ROSEMOUNT
MINNESOTA

AGENDA
Planning Commission Regular Meeting
Tuesday, January 23, 2024
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 December 18, 2023 Regular Meeting
   b. Request by Maplewood Development for Approval of the Amber Fields 13th Addition Final Plat.
5. **OLD BUSINESS**
6. **PUBLIC HEARINGS**
   a. Request by Maplewood Development for Rezoning, a Major Amendment to the Amber Fields Planned Unit Development Agreement, Preliminary and Final Plat approval for Amber Fields 14th Addition.
   b. Request by Independent School District 196 for approval of a rezoning of the site from AG-Agricultural to R1-Low Density Residential, minor subdivision, conditional use permit, and site plan review for an elementary school to be constructed on site.
   c. Request by Spectro Alloys for approval of a preliminary plat, a site plan review, and a variance to construct a 70,000 square foot addition to the existing building at 13135 Doyle Path and combine the site into a single parcel.
   d. Request by Maplewood Development for Amber Fields 15th Addition preliminary and final plat approval to create 167 single-family lots.
   e. Renewal of the Danner, Inc. Small Scale Mineral Extraction Permit for 2024.
7. **NEW BUSINESS**
8. **DISCUSSION**
9. **ADJOURNMENT**

ROSEMOUNT PLANNING COMMISSION
REGULAR MEETING PROCEEDINGS
DECEMBER 18, 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 Monday, December 18, 2023, at 6:30 PM. in Rosemount Council Chambers, 2875 145th Street West.

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

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

ADDITIONS TO AGENDA

None.

AUDIENCE INPUT

None.

CONSENT AGENDA

Motion by Kenninger **Second by** Reed

Motion to approve the Consent Agenda.

Ayes: 5.

Nays: None. Motion Carried.

a. Minutes of the November 28, 2023 Regular Meeting

b. Resignation of Commissioner Powell

OLD BUSINESS

PUBLIC HEARINGS

a. Renewal of the Vesterra, LLC, and Stonex, LLC, Small Scale Mineral Extraction Permit for 2024.

Senior Planner Nemcek presented the application for a renewal of a small-scale mineral extraction permit for 2024 from Vesterra, LLC, and Stonex, LLC.

The public hearing opened at 6:35 pm. The public hearing was closed at 6:36 pm.

Motion by Kenninger **Second by** Reed

Motion to close the public hearing.

Ayes: 5.
Nays: None. Motion Carried.

Commissioner Comments:
Commissioner Reed thanked the applicant for being great to work with over the years as a partner.

Motion by Reed **Second by** Hebert

Motion to recommend City Council approve renewal of the Vesterra, LLC, and Stonex, LLC, Small Scale Mineral Extraction Permit for 2024, subject to the terms and conditions in the attached 2024 Conditions for Mineral Extraction.

Ayes: 5.
Nays: None. Motion Carried.

b. Renewal of the Shafer Contracting Co., Inc. Small Scale Mineral Extraction Permit for 2024

Senior Planner Nemcek presented the application for a renewal of a small-scale mineral extraction permit for 2024 from Shafer Contracting Company.

Commissioner Whitman asked for clarification on the compaction testing requirement. Senior Planner Nemcek stated that the soil needs to be compacted to at least ninety-five percent (95%) in order for the soil and land to be redeveloped in the future. Nemcek noted that the soil compaction testing results met that minimum requirement.

The public hearing opened at 6:42 pm. The public hearing closed at 6:43 pm.

Motion by Kenninger **Second by** Reed

Motion to close the public hearing.

Ayes: 5.
Nays: None. Motion carried.

Commissioner Comments:
Chair Kenninger expressed thanks for cooperation and consistency in mining operations from the applicant.

Motion by Kenninger **Second by** Thiagarajan

Motion to recommend the City Council renew the Shafer Contracting Co., Inc. Small Scale Mineral Extraction Permit for 2024, subject to the terms and conditions in the attached Draft 2024 Conditions for Mineral Extraction.

Ayes: 5.
Nays: None. Motion Carried.

c. Renewal of the Dakota Aggregates Large Scale Mineral Extraction Permit for 2024

Senior Planner Nemcek presented the application for a renewal of a large-scale mineral extraction permit for 2024 from Dakota Aggregates, LLC.

Chair Kenninger asked on the record if there was a noise issue, having worked with Dakota Aggregates in the past and working to figure out what was going on, or how to reduce it, or if something was happening. Chair Kenninger asked if it is something that gets reported back to Dakota Aggregates, and if it could be something that could be addressed by them, or if there's something to be done. Senior Planner Nemcek verified yes to Chair Kenninger's questions. Commissioner Reed asked how the timing and distance would affect Amber Fields' development. Nemcek deferred to the applicant, stating it depends on the type of jobs coming through and the level of activity of the mine.

The public hearing opened at 6:54 pm.

Ruth Simon - 14642 Bloomfield Path Rosemount, MN
Simon asked if there are any restrictions on noise from machinery, particularly at night.

Matt Mettling - 423 Ramsey Ct Carver, MN
Commissioner Reed asked about phasing of the the north mine for Dakota Aggregates, and the noise levels pertaining to the adjacent neighborhood development, Amber Fields. Dakota Aggregates Operating Manager Mettling stated that there are six to seven phases of the north mine, which the company will have to leave by the end of 2028; phase 11B is not included within that. Mettling said there will be a berm on the edge of phase 11 with no height requirement, in addition to an access road within the mine phase. Mettling noted it is approximately fifty to sixty feet from the north mine to the edge of the Amber Fields development. Mettling noted that the University of Minnesota and the developer are working to put in a fence for the Amber Fields development for security to keep the residents out of the mining area. Chair Kenninger clarified that the residents buying the houses are cognizant of the mining operations adjacent to Amber Fields, and that they will mostly be gone in two to three years.

Chair Kenninger asked for clarification on operating times. Operating Manager Mettling clarified that on the north end of the mine, there is only a loader hitting the face of a stockpile and the material is conveyed, transporting material. Mettling stated the company is permitted to run 24 hours. Mettling noted operations may slow depending on projects.

The public hearing closed at 7:00 pm.

Motion by Kenninger **Second by** Reed
Motion to close the public hearing.
Ayes: 5.
Nays: None. Motion carried.

Commissioner Comments:
Commissioner Reed and Commissioner Whitman asked questions regarding noise levels, and the possibility of a super-berm. Senior Planner Nemcek stated the northern mining operation changed hauling routes, limited hauling times, placing the equipment below grade to prevent noise traveling, and investigated previous noise complaints. Nemcek noted there is an opportunity to adjust requirements down the line to mitigate noise levels should issues arise in the future, and that a super-berm would require further discussion. Nemcek noted that there was noise monitoring and other research done a few years back and that the noise complaints have significantly decreased since implementing noise mitigation measures.

Motion by Reed **Second by** Hebert

Motion to recommend the City Council renew the Dakota Aggregates Large Scale Mineral Extraction Permit for 2024, subject to the terms and conditions in the attached 2024 Draft Conditions for Mineral Extraction Permit

Ayes: 5.
Nays: None. Motion Carried.

d. Renewal of the Carl Bolander and Sons, LLC, Small Scale Mineral Extraction Permit for 2024

Community Development Technician Grant presented the application for a renewal of a small-scale mineral extraction permit for 2024 from Carl Bolander & Sons, LLC.

Commissioner Whitman asked for clarification on soil compaction test results. Community Development (CD) Technician Grant deferred to the applicant and noted the Terracon representative listed in the compaction testing reports. Grant clarified that the soil tests water content, density and compaction for future research, construction, and development.

The public hearing opened at 7:08 pm. The public hearing closed at 7:09 pm.

Motion by Kenninger **Second by** Hebert

Motion to close the public hearing.

Ayes: 5.
Nays: None. Motion Carried.

Motion by Kenninger **Second by** Hebert

Motion to recommend City Council approve renewal of the Carl Bolander & Sons, LLC, Small Scale Mineral Extraction Permit for 2024, subject to the terms and conditions in the attached 2024 Conditions for Mineral Extraction.

Ayes: 5.
Nays: None. Motion Carried.

e. Renewal of the Max Steininger, Inc. Small Scale Mineral Extraction Permit for 2024

Planner Hogan presented the application for a renewal of a small-scale mineral extraction permit for 2024 from Max Steininger, Inc.

The public hearing opened at 7:15 pm. The public hearing closed at 7:15 pm.

Motion by Kenninger **Second by** Reed

Motion to close the public hearing.

Ayes: 5.
Nays: None. Motion .

Motion by Kenninger **Second by** Reed

Motion to recommend renewal of the Max Steininger, Inc. Small Scale Mineral Extraction Permit for 2024 to City Council, subject to the terms and conditions in the attached Draft 2024 Conditions for Mineral Extraction.
Ayes: 5.
Nays: None. Motion .

f. Zoning Ordinance Text Amendment Request to Section 11-5-2: Supplementary Regulations to allow for horseshoe/looped shaped driveways within the RR-Rural Residential Zoning District.

Planner Hogan presented the application for a zoning text amendment to section 11-5-2, which would allow horseshoe and loop-shaped driveways within the RR-Residential Rural zoning district.

Commissioner Reed asked about minimum lot width and access on non-city roads. Planner Hogan shared that 200 feet width is required for rural-residential lot dimensions within that zoning district. Hogan noted that the city does not have jurisdiction over state or county roads, hence specifying access to non-city roads within the text amendment. Commissioner Thiagarajan asked if there is a minimum distance requirement between curb cuts. Planner Hogan stated there is not one currently in the presented standards and text amendment, but it could be implemented or looked into. Commissioner Whitman confirmed with Planner Hogan that the zoning text amendment needs to be considered by itself, separate from the background information including code enforcement issues.

The public hearing opened at 7:23 pm.

Megan Rogers - Larkin Hoffman - 8300 Normandale Blvd, Bloomington, MN
Rogers thanked city staff for the opportunity to come to a solution about a zoning text amendment on behalf of the applicant. Rogers asked for the city and commission's thoroughness in reviewing surrounding city codes and policies, where multiple curb cuts are permitted in rural residential areas. Rogers noted that there is high value on the City Engineer's review of driveways to ensure safety within the proposed text amendment.

The public hearing closed at 7:25 pm.

Motion by Kenninger **Second by** Reed
Motion to close the public hearing.
Ayes: 5.
Nays: None. Motion Carried.

Commission Comments:
Chair Kenninger expressed that it is preferred for property owners to work with City Staff prior to implementation in case a costly improvement needs to be removed or changed.

Commissioner Whitman asked about the code violation as it pertains to the applicant's driveway. Planner Hogan stated that letters were sent, the code enforcement officer talked to the property owner in the summer of 2023, and once the code violation was known to city staff another letter was sent out, and there were discussions with the property owner to come up with this solution. Community Development Director Kienberger stated that the city code is set up to send a notice for owners to remedy the situation or come up with a solution with city staff to aim for code compliance. Kienberger

shared that the final enforcement mechanism is proceeding with prosecution through the Dakota County court system or abatement by the city. Commissioner Whitman thanked the applicant and Larkin Hoffman for the detailed letter.

Motion by Kenninger **Second by** Whitman

Motion to recommend the City Council approve the Text Amendment to the Zoning Ordinance Modifying Section 11-5-2: Supplementary Regulations to allow for horseshoe or looped driveways with no more than two curb cuts within the RR-Rural Residential Zoning District.

Ayes: 5.
Nays: None. Motion Carried.

NEW BUSINESS

None.

DISCUSSION

Chair Kenninger stated that Commissioner Powell's chair will be opened for re-appointment in the spring of 2024 and reminded Commissioners of future Planning Commission dates in 2024. Community Development Director Kienberger noted that appointment will be opened for applications early spring of 2023.

ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 7:32 p.m.

Respectfully submitted,

Alysha Grant
Community Development Technician

ROSEMOUNT
MINNESOTA

EXECUTIVE SUMMARY

Planning Commission Regular Meeting: January 23, 2024
Tenative City Council Meeting: February 6, 2024

AGENDA ITEM:	Request by Maplewood Development for Approval of the Amber Fields 13th Addition Final Plat.	**AGENDA SECTION:** CONSENT AGENDA
PREPARED BY:	Julia Hogan, Planner	**AGENDA NO.** 4.b.
ATTACHMENTS:	Site Location, Final Plat, Existing Conditions; Phasing Plan; Site Plan; Grading and Drainage Plan; Erosion Control Plan; Utility Plan; Landscape Plan, City Engineer's Memo Dated January 15, 2024, Parks and Recreation Director's Memo Dated January 17, 2024	**APPROVED BY:** AK

RECOMMENDED ACTION:

1. Motion to recommend the City Council approve the Final Plat for Amber Fields 13thAddition, subject to:

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

BACKGROUND

SUMMARY

Owner:	Earl Street Partners II, LLC.
Preliminary Plat Acres:	14.68 Acres
Met Council Net Acres:	14.68 Acres
Residential Lots Created:	37 Single-Family Residential Lots
Gross Density:	2.52 Units/Acre
Net Density:	2.52 Units/Acre
Comprehensive Plan Guiding:	MUR - Mixed Use Residential
Current Zoning:	R1 - Low Density Residential

The Planning Commission is being asked to consider a request by Maplewood Development for approval of a Final Plat for Amber Fields 13th Addition to create 37 single-family residential lots. This

final plat will consist of the first phase of development for the 13th Addition preliminary plat area that was approved by council. The final plat is necessary to facilitate subdivision of the property into individual residential lots, and public streets. Staff finds the application consistent with the preliminary plat for this area and recommends approval of this application subject to the conditions listed above.

BACKGROUND

The present applications are the latest step in a long process of planning for the development within UMore Park. The developer received Planned Unit Development approval with Rezoning from the City Council at its September 7, 2021, meeting. The Planned Unit Development anticipated roughly 1,959 residential units, which were to include a mixture of housing types such as single-family lots, townhome lots, and multifamily lots. There are a total of 13 Amber Fields additions that have been approved by the City Council. Preliminary Plat Areas that have been approved by City Council include Amber Fields 2nd, 3rd, 4th, 5th, 6th, 7th and 8th additions with additions the 9th, 10th, 11th and 12th being the remaining areas of the designated preliminary plat areas that are shown in the table below. There has been a total of 1,458 housing units approved so far within the Amber Fields Development Area and the table below shows the break down of units that have been approved per addition.

Amber Field Additions	**Housing Type**	**Total Units**	**Approved by City Council**
Amber Fields 2nd and 12th Additions	Single Family and Townhome	301 units	May 2022 and September 2023
Amber Fields 3rd and 11th Additions	Single Family	182 units	June 2022 and September 2023
Amber Fields 4th and 9th Additions	Single Family	108 units	July 2022 and April 2023
Amber Fields 5th and 10th Additions	Single Family	124 units	July 2022 and April 2023
Amber Fields 6th Addition	Multifamily	268 units	July 2022
Amber Fields 7th Addition	Multifamily	250 units	August 2022
Amber Fields 8th Addition	Multifamily	160 units	December 2022
Amber Fields 13th Addition	Single Family	65 units	October 2023

In October 2023 the preliminary plat for Amber Fields 13th Addition was approved by City Council. The preliminary plat consisted of 65 single family residential lots throughout a 14.68-acre section of the Amber Fields development area. The preliminary plat area is located in the southeast portion of the development extending north from the connection road that will connect Amber Fields to Akron Ave. The preliminary plat area was planned to be built out in two phases, with this final plat being the first phase which will consist of the eastern portion of the site along with the connection road off of Akron Ave and the eastern portion of the interior roadway. The second phase will consist of the remaining western portion of the site and the trail connection of the central greenway area.

Legal Authority

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

ordinance requirements it must be approved.

General Subdivision Design

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

Land Use and Zoning

The site is designated for MUR-Mixed Use Residential land uses, which can include a range of housing types from single-family homes on traditional sixty-five foot lots to townhomes. The zoning district in which the preliminary plat is located in is the R1-Low Density Residential zoning district. The Amber Fields Planned Unit Development Agreement includes several deviations from the Zoning Ordinance. A Minor Amendment to the PUD to reduce the minimum lot width and to reduce the minimum lot area square footage was approved with the Amber Fields 13th Addition preliminary plat. The proposed corner lots The proposed corner lots within the subdivision meet the Amber Fields PUD requirements for minimum lot width and minimum lot area but there are a few interior lots that do not meet the minimum 45 ft. lot width and 5,400 square foot lot area minimum. In addition to dimensional standards the table below compares the proposed preliminary plat to the standards of the Amber Fields PUD.

Category	**Required (Amber Fields PUD)**	**Amber Fields 13th Addition**
Min. Lot Area (sf)	5,400 (interior) 7,200 (corner)	5,200 (interior) 7,200 (corner)
Min. Lot Width	45 ft. (interior) 55 ft. (corner)	40 ft. (interior) 55 ft. (corner)
Min. Front Yard Setback	25 ft	25 ft.
Min. Side Yard Setback	5 ft. dwelling/5 ft. garage/10 ft. corner (45-ft. wide lots) 10 ft. dwelling/5 ft. garage/20 ft. corner (55- and 65-ft. wide lots)	5 ft. dwelling and garage/20 ft. for corner lots
Min. Rear Yard Setback	20 ft.	20 ft., 30 ft. for Block 3

Final Plat

Standards for reviewing subdivision requests are detailed in Title 12 of the Rosemount City Code. This section of the Code outlines the two-step Preliminary and Final Plat process for land subdivision. In this case, the preliminary plat was approved by Council on June 21, 2022, consisting of 65 single-family lots.

The current application proposes to plat 37 of the 65 single family lots and to dedicate right of way. There are two outlots proposed on the plat, Outlot B will consist of the remaining portion of the

approved 13th addition preliminary plat area and Outlot A will consist of the requested Amber Fields 14th Addition preliminary plat area. The final plat is consistent with the approved preliminary plat.

Streets

There are two proposed public streets going into the Amber Fields 13th Addition preliminary plat area with both of those streets extending from the future connection road that is currently called Road A. Road B extends from Road A in the southwest corner of the subdivision and loops through the site back to Road A in the southeast corner. Road C extends through the central portion of the site in between the looped Road B. Road A is shown to be completed with the first phase of development with the 13th Addition final plat. Half of Roads B and C are shown to be completed as well with temporary cul-de-sacs being constructed at the end of them.

Parks

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

Landscaping

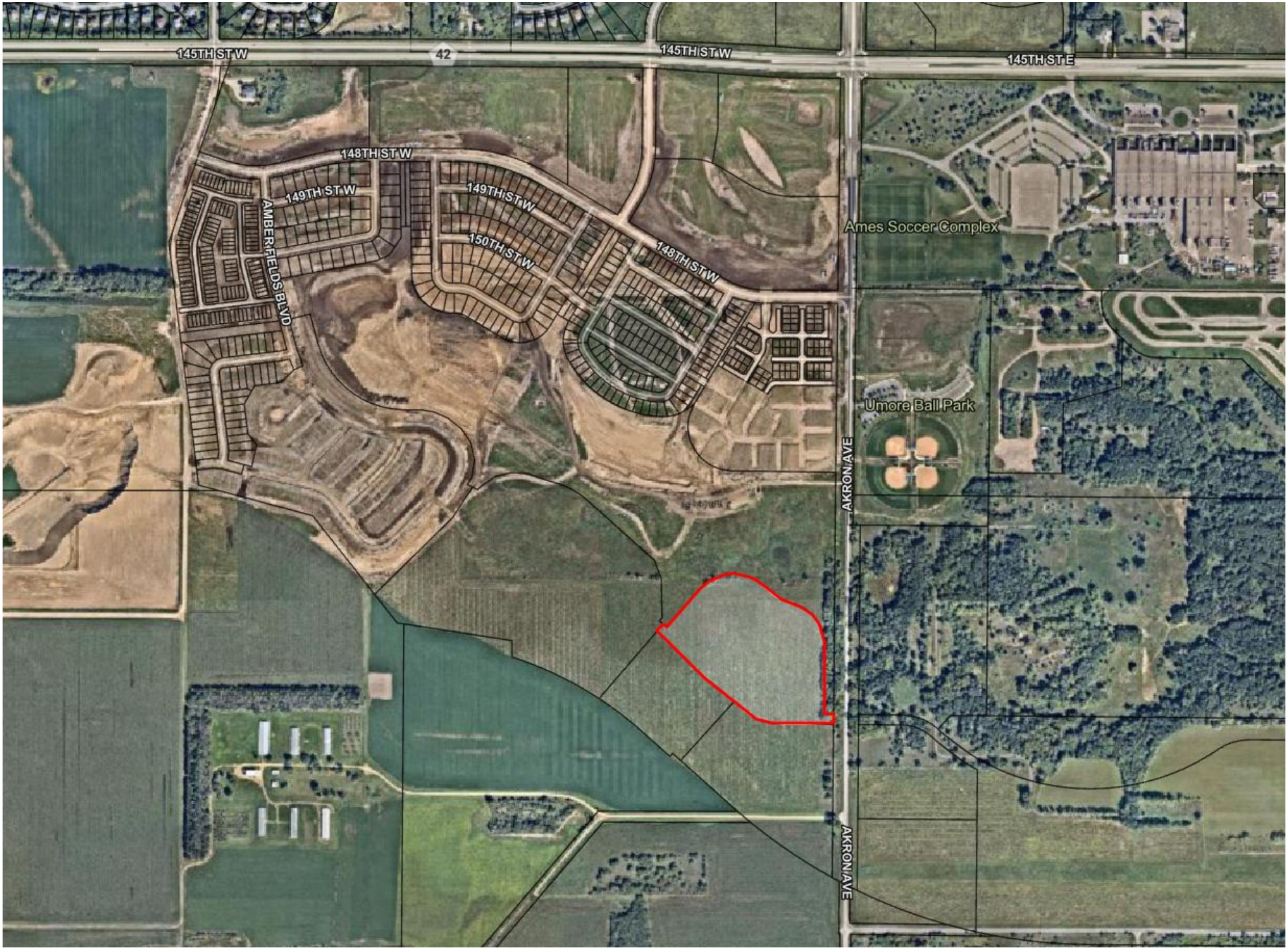
The landscape plan submitted by the applicant shows a total of 88 trees to be planted throughout the 13th addition preliminary plat area. The City code requires one tree per lot/frontage in the R1 and R2 zoning districts, which the landscape plan meets that requirement. A total of 88 trees will be planted with this development, therefore a landscaping surety in the amount of $29,040 (88 trees x $300 plus 10%) was required as a condition of approval with the preliminary plat. 56 trees will be planted with this first phase of the 13th addition.

Engineering Review

The City's engineer has provided a memorandum containing comments related to the plans provided. The memorandum included comments related to utilities and grading. A copy of the memorandum is included in the attachments.

RECOMMENDATION

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


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

AMBER FIELDS THIRTEENTH ADDITION

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

Outlot O and Outlot P, AMBER FIELDS according to the recorded plat thereof, Dakota County, Minnesota.

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

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

Signed: Earl Street Partners II, LLC

by _____
Mario J. Cocchiarella, Chief Manager

STATE OF MINNESOTA
COUNTY OF _____

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

_____
Signature

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

SURVEYORS CERTIFICATE

I Daniel Ekrem do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____ , 20 ___.

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

STATE OF MINNESOTA
COUNTY OF _____

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

_____
Signature

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

CITY COUNCIL, CITY OF ROSEMOUNT, MINNESOTA

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

By: _____ _____
Mayor Clerk

COUNTY SURVEYOR, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20 ___.

_____
Todd B. Tollefson
Dakota County Surveyor

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

We do hereby certify that on the 24th day of October, 2023 the Board of Commissioners of Dakota County, Minnesota approved this plat of AMBER FIELDS THIRTEENTH ADDITION and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2 and pursuant to the Dakota County Contiguous Plat Ordinance.

_____ _____
Chair, County Board County Treasurer - Auditor

DEPARTMENT OF PROPERTY TAXATION AND RECORDS, COUNTY OF DAKOTA, STATE OF MINNESOTA

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20___ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20 ___.

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

COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

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

_____
Amy A. Koethe, County Recorder

ALLIANT ENGINEERING

AMBER FIELDS THIRTEENTH ADDITION

OUTLOT B

OUTLOT A

OUTLOT P

OUTLOT O

INSET
SEE SHEET 3 OF 3 SHEETS

AMBER FIELDS FOURTH ADDITION

AMBER FIELDS

R=260.00 L=415.07 Δ=91°28'03"

N45°12'08"W 76.13

NOT TANGENT

L=36.58
Δ=9°26'26"

R=221.98
L=120.65
Δ=31°08'24"
C.Brg=S63°49'17"E
C.=119.17

L=84.07
Δ=21°41'58"

N52°18'26"E 130.00

N26°09'09"E 60.00

N01°24'34"E 135.80

S50°26'56"E 22.32

N40°19'49"E 131.09

N40°17'59"E 60.00

N40°19'49"E 130.05

R=260.00 L=360.89
Δ=79°31'40"
C.Brg=N39°37'39"W
C.=332.67

NOT TANGENT

S40°19'49"W 589.42

451.14

S48°12'08"E 30.01

S40°19'49"W 304.16

76.28

60.00

S48°40'11"E 441.00

S48°40'11"E 455.62

R=2175.00 L=329.76
Δ=8°41'13"
C.Brg=N52°32'44"W C.=329.45

RLS 18420

S48°12'08"E 219.58

N41°47'52"E 25.00

S48°12'08"E 480.74

RLS 18420

R=3225.00 L=734.09
Δ=13°02'31"
C.Brg=S54°43'23"E C.=732.51

R=830.00 L=579.95 Δ=40°02'04"

S89°42'15"E 230.34

60.00

N00°21'32"E 416.39

S89°42'15"E

S89°42'15"E 75.00

NE CORNER OF NW 1/4 OF SEC.34, T.115, .R19

DAKOTA CO. FND MAG & DISC

75 75

S00°15'53"W 1321.85

150

75 75

EASTERLY LINE OF OUTLOT P, AMBER FIELDS

N00°15'53"E 982.12

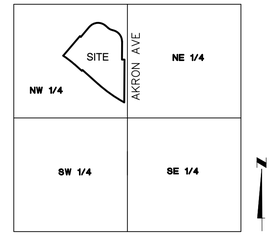
922.12

N-S Quarter Line of Sec.34, T.115, R.19

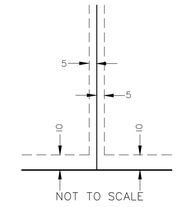
AKRON AVE

FUTURE COUNTY ROAD NO. 73

VICINITY MAP
SECTION 34, T115, R19
NOT TO SCALE



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



NOT TO SCALE

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

THE EASTERLY LINE OF OUTLOT P, AMBER FIELDS , IS ASSUMED TO HAVE A BEARING OF N00°15'53"E.

- ● Denotes monument found 1/2 inch iron pipe marked by license no. 44110 unless otherwise shown
- ○ Denotes 1/2 inch x 18 inch iron monument set marked by license no. 57366 unless otherwise shown
- ⊙ Dakota County Monument
- ——△—— Denotes Restricted Access to Dakota County per the Dakota County Contiguous Plat Ordinance

N

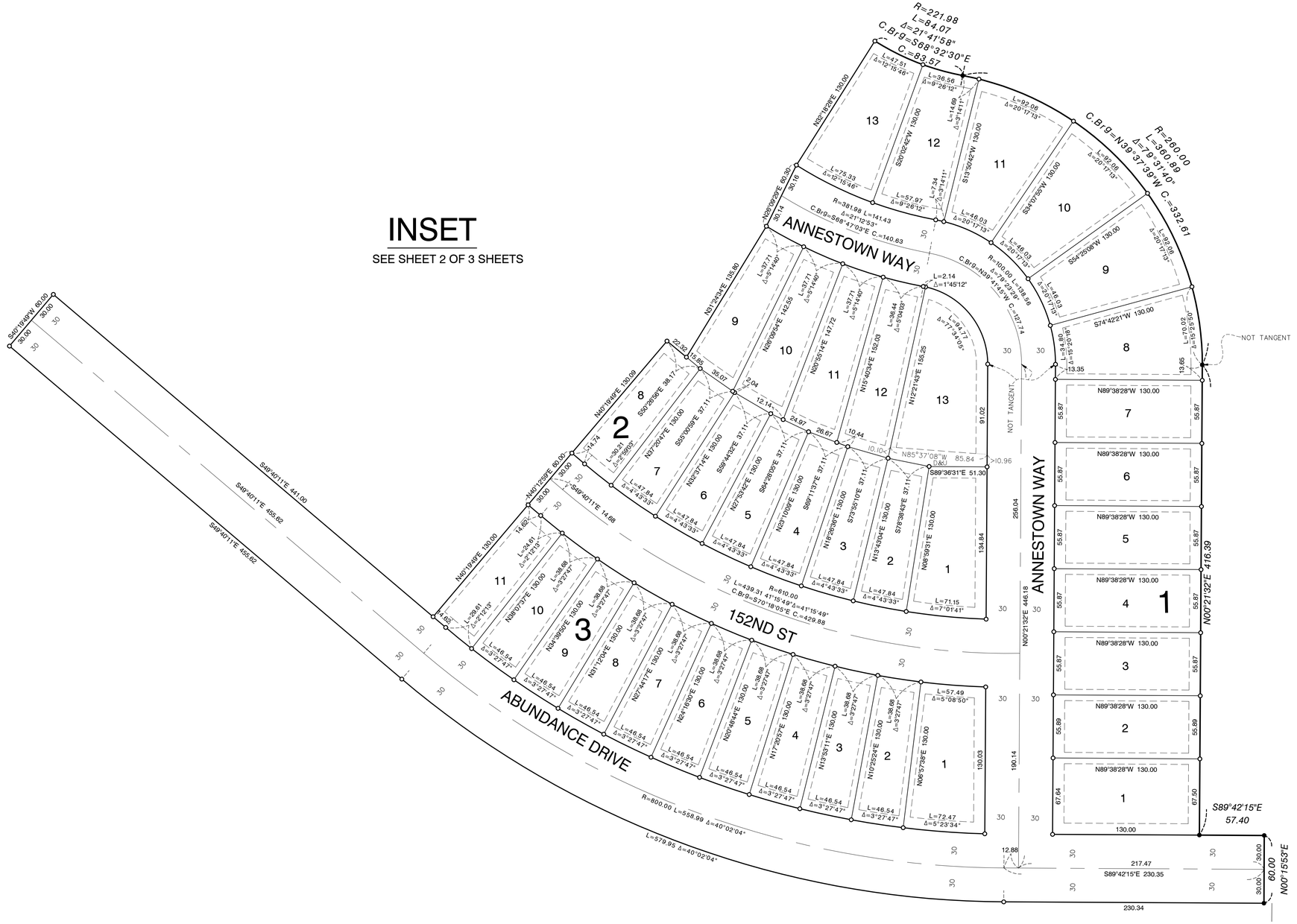
0 50 100 200
SCALE IN FEET
1 inch = 100 feet

ALLIANT ENGINEERING

AMBER FIELDS THIRTEENTH ADDITION

INSET

SEE SHEET 2 OF 3 SHEETS

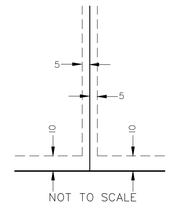


VICINITY MAP

SECTION 27, T115, R19

NOT TO SCALE

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



NOT TO SCALE

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

THE EASTERLY LINE OF OUTLOT P, AMBER FIELDS , IS ASSUMED TO HAVE A BEARING OF N00°15'53"E.

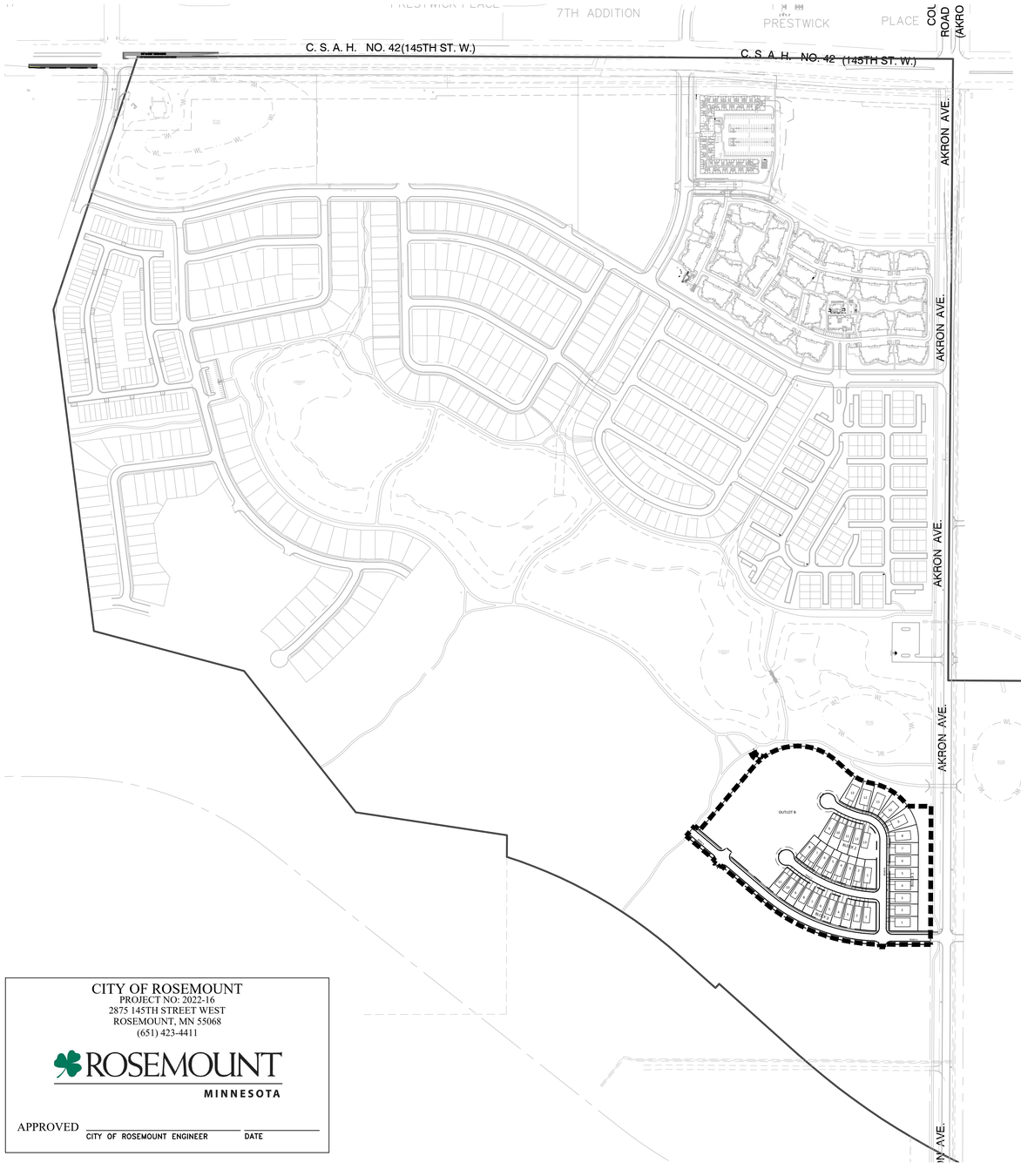
- ● Denotes monument found 1/2 inch iron pipe marked by license no. 44110, unless otherwise shown
- o Denotes 1/2 inch x 18 inch iron monument set marked by license no. 57366, unless otherwise shown

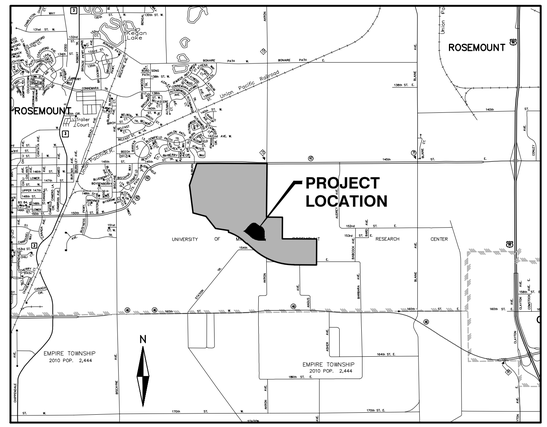
D&U Denotes drainage and utility easement

ALLIANT ENGINEERING

AMBER FIELDS - 13TH ADDITION

ROSEMOUNT, MINNESOTA





VICINITY MAP

SCALE: 1" = 4000'

DEVELOPER

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

CONSULTANT

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

ENGINEER

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

SURVEYOR

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

LANDSCAPE ARCHITECT

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

SHEET INDEX

NO.	SHEET TITLE
1	COVER SHEET
2-4	STANDARD DETAILS
5	EXISTING CONDITIONS PLAN
6	PHASING PLAN
7	SITE, LIGHTING, AND SIGNAGE PLAN
8	GRADING AND DRAINAGE PLAN
9-11	EROSION AND SEDIMENT CONTROL PLAN
12	EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
13	SANITARY SEWER AND WATERMAIN PLAN
14-16	SANITARY SEWER AND WATERMAIN PLAN AND PROFILES
17	STREET AND STORM SEWER PLAN
18-20	STREET AND STORM SEWER PLAN AND PROFILES
21-22	STORM SEWER PLAN AND PROFILES
23	STREET INTERSECTION DETAILS
24-25	LANDSCAPE PLAN

CITY OF ROSEMOUNT
PROJECT NO: 2022-16
2875 145TH STREET WEST
ROSEMOUNT, MN 55068
(651) 423-4411

ROSEMOUNT
MINNESOTA

APPROVED _____ _____
CITY OF ROSEMOUNT ENGINEER DATE

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

Maplewood Development, Inc.

M/I HOMES

AMBER FIELDS - 13TH ADDITION
ROSEMOUNT, MINNESOTA
PHASE 1
FINAL PLAT SUBMITTAL
COVER SHEET

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

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

CLARK WICKLUND, PE
Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

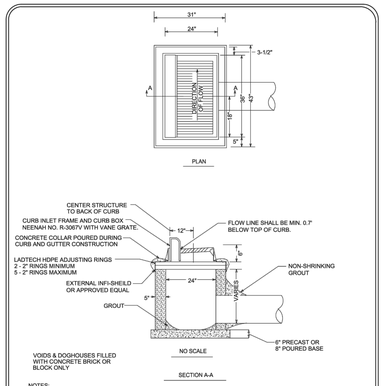
DATE	ISSUE
12-15-23	CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: CJW
DRAWN: JEP
PROJECT NO: 220-0078.H

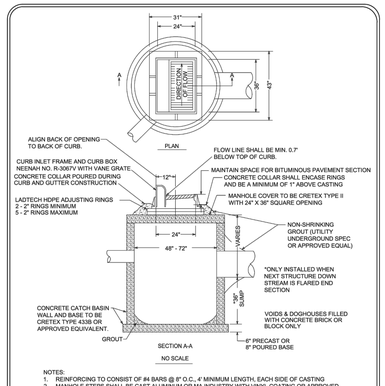
1

SHEET 1 of 25

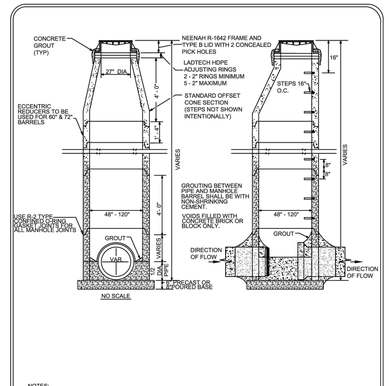
Drawing name: X:\2020\200078.H\plan sheets\Final Plat - Phase 1\200078.H-cover.dwg Dec 14, 2023 - 1:19pm



ROSEMOUNT	STANDARD CATCH BASIN	Special Details	
Standard Plate Library for the City of Rosemount		Date: 03-01-01 Revised: 01-21-15	SD-1

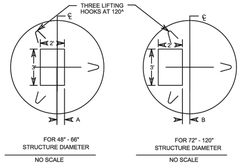


ROSEMOUNT	CATCH BASIN SUMP MANHOLE	Special Details	
Standard Plate Library for the City of Rosemount		Date: 03-01-01 Revised: 02-08-23	SD-2



ROSEMOUNT	STANDARD MANHOLE FOR STORM DRAIN	Special Details	
Standard Plate Library for the City of Rosemount		Date: 01-06-05 Revised: 01-21-15	SD-3

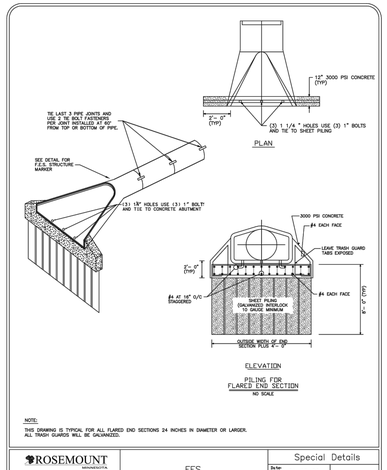
MANHOLE TOP SLAB WITH OFF-SET 2' x 3' HOLE					
STRUCTURE DIAMETER (in.)	COVER DIAMETER (in.)	MINIMUM t (in.)	A (in.)	B (in.)	WEIGHT OF COVER (lbs)
48	58	6	9		930
54	65	8	6		1710
60	72	8	3		2230
66	79	8	0		2810
72	86	8		3	3440
78	93	8		6	4120
84	100	8		9	4860
90	108	8		12	5760
96	114	8		15	6490
102	120	8		18	7280
108	126	12		21	12100
120	144	12		24	16100



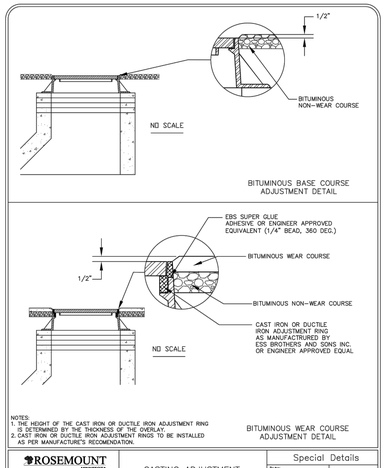
PRECAST COVER DETAIL
NO SCALE

NOTE:
CONTRACTOR TO SUBMIT REINFORCEMENT DETAIL FOR PRECAST COVER TO ENGINEER FOR APPROVAL.

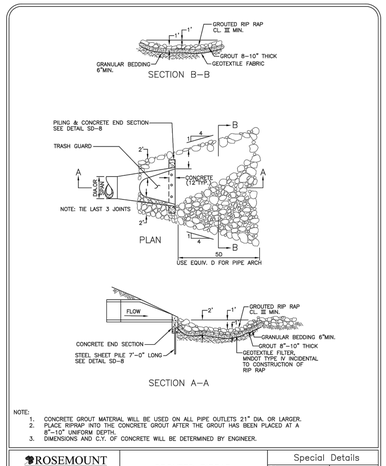
ROSEMOUNT	PRECAST COVER DETAIL	Special Details	
Standard Plate Library for the City of Rosemount		Date: 02-02-07 Revised:	SD-6



ROSEMOUNT	FES SHEET PILING	Special Details	
Standard Plate Library for the City of Rosemount		Da'ter: 01-13-06 Revised: 03-17-08	SD-8

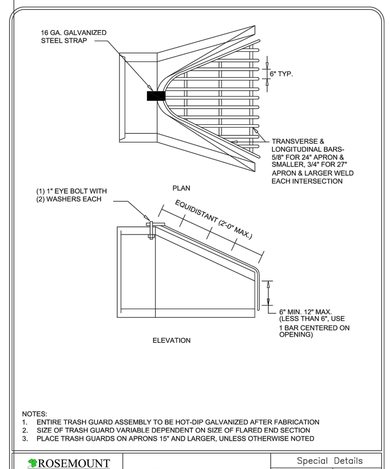


ROSEMOUNT	CASTING ADJUSTMENT DETAIL	Special Details	
StandardPlate Library forthe Cityof Rosemount		Da'ter: 11-26-05 Revised: 11-26-05	ST-9



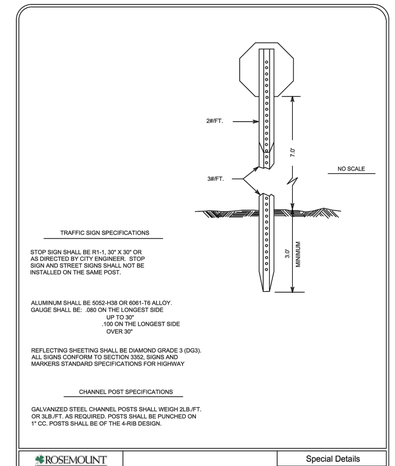
NOTE:
1. CONCRETE GROUT MATERIAL WILL BE USED ON ALL PIPE OUTLETS 21" DIA. OR LARGER.
2. PLACE RIPRAP INTO THE CONCRETE GROUT AFTER THE GROUT HAS BEGIN PLACED AT A 8"-10" UNIFORM DEPTH.
3. DIMENSIONS AND C.Y. OF CONCRETE WILL BE DETERMINED BY ENGINEER.

ROSEMOUNT	GROUTED RIPRAP AT OUTLETS	Special Details	
Standard Plate Library for the City of Rosemount		Date: 01-19-06 Revised: 03-17-08	SD-10



NOTES:
1. ENTIRE TRASH GUARD ASSEMBLY TO BE HOT-DIP GALVANIZED AFTER FABRICATION
2. SIZE OF TRASH GUARD VARIABLE DEPENDENT ON SIZE OF FLARED END SECTION
3. PLACE TRASH GUARDS ON APRONS 15" AND LARGER, UNLESS OTHERWISE NOTED

ROSEMOUNT	TRASH GUARD FOR STORM SEWER APRONS	Special Details	
Standard Plate Library for the City of Rosemount		Da'ter: 01-21-15 Revised: 01-21-15	SD-11



TRAFFIC SIGN SPECIFICATIONS

STOP 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.

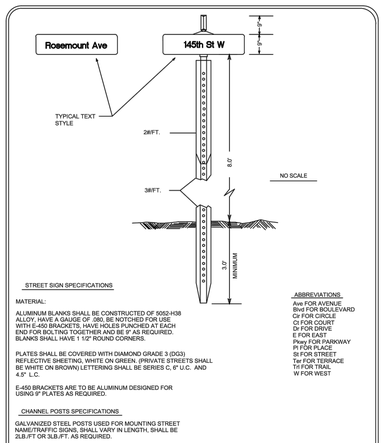
ALUMINUM SHALL BE 5052-H38 OR 6061-T6 ALLOY. GAUGE SHALL BE: .080 ON THE LONGEST SIDE UP TO 30" .100 ON THE LONGEST SIDE OVER 30"

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.

ROSEMOUNT	TRAFFIC SIGN	Special Details	
Standard Plate Library for the City of Rosemount		Date: 01-06-05 Revised: 02-01-23	SI-1



STREET SIGN SPECIFICATIONS

MATERIAL:

ALUMINUM BLANKS SHALL BE CONSTRUCTED OF 5052-H38 ALLOY, HAVE A GAUGE OF .080, BE NOTCHED FOR USE WITH E-450 BRACKETS, HAVE HOLES PUNCHED AT EACH END FOR BOLTING TOGETHER AND BE 9" AS REQUIRED. BLANKS SHALL HAVE 1 1/2" ROUND CORNERS.

PLATES SHALL BE COVERED WITH DIAMOND GRADE 3 (DG3) REFLECTIVE SHEETING, WHITE ON GREEN. (PRIVATE STREETS SHALL BE WHITE ON BROWN) LETTERING SHALL BE SERIES C, 6" U.C. AND 4.5" L.C.

E-450 BRACKETS ARE TO BE ALUMINUM DESIGNED FOR USING 9" PLATES AS REQUIRED.

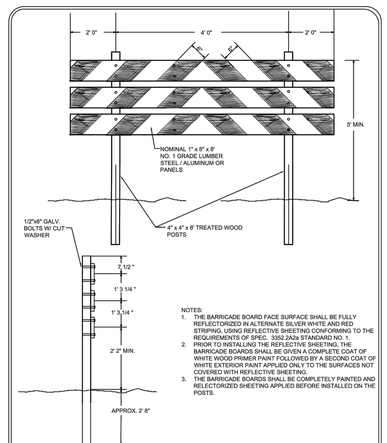
CHANNEL POSTS SPECIFICATIONS

GALVANIZED STEEL POSTS USED FOR MOUNTING STREET NAME/TRAFFIC SIGNS, SHALL VARY IN LENGTH, SHALL BE 2LB./FT OR 3LB./FT. AS REQUIRED.

ABBREVIATIONS

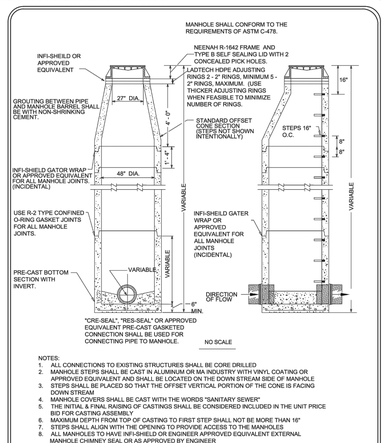
Ave FOR AVENUE
Blvd FOR BOULEVARD
Cir FOR CIRCLE
Ct FOR COURT
Dr FOR DRIVE
E FOR EAST
Pkwy FOR PARKWAY
PI FOR PLACE
St FOR STREET
Ter FOR TERRACE
TrFOR TRAIL
W FOR WEST

ROSEMOUNT	TYPICAL STREET SIGNS	Special Details	
Standard Plate Library for the City of Rosemount		Date: 01-06-05 Revised: 02-18-12	SI-2



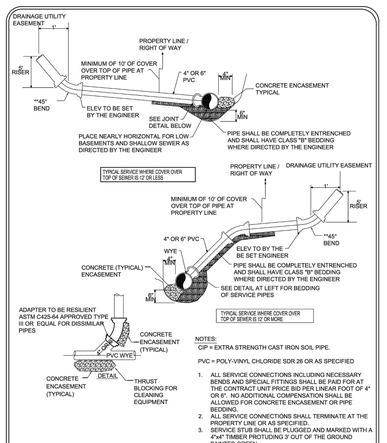
NOTES:
1. THE BARRICADE BOARD FACE SURFACE SHALL BE FULLY REFLECTORIZED IN ALTERNATE SILVER WHITE AND RED STRIPING, USING REFLECTIVE SHEETING CONFORMING TO THE REQUIREMENTS OF SPEC. 3352.2A3A STANDARD NO. 1
2. PRIOR TO INSTALLING THE REFLECTIVE SHEETING, THE BARRICADE BOARDS SHALL BE GIVEN A COMPLETE COAT OF WHITE WOOD PRIMER PAINT FOLLOWED BY A SECOND COAT OF WHITE ELECTRICAL PAINT APPLIED ONLY TO THE SURFACES NOT COVERED WITH REFLECTIVE SHEETING.
3. THE BARRICADE BOARDS SHALL BE COMPLETELY PAINTED AND RELECTORIZED SHEETING APPLIED BEFORE INSTALLED ON THE POSTS.

ROSEMOUNT	PERMANENT BARRICADE	Special Details	
Standard Plate Library for the City of Rosemount		Date: 02-02-07 Revised:	SI-4



NOTES:
1. ALL CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE DRILLED
2. MANHOLE STEPS SHALL BE CAST IN ALUMINUM OR MA INDUSTRY WITH VINYL COATING OR APPROVED EQUIVALENT AND SHALL BE LOCATED ON THE DOWN STREAM SIDE OF MANHOLE
3. STEPS SHALL BE PLACED SO THAT THE OFFSET VERTICAL PORTION OF THE CONE IS FACING DOWN STREAM
4. MANHOLE COVERS SHALL BE CAST WITH THE WORDS "SANITARY SEWER"
5. THE INITIAL & FINAL RAISING OF CASTINGS SHALL BE CONSIDERED INCLUDED IN THE UNIT PRICE BID FOR CASTING ASSEMBLY
6. MAXIMUM DEPTH FROM TOP OF CASTING TO FIRST STEP SHALL NOT BE MORE THAN 16"
7. STEPS SHALL ALIGN WITH THE OPENING TO PROVIDE ACCESS TO THE MANHOLES
8. ALL MANHOLES TO HAVE INFI-SHIELD OR ENGINEER APPROVED EQUIVALENT EXTERNAL MANHOLE CHIMNEY SEAL OR AS APPROVED BY ENGINEER

ROSEMOUNT	STANDARD MANHOLE FOR SANITARY SEWER	Special Details	
Standard Plate Library for the City of Rosemount		Date: 01-11-06 Revised: 02-08-23	SS-1

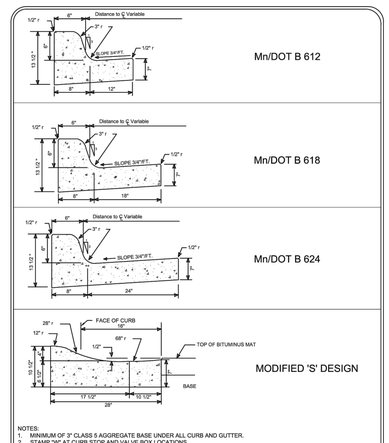


NOTES:
CIP = EXTRA STRENGTH CAST IRON SOIL PIPE.

PVC = POLY-VINYL CHLORIDE SDR 26 OR AS SPECIFIED

1. ALL SERVICE CONNECTIONS INCLUDING NECESSARY BENDS AND SPECIAL FITTINGS SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE BID PER LINEAR FOOT OF 4" OR 6". NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR CONCRETE ENCASEMENT OR PIPE BEDDING.
2. ALL SERVICE CONNECTIONS SHALL TERMINATE AT THE PROPERTY LINE OR AS SPECIFIED.
3. SERVICE STUB SHALL BE PLUGGED AND MARKED WITH A 4"x4" TIMBER PROTUDING 3' OUT OF THE GROUND PAINTED GREEN.

ROSEMOUNT	TYPICAL SERVICE CONNECTION FOR SANITARY SEWER	Special Details	
Standard Plate Library for the City of Rosemount		Date: 02-14-02 Revised: 02-01-23	SS-3



NOTES:
1. MINIMUM OF 3" CLASS 5 AGGREGATE BASE UNDER ALL CURB AND GUTTER.
2. STAMP "W" AT CURB STOP AND VALVE BOX LOCATIONS.

ROSEMOUNT	CONCRETE CURB AND GUTTER	Special Details	
Standard Plate Library for the City of Rosemount		Date: 01-06-05 Revised: 02-01-23	ST-1

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Maplewood Development, Inc.

M/I HOMES

AMBER FIELDS - 13TH ADDITION

ROSEMOUNT, MINNESOTA

PHASE 1
FINAL PLAT SUBMITTAL
STANDARD DETAILS

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

FOR REVIEW ONLY
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NOT FOR CONSTRUCTION

CLARK WICKLUND, PE

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
12-15-23	CITY SUBMITTAL

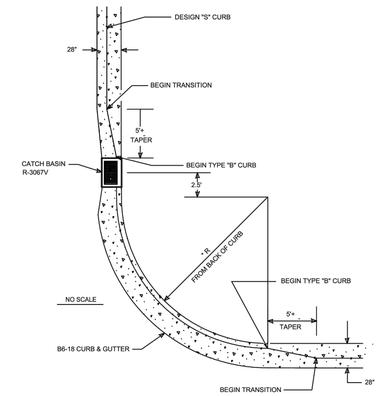
PROJECT TEAM DATA

DESIGNED: CJW
DRAWN: JEP
PROJECT NO: 220-0078.H

2

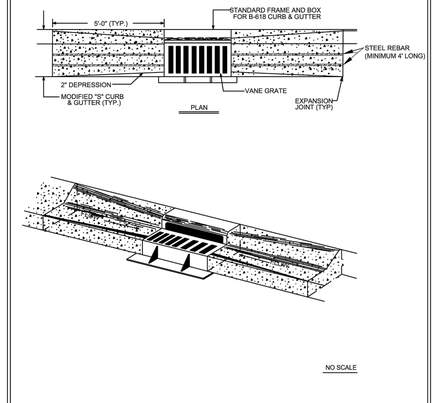
SHEET 2 of 25

Drawing name: X:\2020\200078.H\plan sheets\Final Plat - Phase 1\200078.H-detl.dwg Dec 14, 2023 - 1:19pm



NOTES:
1. SEE STANDARD DETAIL PLATE FOR CONCRETE CURB AND GUTTER DETAILS

ROSEMOUNT	STANDARD STREET RADIOUS FOR CONCRETE CURB AND GUTTER	Special Details	
Standard Plate Library for the City of Rosemount		Date: 01-01-95 Revised: 01-06-05	ST-2

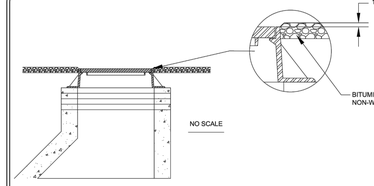


NOTES:
1. MODIFIED "S" CURB AND GUTTER TO BE FORMED INTO B618 TYPE CURB AT CATCH BASIN CASTING

ROSEMOUNT	SURMOUNTABLE CURB AND GUTTER AT CATCH BASIN	Special Details	
Standard Plate Library for the City of Rosemount		Date: 01-06-05 Revised: 03-02-10	ST-3

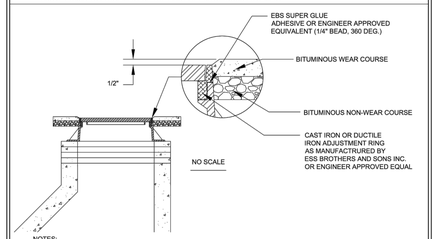
TRUNCATED DOMES TO BE RED

ROSEMOUNT	PEDESTRIAN RAMP	Special Details	
Standard Plate Library for the City of Rosemount		Date: 02-08-2023 Revised:	ST-8



NOTES:
1. ALL CASTINGS AND INFILTRATION BARRIERS SHALL BE INSTALLED AS DETAILED ABOVE PRIOIR TO PLACEMENT OF THE FIRST LIFT BITUMINOUS PAVEMENT

BITUMINOUS BASE COURSE ADJUSTMENT DETAIL

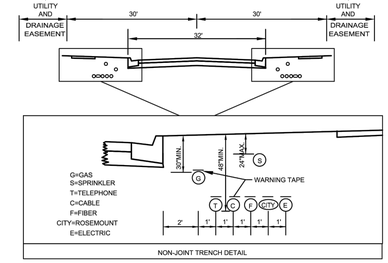


NOTES:
1. THE HEIGHT OF THE CAST IRON OR DUCTILE IRON ADJUSTMENT RING IS DETERMINED BY THE THICKNESS OF THE WEAR COURSE.
2. CAST IRON OR DUCTILE IRON ADJUSTMENT RINGS TO BE INSTALLED AS PER MANUFACTURE'S RECOMENDATION.

BITUMINOUS WEAR COURSE ADJUSTMENT DETAIL

ROSEMOUNT	CASTING ADJUSTMENT DETAIL	Special Details	
Standard Plate Library for the City of Rosemount		Date: 11-26-05 Revised:	ST-9

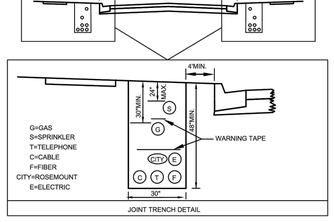
NOTE:
A PERMIT IS REQUIRED TO WORK IN THE PUBLIC RIGHT OF WAY AND DRAINAGE AND UTILITY EASEMENTS. THIS INCLUDES INSTALLATION OF SMALL OR PRIVATE UTILITIES. ALL ABOVE GROUND TRANFORMERS AND PEDESTALS SHALL BE LOCATED IN THE EASEMENTS



NOTES:
1. GAS MAIN SHALL HAVE LOCATE WIRE, 30"MIN.COVER AND 12"MIN. SEPARATION FROM OTHER UTILITIES.
2. ALL SMALL UTILITIES INCLUDING GAS MAINS ON NEW AND RECONSTRUCTED PROJECTS SHALL BE DUAL MAIN, ONE ON EACH SIDE OF STREET
3. WARNING TAPE REQUIRED MIN. 12" ABOVE ALL UTILITIES.
4. PLASTIC PIPE TESTED TO TWICE THE OPERATING PRESSURE AND TO BE SEAMLESS (NO JOINTS), A THREE YEAR LONG MANTENANCE BOND IS REQUIRED. TRACKING WIRE ALSO TO BE BURIED IN CROSSING. SEE PROJECT PLANS AND SPECIFICATIONS FOR STREET
5. AND RIGHT OF WAY WIDTH. BOULEVARD WIDTH MAY VARY DEPENDING ON
6. SIDEWALK/TRAIL INSTALLATION.

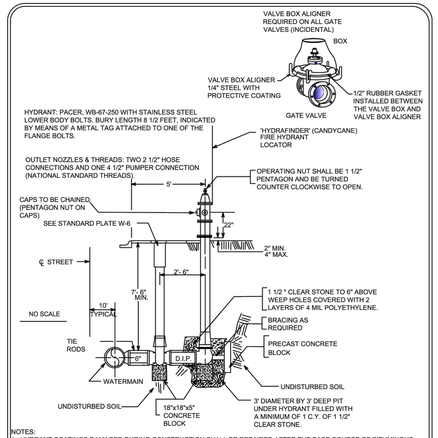
ROSEMOUNT	SMALL/PRIVATE UTILITY TYPICAL SECTION NON-JOINT TRENCH	Special Details	
Standard Plate Library for the City of Rosemount		Date: 09-03-07 Revised: 03-25-09	PU-1

NOTE:
A PERMIT IS REQUIRED TO WORK IN THE PUBLIC RIGHT OF WAY AND DRAINAGE AND UTILITY EASEMENTS. THIS INCLUDES INSTALLATION OF SMALL OR PRIVATE UTILITIES. ALL ABOVE GROUND TRANFORMERS AND PEDESTALS SHALL BE LOCATED IN THE EASEMENTS



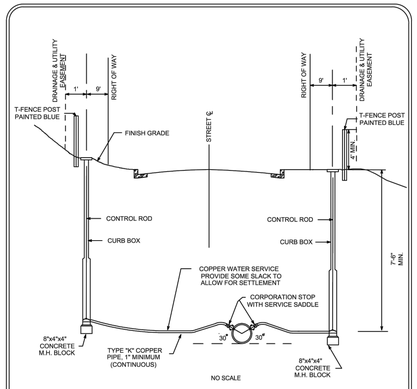
NOTES:
1. GAS MAIN SHALL HAVE LOCATE WIRE, 30"MIN.COVER AND 12"MIN. SEPARATION FROM OTHER UTILITIES.
2. ALL SMALL UTILITIES INCLUDING GAS MAINS ON NEW AND RECONSTRUCTED PROJECTS SHALL BE DUAL MAIN, ONE ON EACH SIDE OF STREET
3. WARNING TAPE REQUIRED MIN. 12" ABOVE ALL UTILITIES. IRRIGATION IN BOULEVARD SHALL BE PRESSURE TESTED
4. PLASTIC PIPE TESTED TO TWICE THE OPERATING PRESSURE AND TO BE SEAMLESS (NO JOINTS), A THREE YEAR LONG MANTENANCE BOND IS REQUIRED. TRACKING WIRE ALSO TO BE BURIED IN CROSSING. SEE PROJECT PLANS AND SPECIFICATIONS FOR STREET
5. AND RIGHT OF WAY WIDTH. BOULEVARD WIDTH MAY VARY DEPENDING ON
6. SIDEWALK/TRAIL INSTALLATION.

ROSEMOUNT	SMALL/PRIVATE UTILITY TYPICAL SECTION JOINT TRENCH	Special Details	
Standard Plate Library for the City of Rosemount		Date: 09-03-07 Revised: 03-25-09	PU-2



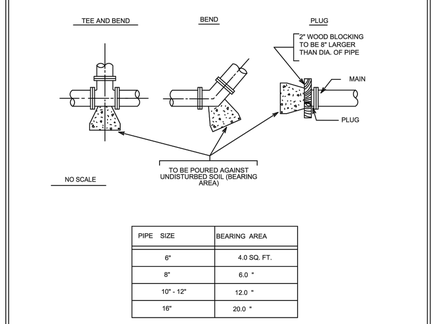
NOTES:
1. HYDRANT COATINGS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AFTER THE BASE COURSE OF BITUMINOUS IS INSTALLED. PRIME AND PAINT HYDRANTS PER AWWA AND MANUFACTURER'S STANDARDS.
2. ALL HYDRANT LEADS SHALL BE TIED WITH 3/4" STAINLESS STEEL TIE RODS. TIE ROD SHALL EXTEND FROM TEE TO VALVE AND VALVE TO HYDRANT. MEGA LUGS MAY BE USED IN LIEU OF TIE RODS.
3. HYDRANTS SHALL HAVE A 16" BREAK OFF TRAFFIC FLANGE.
4. ALL RODS AND RETAINERS TO BE STAINLESS STEEL.
5. YELLOW "OUT OF ORDER" TAG TO BE INSTALLED ON THE PUMPER CONNECTION AFTER BACKFILL.
6. THE INITIAL & FINAL RAISING OF VALVE BOXES SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.
7. TYPICAL HYDRANT SHALL BE PRIMED AND PAINTED "FIRE HYDRANT" RED PER AWWA AND MANUFACTURERS STANDARD.

ROSEMOUNT	TYPICAL HYDRANT INSTALLATION	Special Details	
Standard Plate Library for the City of Rosemount		Date: 02-01-98 Revised: 02-01-23	W-1



NOTES:
1. CURB BOXES & RODS SHALL BE ADJUSTABLE UP AND DOWN FOR 7½' OF COVER - MINNEAPOLIS PATTERN.
2. COPPER IS TO BE ONE PIECE, NO JOINTS, COUPLINGS, ETC., ALLOWED FROM MAIN TO CURB STOP
3. WATER SERVICE AND SANITARY SEWER SERVICE SHALL HAVE A 3' HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION.
4. CURB BOXES LOCATED IN DRIVEWAYS OR PARKING LOTS SHALL BE COVERED WITH A FORD A-1 METER BOX COVER
5. STAMP CONCRETE CURB AT PERPENDICULAR LOCATION TO THE CURB STOP.

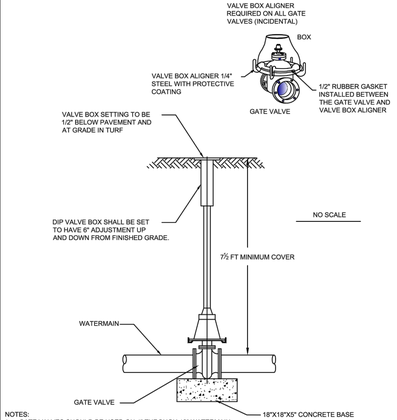
ROSEMOUNT	TYPICAL WATER SERVICE	Special Details	
Standard Plate Library for the City of Rosemount		Date: 01-06-05 Revised: 02-01-23	W-4



PIPE SIZE	BEARING AREA
6"	4.0 SQ. FT.
8"	6.0 "
10" - 12"	12.0 "
16"	20.0 "

NOTES:
1. THRUST BLOCKING TO BE USED FOR BENDS 22½° AND OVER
2. THRUST BLOCKING SHALL ONLY BE USED WHERE WORKING PRESSURES ARE LESS THEN 150 PSI
3. ALL FITTINGS MUST HAVE MEGA-LUGS. ½" TIE RODS INSTALLED WHERE NECESSARY TO RESTRAIN ALL JOINTS
4. POURED CONCRETE THRUST BLOCKING WILL BE REQUIRED ON ALL WATERMAIN PLUGS AND ON ALL FITTINGS FOR 12" DIAMETER PIPE AND LARGER

ROSEMOUNT	THRUST BLOCKING FOR WATERMAIN	Special Details	
Standard Plate Library for the City of Rosemount		Date: 01-01-95 Revised: 01-06-05	W-5



NOTES:
1. GATE VALVES SHOULD BE USED ON 4" THROUGH 12" WATERMAIN.
2. VALVE BOX INSERTS ARE NOT ALLOWED UNLESS APPROVED BY THE ENGINEER.
3. VALVE BOXES SHALL BE INSTALLED PLUMB AND SHALL ALLOW A 4" P.V.C. PIPE TO PASS ENTIRELY OVER THE GATE VALVE NUT AFTER INSTALLATION IS COMPLETE.
4. ALL VALVES SHALL BE TIED WITH ⅝" STAINLESS STEEL THREADED TIE RODS TO THE MAIN. MEGA LUGS MAY BE USED IN LIEU OF TIE RODS.
5. THE INITIAL & FINAL RAISING OF VALVE BOXES SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.
6. STAMP CONCRETE CURB AT PERPENDICULAR LOCATION OF GATE VALVE IN GREEN AREAS.

ROSEMOUNT	GATE VALVE AND BOX INSTALLATION	Special Details	
Standard Plate Library for the City of Rosemount		Date: 02-01-98 Revised: 02-08-23	W-6

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AMBER FIELDS - 13TH ADDITION

ROSEMOUNT, MINNESOTA

PHASE 1
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QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
12-15-23	CITY SUBMITTAL

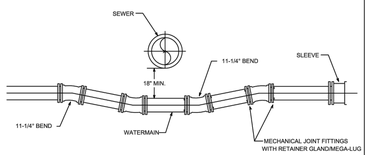
PROJECT TEAM DATA

DESIGNED: CJW
DRAWN: JEP
PROJECT NO: 220-0078.H

3

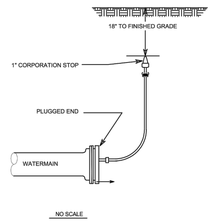
SHEET 3 of 25

Drawing name: X:\2020\200078.H\plan sheets\Final Plat - Phase 1\200078.H-detl.dwg Dec 14, 2023 - 1:19pm



NOTES:
1. MINIMUM OF FOUR (4) 11½° BENDS.
2. ¾" STAINLESS STEEL TIE RODS INSTALLED TO RESTRAIN ALL JOINTS.
3. INSULATION IS REQUIRED WHEN 18" MINIMUM IS NOT MET.

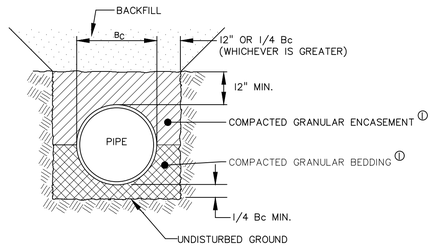
ROSEMOUNT (Spirit of Pride and Progress)	WATERMAIN OFFSET	Special Details	
Standard Plate Library for the City of Rosemount		Date: 02-01-07	W-7
		Revised: 02-01-23	



NO SCALE

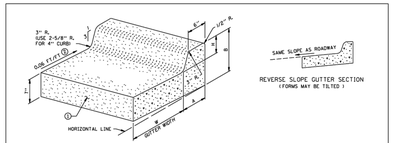
NOTES:
1. RE-USE AIR BLEED LINES AND PLUGS ON NEW CONSTRUCTION. INSTALLATION TO BE MADE AT NO ADDITIONAL COMPENSATION. FURNISH NEW GASKETS WHERE REQUIRED.
2. ALL WORK AND MATERIALS TO BE INCIDENTAL TO THE PROJECT.
3. AIR BLEED INSTALLATION SHALL BE REMOVED AFTER COMPLETION OF TESTING.

ROSEMOUNT (Spirit of Pride and Progress)	AIR BLEED INSTALLATION	Special Details	
Standard Plate Library for the City of Rosemount		Date: 01-01-95	W-8
		Revised: 02-08-23	

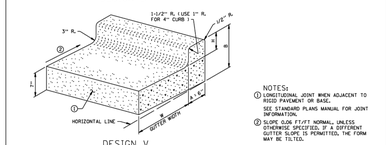


① GRANULAR BEDDING AND ENCASEMENT SHALL CONFORM TO THE GRADATION REQUIREMENTS IDENTIFIED IN THE PROJECT SPECIFICATIONS. ALL BEDDING AND ENCASEMENT SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PIPE.

PIPE BEDDING



DESIGN B



DESIGN V

NOTES:
① LONGITUDINAL JOINT WHEN ADJACENT TO RIGID PAVEMENT OR BASE.
SEE STANDARD PLANS MANUAL FOR JOINT INFORMATION.
② SLOPE (0.06 FT/FT NORMAL), UNLESS OTHERWISE SPECIFIED. IF A DIFFERENT GUTTER SLOPE IS PERMITTED, THE FORM MAY BE TILTED.

DESIGN B	W = 12"			W = 18"			W = 24"			W = 30"			W = 36"		
	DESIGN NO.	CONCRETE		DESIGN NO.	CONCRETE		DESIGN NO.	CONCRETE		DESIGN NO.	CONCRETE		DESIGN NO.	CONCRETE	
DIMENSIONS		CU. YDS. (INCL. 7% WASTE)	L.F. PER CU. YD.		CU. YDS. (INCL. 7% WASTE)	L.F. PER CU. YD.		CU. YDS. (INCL. 7% WASTE)	L.F. PER CU. YD.		CU. YDS. (INCL. 7% WASTE)	L.F. PER CU. YD.		CU. YDS. (INCL. 7% WASTE)	L.F. PER CU. YD.
H | A | B															
4 | 7-1/8" | 11-1/2"	B412	0.0420	23.8	B418	0.0529	18.9	B424	0.0637	15.7	B430	0.0745	13.4	B436	0.0853	11.7
5 | 8" | 13-1/2"	B512	0.0474	21.1	B518	0.0582	17.2	B524	0.0690	14.5	B530	0.0798	12.5	B536	0.0906	11.0
6 | 8-5/8" | 15-1/2"	B612	0.0529	18.9	B618	0.0637	15.7	B624	0.0745	13.4	B630	0.0853	11.7	B636	0.0962	10.4
9 | 11" | 16-5/8"	B912	0.0958	17.9	B918	0.0963	15.0	B924	0.0775	12.9	B930	0.0883	11.3	B936	0.0991	10.1
10 | 11-3/8" | 17-5/8"	B1012	0.0689	17.0	B1018	0.0697	14.4	B1024	0.0805	12.4	B1030	0.0913	11.0	B1036	0.1021	9.8

DESIGN V	W = 12"			W = 18"			W = 24"			W = 30"			W = 36"		
	DESIGN NO.	CONCRETE		DESIGN NO.	CONCRETE		DESIGN NO.	CONCRETE		DESIGN NO.	CONCRETE		DESIGN NO.	CONCRETE	
DIMENSIONS		CU. YDS. (INCL. 7% WASTE)	L.F. PER CU. YD.		CU. YDS. (INCL. 7% WASTE)	L.F. PER CU. YD.		CU. YDS. (INCL. 7% WASTE)	L.F. PER CU. YD.		CU. YDS. (INCL. 7% WASTE)	L.F. PER CU. YD.		CU. YDS. (INCL. 7% WASTE)	L.F. PER CU. YD.
H | A | B															
4 | 6" | 11-3/8"	V412	0.0396	25.3	V418	0.0504	19.9	V424	0.0612	16.4	V430	0.0720	13.9	V436	0.0828	12.1
5 | 6" | 13-3/8"	V512	0.0436	23.5	V518	0.0534	18.7	V524	0.0642	15.6	V530	0.0750	13.4	V536	0.0858	11.7
6 | 6" | 15-3/8"	V612	0.0457	21.9	V618	0.0565	17.7	V624	0.0673	14.9	V630	0.0781	12.8	V636	0.0889	11.3
9 | 6" | 16-3/8"	V912	0.0472	21.2	V918	0.0580	17.2	V924	0.0688	14.5	V930	0.0796	12.6	V936	0.0904	11.1
10 | 6" | 17-3/8"	V1012	0.0487	20.5	V1018	0.0595	16.8	V1024	0.0703	14.2	V1030	0.0811	12.4	V1036	0.0919	10.9

APPROVED MARCH 31, 1994	STATE OF MINNESOTA DEPARTMENT OF TRANSPORTATION	SPECIFICATION REFERENCE	STANDARD PLATE NO.
ACTING STATE DESIGN ENGINEER	CONCRETE CURB AND GUTTER DESIGN B AND DESIGN V	2531	7100H
		REVISION DATE 2-28-05	

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AMBER FIELDS - 13TH ADDITION

ROSEMOUNT, MINNESOTA

PHASE 1
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STANDARD DETAILS

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QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
12-15-23	CITY SUBMITTAL

PROJECT TEAM DATA

DESIGNED:	CJW
DRAWN:	JEP
PROJECT NO:	220-0078.H

4

SHEET 4 of 25

Drawing name: X:\2020\200078.H\plan sheets\Final Plat - Phase 1\200078.H-detl.dwg Dec 14, 2023 - 1:19pm

10-DAY SNOWMELT: 927.74
100-YR HWL: 927.23

LEGEND

- SET IRON MONUMENT
- IRON MONUMENT FOUND
- FOUND DAKOTA CO. CIM
- FOUND NAIL
- SET MAG NAIL
- WATER VALVE
- TELEPHONE BOX
- ELECTRIC BOX
- LIGHT POLE
- SANITARY MANHOLE
- SIGN
- GAS METER
- POWER POLE
- STORM MANHOLE
- CATCH BASIN
- TRANSFORMER
- FIBER OPTIC BOX
- CLEAN OUT

- SANITARY SEWER
- GAS
- OVERHEAD UTILITIES
- UNDERGROUND ELECTRIC
- WATERMAIN
- STORM SEWER
- FIBER OPTIC
- FENCE
- EDGE OF WETLAND
- EDGE OF TREES
- FORCE MAIN
- CONCRETE
- BITUMINOUS

- WELL
- GAS METER
- AIR CONDITIONER
- HYDRANT
- GAS VALVE
- CULVERT
- BOLLARD
- HAND HOLE

NOTES:

1. CONTOURS BEYOND OVERALL SITE BOUNDARY ARE PER LIDAR.
2. REFER TO MASS GRADING PLANS.

989 EXISTING CONTOUR

989 MASS GRADING CONTOUR

N

0 50 100 200

SCALE IN FEET

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AMBER FIELDS - 13TH ADDITION

ROSEMOUNT, MINNESOTA

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EXISTING CONDITIONS

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12-15-23	CITY SUBMITTAL

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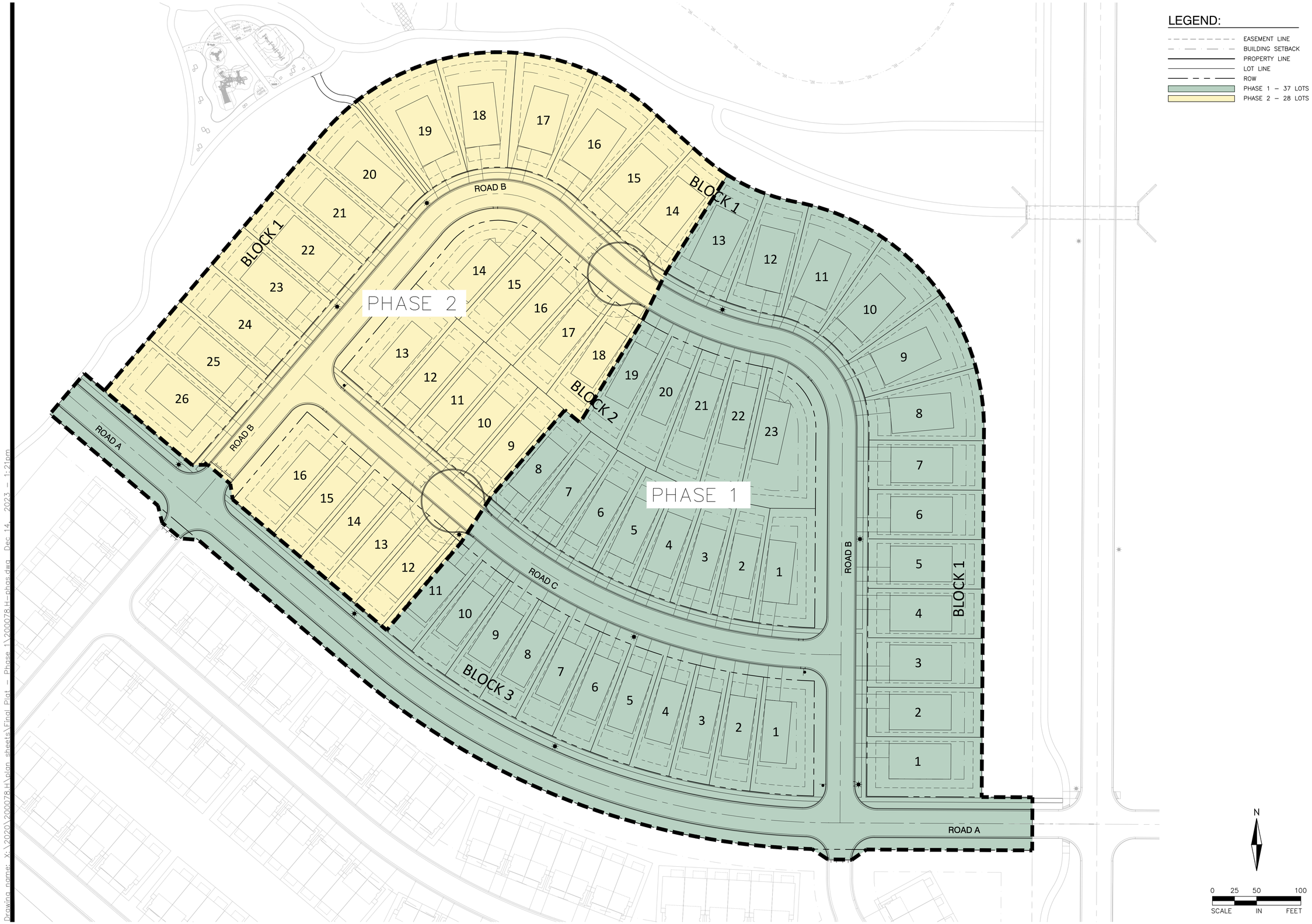
DESIGNED:	CJW
DRAWN:	JEP
PROJECT NO:	220-0078.H

5

SHEET 5 of 25

Drawing name: X:\2020\200078.H\plan sheets\Final Plat - Phase 1\200078.H-econ.dwg Dec 14, 2023 - 1:21pm



LEGEND:

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

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AMBER FIELDS - 13TH ADDITION

ROSEMOUNT, MINNESOTA

PHASE 1
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PHASING PLAN

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DATE	ISSUE
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DESIGNED:	CJW
DRAWN:	JEP
PROJECT NO:	220-0078.H

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SHEET 6 of 25

Drawing name: X:\2020\200078.H\plan sheets\Final Plat - Phase 1\200078.H-phas.dwg Dec 14, 2023 - 1:21pm

LEGEND:

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

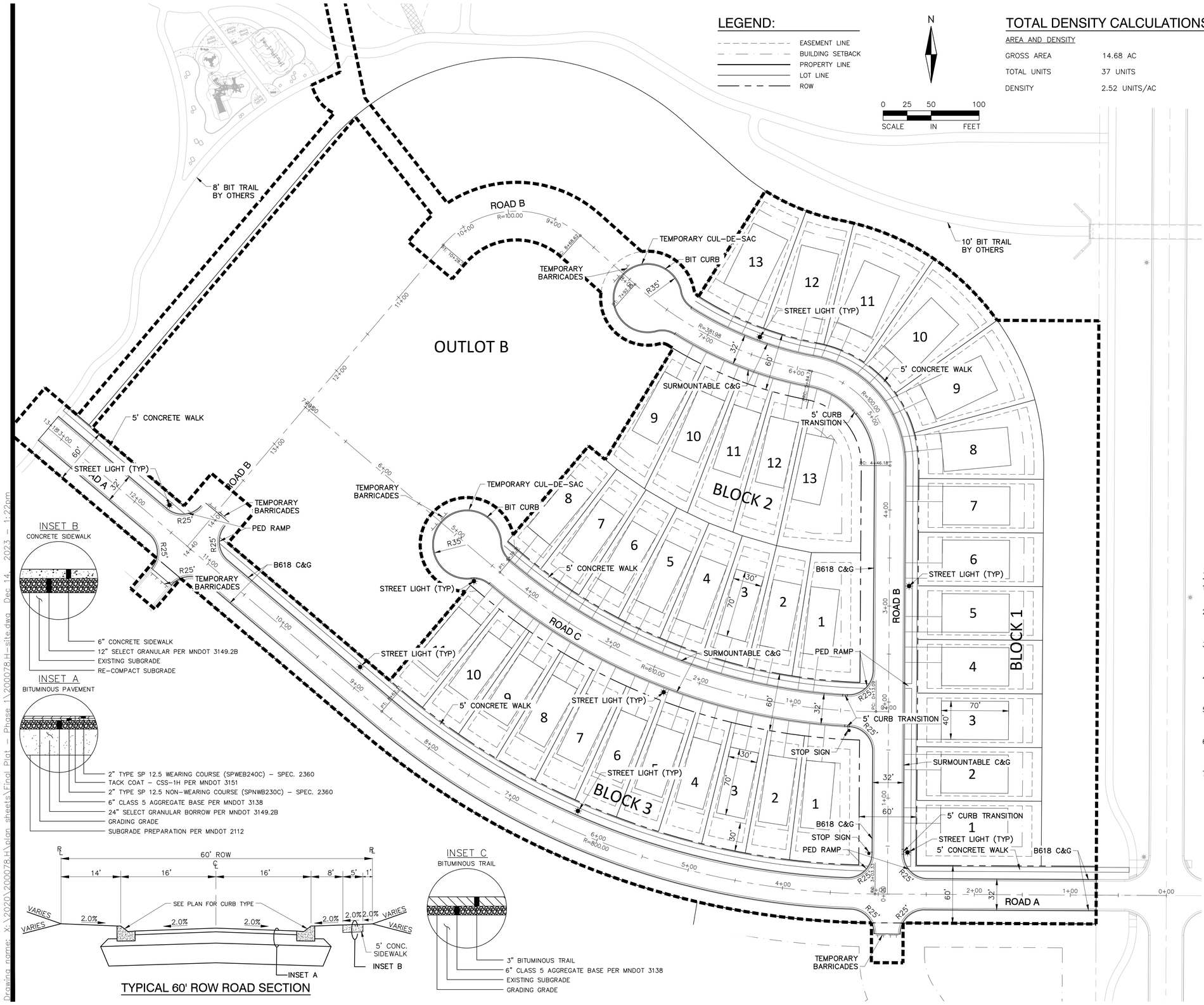
N

0 25 50 100
SCALE IN FEET

TOTAL DENSITY CALCULATIONS:

AREA AND DENSITY

GROSS AREA	14.68 AC
TOTAL UNITS	37 UNITS
DENSITY	2.52 UNITS/AC



INSET B
CONCRETE SIDEWALK

- 6" CONCRETE SIDEWALK
- 12" SELECT GRANULAR PER MNDOT 3149.2B
- EXISTING SUBGRADE
- RE-COMPACT SUBGRADE

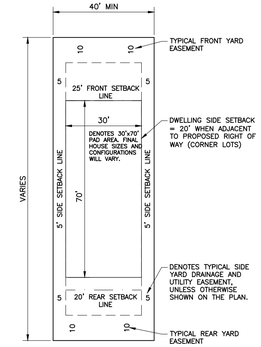
INSET A
BITUMINOUS PAVEMENT

- 2" TYPE SP 12.5 WEARING COURSE (SPWEB240C) – SPEC. 2360
- TACK COAT – CSS-1H PER MNDOT 3151
- 2" TYPE SP 12.5 NON-WEARING COURSE (SPNWB230C) – SPEC. 2360
- 6" CLASS 5 AGGREGATE BASE PER MNDOT 3138
- 24" SELECT GRANULAR BORROW PER MNDOT 3149.2B
- GRADING GRADE
- SUBGRADE PREPARATION PER MNDOT 2112

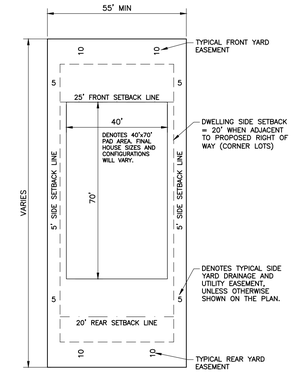
TYPICAL 60' ROW ROAD SECTION

INSET C
BITUMINOUS TRAIL

- 3" BITUMINOUS TRAIL
- 6" CLASS 5 AGGREGATE BASE PER MNDOT 3138
- EXISTING SUBGRADE
- GRADING GRADE



TYPICAL 40' LOT DETAIL
NOT TO SCALE



TYPICAL 55' LOT DETAIL
NOT TO SCALE

SITE PLAN NOTES:

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

SINGLE FAMILY LOT DATA:

LOT TYPE BREAKDOWN

55' WIDE BLOCK 1, LOTS 1–13	13 UNITS
40' WIDE BLOCK 2, LOTS 1–13 BLOCK 3, LOTS 1–11	24 UNITS
TOTAL LOTS	37 UNITS

SETBACKS

FRONT	25 FT
SIDE	5 FT
SIDE (ROW)	20 FT
REAR	20 FT
REAR (BLOCK 3)	30 FT

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AMBER FIELDS - 13TH ADDITION
ROSEMOUNT, MINNESOTA
PHASE 1
FINAL PLAT SUBMITTAL
SITE, LIGHTING, AND SIGNAGE PLAN

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PROJECT TEAM DATA

DESIGNED: CJW
DRAWN: JEP
PROJECT NO: 220-0078.H

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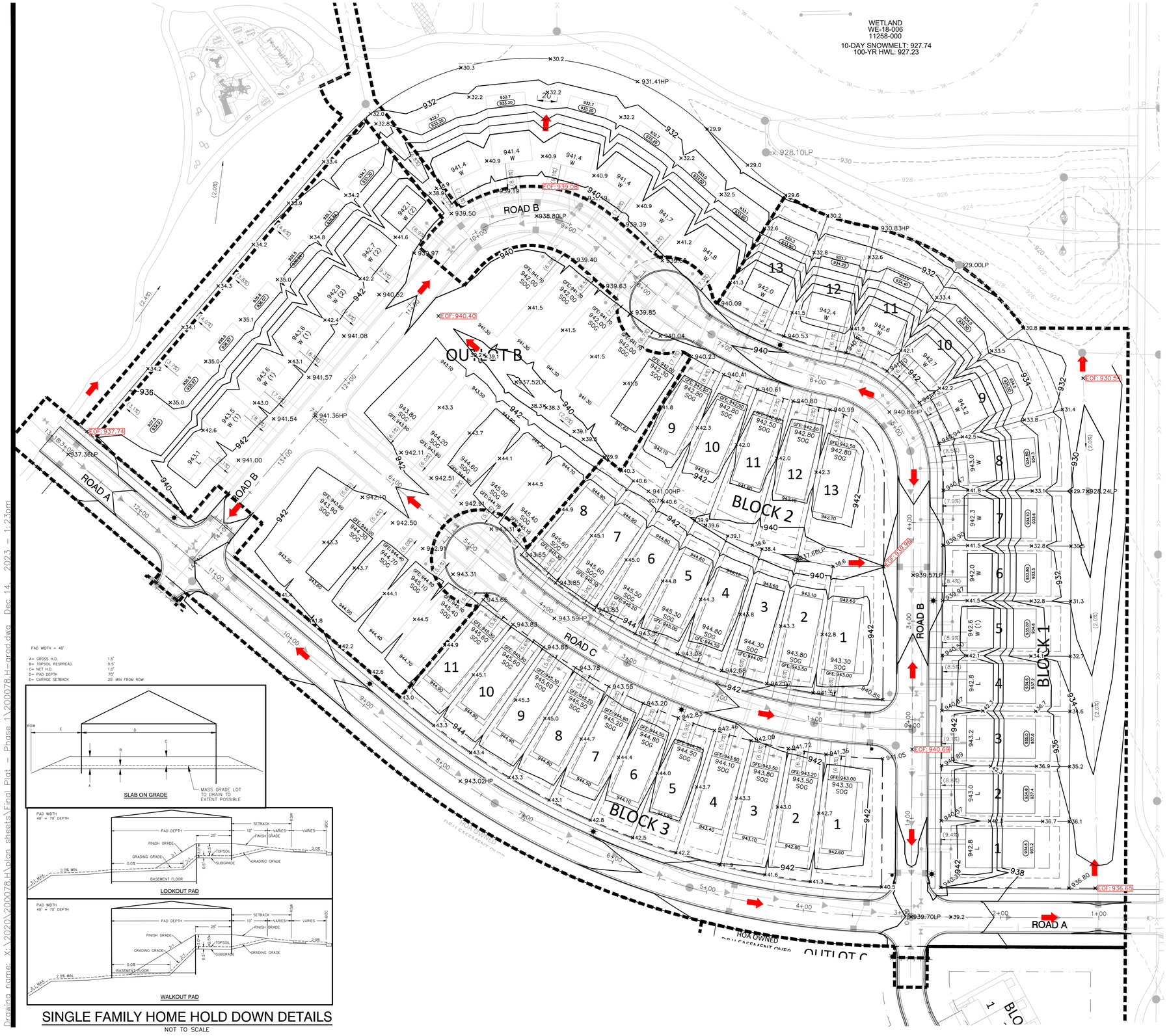
SHEET 7 of 25

Drawing name: X:\2020\200078.H\plan sheets\Final Plat - Phase 1\200078.H-site.dwg Dec 14, 2023 - 1:22pm



PAD WIDTH = 40'

A= GROSS H.D.	1.5'
B= TOPSOIL RESPREAD	0.5'
C= NET H.D.	1.0'
D= PAD DEPTH	70'
E= GARAGE SETBACK	25' MIN FROM ROW

SINGLE FAMILY HOME HOLD DOWN DETAILS

NOT TO SCALE

GRADING NOTES:

1. ALL FINISHED GRADES SHALL SLOPE AWAY FROM PROPOSED BUILDINGS AT MINIMUM GRADE OF 2.0%. ALL SWALES SHALL HAVE A MINIMUM SLOPE OF 2.00% UNLESS NOTED OTHERWISE.
2. THE CONTRACTOR SHALL KEEP THE ADJACENT ROADWAYS FREE OF DEBRIS AND PREVENT THE OFF-SITE TRACKING OF SOIL IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY, WATERSHED AND NPDES PERMIT.
3. NOTIFY GOPHER STATE ONE CALL AT (800) 252-1166 48 HOURS PRIOR TO START OF CONSTRUCTION.
4. ALL IMPROVEMENTS TO CONFORM WITH CITY OF ROSEMOUNT STANDARD CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
5. ROCK CONSTRUCTION ENTRANCES SHALL BE PROVIDED AT ALL CONSTRUCTION ACCESS POINTS.
6. REFER TO GEOTECHNICAL REPORT AND PROJECT MANUAL FOR SOIL CORRECTION REQUIREMENTS AND TESTING REQUIREMENTS.
7. STRIP TOPSOIL PRIOR TO ANY CONSTRUCTION. REUSE STOCKPILE ON SITE. STOCKPILE PERIMETERS MUST BE PROTECTED WITH SILT FENCE. ON SITE TOPSOIL CAN BE USED IF IT MEETS CITY SPECIFICATIONS AS DETERMINED BY CITY ENGINEER OR THEIR REPRESENTATIVE.
8. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
9. IMMEDIATELY FOLLOWING GRADING OF (3:1 OR GREATER) SIDE SLOPES AND DRAINAGE SWALES, WOOD FIBER BLANKET OR OTHER APPROVED SOIL STABILIZING METHOD (APPROVED BY ENGINEER) SHALL BE APPLIED OVER APPROVED SEED MIXTURE AND A MINIMUM OF 6" TOPSOIL.
10. THE GENERAL CONTRACTOR MUST DISCUSS DEWATERING PLANS WITH ALL SUBCONTRACTORS TO VERIFY NPDES PERMIT REQUIREMENTS. IF DEWATERING IS REQUIRED DURING CONSTRUCTION, CONTRACTOR SHOULD CONSULT WITH EROSION CONTROL INSPECTOR AND ENGINEER TO DETERMINE APPROPRIATE METHOD.
11. REFER TO GRADING AND DRAINAGE AND EROSION AND SEDIMENT CONTROL PLAN FOR ALL EROSION AND SEDIMENT CONTROL DEVICE LOCATIONS.
12. BUILDING PERMITS ARE REQUIRED FOR ALL RETAINING WALLS 4 FEET IN HEIGHT OR GREATER AND SHALL BE DESIGNED BY A STRUCTURAL ENGINEER AND THE DESIGN REVIEWED AND APPROVED BY THE CITY PRIOR TO INSTALLATION. ALL WALLS EXCEEDING 30" IN HEIGHT REQUIRE THE INSTALLATION OF A 42" SAFETY RAILING.
13. PROPOSED DRIVEWAY GRADES ARE 3% MINIMUM AND 10% MAXIMUM.
14. ANY MODIFICATION TO HOMES AT TIME OF BUILDING PERMIT APPLICATION THAT DEVIATES FROM THIS GRADING PLAN MUST BE SUBMITTED TO AND APPROVED BY THE CITY OF ROSEMOUNT.
15. ONE STEP IS EQUAL TO 0.67 FEET.
16. GEOTECHNICAL ENGINEER TO BE PRESENT DURING EXCAVATION OF ALL PRETREATMENT AND FILTRATION BASINS. GEOTECHNICAL ENGINEER TO PROVIDE RECOMMENDATION FOR BASIN LINERS WHICH MAY EXCEED 2' MINIMUM OF ON-SITE CLAYS PER CIVIL ENGINEERING PLANS. GEOTECHNICAL ENGINEER TO NOTIFY THE CITY OF ROSEMOUNT AND CONTRACTOR IF ACTIVE KARST IS DISCOVERED DURING CONSTRUCTION AND PROVIDE APPROPRIATE RECOMMENDATION.
17. A GRADING AS-BUILT SURVEY MUST BE SUBMITTED TO CITY STAFF (PER LAND DISTURBANCE REQUIREMENTS) PRIOR TO ANY UTILITY AND STREET IMPROVEMENT CONSTRUCTION.
18. 6" OF TOPSOIL TO BE SPREAD OVER DISTURBED AREAS TO REDUCE LONG TERM WATER USE FOR IRRIGATION AND IMPROVE STORMWATER RUNOFF QUALITY.
19. PROPOSED INFILTRATION AND PONDING AREAS SHALL BE PROTECTED THROUGHOUT CONSTRUCTION TO PREVENT COMPACTION OF SOILS AND SEDIMENTATION.
20. ALL MASS SITE GRADING ACTIVITIES SHALL BE COMPLETED AND A GRADING AS-BUILT SURVEY SUBMITTED TO CITY STAFF AS OUTLINED IN THE LAND DISTURBANCE REQUIREMENTS PRIOR TO ANY UTILITY AND STREET IMPROVEMENTS BEING CONSTRUCTED ON SITE AND/OR RELEASE OF LAND DISTURBANCE SECURITIES.
21. EXISTING CONDITIONS ARE PER THE MASS GRADING PHASE 3 PLANS AND AKRON AVENUE CONSTRUCTION PLANS.

LEGEND:

FRONT OF PAD 984.3 (1) W 976.8 976.3	GARAGE FLOOR ELEVATION ADDITIONAL REQUIRED STEPS BEYOND TYPICAL 0.67" DIFF. HOUSE PAD TYPE LOWEST FLOOR ELEVATION REAR ELEVATION
989	EXISTING CONTOUR
989	MASS GRADING CONTOUR
989	PROPOSED CONTOUR
xEOF 972.44	EOF SPOT ELEVATION
1.0%	DIRECTION OF DRAINAGE
	EMERGENCY OVERFLOW ROUTING

N

0 25 50 100

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AMBER FIELDS - 13TH ADDITION

ROSEMOUNT, MINNESOTA

PHASE 1
FINAL PLAT SUBMITTAL
GRADING AND DRAINAGE PLAN

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CLARK WICKLUND, PE

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
12-15-23	CITY SUBMITTAL

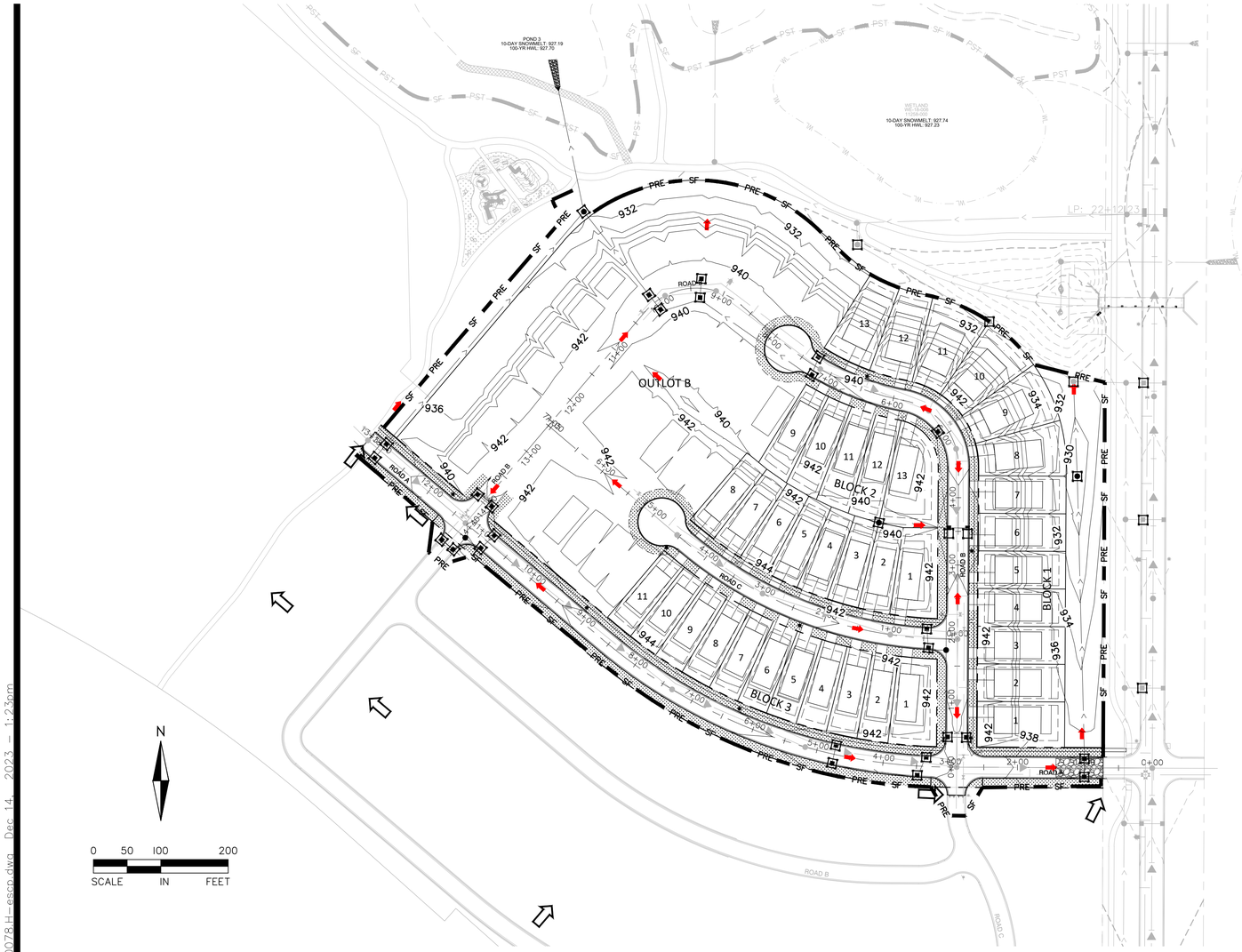
PROJECT TEAM DATA

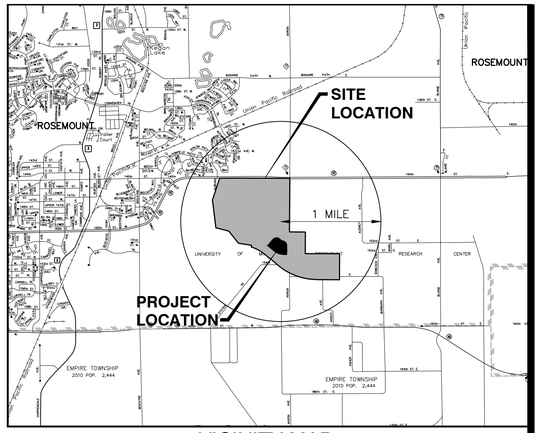
DESIGNED:	CJW
DRAWN:	JEP
PROJECT NO:	220-0078.H

8

SHEET 8 of 25

Drawing name: X:\2020\200078.H\plan sheets\Final Plat - Phase 1\200078.H-grad.dwg Dec 14, 2023 - 1:23pm





VICINITY MAP

SCALE: 1" = 4000'

NOTE TO CONTRACTOR:

THE MASS GRADING CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPS) AS SHOWN IN AMBER FIELDS MASS GRADING SWPPP (EXCEPT FOR POST GRADE BMPS NEEDED AFTER UTILITY CONSTRUCTION ACTIVITY). THE BMPS ARE TO BE INSTALLED AT A MINIMUM AS SHOWN IN THE PLAN. IF CONDITIONS ARISE, ADDITIONAL BMP SUPPLEMENTATION TO PREVENT SITE EROSION OR SEDIMENT TRANSPORT MAY BE NECESSARY. THE MASS GRADING CONTRACTOR IS RESPONSIBLE FOR ALL BMPS REQUIRED TO COMPLETE THE MASS GRADING ACTIVITIES AND SUBSEQUENT TEMPORARY SOIL STABILIZATION NECESSARY TO PREPARE SITE FOR STREET AND UTILITY CONSTRUCTION AND HOME BUILDING. AT THE COMPLETION OF MASS GRADING WORK AND SATISFACTORY SITE SOIL STABILIZATION, THE DEVELOPER AND MASS GRADING CONTRACTOR SHALL COORDINATE THE TRANSFER OF NPDES PERMIT RESPONSIBILITIES TO THE STREET AND UTILITY CONTRACTOR AND THE CITY.

THE STREET AND UTILITY CONTRACTOR AND CITY WILL THEN ASSUME THE RESPONSIBILITY TO PROVIDE INSPECTION AND MAINTENANCE OF ANY IN-PLACE BMPS AS WELL AS INSTALL THE ADDITIONAL BMPS REQUIRED IN THE STREET AND UTILITY CONSTRUCTION DOCUMENT SWPPP. UPON COMPLETION OF STREET AND UTILITY CONSTRUCTION, THE STREET AND UTILITY CONTRACTOR SHALL REMOVE ANY BMPS INSTALLED DURING THE STREET AND UTILITY PHASE THAT ARE NO LONGER REQUIRED AND COORDINATE THE TRANSFER OF NPDES PERMIT RESPONSIBILITIES BACK TO THE DEVELOPER OR TERMINATE THE PORTION OF THE NPDES PERMIT TRANSFERRED TO THE CITY AND THEIR CONTRACTOR.

NOTES:

1. SEE SHEET 14 FOR ALL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS.
2. ELECTRONIC COPY OF THE WEEKLY INSPECTION REPORTS SHALL BE PROVIDED TO THE ENGINEERING PROJECT COORDINATOR EACH WEEK.
3. THE STORMWATER POLLUTION PREVENTION PLAN SHALL BE MANAGED BY A PERSON THAT IS TRAINED, KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMPS WHO WILL OVERSEE THE IMPLEMENTATION OF THE SWPPP AND THE INSTALLATION, INSPECTION AND MAINTENANCE OF THE EROSION AND SEDIMENT CONTROL BMPS BEFORE AND DURING CONSTRUCTION OF THE DEVELOPMENT AS A WHOLE.
4. INSPECTIONS SHALL BE CONDUCTED ON A WEEKLY BASIS AND WITHIN 24 HOURS OF A 0.5" OR GREATER RAIN EVENT WITHIN A 24-HOUR PERIOD. THESE INSPECTIONS SHALL BE SUBMITTED TO THE CITY ON A WEEKLY BASIS FOR RECORD KEEPING PURPOSES.
5. SWPPP INSPECTOR INFORMATION MUST BE PROVIDED AT THE PRE-CONSTRUCTION MEETING AND WHO THAT CONTACT WILL BE DURING GRADING, UTILITY AND STREET IMPROVEMENTS AND DURING BUILDING OF HOMES.
6. TEMPORARY SEDIMENT BASINS AND FLOCCULANT TREATMENT WILL BE REQUIRED PRIOR TO DISCHARGING WATER FROM THE CONSTRUCTION SITE.
7. 6" OF TOPSOIL TO BE SPREAD OVER DISTURBED AREAS TO REDUCE LONG-TERM WATER USE FOR IRRIGATION AND TO IMPROVE STORMWATER RUNOFF QUALITY.
8. ONSITE DEWATERING SHALL NOT CAUSE EROSION. DEWATERING DISCHARGE SHALL NOT BE DIRECTED INTO INFILTRATION AREAS.

CONSTRUCTION SEQUENCING:

MASS GRADING PHASE:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
2. PREPARE TEMPORARY PARKING AND STORAGE AREA.
3. INSTALL THE PRE-GRADING SILT FENCES AND INLET PROTECTION BMPS ON THE SITE.
4. CONSTRUCT ALL PRE-GRADING EROSION AND SEDIMENTATION CONTROL BMPS.
5. COMPLETE MASS GRADING AND INSTALL TEMPORARY AND PERMANENT SEEDING AND PLANTING.
6. CONSTRUCT POST-GRADING SILT FENCE ON THE SITE.

STREET & UTILITY PHASE:

1. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
2. INSTALL RIP RAP AROUND OUTLET STRUCTURES.
3. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
4. PREPARE SITE FOR PAVING.
5. PAVE SITE.
6. INSTALL INLET PROTECTION DEVICES.
7. INSTALL POST STREET AND UTILITY SILT FENCE.
8. INSTALL PRIVATE SMALL UTILITIES.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED), IF REQUIRED BY THE CONTRACT. NO TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES TO BE REMOVED WITHOUT CITY APPROVAL.

SWPPP BMP QUANTITIES (PER PLAN):

DISTURBED AREA	15.51 AC
SILT FENCE	3,252 LF
INLET PROTECTION	36 EA
SEED/SOD POST GRADING AREA	1.34 AC

EROSION CONTROL RESPONSIBLE PARTY:

TBD

CONTRACTOR:

TBD

ACTIVE SWPPP MAP LEGEND

* FIELD MANAGER TO COLOR CODE DURING CONSTRUCTION AS NECESSARY

- CURB LOGS / MULCH SOCKS
- PAVEMENT (DRIVEWAY/ROADS)
- TEMPORARY HYDROMULCH
- SILT FENCE
- SOD
- EROSION CONTROL BLANKET
- TEMPORARY MULCH COVER
- STOCKPILES
- ROCK DRIVEWAY / ROCK PADS
- INLET PROTECTION DEVICES
- BIFF/PORT-O-POTTY
- SWP SIGN/MAILBOX

SEDIMENT BARRIERS
1. SILT FENCE (MnDOT 3886)
2. CURB LOG
3. ROCK WEEPER

INLET PROTECTION DEVICES
1. WIMCO (MnDOT TYPE A & C)
2. INFRASAFE STORM DRAIN/CULVERT
3. SILT SACK (MnDOT TYPE A)
4. DANDY BAG (MnDOT TYPE B)

ANTI-TRACKING CONTROL
1. 2" CRUSHED CLEAR ROCK (LAND DEVELOPMENT)

TEMPORARY SEED MIX
1. MnDOT-21-111 (OATS 21-120 DAY STABILIZATION)
2. MnDOT-22-111 (1-2 YR. STABILIZATION)

PERMANENT SEED MIX/STABILIZATION
1. MnDOT 25-151 (RESIDENTIAL TURF)
2. SOD

STABILIZATION BMP'S
1. STRAW/HAY MnDOT TYPE 1 MULCH
2. EROSION CONTROL BLANKET MnDOT CAT. 3
3. HYDROMULCH MnDOT TYPE 5
4. TURF REINFORCEMENT MAT SC250 NORTH AMERICAN GREEN OR EQUAL-MNDOT CAT 6

GRADING ACTIVITY
1. CONCRETE WASHOUT IS DONE BY TRUCK WITH A MOBILE WASHOUT SYSTEM PROVIDED AND COMPLETED BY THE CONCRETE CONTRACTOR.

LEGEND:

- EASEMENT LINE
- LOT LINE
- PROPERTY LINE
- ROW
- SETBACK LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DIRECTION OF DRAINAGE
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- TEMPORARY SEDIMENT BASIN
- PRE — SF — PROPOSED SILT FENCE (PRE-GRADING)
- PST — SF — PROPOSED SILT FENCE (POST-GRADING)
- INLET PROTECTION
- BIO-ROLLS/LOGS
- DND DO NOT DISTURB AREAS
- ROCK CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET
- SEED (MNDOT 25-151)
- EOF ROUTING

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AMBER FIELDS - 13TH ADDITION
ROSEMOUNT, MINNESOTA
PHASE 1
FINAL PLAT SUBMITTAL
EROSION AND SEDIMENT CONTROL PLAN - OVERALL

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CLARK WICKLUND, PE
Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
12-15-23	CITY SUBMITTAL

PROJECT TEAM DATA

DESIGNED:	CJW
DRAWN:	JEP
PROJECT NO:	220-0078.H

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SHEET 9 of 25

Drawing name: X:\2020\20078.H\plan sheets\Final Plat - Phase 1\20078.H-escp.dwg Dec 14, 2023 - 1:23pm

POND 3
10-DAY SNOWMELT: 927.19
100-YR HWL: 927.70

WETLAND
WE-18-006
11258-000
10-DAY SNOWMELT: 927.74
100-YR HWL: 927.23

SILT FENCE
(TYP.)

ROAD A

ROAD B

OUTLOT B

BLOCK 2

INLET PROTECTION
(TYP.)

SILT FENCE
(TYP.)

INLET PROTECTION
(TYP.)

INLET PROTECTION
(TYP.)

ROAD B

N

0 20 40 80
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AMBER FIELDS - 13TH ADDITION

ROSEMOUNT, MINNESOTA

PHASE 1
FINAL PLAT SUBMITTAL
EROSION AND SEDIMENT CONTROL PLAN - VIEW 1

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BY DATE

DATE	ISSUE
12-15-23	CITY SUBMITTAL

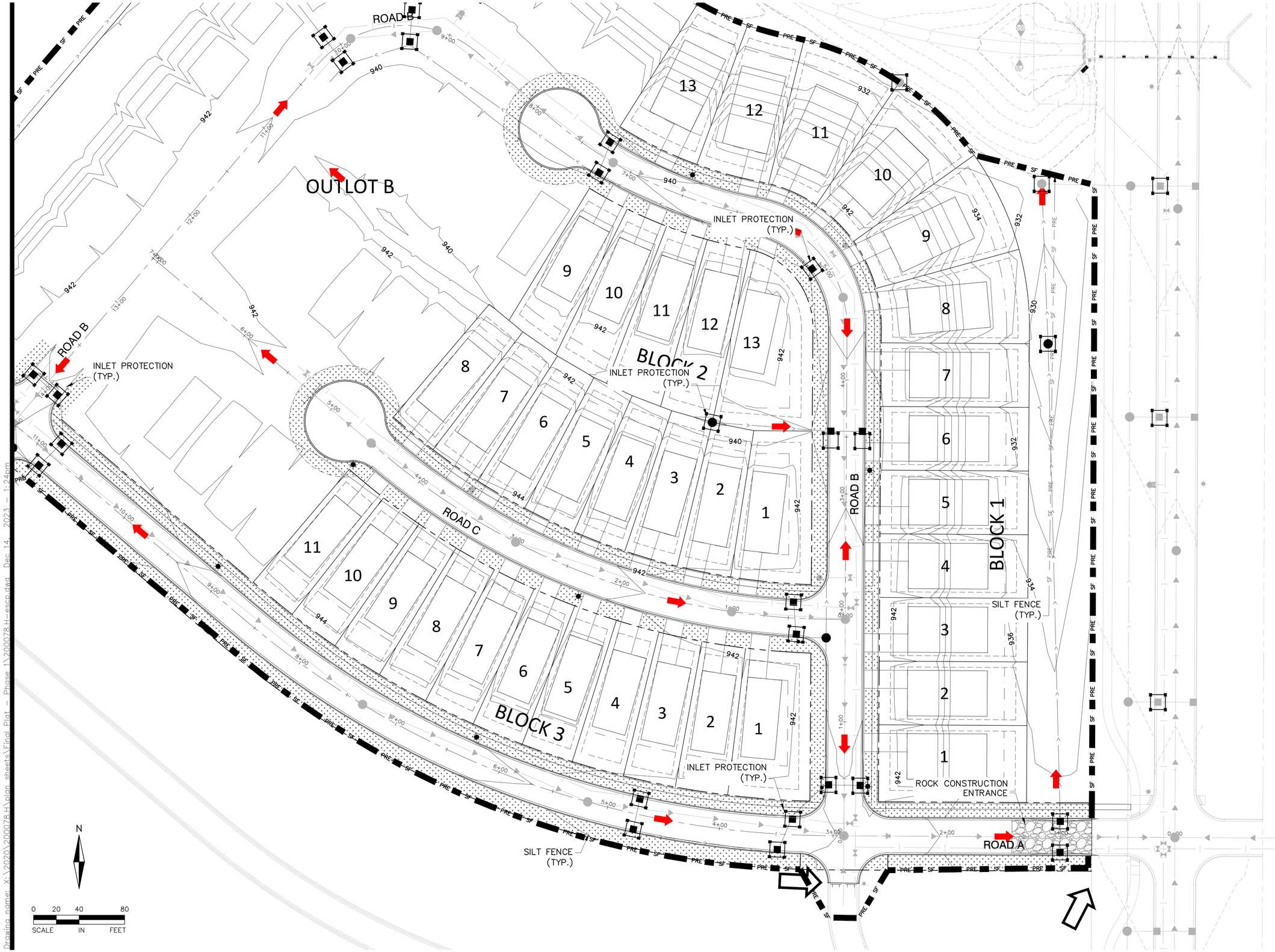
PROJECT TEAM DATA

DESIGNED:	CJW
DRAWN:	JEP
PROJECT NO:	220-0078.H

10

SHEET 10 of 25

Drawing name: X:\2020\200078.H\plan sheets\Final Plat - Phase 1\200078.H-esco.dwg Dec 14, 2023 - 1:24pm



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AMBER FIELDS - 13TH ADDITION

ROSEMOUNT, MINNESOTA

PHASE 1
FINAL PLAT SUBMITTAL
EROSION AND SEDIMENT CONTROL PLAN - VIEW 2

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12-15-23	CITY SUBMITTAL

PROJECT TEAM DATA

DESIGNED:	CJW
DRAWN:	JEP
PROJECT NO:	220-0078.H

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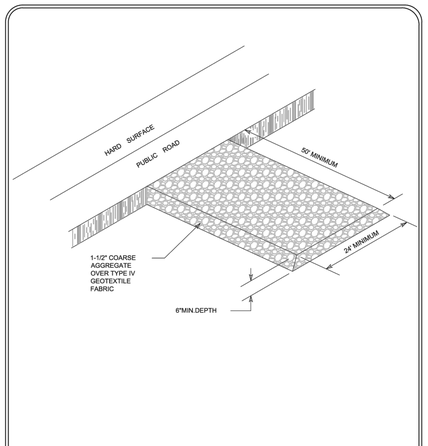
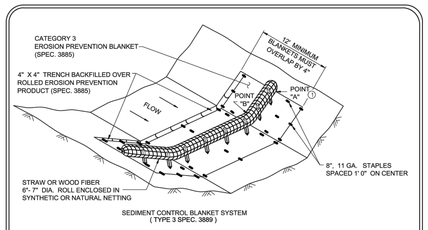
SHEET 11 of 25

Drawing name: X:\2020\200078.H\plan sheets\Final Plat - Phase 1\200078.H-esc2.dwg Dec 14, 2023 - 1:24pm

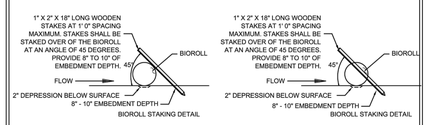


Notes:
1. CRUSHED CONCRETE IS NOT ALLOWED
2. CONSTRUCTION ENTRANCE SHALL BE A MINIMUM OF 24' X 50'
3. GEOTEXTILE FABRIC REQUIRED UNDERNEATH COARSE AGGREGATE
4. MAINTENANCE IS INCIDENTAL

ROSEMOUNT	ROCK CONSTRUCTION ENTRANCE	Special Details	
Standard Plate Library for the City of Rosemount		Date: 01-10-06	EC-1
		Revised:	



SEDIMENT CONTROL BLANKET SYSTEM
(TYPE 3 SPEC. 3889)



Maintenance
1. FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SHOULD THE SEDIMENT CONTROL LOG DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USEABLE LIFE AND THE BARRIER STILL BE NECESSARY. THE SEDIMENT CONTROL LOG SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY 1/3 HEIGHT OF THE BARRIER, OR AS DIRECTED BY THE ENGINEER.
4. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED, SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.
5. ALL MATERIAL & INSTALLATION MUST CONFORM TO THE REQUIREMENTS OF THE CURRENT EDITION OF THE MNDOT CONSTRUCTION SPECIFICATIONS SECTION 3889.

ROSEMOUNT	BIO-ROLL BLANKET	Special Details	
Standard Plate Library for the City of Rosemount		Date: 01-19-06	EC-2
		Revised: 02-01-23	

Maintenance
1. FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USEABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY 1/3 HEIGHT OF THE BARRIER, OR AS DIRECTED BY THE ENGINEER.
4. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED, SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.
5. WETLANDS, WATER BODIES, STEEP SLOPES, AND HIGHLY ERODABLE SOILS ARE TO BE PROTECTED BY TWO ROWS OF H.I. SILT FENCE PLACED 5 FEET APART.
6. ALL MATERIAL & INSTALLATION MUST CONFORM TO THE REQUIREMENTS OF THE CURRENT EDITION OF THE MNDOT CONSTRUCTION SPECIFICATIONS TABLE 3886.2-1, 3886.2-2, 3886.2-3.

ROSEMOUNT	PLACEMENT & CONSTRUCTION OF SILT FENCE BARRIER	Special Details	
Standard Plate Library for the City of Rosemount		Date: 01-06-06	EC-3
		Revised: 02-01-23	

ROSEMOUNT	STORM SEWER INLET PROTECTION	Special Details	
Standard Plate Library for the City of Rosemount		Date: 01-19-06	EC-6
		Revised:	

SEDIMENT CONTROL PRACTICES:

1. SEDIMENT CONTROL PRACTICES MUST MINIMIZE SEDIMENT FROM ENTERING SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS AND STORM SEWER INLETS.

2. SEDIMENT CONTROL PRACTICES MUST BE ESTABLISHED ON ALL DOWN GRADIENT PERMITERS BEFORE ANY UPGRADIENT LAND DISTURBING ACTIVITIES BEGIN. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL PERMANENT COVER HAS BEEN ESTABLISHED.

3. THE TIMING OF THE INSTALLATION OF SEDIMENT CONTROL PRACTICES MAY BE ADJUSTED TO ACCOMMODATE SHORT–TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES. ANY SHORT–TERM ACTIVITY MUST BE COMPLETED AS QUICKLY AS POSSIBLE AND THE SEDIMENT CONTROL PRACTICES MUST BE INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED. HOWEVER, SEDIMENT CONTROL PRACTICES MUST BE INSTALLED BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE ACTIVITY IS NOT COMPLETE.

4. ALL STORM DRAIN INLETS MUST BE PROTECTED BY APPROPRIATE BMPS DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED.

5. TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCES OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORM WATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES.

6. SITE CONSTRUCTION ENTRANCES WILL BE AS SHOWN ON THE PLAN. ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT EACH ENTRANCE.

EROSION CONTROL SCHEDULE:

1. THE CITY OF ROSEMOUNT SHALL INSPECT THAT ALL SEDIMENT AND EROSION CONTROL BMP'S ARE IN PLACE PRIOR TO AND LAND DISTURBANCE AS IDENTIFIED ON THE APPROVED GRADING PLAN.

2. PRIOR TO ANY CONSTRUCTION OR DEMOLITION, SILT FENCE AND FILTERS SHALL BE INSTALLED AS SHOWN TO INTERCEPT RUNOFF.

3. ALL EROSION CONTROL INSTALLATIONS SHALL REMAIN IN PLACE AND BE MAINTAINED IN GOOD CONDITION BY THE CONTRACTOR UNTIL THE SITE HAS BEEN RE–VEGETATED. CONTRACTOR MAY REMOVE NECESSARY SILT FENCING/FILTERS TO CONSTRUCT ROADWAYS, WHILE MAINTAINING ADEQUATE EROSION CONTROL IN ADJACENT AREA.

4. SUFFICIENT TOPSOIL SHALL BE STOCKPILED TO ALLOW FOR THE REPLACEMENT OF 6" OF TOPSOIL FOR DISTURBED AREAS TO BE RE–VEGETATED.

5. THE CONTRACTOR SHALL SCHEDULE SITE GRADING, UTILITY INSTALLATION AND PAVEMENT CONSTRUCTION SO THAT THE GENERAL SITE CAN BE MULCHED AND RE–SEEDED SOON AFTER DISTURBANCE. AREAS THAT WILL NOT BE SUBJECT TO CONSTRUCTION TRAFFIC SHALL BE SEEDED (MnDOT MIX 22–112 @ 100#/AC AND MULCHED OR SODDED WITHIN SEVEN (7) DAYS OF BEING DISTURBED.

6. CONTRACTOR SHALL INSTALL EROSION CONTROL DEVICES AS INDICATED ON THIS EROSION CONTROL PLAN AND ANY ADDITIONAL REQUIRED BASED ON MEANS, METHODS AND SEQUENCES OF CONSTRUCTION.

EROSION CONTROL GENERAL NOTES:

1. NO LAND DISTURBING ACTIVITY SHALL OCCUR UNTIL A GRADING PERMIT HAS BEEN ISSUED FROM THE CITY OF ROSEMOUNT AND THE WATERSHED DISTRICT.

2. BEST MANAGEMENT PRACTICES (BMP'S) REFER TO EROSION AND SEDIMENT CONTROL PRACTICES DEFINED IN THE MPCA PROTECTING WATER QUALITY IN URBAN AREAS AND THE MINNESOTA CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL PLANNING HANDBOOK.

3. ALL BMP'S SELECTED SHALL BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND ESTIMATED DURATION OF USE.

4. THE SWPPP MAY BE REVISED AT ANYTIME OF THE PROJECT TIMELINE AS LONG AS THE BMP'S ARE SELECTED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER SPECIFICATION AND ACCEPTED ENGINEERING PRACTICES (SECTION 7 OF MPCA NPDES PERMIT).

- ALL SWPPP CHANGES MUST BE DONE BY A QUALIFIED INDIVIDUAL (21.2A OR 21.2B OF MPCA NPDES PERMIT).

5. A COPY OF THESE PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.

6. THE BOUNDARIES OF THE LAND DISTURBANCE LIMITS SHOWN ON THE PLANS SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. NO DISTURBANCE BEYOND THE DISTURBED LIMITS.

7. WHEREVER POSSIBLE, PRESERVE THE EXISTING TREES, GRASS AND OTHER VEGETATIVE COVER TO HELP FILTER RUNOFF.

8. ESTABLISH A PERMANENT VEGETATIVE COVER ON ALL EXPOSED SOILS WHERE LAND IS COMING OUT OF AGRICULTURAL PRODUCTION. PLANT AS SOON AS POSSIBLE TO ESTABLISH DENSE GRASS FILTER PRIOR TO CONSTRUCTION AND TO MINIMIZE WEED GROWTH.

9. ALL TREES NOT LISTED FOR REMOVAL SHALL BE PROTECTED. DO NOT OPERATE EQUIPMENT WITHIN THE DRIPLINE, ROOT ZONES OR WITHIN TREE PROTECTION FENCE AREAS.

10. ALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) SHALL BE INSTALLED AND IN OPERATION PRIOR TO LAND DISTURBANCE ACTIVITIES AND THEY SHALL BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR EROSION HAS PASSED.

11. SILT FENCE IS REQUIRED AT DOWN GRADIENT PERIMETER OF DISTURBED AREAS AND STOCKPILES. PROTECT WETLANDS, WATERCOURSES AND ADJACENT PROPERTIES FROM SEDIMENTATION AND STORMWATER RUNOFF.

12. THE BMP'S SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS DICTATE, THE PERMITTEE/CONTRACTOR SHALL ANTICIPATE THAT MORE BMP'S WILL BE NECESSARY TO ENSURE EROSION AND SEDIMENT CONTROL ON THE SITE. DURING THE COURSE OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY CONSTRUCTION ACTIVITIES AND/OR CLIMATIC EVENTS AND TO PROVIDE ADDITIONAL BMP'S OVER AND ABOVE THE MINIMUM REQUIREMENTS SHOWN ON THE PLANS, AS MAY BE NEEDED TO PROVIDE EFFECTIVE PROTECTION OF WATER AND SOIL RESOURCES.

13. THE BMP'S SHALL BE INSPECTED DAILY BY THE PERMITTEE/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. SILT FENCES CLEANED OR REPLACED AT SEDIMENT BUILDUP OF 1/2 OF THE FENCE HEIGHT.

14. LAND DISTURBING ACTIVITIES SHALL OCCUR IN INCREMENTS OF WORKABLE SIZE SUCH THAT ADEQUATE BMP CONTROL CAN BE PROVIDED THROUGHOUT ALL PHASES OF CONSTRUCTION. THE SMALLEST PRACTICAL AREA SHALL BE EXPOSED OR OTHERWISE DISTURBED AT ANY ONE TIME.

15. OPERATE TRACK EQUIPMENT (DOZER) UP AND DOWN EXPOSED SOIL SLOPES ON FINAL PASS, LEAVING TRACK GROOVES PERPENDICULAR TO THE SLOPE. DO NOT BACK–BLADE. LEAVE A SURFACE ROUGH TO MINIMIZE EROSION.

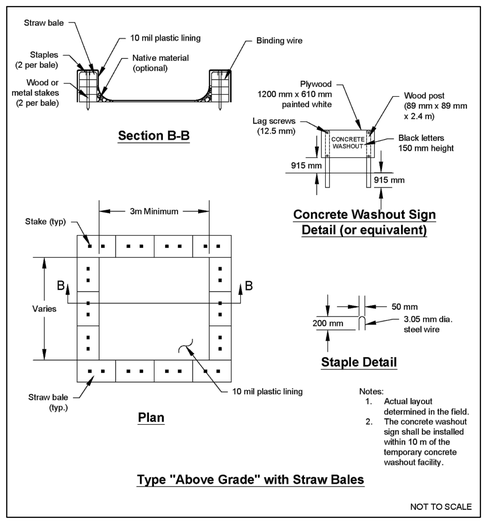
16. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED FROM EROSION WITHIN 7 DAYS OF SUBSTANTIAL COMPLETION OF GRADING IN THAT AREA. TEMPORARY SEED AND MULCH SHALL COVER ALL EXPOSED SOILS IF GRADING COMPLETION IS DELAYED LONGER THAN 7 DAYS. PERMANENT SEED AND MULCH OR SOD IS REQUIRED WITHIN 3 DAYS OF COMPLETION OF FINAL GRADING.

17. GENERAL TEMPORARY SEED SHALL BE MNDOT MIX 22–112 @ 100 LBS. PER ACRE OR APPROVED EQUAL. PERMANENT SEED SHALL BE MNDOT MIX 25–151 @ 120 LBS. PER ACRE OR APPROVED EQUAL. (PLANTING DATES PER SPEC 2575) MULCH SHALL BE MNDOT TYPE 1 (CLEAN OAT STRAW) @ 2 TONS PER ACRE AND DISK ANCHORED IN PLACE OR APPROVED EQUAL. FERTILIZER SHALL BE 80–80–80 NPK PER ACRE (UNLESS P RESTRICTIONS APPLY) AND INCORPORATED INTO THE SEED BED.

18. POND AND BASIN AREAS SHALL BE SEEDED IN ACCORDANCE WITH LANDSCAPE PLAN.

19. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

20. AN ALTERNATE EROSION & SEDIMENT CONTROL PLAN SHALL BE REQUIRED FOR LAND DISTURBANCES ON EACH LOT AS PART OF ANY FUTURE BUILDING PERMIT FOR THE CONSTRUCTION OF STRUCTURES AND DRIVEWAYS.



CONCRETE WASHOUT DETAIL

EROSION AND SEDIMENT CONTROL MAINTENANCE PROGRAM:

1. INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. IMMEDIATELY REPAIR FAILED OR FAILING SILT FENCE.

2. REPLACEMENT/REPAIR – BMP'S SHALL BE REPAIRED, REPLACED OR SUPPLEMENT OF ALL NONFUNCTIONAL BMP'S WITH FUNCTIONAL BMP'S BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY UNLESS ANOTHER TIME FRAME IS SPECIFIED IN SECTION 11.5 OR 11.6.

3. SEDIMENT REMOVAL – SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE–THIRD THE HEIGHT OF THE BARRIER. ANY SEDIMENT REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER FABRIC IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH EXISTING GRADE, PREPARED, AND SEEDED WITH THE APPROPRIATE SEED MIX, OR SODDED AS DIRECTED BY THE ENGINEER.

4. REMOVAL OF SILT FENCE – SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPWARD SLOPING AREA HAS BEEN PERMANENTLY STABILIZED. IF THE UPWARD SLOPING AREA IS TO BE EXPOSED LONGER THAN SIX (6) MONTHS, THAT AREA SHALL BE COVERED WITH TEMPORARY VEGETATION WHEN FIRST EXPOSED.

5. THE CONTRACTOR MUST ROUTINELY INSPECT THE CONSTRUCTION SITE ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. IF EVIDENCE OF EROSION AND SEDIMENT BMP DEPOSITION IS DISCOVERED CONTRACTOR MUST COMPLETE REMOVAL OR STABILIZATION WITHIN (7) CALENDER DAYS OF DISCOVERY.

6. ALL INSPECTIONS AND MAINTENANCE CONDUCTED DURING CONSTRUCTION MUST BE RECORDED IN WRITING AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP RECORDS OF EACH INSPECTION AND

MAINTENANCE ACTIVITY SHALL INCLUDE:

A. DATE AND TIME OF INSPECTIONS;
B. NAME OF PERSON(S) CONDUCTING INSPECTIONS;
C. FINDINGS OF INSPECTIONS, INCLUDING RECOMMENDATIONS FOR CORRECTIVE ACTIONS;
D. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVIES.
E. DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCH (0.5 INCHES) IN 24 HOURS:
F. DOCUMENTS OF CHANGES MADE TO THE SWPPP AS REQUIRED IN SECTION 6.

7. WHERE PARTS OF THE CONSTRUCTION SITE HAVE UNDERGONE FINAL STABILIZATION, BUT WORK REMAINS ON OTHER PARTS OF SITE, INSPECTIONS OF THE STABILIZED AREAS MAY BE REDUCED TO ONCE PER MONTH. WHERE WORK HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, THE REQUIRED INSPECTIONS AND MAINTENANCE MUST TAKE PLACE AS SOON AS RUNOFF OCCURS AT THE SITE OR PRIOR TO RESUMING CONSTRUCTION, WHICHEVER COMES FIRST.

POLLUTION PREVENTION MANAGEMENT MEASURES:

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

1. SOLID WASTE: COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION AND DEMOLITION DEBRIS AND OTHER WASTES MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.

2. HAZARDOUS MATERIAL: OIL, GASOLINE, PAINT AND ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.

3. CONCRETE WASHOUT IS DONE TRUCK BY TRUCK WITH A MOBILE WASHOUT SYSTEM PROVIDED AND COMPLETED BY THE CONCRETE CONTRACTOR. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF.

4. NO ENGINE DEGREASING IS ALLOWED ON SITE.

PERMANENT COVER:

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

ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND ALL SOILS MUST BE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OVER THE ENTIRE PERVIOUS SURFACE AREA, OR OTHER EQUIVALENT MEANS NECESSARY TO PREVENT SOIL FAILURE UNDER EROSIVE CONDITIONS AND;

A. ALL DRAINAGE DITCHES, CONSTRUCTED TO DRAIN WATER FROM THE SITE AFTER CONSTRUCTION IS COMPLETE, MUST BE STABILIZED TO PRECLUDE EROSION;
B. ALL TEMPORARY SYNTHETIC, AND STRUCTURAL EROSION PREVENTION AND SEDIMENT CONTROL BMPS (SUCH AS SILT FENCE) MUST BE REMOVED AS PART OF THE SITE PERMANENT COVER; AND
C. THE CONTRACTORS MUST CLEAN OUT ALL SEDIMENT FROM CONVEYANCES AND FROM TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHEDBACK INTO THE BASIN, CONVEYANCES OR DRAINAGE WAYS DISCHARGING OFF–SITE OR TO SURFACE WATERS. THE CLEAN OUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.

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

DEWATERING:

1. IF UTILITY INSTALLATION WORK ENCOUNTERS GROUNDWATER, THE CONTRACTOR SHALL PROVIDE A PLAN TO THE CITY AND PROJECT ENGINEER FOR REVIEW. THE PLAN AT MINIMUM SHALL BE A DEWATERING PLAN INCLUDING WATER ROUTING, STORAGE, AND DISCHARGE LOCATION.

2. IF ANY TEMPORARY DEWATERING IS REQUIRED ONSITE THE CONTRACTOR SHALL DISPOSE OF STORMWATER OR GROUND WATER BY USE OF PUMPS AND HOSES TO ACCEPTABLE DISCHARGE POINTS APPROVED BY THE CITY AND PROJECT ENGINEER.

3. ANY ACCUMULATED SEDIMENT ALONG EXISTING CURB AND GUTTER THAT HAS COLLECTED AS A RESULT OF DISCHARGING DEWATERING HOSES SHALL BE IMMEDIATELY REMOVED AND PROPERLY DISPOSED OF AFTER EACH DISCHARGING EVENT.
4. ONSITE DEWATERING SHALL NOT CAUSE EROSION. DEWATERING DISCHARGE SHALL NOT BE DIRECTED INTO INFILTRATION AREAS.

FINAL STABILIZATION:

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

ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND ALL SOILS MUST BE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OVER THE ENTIRE PERVIOUS SURFACE AREA, OR OTHER EQUIVALENT MEANS NECESSARY TO PREVENT SOIL FAILURE UNDER EROSIVE CONDITIONS AND;

A. ALL DRAINAGE DITCHES, CONSTRUCTED TO DRAIN WATER FROM THE SITE AFTER CONSTRUCTION IS COMPLETE, MUST BE STABILIZED TO PRECLUDE EROSION;
B. ALL TEMPORARY SYNTHETIC, AND STRUCTURAL EROSION PREVENTION AND SEDIMENT CONTROL BMPS (SUCH AS SILT FENCE) MUST BE REMOVED AS PART OF THE SITE FINAL STABILIZATION; AND
C. THE CONTRACTORS MUST CLEAN OUT ALL SEDIMENT FROM CONVEYANCES AND FROM TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHED BACK INTO THE BASIN, CONVEYANCES OR DRAINAGE WAYS DISCHARGING OFF–SITE OR TO SURFACE WATERS. THE CLEAN OUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.

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AMBER FIELDS - 13TH ADDITION
ROSEMOUNT, MINNESOTA
PHASE 1
FINAL PLAT SUBMITTAL
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

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CLARK WICKLUND, PE
Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
12–15–23	CITY SUBMITTAL

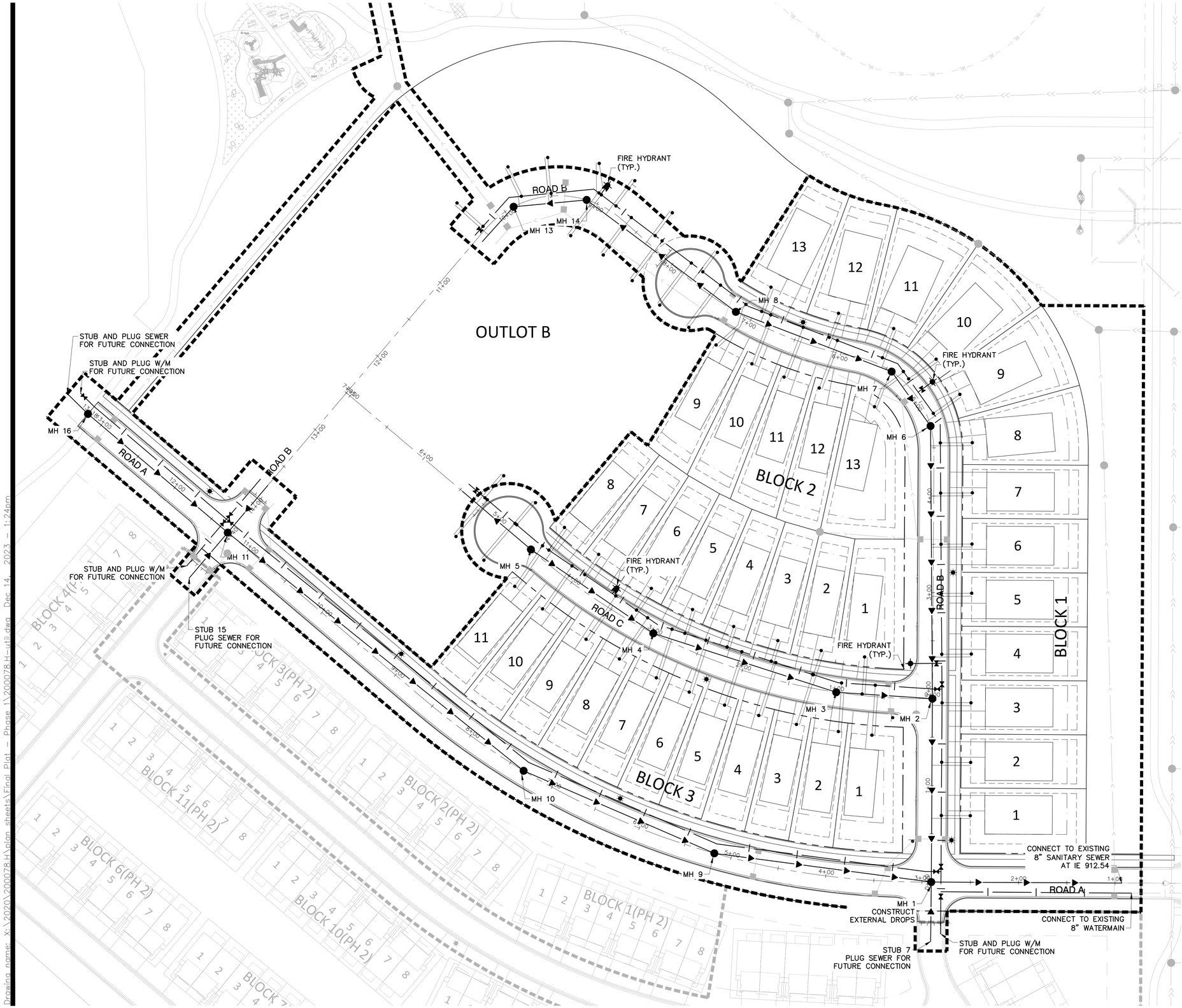
PROJECT TEAM DATA

DESIGNED: CJW
DRAWN: JEP
PROJECT NO: 220–0078.H

12

SHEET 12 of 25

Drawing name: X:\2020\200078.H\plan sheets\Final Plat – Phase 1\200078.H–escn.dwg Dec 14, 2023 – 1:24pm



UTILITY NOTES:

1. ALL UTILITY WORK WITHIN THE RIGHT-OF-WAY SHALL COMPLY WITH THE CITY OF ROSEMOUNT ENGINEERING GUIDELINES, DETAILS, AND SPECIFICATIONS.
2. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
3. EXISTING UTILITIES, SERVICE LOCATIONS, AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
4. MAINTAIN A MIN. 18" VERTICAL SEPARATION AT ALL PIPE CROSSINGS, LOWER WATERMAIN AS NECESSARY. WATER AND SANITARY SEWER LINES TO MAINTAIN 10' HORIZONTAL SEPARATION.
5. PROVIDE POLYSTYRENE INSULATION FOR ALL STORM SEWER AND WATERMAIN CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 2'.
6. NOTIFY GOPHER STATE ONE CALL 48 HOURS IN ADVANCE OF ANY UTILITY WORK.
7. PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS-FIELD MANUAL" LATEST REVISION, FOR ANY CONSTRUCTION WITHIN PUBLIC R.O.W.
8. ALL SANITARY MANHOLES TO BE 48" DIAMETER CONCRETE W/NEENAH R-1642 CASTING, UNLESS NOTED OTHERWISE.
9. WATERMAIN, SERVICES, AND VALVES SHALL BE INSTALLED WITH MINIMUM 7.5' OF COVER.
10. WATER SERVICES SHALL BE 1" DIA. TYPE "K" COPPER W/ 1" CORP. STOP WITH SADDLE AND 1" CURB BOX.
11. SEWER SERVICES SHALL BE 4" PVC, SDR 26 W/ MINIMUM 2% SLOPE UNLESS OTHERWISE NOTED ON THE PLANS.
12. WATER SERVICES MAY BE PLACED IN SAME TRENCH AS SEWER SERVICES PROVIDED THAT A 18" VERTICAL & A 36" HORIZONTAL SEPARATION ARE MAINTAINED AND PIPE MATERIALS MEET THE CITY AND BUILDING CODES.
13. ALL CURB BOXES SHALL BE ADJUSTED TO AN ELEVATION OF 1" BELOW FINISHED GRADE.
14. ALL WATERMAIN SHALL BE CL-52 DIP.
15. IRRIGATION PLANS TO BE COMPLETED BY OTHERS.

LEGEND:

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

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AMBER FIELDS - 13TH ADDITION
ROSEMOUNT, MINNESOTA
PHASE 1
SANITARY SEWER AND WATERMAIN PLAN

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PROJECT NO:	220-0078.H

13

SHEET 13 of 25

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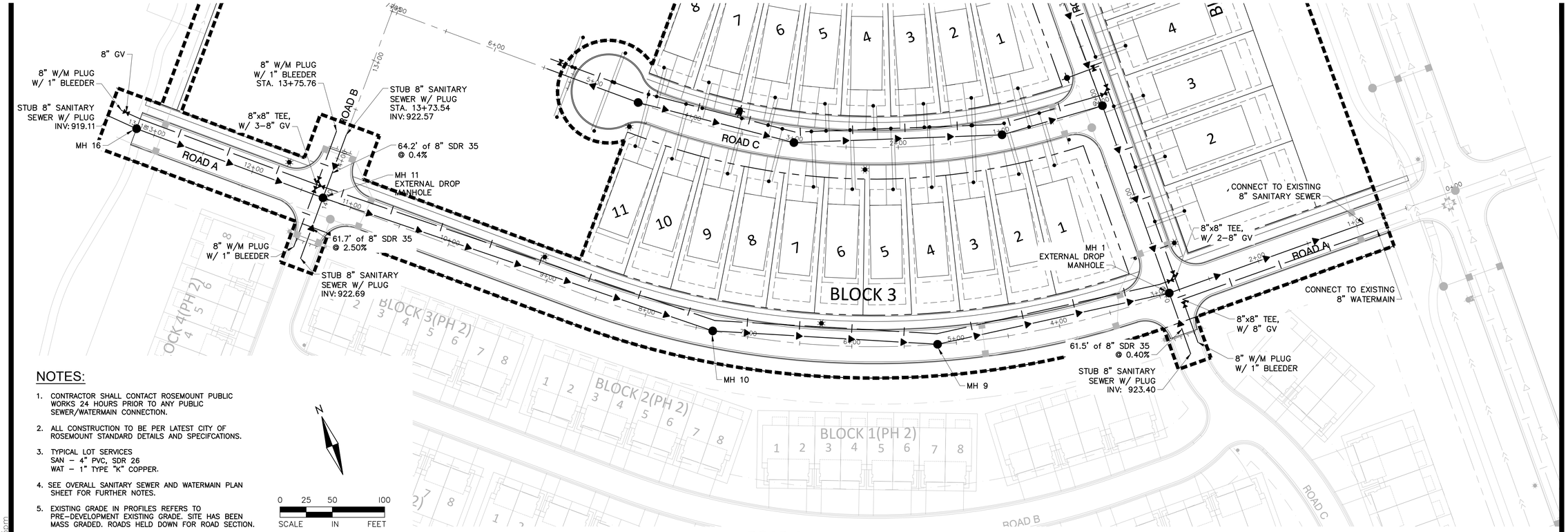

NOTES:

1. CONTRACTOR SHALL CONTACT ROSEMOUNT PUBLIC WORKS 24 HOURS PRIOR TO ANY PUBLIC SEWER/WATERMAIN CONNECTION.
2. ALL CONSTRUCTION TO BE PER LATEST CITY OF ROSEMOUNT STANDARD DETAILS AND SPECIFCATIONS.
3. TYPICAL LOT SERVICES
   SAN – 4" PVC, SDR 26
   WAT – 1" TYPE "K" COPPER.
4. SEE OVERALL SANITARY SEWER AND WATERMAIN PLAN SHEET FOR FURTHER NOTES.
5. EXISTING GRADE IN PROFILES REFERS TO PRE-DEVELOPMENT EXISTING GRADE. SITE HAS BEEN MASS GRADED. ROADS HELD DOWN FOR ROAD SECTION.

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AMBER FIELDS - 13TH ADDITION
ROSEMOUNT, MINNESOTA
PHASE 1
FINAL PLAT SUBMITTAL
SANITARY SEWER AND WATERMAIN PLAN AND PROFILES

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DRAWN: JEP
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14

SHEET 14 of 25

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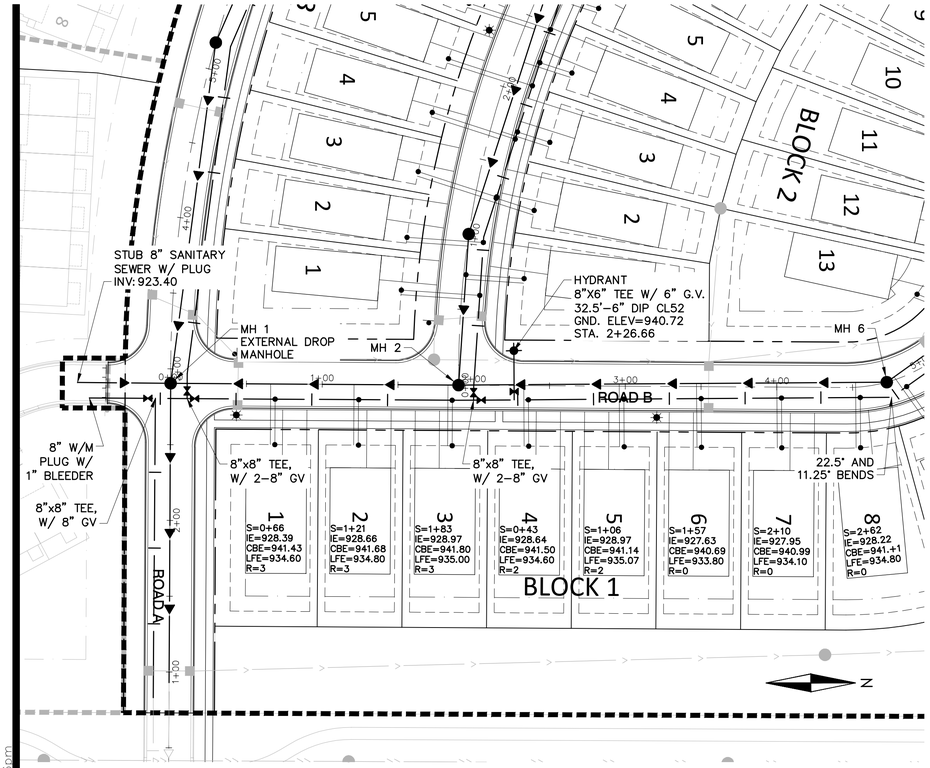

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LEGEND:

S = SANITARY SERVICE WYE STATION (FROM DOWNSTREAM MH)
IE = SANITARY SERVICE INVERT ELEVATION
CBE = CURB BOX ELEVATION
LFE = LOW FLOOR ELEVATION
R = RISER LENGTH (ACTUAL LENGTH, NOT VERT. RISE (VERTICAL HEIGHT = RISER x 0.707)

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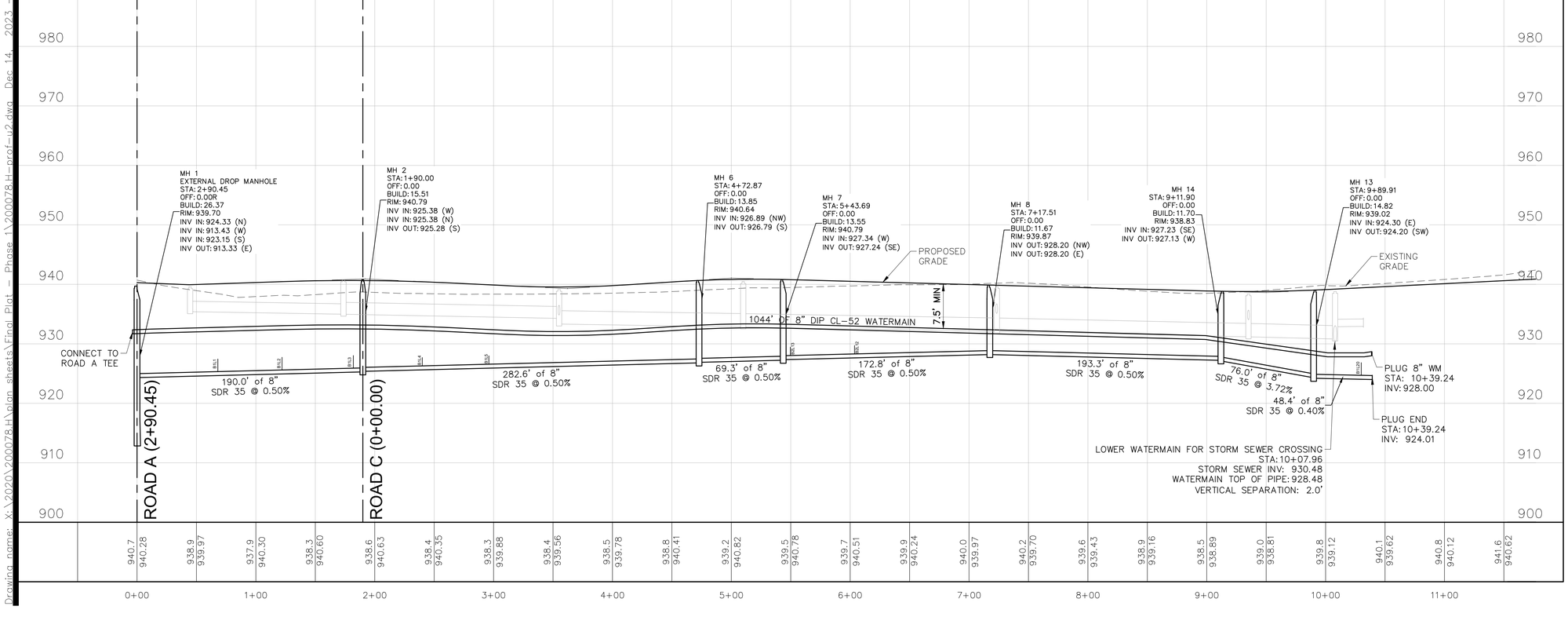
ROAD B



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AMBER FIELDS - 13TH ADDITION
ROSEMOUNT, MINNESOTA

PHASE 1
FINAL PLAT SUBMITTAL
SANITARY SEWER AND WATERMAIN PLAN AND PROFILES

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DATE	ISSUE
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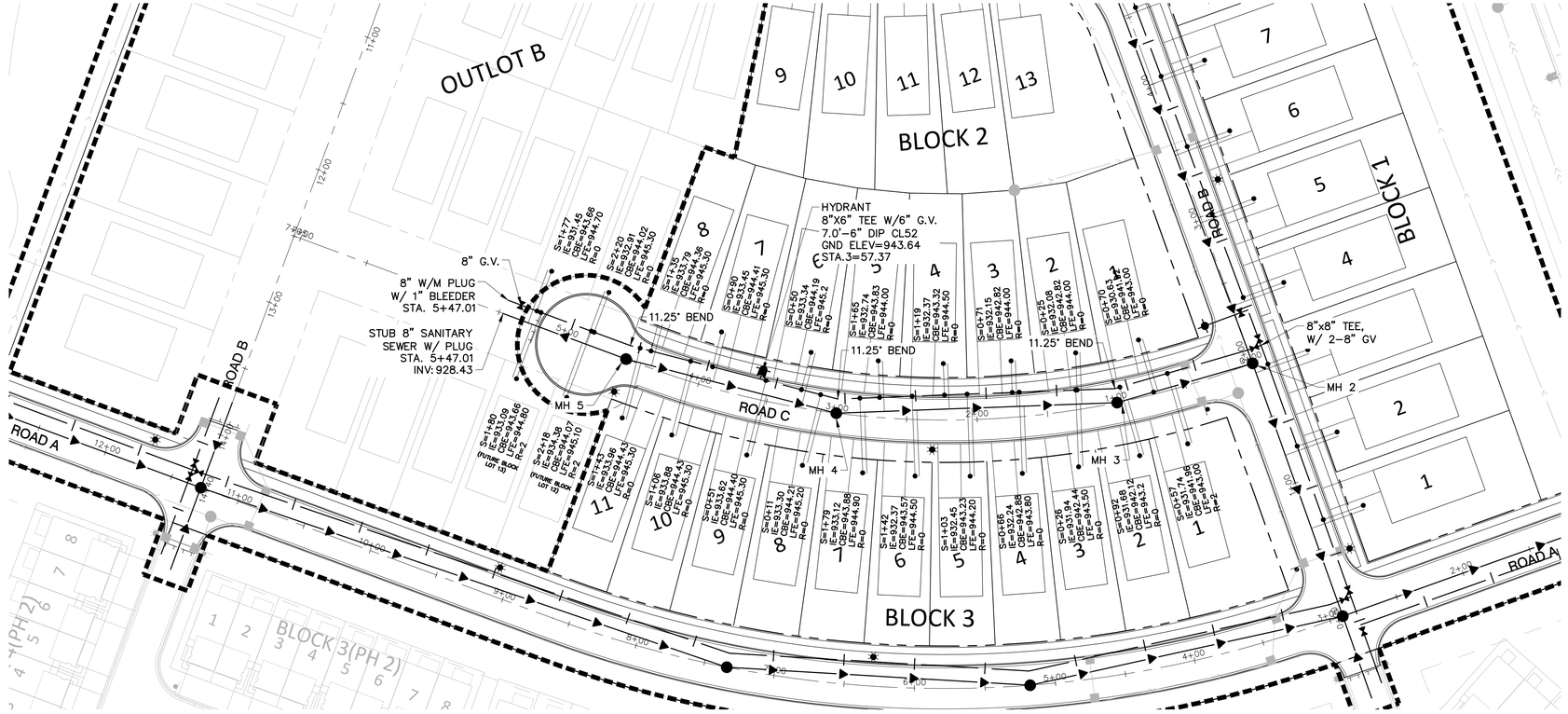
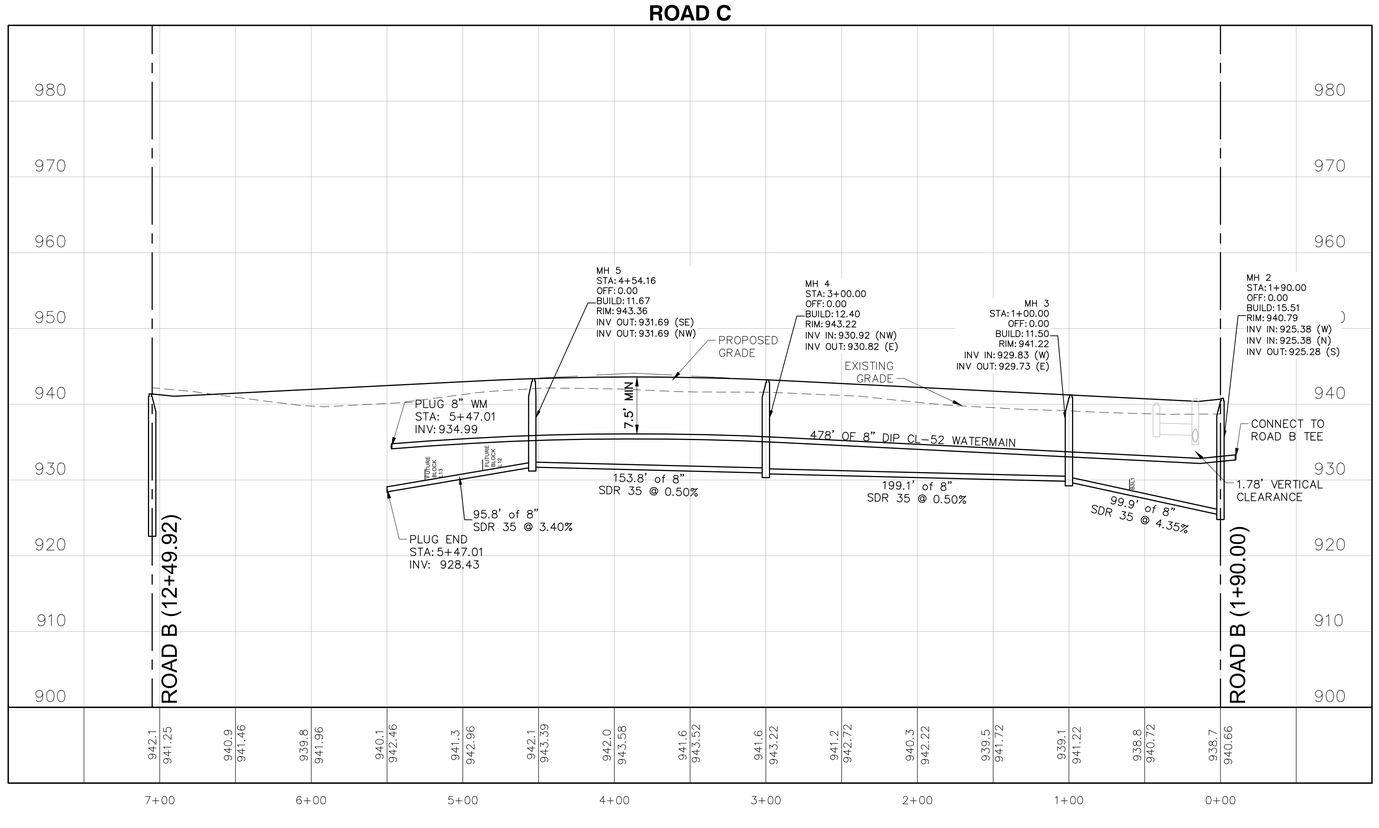
PROJECT TEAM DATA
DESIGNED: CJW
DRAWN: JEP
PROJECT NO: 220-0078.H

15

SHEET 15 of 25





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SHEET 16 of 25

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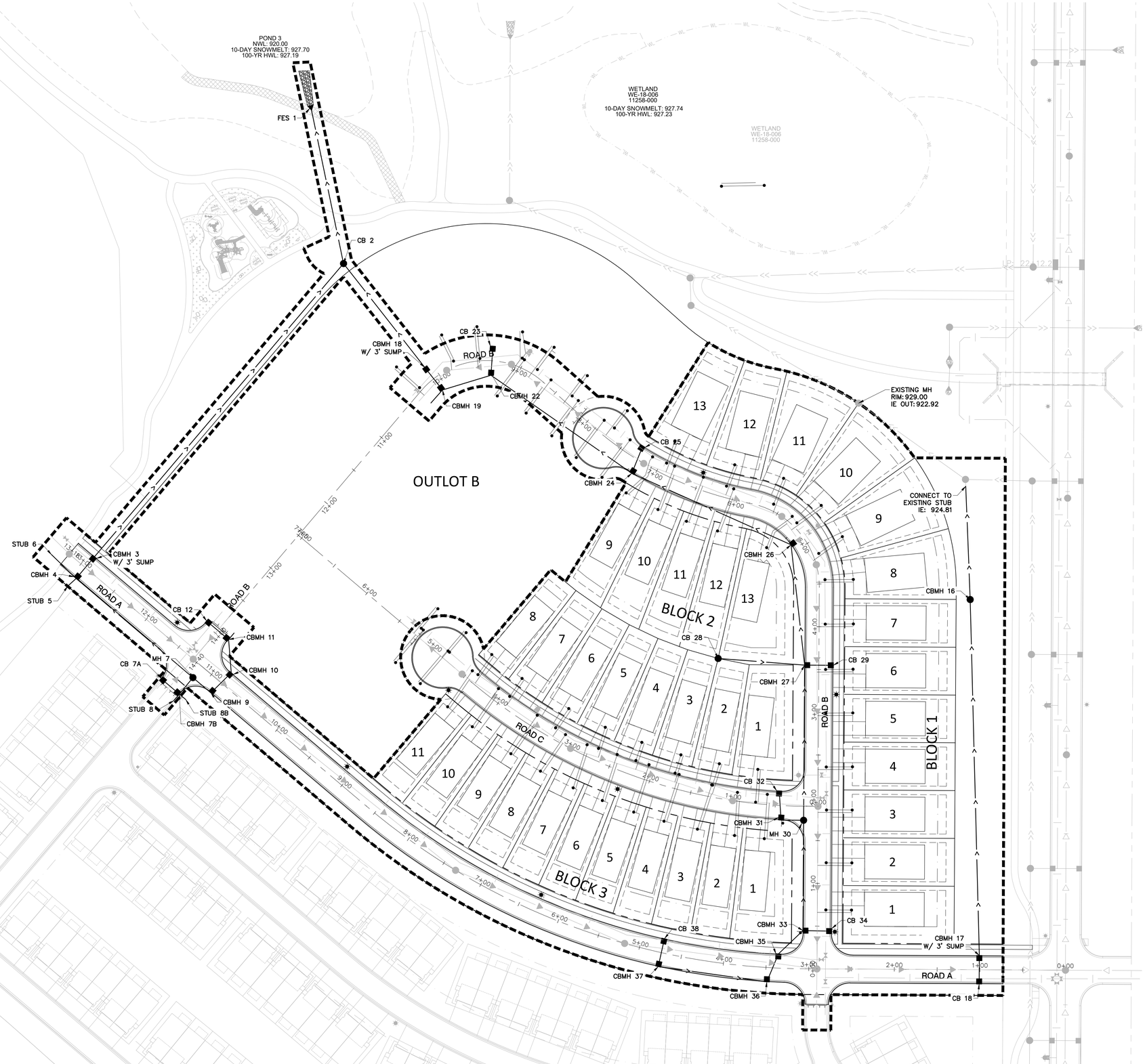

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1. ALL UTILITY WORK WITHIN THE RIGHT-OF-WAY SHALL COMPLY WITH THE CITY OF ROSEMOUNT ENGINEERING GUIDELINES, DETAILS, AND SPECIFICATIONS.
2. EXISTING UTILITIES, SERVICE LOCATIONS, AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
3. THE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

LEGEND:

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

N

0 30 60 120
SCALE IN FEET

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AMBER FIELDS - 13TH ADDITION
ROSEMOUNT, MINNESOTA
PHASE 1
FINAL PLAT SUBMITTAL
STREET AND STORM SEWER PLAN

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CLARK WICKLUND, PE
Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
12-15-23	CITY SUBMITTAL

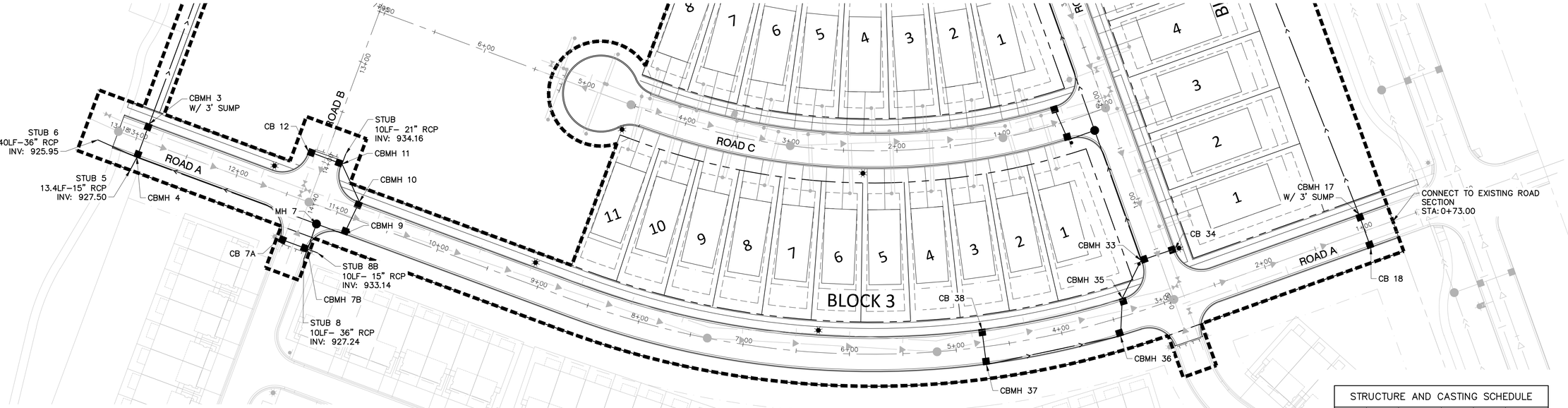
PROJECT TEAM DATA

DESIGNED:	CJW
DRAWN:	JEP
PROJECT NO:	220-0078.H

17

SHEET 17 of 25

Drawing name: X:\2020\200078.H\plan sheets\Final Plat - Phase 1\200078.H-strm.dwg Dec 14, 2023 - 1:27pm



NOTES:

1. ALL PUBLIC ROAD INTERSECTION CURB RETURNS SHALL BE B618.
2. SEE SITE, SIGNAGE, AND LIGHTING PLAN FOR SIGN AND LIGHTING LOCATIONS.
3. EXISTING GRADE IN PROFILES REFERS TO PRE–DEVELOPMENT EXISTING GRADE. SITE HAS BEEN MASS GRADED. ROADS HELD DOWN FOR ROAD SECTION.

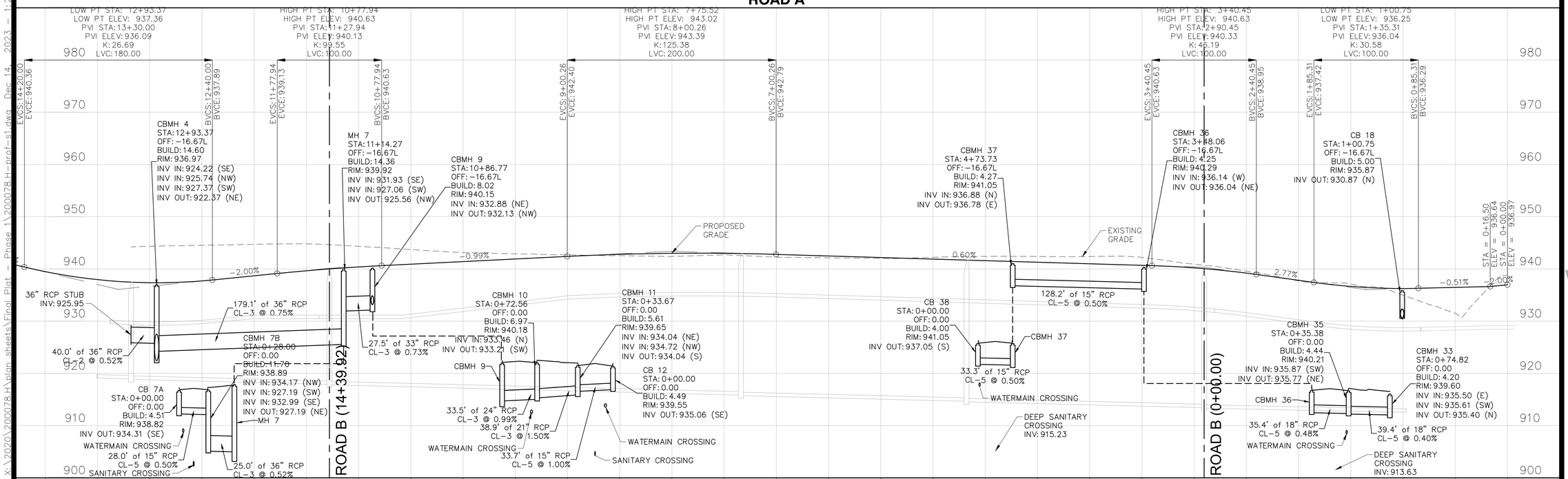
N

0 25 50 100
SCALE IN FEET

STRUCTURE AND CASTING SCHEDULE					
MH NO.	SIZE	CASTING	MH NO.	SIZE	CASTING
3	72"	R–3067VB	17	48"	R–3067VB
4	96"	R–3067VB	18	2'x3'	R–3067VB
7	72"	R–1642	33	48"	R–3067V
7A	48"	R–3067VB	34	48"	R–3067V
7B	60"	R–3067VB	35	48"	R–3067V
9	72"	R–3067V	36	48"	R–3067V
10	48"	R–3067V	37	48"	R–3067V
11	48"	R–3067V	38	2'x3'	R–3067V
12	2'x3'	R–3067V			

NOTES:
1. ALL CASTINGS SHALL BE NEENAH OR APPROVED EQUAL.

ROAD A



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AMBER FIELDS - 13TH ADDITION

ROSEMOUNT, MINNESOTA

PHASE 1
FINAL PLAT SUBMITTAL
STREET AND STORM SEWER PLAN AND PROFILES

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QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
12–15–23	CITY SUBMITTAL

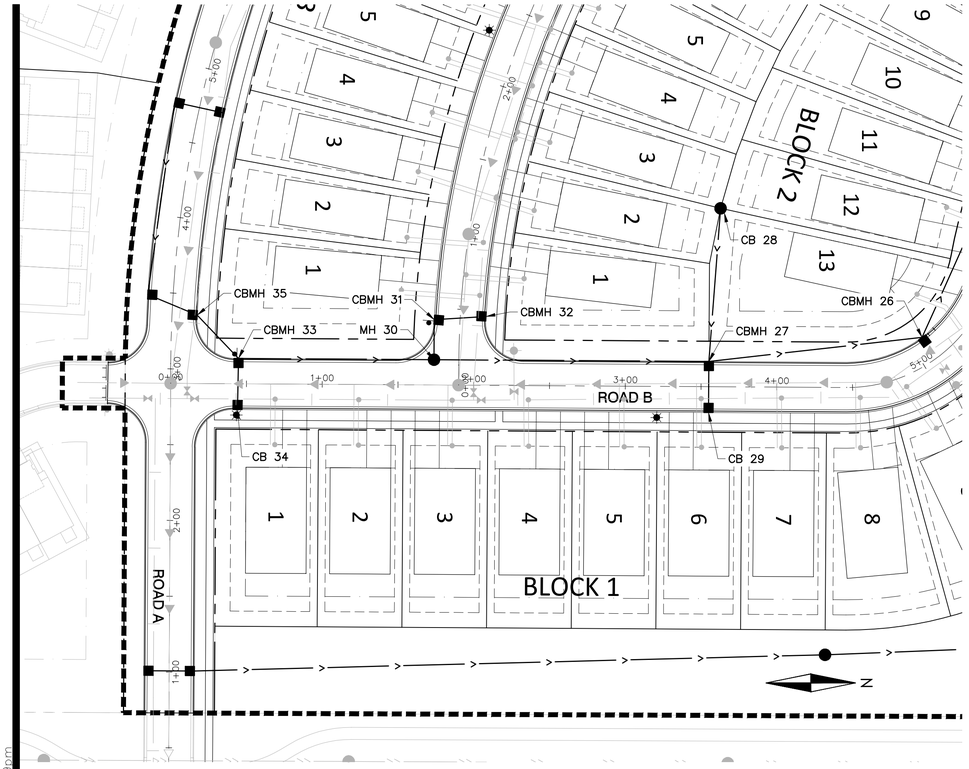
PROJECT TEAM DATA

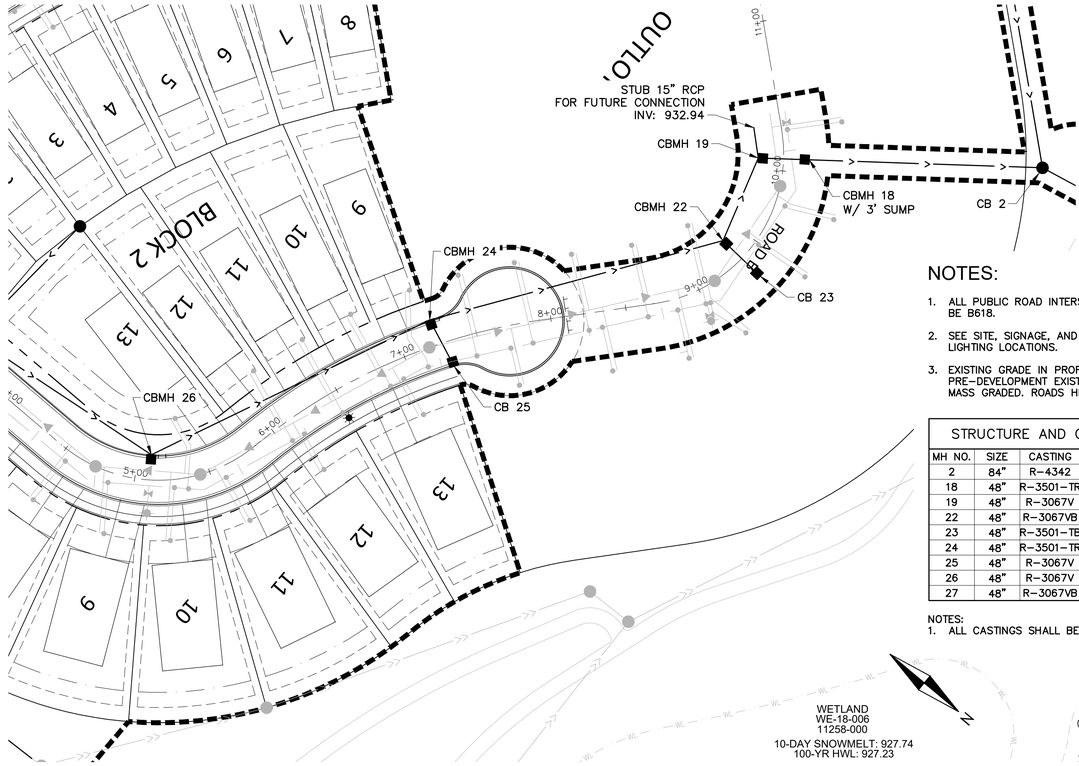
DESIGNED: CJW
DRAWN: JEP
PROJECT NO: 220–0078.H

18

SHEET 18 of 25

Drawing name: X:\2020\200078.H\plan sheets\Final Plat – Phase 1\200078.H–prof–s1.dwg Dec 14, 2023 – 1:28pm





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STRUCTURE AND CASTING SCHEDULE

MH NO.	SIZE	CASTING	MH NO.	SIZE	CASTING
2	84"	R-4342	28	48"	R-4342
18	48"	R-3501-TR	29	48"	R-3501-TB
19	48"	R-3067V	30	48"	R-1642
22	48"	R-3067VB	31	48"	R-3067V
23	48"	R-3501-TB	32	48"	R-3067V
24	48"	R-3501-TR	33	48"	R-3067V
25	48"	R-3067V	34	48"	R-3067V
26	48"	R-3067V	35	48"	R-3067V
27	48"	R-3067VB			

NOTES:
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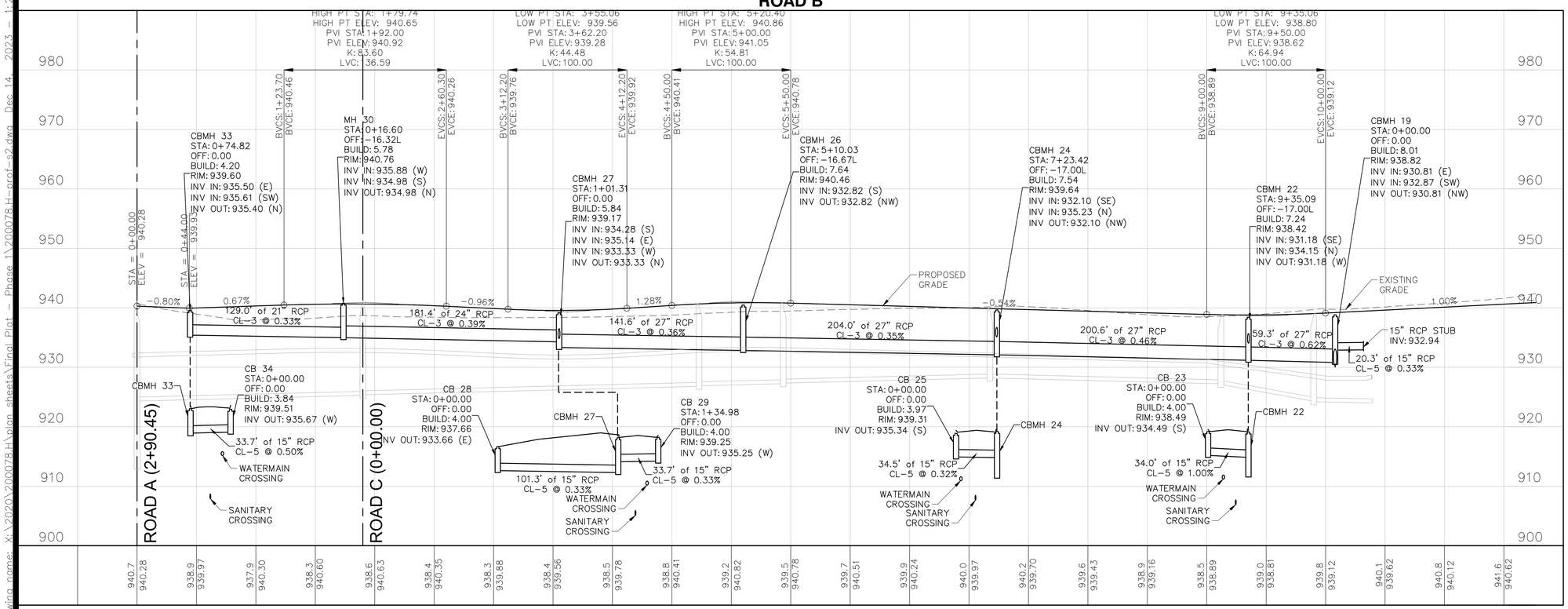
0 25 50 100
SCALE IN FEET

ROAD B



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AMBER FIELDS - 13TH ADDITION

ROSEMOUNT, MINNESOTA

PHASE 1
FINAL PLAT SUBMITTAL
STREET AND STORM SEWER PLAN AND PROFILES

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BY DATE

DATE	ISSUE
12-15-23	CITY SUBMITTAL

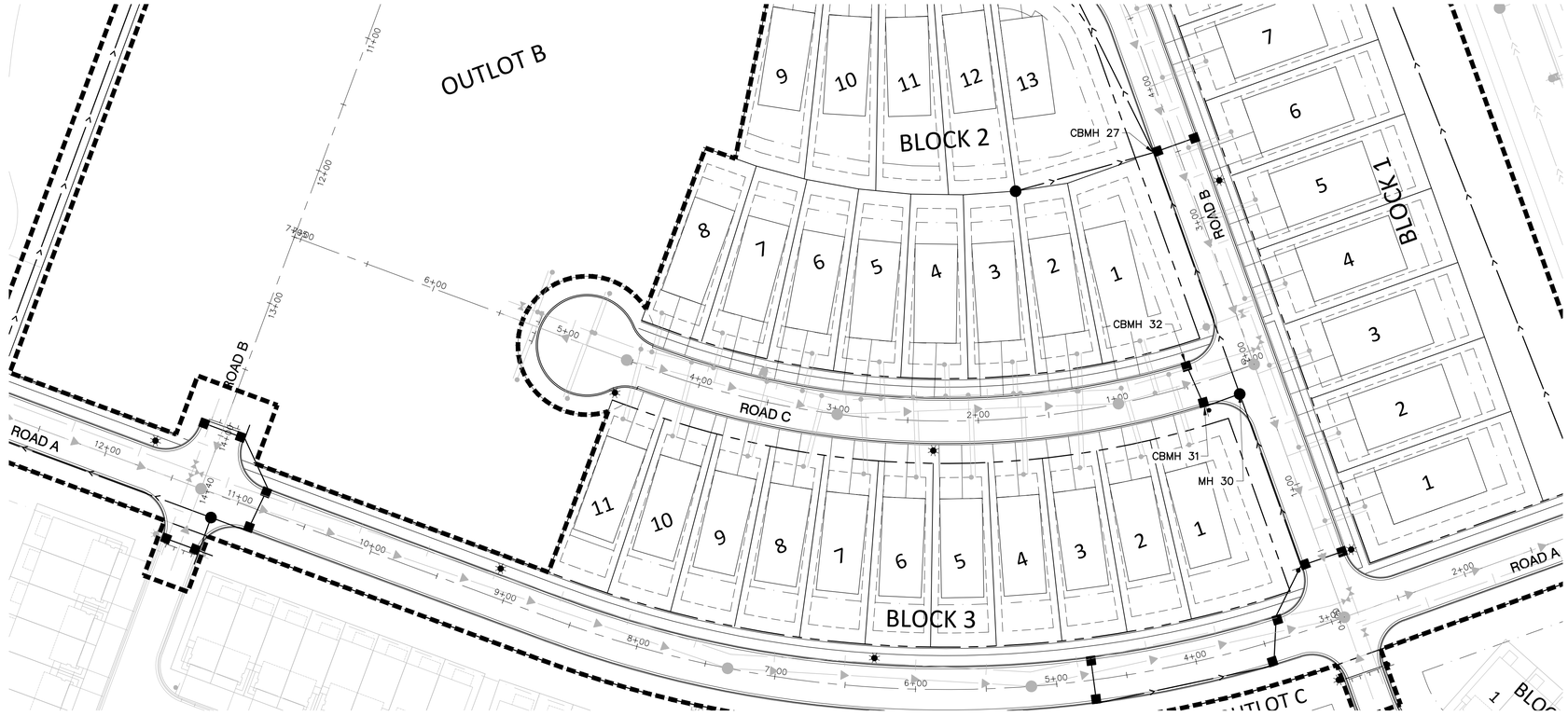
PROJECT TEAM DATA

DESIGNED: CJW
DRAWN: JEP
PROJECT NO: 220-0078.H

19

SHEET 19 of 25

Drawing name: X:\2020\200078.H\plan sheets\Final Plat - Phase 1\200078.H-prof-s2.dwg Dec 14, 2023 - 1:29pm



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STRUCTURE AND CASTING SCHEDULE

MH NO.	SIZE	CASTING	MH NO.	SIZE	CASTING
30	48"	R-3067V			
31	48"	R-3067V			
32	48"	R-3067V			

NOTES:
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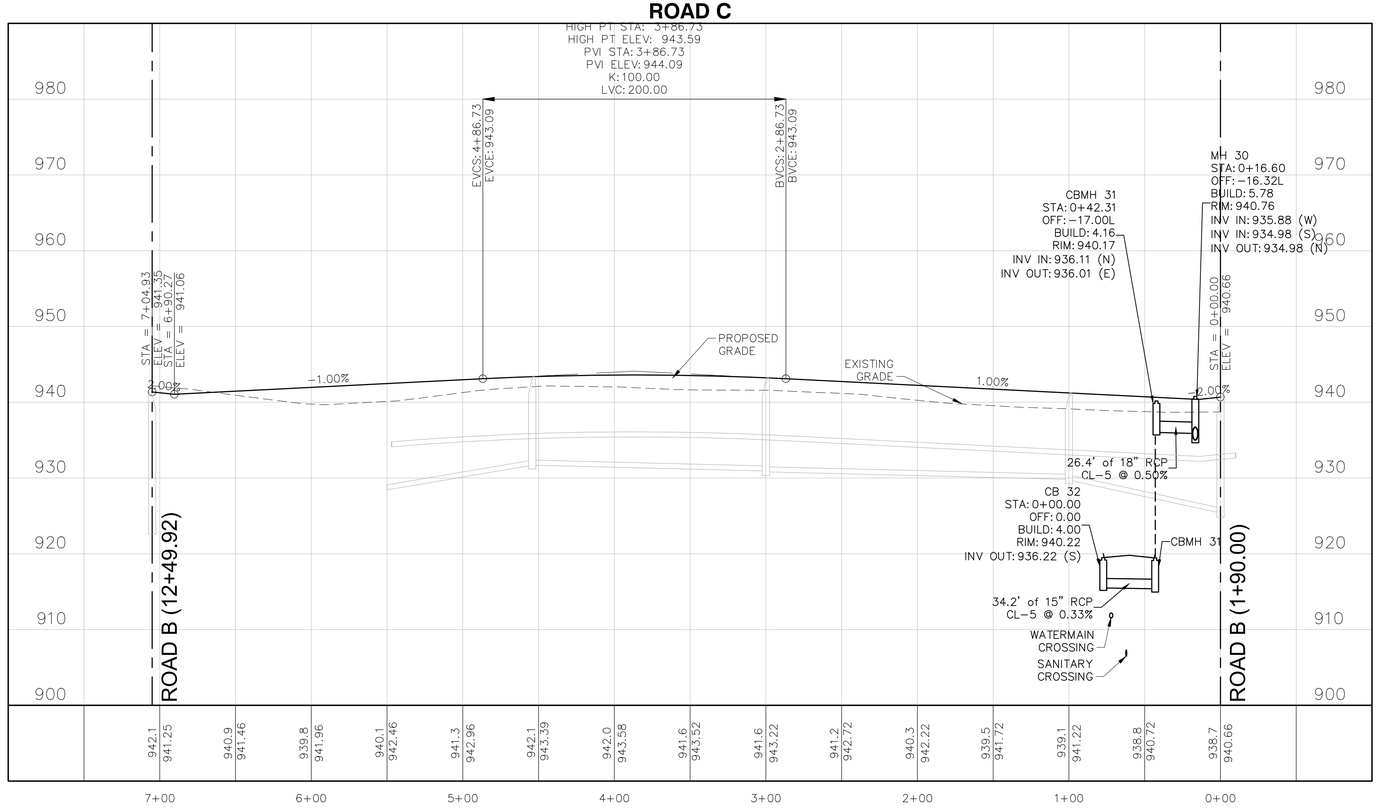
SCALE IN FEET



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AMBER FIELDS - 13TH ADDITION

ROSEMOUNT, MINNESOTA

PHASE 1
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STREET AND STORM SEWER PLAN AND PROFILES

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DATE	ISSUE
12-15-23	CITY SUBMITTAL

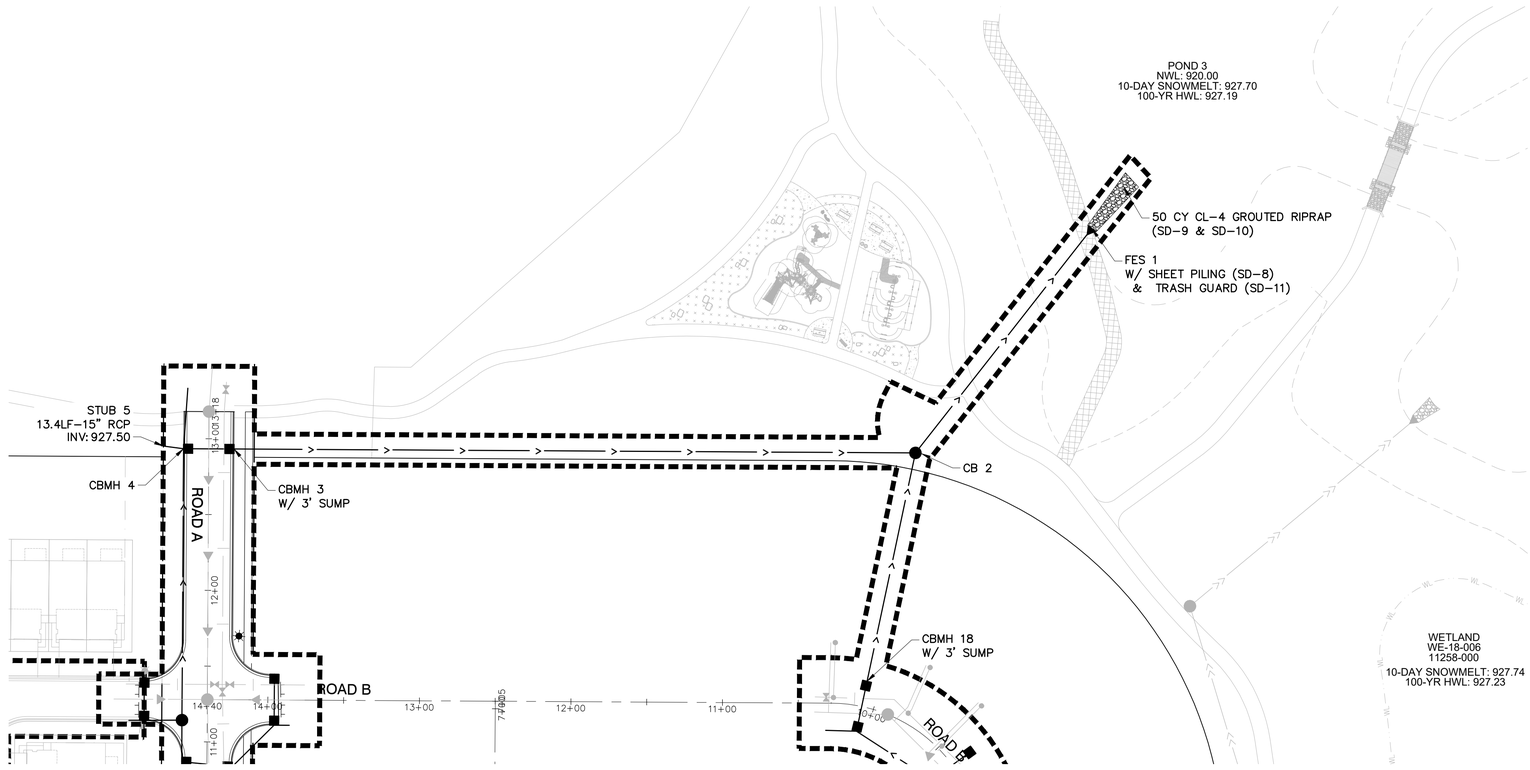
PROJECT TEAM DATA

DESIGNED: CJW
DRAWN: JEP
PROJECT NO: 220-0078.H

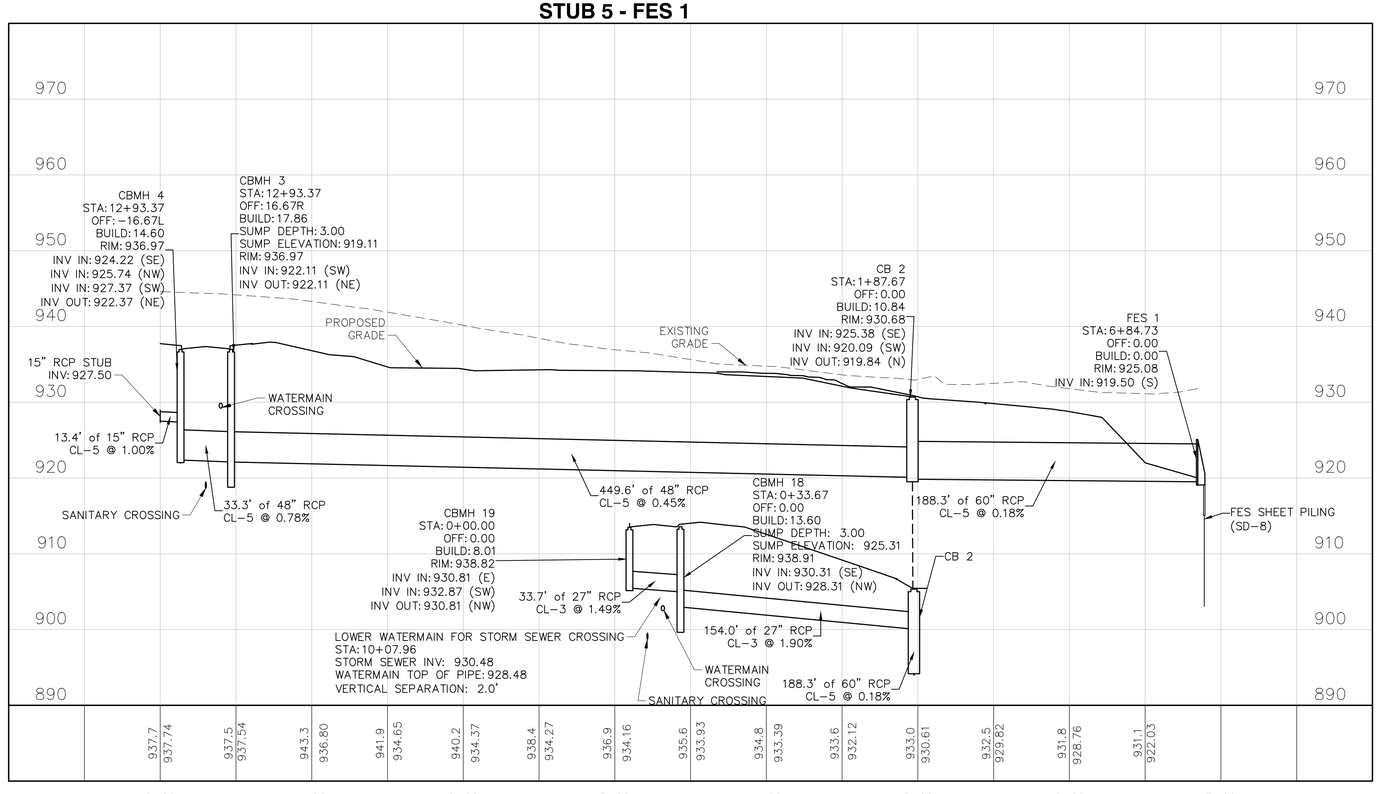
20

SHEET 20 of 25

Drawing name: X:\2020\200078.H\plan sheets\Final Plat - Phase 1\200078.H-prof-s3.dwg Dec 14, 2023 - 1:30pm



STUB 5 - FES 1



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STRUCTURE AND CASTING SCHEDULE					
MH NO.	SIZE	CASTING	MH NO.	SIZE	CASTING
2	84"	R-4342			
3	72"	R-3067VB			
4	96"	R-3067VB			

NOTES:
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AMBER FIELDS - 13TH ADDITION
ROSEMOUNT, MINNESOTA
PHASE 1
FINAL PLAT SUBMITTAL
STORM SEWER PLAN AND PROFILES

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BY DATE

DATE	ISSUE
12-15-23	CITY SUBMITTAL

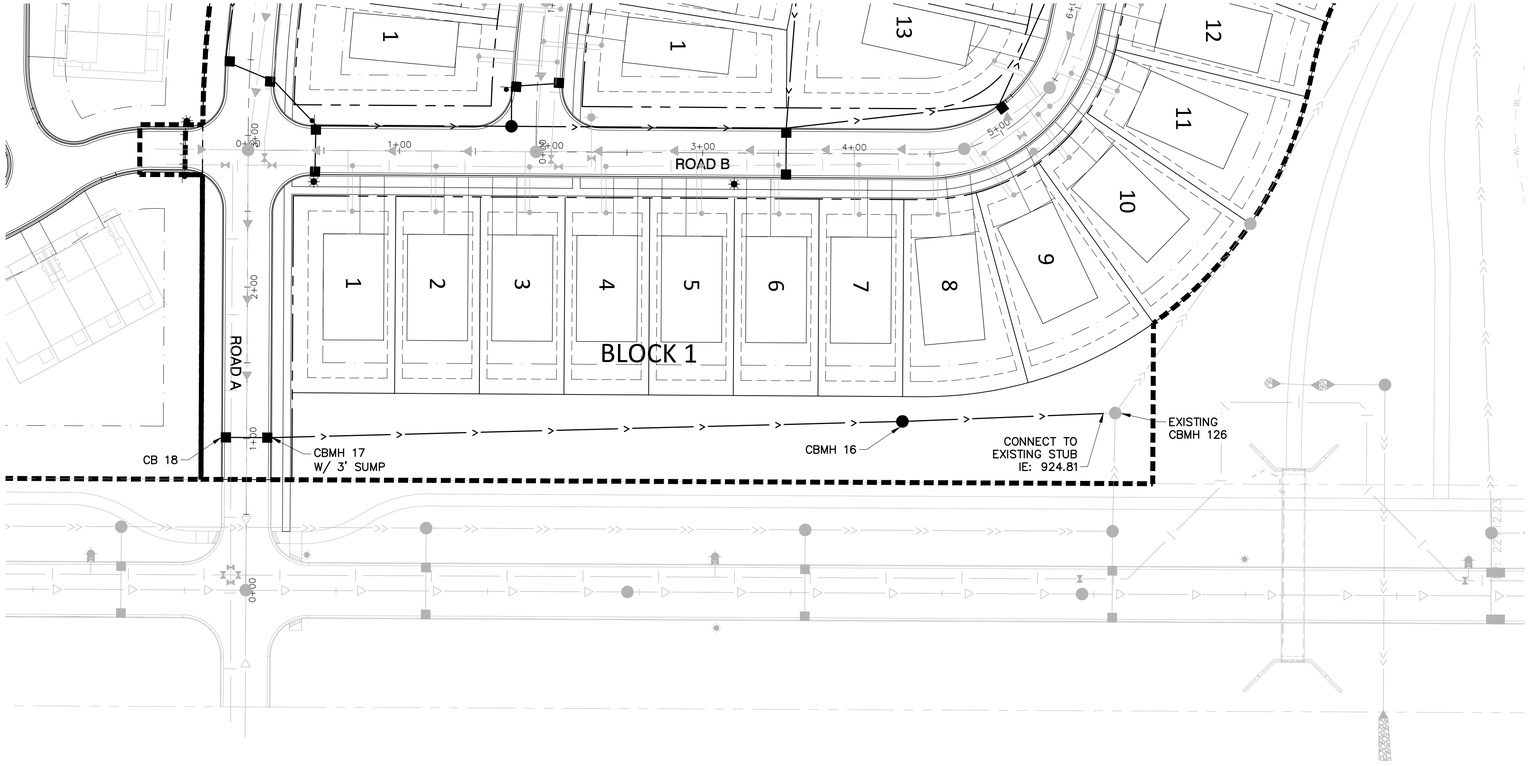
PROJECT TEAM DATA

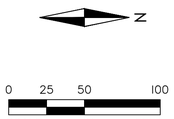
DESIGNED: CJW
DRAWN: JEP
PROJECT NO: 220-0078.H

21

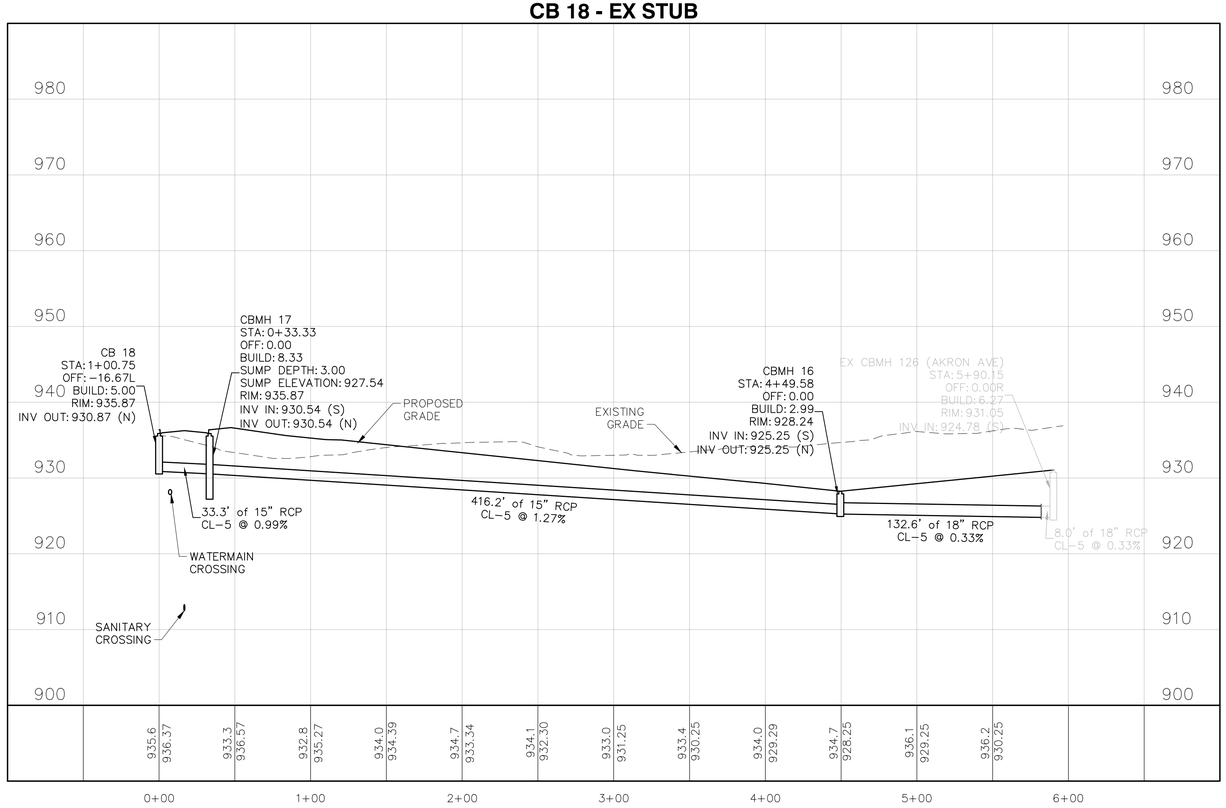
SHEET 21 of 25

Drawing name: X:\2020\200078.H\plan sheets\Final Plat - Phase 1\200078.H-prof-s4.dwg Dec 14, 2023 - 1:31pm





CB 18 - EX STUB



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STRUCTURE AND CASTING SCHEDULE					
MH NO.	SIZE	CASTING	MH NO.	SIZE	CASTING
16	29	R-4342			
17	28	R-3067VB			
18	27	R-3067VB			

NOTES:
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AMBER FIELDS - 13TH ADDITION
ROSEMOUNT, MINNESOTA
PHASE 1
FINAL PLAT SUBMITTAL
STORM SEWER PLAN AND PROFILES

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QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
12-15-23	CITY SUBMITTAL

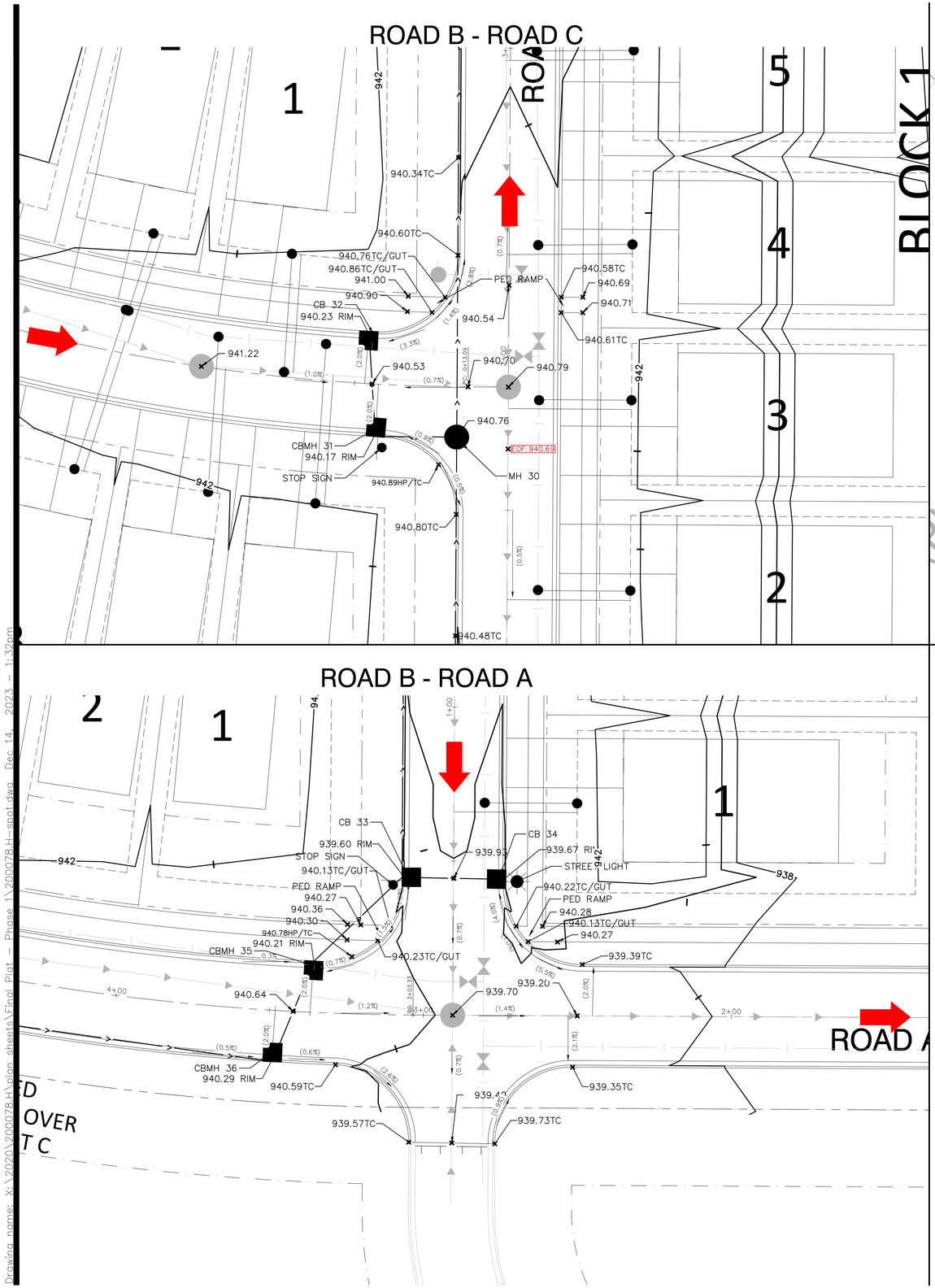
PROJECT TEAM DATA

DESIGNED: CJW
DRAWN: JEP
PROJECT NO: 220-0078.H

22

SHEET 22 of 25

Drawing name: X:\2020\200078.H\plan sheets\Final Plat - Phase 1\200078.H-prof-s5.dwg Dec 14, 2023 - 1:31pm



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SCALE IN FEET

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AMBER FIELDS - 13TH ADDITION
ROSEMOUNT, MINNESOTA
PHASE 1
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INTERSECTION DETAILS

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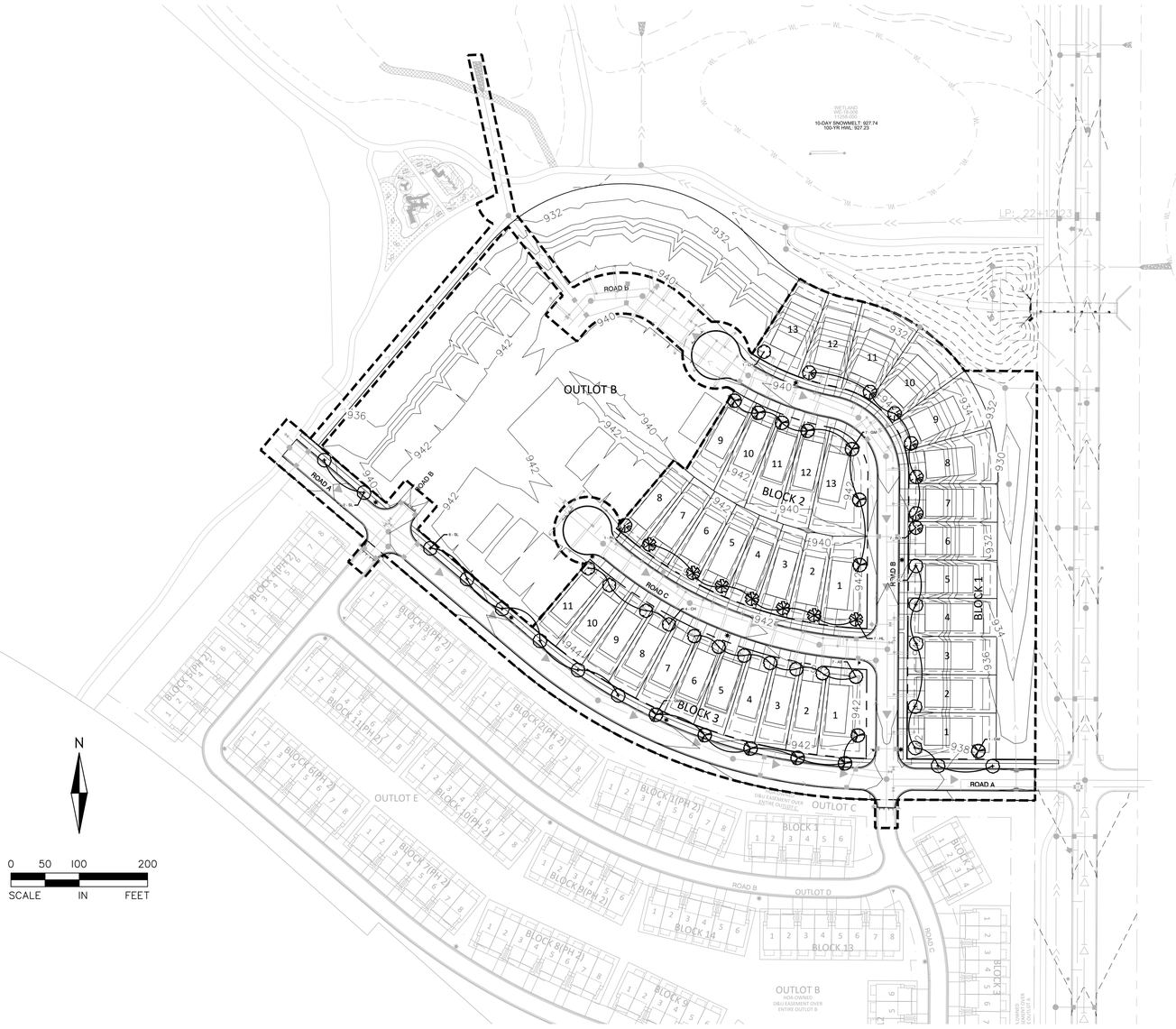
PROJECT TEAM DATA

DESIGNED:	CJW
DRAWN:	JEP
PROJECT NO:	220-0078.H

23

SHEET 23 of 25

Drawing name: X:\2020\200078.H\plan sheets\Final Plat - Phase 1\200078.H-spot.dwg Dec 14, 2023 - 1:32pm



MITIGATION & LANDSCAPE REQUIREMENTS:

MITIGATION:

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

SINGLE FAMILY:
1 TREE PER UNIT FRONTAGE
TOTAL SINGLE FRONT LOTS: 57
TOTAL CORNER LOTS: 8 (2 TREES PER LOT REQUIRED)
REQUIRED TREES: 73
PROVIDED TREES: 88
(PHASE ONE: 56)

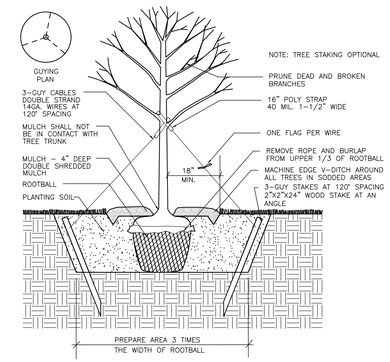
LANDSCAPE NOTES:

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

LANDSCAPE SCHEDULE: (PHASE ONE)

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

Note: Quanities on plan supercedes schedule in event of discrepancy



1 **TREE PLANTING DETAIL**
NOT TO SCALE

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AMBER FIELDS - 13TH ADDITION
ROSEMOUNT, MINNESOTA
PHASE 1
FINAL PLAT SUBMITTAL
LANDSCAPING PLAN

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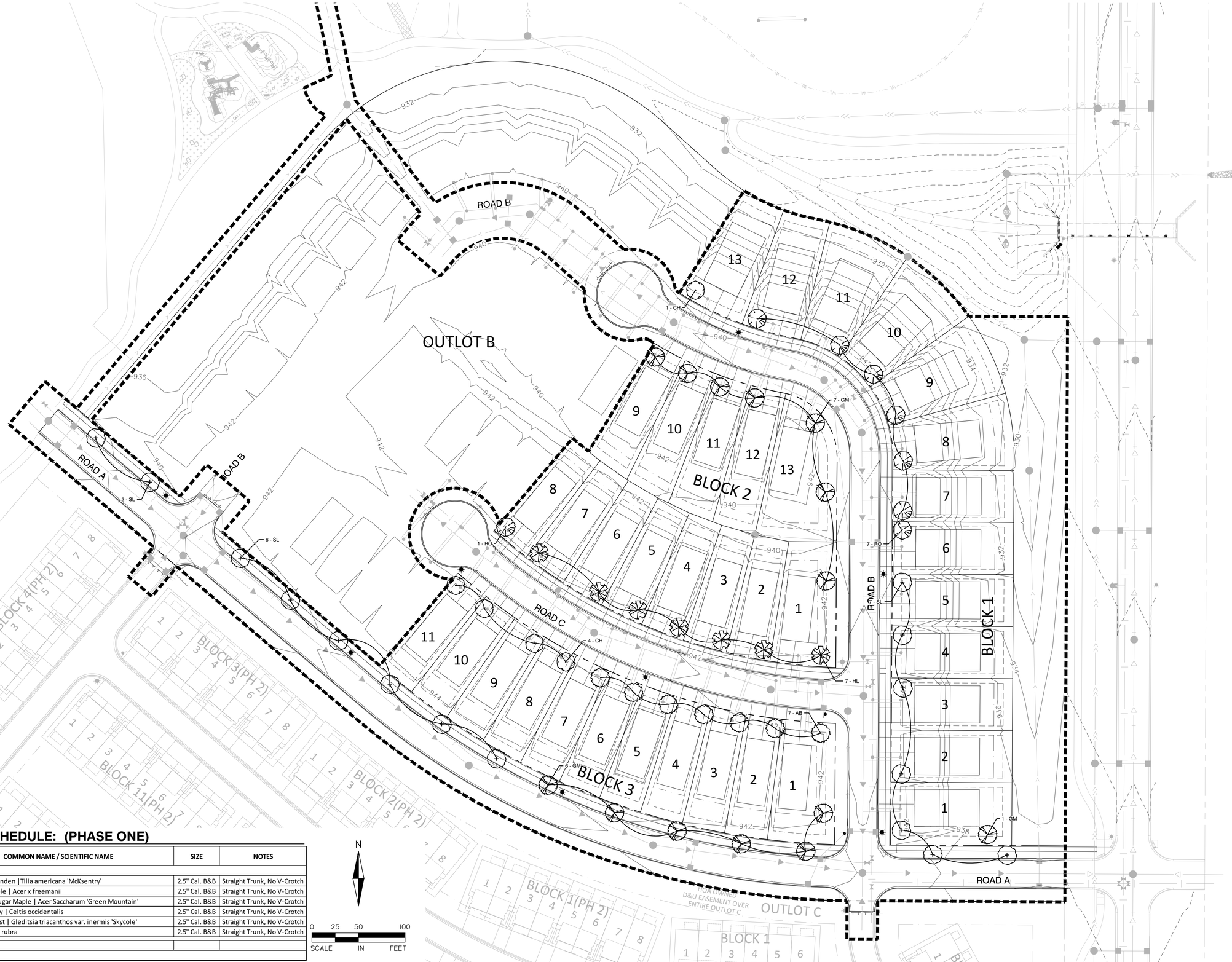
12–15–23	CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: MK
DRAWN: JEP
PROJECT NO: 220–0078.H

24

SHEET 24 of 25

Drawing name: X:\2020\200078.H\plan sheets\Final Plat – Phase 1\200078.H–land.dwg Dec 14, 2023 – 1:33pm



LANDSCAPE SCHEDULE: (PHASE ONE)

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

Note: Quanities on plan supercedes schedule in event of discrepancy

N

0 25 50 100

SCALE IN FEET

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

Maplewood Development, Inc.

M/I HOMES

AMBER FIELDS - 13TH ADDITION

ROSEMOUNT, MINNESOTA

PHASE 1
FINAL PLAT SUBMITTAL
LANDSCAPING PLAN

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

CLARK WICKLUND, PE

Date License No.

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
12-15-23	CITY SUBMITTAL

PROJECT TEAM DATA

DESIGNED: MK
DRAWN: JEP
PROJECT NO: 220-0078.H

25

SHEET 25 of 25

Drawing name: X:\2020\200078.H\plan sheets\Final Plat - Phase 1\200078.H-land.dwg Dec 14, 2023 - 1:33pm

Memorandum

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

From: Amanda Sachi, PE
Kendra Fallon, PE
Kris Keller, PE

Date: January 15, 2024

Re: Amber Fields 13th Addition – Phase 1 Final Plat Review
WSB Project No. 023542-000

We have reviewed the documents provided by Alliant Engineering on December 15, 2023. Documents reviewed include:

- Amber Fields 13th Addition Final Plat – Phase 1 Civil Set, dated 12/15/2023

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.

Civil Comments:

1. General
    a. Update street names when available.
    b. Provide benchmark elevations.
2. Utilities
    a. Use SDR 26 PVC pipe for sanitary sewer depths between 18' to 26'
        i. Consider C900 PVC for depths greater than 26'
    b. Install a hydrant along Road A for air release or modify the watermain such that high points are at the proposed hydrant locations
    c. Clarify why some hydrant gate valves are in the street and not behind the back of curb per City details
    d. Insulate between watermain and storm sewer when vertical separation is less than 3'
    e. Install a temporary hydrant for flushing instead of a bleeder at the end of Road C for the active services (L7,8 B2; L10,11 B3) on the line
3. Signage and Street Lighting
    a. No comments at this time
4. Landscape
    a. No comments at this time

Grading, Drainage, and Erosion Control Comments:

701 XENIA AVENUE S | SUITE 300 | MINNEAPOLIS, MN | 55416 | 763.541.4800 | WSBENG.COM

5. General
    a. No comments.
6. Ponds and Wetlands
    a. No comments.
7. Emergency Overflow Routes:
    a. No comments.
8. Retaining Walls:
    a. No comments.
9. Erosion Control:
    a. No comments.
10. Grading:
    a. The contours should be added for the area west of the 13th Addition on the grading plans to confirm the drainage condition behind the proposed homes included in the 13th Addition and to confirm proposed contours tie into existing at the edge of the properties.

Stormwater Management Plan:

11. General Storm Sewer Design
    a. No comments.
12. Water Quantity
    a. No comments.
13. Rate/Volume Control
    b. No comments.
14. Freeboard
    c. No comments.
15. Water Quality
    d. No comments.
16. Easements
    e. No comments.

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

ROSEMOUNT
PARKS AND RECREATION

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: January 17, 2024

Subject: Amber Field 13th and 14th Additions

The Parks and Recreation Department recently reviewed the plans for the Amber Fields 13th and 14th Additions. After reviewing the plans, the Parks and Recreation Department staff has the following comments:

Parks Dedication
The parks dedication for the 13th and 14th additions will be met through developer installed improvements as outlined in the subdivision agreement.

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

ROSEMOUNT
MINNESOTA

EXECUTIVE SUMMARY

Planning Commission Regular Meeting: January 23, 2024
Tenative City Council Meeting: February 20, 2024

AGENDA ITEM:	Request by Maplewood Development for Rezoning, a Major Amendment to the Amber Fields Planned Unit Development Agreement, Preliminary and Final Plat approval for Amber Fields 14th Addition.	**AGENDA SECTION:** PUBLIC HEARINGS
PREPARED BY:	Julia Hogan, Planner	**AGENDA NO.** 6.a.
ATTACHMENTS:	Site Location, Existing Conditions; Preliminary Plat; Phasing Plan; Site Plan; Grading and Drainage Plan; Erosion Control Plan; Utility Plan; Landscape Plan, Site, Lighting, and Signage Plan, Final Plat, City Engineer's Memo Dated January 15, 2024, Parks and Recreation Director's Memo Dated January 17, 2024	**APPROVED BY:** AK

RECOMMENDED ACTION:

1. Motion to recommend the City Council approve a Zoning Map amendment to rezone the site from R1 PUD – Low Density Residential Planned Unit Development to R3 PUD – Medium Density Residential Planned Unit Development.

2. Motion to recommend the City Council approve the Preliminary and Final Plats for Amber Fields 14th Addition, subject to:

a. Execution of a Subdivision Agreement.
b. Conformance with all requirements of the City Engineer as detailed in the attached memorandum dated January 15, 2024.
c. Road A within Outlot D shall be extended to the south property boundary for future connection.
d. Conformance with all requirements stated within the Dakota County Plat Commission Memorandum.
e. Payment of $57,420 as a landscape surety.
f. Compliance with the conditions and standards within the Parks and Recreation Director's memorandum dated January 17, 2024.
g. Payment of trunk area charges in the amount of:
    I. Sanitary Sewer Trunk Charge: $1,075/acre
    II. Watermain Trunk Charge: $6,500/acre
    III. Storm Sewer Trunk Charge: $6,865/acre

3. Motion to recommend the City Council approve a Major Amendment to the Amber Fields Planned

Unit Development Agreement, subject to:

a. Secion 11-4-8. F.6.c. R-3 Minimum rear yard setback: The minimum rear yard setback requirement for surface parking shall be 8-feet.

BACKGROUND

SUMMARY

Owner:	Earl Street Partners II, LLC.
Preliminary Plat Acres:	18.42 Acres
Met Council Net Acres:	18.42 Acres
Residential Lots Created:	174 Townhome lots
Gross Density:	9.45 Units/Acre
Net Density:	9.45 Units/Acre
Comprehensive Plan Guiding:	MUR - Mixed Use Residential
Current Zoning:	R1 PUD - Low Density Residential PUD and R3 PUD - Medium Density Residential PUD
Proposed Zoning:	R3 PUD - Medium Density Residential

The Planning Commission is being asked to consider a request by Maplewood Development for approval of rezoning, a major amendment to the Amber Fields Planned Unit Development Agreement, preliminary and final plats for Amber Fields 14th Addition to create 174 townhome lots. A total of 25 buildings will be constructed on site with 14 of the buildings consisting of 8 dwelling units, 9 of the buildings consisting of 6 dwelling units and 2 of the buildings consisting of 4 dwelling units. The request to rezone the property to R3-Medium Density Residential is to allow for townhome/single-family attached units and the higher density of units that is proposed. The eastern portion of the site is currently zoned R3 – Medium Density Residential and the western portion is zoned R1-Low Density Residential. Now that both areas will be combined on one plat the developer is requesting the preliminary plat area be rezoned to R3 – Medium Density Residential. The request for a major amendment to the Amber Fields PUD agreement is to allow for six guest parking stalls to be closer than 10-feet to the rear property line. The amendment is also needed because the proposed addition increases the number of residential dwelling units by more than five percent and decreases the amount of open space by more than five percent from the originally approved PUD.

Staff is recommending approval of the requests by the developer, subject to the conditions included in the recommended action and the Engineer's Memo dated January 15, 2024.

BACKGROUND

The present applications are the latest step in a long process of planning for the development within UMore Park. The developer received Planned Unit Development approval with Rezoning from the City Council at its September 7, 2021, meeting. The Planned Unit Development anticipated roughly 1,959 residential units, which were to include a mixture of housing types such as single-family lots, townhome lots, and multi-family lots. There are a total of 12 Amber Fields additions that have been

approved by the City Council. Preliminary Plat Areas that have been approved by City Council include Amber Fields 2nd, 3rd, 4th, 5th, 6th, 7th, 8th and 13th additions with additions 9th, 10th, 11th, and 12th being the remaining areas of the designated preliminary plat areas that are shown in the table below. There has been a total of 1,458 housing units approved so far within the Amber Fields Development Area and the table below shows the break-down of units that have been approved per addition.

Amber Field Additions	Housing Type	Total Units	Approved by City Council
Amber Fields 2nd and 12th Additions	Single Family and Townhome	301 units	May 2022 and September 2023
Amber Fields 3rd and 11th Additions	Single Family	182 units	June 2022 and September 2023
Amber Fields 4th and 9th Additions	Single Family	108 units	July 2022 and April 2023
Amber Fields 5th and 10th Additions	Single Family	124 units	July 2022 and April 2023
Amber Fields 6th Addition	Multifamily	268 units	July 2022
Amber Fields 7th Addition	Multifamily	250 units	August 2022
Amber Fields 8th Addition	Multifamily	160 units	December 2022
Amber Fields 13th Addition	Single Family	65 Units	October 2023

The developer is proposing 174 townhome lots throughout the 18.42-acre section of the Amber Fields development area. This addition is located in the southeastern portion of the development area, directly west of Akron Avenue and south of the Amber Fields 13th Addition preliminary plat area. The Amber Fields 14th Addition subdivision is planned to be built out in two phases; the first phase will consist of 90 units in the eastern portion of the site with the second phase consisting of the remaining 84 units in the western portion of the site.

ISSUE ANALYSIS

Legal Authority

Preliminary Plat and Final Plat requests are quasi-judicial decisions for the Planning Commission, meaning that the Planning Commission is acting as a judge to determine if the regulations within the Comprehensive Plan, Zoning Ordinance and Subdivision Ordinance are being followed. 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 Amber Fields 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.

General Subdivision Design

The preliminary plat area is located in the southeastern portion of the Amber Fields development area directly west of Akron Avenue and south of the connection road that will extend off of Akron Ave. The preliminary plat area is shown to be accessed by two private streets directly off the connection road

off of Akron Ave, which will be constructed with the construction of Amber Fields 13th Addition. The eastern access road is shown as Road C and it extends south from the entrance to the site. The western access road shown as Road A extends south and east throughout the site and eventually connects to Road C. The third road is shown as Road B and connects between Roads A and C on the northern end of site. There are guest parking stalls shown throughout the site and also open space that will be maintained by the HOA. There will be a mixture of 4-unit, 6-unit, and 8-unit townhome buildings throughout the development area.

Rezoning and Land Use

The site is designated for MUR-Mixed Use Residential land use, which can include a range of housing types, from single-family homes on traditional sixty-five foot lots to townhomes. The zoning districts in which the preliminary plat is located in is the R1 PUD – Low Density Residential Planned Unit Development district and the R3 PUD – Medium Density Residential Planned Unit Development district. The eastern 12.74 acres of the site is zoned R3 PUD and the remaining 5.68 acres is zoned R1 PUD. The applicant is asking for the western portion of the site to be rezoned to R3 PUD to accommodate the development of the proposed townhome development. The city code only allows single-family attached dwellings/townhomes within the R2-Moderate Density Residential district and R3-Medium Density Residential district. Also, by rezoning the western portion to R3 PUD it would allow the site to have up to the proposed 9.45 units per acre, which is over the units per acre that is allowed within the R1-Low Density Residential zoning district.

Major Amendment to the Amber Fields PUD Agreement

Amendments to the 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 and decreases the amount of open space by more than five percent. Therefore, the proposed project requires a major amendment to the Custom Apparel Planned Unit Development Agreement.

An additional deviation to the code that is needed for the 14th Addition preliminary plat area is to reduce the minimum rear yard setback requirement for surface parking from 10-feet to 8-feet for 6

guest parking stalls that are located in the northwestern portion of the site.

Phasing

The applicant has provided a phasing plan that shows development initially occurring in the eastern portion of the preliminary plat area. This area will contain 90 lots of the proposed 174 townhome lots. 14 buildings will be constructed within the first phase. 5 buildings will consist of 8 units per building, 7 buildings will consist of 6 units per building, and 2 buildings will consist of 4 units per building. The eastern access point into the site will be constructed with the first phase and as well ass Road C and portions or Roads A and B. The second phase will consist of the remaining 84 lots and along with the second access to the site and the remainder of Roads A and B.

Streets and Parking

There are two access points into the preliminary plat area with both accesses into the site coming off of the connection road from Akron Avenue. The western access into the site comes from Road A which loops around the southern portion of the site and continues east to connect to Road C. The eastern access into the site comes from Road B which is a north south road that Roads A and B connect to. Road B is an east-west road that connects to both Roads A and C in the northern portion of the site. All roads within the development area are private. There are no pedestrian facilities planned for this addition of Amber Fields.

Currently, there are a total of 783 parking stalls proposed to be provided throughout the development area. 348 garage stalls, 348 driveway stalls, and 87 guest parking stalls. The proposed number of stalls meets the City's requirements.

The city met with the Dakota County Plat Commission at their January 17, 2024, meeting to discuss this item. One comment that was stated by the Commission was that there should be a road extension to the property boundary to the south for future connection to the future roadway system/development to the south. Staff agrees with this comment and are recommending the extension of Road A within Outlot D south to the property boundary.

Parks

The Parks and Recreation staff has reviewed the park dedication requirement for Amber Fields 14th Addition as part of the overall Master Development Plan in order to take into account the multiple playgrounds and extensive open space within the development. Therefore, there is no park dedication requirement for this phase of Amber Fields.

Preservation and Landscaping

A tree inventory was conducted for the overall Amber Fields development area, and a total of 1,983 caliper inches of trees were identified for replacement following the formula laid out in the City Code. A total of 462.5 caliper inches of trees as mitigation has been provided throughout the Amber Fields Development area. 1,520.5 caliper inches of trees are still needing to be provided as replacements throughout the remaining phases of Amber Fields. The applicant is aware that the remainder of caliper inches of trees will need to be replaced and staff are confident this will be met as development continues.

The landscaping plan provided by the applicant shows a total of 174 trees to be planted throughout the

preliminary plat area. The R3 zoning standard for landscaping requires 1 tree per open space unit exposure and for other attached dwellings trees must be deciduous and spacing must include trees at the boulevard at 50-foot intervals. The landscape plat submitted conforms with those requirements. Trees are shown on the landscape plan throughout the site within the open areas, along the private roadways and public right of way. A total of 174 trees will be planted within this development, therefore a landscaping surety in the amount of $57,420 (174 trees x $300 plus 10%) is required as a condition of approval.

Utilities

The site will be served by existing sanitary sewer located within the connection road that extends off of Akron Avenue. The sanitary sewer system will extend throughout the private roads and will service the entire development area. Water will be provided to the site via an existing 8" watermain that is proposed to be extended within the private streets of the preliminary plat area. Stormwater is managed across the entire site with detention and retention ponds located in the central open area of Amber Fields.

Engineering Review

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

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. The final plat for Amber Fields 14th Addition includes 90 townhome units throughout 14 buildings. 5 of the buildings will contain 8 units per building, 7 of the buildings will contain 6 units per building and 2 of the buildings will contain 4 units per building. Additionally, there are five outlots identified on the plat. Outlots A, B, and C are open area that will be HOA owned with drainage and utility easements located over them. Outlot D contains the private streets within the first phase of development. Outlot E will encompass phase two of the development, which will consist of the remaining townhome units and private streets. Staff finds the Final Plat is consistent with the Preliminary Plat and meets the requirements of the Zoning Ordinance.

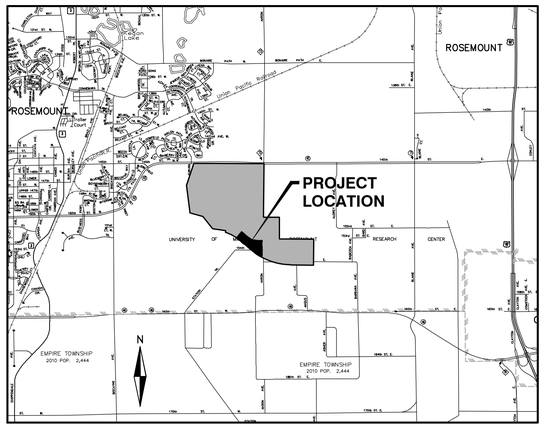
RECOMMENDATION

Staff is recommending approval of the rezoning, major amendment to the Amber Fields Planned Unit Development Agreement, preliminary and final plats for Amber Fields 14th Addition, subject to conditions in the recommended action and contained within the Engineer's memorandum. The recommendation is based on information provided by the application and reviewed in this report.

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

AMBER FIELDS - LENNAR TOWNHOMES

PRELIMINARY PLAT



VICINITY MAP

SCALE: 1" = 4000'

DEVELOPER

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

CONSULTANT

ALLIANT ENGINEERING, INC.
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FX: 612-758-3099

ENGINEER

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SURVEYOR

DANIEL EKREM
LICENSE NO. 57366
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LANDSCAPE ARCHITECT

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

SHEET INDEX

NO.	SHEET TITLE
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3-5	PRELIMINARY PLAT
6	PHASING PLAN
7-9	SITE PLAN
10-12	GRADING AND DRAINAGE PLAN
13-14	GRADING PROFILES
15-17	EROSION AND SEDIMENT CONTROL PLAN
18	EROSION AND SEDIMENT CONTROL NOTES
19-21	SANITARY SEWER AND WATERMAIN PLAN
22-24	STORM SEWER PLAN
25-27	LANDSCAPE PLAN

ALLIANT
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www.alliant-inc.com

Maplewood Development, Inc.

LENNAR

AMBER FIELDS - 14TH ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

COVER SHEET

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

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

CLARK WICKLUND, PE

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
12-18-23	CITY SUBMITTAL
1-9-24	CITY RESUB-GUEST PRKG

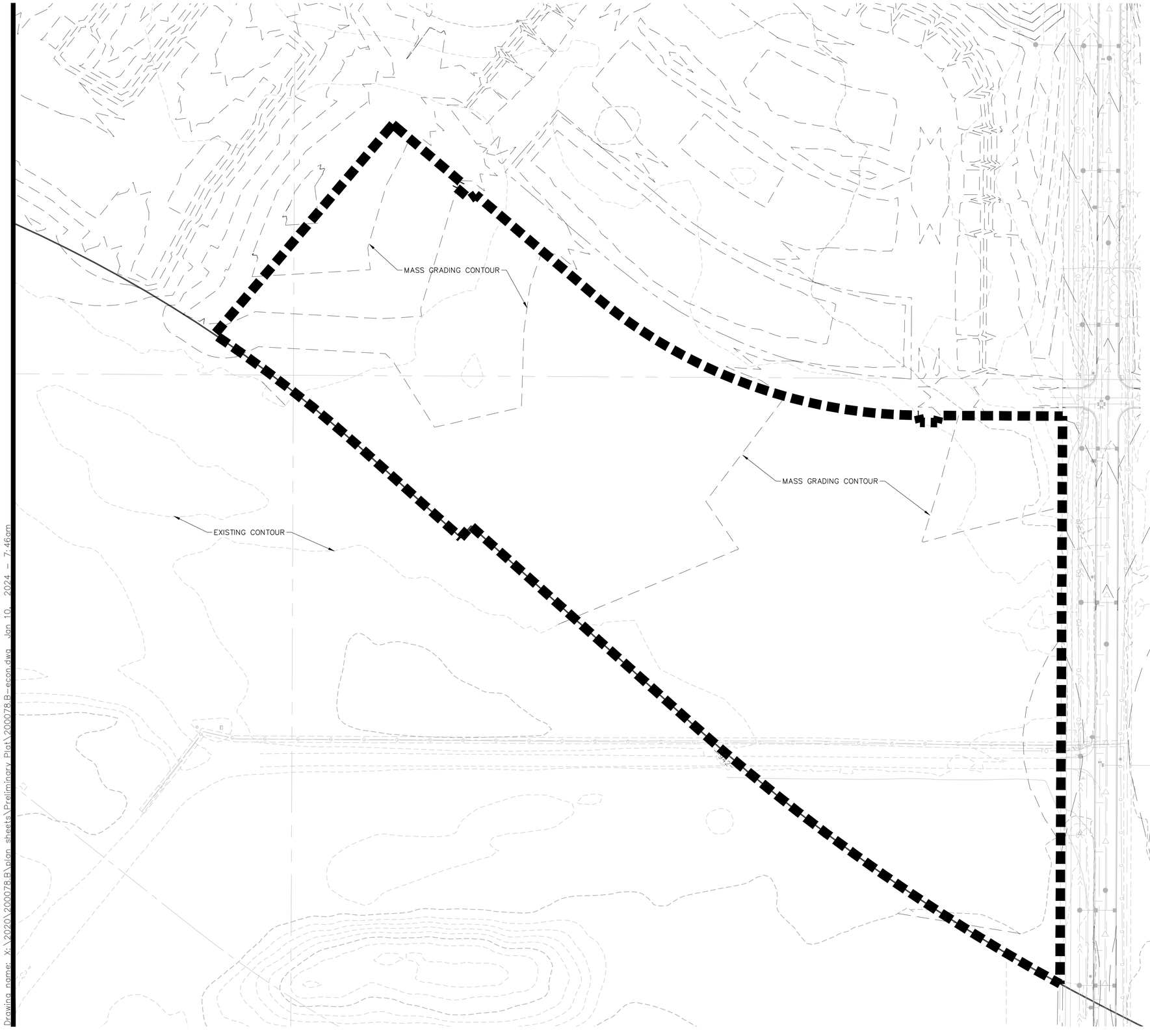
PROJECT TEAM DATA

DESIGNED: DN
DRAWN: JP LJ
PROJECT NO: 220-0078.B0

1

SHEET 1 of 27

Drawing name: X:\2020\200078.B\plan sheets\Preliminary Plat\200078.B-cove.dwg Jan 10, 2024 - 7:45am



LEGEND

- SET IRON MONUMENT
- IRON MONUMENT FOUND
- FOUND DAKOTA CO. CIM
- FOUND NAIL
- SET MAG NAIL
- WATER VALVE
- TELEPHONE BOX
- ELECTRIC BOX
- LIGHT POLE
- SANITARY MANHOLE
- SIGN
- GAS METER
- POWER POLE
- STORM MANHOLE
- CATCH BASIN
- TRANSFORMER
- FIBER OPTIC BOX
- CLEAN OUT

- SANITARY SEWER
- GAS
- OVERHEAD UTILITIES
- UNDERGROUND ELECTRIC
- WATERMAIN
- STORM SEWER
- FIBER OPTIC
- FENCE
- EDGE OF WETLAND
- EDGE OF TREES
- FORCE MAIN
- CONCRETE
- BITUMINOUS

- WELL
- GAS METER
- AIR CONDITIONER
- HYDRANT
- GAS VALVE
- CULVERT
- BOLLARD
- HAND HOLE

NOTES:

1. CONTOURS BEYOND OVERALL SITE BOUNDARY ARE PER LIDAR.
2. REFER TO MASS GRADING PLANS.

989 EXISTING CONTOUR

989 MASS GRADING CONTOUR

N

0 40 80 160

SCALE IN FEET

ALLIANT
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Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

Maplewood Development, Inc.

LENNAR

AMBER FIELDS - 14TH ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

EXISTING CONDITIONS PLAN

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

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CLARK WICKLUND, PE

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DATE	ISSUE
12-18-23	CITY SUBMITTAL
1-9-24	CITY RESUB-GUEST PRKG

PROJECT TEAM DATA

DESIGNED: DN

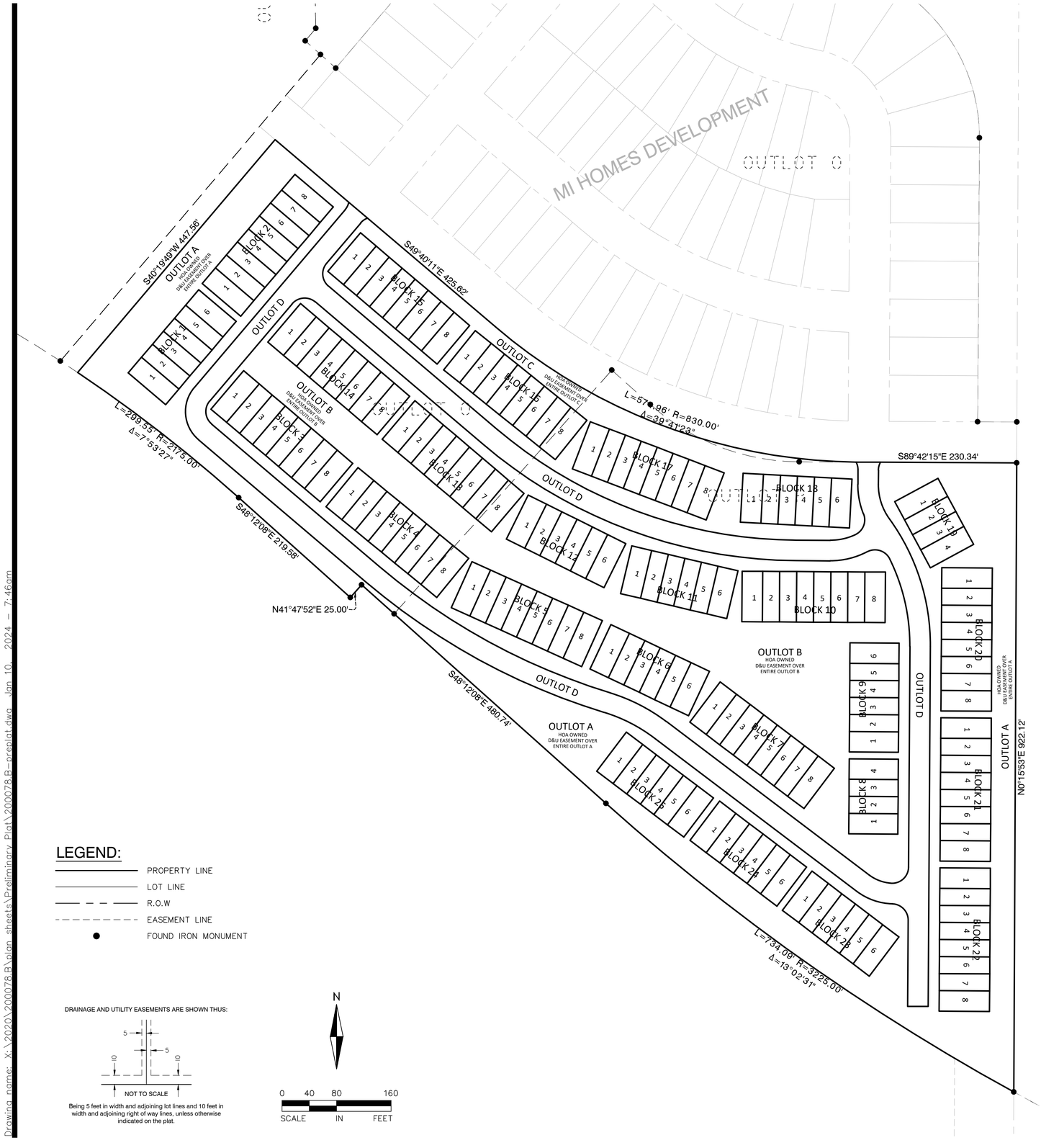
DRAWN: JP LJ

PROJECT NO: 220-0078.B0

2

SHEET 2 of 27

Drawing name: X:\2020\200078.B\plan sheets\Preliminary Plat\200078.B-econ.dwg Jan 10, 2024 - 7:46am



LEGEND:

- PROPERTY LINE
- LOT LINE
- R.O.W
- EASEMENT LINE
- FOUND IRON MONUMENT

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

NOT TO SCALE

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

N

0 40 80 160

SCALE IN FEET

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
B1-L1	2,160	0.05
B1-L2	1,800	0.04
B1-L3	1,800	0.04
B1-L4	1,800	0.04
B1-L5	1,800	0.04
B1-L6	2,160	0.05
B2-L1	2,220	0.05
B2-L2	1,850	0.04
B2-L3	1,850	0.04
B2-L4	1,850	0.04
B2-L5	1,850	0.04
B2-L6	1,850	0.04
B2-L7	1,850	0.04
B2-L8	2,220	0.05
B3-L1	2,220	0.05
B3-L2	1,850	0.04
B3-L3	1,850	0.04
B3-L4	1,850	0.04
B3-L5	1,850	0.04
B3-L6	1,850	0.04
B3-L7	1,850	0.04
B3-L8	2,220	0.05
B4-L1	2,220	0.05
B4-L2	1,850	0.04
B4-L3	1,850	0.04
B4-L4	1,850	0.04
B4-L5	1,850	0.04
B4-L6	1,850	0.04
B4-L7	1,850	0.04
B4-L8	2,220	0.05
B5-L1	2,220	0.05
B5-L2	1,850	0.04
B5-L3	1,850	0.04
B5-L4	1,850	0.04
B5-L5	1,850	0.04
B5-L6	1,850	0.04
B5-L7	1,850	0.04
B5-L8	2,220	0.05
B6-L1	2,160	0.05
B6-L2	1,800	0.04
B6-L3	1,800	0.04
B6-L4	1,800	0.04
B6-L5	1,800	0.04
B6-L6	2,160	0.05
B7-L1	2,220	0.05
B7-L2	1,850	0.04
B7-L3	1,850	0.04
B7-L4	1,850	0.04
B7-L5	1,850	0.04
B7-L6	1,850	0.04
B7-L7	1,850	0.04
B7-L8	2,220	0.05
B8-L1	2,160	0.05
B8-L2	1,800	0.04
B8-L3	1,800	0.04
B8-L4	2,160	0.05
B9-L1	2,160	0.05
B9-L2	1,800	0.04
B9-L3	1,800	0.04
B9-L4	1,800	0.04

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
B9-L5	1,800	0.04
B9-L6	2,160	0.05
B10-L1	2,220	0.05
B10-L2	1,850	0.04
B10-L3	1,850	0.04
B10-L4	1,850	0.04
B10-L5	1,850	0.04
B10-L6	1,850	0.04
B10-L7	1,850	0.04
B10-L8	2,220	0.05
B11-L1	2,160	0.05
B11-L2	1,800	0.04
B11-L3	1,800	0.04
B11-L4	1,800	0.04
B11-L5	1,800	0.04
B11-L6	2,160	0.05
B12-L1	2,160	0.05
B12-L2	1,800	0.04
B12-L3	1,800	0.04
B12-L4	1,800	0.04
B12-L5	1,800	0.04
B12-L6	2,160	0.05
B13-L1	2,220	0.05
B13-L2	1,850	0.04
B13-L3	1,850	0.04
B13-L4	1,850	0.04
B13-L5	1,850	0.04
B13-L6	1,850	0.04
B13-L7	1,850	0.04
B13-L8	2,220	0.05
B14-L1	2,220	0.05
B14-L2	1,850	0.04
B14-L3	1,850	0.04
B14-L4	1,850	0.04
B14-L5	1,850	0.04
B14-L6	1,850	0.04
B14-L7	1,850	0.04
B14-L8	2,220	0.05
B15-L1	2,220	0.05
B15-L2	1,850	0.04
B15-L3	1,850	0.04
B15-L4	1,850	0.04
B15-L5	1,850	0.04
B15-L6	1,850	0.04
B15-L7	1,850	0.04
B15-L8	2,220	0.05
B16-L1	2,220	0.05
B16-L2	1,850	0.04
B16-L3	1,850	0.04
B16-L4	1,850	0.04
B16-L5	1,850	0.04
B16-L6	1,850	0.04
B16-L7	1,850	0.04
B16-L8	2,220	0.05
B17-L1	2,220	0.05
B17-L2	1,850	0.04
B17-L3	1,850	0.04
B17-L4	1,850	0.04
B17-L5	1,850	0.04
B17-L6	1,850	0.04

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
B17-L7	1,850	0.04
B17-L8	2,220	0.05
B19-L1	2,160	0.05
B19-L2	1,800	0.04
B19-L3	1,800	0.04
B19-L4	2,160	0.05
B20-L1	2,220	0.05
B20-L2	1,850	0.04
B20-L3	1,850	0.04
B20-L4	1,850	0.04
B20-L5	1,850	0.04
B20-L6	1,850	0.04
B20-L7	1,850	0.04
B20-L8	2,220	0.05
B21-L1	2,220	0.05
B21-L2	1,850	0.04
B21-L3	1,850	0.04
B21-L4	1,850	0.04
B21-L5	1,850	0.04
B21-L6	1,850	0.04
B21-L7	1,850	0.04
B21-L8	2,220	0.05
B22-L1	2,220	0.05
B22-L2	1,850	0.04
B22-L3	1,850	0.04
B22-L4	1,850	0.04
B22-L5	1,850	0.04
B22-L6	1,850	0.04
B22-L7	1,850	0.04
B22-L8	2,220	0.05
B23-L1	2,160	0.05
B23-L2	1,800	0.04
B23-L3	1,800	0.04
B23-L4	1,800	0.04
B23-L5	1,800	0.04
B23-L6	2,160	0.05
B24-L1	2,160	0.05
B24-L2	1,800	0.04
B24-L3	1,800	0.04
B24-L4	1,800	0.04
B24-L5	1,800	0.04
B24-L6	2,160	0.05
B25-L1	2,160	0.05
B25-L2	1,800	0.04
B25-L3	1,800	0.04
B25-L4	1,800	0.04
B25-L5	1,800	0.04
B25-L6	2,160	0.05
Outlot A	171,360	3.93
Outlot B	143,262	3.29
Outlot C	46,923	1.08
Outlot D	103,826	2.38
Total	802,450	18.42

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AMBER FIELDS - 14TH ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

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DATE	ISSUE
12-18-23	CITY SUBMITTAL
1-9-24	CITY RESUB-GUEST PRKG

PROJECT TEAM DATA

DESIGNED: DN

DRAWN: JP LJ

PROJECT NO: 220-0078.B0

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SHEET 3 of 27

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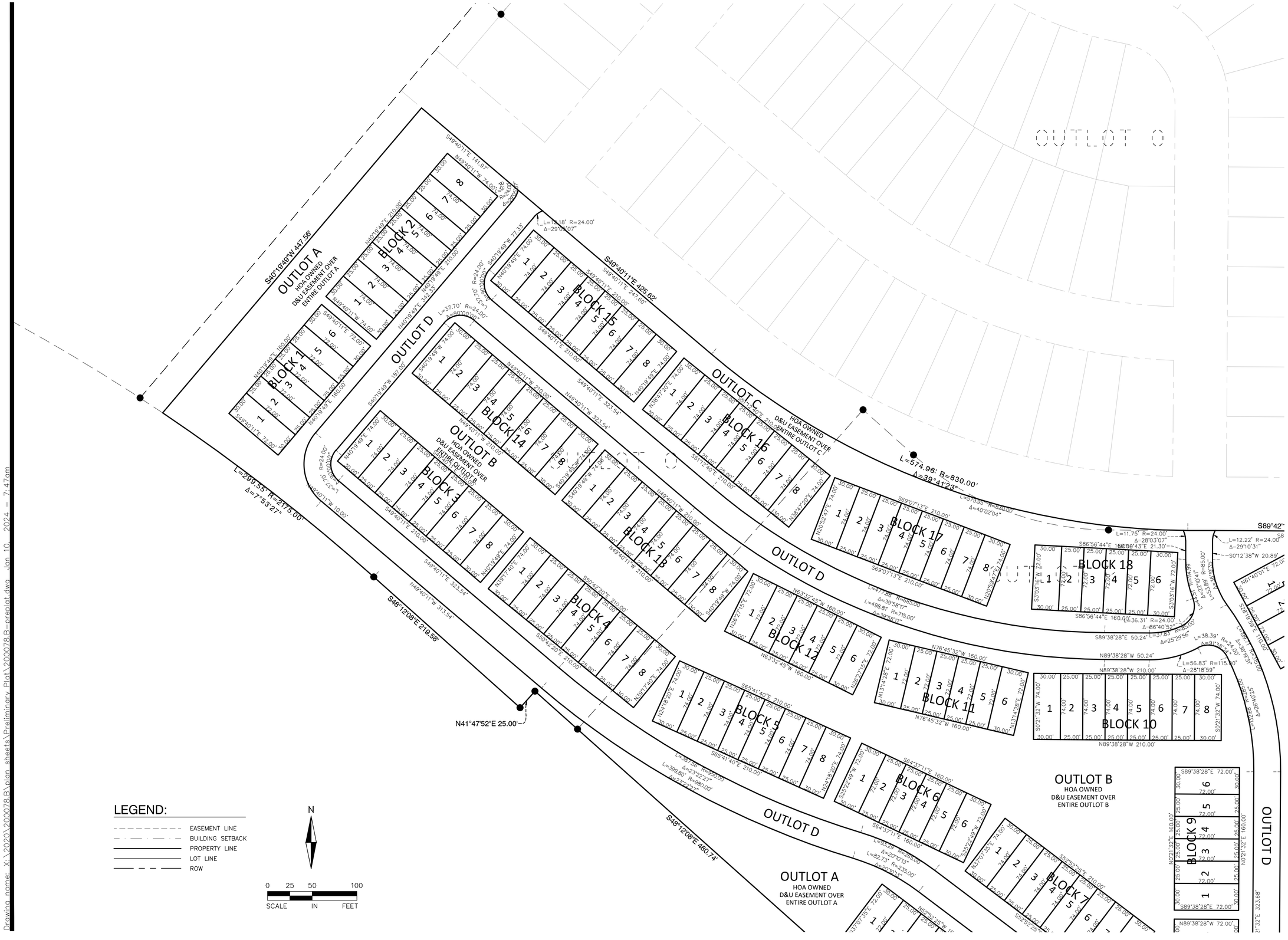

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PROJECT NO:	220-0078.B0

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SHEET 4 of 27

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PRELIMINARY PLAT PLAN VIEW B

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SHEET 5 of 27

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LEGEND:

- EASEMENT LINE
- BUILDING SETBACK
- PROPERTY LINE
- LOT LINE
- ROW
- PHASE 1 – 90 UNITS
- PHASE 2 – 84 LOTS

N

0 40 80 160

SCALE IN FEET

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PHASING PLAN

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SHEET 6 of 27

Drawing name: X:\2020\200078.B\plan sheets\Preliminary Plat\200078.B-phas.dwg Jan 10, 2024 - 7:47am

TOWNHOME LOT DATA:

LOT TYPE BREAKDOWN

TOWNHOME (25' WIDE)		
4–PLEX	2 BUILDINGS	8 UNITS
6–PLEX	9 BUILDINGS	54 UNITS
8–PLEX	14 BUILDINGS	112 UNITS
	TOTAL	174 UNITS

PRIMARY STRUCTURE SETBACKS	
SITE PERIMETER (SOUTH)	30 FT
ROW (ROAD A of MI HOMES)	25 FT
ROW (AKRON ROAD)	35 FT
MINIMUM SEPARATION BETWEEN UNITS	20 FT
INTERNAL SIDE YARD	15 FT
INTERNAL FRONT YARD	25 FT

PARKING PROVIDED	
GARAGE STALLS / UNIT	348 (174*2)
DRIVEWAY STALLS / UNIT	348 (174*2)
GUEST STALLS TOTAL	87
TOTAL PARKING PROVIDED	783

TOTAL DENSITY CALCULATIONS:

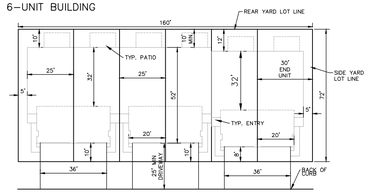
AREA AND DENSITY

GROSS AREA	18.42 AC
TOTAL UNITS	174 UNITS
DENSITY	9.45 UNITS/AC

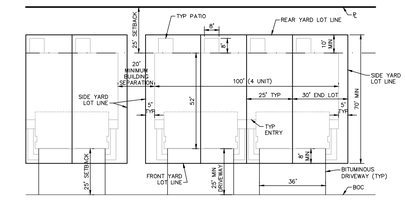
SITE PLAN NOTES:

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

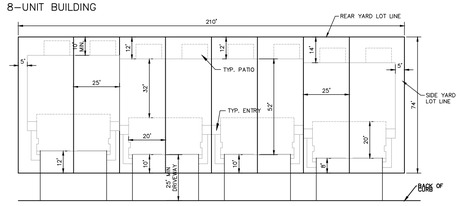
6–UNIT BUILDING



4–UNIT BUILDING



8–UNIT BUILDING



TYPICAL 25' WIDE TOWNHOME LOT DETAIL

(NOT TO SCALE)

TYPICAL PRIVATE ROAD SECTION

ROAD A
ROAD B
ROAD C

INSET A

BITUMINOUS PAVEMENT

2" TYPE SP 12.5 WEARING COURSE (SPWEB240C) – SPEC. 2360
TACK COAT – CSS–1H PER MNDOT 3151
2" TYPE SP 12.5 NON–WEARING COURSE (SPNWB230C) – SPEC. 2360
6" CLASS 5 AGGREGATE BASE PER MNDOT 3138
24" SELECT GRANULAR BORROW PER MNDOT 3149.2B
GRADING GRADE
SUBGRADE PREPARATION PER MNDOT 2112

LEGEND:

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

N

0 40 80 160

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ROSEMOUNT, MINNESOTA

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SITE PLAN OVERALL

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PROJECT TEAM DATA

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DRAWN:	JP LJ
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SHEET 7 of 27

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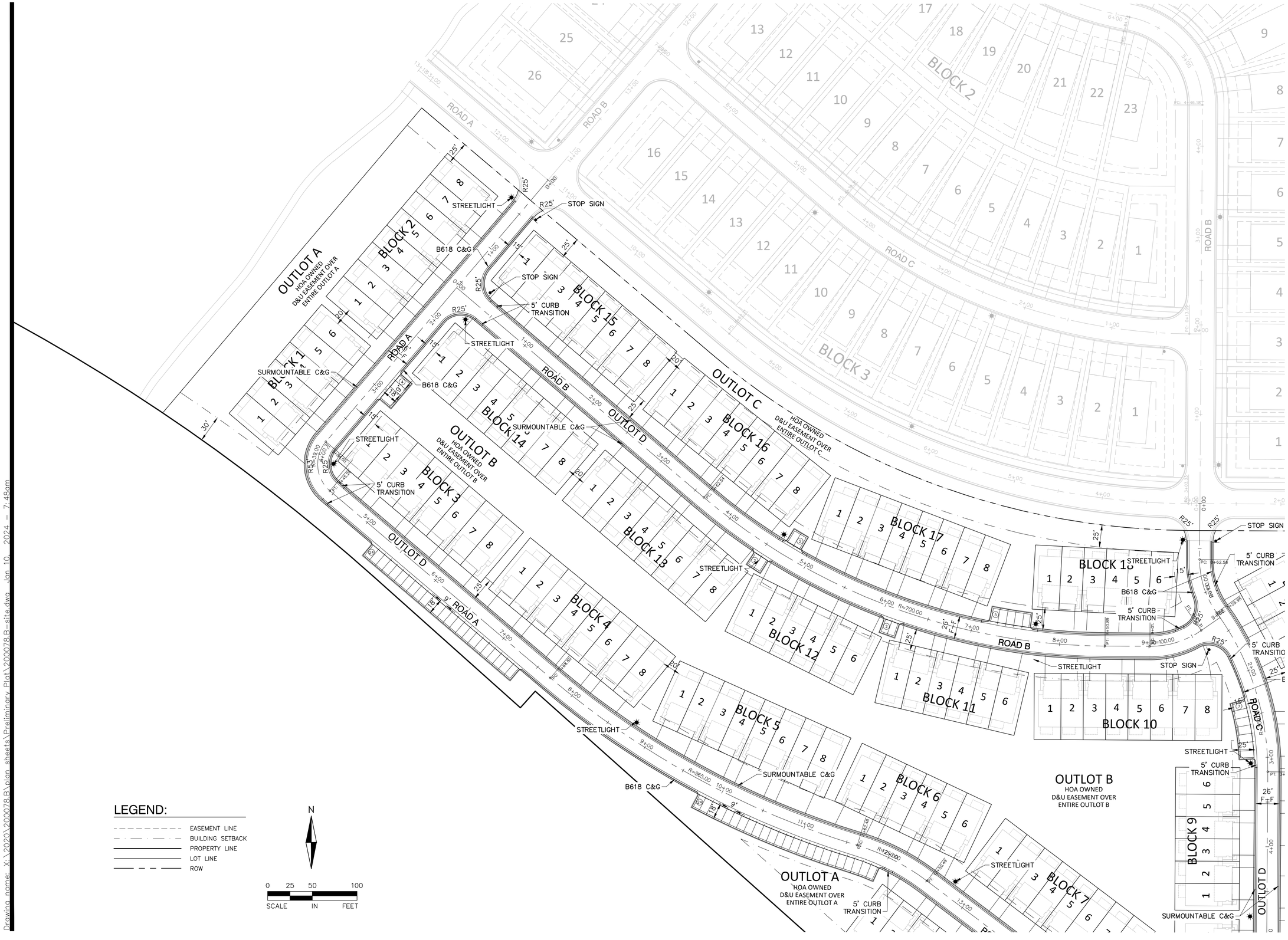

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SITE PLAN VIEW A

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SHEET 8 of 27

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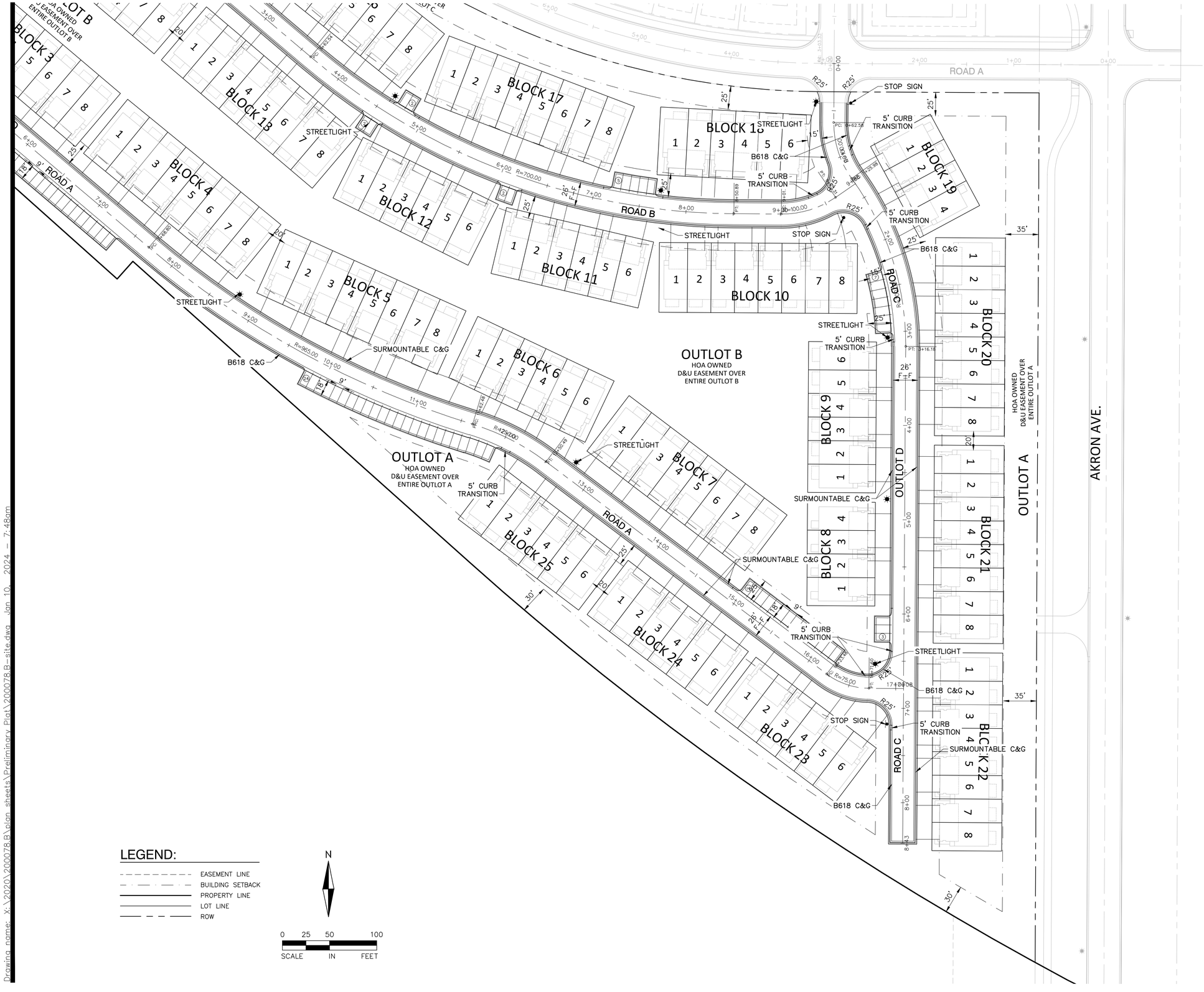

LEGEND:

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

N

0 25 50 100

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SITE PLAN VIEW B

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SHEET 9 of 27

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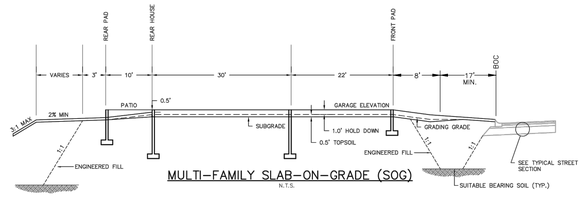
GRADING NOTES:

1. ALL FINISHED GRADES SHALL SLOPE AWAY FROM PROPOSED BUILDINGS AT MINIMUM GRADE OF 2.0%. ALL SWALES SHALL HAVE A MINIMUM SLOPE OF 2.00% UNLESS NOTED OTHERWISE.
2. THE CONTRACTOR SHALL KEEP THE ADJACENT ROADWAYS FREE OF DEBRIS AND PREVENT THE OFF-SITE TRACKING OF SOIL IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY, WATERSHED AND NPDES PERMIT.
3. NOTIFY GOPHER STATE ONE CALL AT (800) 252-1166 48 HOURS PRIOR TO START OF CONSTRUCTION.
4. ALL IMPROVEMENTS TO CONFORM WITH CITY OF ROSEMOUNT STANDARD CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
5. ROCK CONSTRUCTION ENTRANCES SHALL BE PROVIDED AT ALL CONSTRUCTION ACCESS POINTS.
6. REFER TO GEOTECHNICAL REPORT AND PROJECT MANUAL FOR SOIL CORRECTION REQUIREMENTS AND TESTING REQUIREMENTS.
7. STRIP TOPSOIL PRIOR TO ANY CONSTRUCTION. REUSE STOCKPILE ON SITE. STOCKPILE PERIMETERS MUST BE PROTECTED WITH SILT FENCE. ON SITE TOPSOIL CAN BE USED IF IT MEETS CITY SPECIFICATIONS AS DETERMINED BY CITY ENGINEER OR THEIR REPRESENTATIVE.
8. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
9. IMMEDIATELY FOLLOWING GRADING OF (3:1 OR GREATER) SIDE SLOPES AND DRAINAGE SWALES, WOOD FIBER BLANKET OR OTHER APPROVED SOIL STABILIZING METHOD (APPROVED BY ENGINEER) SHALL BE APPLIED OVER APPROVED SEED MIXTURE AND A MINIMUM OF 6" TOPSOIL.
10. THE GENERAL CONTRACTOR MUST DISCUSS DEWATERING PLANS WITH ALL SUBCONTRACTORS TO VERIFY NPDES PERMIT REQUIREMENTS. IF DEWATERING IS REQUIRED DURING CONSTRUCTION, CONTRACTOR SHOULD CONSULT WITH EROSION CONTROL INSPECTOR AND ENGINEER TO DETERMINE APPROPRIATE METHOD.
11. REFER TO GRADING AND DRAINAGE AND EROSION AND SEDIMENT CONTROL PLAN FOR ALL EROSION AND SEDIMENT CONTROL DEVICE LOCATIONS.
12. BUILDING PERMITS ARE REQUIRED FOR ALL RETAINING WALLS 4 FEET IN HEIGHT OR GREATER AND SHALL BE DESIGNED BY A STRUCTURAL ENGINEER AND THE DESIGN REVIEWED AND APPROVED BY THE CITY PRIOR TO INSTALLATION. ALL WALLS EXCEEDING 30" IN HEIGHT REQUIRE THE INSTALLATION OF A 42" SAFETY RAILING.
13. PROPOSED DRIVEWAY GRADES ARE 3% MINIMUM AND 10% MAXIMUM.
14. ANY MODIFICATION TO HOMES AT TIME OF BUILDING PERMIT APPLICATION THAT DEVIATES FROM THIS GRADING PLAN MUST BE SUBMITTED TO AND APPROVED BY THE CITY OF ROSEMOUNT.
15. ONE STEP IS EQUAL TO 0.67 FEET.
16. GEOTECHNICAL ENGINEER TO BE PRESENT DURING EXCAVATION OF ALL PRETREATMENT AND FILTRATION BASINS. GEOTECHNICAL ENGINEER TO PROVIDE RECOMMENDATION FOR BASIN LINERS WHICH MAY EXCEED 2' MINIMUM OF ON-SITE CLAYS PER CIVIL ENGINEERING PLANS. GEOTECHNICAL ENGINEER TO NOTIFY THE CITY OF ROSEMOUNT AND CONTRACTOR IF ACTIVE KARST IS DISCOVERED DURING CONSTRUCTION AND PROVIDE APPROPRIATE RECOMMENDATION.
17. A GRADING AS-BUILT SURVEY MUST BE SUBMITTED TO CITY STAFF (PER LAND DISTURBANCE REQUIREMENTS) PRIOR TO ANY UTILITY AND STREET IMPROVEMENT CONSTRUCTION.
18. 6" OF TOPSOIL TO BE SPREAD OVER DISTURBED AREAS TO REDUCE LONG TERM WATER USE FOR IRRIGATION AND IMPROVE STORMWATER RUNOFF QUALITY.
19. PROPOSED INFILTRATION AND PONDING AREAS SHALL BE PROTECTED THROUGHOUT CONSTRUCTION TO PREVENT COMPACTION OF SOILS AND SEDIMENTATION.
20. ALL MASS SITE GRADING ACTIVITIES SHALL BE COMPLETED AND A GRADING AS-BUILT SURVEY SUBMITTED TO CITY STAFF AS OUTLINED IN THE LAND DISTURBANCE REQUIREMENTS PRIOR TO ANY UTILITY AND STREET IMPROVEMENTS BEING CONSTRUCTED ON SITE AND/OR RELEASE OF LAND DISTURBANCE SECURITIES.
21. EXISTING CONDITIONS ARE PER THE MASS GRADING PHASE 3 PLANS AND AKRON AVENUE CONSTRUCTION PLANS.



MULTI-FAMILY SLAB-ON-GRADE (SOG)
N.T.S.

TOWNHOME HOLD DOWN DETAILS

NOT TO SCALE

LEGEND:

FRONT OF PAD
984.3 — GARAGE FLOOR ELEVATION
(1) — ADDITIONAL REQUIRED STEPS BEYOND TYPICAL 0.67" DIFF.
W — HOUSE PAD TYPE
976.8 — LOWEST FLOOR ELEVATION
976.3 — REAR ELEVATION

989 — EXISTING CONTOUR
989 — MASS GRADING CONTOUR
989 — PROPOSED CONTOUR

xEOF 972.44 — EOF SPOT ELEVATION
1.0% — DIRECTION OF DRAINAGE
EMERGENCY OVERFLOW ROUTING

N

0 50 100 200
SCALE IN FEET

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GRADING AND DRAINAGE PLAN OVERALL

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SHEET 10 of 27

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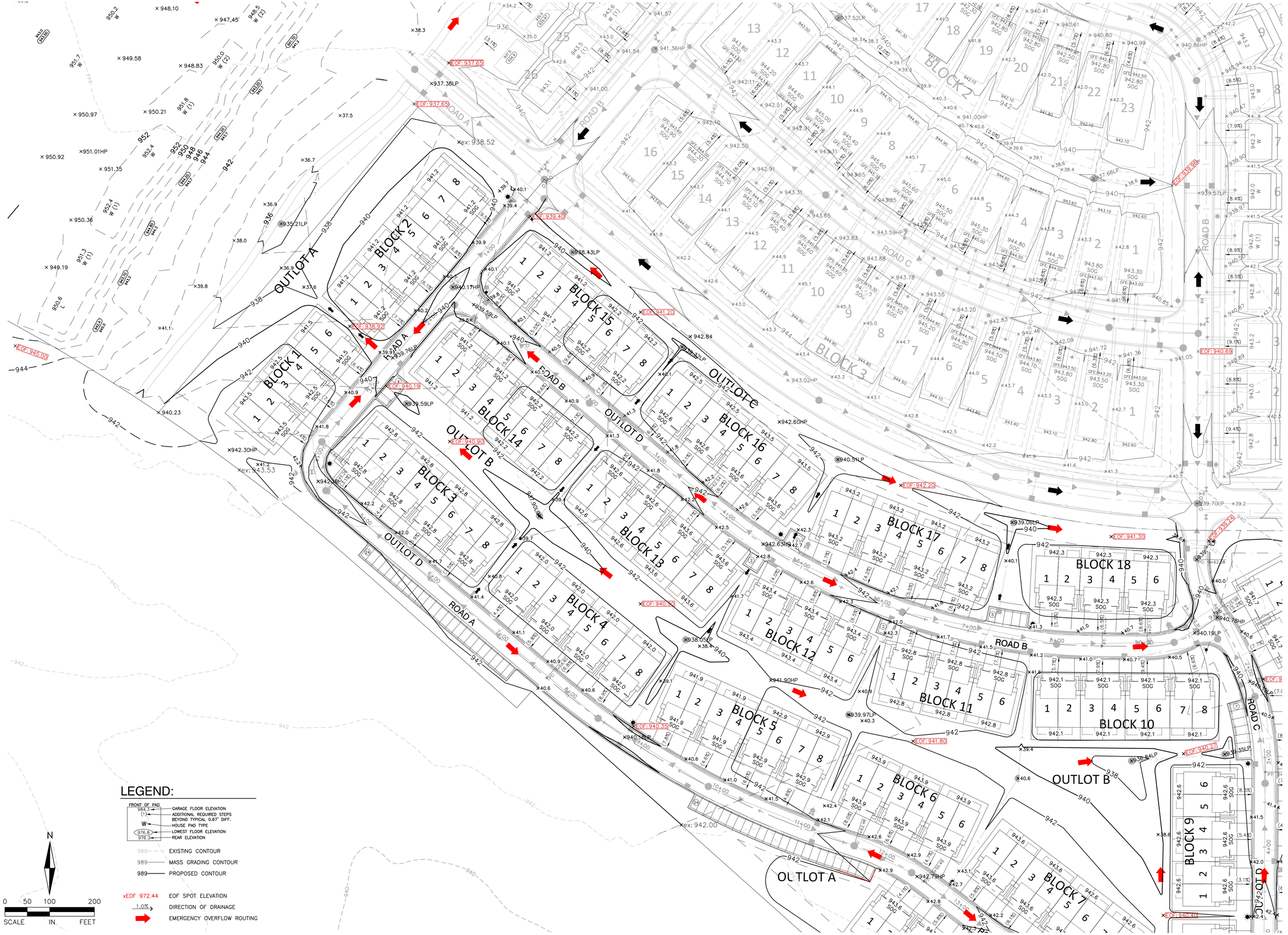

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12-18-23	CITY SUBMITTAL
1-9-24	CITY RESUB-GUEST PRKG

PROJECT TEAM DATA

DESIGNED: DN
DRAWN: JP LJ
PROJECT NO: 220-0078.B0

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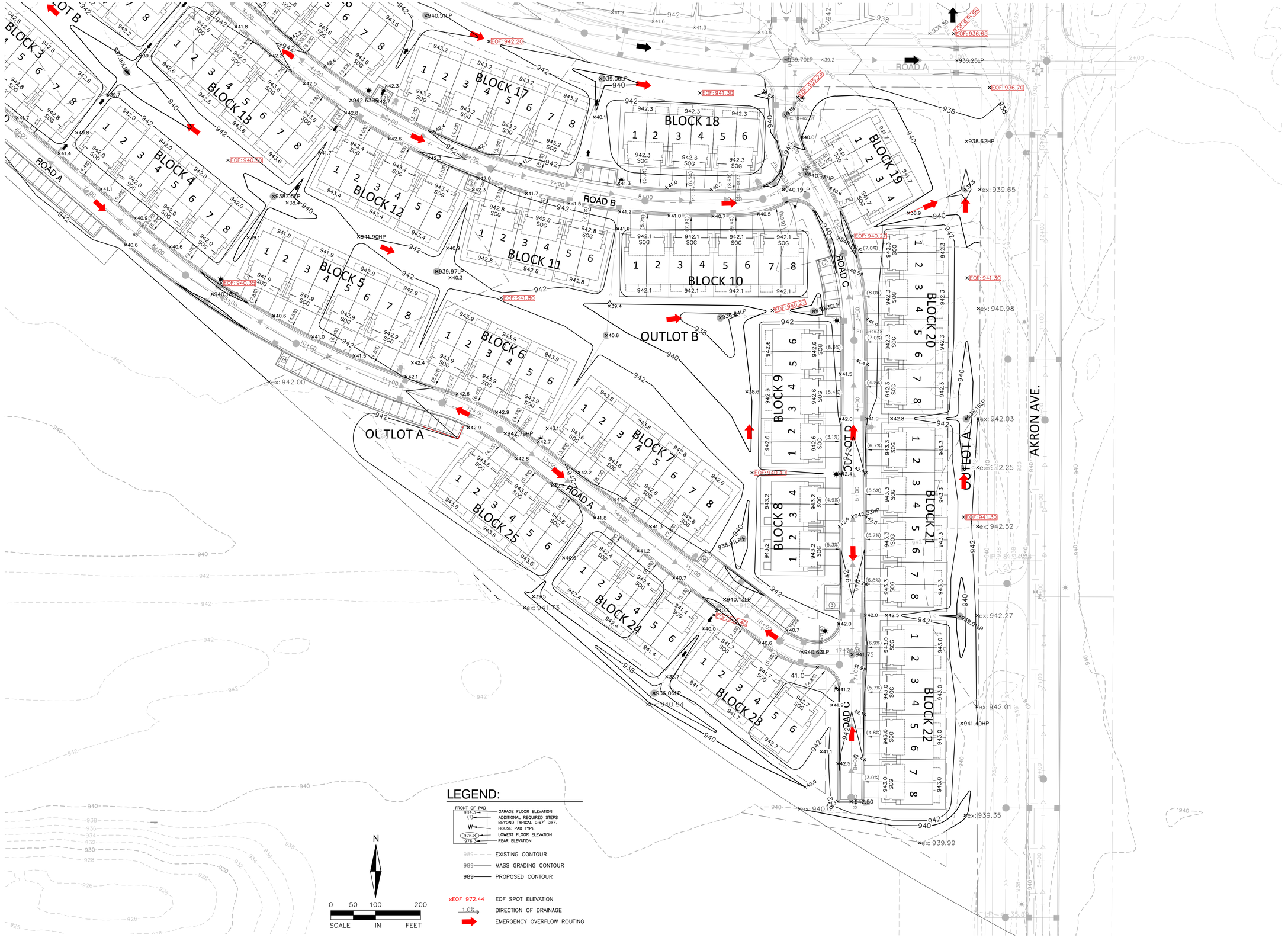
SHEET 11 of 27



LEGEND:

- FRONT OF PAD 984.3 — GARAGE FLOOR ELEVATION
- (1) — ADDITIONAL REQUIRED STEPS BEYOND TYPICAL 0.67" DIFF.
- W — HOUSE PAD TYPE
- 976.8 / 976.3 — LOWEST FLOOR ELEVATION / REAR ELEVATION
- 989 — EXISTING CONTOUR
- 989 — MASS GRADING CONTOUR
- 989 — PROPOSED CONTOUR
- xEOF 972.44 — EOF SPOT ELEVATION
- 1.0% — DIRECTION OF DRAINAGE
- EMERGENCY OVERFLOW ROUTING

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AMBER FIELDS - 14TH ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

GRADING AND DRAINAGE PLAN VIEW B

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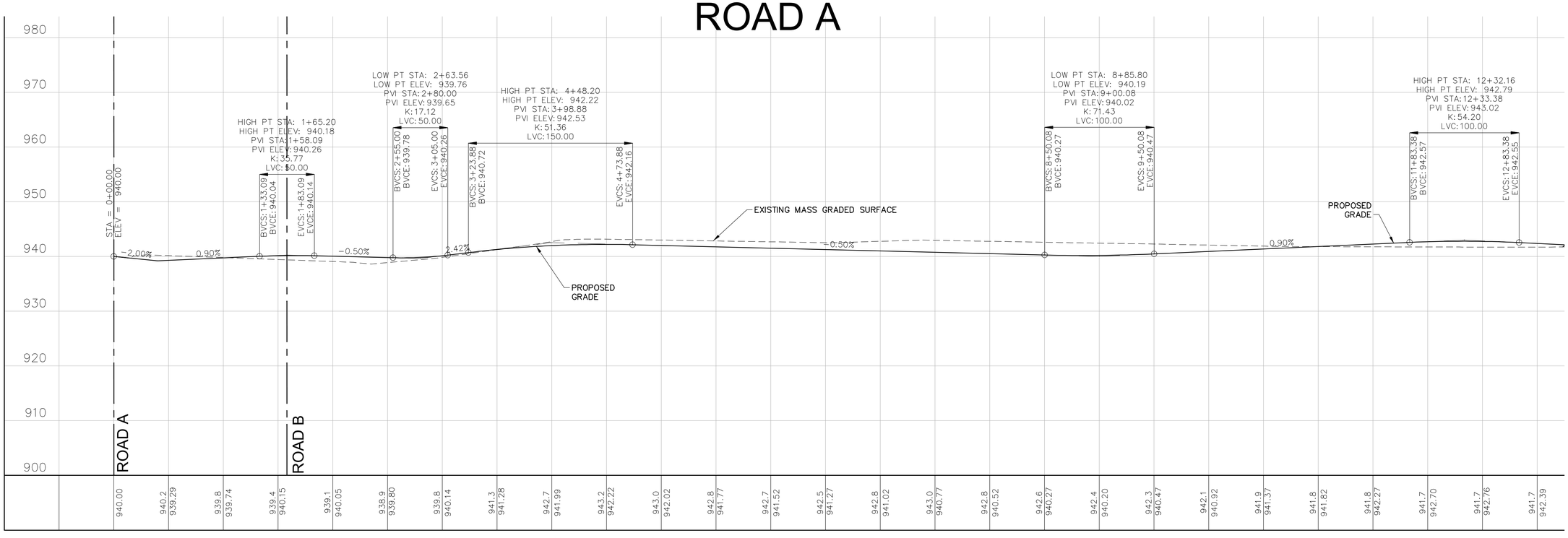
DESIGNED: DN
DRAWN: JP LJ
PROJECT NO: 220-0078.B0

12

SHEET 12 of 27

Drawing name: X:\2020\200078.B\plan sheets\Preliminary Plat\200078.B-grad.dwg Jan 10, 2024 - 7:50am

ROAD A



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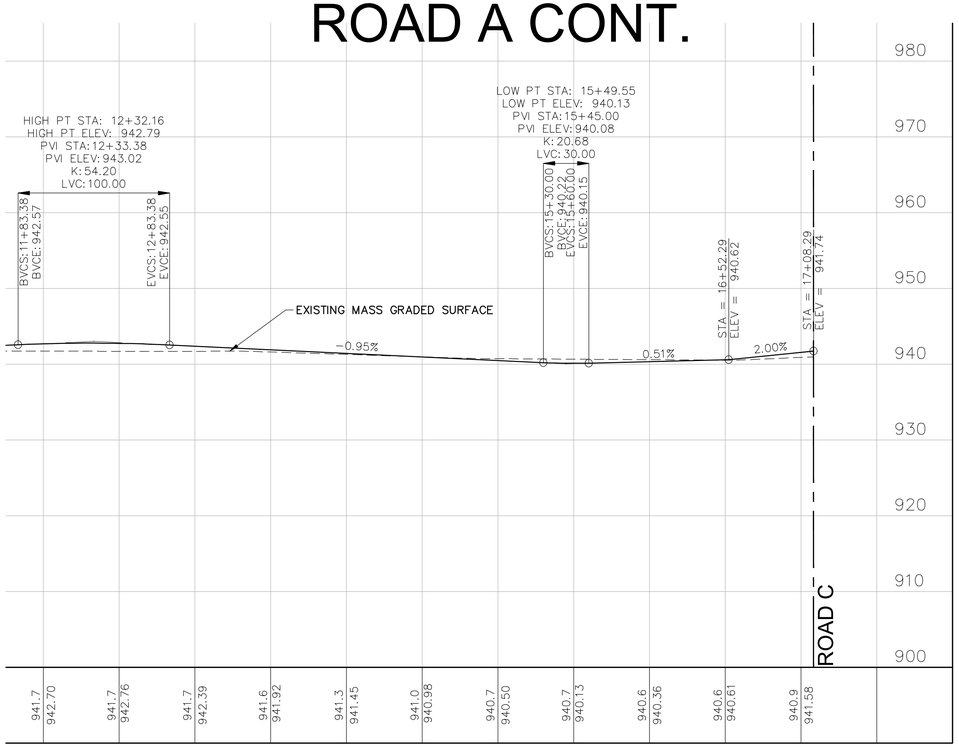

0 25 50 100
SCALE IN FEET

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PROJECT NO: 220-0078.B0

13

SHEET 13 of 27

Drawing name: X:\2020\200078.B\plan sheets\Preliminary Plat\200078.B-prof.dwg Jan 10, 2024 - 7:50am

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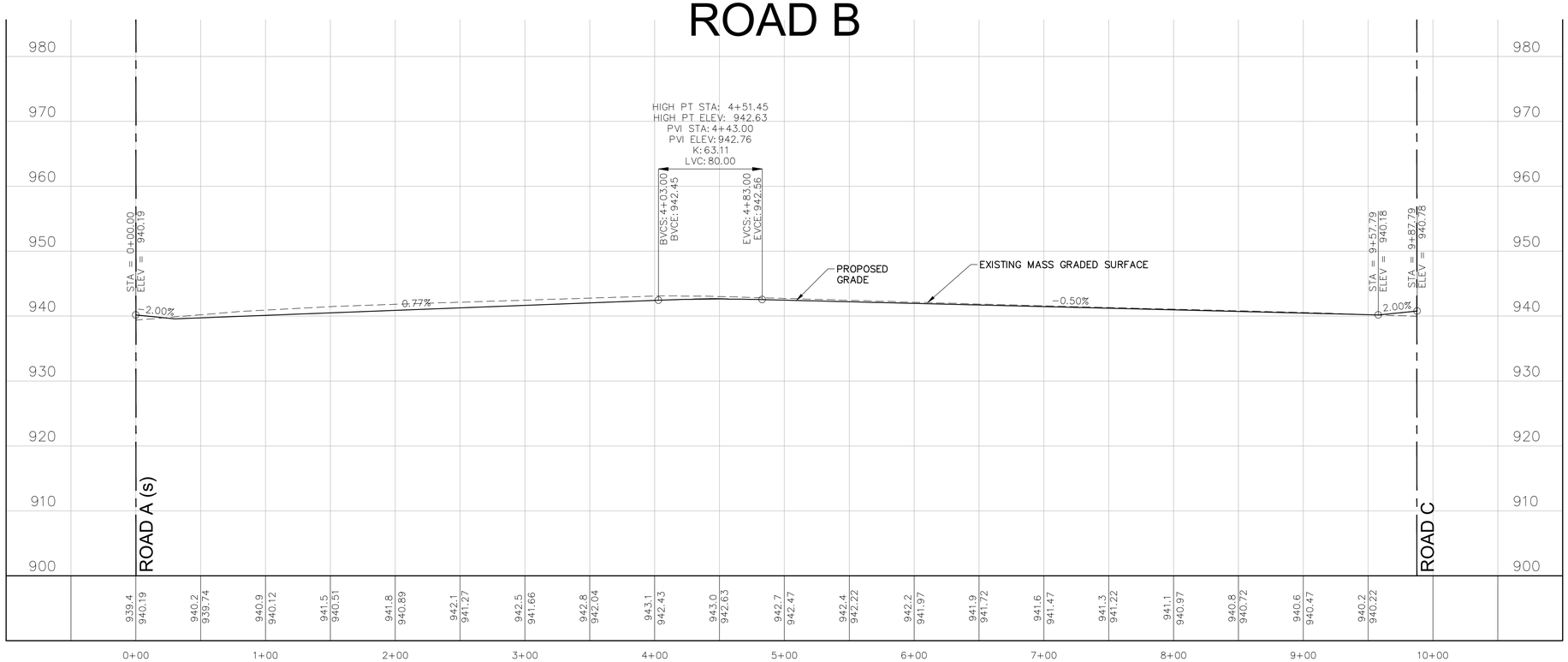

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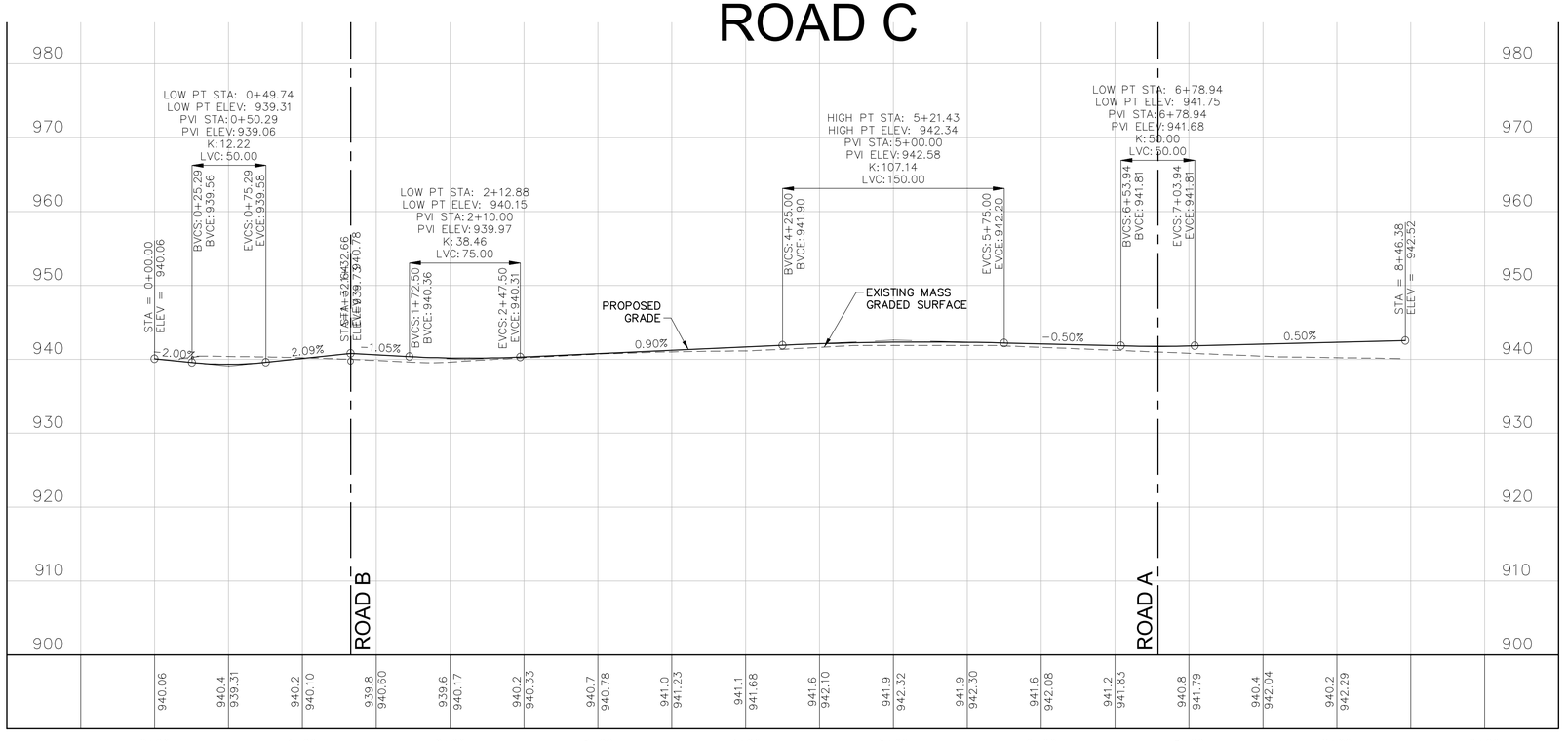

0 25 50 100
SCALE IN FEET

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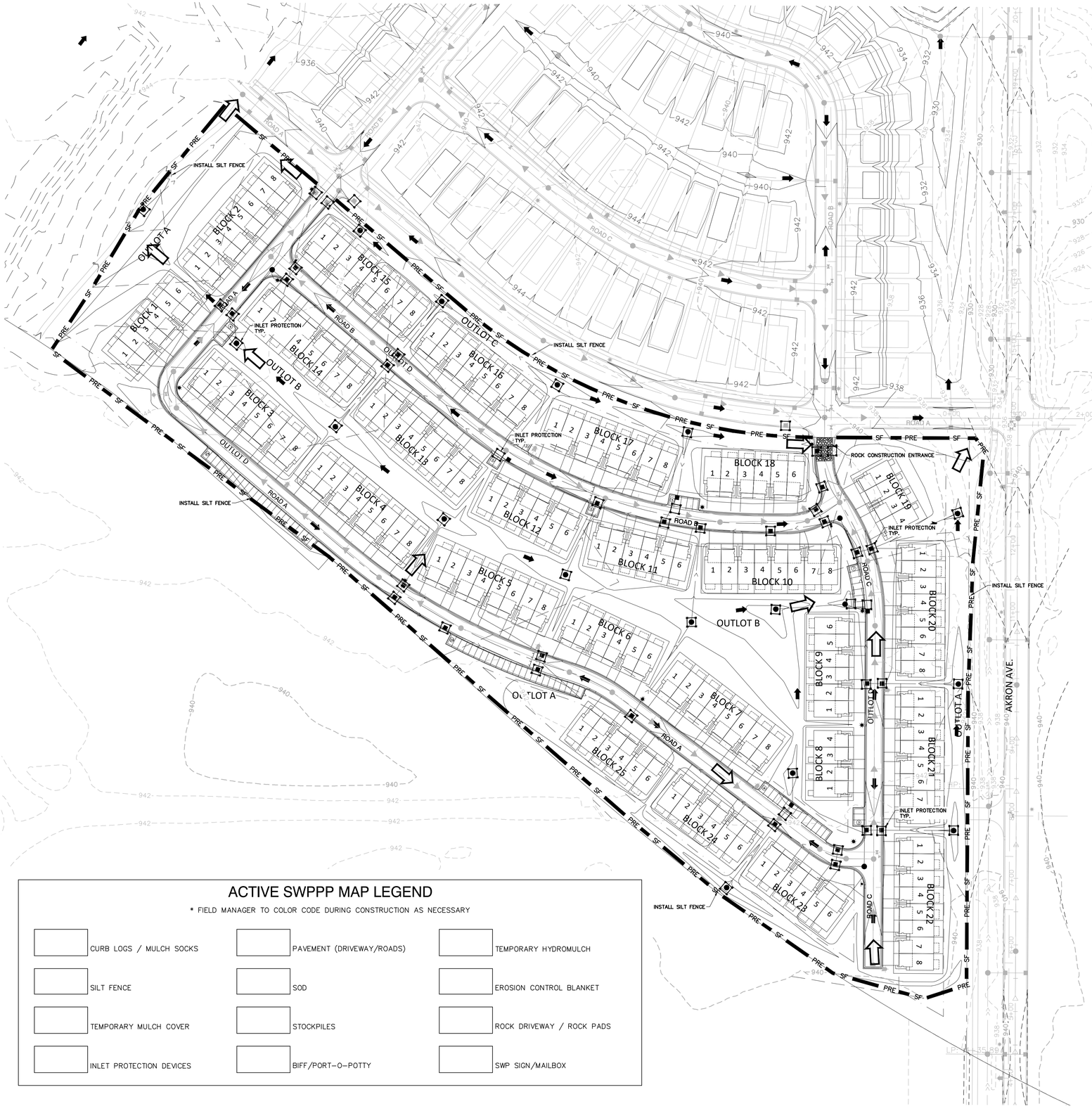
PROJECT NO: 220-0078.B0

14

SHEET 14 of 27

Drawing name: X:\2020\200078.B\plan sheets\Preliminary Plat\200078.B-prof.dwg Jan 10, 2024 - 7:51am



ACTIVE SWPPP MAP LEGEND

* FIELD MANAGER TO COLOR CODE DURING CONSTRUCTION AS NECESSARY

- CURB LOGS / MULCH SOCKS
- PAVEMENT (DRIVEWAY/ROADS)
- TEMPORARY HYDROMULCH
- SILT FENCE
- SOD
- EROSION CONTROL BLANKET
- TEMPORARY MULCH COVER
- STOCKPILES
- ROCK DRIVEWAY / ROCK PADS
- INLET PROTECTION DEVICES
- BIFF/PORT-O-POTTY
- SWP SIGN/MAILBOX

NOTE TO CONTRACTOR:

THE MASS GRADING CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPS) AS SHOWN IN AMBER FIELDS MASS GRADING SWPPP (EXCEPT FOR POST GRADE BMPS NEEDED AFTER UTILITY CONSTRUCTION ACTIVITY). THE BMPS ARE TO BE INSTALLED AT A MINIMUM AS SHOWN IN THE PLAN. IF CONDITIONS ARISE, ADDITIONAL BMP SUPPLEMENTATION TO PREVENT SITE EROSION OR SEDIMENT TRANSPORT MAY BE NECESSARY. THE MASS GRADING CONTRACTOR IS RESPONSIBLE FOR ALL BMPS REQUIRED TO COMPLETE THE MASS GRADING ACTIVITIES AND SUBSEQUENT TEMPORARY SOIL STABILIZATION NECESSARY TO PREPARE SITE FOR STREET AND UTILITY CONSTRUCTION AND HOME BUILDING. AT THE COMPLETION OF MASS GRADING WORK AND SATISFACTORY SITE SOIL STABILIZATION, THE DEVELOPER AND MASS GRADING CONTRACTOR SHALL COORDINATE THE TRANSFER OF NPDES PERMIT RESPONSIBILITIES TO THE STREET AND UTILITY CONTRACTOR AND THE CITY.

THE STREET AND UTILITY CONTRACTOR AND CITY WILL THEN ASSUME THE RESPONSIBILITY TO PROVIDE INSPECTION AND MAINTENANCE OF ANY IN-PLACE BMPS AS WELL AS INSTALL THE ADDITIONAL BMPS REQUIRED IN THE STREET AND UTILITY CONSTRUCTION DOCUMENT SWPPP. UPON COMPLETION OF STREET AND UTILITY CONSTRUCTION, THE STREET AND UTILITY CONTRACTOR SHALL REMOVE ANY BMPS INSTALLED DURING THE STREET AND UTILITY PHASE THAT ARE NO LONGER REQUIRED AND COORDINATE THE TRANSFER OF NPDES PERMIT RESPONSIBILITIES BACK TO THE DEVELOPER OR TERMINATE THE PORTION OF THE NPDES PERMIT TRANSFERRED TO THE CITY AND THEIR CONTRACTOR.

NOTES:

1. SEE SHEET ## FOR ALL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS.
2. ELECTRONIC COPY OF THE WEEKLY INSPECTION REPORTS SHALL BE PROVIDED TO THE ENGINEERING PROJECT COORDINATOR EACH WEEK.
3. THE STORMWATER POLLUTION PREVENTION PLAN SHALL BE MANAGED BY A PERSON THAT IS TRAINED, KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMPS WHO WILL OVERSEE THE IMPLEMENTATION OF THE SWPPP AND THE INSTALLATION, INSPECTION AND MAINTENANCE OF THE EROSION AND SEDIMENT CONTROL BMPS BEFORE AND DURING CONSTRUCTION OF THE DEVELOPMENT AS A WHOLE.
4. INSPECTIONS SHALL BE CONDUCTED ON A WEEKLY BASIS AND WITHIN 24 HOURS OF A 0.5" OR GREATER RAIN EVENT WITHIN A 24-HOUR PERIOD. THESE INSPECTIONS SHALL BE SUBMITTED TO THE CITY ON A WEEKLY BASIS FOR RECORD KEEPING PURPOSES.
5. SWPPP INSPECTOR INFORMATION MUST BE PROVIDED AT THE PRE-CONSTRUCTION MEETING AND WHO THAT CONTACT WILL BE DURING GRADING, UTILITY AND STREET IMPROVEMENTS AND DURING BUILDING OF HOMES.
6. TEMPORARY SEDIMENT BASINS AND FLOCCULANT TREATMENT WILL BE REQUIRED PRIOR TO DISCHARGING WATER FROM THE CONSTRUCTION SITE.
7. 6" OF TOPSOIL TO BE SPREAD OVER DISTURBED AREAS TO REDUCE LONG-TERM WATER USE FOR IRRIGATION AND TO IMPROVE STORMWATER RUNOFF QUALITY.
8. ONSITE DEWATERING SHALL NOT CAUSE EROSION. DEWATERING DISCHARGE SHALL NOT BE DIRECTED INTO INFILTRATION AREAS.

CONSTRUCTION SEQUENCING:

MASS GRADING PHASE:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
2. PREPARE TEMPORARY PARKING AND STORAGE AREA.
3. INSTALL THE PRE-GRADING SILT FENCES AND INLET PROTECTION BMPS ON THE SITE.
4. CONSTRUCT ALL PRE-GRADING EROSION AND SEDIMENTATION CONTROL BMPS.
5. COMPLETE MASS GRADING AND INSTALL TEMPORARY AND PERMANENT SEEDING AND PLANTING.
6. CONSTRUCT POST-GRADING SILT FENCE ON THE SITE.

STREET & UTILITY PHASE:

1. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
2. INSTALL RIP RAP AROUND OUTLET STRUCTURES.
3. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
4. PREPARE SITE FOR PAVING.
5. PAVE SITE.
6. INSTALL INLET PROTECTION DEVICES.
7. INSTALL POST STREET AND UTILITY SILT FENCE.
8. INSTALL PRIVATE SMALL UTILITIES.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED), IF REQUIRED BY THE CONTRACT. NO TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES TO BE REMOVED WITHOUT CITY APPROVAL.

SWPPP BMP QUANTITIES (PER PLAN):

DISTURBED AREA	18.46 AC
SILT FENCE	4,180 LF
INLET PROTECTION	55 EA

EROSION CONTROL RESPONSIBLE PARTY:

TBD

CONTRACTOR:

TBD

SEDIMENT BARRIERS
1. SILT FENCE (MnDOT 3886)
2. CURB LOG
3. ROCK WEEPER

INLET PROTECTION DEVICES
1. WIMCO (MnDOT TYPE A & C)
2. INFRASAFE STORM DRAIN/CULVERT
3. SILT SACK (MnDOT TYPE A)
4. DANDY BAG (MnDOT TYPE B)

ANTI-TRACKING CONTROL
1. 2" CRUSHED CLEAR ROCK (LAND DEVELOPMENT)

TEMPORARY SEED MIX
1. MnDOT-21-111 (OATS 21-120 DAY STABILIZATION)
2. MnDOT-22-111 (1-2 YR. STABILIZATION)

PERMANENT SEED MIX/STABILIZATION
1. MnDOT 25-151 (RESIDENTIAL TURF)
2. SOD

STABILIZATION BMP'S
1. STRAW/HAY MnDOT TYPE 1 MULCH
2. EROSION CONTROL BLANKET MnDOT CAT. 3
3. HYDROMULCH MnDOT TYPE 5
4. TURF REINFORCEMENT MAT SC250 NORTH AMERICAN GREEN OR EQUAL-MNDOT CAT 6

GRADING ACTIVITY
1. CONCRETE WASHOUT IS DONE BY TRUCK WITH A MOBILE WASHOUT SYSTEM PROVIDED AND COMPLETED BY THE CONCRETE CONTRACTOR.

N

0 40 80 160

SCALE IN FEET

LEGEND:

- EASEMENT LINE
- LOT LINE
- PROPERTY LINE
- ROW
- SETBACK LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DIRECTION OF DRAINAGE
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- TEMPORARY SEDIMENT BASIN
- PRE — SF — PROPOSED SILT FENCE (PRE-GRADING)
- PST — SF — PROPOSED SILT FENCE (POST-GRADING)
- INLET PROTECTION
- BIO-ROLLS/LOGS
- DND DO NOT DISTURB AREAS
- ROCK CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET
- SEED (MNDOT 25-151)
- EOF ROUTING

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AMBER FIELDS - 14TH ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

EROSION AND SEDIMENT CONTROL PLAN OVERALL

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DESIGNED: DN
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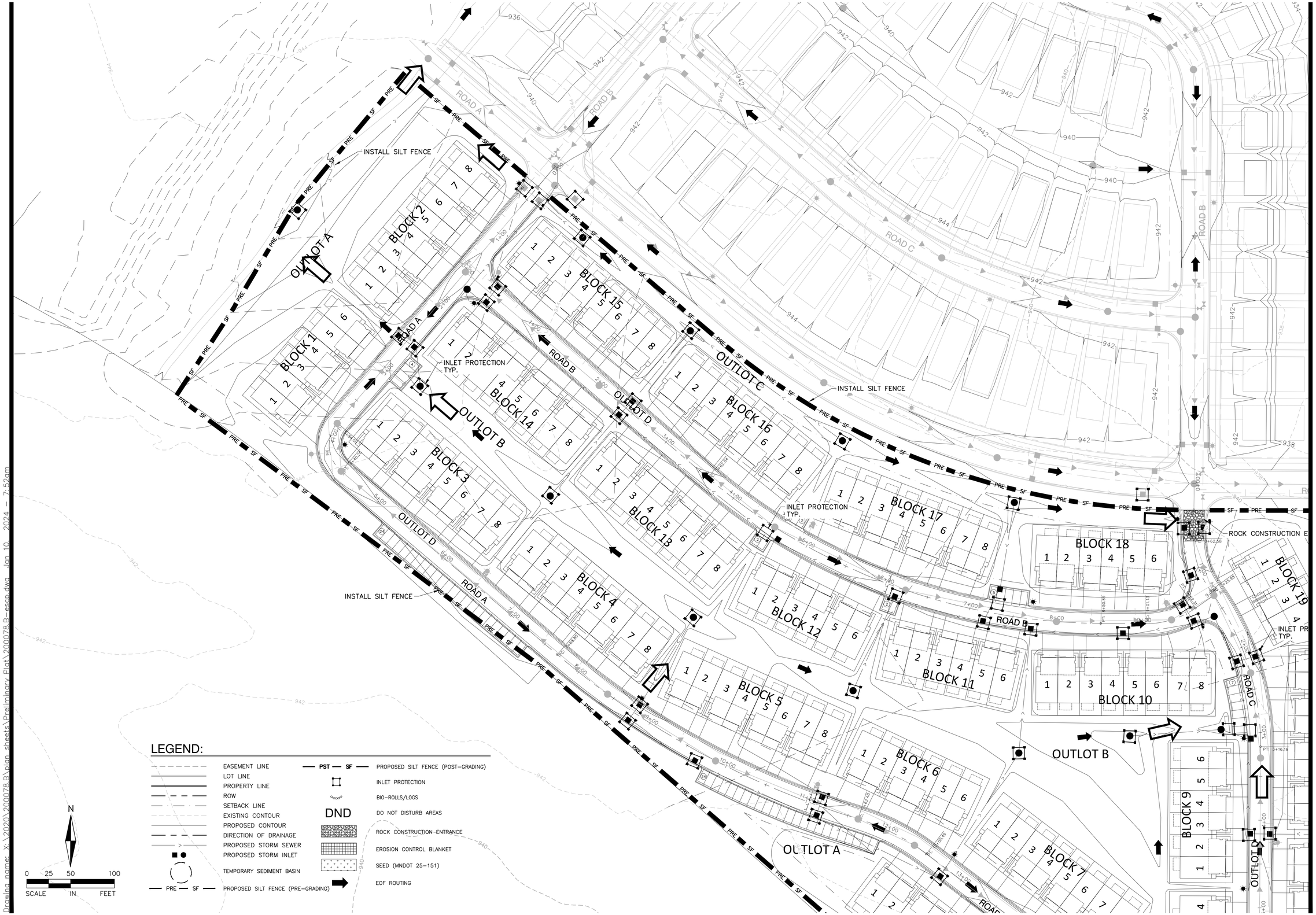
PROJECT NO: 220-0078.B0

15

SHEET 15 of 27

Drawing name: X:\2020\200078.B\plan sheets\Preliminary Plat\200078.B-esc0.dwg Jan 10, 2024 - 7:52am



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PRELIMINARY PLAT SUBMITTAL

EROSION AND SEDIMENT CONTROL PLAN VIEW A

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16

SHEET 16 of 27

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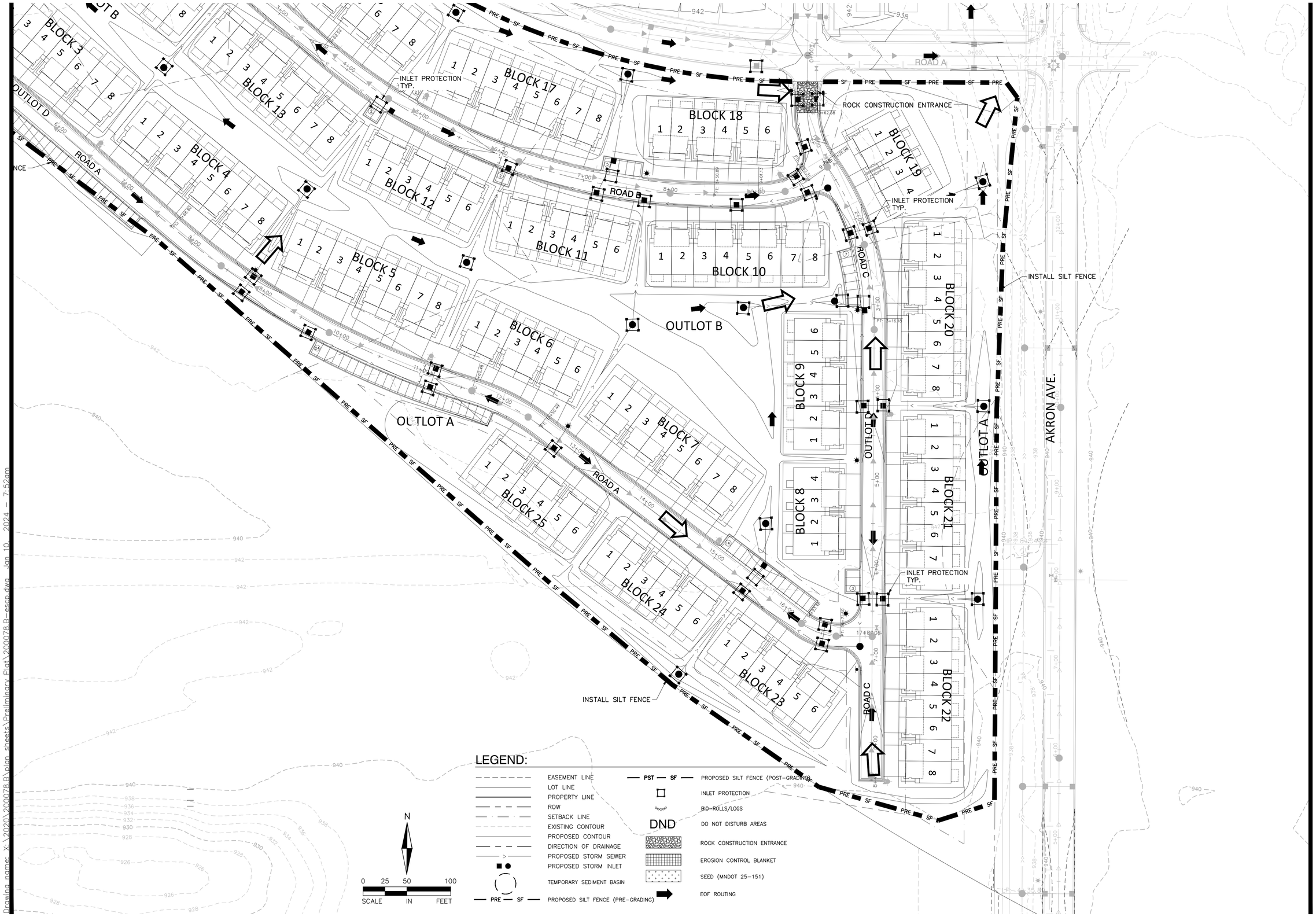

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EROSION AND SEDIMENT CONTROL PLAN VIEW B

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17

SHEET 17 of 27

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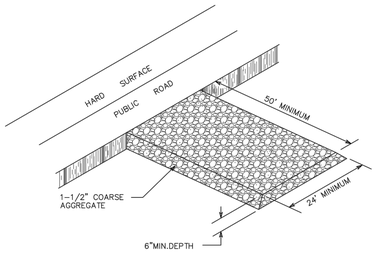
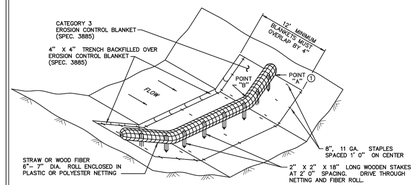


Notes:
1. CRUSHED CONCRETE IS NOT ALLOWED
2. CONSTRUCTION ENTRANCE SHALL BE A MINIMUM OF 24' X 50'
3. GEOTEXTILE FABRIC REQUIRED UNDERNEATH COARSE AGGREGATE FOR DRIVEWAYS LARGER THAN 24 FEET x 12 FEET, HEAVY TRAFFIC OR AS DIRECTED BY THE ENGINEER
4. MAINTENANCE IS INCIDENTAL

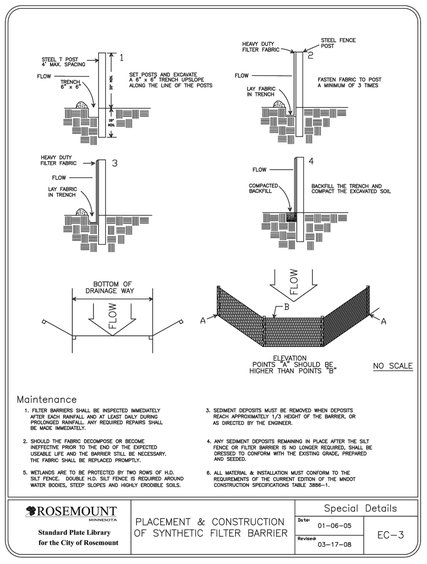
ROSEMOUNT MINNESOTA	ROCK CONSTRUCTION ENTRANCE	Special Details	
Standard Plate Library forthe Cityof Rosemount		Date: 01-10-06	EC-1
		Revised: 01-10-06	



BIOROLL BLANKET SYSTEM
(SPEC. 3897)

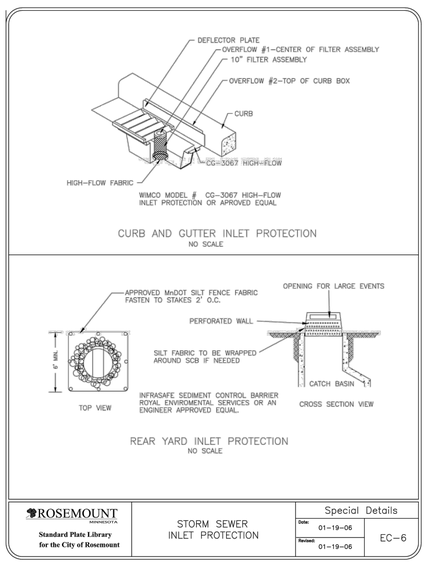
Maintenance
1. FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SHOULD THE BIOROLL DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USEABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE BIOROLL SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY 1/3 HEIGHT OF THE BARRIER, OR AS DIRECTED BY THE ENGINEER.
4. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED, SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.
5. ALL MATERIAL & INSTALLATION MUST CONFORM TO THE REQUIREMENTS OF THE CURRENT EDITION OF THE MNDOT CONSTRUCTION SPECIFICATIONS SECTION 3897.

ROSEMOUNT MINNESOTA	BIO-ROLL BLANKET	Special Details	
Standard Plate Library for the City of Rosemount		Date: 01-19-06	EC-2
		Revised: 01-21-15	



Maintenance
1. FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USEABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY 1/3 HEIGHT OF THE BARRIER, OR AS DIRECTED BY THE ENGINEER.
4. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED, SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.
5. WETLANDS ARE TO BE PROTECTED BY TWO ROWS OF H.D. SILT FENCE. DOUBLE H.D. SILT FENCE IS REQUIRED AROUND WATER BODIES, STEEP SLOPES AND HIGHLY ERODIBLE SOILS.
6. ALL MATERIAL & INSTALLATION MUST CONFORM TO THE REQUIREMENTS OF THE CURRENT EDITION OF THE MNDOT CONSTRUCTION SPECIFICATIONS TABLE 3886-1.

ROSEMOUNT MINNESOTA	PLACEMENT & CONSTRUCTION OF SYNTHETIC FILTER BARRIER	Special Details	
Standard Plate Library for the City of Rosemount		Date: 01-06-05	EC-3
		Revised: 03-17-08	



WIMCO MODEL # CG-3067 HIGH-FLOW INLET PROTECTION OR APROVED EQUAL

CURB AND GUTTER INLET PROTECTION
NO SCALE

REAR YARD INLET PROTECTION
NO SCALE

ROSEMOUNT MINNESOTA	STORM SEWER INLET PROTECTION	Special Details	
Standard Plate Library for the City of Rosemount		Date: 01-19-06	EC-6
		Revised: 01-19-06	

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K:\2016-58\Spec Book 2012\2012 City Spec\2012 DETAIL PLATES\EC-6 (INLET PROTECT Revised 01-19-06).dwg, Layout1, 2/23/2012 10:21:15 AM

SEDIMENT CONTROL PRACTICES:

1. SEDIMENT CONTROL PRACTICES MUST MINIMIZE SEDIMENT FROM ENTERING SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS AND STORM SEWER INLETS.

2. SEDIMENT CONTROL PRACTICES MUST BE ESTABLISHED ON ALL DOWN GRADIENT PERIMITERS BEFORE ANY UPGRADIENT LAND DISTURBING ACTIVITIES BEGIN. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL PERMANENT COVER HAS BEEN ESTABLISHED.

3. THE TIMING OF THE INSTALLATION OF SEDIMENT CONTROL PRACTICES MAY BE ADJUSTED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES. ANY SHORT-TERM ACTIVITY MUST BE COMPLETED AS QUICKLY AS POSSIBLE AND THE SEDIMENT CONTROL PRACTICES MUST BE INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED. HOWEVER, SEDIMENT CONTROL PRACTICES MUST BE INSTALLED BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE ACTIVITY IS NOT COMPLETE.

4. ALL STORM DRAIN INLETS MUST BE PROTECTED BY APPROPRIATE BMPS DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED.

5. TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCES OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORM WATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES.

6. SITE CONSTRUCTION ENTRANCES WILL BE AS SHOWN ON THE PLAN. ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT EACH ENTRANCE.

EROSION CONTROL SCHEDULE:

1. THE CITY OF ROSEMOUNT SHALL INSPECT THAT ALL SEDIMENT AND EROSION CONTROL BMP'S ARE IN PLACE PRIOR TO AND LAND DISTURBANCE AS IDENTIFIED ON THE APPROVED GRADING PLAN.

2. PRIOR TO ANY CONSTRUCTION OR DEMOLITION, SILT FENCE AND FILTERS SHALL BE INSTALLED AS SHOWN TO INTERCEPT RUNOFF.

3. ALL EROSION CONTROL INSTALLATIONS SHALL REMAIN IN PLACE AND BE MAINTAINED IN GOOD CONDITION BY THE CONTRACTOR UNTIL THE SITE HAS BEEN RE-VEGETATED. CONTRACTOR MAY REMOVE NECESSARY SILT FENCING/FILTERS TO CONSTRUCT ROADWAYS, WHILE MAINTAINING ADEQUATE EROSION CONTROL IN ADJACENT AREA.

4. SUFFICIENT TOPSOIL SHALL BE STOCKPILED TO ALLOW FOR THE REPLACEMENT OF 6" OF TOPSOIL FOR DISTURBED AREAS TO BE RE-VEGETATED.

5. THE CONTRACTOR SHALL SCHEDULE SITE GRADING, UTILITY INSTALLATION AND PAVEMENT CONSTRUCTION SO THAT THE GENERAL SITE CAN BE MULCHED AND RE-SEEDED SOON AFTER DISTURBANCE. AREAS THAT WILL NOT BE SUBJECT TO CONSTRUCTION TRAFFIC SHALL BE SEEDED (MnDOT MIX 22-112 @ 100#/AC AND MULCHED OR SODDED WITHIN SEVEN (7) DAYS OF BEING DISTURBED.

6. CONTRACTOR SHALL INSTALL EROSION CONTROL DEVICES AS INDICATED ON THIS EROSION CONTROL PLAN AND ANY ADDITIONAL REQUIRED BASED ON MEANS, METHODS AND SEQUENCES OF CONSTRUCTION.

EROSION CONTROL GENERAL NOTES:

1. NO LAND DISTURBING ACTIVITY SHALL OCCUR UNTIL A GRADING PERMIT HAS BEEN ISSUED FROM THE CITY OF ROSEMOUNT AND THE WATERSHED DISTRICT.

2. BEST MANAGEMENT PRACTICES (BMP'S) REFER TO EROSION AND SEDIMENT CONTROL PRACTICES DEFINED IN THE MPCA PROTECTING WATER QUALITY IN URBAN AREAS AND THE MINNESOTA CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL PLANNING HANDBOOK.

3. ALL BMP'S SELECTED SHALL BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND ESTIMATED DURATION OF USE.

4. THE SWPPP MAY BE REVISED AT ANYTIME OF THE PROJECT TIMELINE AS LONG AS THE BMP'S ARE SELECTED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER SPECIFICATION AND ACCEPTED ENGINEERING PRACTICES (SECTION 7 OF MPCA NPDES PERMIT).

- ALL SWPPP CHANGES MUST BE DONE BY A QUALIFIED INDIVIDUAL (21.2A OR 21.2B OF MPCA NPDES PERMIT).

5. A COPY OF THESE PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.

6. THE BOUNDARIES OF THE LAND DISTURBANCE LIMITS SHOWN ON THE PLANS SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. NO DISTURBANCE BEYOND THE DISTURBED LIMITS.

7. WHEREVER POSSIBLE, PRESERVE THE EXISTING TREES, GRASS AND OTHER VEGETATIVE COVER TO HELP FILTER RUNOFF.

8. ESTABLISH A PERMANENT VEGETATIVE COVER ON ALL EXPOSED SOILS WHERE LAND IS COMING OUT OF AGRICULTURAL PRODUCTION. PLANT AS SOON AS POSSIBLE TO ESTABLISH DENSE GRASS FILTER PRIOR TO CONSTRUCTION AND TO MINIMIZE WEED GROWTH.

9. ALL TREES NOT LISTED FOR REMOVAL SHALL BE PROTECTED. DO NOT OPERATE EQUIPMENT WITHIN THE DRIPLINE, ROOT ZONES OR WITHIN TREE PROTECTION FENCE AREAS.

10. ALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) SHALL BE INSTALLED AND IN OPERATION PRIOR TO LAND DISTURBANCE ACTIVITIES AND THEY SHALL BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR EROSION HAS PASSED.

11. SILT FENCE IS REQUIRED AT DOWN GRADIENT PERIMETER OF DISTURBED AREAS AND STOCKPILES. PROTECT WETLANDS, WATERCOURSES AND ADJACENT PROPERTIES FROM SEDIMENTATION AND STORMWATER RUNOFF.

12. THE BMP'S SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS DICTATE, THE PERMITTEE/CONTRACTOR SHALL ANTICIPATE THAT MORE BMP'S WILL BE NECESSARY TO ENSURE EROSION AND SEDIMENT CONTROL ON THE SITE. DURING THE COURSE OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY CONSTRUCTION ACTIVITIES AND/OR CLIMATIC EVENTS AND TO PROVIDE ADDITIONAL BMP'S OVER AND ABOVE THE MINIMUM REQUIREMENTS SHOWN ON THE PLANS, AS MAY BE NEEDED TO PROVIDE EFFECTIVE PROTECTION OF WATER AND SOIL RESOURCES.

13. THE BMP'S SHALL BE INSPECTED DAILY BY THE PERMITTEE/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. SILT FENCES CLEANED OR REPLACED AT SEDIMENT BUILDUP OF 1/2 OF THE FENCE HEIGHT.

14. LAND DISTURBING ACTIVITIES SHALL OCCUR IN INCREMENTS OF WORKABLE SIZE SUCH THAT ADEQUATE BMP CONTROL CAN BE PROVIDED THROUGHOUT ALL PHASES OF CONSTRUCTION. THE SMALLEST PRACTICAL AREA SHALL BE EXPOSED OR OTHERWISE DISTURBED AT ANY ONE TIME.

15. OPERATE TRACK EQUIPMENT (DOZER) UP AND DOWN EXPOSED SOIL SLOPES ON FINAL PASS, LEAVING TRACK GROOVES PERPENDICULAR TO THE SLOPE. DO NOT BACK-BLADE. LEAVE A SURFACE ROUGH TO MINIMIZE EROSION.

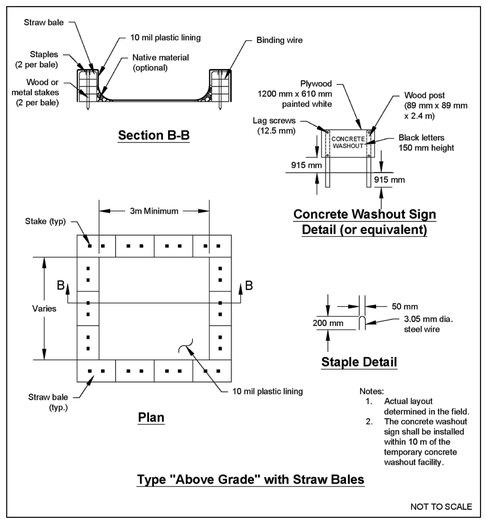
16. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED FROM EROSION WITHIN 7 DAYS OF SUBSTANTIAL COMPLETION OF GRADING IN THAT AREA. TEMPORARY SEED AND MULCH SHALL COVER ALL EXPOSED SOILS IF GRADING COMPLETION IS DELAYED LONGER THAN 7 DAYS. PERMANENT SEED AND MULCH OR SOD IS REQUIRED WITHIN 3 DAYS OF COMPLETION OF FINAL GRADING.

17. GENERAL TEMPORARY SEED SHALL BE MNDOT MIX 22-112 @ 100 LBS. PER ACRE OR APPROVED EQUAL. PERMANENT SEED SHALL BE MNDOT MIX 25-151 @ 120 LBS. PER ACRE OR APPROVED EQUAL. (PLANTING DATES PER SPEC 2575) MULCH SHALL BE MNDOT TYPE 1 (CLEAN OAT STRAW) @ 2 TONS PER ACRE AND DISK ANCHORED IN PLACE OR APPROVED EQUAL. FERTILIZER SHALL BE 80-80-80 NPK PER ACRE (UNLESS P RESTRICTIONS APPLY) AND INCORPORATED INTO THE SEED BED.

18. POND AND BASIN AREAS SHALL BE SEEDED IN ACCORDANCE WITH LANDSCAPE PLAN.

19. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

20. AN ALTERNATE EROSION & SEDIMENT CONTROL PLAN SHALL BE REQUIRED FOR LAND DISTURBANCES ON EACH LOT AS PART OF ANY FUTURE BUILDING PERMIT FOR THE CONSTRUCTION OF STRUCTURES AND DRIVEWAYS.



CONCRETE WASHOUT DETAIL

EROSION AND SEDIMENT CONTROL MAINTENANCE PROGRAM:

1. INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. IMMEDIATELY REPAIR FAILED OR FAILING SILT FENCE.

2. REPLACEMENT/REPAIR – BMP'S SHALL BE REPAIRED, REPLACED OR SUPPLEMENT OF ALL NONFUNCTIONAL BMP'S WITH FUNCTIONAL BMP'S BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY UNLESS ANOTHER TIME FRAME IS SPECIFIED IN SECTION 11.5 OR 11.6.

3. SEDIMENT REMOVAL – SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER. ANY SEDIMENT REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER FABRIC IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH EXISTING GRADE, PREPARED, AND SEEDED WITH THE APPROPRIATE SEED MIX, OR SODDED AS DIRECTED BY THE ENGINEER.

4. REMOVAL OF SILT FENCE – SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPWARD SLOPING AREA HAS BEEN PERMANENTLY STABILIZED. IF THE UPWARD SLOPING AREA IS TO BE EXPOSED LONGER THAN SIX (6) MONTHS, THAT AREA SHALL BE COVERED WITH TEMPORARY VEGETATION WHEN FIRST EXPOSED.

5. THE CONTRACTOR MUST ROUTINELY INSPECT THE CONSTRUCTION SITE ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. IF EVIDENCE OF EROSION AND SEDIMENT BMP DEPOSITION IS DISCOVERED CONTRACTOR MUST COMPLETE REMOVAL OR STABILIZATION WITHIN (7) CALENDER DAYS OF DISCOVERY.

6. ALL INSPECTIONS AND MAINTENANCE CONDUCTED DURING CONSTRUCTION MUST BE RECORDED IN WRITING AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP RECORDS OF EACH INSPECTION AND

MAINTENANCE ACTIVITY SHALL INCLUDE:

A. DATE AND TIME OF INSPECTIONS;
B. NAME OF PERSON(S) CONDUCTING INSPECTIONS;
C. FINDINGS OF INSPECTIONS, INCLUDING RECOMMENDATIONS FOR CORRECTIVE ACTIONS;
D. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVIES.
E. DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCH (0.5 INCHES) IN 24 HOURS;
F. DOCUMENTS OF CHANGES MADE TO THE SWPPP AS REQUIRED IN SECTION 6.

7. WHERE PARTS OF THE CONSTRUCTION SITE HAVE UNDERGONE FINAL STABILIZATION, BUT WORK REMAINS ON OTHER PARTS OF SITE, INSPECTIONS OF THE STABILIZED AREAS MAY BE REDUCED TO ONCE PER MONTH. WHERE WORK HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, THE REQUIRED INSPECTIONS AND MAINTENANCE MUST TAKE PLACE AS SOON AS RUNOFF OCCURS AT THE SITE OR PRIOR TO RESUMING CONSTRUCTION, WHICHEVER COMES FIRST.

POLLUTION PREVENTION MANAGEMENT MEASURES:

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

1. SOLID WASTE: COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION AND DEMOLITION DEBRIS AND OTHER WASTES MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.

2. HAZARDOUS MATERIAL: OIL, GASOLINE, PAINT AND ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.

3. CONCRETE WASHOUT IS DONE TRUCK BY TRUCK WITH A MOBILE WASHOUT SYSTEM PROVIDED AND COMPLETED BY THE CONCRETE CONTRACTOR. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF.

4. NO ENGINE DEGREASING IS ALLOWED ON SITE.

PERMANENT COVER:

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

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

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

DEWATERING:

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

FINAL STABILIZATION:

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

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

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AMBER FIELDS - 14TH ADDITION
ROSEMOUNT, MINNESOTA
PRELIMINARY PLAT SUBMITTAL
EROSION AND SEDIMENT CONTROL NOTES

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

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CLARK WICKLUND, PE
Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

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1-9-24	CITY RESUB-GUEST PRKG

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: JP LJ
PROJECT NO: 220-0078.B0

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SHEET 18 of 27

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UTILITY NOTES:

1. ALL UTILITY WORK WITHIN THE RIGHT-OF-WAY SHALL COMPLY WITH THE CITY OF ROSEMOUNT ENGINEERING GUIDELINES, DETAILS, AND SPECIFICATIONS.
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3. EXISTING UTILITIES, SERVICE LOCATIONS, AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
4. MAINTAIN A MIN. 18" VERTICAL SEPARATION AT ALL PIPE CROSSINGS, LOWER WATERMAIN AS NECESSARY. WATER AND SANITARY SEWER LINES TO MAINTAIN 10' HORIZONTAL SEPARATION.
5. PROVIDE POLYSTYRENE INSULATION FOR ALL STORM SEWER AND WATERMAIN CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 2'.
6. NOTIFY GOPHER STATE ONE CALL 48 HOURS IN ADVANCE OF ANY UTILITY WORK.
7. PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS-FIELD MANUAL" LATEST REVISION, FOR ANY CONSTRUCTION WITHIN PUBLIC R.O.W.
8. ALL SANITARY MANHOLES TO BE 48" DIAMETER CONCRETE W/NEENAH R-1642 CASTING, UNLESS NOTED OTHERWISE.
9. WATERMAIN, SERVICES, AND VALVES SHALL BE INSTALLED WITH MINIMUM 7.5' OF COVER.
10. WATER SERVICES SHALL BE 1" DIA. TYPE "K" COPPER W/ 1" CORP. STOP WITH SADDLE AND 1" CURB BOX.
11. SEWER SERVICES SHALL BE 4" PVC, SDR 26 W/ MINIMUM 2% SLOPE UNLESS OTHERWISE NOTED ON THE PLANS.
12. WATER SERVICES MAY BE PLACED IN SAME TRENCH AS SEWER SERVICES PROVIDED THAT A 18" VERTICAL & A 36" HORIZONTAL SEPARATION ARE MAINTAINED AND PIPE MATERIALS MEET THE CITY AND BUILDING CODES.
13. ALL CURB BOXES SHALL BE ADJUSTED TO AN ELEVATION OF 1" BELOW FINISHED GRADE.
14. ALL WATERMAIN SHALL BE CL-52 DIP
15. IRRIGATION SERVICES SHALL BE 4" DIP W/ 1" COPPER BLOWOUT. IRRIGATION PLANS TO BE COMPLETED BY OTHERS.

LEGEND:

- EASEMENT LINE
- LOT LINE
- PROPERTY LINE
- ROW
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING WATERMAIN
- EXISTING CATCH BASIN
- EXISTING STORM MANHOLE
- EXISTING STORM SEWER
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY SEWER
- PROPOSED GATE VALVE
- PROPOSED HYDRANT
- PROPOSED WATERMAIN
- PROPOSED SANITARY MANHOLE
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ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

SANITARY SEWER AND WATERMAIN PLAN OVERALL

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SHEET 19 of 27

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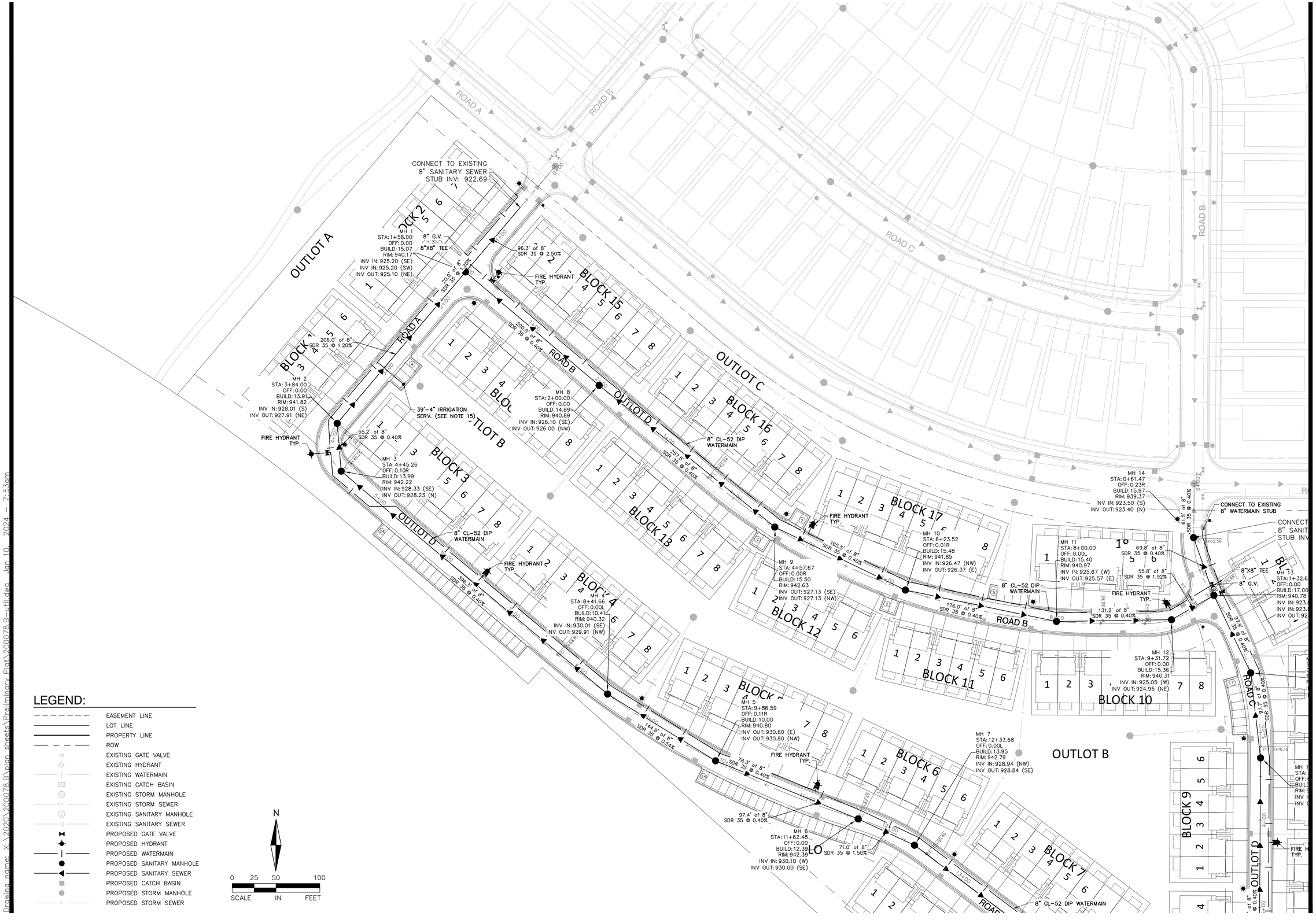

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SHEET 20 of 27

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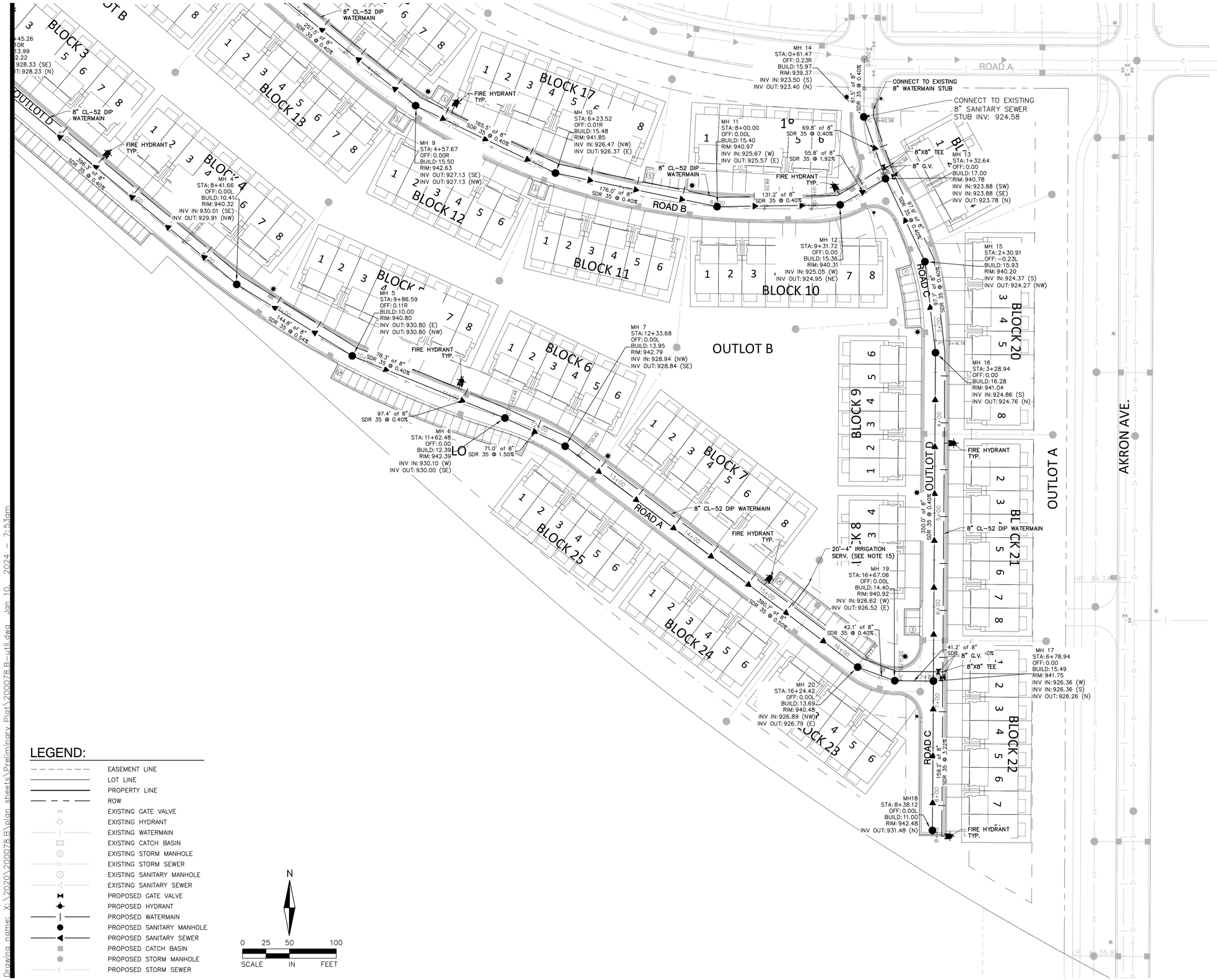

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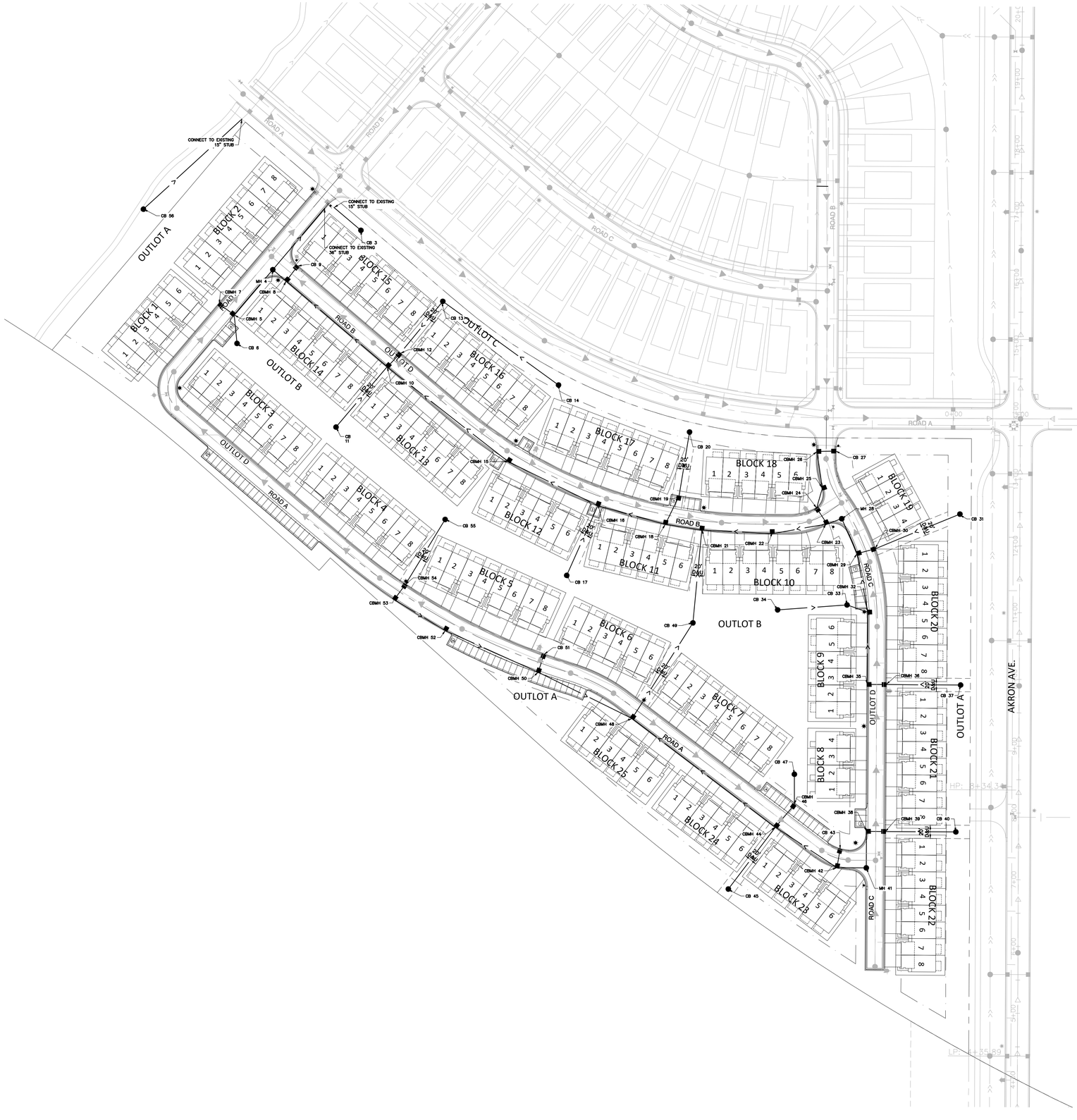
SHEET 21 of 27



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STORM SEWER SCHEDULE

MH/CB FROM	MH/CB TO	PIPE. DIA. [IN.]	P. SLOPE S [%]	P. TYPE	PIPE LENGTH	FROM INVERT	TO INVERT	RIM ELEV.	STR. TYPE	CAST TYPE	BUILD [FT]
CB 55	EX STUB 5	15	0.0100	RCP	199.8	929.55	927.55	935.21	27	R-4342	5.66
CB 55	CBMH 54	12	0.0044	RCP	114.2	934.35	933.85	938.05	27	R-4342	3.70
CBMH 54	CBMH 53	18	0.0040	RCP	28.0	933.85	933.74	939.96	48	R-3501-TB	6.11
CBMH 53	CBMH 52	18	0.0056	RCP	89.3	933.74	933.24	939.86	48	R-3067-V	6.12
CBMH 52	CBMH 50	18	0.0060	RCP	152.7	933.24	932.32	940.28	48	R-3067-V	7.04
CB 51	CBMH 50	12	0.0044	RCP	28.0	937.97	937.85	941.67	2X3	R-3501-TL	3.70
CBMH 50	CBMH 48	21	0.0041	RCP	156.7	932.32	931.68	941.64	48	R-3067-V	9.32
CBMH 48	CBMH 49	27	0.0037	RCP	169.9	931.32	930.70	942.37	72	R-3501-TL	11.05
CBMH 49	CBMH 21	27	0.0038	RCP	139.5	930.70	930.17	940.60	48	R-4342	9.90
CB 40	CBMH 39	12	0.0044	RCP	105.3	935.30	934.84	939.00	27	R-4342	3.70
CBMH 39	CBMH 38	12	0.0044	RCP	28.6	934.84	934.71	941.69	48	R-3501-TR	6.85
CBMH 38	MH 41	12	0.0044	RCP	54.7	934.71	934.47	941.50	48	R-3067-V	6.79
MH 41	CBMH 42	12	0.0044	RCP	43.9	934.47	934.28	941.19	48	R-1642	6.72
CB 43	CBMH 42	12	0.0044	RCP	28.1	936.52	936.40	940.22	2X3	R-3067-V	3.70
CBMH 42	CBMH 44	15	0.0044	RCP	110.2	934.28	933.79	940.42	60	R-3501-TR	6.14
CB 45	CBMH 44	12	0.0049	RCP	116.7	932.36	931.79	936.06	27	R-4342	3.70
CB 47	CBMH 46	12	0.0044	RCP	58.8	935.21	934.95	938.91	27	R-4342	3.70
CBMH 46	CBMH 44	12	0.0044	RCP	28.0	934.95	934.83	939.73	48	R-3067-V	4.78
CBMH 44	CBMH 48	21	0.0033	RCP	142.8	931.79	931.32	939.90	60	R-3501-TB	8.11
CB 37	CBMH 36	12	0.0044	RCP	111.6	934.46	933.97	938.16	27	R-4342	3.70
CBMH 36	CBMH 35	12	0.0044	RCP	28.3	933.97	933.84	941.59	48	R-3501-TL	7.62
CBMH 35	CBMH 32	15	0.0044	RCP	118.4	933.84	933.32	941.60	48	R-3501-TR	7.76
CB 34	CB 33	15	0.0033	RCP	112.4	933.29	932.92	936.84	27	R-4342	3.55
CB 33	CBMH 32	15	0.0033	RCP	22.5	932.92	932.84	939.00	48	R-4342	6.08
CBMH 32	CBMH 29	18	0.0038	RCP	79.1	932.84	932.54	940.41	48	R-3067-V	7.57
CB 31	CBMH 30	12	0.0044	RCP	137.2	933.80	933.20	937.50	27	R-4342	3.70
CBMH 30	CBMH 29	15	0.0044	RCP	28.1	933.20	933.07	939.92	48	R-3501-TB	6.72
CBMH 29	MH 28	18	0.0092	RCP	57.3	932.54	932.02	939.82	48	R-3067-VB	7.28
MH 28	CBMH 23	21	0.0040	RCP	23.2	932.02	931.92	940.49	48	R-1642	8.47
CB 27	CBMH 26	12	0.0044	RCP	28.0	935.21	935.09	938.91	2X3	R-3067-VB	3.70
CBMH 26	CBMH 25	12	0.0044	RCP	55.8	935.09	934.84	938.99	48	R-3067-VB	3.90
CBMH 25	CBMH 24	12	0.0044	RCP	30.8	934.84	934.71	939.96	48	R-3501-TR	5.12
CBMH 24	CBMH 23	15	0.0044	RCP	28.6	934.71	934.58	939.83	48	R-3067-VB	5.12
CBMH 23	CBMH 22	24	0.0035	RCP	189.9	931.92	931.26	939.99	60	R-3501-TB	8.07
CBMH 22	CBMH 21	24	0.0036	RCP	177.2	931.26	930.62	940.36	48	R-3501-TL	9.10
CBMH 21	CBMH 18	27	0.0038	RCP	55.4	930.17	929.96	940.89	60	R-3501-TL	10.72
CB 20	CBMH 19	12	0.0044	RCP	115.3	935.36	934.85	939.06	27	R-4342	3.70
CBMH 19	CBMH 18	12	0.0088	RCP	30.7	934.85	934.58	941.05	48	R-3501-TR	6.20
CBMH 18	CBMH 16	30	0.0030	RCP	104.8	929.96	929.65	941.16	48	R-3501-TL	11.20
CB 17	CBMH 16	12	0.0044	RCP	114.5	936.27	935.77	939.97	27	R-4342	3.70
CBMH 16	CBMH 15	33	0.0025	RCP	164.8	929.65	929.23	941.67	60	R-3501-TL	12.02
CBMH 15	CBMH 10	33	0.0025	RCP	215.5	929.23	928.69	942.43	60	R-3501-TL	13.20
CB 14	CB 13	12	0.0044	RCP	214.8	936.81	935.86	940.51	27	R-4342	3.70
CB 13	CBMH 12	12	0.0044	RCP	100.7	935.86	935.42	939.32	48	R-4342	3.46
CBMH 12	CBMH 10	12	0.0088	RCP	28.1	935.42	935.17	940.98	48	R-3501-TL	5.56
CB 11	CBMH 10	12	0.0095	RCP	118.3	934.20	930.50	937.90	27	R-4342	3.70
CBMH 10	CBMH 8	33	0.0035	RCP	198.6	928.69	928.00	940.96	60	R-3501-TR	12.27
CB 9	CBMH 8	12	0.0044	RCP	28.0	935.73	935.61	939.43	2X3	R-3501-TB	3.70
CBMH 8	MH 4	36	0.0038	RCP	26.3	928.00	927.90	939.44	60	R-3501-TB	11.44
CB 7	CBMH 5	12	0.0150	RCP	28.1	935.83	935.41	939.53	2X3	R-3501-TB	3.70
CB 6	CBMH 5	12	0.0044	RCP	42.9	935.89	935.70	939.59	27	R-4342	3.70
CBMH 5	MH 4	12	0.0150	RCP	89.0	935.41	934.07	939.43	48	R-3067-VB	4.02
MH 4	CBMH 1	36	0.0055	RCP	130.3	927.90	927.18	940.00	60	R-1642	12.10
CB 2	CBMH 1	12	0.0044	RCP	139.7	935.80	935.19	939.50	2X3	R-3067-VB	3.70
CB 3	CBMH 1	12	0.0044	RCP	62.6	934.73	934.45	938.43	27	R-4342	3.70
CBMH 1	EX STUB	36	0.0048	RCP	0.0	927.18	927.18	938.89	60	R-3067-VB	11.71

LEGEND:

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

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AMBER FIELDS - 14TH ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

STORM SEWER PLAN OVERALL

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DATE	ISSUE
12-18-23	CITY SUBMITTAL
1-9-24	CITY RESUB-GUEST PRKG

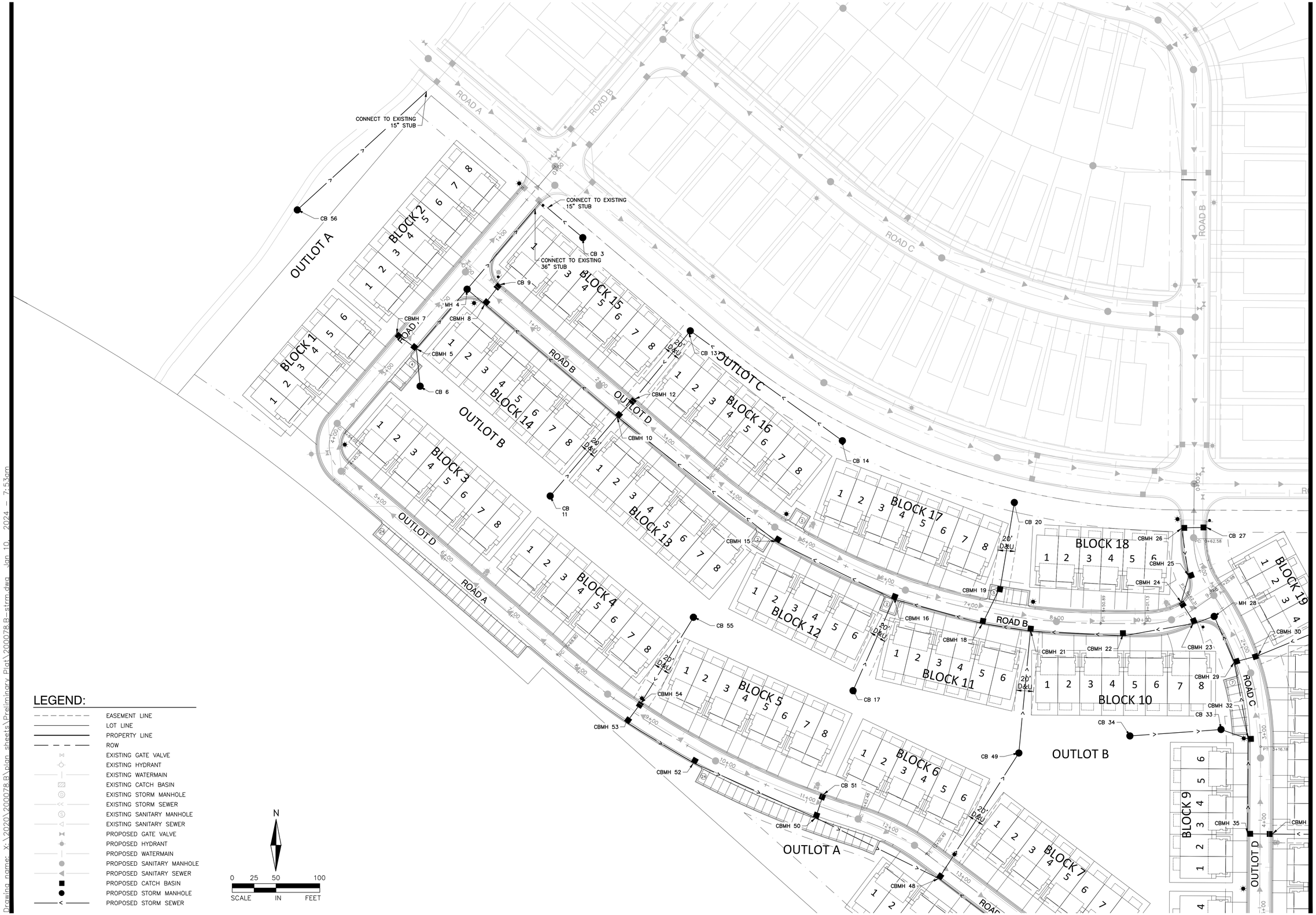
PROJECT TEAM DATA

DESIGNED: DN
DRAWN: JP LJ
PROJECT NO: 220-0078.B0

22

SHEET 22 of 27

Drawing name: X:\2020\200078.B\plan sheets\Preliminary Plat\200078.B-strm.dwg Jan 10, 2024 - 7:53am



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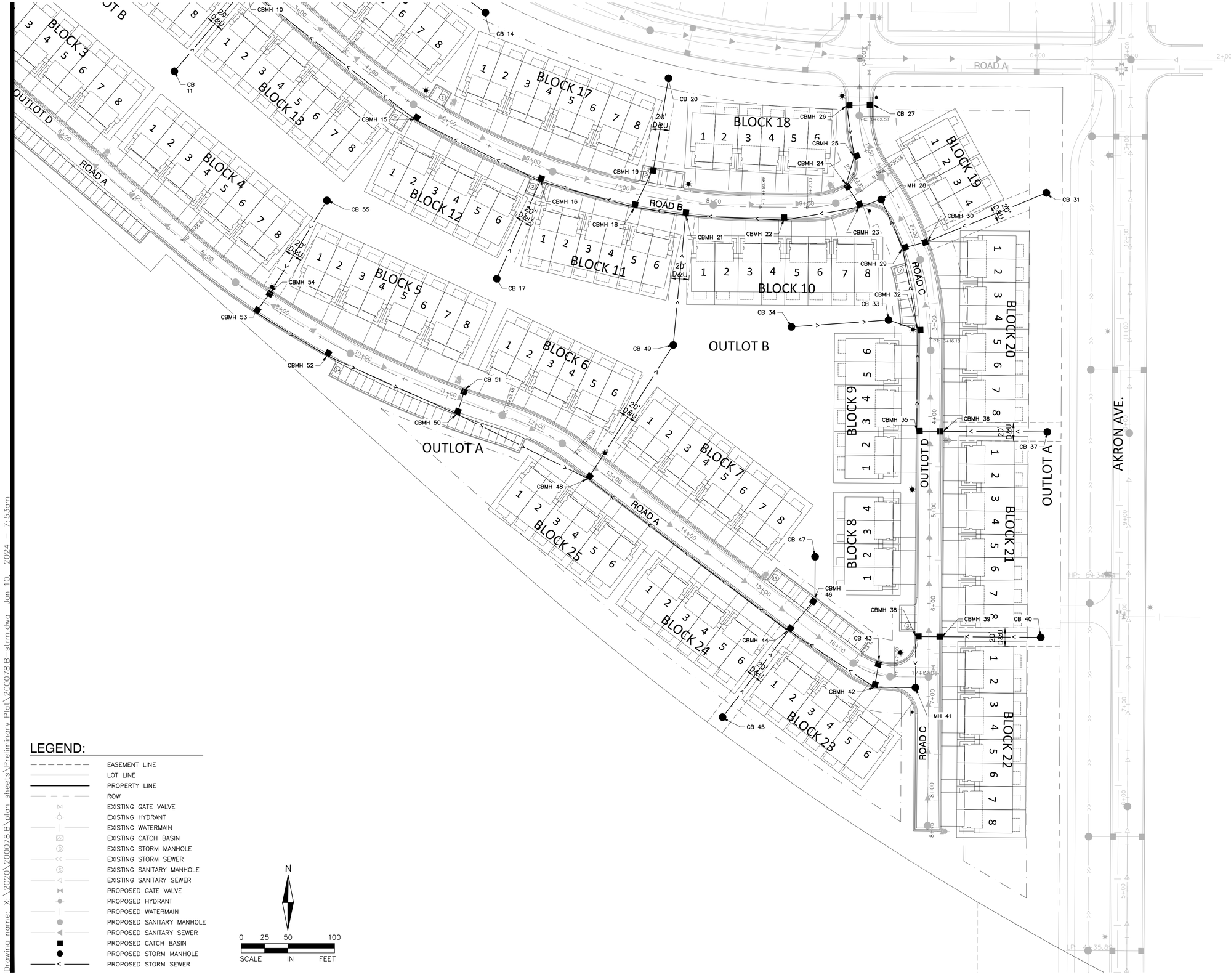
PROJECT TEAM DATA

DESIGNED:	DN
DRAWN:	JP LJ
PROJECT NO:	220-0078.B0

23

SHEET 23 of 27



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STORM SEWER PLAN VIEW B

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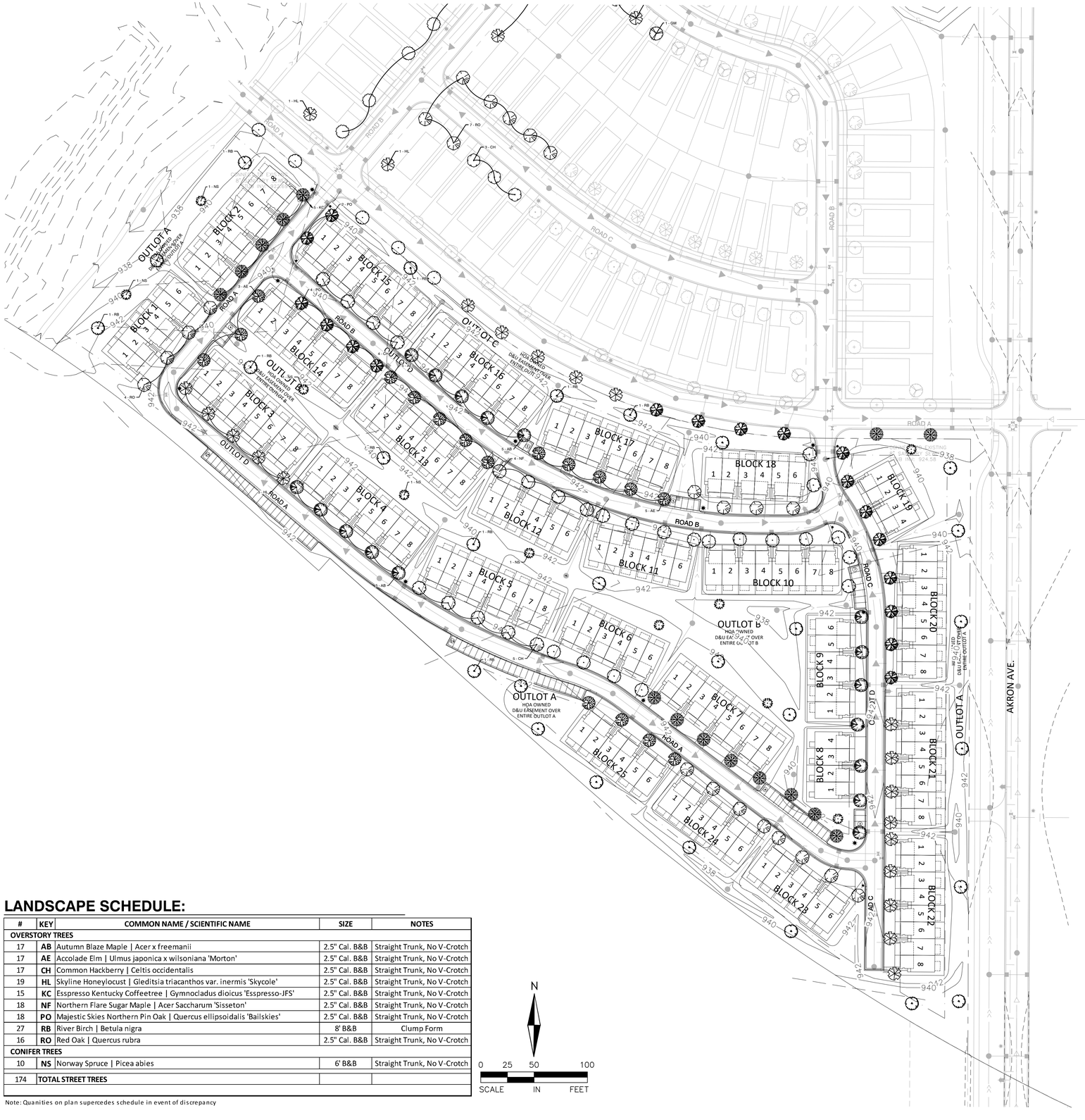
PROJECT TEAM DATA

DESIGNED:	DN
DRAWN:	JP LJ
PROJECT NO:	220-0078.B0

24

SHEET 24 of 27



LANDSCAPE SCHEDULE:

#	KEY	COMMON NAME / SCIENTIFIC NAME	SIZE	NOTES
OVERSTORY TREES				
17	**AB**	Autumn Blaze Maple | Acer x freemanii	2.5" Cal. B&B	Straight Trunk, No V-Crotch
17	**AE**	Accolade Elm | Ulmus japonica x wilsoniana 'Morton'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
17	**CH**	Common Hackberry | Celtis occidentalis	2.5" Cal. B&B	Straight Trunk, No V-Crotch
19	**HL**	Skyline Honeylocust | Gleditsia triacanthos var. inermis 'Skycole'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
15	**KC**	Esspresso Kentucky Coffeetree | Gymnocladus dioicus 'Esspresso-JFS'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
18	**NF**	Northern Flare Sugar Maple | Acer Saccharum 'Sisseton'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
18	**PO**	Majestic Skies Northern Pin Oak | Quercus ellipsoidalis 'Bailskies'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
27	**RB**	River Birch | Betula nigra	8' B&B	Clump Form
16	**RO**	Red Oak | Quercus rubra	2.5" Cal. B&B	Straight Trunk, No V-Crotch
CONIFER TREES				
10	**NS**	Norway Spruce | Picea abies	6' B&B	Straight Trunk, No V-Crotch
174	**TOTAL STREET TREES**			

Note: Quanities on plan supercedes schedule in event of discrepancy

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MITIGATION & LANDSCAPE REQUIREMENTS:

MITIGATION:

OVERALL REQUIRED (PER PUD):	1,983 INCHES
–PROVIDED IN PREVIOUS ADDITIONS:	462.5 INCHES
–PROVIDED THIS ADDITION:	0 INCHES
REMAINING MITIGATION:	1,520.5 INCHES

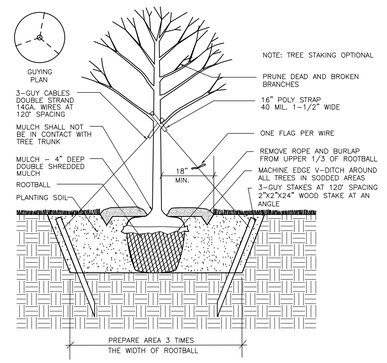
MULTI–FAMILY:

ONE TREE PER UNIT IF 1–3 STORY

TOTAL UNITS 1–3 STORY: 174
REQUIRED TREES: 174
PROVIDED TREES: 174

LANDSCAPE NOTES:

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



1 **TREE PLANTING DETAIL**

NOT TO SCALE

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Suite 700
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www.alliant-inc.com

Maplewood Development, Inc.

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AMBER FIELDS - 14TH ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

LANDSCAPE PLAN OVERALL

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BY DATE

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1–9–24	CITY RESUB–GUEST PRKG

PROJECT TEAM DATA

DESIGNED: DN
DRAWN: JP LJ
PROJECT NO: 220–0078.B0

25

SHEET 25 of 27

Drawing name: X:\2020\200078.B\plan sheets\Preliminary Plat\200078.B–land.dwg Jan 10, 2024 – 7:54am

LANDSCAPE SCHEDULE:

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17	**CH**	Common Hackberry | Celtis occidentalis	2.5" Cal. B&B	Straight Trunk, No V-Crotch
19	**HL**	Skyline Honeylocust | Gleditsia triacanthos var. inermis 'Skycole'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
15	**KC**	Esspresso Kentucky Coffeetree | Gymnocladus dioicus 'Esspresso-JFS'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
18	**NF**	Northern Flare Sugar Maple | Acer Saccharum 'Sisseton'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
18	**PO**	Majestic Skies Northern Pin Oak | Quercus ellipsoidalis 'Bailskies'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
27	**RB**	River Birch | Betula nigra	8' B&B	Clump Form
16	**RO**	Red Oak | Quercus rubra	2.5" Cal. B&B	Straight Trunk, No V-Crotch
CONIFER TREES				
10	**NS**	Norway Spruce | Picea abies	6' B&B	Straight Trunk, No V-Crotch
174	**TOTAL STREET TREES**			

Note: Quanities on plan supercedes schedule in event of discrepancy

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AMBER FIELDS - 14TH ADDITION

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LANDSCAPE PLAN VIEW A

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26

SHEET 26 of 27

Drawing name: X:\2020\200078.B\plan sheets\Preliminary Plat\200078.B-land.dwg Jan 10, 2024 - 7:55am

#	KEY	COMMON NAME / SCIENTIFIC NAME	SIZE	NOTES
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CONIFER TREES				
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DESIGNED: DN
DRAWN: JP LJ
PROJECT NO: 220-0078.B0

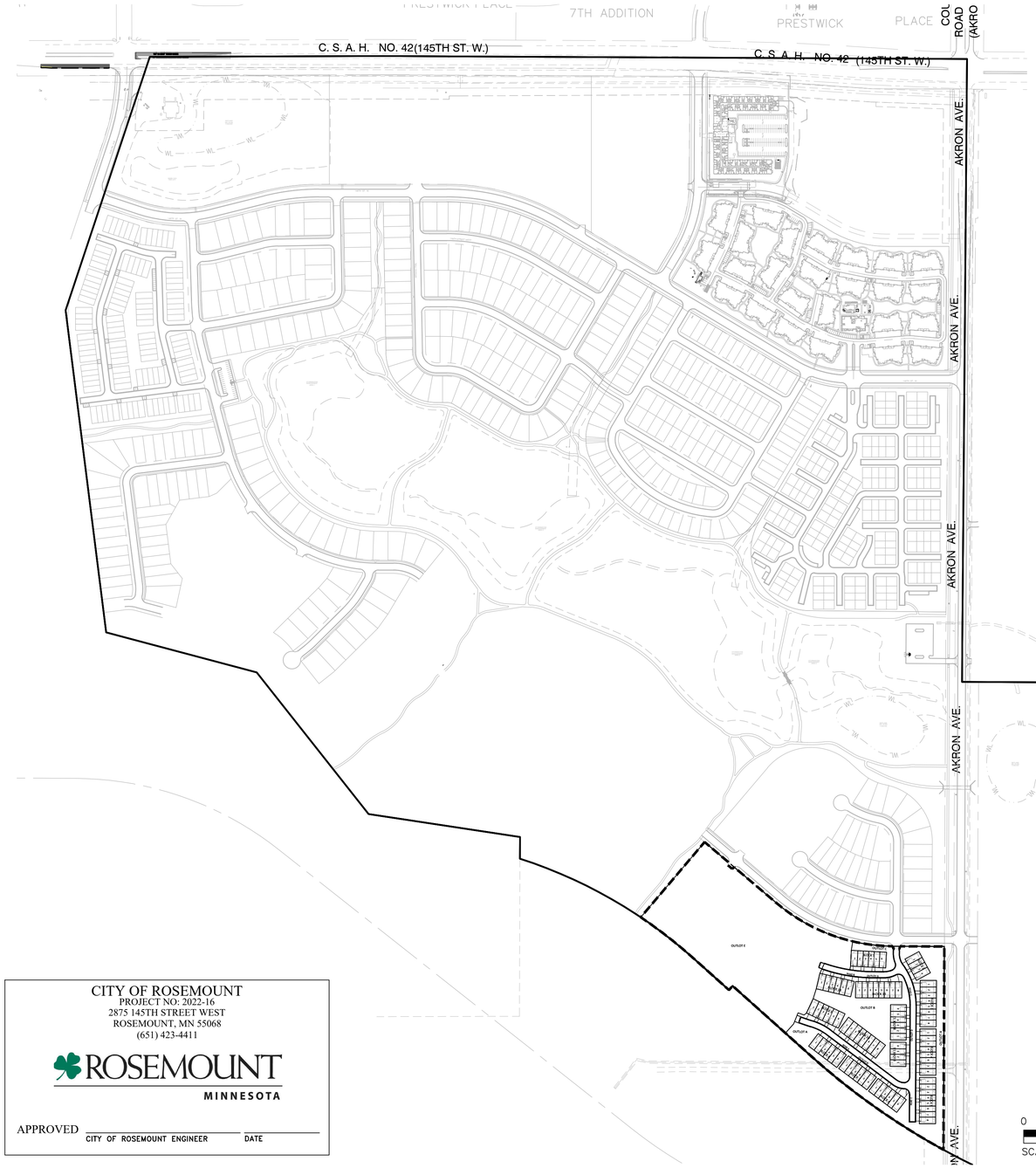
27

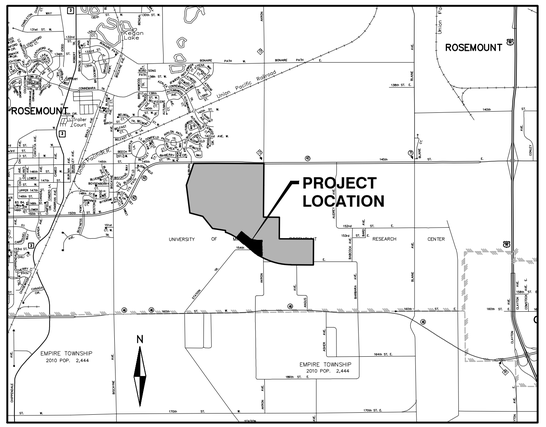
SHEET 27 of 27

Drawing name: X:\2020\200078.B\plan sheets\Preliminary Plat\200078.B-land.dwg Jan 10, 2024 - 7:55am

AMBER FIELDS - 14TH ADDITION

ROSEMOUNT, MINNESOTA





VICINITY MAP

SCALE: 1" = 4000'

CITY OF ROSEMOUNT
PROJECT NO: 2022-16
2875 145TH STREET WEST
ROSEMOUNT, MN 55068
(651) 423-4411

ROSEMOUNT
MINNESOTA

APPROVED _____ _____
CITY OF ROSEMOUNT ENGINEER DATE

DEVELOPER

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

CONSULTANT

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

ENGINEER

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

SURVEYOR

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

LANDSCAPE ARCHITECT

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

SHEET INDEX

NO.	SHEET TITLE
1	COVER SHEET
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5	EXISTING CONDITIONS PLAN
6	PHASING PLAN
7-8	SITE, LIGHTING, AND SIGNAGE PLAN
9-11	GRADING AND DRAINAGE PLAN
12-14	EROSION AND SEDIMENT CONTROL PLAN
15	EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
16	SANITARY SEWER AND WATERMAIN PLAN
17-19	SANITARY SEWER AND WATERMAIN PLAN AND PROFILES
20	STREET AND STORM SEWER PLAN
21-24	STREET AND STORM SEWER PLAN AND PROFILES
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Maplewood Development, Inc.

LENNAR

AMBER FIELDS - 14TH ADDITION
ROSEMOUNT, MINNESOTA
PHASE 1
FINAL PLAT SUBMITTAL
COVER SHEET

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

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

CLARK WICKLUND, PE
Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
12-18-23	CITY SUBMITTAL

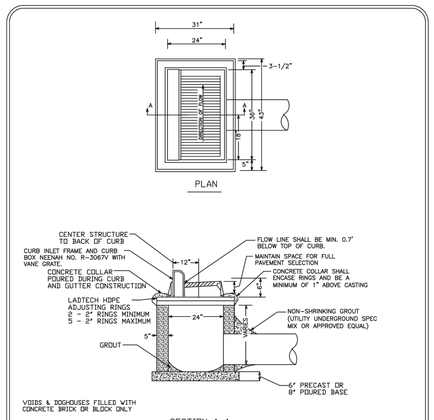
PROJECT TEAM DATA

DESIGNED:	CJW
DRAWN:	JEP
PROJECT NO:	220-0078.B

1

SHEET 1 of 28

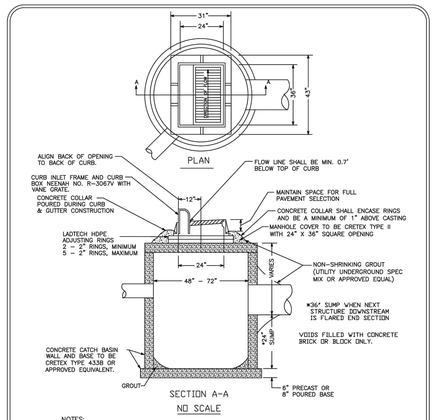
Drawing name: X:\2020\200078.B\plan sheets\Final Plat - Phase 1\200078.B-cove.dwg Dec 14, 2023 - 2:01pm



NOTES:
1. REINFORCING TO CONSIST OF #4 BARS @ 8" O.C., 4' MINIMUM LENGTH, EACH SIDE OF CASTING
2. GROUT BOTTOM TO DRAIN TO CENTER
3. PIPE CUT-OUTS TO BE LOCATED WHERE REQUIRED
4. ADJUSTING RINGS SHALL HAVE MORTAR JOINTS – PLASTER OUTSIDE, STRIKE CLEAN INSIDE
5. INLET PROTECTION TO BE INSTALLED IN CATCH BASIN AND MAINTAINED AS DIRECTED BY THE ENGINEER

NO SCALE

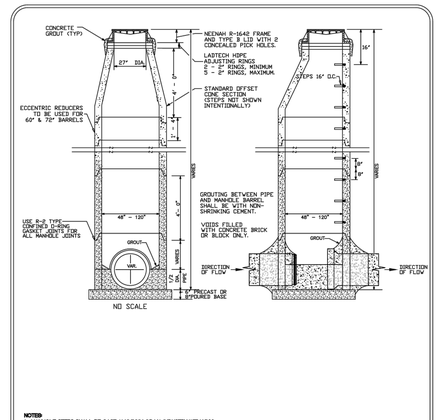
ROSEMOUNT MINNESOTA Standard Plate Library for the City of Rosemount	STANDARD CATCH BASIN	Special Details Date: 03-01-01 Revised: 01-21-15	SD-1



NOTES:
1. REINFORCING TO CONSIST OF #4 BARS @ 8" O.C., 4' MINIMUM LENGTH, EACH SIDE OF CASTING
2. MANHOLE STEPS SHALL BE CAST ALUMINUM OR MA INDUSTRY WITH VINYL COATING OR APPROVED EQUIVALENT AND SHALL BE LOCATED @ 16" O.C. PARALLEL WITH THE CURB
3. GROUT BOTTOM TO DRAIN TO CENTER
4. PIPE CUT-OUTS TO BE LOCATED WHERE REQUIRED
5. ADJUSTING RINGS SHALL HAVE MORTAR JOINTS – PLASTER OUTSIDE, STRIKE CLEAN INSIDE
6. INLET PROTECTION TO BE INSTALLED IN CATCH BASIN AND MAINTAINED AS DIRECTED BY THE ENGINEER
7. STEPS SHALL ALIGN WITH THE OPENING TO PROVIDE ACCESS TO THE MANHOLE
8. MAXIMUM DEPTH FROM TOP OF CASTING TO FIRST STEP SHALL NOT BE MORE THAN 16"

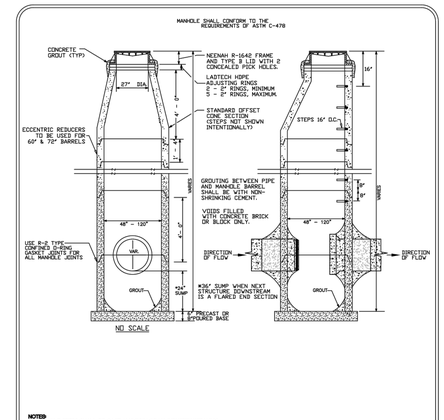
NO SCALE

ROSEMOUNT MINNESOTA Standard Plate Library for the City of Rosemount	CATCH BASIN SUMP MANHOLE	Special Details Date: 03-01-01 Revised: 01-21-15	SD-2



NOTES:
1. MANHOLE STEPS SHALL BE CAST ALUMINUM OR MA INDUSTRY WITH VINYL COATING OR APPROVED EQUIVALENT AND SHALL BE LOCATED ON THE DOWN STREAM SIDE OF THE MANHOLE
2. STEPS SHALL BE PLACED SO THAT THE OFFSET VERTICAL PORTION OF THE CONE IS FACING DOWN STREAM
3. MANHOLE COVER SHALL BE CAST WITH THE WORDS "STORM SEWER"
4. THE METAL AND FINAL PAVING OF CASTINGS SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT
5. MAXIMUM DEPTH FROM TOP OF CASTING TO FIRST STEP SHALL NOT BE MORE THAN 16'
6. STEPS SHALL ALIGN WITH THE OPENING TO PROVIDE ACCESS TO THE MANHOLE

ROSEMOUNT MINNESOTA Standard Plate Library for the City of Rosemount	STANDARD MANHOLE FOR STORM DRAIN	Special Details Date: 01-06-05 Revised: 01-21-15	SD-3



NOTES:
1. MANHOLE STEPS SHALL BE CAST ALUMINUM OR MA INDUSTRY WITH VINYL COATING OR APPROVED EQUIVALENT AND SHALL BE LOCATED ON THE DOWN STREAM SIDE OF THE MANHOLE
2. STEPS SHALL BE PLACED SO THAT THE OFFSET VERTICAL PORTION OF THE CONE IS FACING DOWN STREAM
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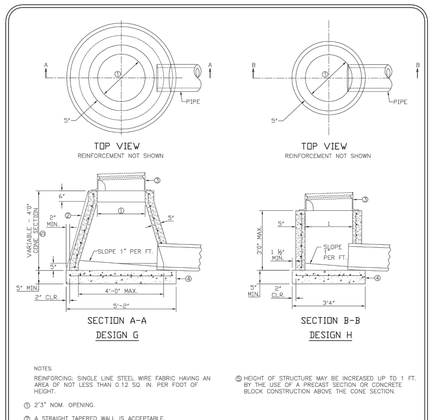
4. THE METAL AND FINAL PAVING OF CASTINGS SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT
5. MAXIMUM DEPTH FROM TOP OF CASTING TO FIRST STEP SHALL NOT BE MORE THAN 16'
6. STEPS SHALL ALIGN WITH THE OPENING TO PROVIDE ACCESS TO THE MANHOLE

ROSEMOUNT MINNESOTA Standard Plate Library for the City of Rosemount	STANDARD MANHOLE WITH SUMP FOR STORM DRAIN	Special Details Date: 01-06-05 Revised: 01-16-06	SD-4



NOTES:
REINFORCING: SINGLE LINE STEEL WIRE FABRIC HAVING AN AREA OF NOT LESS THAN 0.12 SQ. IN. PER FOOT OF HEIGHT.

① 2'3" NOM. OPENING.

② A STRAIGHT TAPERED WALL IS ACCEPTABLE.

③ REFER TO PLAN FOR CASTINGS REQUIRED. USE ADJUSTING RINGS WHERE NECESSARY. CASTING AND PRECAST CONC. ADJUSTING RINGS, SHALL BE SET ON FULL MORTAR BEDS. CASTING INCLUDED IN PAYMENT FOR EACH CATCH BASIN.

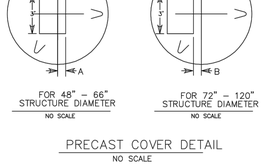
④ 8 IN. POURED CONCRETE BASE. BASE REINFORCEMENT: 0.12 SQ. IN. PER FT. IN EACH DIRECTION. AN APPROVED ALTERNATE PRECAST CONCRETE BASE MAY BE USED.

⑤ HEIGHT OF STRUCTURE MAY BE INCREASED UP TO 1 FT. BY THE USE OF A PRECAST SECTION OR CONCRETE BLOCK CONSTRUCTION ABOVE THE CONE SECTION.

ROSEMOUNT MINNESOTA Standard Plate Library for the City of Rosemount	CATCH BASIN DESIGN G & H	Special Details Date: 02-02-07 Revised: 02-02-07	SD-5

MANHOLE TOP SLAB WITH OFF-SET 2' x 3' HOLE

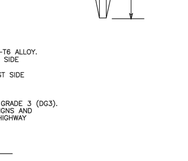
STRUCTURE DIAMETER (in.)	COVER DIAMETER (in.)	MINIMUM t (in.)	A (in.)	B (in.)	WEIGHT OF COVER (lbs)
48	58	6	9		930
54	65	8	6		1710
60	72	8	3		2230
66	79	8	0		2810
72	86	8		3	3440
78	93	8		6	4120
84	100	8		9	4860
90	108	8		12	5760
96	114	8		15	6490
102	120	8		18	7260
108	126	12		21	12100
120	144	12		24	16100



PRECAST COVER DETAIL
NO SCALE

NOTE:
CONTRACTOR TO SUBMIT REINFORCEMENT DETAIL FOR PRECAST COVER TO ENGINEER FOR APPROVAL.

ROSEMOUNT MINNESOTA Standard Plate Library for the City of Rosemount	PRECAST COVER DETAIL	Special Details Date: 02-02-07 Revised: 02-02-07	SD-6



TRAFFIC SIGN SPECIFICATIONS

STOP 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.

MATERIAL:

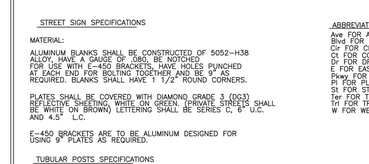
ALUMINUM SHALL BE 5052-H38 OR 6061-T6 ALLOY.
GAUGE SHALL BE: .080 ON THE LONGEST SIDE UP TO 30"
.100 ON THE LONGEST SIDE OVER 30"

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

CHANNEL POST SPECIFICATIONS

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.

ROSEMOUNT MINNESOTA Standard Plate Library for the City of Rosemount	TRAFFIC SIGN	Special Details Date: 01-06-05 Revised: 02-17-12	SI-1



STREET SIGN SPECIFICATIONS

MATERIAL:

ALUMINUM BLANKS SHALL BE CONSTRUCTED OF 5052-H38 ALLOY, HAVE A GAUGE OF .080, BE NOTCHED FOR USE WITH E-450 BRACKETS, HAVE HOLES PUNCHED AT EACH END FOR BOLTING TOGETHER AND BE 9" AS REQUIRED. BLANKS SHALL HAVE 1 1/2" ROUND CORNERS.

PLATES SHALL BE COVERED WITH DIAMOND GRADE 3 (DG3) REFLECTIVE SHEETING, WHITE ON GREEN. (PRIVATE STREETS SHALL BE WHITE ON BROWN) LETTERING SHALL BE SERIES C, 6" U.C. AND 4.5" L.C.

E-450 BRACKETS ARE TO BE ALUMINUM DESIGNED FOR USING 9" PLATES AS REQUIRED.

TUBULAR POSTS SPECIFICATIONS

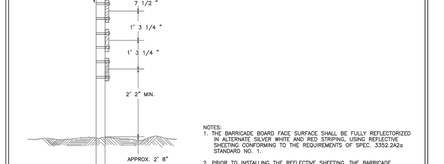
TUBULAR POSTS USED FOR MOUNTING STREET NAME/TRAFFIC CONTROL SIGNS, SHALL VARY IN LENGTH, SHALL BE 2-3/8" O.D., SHALL BE GALVINIZED AND SHALL HAVE A WEIGHT OF 2LB./FT.

ABBREVIATIONS
Ave FOR AVENUE
Blvd FOR BOULEVARD
Cir FOR CIRCLE
Ct FOR COURT
Dr FOR DRIVE
E FOR EAST
Pkwy FOR PARKWAY
Pl FOR PLACE
St FOR STREET
Ter FOR TERRACE
Trl FOR TRAIL
W FOR WEST

ROSEMOUNT MINNESOTA Standard Plate Library for the City of Rosemount	TYPICAL STREET SIGNS	Special Details Date: 01-06-05 Revised: 2-17-12	SI-2

NOTES:
1. STRUCTURE MARKER SIGNS SHALL BE FURNISHED AND INSTALLED FOR ALL STRUCTURES LOCATED OUTSIDE OF THE STREET RIGHT OF WAY AND SHALL BE CONSIDERED INCIDENTAL.
2. 0.063" THICK ALUMINUM SIGN. WHITE LETTERS ON GREEN DIAMOND GRADE 3 (DG3) REFLECTORIZED BACKGROUND.
3. U-CHANNEL POST, MINIMUM 12LB/FT. 6'- 6" LONG, PAINTED GREEN.

ROSEMOUNT MINNESOTA Standard Plate Library for the City of Rosemount	STRUCTURE MARKER SIGN	Special Details Date: 1-26-06 Revised: 02-17-12	SI-3



NOTES:
1. THE BARRICADE BOARD FACE SURFACE SHALL BE FULLY RELECTORIZED IN ALTERNATE SILVER WHITE AND RED STRIPING, USING REFLECTIVE SHEETING CONFORMING TO THE REQUIREMENTS OF SPEC. 3352.2A2a STANDARD NO. 1.
2. PRIOR TO INSTALLING THE REFLECTIVE SHEETING, THE BARRICADE BOARDS SHALL BE GIVEN A COMPLETE COAT OF WHITE WOOD PRIMER PAINT FOLLOWED BY A SECOND COAT OF WHITE EXTERIOR PAINT APPLIED ONLY TO THE SURFACES NOT COVERED WITH REFLECTIVE SHEETING.
3. THE BARRICADE BOARDS SHALL BE COMPLETELY PAINTED AND RELECTORIZED SHEETING APPLIED BEFORE INSTALLED ON THE POSTS.

ROSEMOUNT MINNESOTA StandardPlate Library forthe Cityof Rosemount	PERMANENT BARRICADE	Special Details Date: 02-02-07 Revised: 02-02-07	SI-4

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Maplewood Development, Inc.

LENNAR

AMBER FIELDS - 14TH ADDITION

ROSEMOUNT, MINNESOTA

PHASE 1
FINAL PLAT SUBMITTAL
STANDARD DETAILS

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

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

CLARK WICKLUND, PE

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
12-18-23	CITY SUBMITTAL

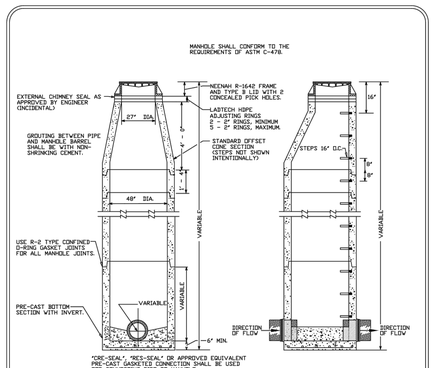
PROJECT TEAM DATA

DESIGNED: CJW
DRAWN: JEP
PROJECT NO: 220-0078.B

2

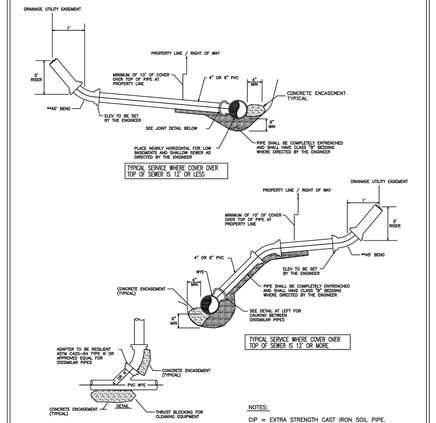
SHEET 2 of 28

Drawing name: X:\2020\200078.B\plan sheets\Final Plat - Phase 1\200078.B-detl.dwg Dec 14, 2023 - 2:01pm



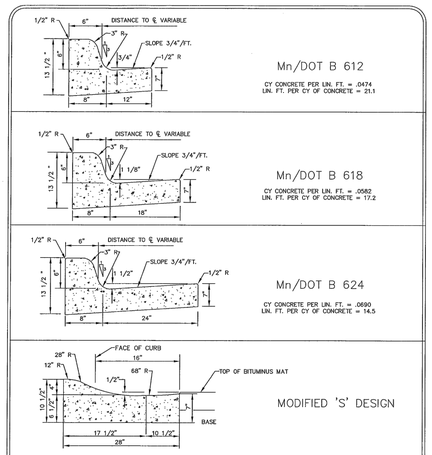
NOTES
1. ALL CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE DRILLED
2. MANHOLE STEPS SHALL BE CAST IN ALUMINUM OR MA INDUSTRY WITH VINYL COATING OR APPROVED EQUIVALENT AND SHALL BE LOCATED ON THE DOWN STREAM SIDE OF MANHOLE
3. STEPS SHALL BE PLACED SO THAT THE OFFSET VERTICAL PORTION OF THE CONE IS FACING DOWN STREAM
4. MANHOLE COVERS SHALL BE CAST WITH THE WORDS "SANITARY SEWER"
5. THE INITIAL + FINAL RAISING OF CASTINGS SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT
6. MAXIMUM DEPTH FROM TOP OF CASTING TO FIRST STEP SHALL NOT BE MORE THAN 18'
7. STEPS SHALL ALIGN WITH THE OPENING TO PROVIDE ACCESS TO THE MANHOLE
8. ALL MANHOLES TO HAVE INPI-SHIELD EXTERNAL CHIMNEY SEAL OR ENGINEER APPROVED EQUIVALENT

ROSEMOUNT MINNESOTA	STANDARD MANHOLE FOR SANITARY SEWER	Special Details	
Standard Plate Library for the City of Rosemount		Date: 01-11-06	SS-1
		Revised: 01-21-15	



NOTES:
CIP = EXTRA STRENGTH CAST IRON SOIL PIPE.
PVC = POLY-VINYL CHLORIDE SDR 26
ALL SERVICE CONNECTIONS INCLUDING NECESSARY BENDS AND SPECIAL FITTINGS SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE BID PER LINEAR FOOT OF 4" OR 6". NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR CONCRETE ENCASEMENT OR PIPE BEDDING.

ROSEMOUNT MINNESOTA	TYPICAL SERVICE CONNECTIONS FOR SANITARY SEWER	Special Details	
StandardPlate Library forthe Cityof Rosemount		Date: 01-06-05	SS-3
		Revised: 02-14-02	



NOTES:
1. MINIMUM OF 3" CLASS 5 AGGREGATE BASE UNDER ALL CURB AND GUTTER

NO SCALE

ROSEMOUNT MINNESOTA	CONCRETE CURB AND GUTTER	Special Details	
Standard Plate Library for the City of Rosemount		Date: 01-06-05	ST-1
		Revised: 03-02-10	

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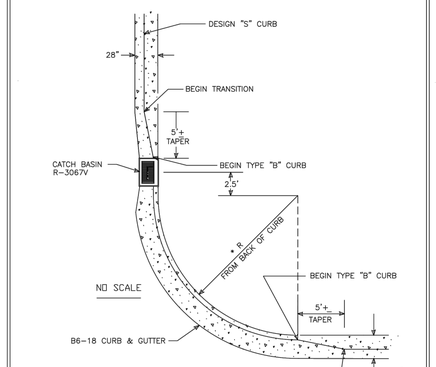
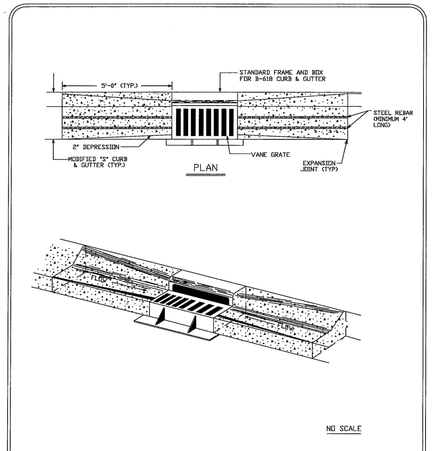


NOTES:
1. SEE STANDARD DETAIL PLATE FOR CONCRETE CURB AND GUTTER DETAILS

ROSEMOUNT MINNESOTA	STANDARD STREET RADIUS FOR CONCRETE CURB AND GUTTER	Special Details	
StandardPlate Library forthe Cityof Rosemount		Date: 01-06-05	ST-2
		Revised: 01-01-95	



NO SCALE

NOTES:
1. MODIFIED "S" CURB AND GUTTER TO BE FORMED INTO B618 TYPE CURB AT CATCH BASIN CASTING

ROSEMOUNT MINNESOTA	SURMOUNTABLE CURB & GUTTER AT CATCH BASIN	Special Details	
Standard Plate Library for the City of Rosemount		Date: 01-06-05	ST-3
		Revised: 03-02-10	

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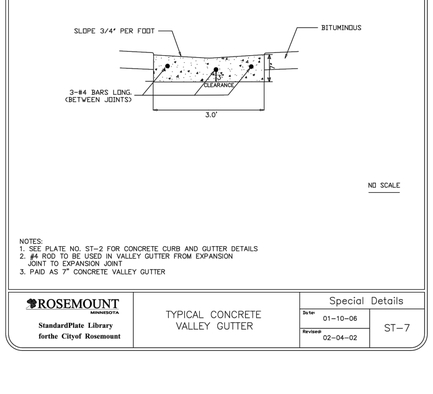
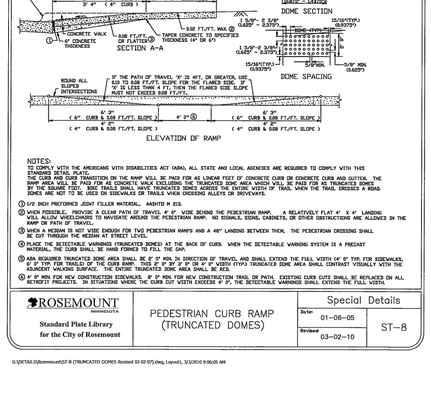


NOTES:
1. SEE PLATE NO. ST-2 FOR CONCRETE CURB AND GUTTER DETAILS
2. #4 ROD TO BE USED IN VALLEY GUTTER FROM EXPANSION JOINT TO EXPANSION JOINT
3. PAID AS 7" CONCRETE VALLEY GUTTER

ROSEMOUNT MINNESOTA	TYPICAL CONCRETE VALLEY GUTTER	Special Details	
StandardPlate Library forthe Cityof Rosemount		Date: 01-10-06	ST-7
		Revised: 02-04-02	



NOTES:
TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA), ALL STATE AND LOCAL AGENCIES ARE REQUIRED TO COMPLY WITH THIS STANDARD DETAIL PLATE.
THE CURB AND CURB TRANSITION ON THE RAMP WILL BE PAID FOR AS LINEAR FEET OF CONCRETE CURB OR CONCRETE CURB AND GUTTER. THE CONCRETE WALK AND THE TRUNCATED DOMES WILL BE PAID FOR AS SQUARE FEET OF SIDEWALK. THE TRUNCATED DOMES WILL BE PAID FOR BY THE SQUARE FOOT. TRAC TRAILS SHALL HAVE TRUNCATED DOMES ACROSS THE ENTIRE WIDTH OF TRAIL WHEN THE TRAIL CROSSES A ROAD. DOMES ARE NOT TO BE USED ON SIDEWALKS OR TRAILS WHEN CROSSING ALLEYS OR DRIVEWAYS.
① 1/2" INCH PRETORMED JOINT FILLER MATERIAL. - AASHTO M 213.
② WHEN POSSIBLE, PROVIDE A CLEAR PATH OF TRAVEL 4' 0" WIDE BEHIND THE PEDESTRIAN RAMP. A RELATIVELY FLAT 4' X 4' LANDING WILL ALLOW WHEELCHAIRS TO NAVIGATE AROUND THE PEDESTRIAN RAMP. NO SIGNALS, SIGNS, CABINETS, OR OTHER OBSTRUCTIONS ARE ALLOWED IN THE RAMP OR PATH OF TRAVEL.
③ WHEN A MEDIAN IS NOT WIDE ENOUGH FOR TWO PEDESTRIAN RAMPS AND A 48" LANDING BETWEEN THEM, THE PEDESTRIAN CROSSING SHALL BE CUT THROUGH THE MEDIAN AT STREET LEVEL.
④ PLACE THE DETECTABLE WARNINGS (TRUNCATED DOMES) AT THE BACK OF CURB. WHEN THE DETECTABLE WARNING SYSTEM IS A PRECAST MATERIAL, THE CURB SHALL BE HAND FORMED TO FILL THE GAP.
⑤ ADA REQUIRED TRUNCATED DOME AREA SHALL BE 2' 0" MIN. IN DIRECTION OF TRAVEL AND SHALL EXTEND THE FULL WIDTH (4' 0" TYP. FOR SIDEWALKS; 6' 0" TYP. FOR TRAILS) OF THE CURB RAMP. THUS 2' 0" BY 3' 0" OR 4' 0" WIDTH (TYP.) TRUNCATED DOME AREA SHALL CONTRAST VISUALLY WITH THE ADJACENT WALKING SURFACE. THE ENTIRE TRUNCATED DOME AREA SHALL BE RCS.
⑥ 4' 0" MIN FOR NEW CONSTRUCTION SIDEWALKS. 6' 0" MIN. FOR NEW CONSTRUCTION TRAIL OR PATH. EXISTING CURB CUTS SHALL BE REPLACED ON ALL REPAVE/FI PROJECTS. IN SITUATIONS WHERE THE CURB CUT WITH EXCEEDS 6' 0", THE DETECTABLE WARNINGS SHALL EXTEND THE FULL WIDTH.

ROSEMOUNT MINNESOTA	PEDESTRIAN CURB RAMP (TRUNCATED DOMES)	Special Details	
Standard Plate Library for the City of Rosemount		Date: 01-06-05	ST-8
		Revised: 03-02-10	

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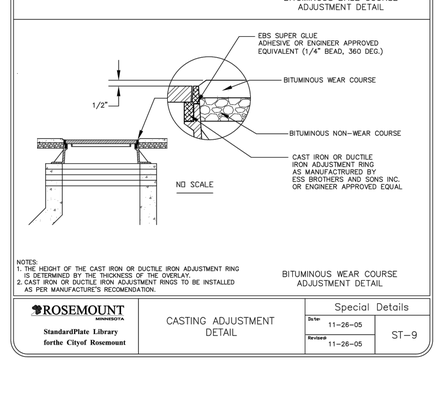
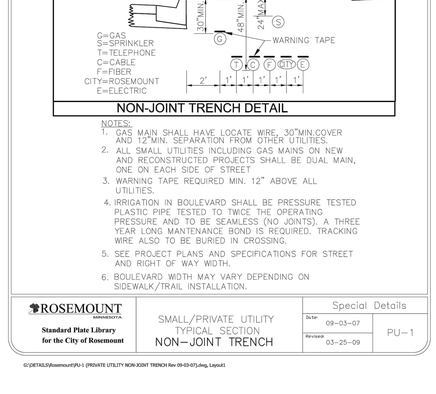


NOTES:
1. THE HEIGHT OF THE CAST IRON OR DUCTILE IRON ADJUSTMENT RING IS DETERMINED BY THE THICKNESS OF THE OVERLAY.
2. CAST IRON OR DUCTILE IRON ADJUSTMENT RINGS TO BE INSTALLED AS PER MANUFACTURER'S RECOMENDATION.

ROSEMOUNT MINNESOTA	CASTING ADJUSTMENT DETAIL	Special Details	
StandardPlate Library forthe Cityof Rosemount		Date: 11-26-05	ST-9
		Revised: 11-26-05	



NOTES:
1. GAS MAIN SHALL HAVE LOCATE WIRE, 30"MIN.COVER AND 12"MIN. SEPARATION FROM OTHER UTILITIES.
2. ALL SMALL UTILITIES INCLUDING GAS MAINS ON NEW AND RECONSTRUCTED PROJECTS SHALL BE DUAL MAIN, ONE ON EACH SIDE OF STREET
3. WARNING TAPE REQUIRED MIN. 12" ABOVE ALL UTILITIES.
4. IRRIGATION IN BOULEVARD SHALL BE PRESSURE TESTED PLASTIC PIPE TESTED TO TWICE THE OPERATING PRESSURE AND TO BE SEAMLESS (NO JOINTS). A THREE YEAR LONG MAINTENANCE BOND IS REQUIRED. TRACKING WIRE ALSO TO BE BURIED IN CROSSING.
5. SEE PROJECT PLANS AND SPECIFICATIONS FOR STREET AND RIGHT OF WAY WIDTH.
6. BOULEVARD WIDTH MAY VARY DEPENDING ON SIDEWALK/TRAIL INSTALLATION.

ROSEMOUNT MINNESOTA	SMALL/PRIVATE UTILITY TYPICAL SECTION NON-JOINT TRENCH	Special Details	
Standard Plate Library for the City of Rosemount		Date: 09-03-07	PU-1
		Revised: 03-25-09	

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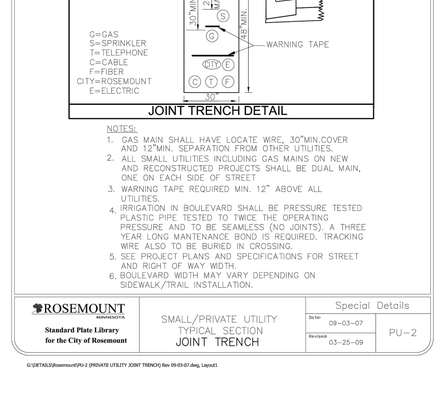

NOTES:
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2. ALL SMALL UTILITIES INCLUDING GAS MAINS ON NEW AND RECONSTRUCTED PROJECTS SHALL BE DUAL MAIN, ONE ON EACH SIDE OF STREET
3. WARNING TAPE REQUIRED MIN. 12" ABOVE ALL UTILITIES.
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5. SEE PROJECT PLANS AND SPECIFICATIONS FOR STREET AND RIGHT OF WAY WIDTH.
6. BOULEVARD WIDTH MAY VARY DEPENDING ON SIDEWALK/TRAIL INSTALLATION.

ROSEMOUNT MINNESOTA	SMALL/PRIVATE UTILITY TYPICAL SECTION JOINT TRENCH	Special Details	
Standard Plate Library for the City of Rosemount		Date: 09-03-07	PU-2
		Revised: 03-25-09	

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ROSEMOUNT, MINNESOTA
PHASE 1
FINAL PLAT SUBMITTAL
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BY DATE

DATE	ISSUE
12-18-23	CITY SUBMITTAL

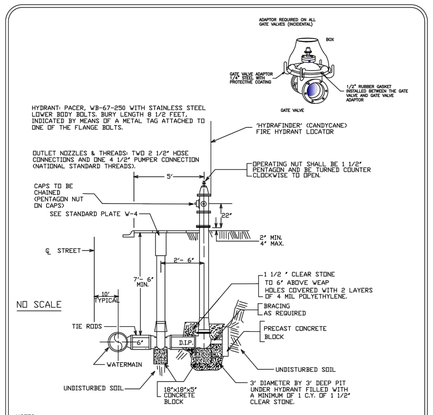
PROJECT TEAM DATA

DESIGNED: CJW
DRAWN: JEP
PROJECT NO: 220-0078.B

3

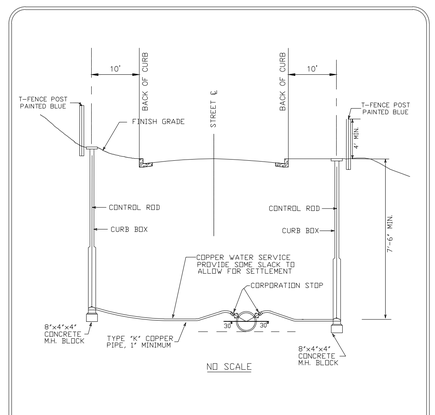
SHEET 3 of 28

Drawing name: X:\2020\200078.B\plan sheets\Final Plat - Phase 1\200078.B-detl.dwg, Dec 14, 2023 - 2:02pm



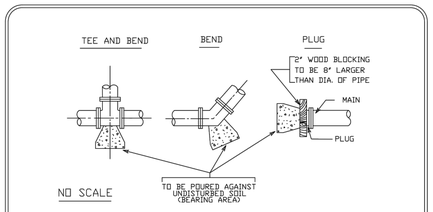
NOTES:
1. HYDRANT COATINGS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AFTER THE BASE COURSE OF BITUMINOUS IS INSTALLED. PRIME AND PAINT HYDRANTS PER AWWA AND MANUFACTURERS STANDARDS.
2. ALL HYDRANT LEADS SHALL BE TIED WITH 3/4" TIE RODS. TIE ROD SHALL EXTEND FROM TEE TO VALVE AND VALVE TO HYDRANT. MEGA LUGS MAY BE USED IN LIEU OF TIE RODS
3. HYDRANTS SHALL HAVE A 18" BREAK OFF TRAFFIC FLANGE
4. ALL RODS AND RETAINERS TO BE COATED WITH BITUMASTIC
5. YELLOW 'OUT OF ORDER' TAG TO BE INSTALLED ON THE PUMPER CONNECTION AFTER BACKFILL
6. THE INITIAL & FINAL RAISING OF VALVE BOXES SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT
7. TYPICAL HYDRANT SHALL BE PAINTED "FIRE HYDRANT" RED

ROSEMOUNT MINNESOTA Standard Plate Library for the City of Rosemount	TYPICAL HYDRANT INSTALLATION	Special Details Date: 01-06-05 Revised: 02-01-98	W-1



NOTES:
1. CURB BOXES & RODS SHALL BE ADJUSTABLE UP AND DOWN FOR 7½' OF COVER
2. COPPER IS TO BE ONE PIECE, NO JOINTS, COUPLINGS, ETC., ALLOWED FROM MAIN TO CURB STOP
3. WATER SERVICE AND SANITARY SEWER SERVICE SHALL HAVE A 3' HORIZONTAL SEPARATION
4. CURB BOXES LOCATED IN DRIVEWAYS OR PARKING LOTS SHALL BE COVERED WITH A FORD A-1 METER BOX COVER

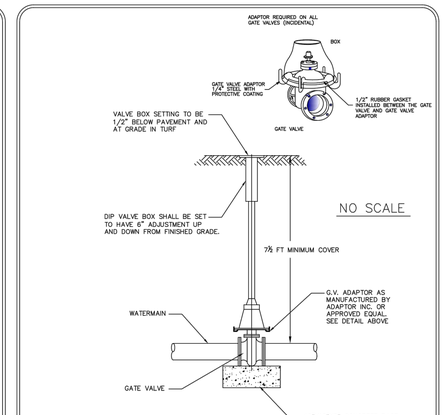
	TYPICAL WATER SERVICE		



PIPE SIZE	BEARING AREA
6"	4.0 SQ. FT.
8"	6.0 "
10" - 12"	12.0 "
16"	20.0 "

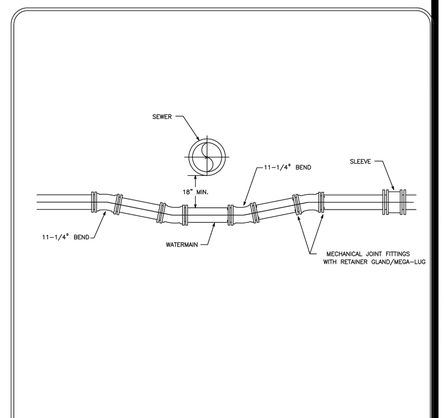
NOTES:
1. THRUST BLOCKING TO BE USED FOR BENDS 22½° AND OVER
2. THRUST BLOCKING SHALL ONLY BE USED WHERE WORKING PRESSURES ARE LESS THEN 150 PSI
3. ALL FITTINGS MUST HAVE MEGA-LUGS. ¾" TIE RODS INSTALLED WHERE NECESSARY TO RESTRAIN ALL JOINTS
4. POURED CONCRETE THRUST BLOCKING WILL BE REQUIRED ON ALL WATERMAIN PLUGS AND ON ALL FITTINGS FOR 12" DIAMETER PIPE AND LARGER

ROSEMOUNT MINNESOTA StandardPlate Library forthe Cityof Rosemount	THRUST BLOCKING FOR WATER MAIN	Special Details Date: 01-06-05 Revised: 01-01-95	W-5



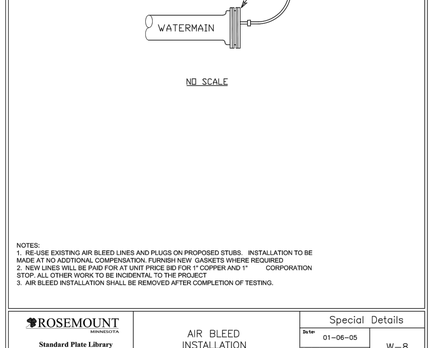
NOTES:
1. GATE VALVES SHOULD BE USED ON 4" THROUGH 16" WATERMAIN.
2. VALVE BOX INSERTS ARE NOT ALLOWED UNLESS APPROVED BY THE ENGINEER.
3. VALVE BOXES SHALL BE INSTALLED PLUMB AND SHALL ALLOW A 4" P.V.C. PIPE TO PASS ENTIRELY OVER THE GATE VALVE NUT AFTER INSTALLATION IS COMPLETE.
4. ALL VALVES SHALL BE TIED WITH ¾" THREADED TIE RODS TO THE MAIN. MEGA LUGS MAY BE USED IN LIEU OF TIE RODS.
5. THE INITIAL & FINAL RAISING OF VALVE BOXES SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.

ROSEMOUNT MINNESOTA Standard Plate Library for the City of Rosemount	GATE VALVE AND BOX INSTALLATION	Special Details Date: 01-06-05 Revised: 02-01-98	W-6



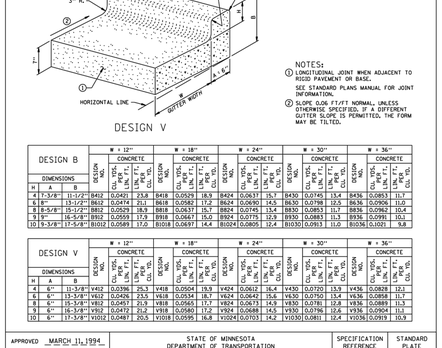
NOTES:
1. MINIMUM OF FOUR (4) 11½° BENDS
2. 3/4" TIE RODS INSTALLED WHERE NECESSARY TO RESTRAIN ALL JOINTS
3. INSULATION IS REQUIRED WHEN 18" MINIMUM IS NOT MET

ROSEMOUNT MINNESOTA Standard Plate Library for the City of Rosemount	WATERMAIN OFFSET	Special Details Date: 01-06-05 Revised: 02-01-97	W-7



NOTES:
1. RE-USE EXISTING AIR BLEED LINES AND PLUGS ON PROPOSED STUBS. INSTALLATION TO BE MADE AT NO ADDTIONAL COMPENSATION. FURNISH NEW GASKETS WHERE REQUIRED.
2. NEW LINES WILL BE PAID FOR AT UNIT PRICE BID FOR 1" COPPER AND 1" CORPORATION STOP. ALL OTHER WORK TO BE INCIDENTAL TO THE PROJECT
3. AIR BLEED INSTALLATION SHALL BE REMOVED AFTER COMPLETION OF TESTING.

ROSEMOUNT MINNESOTA Standard Plate Library for the City of Rosemount	AIR BLEED INSTALLATION	Special Details Date: 01-06-05 Revised: 01-01-95	W-8

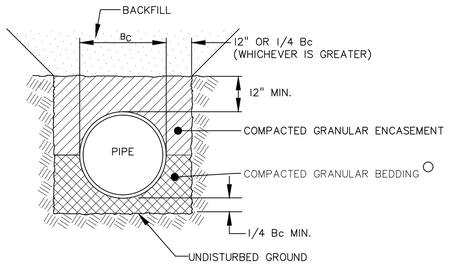


NOTES:
① LONGITUDINAL JOINT WHEN ADJACENT TO RIGID PAVEMENT OR BASE.
SEE STANDARD PLANS MANUAL FOR JOINT INFORMATION.
② SLOPE 0.06 FT/FT NORMAL, UNLESS OTHERWISE SPECIFIED. IF A DIFFERENT GUTTER SLOPE IS PERMITTED, THE FORM MAY BE TILTED.

DESIGN B	W = 12"			W = 18"			W = 24"			W = 30"			W = 36"		
	CONCRETE			CONCRETE			CONCRETE			CONCRETE			CONCRETE		
DIMENSIONS	DESIGN NO.	CU. YDS. PER LIN. FT.	LBS. REINF. PER LIN. FT.	DESIGN NO.	CU. YDS. PER LIN. FT.	LBS. REINF. PER LIN. FT.	DESIGN NO.	CU. YDS. PER LIN. FT.	LBS. REINF. PER LIN. FT.	DESIGN NO.	CU. YDS. PER LIN. FT.	LBS. REINF. PER LIN. FT.	DESIGN NO.	CU. YDS. PER LIN. FT.	LBS. REINF. PER LIN. FT.
H A B															
4 1'-3/8" 11-1/2"	B412	0.0421	23.8	B418	0.0529	18.9	B424	0.0637	15.7	B430	0.0745	13.4	B436	0.0853	11.7
6 8" 13-1/2"	B612	0.0474	21.1	B618	0.0582	17.2	B624	0.0690	14.5	B630	0.0798	12.5	B636	0.0906	11.0
8 1'-5/8" 15-1/2"	B812	0.0529	18.9	B818	0.0637	15.7	B824	0.0745	13.4	B830	0.0853	11.7	B836	0.0962	10.4
9 1'-9" 16-5/8"	B912	0.0559	17.9	B918	0.0667	15.0	B924	0.0775	12.9	B930	0.0883	11.3	B936	0.0991	10.1
10 1'-3/8" 17-5/8"	B1012	0.0589	17.0	B1018	0.0697	14.4	B1024	0.0805	12.4	B1030	0.0913	11.0	B1036	0.1021	9.8

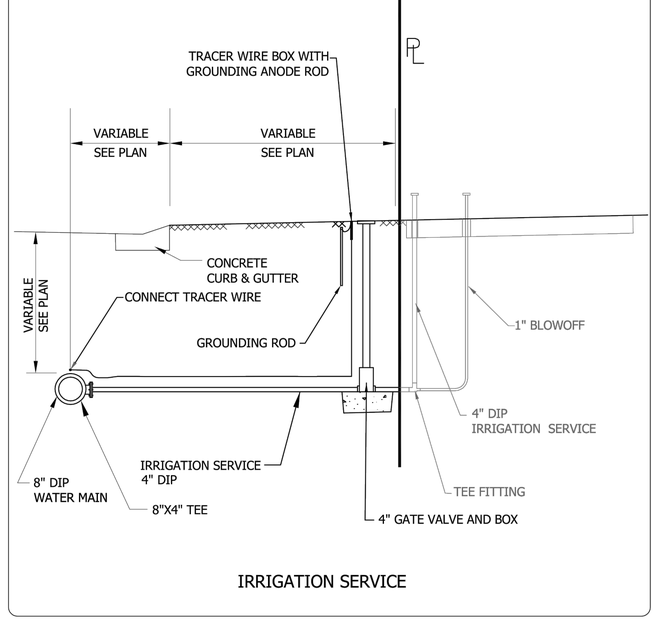
DESIGN V	W = 12"			W = 18"			W = 24"			W = 30"			W = 36"		
	CONCRETE			CONCRETE			CONCRETE			CONCRETE			CONCRETE		
DIMENSIONS	DESIGN NO.	CU. YDS. PER LIN. FT.	LBS. REINF. PER LIN. FT.	DESIGN NO.	CU. YDS. PER LIN. FT.	LBS. REINF. PER LIN. FT.	DESIGN NO.	CU. YDS. PER LIN. FT.	LBS. REINF. PER LIN. FT.	DESIGN NO.	CU. YDS. PER LIN. FT.	LBS. REINF. PER LIN. FT.	DESIGN NO.	CU. YDS. PER LIN. FT.	LBS. REINF. PER LIN. FT.
H A B															
4 6" 11-3/8"	V412	0.0396	25.3	V418	0.0504	19.9	V424	0.0612	16.4	V430	0.0720	13.9	V436	0.0828	12.1
6 6" 13-3/8"	V612	0.0406	23.5	V618	0.0534	18.7	V624	0.0642	15.6	V630	0.0750	13.4	V636	0.0858	11.7
8 6" 15-3/8"	V812	0.0417	21.9	V818	0.0565	17.7	V824	0.0673	14.9	V830	0.0781	12.8	V836	0.0889	11.3
9 6" 16-3/8"	V912	0.0472	21.2	V918	0.0580	17.2	V924	0.0688	14.5	V930	0.0796	12.6	V936	0.0904	11.1
10 6" 17-3/8"	V1012	0.0487	20.5	V1018	0.0595	16.8	V1024	0.0703	14.2	V1030	0.0811	12.4	V1036	0.0919	10.9

APPROVED MARCH 11, 1994 P.H. Carryfield ACTING STATE DESIGN ENGINEER	STATE OF MINNESOTA DEPARTMENT OF TRANSPORTATION CONCRETE CURB AND GUTTER DESIGN B AND DESIGN V	SPECIFICATION REFERENCE 2531 REVISION DATE 2-28-05	STANDARD PLATE NO. 7100H



① GRANULAR BEDDING AND ENCASEMENT SHALL CONFORM TO THE GRADATION REQUIREMENTS IDENTIFIED IN THE PROJECT SPECIFICATIONS. ALL BEDDING AND ENCASEMENT SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PIPE.

PIPE BEDDING



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AMBER FIELDS - 14TH ADDITION
ROSEMOUNT, MINNESOTA
PHASE 1
FINAL PLAT SUBMITTAL
STANDARD DETAILS

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CLARK WICKLUND, PE
Date License No.

QUALITY ASSURANCE/CONTROL

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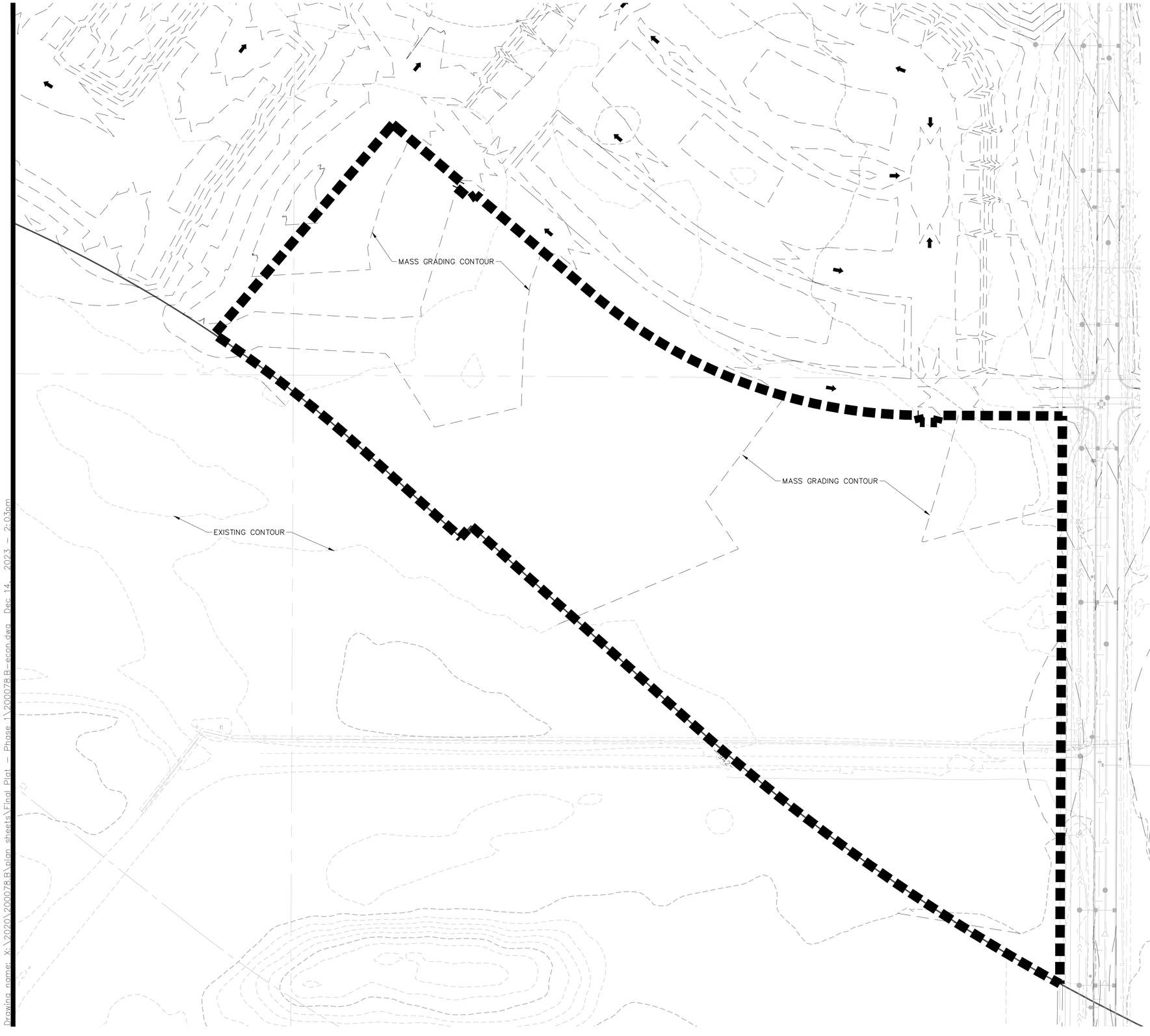
DATE	ISSUE
12-18-23	CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: CJW
DRAWN: JEP
PROJECT NO: 220-0078.B

4

SHEET 4 of 28

Drawing name: X:\2020\200078.B\plan sheets\Final Plat - Phase 1\200078.B-detl.dwg Dec 14, 2023 - 2:02pm



LEGEND

- SET IRON MONUMENT
- IRON MONUMENT FOUND
- FOUND DAKOTA CO. CIM
- FOUND NAIL
- SET MAG NAIL
- WATER VALVE
- TELEPHONE BOX
- ELECTRIC BOX
- LIGHT POLE
- SANITARY MANHOLE
- SIGN
- GAS METER
- POWER POLE
- STORM MANHOLE
- CATCH BASIN
- TRANSFORMER
- FIBER OPTIC BOX
- CLEAN OUT
- SANITARY SEWER
- GAS
- OVERHEAD UTILITIES
- UNDERGROUND ELECTRIC
- WATERMAIN
- STORM SEWER
- FIBER OPTIC
- FENCE
- EDGE OF WETLAND
- EDGE OF TREES
- FORCE MAIN
- CONCRETE
- BITUMINOUS
- WELL
- GAS METER
- AIR CONDITIONER
- HYDRANT
- GAS VALVE
- CULVERT
- BOLLARD
- HAND HOLE

NOTES:

1. CONTOURS BEYOND OVERALL SITE BOUNDARY ARE PER LIDAR.
2. REFER TO MASS GRADING PLANS.

989 EXISTING CONTOUR

989 MASS GRADING CONTOUR

N

0 40 80 160

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EXISTING CONDITIONS PLAN

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QUALITY ASSURANCE/CONTROL

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DATE	ISSUE
12-18-23	CITY SUBMITTAL

PROJECT TEAM DATA

DESIGNED:	CJW
DRAWN:	JEP
PROJECT NO:	220-0078.B

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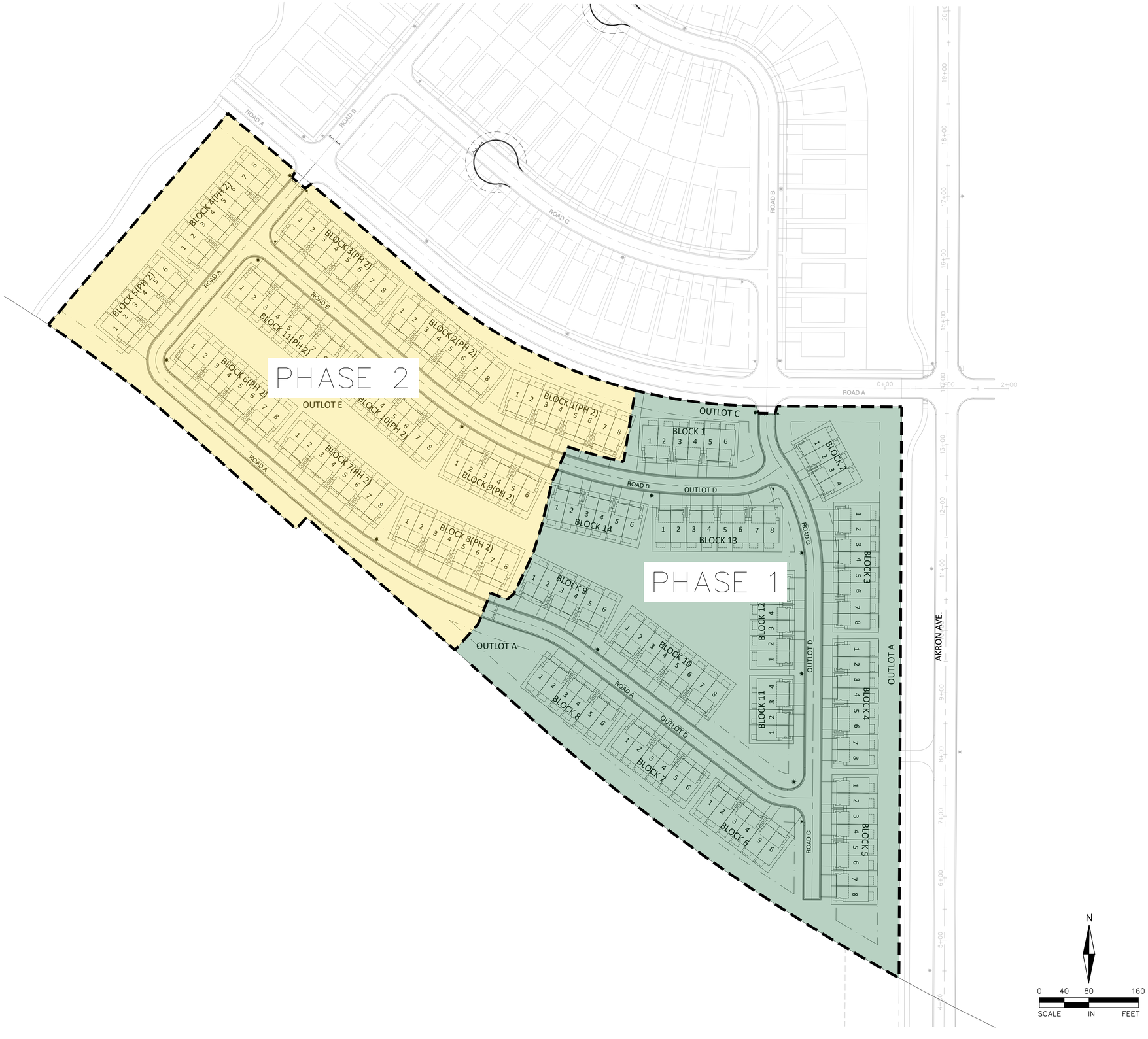
SHEET 5 of 28

Drawing name: X:\2020\200078.B\plan sheets\Final Plat - Phase 1\200078.B-econ.dwg Dec 14, 2023 - 2:03pm



LEGEND:

- EASEMENT LINE
- BUILDING SETBACK
- PROPERTY LINE
- LOT LINE
- ROW
- PHASE 1 – 90 UNITS
- PHASE 2 – 84 LOTS

N

0 40 80 160

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PHASING PLAN

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BY DATE

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12-18-23	CITY SUBMITTAL

PROJECT TEAM DATA

DESIGNED:	CJW
DRAWN:	JEP
PROJECT NO:	220-0078.B

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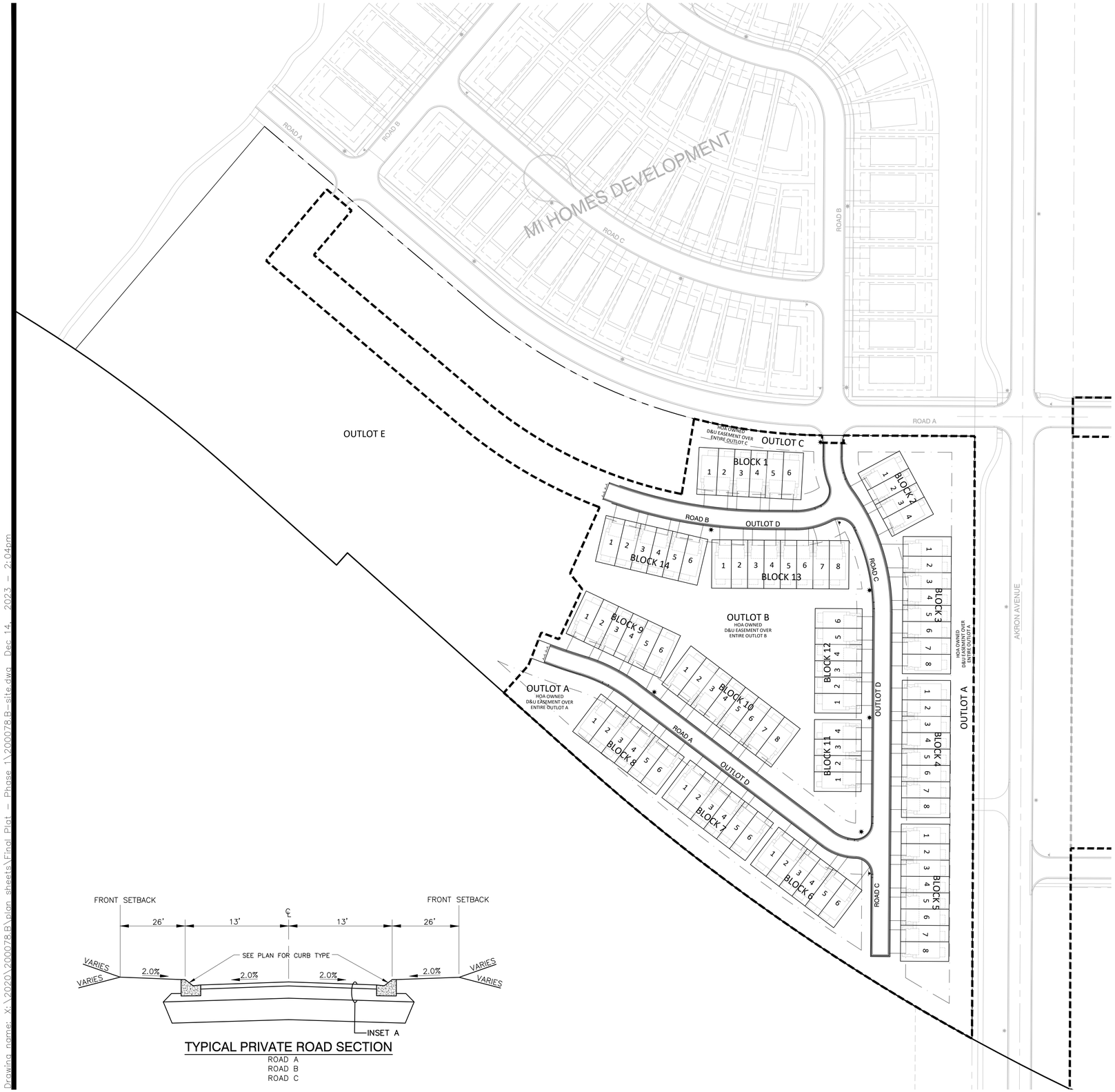
SHEET 6 of 28

Drawing name: X:\2020\200078.B\plan sheets\Final Plat – Phase 1\200078.B-phas.dwg Dec 14, 2023 – 2:03pm



TOWNHOME LOT DATA:

PHASE 1 LOT TYPE BREAKDOWN

TOWNHOME (25' WIDE)		
4–PLEX	2 BUILDINGS	8 UNITS
6–PLEX	7 BUILDINGS	42 UNITS
8–PLEX	5 BUILDINGS	40 UNITS
	TOTAL	90 UNITS

PRIMARY STRUCTURE SETBACKS

SITE PERIMETER (SOUTH)	30 FT
ROW (ROAD A MI HOMES)	25 FT
ROW (AKRON ROAD)	35 FT
MINIMUM SEPARATION BETWEEN UNITS	20 FT
INTERNAL SIDE YARD	15 FT
INTERNAL FRONT YARD	25 FT

TOTAL DENSITY CALCULATIONS:

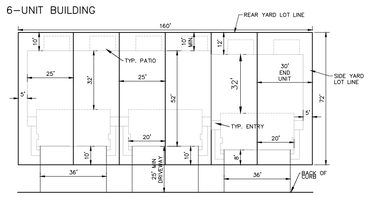
AREA AND DENSITY (FULL SITE)

GROSS AREA	18.42 AC
TOTAL UNITS	174 UNITS
DENSITY	9.45 UNITS/AC

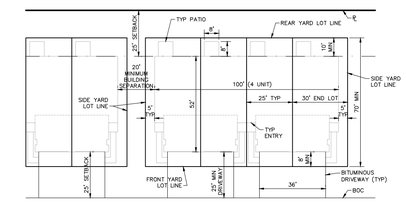
SITE PLAN NOTES:

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

6–UNIT BUILDING



4–UNIT BUILDING



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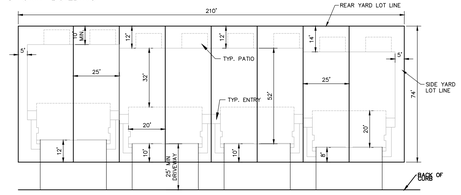

TYPICAL 25' WIDE TOWNHOME LOT DETAIL

(NOT TO SCALE)

TYPICAL PRIVATE ROAD SECTION

ROAD A
ROAD B
ROAD C

INSET A

BITUMINOUS PAVEMENT

2" TYPE SP 12.5 WEARING COURSE (SPWEB240C) – SPEC. 2360
TACK COAT – CSS–1H PER MNDOT 3151
2" TYPE SP 12.5 NON–WEARING COURSE (SPNWB230C) – SPEC. 2360
6" CLASS 5 AGGREGATE BASE PER MNDOT 3138
24" SELECT GRANULAR BORROW PER MNDOT 3149.2B
GRADING GRADE
SUBGRADE PREPARATION PER MNDOT 2112

LEGEND:

EASEMENT LINE
BUILDING SETBACK
PROPERTY LINE
LOT LINE
ROW

N

0 40 80 160
SCALE IN FEET

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AMBER FIELDS - 14TH ADDITION
ROSEMOUNT, MINNESOTA
PHASE 1
FINAL PLAT SUBMITTAL
SITE, LIGHTING, AND SIGNAGE PLAN - OVERALL VIEW

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CLARK WICKLUND, PE

Date License No.

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QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
12–18–23	CITY SUBMITTAL

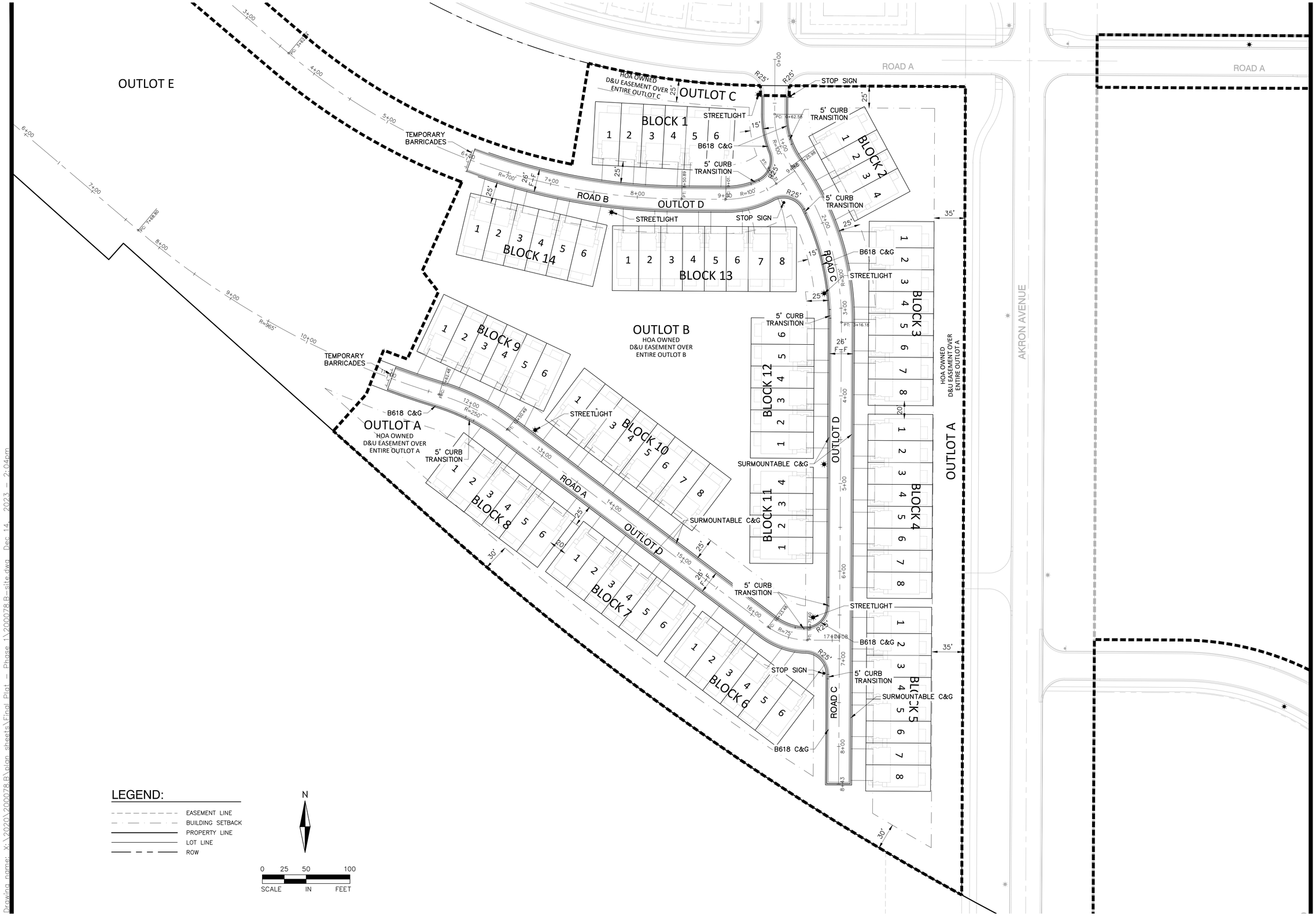
PROJECT TEAM DATA

DESIGNED:	CJW
DRAWN:	JEP
PROJECT NO:	220–0078.B

7

SHEET 7 of 28

Drawing name: X:\2020\200078.B\plan sheets\Final Plat – Phase 1\200078.B–site.dwg Dec 14, 2023 – 2:04pm



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SHEET 8 of 28

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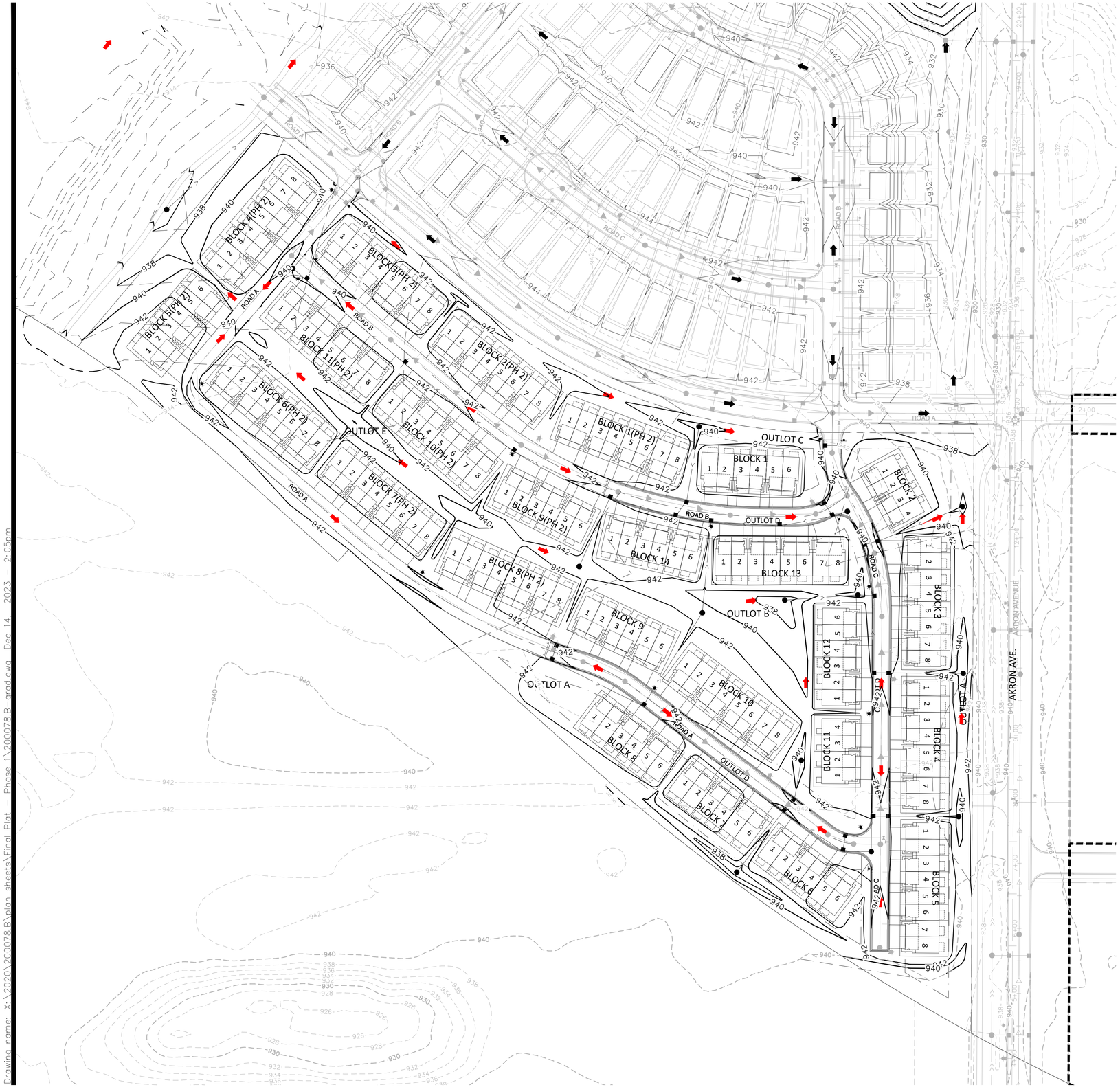
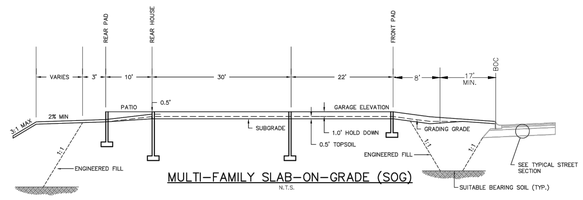


GRADING NOTES:

1. ALL FINISHED GRADES SHALL SLOPE AWAY FROM PROPOSED BUILDINGS AT MINIMUM GRADE OF 2.0%. ALL SWALES SHALL HAVE A MINIMUM SLOPE OF 2.00% UNLESS NOTED OTHERWISE.
2. THE CONTRACTOR SHALL KEEP THE ADJACENT ROADWAYS FREE OF DEBRIS AND PREVENT THE OFF-SITE TRACKING OF SOIL IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY, WATERSHED AND NPDES PERMIT.
3. NOTIFY GOPHER STATE ONE CALL AT (800) 252-1166 48 HOURS PRIOR TO START OF CONSTRUCTION.
4. ALL IMPROVEMENTS TO CONFORM WITH CITY OF ROSEMOUNT STANDARD CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
5. ROCK CONSTRUCTION ENTRANCES SHALL BE PROVIDED AT ALL CONSTRUCTION ACCESS POINTS.
6. REFER TO GEOTECHNICAL REPORT AND PROJECT MANUAL FOR SOIL CORRECTION REQUIREMENTS AND TESTING REQUIREMENTS.
7. STRIP TOPSOIL PRIOR TO ANY CONSTRUCTION. REUSE STOCKPILE ON SITE. STOCKPILE PERIMETERS MUST BE PROTECTED WITH SILT FENCE. ON SITE TOPSOIL CAN BE USED IF IT MEETS CITY SPECIFICATIONS AS DETERMINED BY CITY ENGINEER OR THEIR REPRESENTATIVE.
8. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
9. IMMEDIATELY FOLLOWING GRADING OF (3:1 OR GREATER) SIDE SLOPES AND DRAINAGE SWALES, WOOD FIBER BLANKET OR OTHER APPROVED SOIL STABILIZING METHOD (APPROVED BY ENGINEER) SHALL BE APPLIED OVER APPROVED SEED MIXTURE AND A MINIMUM OF 6" TOPSOIL.
10. THE GENERAL CONTRACTOR MUST DISCUSS DEWATERING PLANS WITH ALL SUBCONTRACTORS TO VERIFY NPDES PERMIT REQUIREMENTS. IF DEWATERING IS REQUIRED DURING CONSTRUCTION, CONTRACTOR SHOULD CONSULT WITH EROSION CONTROL INSPECTOR AND ENGINEER TO DETERMINE APPROPRIATE METHOD.
11. REFER TO GRADING AND DRAINAGE AND EROSION AND SEDIMENT CONTROL PLAN FOR ALL EROSION AND SEDIMENT CONTROL DEVICE LOCATIONS.
12. BUILDING PERMITS ARE REQUIRED FOR ALL RETAINING WALLS 4 FEET IN HEIGHT OR GREATER AND SHALL BE DESIGNED BY A STRUCTURAL ENGINEER AND THE DESIGN REVIEWED AND APPROVED BY THE CITY PRIOR TO INSTALLATION. ALL WALLS EXCEEDING 30" IN HEIGHT REQUIRE THE INSTALLATION OF A 42" SAFETY RAILING.
13. PROPOSED DRIVEWAY GRADES ARE 3% MINIMUM AND 10% MAXIMUM.
14. ANY MODIFICATION TO HOMES AT TIME OF BUILDING PERMIT APPLICATION THAT DEVIATES FROM THIS GRADING PLAN MUST BE SUBMITTED TO AND APPROVED BY THE CITY OF ROSEMOUNT.
15. ONE STEP IS EQUAL TO 0.67 FEET.
16. GEOTECHNICAL ENGINEER TO BE PRESENT DURING EXCAVATION OF ALL PRETREATMENT AND FILTRATION BASINS. GEOTECHNICAL ENGINEER TO PROVIDE RECOMMENDATION FOR BASIN LINERS WHICH MAY EXCEED 2' MINIMUM OF ON-SITE CLAYS PER CIVIL ENGINEERING PLANS. GEOTECHNICAL ENGINEER TO NOTIFY THE CITY OF ROSEMOUNT AND CONTRACTOR IF ACTIVE KARST IS DISCOVERED DURING CONSTRUCTION AND PROVIDE APPROPRIATE RECOMMENDATION.
17. A GRADING AS-BUILT SURVEY MUST BE SUBMITTED TO CITY STAFF (PER LAND DISTURBANCE REQUIREMENTS) PRIOR TO ANY UTILITY AND STREET IMPROVEMENT CONSTRUCTION.
18. 6" OF TOPSOIL TO BE SPREAD OVER DISTURBED AREAS TO REDUCE LONG TERM WATER USE FOR IRRIGATION AND IMPROVE STORMWATER RUNOFF QUALITY.
19. PROPOSED INFILTRATION AND PONDING AREAS SHALL BE PROTECTED THROUGHOUT CONSTRUCTION TO PREVENT COMPACTION OF SOILS AND SEDIMENTATION.
20. ALL MASS SITE GRADING ACTIVITIES SHALL BE COMPLETED AND A GRADING AS-BUILT SURVEY SUBMITTED TO CITY STAFF AS OUTLINED IN THE LAND DISTURBANCE REQUIREMENTS PRIOR TO ANY UTILITY AND STREET IMPROVEMENTS BEING CONSTRUCTED ON SITE AND/OR RELEASE OF LAND DISTURBANCE SECURITIES.
21. EXISTING CONDITIONS ARE PER THE MASS GRADING PHASE 3 PLANS AND AKRON AVENUE CONSTRUCTION PLANS.

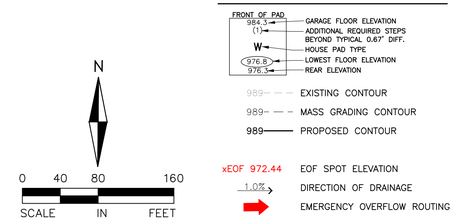


MULTI-FAMILY SLAB-ON-GRADE (SOG)
N.T.S.

TOWNHOME HOLD DOWN DETAILS

NOT TO SCALE

LEGEND:



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AMBER FIELDS - 14TH ADDITION

ROSEMOUNT, MINNESOTA

PHASE 1
FINAL PLAT SUBMITTAL
GRADING AND DRAINAGE PLAN - OVERALL VIEW

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DRAWN:	JEP
PROJECT NO:	220-0078.B

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SHEET 9 of 28

Drawing name: X:\2020\200078.B\plan sheets\Final Plat - Phase 1\200078.B-grad.dwg Dec 14, 2023 - 2:05pm

LEGEND:

- FRONT OF PAD 984.3 (1%) — GARAGE FLOOR ELEVATION; ADDITIONAL REQUIRED STEPS BEYOND TYPICAL 0.67" DIFF.
- W — HOUSE PAD TYPE
- 976.8 / 976.3 — LOWEST FLOOR ELEVATION / REAR ELEVATION
- 989 — EXISTING CONTOUR
- 989 — MASS GRADING CONTOUR
- 989 — PROPOSED CONTOUR
- xEOF 972.44 — EOF SPOT ELEVATION
- 1.0% — DIRECTION OF DRAINAGE
- EMERGENCY OVERFLOW ROUTING

N

0 50 100 200

SCALE IN FEET

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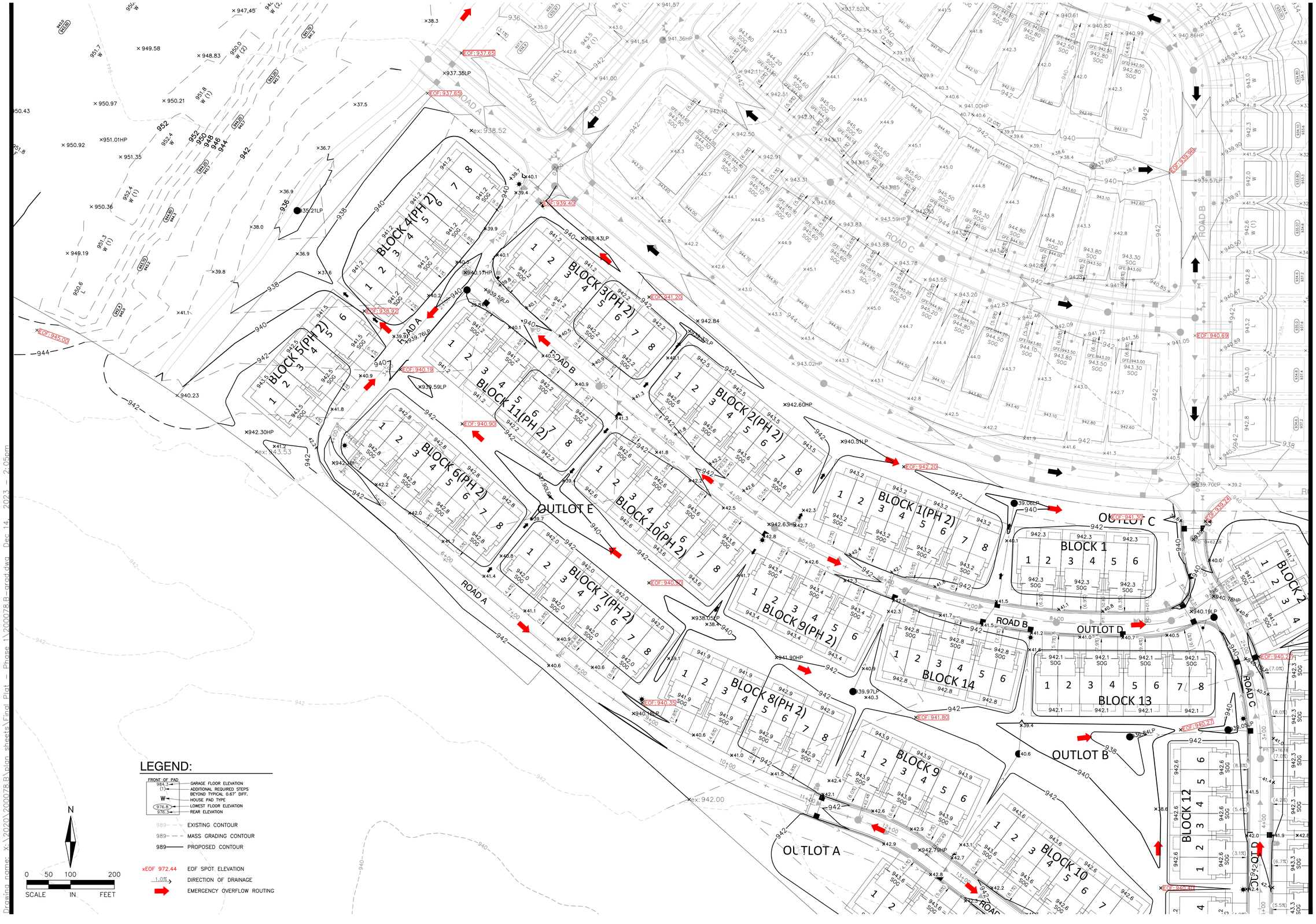
10

SHEET 10 of 28



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PHASE 1
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GRADING AND DRAINAGE PLAN - VIEW B

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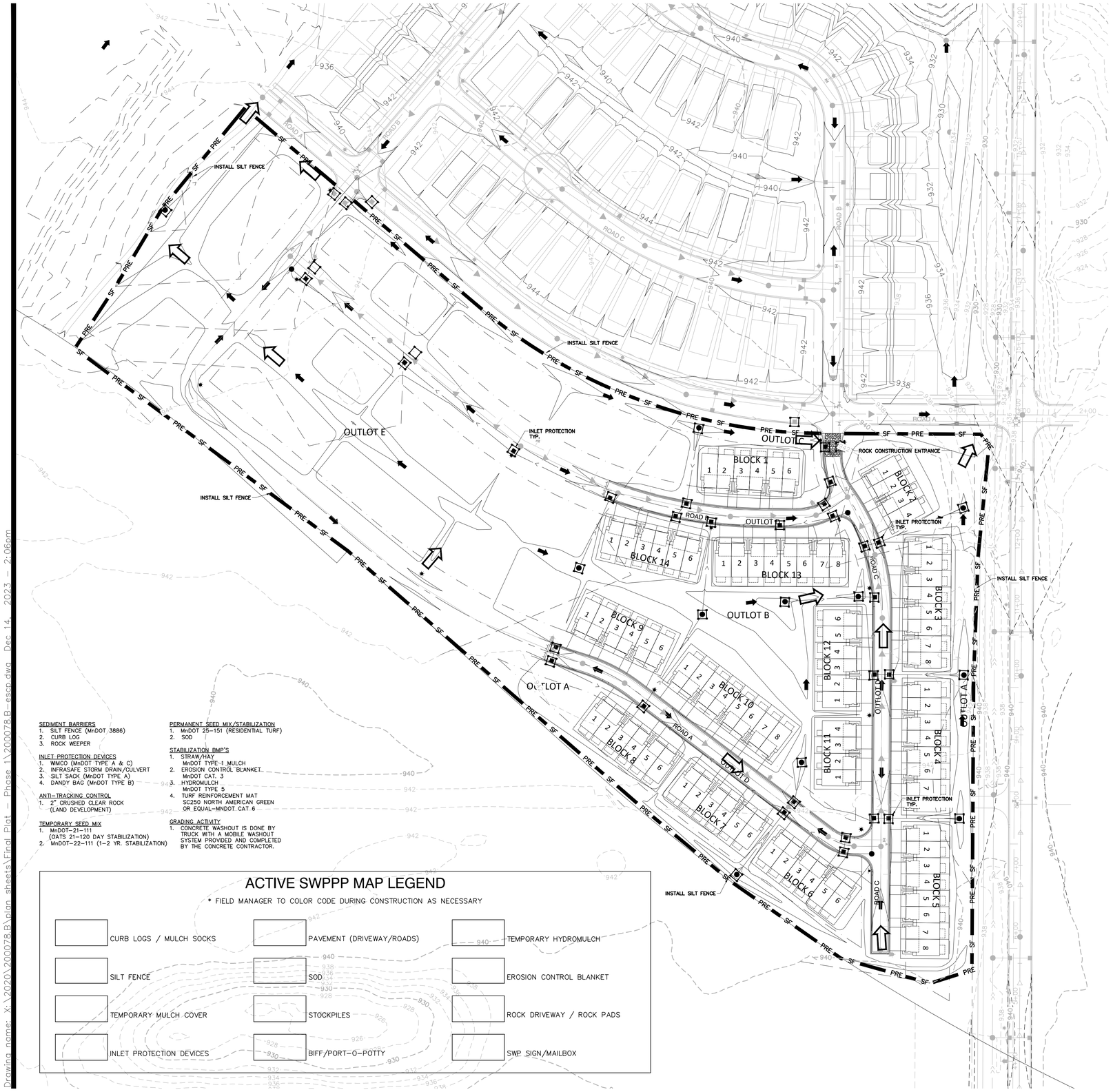
11

SHEET 11 of 28



SEDIMENT BARRIERS
1. SILT FENCE (MnDOT 3886)
2. CURB LOG
3. ROCK WEEPER

INLET PROTECTION DEVICES
1. WIMCO (MnDOT TYPE A & C)
2. INFRASAFE STORM DRAIN/CULVERT
3. SILT SACK (MnDOT TYPE A)
4. DANDY BAG (MnDOT TYPE B)

ANTI-TRACKING CONTROL
1. 2" CRUSHED CLEAR ROCK (LAND DEVELOPMENT)

TEMPORARY SEED MIX
1. MnDOT-21-111 (OATS 21-120 DAY STABILIZATION)
2. MnDOT-22-111 (1-2 YR. STABILIZATION)

PERMANENT SEED MIX/STABILIZATION
1. MnDOT 25-151 (RESIDENTIAL TURF)
2. SOD

STABILIZATION BMP'S
1. STRAW/HAY MnDOT TYPE-1 MULCH
2. EROSION CONTROL BLANKET MnDOT CAT. 3
3. HYDROMULCH MnDOT TYPE 5
4. TURF REINFORCEMENT MAT SC250 NORTH AMERICAN GREEN OR EQUAL-MNDOT CAT 6

GRADING ACTIVITY
1. CONCRETE WASHOUT IS DONE BY TRUCK WITH A MOBILE WASHOUT SYSTEM PROVIDED AND COMPLETED BY THE CONCRETE CONTRACTOR.

ACTIVE SWPPP MAP LEGEND

* FIELD MANAGER TO COLOR CODE DURING CONSTRUCTION AS NECESSARY

- CURB LOGS / MULCH SOCKS
- PAVEMENT (DRIVEWAY/ROADS)
- TEMPORARY HYDROMULCH
- SILT FENCE
- SOD
- EROSION CONTROL BLANKET
- TEMPORARY MULCH COVER
- STOCKPILES
- ROCK DRIVEWAY / ROCK PADS
- INLET PROTECTION DEVICES
- BIFF/PORT-O-POTTY
- SWP SIGN/MAILBOX

NOTE TO CONTRACTOR:

THE MASS GRADING CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPS) AS SHOWN IN AMBER FIELDS MASS GRADING SWPPP (EXCEPT FOR POST GRADE BMPS NEEDED AFTER UTILITY CONSTRUCTION ACTIVITY). THE BMPS ARE TO BE INSTALLED AT A MINIMUM AS SHOWN IN THE PLAN. IF CONDITIONS ARISE, ADDITIONAL BMP SUPPLEMENTATION TO PREVENT SITE EROSION OR SEDIMENT TRANSPORT MAY BE NECESSARY. THE MASS GRADING CONTRACTOR IS RESPONSIBLE FOR ALL BMPS REQUIRED TO COMPLETE THE MASS GRADING ACTIVITIES AND SUBSEQUENT TEMPORARY SOIL STABILIZATION NECESSARY TO PREPARE SITE FOR STREET AND UTILITY CONSTRUCTION AND HOME BUILDING. AT THE COMPLETION OF MASS GRADING WORK AND SATISFACTORY SITE SOIL STABILIZATION, THE DEVELOPER AND MASS GRADING CONTRACTOR SHALL COORDINATE THE TRANSFER OF NPDES PERMIT RESPONSIBILITIES TO THE STREET AND UTILITY CONTRACTOR AND THE CITY.

THE STREET AND UTILITY CONTRACTOR AND CITY WILL THEN ASSUME THE RESPONSIBILITY TO PROVIDE INSPECTION AND MAINTENANCE OF ANY IN-PLACE BMPS AS WELL AS INSTALL THE ADDITIONAL BMPS REQUIRED IN THE STREET AND UTILITY CONSTRUCTION DOCUMENT SWPPP. UPON COMPLETION OF STREET AND UTILITY CONSTRUCTION, THE STREET AND UTILITY CONTRACTOR SHALL REMOVE ANY BMPS INSTALLED DURING THE STREET AND UTILITY PHASE THAT ARE NO LONGER REQUIRED AND COORDINATE THE TRANSFER OF NPDES PERMIT RESPONSIBILITIES BACK TO THE DEVELOPER OR TERMINATE THE PORTION OF THE NPDES PERMIT TRANSFERRED TO THE CITY AND THEIR CONTRACTOR.

NOTES:

1. SEE SHEET 15 FOR ALL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS.
2. ELECTRONIC COPY OF THE WEEKLY INSPECTION REPORTS SHALL BE PROVIDED TO THE ENGINEERING PROJECT COORDINATOR EACH WEEK.
3. THE STORMWATER POLLUTION PREVENTION PLAN SHALL BE MANAGED BY A PERSON THAT IS TRAINED, KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMPS WHO WILL OVERSEE THE IMPLEMENTATION OF THE SWPPP AND THE INSTALLATION, INSPECTION AND MAINTENANCE OF THE EROSION AND SEDIMENT CONTROL BMPS BEFORE AND DURING CONSTRUCTION OF THE DEVELOPMENT AS A WHOLE.
4. INSPECTIONS SHALL BE CONDUCTED ON A WEEKLY BASIS AND WITHIN 24 HOURS OF A 0.5" OR GREATER RAIN EVENT WITHIN A 24-HOUR PERIOD. THESE INSPECTIONS SHALL BE SUBMITTED TO THE CITY ON A WEEKLY BASIS FOR RECORD KEEPING PURPOSES.
5. SWPPP INSPECTOR INFORMATION MUST BE PROVIDED AT THE PRE-CONSTRUCTION MEETING AND WHO THAT CONTACT WILL BE DURING GRADING, UTILITY AND STREET IMPROVEMENTS AND DURING BUILDING OF HOMES.
6. TEMPORARY SEDIMENT BASINS AND FLOCCULANT TREATMENT WILL BE REQUIRED PRIOR TO DISCHARGING WATER FROM THE CONSTRUCTION SITE.
7. 6" OF TOPSOIL TO BE SPREAD OVER DISTURBED AREAS TO REDUCE LONG-TERM WATER USE FOR IRRIGATION AND TO IMPROVE STORMWATER RUNOFF QUALITY.
8. ONSITE DEWATERING SHALL NOT CAUSE EROSION. DEWATERING DISCHARGE SHALL NOT BE DIRECTED INTO INFILTRATION AREAS.

CONSTRUCTION SEQUENCING:

MASS GRADING PHASE:
1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
2. PREPARE TEMPORARY PARKING AND STORAGE AREA.
3. INSTALL THE PRE-GRADING SILT FENCES AND INLET PROTECTION BMPS ON THE SITE.
4. CONSTRUCT ALL PRE-GRADING EROSION AND SEDIMENTATION CONTROL BMPS.
5. COMPLETE MASS GRADING AND INSTALL TEMPORARY AND PERMANENT SEEDING AND PLANTING.
6. CONSTRUCT POST-GRADING SILT FENCE ON THE SITE.

STREET & UTILITY PHASE:
1. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
2. INSTALL RIP RAP AROUND OUTLET STRUCTURES.
3. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
4. PREPARE SITE FOR PAVING.
5. PAVE SITE.
6. INSTALL INLET PROTECTION DEVICES.
7. INSTALL POST STREET AND UTILITY SILT FENCE.
8. INSTALL PRIVATE SMALL UTILITIES.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED), IF REQUIRED BY THE CONTRACT. NO TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES TO BE REMOVED WITHOUT CITY APPROVAL.

SWPPP BMP QUANTITIES (PER PLAN):

DISTURBED AREA	18.46 AC
SILT FENCE	4,180 LF
INLET PROTECTION	45 EA

CONTRACTOR:

TBD

EROSION CONTROL RESPONSIBLE PARTY:

TBD

N

0 40 80 160

SCALE IN FEET

LEGEND:

- EASEMENT LINE
- LOT LINE
- PROPERTY LINE
- ROW
- SETBACK LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DIRECTION OF DRAINAGE
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- TEMPORARY SEDIMENT BASIN
- PRE — SF — PROPOSED SILT FENCE (PRE-GRADING)
- PST — SF — PROPOSED SILT FENCE (POST-GRADING)
- INLET PROTECTION
- BIO-ROLLS/LOGS
- DND DO NOT DISTURB AREAS
- ROCK CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET
- SEED (MNDOT 25-151)
- EOF ROUTING

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DRAWN: JEP
PROJECT NO: 220-0078.B

12

SHEET 12 of 28

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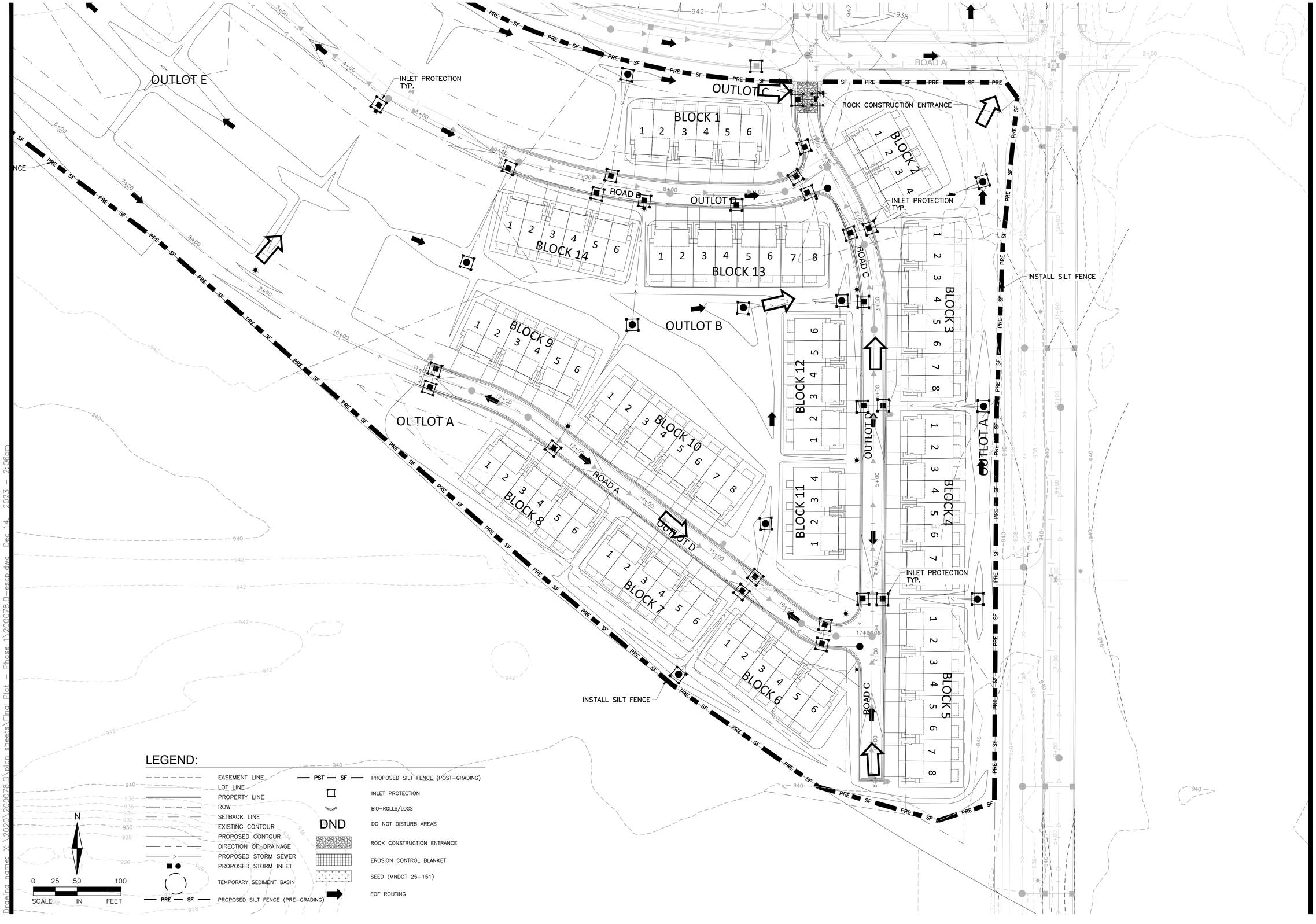

LEGEND:

EASEMENT LINE	PST SF PROPOSED SILT FENCE (POST-GRADING)
LOT LINE	INLET PROTECTION
PROPERTY LINE	BIO-ROLLS/LOGS
ROW	DND DO NOT DISTURB AREAS
SETBACK LINE	ROCK CONSTRUCTION ENTRANCE
EXISTING CONTOUR	EROSION CONTROL BLANKET
PROPOSED CONTOUR	SEED (MNDOT 25-151)
DIRECTION OF DRAINAGE	EOF ROUTING
PROPOSED STORM SEWER	
PROPOSED STORM INLET	
TEMPORARY SEDIMENT BASIN	
PRE SF PROPOSED SILT FENCE (PRE-GRADING)	

N

0 25 50 100
SCALE IN FEET

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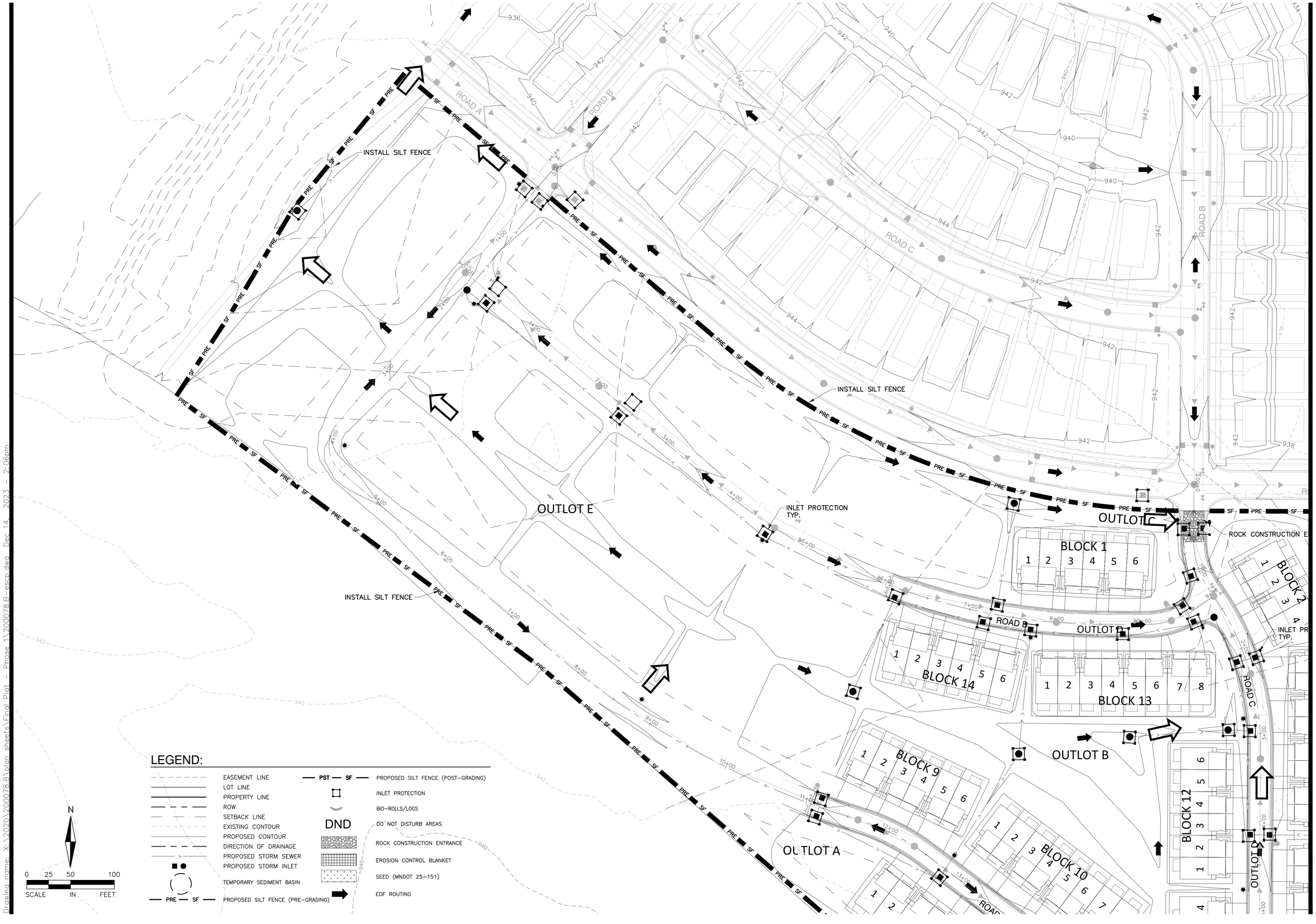

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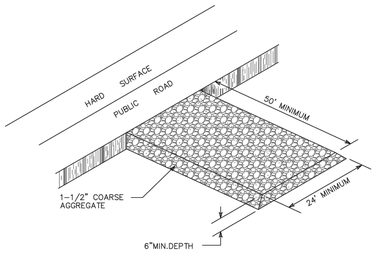
PROJECT TEAM DATA

DESIGNED: CJW
DRAWN: JEP
PROJECT NO: 220-0078.B

14

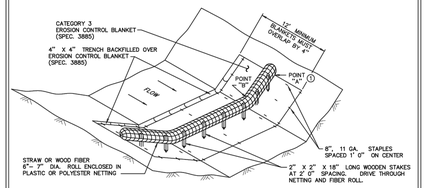
SHEET 14 of 28

Drawing name: X:\2020\200078.B\plan sheets\Final Plat - Phase 1\200078.B-escp.dwg Dec 14, 2023 - 2:06pm



Notes:
1. CRUSHED CONCRETE IS NOT ALLOWED
2. CONSTRUCTION ENTRANCE SHALL BE A MINIMUM OF 24' X 50'
3. GEOTEXTILE FABRIC REQUIRED UNDERNEATH COARSE AGGREGATE FOR DRIVEWAYS LARGER THAN 24 FEET x 12 FEET, HEAVY TRAFFIC OR AS DIRECTED BY THE ENGINEER
4. MAINTENANCE IS INCIDENTAL

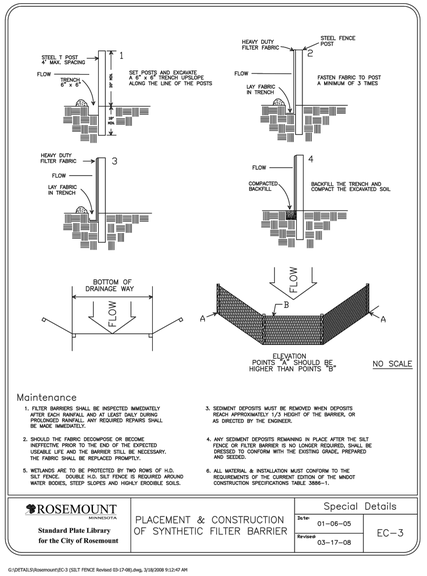
ROSEMOUNT MINNESOTA	ROCK CONSTRUCTION ENTRANCE	Special Details	
Standard Plate Library forthe Cityof Rosemount		Date: 01-10-06	EC-1
		Revised: 01-10-06	



BIOROLL BLANKET SYSTEM
(SPEC. 3897)

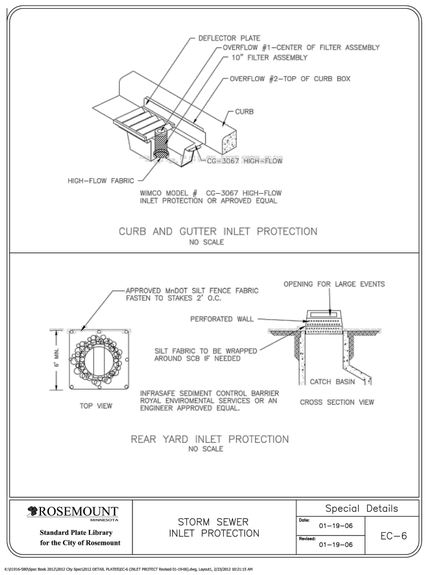
Maintenance
1. FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SHOULD THE BIOROLL DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USEABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE BIOROLL SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY 1/3 HEIGHT OF THE BARRIER, OR AS DIRECTED BY THE ENGINEER.
4. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED, SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.
5. ALL MATERIAL & INSTALLATION MUST CONFORM TO THE REQUIREMENTS OF THE CURRENT EDITION OF THE MNDOT CONSTRUCTION SPECIFICATIONS SECTION 3897.

ROSEMOUNT MINNESOTA	BIO-ROLL BLANKET	Special Details	
Standard Plate Library for the City of Rosemount		Date: 01-19-06	EC-2
		Revised: 01-21-15	



Maintenance
1. FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USEABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY 1/3 HEIGHT OF THE BARRIER, OR AS DIRECTED BY THE ENGINEER.
4. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED, SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.
5. WETLANDS ARE TO BE PROTECTED BY TWO ROWS OF H.D. SILT FENCE. DOUBLE H.D. SILT FENCE IS REQUIRED AROUND WATER BODIES, STEEPER SLOPES AND HIGHLY ERODIBLE SOILS.
6. ALL MATERIAL & INSTALLATION MUST CONFORM TO THE REQUIREMENTS OF THE CURRENT EDITION OF THE MNDOT CONSTRUCTION SPECIFICATIONS TABLE 3886-1.

ROSEMOUNT MINNESOTA	PLACEMENT & CONSTRUCTION OF SYNTHETIC FILTER BARRIER	Special Details	
Standard Plate Library for the City of Rosemount		Date: 01-06-05	EC-3
		Revised: 03-17-08	



WIMCO MODEL # CG-3067 HIGH-FLOW INLET PROTECTION OR APROVED EQUAL

CURB AND GUTTER INLET PROTECTION
NO SCALE

REAR YARD INLET PROTECTION
NO SCALE

ROSEMOUNT MINNESOTA	STORM SEWER INLET PROTECTION	Special Details	
Standard Plate Library for the City of Rosemount		Date: 01-19-06	EC-6
		Revised: 01-19-06	

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SEDIMENT CONTROL PRACTICES:

1. SEDIMENT CONTROL PRACTICES MUST MINIMIZE SEDIMENT FROM ENTERING SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS AND STORM SEWER INLETS.

2. SEDIMENT CONTROL PRACTICES MUST BE ESTABLISHED ON ALL DOWN GRADIENT PERMITERS BEFORE ANY UPGRADIENT LAND DISTURBING ACTIVITIES BEGIN. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL PERMANENT COVER HAS BEEN ESTABLISHED.

3. THE TIMING OF THE INSTALLATION OF SEDIMENT CONTROL PRACTICES MAY BE ADJUSTED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES. ANY SHORT-TERM ACTIVITY MUST BE COMPLETED AS QUICKLY AS POSSIBLE AND THE SEDIMENT CONTROL PRACTICES MUST BE INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED. HOWEVER, SEDIMENT CONTROL PRACTICES MUST BE INSTALLED BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE ACTIVITY IS NOT COMPLETE.

4. ALL STORM DRAIN INLETS MUST BE PROTECTED BY APPROPRIATE BMPS DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED.

5. TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCES OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORM WATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES.

6. SITE CONSTRUCTION ENTRANCES WILL BE AS SHOWN ON THE PLAN. ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT EACH ENTRANCE.

EROSION CONTROL SCHEDULE:

1. THE CITY OF ROSEMOUNT SHALL INSPECT THAT ALL SEDIMENT AND EROSION CONTROL BMP'S ARE IN PLACE PRIOR TO AND LAND DISTURBANCE AS IDENTIFIED ON THE APPROVED GRADING PLAN.

2. PRIOR TO ANY CONSTRUCTION OR DEMOLITION, SILT FENCE AND FILTERS SHALL BE INSTALLED AS SHOWN TO INTERCEPT RUNOFF.

3. ALL EROSION CONTROL INSTALLATIONS SHALL REMAIN IN PLACE AND BE MAINTAINED IN GOOD CONDITION BY THE CONTRACTOR UNTIL THE SITE HAS BEEN RE-VEGETATED. CONTRACTOR MAY REMOVE NECESSARY SILT FENCING/FILTERS TO CONSTRUCT ROADWAYS, WHILE MAINTAINING ADEQUATE EROSION CONTROL IN ADJACENT AREA.

4. SUFFICIENT TOPSOIL SHALL BE STOCKPILED TO ALLOW FOR THE REPLACEMENT OF 6" OF TOPSOIL FOR DISTURBED AREAS TO BE RE-VEGETATED.

5. THE CONTRACTOR SHALL SCHEDULE SITE GRADING, UTILITY INSTALLATION AND PAVEMENT CONSTRUCTION SO THAT THE GENERAL SITE CAN BE MULCHED AND RE-SEEDED SOON AFTER DISTURBANCE. AREAS THAT WILL NOT BE SUBJECT TO CONSTRUCTION TRAFFIC SHALL BE SEEDED (MnDOT MIX 22-112 @ 100#/AC AND MULCHED OR SODDED WITHIN SEVEN (7) DAYS OF BEING DISTURBED.

6. CONTRACTOR SHALL INSTALL EROSION CONTROL DEVICES AS INDICATED ON THIS EROSION CONTROL PLAN AND ANY ADDITIONAL REQUIRED BASED ON MEANS, METHODS AND SEQUENCES OF CONSTRUCTION.

EROSION CONTROL GENERAL NOTES:

1. NO LAND DISTURBING ACTIVITY SHALL OCCUR UNTIL A GRADING PERMIT HAS BEEN ISSUED FROM THE CITY OF ROSEMOUNT AND THE WATERSHED DISTRICT.

2. BEST MANAGEMENT PRACTICES (BMP'S) REFER TO EROSION AND SEDIMENT CONTROL PRACTICES DEFINED IN THE MPCA PROTECTING WATER QUALITY IN URBAN AREAS AND THE MINNESOTA CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL PLANNING HANDBOOK.

3. ALL BMP'S SELECTED SHALL BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND ESTIMATED DURATION OF USE.

4. THE SWPPP MAY BE REVISED AT ANYTIME OF THE PROJECT TIMELINE AS LONG AS THE BMP'S ARE SELECTED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER SPECIFICATION AND ACCEPTED ENGINEERING PRACTICES (SECTION 7 OF MPCA NPDES PERMIT).

- ALL SWPPP CHANGES MUST BE DONE BY A QUALIFIED INDIVIDUAL (21.2A OR 21.2B OF MPCA NPDES PERMIT).

5. A COPY OF THESE PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.

6. THE BOUNDARIES OF THE LAND DISTURBANCE LIMITS SHOWN ON THE PLANS SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. NO DISTURBANCE BEYOND THE DISTURBED LIMITS.

7. WHEREVER POSSIBLE, PRESERVE THE EXISTING TREES, GRASS AND OTHER VEGETATIVE COVER TO HELP FILTER RUNOFF.

8. ESTABLISH A PERMANENT VEGETATIVE COVER ON ALL EXPOSED SOILS WHERE LAND IS COMING OUT OF AGRICULTURAL PRODUCTION. PLANT AS SOON AS POSSIBLE TO ESTABLISH DENSE GRASS FILTER PRIOR TO CONSTRUCTION AND TO MINIMIZE WEED GROWTH.

9. ALL TREES NOT LISTED FOR REMOVAL SHALL BE PROTECTED. DO NOT OPERATE EQUIPMENT WITHIN THE DRIPLINE, ROOT ZONES OR WITHIN TREE PROTECTION FENCE AREAS.

10. ALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) SHALL BE INSTALLED AND IN OPERATION PRIOR TO LAND DISTURBANCE ACTIVITIES AND THEY SHALL BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR EROSION HAS PASSED.

11. SILT FENCE IS REQUIRED AT DOWN GRADIENT PERIMETER OF DISTURBED AREAS AND STOCKPILES. PROTECT WETLANDS, WATERCOURSES AND ADJACENT PROPERTIES FROM SEDIMENTATION AND STORMWATER RUNOFF.

12. THE BMP'S SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS DICTATE, THE PERMITTEE/CONTRACTOR SHALL ANTICIPATE THAT MORE BMP'S WILL BE NECESSARY TO ENSURE EROSION AND SEDIMENT CONTROL ON THE SITE. DURING THE COURSE OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY CONSTRUCTION ACTIVITIES AND/OR CLIMATIC EVENTS AND TO PROVIDE ADDITIONAL BMP'S OVER AND ABOVE THE MINIMUM REQUIREMENTS SHOWN ON THE PLANS, AS MAY BE NEEDED TO PROVIDE EFFECTIVE PROTECTION OF WATER AND SOIL RESOURCES.

13. THE BMP'S SHALL BE INSPECTED DAILY BY THE PERMITTEE/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. SILT FENCES CLEANED OR REPLACED AT SEDIMENT BUILDUP OF 1/2 OF THE FENCE HEIGHT.

14. LAND DISTURBING ACTIVITIES SHALL OCCUR IN INCREMENTS OF WORKABLE SIZE SUCH THAT ADEQUATE BMP CONTROL CAN BE PROVIDED THROUGHOUT ALL PHASES OF CONSTRUCTION. THE SMALLEST PRACTICAL AREA SHALL BE EXPOSED OR OTHERWISE DISTURBED AT ANY ONE TIME.

15. OPERATE TRACK EQUIPMENT (DOZER) UP AND DOWN EXPOSED SOIL SLOPES ON FINAL PASS, LEAVING TRACK GROOVES PERPENDICULAR TO THE SLOPE. DO NOT BACK-BLADE. LEAVE A SURFACE ROUGH TO MINIMIZE EROSION.

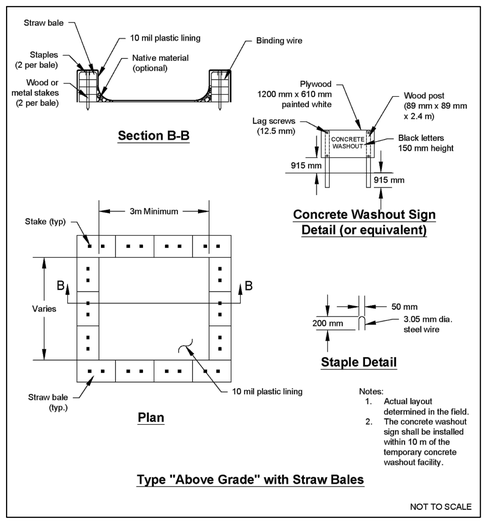
16. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED FROM EROSION WITHIN 7 DAYS OF SUBSTANTIAL COMPLETION OF GRADING IN THAT AREA. TEMPORARY SEED AND MULCH SHALL COVER ALL EXPOSED SOILS IF GRADING COMPLETION IS DELAYED LONGER THAN 7 DAYS. PERMANENT SEED AND MULCH OR SOD IS REQUIRED WITHIN 3 DAYS OF COMPLETION OF FINAL GRADING.

17. GENERAL TEMPORARY SEED SHALL BE MNDOT MIX 22-112 @ 100 LBS. PER ACRE OR APPROVED EQUAL. PERMANENT SEED SHALL BE MNDOT MIX 25-151 @ 120 LBS. PER ACRE OR APPROVED EQUAL. (PLANTING DATES PER SPEC 2575) MULCH SHALL BE MNDOT TYPE 1 (CLEAN OAT STRAW) @ 2 TONS PER ACRE AND DISK ANCHORED IN PLACE OR APPROVED EQUAL. FERTILIZER SHALL BE 80-80-80 NPK PER ACRE (UNLESS P RESTRICTIONS APPLY) AND INCORPORATED INTO THE SEED BED.

18. POND AND BASIN AREAS SHALL BE SEEDED IN ACCORDANCE WITH LANDSCAPE PLAN.

19. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

20. AN ALTERNATE EROSION & SEDIMENT CONTROL PLAN SHALL BE REQUIRED FOR LAND DISTURBANCES ON EACH LOT AS PART OF ANY FUTURE BUILDING PERMIT FOR THE CONSTRUCTION OF STRUCTURES AND DRIVEWAYS.



CONCRETE WASHOUT DETAIL

EROSION AND SEDIMENT CONTROL MAINTENANCE PROGRAM:

1. INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. IMMEDIATELY REPAIR FAILED OR FAILING SILT FENCE.

2. REPLACEMENT/REPAIR – BMP'S SHALL BE REPAIRED, REPLACED OR SUPPLEMENT OF ALL NONFUNCTIONAL BMP'S WITH FUNCTIONAL BMP'S BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY UNLESS ANOTHER TIME FRAME IS SPECIFIED IN SECTION 11.5 OR 11.6.

3. SEDIMENT REMOVAL – SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER. ANY SEDIMENT REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER FABRIC IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH EXISTING GRADE, PREPARED, AND SEEDED WITH THE APPROPRIATE SEED MIX, OR SODDED AS DIRECTED BY THE ENGINEER.

4. REMOVAL OF SILT FENCE – SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPWARD SLOPING AREA HAS BEEN PERMANENTLY STABILIZED. IF THE UPWARD SLOPING AREA IS TO BE EXPOSED LONGER THAN SIX (6) MONTHS, THAT AREA SHALL BE COVERED WITH TEMPORARY VEGETATION WHEN FIRST EXPOSED.

5. THE CONTRACTOR MUST ROUTINELY INSPECT THE CONSTRUCTION SITE ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. IF EVIDENCE OF EROSION AND SEDIMENT BMP DEPOSITION IS DISCOVERED CONTRACTOR MUST COMPLETE REMOVAL OR STABILIZATION WITHIN (7) CALENDER DAYS OF DISCOVERY.

6. ALL INSPECTIONS AND MAINTENANCE CONDUCTED DURING CONSTRUCTION MUST BE RECORDED IN WRITING AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP RECORDS OF EACH INSPECTION AND

MAINTENANCE ACTIVITY SHALL INCLUDE:

A. DATE AND TIME OF INSPECTIONS;
B. NAME OF PERSON(S) CONDUCTING INSPECTIONS;
C. FINDINGS OF INSPECTIONS, INCLUDING RECOMMENDATIONS FOR CORRECTIVE ACTIONS;
D. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVIES.
E. DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCH (0.5 INCHES) IN 24 HOURS;
F. DOCUMENTS OF CHANGES MADE TO THE SWPPP AS REQUIRED IN SECTION 6.

7. WHERE PARTS OF THE CONSTRUCTION SITE HAVE UNDERGONE FINAL STABILIZATION, BUT WORK REMAINS ON OTHER PARTS OF SITE, INSPECTIONS OF THE STABILIZED AREAS MAY BE REDUCED TO ONCE PER MONTH. WHERE WORK HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, THE REQUIRED INSPECTIONS AND MAINTENANCE MUST TAKE PLACE AS SOON AS RUNOFF OCCURS AT THE SITE OR PRIOR TO RESUMING CONSTRUCTION, WHICHEVER COMES FIRST.

POLLUTION PREVENTION MANAGEMENT MEASURES:

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

1. SOLID WASTE: COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION AND DEMOLITION DEBRIS AND OTHER WASTES MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.

2. HAZARDOUS MATERIAL: OIL, GASOLINE, PAINT AND ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.

3. CONCRETE WASHOUT IS DONE TRUCK BY TRUCK WITH A MOBILE WASHOUT SYSTEM PROVIDED AND COMPLETED BY THE CONCRETE CONTRACTOR. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF.

4. NO ENGINE DEGREASING IS ALLOWED ON SITE.

PERMANENT COVER:

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

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

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

DEWATERING:

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

FINAL STABILIZATION:

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

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

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Maplewood Development, Inc.

LENNAR

AMBER FIELDS - 14TH ADDITION
ROSEMOUNT, MINNESOTA
PHASE 1
FINAL PLAT SUBMITTAL
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

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

CLARK WICKLUND, PE
Date License No.

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
12-18-23	CITY SUBMITTAL

PROJECT TEAM DATA

DESIGNED: CJW
DRAWN: JEP
PROJECT NO: 220-0078.B

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SHEET 15 of 28

Drawing name: X:\2020\200078.B\plan sheets\Final Plat - Phase 1\200078.B-escn.dwg Dec 14, 2023 - 2:07pm

UTILITY NOTES:

1. ALL UTILITY WORK WITHIN THE RIGHT-OF-WAY SHALL COMPLY WITH THE CITY OF ROSEMOUNT ENGINEERING GUIDELINES, DETAILS, AND SPECIFICATIONS.
2. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
3. EXISTING UTILITIES, SERVICE LOCATIONS, AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
4. MAINTAIN A MIN. 18" VERTICAL SEPARATION AT ALL PIPE CROSSINGS, LOWER WATERMAIN AS NECESSARY. WATER AND SANITARY SEWER LINES TO MAINTAIN 10' HORIZONTAL SEPARATION.
5. PROVIDE POLYSTYRENE INSULATION FOR ALL STORM SEWER AND WATERMAIN CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 2'.
6. NOTIFY GOPHER STATE ONE CALL 48 HOURS IN ADVANCE OF ANY UTILITY WORK.
7. PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS-FIELD MANUAL" LATEST REVISION, FOR ANY CONSTRUCTION WITHIN PUBLIC R.O.W.
8. ALL SANITARY MANHOLES TO BE 48" DIAMETER CONCRETE W/NEENAH R-1642 CASTING, UNLESS NOTED OTHERWISE.
9. WATERMAIN, SERVICES, AND VALVES SHALL BE INSTALLED WITH MINIMUM 7.5' OF COVER.
10. WATER SERVICES SHALL BE 1" DIA. TYPE "K" COPPER W/ 1" CORP. STOP WITH SADDLE AND 1" CURB BOX.
11. WATER SERVICES IN DRIVEWAYS SHALL BE COVERED WITH A FORD A-1 METER BOX COVER PER CITY DETAIL W-4.
12. SEWER SERVICES SHALL BE 4" PVC, SDR 26 W/ MINIMUM 2% SLOPE UNLESS OTHERWISE NOTED ON THE PLANS.
13. WATER SERVICES MAY BE PLACED IN SAME TRENCH AS SEWER SERVICES PROVIDED THAT A 18" VERTICAL & A 36" HORIZONTAL SEPARATION ARE MAINTAINED AND PIPE MATERIALS MEET THE CITY AND BUILDING CODES.
14. ALL CURB BOXES SHALL BE ADJUSTED TO AN ELEVATION OF 1" BELOW FINISHED GRADE.
15. ALL WATERMAIN SHALL BE DIP CL-52.
15. WATER IRRIGATION SERVICE- 4" DIP WITH 1" COPPER BLOWOUT. (SEE SHEET 4 IRRIGATION DETAIL) IRRIGATION PLANS TO BE COMPLETED BY OTHERS.

LEGEND:

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

N

0 40 80 160

SCALE IN FEET

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LENNAR

AMBER FIELDS - 14TH ADDITION

ROSEMOUNT, MINNESOTA

PHASE 1
FINAL PLAT SUBMITTAL
SANITARY SEWER AND WATERMAIN PLAN - OVERALL VIEW

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

CLARK WICKLUND, PE

Date License No.

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
12-18-23	CITY SUBMITTAL

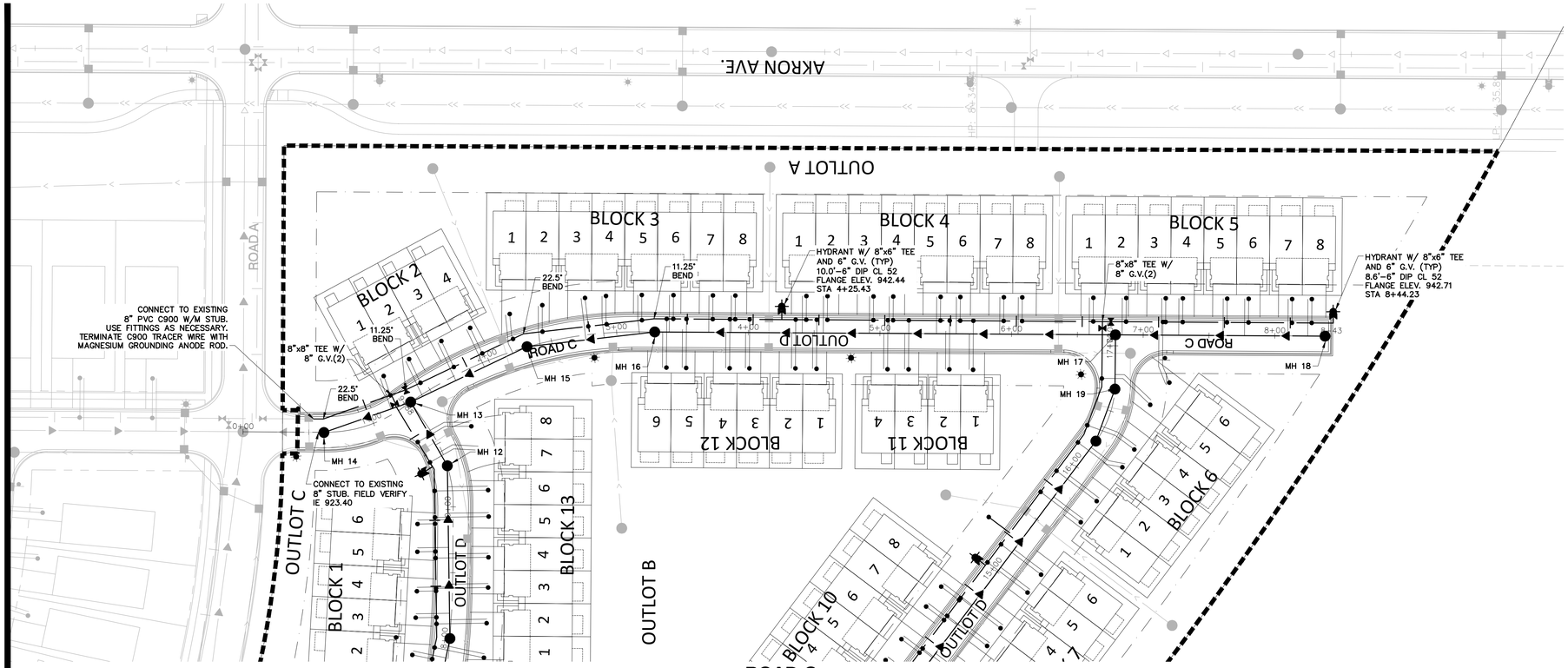
PROJECT TEAM DATA

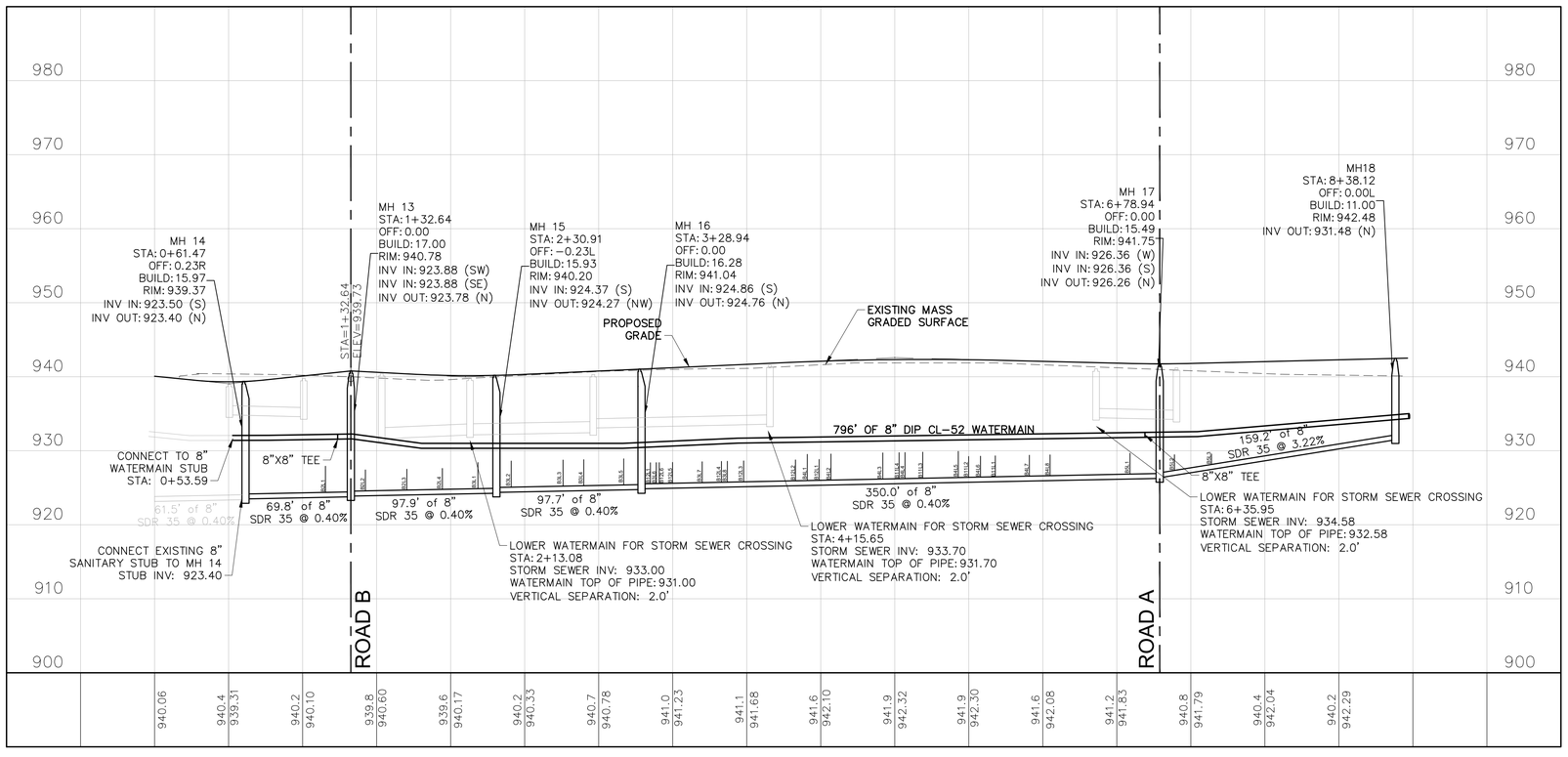
DESIGNED:	CJW
DRAWN:	JEP
PROJECT NO:	220-0078.B

16

SHEET 16 of 28

Drawing name: X:\2020\200078.B\plan sheets\Final Plat - Phase 1\200078.B-util.dwg Dec 14, 2023 - 2:07pm





NOTES:

1. CONTRACTOR SHALL CONTACT ROSEMOUNT PUBLIC WORKS 24 HOURS PRIOR TO ANY PUBLIC SEWER/WATERMAIN CONNECTION.
2. ALL CONSTRUCTION TO BE PER LATEST CITY OF ROSEMOUNT STANDARD DETAILS AND SPECIFCATIONS.
3. TYPICAL LOT SERVICES
   SAN – 4" PVC, SDR 26
   WAT – 1" TYPE "K" COPPER
4. SEE OVERALL SANITARY SEWER AND WATERMAIN PLAN SHEET FOR FURTHER NOTES.
5. WATER IRRIGATION SERVICES – 4" DIP W/ 1" COPPER BLOWOUT LINE (SEE SHEET 4 IRRIGATION DETAIL)

N

0 25 50 100

SCALE IN FEET

SANITARY SERVICE SHEDULE

BLOCK	LOT	STATION*	IE**	CBE***	RISER	LFE
2	1	54	924.87	941.39	5	941.70
2	2	10	925.18	941.51	4	941.70
2	3	38	925.33	941.46	4	941.70
2	4	62	925.42	941.36	4	941.70
3	1	86	925.49	941.06	5	942.30
3	2	10	925.67	941.47	5	942.30
3	3	45	925.85	941.82	5	942.30
3	4	59	925.90	941.96	5	942.30
3	5	86	925.97	942.07	5	942.30
3	6	11	926.13	942.07	4	942.30
3	7	41	926.25	942.13	4	942.30
3	8	58	926.32	942.13	4	942.30
4	1	112	926.53	943.10	5	943.30
4	2	128	926.60	943.10	5	943.30
4	3	163	927.30	943.14	5	943.30
4	4	178	927.36	943.14	5	943.30
4	5	214	927.50	943.14	5	943.30
4	6	229	927.56	943.14	4	943.30
4	7	262	927.69	943.10	4	943.30
4	8	276	927.75	943.10	4	943.30
5	1	330	927.96	942.79	4	943.00
5	2	10	928.47	942.79	3	943.00
5	3	35	929.27	942.84	2	943.00
5	4	48	929.69	942.84	0	943.00
5	5	81	930.75	942.84	0	943.00
5	6	98	931.30	942.84	0	943.00
5	7	131	932.36	942.93	0	943.00
5	8	146	932.84	942.93	0	943.00
11	1	239	927.56	943.01	4	943.20
11	2	221	927.49	943.01	4	943.20
11	3	190	927.36	943.01	5	943.20
11	4	174	927.30	943.01	5	943.20
12	1	120	927.08	942.44	4	942.60
12	2	104	927.02	942.44	4	942.60
12	3	69	926.88	942.44	4	942.60
12	4	54	926.82	942.44	4	942.60
12	5	21	926.69	942.27	4	942.60
12	6	12	926.65	942.27	4	942.60

* STATION = SANITARY SERVICE WYE STATION (FROM DOWNSTREAM MH)
** IE = SANITARY SERVICE INVERT ELEVATION
*** CBE = CURB BOX ELEVATION
– RISER = RISER LENGTH (ACTUAL LENGTH, NOT VERT. RISE (VERTICAL HEIGHT = RISER x 0.707)
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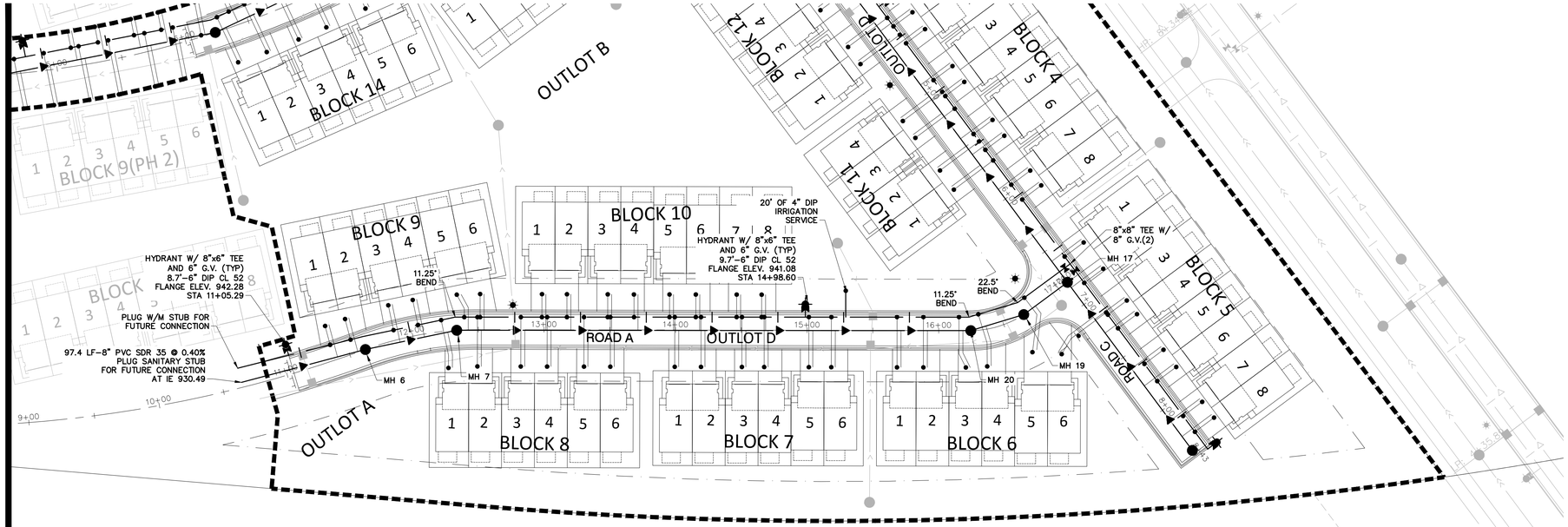

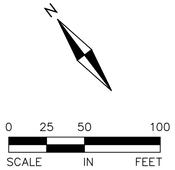

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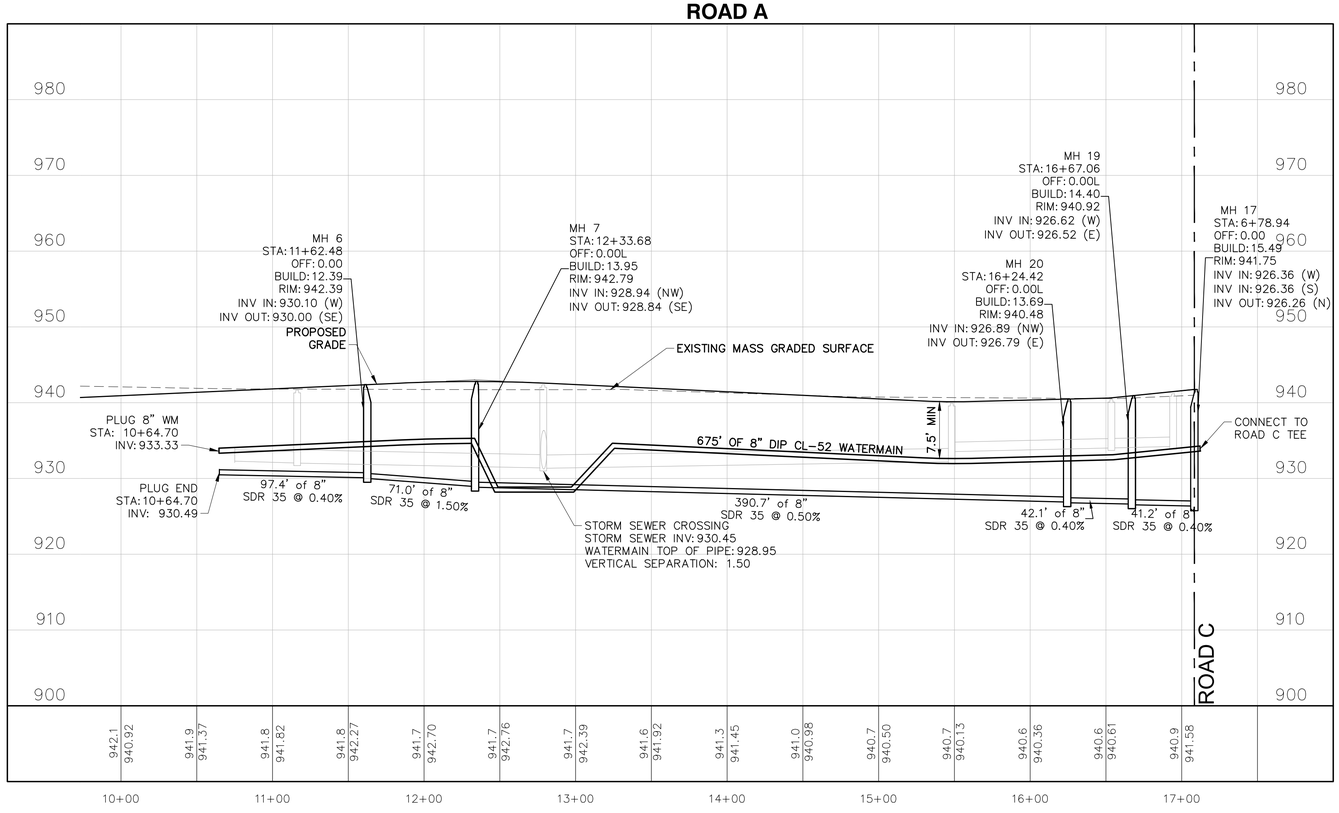
ROAD A



SANITARY SERVICE SHEDULE

BLOCK	LOT	STATION*	IE**	CBE***	RISER	LFE
7	1	222	929.77	942.18	0	942.40
7	2	202	929.67	942.18	0	942.40
7	3	171	929.52	942.14	0	942.40
7	4	154	929.43	942.14	0	942.40
7	5	120	929.27	941.28	0	941.40
7	6	103	929.18	941.28	0	941.40
8	1	7	930.80	943.44	0	943.60
8	2	372	930.51	943.41	0	943.60
8	3	339	930.35	943.26	0	943.60
8	4	319	930.25	943.26	0	943.60
8	5	291	930.11	943.26	0	943.60
8	6	271	930.01	943.26	0	943.60
9	1	22	931.86	943.16	0	943.90
9	2	6	931.85	943.35	0	943.90
9	3	44	931.44	943.65	0	943.90
9	4	25	931.15	943.65	0	943.90
9	5	382	931.33	943.55	0	943.90
9	6	370	930.50	943.4	0	943.90
10	1	323	930.26	943.04	0	943.60
10	2	304	930.17	943.04	0	943.60
10	3	273	930.01	942.87	0	943.60
10	4	253	929.91	942.86	0	943.60
10	5	226	929.78	942.16	0	942.60
10	6	206	929.67	942.16	0	942.60
10	7	175	929.52	942.07	0	942.60
10	8	156	929.42	942.05	0	942.60

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SHEET 18 of 28

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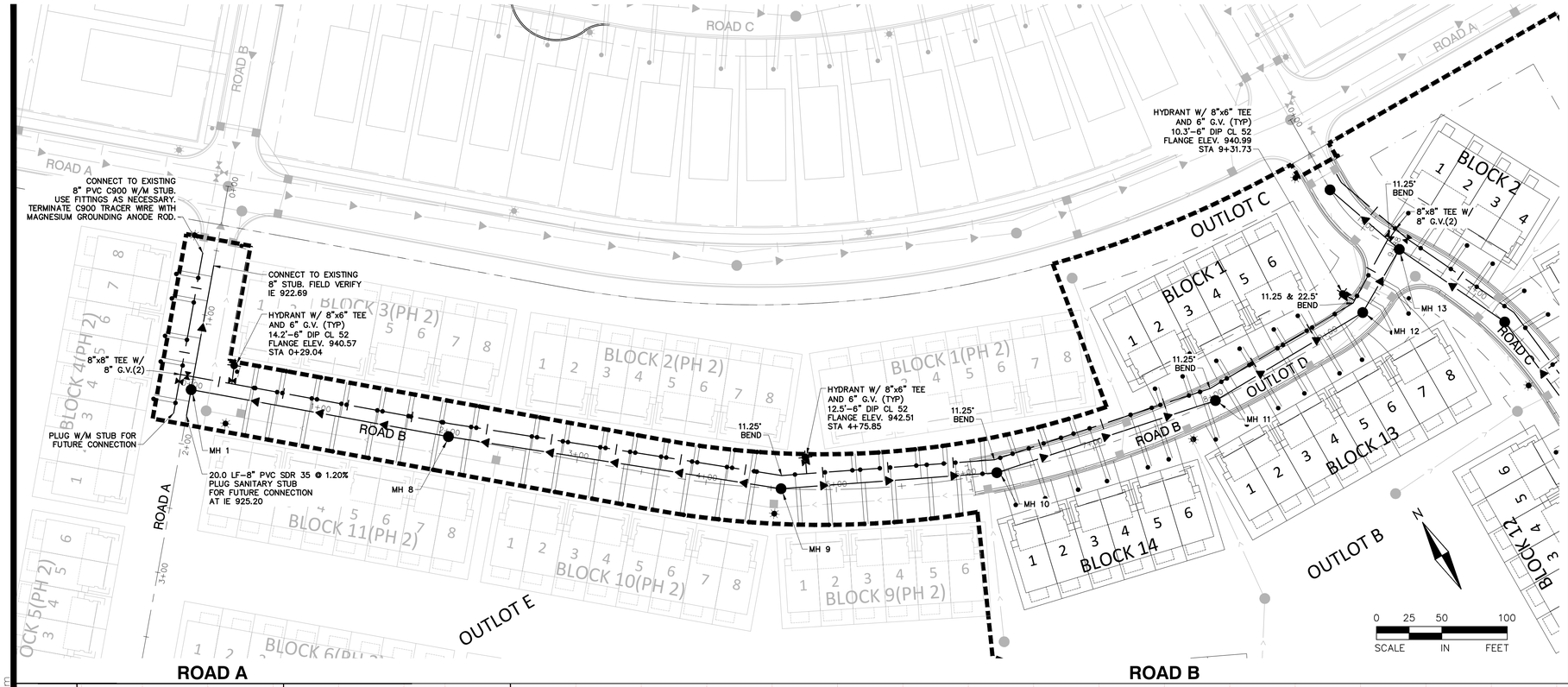

SANITARY SERVICE SHEDULE

BLOCK	LOT	STATION*	IE**	CBE***	RISER	LFE
1	1	38	926.95	941.96	0	942.30
1	2	15	926.90	941.87	0	942.30
1	3	112	926.67	941.77	0	942.30
1	4	92	926.57	941.79	0	942.30
1	5	62	926.43	941.7	0	942.30
1	6	41	926.34	941.78	0	942.30
13	1	6	926.11	941.68	0	942.10
13	2	117	926.74	941.76	0	942.10
13	3	90	926.67	941.78	0	942.10
13	4	67	926.59	941.79	0	942.10
13	5	36	926.48	941.72	0	942.10
13	6	16	926.39	941.64	0	942.10
13	7	44	926.01	941.27	0	942.10
13	8	29	925.74	940.96	0	942.10
14	1	167	927.56	942.4	0	942.10
14	2	144	927.52	942.49	0	942.80
14	3	118	927.44	942.48	0	942.80
14	4	95	927.36	942.48	0	942.80
14	5	62	927.23	942.38	0	942.80
14	6	45	927.14	942.28	0	942.80
1	1	107	928.01	942.93	0	943.20
1	2	86	927.92	942.84	0	943.20
1	3	58	927.82	942.71	0	943.20
1	4	37	927.76	942.65	0	943.20
1	5	8	927.69	942.66	0	943.20
1	6	157	927.46	942.62	0	943.20
1	7	132	927.32	942.63	0	943.20
1	8	108	927.20	942.8	0	943.20
2	1	64	927.53	942.37	0	942.60
2	2	88	927.61	942.34	0	942.60
2	3	117	927.78	942.38	0	942.60
2	4	140	927.80	942.36	0	942.60
2	5	164	927.88	943.08	0	943.60
2	6	188	927.97	943.07	0	943.60
2	7	215	928.10	943.23	0	943.60
2	8	232	928.19	943.29	0	943.60
3	1	45	926.59	940.87	3	941.20
3	2	66	926.67	940.87	3	941.20
3	3	93	926.78	941.02	2	941.20
3	4	116	926.87	941.02	2	941.20
3	5	144	926.98	941.82	2	942.20
3	6	166	927.07	941.82	2	942.20
3	7	191	927.17	941.86	0	942.20
3	8	17	927.37	941.86	0	942.20
4	4	9	926.51	940.97	4	941.20
4	5	138	925.81	940.97	5	941.20
4	6	118	925.31	940.97	5	941.20
4	7	89	924.58	940.76	6	941.20
4	8	70	924.11	940.76	7	941.20
9	1	151	928.31	943.08	0	943.40
9	2	128	928.26	943.15	0	943.40
9	3	101	928.17	943.13	0	943.40
9	4	78	928.08	943.13	0	943.40
9	5	50	927.96	943.06	0	943.40
9	6	28	927.84	942.96	0	943.40
10	1	60	927.58	942.35	0	942.60
10	2	84	927.68	942.35	0	942.60
10	3	113	927.82	942.44	0	942.60
10	4	136	927.92	942.44	0	942.60
10	5	160	928.03	943.27	0	943.60
10	6	184	928.13	943.24	0	943.60
10	7	211	928.22	943.24	0	943.60
10	8	234	928.29	943.16	0	943.60
11	1	44	926.58	940.85	0	941.20
11	2	62	926.65	940.84	0	941.20
11	3	89	926.76	940.92	0	941.20
11	4	112	926.85	940.92	0	941.20
11	5	140	926.97	941.8	0	942.20
11	6	164	927.06	941.8	0	942.20
11	7	190	927.17	941.92	0	942.20
11	8	13	927.37	941.92	0	942.20

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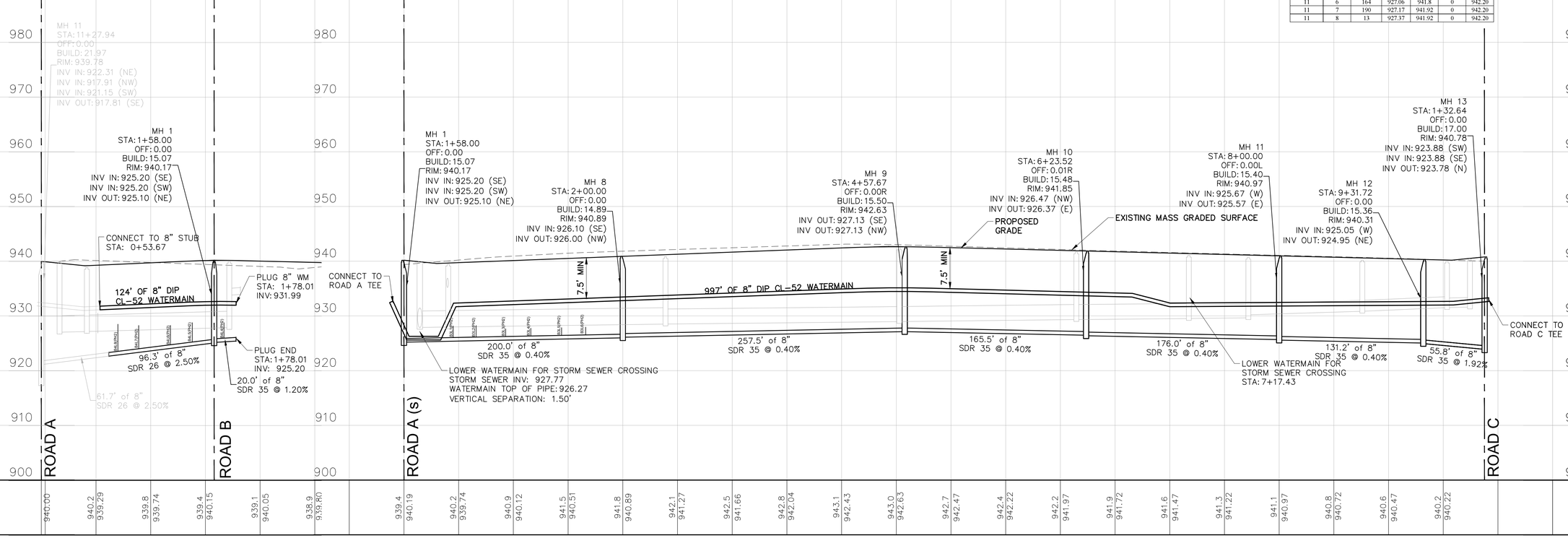

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SHEET 19 of 28

Drawing name: X:\2020\200078.B\plan sheets\Final Plat – Phase 1\200078.B-u3.dwg Dec 14, 2023 – 2:10pm

UTILITY NOTES:

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

STORM SEWER SCHEDULE

MH/CB FROM	MH/CB TO	PIPE. DIA. [IN.]	P. SLOPE S [%]	P. TYPE	PIPE LENGTH	FROM INVERT	TO INVERT	RIM ELEV.	STR. TYPE	CAST TYPE	BUILD [FT]
CB 56	EX STUB 5	15	0.0100	RCP	199.8	929.50	927.50	935.21	27	R-4342	5.71
CB 51	CBMH 50	15	0.0044	RCP	28.0	937.78	937.66	941.73	2X3	R-3501-TL	3.95
CBMH 50	CBMH 48	21	0.0041	RCP	156.7	932.03	931.39	941.64	48	R-3067-V	9.61
CBMH 48	CBMH 49	27	0.0037	RCP	169.9	931.34	930.71	942.36	72	R-3501-TL	11.02
CBMH 49	CBMH 21	27	0.0039	RCP	139.5	930.21	929.66	940.60	48	R-4342	10.39
CB 40	CBMH 39	15	0.0044	RCP	105.3	935.05	934.59	939.00	27	R-4342	3.95
CBMH 39	CBMH 38	15	0.0044	RCP	28.6	934.59	934.46	941.69	48	R-3501-TR	7.10
CBMH 38	MH 41	15	0.0044	RCP	54.7	934.46	934.22	941.36	48	R-3067-V	6.90
MH 41	CBMH 42	15	0.0044	RCP	43.9	934.22	934.03	941.19	48	R-1642	6.97
CB 43	CBMH 42	15	0.0044	RCP	28.1	936.27	936.15	940.22	2X3	R-3067-V	3.95
CBMH 42	CBMH 44	15	0.0044	RCP	110.2	934.03	933.54	940.62	60	R-3501-TR	6.59
CB 45	CBMH 44	15	0.0033	RCP	116.7	932.61	932.23	936.06	27	R-4342	3.45
CB 47	CBMH 46	15	0.0033	RCP	58.8	934.96	934.77	938.91	27	R-4342	3.95
CBMH 46	CBMH 44	15	0.0044	RCP	28.0	934.77	934.64	939.73	48	R-3067-V	4.96
CBMH 44	CBMH 48	21	0.0033	RCP	269.6	932.23	931.34	939.90	60	R-3501-TB	7.67
CB 37	CBMH 36	15	0.0044	RCP	111.6	934.21	933.72	938.16	27	R-4342	3.95
CBMH 36	CBMH 35	15	0.0044	RCP	28.3	933.72	933.59	941.59	48	R-3501-TL	7.87
CBMH 35	CBMH 32	15	0.0044	RCP	118.4	933.59	933.07	941.60	48	R-3501-TR	8.01
CB 34	CB 33	15	0.0033	RCP	112.4	932.89	932.52	936.84	27	R-4342	3.95
CB 33	CBMH 32	15	0.0033	RCP	22.5	932.52	932.44	939.05	48	R-4342	6.53
CBMH 32	CBMH 29	18	0.0038	RCP	79.1	932.44	932.14	940.41	48	R-3067-V	7.97
CB 31	CBMH 30	15	0.0044	RCP	137.2	933.62	933.02	937.57	27	R-4342	3.95
CBMH 30	CBMH 29	15	0.0044	RCP	28.1	933.02	932.89	939.99	48	R-3501-TB	6.97
CBMH 29	MH 28	18	0.0092	RCP	57.3	932.14	931.61	939.82	48	R-3067-VB	7.68
MH 28	CBMH 23	21	0.0040	RCP	23.2	931.61	931.52	940.50	48	R-1642	8.89
CB 27	CBMH 26	15	0.0044	RCP	28.0	934.96	934.84	938.91	2X3	R-3067-VB	3.95
CBMH 26	CBMH 25	15	0.0044	RCP	55.8	934.84	934.59	938.99	48	R-3067-VB	4.15
CBMH 25	CBMH 24	15	0.0044	RCP	31.4	934.59	934.45	939.78	48	R-3067-V	5.19
CBMH 24	CBMH 23	15	0.0044	RCP	28.6	934.45	934.33	939.83	48	R-3067-VB	5.38
CBMH 23	CBMH 22	24	0.0035	RCP	189.9	931.52	930.85	939.99	60	R-3501-TB	8.47
CBMH 22	CBMH 21	24	0.0037	RCP	177.2	930.85	930.21	940.39	48	R-3501-TL	9.54
CBMH 21	CBMH 18	30	0.0025	RCP	55.4	929.66	929.53	940.89	60	R-3501-TL	11.23
CB 20	CBMH 19	15	0.0044	RCP	115.3	935.11	934.60	939.06	27	R-4342	3.95
CBMH 19	CBMH 18	15	0.0088	RCP	30.7	934.60	934.33	941.05	48	R-3501-TR	6.45
CBMH 18	CBMH 16	33	0.0019	RCP	104.8	929.53	929.33	941.16	48	R-3501-TL	11.63
CB 17	CBMH 16	15	0.0044	RCP	114.5	936.02	935.52	939.97	27	R-4342	3.95
CBMH 16	CBMH 15	33	0.0022	RCP	164.8	929.33	928.96	941.67	60	R-3501-TL	12.34
CBMH 15	CBMH 10	33	0.0021	RCP	215.5	928.96	928.51	942.43	60	R-3501-TL	13.47
CBMH 12	CBMH 10	15	0.0088	RCP	28.1	934.92	934.67	940.98	48	R-3501-TL	6.06
CBMH 10	CBMH 8	36	0.0027	RCP	198.6	928.51	927.97	940.96	60	R-3501-TR	12.45
CB 9	CBMH 8	15	0.0044	RCP	28.0	935.48	935.36	939.43	2X3	R-3501-TB	3.95
CBMH 8	MH 4	36	0.0025	RCP	26.3	927.97	927.90	939.44	60	R-3501-TB	11.47
MH 4	STUB 8	36	0.0055	RCP	120.3	927.90	927.24	940.00	60	R-1642	12.10

LEGEND:

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

N

0 40 80 160

SCALE IN FEET

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AMBER FIELDS - 14TH ADDITION
ROSEMOUNT, MINNESOTA
PHASE 1
FINAL PLAT SUBMITTAL
STREET AND STORM SEWER PLAN - OVERALL VIEW

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CLARK WICKLUND, PE

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
12-18-23	CITY SUBMITTAL

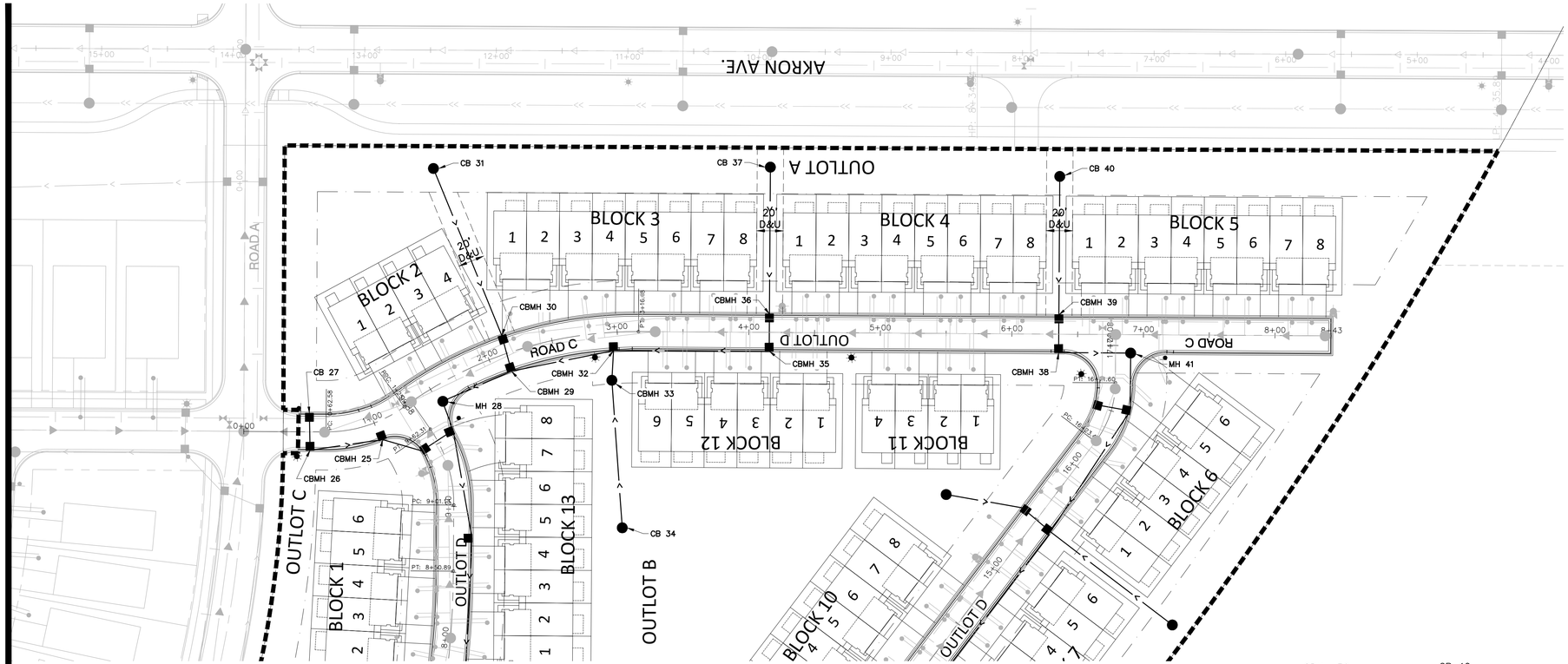
PROJECT TEAM DATA

DESIGNED:	CJW
DRAWN:	JEP
PROJECT NO:	220-0078.B

20

SHEET 20 of 28

Drawing name: X:\2020\200078.B\plan sheets\Final Plat - Phase 1\200078.B-strm.dwg Dec 14, 2023 - 2:10pm



GENERAL NOTES:

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5. UTILIZE A 3' CURB TRANSITION BETWEEN CURB TYPES. REFER TO SITE PLAN FOR TRANSITION LOCATIONS.
6. LIGHT FIXTURE LOCATIONS SHOWN SCHEMATICALLY ONLY. CONTRACTOR SHALL DEVELOP LIGHTING SYSTEM DESIGN FOR APPROVAL BY THE CITY.

CASTING SCHEDULE

STRUCTURE AND CASTING SCHEDULE

MH NO.	SIZE	CASTING	MH NO.	SIZE	CASTING
25	48"	R–3067V	34	27"	R–4342
26	48"	R–3067VB	35	48"	R–3501TR
27	2'X3'	R–3067VB	36	48"	R–3501TL
28	48"	R–1642	37	27"	R–4342
29	48"	R–3067VB	38	48"	R–3067V
30	48"	R–3501TB	39	48"	R–3067V
31	27"	R–4342	40	27"	R–4342
32	48"	R–3067V	41	48"	R–1642
33	48"	R–4342			

NOTES:
1. ALL CASTINGS SHALL BE NEENAH OR APPROVED EQUAL.

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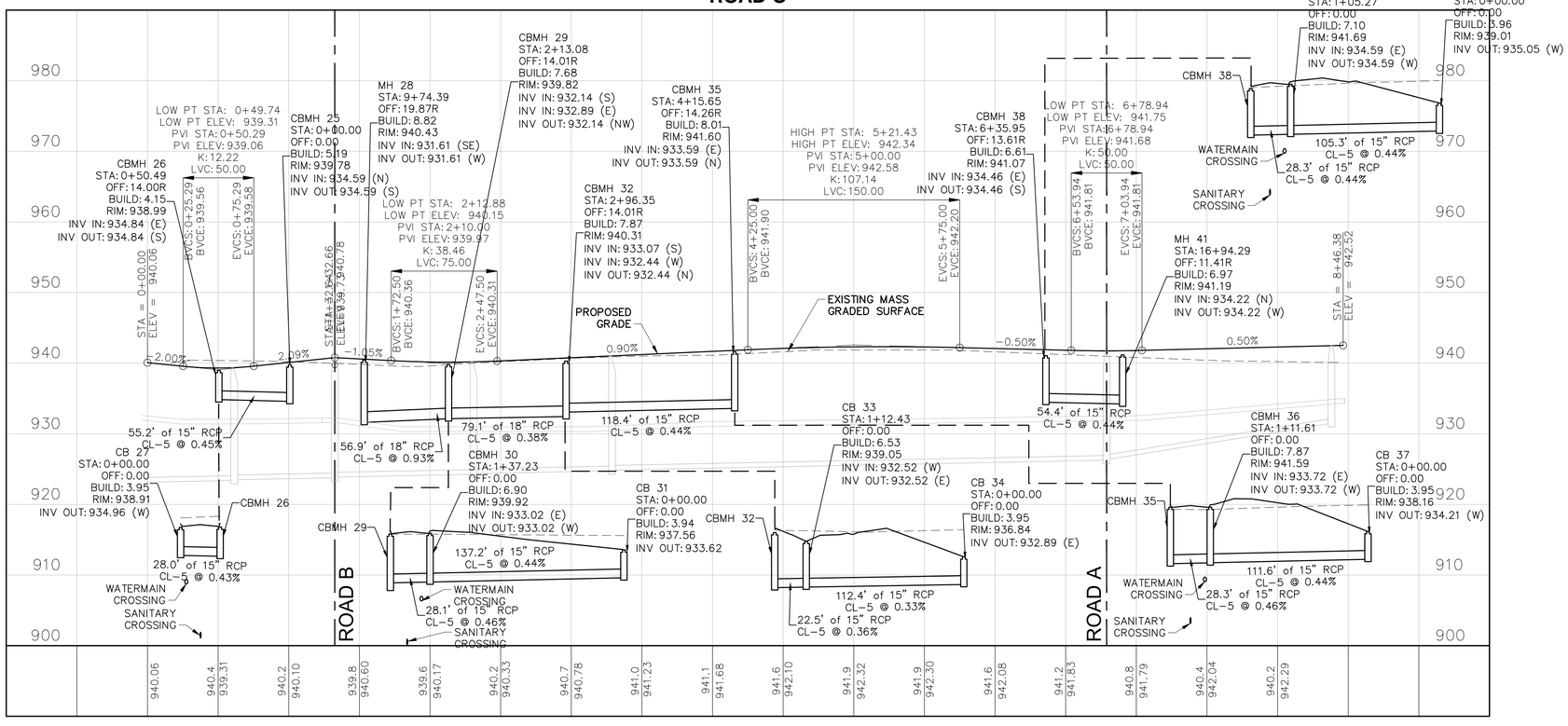
SCALE IN FEET



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AMBER FIELDS - 14TH ADDITION
ROSEMOUNT, MINNESOTA

PHASE 1
FINAL PLAT SUBMITTAL
STREET AND STORM SEWER PLAN AND PROFILES

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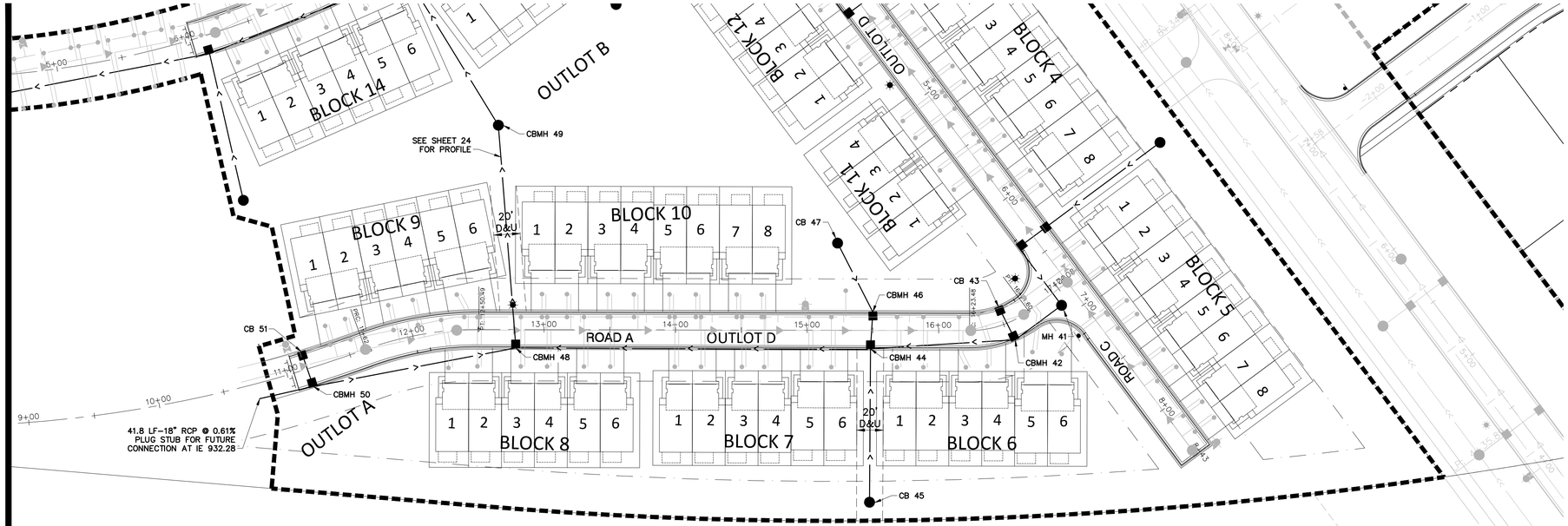
12-18-23	CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: CJW
DRAWN: JEP
PROJECT NO: 220-0078.B

21

SHEET 21 of 28

Drawing name: X:\2020\200078.B\plan sheets\Final Plat – Phase 1\200078.B–s1.dwg Dec 14, 2023 – 2:11pm



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CASTING SCHEDULE

STRUCTURE AND CASTING SCHEDULE

MH NO.	SIZE	CASTING	MH NO.	SIZE	CASTING
51	2'X3'	R-3501TL	42	60"	R-3501TR
50	48"	R-3067V	41	48"	R-1642
49	28"	R-4342			
48	72"	R-3501TL			
47	27"	R-4342			
46	48"	R-3067V			
45	27"	R-4342			
44	60"	R-3501TB			
43	2'X3'	R-3067V			

NOTES:
1. ALL CASTINGS SHALL BE NEENAH OR APPROVED EQUAL.

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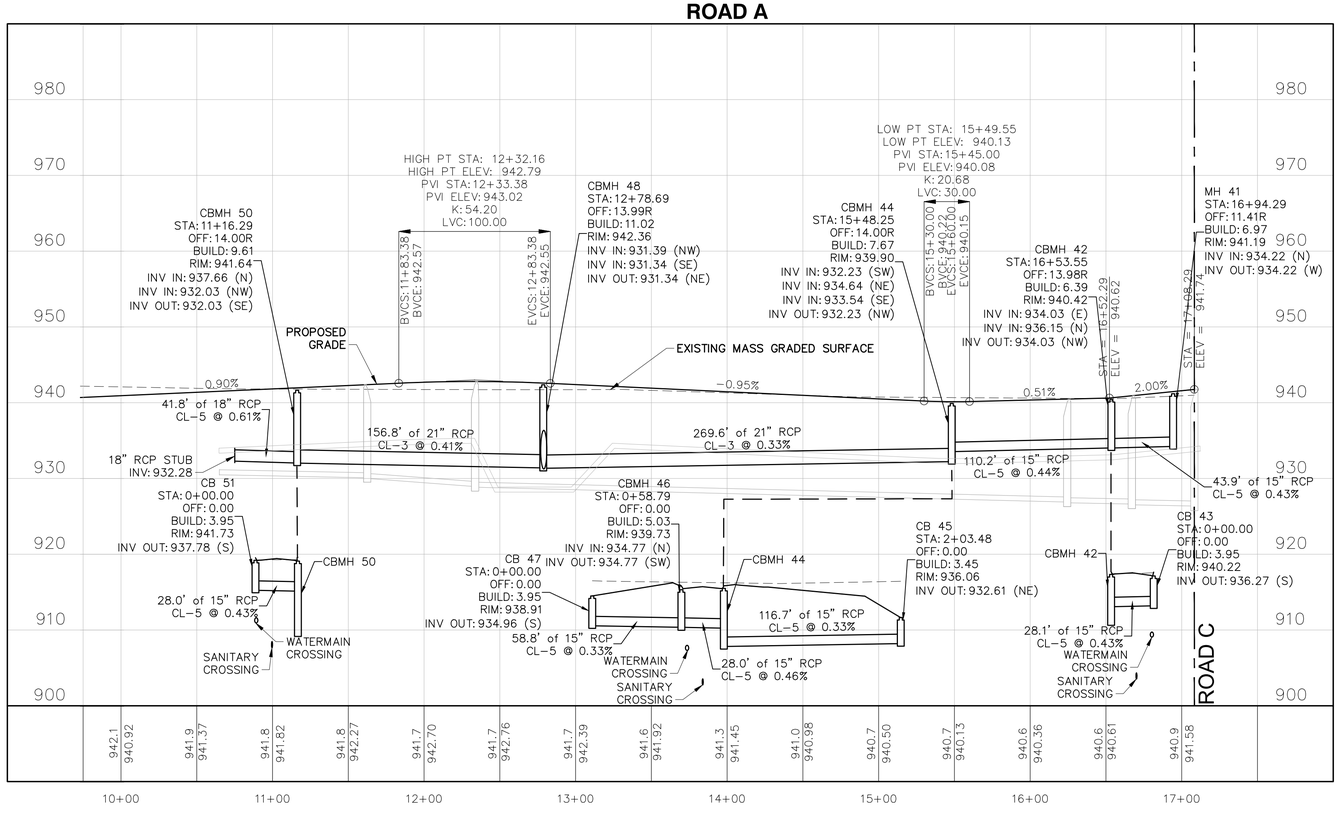
SCALE IN FEET

ROAD A



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AMBER FIELDS - 14TH ADDITION

ROSEMOUNT, MINNESOTA

PHASE 1
FINAL PLAT SUBMITTAL
STREET AND STORM SEWER PLAN AND PROFILES

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QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
12-18-23	CITY SUBMITTAL

PROJECT TEAM DATA

DESIGNED: CJW
DRAWN: JEP
PROJECT NO: 220-0078.B

22

SHEET 22 of 28

Drawing name: X:\2020\200078.B\plan sheets\Final Plat - Phase 1\200078.B-s2.dwg Dec 14, 2023 - 2:13pm

GENERAL NOTES:

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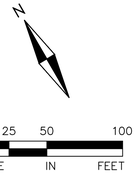
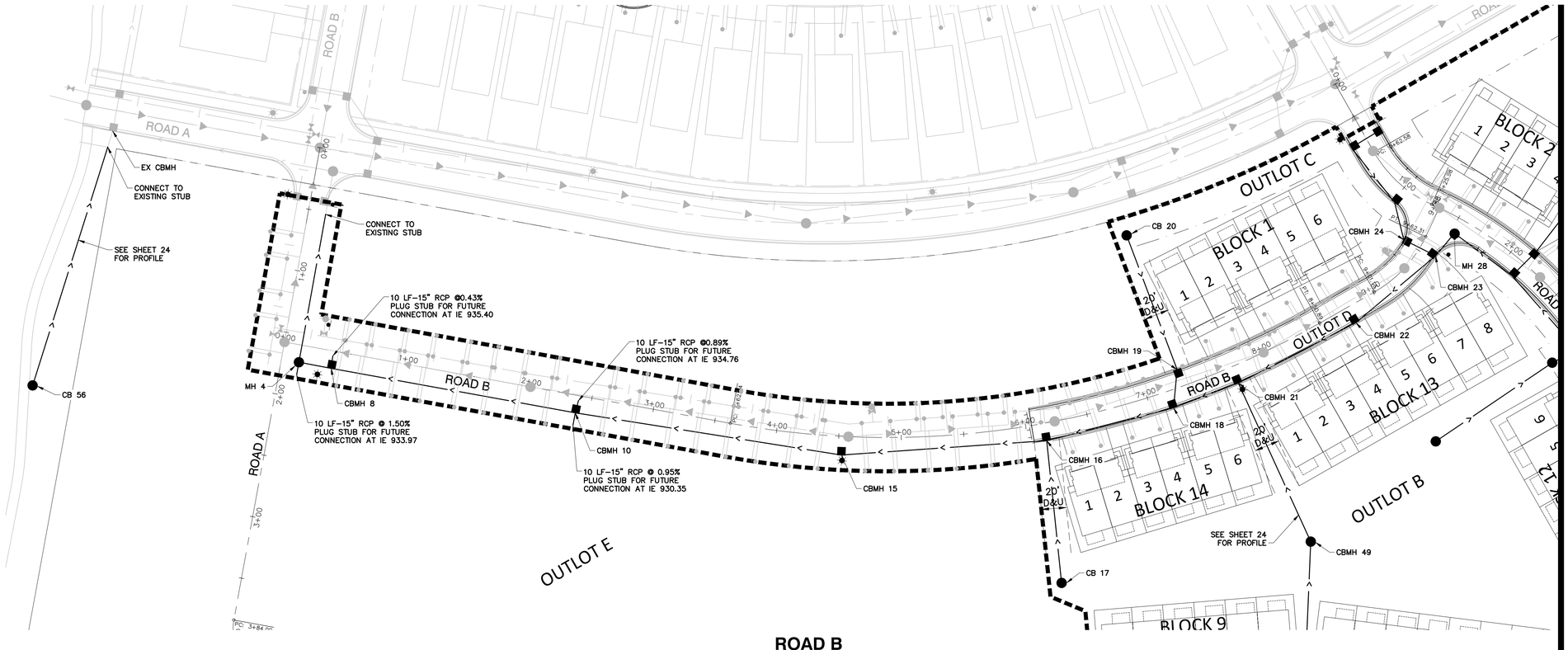
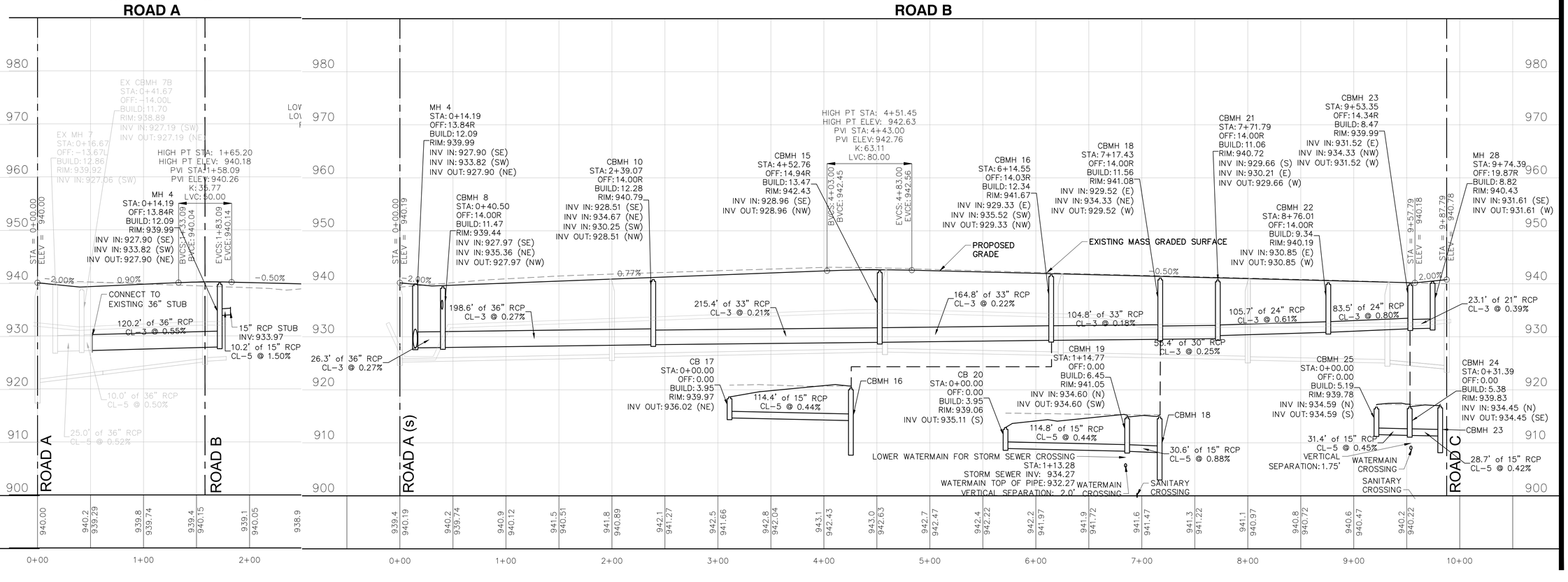
CASTING SCHEDULE

STRUCTURE AND CASTING SCHEDULE					
MH NO.	SIZE	CASTING	MH NO.	SIZE	CASTING
28	48"	R–1642	16	60"	R–3501TL
24	48"	R–3067VB	15	60"	R–3501TL
23	60"	R–3501TB	12	48"	R–3501TL
22	48"	R–3501TL	10	60"	R–3501TR
21	60"	R–3501TL	9	2'X3'	R–3501TB
20	27"	R–4342	8	60"	R–3501TB
19	48"	R–3501TB	4	60"	R–1642
18	48"	R–3501TL			
17	27"	R–4342			

NOTES:
1. ALL CASTINGS SHALL BE NEENAH OR APPROVED EQUAL.







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AMBER FIELDS - 14TH ADDITION
ROSEMOUNT, MINNESOTA
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BY	DATE

DATE	ISSUE
12–18–23	CITY SUBMITTAL

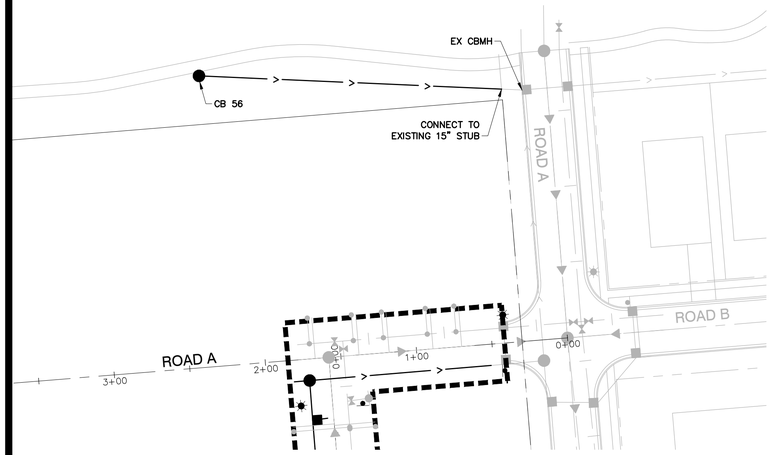
PROJECT TEAM DATA

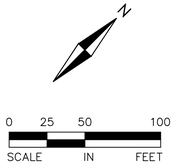
DESIGNED:	CJW
DRAWN:	JEP
PROJECT NO:	220–0078.B

23

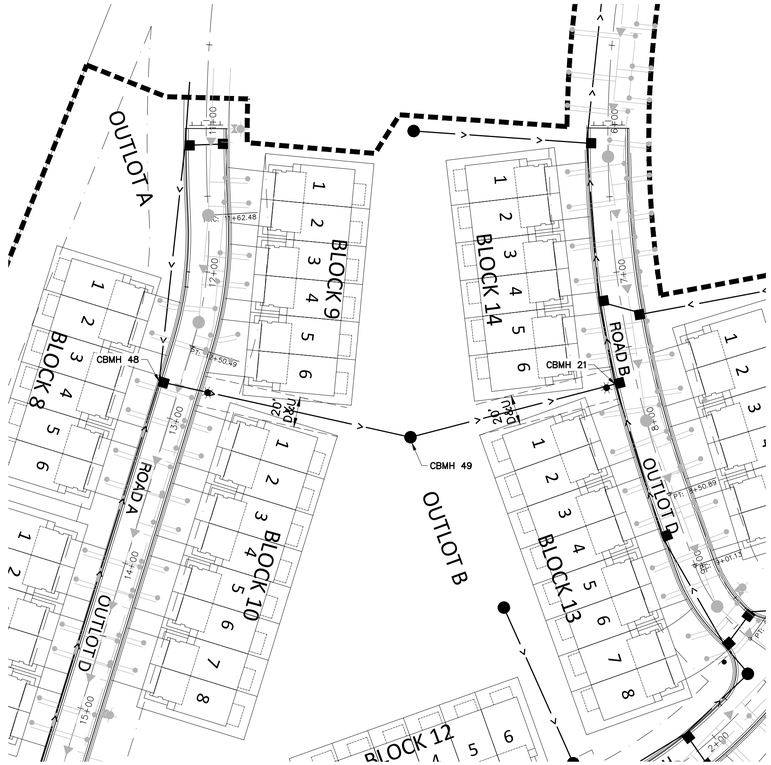
SHEET 23 of 28

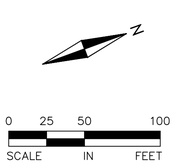
Drawing name: X:\2020\200078.B\plan sheets\Final Plat — Phase 1\200078.B-s3.dwg, Dec 14, 2023 — 2:14pm





CB 56 - EX STUB





CBMH 48 - CBMH 21

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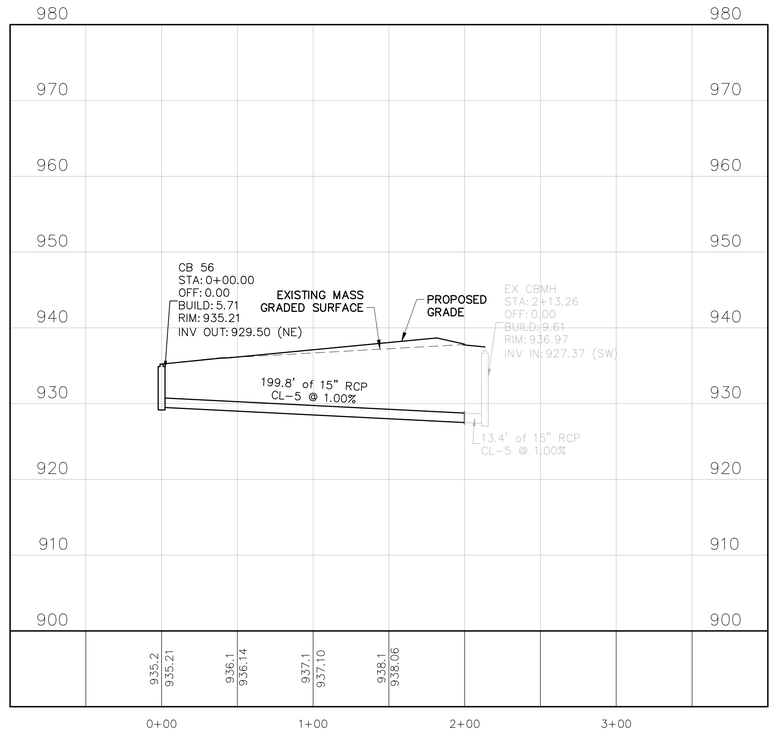
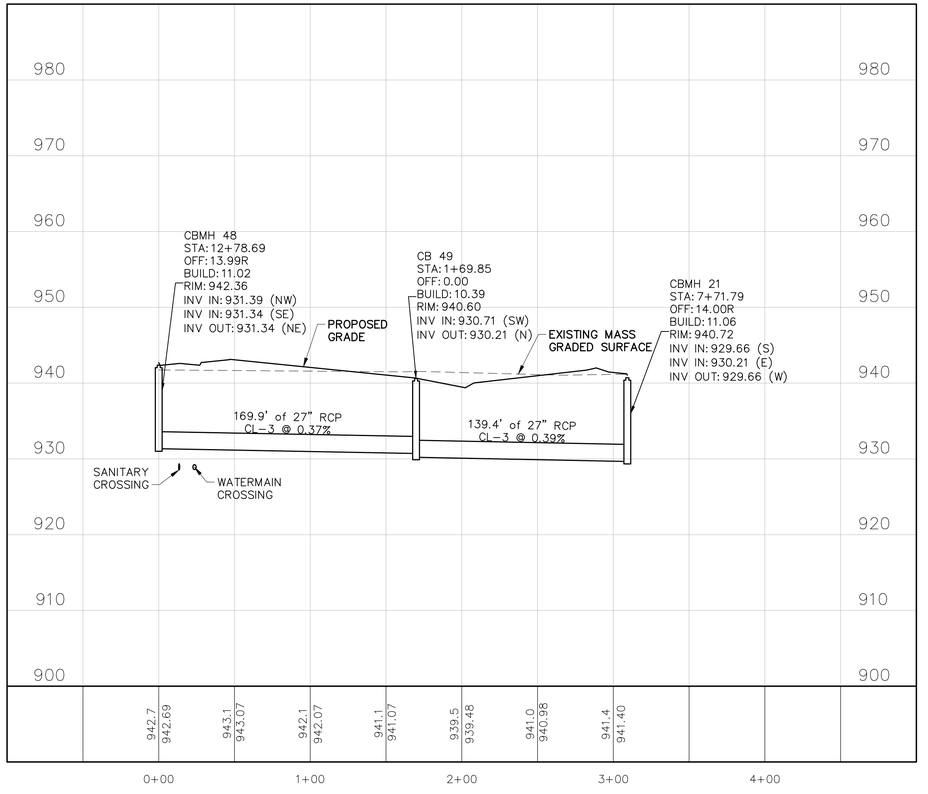
CASTING SCHEDULE

STRUCTURE AND CASTING SCHEDULE		
MH NO.	SIZE	CASTING
56	27"	R–4342
48	72"	R–3501TL
49	48"	R–4342
21	60"	R–3501TL

NOTES:
1. ALL CASTINGS SHALL BE NEENAH OR APPROVED EQUAL.



CB 56 - EX STUB



CBMH 48 - CBMH 21

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AMBER FIELDS - 14TH ADDITION

ROSEMOUNT, MINNESOTA

PHASE 1
FINAL PLAT SUBMITTAL
STREET AND STORM SEWER PLAN AND PROFILES

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QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
12–18–23	CITY SUBMITTAL

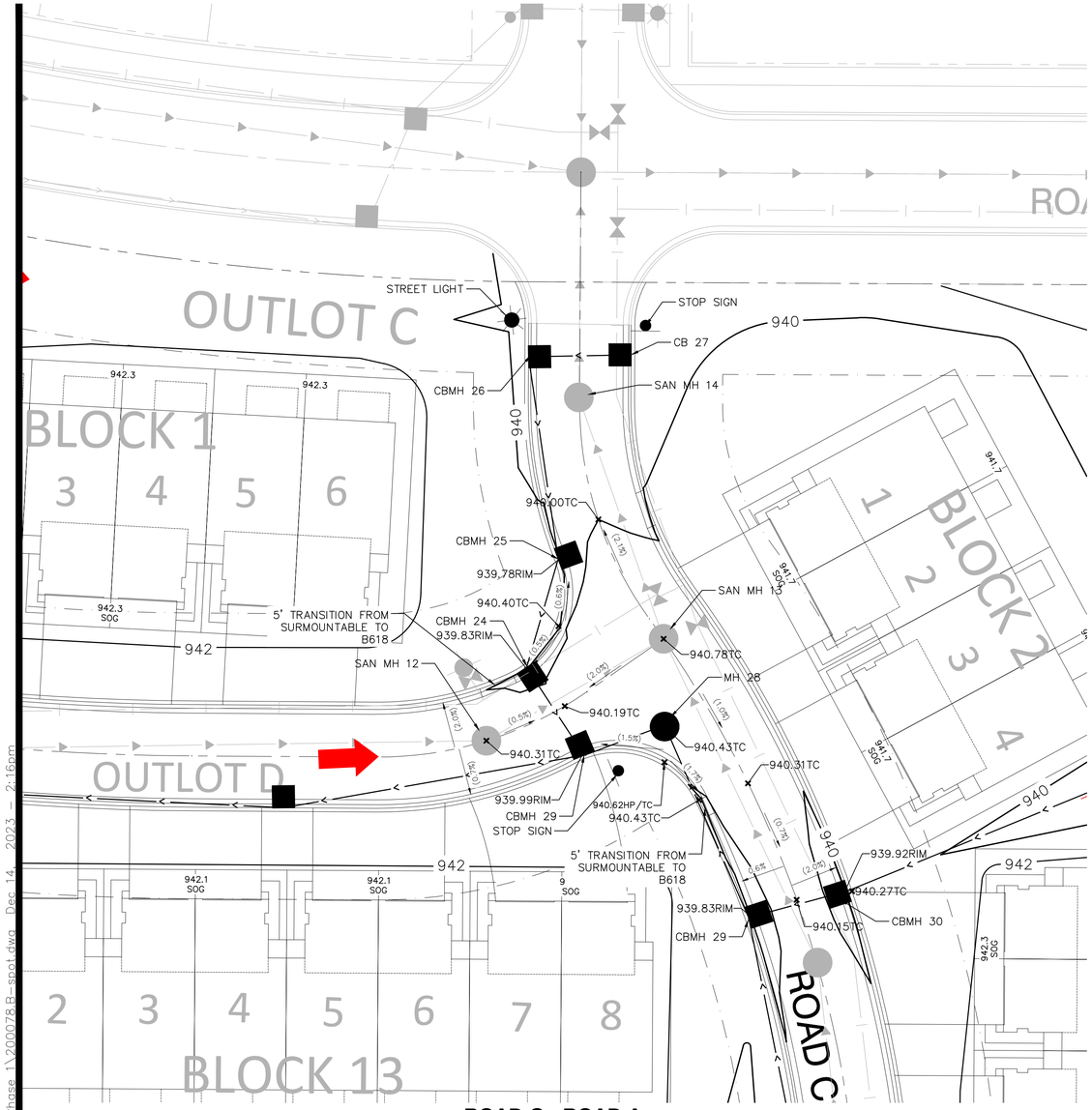
PROJECT TEAM DATA

DESIGNED: CJW
DRAWN: JEP
PROJECT NO: 220–0078.B

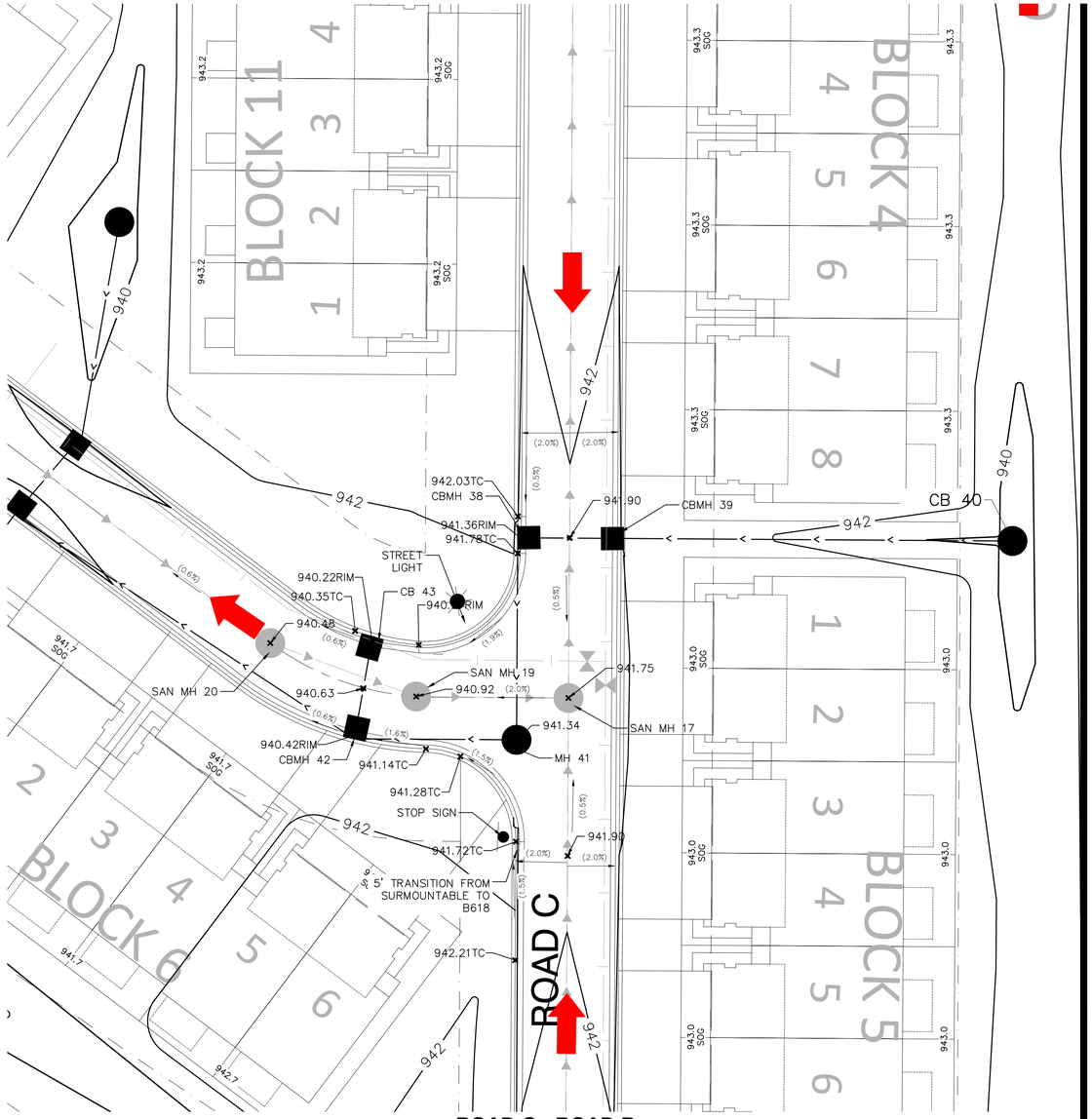
24

SHEET 24 of 28

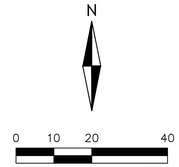
Drawing name: X:\2020\200078.B\plan sheets\Final Plat – Phase 1\200078.B–s4.dwg Dec 14, 2023 – 2:15pm



ROAD C - ROAD A



ROAD C - ROAD B



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AMBER FIELDS - 14TH ADDITION

ROSEMOUNT, MINNESOTA

PHASE 1
FINAL PLAT SUBMITTAL
STREET INTERSECTION DETAILS

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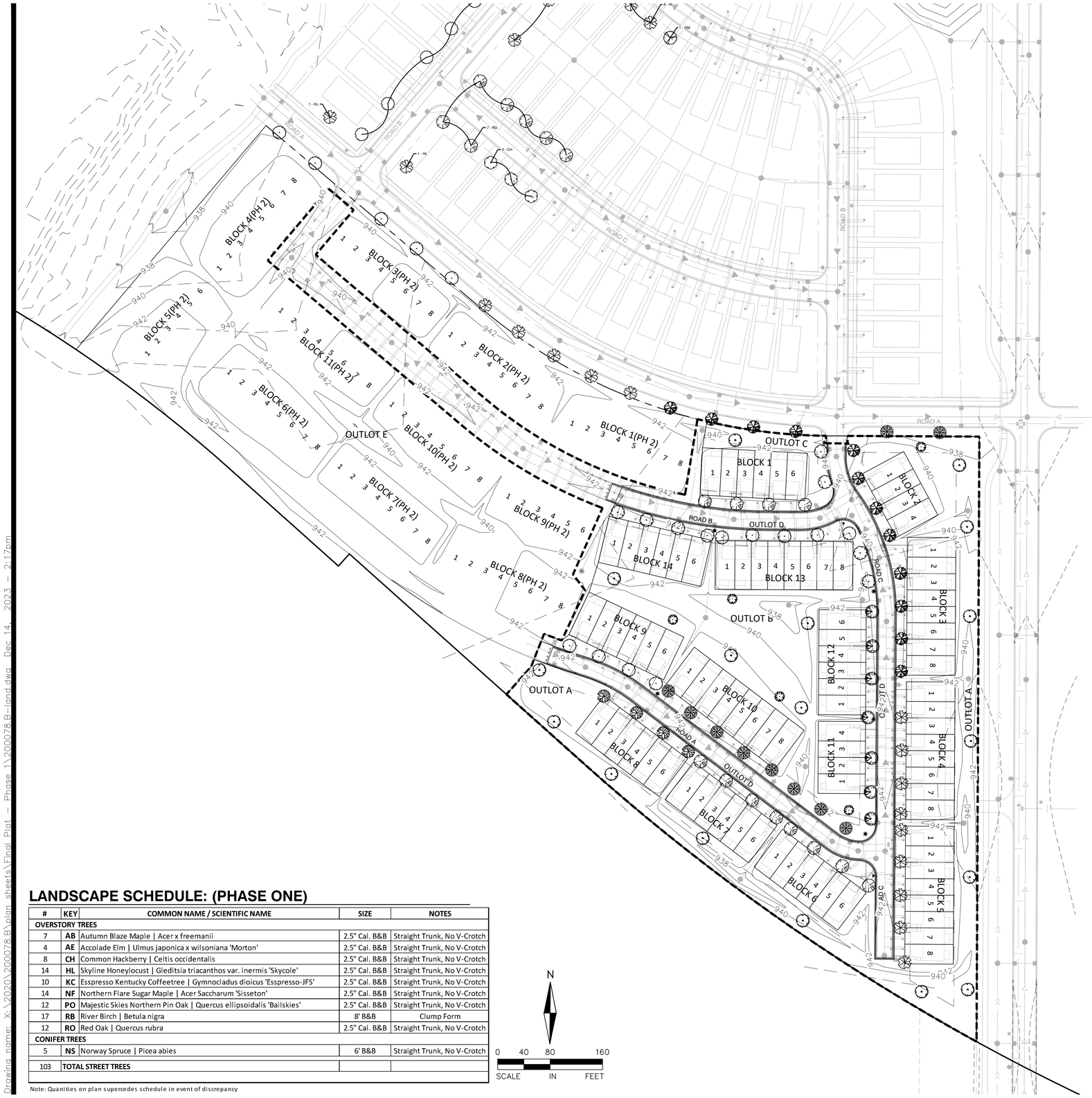
DESIGNED:	CJW
DRAWN:	JEP
PROJECT NO:	220-0078.B

25

SHEET 25 of 28

Drawing name: X:\2020\200078.B\plan sheets\Final Plat - Phase 1\200078.B-spot.dwg Dec 14, 2023 - 2:16pm



LANDSCAPE SCHEDULE: (PHASE ONE)

#	KEY	COMMON NAME / SCIENTIFIC NAME	SIZE	NOTES
OVERSTORY TREES				
7	**AB**	Autumn Blaze Maple | Acer x freemanii	2.5" Cal. B&B	Straight Trunk, No V-Crotch
4	**AE**	Accolade Elm | Ulmus japonica x wilsoniana 'Morton'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
8	**CH**	Common Hackberry | Celtis occidentalis	2.5" Cal. B&B	Straight Trunk, No V-Crotch
14	**HL**	Skyline Honeylocust | Gleditsia triacanthos var. inermis 'Skycole'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
10	**KC**	Esspresso Kentucky Coffeetree | Gymnocladus dioicus 'Esspresso-JFS'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
14	**NF**	Northern Flare Sugar Maple | Acer Saccharum 'Sisseton'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
12	**PO**	Majestic Skies Northern Pin Oak | Quercus ellipsoidalis 'Bailskies'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
17	**RB**	River Birch | Betula nigra	8' B&B	Clump Form
12	**RO**	Red Oak | Quercus rubra	2.5" Cal. B&B	Straight Trunk, No V-Crotch
CONIFER TREES				
5	**NS**	Norway Spruce | Picea abies	6' B&B	Straight Trunk, No V-Crotch
103	**TOTAL STREET TREES**			

Note: Quanities on plan supercedes schedule in event of discrepancy

MITIGATION & LANDSCAPE REQUIREMENTS:

MITIGATION:

OVERALL REQUIRED (PER PUD):	1,983 INCHES
–PROVIDED IN PREVIOUS ADDITIONS:	462.5 INCHES
–PROVIDED THIS ADDITION:	0 INCHES
REMAINING MITIGATION:	1,520.5 INCHES

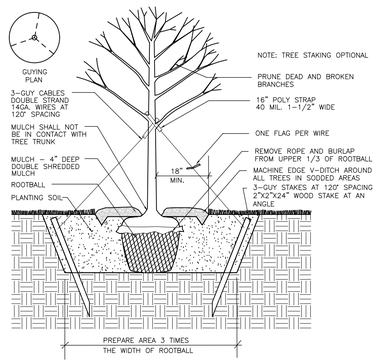
MULTI–FAMILY:

ONE TREE PER UNIT IF 1–3 STORY

TOTAL UNITS 1–3 STORY: 174
REQUIRED TREES: 174
PROVIDED TREES: 174
(PHASE ONE: 103)

LANDSCAPE NOTES:

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



1 **TREE PLANTING DETAIL**
NOT TO SCALE

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

Maplewood Development, Inc.

LENNAR

AMBER FIELDS - 14TH ADDITION
ROSEMOUNT, MINNESOTA
PHASE 1
FINAL PLAT SUBMITTAL
LANDSCAPE PLAN - OVERALL VIEW

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

CLARK WICKLUND, PE

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
12–18–23	CITY SUBMITTAL

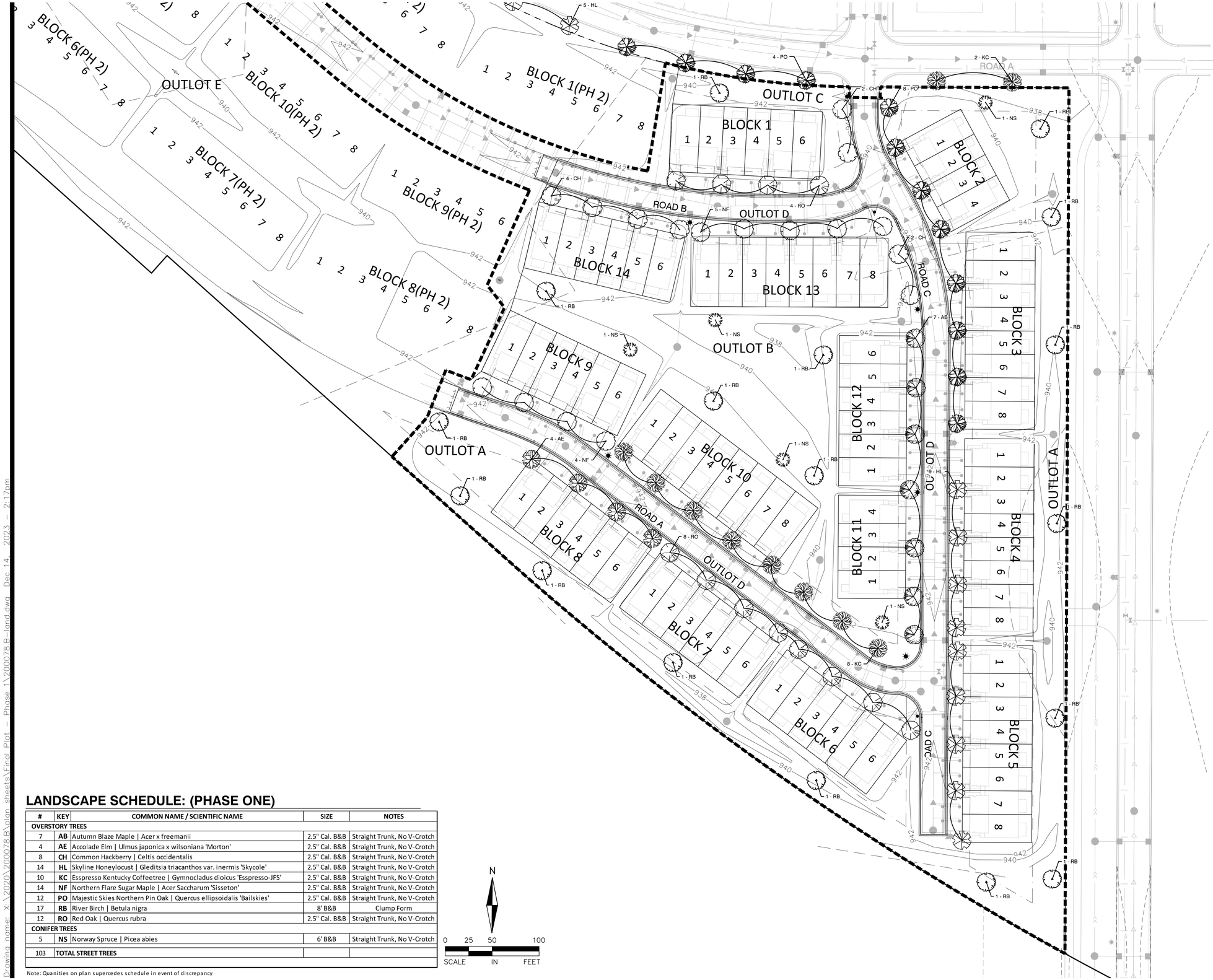
PROJECT TEAM DATA

DESIGNED:	MK
DRAWN:	TM
PROJECT NO:	220–0078.B

26

SHEET 26 of 28

Drawing name: X:\2020\200078.B\plan sheets\Final Plat – Phase 1\200078.B–land.dwg Dec 14, 2023 – 2:17pm



LANDSCAPE SCHEDULE: (PHASE ONE)

#	KEY	COMMON NAME / SCIENTIFIC NAME	SIZE	NOTES
OVERSTORY TREES				
7	**AB**	Autumn Blaze Maple | Acer x freemanii	2.5" Cal. B&B	Straight Trunk, No V-Crotch
4	**AE**	Accolade Elm | Ulmus japonica x wilsoniana 'Morton'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
8	**CH**	Common Hackberry | Celtis occidentalis	2.5" Cal. B&B	Straight Trunk, No V-Crotch
14	**HL**	Skyline Honeylocust | Gleditsia triacanthos var. inermis 'Skycole'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
10	**KC**	Esspresso Kentucky Coffeetree | Gymnocladus dioicus 'Esspresso-JFS'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
14	**NF**	Northern Flare Sugar Maple | Acer Saccharum 'Sisseton'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
12	**PO**	Majestic Skies Northern Pin Oak | Quercus ellipsoidalis 'Bailskies'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
17	**RB**	River Birch | Betula nigra	8' B&B	Clump Form
12	**RO**	Red Oak | Quercus rubra	2.5" Cal. B&B	Straight Trunk, No V-Crotch
CONIFER TREES				
5	**NS**	Norway Spruce | Picea abies	6' B&B	Straight Trunk, No V-Crotch
103	**TOTAL STREET TREES**			

Note: Quanities on plan supercedes schedule in event of discrepancy

N

0 25 50 100

SCALE IN FEET

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

Maplewood Development, Inc.

LENNAR

AMBER FIELDS - 14TH ADDITION

ROSEMOUNT, MINNESOTA

PHASE 1
FINAL PLAT SUBMITTAL
LANDSCAPE PLAN - VIEW A

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

CLARK WICKLUND, PE

Date License No.

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QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
12-18-23	CITY SUBMITTAL

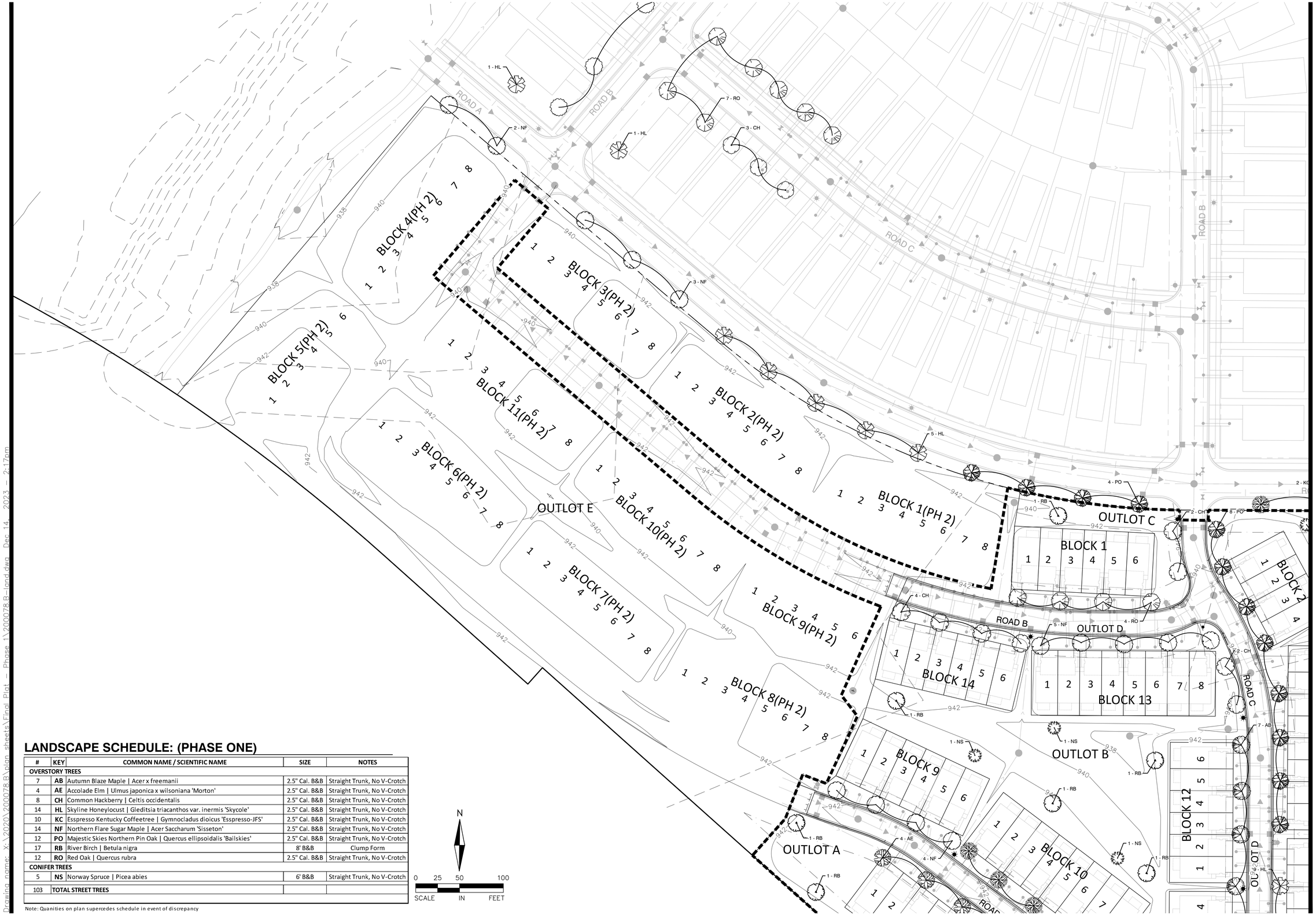
PROJECT TEAM DATA

DESIGNED: MK
DRAWN: TM
PROJECT NO: 220-0078.B

27

SHEET 27 of 28

Drawing name: X:\2020\200078.B\plan sheets\Final Plat - Phase 1\200078.B-land.dwg Dec 14, 2023 - 2:17pm



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N

0 25 50 100

SCALE IN FEET

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Minneapolis, MN 55402
612.758.3080
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Maplewood Development, Inc.

LENNAR

AMBER FIELDS - 14TH ADDITION

ROSEMOUNT, MINNESOTA

PHASE 1
FINAL PLAT SUBMITTAL
LANDSCAPE PLAN - VIEW B

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

CLARK WICKLUND, PE

Date License No.

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
12-18-23	CITY SUBMITTAL

PROJECT TEAM DATA

DESIGNED: MK
DRAWN: TM
PROJECT NO: 220-0078.B

28

SHEET 28 of 28

Drawing name: X:\2020\200078.B\plan sheets\Final Plat - Phase 1\200078.B-land.dwg Dec 14, 2023 - 2:17pm

AMBER FIELDS FOURTEENTH ADDITION

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

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

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

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

Signed: Earl Street Partners II, LLC

by _____
Mario J. Cocchiarella, Chief Manager

STATE OF MINNESOTA
COUNTY OF _____

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

_____
Signature

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

SURVEYORS CERTIFICATE

I Daniel Ekrem do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____ , 20 ___.

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

STATE OF MINNESOTA
COUNTY OF _____

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

_____
Signature

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

CITY COUNCIL, CITY OF ROSEMOUNT, MINNESOTA

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

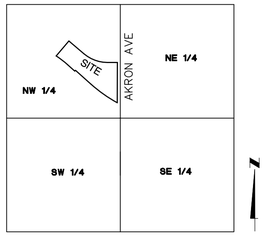
By: _____ _____
Mayor Clerk

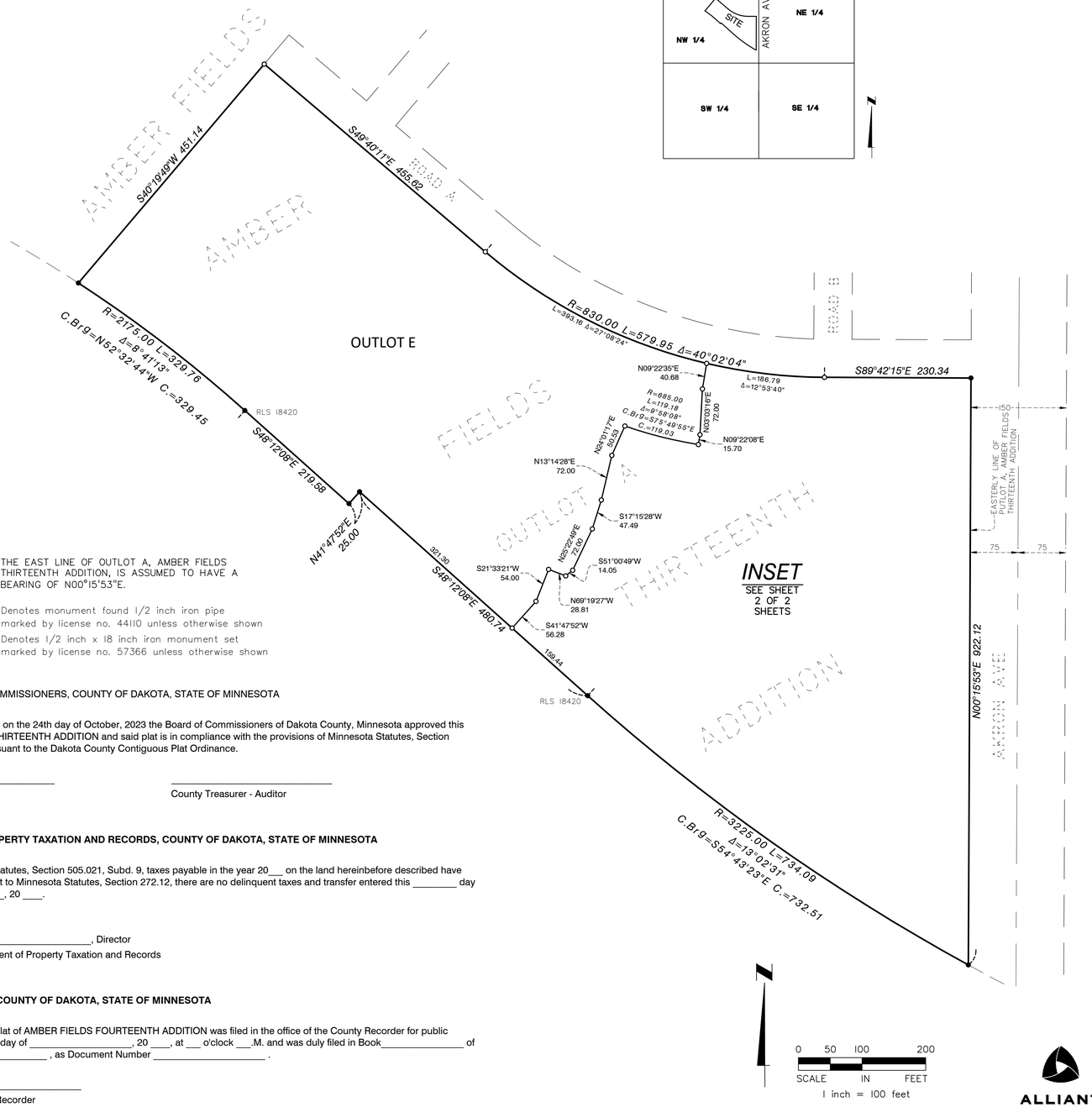
COUNTY SURVEYOR, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20 ___.

_____
Todd B. Tollefson
Dakota County Surveyor

VICINITY MAP
SECTION 34, T115, R19
NOT TO SCALE




AMBER FIELDS
AMBER FIELDS
AMBER FIELDS

AMBER FIELDS FOURTEENTH ADDITION

INSET

OUTLOT A

OUTLOT B
DRAINAGE AND UTILITY OVER ALL OF OUTLOT B

OUTLOT C
D & U OVER ALL OF OUTLOT C

OUTLOT D

DRAINAGE AND UTILITY OVER ALL OF OUTLOT D

DRAINAGE AND UTILITY OVER ALL OF OUTLOT A

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL C
NOT TO SCALE

DETAIL D
NOT TO SCALE

DETAIL E
NOT TO SCALE

DETAIL F
NOT TO SCALE

DETAIL G
NOT TO SCALE

DETAIL H
NOT TO SCALE

VICINITY MAP
SECTION 34, T115, R19
NOT TO SCALE

SITE
AKRON AVE
NW 1/4
NE 1/4
SW 1/4
SE 1/4

THE EAST LINE OF OUTLOT A, AMBER FIELDS THIRTEENTH ADDITION, IS ASSUMED TO HAVE A BEARING OF N00°15'53"E.

- ● Denotes monument found 1/2 inch iron pipe marked by license no. 44110 unless otherwise shown
- o Denotes 1/2 inch x 18 inch iron monument set marked by license no. 57366 unless otherwise shown
- ▲ Denotes Found Mag Nail
- D & U Denotes drainage and utility easement

0 25 50 100
SCALE IN FEET
1 inch = 50 feet

ALLIANT ENGINEERING

Memorandum

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

From: Amanda Sachi, PE
Kendra Fallon, PE
Kris Keller, PE

Date: January 15, 2024

Re: Amber Fields 14th Addition – Phase 1 Final Plat Review
WSB Project No. 024359-000

We have reviewed the documents provided by Alliant Engineering on December 23, 2023. Documents reviewed include:

- Amber Fields 14th Addition Preliminary Plat Civil Set, dated 12/18/23
- Amber Fields 14th Addition Final Plat Civil Set, dated 12/18/23
- Amber Fields 14th Addition Plat, dated 12/15/23

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.

Civil Comments:

1. General
    a. Update street names when available.
    b. Provide benchmark elevations on future construction plans.
2. Utilities
    a. Install hydrant lead valves behind curb as shown in City Details
    b. Provide minimum vertical 18" separation between watermain and storm sewer
        i. Insulate when separation is less than 36"
        ii. Reference City Detail W-7 for all watermain offsets
    c. Potential conflict with storm sewer main and water and sanitary sewer services
        i. Offset and insulate water services crossing the storm sewer (minimum 18")
    d. Potential conflict with water and sanitary sewer main with water and sanitary sewer services
    e. Shift gate valves out of the wheel paths and away from the curb
    f. Shift sanitary sewer casting away from the curb line for bituminous placement and compaction
    g. Install sanitary sewer structures after the last active sanitary sewer service
        i. Lots 1-2 Block 9 cannot be active until upstream manhole is installed

701 XENIA AVENUE S | SUITE 300 | MINNEAPOLIS, MN | 55416 | 763.541.4800 | WSBENG.COM

h. Verify water stub pipe material from 13th Addition. PVC C900 is called on the current plans but DIP is shown in the 13th Addition plans

3. Streets, Signage and Street Lighting
    a. Street centerline grades should be a minimum 1.0%
4. Landscape
    a. No comments at this time

Grading, Drainage, and Erosion Control Comments:

5. General
    a. No comments.
6. Ponds and Wetlands
    a. No comments.
7. Emergency Overflow Routes:
    a. The City requires 1.5 feet of freeboard between low lying area EOFs and building opening elevations. This requirement is not being met for multiple blocks throughout the addition. Applicant should update grading and/or building elevations to meet freeboard requirements.
8. Retaining Walls:
    a. No comments.
9. Erosion Control:
    a. No comments.
10. Grading:
    a. No comments.

Stormwater Management Plan:

11. General Storm Sewer Design
    a. Provide a catch basin drainage area map (including the area intended to drain to the proposed stubs) along with storm sewer sizing calculations to confirm storm sewer is sized for a 10-year storm event.
    b. A sump is requested to be added to structure MH-4 prior to the connection into the main trunk line system.
12. Water Quantity
    a. No comments.
13. Rate/Volume Control
    c. No comments.
14. Freeboard
    d. No comments.
15. Water Quality
    e. No comments.
16. Easements
    f. Storm sewer between CBMH 48-CBMH 49-CBMH 21 is deeper than 10 feet so easement at a 1:1 depth to width ratio should be provided on both sides of the proposed storm sewer.

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

ROSEMOUNT
PARKS AND RECREATION

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: January 17, 2024

Subject: Amber Field 13th and 14th Additions

The Parks and Recreation Department recently reviewed the plans for the Amber Fields 13th and 14th Additions. After reviewing the plans, the Parks and Recreation Department staff has the following comments:

Parks Dedication
The parks dedication for the 13th and 14th additions will be met through developer installed improvements as outlined in the subdivision agreement.

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

ROSEMOUNT
MINNESOTA

EXECUTIVE SUMMARY

Planning Commission Regular Meeting: January 23, 2024
Tenative City Council Meeting:

AGENDA ITEM:	Request by Independent School District 196 for approval of a rezoning of the site from AG-Agricultural to R1-Low Density Residential, minor subdivision, conditional use permit, and site plan review for an elementary school to be constructed on site.	**AGENDA SECTION:** PUBLIC HEARINGS
PREPARED BY:	Julia Hogan, Planner	**AGENDA NO.** 6.b.
ATTACHMENTS:	Site Location, Preliminary Plat, Final Plat, Site Plan, Demolition Plan, Geometric Plan, Finishing Plan, Erosion Control Plan, Grading and Drainage Plan, Utilities Plan, Landscaping Plan, Photometric Plan, Architectural Elevations , City Engineer's Memo Dated January 15, 2024, Stormwater Review Memo Dated January 16, 2024, Parks and Recreation Director's Memo Dated January 17, 2024	**APPROVED BY:** AK

RECOMMENDED ACTION: Staff recommends the Planning Commission make the following motion:

1. **Motion** to continue the Public Hearing until the Planning Commission Meeting on February 26, 2024, so that a traffic study can be provided to the city for review.

The Planning Commission could also make the following motions listed below:

1. **Motion** to recommend the City Council approve a Zoning Map amendment to rezone the site from AG-Agricultural to R1 – Low Density Residential.

2. **Motion** to recommend the City Council approve the minor subdivision for Rosemount School District Third Addition, subject to all conditions approved as part of the City's site and building design review for the project.

3. **Motion** to approve the site plan and building design to allow Independent School District 196 to construct a new elementary school on Rosemount School District Third Addition, subject to the following conditions:

a. Approval of the Rosemount School District Third Addition minor subdivision.
b. Conformance with all conditions of the City Engineer as outlined in the memo dated January 15, 2024, and associated stormwater review memo dated January 16, 2024.
c. Applicant shall work with staff to verify lumens identified on the photometric plan do not

exceed .05 lumens at residential property lines.

d. Applicant shall provide verification on the number of classrooms that will be provided and projected number of students that will be attending the school to identify if the proposed parking numbers are sufficient.
e. Payment of $54,250 in-lieu of replacement trees.
f. Conformance with the requirements of the Parks and Recreations Director contained within the memo dated January 17, 2024.
g. Site signage shall require a separate sign permit and meet the requirement of signs in the PI zoning district.
h. Light fixtures within 100 feet of a residential property line shall be no higher than 20 feet.

4. **Motion** to recommend the City Council approve a Conditional Use Permit for an elementary school to be located on the Rosemount School District Third Addition subject to all conditions approved as part of the City's site and building design review for the project.

BACKGROUND

SUMMARY

Application & Property Owner(s):	Independent School District 196 (Rosemount, Apple Valley, Eagan Public Schools)
Location:	West of Akron Avenue and South of Bonaire Path West
Areas in Acres:	34.51-Acres
Comp. Guide Plan Designation:	LDR - Low Density Residential
Current Zoning:	AG - Agricultural
Requested Zoning:	R1 - Low Density Residential

The Planning Commission is being asked to consider requests submitted by Independent School District 196 (Rosemount, Apple Valley, Eagan Public Schools) for approval of a rezoning, minor subdivision, site plan and building design review and conditional use permit to construct an elementary school on the proposed 34.41 acre site located directly west of Akron Avenue and south of Bonaire Path West. The applicant is requesting the site be rezoned from AG-Agricultural to R1 – Low Density Residential because elementary schools are not an allowed use within the AG zoning district but are an allowed conditional use within the R1 zoning district, which is why a conditional use permit is being requested as well. The applicant is requesting a minor subdivision to plat the land since the site is currently unplatted. A site plan review and building design is being requested by the applicant because they are required for all commercial, industrial, institutional, and multifamily development projects.

At this time, staff is recommending the continuation of the four requested items until the February 26, 2024, Planning Commission meeting due to the need of additional information. Staff requested a traffic study be provided to the city for review. Though a traffic study is currently in the process, it will not be finalized until early February. Due to potential issues that could arise without a traffic study, staff is wanting the continuation of the request until after that study is received and reviewed by staff.

BACKGROUND

The City of Rosemount currently has one large school campus area that includes the Rosemount High School, Rosemount Middle School and Rosemount Elementary school, all of which have been located on the present site west of Robert Trail South since the mid 1960's when the high school was built in that location. Portions of the middle school and elementary schools were on or near their present locations prior to construction of the high school. Over time, each of the buildings on the campus have been modified and expanded to accommodate the needs of a growing district and to add space for a growing student population. Independent School District 196 is now the 4th largest district in Minnesota with the current Rosemount schools serving over 4,500 students.

In recognition of the need for safety and security and space for growth around the school district, ISD 196 brought forward a combined $493 million dollar bond referendum in 2023. The first portion of the referendum was for $374 million dollars, which would include safety and security improvements at all district schools, a new elementary school, a new Rosemount middle school and repurposing the current school. Additions were also proposed for various other schools within the district and Rosemount High school. The second portion of the referendum was for $119 million dollars, which was to include improvements and an activity center at each of the districts four high schools. The referendum ultimately was approved and was the state's largest successful public school funding request in Minnesota history. ISD 196 has owned the 34.51-acre subject site for a number of years, with the school district and the city anticipating an elementary school to be constructed on this site when the need was there.

ISSUE ANALYSIS

Legal Authority

Minor Subdivisions, Conditional Use Permits, and Site Plan applications are quasi-judicial decisions for the Planning Commission, meaning that the Planning Commission is acting as a judge to determine if the regulations within the Comprehensive Plan, Zoning Ordinance and Subdivision Ordinance are being followed. Generally, if these applications meet the City's established requirements, they must be approved.

Rezonings are 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 property is currently zoned AG- Agricultural and is guided for LDR – Low Density Residential. The applicant is requesting a rezoning of the site from AG-Agricultural to R1 – Low Density Residential. The need for the rezoning is because elementary schools are not an allowed use within the AG-Agricultural zoning district, but are an allowed conditional use within the R1 – Low Density Residential zoning district. Within the City's 2040 Comprehensive Plan it describes the Low Density Residential Land Use as land that provides housing suitable for families with children, and as such, should be located close to schools, churches, public parks, and neighborhood commercial. The primary zoning for the LDR land use designation is the R1 zoning district, which is why the applicant is requesting the rezoning to R1-Low Density Residential.

Minor Subdivision
The minor subdivision process is a platting alternative that combines the approval of the preliminary and final plats into a single process. Additionally, some of the required engineering feasibility studies are waived. In this case, the site's engineering and stormwater management was reviewed by staff through the site plan review process. The 34.51-acre subject site is currently unplatted. When the applicant came to the city with its request to build a new elementary school the city suggested the applicant apply for a minor subdivision to plat the site to clean up the boundaries of the site and for easements located on the site.

Site Plan and Design Review
The purpose of a site plan review is to evaluate each project as it relates to the performance and site design standards of the zoning ordinance. Site plan approval is required for all commercial, industrial, institutional and multifamily development projects.

Land Use & Zoning
The subject property is currently zoned AG-Agricultural, and the future land use designated is guided for LDR – Low Density Residential. The applicant is requesting the site be rezoned to R1-Low Density Residential. Elementary schools are not an allowed use within the AG zoning district but are an allowed conditional use within the R1 zoning district. The rezoning of the site to R1-Low Density Residential is in accordance with the 2040 Future Land Use Plan and Comprehensive Plan.

Site Layout
The 34.51-acre vacant site is located directly west of Akron Ave and south of Bonaire Path West. The site is mostly rectangular with the western portion of the site being longer than the eastern portion due to the railroad tracks and residential development to the south. The main principal building is proposed to be located on the north end of the site, closer to Bonaire Path. There are two parking lots proposed on the site as well. The eastern parking lot is designated as the main lot, with the southwestern lot designated as the bus lot. West of the main building and northwest of the bus lot is a hard play area and soft play area shown. A softball field is also planned to be constructed on site, which will be located west of the bus lot area and east of the main entrance to the site off of Kaylemore Trail.

There is one access point into the site which is off of Kaylemore Trail and Ardroe Ave, on the western side of the site, south of Bonaire Path West. This access road continues east on the site from Kaylemore Trail and loops around the main lot. There is a series of pedestrian trails shown on the site plan as well. There are two trails off of the existing sidewalks on Ardroe Ave that lead to the main building. There is also a trail shown off of the proposed sidewalk on Bonaire Path West which leads to the main building as well. On the southern portion of the site, it is shown to have stormwater ponding and infiltration basin.

Lot and Building Standards.
The proposed elementary school site covers over 34 acres of land with a significant amount of open space that will be dedicated to a ballfield, play areas, and open space at the southern end of the site. The plans submitted for the proposed building show a combination of classrooms, common areas, gymnasium, cafeteria, media area, art and music area, etc. Since elementary schools are a conditional use within the R1-Low Density Residential zoning district, they are subject to the minimum lot

requirements, setbacks, and site and building standards of the PI – Public and Institutional zoning district. The table below shows the required setbacks in comparison with those provided on the site plan.

Building Performance Standards for the PI – Public/Institutional				
Category	**Standard**	**Proposed Elementary School**	**Standard**	**Proposed Parking Surfaces**
Front (Ardroe Ave)	30 ft.	>30-feet	20 ft.	>20 ft.
Side (Railroad Tracks)	30 ft.	>30-feet	10 ft.	>10 ft.
Side (Bonaire Path West)	30 ft.	>30-feet	10 ft.	>10 ft.
Rear (Akron Ave)	30 ft.	>30 ft.	10 feet.	>10 ft.

Exterior Building Materials

The PI – Public Institutional building materials standards require the building to be at least 50% brick or natural stone. The remaining 50% of the wall surface may be specialty integral colored concrete block, tile, architectural textured concrete cast in place or better. Up to 10% of the building can be used for materials not listed above as accents. Buildings are required to have "360 degree" architecture so that all sides of the building meet the architectural standards. The building elevation plans that were submitted by the applicant show that the exterior of the principal building will be a mixture of brick, precast wall panels, and ornamental metal panels. While metal paneling and siding is not normally permitted in the PI – Public Institutional zoning district, the metal panel/siding façade is of a quality considered "equal to or better" in the permitted materials within the code. The applicant has expressed that the proposed principal building will have a similar look and design to the newly built elementary school in Lakeville called East Lake, which is south of County Road 46.

Traffic

At this time, a traffic study has not been submitted for the city's review. The applicant has been working with a traffic engineer to get a traffic analysis completed, but a draft of that analysis will not be ready for review until early February. City staff feels that a traffic study and time to review the traffic study is needed prior to approval of the requested item, which is why staff is recommending continuation of this item until the February 26, 2024, Planning Commission meeting.

Access & Parking

The site is shown to be accessed by a road off of Kaylemore Trail and Ardroe Ave. Ardroe Ave extends south from Bonaire Path West and leads into the newly developed Ardan Place subdivision. Off of Ardroe Ave is Kaylemore Trail, which also extends into the Ardan Place subdivision, but the access road to the proposed elementary site will extend off of that road to the east. The main access road enters the site on the western site and extends east, looping south of the proposed ballfield and then goes north to access the two parking lot areas. The eastern parking lot area is shown as the main lot with the access road shown to loop around this main lot. The parking area that is southwest of the main building is shown to be the secondary lot and bus lot with additional accesses to the main building.

There are 153 parking stalls proposed for the eastern main lot parking area. For the secondary parking/bus lot area there are 15 proposed bus stalls and 106 parking stalls. Some of the parking stalls

in the secondary lot will be unusable during times when buses are parked there, but during non-school times the additional parking will be beneficial with the additional recreational amenities on site. The City's parking requirements are the same for the various types of public schools: one parking stall for each classroom and one per 20 students. There are a total of 259 parking stalls that are proposed for the site. The plans submitted by the applicant did not include a complete count of classroom space or the number of students proposed for the school, but staff does believe the proposed number of parking stalls is adequate for the site. Staff will work with the applicant to verify the proposed number of classrooms and students to make sure the proposed number of parking stalls is sufficient for the site.

Parks and Trails

The proposed elementary school site has shown a network of sidewalks and trails providing access to the site from neighboring communities and internally. Shown are trails off of Ardroe Ave to the site which will provide access to the playground area, hard court area, softball field and main building. There are also trails shown along the entirety of the site along Bonaire Path West and a trail off of that that leads to the main building. There are sidewalks connecting to the different entrances to the main building which will help with safety to and from the different parking lots on site.

The City of Rosemount Parks and Recreation department reviewed the submitted development plans and have provided review comments in the attached memorandum. The Parks and Rec department are recommending that park dedication not be collected due to the public recreation spaces being created on site, which consist of a large playground, hard court space, a ballfield, and greenspaces.

Landscaping

A landscaping plan was provided by the applicant that contains a total of 156 trees throughout the site. There are 116 deciduous trees and 40 conifer trees proposed throughout the site. The trees are shown to be spread out along the right of way areas of Ardroe Ave, Bonaire Path West and Akron Ave. They also have trees shown along the access road to the site and some along the stormwater ponding to the south of the site. Currently, on the site there is a 3-acre area of existing trees on the western portion of the site, as well as existing trees along the railroad tracks that runs along the southern boundary of the site. A portion of the 3-acre area of existing trees will need to be removed for the access road into the site, but the other existing trees will remain. A mixture of different sods and seeds will be planted around the site. There will be sod planted around the main building, the main parking area, and around the playground/hard court area. The proposed ballfield will contain an athletic seed mix with area around the ballfield and playground areas as a general seed mix.

The city's tree removal and replacement requirements will apply to this site. The applicant is proposing to eliminate a total of 2116 caliper inches. The city code states that 25% of existing caliper inches of trees can be removed during development without obligation of replacement, but removal beyond 25% will require replacement. The applicant is proposing to provide 389 caliper inches of replacement trees on site, which is being provided with the proposed 156 trees. This is a shortfall of 389 caliper inches of replacement. Staff finds that a fee-in-lieu is appropriate, and a condition of approval will be included to collect $54,250 in lieu of replacement (389 inches/2.5 inches per tree = 155 trees multiplied by $350 per tree according to the City's fee schedule).

Also required by the landscaping ordinance is one foundation planting for every 10 linear feet of building exterior. The proposed building has 1,596 linear feet of perimeter, which requires a total of 160 foundation plantings. The landscape plan includes 160 total foundation plantings located around the main entrance of the principal building and around the main parking area.

Signs

No signs are shown on the applicant's plans. Generally, signs are reviewed and approved administratively through the sign permitting process. Staff has included a condition reiterating that a sign permit must be submitted for any site signage.

Site Lighting

The applicant has submitted an overall lighting and photometric plan as part of the request, and the plans demonstrate compliance with the City's light intensity standards. Specifically, the light fixtures to be used are shielded and will direct light towards the ground and not towards residential property. The maximum level of lighting allowed by the code is 0.5 lumen at adjacent residential property lines and 1.0 lumen at non-residential property lines. The plan overall adheres to the lumen requirements, but staff will need to verify with the applicant that the level of lighting does not exceed over 0.5 lumen across Bonaire Path to the residential development to the north and does not exceed 0.5 lumen near the trail area off of Kaylemore Trail. The plans do not show the height of the poles on which the lights will be mounted, but the zoning ordinance maximum is 30-feet except for if it is within 100-feet of a residential use, then the maximum height is 20-feet. This standard will be called out as a condition of approval.

Engineering

Detailed grading, erosion control, and storm water management plans have been submitted with the applications and these plans, along with the proposed connections to existing City utilities within and adjacent to the project site, have been reviewed by the City Engineer. The engineer's comments and recommendations are included in a January 15, 2024, memorandum (attached), and include specific recommendations concerning planned utility connections and the submitted geometric/finishing plans. A stormwater management review memorandum was also completed and is attached as well. Comments in that memo include specific recommendations concerning grading, drainage, and erosion control and comments on the submitted stormwater management plan specifically regarding the general storm sewer design.

Conditional Use Permit Review

A conditional use permit (CUP) is required for elementary and middle or special needs schools within the R1-Low Density Residential zoning district. The City may approve a CUP upon finding that the use at the proposed location:

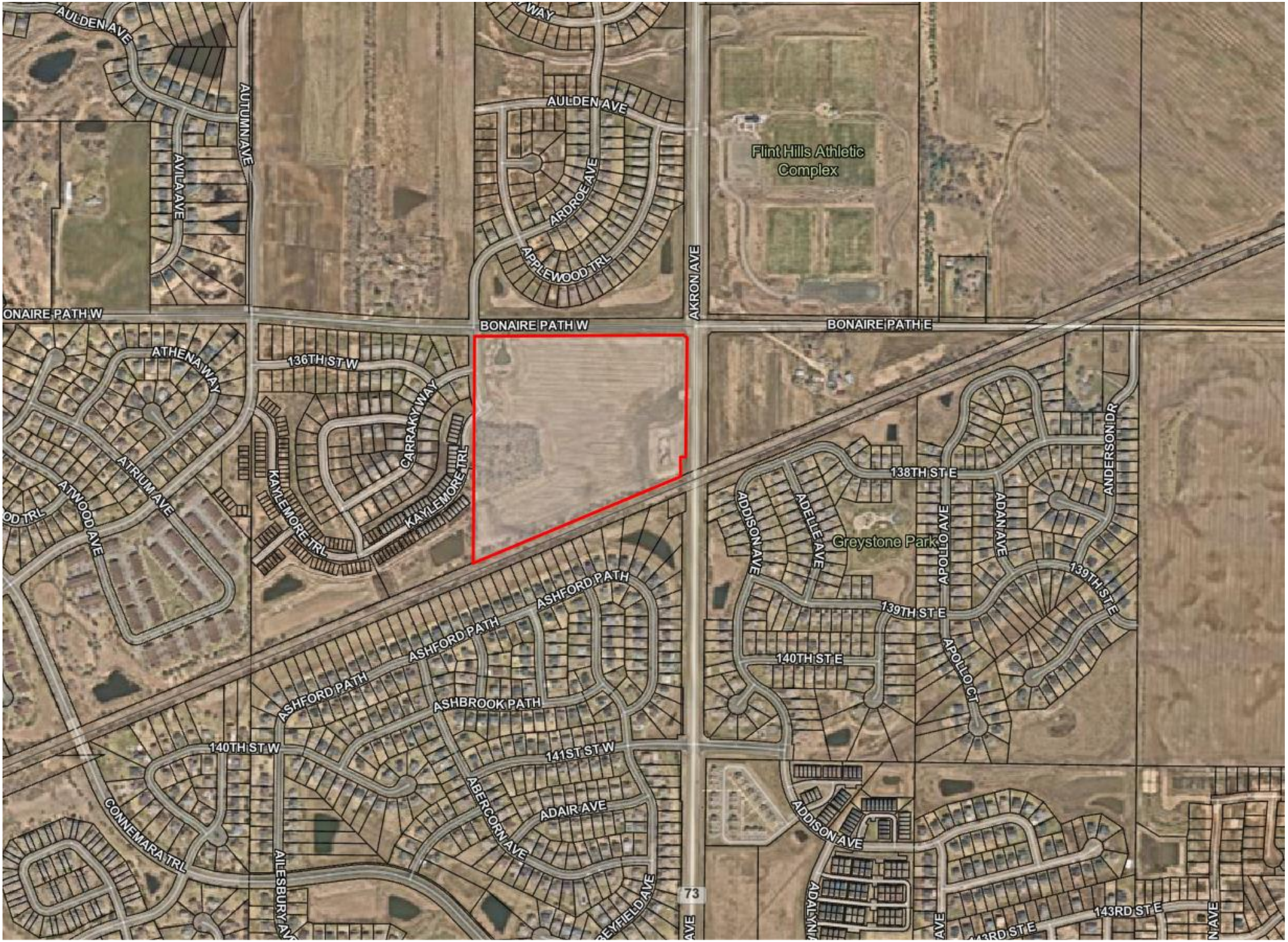
1. Will not be detrimental to or endanger the public health, safety, or general welfare of the neighborhood or the city.
2. Will be harmonious with the objectives of the comprehensive plan and city code provisions.
3. Will be designed, constructed, operated and maintained so as to be compatible or similar 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.

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.
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.
6. Will have vehicular ingress and egress to the property which does not create traffic congestion or interfere with traffic on surrounding public streets.
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.
8. These standards apply in addition to specific conditions as may be applied throughout this code.

Based on the staff review and analysis for the above site and building design analysis, staff has determined that the proposed elementary school meets each of these required findings.

RECOMMENDATION

Staff is recommending that the Planning Commission continue the requested rezoning, minor subdivision, site plan and building design review and conditional use permit for a new elementary school to the February 26, 2024, Planning Commission meeting so that a traffic study can be provided to the city for review.


AULDEN AVE
AUTUMN AVE
AVILA AVE
AULDEN AVE
ARDROE AVE
APPLEWOOD TRL
AKRON AVE
Flint Hills Athletic Complex
ONAIRE PATH W
BONAIRE PATH W
BONAIRE PATH E
ATHENA WAY
136TH ST W
CARRAKY WAY
KAYLEMORE TRL
KAYLEMORE TRL
ATRIUM AVE
ATWOOD AVE
138TH ST E
ADDISON AVE
ADELLE AVE
APOLLO AVE
ADAN AVE
ANDERSON DR
Greystone Park
139TH ST E
139TH ST E
ASHFORD PATH
ASHFORD PATH
ASHFORD PATH
ASHBROOK PATH
140TH ST E
APOLLO CT
140TH ST W
141ST ST W
ABERCORN AVE
ADAIR AVE
CONNEMARA TRL
AILESBURY AVE
ADDISON AVE
73
143RD ST E

PROPOSED PLAT DESCRIPTION: (PID = 340220050013)

That part of the East Half of the Southwest Quarter (E 1/2 SW 1/4) of Section22, Township 115, Range 19, lying Northerly of the Northerly right-of-way line of the Chicago, Rock Island and Pacific Railroad, and lying Southerly of the centerline of 135th Street West as now established (also known as County Road No. 38), Dakota County, Minnesota

NOTES:

1. The professional surveyor has made no investigation or independent search for easements of record, encumbrance, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

2. The underground utilities shown have been located from field survey information and record plans. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Prior to any excavation, contact Gopher State One Call for an on-site location (651-454-0002). The subsurface utility information on this survey is utility quality level D. This quality level was determined according to the guidelines of CI/ASCE 38-2, entitled "Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data.

3. Bearings are based on the Dakota County Coordinate System.

Project Benchmark #1: Top Nut Hydrant, SE Quadrant of Akron Avenue and Bonaire Path, Elevation = 968.56 (NAVD 1988)

N

50 0 50 100

SCALE IN FEET

Municipality:	City of Rosemount	Building Setbacks:	Public/Institutional Front yard: 30 feet Side Corner: 30 feet Rear yard: 30 feet Side yard: 30 feet
Existing Zoning:	Agricultural		
Proposed Zoning:	Public/Institutional		
Proposed Use:	Public/Institutional	Lot Summary:	Single Lot
Road Mileage:	0.0	Owner/Subdivider:	Independent School District 196 Rosemount-Apple Valley-Egan 3455 153rd Street West Rosemount, MN 55068 (651) 423-7700
Street Lighting	as required		
Proposed Utilities:	Sewer: Municipal Water: Municipal		
Plat Area:	Total Area: 1,504,015 Sq.Ft. = 34.53 Acres Proposed ROW: 136,510 Sq.Ft. = 3.13 Acres Park Area: 0 Sq.Ft. = 0.00 Acres	Designer/Surveyor:	Hakanson Anderson Assoc. 3601 Thurston Avenue Anoka, MN 55303 (763) 427-5860 Brian Person

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

Being 5.00 feet in width and adjoining lot lines, and 10.00 feet in width and adjoining streets and rear lot lines unless otherwise shown on this plat.

North 1/4 Corner of Sec.22, T.115, R.19 Dakota County Cast Iron Monument

NW corner of the E1/2 of the SW1/4 of Sec.22, T.115, R.19

Centerline of Bonaire Path West (FKA 135th Street West)(FKA Co. Rd. 38) (per Doc. No. 591201)

South line of CARAMORE CROSSING

North line of the E1/2 of the SW1/4 of Sec.22, T.115, R.19

NE corner of the NE1/4 of the SW1/4 of Sec.22, T.115, R.19

MOMENTUM ADDITION OUTLET A

ANDROE AVENUE

OUTLOT D

CARAMORE CROSSING

BONAIRE PATH W

(F.K.A. COUNTY ROAD 38)

L=158.62
R=11459.00
Δ=0°47'35"
C.BRG=
N89°49'39"E

N89°25'51"E
1169.07

N89°25'51"E
1097.55

Street, Drainage & Utility Easement per Doc. 591201

S45°41'35"E
22.25

L=129.11
R=11509.00 Δ=0°38'34"
C.BRG=N89°45'08"E

L=112.25
R=11509.00
Δ=0°33'32"

46.84

L=16.86
Δ=0°05'02"

Right of Way Easement per Doc. 842071

Drainage & Utility Easement

S11°13'45"W
194.45

N11°00'16"W
191.63

78.33
S89°37'25"E

S89°37'25"E
40.17

284.19
S00°14'56"E

N00°00'06"W
1407.66

579.49

West line of the E1/2 of the SW1/4 of Sec.22, T.115, R.19

S00°38'53"W
205.20

205.26
S00°38'53"W

N54°37'39"E
90.81

S35°49'27"E
69.97

S35°49'27"E
22.00

R=230.00
Δ=35°30'44"

S35°45'10"E
24.75

N54°37'39"E
119.99

S54°37'39"W
145.92

S00°26'25"W
185.92

183.07
S00°26'25"W

BLOCK 1

E1/2 of the SW1/4

LOT 1

OUTLOT C

CARRAKAT LANE

2607.13

401.22

305.73

860.45
S00°05'05"W

AKRON AVENUE

AKRON CO. RD. NO. 73
(F.K.A. CO. RD. 38)

GREYSTONE 5TH ADDITION

N89°54'55"W
29.51

S68°30'42"W
285.26

S68°30'42"W
160.00

716.01
S00°05'05"W

East line of the E1/2 of the SW1/4 of Sec.22, T.115, R.19

N89°54'55"W
76.03

S00°05'05"W
168.70

458.40

30 30 30 30

DATE	REVISION

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 Land Surveyor under the laws of the State of Minnesota.

PRELIMINARY

BRIAN PERSON
Date 12/26/23 Lic. No. 49138

DESIGNED BY:	BW
DRAWN BY:	JJ
CHECKED BY:	BP

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.haa-inc.com

ISD 196

ROSEMOUNT SCHOOL DISTRICT 3RD ADDITION

PRELIMINARY PLAT

ROSEMOUNT, MINNESOTA

SHEET 1 OF 2 SHEETS

3800.13

Dec 26, 2023 - 11:22am
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BLOCK 1

LOT 1

E1/2 of the SW1/4

West line of the E1/2 of the SW1/4 of Sec.22, T.115, R.19

East line of the E1/2 of the SW1/4 of Sec.22, T.115, R.19

AKRON AVENUE
F.K.A. CO. RD. NO. 73

GREYSTONE
5TH ADDITION

PRESTWICK PLACE 13TH ADDITION

PRESTWICK PLACE 19TH ADDITION

PRESTWICK PLACE 20TH ADDITION

PRESTWICK PLACE 16TH ADDITION

OUTLOT D

OUTLOT E

UNION PACIFIC RAILROAD
F.K.A. CHICAGO ROCK ISLAND AND PACIFIC RAILROAD

Northerly right-of-way line of the Chicago, Rock Island and Pacific Railroad (per Prestwick Place 13th Add, Prestwick Place 19th Add, Prestwick Place 20th Add, Prestwick Place 16th Add, Prestwick Place 13th Add) Now known as Union Pacific Railroad

Delineated Wetland

939.20 SP-1

939.22 SP-2

N00°00'06"W 1407.66

N89°49'10"E 90.53

N90°00'00"W 70.00

N00°00'00"E 258.17

S87°22'13"W 190.00

N67°08'07"E 289.50

S67°08'07"W 720.00

1439.42

1344.94

L=134.26
R=230.50
Δ=33°22'22"

L=204.22
R=419.50
Δ=27°53'35"

N80°27'44"E 93.57

S00°05'05"W 168.70

S00°05'05"W 393.31

S00°05'05"W 860.45

S00°05'05"W 115.16

32.00
N89°32'51"W

458.40

1724.34

2182.74

S15°33'55"E 190.12

S15°33'55"E 172.13

S75°16'51"E 70.98

81.05
S75°16'51"E

S69°30'45"E 194.36

S69°30'45"E 786.91

S33°54'40"E 34.85

69.57
S33°54'40"E

N54°18'58"E 247.84

26.86
S52°34'09"W

S26°48'29"E 52.85

Drainage & Utility Easement

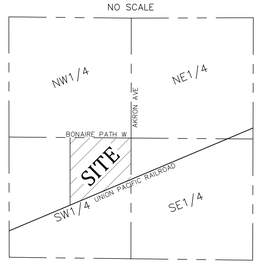
Sanitary Sewer Easement per Doc. 823136

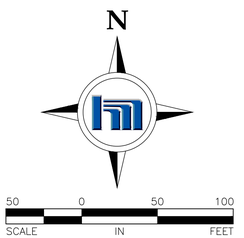
1/2 Inch Open Iron Pipe

South 1/4 Corner of Sec.22, T.115, R.19 Dakota County Cast Iron Monument

VICINITY MAP

SEC.22, T.115, R.19
NO SCALE





LEGEND

- = GATE VALVE
- = HYDRANT
- = WATER LINE
- = SANITARY SEWER MANHOLE
- = SANITARY SEWER LINE
- = CATCHBASIN
- = STORM SEWER MANHOLE
- = STORM SEWER LINE
- = ELECTRIC TRANSFORMER
- = LIGHT POLE
- = UTILITY POLE
- = GUY WIRE
- = ELECTRIC MANHOLE
- = BURIED ELECTRIC
- = OVERHEAD ELECTRIC
- = HAND HOLE
- = TELEPHONE PEDESTAL
- = TELEPHONE MANHOLE
- = BURIED TELEPHONE
- = GAS VALVE
- = BURIED GAS
- = SIGN
- = EDGE OF WOODS
- = DECIDUOUS TREE (DIAMETER)
- = CONIFEROUS TREE (DIAMETER)
- = SURFACE CONTOUR (1 FT. INTERVAL)
- x 965.23 = SPOT ELEVATIONS
- = CONTROL MONUMENT
- = FOUND IRON MONUMENT
- = FOUND CAST IRON MONUMENT
- = SETBACK LINE
- = CONCRETE SURFACE

DATE	REVISION

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 Land Surveyor under the laws of the State of Minnesota.

PRELIMINARY

BRIAN PERSON
Date 12/26/23 Lic. No. 49138

DESIGNED BY: BW
DRAWN BY: JJ
CHECKED BY: BP

Hakanson Anderson
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ISD 196

ROSEMOUNT SCHOOL DISTRICT 3RD ADDITION

PRELIMINARY PLAT

ROSEMOUNT, MINNESOTA

SHEET 2 OF 2 SHEETS

3800.13

Dec 26, 2023 - 11:23am
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ROSEMOUNT SCHOOL DISTRICT THIRD ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Independent School District No. 196, a public body under the laws of the State of Minnesota, owner of the following described property:

That part of the East Half of the Southwest Quarter (E 1/2 SW 1/4) of Section22, Township 115, Range 19, lying Northerly of the Northerly right-of-way line of the Chicago, Rock Island and Pacific Railroad, and lying Southerly of the centerline of 135th Street West as now established (also known as County Road No. 38), Dakota County, Minnesota

Has caused the same to be surveyed and platted as ROSEMOUNT SCHOOL DISTRICT THIRD ADDITION, and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said Independent School District No. 196, a public body under the laws of the State of Minnesota, has caused these presents to be signed by its proper officers this____ day of_____, 20___.

Signed: INDEPENDENT SCHOOL DISTRICT NO. 196

By: _____ its_____By: _____its_____

STATE OF MINNESOTA
COUNTY OF_____

This instrument was acknowledged before me on_____, by_____, the_____ and by_____, the_____ of Independent School District No. 196, a public body under the laws of the State of Minnesota.

_____ (Signature)

_____ (Printed Name)

Notary Public,_____

My commission expires_____

SURVEYORS CERTIFICATE

I Brian Person 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____.

_____
Brian Person, Licensed Land Surveyor
Minnesota License No. 49138

STATE OF MINNESOTA
COUNTY OF ANOKA

This instrument was acknowledged before me on_____, by Brian Person.

_____ (Signature)

_____ (Printed Name)

Notary Public,_____

My commission expires_____

PLANNING COMMISSION OF ROSEMOUNT, MINNESOTA

Approved by the Planning Commission of the City of Rosemount, Minnesota this_____ day of_____, 20___.

By: _____ Chair

CITY COUNCIL, CITY OF ROSEMOUNT, MINNESOTA

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

By: _____ Mayor 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____.

_____
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____.

_____
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 SCHOOL DISTRICT THIRD 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

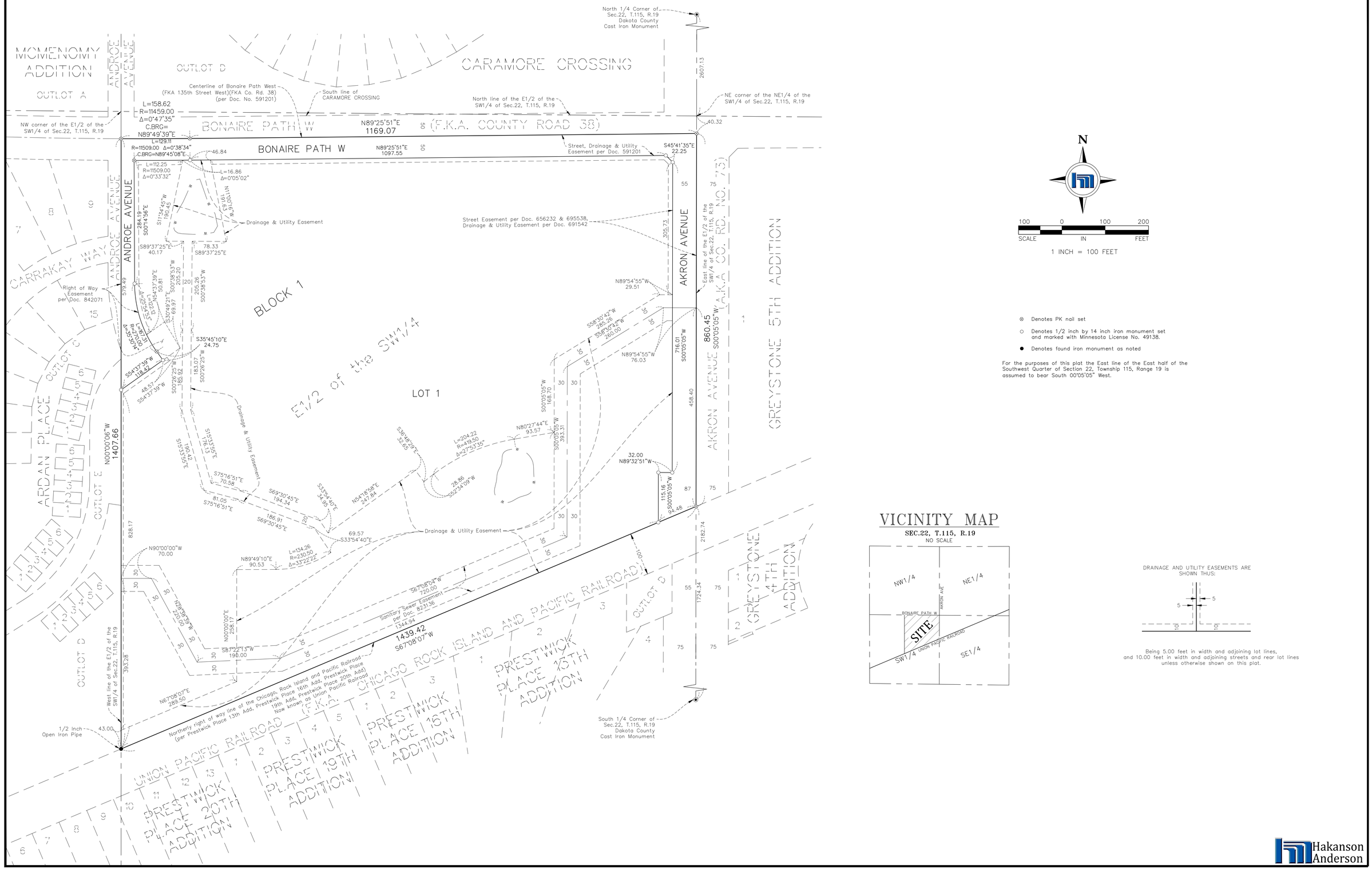
REGISTRAR OF TITLES, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that this plat of ROSEMOUNT SCHOOL DISTRICT THIRD ADDITION was filed in the office of the Registrar of Titles 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, Registrar of Titles

Hakanson Anderson

ROSEMOUNT SCHOOL DISTRICT THIRD ADDITION



⊗ Denotes PK nail set

○ Denotes 1/2 inch by 14 inch iron monument set and marked with Minnesota License No. 49138.

● Denotes found iron monument as noted

For the purposes of this plat the East line of the East half of the Southwest Quarter of Section 22, Township 115, Range 19 is assumed to bear South 00°05'05" West.

VICINITY MAP

SEC.22, T.115, R.19

NO SCALE

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

Being 5.00 feet in width and adjoining lot lines, and 10.00 feet in width and adjoining streets and rear lot lines unless otherwise shown on this plat.

Hakanson Anderson

MN

C

BONAIRE PATH W (F.K.A. COUNTY ROAD 38)

(F.K.A. COUNTY ROAD 38) BONAIRE PATH W

PROPOSED BUILDING

AREA BY ALTERNATE

KAYLEMORE TRAIL

PROJECT MATCH LINE
PROJECT MATCH LINE

STORMWATER POND

INFILTRATION BASIN

UNION PACIFIC RAILROAD

UNION PACIFIC RAILROAD

AKRON AVENUE

HORZ. SCALE 0 60 120 FEET

CITY SUBMITTAL 12/27/2023

NEW ELEMENTARY SCHOOL #20

ISD #196: ROSEMOUNT - APPLE VALLEY - EAGAN PUBLIC SCHOOLS
3455 153RD STREET WEST
ROSEMOUNT, MINNESOTA 55068

WOLD ARCHITECTS AND ENGINEERS
332 Minnesota Street, Suite W2000
Saint Paul, MN 55101
woldae.com | 651 227 7773

BOLTON & MENK
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Phone: (763) 544-7129
Email: goldenvalley@bolton-menk.com
www.bolton-menk.com

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ENGINEER
under the laws of the State of **MINNESOTA**

DAVID A. REY
Registration Number **40180** Date **XX/XX/XX**

Revisions		
Description	Date	Num

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Drawn: _____
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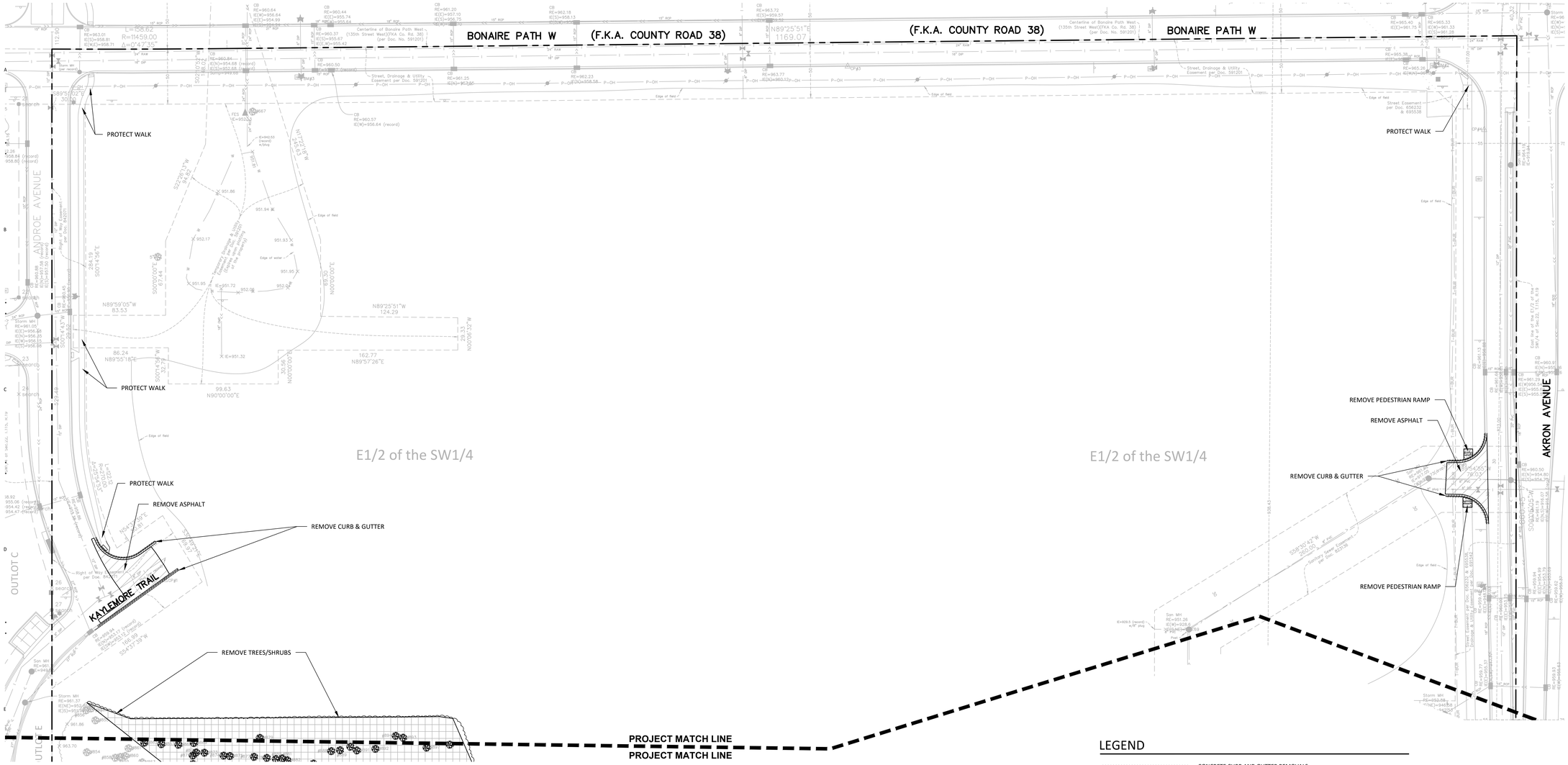
North

OVERALL SITE PLAN

Scale:

C1.01

MN



NOTES

1. REFER TO SHEET C1.41, GRADING AND DRAINAGE PLAN NORTH, FOR GENERAL NOTES.
2. MINIMIZE DISTURBANCE TO SITE AND PROTECT EXISTING VEGETATION AND SITE FEATURES (CURBS, WALKS, PAVEMENTS, OVERHEAD AND UNDERGROUND UTILITIES, SIGNAGE, FENCING, ROADWAYS, ETC.) WHICH ARE TO REMAIN.
3. REPAIR OR REPLACE EXISTING PROPERTY AND SITE FEATURES, INCLUDING GRASS AND VEGETATION, WHICH IS TO REMAIN THAT IS DAMAGED BY THE WORK, TO THE OWNER'S SATISFACTION AND AT NO ADDITIONAL COST TO THE OWNER.
4. VISIT THE SITE PRIOR TO BIDDING; BE FAMILIAR WITH ACTUAL CONDITIONS IN THE FIELD. EXTRA COMPENSATION WILL NOT BE ALLOWED FOR CONDITIONS WHICH COULD HAVE BEEN DETERMINED OR ANTICIPATED BY EXAMINATION OF THE SITE, THE CONTRACT DRAWINGS AND THE INFORMATION AVAILABLE PERTAINING TO EXISTING SOILS, UTILITIES AND OTHER SITE CHARACTERISTICS.
5. HIRE THE SERVICES OF A UTILITY LOCATOR COMPANY TO LOCATE ALL PRIVATELY OWNED UTILITIES THAT MAY BE DISTURBED BY CONSTRUCTION OPERATIONS.

LEGEND

- CONCRETE CURB AND GUTTER REMOVALS
- UNDERGROUND UTILITY REMOVALS
- CONCRETE PAVEMENT REMOVALS
- ASPHALT PAVEMENT REMOVALS
- ASPHALT PAVEMENT RECLAIM
- GRAVEL SURFACE REMOVALS
- AGLIME REMOVALS
- FENCING REMOVALS
- RETAINING WALL REMOVALS
- SAWCUT
- TREE REMOVAL
- MASS TREE AND SHRUB REMOVALS
- R1 REMOVALS KEY NOTE
- P1 PROTECTION KEY NOTE
- PROPERTY LINE

HORZ. SCALE 0 FEET

CITY SUBMITTAL 12/27/2023

C

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DAVID A. REY
Registration Number **40180** Date **XX/XX/XX**

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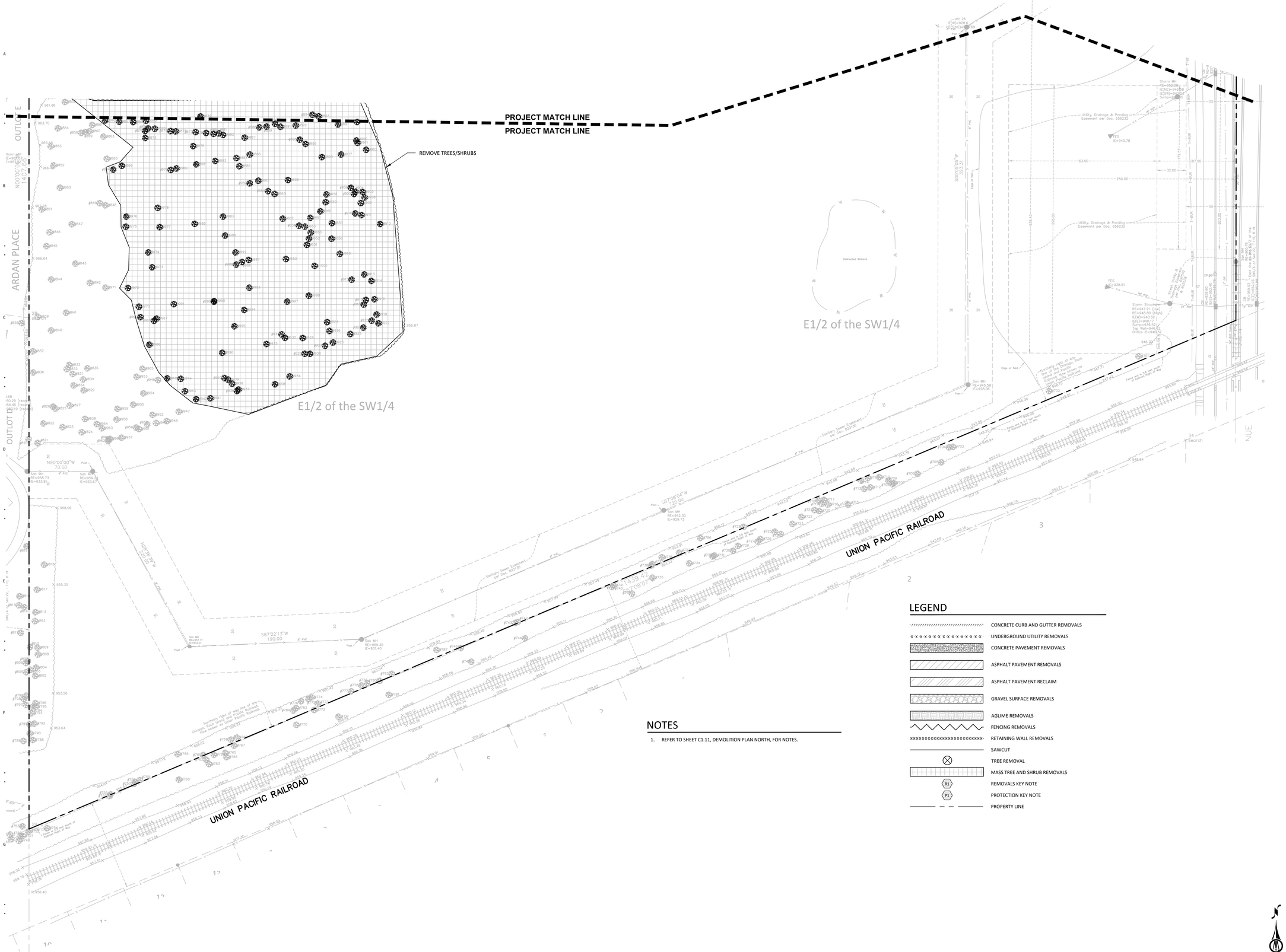
North

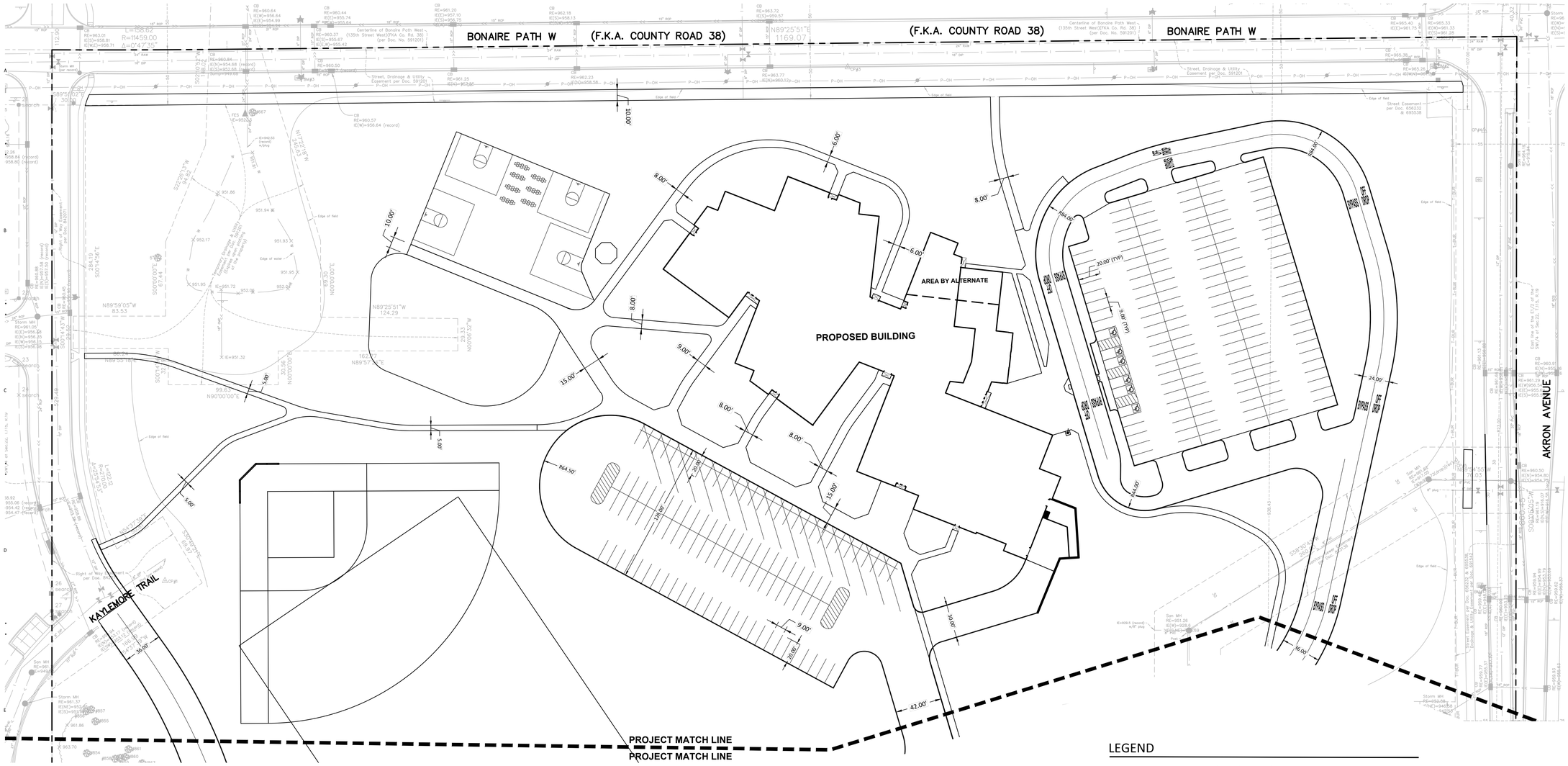
DEMOLITION PLAN NORTH

Scale:

C1.11


PROJECT MATCH LINE
PROJECT MATCH LINE
REMOVE TREES/SHRUBS
E1/2 of the SW1/4
E1/2 of the SW1/4
UNION PACIFIC RAILROAD
UNION PACIFIC RAILROAD
ARDAN PLACE
OUTLOT E
OUTLOT D
N00°00'00"E 1470.00
N90°00'00"W 70.00
N00°18'39"W 320.00
S87°22'13"W 190.00
S00°08'04"W 720.00
N00°18'39"W 320.00
S00°08'05"W 339.35
Storm MH RE=952.58 I(NE)=946.58 I(W)=946.58
Utility, Drainage & Ponding Easement per Doc. 656232
FES IE=940.78
FES IE=938.51
Storm Structure RE=947.81 (top) RE=948.80 (high) IE(W)=940.32 IE(S)=940.17 Sump=939.52 Top Wall=946.63 Orifice IE=940.52
Storm MH RE=945.58 IE=928.08
Sanitary Sewer Easement per Doc. 823126
Sanitary MH RE=952.30 IE=929.73
Son MH RE=958.73 IE=953.85
Son MH RE=959.29 IE=953.67
Son MH RE=959.35 IE=931.40
Delineated Wetland
Edge of field
Edge of road
Top of bank
Toe of slope
Centerline of track
Northerly right of way line of the Chicago, Rock Island and Pacific Railroad
Southerly right of way line of the Chicago, Rock Island and Pacific Railroad
Found 1/2" rebar, 0.2' below ground, no cap
Found 1/2" rebar, 0.2' above ground, no cap
Found 1/2" rebar, flush with ground, no cap
Found 1/2" rebar, 0.2' above ground, with cap
Found 1/2" rebar, 0.2' below ground, with cap
Found 1/2" rebar, flush with ground, with

MN



NOTES

1. REFER TO SHEET C1.41, GRADING AND DRAINAGE PLAN NORTH, FOR GENERAL NOTES.
2. ALL APPLICABLE DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, CENTERLINE OF FENCE, OR PROPERTY LINE UNLESS OTHERWISE NOTED.
3. CHECK ALL PLAN AND DETAIL DIMENSIONS AND VERIFY SAME BEFORE FIELD LAYOUT.
4. TRAFFIC SIGNS SHALL BE INSTALLED 18" BEHIND THE BACK OF CURB OR EDGE OF PAVEMENT.

LEGEND

——— – ———	BASELINE FOR DIMENSIONS
PI	POINT OF INTERSECTION
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PCC	POINT OF COMPOUND CURVATURE
⊠	PROPOSED BUILDING STOOP - REFER TO ARCHITECTURAL PLANS
——— – – ———	PROPERTY LINE

HORZ. SCALE 0 40 80 FEET

CITY SUBMITTAL 12/27/2023

C

NEW ELEMENTARY SCHOOL #20

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DAVID A. REY
Registration Number **40180** Date **XX/XX/XX**

Revisions		
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Date: _____
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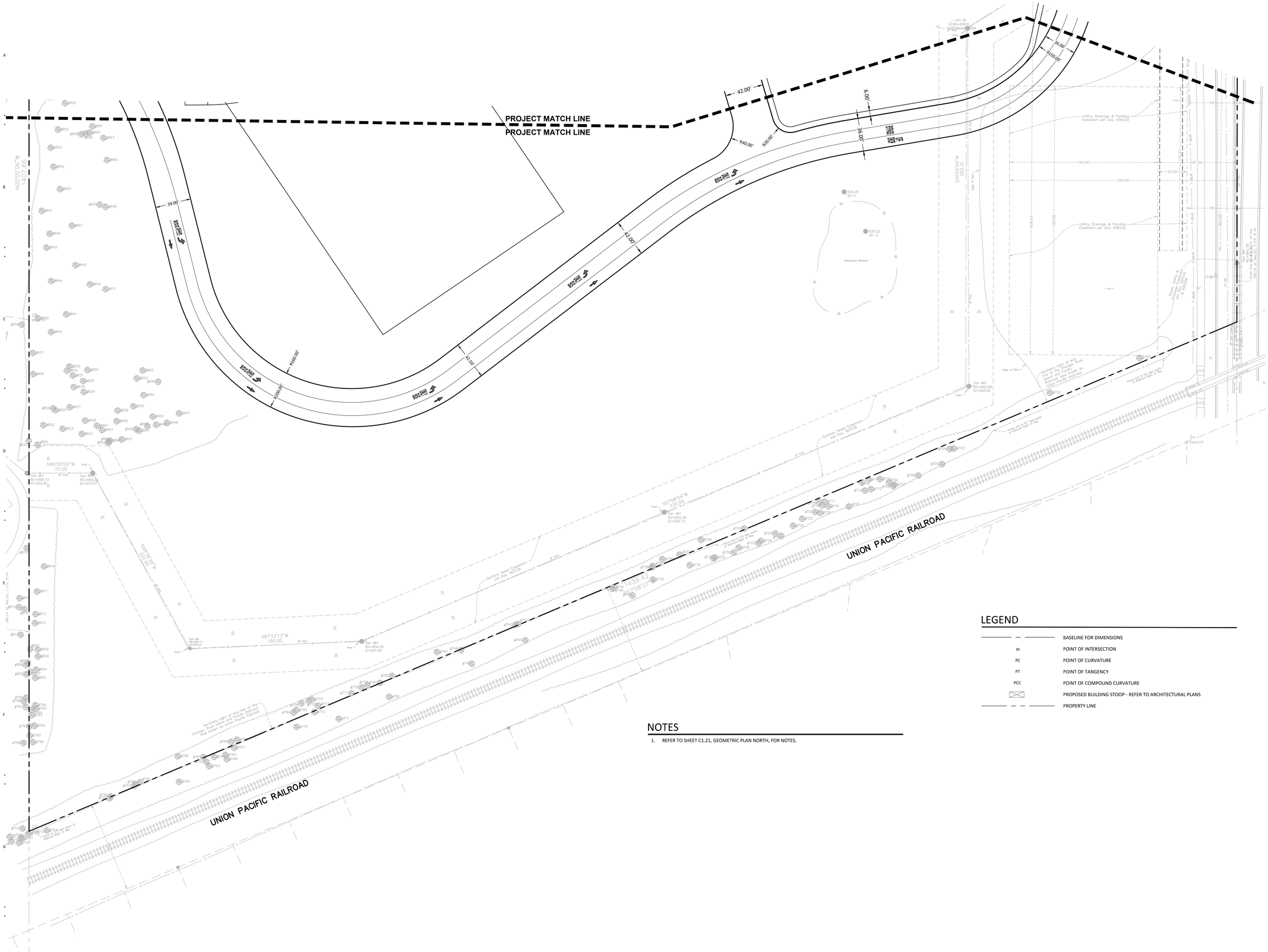
North

GEOMETRIC PLAN NORTH

Scale:

C1.21



LEGEND

——— – ———	BASELINE FOR DIMENSIONS
PI	POINT OF INTERSECTION
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PCC	POINT OF COMPOUND CURVATURE
	PROPOSED BUILDING STOOP - REFER TO ARCHITECTURAL PLANS
——— – – ———	PROPERTY LINE

NOTES

1. REFER TO SHEET C1.21, GEOMETRIC PLAN NORTH, FOR NOTES.

HORZ. SCALE 0 40 80 FEET

CITY SUBMITTAL 12/27/2023

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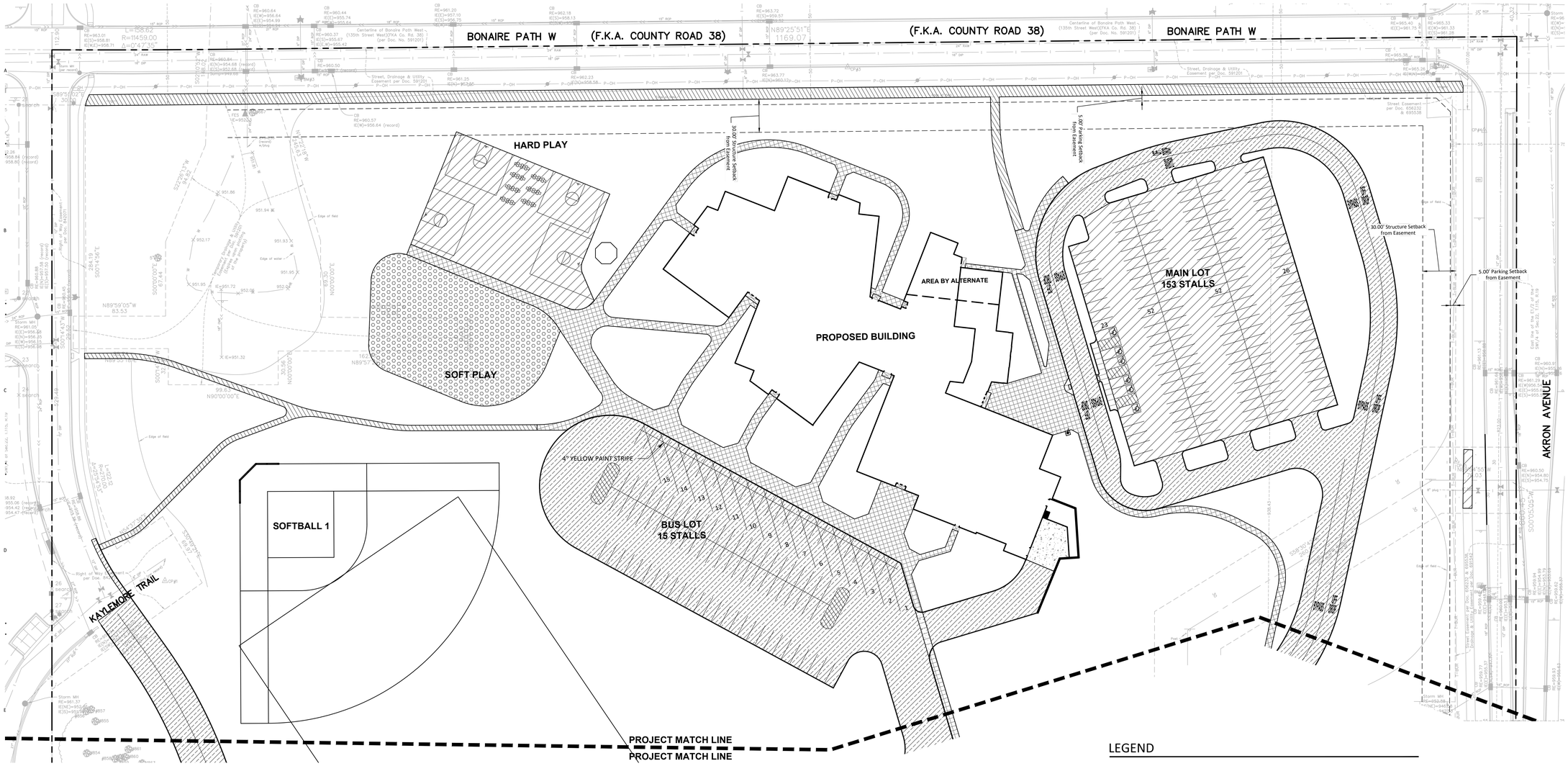
North

GEOMETRIC PLAN SOUTH

Scale:

C1.22



MN

C

NOTES

1. REFER TO SHEET C1.41, GRADING AND DRAINAGE PLAN NORTH, FOR GENERAL NOTES.
2. CHECK ALL PLAN AND DETAIL DIMENSIONS AND VERIFY SAME BEFORE FIELD LAYOUT.
3. TRAFFIC SIGNS SHALL BE INSTALLED 18" BEHIND THE BACK OF CURB OR EDGE OF PAVEMENT.
4. ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD, WHICH ARE NOT DESIGNATED TO BE PAVED OR RECEIVE AGLIME, SHALL RECEIVE AT LEAST 6" OF TOPSOIL AND SHALL BE SODDED OR SEEDED. ALL AREAS NOT DESIGNATED FOR SOD OR A SPECIFIC SEED MIX, WHICH ARE DISTURBED BY CONSTRUCTION, SHALL BE SEEDED WITH SEED MIX #1.
5. WHERE NEW SOD MEETS EXISTING SOD, CUT A CLEAN, SHARP EDGE TO ALLOW FOR A CONSISTENT, UNIFORM, AND STRAIGHT JOINT BETWEEN NEW SOD AND EXISTING TURFGRASS. JAGGED OR UNEVEN JOINTS WILL NOT BE ACCEPTED. REMOVE TOPSOIL AT THE JOINT BETWEEN NEW SOD AND EXISTING TURFGRASS, AS REQUIRED, TO ALLOW NEW SOD SURFACE TO BE FLUSH WITH EXISTING TURFGRASS SURFACE.
6. FAILURE OF TURF DEVELOPMENT: IN THE EVENT THE CONTRACTOR FAILS TO PROVIDE AN ACCEPTABLE TURF, RE-SOD OR RE-SEED ALL APPLICABLE AREAS, AT NO ADDITIONAL COST TO THE OWNER, TO THE SATISFACTION OF THE ENGINEER OR LANDSCAPE ARCHITECT.

LEGEND

- REFERENCE KEY TO SITE DETAILS (DETAIL I.D. NUMBER (TOP); DETAIL SHEET NUMBER (BOTTOM))
- PROPOSED CONCRETE WALK
- PROPOSED CONCRETE SLAB
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED MEDIUM DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED SOFT PLAY AREA
- PROPOSED RETAINING WALL
- PROPOSED CHAIN LINK FENCING
- PROPOSED CHAIN LINK FENCING WITH MAINTENANCE STRIP
- FENCING KEY NOTE
- PROPOSED TRAFFIC SIGN
- SIGNAGE KEY NOTE
- PROPOSED BOLLARD
- PROPOSED ACCESSIBLE SYMBOL
- PROPOSED MANHOLE (MH)
- PROPOSED CATCH BASIN (CB)
- PROPOSED FLARED END SECTION (FES)
- PROPOSED HYDRANT (HYD)
- PROPOSED GATE VALVE (GV)
- PROPOSED POST INDICATOR VALVE (PIV)
- PROPOSED FLAGPOLE - REFER TO ARCHITECTURAL PLANS
- PROPOSED BUILDING STOOP - REFER TO ARCHITECTURAL PLANS
- PROPOSED LIGHT POLE - REFER TO ELECTRICAL PLANS
- PROPERTY LINE

HORZ. SCALE 0 40 80 FEET

CITY SUBMITTAL 12/27/2023

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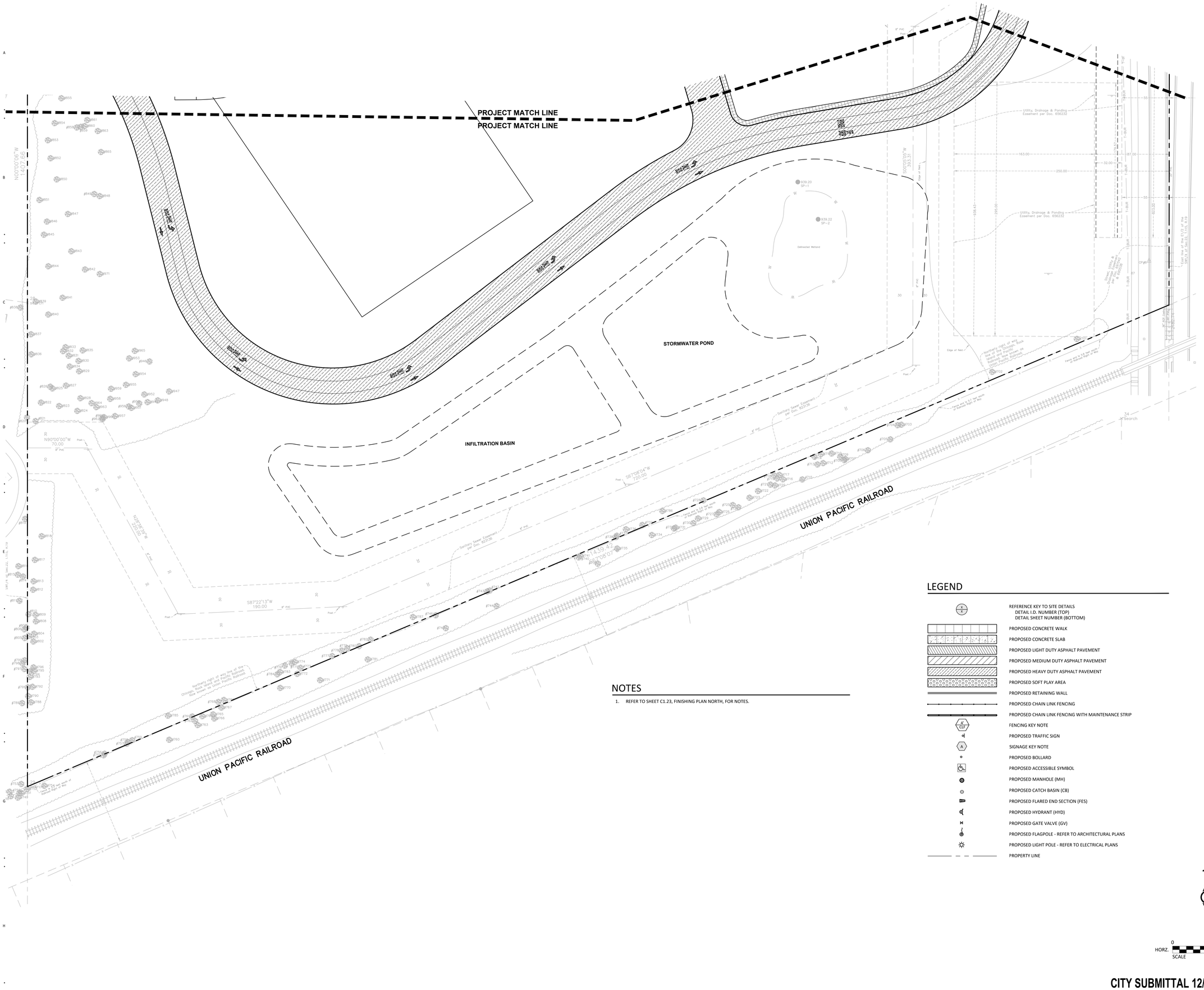
North

FINISHING PLAN NORTH

Scale:

C1.23



MN

C

NOTES

1. REFER TO SHEET C1.23, FINISHING PLAN NORTH, FOR NOTES.

LEGEND

- REFERENCE KEY TO SITE DETAILS (DETAIL I.D. NUMBER (TOP), DETAIL SHEET NUMBER (BOTTOM))
- PROPOSED CONCRETE WALK
- PROPOSED CONCRETE SLAB
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED MEDIUM DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED SOFT PLAY AREA
- PROPOSED RETAINING WALL
- PROPOSED CHAIN LINK FENCING
- PROPOSED CHAIN LINK FENCING WITH MAINTENANCE STRIP
- FENCING KEY NOTE
- PROPOSED TRAFFIC SIGN
- SIGNAGE KEY NOTE
- PROPOSED BOLLARD
- PROPOSED ACCESSIBLE SYMBOL
- PROPOSED MANHOLE (MH)
- PROPOSED CATCH BASIN (CB)
- PROPOSED FLARED END SECTION (FES)
- PROPOSED HYDRANT (HYD)
- PROPOSED GATE VALVE (GV)
- PROPOSED FLAGPOLE - REFER TO ARCHITECTURAL PLANS
- PROPOSED LIGHT POLE - REFER TO ELECTRICAL PLANS
- PROPERTY LINE

HORZ. SCALE 0 40 80 FEET

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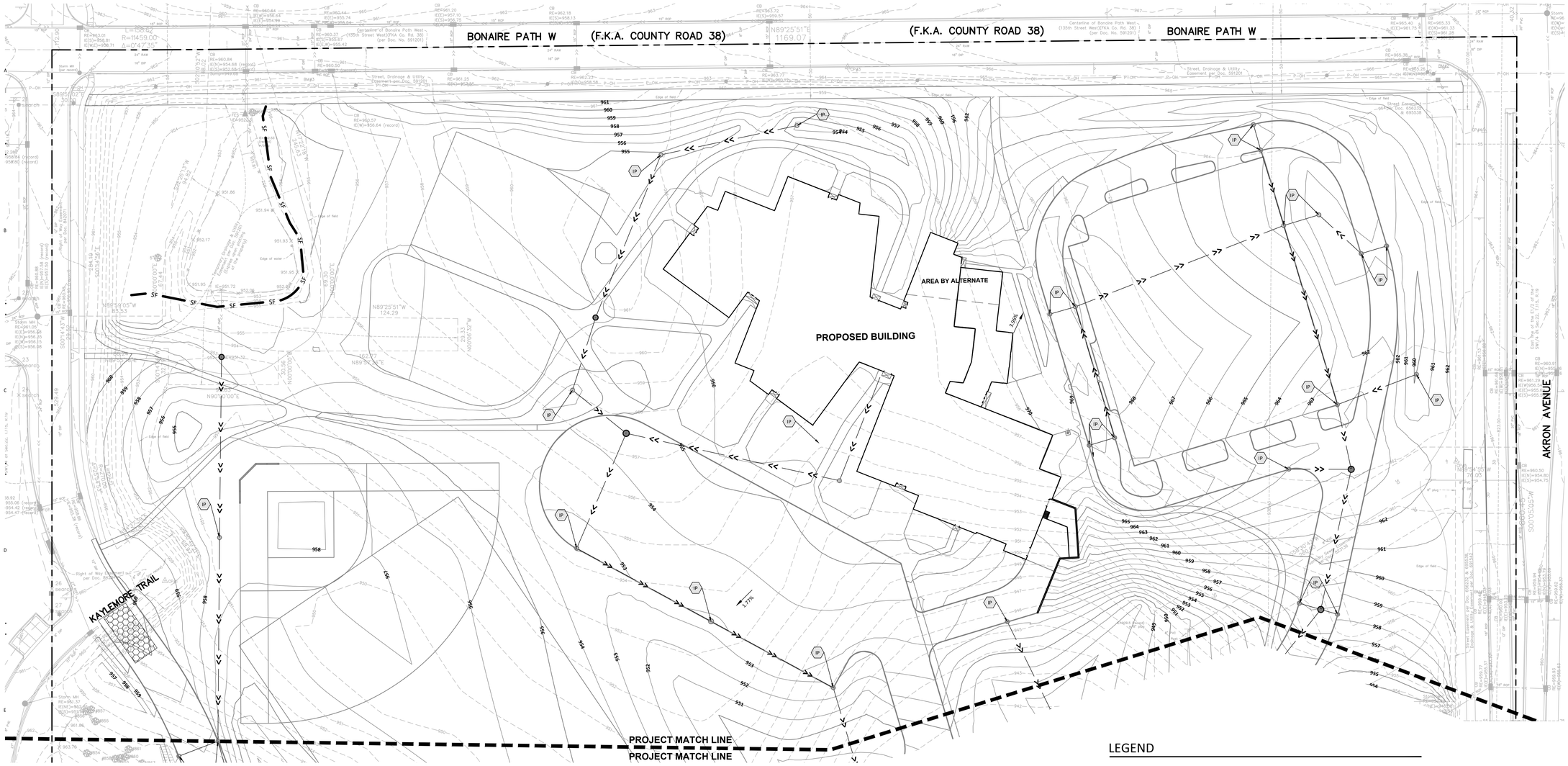
North

FINISHING PLAN SOUTH

Scale:

C1.24



NOTES

1. REFER TO SHEET C1.41, GRADING AND DRAINAGE PLAN NORTH, FOR GENERAL NOTES.
2. REFER TO SWPPP NARRATIVE, SHEET C1.34, FOR CONSTRUCTION SEQUENCING AND EROSION CONTROL REQUIREMENTS.
3. MAINTAIN ADJACENT PROPERTY AND PUBLIC STREETS CLEAN FROM CONSTRUCTION CAUSED DIRT AND DEBRIS ON A DAILY BASIS. PROTECT DRAINAGE SYSTEMS FROM SEDIMENTATION AS A RESULT OF CONSTRUCTION RELATED DIRT AND DEBRIS.
4. MAINTAIN DUST CONTROL DURING GRADING OPERATIONS.
5. ALL EROSION CONTROL METHODS SHALL COMPLY WITH MPCA AND OTHER LOCAL REGULATIONS.
6. IF EROSION AND SEDIMENT CONTROL MEASURES TAKEN ARE NOT ADEQUATE AND RESULT IN DOWNSTREAM SEDIMENTATION, CLEAN OUT DOWNSTREAM STORM SEWERS AND OTHER CONVEYANCE DEVICES AS NECESSARY, INCLUDING ASSOCIATED RESTORATION.
7. INLET PROTECTION DEVICE AT STORM SEWER INLETS. AT THE INLETS TO ALL STORM SEWER STRUCTURES, PROVIDE A PRODUCT FROM THE FOLLOWING LIST OF APPROVED PRODUCTS:
   a. ROAD DRAIN "TOP SLAB", MANUFACTURED BY WIMCO
   b. ROAD DRAIN "CURB & GUTTER", MANUFACTURED BY WIMCO
   c. INFRASAFE "SEDIMENT CONTROL BARRIER", MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS, INC.
   d. INFRASAFE "DEBRIS COLLECTION DEVICE", MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS, INC.
   e. INFRASAFE "CULVERT INLET PROTECTOR", MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS, INC.
   f. DANDY SACK, MANUFACTURED BY DANDY PRODUCTS, INC.
   g. DANDY CURB SACK, MANUFACTURED BY DANDY PRODUCTS, INC.
   h. OR APPROVED EQUAL.
8. PRIOR TO CONSTRUCTION, DELINEATE TURF AND VEGETATED AREAS NOT TO BE DISTURBED WITH ORANGE SNOW FENCE. DO NOT ALLOW CONSTRUCTION TRAFFIC, EQUIPMENT, OR MATERIALS TO UTILIZE, ACCESS, OR OTHERWISE ENTER THE DELINEATED AREAS. MINIMIZE SOIL COMPACTION AND DISRUPTION OF TOPSOIL IN AREAS OUTSIDE THE CONSTRUCTION LIMITS TO COMPLY WITH THE MN CONSTRUCTION STORMWATER PERMIT.

LEGEND

- REFERENCE KEY TO SITE DETAILS (DETAIL I.D. NUMBER (TOP), DETAIL SHEET NUMBER (BOTTOM))
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION (ME = MATCH EXISTING; EOF = EMERGENCY OVERFLOW; TC = TOP OF CURB; TW = FINISH GRADE AT HIGH SIDE OF WALL; BW = FINISH GRADE AT LOW SIDE OF WALL)
- PROPOSED GRADING LIMITS
- PROPOSED STORM SEWER
- PROPOSED DRAIN TILE / SUBSURFACE DRAINS (SD)
- PROPOSED MANHOLE (MH)
- PROPOSED CATCH BASIN (CB)
- INLET PROTECTION DEVICE AT STORM SEWER INLET
- PROPOSED SILT FENCE
- PROPOSED ROCK CONSTRUCTION ENTRANCE
- PROPOSED BUILDING STOOP - REFER TO ARCHITECTURAL PLANS
- PROPERTY LINE

HORZ. SCALE 0 40 80 FEET

CITY SUBMITTAL 12/27/2023

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DAVID A. REY
Registration Number **40180** Date **XX/XX/XX**

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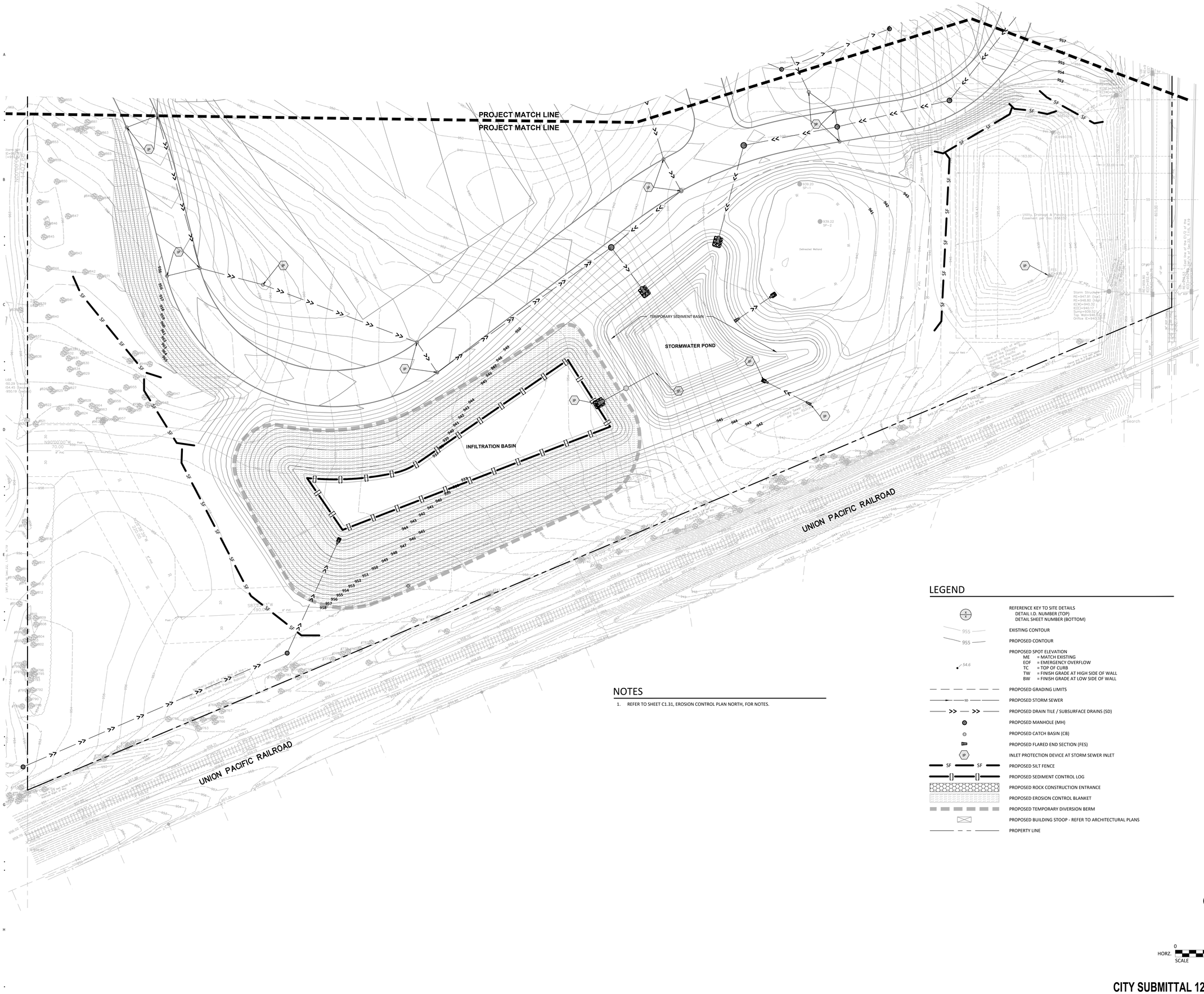
North

EROSION CONTROL PLAN NORTH

Scale:

C1.31



NOTES

1. REFER TO SHEET C1.31, EROSION CONTROL PLAN NORTH, FOR NOTES.

LEGEND

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- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION (ME = MATCH EXISTING; EOF = EMERGENCY OVERFLOW; TC = TOP OF CURB; TW = FINISH GRADE AT HIGH SIDE OF WALL; BW = FINISH GRADE AT LOW SIDE OF WALL)
- PROPOSED GRADING LIMITS
- PROPOSED STORM SEWER
- PROPOSED DRAIN TILE / SUBSURFACE DRAINS (SD)
- PROPOSED MANHOLE (MH)
- PROPOSED CATCH BASIN (CB)
- PROPOSED FLARED END SECTION (FES)
- INLET PROTECTION DEVICE AT STORM SEWER INLET
- PROPOSED SILT FENCE
- PROPOSED SEDIMENT CONTROL LOG
- PROPOSED ROCK CONSTRUCTION ENTRANCE
- PROPOSED EROSION CONTROL BLANKET
- PROPOSED TEMPORARY DIVERSION BERM
- PROPOSED BUILDING STOOP - REFER TO ARCHITECTURAL PLANS
- PROPERTY LINE

HORZ. SCALE 0 40 80 FEET

CITY SUBMITTAL 12/27/2023

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North

EROSION CONTROL PLAN SOUTH

Scale:

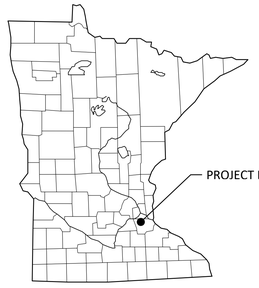
C1.32

STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

ISD 196 NEW ES #20 -2024

CITY OF ROSEMOUNT
DAKOTA COUNTY, MINNESOTA

MN



LEGEND

- 1-MILE BOUNDARY
- PROJECT BOUNDARY
- OR — IMPAIRED, SPECIAL OR PROTECTED WATERS
- NATIONAL WETLANDS INVENTORY
- RECEIVING WATERS

RESPONSIBLE PARTIES:
The Contractor and Owner will be joint applicants under the MPCA's General Stormwater Permit for Construction Activity as required by the National Pollutant Discharge Elimination System (NPDES) Phase II program.

The Contractor shall provide one or more trained Construction SWPPP Manager(s) knowledgeable and experienced in the application of erosion prevention and sediment control BMPs that will oversee the implementation of the SWPPP, and the installation, inspection and maintenance of the erosion prevention and sediment control BMPs.

A Construction SWPPP Manager must be available for an on-site inspection within 72 hours upon request by the MPCA.

	COMPANY	CONTACT PERSON	PHONE
OWNER:	ISD 196	Mary Kreger	651-423-7723
SWPPP DESIGNER:	Bolton & Menk, Inc.	Paul Strong	651-247-8789
CONTRACTOR:	TBD	TBD	TBD
CONSTRUCTION SWPPP MANAGER:	TBD	TBD	TBD
PARTY RESPONSIBLE FOR LONG TERM O&M:	ISD 196	Mike Schwanke	651-423-7706

The SWPPP Designer, Construction SWPPP Manager, and BMP Installer must have appropriate training. Documentation showing training commensurate with the job duties and responsibilities is required to be included in the SWPPP prior to any work beginning on the site. Training documentation for the SWPPP Designer is included on the Narrative sheet. The Contractor shall attach training documentation to this SWPPP for the Construction SWPPP Manager and BMP Installer prior to the start of construction. This information shall be kept up to date until the project NOT is filed.

ADDITIONAL COMPENSATION
Payment for all work associated with Erosion and Sediment Control shall be as described in the Project Manual. Unless otherwise authorized by the Owner no additional payment shall be made for any work required to administer and maintain the site erosion and sediment control in compliance with the Minnesota Pollution Control Agency (MPCA) - General Stormwater Permit for Construction Activity (MN R100001) including but not limited to inspection, maintenance, and removal of BMPs or addition of BMPs to accommodate Contractor phasing.

DOCUMENT RETENTION
Permittees must make the SWPPP, including all inspection reports, maintenance records, training records and other information required by this permit, available to federal, state, and local officials within three (3) days upon request for the duration of the permit and for three (3) years following the NOT.

GENERAL STORMWATER DISCHARGE REQUIREMENTS
All requirements listed in Section 5.1 of the Permit for the design of the permanent stormwater management system and discharge have been included in the preparation of this SWPPP. These include but are not limited to:

1. The expected amount, frequency, intensity, and duration of precipitation.
2. The nature of stormwater runoff and run-on at the site
3. Peak flow rates and stormwater volumes to minimize erosion at outlets and downstream channel and stream bank erosion.
4. The range of soil particle sizes expected to be present on the site.

Permanent stormwater treatment systems for this project have been designed in accordance with the guidance in the MN Stormwater Manual in place at the time of bidding. Copies of the design information and calculations are part of this SWPPP and will be provided in digital format upon written request to the Engineer.

PROJECT AREAS:

Total Project Size (disturbed area) =	34.5	ACRES
Existing area of impervious surface =	0.0	ACRES
Post construction area of impervious surface =	7.9	ACRES
Total new impervious surface area created =	7.9	ACRES
Planned Construction Start Date:	04/2024	
Estimated Construction Completion Date:	10/2024	

PERMANENT STORMWATER MANAGEMENT SYSTEM:
Type of storm water management used if more than 1 acre of new impervious surface is created:

X	Wet Sedimentation Basin
X	Infiltration/Filtration
	Regional Pond
	Permanent Stormwater Management Not Required

PROJECT LOCATION:

COUNTY	TOWNSHIP	RANGE	SECTION	LATITUDE	LONGITUDE
Dakota	T115N	R19W	22	44.7522°	-93.9879°

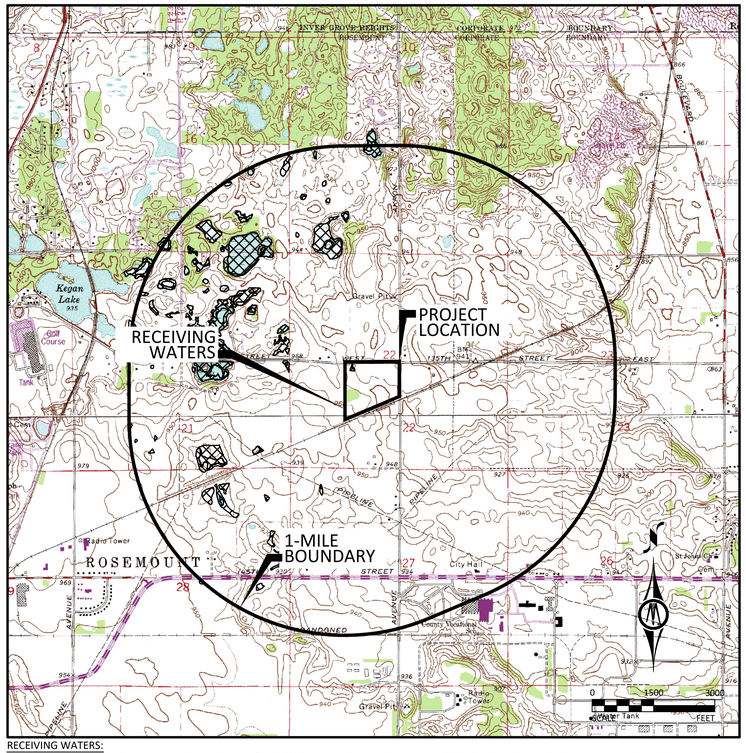
BMP SUMMARY	QUANTITY	UNIT
ROCK CONSTRUCTION ENTRANCE	1	EACH
INLET PROTECTION DEVICE	42	EACH
SILT FENCE	1340	LF
EROSION CONTROL BLANKET	82000	SF
SEDIMENT CONTROL LOG	840	LF

DESCRIPTION OF CONSTRUCTION ACTIVITIES AND STORMWATER MANAGEMENT:
Construction activities include: Site grading, sanitary sewer and water main extensions, road construction, storm sewer improvements, building construction, temporary erosion and sediment control, and permanent stabilization.

Stormwater currently sheet flows to an onsite wetland.

After construction is complete stormwater will be directed into curb and gutter and discharged into stormwater ponds. Stormwater will ultimately discharge into pond 1618 that connects to the existing stormwater infrastructure.

This project includes the following stormwater management BMPs ...



RECEIVING WATERS:
Receiving waters, including surface water, wetlands, Public Waters, and stormwater ponds, within 1-mile of the project boundary are identified on the USGS 7.5 min quad map above. Receiving waters that are impaired, the impairment, and WLA are listed as follows. All specific BMPs relative to construction activities listed in the permit for special, prohibited, restricted, or impaired have been incorporated into this plan. All specific BMPs listed in approved TMDLs and those BMPs listed for construction related waste load allocations have also been incorporated.

NAME OF WATER BODY	TYPE (ditch, pond, wetland, lake, etc.)	Special, Prohibited, Restricted Water [1]	Flows to Impaired Water Within 1-Mile [2]	USEPA Approved Construction Related TMDL [3]
1618	POND	NO	NO	-
3060	POND	NO	NO	-

[1] Special, prohibited, and restricted waters are listed in Section 23 of the MN Construction Stormwater General Permit (MNR100001).
[2] Identified as impaired under section 303 (d) of the federal Clean Water Act for phosphorus, turbidity, TSS, dissolved oxygen, and/or aquatic biota.
[3] Construction Related TMDLs include those related to: phosphorus, turbidity, TSS, dissolved oxygen, and/or aquatic biota.

IMPLEMENTATION SCHEDULE AND PHASING: The Contractor is required to provide an updated schedule and site management plan meeting the minimum requirements of Section 1717 of the Minnesota Standard Specifications for Construction.

1) Submit SWPPP Updates to Engineer. Submittal shall include any requested changes to the SWPPP, including but not limited to: Trained Personnel, Locations for Stockpiles, Concrete Washout, Sanitation Facilities, Types and Locations of Erosion & Sediment Control. Failure to submit updates shall be considered acceptance of the SWPPP as designed with no changes.
2) Install perimeter sediment control, inlet protection, and construction exit.
3) Grade site
4) Install utilities
5) Construct building
6) Construct roads and curb and curb & gutter
7) Pave roads
8) Add additional temporary BMPs as necessary during construction based on inspection reports.
9) Ensure final stabilization measures are complete.
10) Provide digital copy of all Field SWPPP Documentation including Inspection Reports and SWPPP Revisions to the Owner.
11) Submit Notice of Termination (NOT) to MPCA. NOTE: The NOT must be submitted to MPCA before Final Stabilization is considered complete.

NEW ELEMENTARY SCHOOL #20

ISD #196: ROSEMOUNT - APPLE VALLEY - EAGAN PUBLIC SCHOOLS
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www.bolton-menk.com

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 **ENGINEER** under the laws of the State of **MINNESOTA**

DAVID A. REY
Registration Number **40180** Date **XX/XX/XX**

Revisions		
Description	Date	Num

Comm: _____
Date: _____
Drawn: _____
Check: _____
North

STORMWATER POLLUTION PREVENTION PLAN - PROJECT INFORMATION

Scale:

C1.33

CITY SUBMITTAL 12/27/2023

MN

Information contained in this SWPPP narrative sheet summarizes requirements of the GENERAL PERMIT AUTHORIZATION TO DISCHARGE STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM PROGRAM - Permit No: MN RI0000I (Permit) as they apply to this project. All provisions of the Permit including those not specifically cited herein shall apply to this project. The Contractor is responsible to be familiar with and comply with all conditions of the permit. The full text of the Permit is available at: https://www.pca.state.mn.us/sites/default/files/wq-strm2-80a.pdf

SWPPP AMENDMENTS AND SUBMITTALS

Contractor must prepare and submit to the Engineer a SWPPP amendment as necessary to include additional Best Management Practices (BMPs) to correct problems identified or address the following situations.

1. Contact information and training documentation for Construction SWPPP Manager and BMP Installer,
2. There is a change in construction method of phasing, operation, maintenance, weather or seasonal conditions not anticipated during the design of the SWPPP including but not limited to:
   a. Types and/or Locations of BMPs
   b. Material Storage and Spill Response
   c. Fueling Plans
   d. Locations for Stockpiles, Concrete Washout, and Sanitation Facilities and
   e. Project Phasing
3. It is determined that the SWPPP is not achieving objectives of minimizing pollutants in stormwater discharges associated with construction activity, or
4. The SWPPP is not consistent with the terms and conditions of the permit.

The Contractor may implement SWPPP amendments immediately and is not required to wait for Engineer review of the submittal. The responsibility for completeness of SWPPP amendments and compliance with the Permit lies with the Contractor. Review, comment, or lack of comment by the Engineer on a SWPPP amendment shall not absolve the responsibilities of the Contractor in any way.

If a change order is issued for a design change the SWPPP amendment will be prepared by the Engineer and included in the change order.

In addition to SWPPP amendments, the Contractor shall submit to the Engineer Weekly Erosion and Sediment Control Schedule meeting the requirements of MnDOT 1717.

The Contractor shall keep copies of all SWPPP amendments, Weekly Erosion and Sediment Control Schedules, inspection logs, and maintenance logs with the field copy of the SWPPP. A PDF copy of these documents will be provided along with a copy of the final Field Copy of the SWPPP to the Engineer along with the signed Notice of Termination when final stabilization is complete.

EROSION PREVENTION PRACTICES

Stormwater conveyance channels shall be routed around unstabilized areas. Erosion controls and velocity dissipation devices shall be used at outlets within and along the length of any constructed conveyance channel.

The normal wetted perimeter of all ditches or swales, including storm water management pond slopes, that drain waters from the site must be stabilized within 200' of any property edge or discharge point, including storm sewer inlets, within 24 hours of connection.

Temporary or permanent ditches or swales used as sediment containment during construction do not need to be stabilized during temporary period of use and shall be stabilized within 24 hours after no longer used as sediment containment.

Mulch, hydromulch, tackifier, or similar practice shall not be used in any portion of the wetted perimeter of a temporary or permanent drainage ditch or swale section with a continuous slope of greater than 2 percent.

Energy dissipation shall be installed at all temporary or permanent pipe outlets within 24 hours of connection to a surface water or permanent stormwater treatment system.

The Contractor shall phase construction and use construction methods to the extent practical to minimize exposed soils. The project phasing shall be documented in the Weekly Erosion and Sediment Control Schedule.

SEDIMENT CONTROL PRACTICES

Down gradient BMPs including perimeter BMPs must be in place before up gradient land- disturbing activities begin and shall remain in place until final stabilization.

All BMPs that have been adjusted or removed to accommodate short-term activities shall be re-installed or replaced the earlier of the end of the work day or before the next precipitation event even if the activity is not complete.

Inlet BMPs may be removed for specific safety concerns. The BMPs shall be replaced as soon as the safety concern is resolved. The removal shall be documented in the SWPPP as a SWPPP amendment.

Temporary stockpiles must have sediment control BMPs. The Contractor shall prepare and submit to the Engineer a SWPPP amendment showing the location of temporary stockpiles and the BMPs for each stockpile. The SWPPP amendment must meet the minimum requirements of Section 9 of the Permit.

Soil compaction shall be minimized and topsoil shall be preserved, unless infeasible or if construction activities dictate soil compaction or topsoil stripping.

The use of polymers, flocculants, or other sedimentation treatment chemicals are not proposed as part of this SWPPP as designed by the Engineer. If methods or phasing of construction require the use of any of these chemicals, the Contractor shall prepare and submit to the Engineer a SWPPP amendment that meets the minimum requirements of Section 9 of the Permit.

TEMPORARY SEDIMENTATION BASINS

A temporary sedimentation basin has not been included in this SWPPP as designed by the Engineer. If a basin is later determined to be desirable or necessary the Contractor shall prepare and submit to the Engineer a SWPPP amendment. Temporary sedimentation basins shall meet or exceed the minimum requirements of Section 14 of the Permit and shall include a basin draining plan meeting or exceeding the minimum requirements of Section 10 of the Permit. Where the site discharges to Special and/or Impaired Waters the SWPPP amendment shall also meet or exceed the minimum requirements of Section 23 of the permit.

C

DEWATERING

A dewatering plan has not been included in this SWPPP as designed by the Engineer. If dewatering is required for this project, the Contractor shall prepare and submit to the Engineer a SWPPP amendment. All dewatering shall meet or exceed the minimum requirements of Section 10 of the Permit.

POLLUTION PREVENTION

Products and materials that have the potential to leach pollutants that are stored on the site must be stored in a manner designed to minimize contact with stormwater. Materials that are not a source of potential contamination to stormwater or that are designed for exposure to stormwater are not required to be covered.

Hazardous materials including but not limited to pesticides, fertilizer, petroleum products, curing compounds and toxic waste must be properly stored and protected from stormwater exposure as recommended by the manufacturer in an access restricted area.

Solid waste must be stored, collected and disposed of in compliance with Minnesota Administrative Rules Chapter 7035.

Portable toilets must be positioned so that they are secure and will not be tipped or knocked over. Sanitary waste must be disposed of properly in accordance with Minn. R. CH 7041.

Exterior vehicle or equipment washing on the project site shall be limited to a defined area of the site. No engine degreasing is allowed on site. A sign must be installed adjacent to each washout facility that requires site personnel to utilize the proper facilities for disposal of concrete and other washout wastes.

The Contractor shall prepare and submit a SWPPP amendment detailing the location and BMPs proposed for storage of materials, solid waste, portable toilets, and exterior vehicle or equipment washing on the site. The SWPPP amendment shall include a spill prevention and response plan that is appropriate for the materials proposed to be on the site. The SWPPP amendment shall meet or exceed the minimum requirements of Section 12 of the Permit.

INSPECTION & MAINTENANCE

A trained person shall routinely inspect the entire construction site at the time interval indicated on this sheet of the SWPPP during active construction and within 24-hours after a rainfall event greater than 0.5 inches in 24 hours. Following an inspection that occurs within 24-hours after a rainfall event, the next inspection must be conducted at the time interval indicated in the Receiving Waters Table found on the SITE PLAN AND INFORMATION SHEET of the SWPPP.

All inspections and maintenance conducted during construction must be recorded on the day it is completed and must be retained with the SWPPP. Inspection report forms are available in the Project Specifications. Inspection report forms other than those provided shall be approved by the engineer.

The Contractor may request a change in inspection schedule for the following conditions:

a. Inspections of areas with permanent cover to be reduced to once per month,
b. Inspections of areas that have permanent cover and have had no construction activity for 12 months to be suspended until construction resumes,
c. Inspections of areas where construction is suspended due to frozen ground conditions, inspections to be suspended until the earlier of within 24 hours of runoff occurring, or upon resuming construction.

No change in inspection schedule shall occur until authorized by the Engineer.

Inspections must include:

1. All erosion prevention and sediment control BMPs and Pollution Prevention Management Measures to ensure integrity and effectiveness.
2. Surface waters, including drainage ditches and conveyance systems for evidence of erosion and sediment deposition.
3. Construction site vehicle exit locations, streets and curb and gutter systems within and adjacent to the project for sedimentation from erosion or tracked sediment from vehicles.
4. Infiltration areas to ensure that no sediment from ongoing construction activity is reaching the infiltration area and that equipment is not being driven across the infiltration area.

All non-functioning BMPs and those BMPs where sediment reaches one-half (1/2) of the depth of the BMP, or in the case of sediment basins one-half (1/2) of the storage volume, must be repaired, replaced, or supplemented by the end of the next business day after discovery, or as soon as field conditions allow.

Permittees must repair, replace or supplement all nonfunctional BMPs with functional BMPs by the end of the next business day after discovery, or as soon as field conditions allow.

Any sediment that escapes the site must be removed and the area stabilized within 7 calendar days of discovery unless precluded by legal, regulatory, or physical access in which case the work shall be completed within 7 calendar days of authorization. Paved surfaces such as streets shall have any escaped or tracked sediment removed by the end of the day that it is discovered. Sediment release, other than paved surfaces that can be cleaned up with street sweeping shall be reported immediately upon discovery to the Engineer.

PUBLIC WATER RESTRICTIONS:

For public waters that have been promulgated "work in water restrictions" during fish spawning time frames, all exposed soil areas that are within 200 feet of the water's edge, and drain to these waters must complete stabilization within 24-hours during the time period. MN DNR permits are not valid for work in waters that are designated as infested waters unless accompanied by an Infested Waters Permit or written notification has been obtained from MN DNR stating that such permit is not required. There is no exception for pre-existing permits. If a MN DNR Permit has been issued for the project and the water is later designated as infested, the Contractor shall halt all work covered by the MN DNR Permit until an Infested Waters Permit is obtained or that written notification is obtained stating that such permit is not required.

FINAL STABILIZATION

Final Stabilization is not complete until all the following requirements have been met:

1. Substantial Completion has been reached and no ground disturbing activities are anticipated.
2. Permanent cover has been installed with an established minimum uniform perennial vegetation density of 70 percent of its expected final growth. Vegetation is not required in areas where no vegetation is proposed by this project such as impervious surfaces or the base of a sand filter.
3. Accumulated sediment has been removed from all permanent stormwater treatment systems as necessary to ensure the system is operating as designed.
4. All sediment has been removed from conveyance systems
5. All temporary synthetic erosion prevention and sediment control BMPs have been removed. BMPs designated on the SWPPP to remain to decompose on-site may remain.
6. For residential construction only, permit coverage terminates on individual lots if the structures are finished and temporary erosion prevention and downgradient perimeter control is complete, the residence sells to the homeowner, and the permittee distributes the MPCA's "Homeowner Fact Sheet" to the homeowner.
7. For agricultural land only (e.g., pipelines across cropland), the disturbed land must be returned to its preconstruction agricultural use prior to submitting the NOT.

SITE STABILIZATION COMPLETION:

Stabilization of exposed soils shall begin immediately and shall be completed after the construction activity has temporarily or permanently ceased no later than:	14 calendar days

SITE INSPECTION INTERVAL:

A trained person shall routinely inspect the entire construction site during active construction at an interval of no more than:	7 calendar days

SPECIAL ENVIRONMENTAL CONSIDERATIONS AND PERMITS:

1)	Was an environmental review required for this project or any part of a common plan of development or sale that includes all or any portion of this project?	NO
2)	Does any portion of the site have the potential to affect threatened or endangered species or their critical habitat?	NO
3)	Does any portion of this site discharge to a Calcareous fen.	NO
4)	Will any portion of the site potentially affect properties listed on the National Register of Historic Places or a known or discovered archeological site?	NO
5)	Have any Karst features have been identified in the project vicinity?	NO
6)	Is compliance with temporary or permanent stormwater management design requirements infeasible for this project?	NO
7)	Has the MN DNR promulgated "work in water restrictions" for any Public Water this site disharges to during fish spawning?	NO

TYPE OF PERMIT	PERMITTING AGENCY	PERMIT STATUS AND CONDITIONS
Construction Stormwater NPDES	MPCA	IN PROGRESS
DOLI Permit	DOLI	NOT STARTED
MDH Permit	MDH	NOT STARTED
Conditional Use Permit		NOT STARTED
Rezoning Permit		NOT STARTED

SWPPP DESIGNER TRAINING DOCUMENTATION:

UNIVERSITY OF MINNESOTA

Paul Strong

Design Construction of SWPPP (May 31 2026)

CITY SUBMITTAL 12/27/2023

NEW ELEMENTARY SCHOOL #20

ISD #196: ROSEMOUNT - APPLE VALLEY - EAGAN PUBLIC SCHOOLS
3455 153RD STREET WEST
ROSEMOUNT, MINNESOTA 55068

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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 **ENGINEER** under the laws of the State of **MINNESOTA**

DAVID A. REY
Registration Number **40180** Date **XX/XX/XX**

Revisions

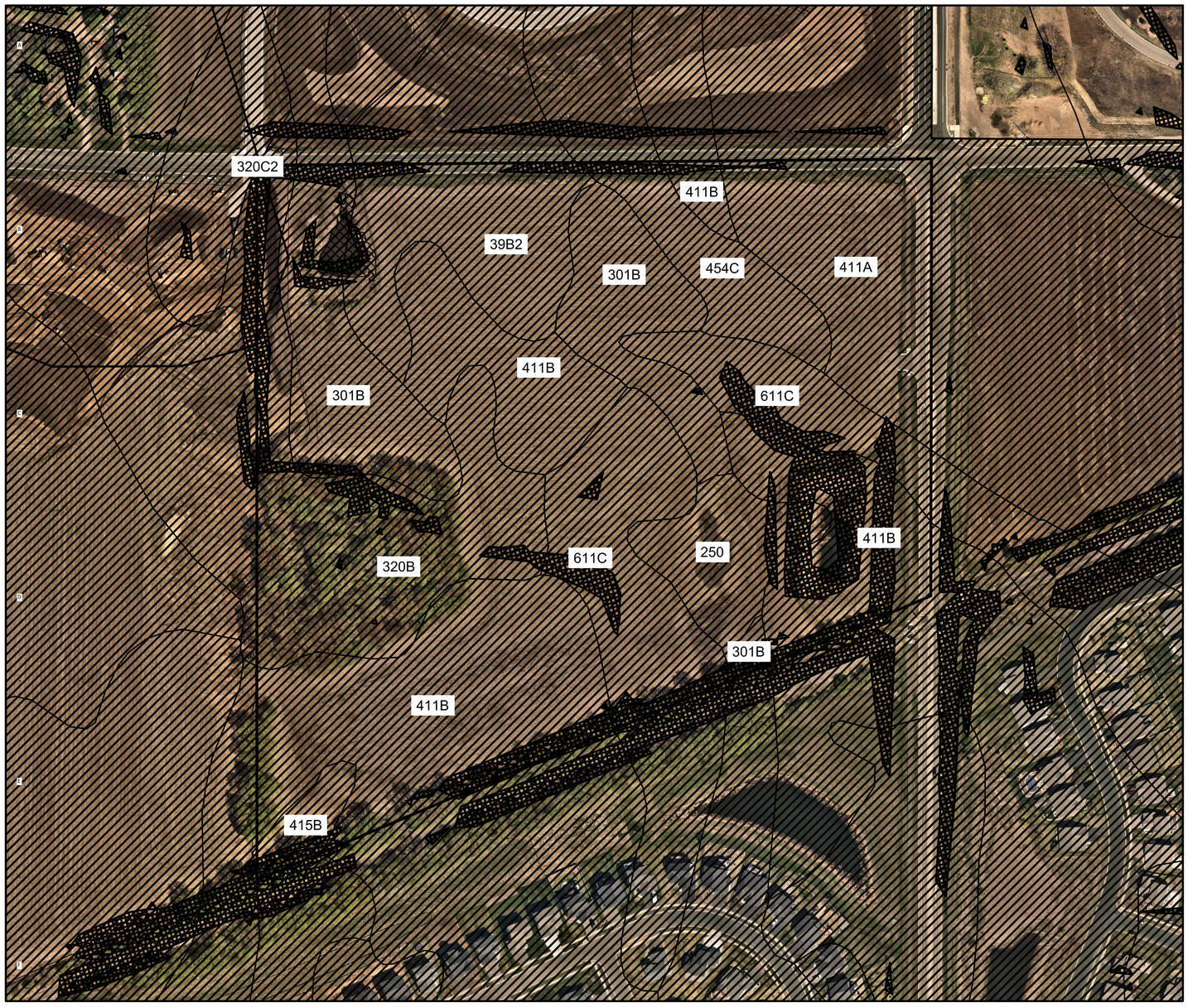
Description	Date	Num

Comm: _____
Date: _____
Drawn: _____
Check: _____
North

STORMWATER POLLUTION PREVENTION PLAN - NARRATIVE

Scale:

C1.34



LEGEND

- PROJECT BOUNDARY
- SOIL TYPE
- NATIONAL WETLANDS INVENTORY
- DWSMA, HIGH VULNERABILITY
- STEEP SLOPES (>33.3%)
- RECEIVING WATERS

0 100 200
SCALE FEET

SOIL TYPE SUMMARY

Map Unit Symbol	Soil Name	Hyd. Soil Group
250	Kennebec silt loam	C
301B	Lindstrom silt loam, 1 to 4 percent slopes	B
320B	Tallula silt loam, 2 to 6 percent slopes	B
320C2	Tallula silt loam, 6 to 12 percent slopes, eroded	B
39B2	Wadena loam, 2 to 6 percent slopes, eroded	B
411A	Waukegan silt loam, 0 to 1 percent slopes	B
411B	Waukegan silt loam, 1 to 6 percent slopes	B
415B	Kanaranzi loam, 2 to 6 percent slopes	B
454C	Mahtomedi loamy sand, 8 to 15 percent slopes	A
611C	Hawick coarse sandy loam, 6 to 12 percent slopes	A

LOCATION OF SWPPP REQUIREMENTS IN PROJECT PLAN

DESCRIPTION	SHEET NO.
SITE MAP	C1.35
DIRECTION OF FLOW	C1.41
FINAL STABILIZATION	C1.31
SOILS	C1.35
DRAINAGE STRUCTURES	C1.52
DRAINAGE TABULATION	C1.XX
STORM SEWER PLAN & PROFILE SHEETS	C1.52
EROSION & SEDIMENT CONTROL DETAILS	C1.71
EROSION CONTROL TABULATION	C1.34
TURF ESTABLISHMENT TABULATION	L1.61
NARRATIVE & NOTES	C1.33-C1.34

CITY SUBMITTAL 12/27/2023

NEW ELEMENTARY SCHOOL #20

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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 **ENGINEER** under the laws of the State of **MINNESOTA**

DAVID A. REY
Registration Number **40180** Date **XX/XX/XX**

Revisions

Description	Date	Num

Comm: _____
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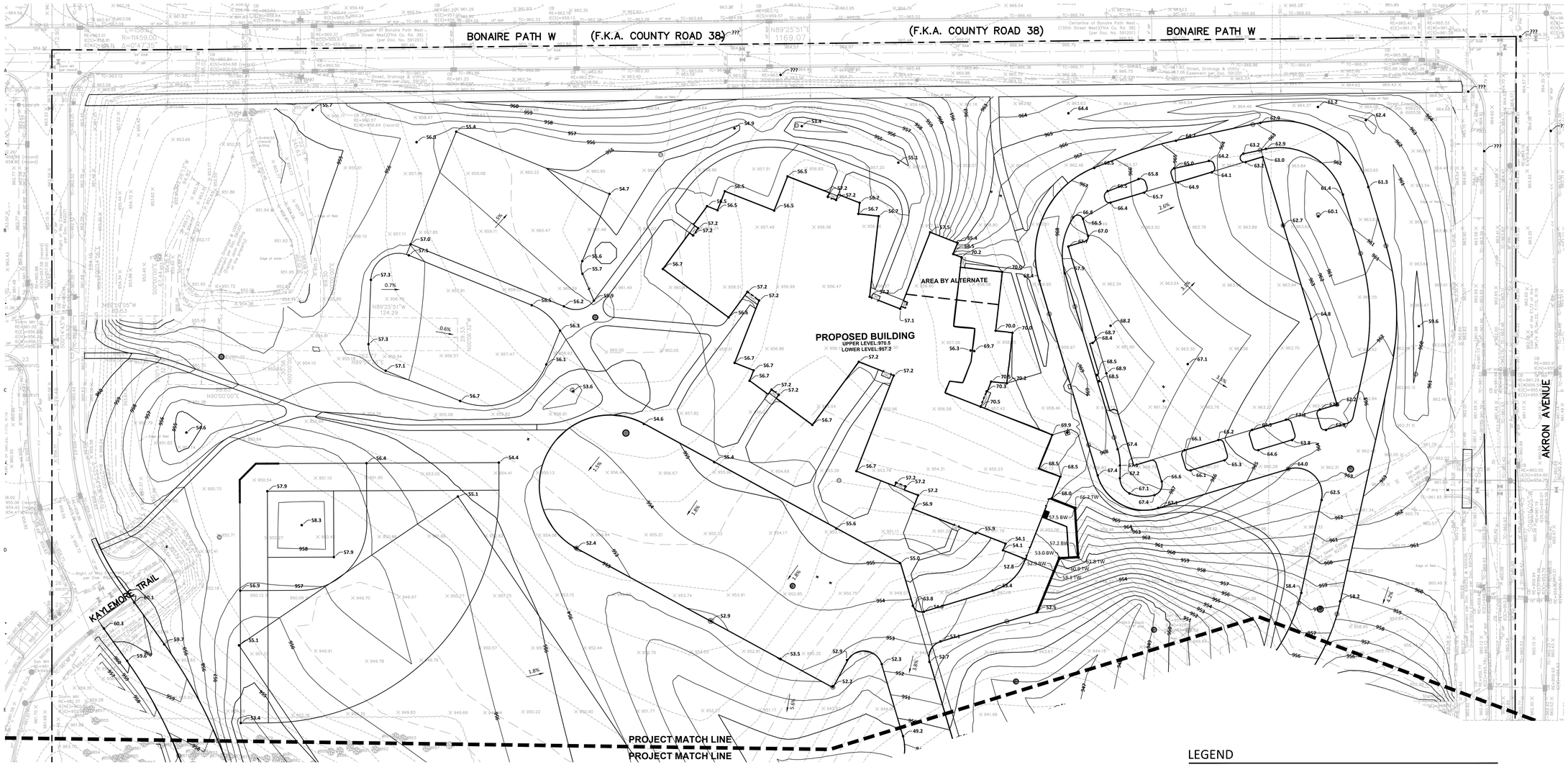
North

STORMWATER POLLUTION PREVENTION PLAN - SOIL MAP

Scale:

C1.35

MN



GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE STATE AND LOCAL ORDINANCES.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR AND SHALL PAY FOR ALL CONSTRUCTION STAKING / LAYOUT.
3. OBTAIN AND PAY FOR ALL RELATED CONSTRUCTION PERMITS, INCLUDING THE NPDES PERMIT FROM THE MPCA. SUBMIT A COPY OF ALL PERMITS TO THE CITY.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL SIGNAGE (CONSTRUCTION ZONES) NECESSARY TO CONSTRUCT PROPOSED IMPROVEMENTS. ALL SIGNAGE LAYOUTS MUST BE DESIGNED BY THE CONTRACTOR AND APPROVED BY LOCAL AUTHORITIES.
5. INSTALL CONTROL FENCING AND BARRICADING AS NECESSARY TO PROTECT THE PUBLIC.
6. INSPECT SITE AND REVIEW SOIL BORINGS TO DETERMINE EXTENT OF WORK AND NATURE OF MATERIALS TO BE HANDLED.
7. REFER TO SPECIFICATIONS FOR DEWATERING REQUIREMENTS.
8. CHECK ALL PLAN AND DETAIL DIMENSIONS AND VERIFY SAME BEFORE FIELD LAYOUT.
9. REFER TO ARCHITECTURAL PLANS FOR BUILDING AND STOOP DIMENSIONS AND LAYOUT.
10. REFER TO THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVE, SHEET C1.34, FOR EROSION CONTROL REQUIREMENTS. SECTION 31 00 00 SHALL BE RESPONSIBLE FOR FULL IMPLEMENTATION OF THE SWPPP.
11. MAINTAIN ADJACENT PROPERTY AND PUBLIC STREETS CLEAN FROM CONSTRUCTION CAUSED DIRT AND DEBRIS ON A DAILY BASIS. PROTECT DRAINAGE SYSTEMS FROM SEDIMENTATION AS A RESULT OF CONSTRUCTION RELATED DIRT AND DEBRIS.
12. MAINTAIN DUST CONTROL DURING GRADING OPERATIONS.
13. ALL EROSION CONTROL METHODS SHALL COMPLY WITH MPCA AND LOCAL REGULATIONS.
14. MINIMIZE DISTURBANCE TO SITE AND PROTECT EXISTING SITE FEATURES (INCLUDING TURF AND VEGETATION) WHICH ARE TO REMAIN.
15. PROPOSED CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISH GRADE UNLESS OTHERWISE NOTED.
16. PROPOSED ELEVATIONS SHOWN TYPICALLY AS 55.1 OR 55 SHALL BE UNDERSTOOD TO MEAN 955.1 OR 955.
17. SPOT ELEVATIONS SHOWN IN PARKING LOTS, DRIVES AND ROADS INDICATE GUTTER GRADES, UNLESS NOTED OTHERWISE. SPOT ELEVATIONS WITH LABELS OUTSIDE THE BUILDING PERIMETER INDICATE PROPOSED GRADES OUTSIDE THE BUILDING. SPOT ELEVATIONS WITH LABELS INSIDE THE BUILDING PERIMETER INDICATE PROPOSED FINISH FLOOR ELEVATIONS.
18. THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES OF CUT, FILL AND WASTE MATERIALS TO BE HANDLED, AND FOR AMOUNT OF GRADING TO BE DONE IN ORDER TO COMPLETELY PERFORM ALL WORK INDICATED ON THE DRAWINGS. IMPORT SUITABLE MATERIAL AND EXPORT UNSUITABLE / EXCESS / WASTE MATERIAL, AS REQUIRED, AT NO ADDITIONAL COST TO THE OWNER.
19. IT IS INTENDED THAT EARTHWORK (CUT VS. FILL) BALANCE ON SITE. SUBMIT THE QUANTITY OF MATERIAL AND AMOUNT OF ANTICIPATED GRADE ADJUSTMENT FOR REVIEW BY THE ENGINEER A MINIMUM OF FOUR WEEKDAYS PRIOR TO MAKING ADJUSTMENTS. ALL GRADE ADJUSTMENTS MUST BE APPROVED BY THE ENGINEER. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR WORK ASSOCIATED WITH GRADING ADJUSTMENTS, INCLUDING, BUT NOT LIMITED TO, EARTHWORK OPERATIONS, STORM SEWER PIPING AND STRUCTURE ADJUSTMENTS, CONSTRUCTION SURVEYING FOR ADJUSTING FEATURE LOCATIONS ACCORDINGLY, SILT FENCE, ETC.
20. NO FINISHED SLOPES SHALL EXCEED 4' HORIZONTAL TO 1' VERTICAL (4:1), UNLESS OTHERWISE NOTED.
21. ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD, WHICH ARE NOT DESIGNATED TO BE PAVED OR RECEIVE AGLIME, SHALL RECEIVE AT LEAST 6" OF TOPSOIL AND SHALL BE SODDED OR SEEDED. REFER TO LANDSCAPING PLANS FOR SOD AND SEED LOCATIONS. ALL AREAS NOT DESIGNATED FOR SOD OR A SPECIFIC SEED MIX, WHICH ARE DISTURBED BY CONSTRUCTION, SHALL BE SEEDED WITH SEED MIX #1.
22. WHERE NEW SOD MEETS EXISTING SOD, CUT A CLEAN, SHARP EDGE TO ALLOW FOR A CONSISTENT, UNIFORM, AND STRAIGHT JOINT BETWEEN NEW SOD AND EXISTING TURFGRASS. JAGGED OR UNEVEN JOINTS WILL NOT BE ACCEPTED. REMOVE TOPSOIL AT THE JOINT BETWEEN NEW SOD AND EXISTING TURFGRASS, AS REQUIRED, TO ALLOW NEW SOD SURFACE TO BE FLUSH WITH EXISTING TURFGRASS SURFACE.
23. FAILURE OF TURF DEVELOPMENT: IN THE EVENT THE CONTRACTOR FAILS TO PROVIDE AN ACCEPTABLE TURF, RE-SEED OR RE-SOD ALL APPLICABLE AREAS, AT NO ADDITIONAL COST TO THE OWNER, TO THE SATISFACTION OF THE ENGINEER OR LANDSCAPE ARCHITECT.
24. ALL WATERMAIN PIPE SHALL BE DIP, CLASS 52. ALL WATERMAIN SHALL HAVE MINIMUM 8'-0" BURY (TOP OF PIPE TO FINISH GRADE). DIP SHALL BE ENCASED WITH POLYETHYLENE FILM CONFORMING TO ASTM D 1248-889.
25. ALL WATERMAIN SHALL BE AWWA C900, CAST IRON OD, DR 18, PVC PIPE INSTALLED IN ACCORDANCE WITH ASTM D2321. ALL WATERMAIN SHALL HAVE MINIMUM 8'-0" BURY (TOP OF PIPE TO FINISH GRADE).
26. ALL SANITARY SEWER PIPE SHALL BE PVC PIPE (ASTM D 3034, SDR 26), UNLESS OTHERWISE NOTED. SANITARY SEWER INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM D2321.
27. ALL SANITARY SEWER PIPE CROSSING WATERMAIN, OUTSIDE OF THE PUBLIC RIGHT-OF-WAY, SHALL BE ASTM D2665, SCHEDULE 40 PVC WITH SOLVENT WELD JOINTS.
28. ALL STORM SEWER PIPE SHALL BE RCP, CLASS III (MIN.), WITH FLEXIBLE WATERTIGHT JOINTS IN ACCORDANCE WITH ASTM C-361 OR PVC PIPE (ASTM D3034, SDR 35) INSTALLED IN ACCORDANCE WITH ASTM D2321, UNLESS OTHERWISE NOTED.
29. ALL STORM SEWER PIPE CROSSING WATERMAIN, OUTSIDE OF THE PUBLIC RIGHT-OF-WAY, SHALL BE ASTM D2665, SCHEDULE 40 PVC WITH SOLVENT WELD JOINTS.
30. FLEXIBLE JOINTS AT STORM SEWER PIPE CONNECTIONS TO STRUCTURES:
    a. IN ACCORDANCE WITH MINNESOTA PLUMBING CODE, PROVIDE FLEXIBLE JOINTS AT ALL PIPE CONNECTIONS TO ALL STORM SEWER STRUCTURES.
    b. ACCEPTABLE MANUFACTURERS / PRODUCTS:
        i. FERNCO, "CONCRETE MANHOLE ADAPTORS" OR "LARGE-DIAMETER WATERSTOPS"
        ii. PRESS-SEAL, WATERSTOP GROUTING RINGS"
        iii. OR APPROVED EQUAL.
31. INSTALL WATERMAIN AT LEAST 10 FEET HORIZONTALLY FROM ANY MANHOLE, CATCH BASIN, STORM SEWER, SANITARY SEWER, DRAIN TILE, OR OTHER POTENTIAL SOURCE FOR CONTAMINATION PER MN PLUMBING CODE. THIS ISOLATION DISTANCE IS MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE (OUTER EDGE OF STRUCTURES OR SIMILAR).
32. INSTALL MANOLES, CATCH BASINS, STORM SEWER, SANITARY SEWER, DRAIN TILE, AND OTHER POTENTIAL SOURCES OF CONTAMINATION AT LEAST 10 FEET HORIZONTALLY FROM ANY WATERMAIN PER MN PLUMBING CODE. THIS ISOLATION DISTANCE IS MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE (OUTER EDGE OF STRUCTURES OR SIMILAR).
33. LOCATE ALL EXISTING UTILITIES. VERIFY LOCATION, SIZE AND INVERT ELEVATION OF ALL EXISTING UTILITIES. BEFORE BEGINNING CONSTRUCTION.
34. PRIOR TO CONSTRUCTION OF PROPOSED BUILDING UTILITY SERVICES (STORM, SANITARY SEWER, WATERMAIN), VERIFY ALL PROPOSED BUILDING UTILITY SERVICE PIPE SIZES, LOCATIONS AND ELEVATIONS WITH MECHANICAL PLANS. COORDINATE CONSTRUCTION AND CONNECTIONS WITH MECHANICAL CONTRACTOR.
35. MAINTAIN DRAINAGE FROM EXISTING BUILDING AT ALL TIMES. PROVIDE TEMPORARY STORM SEWER, INCLUDING, BUT NOT LIMITED TO, CATCH BASINS, MANHOLES, PIPING, AND SIMILAR. DO NOT REMOVE EXISTING STORM SEWER UNTIL TEMPORARY OR PERMANENT STORM SEWER IS INSTALLED AND FUNCTIONAL. COORDINATE ALL REMOVALS WITH APPROPRIATE TRADES (SITE UTILITY CONTRACTOR, MECHANICAL CONTRACTOR, ETC.) AS REQUIRED.
36. STAKE LIMITS OF WALKS AND CURBING PRIOR TO INSTALLATION OF GATE VALVES, CATCH BASINS, AND MANHOLES. ADJUST GATE VALVE AND MANHOLE LOCATIONS TO AVOID PLACEMENT OF THESE STRUCTURES IN WALKS AND CURB AND GUTTER. STAKE CURB AND GUTTER ALIGNMENTS TO ALLOW CURB INLET TYPE CATCH BASINS TO PROPERLY ALIGN WITH CURB AND GUTTER.

LEGEND

- REFERENCE KEY TO SITE DETAILS
  - DETAIL I.D. NUMBER (TOP)
  - DETAIL SHEET NUMBER (BOTTOM)
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
  - ME = MATCH EXISTING
  - EOF = EMERGENCY OVERFLOW
  - TC = TOP OF CURB
  - TW = FINISH GRADE AT HIGH SIDE OF WALL
  - BW = FINISH GRADE AT LOW SIDE OF WALL
- PROPOSED GRADING LIMITS
- PROPOSED SAND SUBBASE AT FROST FOOTED STOOPS
- APPROXIMATE SOIL BORING / TEST PIT LOCATION
- PROPOSED MANHOLE (MH)
- PROPOSED CATCH BASIN (CB)
- PROPOSED FLARED END SECTION (FES)
- PROPOSED HYDRANT (HYD)
- PROPOSED GATE VALVE (GV)
- PROPOSED STOOP - REFER TO ARCHITECTURAL PLANS
- PROPERTY LINE

HORZ. SCALE: 0, 40, 80 FEET

CITY SUBMITTAL 12/27/2023

NEW ELEMENTARY SCHOOL #20

ISD #196: ROSEMOUNT - APPLE VALLEY - EAGAN PUBLIC SCHOOLS
3455 153RD STREET WEST
ROSEMOUNT, MINNESOTA 55068

WOLD ARCHITECTS AND ENGINEERS
332 Minnesota Street, Suite W2000
Saint Paul, MN 55101
woldae.com | 651 227 7773

BOLTON & MENK
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Phone: (763) 544-7129
Email: goldenvalley@bolton-menk.com
www.bolton-menk.com

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 **ENGINEER** under the laws of the State of **MINNESOTA**

DAVID A. REY
Registration Number **40180** Date **XX/XX/XX**

Revisions		
Description	Date	Num

Comm: _____
Date: _____
Drawn: _____
Check: _____
North

GRADING AND DRAINAGE PLAN NORTH

Scale:

C1.41

MN

C

NOTES

1. REFER TO SHEET C1.41, GRADING AND DRAINAGE PLAN NORTH, FOR NOTES.

LEGEND

- REFERENCE KEY TO SITE DETAILS
  - DETAIL I.D. NUMBER (TOP)
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0 40 80
HORZ. SCALE FEET

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DAVID A. REY
Registration Number **40180** Date **XX/XX/XX**

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Description	Date	Num

Comm: _____
Date: _____
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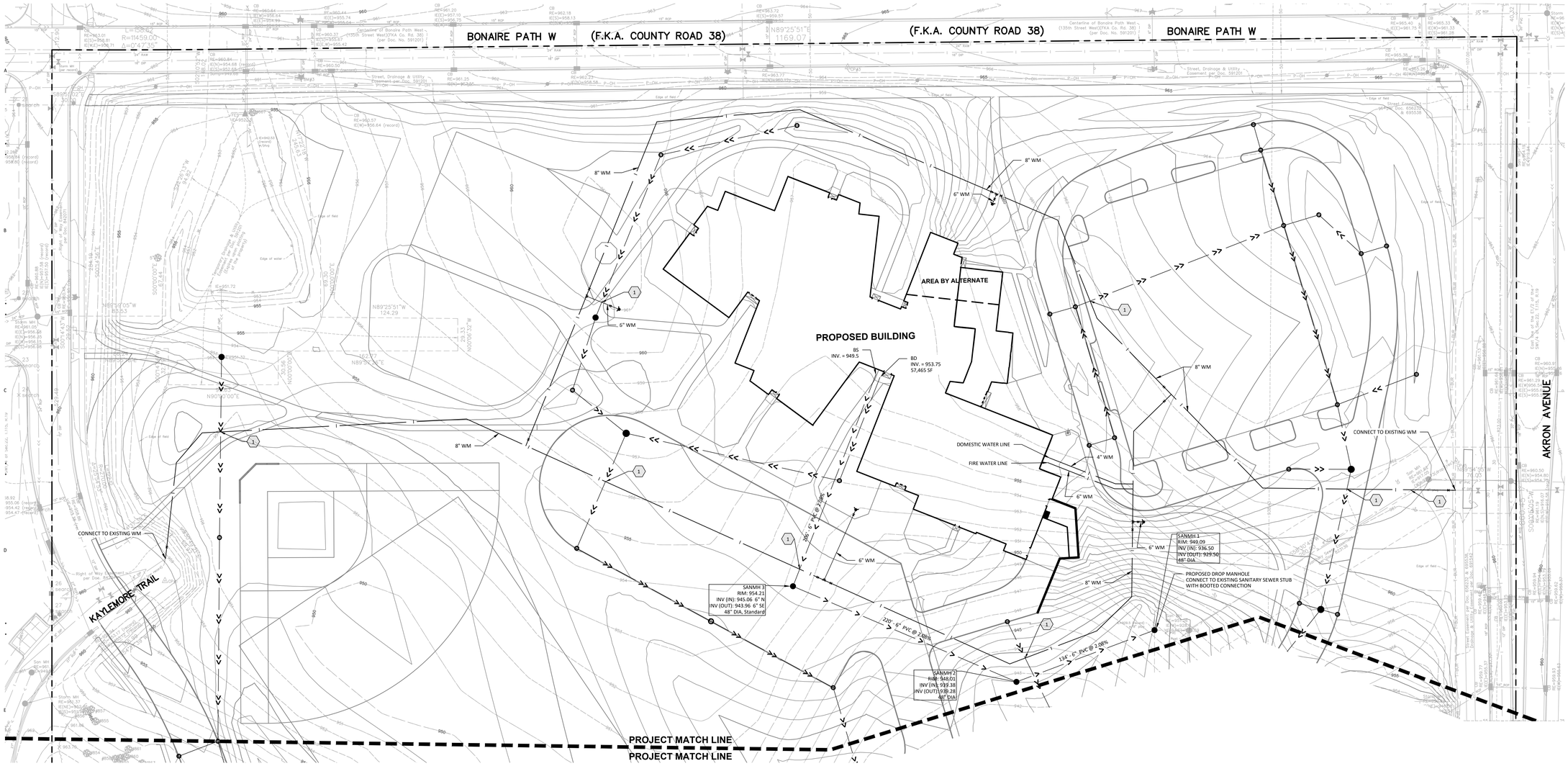
Check: _____
North

GRADING AND DRAINAGE PLAN SOUTH

Scale:

C1.42



NOTES

1. REFER TO SHEET C1.41, GRADING AND DRAINAGE PLAN NORTH, FOR GENERAL NOTES.
2. ALL WATERMAIN PIPE SHALL BE DIP, CLASS 52. ALL WATERMAIN SHALL HAVE MINIMUM 8'-0" BURY (TOP OF PIPE TO FINISH GRADE). DIP SHALL BE ENCASED WITH POLYETHYLENE FILM CONFORMING TO ASTM D 1248-889.
3. ALL WATERMAIN SHALL BE AWWA C900, CAST IRON OD, DR 18, PVC PIPE INSTALLED IN ACCORDANCE WITH ASTM D2321. ALL WATERMAIN SHALL HAVE MINIMUM 8'-0" BURY (TOP OF PIPE TO FINISH GRADE).
4. ALL SANITARY SEWER PIPE SHALL BE PVC PIPE (ASTM D 3034, SDR 26), UNLESS OTHERWISE NOTED. SANITARY SEWER INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM D2321.
5. ALL SANITARY SEWER PIPE CROSSING WATERMAIN, OUTSIDE OF THE PUBLIC RIGHT-OF-WAY, SHALL BE ASTM D2665, SCHEDULE 40 PVC WITH SOLVENT WELD JOINTS.
6. ALL STORM SEWER PIPE SHALL BE RCP, CLASS III (MIN.), WITH FLEXIBLE WATERTIGHT JOINTS IN ACCORDANCE WITH ASTM C-361 OR PVC PIPE (ASTM D3034, SDR 35) INSTALLED IN ACCORDANCE WITH ASTM D2321, UNLESS OTHERWISE NOTED.
7. ALL STORM SEWER PIPE CROSSING WATERMAIN, OUTSIDE OF THE PUBLIC RIGHT-OF-WAY, SHALL BE ASTM D2665, SCHEDULE 40 PVC WITH SOLVENT WELD JOINTS.
8. FLEXIBLE JOINTS AT STORM SEWER PIPE CONNECTIONS TO STRUCTURES:
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14. STAKE LIMITS OF WALKS AND CURBING PRIOR TO INSTALLATION OF GATE VALVES, CATCH BASINS, AND MANHOLES. ADJUST GATE VALVE AND MANHOLE LOCATIONS TO AVOID PLACEMENT OF THESE STRUCTURES IN WALKS AND CURB AND GUTTER. STAKE CURB AND GUTTER ALIGNMENTS TO ALLOW CURB INLET TYPE CATCH BASINS TO PROPERLY ALIGN WITH CURB AND GUTTER

LEGEND

- REFERENCE KEY TO SITE DETAILS (DETAIL I.D. NUMBER (TOP); DETAIL SHEET NUMBER (BOTTOM))
- EXISTING CONTOUR (955)
- PROPOSED CONTOUR (955)
- PROPOSED SPOT ELEVATION (54.6)
  - ME = MATCH EXISTING
  - EOF = EMERGENCY OVERFLOW
  - TC = TOP OF CURB
  - TW = FINISH GRADE AT HIGH SIDE OF WALL
  - BW = FINISH GRADE AT LOW SIDE OF WALL
- PROPOSED GRADING LIMITS
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATERMAIN
- PROPOSED DRAIN TILE / SUBSURFACE DRAINS (SD)
- PROPOSED MANHOLE (MH)
- PROPOSED CATCH BASIN (CB)
- PROPOSED SURGE BASIN (SB)
- PROPOSED FLARED END SECTION (FES)
- PROPOSED HYDRANT (HYD)
- PROPOSED GATE VALVE (GV)
- PROPOSED POST INDICATOR VALVE (PIV)
- PROVIDE MINIMUM 18" VERTICAL SEPARATION AT CROSSING - PROVIDE VERTICAL BENDS IN WATERMAIN AS REQUIRED TO ACCOMPLISH. CENTER ONE LENGTH WATERMAIN PIPE ON CROSSING.
- CONNECT DRAIN TILE TO STRUCTURE AND PROVIDE BACKWATER VALVE
- CENTER ONE LENGTH OF SOLID PVC PIPE ON WATERMAIN AT CROSSING
- PROPOSED BUILDING STOOP - REFER TO ARCHITECTURAL PLANS
- PROPERTY LINE

HORZ. SCALE: 0, 40, 80 FEET

CITY SUBMITTAL 12/27/2023

NEW ELEMENTARY SCHOOL #20

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DAVID A. REY
Registration Number **40180** Date **XX/XX/XX**

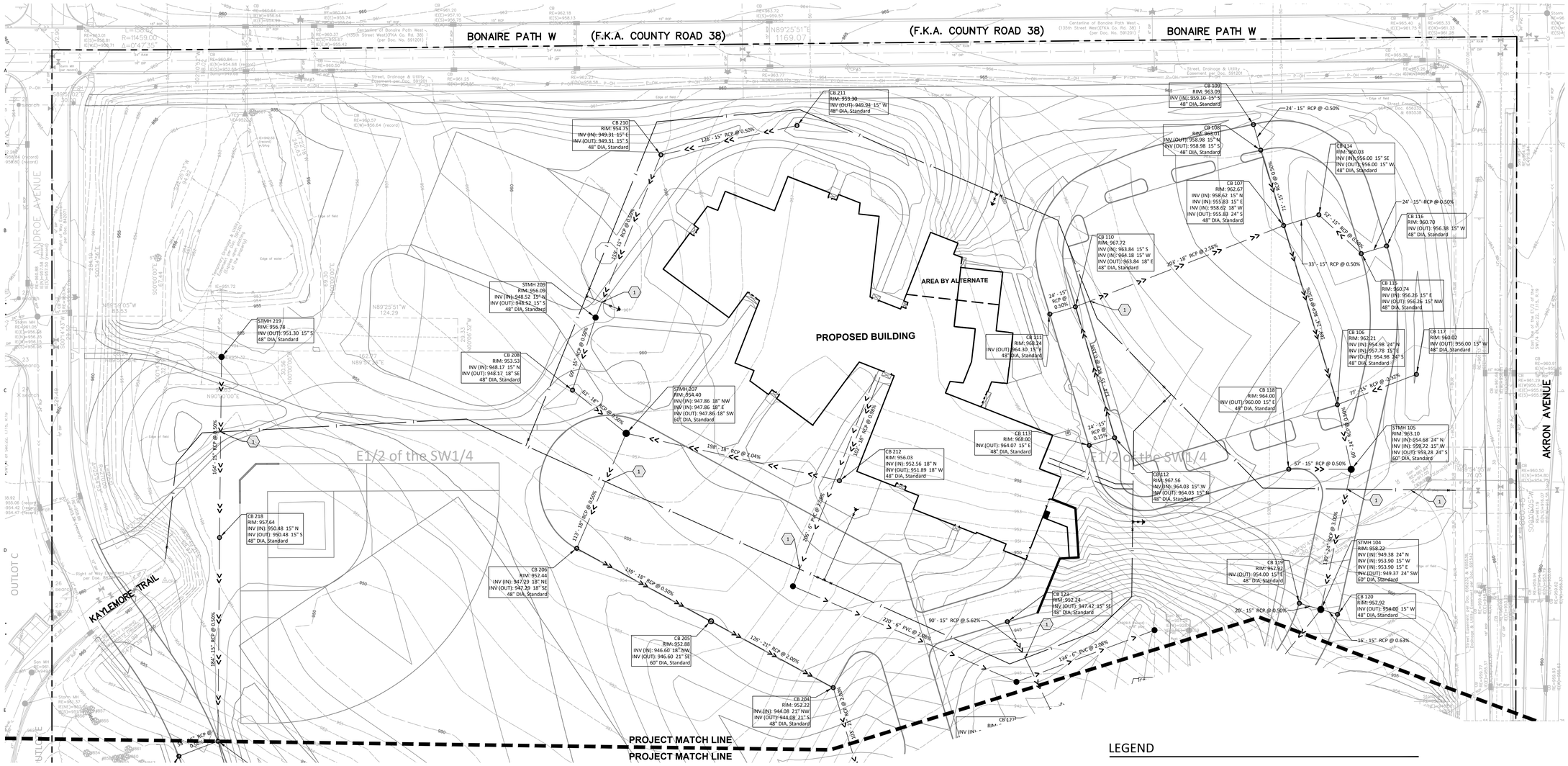
Revisions		
Description	Date	Num

Comm: _____
Date: _____
Drawn: _____
Check: _____
North

SANITARY SEWER AND WATERMAIN PLAN NORTH

Scale:

C1.51


BONAIRE PATH W
(F.K.A. COUNTY ROAD 38)
BONAIRE PATH W
(F.K.A. COUNTY ROAD 38)
AKRON AVENUE
ANDROE AVENUE
KAYLEMORE TRAIL
OUTLOT C
AREA BY ALTERNATE
PROPOSED BUILDING
E1/2 of the SW1/4
E1/2 of the SW1/4
PROJECT MATCH LINE
PROJECT MATCH LINE
CB 211
RIM: 953.30
INV (OUT): 949.94 15" W
48" DIA, Standard
CB 210
RIM: 954.75
INV (IN): 949.31 15" E
INV (OUT): 949.31 15" S
48" DIA, Standard
126' - 15" RCP @ 0.50%
STMH 209
RIM: 956.09
INV (IN): 948.52 15" N
INV (OUT): 948.52 15" S
48" DIA, Standard
STMH 219
RIM: 956.78
INV (OUT): 951.30 15" S
48" DIA, Standard
CB 208
RIM: 953.53
INV (IN): 948.17 15" N
INV (OUT): 948.17 18" SE
48" DIA, Standard
STMH 207
RIM: 954.40
INV (IN): 947.86 18" NW
INV (IN): 947.86 18" E
INV (OUT): 947.86 18" SW
60" DIA, Standard
CB 212
RIM: 956.03
INV (IN): 952.56 18" N
INV (OUT): 951.89 18" W
48" DIA, Standard
CB 218
RIM: 957.64
INV (IN): 950.48 15" N
INV (OUT): 950.48 15" S
48" DIA, Standard
CB 206
RIM: 952.44
INV (IN): 947.29 18" NE
INV (OUT): 947.29 18" SE
48" DIA, Standard
CB 205
RIM: 952.88
INV (IN): 946.60 18" NW
INV (OUT): 946.60 21" SE
60" DIA, Standard
CB 204
RIM: 952.22
INV (IN): 944.08 21" NW
INV (OUT): 944.08 21" S
48" DIA, Standard
CB 111
RIM: 968.24
INV (OUT): 964.30 15" E
48" DIA, Standard
CB 110
RIM: 967.72
INV (IN): 963.84 15" S
INV (IN): 964.18 15" W
INV (OUT): 963.84 18" E
48" DIA, Standard
CB 113
RIM: 968.00
INV (OUT): 964.07 15" E
48" DIA, Standard
CB 112
RIM: 967.56
INV (IN): 964.03 15" W
INV (OUT): 964.03 15" S
48" DIA, Standard
CB 123
RIM: 962.74
INV (OUT): 947.42 15" SE
48" DIA, Standard
CB 122
RIM:
INV (IN):
CB 109
RIM: 963.09
INV (IN): 959.10 15" S
48" DIA, Standard
CB 108
RIM: 963.01
INV (OUT): 958.98 15" N
INV (OUT): 958.98 15" S
48" DIA, Standard
CB 107
RIM: 962.67
INV (IN): 958.62 15" N
INV (IN): 955.83 15" E
INV (IN): 958.62 18" W
INV (OUT): 955.83 24" S
48" DIA, Standard
CB 114
RIM: 960.03
INV (IN): 956.00 15" SE
INV (OUT): 956.00 15" W
48" DIA, Standard
CB 116
RIM: 960.70
INV (OUT): 956.38 15" W
48" DIA, Standard
CB 115
RIM: 960.74
INV (IN): 956.26 15" E
INV (OUT): 956.26 15" NW
48" DIA, Standard
CB 106
RIM: 962.21
INV (IN): 954.98 24" N
INV (IN): 957.78 15" E
INV (OUT): 954.98 24" S
48" DIA, Standard
CB 117
RIM: 960.02
INV (OUT): 956.00 15" W
48" DIA, Standard
CB 118
RIM: 964.00
INV (OUT): 960.00 15" E
48" DIA, Standard
CB 119
RIM: 962.92
INV (OUT): 954.00 15" E
48" DIA, Standard
CB 120
RIM: 962.92
INV (OUT): 954.00 15" W
48" DIA, Standard
STMH 105
RIM: 963.10
INV (IN): 954.68 24" N
INV (IN): 958.72 15" W
INV (OUT): 953.28 24" S
60" DIA, Standard
STMH 104
RIM: 958.22
INV (IN): 949.38 24" N
INV (IN): 953.90 15" W
INV (IN): 953.90 15" E
INV (OUT): 949.37 24" SW
60" DIA, Standard
24' - 15" RCP @ -0.50%
309' - 18" RCP @ 2.58%
24' - 15" RCP @ 0.50%
33' - 15" RCP @ 0.50%
57' - 15" RCP @ 0.50%
77' - 15" RCP @ 2.92%
57' - 15" RCP @ 0.50%
24' - 15" RCP @ 0.50%
24' - 15" RCP @ 0.15%
198' - 18" RCP @ 2.04%
105' - 18" RCP @ 0.50%
205' - 6" PVC @ 1.00%
139' - 18" RCP @ 0.50%
136' - 21" RCP @ 2.00%
220' - 6" PVC @ 1.00%
90' - 15" RCP @ 5.62%
136' - 6" PVC @ 1.00%
20' - 15" RCP @ 0.50%
16' - 15" RCP @ 0.63%
130' - 24" RCP @ 3.00%
164' - 15" RCP @ 0.50%
181' - 15" RCP @ 0.50%
62' - 15" RCP @
N89°25'51"W 1169.07
N89°25'51"W 124.29
N89°25'51"E 162.77
N90°00'00"E 23.50
N90°00'00"E 30.56
N90°00'00"E 30.56
N90°00'00"E 65.50
S00°00'00"E 65.50
S00°00'00"E 30.56
S00°00'00"E 30.56
S00°00'00"E 23.50
S00°00'00"E 104.16
S00°00'00"E 104.16
S00°00'00"E 65.50
S00°00'00"E 0.04
R=1459.00'
Δ=04°17'35"
L=109.26'
CB RE=960.64 IE(IN)=956.64 IE(S)=956.54
CB RE=960.44 IE(E)=956.54 IE(S)=956.54
CB RE=961.20 IE(E)=957.10 IE(S)=956.75
CB RE=962.18 IE(S)=958.13
CB RE=963.72 IE(E)=959.57 IE(S)=959.57
CB RE=960.37 IE(S)=955.97 IE(E)=955.97
CB RE=960.37 IE(S)=955.97 IE(E)=955.42
CB RE=960.50 (record)
CB RE=960.84 IE(W)=954.68 (record) IE(S)=952.68 (record)
CB RE=960.57 IE(W)=956.64 (record)
CB RE=961.25 IE(W)=956.80
CB RE=962.22 IE(W)=958.58
CB RE=963.77 IE(W)=960.42
Storm MH RE=960.90 IE(NW)=952.90 IE(SE)=952.80
Storm MH RE=961.00 IE(NW)=952.90 IE(SE)=952.80
Storm MH RE=961.00 IE(NE)=952.90 IE(SE)=952.80
Storm MH RE=961.00 IE(NE)=952.90 IE(SE)=952.80
Storm MH RE=960.90 IE(NW

MN

C

NOTES

1. REFER TO SHEET C1.51, SANITARY SEWER AND WATERMAIN PLAN NORTH, FOR NOTES.

LEGEND

- REFERENCE KEY TO SITE DETAILS (DETAIL I.D. NUMBER (TOP); DETAIL SHEET NUMBER (BOTTOM))
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- PROPOSED SPOT ELEVATION (ME = MATCH EXISTING; EOF = EMERGENCY OVERFLOW; TC = TOP OF CURB; TW = FINISH GRADE AT HIGH SIDE OF WALL; BW = FINISH GRADE AT LOW SIDE OF WALL)
- PROPOSED GRADING LIMITS
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATERMAIN
- PROPOSED DRAIN TILE / SUBSURFACE DRAINS (SD)
- PROPOSED MANHOLE (MH)
- PROPOSED CATCH BASIN (CB)
- PROPOSED SURGE BASIN (SB)
- PROPOSED FLARED END SECTION (FES)
- PROPOSED HYDRANT (HYD)
- PROPOSED GATE VALVE (GV)
- PROPOSED POST INDICATOR VALVE (PIV)
- 1: PROVIDE MINIMUM 18" VERTICAL SEPARATION AT CROSSING - PROVIDE VERTICAL BENDS IN WATERMAIN AS REQUIRED TO ACCOMPLISH. CENTER ONE LENGTH WATERMAIN PIPE ON CROSSING.
- 2: CONNECT DRAIN TILE TO STRUCTURE AND PROVIDE BACKWATER VALVE
- 3: CENTER ONE LENGTH OF SOLID PVC PIPE ON WATERMAIN AT CROSSING
- PROPOSED BUILDING STOOP - REFER TO ARCHITECTURAL PLANS
- PROPERTY LINE

HORZ. SCALE: 0 40 80 FEET

CITY SUBMITTAL 12/27/2023

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BOLTON & MENK
7575 GOLDEN VALLEY ROAD, SUITE 200
GOLDEN VALLEY, MINNESOTA 55427
Phone: (763) 544-7129
Email: goldenvalley@bolton-menk.com
www.bolton-menk.com

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 **ENGINEER** under the laws of the State of **MINNESOTA**

DAVID A. REY
Registration Number **40180** Date **XX/XX/XX**

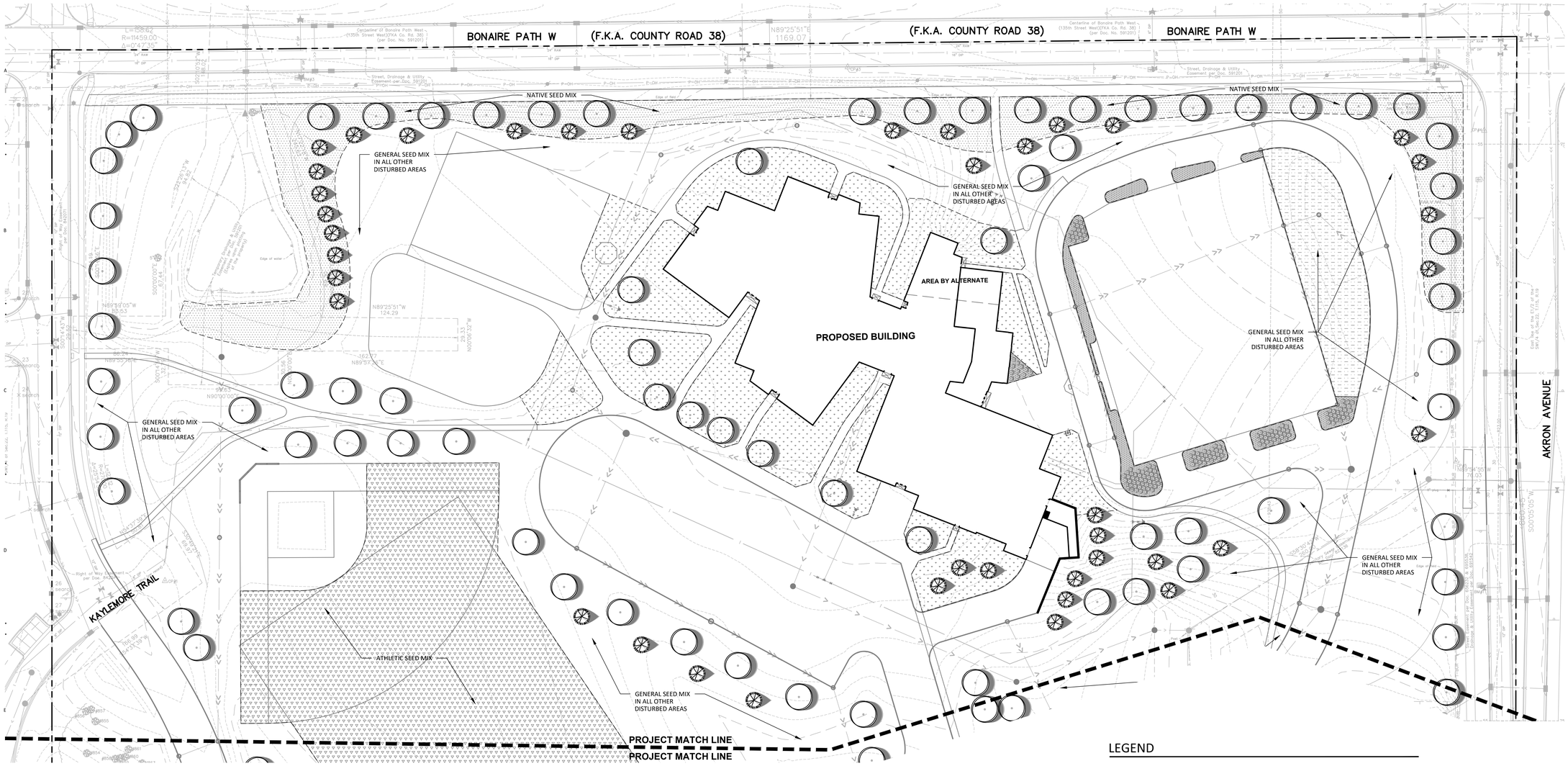
Revisions		
Description	Date	Num

Comm: _____
Date: _____
Drawn: _____
Check: _____
North

STORM SEWER PLAN SOUTH

Scale:

C1.53



TREE & SHRUB STATISTICS

EXISTING SIGNIFICANT TREES:
- TOTAL CALIPER INCHES = 5353"
- 25% OF EXISTING = 1338.25"
- ESTIMATED REMOVED TOTAL INCHES = 2116"

REPLACEMENT REQUIREMENTS:
- 2116" - 1338.15" (25% OF TOTAL) = 778"
- IF ALL SIGNIFICANT, NO HERITAGE = 389" TO PROVIDE
- TOTAL OF 156 TREES - 2.5" DECIDUOUS OR 6'H CONIFER TREES

PERIMETER OF BUILDING = 1596 LINEAR FEET
- 160 SHRUBS REQUIRED

CONCEPT PLANT SCHEDULE

OVERSTORY DECIDUOUS TREE	116
CONIFER TREE	40
SHRUB	160

PROVIDE VARIETY OF CONIFER TREES BELOW. NO MORE THAN 6 OF ANY ONE VARIETY OR 12 OF ANY SPECIES. FINAL LOCATIONS DETERMINED BY LANDSCAPE ARCHITECT.

CODE	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
CONIFERS				
PA	PICEA ABIES	NORWAY SPRUCE	6'	HT.
PG	PICEA GLAUCA	WHITE SPRUCE	6'	HT.
PM	PICEA MEYERI	MEYER'S SPRUCE	6'	HT.
PC2	PICEA PUNGENS	COLORADO SPRUCE	6'	HT.
PC	PINUS CEMBRA	SWISS STONE PINE	6'	HT.
PW	PINUS CEMBRA 'HERMAN'	PRAIRIE STATESMAN SWISS STONE PINE	6'	HT.
PT	PINUS MUGO "TANNENBAUM'	TANNENBAUM MUGO PINE	6'	HT.
PN	PINUS NIGRA	AUSTRIAN PINE	6'	HT.
PP	PINUS PONDEROSA	PONDEROSA PINE	6'	HT.
PR	PINUS RESINOSA	RED PINE	6'	HT.
PS	PINUS SYLVESTRIS	SCOTCH PINE	6'	HT.
TO	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	6'	HT.

PROVIDE VARIETY OF DECIDUOUS TREES BELOW. NO MORE THAN 8 OF ANY ONE VARIETY OR 40 OF ANY SPECIES. MINIMUM OF 39 CATEGORIZED AS A HARDWOOD. FINAL LOCATIONS DETERMINED BY LANDSCAPE ARCHITECT.

CODE	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES				
AF	ACER RUBRUM 'FRANKSRED'	RED SUNSET MAPLE	2.5" CAL.	SOFTWOOD
AN	ACER RUBRUM 'NORTHWOOD'	NORTHWOOD RED MAPLE	2.5" CAL.	SOFTWOOD
AB2	ACER SACCHARUM 'BAILSTA'	FALL FIESTA SUGAR MAPLE	2.5" CAL.	SOFTWOOD
AU	ACER SACCHARUM 'JEFCAN'	UNITY SUGAR MAPLE	2.5" CAL.	SOFTWOOD
AM	ACER SACCHARUM 'PNI 0285'	GREEN MOUNTAIN SUGAR MAPLE	2.5" CAL.	SOFTWOOD
AF2	ACER X FREEMANII 'AFM1'	FIREFALL FREEMAN MAPLE	2.5" CAL.	SOFTWOOD
AB	ACER X FREEMANII 'BAILSTON'	MATADOR FREEMAN MAPLE	2.5" CAL.	SOFTWOOD
AA	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE FREEMAN MAPLE	2.5" CAL.	SOFTWOOD
AS	ACER X FREEMANII 'SIENNA'	SIENNA GLEN MAPLE	2.5" CAL.	SOFTWOOD
AA2	AESCULUS X ARNOLDIANA 'AUTUMN SPLENDOR'	AUTUMN SPLENDOR ARNOLD BUCKEYE	2.5" CAL.	HARDWOOD
BR	BETULA NIGRA	RIVER BIRCH	2.5" CAL.	HARDWOOD
BJ	BETULA PLATYPHYLLA 'JEFPARK'	PARKLAND PILLAR ASIAN WHITE BIRCH	2.5" CAL.	HARDWOOD
BW	BETULA POPULIFOLIA 'WHITESPIRE'	WHITESPIRE GRAY BIRCH	2.5" CAL.	HARDWOOD
CS	CATALPA SPECIOSA	NORTHERN CATALPA	2.5" CAL.	HARDWOOD
CO	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2.5" CAL.	HARDWOOD
GA	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE	2.5" CAL.	SOFTWOOD
GT	GINKGO BILOBA 'THE PRESIDENT'	PRESIDENTIAL GOLD MAIDENHAIR TREE	2.5" CAL.	SOFTWOOD
GI2	GLEDITSIA TRIACANTHOS INERMIS 'IMPCOLE'	IMPERIAL HONEY LOCUST	2.5" CAL.	HARDWOOD
GI	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEY LOCUST	2.5" CAL.	HARDWOOD
GD	GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEE TREE	2.5" CAL.	HARDWOOD
GC	GYMNOCLADUS DIOICA 'UMNSYNERGY'	TRUE NORTH KENTUCKY COFFEE TREE	2.5" CAL.	HARDWOOD
OV	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	2.5" CAL.	HARDWOOD
QA	QUERCUS ALBA	WHITE OAK	2.5" CAL.	HARDWOOD
QB	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5" CAL.	HARDWOOD
QE	QUERCUS ELLIPSOIDALIS	NORTHERN PIN OAK	2.5" CAL.	HARDWOOD
QM	QUERCUS MACROCARPA	BURR OAK	2.5" CAL.	HARDWOOD
QR	QUERCUS RUBRA	RED OAK	2.5" CAL.	HARDWOOD
SP	SALIX X 'PRAIRIE CASCADE'	PRAIRIE CASCADE WILLOW	2.5" CAL.	SOFTWOOD
TB	TILIA AMERICANA 'BOULEVARD'	BOULEVARD AMERICAN LINDEN	2.5" CAL.	SOFTWOOD
TM	TILIA AMERICANA 'MCKSENTRY'	AMERICAN SENTRY LINDEN	2.5" CAL.	SOFTWOOD
TR	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	2.5" CAL.	SOFTWOOD
TG	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2.5" CAL.	SOFTWOOD
TM2	TILIA MONGOLICA 'HARVEST GOLD'	HARVEST GOLD LINDEN	2.5" CAL.	SOFTWOOD
UN	ULMUS AMERICANA 'PRINCETON'	PRINCETON ELM	2.5" CAL.	SOFTWOOD
US	ULMUS AMERICANA 'ST. CROIX'	FIRST EDITIONS ST CROIX AMERICAN ELM	2.5" CAL.	SOFTWOOD
UV	ULMUS AMERICANA 'VALLEY FORGE'	VALLEY FORGE AMERICAN ELM	2.5" CAL.	SOFTWOOD
UW	ULMUS JAPONICA X PUMILA 'NEWHORIZON'	NEWHORIZON ELM	2.5" CAL.	SOFTWOOD
UC	ULMUS X 'CATHEDRAL'	CATHEDRAL ELM	2.5" CAL.	SOFTWOOD

LEGEND

- REFERENCE KEY TO SITE DETAILS (DETAIL I.D. NUMBER (TOP); DETAIL SHEET NUMBER (BOTTOM))
- PROPOSED SOD LIMITS
- PROPOSED SEED MIX #1 - GENERAL MIX
- PROPOSED SEED MIX #2 - ATHLETIC MIX
- PROPOSED NATIVE SEEDING
- PROPOSED MULCH BED WITH SHRUBS OR PERENNIALS
- PROPOSED LIGHT POLE - REFER TO ELECTRICAL PLANS
- PROPERTY LINE

NOTES

1. REFER TO SHEET CXXX, XXXXXXX, FOR GENERAL NOTES.
2. REFER TO SWPPP NARRATIVE, SHEET XXX, FOR CONSTRUCTION SEQUENCING AND EROSION CONTROL REQUIREMENTS.
3. LANDSCAPE ARCHITECT MUST INSPECT AND APPROVE FINE GRADING BEFORE CONTRACTOR PROCEEDS WITH SODDING OR SEEDING.
4. ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD, WHICH ARE NOT DESIGNATED TO BE PAVED OR RECEIVE AGLIME, SHALL RECEIVE AT LEAST 6" OF TOPSOIL AND SHALL BE SODDED OR SEEDED. ALL AREAS NOT DESIGNATED FOR SOD OR A SPECIFIC SEED MIX, WHICH ARE DISTURBED BY CONSTRUCTION, SHALL BE SEEDED WITH SEED MIX #1.
5. WHERE NEW SOD MEETS EXISTING SOD, CUT A CLEAN, SHARP EDGE TO ALLOW FOR A CONSISTENT, UNIFORM, AND STRAIGHT JOINT BETWEEN NEW SOD AND EXISTING TURFGRASS. JAGGED OR UNEVEN JOINTS WILL NOT BE ACCEPTED. REMOVE TOPSOIL AT THE JOINT BETWEEN NEW SOD AND EXISTING TURFGRASS, AS REQUIRED, TO ALLOW NEW SOD SURFACE TO BE FLUSH WITH EXISTING TURFGRASS SURFACE.
6. FAILURE OF TURF DEVELOPMENT: IN THE EVENT THE CONTRACTOR FAILS TO PROVIDE AN ACCEPTABLE TURF, RE-SOD OR RE-SEED ALL APPLICABLE AREAS, AT NO ADDITIONAL COST TO THE OWNER, TO THE SATISFACTION OF THE ENGINEER OR LANDSCAPE ARCHITECT.
7. BEGIN TURF ESTABLISHMENT IMMEDIATELY AFTER SODDING OR SEEDING. REFER TO SPECIFICATION FOR PROCEDURE.
8. ALL TREES SHALL BE BALLED AND BURLAPPED.
9. ALL TREES AND SHRUBS SHALL RECEIVE 4" DEPTH OF WOOD MULCH, UNLESS OTHERWISE SPECIFIED.
10. ALL PLANT MATERIALS SHALL BE NO. 1 QUALITY, NURSERY GROWN AND SPECIMENS MUST BE MATCHED.
11. ALL DECIDUOUS TREES ALONG DRIVES OR WITHIN PARKING LOTS SHALL BEGIN BRANCHING NO LOWER THAN 6'.

HORZ. SCALE 0 40 80 FEET

CITY SUBMITTAL 12/27/2023

NEW ELEMENTARY SCHOOL #20

ISD #196: ROSEMOUNT - APPLE VALLEY - EAGAN PUBLIC SCHOOLS
3455 153RD STREET WEST
ROSEMOUNT, MINNESOTA 55068

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Revisions		
Description	Date	Num

Comm: _____
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North

LANDSCAPING PLAN NORTH

Scale:

L1.61

TREES REMOVED

SIGNIFICANT TREE INVENTORY		
Tree Number	Common Name	Diameter (inches)
650	Box Elder	15
651	Silver Maple	14
652	Silver Maple	12
653	Silver Maple	14
654	Silver Maple	14
655	Silver Maple	16
656	Silver Maple	20
657	Silver Maple	17
658	Silver Maple	21
659	Silver Maple	19
660	Silver Maple	14
661	Silver Maple	14
662	Box Elder	14
663	Silver Maple	2x19
664	Box Elder	15
665	Box Elder	13
666	Hackberry	8
862	Silver Maple	21
864	Box Elder	17
866	Black Cherry	17
867	Silver Maple	16
868	Silver Maple	14
869	Silver Maple	14
870	Silver Maple	20
871	Silver Maple	16
872	Silver Maple	19
873	American Elm	14
874	Silver Maple	20
875	Silver Maple	21
876	Box Elder	18
877	Silver Maple	16
878	Silver Maple	20
879	Silver Maple	12
880	Silver Maple	17
881	Silver Maple	2x18
882	Silver Maple	18
883	Box Elder	17
884	Box Elder	16
885	Box Elder	14
886	Box Elder	14
887	Silver Maple	16
888	Silver Maple	18
889	American Elm	16
890	Silver Maple	37
891	Silver Maple	16
892	Silver Maple	22
893	Silver Maple	12
894	Silver Maple	12
895	Silver Maple	20
896	American Elm	16
897	Box Elder	14
898	Box Elder	23
899	Silver Maple	13
900	Box Elder	16
901	Box Elder	13
902	Silver Maple	14
903	Box Elder	13
904	Box Elder	14
905	Box Elder	12
906	Box Elder	12
907	Black Cherry	15
908	American Elm	12
909	Black Cherry	17
910	Silver Maple	19
911	Silver Maple	43
912	Black Cherry	7
913	Silver Maple	31
914	Box Elder	12
915	Silver Maple	24
916	Box Elder	17
917	American Elm	15
918	Silver Maple	25
919	Box Elder	15
920	Box Elder	13
921	Box Elder	14
922	Box Elder	2x15
923	Box Elder	14
924	Box Elder	12
925	Box Elder	14
926	Box Elder	13
927	Box Elder	20
928	Silver Maple	21
929	Box Elder	12
930	Box Elder	16
931	Silver Maple	2x14
932	Silver Maple	38
933	Hackberry	9
934	Silver Maple	12
935	Silver Maple	14
936	Box Elder	12
937	Box Elder	2x12
938	Hackberry	9
939	Silver Maple	28
940	Silver Maple	45
941	Box Elder	14
942	Box Elder	12
943	American Elm	14
944	Silver Maple	46
945	Silver Maple	27
966	Box Elder	19
967	Green Ash	6
968	Box Elder	23
969	Green Ash	6
972	Green Ash	7
974	Box Elder	19
975	Green Ash	6
976	Black Cherry	16
977	Box Elder	24
978	Green Ash	6
979	Box Elder	17
980	Box Elder	17
981	Box Elder	18
982	Box Elder	18
987	Box Elder	27
993	Box Elder	26
995	Slippery Elm	20
996	Hackberry	6
997	Box Elder	15
998	Box Elder	12
999	Box Elder	15
1000	Silver Maple	16

NOTES

1. REFER TO SHEET L1.61 LANDSCAPING PLAN NORTH, FOR NOTES.

CONCEPT PLANT SCHEDULE

OVERSTORY DECIDUOUS TREE	116
CONIFER TREE	40
SHRUB	160

LEGEND

- REFERENCE KEY TO SITE DETAILS
  DETAIL I.D. NUMBER (TOP)
  DETAIL SHEET NUMBER (BOTTOM)
- PROPOSED SOD LIMITS
- PROPOSED SEED MIX #1 - GENERAL MIX
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DAVID A. REY
Registration Number **40180** Date **XX/XX/XX**

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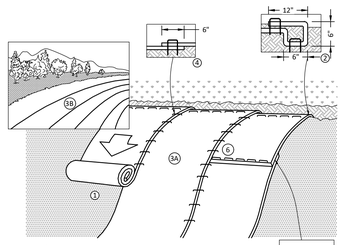
North

LANDSCAPING PLAN SOUTH

Scale:

L1.62

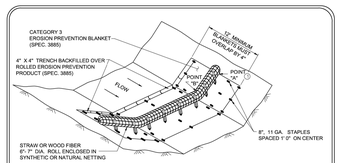
MN

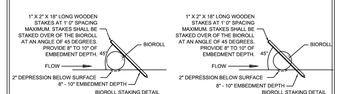


NOTES:
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS SHALL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM , STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 6" OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 6" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH.
6. BLANKET SHALL BE STAPLED AS PER MANUFACTURER'S RECOMMENDATION.

DET# SHT# EROSION CONTROL BLANKET

NOT TO SCALE



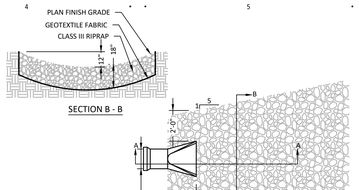


Maintenance
1. FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SHOULD THE SEDIMENT CONTROL LOG DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USEABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE SEDIMENT CONTROL LOG SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY 1/3 HEIGHT OF THE BARRIER, OR AS DIRECTED BY THE ENGINEER.
4. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED, SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.
5. ALL MATERIAL & INSTALLATION MUST CONFORM TO THE REQUIREMENTS OF THE CURRENT EDITION OF THE MNDOT CONSTRUCTION SPECIFICATIONS SECTION 3888.

ROSEMOUNT	BIO-ROLL BLANKET	Special Details
Standard Plate Library for the City of Rosemount		Date 01-19-06 Revised 02-01-23 EC-2

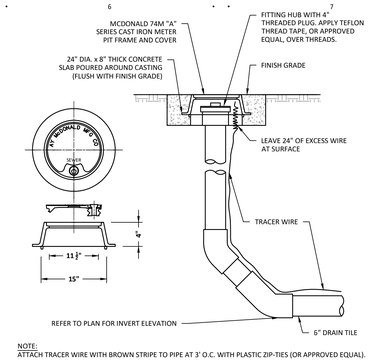
DET# SHT#

NOT TO SCALE



DET# SHT# RIPRAP AT FLARED END SECTION

NOT TO SCALE



NOTE:
ATTACH TRACER WIRE WITH BROWN STRIPE TO PIPE AT 3' O.C. WITH PLASTIC ZIP-TIES (OR APPROVED EQUAL).

DET# SHT# CLEANOUT ASSEMBLY

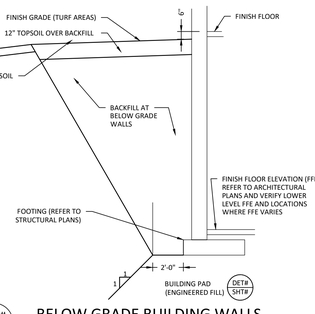
NOT TO SCALE

INFILTRATION AREA CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING:

1. INFILTRATION AREA LIMITS SHALL BE SURVEYED AND A VISUAL BARRIER, SUCH AS ORANGE SNOW FENCE, SHALL BE PLACED AROUND THE FULL PERIMETER TO KEEP ALL CONSTRUCTION TRAFFIC, EQUIPMENT AND MATERIAL STOCKPILES OUT OF THE PROPOSED INFILTRATION AREAS. THE VISUAL BARRIER MUST BE INSTALLED BEFORE NEW CONSTRUCTION BEGINS AND SHALL BE MAINTAINED THROUGH THE DURATION OF THE PROJECT.
2. DELIVER SAMPLE MATERIALS ONSITE FOR PRIOR APPROVAL. PRIOR TO BEGINNING THE INSTALLATION, SUFFICIENT MATERIAL QUANTITIES SHALL BE ONSITE TO COMPLETE THE INSTALLATION. STABILIZE EXPOSED SOIL AREAS WITHOUT DELAY.
3. CARE MUST BE TAKEN TO AVOID CONTAMINATION OF ENGINEERED SOILS WITH SEDIMENT, IN SITU OR TOPSOIL DURING AND AFTER INSTALLATION. MATERIALS MUST BE SEGREGATED.
4. INSTALLATION WITH DRY SOIL CONDITIONS IS CRITICAL TO PREVENT SMEARING AND COMPACTION. SCHEDULE WORK FOR PERIODS OF DRY WEATHER. DO NOT WORK IF SOIL CONDITIONS ARE WET. EXCAVATION, SOIL PLACEMENT AND RAPID STABILIZATION OF PERIMETER SLOPES WITH TURF SOD MUST COMPLETED BEFORE THE NEXT PRECIPITATION EVENT. TURF SOD PLACED IN FLOW PATHS SHALL BE SECURED WITH AT LEAST 6 STAKES PER SQUARE YARD. PLACE STAKES ALONG UPHILL SEAM EDGES TO PREVENT UNDERMINING FLOWS UNTIL SOD ROOTS ESTABLISH.
5. DO NOT LEAVE STORMWATER AREAS AND / OR PERIMETER SLOPES EXPOSED OVERNIGHT. SECURE THE SITE FROM RISK OF PRECIPITATION DAMAGES AT THE END OF EVERY WORK DAY. IN THE EVENT OF RAIN, TAKE ACTION TO DIVERT STORMWATER AWAY FROM THE WORK AREA AND TEMPORARILY COVER OF ALL EXPOSED SOILS WITH WOVEN GEOTEXTILE FABRIC OR IMPERMEABLE SHEETING.
6. FIELD OBSERVATION OF EXCAVATION AND SOIL PLACEMENT IS REQUIRED. NOTIFY GEOTECHNICAL ENGINEER PRIOR TO DIGGING. USE BACKHOE WITH TOOTH BUCKET FOR CELL EXCAVATION TO AVOID COMPACTING OR SMEARING OF SOILS. DO NOT USE SKID STEER FOR EXCAVATION WITHIN THE CELL. USE TOOTH BUCKET TO SCARIFY (RIP) UNDERLYING SOILS 6" TO 9" DEEP TO REMOVE COMPACTION. GENTLY MIX THE FIRST LIFT OF ENGINEERED SOILS WITH THE LOOSENED UNDERLYING SOILS TO AVOID STRATIFICATION AND PROMOTE PERMEABILITY. USE EXCAVATOR BUCKET TO PLACE MATERIALS. CONSTRUCTION EQUIPMENT SHALL NOT BE ALLOWED INTO THE STORMWATER AREAS. LEVELING AND FINAL GRADING WITHIN THE CELL MUST BE COMPLETED BY HAND.
7. INFILTRATION AREA SOIL MIX SHALL BE MINNESOTA STORMWATER MANUAL 4.1.2 MIX B: ENHANCED FILTRATION BLEND (WELL BLENDED MIXTURE OF 70% ASTM C-33 COARSE WASHED SAND (MN/DOT 3126) AND 30% MN/DOT 3890 GRADE 2 LEAF LITTER COMPOST). THE MATERIAL SUPPLIER SHALL PROVIDE DOCUMENTATION THAT THE COMPOST HAS BEEN SAMPLED AND TESTED AS REQUIRED BY THE SEAL OF TESTING ASSURANCE (STA) PROGRAM OF THE UNITED STATES COMPOSTING COUNCIL (USCC) AND A GRADATION SIEVE ANALYSIS FOR THE WASHED SAND. THE ENGINEERED SOIL SHALL NOT CONTAIN ANY TOPSOIL OR FILTER AGGREGATE WITH FINES.
8. INSTALL PLANTINGS BY HAND.
9. INSTALLED SOD AND PLANTINGS REQUIRE A TOTAL OF 1" OF WATER PER WEEK AND ACTIVE WEED MANAGEMENT UNTIL WELL ESTABLISHED. INCLUDE ALL WATERING COSTS IN THE BID. CONSTRUCT A TEMPORARY IRRIGATION SYSTEM, CONSISTING OF ABOVE GROUND HEADS, PIPING, VALVES, ETC., FOR WATERING UNTIL VEGETATION IS ESTABLISHED. DO NOT USE A WATER TRUCK AS THE FORCE OF THE WATER WILL ADVERSELY AFFECT THE STORMWATER AREA SOILS.
10. REMOVAL OF ACCUMULATED SEDIMENT AND DEBRIS SHALL BE DONE BY HAND OR, IF SELF-PROPELLED EQUIPMENT IS REQUIRED, FROM OUTSIDE THE PERIMETER OF THE INFILTRATION AREAS.

DET# SHT# INFILTRATION AREA NOTES

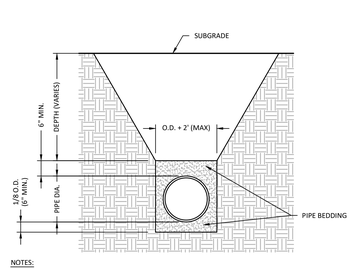
NOT TO SCALE



NOTES:
1. BOTTOM OF EXCAVATION (INCLUDING ROCK EXCAVATION) MUST BE APPROVED BY THE GEOTECHNICAL ENGINEER'S REPRESENTATIVE PRIOR TO PLACEMENT OF ANY FILL.
2. IN SOME LOCATIONS, FOOTING WILL REST ON ROCK. REFER TO STRUCTURAL DRAWINGS.
3. ROCK EXCAVATION WILL BE REQUIRED IN SOME LOCATIONS.

DET# SHT# ENGINEERED FILL

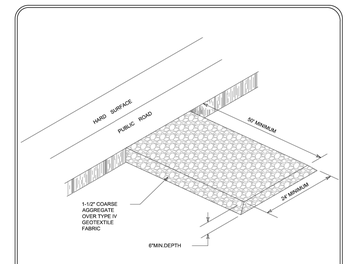
NOT TO SCALE



NOTE:
SEE x OF xx / [Sheet#] FOR ENGINEERED SOIL MIXTURE

DET# SHT# INFILTRATION AREA SECTION

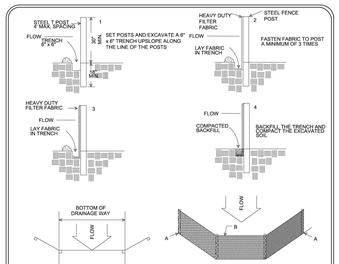
NOT TO SCALE



ROSEMOUNT	ROCK CONSTRUCTION ENTRANCE	Special Details
Standard Plate Library for the City of Rosemount		Date 01-10-06 Revised EC-1

DET# SHT#

NOT TO SCALE

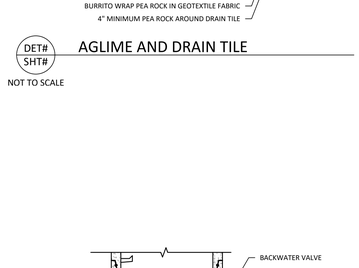


Maintenance
1. FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USEABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY 1/3 HEIGHT OF THE BARRIER, OR AS DIRECTED BY THE ENGINEER.
4. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED, SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.
5. WETLANDS, WATER BODIES, STEEP SLOPES, AND HIGHLY ERODABLE SOILS ARE TO BE PROTECTED BY TWO ROWS OF H.I. SILT FENCE PLACED 5 FEET APART.
6. ALL MATERIAL & INSTALLATION MUST CONFORM TO THE REQUIREMENTS OF THE CURRENT EDITION OF THE MNDOT CONSTRUCTION SPECIFICATIONS TABLE 3886.2-1, 3886.2-2, 3886.2-3.

ROSEMOUNT	PLACEMENT & CONSTRUCTION OF SILT FENCE BARRIER	Special Details
Standard Plate Library for the City of Rosemount		Date 01-06-05 Revised 02-01-23 EC-3

DET# SHT#

NOT TO SCALE

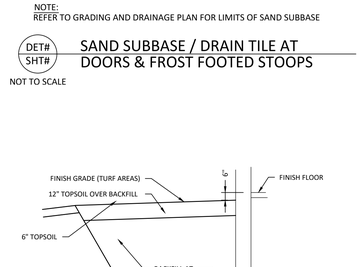


DET# SHT# OVERFLOW SWALE

NOT TO SCALE

DET# SHT# AGLIME AND DRAIN TILE

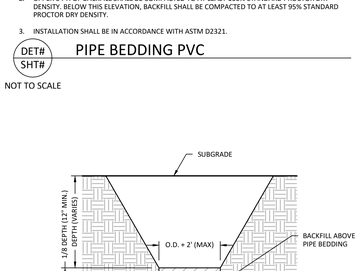
NOT TO SCALE



NOTE:
REFER TO GRADING AND DRAINAGE PLAN FOR LIMITS OF SAND SUBBASE

DET# SHT# SAND SUBBASE / DRAIN TILE AT DOORS & FROST FOOTED STOOPS

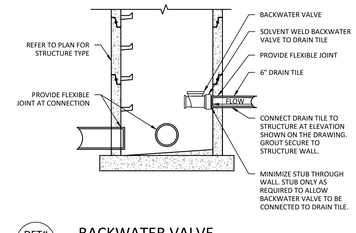
NOT TO SCALE



NOTES:
1. TRENCH SIDEWALLS TO MEET O.S.H.A REQUIREMENTS.
2. UPPER 3 FT. OF BACKFILL SHALL BE COMPACTED TO AT LEAST 100% STANDARD PROCTOR DRY DENSITY. BELOW THIS ELEVATION, BACKFILL SHALL BE COMPACTED TO AT LEAST 95% STANDARD PROCTOR DRY DENSITY.
3. INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM D2321.

DET# SHT# PIPE BEDDING PVC

NOT TO SCALE

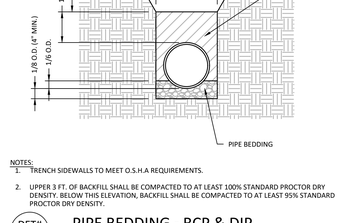


DET# SHT# BACKWATER VALVE

NOT TO SCALE

DET# SHT# BELOW GRADE BUILDING WALLS

NOT TO SCALE



NOTES:
1. TRENCH SIDEWALLS TO MEET O.S.H.A REQUIREMENTS.
2. UPPER 3 FT. OF BACKFILL SHALL BE COMPACTED TO AT LEAST 100% STANDARD PROCTOR DRY DENSITY. BELOW THIS ELEVATION, BACKFILL SHALL BE COMPACTED TO AT LEAST 95% STANDARD PROCTOR DRY DENSITY.

DET# SHT# PIPE BEDDING - RCP & DIP

NOT TO SCALE

CITY SUBMITTAL 12/27/2023

NEW ELEMENTARY SCHOOL #20

ISD #196: ROSEMOUNT - APPLE VALLEY - EAGAN PUBLIC SCHOOLS
3455 163RD STREET WEST
ROSEMOUNT, MINNESOTA 55068

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BOLTON & MENK
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www.bolton-menk.com

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 **ENGINEER** under the laws of the State of **MINNESOTA**

DAVID A. REY
Registration Number **40180** Date **XX/XX/XX**

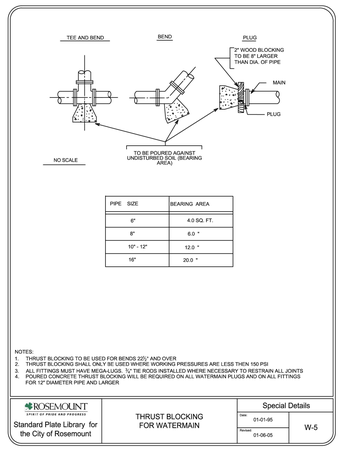
Revisions		
Description	Date	Num

Comm: _____
Date: _____
Drawn: _____
Check: _____
North

Scale:

DETAILS

C1.71



PIPE SIZE	BEARING AREA
6"	4.0 SQ. FT.
8"	6.0 "
10" - 12"	12.0 "
16"	20.0 "

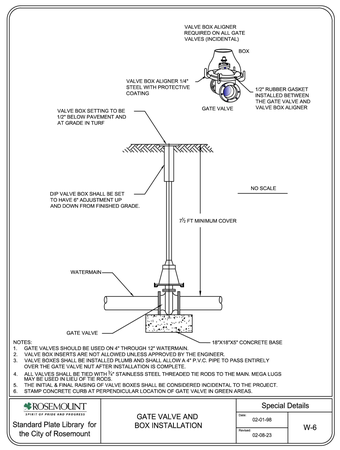
NOTES:
1. THRUST BLOCKING TO BE USED FOR BENDS 22½° AND OVER
2. THRUST BLOCKING SHALL ONLY BE USED WHERE WORKING PRESSURES ARE LESS THEN 150 PSI
3. ALL FITTINGS MUST HAVE MEGA-LUGS. ¾" TIE RODS INSTALLED WHERE NECESSARY TO RESTRAIN ALL JOINTS
4. POURED CONCRETE THRUST BLOCKING WILL BE REQUIRED ON ALL WATERMAIN PLUGS AND ON ALL FITTINGS FOR 12" DIAMETER PIPE AND LARGER

ROSEMOUNT — CITY OF PRIDE AND PROGRESS

		Special Details	
Standard Plate Library for the City of Rosemount	THRUST BLOCKING FOR WATERMAIN	Date 01-01-95	W-5
		Revised 01-06-05	

DET# / SHT#

NOT TO SCALE



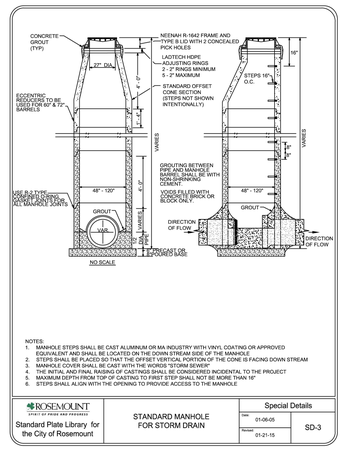
NOTES:
1. 16" X 16" VALVES SHALL BE USED ONLY THROUGH 12" WATERMAIN.
2. GATE BOX INSERTS ARE NOT ALLOWED UNLESS APPROVED BY THE ENGINEER.
3. VALVE BOXES SHALL BE INSTALLED PLUMB AND SHALL ALIGN # 4" P.V.C. PIPE TO PASS ENTIRELY OVER THE GATE VALVE NUT AFTER INSTALLATION IS COMPLETE.
4. ALL VALVES SHALL BE TIED WITH ¾" STAINLESS STEEL THREADED TIE RODS TO THE MAIN. MEGA LUGS MAY BE USED IN LIEU OF TIE RODS.
5. THE INITIAL & FINAL RAISING OF VALVE BOXES SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.
6. STAMP CONCRETE CURB AT PERPENDICULAR LOCATION OF GATE VALVE IN GREEN AREAS.

ROSEMOUNT — CITY OF PRIDE AND PROGRESS

		Special Details	
Standard Plate Library for the City of Rosemount	GATE VALVE AND BOX INSTALLATION	Date 02-01-98	W-6
		Revised 02-08-23	

DET# / SHT#

NOT TO SCALE



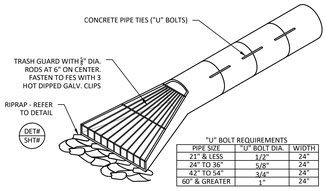
NOTES:
1. MANHOLE STEPS SHALL BE CAST ALUMINUM OR MA INDUSTRY WITH VINYL COATING OR APPROVED EQUIVALENT AND SHALL BE LOCATED ON THE DOWN STREAM SIDE OF THE MANHOLE
2. STEPS SHALL BE PLACED SO THAT THE OFFSET VERTICAL PORTION OF THE CONE IS FACING DOWN STREAM
3. MANHOLE COVER SHALL BE CAST WITH THE WORDS "STORM SEWER"
4. THE INITIAL AND FINAL RAISING OF CASTINGS SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT
5. MAXIMUM DEPTH FROM TOP OF CASTING TO FIRST STEP SHALL NOT BE MORE THAN 16"
6. STEPS SHALL ALIGN WITH THE OPENING TO PROVIDE ACCESS TO THE MANHOLE

ROSEMOUNT — CITY OF PRIDE AND PROGRESS

		Special Details	
Standard Plate Library for the City of Rosemount	STANDARD MANHOLE FOR STORM DRAIN	Date 01-06-05	SD-3
		Revised 01-21-15	

DET# / SHT#

NOT TO SCALE



"U" BOLT REQUIREMENTS

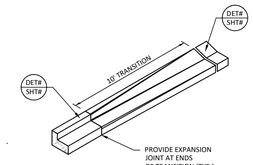
PIPE SIZE	"U" BOLT DIA.	WIDTH
21" & LESS	1/2"	24"
24" TO 36"	5/8"	24"
42" TO 54"	3/4"	24"
60" & GREATER	1"	24"

NOTE:
2 - "U" BOLT FASTENERS TO BE INSTALLED ACROSS EACH JOINT, ONE EACH SIDE OF PIPE AT 60° FROM THE TOP OF THE PIPE. FASTEN FIRST THREE JOINTS AS SHOWN.

DET# / SHT#

RCP FLARED END SECTION (FES)

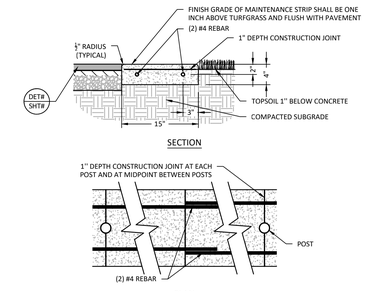
NOT TO SCALE



DET# / SHT#

CURB TRANSITION D-412 TO B-612

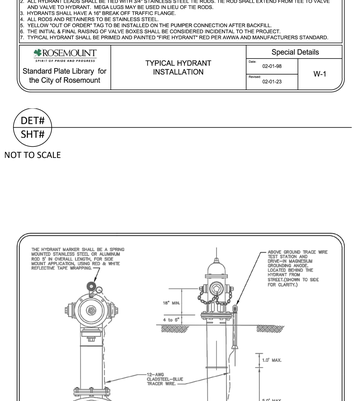
NOT TO SCALE



DET# / SHT#

CONCRETE MAINTENANCE STRIP

NOT TO SCALE



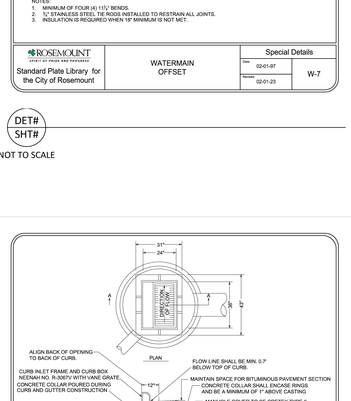
NOTES:
1. HYDRANT COATINGS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AFTER THE BASE COURSE OF BITUMINOUS IS INSTALLED. PRIME AND PAINT HYDRANTS PER AWWA AND MANUFACTURER'S STANDARDS.
2. ALL HYDRANT LEADS SHALL BE TIED WITH 3/4" STAINLESS STEEL TIE RODS. TIE ROD SHALL EXTEND FROM TEE TO VALVE AND VALVE TO HYDRANT. MEGA LUGS MAY BE USED IN LIEU OF TIE RODS.
3. HYDRANTS SHALL HAVE A 16" BREAK OFF TRAFFIC FLANGE.
4. ALL RODS AND RETAINERS TO BE STAINLESS STEEL.
5. YELLOW PAINT SHALL BE APPLIED TO HYDRANT AFTER THE PUMPER CONNECTION AFTER BACKFILL.
6. THE INITIAL & FINAL RAISING OF VALVE BOXES SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.
7. TYPICAL HYDRANT SHALL BE PRIMED AND PAINTED "FIRE HYDRANT" RED PER AWWA AND MANUFACTURERS STANDARD.

ROSEMOUNT — CITY OF PRIDE AND PROGRESS

		Special Details	
Standard Plate Library for the City of Rosemount	TYPICAL HYDRANT INSTALLATION	Date 02-01-98	W-1
		Revised 02-01-23	

DET# / SHT#

NOT TO SCALE



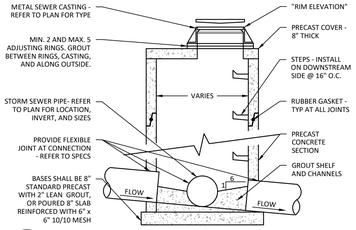
NOTES:
1. MINIMUM OF FOUR (4) 11½° BENDS.
2. ¾" STAINLESS STEEL TIE RODS INSTALLED TO RESTRAIN ALL JOINTS.
3. INSULATION IS REQUIRED WHEN 18" MINIMUM IS NOT MET.

ROSEMOUNT — CITY OF PRIDE AND PROGRESS

		Special Details	
Standard Plate Library for the City of Rosemount	WATERMAIN OFFSET	Date 02-01-97	W-7
		Revised 02-01-23	

DET# / SHT#

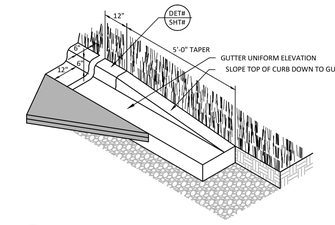
NOT TO SCALE



DET# / SHT#

CATCH BASIN

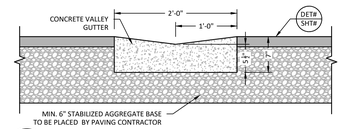
NOT TO SCALE



DET# / SHT#

B-612 CURB TERMINATOR

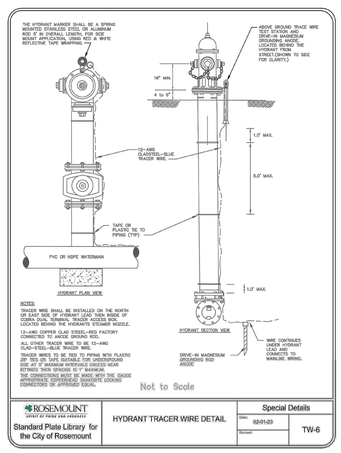
NOT TO SCALE



DET# / SHT#

CONCRETE VALLEY GUTTER

NOT TO SCALE

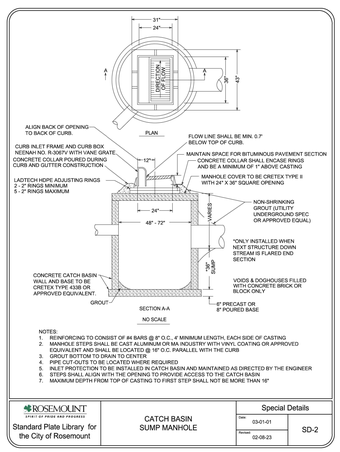


ROSEMOUNT — CITY OF PRIDE AND PROGRESS

		Special Details	
Standard Plate Library for the City of Rosemount	HYDRANT TRACER WIRE DETAIL	Date 02-01-23	TW-6
		Revised	

DET# / SHT#

NOT TO SCALE



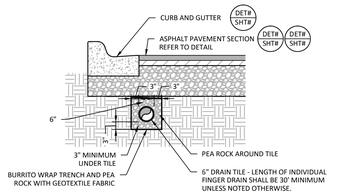
NOTES:
1. REINFORCING TO CONSIST OF #4 BARS @ 8" O.C., 4" MINIMUM LENGTH, EACH SIDE OF CASTING
2. MANHOLE STEPS SHALL BE CAST ALUMINUM OR MA INDUSTRY WITH VINYL COATING OR APPROVED EQUIVALENT AND SHALL BE LOCATED @ 16" O.C. PARALLEL WITH THE CURB
3. GROUT BOTTOM TO DRAIN TO CENTER
4. PIPE CUT-OUTS TO BE LOCATED WHERE REQUIRED
5. INLET PROTECTION TO BE INSTALLED IN CATCH BASIN AND MAINTAINED AS DIRECTED BY THE ENGINEER
6. STEPS SHALL ALIGN WITH THE OPENING TO PROVIDE ACCESS TO THE CATCH BASIN
7. MAXIMUM DEPTH FROM TOP OF CASTING TO FIRST STEP SHALL NOT BE MORE THAN 16"

ROSEMOUNT — CITY OF PRIDE AND PROGRESS

		Special Details	
Standard Plate Library for the City of Rosemount	CATCH BASIN SUMP MANHOLE	Date 03-01-01	SD-2
		Revised 02-08-23	

DET# / SHT#

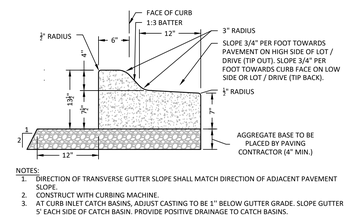
NOT TO SCALE



DET# / SHT#

SUBSURFACE DRAIN

NOT TO SCALE

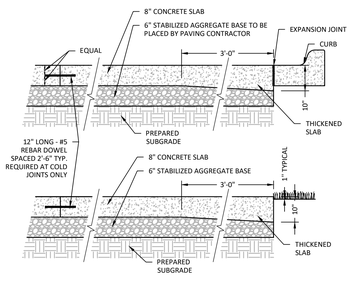


NOTES:
1. DIRECTION OF TRANSVERSE GUTTER SLOPE SHALL MATCH DIRECTION OF ADJACENT PAVEMENT SLOPE.
2. CONSTRUCT WITH CURBING MACHINE.
3. AT CURB INLET CATCH BASINS, ADJUST CASTING TO BE 1" BELOW GUTTER GRADE. SLOPE GUTTER 5' EACH SIDE OF CATCH BASIN. PROVIDE POSITIVE DRAINAGE TO CATCH BASINS.

DET# / SHT#

B-412 CURB AND GUTTER

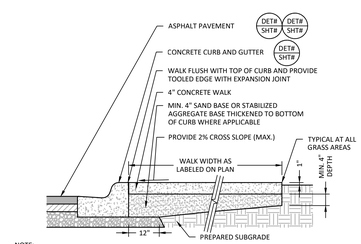
NOT TO SCALE



DET# / SHT#

CONCRETE SLAB

NOT TO SCALE



NOTE:
PROVIDE EXPANSION JOINT AND CAULK SEALANT AT ALL WALK, BUILDING, AND STOOP JOINTS.

DET# / SHT#

CONCRETE WALK

NOT TO SCALE

NOT TO SCALE

CITY SUBMITTAL 12/27/2023

NEW ELEMENTARY SCHOOL #20

ISD #196: ROSEMOUNT - APPLE VALLEY - EAGAN PUBLIC SCHOOLS
3455 163RD STREET WEST
ROSEMOUNT, MINNESOTA 55068

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Email: goldenvalley@bolton-menk.com
www.bolton-menk.com

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 **ENGINEER** under the laws of the State of **MINNESOTA**

DAVID A. REY
Registration Number **40180** Date **XX/XX/XX**

Revisions		
Description	Date	Num

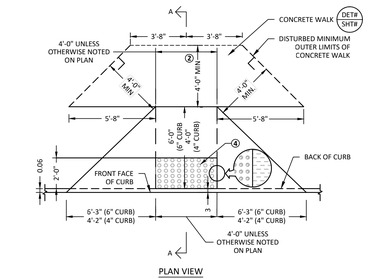
Comm: _____
Date: _____
Drawn: _____
Check: _____
North

Scale:

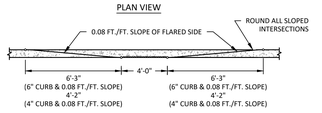
DETAILS

C1.72

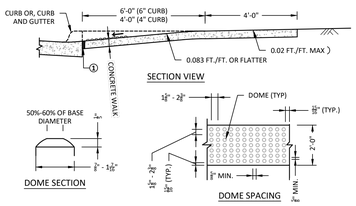
MN



PLAN VIEW



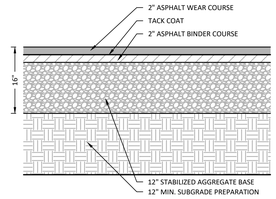
ELEVATION VIEW



NOTES:
1. 1/2 INCH PREFORMED JOINT FILLER MATERIAL, AASHTO M 213.
2. PROVIDE A PATH OF TRAVEL 4'-0" WIDE BEHIND THE PEDESTRIAN RAMP. A RELATIVELY FLAT 4' X 4' LANDING WILL ALLOW WHEELCHAIRS TO NAVIGATE AROUND THE PEDESTRIAN RAMP.
3. 6" TO 8" IS THE REQUIRED OFFSET OF THE DETECTABLE WARNINGS/TRUNCATED DOME AREA FROM THE FRONT FACE OF CURB, OR PLACE THE DETECTABLE WARNINGS AT THE BACK OF CURB.
4. ADA REQUIRED TRUNCATED DOME AREA SHALL BE 2'-0" MIN. IN DIRECTION OF TRAVEL AND SHALL EXTEND THE FULL WIDTH (4'-0" TYP.) OF THE CURB RAMP. THIS 2'-0" BY 4'-0" WIDTH (TYP.) TRUNCATED DOME AREA SHALL CONTRAST VISUALLY WITH THE ADJACENT WALKING SURFACE. THE ENTIRE TRUNCATED DOME AREA SHALL BE A LIGHT COLOR (LIGHT GRAY, WHITE, OR YELLOW) WHEN THE ADJACENT SIDEWALK IS A DARK COLOR. THE ENTIRE TRUNCATED DOME AREA SHALL BE A DARK COLOR (RED, BLACK, DARK GRAY, OR BRIGHT YELLOW) WHEN THE ADJACENT SIDEWALK IS A "WHITE" OR LIGHT GREY CEMENT COLOR.

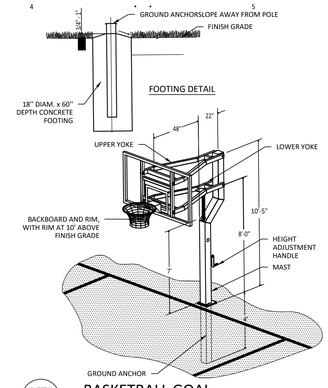
DET# SHT# PEDESTRIAN CURB RAMP

NOT TO SCALE



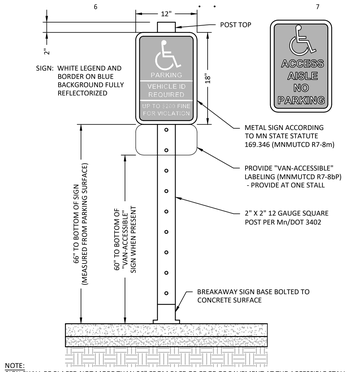
DET# SHT# HEAVY DUTY ASPHALT PAVEMENT

NOT TO SCALE



DET# SHT# BASKETBALL GOAL

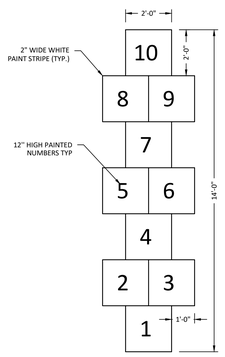
NOT TO SCALE



NOTE:
SIGN SHALL BE PLACED NOT MORE THAN 90° FROM FACE OR EDGE OF PAVEMENT AT THE ACCESSIBLE STALL.

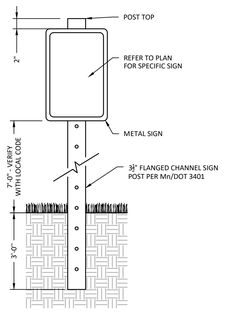
DET# SHT# ACCESSIBLE PARKING SIGN AND POST WITH BREAKAWAY BASE

NOT TO SCALE



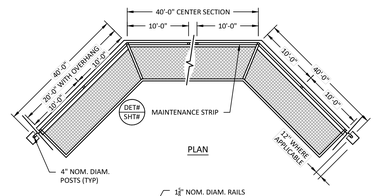
DET# SHT# HOP SCOTCH STRIPING

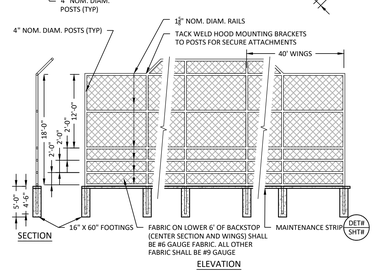
NOT TO SCALE



DET# SHT# TRAFFIC SIGN AND POST IN GRASS

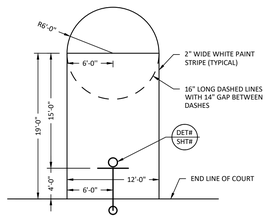
NOT TO SCALE





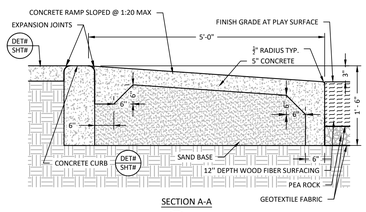
DET# SHT# HOODED BACKSTOP

NOT TO SCALE

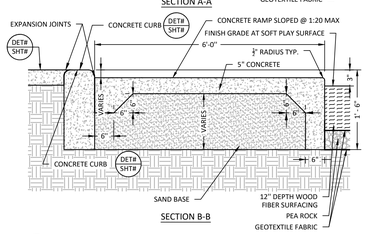


DET# SHT# BASKETBALL COURT STRIPING

NOT TO SCALE



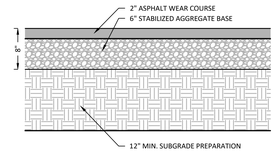
SECTION A-A



SECTION B-B

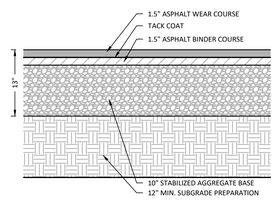
DET# SHT# SOFT PLAY AREA ACCESSIBLE RAMP

NOT TO SCALE



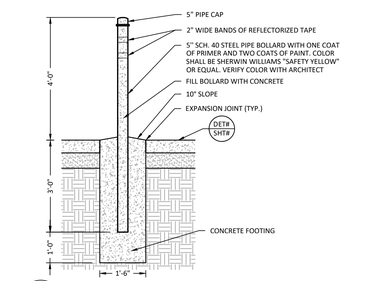
DET# SHT# LIGHT DUTY ASPHALT PAVEMENT

NOT TO SCALE



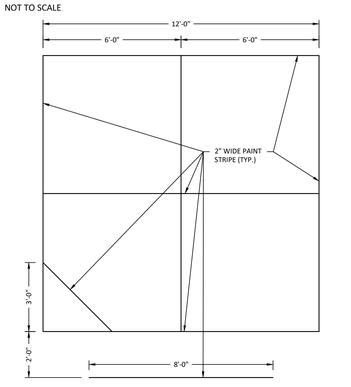
DET# SHT# MEDIUM DUTY ASPHALT PAVEMENT

NOT TO SCALE



DET# SHT# BOLLARD

NOT TO SCALE



DET# SHT# FOUR-SQUARE STRIPING

NOT TO SCALE

C

NOT TO SCALE

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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 **ENGINEER** under the laws of the State of **MINNESOTA**

DAVID A. REY
Registration Number **40180** Date **XX/XX/XX**

Revisions		
Description	Date	Num

Comm: _____
Date: _____
Drawn: _____
Check: _____
North

DETAILS

Scale:

C1.73

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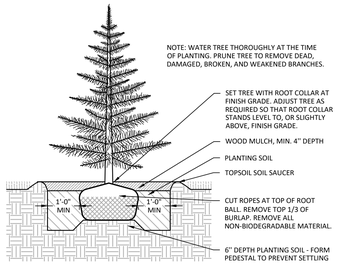

DET# SHT# CONIFEROUS TREE

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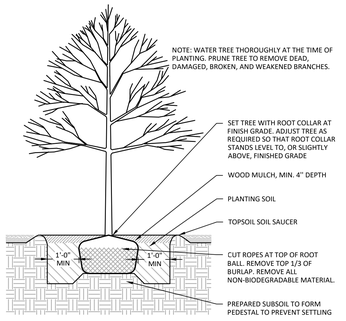

DET# SHT# DECIDUOUS TREE

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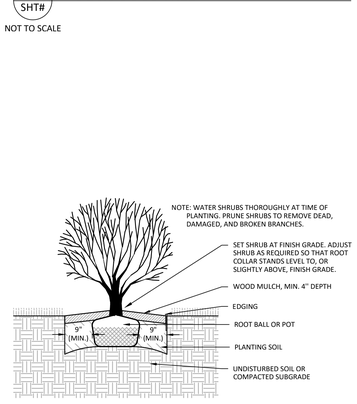
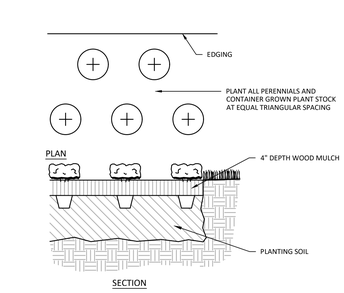


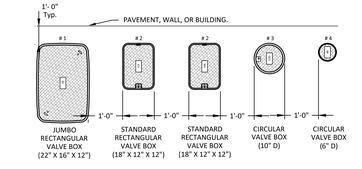
DET# SHT# SHRUB

NOT TO SCALE



DET# SHT# PERENNIALS AND CONTAINER GROWN PLANT STOCK

NOT TO SCALE



EXAMPLE

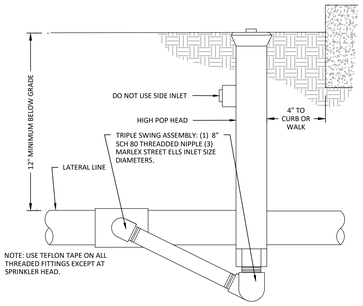
POTABLE WATER SYSTEM ON CONTROLLER 'A', REMOTE CONTROL VALVE STATION # 3.

NOTES:
1. VALVE BOX # 1 THRU # 3 SHALL HAVE STAINLESS STEEL LOCKING HARDWARE.
2. VALVE BOXES SHALL BE LABELED BY HOT IRON BRANDING OR ALUMINUM ASPHALTIC BASE WATER PROOF PAINT.
3. LOCATE VALVE ASSEMBLIES IN PLANTING AREA.
4. VALVE LOCATIONS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
5. VALVE BOXES SHALL BE CENTERED ABOVE VALVE ASSEMBLIES TO FACILITATE ACCESS AND MAINTENANCE.
6. VALVE BOXES SHALL BE FLUSH WITH FINISHED GRADE.
7. VALVE BOXES SHALL BE SET PARALLEL TO EACH OTHER AND PERPENDICULAR TO THE EDGE OF PAVEMENT.
8. SEE OTHER IRRIGATION DETAILS FOR FURTHER INFORMATION.

Water type	Controller	Designation	Box size	Lid Color	Identification Guide
PW	A	MV	# 2	Green	Master valve
PW	A	FS	# 2	Green	Flow sensor
PW	A	HM	# 2	Green	Hydrometer
PW	A	BV	# 2	Green	Ball valve 3" or less
PW	A	BV	# 1	Green	Ball valve 4" or more
PW	A	GV	# 2	Green	Gate valve
PW	A	ARV	# 2	Green	Air release valve
PW	A	QCV	# 3	Green	Quick coupler valve
PW	A	RCV	# 2	Green	Remote control valve
PW	A	MS	# 2	Green	Moisture sensor
PW	A	GR	# 4	Green	Grounding rod
PW	A	SB	# 3	Green	Splice box
PW	A	FC	# 3	Green	Future connection

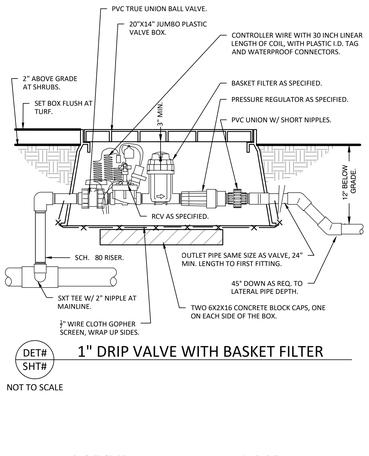
DET# SHT# SERVICE BOX REQUIREMENTS

NOT TO SCALE



DET# SHT# SHRUB SPRAY HIGHPOP ASSEMBLY

NOT TO SCALE



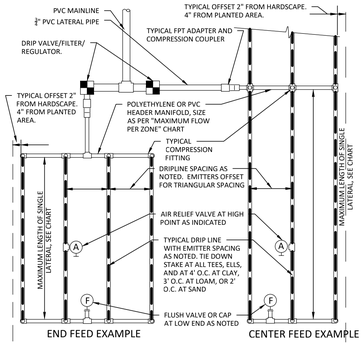
DET# SHT# 1" DRIP VALVE WITH BASKET FILTER

NOT TO SCALE

NOTES:
1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZES AND TYPE.
2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCHEDULE 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCHEDULE 40 PVC ELECTRICAL CONDUIT.
4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

DET# SHT# IRRIGATION TRENCHING

NOT TO SCALE



SLOPED CONDITION NOTE:
1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHENEVER POSSIBLE.
2. INSTALL AIR RELIEF VALVE AT THE HIGHEST POINT.
3. NORMAL SPACING WITHIN THE TOP 2/3 OF SLOPE.
4. INSTALL DRIPLINE AT 25% GREATER SPACING AT THE BOTTOM 1/3 OF THE SLOPE.
5. WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE THE BOTTOM ON A SEPARATE VALVE.

GRID PRECIPITATION RATES (IN/HR)			
		EMITTER FLOW RATE	
EMITTER SPACING	LATERAL SPACING	0.6	0.9
12	12	0.96	1.44
18	18	0.69	1.03
24	24	0.28	0.41

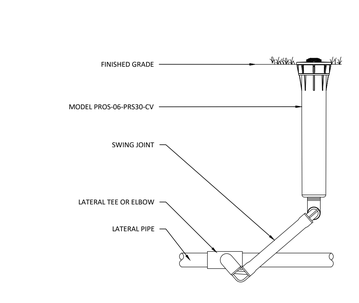
LATERAL FLOW PER 100 FT (GPM)			
EMITTER FLOW	12" SPACING	18" SPACING	24" SPACING
0.6 GPH	1.0 GPM	0.67 GPM	0.50 GPM
0.9 GPH	1.5 GPM	1.0 GPM	0.75 GPM

MAXIMUM LATERAL LENGTH (FEET)						
	EMITTER FLOW RATE GPH					
	12" SPACING		18" SPACING		24" SPACING	
PSI	0.6	0.9	0.6	0.9	0.6	0.9
10	125	96	175	135	218	171
20	249	191	350	171	442	340
30	307	236	434	333	550	422
40	350	268	495	380	627	171
50	125	96	175	135	218	171
60	125	96	175	135	218	171

MAXIMUM FLOW PER ZONE		
MAX GPM	PSI LOSS	
SCHEDULE 40 PVC HEADER SIZE		
1/2"	4.7 GPM	7.7 PSI
3/4"	8.3 GPM	5.6 PSI
1"	13.5 GPM	4.2 PSI
1-1/2"	33.9 GPM	2.9 PSI
2"	52.4 GPM	1.9 PSI
POLY PIPE HEADER SIZE		
1/2"	4.7 GPM	8.8 PSI
3/4"	8.3 GPM	6.3 PSI
1"	13.5 GPM	4.8 PSI
1-1/2"	31.8 GPM	2.9 PSI
2"	52.4 GPM	2.2 PSI

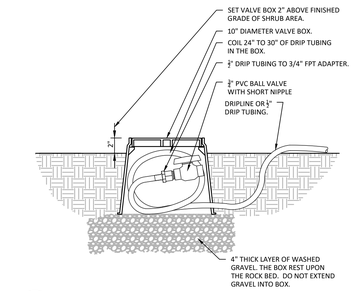
DET# SHT# TYPICAL DRIPLINE REQUIREMENTS

NOT TO SCALE



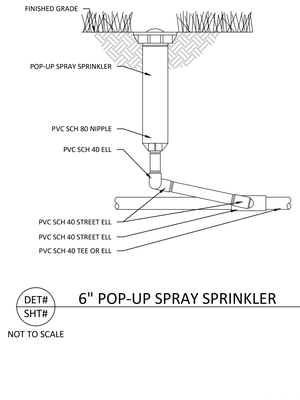
DET# SHT# 6" ROTARY SPRINKLER

NOT TO SCALE



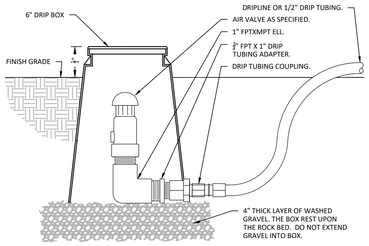
DET# SHT# DRIP FLUSH VALVE IN BOX

NOT TO SCALE



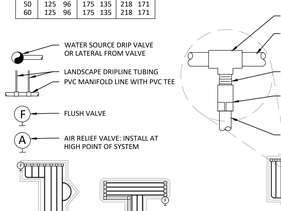
DET# SHT# 6" POP-UP SPRAY SPRINKLER

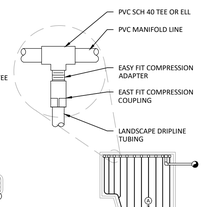
NOT TO SCALE

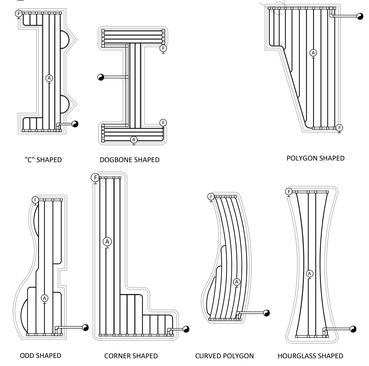


DET# SHT# DRIP AIR RELIEF VALVE IN BOX

NOT TO SCALE

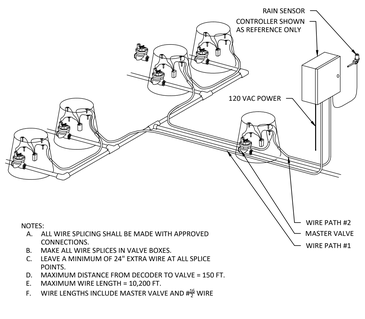






DET# SHT# TYPICAL DRIPLINE REQUIREMENTS

NOT TO SCALE

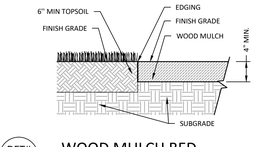


NOTES:
A. ALL WIRE SPLICING SHALL BE MADE WITH APPROVED CONNECTIONS.
B. MAKE ALL WIRE SPLICES IN VALVE BOXES.
C. LEAVE A MINIMUM OF 24" EXTRA WIRE AT ALL SPLICE POINTS.
D. MAXIMUM DISTANCE FROM DECODER TO VALVE = 150 FT.
E. MAXIMUM WIRE LENGTH = 10,200 FT.
F. WIRE LENGTHS INCLUDE MASTER VALVE AND #/# WIRE

DET# SHT# TWO-WIRE PATHS EXAMPLE

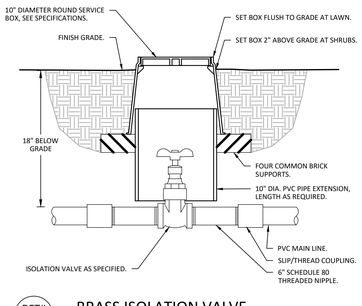
NOT TO SCALE

C



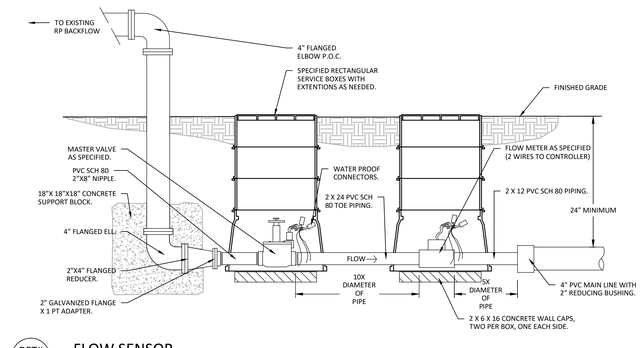
DET# SHT# WOOD MULCH BED

NOT TO SCALE



DET# SHT# BRASS ISOLATION VALVE

NOT TO SCALE

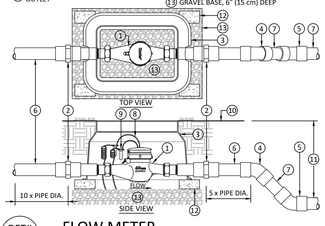


DET# SHT# FLOW SENSOR

NOT TO SCALE

NOTE: INLET PIPE ENTERING METER: LENGTH MUST BE A MIN. OF 10 X PIPE DIA.
OUTLET PIPE LEAVING METER: LENGTH MUST BE MIN. OF 5 X PIPE DIA.
INLET AND OUTLET PIPE MUST BE STRAIGHT PIPE WITH NO FITTINGS OR TURNS UNTIL AFTER THESE SPECIFIED LENGTHS. PIPE AND FITTINGS MAY BE SCH 80 PVC SOLVENT WELD, THREADED SCH 80 PVC OR BRASS, AS REQUIRED FOR PROJECT.

DETAIL LEGEND:
1. HUNTER HC FLOW METER HC-150 WITH UNION CONNECTIONS
2. SCH 80 PVC FEMALE ADAPTER (S X T)
3. RECTANGULAR VALVE BOX PER SPECIFICATIONS
4. SCH 80 PVC 45 DEGREE ELBOW (S X S) TO LOWER MAIN LINE TO PROPER DEPTH (SIZE FOR LARGER MAIN LINE AS NEEDED)
5. SCH 80 PVC 45 DEGREE ELBOW (S X S) TO LOWER MAIN LINE TO PROPER DEPTH
6. 2" DIA. (50 mm) MAIN LINE AT INLET & OUTLET
7. MAIN LINE TO SYSTEM (SEE LEGEND AND PLANS FOR TYPE AND SIZE)
8. TWO WIRES TO FLOW SENSOR TERMINALS AT CONTROLLER. MIN. 18 AWG-UF (2.08 mm²) SHIELDED WIRE WITH DIFFERENT COLOR FROM CONTROL/COMMON WIRE.
9. WEATHERPROOF WIRE CONNECTOR
10. FINISH GRADE
11. SPECIFIED SOIL COVER (SEE LEGEND)
12. COMMON BRICK
13. GRAVEL BASE, 6" (15 cm) DEEP



DET# SHT# FLOW METER

NOT TO SCALE

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www.bolton-menk.com

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 ENGINEER under the laws of the State of MINNESOTA

DAVID A. REY
Registration Number 40180 Date XX/XX/XX

Revisions		
Description	Date	Num

Comm: _____
Date: _____
Drawn: _____
Check: _____
North

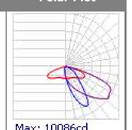
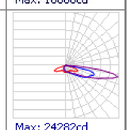
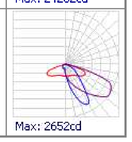
DETAILS

Scale:

C1.74

Plan View
Scale - 1" = 60ft

Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	AA2		19	Lithonia Lighting	DSX2 LED P1 40K 80CRI T1S HS EGS-F	D-Series Size 2 Area Luminaire P1 Performance Package 4000K CCT 80 CRI Type 1 Short Houseside Shield Forward External Glare Shield	1	13515	0.9	134.5	 Max: 10086cd
	AA4		14	Lithonia Lighting	DSX2 LED P4 40K 80CRI T4M EGS	D-Series Size 2 Area Luminaire P4 Performance Package 4000K CCT 80 CRI Type 4 Medium External Glare Shield	1	27094	0.9	272.6516	 Max: 24282cd
	BB2		13	Lithonia Lighting	DSX0 LED P1 40K 70CRI T1S EGS-F	D-Series Size 0 Area Luminaire P1 Performance Package 4000K CCT 70 CRI Type 1 Short Forward External Glare Shield	1	3818	0.9	33.21	 Max: 2652cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
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Calc Zone #8	+	1.0 fc	7.1 fc	0.0 fc	N/A	N/A
Calc Zone #10	+	0.7 fc	6.4 fc	0.0 fc	N/A	N/A
Calc Zone #6	+	1.4 fc	4.3 fc	0.1 fc	43.0:1	14.0:1

VISUAL

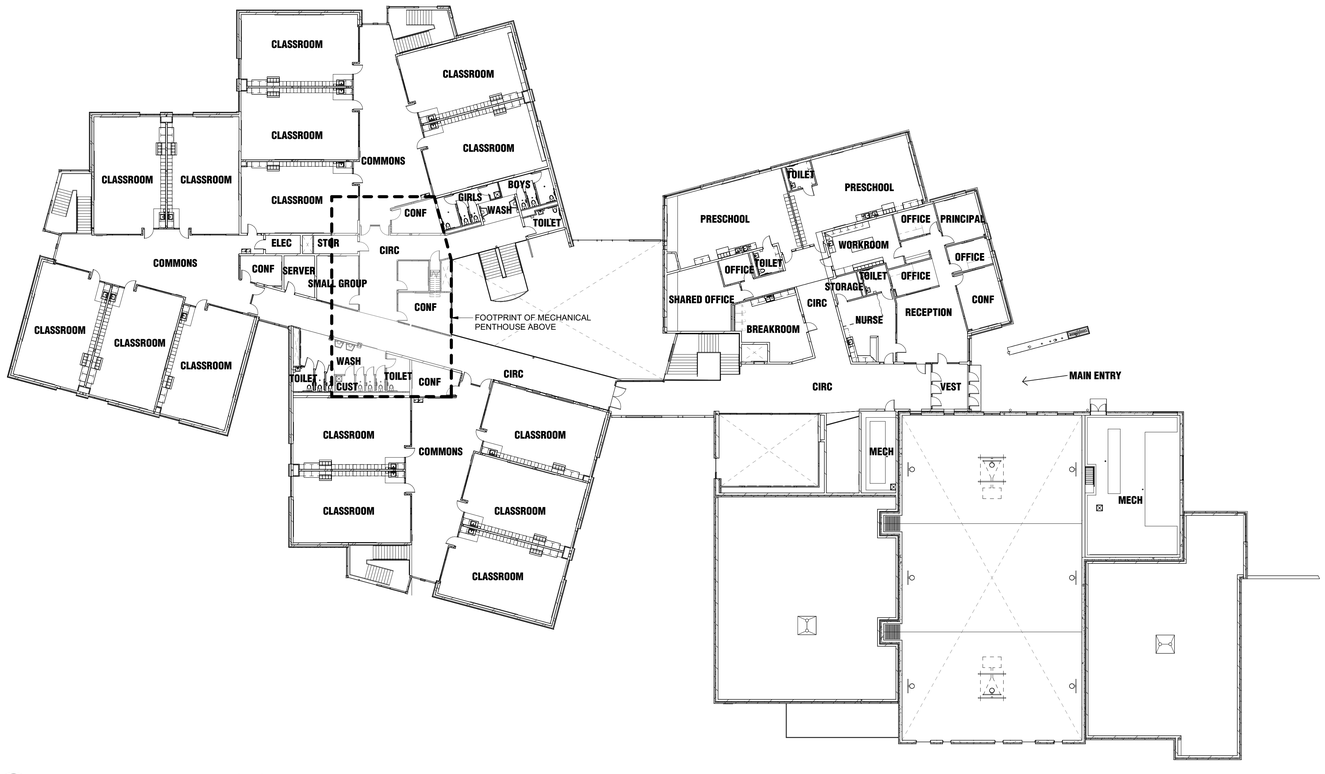
ISD #196 NEW ES SITE LIGHITNG

Designer

Date
12/26/2023
Scale
Not to Scale
Drawing No.

Summary

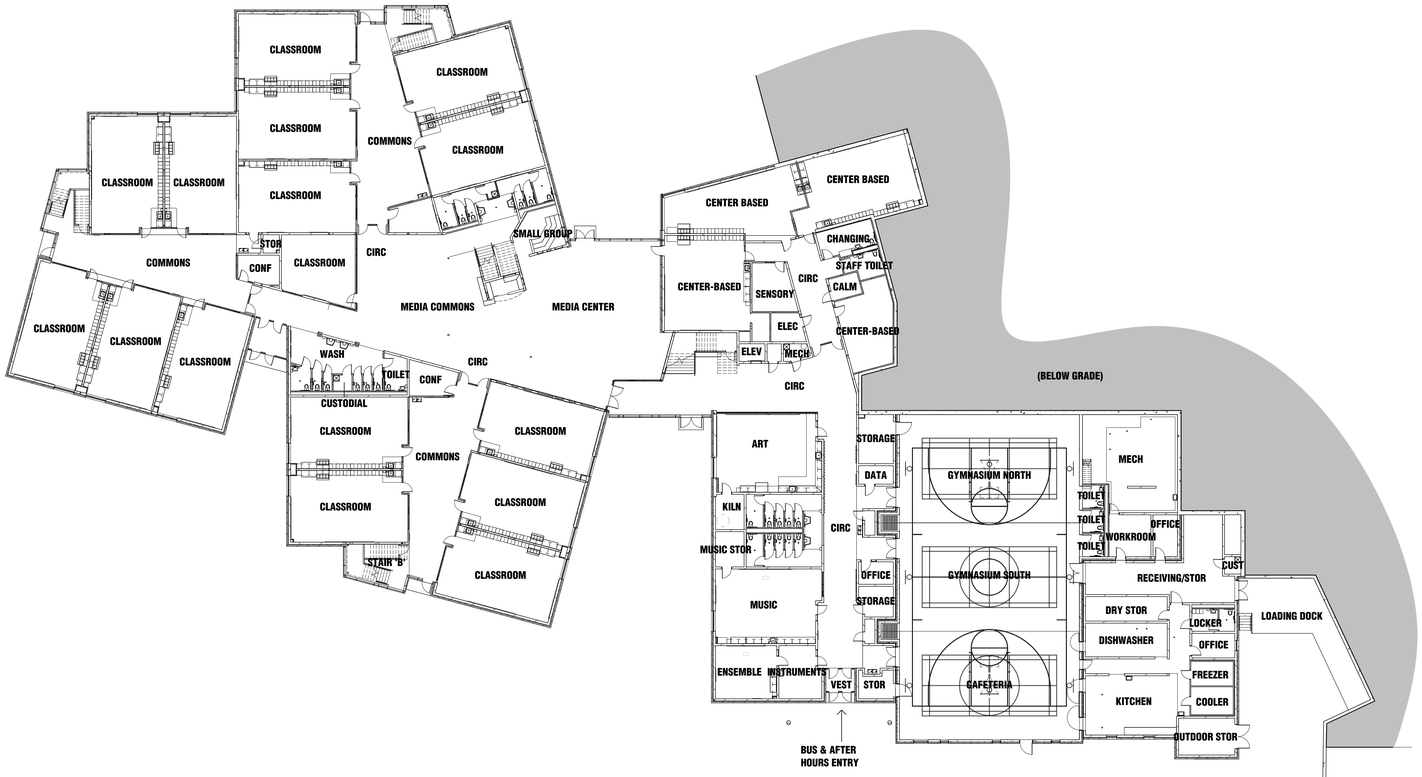
MN



C3 FLOOR PLAN - MAIN LEVEL

1" = 20'-0"

0 15' 30'



F3 FLOOR PLAN - LOWER LEVEL

1" = 20'-0"

0 15' 30'

CITY SUBMITTAL

NOT FOR CONSTRUCTION

A

Autodesk Docs://ISD 196 - New Elementary #20 - Replacement/ISD_#196-R-E-#20_CENTRAL.rvt
Central: https://docs.autodesk.com/projects/data_files/1/2022_New Elementary
12/20/2023 11:14:42 AM

ELEMENTARY SCHOOL #20

ARDROE AVENUE
ROSEMOUNT, MINNESOTA 55068

ISD #196: ROSEMOUNT - APPLE VALLEY - EAGAN PUBLIC SCHOOLS
3455 153RD STREET WEST
ROSEMOUNT, MINNESOTA 55068

WOLD ARCHITECTS AND ENGINEERS
332 Minnesota Street, Suite W2000
Saint Paul, MN 55101

woldae.com | 651 227 7773

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 ARCHITECT under the laws of the State of MINNESOTA

R. SCOTT MCQUEEN
License Number: 20155 Date: 12/27/2023

Revisions

Description	Date	Num

Comm: 232104
Date: 12/27/2023
Drawn: JPOC
Check: DK

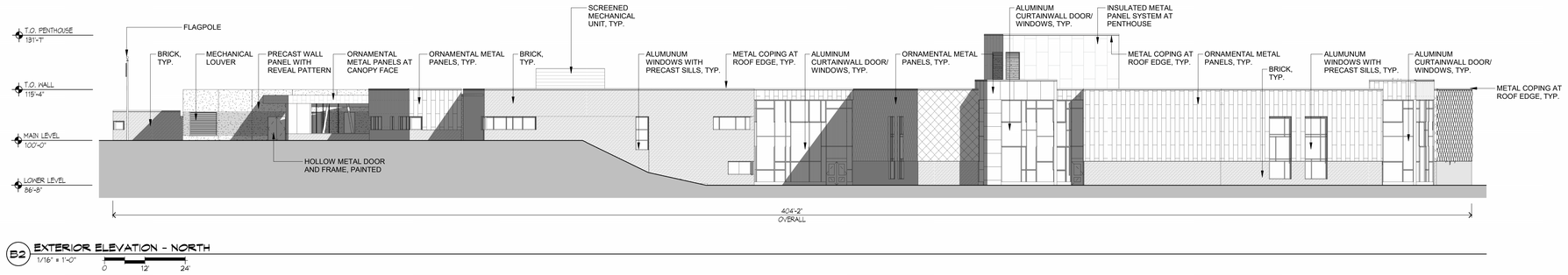
North

FLOOR PLANS

Scale: 1" = 20'-0"

A1

MN



B2 EXTERIOR ELEVATION - NORTH
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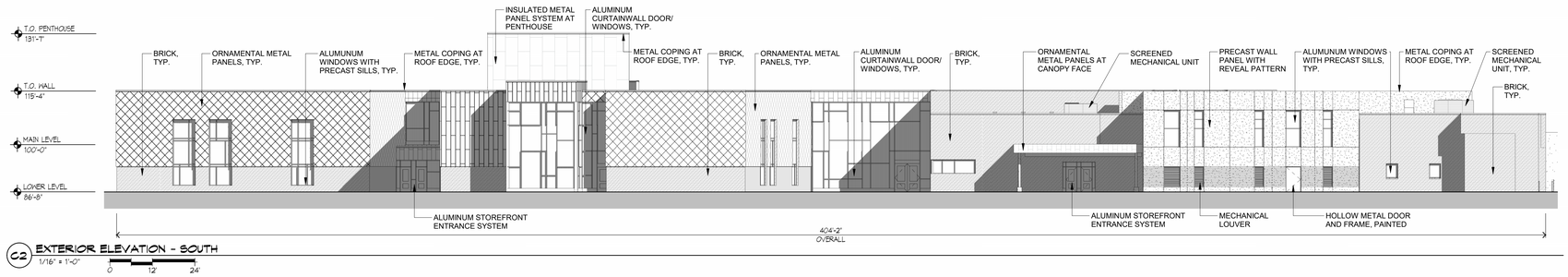

C2 EXTERIOR ELEVATION - SOUTH
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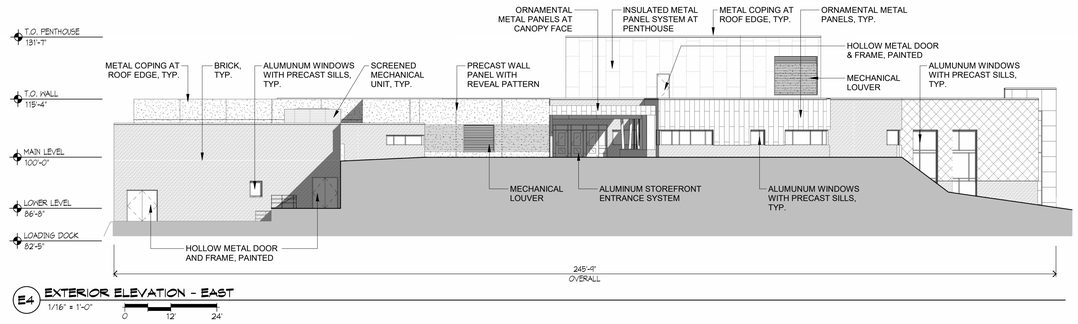

E4 EXTERIOR ELEVATION - EAST
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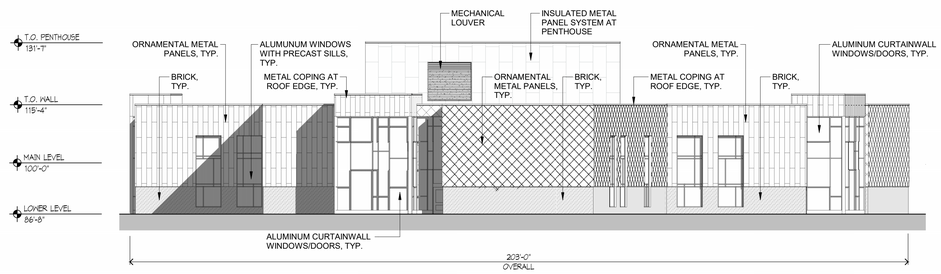
0 12' 24'



F4 EXTERIOR ELEVATION - WEST
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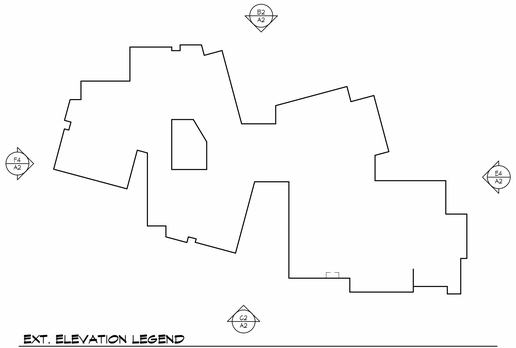

EXT. ELEVATION LEGEND
NOT TO SCALE

A

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12/26/2023 11:43:46 AM

ELEMENTARY SCHOOL #20

ARDROE AVENUE
ROSEMOUNT, MINNESOTA 55068

ISD #196: ROSEMOUNT - APPLE VALLEY - EAGAN PUBLIC SCHOOLS
3455 153RD STREET WEST
ROSEMOUNT, MINNESOTA 55068

WOLD ARCHITECTS AND ENGINEERS
332 Minnesota Street, Suite W2000
Saint Paul, MN 55101

woldae.com | 651 227 7773

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R. SCOTT MCQUEEN
License Number: **20155** Date: **12/27/2023**

Revisions		
Description	Date	Num

Comm: **232104**
Date: **12/27/2023**
Drawn: **JPOC**
Check: **DK**
North

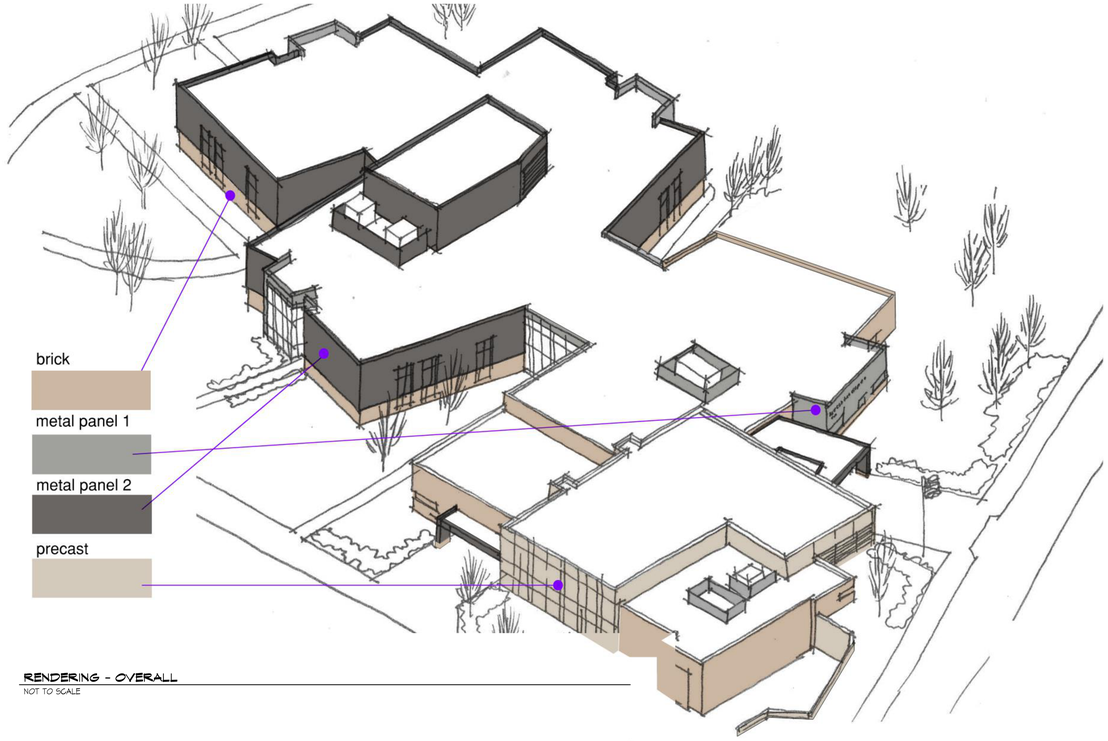
EXTERIOR ELEVATIONS

CITY SUBMITTAL
NOT FOR CONSTRUCTION

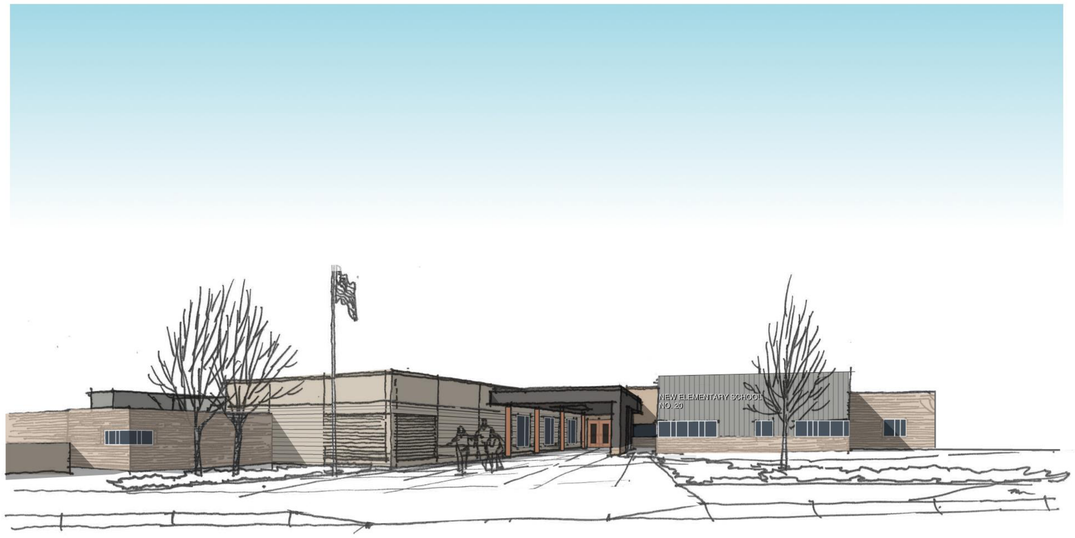
Scale: **As indicated**

A2

MN



RENDERING - OVERALL
NOT TO SCALE



RENDERING - MAIN ENTRY
NOT TO SCALE

RENDERING - BUS ENTRY

A

Autodesk Docs://20155 Elem. #20 Rosemount/20155_ARCH_R24.rvt
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12/26/2023 11:12:46 AM

ELEMENTARY SCHOOL #20

ARDROE AVENUE
ROSEMOUNT, MINNESOTA 55068

ISD #196: ROSEMOUNT - APPLE VALLEY - EAGAN PUBLIC SCHOOLS
3455 153RD STREET WEST
ROSEMOUNT, MINNESOTA 55068

WOLD ARCHITECTS AND ENGINEERS
332 Minnesota Street, Suite W2000
Saint Paul, MN 55101

woldae.com | 651 227 7773

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 **ARCHITECT** under the laws of the State of **MINNESOTA**

R. SCOTT MCQUEEN
License Number: **20155** Date: **12/27/2023**

Revisions

Description	Date	Num

Comm: **232104**
Date: **12/27/2023**
Drawn: **JPOC**
Check: **DK**

North

RENDERINGS

CITY SUBMITTAL
NOT FOR CONSTRUCTION

Scale: **1/8" = 1'-0"**

A3

Memorandum

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

From: Amanda Sachi PE
Kris Keller, PE

Date: January 15, 2024

Re: Independent School District 196 – Elementary School #20
Engineering Review
WSB Project No. 024361-000

We have reviewed the documents provided by Wold and by Bolton & Menk on January 4, 2024. Documents reviewed include:

- ISD 196 Elementary School #20 Site Plans, dated 12/27/2023
- ISD 196 Elementary School #20 Stormwater Summary, dated 12/27/2023

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:

1. General
    a. The project consists of the construction of an elementary school campus with building, parking, and adjacent recreational and stormwater facilities

2. Site Demolition Plan
    a. No comments.

3. Geometric/Finishing Plans
    a. Call out locations and types of curb used on the site
        i. Identify areas of tipout curb
    b. The Bituminous trail should be 3" bituminous over 6" Class 5 (currently proposed as 2" bituminous over 6" Class 5)
    c. Intersection of Kaylemore Trail and Androe Avenue
        i. Incorporate a small radius from catch basin for right turning traffic from Kaylemore Trail
        ii. Verify need for additional stop sign along Kaylemore Trail at Androe Avenue for the rotation of the tee intersection
        iii. Provide a pedestrian ramp where the trail meets the curb at Androe Avenue near Kaylemore Trail
        iv. Show transitions (beavertails) at all curb terminations
    d. Verify the need for pedestrian ramps across the rear loading ramp

4. Grading Drainage and Erosion Control Plans

701 XENIA AVENUE S | SUITE 300 | MINNEAPOLIS, MN | 55416 | 763.541.4800 | WSBENG.COM

a. Provide/call out all EOFs for low points in the parking areas and greenspaces
b. Show all storm sewer (screened out)
c. Provide all rim/inlet elevations
d. Retaining walls exceeding 4’ in height shall require a plan prepared by a licensed engineer submitted for review and approval by the Building Official prior to permit issuance.
    i. Provide fences for safety
e. Provide proposed contours (54-57) in the area of the loading ramp
f. Direct drainage away from the building in the northern alternate area

5. Utility Plans
    a. Call out all proposed water fittings
    b. Fire Marshal to review fire coverage and emergency access
        i. Provide turning movements for access to hydrants on site
    c. Provide how access to the existing public sanitary sewer manholes in the easement will be maintained
    d. Insulate at crossings where the vertical separation between the water and the storm sewer is less than 36”
    e. Note the existing 8" gate valves on the water stubs from 2008 and 2021 are redundant with the 8” gate valves proposed.

6. Landscape Plans
    a. No comments.

7. Details & Specifications
    a. No comments.

Memorandum

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

From: Bill Alms, PE
Henry Meeker, EIT

Date: January 16, 2024

Re: ISD 196 Elementary School 20 Stormwater Review
WSB Project No. 024361-000

I have reviewed the documents provided by Bolton & Menk on January 4, 2024. Documents reviewed include:

- ISD 196 Elementary School 20 Site Plans, dated 12/27/2023
- ISD 196 Elementary School 20 Stormwater Summary, dated 12/27/2023

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

Grading, Drainage, and Erosion Control 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. It is recommended to use existing regional basin 1618 (in the southeast corner of the site) in combination with proposed NURP cell grading to simplify regional system flows and increase site live storage. A sketch of this layout is provided on the Engineering Comments plan set.
    d. A higher level of engineering review is needed for the infiltration basin as it is located within a high-risk DWSMA region.
        i. More information on this higher level review can be found at https://stormwater.pca.state.mn.us/index.php?title=Guidance_and_recommendations_for_conducting_a_higher_level_of_engineering_review_for_stormwater_infiltration_in_DWSMAs_and_Wellhead_Protection_Areas.
2. Ponds and Wetlands
    a. Applicant to label all regional basins on the plans with the corresponding existing regional basin ID.
    b. Applicant to note snowmelt event high water levels for all basins on the grading plans.
    c. 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.

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   d. Outfalls into proposed basins must be consolidated, FES 100 and 200 should be combined.
   e. Riprap at outfalls into proposed basins must be extended to the bottom of the proposed grading. This is applicable for FES 100, 200, 3030, and 305.
   f. The bottom elevation of the infiltration basin must match the NURP basin NWL of 940. An infiltration bench design may reduce earthwork and decrease the required basin footprint.
   g. The infiltration basin detail calls out shredded wood mulch on the basin surface, a topsoil or compost mixture is recommended instead.
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.
   b. Localized low points north and west of the proposed building appear to have EOF elevations near the FFE. Applicant to call out these EOF elevations to ensure that 1' of freeboard is provided to the FFE.
4. Retaining Walls:
   a. Not applicable.
5. Erosion Control:
   a. The SWPPP narrative must include street sweeping for dust control.
   b. Dual silt fence must be specified around proposed infiltrating surfaces until final stabilization has been reached to maintain soil permeability.
   c. Silt fence is required around delineated wetlands to ensure they are not degraded as a result of site disturbance.
   d. An erosion control note must be included specifying that final infiltration basin excavation will only be graded once site stabilization has been achieved.
6. Grading:
   a. Show grading limits on grading plan sheets.

Stormwater Management Plan:

1. General Storm Sewer Design
   a. Storm sewer capacity calculations must be provided to confirm storm sewer is sized for the 10-year storm event.
   b. Roadway storm sewer design must match City standards of maximum 300' spacing between catchbasins and a maximum inflow of 3 cfs for the 10-year storm event.
   c. Applicant to provide storm sewer profiles for review of routing and utility crossings.
      i. Crown matching is recommended where pipe size increases.
   d. Applicant to provide casting and structure tabulation summarizing proposed storm sewer structures.
   e. Applicant to use City storm sewer details.
   f. Applicant to show proposed draintile routing and tie-ins to storm sewer where specified for ag-lime and play area drainage.
   g. The furthest downstream storm sewer structure prior to draining to a pond must have a 3' sump to capture sediment.
   h. Per City standard details, sheet piling will be required for all flared end sections on pipe diameters 24" and greater.

i. The final outlet of proposed stormwater basins must include a skimmer pipe to prevent floatables clogging and a sluice gate within the structure to limit outflows in major storm events. The City standard detail SD-12 is attached to this memo for reference of this OCS design.
j. Storm sewer starting at STMH 219 must be 18" diameter or greater to prevent adverse effects from flow constriction of the existing 18" CMP leaving the basin on the northwest corner of the site.
k. A storm sewer inlet is required to drain the proposed low point northwest of the baseball diamond.
l. The following pipe slopes must be reviewed:
    i. STMH 104 to STMH 103 at 3% is too steep, full pipe flow velocities must be demonstrated as less than 10 ft/s.
    ii. STMH 105 to STMH 104 at 5.6% is too steep, full pipe flow velocities must be demonstrated as less than 10 ft/s.
    iii. CB 123 to CB 122 at 5.6% is too steep, full pipe flow velocities must be demonstrated as less than 10 ft/s.
    iv. CB 113 to CB 110 at 0.15% is too shallow, full pipe flow velocities must be demonstrated as above 3 ft/s to prevent pipe sedimentation.
    v. Any pipes to outfalls into ponds must have a full pipe flow velocity of 6 ft/s or less to prevent excessive scour.
m. Landscaping plans should be reviewed to deconflict tree plantings over top utilities to prevent future root intrusion.

2. Water Quantity
    a. It appears that outdated storm event depths were specified for HydroCAD modeling. Design event depths should match the values outlined in the 2018 Rosemount CSWMP Section 5.3, policy 5.
        i. This CSWMP can be accessed at https://www.rosemountmn.gov/DocumentCenter/View/3788/2018-Rosemount-Surface-Water-Management-Plan.
    b. Land cover in proposed conditions modeling should be reviewed to ensure it matches proposed plan land cover. For example, proposed subbasin 33S shows woods land cover, but the site plan indicates primarily grassed land cover for pervious areas in the subbasin.
3. Rate/Volume Control
    a. No outflows are allowed offsite for storm events besides the snowmelt event, this includes the existing regional basin 1618 onsite. As noted, a City standard OCS is required at the outlet of the existing basin to manage these flows.
    b. The 10-day snowmelt modeling must be provided. The model must include time ranges sufficient to capture peak flows of the storm event.
    c. HydroCAD modeling must be set with Dyn-Stor-Ind routing to ensure tailwater effects are sufficiently modeled.
4. Freeboard
    a. No comments.
5. Water Quality
    a. The provided proposed HydroCAD model generates approximately 68,000 cubic feet of runoff in the 2.5" rain event from tributary areas to the stormwater basin. This is the controlling NURP dead storage, and the proposed 129,196 cubic feet of dead storage volume can be reduced accordingly.

b. Infiltration area (not counting basin side slopes) must be provided for 1/12 ac-ft/ac/day for the entire site area. The following formula can be used to determine this area:

$$Required\ Area\ (ac) = \frac{Site\ Area\ (ac)}{Infiltration\ Rate\ (^{in}/_{hr})} * 0.0416\ (conversion\ factor)$$

c. For design purposes, a maximum infiltration rate of 3 in/hr will be considered by the City Engineer based on the high infiltration rates demonstrated in the provided infiltrometer testing.

d. Final infiltration rates of the constructed basin will need to be shown as less than 8.3 in/hr based on NPDES permit requirements. Soils amendments will be required as needed to reach this upper limit.

6. Easements

a. The drainage and utility easement over the proposed pipe between STMH 307 and FES 305 does not appear to be sufficiently sized. The easement must cover the excavation footprint of the pipe at a 1:1 ratio of pipe depth and horizontal travel.

ROSEMOUNT
PARKS AND RECREATION

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: January 17, 2024

Subject: ISD 196 Elementary School Development

The Parks and Recreation Department recently reviewed the plans for the ISD 196 Elementary School Development plans. After reviewing the plans, the Parks and Recreation Department staff has the following comments:

Parks Dedication
Staff is recommending that park dedication not be collected due to the public recreation spaces being created by the ISD 196 development plans for the elementary school. A large playground, hard court space, a ballfield and greenspaces are all part of the plans submitted by ISD 196.

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

ROSEMOUNT
MINNESOTA

EXECUTIVE SUMMARY

Planning Commission Regular Meeting: January 23, 2024
Tenative City Council Meeting: February 20, 2024

AGENDA ITEM:	Request by Spectro Alloys for approval of a preliminary plat, a site plan review, and a variance to construct a 70,000 square foot addition to the existing building at 13135 Doyle Path and combine the site into a single parcel.	**AGENDA SECTION:** PUBLIC HEARINGS
PREPARED BY:	Anthony Nemcek , Senior Planner	**AGENDA NO.** 6.c.
ATTACHMENTS:	Variance Resolution, Site Location, Preliminary Plat, Existing Conditions, Site Plan, Utility Plan, Utility Plan, Landscape Plan, Overall Impervious Exhibit, Concept Rendering, Elevations and Floor Plans, Site Aerials, Engineer's Memo dated January 15, 2024	**APPROVED BY:** AK

RECOMMENDED ACTION: Motion by the Board of Appeals and Adjustments to approve a variance from the GI-General Industrial standards reducing the minimum setback from Courthouse Boulevard from 75 ft to 55 ft, subject to the platting of the overall Spectro Alloys site into a single parcel.

Motion to recommend the City Council approve the Spectro Alloys Third Addition preliminary plat, subject to the following conditions:

1. Vacation of the Doyle Path right of way prior to final plat approval.
2. Dedication of any easements required by the City Engineer.
3. The applicant shall update the City regarding any changes in status related to a planned stormwater outlet beneath the railroad.

Motion to approve the site plan for the Applicant’s proposed aluminum billet production facility, subject to the following conditions:

1. Approval of a variance to reduce the setback along Courthouse Boulevard from 75’ to 55’.
2. Approval of a final plat for Spectro Alloys Third Addition to combine the site into a single parcel.
3. Vacation of existing easements within the development area.
4. The applicant shall update the landscape plan to bring the number of trees and foundation plantings into conformation with the requirements of the zoning ordinance.
5. The screening wall shall be updated to match the billet expansion.
6. Existing easements internal to the subject property where the proposed building will be located shall be vacated prior to issuance of a building permit.
7. Conformance with all the requirements of the City’s engineer contained in the memorandum

dated January 15, 2024.

BACKGROUND

Applicant and Property Owner	Spectro Alloys
Site Location	13135 Courthouse Boulevard
Site Area	Billet Expansion Parcel: 6.15 Acres
	Overall Site Area: 36.16 Acres
Land Use Designation	General Industrial
Current Zoning	GI-General Industrial
Surrounding Uses	North: General and Heavy Industrial
	South: General Industrial and Waste Management
	East: General Industrial
	West: General Industrial

The Planning Commission is being asked to consider three requests submitted to the City by Spectro Alloys to allow the applicant to construct a new building that will house manufacturing equipment that will produce aluminum billet. The applicant is requesting a variance due to site constraints created by the utilities located within Doyle Path. The overall Spectro Alloys site will be platted into a single parcel, and the applicant will be requesting the vacation of Doyle Path now that they own all the property served by the road. There will be public utilities that remain within the vacated right of way that limit how far from Courthouse Boulevard the applicant can position the new billet facility. Therefore, staff is recommending approval of the variance request.

The second request is for approval of a preliminary plat that would combine the entire site into one parcel. The applicant is not requesting final plat approval at this time, but staff is recommending final plat approval as a condition of approval of the site plan since the site plan provided by the applicant would exceed the maximum lot coverage standard for the existing parcel formerly owned by Dahn Construction. By combining the overall site into a single parcel, the impervious percentage decreases to a point below the maximum. This is similar to a condition of approval of the warehouse/office building that required Spectro to plat the parcels it owned at that time into a single parcel.

The final request by the applicant is for a site plan review of the new facility. The site plan includes the new building to be constructed as an addition to the existing building on site, which will remain. The applicant is also proposing an enclosed storage area. The submitted materials include renderings and a landscape plan that show how the overall appearance of the site will improve with the project. Staff is recommending approval of the site plan as well as the variance and preliminary plat requests, subject to conditions.

SITE HISTORY

Spectro Alloys was established in 1973, and its principal operation is as a secondary aluminum smelter. A primary aluminum smelter refines raw ore into aluminum ingots. A secondary aluminum smelter recycles existing aluminum scrap into ingots that are shipped to manufacturers. Spectro's operation stores scrap aluminum in various areas on site, but mainly within an enclosed storage building south of the main function building. The scrap is normally shredded and sorted through the hammer mill

located on the far east side of the site adjacent to the railroad tracks. The shredded scrap is brought into the building and smelted in one of their two smelters. The smelted aluminum is poured into ingot molds.

This process produces a number of waste streams including air emissions of metals from the smelting process. These air emissions are removed through a device called a baghouse (or filter house) which is essentially a metal box with a number of fabric socks or bags within it. The air travels through the fabric and the small particles (including metals) are removed. This debris is collected in bags. The debris is tested and is disposed of as either industrial or hazardous waste.

In 2014, Spectro Alloys installed a new process at their facility that recycles aluminum without the need for smelting. The process, called Custom Clean Discharge, sorts shredded material into different metals or alloys through a system of conveyors that includes eddy currents to sort the material. Because the process involved the installation of new exterior equipment and outside storage in the northern portion of the site, the applicant applied for and was granted a Conditional Use Permit (CUP) for the project. This brought the overall amount of outdoor structures and equipment to 26% of the overall principal building coverage on the property (in excess of the 15% allowed under the code without a CUP). The City's approval at that time specified that the total aggregate area of outdoor structures shall not exceed 30% of the total gross area of the principal building, and this provision still regulates outdoor structures and equipment on the site.

A few years later, in 2018, Spectro Alloys made further improvements to their manufacturing process by installing two new aluminum furnaces used to recycle certain types of scrap aluminum that are currently shipped to other facilities in other states. This system replaced an older scrap dryer, resulting in process efficiencies and savings. The furnaces were fully enclosed in a new building addition, whereas the former dryer system was outside. The 2018 project included two main components: a building expansion of approximately 5,000 square feet, and significant property upgrades and improvements to accommodate the new equipment. The building addition enclosed a portion of the site that previously housed exterior equipment associated with the recycling operation, including the old scrap dryer. In its place, the applicant installed a new equipment pad with a modern filter house, exhaust stack, and other related structures. These site improvements required a side yard setback variance, which was approved by the Board of Adjustment and Appeals.

Most recently, Spectro Alloys received approval to construct a new warehouse and office building. With the construction of this building, finished ingots no longer need to be delivered by truck to storage space near 117th Street in Inver Grove Heights. This has resulted in fewer truck trips and increased safety on Courthouse Boulevard. This project also included the surfacing of the parking area east of the new building with asphalt. These most recent improvements result in a general move toward a tidier site overall.

Proposed Site Plan

Spectro Alloys is proposing to add two new structures to their existing site along Courthouse Boulevard (State Highway 55) to produce aluminum billet and sheet ingots. Aluminum billet is used as raw material for extruders, who turn it into products like railings, window and door trim, and structural components for cars, boats, airplanes, trailers, docks, and more. Billets are shaped like long cylinders. Spectro will also recycle used beverage containers and other end of life aluminum products to produce

sheet ingot – high purity slabs of aluminum weighing up to 60,000 pounds each – a feedstock for rolling mills.

In addition to the new building, the site plan shows the existing building being retained and an enclosed storage building being constructed in the western portion of the subject parcel. No changes to the site outside the subject parcel are proposed as a part of this project. Access to the project area will come from the to-be-vacated Doyle Path. While the buildings themselves will provide the most impactful screening of the less visually appealing aspects of the operation, the applicant's landscape plan shows the land between the buildings and Courthouse Boulevard being bermed and planted with trees to improve the appearance of the site as viewed from the public right of way.

The applicant has submitted architectural drawings of the proposed building, a storm water management plan, landscape plan, and other details concerning the site as required by the Zoning Ordinance. The next section of this report includes staff's analysis of zoning requirements related to both the preliminary plat and the proposed site plan. Additionally, staff has received a written report from the City's Project Engineer with most of the comments focused on plan details that will need to be addressed by the applicant.

Preliminary Plat

The applicant is proposing to plat the entire site, including the land most recently owned by Dahn Construction, into one single parcel. Additionally, when the applicant moves forward with final plat approval, they will be requesting the vacation of the Doyle Path right of way to convert that street into a private drive. Staff is supportive of the street vacation, which is the purview of the City Council, since it will release the City from responsibility for maintenance and snow removal. The final plat will also include easements for the public water infrastructure within Doyle Path that will remain following its vacation.

At 36.16 acres, the proposed parcel to be created by the plat exceeds the minimum lot standard in the GI-General Industrial zoning district of 5 acres. There is no lot width minimum in this zoning district, and the lot coverage standard will be able to be calculated using the entire site rather than the existing parcel in which the proposed site plan is contained. A combination of lots owned by Spectro Alloys was a condition of approval for Spectro Alloy's most recent project as it also would have exceeded the maximum lot coverage standard of 70% if it was only calculated based on the parcel in which the building was located. The same condition is being recommended for the current site plan as the proposed lot coverage of the subject parcel would be 74%.

Lot Development Fees.

The City has adopted a fee schedule that includes various access charges that apply to development of property within the City. These fees are typically paid at the time of platting, but because this area has already been platted and developed for industrial uses, the area trunk charges for water service will not apply to the project. The site is not served by public sanitary service and will not be required to pay these fees until such service is extended to the site. Finally, the City's fee schedule does require newly developing properties to pay stormwater area and access charges based on the total acreage of the site. Staff is therefore recommending that trunk area water, sewer, and stormwater charges not be collected for the project. Individual connection charges for water (and potentially storm water

services) will be due at the time a building permit is issued based on the determined SAC unit count for the building.

Based on the above analysis, the applicant will be required to pay the following fees at the time a building permit is issued.

- Met Council Sewer Availability Charge: None
- City Sanitary Sewer Availability Charge: None
- City Water Availability Charge: Based on size of meter, ranging from $9,900 to $44,150
- Storm Water Connection Charge: None

Site Plan and Design Review

The purpose of a site plan review is to evaluate each project as it relates to the performance and site design standards of the zoning ordinance. Site plan approval is required for all commercial, industrial, institutional, and multi-family development projects. In this case, the applicant is proposing to construct a 72,845 square foot addition to the existing 10,000 square foot existing building and a 27,930 enclosed storage building that are subject to the site plan review process.

Site plan applications are approved by the Planning Commission and considered a Quasi-Judicial action. As such, the City has a set of standards and requirements for review. Generally, if a site plan application meets the ordinance requirements, it must be approved. These standards are outlined in Section 11-4-16 (General Industrial District) and 11-10-3 (Site and Building Plan Review). The Planning Commission is the final authority for approval of site plans unless the matter is appealed to the City Council.

Land Use & Zoning Standards.

The subject property is guided for General Industrial uses in accordance with the 2040 Future Land Use Plan, which is a district that is intended to provide areas for manufacturing and warehousing activities and provide employment opportunities with higher paying wages for the community. The district purpose statement specifically notes that general industrial businesses normally generate noises, smells, vibrations, and truck traffic that can be disturbing to non-industrial land uses. The City has not expanded the areas devoted to the GI land use category in several years, but has allowed existing businesses and existing GI-guided sites to continue and improve and expand over time. The present zoning of the property is GI – General Industrial, and Spectro Alloys' secondary aluminum smelting operation is considered a permitted use in this district (medium manufacturing and processing).

Although the use is allowed and is consistent with the zoning of the property, there are some aspects of the Spectro Alloys site that are non-conforming in terms of dimensional standards due to the previous development on the site, specifically the amount of outside storage on the site and building setbacks. The site was first developed in 1973, and at that time the City did not limit outdoor storage in the General Industrial district, did not require parking and maneuvering areas to be paved, and the Mississippi River Critical Corridor Area (MRCCA) did not exist. Since 1973, the City has adopted zoning ordinances that included performance standards limiting outdoor storage, requiring the paving of parking and maneuvering areas, requiring a 40 foot building setback from the MRCCA bluff line, and requiring more substantial setbacks for industrial buildings. In general, any non-conforming aspects of

the site are allowed to continue, but cannot be expanded when new operations, processes, structures, or equipment is installed. With the current request, the applicant will be paving parking and maneuvering areas that have been gravel and increasing the overall size of the buildings, therefore bringing the property further into conformance with the City Code. No additional outdoor storage is being added, and existing storage areas will be paved and, in the case of the covered storage area, enclosed, which also brings the site further into conformance with the City Code.

Lot and Building Standards.
Staff is recommending three conditions that will need to be met for the proposed billet addition to meet the lot standards of the GI-General Industrial zoning district. These are the platting of the site into a single parcel with the rest of the Spectro Alloys site, the vacation of Doyle Path, and the approval of a variance from the minimum setback requirement from the property boundary along Courthouse Boulevard. The table below is based on the approval of a plat combing the entire site into a single parcel.

Building Performance Standards for the GI – General Industrial District		
Standard	**Required**	**Proposed**
Minimum Lot Size	5 acres	36.16 acres
Front Setback	75 ft.	55 ft.
Side Setback	50 ft.	350 ft.
Rear Setback	50 ft.	592 ft.
Front Parking Setback	40 ft.	144 ft.
Side Parking Setback	25 ft.	505 ft.
Maximum Lot Coverage	70%	46%
Minimum Building Size	10% of property	15.6% of property
Maximum Bldg. Height	75 ft.	58 ft.

The other site requirement that has been reviewed with previous applications is the amount of outdoor structures permitted on the property. Outdoor structures are things like tanks, conveyors, and other equipment that support the principal use on the site but are not enclosed within a building. The GI – General Industrial district allows outdoor structures up to 15% of the total gross area of the principal building on a site, which can be exceeded with the approval of a Conditional Use Permit (CUP). Spectro Alloys requested, and was approved, for a CUP in 2014 that allows them to have up to 30% of the principal building area for outdoor structures and equipment. With the addition of the 63,272 square feet of warehouse building area constructed in 2022, this percentage fell below 15% and meets the GI district standard. With the addition of the proposed billet building, that percentage will fall even lower and into further conformance with the code.

Access & Parking.
The Zoning Ordinance requires that new uses provide a certain number of parking stalls based on the parking schedule found in Section 11-6-1 of the City Code. Focusing on the proposed site improvements, the applicant is not displacing any existing off-street parking areas as the areas being developed were used for outside storage by Dahn Construction.

There will be no changes to the availability of parking in other portions of the site, so staff will not be reviewing the parking situation on the entire site. Staff considers the proposed use within the new

building “custom manufacturing”, which requires 1 stall per 300 square feet of retail space plus one stall per employee. Since there is no retail involved, the applicant is proposing 4 stalls, which is consistent with the expected number of employees working within the new building. Should the use of the site change, requiring more parking than currently required, there is room on the site for additional parking. This could be accomplished through striping the paved yard area or constructing additional parking lots on undeveloped portions of the site. As provided, staff finds the parking requirements of the zoning ordinance to be met.

Site access was reconfigured as part of the previous addition of the warehouse and office building. All incoming traffic is routed to the Doyle Path entrance and traffic exiting onto Courthouse Boulevard does so at the private access further southeast. This traffic circulation will remain with the new billet expansion.

Exterior Building Materials.
The GI - General Industrial building materials standards require the portion of the building facing a public right-of-way to be constructed of a combination of glass, brick, natural stone, specialty integral colored concrete block (including textured, burnished, and rock faced block), tile (masonry, stone or clay), architectural textured concrete panels cast in place, precast concrete panels or better. The primary exterior building materials for the billet addition and covered storage building will be precast concrete wall panels. The building will feature a variation in the colors used to add a visual break to the relatively long expanse along all four sides.

The architectural standards also include provisions for minimizing the impact of larger building massing and to provide visual interest at corners of the structure. The proposed use of windows in locations around the building will help address these requirements.

The applicant is providing screening in the form of berming and landscaping in addition to a concrete screening wall along Courthouse Boulevard to shield the storage area from view. The code requires that any screening wall be made of the same materials as the principal building and shall not extend more than seventy feet (70') without a change in architecture to reduce its mass and appearance. The plans provided by the applicant do not meet this requirement. Therefore, staff is recommending the design of the wall along Courthouse Boulevard be updated to match the billet building.

Landscaping and Berming.
The City’s landscape ordinance (Section 11-6-3) requires that new developments include a minimum amount of landscaping, which includes a minimum number of trees based on the size of the site and exterior dimensions of the building. For the purposes of this analysis, the existing parcel (246,114 sf) will be used to determine the minimum number of trees. In addition to one foundation planting per 10 linear feet of building exterior, the code also requires that the perimeter measurement of the outdoor storage area shall be included in the calculation of required foundation plantings. These requirements, and the amount provided on the landscape plan, are as follows:

Trees Requirement	1 tree per 3,000 square feet of land area
Trees Required/Provided	*82/26*
Foundation Plantings Requirement	1 per 10 feet of building perimeter

The landscape plan falls short of the minimum required by the code, and a condition of approval to provide additional trees on the landscape plan is included with staff's recommendation. The trees shown on the landscape plan are mainly located along Courthouse Boulevard and concentrated near the covered storage to provide screening from the public right of way. Additional trees are shown along the Doyle Path right of way, which is now Spectro Alloy's main entrance and will become a private drive upon vacation.

Signage.
There are no signs shown on the submitted plans. The applicant has expressed a desire to install a monument sign at the Doyle Path and Highway 55 intersection at some point in the future and will need to comply with the applicable sign regulations if a sign is installed in this location. If it hasn't already been installed, directional signage ensuring incoming traffic enters the site at Doyle Path should be installed. Signage indicating that the original private drive further east is exit-only should also be provided.

Exterior Lighting.
The applicant's lighting plan shows a combination of pole- and wall-mounted lights. The pole mounted lights are located along the northern boundary of the yard area, while the wall mounted lights are located around the billet building and near the entrance to the covered storage area. All lights will be mounted lower than 30', the maximum for this site within the GI zoning district, at either 28' or 24'. The photometric study shows illumination at the site boundaries to be less than the maximum of .5 lumens.

Engineering
The City's engineer reviewed the plans and provided comments in a memorandum dated January 15, 2024, which is included in the attachments. Stormwater will be managed on site where it is collected and conveyed to the retention ponds in the north central portion of the Spectro site. The pond infrastructure was constructed with the warehouse project. The applicant is still working with the railroad to get permission to install an outlet under the tracks just north of the ponding. The site is not served by city sewer service, but a water main within the Doyle Path right of way provides municipal water to the site.

Traffic and Pedestrian Circulation.
The traffic circulation plan that has been put in place with the most recent project should continue providing improved safety for both vehicles and pedestrians accessing and traveling through the site. In particular. Sidewalks connecting the new building with parking and driving lanes is an improvement over the existing conditions on the site. With the warehouse project, the southeast corner of the Doyle Path cul-de-sac was modified to accommodate the now-current traffic pattern. In prior years, the applicant had been using Doyle Path for the stacking and parking of trucks waiting to load and unload at the site, which is not allowed under the City's traffic regulations. A condition of approval of the warehouse building project was that stacking and parking of trucks on Doyle Path is not allowed. When staff visited the site, no stacking or parking was observed on Doyle Path.

Parks and Open Space.

The area included in this application (that will ultimately be combined with the rest of the Spectro Alloys site) was platted and presumed to have paid any applicable park dedication fees associated with that subdivision. The applicant is not creating any new industrial lots and is therefore not required to pay any additional park dedication fees.

Mississippi River Corridor Critical Area (MRCCA) Zoning.
Spectro Alloys is located within the MRCCA area as designated in the Rosemount Comprehensive Plan and is therefore subject to any requirements and restrictions associated with this district. The specific MRCCA zoning is "urban mixed-district", which does allow for development of sites within urban areas in accordance with the underlying local zoning classification. One aspect of the MRCAA zoning that does impact the overall site is the identification of a bluff impact zone along steep slopes that drain towards the Mississippi River. There are two primary lines that regulate the placement of buildings and structures (including parking areas) on the site, which include the top of the bluff and the bluff impact zone which extends out 20-feet from this line. No structures are allowed within the bluff impact zone, and the City's ordinance requires a setback of 40 feet for all structures and roads. The project area is located outside the required bluff impact area, and no structures or roads will extend into the 40-foot setback area.

VARIANCE
The Planning Commission, acting as the Board of Appeals and Adjustments, is being asked to consider a variance as part of the applicant's request. The proposed variance is a reduction of the front yard setback standard from 75' to 55'. The variance request is based on the presumption that Doyle Path will be vacated, and the entire site will be platted into a single parcel. Therefore, the front yard will shift from Doyle Path to the side abutting Courthouse Boulevard. Were the site being developed from scratch, the findings to approve a variance would not be met since the applicant could simply shift the building further back from the Courthouse Boulevard right of way. The unique circumstance in this situation is that there are public utilities within the Doyle Path right of way that prevent the applicant from locating the building further from Courthouse Boulevard to meet the setback requirement. This infrastructure will remain even after the vacation of Doyle Path. Therefore, the applicant is requesting a variance to allow the building to be constructed 55' from Courthouse Boulevard, 20' closer than the setback standard allows.

Variance Standards
According to Section 11-12-2.G, there are five criteria for the Board of Appeals and Adjustments to review when considering a variance request. The five criteria used to assess each request along with staff's findings for each are listed below. While weighing a variance request against these criteria, there are also two key issues to consider. The first is whether the applicant has reasonable use of their property without the variance. The second is whether the project can be redesigned to eliminate or reduce the need for a variance. The Board of Zoning Appeals must approve or deny each request based on findings related to each of the five standards.

1.The variance request is in harmony with the purposes and intent of the ordinance.
Finding: Staff finds that the request is in harmony with the purposes and intend of the ordinance. The purpose of the GI General Industrial District is to provide for the establishment of both light and medium manufacturing uses. The GI General Industrial District is intended to include uses that may require outdoor and vehicle or trailer storage but exclude heavy industrial uses.

2.The variance is consistent with the comprehensive plan.
Finding: The site is designated as General Industrial. The variance request is consistent with that designation.

3. The property owner proposes to use the property in a reasonable manner.
Finding: Staff finds that the variance permits the property owner to use the property consistent with others in the GI-zoning district.

4. There are unique circumstances to the property which are not created by the landowner.
Finding: Staff finds that there are unique circumstances to this property. Redevelopment of the site will occur within the context of existing infrastructure that cannot be relocated, and the variance request is in response to that context.

5. Granting of the variance does not alter the essential character of the locality.
Finding: The essential character of the locality would not be altered by granting the variance. The proposed building and enclosed storage area are part of the Applicant's ongoing improvements to their site by reducing the impact of outdoor storage and making use of new technology that results in less impact on nearby properties through reductions in noise and emissions.

RECOMMENDATION

Based on the information provided by the applicant and reviewed in this report, and on the findings made with regard to the requested variance, staff is recommending approval of the applicants request for approval of the proposed preliminary plat, site plan, and variance. The recommended approvals are subject to the conditions listed under each action in the Recommended Action section at the top of this report.

CITY OF ROSEMOUNT
DAKOTA COUNTY, MINNESOTA

RESOLUTION BA2024-01

A RESOLUTION APPROVING A VARIANCE REDUCING THE FRONT YARD SETBACK STANDARD IN THE GI-GENERAL INDUSTRIAL DISTRICT AT 13135 DOYLE PATH FROM 75' TO 55'

WHEREAS, Spectro Alloys, (the "Applicants") have submitted an application to the City of Rosemount (the "City") for a variance from the GI-General Industrial district front yard setback standard for structures from seventy-five (75) feet to fifty-five (55) feet.

WHEREAS, notice has been published, mailed and posted pursuant to the Rosemount Zoning Ordinance, Section 11-12-2; and

WHEREAS, the Rosemount Board of Appeals and Adjustments held a public hearing for a variance from the 75' front yard setback to 55' on January 23, 2024; and

NOW, THEREFORE, based on the testimony elicited and information received, the Rosemount Board of Appeals and Adjustments makes the following:

FINDINGS

1. That the procedures for obtaining said Variance are found in the Rosemount Zoning Ordinance, Section 11-12-2.

2. That all the submission requirements of said Section 11-12-2 have been met by the Applicant.

3. That the proposed Variance will allow the construction of a 70,000 building addition and enclosed storage building because they encroach upon the front yard setback required by the Zoning Ordinance.

4. That the Variance will be located on property legally described as follows: Lots One through Three, Block 1, Hollenbach and Nelson 1st Addition, Dakota County, Minnesota.

5. That the request is in harmony with the purposes and intend of the ordinance. The purpose of the GI General Industrial District is to provide for the establishment of both light and medium manufacturing uses. The GI General Industrial District is intended to include uses that may require outdoor and vehicle or trailer storage but exclude heavy industrial uses.

6. The site is designated as General Industrial. The variance request is consistent with that designation.

7. The variance permits the property owner to use the property consistent with others in the GI-zoning district.

8. There are unique circumstances to this property. Redevelopment of the site will occur within the context of existing infrastructure that cannot be relocated, and the variance request is in response to that context.
9. The essential character of the locality would not be altered by granting the variance. The proposed building and enclosed storage area are part of the Applicant's ongoing improvements to their site by reducing outdoor storage and making use of new technology that results in less impact on nearby properties through noise and emissions.

CONCLUSIONS AND DECISION

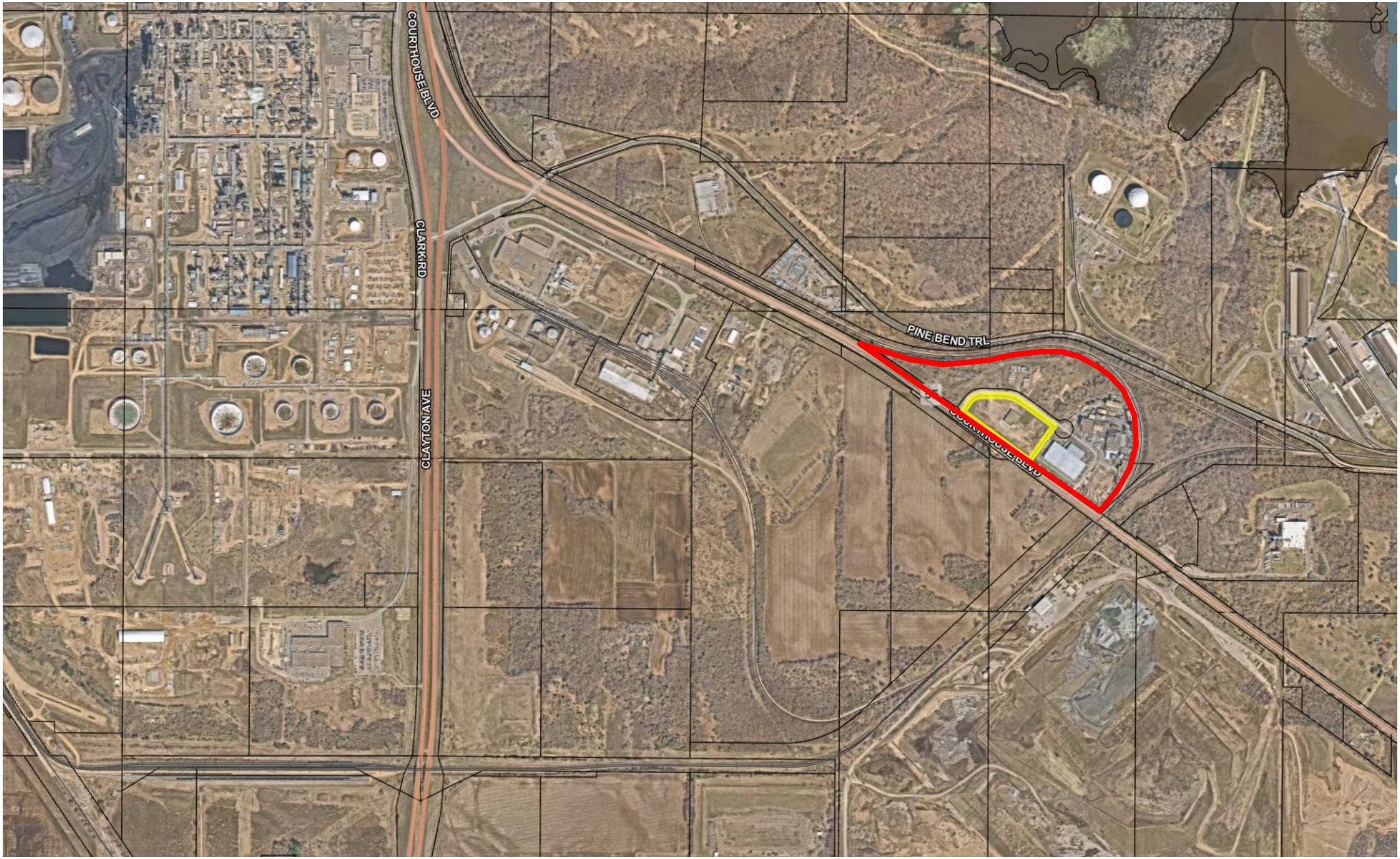
Based on the foregoing, the Applicant's application for a Variance is granted, subject to the applicants receiving any required permits for the accessory structure.

Passed and duly adopted this 23th day of January, 2024, by the Board of Appeals and Adjustments of the City of Rosemount, Minnesota.

_____
Melissa Kenninger, Chair

ATTEST:

_____
Alysha Grant
Community Development Technician


COURTHOUSE BLVD
CLARK RD
CLAYTON AVE
PINE BEND TRL
COURTHOUSE BLVD

Plot Date & Time: 20 December 2023 8:10 AM

The following described property is proposed to be replatted into 1 Block and 1 Lot by combining two plats vacated Doyle Path. The plat is proposed to be named SPECTRO ALLOYS THIRD ADDITION.

LEGAL DESCRIPTION OF PROPERTY TO BE PLATTED

Parcel 1:
The plats of HOLLENBACK & NELSON, INC. FIRST ADDITION and SPECTRO ALLOYS THIRD ADDITION, Dakota County, Minnesota, according to the record plat thereof.
(Being Abstract Property)

Parcel 2:
Vacated Doyle Path dedicated as public right-of-way per the plats of HOLLENBACK & NELSON, INC. FIRST ADDITION and SPECTRO ALLOYS ADDITION.
(Doyle Path is proposed to be be vacated)

PID/OWNER / PROPERTY ADDRESS:

PID: 34-3340-02-031
Pine Bend Recycling LLC,
13135 Doyle Path, Rosemount, MN 55068

ZONING:

IP, INDUSTRIAL PARK

DATE OF PREPLAT

DECEMBER 20, 2023

AREA SUMMARY

TOTAL AREA TO BE PLATTED = 1,583,904 S.F. (36.361 AC.)

SURVEYOR:

STANTEC
GARY BJORKLUND LS 46563
PHONE: 763-479-5128
gary.bjorklund@stantec.com

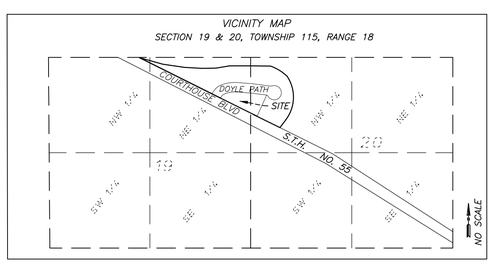
N

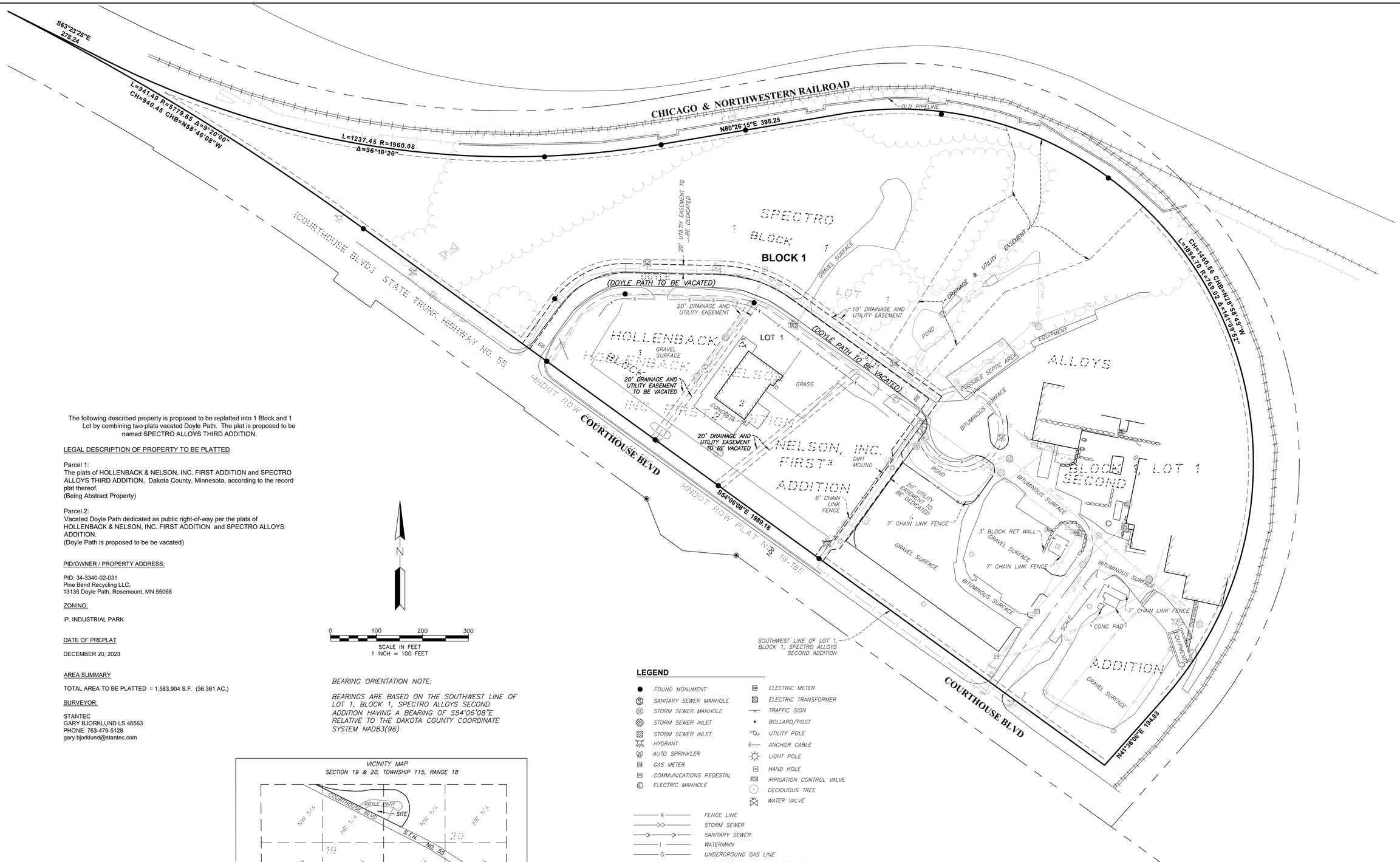
0 100 200 300
SCALE IN FEET
1 INCH = 100 FEET

BEARING ORIENTATION NOTE:

BEARINGS ARE BASED ON THE SOUTHWEST LINE OF LOT 1, BLOCK 1, SPECTRO ALLOYS SECOND ADDITION HAVING A BEARING OF S54°06'08"E RELATIVE TO THE DAKOTA COUNTY COORDINATE SYSTEM NAD83(96)

VICINITY MAP
SECTION 19 & 20, TOWNSHIP 115, RANGE 18





LEGEND

- FOUND MONUMENT
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER INLET
- STORM SEWER INLET
- HYDRANT
- AUTO SPRINKLER
- GAS METER
- COMMUNICATIONS PEDESTAL
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- TRAFFIC SIGN
- BOLLARD/POST
- UTILITY POLE
- ANCHOR CABLE
- LIGHT POLE
- HAND HOLE
- IRRIGATION CONTROL VALVE
- DECIDUOUS TREE
- WATER VALVE
- FENCE LINE
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- UNDERGROUND GAS LINE
- UNDERGROUND COMMUNICATION LINE
- OVERHEAD UTILITY LINE
- TREE LINE
- BUILDING

Stantec

CLIENT NAME
PINE BEND LAND COMPANY, LLC

PROJECT TITLE
PRELIMINARY PLAT
SPECTRO ALLOYS 3RD ADDITION

DWN BY	CHK'D	APP'D	DWG DATE
KAD	GJB	XXX	20-DEC-2023
			SCALE 1" = 100'

PROJECT NO. 227704787
SHEET NO. 1 OF 1

P:\193806006\193806006 BILLET PRODUCTIONS FACILITY\4_SURVEY\CAD\227704787 pre-plat.dwg

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. ALL STANTEC DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

GRAPHIC SCALE
40 0 40 80
(IN FEET)
1 inch = 40 ft.

LEGEND

- PROPERTY BOUNDARY
- EASEMENT LINE
- SETBACK LINE
- EXISTING FENCE LINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING UNDERGROUND GAS LINE
- EXISTING UNDERGROUND COMM LINE
- EXISTING UNDERGROUND FIBER OPTIC LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- EXISTING CURB AND GUTTER
- EXISTING TREE LINE
- EXISTING CONCRETE SURFACE
- EXISTING GRAVEL SURFACE
- EXISTING BUILDING
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING SANITARY MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING STORM SEWER INLET
- EXISTING STORM SEWER INLET
- EXISTING FLARED END SECTION
- EXISTING HYDRANT
- EXISTING UTILITY POLE

Stantec
733 Marquette Avenue, Suite 1000
Minneapolis, MN 55402
www.stantec.com

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.

PRINT NAME: _____ LIC. NO. _____

SIGNATURE: _____

DATE: _____

SPECTRO BILLET EXPANSION

ROSEMOUNT, MN

EXISTING CONDITIONS

1	SITE PLAN REVIEW APPLICATION	12/20/2023

SURVEY	STANTEC
DRAWN	SAG
DESIGNED	SAG
CHECKED	DML
APPROVED	DML
PROJ. NO.	193806006

SHEET NUMBER
C-002

Plot Date: 12/20/2023 - 2:11pm
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Xrefs: x-SURV_x-TILE_SRES_offsite, x-SITE COMPLETED DESIGN 21 #2, SRES_offsite

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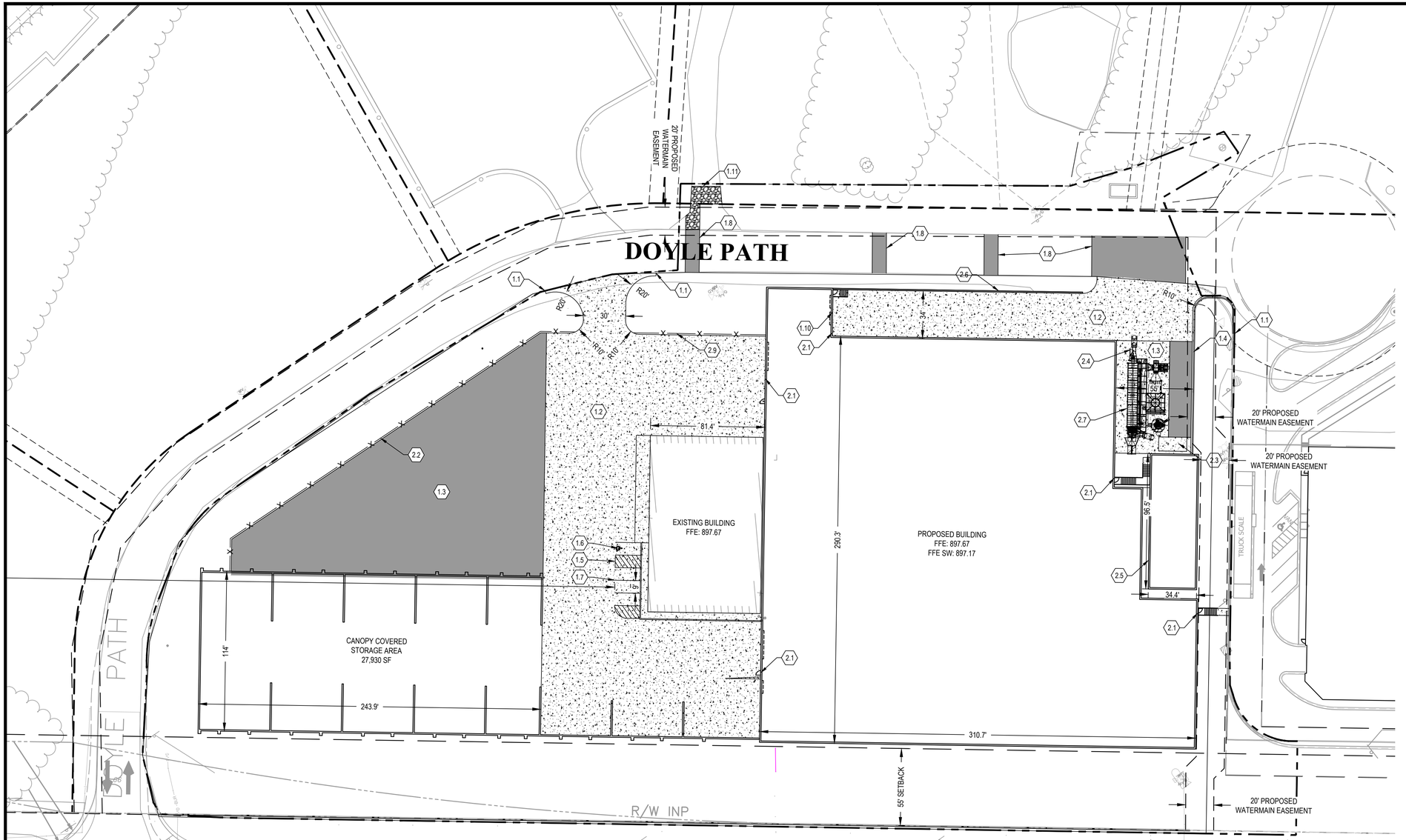

GRAPHIC SCALE
40 0 40 80
(IN FEET)
1 inch = 40 ft.

LEGEND

- PROPERTY BOUNDARY
- EASEMENT LINE
- SETBACK LINE
- RIGHT OF WAY LINE
- CURB AND GUTTER
- BITUMINOUS PAVEMENT
- CONCRETE SIDEWALK
- GRASS / LANDSCAPING
- FENCE
- RETAINING WALL [BY OTHERS]
- PROPOSED PARKING COUNT
- STORM MANHOLE
- STORM CATCH BASIN
- SANITARY MANHOLE
- HYDRANT

NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED
2. DESIGN BY OTHERS ITEMS SHOWN FOR REFERENCE ONLY. EXACT LOCATION, DETAIL, AND DESIGN BY OTHERS. COORDINATE WITH PROJECT PARTNERS TO OBTAIN RELATED CONSTRUCTION DOCUMENTS/DRAWINGS

KEYNOTES (#)

1. STANTEC DESIGN ITEM
   - 1.1. MATCH EXISTING
   - 1.2. CONCRETE PAVEMENT - SEE DETAIL 3/C-802
   - 1.3. BITUMINOUS PAVEMENT - SEE DETAIL 4/C-802
   - 1.4. B612 CURB AND GUTTER - SEE DETAIL 10/C-803
   - 1.5. ADA ACCESSIBLE AISLE W/ SIGN - SEE DETAILS 5,7,8/C-803
   - 1.6. ADA VAN ACCESSIBLE PARKING STALL W/ SIGN - SEE DETAILS 5,6,7,8/C-803
   - 1.7. 4" WHITE PAINT STRIPE (TYP.) - SEE DETAIL 9/C-803
   - 1.8. PATCH BITUMINOUS - MATCH EXISTING SECTION
   - 1.9. STOP SIGN - SEE DETAIL 5,7/C-803
   - 1.10. RECESSED LOADING DOCK
   - 1.11. PATCH GRAVEL - MATCH EXISTING SECTION
2. DESIGN BY OTHERS - SEE NOTE 2
   - 2.1. DOOR LOCATION WITH STOOP, MAY HAVE STAIRS - SEE ARCHITECTURAL/STRUCTURAL PLANS
   - 2.2. FENCE
   - 2.3. TRANSFORMER
   - 2.4. SEPTIC TANK
   - 2.5. WATER TANK
   - 2.6. RETAINING WALL
   - 2.7. BAGHOUSE LOCATION

SITE ANALYSIS TABLE			
ADDRESS	13135 DOYLE PATH, ROSEMOUNT, MN 55068		
EXISTING ZONING	GENERAL INDUSTRIAL		
PROPOSED ZONING	GENERAL INDUSTRIAL		
PROPOSED USE	INDUSTRIAL		
LOT AREA SUMMARY			
	TOTAL AREA (AC.)	IMPERVIOUS AREA (AC.)	PERVIOUS AREA (AC.)
EXISTING PARCEL SUMMARY	6.13	4.10	2.03
PROPOSED USE	6.13	4.53	1.60
BUILDING SUMMARY			
	BUILDING FOOTPRINT (SF)	GROSS FLOOR AREA (SF)	# OF STORIES
PROPOSED USE	82,245	82,245	1
PARKING SUMMARY			
TOTAL PARKING	REQUIRED	PROPOSED	
PROPOSED USE	1/2000 SF	4	
ACCESSIBLE PARKING	REQUIRED	PROPOSED	
PROPOSED USE	1	1	
GREENSPACE SUMMARY			
	CODE REQUIREMENT	PROPOSED	
IMPERVIOUS AREA (INCL. BLDG.)	70%	74%	
SET BACK SUMMARY			
	REQUIRED	PROPOSED	
FRONT	75'	55'	
SIDE	50'	>50'	
REAR	50'	>50'	

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PRINT NAME: _____ LIC. NO. _____

SIGNATURE: _____

DATE: _____

SPECTRO BILLET EXPANSION
ROSEMOUNT, MN
SITE PLAN

1	SITE PLAN REVIEW APPLICATION	12/20/2023

SURVEY	STANTEC
DRAWN	SAG
DESIGNED	SAG
CHECKED	DML
APPROVED	DML
PROJ. NO.	193806006

SHEET NUMBER
C-101

Plot Date: 12/20/2023 - 2:13pm
Drawing: C:\Users\sara.gilbertson\Documents\Projects\193806006\01\Shared_projects\193806006-BILLET PRODUCTIONS FACILITY\5_DESIGN\1_CAD\3 PLANSHEETS\C-101 SITE PLAN 193806006.dwg
Xrefs: x-SURV, x-SITE_ATTA, x-BLDG BILLET, x-SITE COMPLETED DESIGN 21-12, SITES offsite, SRDS_offsite

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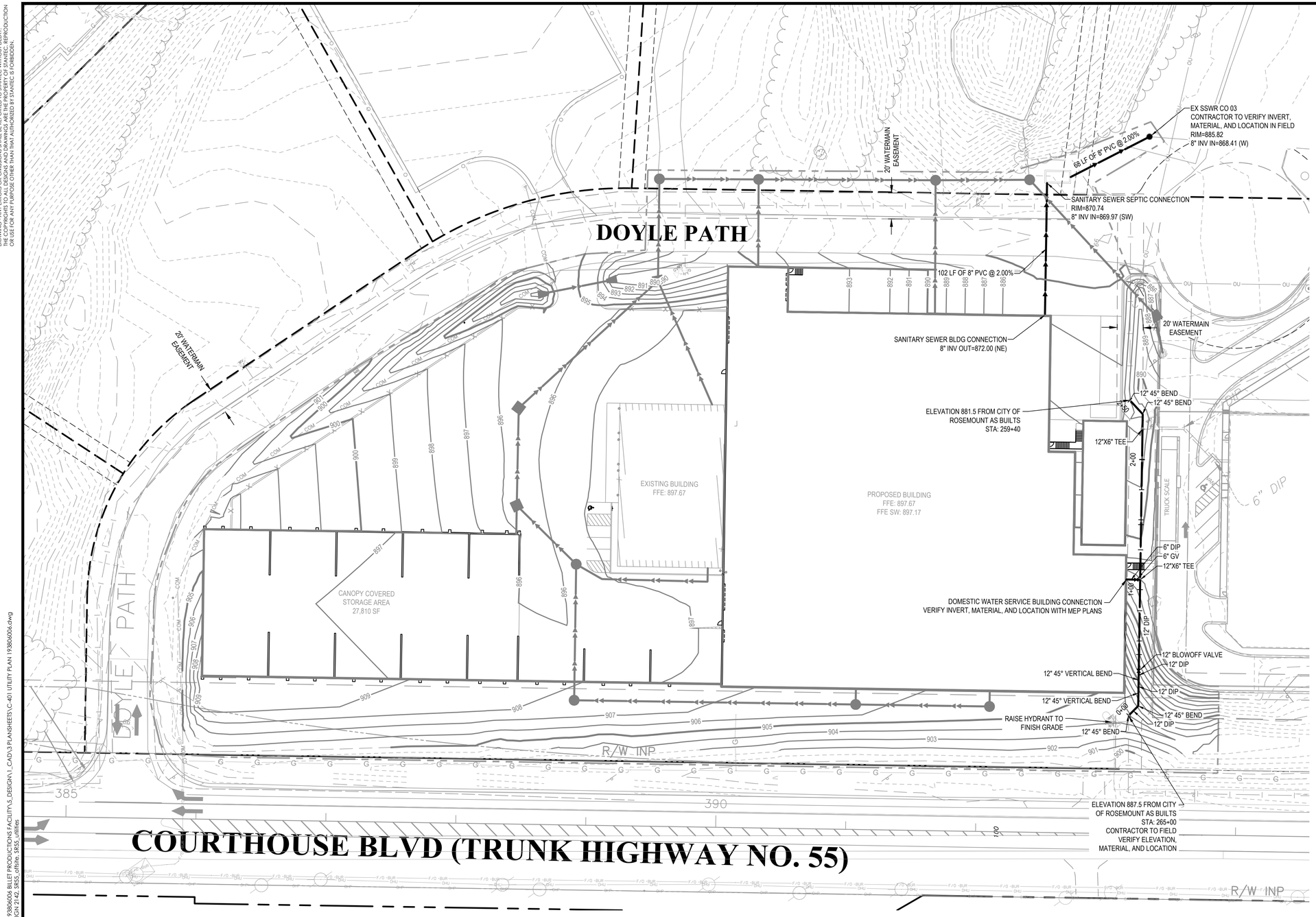

GRAPHIC SCALE
40 0 40 80
(IN FEET)
1 inch = 40 ft.

LEGEND

- PROPERTY BOUNDARY
- EASEMENT LINE
- SETBACK LINE
- RIGHT OF WAY LINE
- 901 EXISTING MINOR CONTOUR
- 900 EXISTING MAJOR CONTOUR
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING SANITARY MANHOLE
- EXISTING CLEANOUT
- EXISTING STORM SEWER MANHOLE
- EXISTING STORM SEWER INLET
- EXISTING STORM SEWER INLET
- EXISTING FLARED END SECTION
- EXISTING HYDRANT
- EXISTING WATER VALVE
- 901 PROPOSED MINOR CONTOUR
- 900 PROPOSED MAJOR CONTOUR
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- STORM MANHOLE
- STORM CATCH BASIN
- FLARED END SECTION
- SANITARY MANHOLE
- HYDRANT
- GATE VALVE

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PRINT NAME: _____ LIC. NO. _____

SIGNATURE: _____

DATE: _____

SPECTRO BILLET EXPANSION
ROSEMOUNT, MN
UTILITY PLAN

1	SITE PLAN REVIEW APPLICATION	12/20/2023

SURVEY	STANTEC
DRAWN	SAG
DESIGNED	SAG
CHECKED	DML
APPROVED	DML
PROJ. NO.	193806006

SHEET NUMBER
C-401

Plot Date: 12/20/2023 - 2:19pm
Drawing Name: N:\CAD\Projects\401\shared_projects\193806006\BILLET PRODUCTIONS FACILITY\5_DESIGN\1_CAD\3 PLANSHEETS\C-401 UTILITY PLAN 193806006.dwg
Xrefs: xSURV_xSITE_xTITLE_xBLDG BILLET_xSITE COMPLETED DESIGN 21 42_SRS5_offsite_SRS5_utilities

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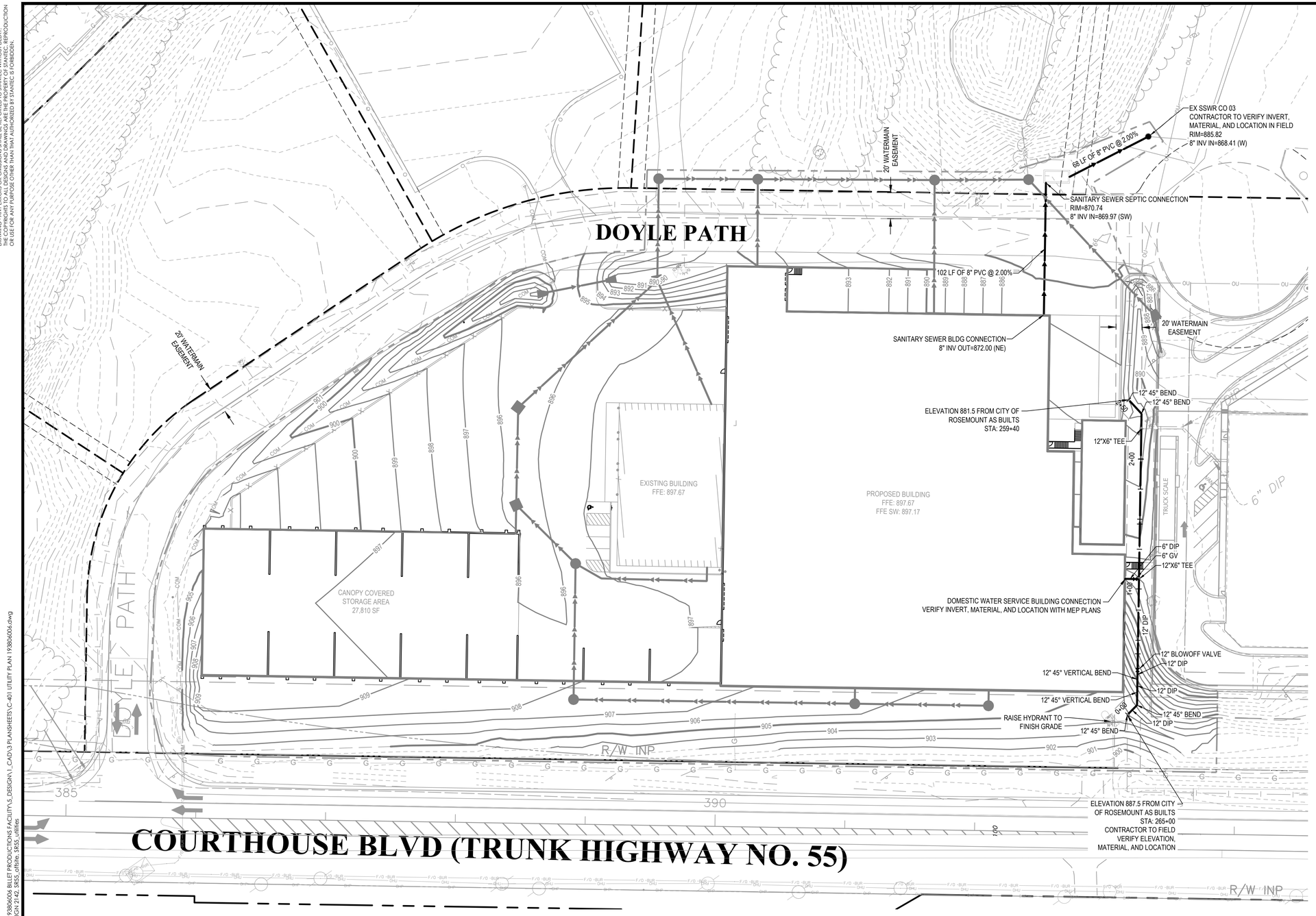

GRAPHIC SCALE
40 0 40 80
(IN FEET)
1 inch = 40 ft.

LEGEND

- PROPERTY BOUNDARY
- EASEMENT LINE
- SETBACK LINE
- RIGHT OF WAY LINE
- 901 EXISTING MINOR CONTOUR
- 900 EXISTING MAJOR CONTOUR
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING SANITARY MANHOLE
- EXISTING CLEANOUT
- EXISTING STORM SEWER MANHOLE
- EXISTING STORM SEWER INLET
- EXISTING STORM SEWER INLET
- EXISTING FLARED END SECTION
- EXISTING HYDRANT
- EXISTING WATER VALVE
- 901 PROPOSED MINOR CONTOUR
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- STORM SEWER
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SIGNATURE: _____

DATE: _____

SPECTRO BILLET EXPANSION
ROSEMOUNT, MN
UTILITY PLAN

1	SITE PLAN REVIEW APPLICATION	12/20/2023

SURVEY	STANTEC
DRAWN	SAG
DESIGNED	SAG
CHECKED	DML
APPROVED	DML
PROJ. NO.	193806006

SHEET NUMBER
C-401

Plot Date: 12/20/2023 - 2:19pm
Drawing Name: N:\CIVIL\193806006\401\shared_projects\193806006\BILLET PRODUCTIONS FACILITY\5_DESIGN\1_CAD\3 PLANSHEETS\C-401 UTILITY PLAN 193806006.dwg
Xrefs: x-XURV_x-SITE_x-TITLE_x-BLDG BILLET_-SITE COMPLETED DESIGN 21 42_SRS5_offsite_SRS5_utilities

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LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- EASEMENT LINE
- SETBACK LINE
- RIGHT OF WAY LINE
- ROCK MULCH, SEE LANDSCAPE NOTES
- LOW MAINTENANCE TURF, SEE TURF RESTORATION NOTES

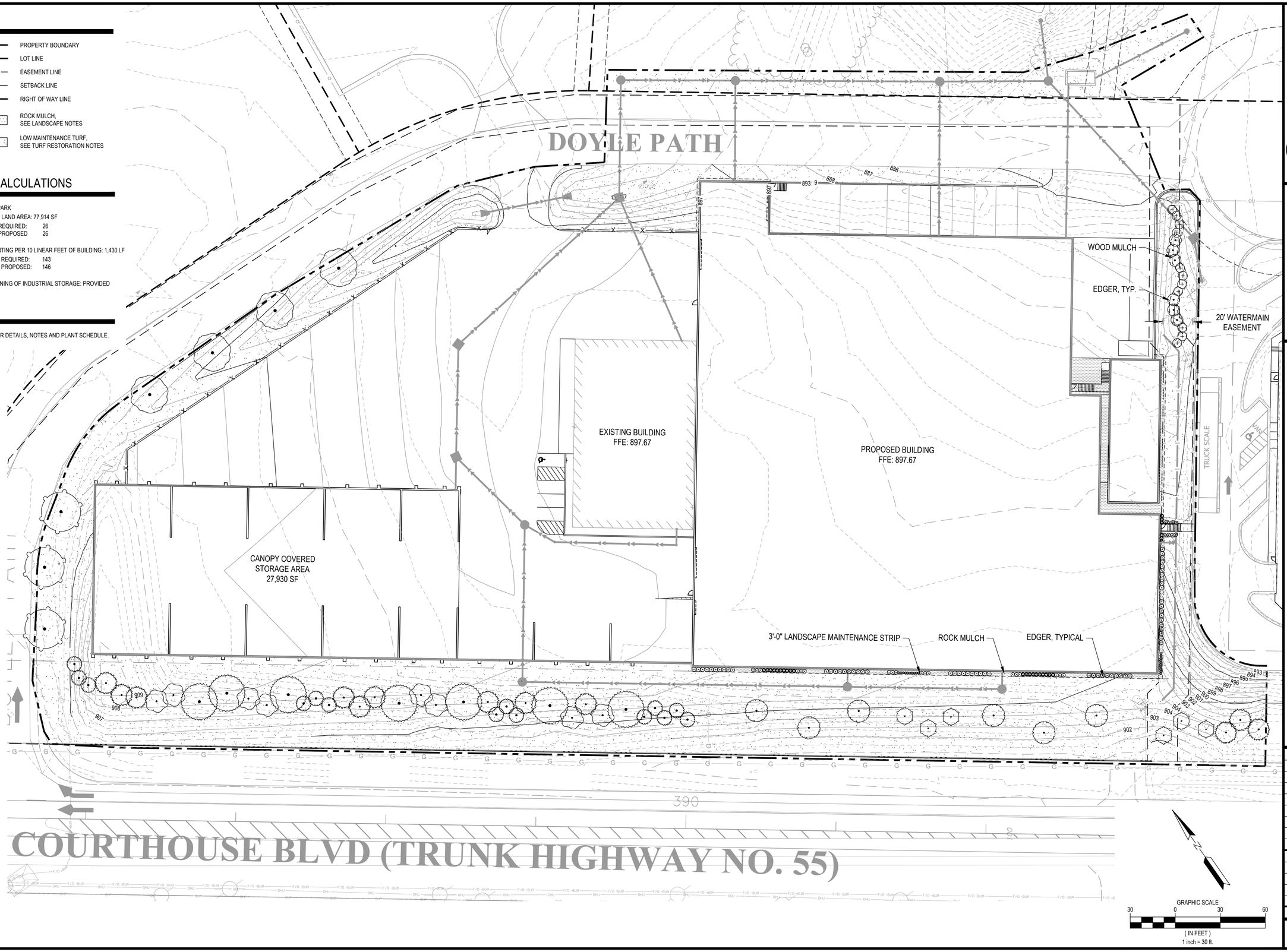
MUNICIPAL CALCULATIONS

ZONED: IP - INDUSTRIAL PARK

1. 1 TREE PER 3,000 SF LAND AREA: 77,914 SF
   - 1.1. TOTAL TREES REQUIRED: 26
   - 1.2. TOTAL TREES PROPOSED 26
2. 1 FOUNDATION PLANTING PER 10 LINEAR FEET OF BUILDING: 1,430 LF
   - 2.1. TOTAL PLANTS REQUIRED: 143
   - 2.2. TOTAL PLANTS PROPOSED: 146
3. VEGETATIVE SCREENING OF INDUSTRIAL STORAGE: PROVIDED

NOTES

1. SEE SHEET L-801 FOR DETAILS, NOTES AND PLANT SCHEDULE.



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PRINT NAME: _____ LIC. NO. _____

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DATE: _____

SPECTRO BILLET EXPANSION
ROSEMOUNT, MN
LANDSCAPE PLAN

NO.	ISSUE	DATE
1	SITE PLAN REVIEW APPLICATION	12/20/2023

SURVEY	STANTEC
DRAWN	SAG
DESIGNED	SAG
CHECKED	DML
APPROVED	DML
PROJ. NO.	193806006

SHEET NUMBER
L-101

Plot Date: 12/20/2023 - 2:27pm
Plotted by: Sarah Gerber
Xrefs: ..\SURV\ x-SITE_x-TILE_x-BLD-D_BILLET_x-SITE COMPLETED DESIGN 2142_3855_cMiller_SR3S_cMiller

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GRAPHIC SCALE
100 0 100 200
(IN FEET)
1 inch = 100 ft.

LEGEND

PERVIOUS AREA

IMPERVIOUS AREA

ESTIMATED PERVIOUS AREA = 16.87 AC = 46%

ESTIMATED IMPERVIOUS AREA = 19.5 AC = 54%

CHICAGO & NORTHWESTERN RAILROAD

ESTIMATED PERVIOUS AREA: 14.90 ACRES

ESTIMATED IMPERVIOUS AREA: 19.5 ACRES

DOYLE PATH

PROPOSED 67,000 SF BUILDING

DOYLE PATH

R/W INF

COURTHOUSE BLVD (TRUNK HIGHWA

ESTIMATED PERVIOUS AREA: 1.46 ACRES

TH 55

COURTHOUSE B

ESTIMATED PERVIOUS AREA: .51 ACRES

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DATE: _____

SPECTRO BILLET EXPANSION
ROSEMOUNT, MN
IMPERVIOUS AREA EXHIBIT

1	SITE PLAN REVIEW APPLICATION	12/20/2023

SURVEY	STANTEC
DRAWN	SAG
DESIGNED	SAG
CHECKED	DML
APPROVED	DML
PROJ. NO.	193806006

SHEET NUMBER
EX-1

Plot Date: 01/10/2024 - 7:21am
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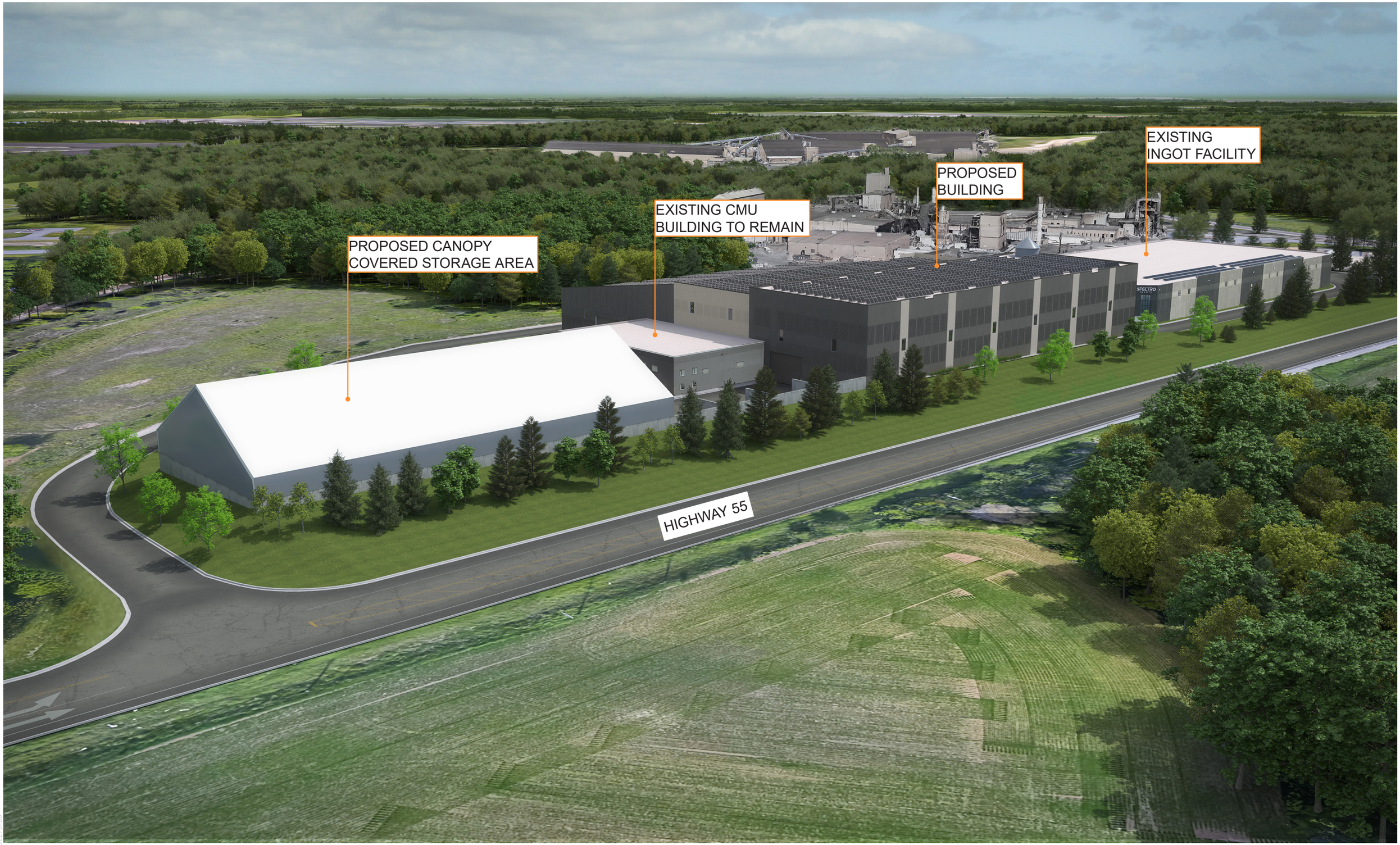
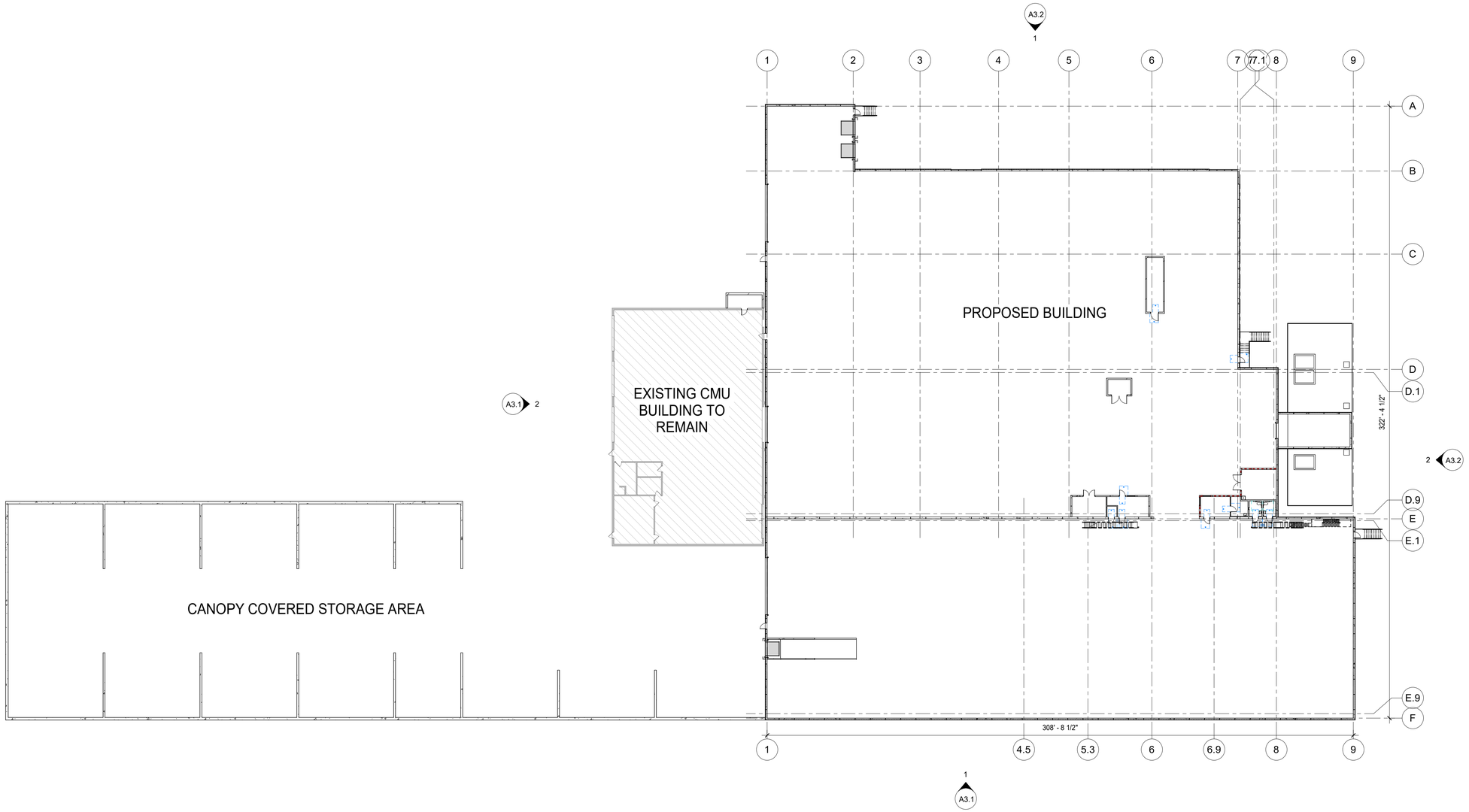


32273100

OPUS
THE OPUS GROUP

Spectro Alloys
Rosemount, MN

Concept Rendering
01-18-2024



1 LEVEL 1
1" = 30'-0"

PLOT DATE: 1/18/2024 11:18:35 AM

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THE OPUS GROUP

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10350 Bren Road West
Minnetonka, MN 55343-0110
952-656-4444

Opus Design Build, L.L.C.
10350 Bren Road West
Minnetonka, MN 55343-0110
952-656-4444

PROJECT
SPECTRO ALLOYS

PROJECT ADDRESS
13220 DOYLE PATH
ROSEMOUNT, MN 55068

PROJECT NUMBER
32273100

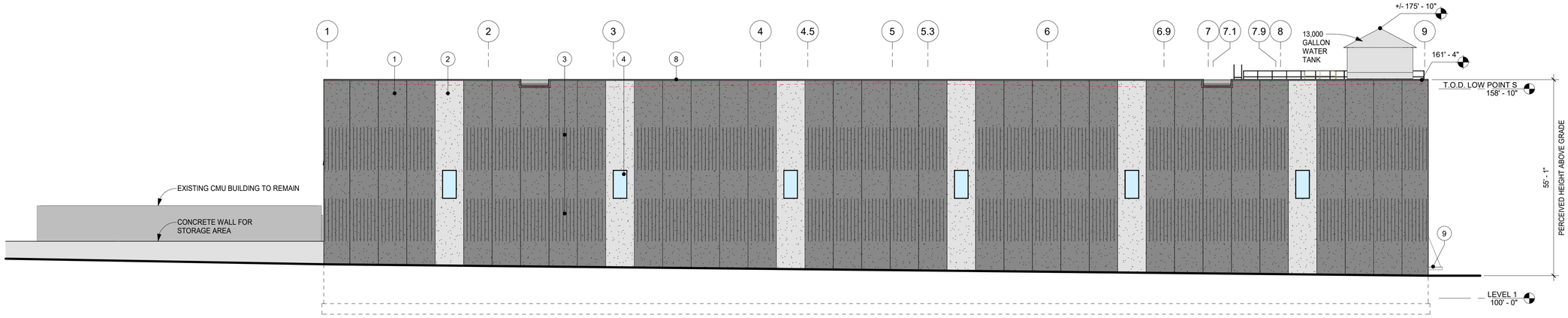
ISSUE RECORD

12/21/2023	CITY SITE PLAN REVIEW
01/18/2024	CITY SITE PLAN REVIEW

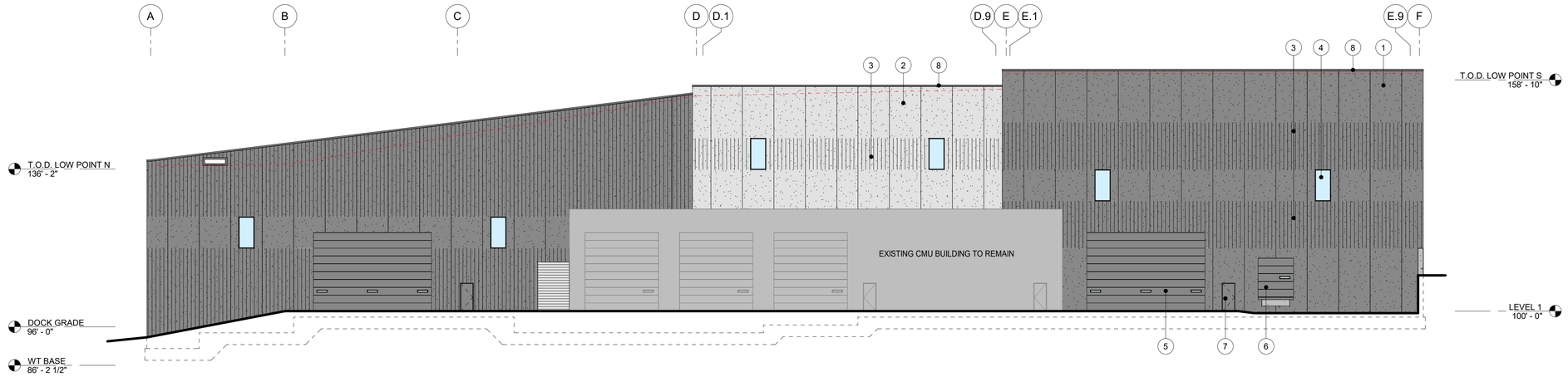
DATE
01/18/24
PROJECT MANAGER
RG
DRAWN BY
PN/JW
CHECKED BY
JW

SHEET TITLE
CONCEPT FLOOR PLAN

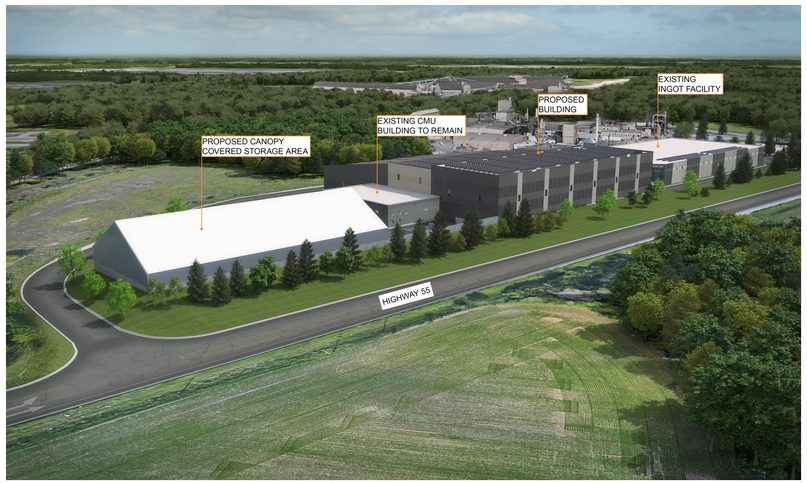
SHEET NUMBER
A2.1



1 SOUTH ELEVATION
1/16" = 1'-0"



2 WEST ELEVATION
1/16" = 1'-0"



3 BIRSDEYE PERSPECTIVE

KEYNOTE LEGEND

PRECAST CONCRETE PANELS:
01 - DARK GRAY EXPOSED AGGREGATE (MATCH EXISTING INGOT FACILITY)
02 - LIGHT GRAY EXPOSED AGGREGATE (MATCH EXISTING INGOT FACILITY)
03 - UNIFORM RIB FINISH
----
04 - VISION GLASS IN ANODIZED ALUMINUM FRAME
05 - INSULATED OVERHEAD DRIVE-IN DOOR
06 - INSULATED OVERHEAD DOCK DOOR
07 - INSULATED PEDESTRIAN DOOR
08 - PREFINISHED METAL PARAPET CAP
09 - PREFINISHED METAL CANOPY

EXTERIOR FACADE PRIMARY MATERIALS

PRECAST CONCRETE PANEL
DARK GRAY EXPOSED AGGREGATE
(MATCH EXISTING INGOT FACILITY)

PRECAST CONCRETE PANEL
LIGHT GRAY EXPOSED AGGREGATE
(MATCH EXISTING INGOT FACILITY)

VISION GLASS
CLEAR

ANODIZED ALUMINUM WINDOW FRAME
BLACK

PREFINISHED METAL PARAPET CAP,
OVERHEAD DOORS, PEDESTRIAN DOORS
DARK GRAY

PLOT DATE: 1/18/2024 11:18:37 AM

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Minnetonka, MN 55343-0110
952-656-4444

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10350 Bren Road West
Minnetonka, MN 55343-0110
952-656-4444

PROJECT
SPECTRO ALLOYS

PROJECT ADDRESS
13220 DOYLE PATH
ROSEMOUNT, MN 55068

PROJECT NUMBER
32273100

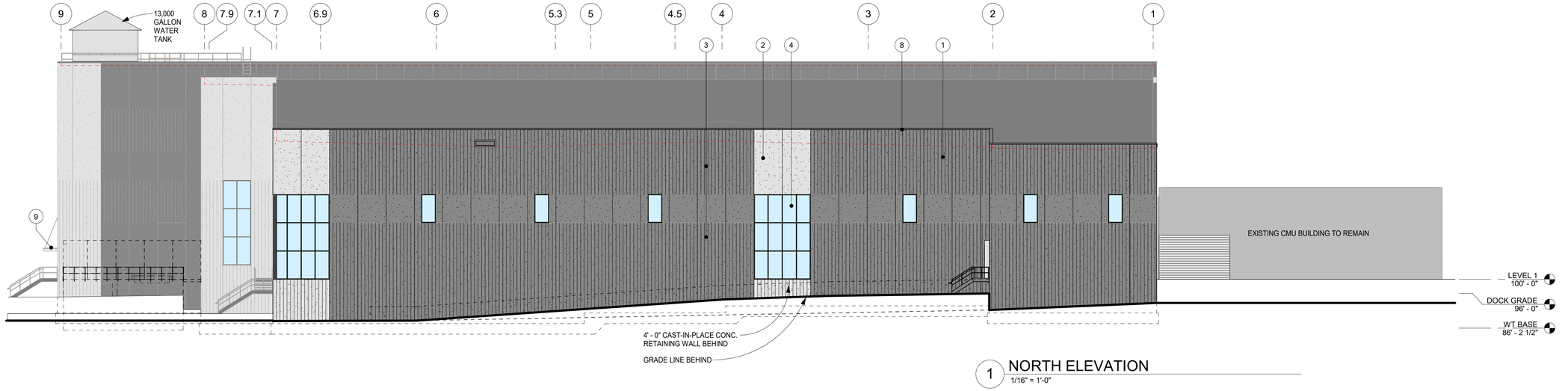
ISSUE RECORD

12/21/2023	CITY SITE PLAN REVIEW
01/18/2024	CITY SITE PLAN REVIEW

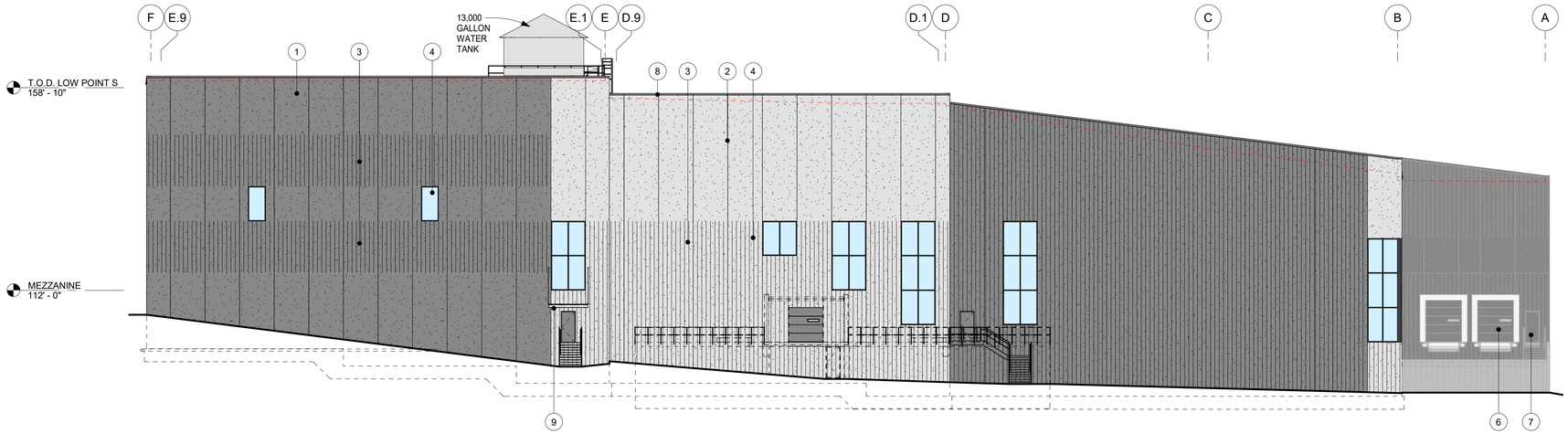
DATE
01/18/24
PROJECT MANAGER
RG
DRAWN BY
PN/JW
CHECKED BY
JW

SHEET TITLE
CONCEPT ELEVATIONS

SHEET NUMBER
A3.1



1 NORTH ELEVATION
1/16" = 1'-0"



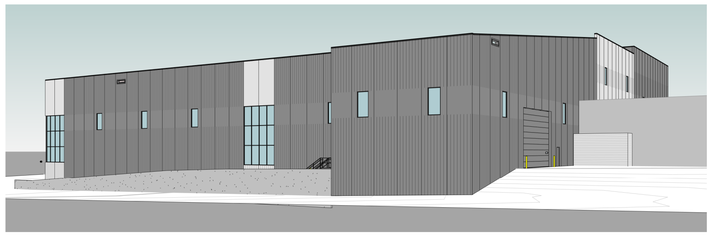
2 EAST ELEVATION
1/16" = 1'-0"

KEYNOTE LEGEND

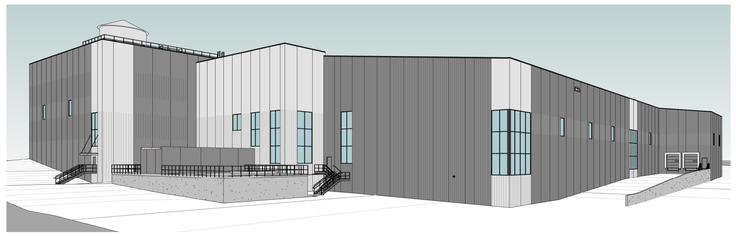
PRECAST CONCRETE PANELS:
01 - DARK GRAY EXPOSED AGGREGATE (MATCH EXISTING INGOT FACILITY)
02 - LIGHT GRAY EXPOSED AGGREGATE (MATCH EXISTING INGOT FACILITY)
03 - UNIFORM RIB FINISH

---

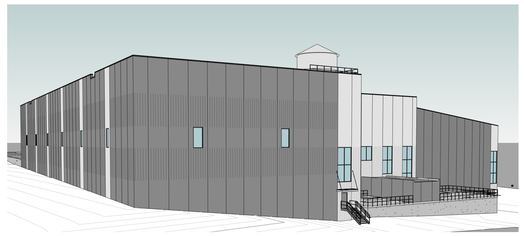
04 - VISION GLASS IN ANODIZED ALUMINUM FRAME
05 - INSULATED OVERHEAD DRIVE-IN DOOR
06 - INSULATED OVERHEAD DOCK DOOR
07 - INSULATED PEDESTRIAN DOOR
08 - PREFINISHED METAL PARAPET CAP
09 - PREFINISHED METAL CANOPY



3 NORTHWEST 3D CONCEPT MASSING



4 NORTHEAST 3D CONCEPT MASSING



5 SOUTHEAST 3D CONCEPT MASSING

PLOT DATE: 1/18/2024 11:18:40 AM

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THE OPUS GROUP

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Minnetonka, MN 55343-0110
952-656-4444

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10350 Bren Road West
Minnetonka, MN 55343-0110
952-656-4444

PROJECT
SPECTRO ALLOYS

PROJECT ADDRESS
13220 DOYLE PATH
ROSEMOUNT, MN 55068

PROJECT NUMBER
32273100

ISSUE RECORD

12/21/2023	CITY SITE PLAN REVIEW
01/18/2024	CITY SITE PLAN REVIEW

DATE
01/18/24
PROJECT MANAGER
RG
DRAWN BY
PN/JW
CHECKED BY
JW

SHEET TITLE
CONCEPT ELEVATIONS

SHEET NUMBER
A3.2

SPECTRO
SPECTRO

Memorandum

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

From: Amanda Sachi, PE
Kendra Fallon, PE
Kris Keller, PE

Date: January 15, 2024

Re: Spectro Billet – 2024 Expansion
Engineering Review
WSB Project No. 024362-000

We have reviewed the documents provided by Stantec on December 20, 2023. Documents reviewed include:

- Spectro Billet Expansion - Preliminary Site Construction Drawings, dated 12/20/23

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:

1. General
    a. The project consists of the expansion of the existing facility. The new addition is 70,000 sf to the existing 10,000 sf building.
    b. The expansion also includes adding a 28,000 sf canopy-covered storage area.

2. Site Demolition Plan
    a. Show the water and sanitary sewer services to the existing building
    b. There appears to be an existing utility pedestal near the proposed northwest entrance that will need to be relocated
    c. Call out the existing easement crossing the lot that will need to be vacated as part of the building expansion construction

3. Site Plan
    a. There is a permanent landing, sidewalk, and stairs proposed in the watermain easement on the east side of the building.

4. Grading Drainage and Erosion Control Plan
    a. Clarify the transitional grades around the perimeter of the building and site.
        i. The northwest corner and east side of the building are shown as having considerable exposed foundation relative to the 897.67 FFE
            1. Maintain frost protection with construction
        ii. Conversely the south side of the building is shown as burying the building with 8-10’ of material

701 XENIA AVENUE S | SUITE 300 | MINNEAPOLIS, MN | 55416 | 763.541.4800 | WSBENG.COM

iii. Describe what is creating the 8-10’ grading transition around the parking and canopy covered storage areas

b. There appears to be a low point that does not drain at the northeast corner of the site on the south side of the road. Show the path of drainage and consider installing a catch basin to intercept surface flow.
c. The drainage is proposed to run along the south edge of the roadway on Doyle Path. Consider installing curb to prevent wear and erosion.

5. Utility Plans
    a. Fire official to review fire coverage and emergency access
    b. Provide the material grade proposed for all pipe segments
    c. Label the septic tank as proposed or existing
    d. Clarify whether a new structure is proposed at EX SSWR CO 03 northeast of the site
    e. Update the watermain linework in the profile to reflect the correct elevations
    f. Show the existing gate vale just southwest of the existing blowoff hydrant assembly
    g. Update the existing and finished grades in the watermain profile
    h. Eliminate the proposed blowoff valve by connecting closer to the existing blowoff hydrant assembly
    i. Show minimum 7.5’ of cover over watermain
    j. Use RCP pipe for storm sewer under the roadway

6. Details & Specifications
    a. No comments.

7. Landscape Plan
    a. No comments.

ROSEMOUNT
MINNESOTA

EXECUTIVE SUMMARY

Planning Commission Regular Meeting: January 23, 2024
Tenative City Council Meeting: February 20, 2024

AGENDA ITEM:	Request by Maplewood Development for Amber Fields 15th Addition preliminary and final plat approval to create 167 single-family lots.	**AGENDA SECTION:** PUBLIC HEARINGS
PREPARED BY:	Anthony Nemcek , Senior Planner	**AGENDA NO.** 6.d.
ATTACHMENTS:	Site Location, Original Master Plan, Preliminary Plat, Final Plat, Phasing Plan, Utility Plan, Landscape Plan, Engineer's Memo dated January 15, 2024, Parks and Recreation Director's Memo dated January 17, 2024	**APPROVED BY:** AK

RECOMMENDED ACTION: Motion to recommend the City Council approve the Amber Fields 15th Addition Preliminary Plat and Final Plats, subject to the following conditions:

A. Execution of a Subdivision Agreement.
B. The plat shall be updated to provide a connection to a future 155th Street south of the plat area.
C. The applicant shall work with public works to address snow storage in the northeast corner of the plat area.
D. Submittal of a landscaping surety in the amount of $69,300
E. Conformance with all requirements of the City Engineer as detailed in the attached memorandum dated January 15, 2024.
F. Conformance with all requirements stated within the Dakota County Plat Commission Memorandum.
G. Compliance with the conditions and standards within the Parks and Recreation Director's memorandum dated January 17, 2024.
H. Payment of trunk area charges in the amount of:
    1. Sanitary Sewer Trunk Charge: $1,075/acre
    2. Watermain Trunk Charge: $6,500/acre
    3. Storm Sewer Trunk Charge: $6,865/acre

BACKGROUND

Owner	Earl Street Partners II, LLC.
Preliminary Plat Acres	77.58 acres
Met Council Net Acres	77.58 acres
Residential Lots Created	167 single-family lots
Gross Density	2.15 units per acre

Net Density	2.7 units per acre
Comp Plan Guidance	MUR-Mixed Use Residential
Current Zoning	R1 PUD-Low Density Residential Planned Unit Development

Surrounding Land Uses

North	Mixed Use Residential
East	Low Density Residential
South	Agricultural Research
West	Mixed use Residential

The Planning Commission is being asked to consider a request by Maplewood Development for approval of the preliminary and final plats of Amber Fields Second Addition and a major amendment to the Amber Fields Planned Unit Development to create 267 single family lots. The lots created will be traditional single family lots with widths of 65'. The applicant's proposed final plat encompasses the first phase of development within the preliminary plat area and includes 76 lots. Land in the western portion of the preliminary plat area is being platted as outlots for future development. That area was initially reserved for a future school site, but the most recent conversations with the developer indicate that the district will not be acquiring the land for a school as the acreage needed is much higher than what is available at that site. When a final plat application is submitted for this area, a rezoning of that site will be needed to accommodate residential development. It should be noted that staff and the Planning Commission have been aware of some fluidity in the placement of different residential products within Amber Fields, which is evidenced in the PUD amendments that have come before the commission over the course of the development of the site. None of the adjustments to the development patterns within Amber Fields have been unexpected or greatly out of line with the intended overall development of the 435 acre site.

Based on staff's calculations, the additional units will not cause the site to exceed the maximum density of the land guided for MUR. The proposed plat meets the lot standards of the R1-Low Density Residential zoning district and the Amber Fields Planned Unit Development. Staff is recommending approval of the preliminary and final plats, subject to the conditions included in the recommended action and the Engineers Memo dated January 15, 2024

HISTORY

The developer received Planned Unit Development approval with rezoning from the City Council at its September 7, 2021 meeting. The Planned Unit Development anticipated a total of 265 traditional 65' wide single-family lots, 366 55' wide villa (detached townhome) and single-family lots, as well as 596 townhome lots. These are in addition to various multi-family and senior housing projects within Amber Fields. Since the original approval, several amendments to the PUD have been approved to shift where the different home types are located. The proposed preliminary plat is generally consistent with the original PUD, with some minor reconfiguration of the roadways. With this current request, the developer is proposing 167 65' wide single-family lots. This is a slight decrease of 5 units from what was shown in the original development plan for this area.

ISSUE ANALYSIS

Legal Authority

Preliminary and Final Plat requests are quasi-judicial decisions for the Planning Commission, meaning that the Planning Commission is acting as a judge to determine if the regulations within the Comprehensive Plan, Zoning Ordinance and Subdivision Ordinance are being followed. If the proposed plats meet the standards and requirements of the zoning ordinance and associated Planned Unit Development, they should be approved.

General Subdivision Design

The preliminary plat area is located on the easternmost portion of the Amber Fields development area, south of Dakota County College. It is bound on the west by Akron Avenue and surrounded on the north, east and south by land owned by the University of Minnesota. Main access into the site will be from two streets that intersect Akron Avenue, shown on the plat as Roads A and B. Road B extends east from Akron where it curves up to connect with Road A in the northeast portion of the plat area. Because Akron Avenue is a County road, access onto it will limited in the future when Akron is extended as County Road 73, and only right in and right out maneuvers will be allowed where Road B intersects Akron Avenue. Staff is recommending the developer provide a connection to a future 155th Street immediately south of the site to allow full access onto Akron Avenue when that road is constructed. The street plan also includes two shorter north/south roads (D and F) that connect Roads A and B, and another street that connects D and F. Temporary cul-de-sacs will be constructed at the eastern termini of Roads A and B until the second phase of this portion of Amber Fields is developed.

Land Use and Zoning

The site is designated for MUR-Mixed Use Residential land use, which can include a range of housing types, from single-family homes on traditional sixty-five foot lots to townhomes. The zoning district in which the preliminary plat is located is R1-Low Density Residential. The Amber Fields Planned Unit Development Agreement includes several deviations from the Zoning Ordinance. In addition to dimensional standards, the table below compares the proposed preliminary plat to the standards of the Amber Fields PUD.

Category	**Required (Amber Fields PUD)**	**Amber Fields 15th Addition**
Min. Lot Area (sf)	5,400 (interior) 7,200 (corner)	8,450
Min. Lot Width	45 ft. (interior) 55 ft. (corner)	65 ft.
Min. Front Yard Setback	25 ft	25 ft.
Min. Side Yard Setback	10 ft. dwelling/5 ft. garage/20 ft. corner	10 ft. dwelling/5 ft. garage/20 ft. corner
Min. Rear Yard Setback	20 ft.	30 ft.

The Amber Fields PUD also includes a deviation from the maximum lot coverage as follows: The maximum lot coverage shall be fifty-five percent (55%) for lots less than 8,000 square feet, fifty percent (50%) for lots between 8,000 and 9,000 square feet, forty-five percent (45%) for lots between 9000

and 10,000 square feet, and forty percent (40%) for lots over 10,000 square feet. This standard will be reviewed as part of the building permitting process to ensure compliance.

Phasing

The applicant has provided a phasing plan that shows development initially occurring in the central portion of the preliminary plat just east of the outlots. This area also contains some single-family lots in the northern portion of the site. As development continues, Roads A and B will be extended with the second phase of development with contains the remainder of the lots. At that point, Road B will connect with Road A.

Street and Sidewalk System

There are two access points into the preliminary plat area where Roads A and B intersect Akron Avenue. Additional local roads are located internally to the preliminary plat area connect with Roads A and B. Staff is recommending the addition of a connection to the southern boundary of the preliminary plat area to allow access to a future 155th Street since access onto Akron will be limited. Sidewalks are provided on at least one side of all streets in accordance with City policy.

Parks

The Parks and Recreation staff has reviewed the park dedication requirement for Amber Fields 15th Addition as part of the overall Master Development Plan to consider the multiple playgrounds and extensive open space within the development. The parks dedication for the 15th Addition will be met through developer installed improvements as outlined in the subdivision agreement. The street and sidewalk system within the preliminary plat provides direct access to the trails and parks. The Vermillion Highlands Regional Greenway is identified in the City's Parks Master Plan as being in this area. The developer should work with the County to accommodate that trail. The County has indicated a willingness to acquire their required ROW using Met Council funds and has begun a dialogue with the developer.

Landscaping and Tree Preservation

The applicant's landscape plan provides one tree per interior lot and two on every corner lot, which meets the planting requirement of the landscape ordinance. The applicant's plan also provides additional trees around the stormwater basin in the northern portion of the plat area. A tree inventory was conducted for the overall Amber Fields development area, and a total of 1,983 caliper inches of trees were identified for replacement following the formula laid out in the City Code. So far, 462.5 inches have been provided as replacement, and the additional trees in this addition amount to 82.5 additional inches of mitigation for an overall total of 1,438 caliper inches remaining to be replaced. Staff has discussed this with the developer who has indicated the planting schedule for the open area in the center of the Amber Fields development will contain plantings in excess of that required by the tree preservation ordinance.

A landscaping surety equal to 110% of the cost of the trees to be planted on the site must be submitted. For the 210 trees shown on the landscaping plan, that amount totals $69,300 for the entire preliminary plat area.

Utilities

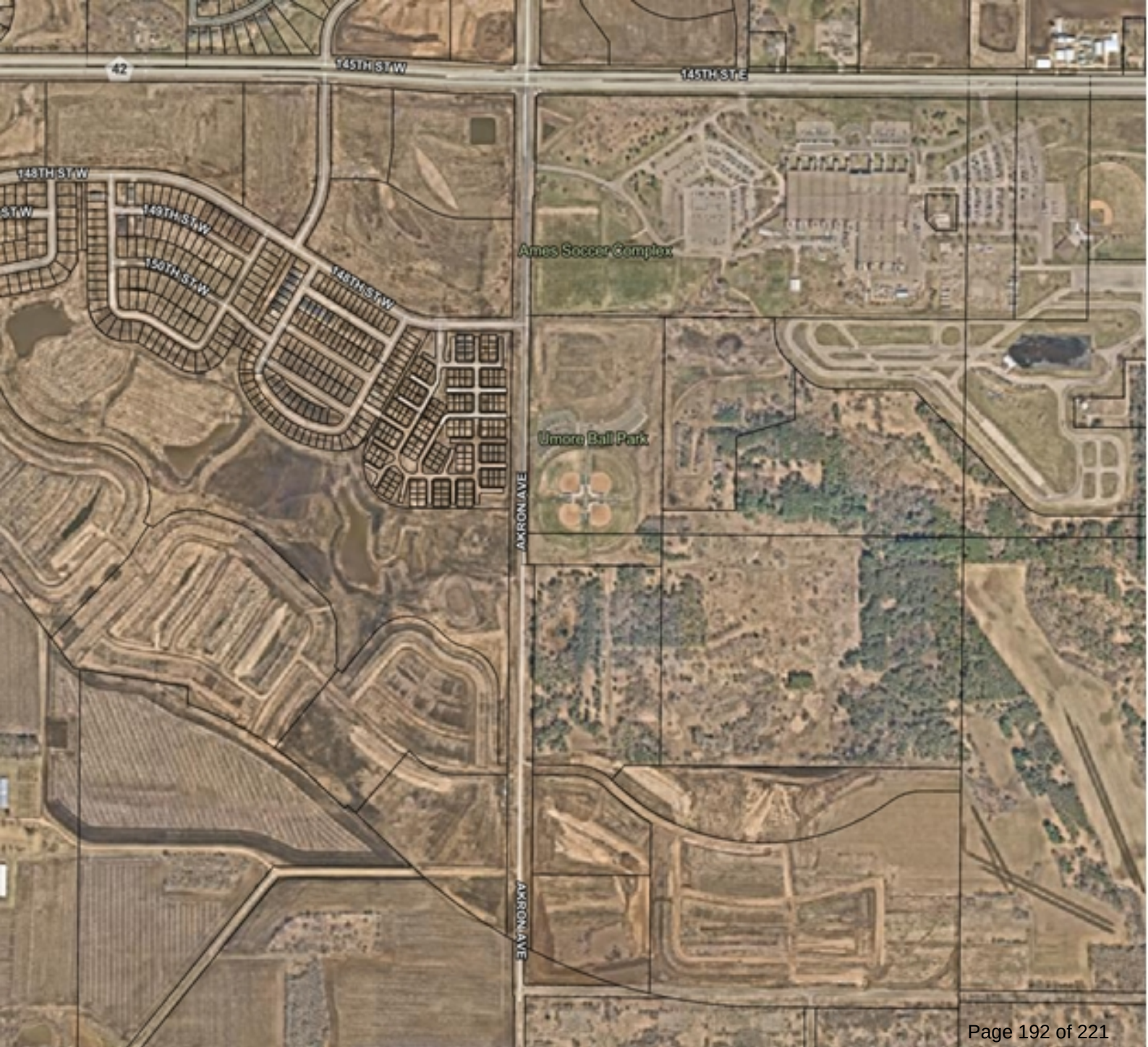
The site is served by water and sanitary sewer located within Akron Avenue. Stormwater is managed on site, which differs from previous Amber Fields additions located west of Akron Avenue. In that portion of Amber Fields, all stormwater is managed within the large open space central to the site. Storm sewers in Amber Fields 15th Addition carry water to the basin located in the north portion of the preliminary plat area. Engineering staff reviewed the proposed preliminary and final plat and provided a memorandum with comments generally related to plan details. No changes to the overall plan for the preliminary plat are called for, although the previously described connection to the future 155th Street should be accommodated.

Final Plat

The final plat contains the residential parcels and dedicated right of way. Additionally, the final plat contains four outlots. Outlot A encompasses the stormwater pond in the northern portion of the plat area. Outlots B and C contain land for future development in the western portion of the preliminary plat area that had originally been conceived as a potential school site. Outlot D is land being held for the second phase of this part of Amber Fields. The final plat is consistent with the preliminary plat provided by the applicant. Conversations staff has had with the developer regarding a connection to a future 155th Street indicate that such a connection will occur east of the final plat area where Road B curves north to connect with Road A.

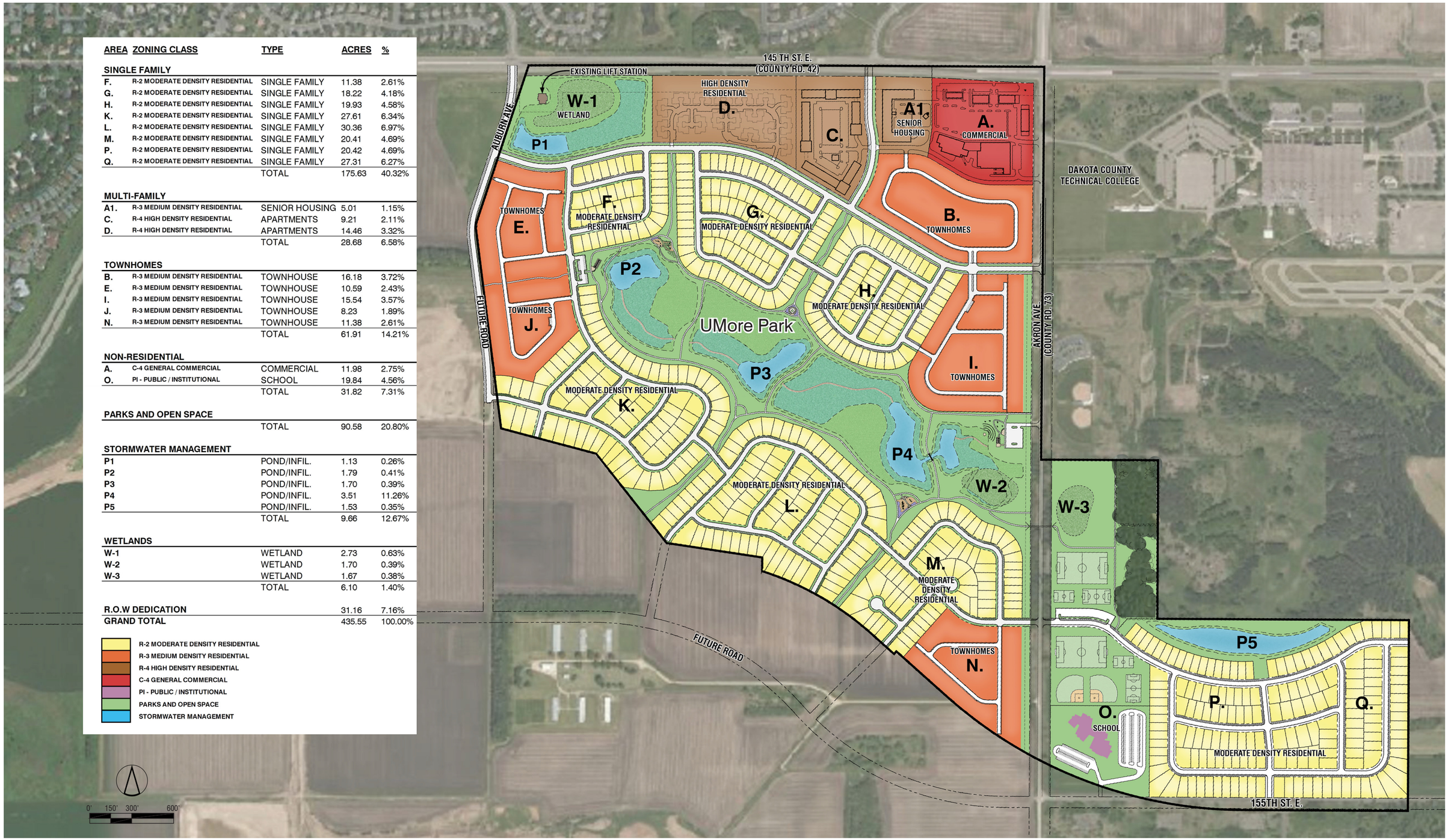
RECOMMENDATION

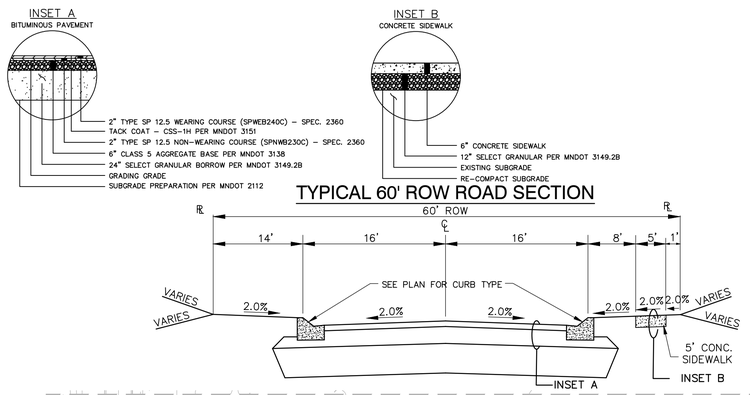
Staff is recommending approval of the preliminary and final plats, subject to conditions in the recommended action and contained within the engineer's memorandum dated January 15, 2024. This recommendation is based on information provided by the applicant and reviewed in this report.

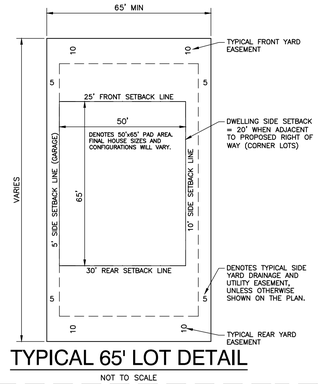

42
145TH ST W
145TH ST E
148TH ST W
149TH ST W
150TH ST W
148TH ST W
Amos Soccer Complex
Umore Ball Park
AKRON AVE
AKRON AVE

AREA	ZONING CLASS	TYPE	ACRES	%
SINGLE FAMILY				
F.	R-2 MODERATE DENSITY RESIDENTIAL	SINGLE FAMILY	11.38	2.61%
G.	R-2 MODERATE DENSITY RESIDENTIAL	SINGLE FAMILY	18.22	4.18%
H.	R-2 MODERATE DENSITY RESIDENTIAL	SINGLE FAMILY	19.93	4.58%
K.	R-2 MODERATE DENSITY RESIDENTIAL	SINGLE FAMILY	27.61	6.34%
L.	R-2 MODERATE DENSITY RESIDENTIAL	SINGLE FAMILY	30.36	6.97%
M.	R-2 MODERATE DENSITY RESIDENTIAL	SINGLE FAMILY	20.41	4.69%
P.	R-2 MODERATE DENSITY RESIDENTIAL	SINGLE FAMILY	20.42	4.69%
Q.	R-2 MODERATE DENSITY RESIDENTIAL	SINGLE FAMILY	27.31	6.27%
		TOTAL	175.63	40.32%
MULTI-FAMILY				
A1.	R-3 MEDIUM DENSITY RESIDENTIAL	SENIOR HOUSING	5.01	1.15%
C.	R-4 HIGH DENSITY RESIDENTIAL	APARTMENTS	9.21	2.11%
D.	R-4 HIGH DENSITY RESIDENTIAL	APARTMENTS	14.46	3.32%
		TOTAL	28.68	6.58%
TOWNHOMES				
B.	R-3 MEDIUM DENSITY RESIDENTIAL	TOWNHOUSE	16.18	3.72%
E.	R-3 MEDIUM DENSITY RESIDENTIAL	TOWNHOUSE	10.59	2.43%
I.	R-3 MEDIUM DENSITY RESIDENTIAL	TOWNHOUSE	15.54	3.57%
J.	R-3 MEDIUM DENSITY RESIDENTIAL	TOWNHOUSE	8.23	1.89%
N.	R-3 MEDIUM DENSITY RESIDENTIAL	TOWNHOUSE	11.38	2.61%
		TOTAL	61.91	14.21%
NON-RESIDENTIAL				
A.	C-4 GENERAL COMMERCIAL	COMMERCIAL	11.98	2.75%
O.	PI - PUBLIC / INSTITUTIONAL	SCHOOL	19.84	4.56%
		TOTAL	31.82	7.31%
PARKS AND OPEN SPACE				
		TOTAL	90.58	20.80%
STORMWATER MANAGEMENT				
P1		POND/INFIL.	1.13	0.26%
P2		POND/INFIL.	1.79	0.41%
P3		POND/INFIL.	1.70	0.39%
P4		POND/INFIL.	3.51	11.26%
P5		POND/INFIL.	1.53	0.35%
		TOTAL	9.66	12.67%
WETLANDS				
W-1		WETLAND	2.73	0.63%
W-2		WETLAND	1.70	0.39%
W-3		WETLAND	1.67	0.38%
		TOTAL	6.10	1.40%
R.O.W DEDICATION			31.16	7.16%
GRAND TOTAL			435.55	100.00%

- R-2 MODERATE DENSITY RESIDENTIAL
- R-3 MEDIUM DENSITY RESIDENTIAL
- R-4 HIGH DENSITY RESIDENTIAL
- C-4 GENERAL COMMERCIAL
- PI - PUBLIC / INSTITUTIONAL
- PARKS AND OPEN SPACE
- STORMWATER MANAGEMENT







DENSITY CALCULATIONS:

AREA AND DENSITY

GROSS AREA	77.58 AC
OUTLOT A	8.02 AC
OUTLOT B	11.25 AC
OUTLOT C	4.62 AC
ROW (155TH ST E)	4.41 AC
NET AREA	49.28 AC
TOTAL UNITS	167 UNITS
DENSITY	3.39 UNITS/AC

SINGLE FAMILY LOT DATA:

LOT TYPE BREAKDOWN

65' LOTS: 167 UNITS

SETBACKS

FRONT	25 FT
SIDE W/ GARAGE	5 FT
SIDE W/O GARAGE	10 FT
SIDE (ROW)	20 FT
REAR	30 FT

SITE PLAN NOTES:

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

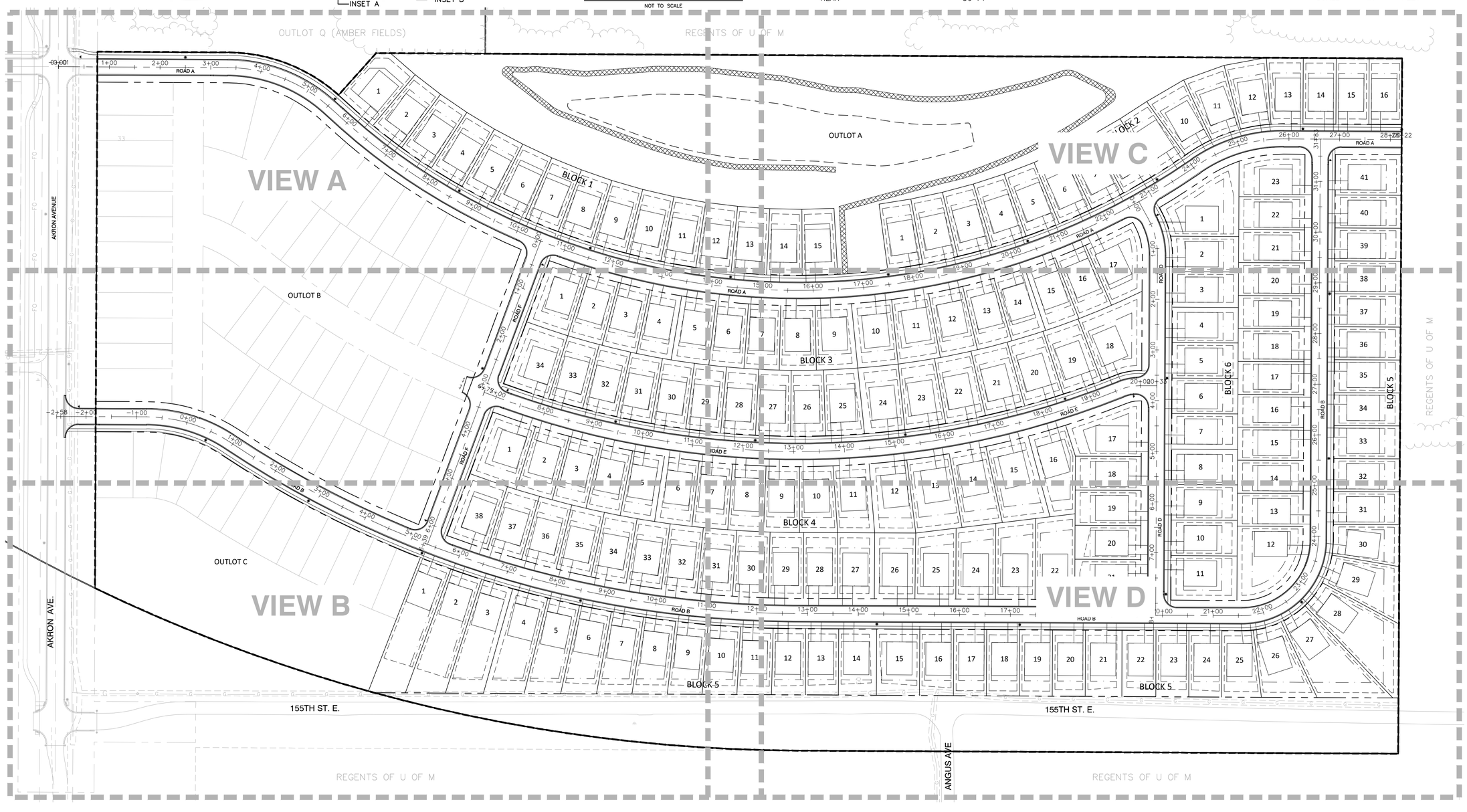
LEGEND:

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

N

0 50 100 200

SCALE IN FEET



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

Maplewood Development, Inc.

LENNAR

AMBER FIELDS - 15TH ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

SITE PLAN - OVERALL VIEW

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

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

CLARK WICKLUND, PE

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
12-18-23	CITY SUBMITTAL

PROJECT TEAM DATA

DESIGNED: CJW

DRAWN: AKA

PROJECT NO: 220-0078.C0

9

SHEET 9 of 42

Drawing name: X:\2020\200078.C\plan sheets\Preliminary Plat\200078.C-site.dwg Dec 15, 2023 - 9:19am

AMBER FIELDS FIFTEENTH ADDITION

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

Outlots R, S, T and U, AMBER FIELDS according to the recorded plat thereof, Dakota County, Minnesota.

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

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

Signed: Earl Street Partners II, LLC

by _____
Mario J. Cocchiarella, Chief Manager

STATE OF MINNESOTA
COUNTY OF _____

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

_____
Signature

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

SURVEYORS CERTIFICATE

I Daniel Ekrem do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____ , 20 ___.

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

STATE OF MINNESOTA
COUNTY OF _____

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

_____
Signature

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

CITY COUNCIL, CITY OF ROSEMOUNT, MINNESOTA

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

By: _____ _____
Mayor Clerk

COUNTY SURVEYOR, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20 ___.

_____
Todd B. Tollefson
Dakota County Surveyor

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

We do hereby certify that on the 24th day of October, 2023 the Board of Commissioners of Dakota County, Minnesota approved this plat of AMBER FIELDS FIFTEENTH ADDITION and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2 and pursuant to the Dakota County Contiguous Plat Ordinance.

_____ _____ _____
Chair, County Board County Treasurer - Auditor

DEPARTMENT OF PROPERTY TAXATION AND RECORDS, COUNTY OF DAKOTA, STATE OF MINNESOTA

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20___ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20 ___.

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

COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

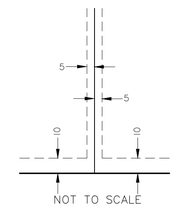
I hereby certify that this plat of AMBER FIELDS FIFTEENTH ADDITION was filed in the office of the County Recorder for public record on this _____ day of _____, 20 ___, at __ o'clock __.M. and was duly filed in Book_____ of Plats, Page_____ , as Document Number _____ .

_____
Amy A. Koethe, County Recorder

ALLIANT ENGINEERING

AMBER FIELDS FIFTEENTH ADDITION

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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

OUTLOT A
D&U EASEMENT OVER ALL OF OUTLOT A

OUTLOT B

OUTLOT C

OUTLOT D

ROAD A

ROAD B

155TH ST E

AKRON AVE

WEST LINE OF OUTLOT T, AMBER FIELDS

N89°42'15"W 257.28

N89°42'15"W 2024.14

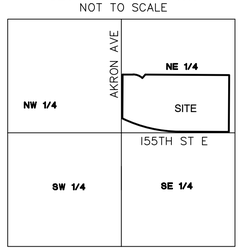
S89°42'15"E 1185.84

N00°15'53"E 1058.45

S00°19'47"W 1371.87

INSET
SEE SHEET 3 OF 3 SHEETS

VICINITY MAP
SECTION 34, T115, R19
NOT TO SCALE



THE WEST LINE OF OUTLOT T, AMBER FIELDS , IS ASSUMED TO HAVE A BEARING OF N00°15'53"E.

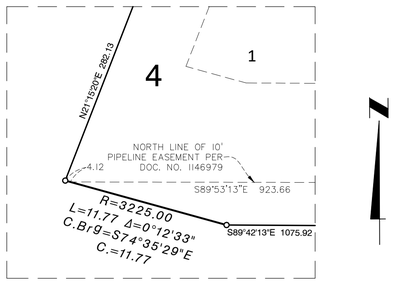
- Denotes monument found 1/2 inch iron pipe marked by license no. 44110 unless otherwise shown
- o Denotes 1/2 inch x 18 inch iron monument set marked by license no. 57366 unless otherwise shown
- ⦿ Denotes Dakota County CIM

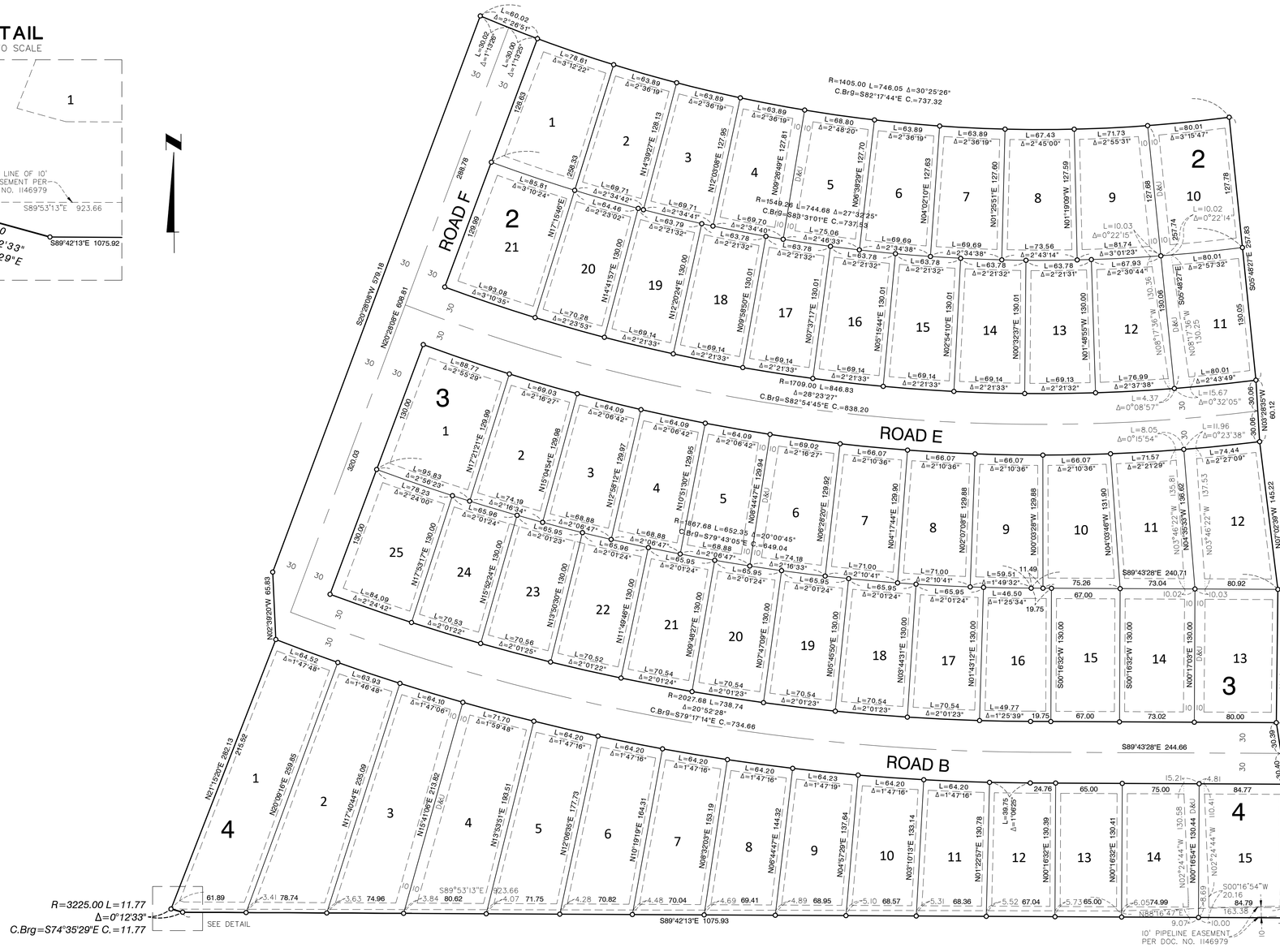
0 50 100 200
SCALE IN FEET
1 inch = 100 feet

ALLIANT ENGINEERING

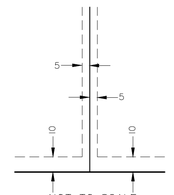
AMBER FIELDS FIFTEENTH ADDITION

DETAIL
NOT TO SCALE





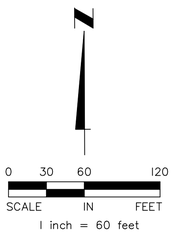
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



NOT TO SCALE

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

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



ALLIANT ENGINEERING

N

0 50 100 200
SCALE IN FEET

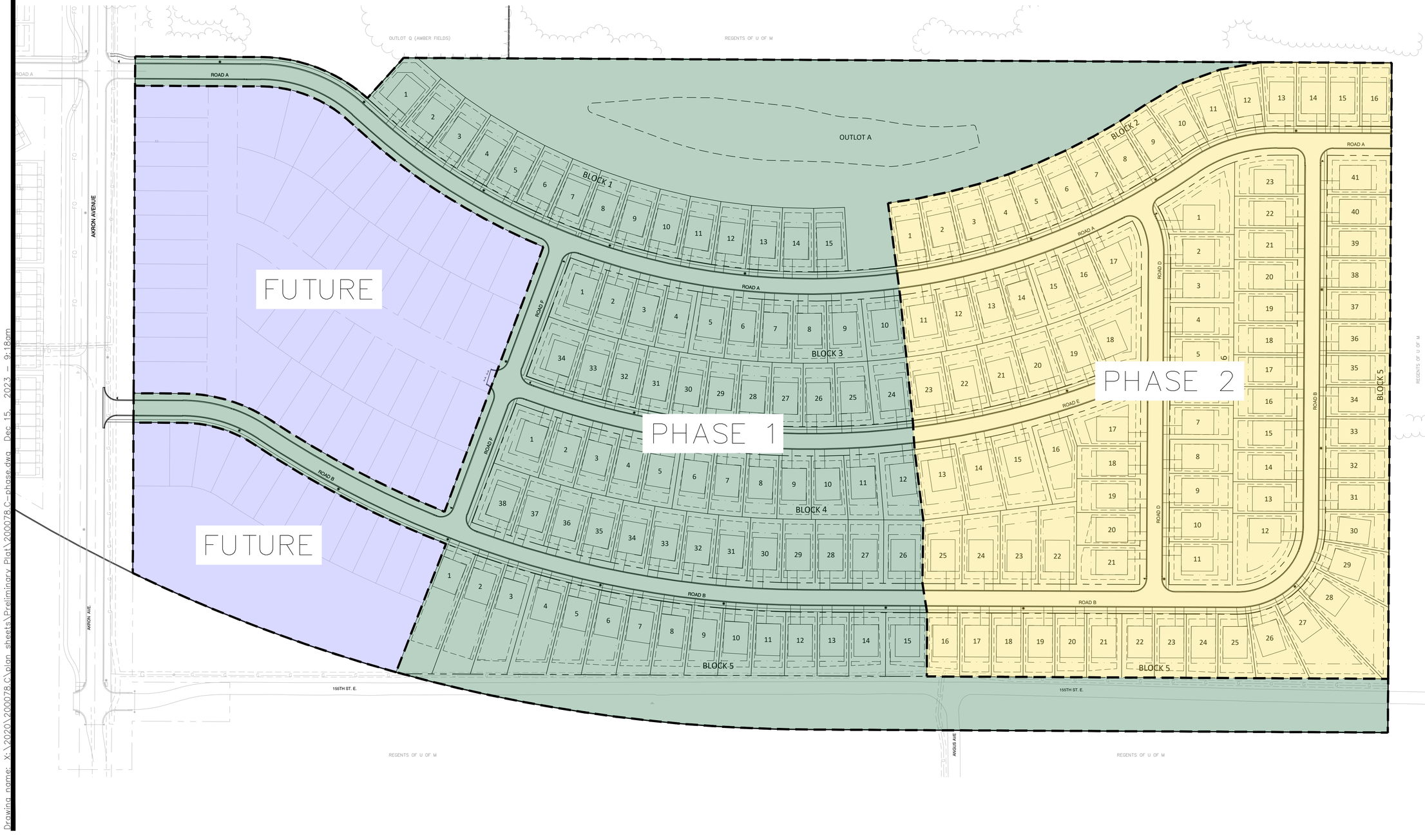
SINGLE FAMILY LOT DATA:

LOT TYPE BREAKDOWN

PHASE 1 – 65' LOTS	76 UNITS
PHASE 2 – 65' LOTS	91 UNITS
TOTAL	167 UNITS

LEGEND:

- EASEMENT LINE
- BUILDING SETBACK
- PROPERTY LINE
- LOT LINE
- ROW
- PHASE 1 – 65' LOTS
- PHASE 2 – 65' LOTS
- FUTURE PHASE



ALLIANT
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612.758.3080
www.alliant-inc.com

Maplewood Development, Inc.

LENNAR

AMBER FIELDS - 15TH ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

PHASING PLAN

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

CLARK WICKLUND, PE

Date License No.

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
12-18-23	CITY SUBMITTAL

PROJECT TEAM DATA

DESIGNED:	CJW
DRAWN:	AKA
PROJECT NO:	220-0078.00

8

SHEET 8 of 42

Drawing name: X:\2020\200078.C\plan sheets\Preliminary Plat\200078.C-phase.dwg Dec 15, 2023 - 9:18am

SANITARY SEWER SCHEDULE:

MH FROM	MH TO	PIPE O.D. [IN]	PIPE SLOPE [%]	PIPE LENGTH [FT]	INVERT FROM	INVERT TO	RIM ELEV	STRUCTURE SIZE [IN]	MANHOLE BUILD [FT]	PIPE TYPE
1	STUB	8	0.40	160.0	913.20	912.56	937.37	48	24.17	SDR-26 PVC
2	1	8	0.50	143.3	914.02	913.30	932.56	48	18.54	SDR-26 PVC
3	2	8	0.50	99.5	914.61	914.12	931.34	48	16.73	SDR-35 PVC
4	3	8	0.50	293.5	916.18	914.71	934.15	48	17.97	SDR-35 PVC
5	4	8	0.50	255.8	917.56	916.28	935.35	48	17.79	SDR-35 PVC
6	5	8	0.40	307.1	918.89	917.66	933.18	48	14.29	SDR-35 PVC
7	6	8	0.40	323.1	920.28	918.99	931.34	48	11.06	SDR-35 PVC
8	7	8	0.80	276.8	922.60	920.38	933.34	48	10.74	SDR-35 PVC
9	8	8	0.60	313.1	924.57	922.70	936.16	48	11.59	SDR-35 PVC
10	9	8	0.75	240.2	926.48	924.67	938.28	48	11.80	SDR-35 PVC
11	10	8	0.50	147.6	927.31	926.58	939.46	48	12.15	SDR-35 PVC
12	11	8	0.50	147.5	928.15	927.41	938.82	48	10.67	SDR-35 PVC
13	11	8	1.60	373.2	933.38	927.41	947.91	48	14.53	SDR-35 PVC
14	13	8	0.90	389.0	936.99	933.48	947.88	48	10.89	SDR-35 PVC
15	14	8	0.80	102.6	937.91	937.09	948.80	48	10.89	SDR-35 PVC
16	15	8	0.60	137.6	938.83	938.01	949.59	48	10.76	SDR-35 PVC
17	9	8	0.50	75.3	925.05	924.67	935.90	48	10.85	SDR-35 PVC
18	17	8	2.30	363.4	933.51	925.15	944.35	48	10.84	SDR-35 PVC

MH FROM	MH TO	PIPE O.D. [IN]	PIPE SLOPE [%]	PIPE LENGTH [FT]	INVERT FROM	INVERT TO	RIM ELEV	STRUCTURE SIZE [IN]	MANHOLE BUILD [FT]	PIPE TYPE
19	18	8	1.10	329.8	937.24	933.61	947.98	48	10.74	SDR-35 PVC
30	5	8	0.50	318.8	925.03	923.44	943.46	48	18.43	SDR-35 PVC
31	30	8	0.50	300.7	926.64	925.13	942.22	48	15.58	SDR-35 PVC
32	31	8	0.50	344.1	928.46	926.74	940.49	48	12.03	SDR-35 PVC
33	32	8	0.50	354.4	930.33	928.56	941.04	48	10.71	SDR-35 PVC
34	33	8	0.60	312.1	932.30	930.43	943.10	48	10.80	SDR-35 PVC
35	30	8	0.50	320.0	928.53	926.93	949.35	48	20.82	SDR-26 PVC
36	35	8	0.50	324.7	930.26	928.63	948.01	48	17.75	SDR-26 PVC
37	36	8	0.50	368.5	932.20	930.36	945.90	48	13.70	SDR-35 PVC
38	37	8	0.50	380.8	934.20	932.30	945.28	48	11.08	SDR-35 PVC
39	38	8	0.90	378.7	937.71	934.30	948.71	48	11.00	SDR-35 PVC
16	39	8	0.60	187.6	938.94	937.81	949.59	48	Duplicate	SDR-35 PVC
50	1	8	0.50	312.1	925.01	923.45	939.85	48	14.84	SDR-35 PVC
51	50	8	0.50	84.1	929.22	928.80	939.96	48	10.74	SDR-35 PVC
52	51	8	0.60	314.0	931.20	929.32	942.01	48	10.81	SDR-35 PVC
53	52	8	0.60	223.5	932.65	931.30	943.39	48	10.74	SDR-35 PVC
54	50	8	0.50	388.7	927.05	925.11	943.37	48	16.32	SDR-35 PVC
55	54	8	2.40	149.4	930.74	927.15	941.41	48	10.67	SDR-35 PVC
56	54	8	3.79	199.2	935.09	927.55	945.98	48	10.89	SDR-35 PVC
57	56	8	1.00	322.8	938.42	935.19	949.34	48	10.92	SDR-35 PVC

UTILITY NOTES:

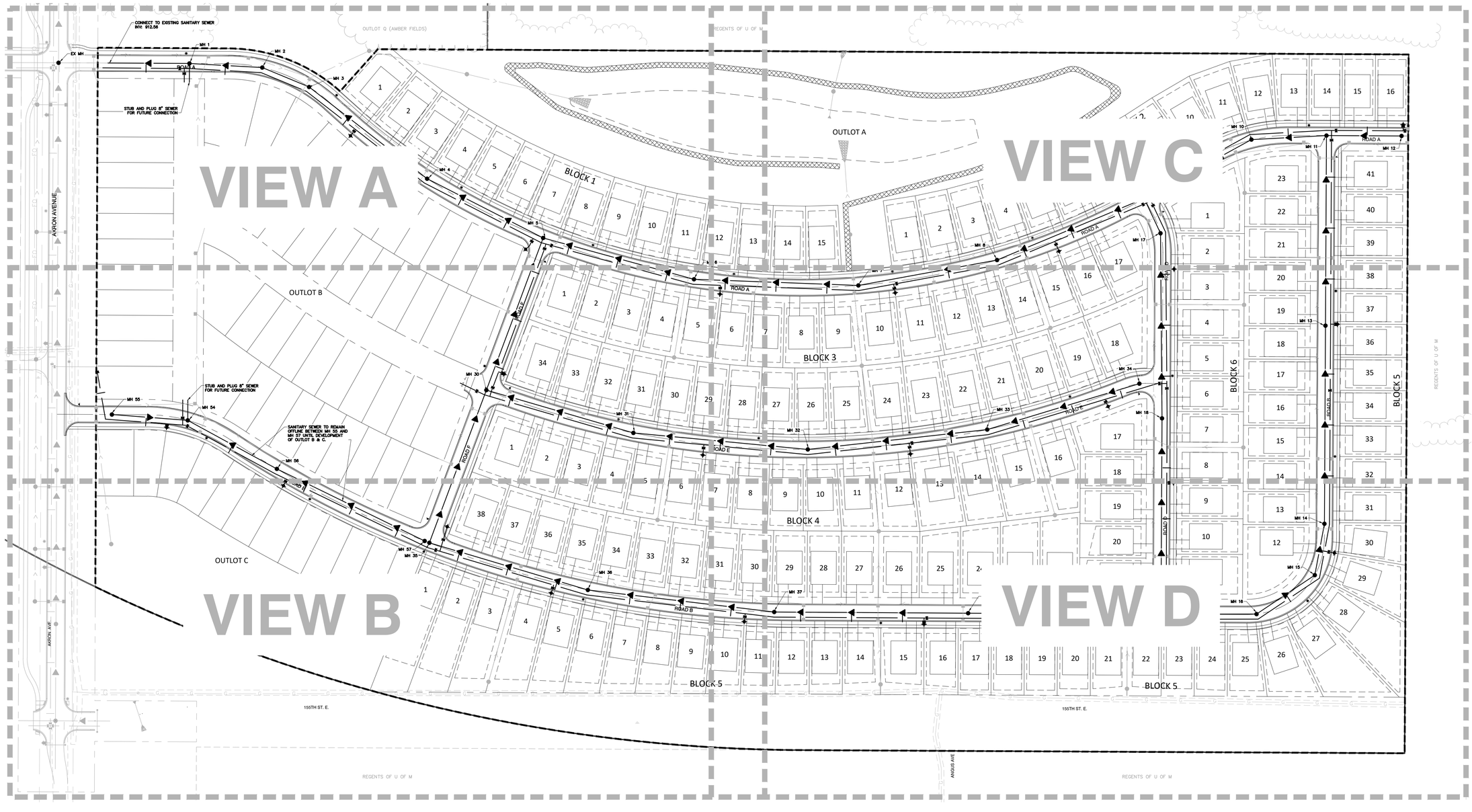
1. ALL UTILITY WORK WITHIN THE RIGHT-OF-WAY SHALL COMPLY WITH THE CITY OF ROSEMOUNT ENGINEERING GUIDELINES, DETAILS, AND SPECIFICATIONS.
2. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
3. EXISTING UTILITIES, SERVICE LOCATIONS, AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
4. MAINTAIN A MIN. 18" VERTICAL SEPARATION AT ALL PIPE CROSSINGS, LOWER WATERMAIN AS NECESSARY. WATER AND SANITARY SEWER LINES TO MAINTAIN 10' HORIZONTAL SEPARATION.
5. PROVIDE POLYSTYRENE INSULATION FOR ALL STORM SEWER AND WATERMAIN CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 2'.
6. NOTIFY GOPHER STATE ONE CALL 48 HOURS IN ADVANCE OF ANY UTILITY WORK.
7. PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS-FIELD MANUAL" LATEST REVISION, FOR ANY CONSTRUCTION WITHIN PUBLIC R.O.W.
8. ALL SANITARY MANHOLES TO BE 48" DIAMETER CONCRETE W/NEENAH R-1642 CASTING, UNLESS NOTED OTHERWISE.
9. WATERMAIN, SERVICES, AND VALVES SHALL BE INSTALLED WITH MINIMUM 7.5' OF COVER.
10. WATER SERVICES SHALL BE 1" DIA. TYPE "K" COPPER W/ 1" CORP. STOP WITH SADDLE AND 1" CURB BOX.
11. SEWER SERVICES SHALL BE 4" PVC, SDR 26 W/ MINIMUM 2% SLOPE UNLESS OTHERWISE NOTED ON THE PLANS.
12. WATER SERVICES MAY BE PLACED IN SAME TRENCH AS SEWER SERVICES PROVIDED THAT A 18" VERTICAL & A 36" HORIZONTAL SEPARATION ARE MAINTAINED AND PIPE MATERIALS MEET THE CITY AND BUILDING CODES.
13. ALL CURB BOXES SHALL BE ADJUSTED TO AN ELEVATION OF 1" BELOW FINISHED GRADE.
14. ALL WATERMAIN SHALL BE C900 PVC.
15. IRRIGATION PLANS TO BE COMPLETED BY OTHERS.

N

0 50 100 200
SCALE IN FEET

LEGEND:

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



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AMBER FIELDS - 15TH ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

SANITARY SEWER AND WATERMAIN PLAN - OVERALL VIEW

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

CLARK WICKLUND, PE

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DATE	ISSUE
12-18-23	CITY SUBMITTAL

PROJECT TEAM DATA

DESIGNED: CJW
DRAWN: AKA
PROJECT NO: 220-0078.C0

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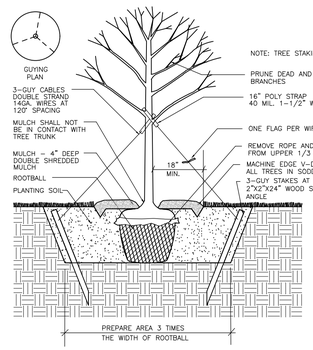
SHEET 27 of 42

Drawing name: X:\2020\200078.C\plan sheets\Preliminary Plat\200078.C-util.dwg Dec 15, 2023 - 11:15am

LANDSCAPE SCHEDULE:

#	KEY	COMMON NAME / SCIENTIFIC NAME	SIZE	NOTES
OVERSTORY TREES				
22	**AB**	Autumn Blaze Maple | Acer x freemanii	2.5" Cal. B&B	Straight Trunk, No V-Crotch
21	**AE**	Accolade Elm | Ulmus japonica x wilsoniana 'Morton'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
22	**CH**	Common Hackberry | Celtis occidentalis	2.5" Cal. B&B	Straight Trunk, No V-Crotch
22	**HL**	Skyline Honeylocust | Gleditsia triacanthos var. inermis 'Skycole'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
23	**NF**	Northern Flare Sugar Maple | Acer Saccharum 'Sisseton'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
22	**PO**	Majestic Skies Northern Pin Oak | Quercus ellipsoidalis 'Bailskies'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
9	**RB**	River Birch | Betula nigra	8' B&B	Clump Form
25	**RO**	Red Oak | Quercus rubra	2.5" Cal. B&B	Straight Trunk, No V-Crotch
23	**SL**	Sentry Linden | Tilia americana 'McKSentry'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
6	**SW**	Swamp White Oak | Quercus bicolor	2.5" Cal. B&B	Straight Trunk, No V-Crotch
CONIFER TREES				
9	**BH**	Black Hills Spruce | Picea glauca densata	6' B&B	Straight Trunk, No V-Crotch
6	**WP**	White Pine | Pinus strobus	6' B&B	Straight Trunk, No V-Crotch
210	**TOTAL STREET TREES**			

Note: Quanities on plan supercedes schedule in event of discrepancy



1 **TREE PLANTING DETAIL**

NOT TO SCALE

LANDSCAPE NOTES:

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

MITIGATION & LANDSCAPE REQUIREMENTS:

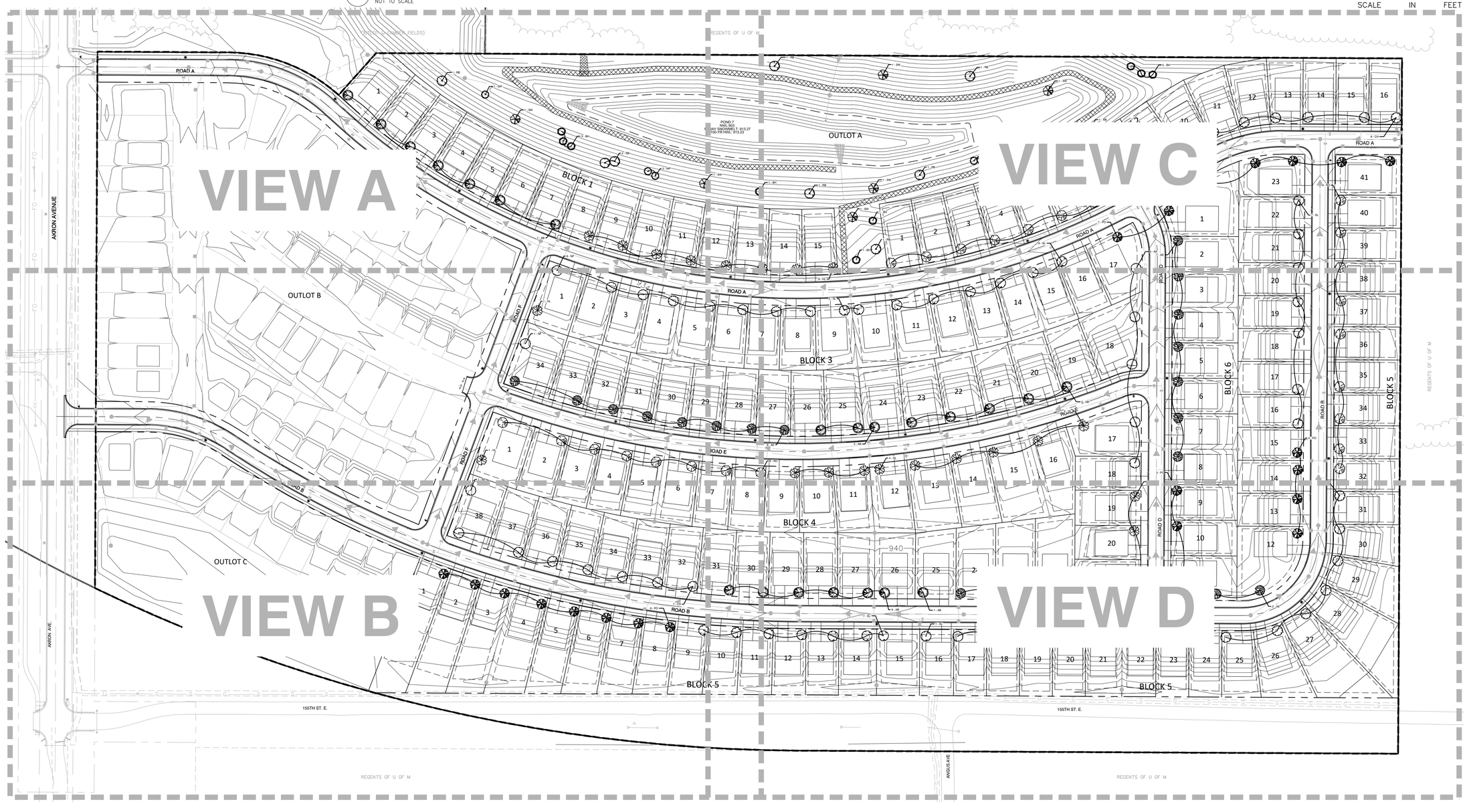
MITIGATION:

OVERALL REQUIRED (PER PUD):	1,983 INCHES
-PROVIDED IN PREVIOUS ADDITIONS:	462.5 INCHES
-PROVIDED THIS ADDITION:	82.5 INCHES
REMAINING MITIGATION:	1,438 INCHES

SINGLE FAMILY:
1 TREE PER UNIT FRONTAGE
TOTAL SINGLE FRONT LOTS: 167
TOTAL CORNER LOTS: 13 (2 TREES PER LOT REQUIRED)
REQUIRED TREES: 180
PROVIDED TREES: 210

N

0 50 100 200
SCALE IN FEET



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Maplewood Development, Inc.

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AMBER FIELDS - 15TH ADDITION
ROSEMOUNT, MINNESOTA
PRELIMINARY PLAT SUBMITTAL
LANDSCAPE PLAN - OVERALL VIEW

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

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PROJECT TEAM DATA
DESIGNED: MK
DRAWN: TM
PROJECT NO: 220-0078.C0

38

SHEET 38 of 42

Drawing name: X:\2020\200078.C\plan sheets\Preliminary Plat\200078.C-land.dwg Dec 15, 2023 - 9:26am

Memorandum

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

From: Amanda Sachi, PE
Kendra Fallon, PE
Kris Keller, PE

Date: January 15, 2024

Re: Amber Fields 15th Addition – Phase 1 Final Plat Review
WSB Project No. 024360-000

We have reviewed the documents provided by Alliant Engineering on December 23, 2023. Documents reviewed include:

- Amber Fields 15th Addition Preliminary Plat Civil Set, dated 12/18/23
- Amber Fields 15th Addition Final Plat Civil Set, dated 12/18/23
- Amber Fields 15th Addition Plat, dated 12/15/23

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

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

Civil Comments:

1. General
    a. Update street names when available.
    b. Provide benchmark elevations on future construction plans.
2. Utilities
    a. Install hydrant lead valves behind curb as shown in City Details
    b. Provide minimum vertical 18" separation between watermain and storm sewer
        i. Insulate when separation is less than 36"
        ii. Reference City Detail W-7 for all watermain offsets
    c. There is a gate valve shown in the watermain offset in the intersection of Road A and Road F
        i. Consider shifting the valve outside of the offset for consistency in valve wrenches
    d. Potential conflict with storm sewer main and water and sanitary sewer services
        i. Offset and insulate water services crossing the storm sewer (minimum 18")
    e. Install sanitary sewer structures after the last active sanitary sewer service
        i. Lot 10 Block 2 cannot be active until upstream manhole is installed

701 XENIA AVENUE S | SUITE 300 | MINNEAPOLIS, MN | 55416 | 763.541.4800 | WSBENG.COM

        ii. Lots 11-13 Block 2 and Lots 10-12 Block 3 cannot be active until upstream manhole is installed
    f. Call out the proposed watermain fitting bends (maximum 45 degree) near the connect to existing at the end of Road B
        i. Show the gate valve at the connect to existing at the end of Road B
    g. Consider eliminating the 2' drop in sanitary manhole (MH 30) due to the increased maintenance hassle and shaping of the bench
3. Streets, Signage and Street Lighting
    a. Street centerline grades should be a minimum 1.0%
4. Landscape
    a. No comments at this time

Grading, Drainage, and Erosion Control Comments:

5. General
    a. No comments
6. Ponds and Wetlands
    a. The HWL of Pond 7 is noted as 913.06 on the storm profile shown on sheet 30, but as 913.23 on the grading plans of the final plat plans. The last HydroCAD modeling for Pond 7 received (dated 12/01/2022) had a HWL of 913.06 as noted on the Phase 3 Mass Grading plans. If the stormwater management has changed since that time an updated SWMP and proposed conditions HydroCAD model should be provided for review.
        i. Note the most recent HydroCAD model included 5.43 acres of impervious for the area shown as future on the phasing plan. If additional impervious is planned for that area and will be routed to Pond 7, updated modeling and an updated SWMP should be provided confirming stormwater management requirements are still being met.
        ii. The internal weir wall of OCS 501 should be set at the Pond HWL and the rim elevation for the OCS should be set higher than the HWL but below the pond EOF to allow space above the weir wall within the structure.
7. Emergency Overflow Routes:
    a. No comments.
8. Retaining Walls:
    a. No comments.
9. Erosion Control:
    a. No comments.
10. Grading:
    a. No comments.

Stormwater Management Plan:

1. General Storm Sewer Design

a. Provide a catch basin drainage area map (including the area intended to drain to the proposed stubs) along with storm sewer sizing calculations to confirm storm sewer is sized for a 10-year storm event.
b. In the Phase 3 mass grading plans storm sewer was shown in the backyards of Lots 32-41, Block 4 of Phase 2 for the 15th Addition, which is not currently shown on the preliminary plat plans. Applicant should confirm where that drainage is intended to be directed. Note that area was included in the SWMP as being directed to Pond 7 for treatment.
c. Applicant should address the following concerns with the storm sewer from MH 402 to MH 401 to FES 400:
    i. MH 401 is currently placed in the basin infiltration shelf for Pond 7.
    ii. It is unclear where access for future maintenance will be for MH 401.
    iii. Based on the profile it appears the pipe will be exposed for the last 50 feet prior to the FES.
d. Sheet piling will be required for FES 100 and FES 400 per City Standard plate SD-8. The City standard detail should be added to the plans and sheet piling should be noted for the aprons.
e. It is recommended an additional structure be placed in the roadway on the lot line east of CBMH 403 to shift storm sewer from being so far into the City's property.
f. Surfaces should be fixed on the profiles in between CB 305 to CBMH 304, CBMH 200 and CBMH 201, and CBMH 201 to CBMH 202.

2. Water Quantity
    a. No comments.
3. Rate/Volume Control
    a. No comments.
4. Freeboard
    a. The City requires 1.5 feet of freeboard between low lying area EOFs and building opening elevations. This requirement was identified as not being met in the following locations, but applicant should confirm freeboard is being met for all proposed buildings:
        i. Block 4, Lots 10, 11, 12, 25, 26, 27, 28, 29, 33 and 34 (in reference to 941.1 EOF on the north side of Road E)
        ii. Block 6, Lot 1 (in reference to 938.16 EOF north of the lots)
5. Water Quality
    a. No comments.
6. Easements
    a. For storm sewer more than 10 feet deep, additional easement at a 1:1 depth to width ratio is required on both sides of the storm sewer. Additional easement was identified as being needed in the following locations however applicant should confirm proper easement is being provided in all locations:
        i. CB 256 to CBMH 255
        ii. CBMH 232 to CBMH 231 to CBMH 230
        iii. CBMH 202 to CBMH 201
    b. Storm sewer from MH 402 to MH 401 is shown outside of easement. Note that this storm sewer is also deeper than 10 feet and would require easement at a 1:1 depth to width ratio on both sides of the storm sewer.

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

ROSEMOUNT
PARKS AND RECREATION

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: January 17, 2024

Subject: Amber Field 15th Addition

The Parks and Recreation Department recently reviewed the plans for the Amber Fields 15th Addition. After reviewing the plans, the Parks and Recreation Department staff has the following comments:

Parks Dedication
The parks dedication for the 15th addition will be met through developer installed improvements as outlined in the subdivision agreement.

Regional Greenway
The Vermillion Highlands Regional Greenway is identified in the City's Parks Master Plan as being located in this area. The developer should propose how they will accommodate a 10-foot-wide Regional Greenway Trail in the 15th addition.

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

ROSEMOUNT
MINNESOTA

EXECUTIVE SUMMARY

Planning Commission Regular Meeting: January 23, 2024
Tenative City Council Meeting: February 20, 2024

AGENDA ITEM:	Renewal of the Danner, Inc. Small Scale Mineral Extraction Permit for 2024.	**AGENDA SECTION:** PUBLIC HEARINGS
PREPARED BY:	Anthony Nemcek , Senior Planner	**AGENDA NO.** 6.e.
ATTACHMENTS:	Site Location Map, Draft 2024 Mineral Extraction Permit , 2023 Pit Status, Danner Final Grading and Reclamation Plan, Aerials, Site photos	**APPROVED BY:** AK
RECOMMENDED ACTION: Motion to recommend the City Council renew the Danner, Inc. Small Scale Mineral Extraction Permit for 2024, subject to the terms and conditions in the attached Draft 2024 Conditions for Mineral Extraction AND subject to the applicant verifying the lowest elevation within the excavation area.		

BACKGROUND

Applicant and Property Owner	Marlon Danner of Danner Inc.
Location	4594 145th Street East - 1/2 mile east of Highway 52 and 1/4 mile south of County Rd 42
Area	75 Acres
Comp Plan Designation	LDR-Low Density Residential; MDR-Medium Density Residential; HDR-High Density Residential
Current Zoning	AG-Agriculture

The Planning Commission is being asked to consider an application from Danner, Inc. requesting renewal of their annual small-scale mineral extraction permit for the 2024 calendar year. The small-scale mineral extraction operation is located at 4594 145th Street East in the eastern portion of the City. Small Scale Mineral Extraction is permitted in the City as an Interim Use within specified areas, and the permit for such uses expires after one year. The Danner site has been operating as a mine for several years, and the request for renewal is consistent with similar renewals that have previously been issued for the site.

Staff is not aware of any significant issues associated with site mining and haul-back since the last review. Please note that the approved permit allows the applicant to perform grading work in the northern portion of the site, outside the approved mining area. While this work is acceptable under the terms of the permit, the applicant should ensure there is adequate fill and topsoil remaining for reclamation of the mining site. After requesting a modification to the phasing of the grading work that was ultimately approved by the City, the work commenced four years ago and has been part of the ongoing mining and reclamation operation being conducted on the site. All such grading is taking place in the “Phase 1” grading area adjacent to County Road 42. It does not appear that much, if any,

additional material was placed in the Phase 1 fill area in 2023 and that area has been stabilized with vegetation. The applicant did not provide an updated status map with their submittal materials, but review and comparison of aerials between 2022 and 2023 show minimal changes to the site. Due to this, staff does not find an updated map necessary to renew the permit. That being said, staff is recommending the applicant verify that mining is not occurring below the 840' elevation, in conformance with the applicant's permit.

BACKGROUND

The Danner operation extracted approximately 40,000 tons of sand and gravel in 2014 and approximately 65,000 tons of material each year from 2015 through 2017. For 2018 and 2019, the applicant reported the extraction of 60,000 tons of material and this was the case for 2020 as well. 2021 saw about 30,000 tons removed, and 22,000 tons were removed in 2022. With their 2023 renewal submittal, the applicant has noted that they expected to extract a larger amount than the previous year with 60,000 cubic yards, but is reporting only 20,000 tons removed in 2023.

In addition to the excavation activity, Danner continues to import material to the site for future reclamation. Over the past year, the applicant reports that there were 10,000 cubic yards of excess material brought to the site from the applicant's South St. Paul yard. Testing of this material has not been performed since 2018; at that time, the annual review included a report describing the testing performed by Braun Intertec on this haul-back material in late 2016 and early 2017. Braun Intertec's testing found that the soils "meet the requirements of the 2014 Conditions for Small Scale Mineral Extraction Permit for Danner and the Borrow Pit Reclamation Protocol, along with complying with the MPCA guidance for Best Management Practices for the Off-Site reuse of Unregulated Fill." The material brought to the site over the past few years originated in the same stockpiles from Danner's South St. Paul yard. Given the relatively small amount of material brought to the site in recent years, and the fact it was coming from the same location, there hasn't been a sense of urgency to have testing completed. Staff will work with the applicant to get that testing done in 2024 and a condition in the permit has been updated to reflect that. Staff has previously asked that the haul-back from recent years be maintained in one location so that testing of all material can occur.

Near map aerials indicate that active mining is continuing in the southerly portions of Phases One and Two of the overall site. Based upon the plan and site inspection, stockpiling is occurring in the northern portion of Phase One and Two or areas designated for future phases. The attached 2023 drawing illustrates the area outlined in blue is a combination of stockpiling, circulation, and material handling activity. This work area is greater than just the mining function.

The application previously stated that little restoration is occurring on the site due to stockpiling of material. Staff recommended that some restoration work be completed in 2020 and 2021. The project narrative indicates that some filling has been occurring on the southern property line, and the updated aerial imagery for the property does show that restoration continues to be completed in the southeast corner of the mine. In general, the City expects reclamation to occur as mining reaches the approved elevations, and staff is recommending that this restoration continue in 2024. The applicant has started to run out of room for excavation in the first two phases and will need to continue restoration work in these phases while moving forward into Phase 3. Filling and sloping from east to west has been occurring. An updated topographic survey was not submitted with the current request and staff does not find a need for one to approve the renewal, although staff is recommending the renewal be

conditioned on verifying the lowest elevation of the mine to confirm compliance with the requirements of the applicant's permit. The most recent survey noted that the lowest elevation of the mine is at 839.8 feet, which is at the lowest elevation allowed in the permit.

During the previous reviews, staff noted that there was storage taking place on the property unrelated to the mining activity. The permit was therefore updated in 2017 to limit the number of storage trailers allowed on the property. Based on staff's site visit in 2023 and evidence from recent air photographs of the site, the applicant is following the requirement. Grading work is expected to continue throughout 2023 and must adhere to the approved grading plan (as updated to reflect the revised phasing plan). The intent of the grading is to create a level site with access from County Road 42 for future development. It is staff's understanding that some of the material is from the mining site. The property/owner will be expected to fulfill the reclamation plans using additional on-site material or bring additional topsoil etc. from off site.

ISSUE ANALYSIS

The subject property is zoned AG – Agriculture and meets or exceeds the applicable performance standards for small scale mineral extraction. Small scale mineral extraction is listed as an interim use within the Agriculture district. The table below details the current land use, zoning, and future land use information for the surrounding properties. These properties are all currently zoned Agricultural or Agricultural Preserve and are located within the 2030 or 2040 Metropolitan Urban Service Area (MUSA). The 2040 Future Land Use Map anticipates a mixture of residential, business park, and industrial uses in this area.

Surrounding Land Use and Zoning Information

Direction	Current Land Use	Zoning	Guided Land Use
North	Agriculture	Agricultural	BP – Business Park and LI – Light Industrial
South	Agriculture	Agricultural Preserve	LDR – Low Density Residential
East	Agriculture	Agricultural	LDR – Low Density Residential and MDR – Medium Density Residential
West	Agriculture/Mining	Agricultural	LDR – Low Density Residential, MDR – Medium Density Residential and HDR – High Density Residential

Access to the Danner mine comes from County Road 42 via a gravel road along the eastern edge of the property. This road is shared with the Bolander mine to the east. The applicant maintains a private access agreement with the neighboring property to coordinate mining levels and allow continued access to both the sites. The permit application notes that haul roads within the City will continue to be County Road 42 to State Highway 52.

The annual renewal for mineral extraction permits includes a site inspection and consultation with the Rosemount Police Department regarding any police activity. Police records noted no activity at (or calls to) the subject property in 2023.

RECOMMENDATION

Staff recommends renewal of the Small Scale Mineral Extraction Permit based upon a review of the information submitted by the applicant, the mineral extraction standards in Section 11-10-4 of the City Code, City Police records and the attached draft permit.

Danner Mine

Property Information

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search,appraisal, survey, or for zoning verification.

Mineral Extraction Permit
2024 Conditions for Small Scale Mineral Extraction Permit
DANNER, INC.

A Danner Inc., hereinafter referred to as the "Property Owner", shall sign a written consent to these conditions binding itself and its successors or assigns to the conditions of said permit.

B The property Owner shall comply with all terms of this permit as well as the standards for mineral extraction listed in Section 11-10-04 of the City Code.

C This permit is granted for the area designated as the eastern half of Phase Two and the entire Phase One (approximately 19.5 acres) on Exhibit A, Mineral Extraction Permit Status Map, which is attached hereto as an exhibit. Regrading and reclamation is granted for the area designated Phase I on Exhibit A. Mineral Extraction Permit dated 10-24-2016. Reclamation in Phase I should occur over the 2024 calendar year.

D The term of the permit shall extend from the date approved by the City Council until December 31, 2024 unless revoked prior to that for failure to comply with the permit requirements. An Annual Mining Permit fee shall be paid to the City of Rosemount.

E All required permits from the State of Minnesota, County of Dakota and City of Rosemount (hereinafter "City") or any of their agencies shall be obtained and submitted to the City prior to the issuance of the permit. Failure by the Property Owner to comply with the terms and conditions of any of the permits required under this paragraph shall be grounds for the City to terminate said mining permit.

F The final grading for the permit area shall be completed in accordance with the Final Reclamation Plan, attached as Exhibit B, or as approved by the City Engineer, and any other conditions that may be imposed by the City from time to time.

G All gravel trucks and other mining related traffic shall enter and exit the mining area from County State Aid Highway 42. It shall be the Property Owner's responsibility to obtain any access permits or easements necessary for ingress and egress. The location of the accesses and/or easements for ingress and egress shall be subject to approval by the City, as well as the County Highway Department if any changes occur relative to the mining process.

H A plan for dust control shall be implemented and subject to approval by the City. The Property Owner shall clean dirt and debris from extraction or hauling operations related to the Mineral Extraction Permit from streets. After the Property Owner has received 24-hour verbal notice, the City may complete or contract to complete the clean-up at the Property Owner's expense. In the event of a traffic hazard as determined by the Public Works Director or Rosemount Police Department, the City may proceed immediately to complete or contract cleanup at Property Owner's expense without prior notification.

I The surface water drainage of the mining area shall not be altered so as to interfere, contaminate, or otherwise affect the natural drainage of adjacent property.

J No topsoil shall be removed from the site and the Property Owner shall take necessary measures to prevent erosion of the stockpiled topsoil. The location of the stockpiled topsoil shall be as indicated on Exhibit A.

K Any costs incurred now or in the future in changing the location of existing public or private utilities including but not limited to pipelines, transmission structures and sewer infrastructure located within the permit area shall be the sole obligation and expense of the Property Owner.

L All costs of processing the permit, including but not limited to planning fees, engineering fees and legal fees, shall be paid by the Property Owner prior to the issuance of the permit. The Property Owner shall reimburse the City for the cost of periodic inspections by the City Engineer or any other City employee for the purpose of insuring that conditions of the permit are being satisfied. The Property Owner agrees to reimburse the City for any other costs incurred as a result of the granting or enforcing of the permit.

M The daily hours of operation for the mining area shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Saturday, subject, however, to being changed by the City Council.

N The Property Owner shall deposit with the Planning Department a surety bond or cash escrow in the amount of Seven Thousand Five Hundred Dollars per acre ($7,500.00/acre) of active phase in favor of the City for the cost of restoration, regrading and/or revegetating land disturbed by mining activities and to assure compliance with these conditions by the Property Owner. The required surety bonds must be:

(1) With good and sufficient surety by a surety company authorized to do business in the State of Minnesota with the right of the surety company to cancel the same only upon at least thirty (30) days written notice to the permit holder and the City.
(2) Satisfactory to the City Attorney in form and substance.
(3) Conditioned that the Property Owner will faithfully comply with all the terms, conditions and requirements of the permit; all rules, regulations and requirements pursuant to the permit and as required by the City and all reasonable requirements of the City Engineer, or any other City officials.
(4) Conditioned that the Property Owner will secure the City and its officers harmless against any and all claims, or for which the City, the Council or any City officer may be made liable by reason of any accident or injury to persons or property through the fault of the Property Owner.
(5) The surety bond or cash escrow shall remain in effect from January 1, 2024 to July 31, 2025.

Upon thirty (30) days' notice to the permit holder and surety company, the City may reduce or increase the amount of the bond or cash escrow during the term of this permit in order to insure that the City is adequately protected.

O. The Property Owner shall furnish a certificate of comprehensive general liability insurance issued by insurers duly licensed within the State of Minnesota in an amount of at least Five Hundred Thousand and no/100 ($500,000.00) Dollars for injury or death of any one person in any one occurrence, bodily injury liability in an amount of at least One Million Five Hundred Thousand and no/100 ($1,500,000.00) Dollars and property damage liability in an amount of at least Two Hundred Fifty Thousand and no/100 ($250,000.00) Dollars arising out of any one occurrence. The policy of insurance shall name the City as an additional insured and shall remain in effect from January 1, 2024 to July 31, 2025.

P. The storage of equipment (unrelated to the sand and gravel mining and processing), manure, construction debris, or hazardous materials of any kind shall not be permitted on site. The placement of construction debris, manure, asphalt in any form or hazardous materials within the pit as fill shall be strictly prohibited.

Q. The Property Owner shall hold the City harmless from all claims or causes of action that may result from the granting of the permit. The Property Owner shall indemnify the City for all costs, damages or expenses, including but not limited to attorney's fees that the City may pay or incur in consequence of such claims.

R. The Property Owner shall comply with such other requirements of the City Council as it shall from time to time deem proper and necessary for the protection of the citizens and general welfare of the community.

S. Complete mining and reclamation is required in all phases before any additional mining is authorized. Modifications or expansion of the mining areas must be approved in writing to the City. Property Owner

shall submit to the City semiannually a written report indicating the amount of material extracted from the site for the prior six-month period.

T. The Property Owner shall incorporate best management practices for controlling erosion and storm water runoff as specified by the Minnesota Pollution Control Agency and the United States Environmental Protection Agency.

U. Reclamation shall include the replacement of the entire stockpile of topsoil on the mined area, reseeding and mulching necessary to re-establish vegetative cover for permanent slope stabilization and erosion control. The minimum depth of topsoil shall not be less than two inches after reclamation. No restored slopes may exceed a gradient of 25% or four to 1 (4:1).

V. The Property Owner must show how materials stockpiled for recycling will be processed and inform the City of all stockpiled materials.

W. All recycling must be completed with the completion of the current phase and materials removed from the site. No recycling processes shall be allowed to continue into subsequent phases.

X. The Property Owner may not assign this permit without written approval of the City. The Property Owner will be responsible for all requirements of this permit and all City ordinances on the licensed premises for the permit period unless the Property Owner gives sixty (60) days prior written notice to the City of termination and surrenders the permit to the City. The Property Owner shall identify all Operators prior to their commencement of mineral extraction-related activities in the pit area. The City shall have the authority to cause all mineral extraction activities to cease at any time there is an apparent breach of the terms of this Permit.

Y. The Property Owner shall install and maintain a "stock" gate (or equivalent) at the entrance to the property where the mining operation is located. The gate must be secured at 7:00 p.m. and at any time the pit is not in use.

Z. The fill area regrading and reclamation shall follow the procedures described in the Danner Inc. Borrow Pit Reclamation Protocol Rosemount, Minnesota including a report submitted to the City describing the quantities of material brought in, where the material came from, and the test result of the material. The reports submitted shall describe the quantities of material brought in, where the material came from, and the test results, including supporting analytical results of the materials.

AA. No gravel mining is permitted in the Fill Area as shown on Exhibit A.

BB. Mining to the elevation of 840 feet above mean sea level provided that the site is reclaimed to the elevation shown on Exhibit A with haul-back, clean-fill material in accordance with the Danner Inc. Borrow Pit Reclamation Protocol Rosemount, Minnesota. In no instance shall mining occur in the groundwater aquifer.

CC. Blasting or the use of explosives is prohibited in the mining of the Danner gravel pit.

DD. The City of Rosemount shall have the ability to collect independent soil and water samples.

EE. The operator shall install and maintain "No Trespassing" signs consistent with the standards outlined in Minnesota State Statute 609.605.

FF. The operator is permitted to have two trailers for storage of items directly related to the operation of the mine and mining equipment. Storage of more than two trailers would be a violation of the conditions of the mining permit and could be cause for revocation of the approval.

GG. Testing of all haul-back material brought to the site shall be completed, and the results submitted to the City, by May 1, 2024.

That Danner, Inc., Property Owner, hereby consents and agrees to the foregoing conditions of said mining permit.

IN WITNESS WHEREOF, the Property Owner has hereunto set his hand this _____ day of _____, 20_____.

DANNER, INC.

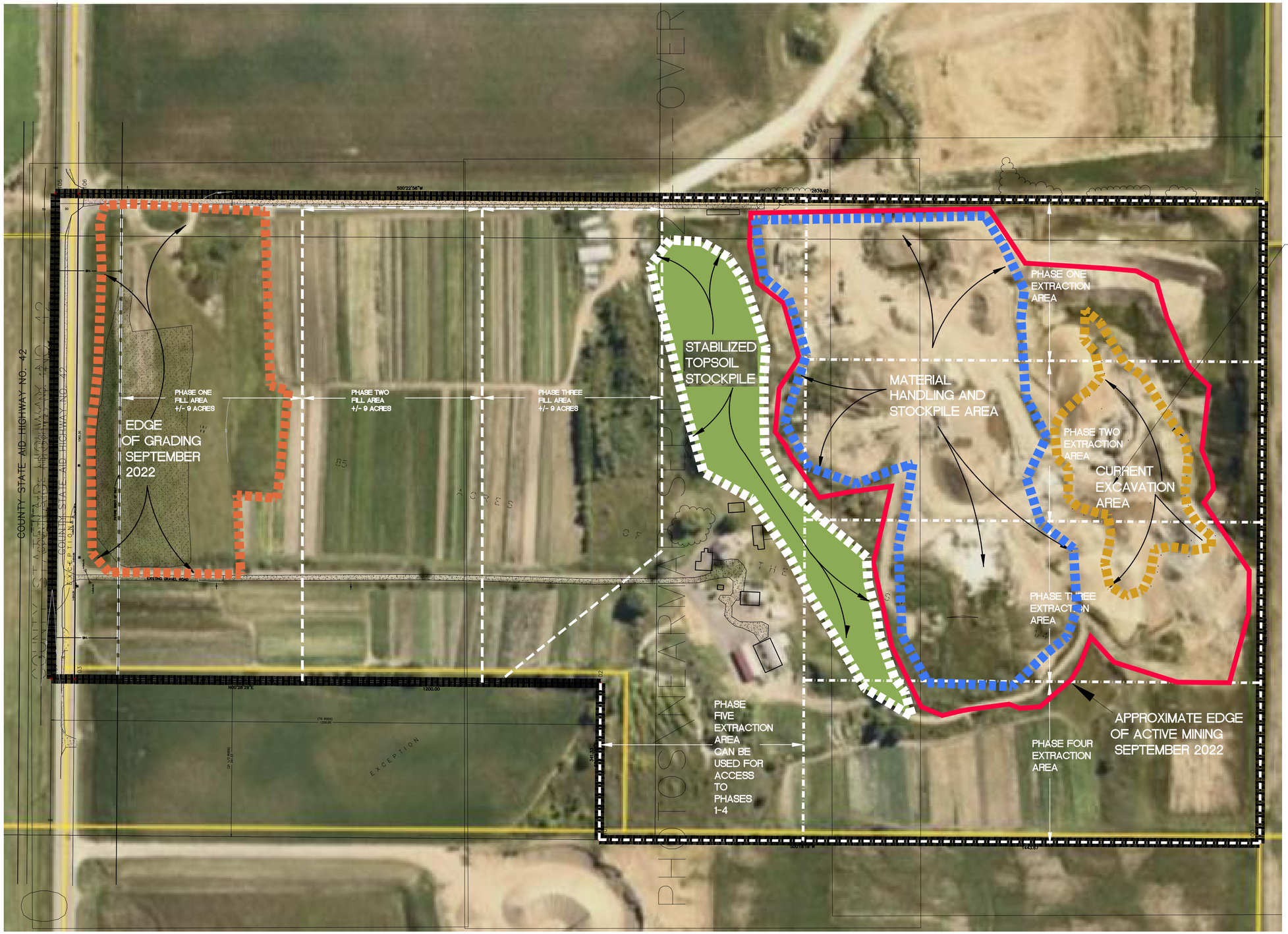
By:_____

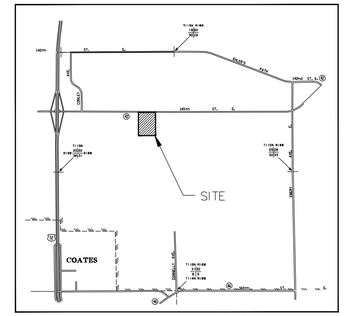
Its: _____

STATE OF MINNESOTA)
) §
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____day of _____, 20___, by _____, on behalf of Danner, Inc., Property Owner.

_____
Notary Public





LOCATION MAP

LOWEST VERIFIED ELEVATION: 839.8 1-20-23

LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- EXISTING WETLAND
- EXISTING TREES / TREELINE
- EROSION CONTROL
- ROCK DITCH CHECK
- EROSION CONTROL BLANKET
- ROCK CONSTRUCTION ENTRANCE
- ROADWAY IMPROVEMENTS
  - BITUMINOUS PATH
  - CURB LINE
  - STORM SEWER
  - CONCRETE WALK
  - SETBACK LINE

The information and/or renderings and maps contained herein, such as street and lot location, dimensions, areas, landscaping and amenities, are of the sole purpose of depicting a possible use of the properties, and are subject to change, no representation or warranty as to zoning, development ownership or land use of such properties is being made, and Buyers should not and will not rely on the information and/or renderings and maps or views contained herein in deciding to purchase any property, etc.

Pioneer Engineering, P.A. make no warranties or representations of any kind or character, expressed or implied, with respect to the matters depicted or covered by the rendering, drawings and other information herein.

For details of existing developed areas, refer to the recorded final plat. The owners of the property shown and their successors and assigns reserve the right to make zoning, development, ownership and/or and use changes for any part(s) of the properties.

The developer reserves the right to change the plans without further notice.

Subject to City and all Government approvals.

107221 PIT STATUS 2017

PIONEER engineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS
2422 Enterprise Drive, Mendota Heights, MN 55120
(651)681-1914 Fax:681-9488

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 LicenseState
Name _____
Reg. No. _____ Date_____

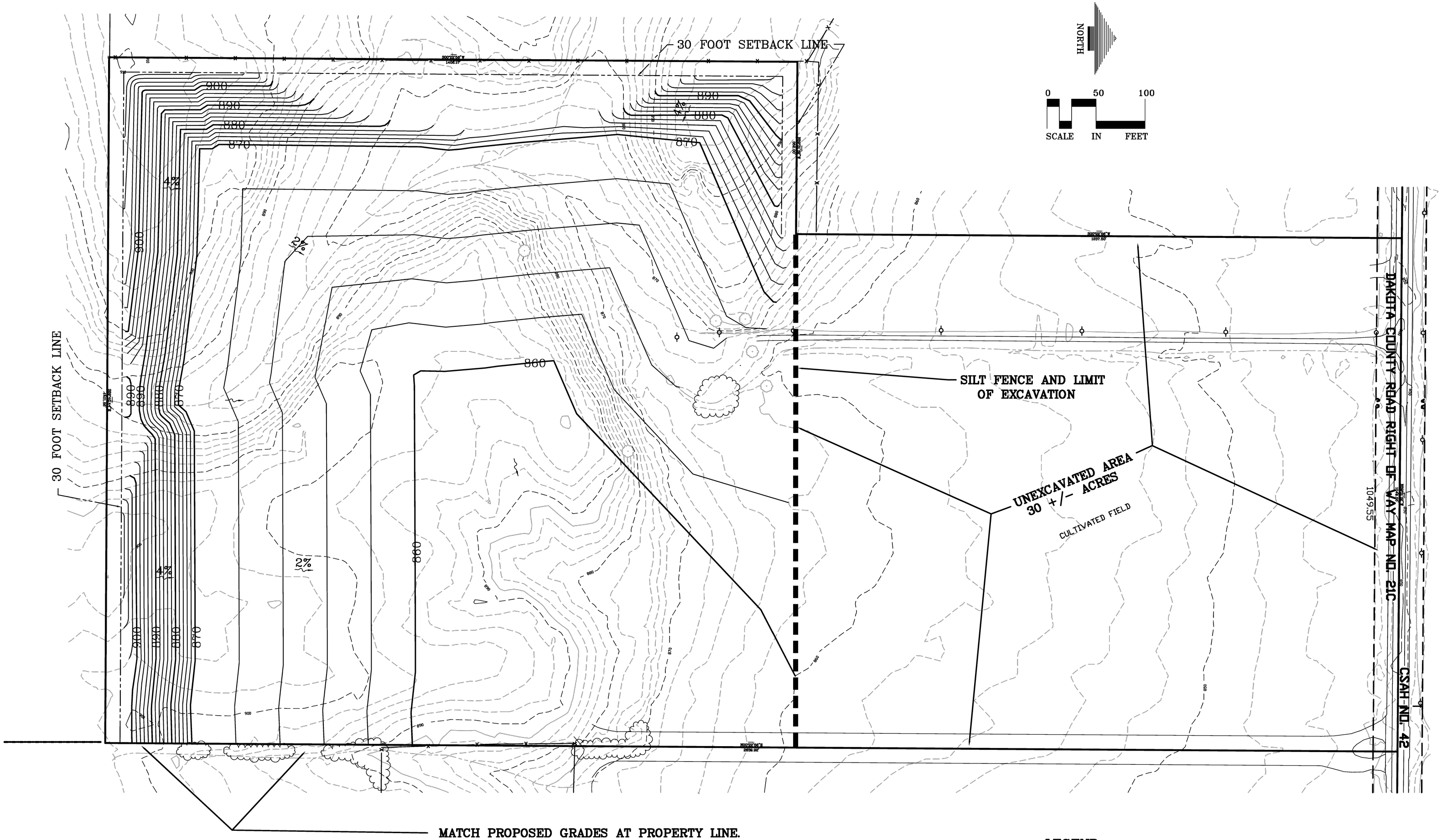
Date	11-2-21
Designed	NAP
Drawn	NAP

MINERAL EXTRACTION PERMIT
2023 - STATUS

DANNER, INC.
843 HARDMAN AVENUE SOUTH
SOUTH ST. PAUL, MINNESOTA 55075

ROSEMOUNT PIT - CO. RD. 42
ROSEMOUNT, MINNESOTA

1 OF 1



LOUCKS ASSOCIATES

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Landscape Architecture • Environmental • Archaeology

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Telephone: (763)424-5505
Fax: (763)424-5822
www.loucksmclagan.com

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Project Name:

ROSEMOUNT PIT

ROSEMOUNT, MINNESOTA

Owner/Developer Name:

DANNER INC.

843 Hardman Ave.
So. St. Paul, Mn 55075

CADD Qualification:

CADD files prepared by the Consultant for this project are instruments of the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

Submittal:

8/28/03	City Approval
2/13/08	Final Grading & Phasing Limits
2/18/08	Revised Grading w/setbacks

Professional Signature:

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 Land Surveyor under the laws of the State of Minnesota.

Paul J. McGinley - LS

16099
License No. Date

Quality Control:

J.S.B.	J.S.B.
Project Lead:	Drawn By:
J.S.B.	
Checked By:	Review Date:

Vicinity:

Sheet Title:

FINAL GRADING AND RECLAMATION PLAN

Project No.:

99860

Sheet No.:

S1-3

99860/S1-3.dwg

2023

2022

DOWN UP

DOWN
UP

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UP