:00		0												
4:00 - 5:00		0												
5:00 - 6:00		0												
6:00 - 7:00	686	534	1220	X	X	2		36						
7:00 - 8:00	787	688	1475	X	X	1		55		X				X
8:00 - 9:00	518	406	924	X	X	3		48						
9:00 - 10:00	405	361	766	X	X	7		51						
10:00 - 11:00	315	350	665	X	X	4		56		X				X
11:00 - 12:00	322	418	740	X	X	0		60		X				X
12:00 - 13:00	407	365	772	X	X	1		56		X				X
13:00 - 14:00	376	417	793	X	X	3		55		X				X
14:00 - 15:00	564	537	1101	X	X	5		71		X				X
15:00 - 16:00	551	636	1187	X	X	1		231	X	X	X	X	X	X
16:00 - 17:00	706	764	1470	X	X	6		264	X	X	X	X	X	X
17:00 - 18:00	593	817	1410	X	X	2		94		X				X
18:00 - 19:00	457	439	896	X	X	5		33						
19:00 - 20:00			0											
20:00 - 21:00			0											
21:00 - 22:00			0											
22:00 - 23:00			0											
23:00 - 24:00			0											

	Met (Hr)	Required (Hr)	
Warrant 1a	2	8	Not satisfied
Warrant 1b	9	8	Satisfied
Warrant 2	4	4	Satisfied
Warrant 3	3	1	Satisfied
Warrant 7	0	8	Not satisfied

LOCATION: Rosemount

COUNTY: Dakota

REF. POINT:

DATE: 6/14/2023

OPERATOR: KH

0.70 FACTOR USED? yes

POPULATION < 10,000? no

EXISTING SIGNAL ? no

Speed	Approach Description		Lanes
55	Major App1:	EB CSAH 42	2
55	Major App3:	WB CSAH 42	2
30	Minor App2:	NB CR 71	1
50	Minor App4:	SB CR 71	1

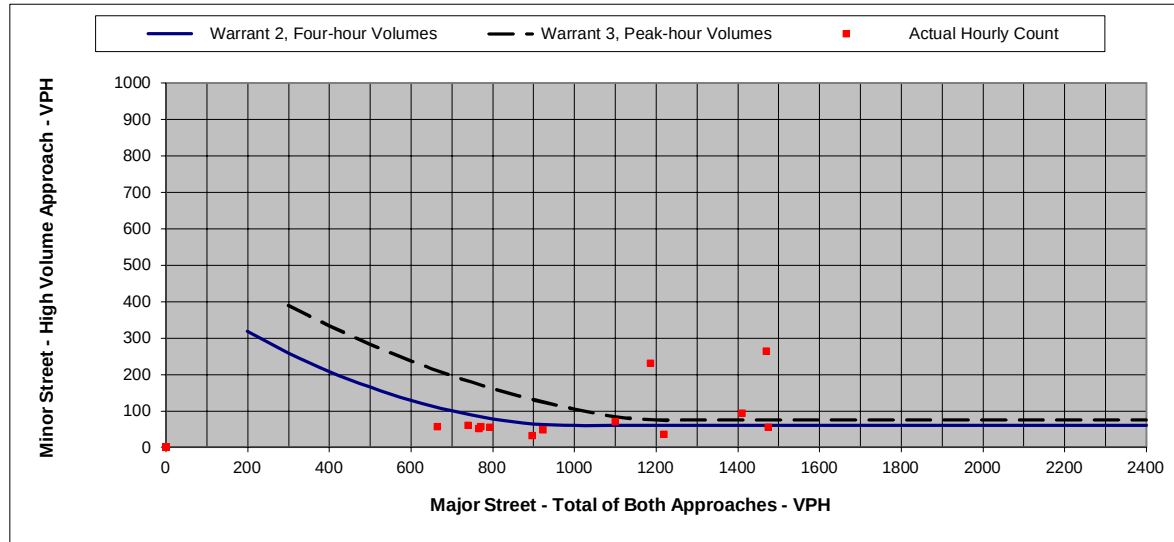
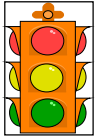


Figure 1. Four Hour and Peak Hour Warrant Analysis

Note: For data points outside the graph range, check the minor street volume against the lower thresholds



SIGNAL WARRANTS ANALYSIS

CSAH 42 & Blaine Avenue (CR 71)
2024 - Construction - Channel, Bigfoot, RVGC

LOCATION: Rosemount

COUNTY: Dakota

REF. POINT:

DATE: 6/14/2023

OPERATOR: KH

Speed	Approach Description		Lanes
55	Major App1:	EB CSAH 42	2
55	Major App3:	WB CSAH 42	2
30	Minor App2:	NB CR 71	1
50	Minor App4:	SB CR 71	1

0.70 FACTOR USED?

yes

POPULATION < 10,000?

no

EXISTING SIGNAL ?

no

THRESHOLDS 1A/1B:

HOUR			TOTAL 1+3	420		630		105		53		105		53		MAJ & MIN 1A	MAJ & MIN 1B
	MAJOR APP. 1	MAJOR APP. 3		MAJOR 1A	MAJOR 1B	MINOR APP. 2	MINOR 2 1A	MINOR 2 1B	MINOR APP. 4	MINOR 4 1A	MINOR 4 1B						
0:00 - 1:00			0														
1:00 - 2:00			0														
2:00 - 3:00			0														
3:00 - 4:00			0														
4:00 - 5:00			0														
5:00 - 6:00			0														
6:00 - 7:00	833	983	1816	X	X	4			36								
7:00 - 8:00	841	857	1698	X	X	3			55		X						X
8:00 - 9:00	520	420	940	X	X	5			48								
9:00 - 10:00	407	375	782	X	X	9			51								
10:00 - 11:00	320	374	694	X	X	6			56		X						X
11:00 - 12:00	352	512	864	X	X	5			60		X						X
12:00 - 13:00	417	389	806	X	X	30			56		X						X
13:00 - 14:00	379	431	810	X	X	8			55		X						X
14:00 - 15:00	579	551	1130	X	X	74		X	71		X						X
15:00 - 16:00	571	650	1221	X	X	95		X	231	X	X				X		X
16:00 - 17:00	724	764	1488	X	X	98		X	264	X	X				X		X
17:00 - 18:00	611	817	1428	X	X	94		X	94		X						X
18:00 - 19:00	457	439	896	X	X	5			33								
19:00 - 20:00			0														
20:00 - 21:00			0														
21:00 - 22:00			0														
22:00 - 23:00			0														
23:00 - 24:00			0														

Met (Hr) Required (Hr)

Warrant 1a	2	8	Not satisfied
Warrant 1b	9	8	Satisfied
Warrant 2	4	4	Satisfied
Warrant 3	3	1	Satisfied
Warrant 7	0	8	Not satisfied

LOCATION: Rosemount

COUNTY: Dakota

REF. POINT:

DATE: 6/14/2023

OPERATOR: KH

0.70 FACTOR USED? yes

POPULATION < 10,000? no

EXISTING SIGNAL ? no

Speed	Approach Description		Lanes
55	Major App1:	EB CSAH 42	2
55	Major App3:	WB CSAH 42	2
30	Minor App2:	NB CR 71	1
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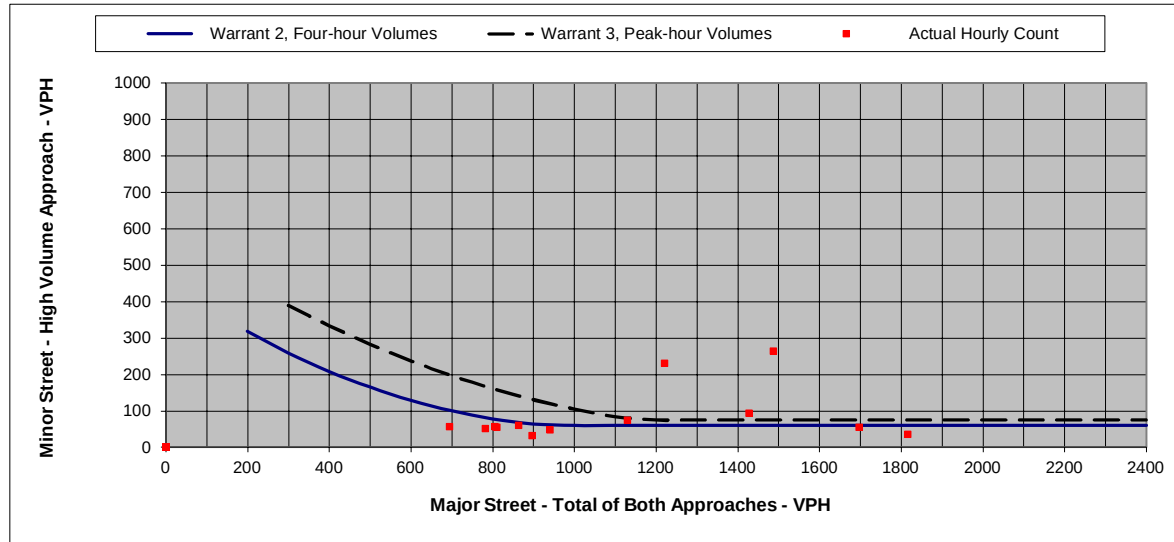


Figure 1. Four Hour and Peak Hour Warrant Analysis

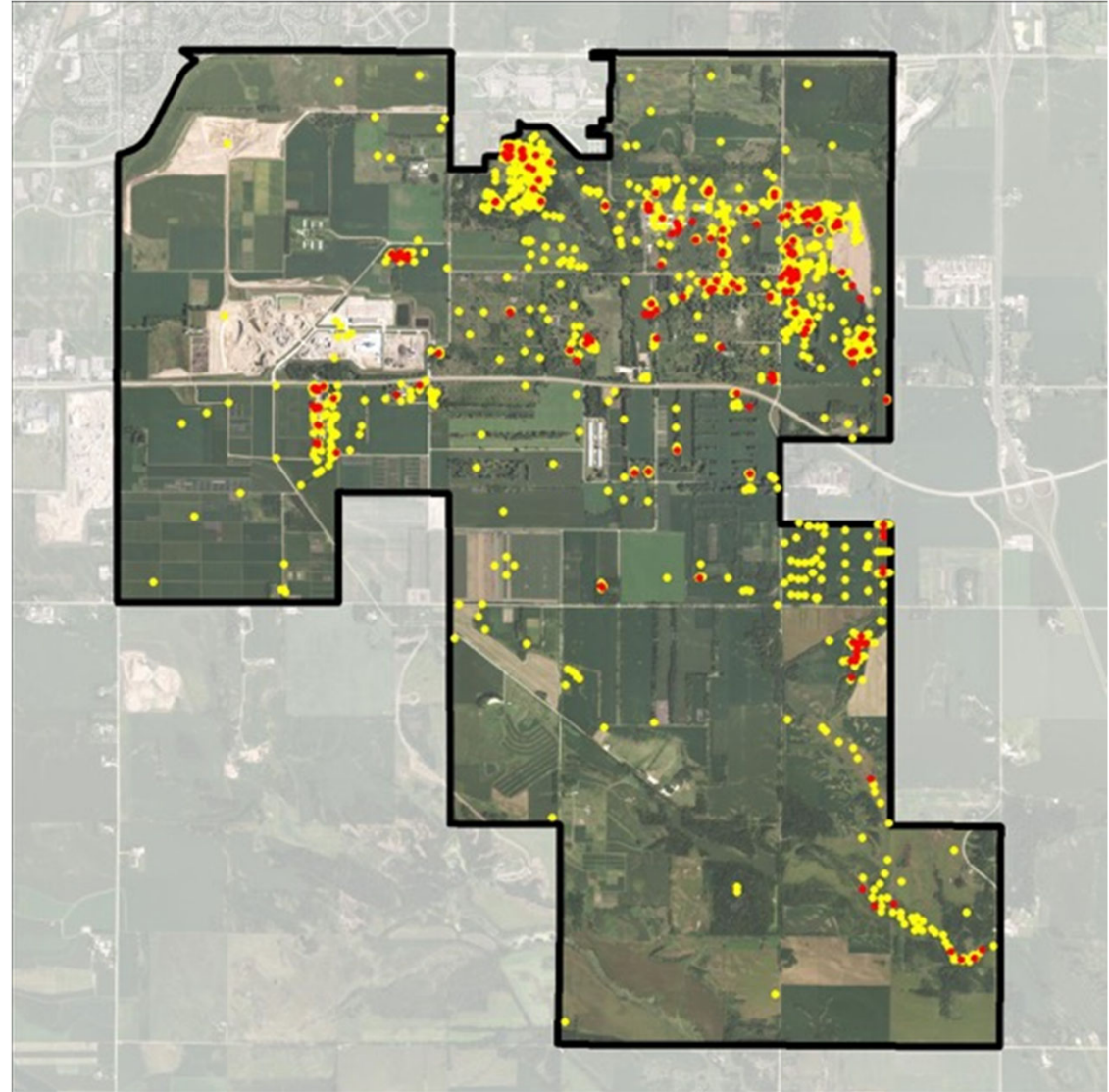
Note: For data points outside the graph range, check the minor street volume against the lower thresholds

UMore Park Remedial Investigation Results



Scan the QR Code for more information

- Completed in 2017 under the supervision of the Minnesota Pollution Control Agency (MPCA)
- UMN and MPCA held public meetings in Rosemount to review the work plan and the results
- Red dots indicate an exceedance of residential soil standards for one or more chemicals, which may need to be addressed depending on future land use
- Yellow dots indicate soil samples that do not exceed residential soil standards; *no cleanup required prior to residential development*
- No groundwater contamination



Project Bigfoot – Noise Study Highlights

Analysis Process

A qualified acoustic engineering firm has conducted various noise analyses to determine the potential noise impact from the project to the surrounding area. These comprehensive assessments included measuring the existing ambient noise and using industry-standard noise modeling software to predict operating noise levels from the data center facility. The Site Plan underwent careful optimization to minimize any potential noise disturbances for neighboring entities.

Compliance with State and Local Regulations

Noise modeling projected that the three operating scenarios were in compliance with all applicable noise requirements of the site, including criteria of those for the State of Minnesota, Dakota County, and the City of Rosemount.

During a constant mechanical operating scenario noise levels from the project are predicted to be between 2 dB and 15 dB below the aforementioned regulatory criteria at the nearest residences. During a generator maintenance scenario, project noise levels are predicted to be between 1 dB and 15 dB below the criteria at the nearest residences. Residences studied were those immediately north of the site on Hwy 42.

Low Frequency Noise Concern

As part of the noise analysis referenced above, $\frac{1}{3}$ octave band data were evaluated, which verified the absence of low frequency noise concerns in selected equipment. The proposed facility would produce noises throughout the continuous audible frequency spectrum, including an organic mix of low, medium, and high frequencies. The organic mix of frequencies and equipment selected for the site were confirmed to not contain low-frequency pure tones. The equipment planned for the site has not been associated with disruption to wildlife.



M E M O R A N D U M

To: Adam Kienberger, Community Development Director
Anthony Nemcek, Senior Planner
Julia Hogan, Planner

From: Dan Schultz, Parks and Recreation Director

Date: November 17, 2023

Subject: Jimnist LLC Development

The Parks and Recreation Department recently reviewed the plans for the Jimnist LLC Development. After reviewing the plans, the Parks and Recreation Department staff has the following comments:

Parks Dedication

The parks dedication requirement for a business park development is either a 10% of the total property area, a cash dedication in-lieu of land or combination of the two. The parcel being developed is 265.07 acres.

Staff is recommending that the City collect cash in-lieu of land for the Jimnist LLC development. The cash dedication for the development is \$2,252,500 (10% of 265.07 acres x \$85,000 per acre).

Please let me know if you have any questions about this memo.

Memorandum

To: Brian Erickson, City Engineer
Nick Egger, Director of Public Works
Anthony Nemcek, Senior Planner

From: Amanda Sachi
Bill Alms
Henry Meeker
Ray Theiler
John Lapointe
Kris Keller

Date: November 22, 2023

Re: Project Bigfoot Engineering Review
WSB Project No. 023927-000

We have reviewed the documents for project 'Bigfoot', a proposed technology campus located south of 145th Street (County Road 42) between Audrey Avenue and Blaine Avenue in the eastern portion of the City provided by Olsson and Kimley Horn on November 1, 2023.

Documents reviewed include:

- Project Bigfoot Site Plans, dated 10/31/2023
- Project Bigfoot Stormwater Report, dated 10/31/2023

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

General Comments:

1. General
 - a. Submit for and provide copies to the City of all required permits from regulatory agencies (MCES, Minnesota Pollution Control Agency, Minnesota Department of Health, NPDES, etc.)
 - b. Future submittals will need to be at City approved scales (maximum 50:1 plan view). Future reviews may include additional comments generated by the increased detail provided by the refined scale.

Site Plan Comments:

1. General
 - a. Provide typical pavement sections for all surfaces based on geotechnical information and recommendations for the site.
 - b. Provide turning movements for all emergency, delivery and garbage vehicles.
 - c. Coordinate phasing and construction of temporary construction access road with Dakota County

- i. Temporary Construction Access Road to be reviewed and approved by Dakota County
- d. A Signalized intersection will be necessary at County Road 42/145th Street and Blaine Avenue in 2024
 - i. Determine whether that construction will be led by the County or developer
- e. See additional redline comments on Sheet 100.00

Grading Plan Comments:

1. General

- a. The Overall Grading Plan shows wetlands scattered around the site. The “wet” elevations shown for these wetlands in in the range of 930.0 to 932.0 feet. WSB has not reviewed geotechnical information (soil borings, etc.) for this project at this time, however it appears that the water table across the site is very high. It is possible that the “wet” elevations shown for the wetlands is in fact the water table elevation. There are several infiltration basins placed around the perimeter of the site. These infiltration basins have bottom elevations ranging from 907.70 feet to 928.00 feet. It is questionable whether any infiltration basin with a bottom elevation lower than the wetlands’ “wet” elevation of 930.0 to 932.0 feet will provide adequate infiltration of storm water.
- b. Provide enlarged grading plan at maximum 1" = 50' scale
- c. Provide EOF elevations and routes for all low points in the paved areas and green spaces
- d. Provide all high points
- e. See additional redline comments on Sheets C200.00

Utility Comments:

1. General

The storm sewer, sanitary sewer and watermain infrastructure shown on the draft drawings is intended to serve a development consisting of four (4) buildings with a combined surface area of 726,000 square feet (SF), plus an electrical substation and switching station.

- a. See additional redline comments on Sheets C300.00-C500.00

2. Storm Sewer

- a. A detailed review of the layout and elevations of the storm sewer piping was not conducted by WSB at this time because of the uncertainty concerning the overall design of the storm water infiltration basins.

3. Sanitary Sewer

- a. The Overall Sanitary Sewer Plan shows a new sewer line for the Bigfoot development connecting to an existing sanitary sewer manhole (MH # 218) along 145th Street. Going south out of MH 218, then east along the new site access

road, the new sanitary sewer is shown as 12-inch in diameter from new MH 24 to new MH 13. From MH 13 to MH 10 the new sewer is shown as 10-inch diameter. The sanitary sewer lines upgradient from MH 10 (from MH 10 to MH 5) are 8-inch diameter. Smaller, 6-inch diameter, sewer lines extend southward from the main sewer line between MH 24 and MH 5. The Overall Site Grading Plan contains a table which indicates that the "total requested (wastewater) flow from utility" is 150 gpm. It is unclear why the Overall Sanitary Sewer Plan calls for 12-inch diameter pipes from MH 24 to MH 13 and 10-inch diameter pipes from MH 13 to MH 10 when the maximum anticipated flow in these sewer segments appears to be 150 gpm. An 8-inch diameter pipe at minimum slope (0.4%) will carry approximately 335 gpm.

- b. There is a major "bust" in the flow line elevations of the sanitary sewers across the site. The flowline leaving MH 5 is 931.24 ft. From MH 5, wastewater flows down to MH 15, entering MH 15 at elevation 910.23. At MH 15, without the aid of a lift station, the flowline existing the manhole jumps up to elevation 930.79. From MH 15, wastewater flows down to MH 24 where it enters at a flowline elevation of 920.04 feet. WSB recommend a complete re-design of the sanitary sewer system.
- c. The sanitary sewer connection and structure adjustments to existing manhole 218 will need to be reviewed and approved by the Metropolitan Council (MCES)
 - i. Note, pipe size and elevation information differs between the tables and connection exhibits (C4.01.01; C4.01.02)
- d. The piping information implies that a lift station is used in SS-MH01 near the guard house
 - i. If present, call out lift station and provide details

4. Watermain

- a. Clarify the need for separate "domestic/potable" and "fire water" water mains between the city water main along Audrey Avenue and the fire water tank in the middle of the site. A single connection to the municipal water supply main could be used to supply both domestic/potable and fire water demands. There may be a need for a looped fire water system, separate from the domestic/potable water system if chemicals are added to the fire water loop which are not acceptable for domestic/potable use. However, if there are no chemical additives needed for the fire water, then one network of water lines could be designed to meet the overall site water demands.
- b. Clarify the small loops present on the watermain near each connection point (similar to PRV configuration)
- c. Connection to the future 12" watermain along Audrey Avenue will need to be coordinated with the Audrey Avenue Improvements project design and the necessary stub(s) being provided.
- d. Connection to the future 16" watermain along Blaine Avenue will need to be coordinated with the Blaine Avenue Improvements project design and the necessary stub(s) being provided

- e. A temporary connection to the 16" watermain on the north side of County Road 42/145th Street may be necessary due to phasing and scheduling of adjacent projects.
 - i. Coordinate with the County Road 42 watermain project design so that the necessary water stub is provided
 - ii. A casing would be required under County Road 42/145th Street
 - iii. The casing/crossing would need to be reviewed and approved by Dakota County
- f. Maintain minimum 10' horizontal separation with the watermain from sanitary and storm sewers.
- g. Provide details of the proposed fire tank

Stormwater Management Comments:

1. General

- a. A NPDES permit will be required since over an acre of disturbance is proposed.
- b. Signed plans will be required for final permit approval.
- c. An operations and maintenance agreement is required to specify parties responsible for specific stormwater maintenance obligations.
 - i. It is recommended to divide BMPs based on if they receive runoff from private site storm sewer or public road storm sewer.
- d. The electronic version of the HydroCAD model is requested to be submitted with future submittals to aid in review.
- e. See additional redline comments on Sheet C300.00

2. Ponds and Wetlands

- a. Changes to overall BMP locations and flow are recommended to ease long-term maintenance responsibilities and integrate the basins into the City's surface water management plan. These changes are summarized on the markups of plan sheet C300.00.
- b. Label all regional basins with corresponding existing basin regional ID.
- c. Applicant to note snowmelt event high water levels for the proposed ponds on the grading plans.
- d. Applicant to show maintenance access routes to the proposed basins on the plans. The City Engineering guidelines note maintenance access paths should be a minimum width of 10 feet at 8% maximum grade and a maximum 2% cross slope.
 - i. If maintenance access requires passing through a fence, gates must be proposed.
- e. Applicant to ensure that the modeled NWLs match the elevations called out on the plans. For example, BMP B is modeled with a NURP cell NWL of 922, but sheet C200.00 shows a NWL of 923.7.

3. Emergency Overflow Routes:

- a. Applicant to show the emergency overflow elevations and locations for all proposed basins and site low points on the plans.

4. Retaining Walls:

- a. Not applicable.

5. Erosion Control:

- a. A SWPPP narrative will be required with future submittals since the site will disturb over one acre. This narrative must include street sweeping for dust control.
- b. As the proposed site is greater than 50 acres, erosion control elements will be reviewed by the MPCA and City according to the checklist found at <https://www.pca.state.mn.us/sites/default/files/wq-strm2-47.doc>.
- c. A phased grading plan will be required such that the entire site is not disturbed at once. Ideally temp sedimentation basins will be located in areas of future NURP Basins.
- d. Dual silt fence must be specified around all proposed infiltrating surfaces until final stabilization has been reached to maintain soil permeability.
- e. Silt fence is required around delineated wetlands to ensure they are not degraded as a result of site disturbance.
- f. Applicant to justify proposed turf reinforcement mats. Non-biodegradable reinforcement on pond side slopes is not permissible and rolled erosion control blankets with native seedings are preferred.

6. Grading:

- a. 4:1 Max slopes appear to be met around the site except for BMP E. Please review and update as needed.

Stormwater Management Plan:

1. General Storm Sewer Design

- a. Storm sewer capacity calculations must be provided in future submittals to confirm storm sewer is being sized for the 10-year storm event.
 - i. Proposed pipe capacity must also be demonstrated as sufficient to pass the required 42.6 cfs (Basin 2013) and 7.04 cfs (Basin 1896) from offsite flows.
- b. Applicant to provide storm sewer profiles for review of routing and utility crossings for any ROW, trunk storm sewer, or public maintained systems.
 - i. Depth of underground power should be provided as well to ensure no conflicts with its numerous storm sewer crossings.
- c. Storm sewer should be consolidated to reduce the number of outfalls to the maximum extent possible.
- d. Applicant to add proposed storm sewer on Audrey and Blaine Avenues to the plans and include it in the storm sewer sizing calculations.
 - i. All proposed storm sewer within the right of way must be a minimum diameter of 15" and consist of RCP.
- e. Applicant to note structure type for Grate Inlets specified in plans.
- f. Per City standard design, roadway drainage shall be provided with inlets on curb and gutter rather than in the middle of the driving space.

- g. Per City standard details, sheet piling will be required for all flared end sections on pipe diameters 24" and greater.
- h. Flow velocities into BMPs must be 6 fps or less or approved by City Engineer.
- i. OCS-4 must include a skimmer pipe below the NWL of BMP D to ensure the structure does not get clogged with floatable debris.

2. Water Quantity

- a. Drainage area C-DA-6 appears to capture a portion of the roof runoff from Building 1 based on the storm sewer plan, but the proposed drainage area map in the stormwater report does not show it included. Please clarify this drainage area.
- b. For the purposes of determining site HWLs, exfiltration cannot be included in the modeling of regional basin 1905.
- c. Drainage area C-DA-2 should include impervious runoff area from the proposed gravel surface of the substation and associated access road. The proposed HydroCAD model only shows grassed cover.

3. Rate/Volume Control

- a. No outflows are allowed offsite for storm events besides the snowmelt event. Based on Table 3 of the stormwater report, all modeled events produce offsite outflows.
- b. As drainage areas C-DA-5 and C-DA-8 are within site limits, they must flow to a BMP prior to discharging offsite.
- c. OP-DA-11 and OP-DA-12 must be routed to a site BMP or be conveyed in a manner that is accessible and maintainable by the City such as a pipe or swale within easement around the perimeter of the site. The current proposed pipe within the fenced portion of the site would not allow for access and maintenance. City Subwatershed map shows additional offsite area south of 152nd Street flowing onto the site. Developed curve numbers shall be used in sizing the ultimate ponding footprint for these areas. Full expansion of the basins may be deferred until future development occurs at the discretion of the City Engineer.
- d. Applicant to clarify discrepancy between modeled flow rates in the snowmelt event and the rates provided in Table 2 of the stormwater report. For example, node 19R shows a flow of 24.49 cfs, but the table reports a flow of 6.86 cfs.
- e. The outlet for BMP F erroneously routes the sluice gate flows to primary discharge rather than the outflowing culvert.
- f. The sluice gate for BMP D is not required as the basin serves as pretreatment for BMP C.

4. Freeboard

- a. No comments.

5. Water Quality

- a. It appears that the NURP volume was determined by applying a flat 2.5" across the contributing drainage area to each BMP. A less conservative volume may be used by modeling a 2.5" rain event in HydroCAD to determine the NURP volume while factoring initial abstraction into this runoff.

6. Easements

- a. Drainage and Utility Easements required over all publicly owned stormwater facilities and access routes. This comment will be reviewed in more detail with future submittals.

MEMORANDUM

To: Anthony Nemcek – City Planner
Adam Kienberger – Community Development Director

From: Jon Phelps – Chief Building Official & Fire Marshal

Date: 11/21/23

Subject: Project Bigfoot

The following comments are provided based on a preliminary site plan review:

- 1) All access service doors around building required to be numbered.
- 2) Ensure that all unlabeled turn radii meet a minimum of 25 feet inside turn radius and maintain a 20-foot width.
- 3) All gates into the facility must comply with Minnesota State Fire Code.
- 4) The required number of hydrants, their spacing and proximity to the structures must be in accordance with the Minnesota State Fire Code.
- 5) Fire Hydrant Loop required, loop not allowed to supply a fire pump.
- 6) Knox box access required. Exact locations to be determined with site meeting/discussions with Fire Marshal.
- 7) Fire Tank is required to meet NFPA 22.

Jon Phelps
Chief Building Official & Fire Marshal
City of Rosemount
651-322-2027
jon.phelps@rosemountmn.gov

Planning Commission Regular Meeting: December 19, 2022

Tentative City Council Meeting: January 17, 2022

AGENDA ITEM: 22-97-PUD Request by Jimnist, LLC, for approval of a Planned Unit Development Master Development Plan with Rezoning.	AGENDA SECTION: Public Hearing
PREPARED BY: Anthony Nemcek, Senior Planner	AGENDA NO.
ATTACHMENTS: Site Location; Land Use Map; Rezoning Exhibit; Block Site Plan; Applicant's Narrative; Images	APPROVED BY: AK
RECOMMENDED ACTION: Motion to recommend the City Council approve a PUD Master Development Plan with rezoning of the site from AG-Agriculture to BP PUD-Business Park Planned Unit Development for a technology campus on 280 acres west of Blaine Avenue and south of County Road 42, subject to the following conditions: - The applicant shall receive approval of a preliminary and final plat. - Approval of a PUD final site and building plan is required prior to the development of the subject parcel. - Approval of a PUD agreement. - A deviation from Section 11-4-15 Business Park District: A. exempting substations from the design regulations of the BP District. - A deviation from Section 11-4-15 Business Park District: C. 3. allowing outdoor and mechanical equipment of size (not to exceed the aggregate building footprint), number, volume, and location to sufficiently serve the buildings and be in relational proximity to the buildings. - A deviation from Section 11-4-15 Business Park District: C. 4. increasing the maximum height of accessory structures from sixty (60) feet to eighty (80) feet for communication towers. - A deviation from Section 11-4-15 Business Park District: C. 7. to solidify an exemption from the site and building performance standards in subsection G (Site and Building Standards) of this section and require exterior materials to be made of high-quality, long-lasting materials compatible with their function. - A deviation from Section 11-4-15 Business Park District: G. 1 and 2. to waive the architectural appearance and building massing standards from buildings sited greater than 300' from public right of way or to buildings sited less than 300' from the public right of way and less than 1,000SF. Buildings within 300' of the public right of way and under 1,000 SF will be a single-story building designed with quality, ballistic resistant materials including steel, aluminum, and glazing. Exterior colors will be coordinated with the campus palette. - A deviation from Section 11-4-15 Business Park District: G. 6. to apply the standards only to parking areas within fifty (50) feet and to loading areas within three hundred (300) feet of a public right of way or nonindustrial use or district.	

- j. A deviation from Section 11-4-15 Business Park District: G. 7. to allow rock, gravel, and/or mulch to also be used as an accent material for maintenance areas directly adjacent to a building, around utility access points (i.e. manholes, control valves, and hand holes), or in mechanical areas.
- k. A deviation from Section 11-4-15 Business Park District: G. 10. to apply the provisions of this section only to buildings within three hundred (300) feet of a public right of way.
- l. A deviation from Section 11-5-2 Supplementary Regulations: C. 1e. and h. to increase the maximum height of fences located at least fifty (50) feet from a public right of way from eight (8) feet to fourteen (14) feet.

SUMMARY

The applicant is in the process of developing the site plan for a technology campus on approximately 280 acres of land owned by the University of Minnesota in its UMore Park site. Development of the site will include the construction of two main buildings along with additional ancillary buildings and support areas which will house office space, servers, and support equipment in a campus setting of one-story buildings. Additional site improvements will consist of parking lots, both temporary and permanent, an electrical substation, and security facilities such as fencing and gatehouses.

Typically, a request such as this is reviewed alongside formal development plans and a subdivision request. The applicant is requesting approval of a PUD Master Development Plan ahead of the submittal of formal site plan and plat approval requests to help guide the site's final design and alleviate any risk that their plans might be denied, which would necessitate significant revisions. The proposed deviations from the City Code contained within the PUD request have minimal impact on adjacent properties mainly due to the size of the site and anticipated location of the site improvements in relation to the site's boundaries. Staff is recommending approval of the proposed PUD request subject to conditions listed in the recommended action section above.

Applicant:	Jimnist, LLC.
Property Owner:	University of Minnesota
Site Location:	South of County Road 42 and West of Blaine Avenue
Site Area:	Approximately 280 Acres
Land Use Des.	Business Park
Current Zoning:	AG-Agriculture
Proposed Zoning:	BP PUD-Business Park Planned Unit Development
Surrounding Uses:	East: Business Park West: Public Institutional North: Business Park South: Agricultural Research

BACKGROUND

The site is located within of the University of Minnesota's UMore Park. The present application is the result of many years of planning for future land uses within the University of Minnesota UMore Park (UMore) property in Rosemount. In 2013, the City adopted an Alternative Urban Areawide Review (AUAR) for the entirety of the University's 4,900 acres (approximately 3,000 of which are located within the City of Rosemount). In 2018 the City Council adopted, and the Met Council approved, an amendment to the City's Comprehensive Land Use Plan that changed the land use designation of the subject property and 160 acres immediately east of the site from AGR-Agricultural Research to BP-Business Park.

The applicant is requesting deviations from the City Code related to fence height, exterior materials for principal and accessory structures including substations, mechanical/outdoor equipment, and site standards related to landscaping, parking and loading areas, and rooftop utilities. The applicant's submittal contains images of how the building exteriors and fencing will likely be designed as well as a block plan showing a rough layout of the site. The applicant has also provided some renderings depicting the visibility of the structures from public rights of way. One feature of the site the applicant finds attractive is the mature stands of trees located along the perimeter of the site that the applicant intends to retain for privacy and screening purposes. Based on the placement of many of the site components far from the property boundaries and the minimal impact on adjacent parcels, staff is supportive of the requested code deviations.

Legal Authority

Planned Unit Development Master Development Plan approvals are a legislative decision because of the Code deviations being requested. Legislative decisions give the Planning Commission more latitude. Overall, the PUD should demonstrate compliance with the purpose statement included in the zoning ordinance, which describes the following objectives for a PUD:

- 1) Flexibility in land development and redevelopment in order to utilize new techniques of building design, construction and land development.
- 2) Energy conservation through the use of more efficient building designs and sitings and the clustering of buildings and land uses.
- 3) Preservation of desirable site characteristics and open space and protection of sensitive environmental features, including, but not limited to, steep slopes, trees and poor soils.
- 4) More efficient and effective use of land, open space and public facilities through mixing of land uses and assembly and development of land into larger parcels.
- 5) High quality of design and design compatible with surrounding land uses, including both existing and planned.
- 6) Sensitive development in transitional areas located between different land uses and along significant transportation or scenic corridors within the city.
- 7) Development that is consistent with the comprehensive plan.

PUD OVERVIEW

The applicant has applied for a Master PUD Development Plan, and the information submitted is intended to comply with the City's requirements for this stage of a PUD. More detailed plans will need to be submitted as the applicant proceeds with final site development, but they must remain consistent with the overall master plan's provisions related to code deviations. In the future, the applicant will be requesting approval of a preliminary and final plat to subdivide the site and allow for the dedication of required rights of way and easements. The following sections of this report include a summary of the PUD plans along with the staff review and analysis.

PUD Design

The subject property is approximately 280 acres in area and will be accessed via Audrey and Blaine Avenues with an additional, temporary access from County Road 42. The southeast portion of the site will contain an electrical substation owned by Xcel Energy that will serve this and other development in the area. Structures to be constructed on the site include two main buildings and several support structures. The buildings may house servers, offices, and other equipment while the mechanical systems will be located within screened yards. The site will be surrounded by a security fence, and access points into the site will feature gatehouses. The applicant's provided block plan provides an idea of what the layout will look like, but a formal site plan review will be required prior to any development of the site.

Planned Unit Development Master Development Plan with Rezoning

The subject property is currently zoned AG – Agriculture, and in order to facilitate the future approval of a plat and site plan, the applicant has requested zoning amendments in conjunction with the PUD development plans consistent with the type of development proposed. All portions of the site are guided for Business Park development in the 2040 Comprehensive Plan, and the BP-Business Park zoning designation is consistent with that land use designation.

As allowed under the City's PUD ordinance, the developer is requesting deviations from certain zoning requirements to help guide the creation of final development plans. The deviations would allow for flexibility in exterior building materials for structures greater than 300' from public rights of way, a fence height up to 14', mechanical/outdoor equipment in excess of what is permitted by the City Code, and flexibility in the treatment of parking and loading areas. The standards and requested deviations are listed below with a brief review. In addition to these deviations, the Planned Unit Development will also provide for more than one principal structure (as part of a single use) on a single parcel.

1. ***Section 11-4-15 Business Park District: A. Purpose and Intent: Substations are exempt from the design regulations of the BP District.***

Substations are considered essential service facilities and are therefore permitted in any zoning district. Given the fact the location of the substation is not anticipated to be adjacent to any residential, commercial, or public institutional uses, the proposed deviation will not result in any impacts since the City Code only requires specific screening standards for substations adjacent to those uses.

2. ***Section 11-4-15 Business Park District: C. Accessory Uses/Outdoor Structures***

Section 3: The property may have outdoor mechanical and electrical equipment of size (not to exceed the aggregate building footprint), number, volume, and location to sufficiently serve the buildings and be in relational proximity to the buildings.

The maximum aggregate area of outdoor equipment is 5,000 square feet. This would remove that limitation while requiring the yards containing that equipment to be located in proximity to the buildings being served. The mechanical yards will contain things like air conditioning units, generators, etc. The applicant indicates that the yards would be fenced and screened, and their block plan shows the mechanical yards near the interior of the site, well away from public rights of way.

Section 4: Private communication towers shall not exceed eighty feet (80').

The Business Park zoning district standard for the maximum height of accessory structures is 60'. The applicant is proposing a deviation that would accommodate communication towers up to 80' in height. The towers will be monopole antennas.

Section 7: Outdoor structure and equipment is exempt from the site and building performance standards in subsection G (Site and Building Standards) of this section and shall be made of high-quality, long-lasting materials compatible with their function.

The proposed verbiage will alleviate the uncertainty contained in the current code language related to the exemption of outdoor structures from site and building standards, which is as follows: *The City may exempt outdoor structure or equipment from the site and building performance standards in subsection G of this section; however all such structures or equipment must be functional and shall be made of high quality long lasting material compatible with both adjacent properties and other buildings in the BP District.*

3. ***Section 11-4-15 Business Park District: F. Minimum Lot Requirements and Setbacks***

Section 10: Increase the maximum building height from forty feet (40') to fifty feet (50') for

Accessory Structures.

Because the structures will be located several hundred feet from any public rights of way, the applicant is requesting flexibility with regards to building height as they develop their architectural plans. The impact of such an increase on adjacent properties will be negligible.

4. *Section 11-4-15 Business Park District: G. Site and Building Standards*

Sections 1 (Architectural Appearance) and 2 (Building Massing) do not apply to buildings sited greater than 300' from public right of way or to buildings sited less than 300' from the public right of way and less than 1,000SF. Buildings within 300' of the public right of way and under 1,000 SF will be a single-story building designed with quality, ballistic resistant materials including steel, aluminum, and glazing. Exterior colors will be coordinated with the campus palette.

The examples provided by the applicant of the proposed exterior materials indicate likely compliance with the City Code. The applicant is requesting a waiver from requirements related to articulation of facades and accentuation of entry features. This only applies to buildings at least 300' from parcel boundaries except for structures under 1,000 square feet (gatehouses) which would coordinate with the main campus buildings.

Section 3 (Permitted Materials) is amended to include composite metal panels as a Permitted Material and clarify that cast in place and precast concrete panels shall include integral color.

The applicant has provided imagery of the proposed composite metal panels. These are consistent with other recently approved projects. Additionally, the City Code allows for precast concrete panels as a permitted material. This request is reflective of the applicant's intent to eliminate any uncertainty.

Section 6. Parking and Loading Areas: This section shall apply to parking areas within fifty feet (50'), and to loading areas within 300' of the public right of way or nonindustrial use or district.

This section of the Code requires a certain level of screening around parking lots and loading areas. The minimum setback for parking and loading areas in the BP zoning district is 20' in the front and 10' on the sides. Essentially the applicant is requesting a waiver from those standards in exchange for an increase in setbacks for those uses.

Section 7. Landscaping: Rock, gravel, and/or mulch may be also be used as an accent material for maintenance areas directly adjacent to a building, around utility access points (i.e. manholes, control valves, and hand holes), or in mechanical areas.

The Code standard only allows rock or mulch to be used an accent around sod or other plantings. This opens up the use of that material for the areas listed above.

Section 10. Rooftop Utilities: Provisions apply to buildings within three hundred feet (300') of a public right of way.

The exact language of the code is as follows: "The ground level view of all rooftop equipment, including, but not limited to, rooftop structures related to elevators and other mechanical utilities, shall be screened from public right-of-way and adjacent or nearby residential uses and districts. Screening should be accomplished by incorporating architectural building design features such as a parapet wall or sloping roof structures. Wood fencing shall not be permitted. If due to factors unique to the property or the project, it is physically impossible or impractical to screen these utilities, the City's Planning Commission may approve alternative solutions that render them

aesthetically compatible with the building.” The proposed deviation would only apply that standard to buildings within 300’ of a public right of way.

5. ***Section 11-5-2 Supplementary Regulations: C. Supplementary Yard Regulations Section 1.e and h. Fences up to fourteen feet (14’) in height are permitted within the campus and substation, greater than fifty feet (50’) from the public right of way.***

The City Code allows fences up to 8’ in height in the business park zoning district. The applicant is requesting that where fences are at least 50’ from the parcel boundaries that a maximum height of 14’ be permitted. The applicant’s narrative indicates that in most places the height of the fence will be between 10’ and 12’. Examples of the anticipated fence design have been provided by the applicant and are included in the attachments.

CONCLUSION AND RECOMMENDATION

The applicant is requesting approval of a master development plan to rezone the subject property from AG to BP, consistent with the City’s Comprehensive Land Use Plan, and to receive approval of certain deviations from the City Code contained in this report and within the applicant’s narrative. The proposed deviations will have minimal impact on adjacent properties and uses due to the size of the site and the anticipated location of the structures. Staff is recommending approval of the Planned Unit Development Master Development Plan with rezoning, subject to the conditions listed in the recommended action. Those conditions include approval of a final site and building plan and approval of a plat to subdivide the site.