ROSEMOUNT
MINNESOTA

AGENDA
Planning Commission Regular Meeting
Monday, February 26, 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 January 23, 2024 Regular Meeting
   b. Request by Maplewood Development for Approval of the Amber Fields 16th Addition Final Plat.
   c. Request by Spectro Alloys Corp for approval of the Spectro Alloys 3rd Addition Final Plat
5. **OLD BUSINESS**
   a. 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.
6. **PUBLIC HEARINGS**
7. **NEW BUSINESS**
8. **DISCUSSION**
9. **ADJOURNMENT**

ROSEMOUNT PLANNING COMMISSION
REGULAR MEETING PROCEEDINGS
JANUARY 23, 2024

CALL TO ORDER/PLEDGE OF ALLEGIANCE

Pursuant to due call and notice thereof, a regular meeting of the Planning Commission was held on Tuesday, January 23, 2024, at 6:30 PM. in Rosemount Council Chambers, 2875 145th Street West.

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

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

Commissioner Rivera abstained from voting to approve the Consent Agenda.

Motion by Kenninger **Second by** Hebert

Motion to approve the consent agenda with the discussed sentence change to item 4.a.

Ayes: 5.
Nays: None. Motion carried.

a. Minutes of the December 18, 2023 Regular Meeting

Commissioner Whitman noted a sentence needed revision due to grammatical structural error under item 6.d. in the December 18, 2023 regular meeting minutes. Community Development Technician Grant verified that the sentence, "Grant clarified that the soil tests water content, density, and compaction for future research, construction, and development" will be revised to state "Grant clarified that the testing reports on soil water content, density and compaction for future research, construction, and development."

b. Request by Maplewood Development for Approval of the Amber Fields 13th Addition Final Plat.

OLD BUSINESS

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.

Planner Hogan presented the application from Maplewood Development for rezoning, a major amendment to the Planned Unit Development (PUD) agreement, and a preliminary and final plat approval for the Amber Fields 14th Addition.

Chair Kenninger and Commissioner Reed asked questions about the minimum rear yard setback and conditions. Planner Hogan stated that six southwestern parking stalls are closer to the rear property line than the minimum setback requirement at 8 feet versus the standard 10 feet, only applicable to the preliminary plat area of those six stalls. Commissioner Rivera asked for clarification on the decrease in open space by 5%. Planner Hogan clarified that rezoning from R-1 to R-3 allows for higher density and meets the requirement for the major amendment and that there is nothing to be owed by the applicant for the decrease in open space. Community Development Director Kienberger commented that the decrease from 5% open space is a factor in the proposed major amendment to the PUD for approval. Kienberger deferred to the subdivision agreement within the final plat for information on fees associated with the development. Commissioner Reed asked for further details about the internal Road A extension. Planner Hogan verified that the final plat would show the internal Road A extension for future integration into other roads per the Dakota County Plat Commission's recommendation.

The Public Hearing opened at 6:47 p.m.
Mario Cocchiarella, Maplewood Development - 1128 Harmon Pl Minneapolis, MN 55403
Commissioner Reed asked the applicant for updates on park availability for new, incoming residents. Cocchiarella answered that the park contract has now been let, with all six parks and the trail system to be completed no later than September 1st. Cocchiarella noted that any adjustments made from the initial concept plan are intended to allow diversity of the housing products being built.

The Public Hearing closed at 6:50 p.m.
Motion by Kenninger **Second by** Reed
Motion to close the Public Hearing.
Ayes: 6.
Nays: None. Motion carried.

Commissioner Comments
Chair Kenninger thanked the applicant for the development in the area and the applicant's due diligence. Commissioner Rivera expressed approval of the parks and trail system being completed prior ahead of time.

Motion by Reed **Second by** Whitman
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.
Ayes: 6.

Nays: None. Motion carried.

Motion by Reed **Second by** Whitman

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

Ayes: 6.

Nays: None. Motion carried.

Motion by Reed **Second by** Whitman

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.

Ayes: 6.

Nays: None. Motion carried.

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.

Planner Hogan presented the application from Independent School District (ISD) 196 for approval of rezoning, a minor subdivision, a conditional use permit, and site plan review for construction of a new elementary school.

Chair Kenninger asked about traffic at the Ardroe Avenue and Bonaire intersection and if there are any traffic signal plans. Planner Hogan answered that access would be south of Bonaire Path, and any traffic signal plans are unknown since there is no traffic study. Senior Planner Nemcek commented that having access through Bonaire gives the city authority to make decisions on what is needed at that intersection. Chair Kenninger expressed concern for households crossing Bonaire Path from the neighborhood north of the site. Nemcek noted there is a trail system planned for the south side of Bonaire and along Akron Avenue. Commissioner Reed noted that he would be interested to see the results of the pending

traffic study, and he was happy to see the trail south of Bonaire. Reed asked for further explanation on stormwater and drinking water management and protection. Planner Hogan deferred to the applicant and noted that the engineering department reviews all the plans to work with the applicant in the process. Commissioner Hebert asked about pedestrian traffic along Akron Avenue with the railroad. Planner Hogan and Senior Planner Nemcek deferred to the applicant.

The public hearing opened at 7:06 p.m.

Rachel Thelen & Jacob Maeser - 13521 Carrakay Way Rosemount, MN 55068

Chair Kenninger acknowledged that all commissioners received a letter from these property owners and have had a chance to read it it.

Kathleen Engesser - 13675 Applewood Trl Rosemount, MN 55068

Engesser approved of the new elementary school, but also expressed concern for safety and traffic at the Akron Avenue and Bonaire Path intersection. Engesser stated she would like the project delayed until the traffic study is done.

Scott McQueen, Wold Architects and Engineers - 332 Minnesota St Saint Paul, MN 55101
Bill Diede, Bolton & Menk - 7575 Golden Valley Rd Minneapolis, MN 55427
Mark Stotts, ISD 196 - 3455 153rd St W Rosemount, MN 55068

Commissioner Reed asked for clarification on the stormwater and drinking water engineering review, and if it needs to be completed before final approval. Scott McQueen deferred to the project engineer, Bill Diede. Diede shared that the higher level of engineering review is due to the site location's drinking water's moderate vulnerability, and the drinking water supply management area will require a more extensive review. Planner Hogan commented that the review will need to be completed prior to approval. Commissioner Hebert inquired about pedestrian traffic within that area and the expected student capacity. McQueen elaborated on the potential outcomes and needs as a result of the pending traffic study for nearby neighborhoods. Mark Stotts shared further that the traffic study will provide insight into which roads are hazardous for students, and speculated that the majority of students living to the north, south, and west of the site will be bused to the new school. Stotts stated the capacity of the school is 638 students, not including early-childhood programs. Commissioner Whitman asked for clarification on the motion to continue the public hearing until the traffic study is complete. Scott McQueen shared that there wouldn't be opposition to continuing the public hearing further.

The public hearing closed at 7:18 p.m.

Motion by Kenninger **Second by** Reed
Motion to close the Public Hearing
Ayes: 6.
Nays: None. Motion carried.

Commissioner Comments

Chair Kenninger expressed the desire to continue this item for the next meeting. Commissioner Reed asked what authority the city has to change the current two-way stop to a four-way stop. Senior Planner Nemcek stated that the city meets with Dakota County on a regular basis, and that there are plans for Akron and Bonaire to be improved down the line, but that improvement has not been decided yet. Community Development Director

Kienberger noted that the city would like to see improvements at Bonaire and Akron prior to the school being in operation and not after, which will be in further discussion with Dakota County.

Motion by Kenninger **Second by** Reed

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.

Ayes: 6.
Nays: None. Motion carried.

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.

Senior Planner Nemcek presented the application from Spectro Alloys for approval of a preliminary plat, site plan review, a variance to construct a 70,000 square foot expansion, and to combine the site into a single parcel.

Chair Kenninger asked about the setback requirements for the existing building. Senior Planner Nemcek answered that the existing building does meet the setback requirement. Nemcek noted that the site is located in the Mississippi River Critical Corridor Area, therefore subject to provisions in the city code for certain setback requirements. Nemcek shared that the setback is consistent with the warehouse project that was reviewed.

The public hearing opened at 7:39 p.m.
Luke Palen, Spectro Alloys - 13220 Doyle Path Rosemount, MN 55068
Dan Lavender, Stantec -
Commissioner Reed asked about the gap in landscaping. Palen deferred to Lavender from Stantec. Lavender shared that the required number of trees would not fit, and that there is a significant number of trees on the site as a whole. Lavender shared that the trees east of the site were planted years ago, and asked that the existing, untouched forests be considered as well. Commissioner Whitman asked for clarification on expansion of outdoor storage. Palen verified that there is no expansion of outdoor storage within the project and that all outdoor storage will be completely screened from the road.

The public hearing closed at 7:45 p.m.

Motion by Kenninger **Second by** Hebert

Motion to close the Public Hearing

Ayes: 6.
Nays: None. Motion carried.

Commissioner Comments

Chair Kenninger confirmed with Senior Planner Nemcek that condition 5 would be omitted from the site plan and condition 4 of the third motion would be changed to include landscaping to cover the screening wall and outdoor storage area. Nemcek stated that developers can receive credit for existing trees on site, and recommended a tree survey to

the applicant. Commissioner Reed thanked Spectro Alloys for being a great partner for the city and for their cooperation. Chair Kenninger shared her opinion that since the site is in an industrial area, the 20 feet setback is a non-issue.

Motion by Kenninger **Second by** Whitman

1. **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.

Ayes: 6.
Nays: None. Motion carried.

Motion by Kenninger **Second by** Whitman

2. **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.

Ayes: 6.
Nays: None. Motion carried.

Motion by Kenninger **Second by** Whitman

3. **Motion** to approve the site plan for the Applicant's proposed aluminum billet production facility, subject to the following conditions with edits:

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 cover the screening wall and outdoor storage area.
5. Existing easements internal to the subject property where the proposed building will be located shall be vacated prior to issuance of a building permit.
6. Conformance with all the requirements of the City's engineer contained in the memorandum dated January 15, 2024.

Ayes: 6.
Nays: None. Motion carried.

d. Request by Maplewood Development for Amber Fields 15th Addition preliminary and final plat approval to create 167 single-family lots.

Senior Planner Nemcek presented the application from Maplewood Development for approval of preliminary and final plats to create 167 single-family homes.

Commissioner Reed asked if there is a risk for ground contamination within the area. Senior Planner Nemcek referred to the Remedial Investigation that found no contamination in the

development area.

The public hearing opened at 7:58 p.m.
The public hearing closed at 7:58 p.m.

Motion by Kenninger **Second by** Reed

Motion to close the Public Hearing

Ayes: 6.
Nays: None. Motion carried.

Motion by Rivera **Second by** Reed

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

Ayes: 6.
Nays: None. Motion carried.

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

Senior Planner Nemcek presented the application from Danner, Inc. for a small-scale mineral extraction permit renewal for 2024.

The public hearing opened at 8:02 p.m.
The public hearing closed at 8:02 p.m.

Motion by Kenninger **Second by** Thiagarajan

Motion to close the Public Hearing

Ayes: 6.
Nays: None. Motion carried.

Motion by Reed **Second by** Hebert

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.

Ayes: 6.
Nays: None. Motion .

NEW BUSINESS

None.

DISCUSSION

Senior Planner Nemcek reminded the Commissioners of the joint work session on February 6th at 5:00 p.m. Commissioner Reed asked if landscape planning would be part of the discussion at the joint work session. Community Development Director Kienberger answered that landscape planning could be a discussion item for the upcoming meeting. Chair Kenninger asked about receiving documentation for the zoning code update. Kienberger elaborated on the process for review by the Commissioners and City Council. Commissioner Whitman noted his absence for the upcoming February 6th joint work session.

ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 8:11 p.m.

Respectfully submitted,

Alysha Grant
Community Development Technician

ROSEMOUNT
MINNESOTA

EXECUTIVE SUMMARY

Planning Commission Regular Meeting: February 26, 2024
Tenative City Council Meeting: March 19, 2024

AGENDA ITEM:	Request by Maplewood Development for Approval of the Amber Fields 16th Addition Final Plat.	**AGENDA SECTION:** CONSENT AGENDA
PREPARED BY:	Anthony Nemcek , Senior Planner	**AGENDA NO.** 4.b.
ATTACHMENTS:	Amber Fields Master Plan, Final Plat, Preliminary Plat, Site Plan, Landscape Plan, Utility Plan, City Engineer's Memo Dated February 19, 2024	**APPROVED BY:** AK

RECOMMENDED ACTION: Motion to recommend the City Council approve the Amber Fields 16th Addition Final Plat, subject to the following conditions:

a. Execution of a subdivision agreement.
b. Vacation of 10' of right-of-way that was provided as a hammerhead at Ashtown Lane and Amber Fields Boulevard.
c. 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.
d. Conformance with all requirements of the City Engineer in their memo dated February 19, 2024
e. Provision of $29,040 as a landscaping surety.

BACKGROUND

Applicant:	Maplewood Development
Comp Guide Plan Designation	MUR-Mixed Use Residential
Current Zoning	R1 PUD-Low Density Residential Planned Unit Development.
Gross Area	18.82 Acres
Net Area	18.82 Acres
Lots Created	75 Single Family Lots
Gross Density:	3.98 Units Per Acre
Net (Met Council) Density:	3.98 Units Per Acre

The Planning Commission is being asked to consider a request by Maplewood Development for approval of the Amber Fields 16th Addition final plat. Plat approval is required to subdivide a portion of an existing outlot within the Amber Fields 12th Addition plat into 75 single-family parcels and parcels containing the public streets within the plat area. Staff finds the application consistent with the preliminary plat for this area of Amber Fields and recommends approval, subject to the conditions listed above.

The Planning Commission reviewed the Amber Fields 2nd Addition preliminary and final plats in April of 2022, and Council approved them at its meeting in May of that year. A portion of Amber Fields 2nd Addition was subsequently subdivided as Amber Fields 12th Addition, an outlot of which contains the area of the proposed Amber Fields 16th Addition. The preliminary plat contained townhomes in the northwestern portion of the preliminary plat area, and single-family homes in the northeast and southern portions. The proposed final plat is in the southern portion of the preliminary plat area, and will contain single-family detached lots. Stormwater is managed regionally with ponding and infiltration areas located centrally to the overall development. Therefore, no outlots are required for onsite ponding. In addition to the buildable lots, the proposed final plat includes right of way for all the streets located within the plat area.

ISSUE ANALYSIS

Legal Authority.

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

Land Use and Zoning

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

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

Category	**Required (Amber Fields PUD)**	**Amber Fields 2nd Addition Preliminary Plat**
Min. Lot Area (sf)	5,400 (interior) 7,200 (corner)	5,400 (interior) 8,450 (corner)
Min. Lot Width	45 ft. (interior) 55 ft. (corner)	45 ft (interior) 60 ft (corner)
Min. Front Yard Setback	25 ft	25 ft.
Min. Side Yard Setback	5 ft. dwelling/5 ft. garage/10 ft. corner (45-ft. wide lots) 10 ft. dwelling/5 ft. garage/20 ft. corner (55- and 65-ft. wide lots)	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)
Min. Rear Yard Setback	20 ft.	25 ft.

The Amber Fields PUD also includes a deviation from the maximum lot coverage as follows: The

maximum lot coverage shall be fifty-five percent (55%) for lots less than 8,000 square feet, fifty percent (50%) for lots between 8,000 and 9,000 square feet, forty-five percent (45%) for lots between, 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.

Final Plat.
Standards for reviewing subdivision requests are detailed in Title 12 of the Rosemount City Code. This section of the Code outlines the two-step Preliminary and Final Plat process for land subdivision. In this case, the preliminary plat was approved by Council on May 17, 2022, consisting of 190 single-family lots and 111 townhome lots. The current application proposes to plat an additional 75 of the remaining unplatted 108 single-family lots for Amber Fields 16th Addition and to dedicate the rights of way for the internal roadways. The final plat is consistent with the approved preliminary plat.

Parks and Open Space.
The park dedication requirements for Amber Fields are met through the multiple parks and trails within the overall development area. The central open area within Amber Fields will be surrounded by a trail system that is punctuated with neighborhood parks. A trail will run along the rear of the lots within Block 4. A roadway connection to the east allows for pedestrian access to the trail system in this neighborhood. Sidewalks will be built on at least one side of each street, consistent with the City's standards for placement and connecting with the sidewalks constructed in earlier phases within this area of Amber Fields.

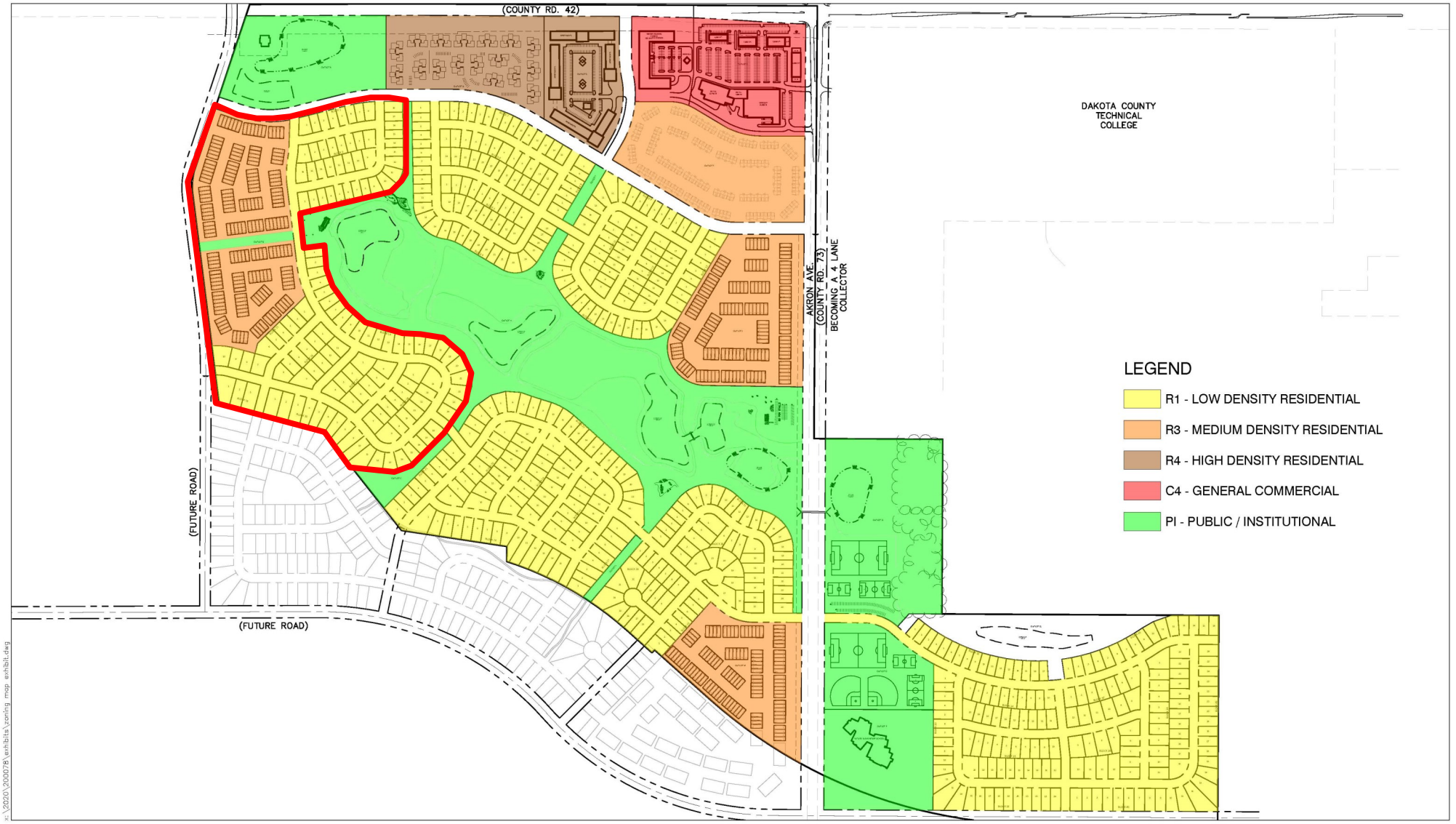
Landscaping.
The landscape plan submitted by the applicant shows a total of 372 trees to be planted throughout the 2nd Addition Preliminary Plat area. The bulk of those trees are within the townhome development portion of the site. For single family homes, the City Code requires one tree per interior lot and two on every corner lot. The landscape plan that was submitted conforms with those requirements. A total of 88 trees will be planted with this development. Therefore, its share of the total landscaping surety would be $29,040 (88 trees x $300 plus 10%). Submittal of the surety is a requirement for the release of mylars for recording. Staff will confirm that this amount was not included in the surety for the previous phase of development in this area.

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

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

RECOMMENDATION
Staff recommends approval of the final plat, subject to the conditions listed in the recommended

action section at the top of the report. This recommendation is based on the information provided by the applicant and reviewed in this report.



x:\2020\200078\exhibits\zoning map exhibit.dwg

UMORE PARK AT AMBER FIELDS - ZONING MAP EXHIBIT

UMORE PARK | ROSEMOUNT, MN

N

0' 300' 600'

DATE: 8-24-21
DRAWN BY: ELL
SCALE: 1" = 600'

ALLIANT ENGINEERING

AMBER FIELDS SIXTEENTH 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 TWELFTH ADDITION, according to the recorded plat thereof, Dakota County, Minnesota.

And

That part of vacated Ashtown Lane as dedicated on the plat of AMBER FIELDS TWELFTH ADDITION, described as follows:

Commencing at the most southerly corner of Lot 8, Block 3, said plat of AMBER FIELDS TWELFTH ADDITION; thence North 38 degrees 17 minutes 49 seconds West, assumed bearing, along the southwesterly line of said Lot 8, a distance of 97.57 feet to the southeasterly line of said Ashtown Lane; thence South 51 degrees 42 minutes 11 seconds West, along said southeasterly line of Ashtown Lane, 60.00 feet to the point of beginning; thence North 38 degrees 17 minutes 49 seconds West 112.89 feet; thence northwesterly 12.48 feet along a tangential curve concave to the southwest having a radius of 220.00 feet and a central angle of 3 degrees 15 minutes 00 seconds to the northwesterly line of said Ashtown Lane and said line there terminating.

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

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

Signed: Earl Street Partners II, LLC.

by _____
Mario J. Cocchiarella, Chief Manager

STATE OF MINNESOTA
COUNTY OF _____

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

_____
Signature

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

SURVEYORS CERTIFICATE

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

Dated this _____ day of _____ , 20 ___.

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

STATE OF MINNESOTA
COUNTY OF _____

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

_____
Signature

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

CITY COUNCIL, CITY OF ROSEMOUNT, MINNESOTA

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

By: _____ _____
Mayor Clerk

COUNTY SURVEYOR, COUNTY OF DAKOTA, STATE OF MINNESOTA

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

_____
Todd B. Tollefson
Dakota County Surveyor

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

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

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

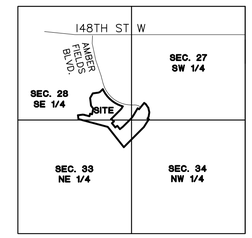
COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that this plat of AMBER FIELDS SIXTEENTH 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 SIXTEENTH ADDITION

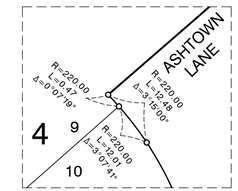


VICINITY MAP
SECTION 27, 28, 33 & 34, T115, R19
NOT TO SCALE

N

DETAIL A

(NOT TO SCALE)



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

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

N

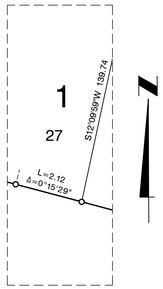
Scale in feet
0 100 200 300

ALLIANT ENGINEERING

AMBER FIELDS SIXTEENTH ADDITION

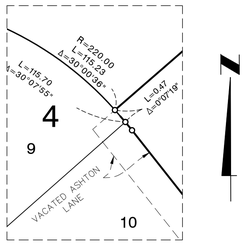
DETAIL B

(NOT TO SCALE)



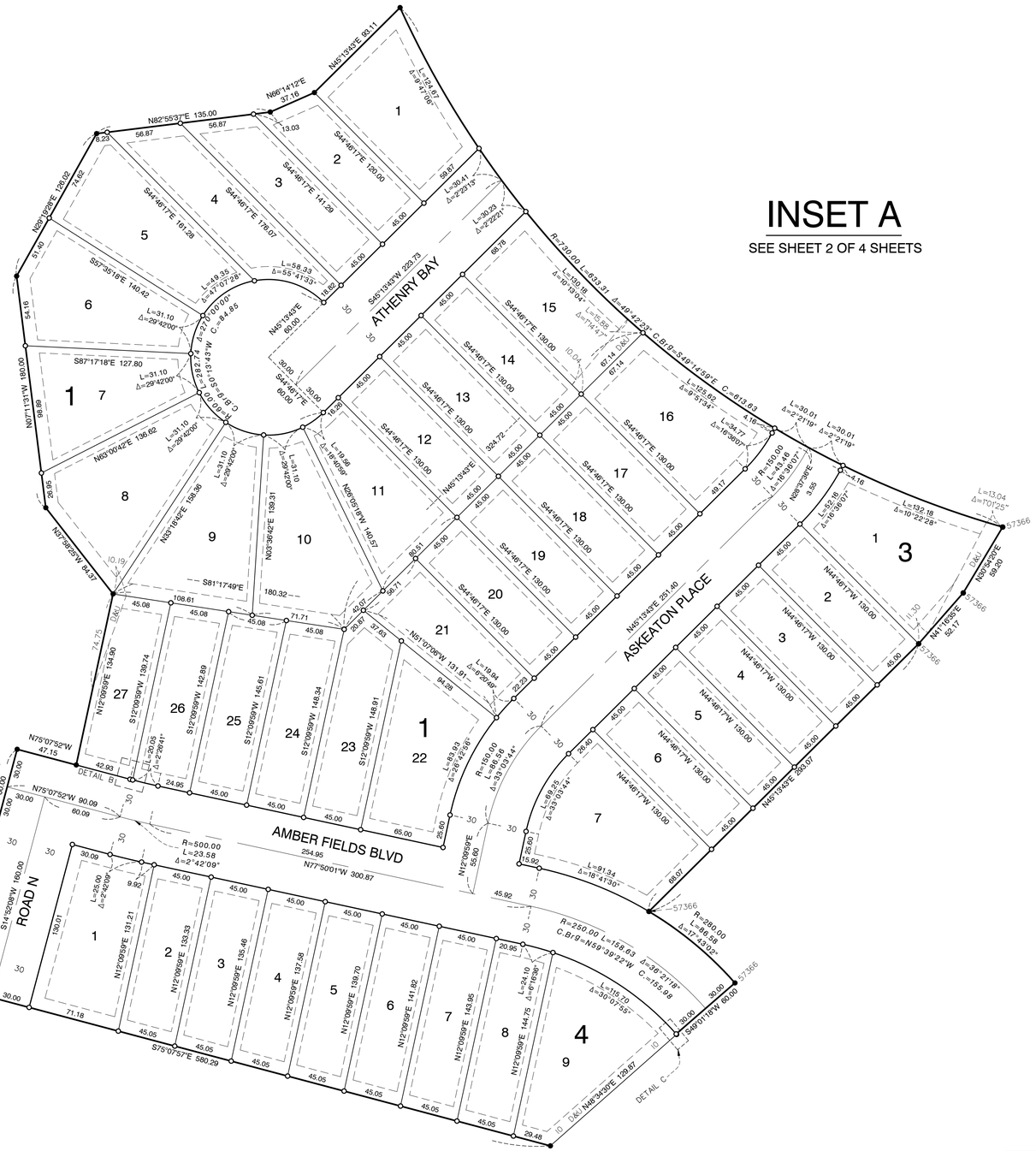
DETAIL C

(NOT TO SCALE)

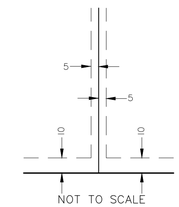


INSET A

SEE SHEET 2 OF 4 SHEETS



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

- ● Denotes monument found 1/2 inch iron pipe marked by license no. 44110, 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

Scale in feet

0 50 100 150

ALLIANT ENGINEERING

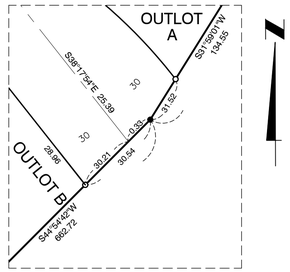
AMBER FIELDS SIXTEENTH ADDITION

INSET B

SEE SHEET 2 OF 4 SHEETS

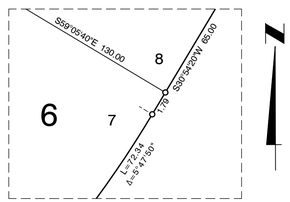
DETAIL D

(NOT TO SCALE)



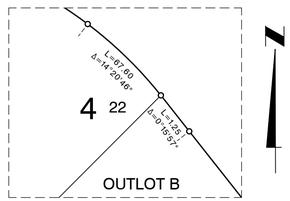
DETAIL E

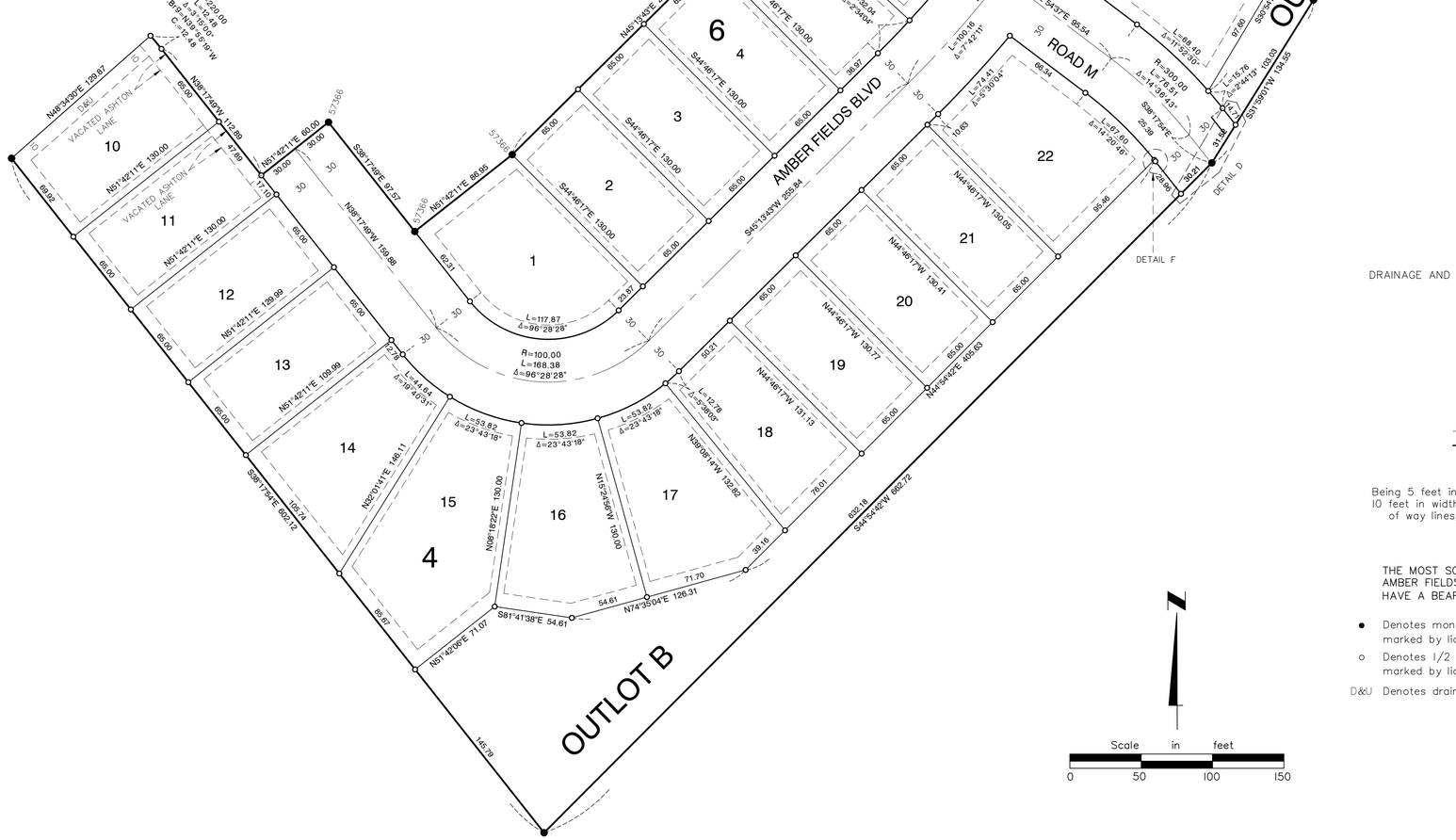
(NOT TO SCALE)

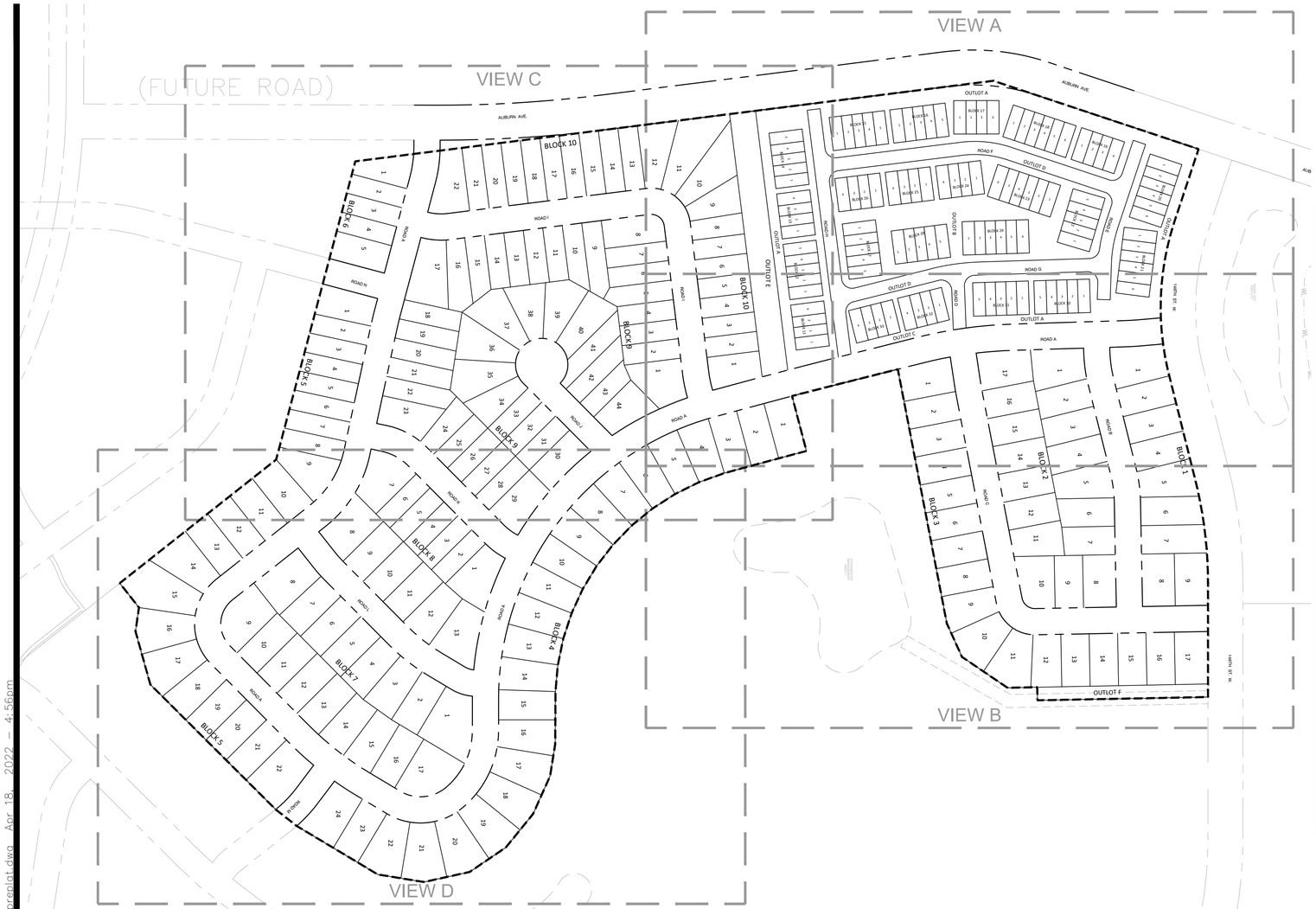


DETAIL F

(NOT TO SCALE)




R=200.00
L=38.32
Δ=10°58'37"
C.Brg=N45°23'57"W
C.=38.26
R=170.00
L=38.09
Δ=12°50'01"
C.Brg=N57°18'15"W
C.=38.00
S63°26'59"E
35.48
S34°26'28"W 78.58
S30°54'20"W 47.92
S09°14'03"W 107.19
S12°26'35"E 107.19
S77°33'47"W 130.00
N80°45'57"W 130.00
N59°05'40"W 130.00
S59°05'40"E 130.00
N30°54'20"E 190.00
S30°54'20"W 61.92
N45°13'43"E 279.18
S45°13'43"W 255.84
N44°54'42"E 405.63
S44°54'42"W 662.72
S38°17'54"E 602.72
N51°42'06"E 71.07
N38°17'54"W 112.89
N48°34'30"E 139.97
S38°17'54"W 159.98
S38°17'54"E 97.57
N51°42'11"E 60.00
N51°42'11"E 66.99
N51°42'11"E 130.00
N51°42'11"E 139.99
N51°42'11"E 109.99
N59°17'50"W 130.23
S41°20'21"E 129.41
S44°48'17"E 130.00
N44°48'17"W 130.00
N44°48'17"W 130.41
N44°48'17"W 130.77
N44°48'17"W 131.13
N09°08'14"W 132.82
N19°25'56"W 130.00
N09°18'22"E 130.00
N01°01'14"E 146.11
R=220.00
Δ=3°15'07"
C.Brg=N39°55'19"W
C.=12.48
R=745.00
L=185.24
Δ=14°19'23"
R=120.00 L=148.32
L=111.24
Δ=70°48'58"
R=100.00
L=168.38
Δ=96°28'28"
L=117.87
Δ=96°28'28"
L=53.82
Δ=23°43'18"
L=74.64
Δ=16°40'31"
L=72.34
Δ=5°47'50"
L=74.55
Δ=5°57'59"
L=32.04
Δ=2°34'04"
L=46.08
Δ=3°37'12"
L=160.16
Δ=7°42'11"
L=74.41
Δ=5°30'04"
L=67.60
Δ=14°20'46"
L=76.51
Δ=14°36'43"
L=89.10
Δ=11°52'10"
L=76.76
Δ=2°44'19"
L=32.57
Δ=10°58'37"
L=15.19
Δ=5°48'09"
L=58.74
Δ=21°40'16"
L=56.74
Δ=21°40'16"
L=56.74
Δ=21°40'16"
L=105.31
Δ=4°42'06"
L=72.78
Δ=5°38'05"
L=53.82
Δ=23°43'18"
L=53.82
Δ=23°43'18"
L=53.82
Δ=23°43'18"
L=72.78
Δ=5°38'05"
AMBER FIELDS BLVD
ROAD M
OUTLOT A
OUTLOT B
DETAIL D
DETAIL F
S30°54'20"W 78.58
S38°17'54"E 29.39
S30°54'20"W 105.03
S31°59'01"W 134.55
S30°54'20"W 105.03
S38°17'54"E 105.74
S38°17'54"E 145.78
S81°41'38"E 54.61
N74°35'04"E 126.31
N38°17'54"W 159.98
N38°17'54"W 97.57
N38°17'54"W 109.74
N38°17'54"W 145.78
N38°17'54"W 109.74
N38°17'54"W 97.57
N38°17'54"W 159.98
N38°17'54"W 112.89
N38°17'54"W 139.97



N

0 75 150 300

SCALE IN FEET

LEGEND:

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

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
B11-L1	2,129	0.05
B11-L2	1,836	0.04
B11-L3	1,836	0.04
B11-L4	2,129	0.05
B12-L1	2,129	0.05
B12-L2	1,836	0.04
B12-L3	1,836	0.04
B12-L4	1,836	0.04
B12-L5	2,129	0.05
B13-L1	2,129	0.05
B13-L2	1,836	0.04
B13-L3	1,836	0.04
B13-L4	2,129	0.05
B14-L1	2,129	0.05
B14-L2	1,836	0.04
B14-L3	1,836	0.04
B14-L4	1,836	0.04
B14-L5	2,129	0.05
B15-L1	2,129	0.05
B15-L2	1,836	0.04
B15-L3	1,836	0.04
B15-L4	1,836	0.04
B15-L5	2,129	0.05
B16-L1	2,129	0.05
B16-L2	1,836	0.04
B16-L3	1,836	0.04
B16-L4	1,836	0.04
B16-L5	2,129	0.05

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
B17-L1	2,129	0.05
B17-L2	1,836	0.04
B17-L3	1,836	0.04
B17-L4	2,129	0.05
B18-L1	2,129	0.05
B18-L2	1,836	0.04
B18-L3	1,836	0.04
B18-L4	1,836	0.04
B18-L5	1,836	0.04
B18-L6	2,129	0.05
B19-L1	2,129	0.05
B19-L2	1,836	0.04
B19-L3	1,836	0.04
B19-L4	2,129	0.05
B20-L1	2,129	0.05
B20-L2	1,836	0.04
B20-L3	1,836	0.04
B20-L4	1,836	0.04
B20-L5	1,836	0.04
B20-L6	2,129	0.05
B21-L1	2,129	0.05
B21-L2	1,836	0.04
B21-L3	1,836	0.04
B21-L4	1,836	0.04
B21-L5	1,836	0.04
B21-L6	2,129	0.05
B22-L1	2,129	0.05
B22-L2	1,836	0.04

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
B22-L3	1,836	0.04
B22-L4	1,836	0.04
B22-L5	2,129	0.05
B23-L1	2,129	0.05
B23-L2	1,836	0.04
B23-L3	1,836	0.04
B23-L4	1,836	0.04
B23-L5	1,836	0.04
B23-L6	2,129	0.05
B24-L1	2,129	0.05
B24-L2	1,836	0.04
B24-L3	1,836	0.04
B24-L4	2,129	0.05
B25-L1	2,129	0.05
B25-L2	1,836	0.04
B25-L3	1,836	0.04
B25-L4	2,129	0.05
B26-L1	2,129	0.05
B26-L2	1,836	0.04
B26-L3	1,836	0.04
B26-L4	2,129	0.05
B27-L1	2,129	0.05
B27-L2	1,836	0.04
B27-L3	1,836	0.04
B27-L4	1,836	0.04
B27-L5	2,129	0.05
B29-L1	2,129	0.05
B29-L2	1,836	0.04

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
B29-L3	1,836	0.04
B29-L4	1,836	0.04
B29-L5	1,836	0.04
B29-L6	2,129	0.05
B30-L1	2,129	0.05
B30-L2	1,836	0.04
B30-L3	1,836	0.04
B30-L4	1,836	0.04
B30-L5	2,129	0.05
B31-L1	2,129	0.05
B31-L2	1,836	0.04
B31-L3	1,836	0.04
B31-L4	1,836	0.04
B31-L5	2,129	0.05
B32-L1	2,129	0.05
B32-L2	1,836	0.04
B32-L3	1,836	0.04
B32-L4	2,129	0.05
B33-L1	2,129	0.05
B33-L2	1,836	0.04
B33-L3	1,836	0.04
B33-L4	2,129	0.05

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
B1-L1	10,602	0.24
B1-L2	8,125	0.19
B1-L3	8,125	0.19
B1-L4	8,125	0.19
B1-L5	9,450	0.22
B1-L6	9,073	0.21
B1-L7	9,581	0.22
B1-L8	9,000	0.21
B1-L9	9,081	0.21
B2-L1	10,054	0.23
B2-L2	7,964	0.18
B2-L3	8,193	0.19
B2-L4	8,422	0.19
B2-L5	9,283	0.21
B2-L6	8,260	0.19
B2-L7	7,718	0.18
B2-L8	9,000	0.21
B2-L9	7,800	0.18
B2-L10	9,666	0.22

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
B2-L11	8,413	0.19
B2-L12	7,800	0.18
B2-L13	7,800	0.18
B2-L14	7,800	0.18
B2-L15	7,800	0.18
B2-L16	7,800	0.18
B2-L17	9,816	0.23
B3-L1	9,488	0.22
B3-L2	7,800	0.18
B3-L3	7,800	0.18
B3-L4	7,800	0.18
B3-L5	7,800	0.18
B3-L6	7,800	0.18
B3-L7	7,800	0.18
B3-L8	7,800	0.18
B3-L9	8,779	0.20
B3-L10	10,232	0.23
B3-L11	10,357	0.24
B3-L12	8,069	0.19

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
B3-L13	7,800	0.18
B3-L14	7,800	0.18
B3-L15	7,800	0.18
B3-L16	7,800	0.18
B3-L17	9,122	0.21
B4-L1	8,604	0.20
B4-L2	8,446	0.19
B4-L3	8,530	0.20
B4-L4	8,976	0.21
B4-L5	8,976	0.21
B4-L6	8,976	0.21
B4-L7	8,976	0.21
B4-L8	8,976	0.21
B4-L9	8,976	0.21
B4-L10	8,976	0.21
B4-L11	8,976	0.21
B4-L12	8,976	0.21
B4-L13	8,976	0.21
B4-L14	8,976	0.21

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
B4-L15	8,694	0.20
B4-L16	9,382	0.22
B4-L17	10,116	0.23
B4-L18	10,116	0.23
B4-L19	10,299	0.24
B4-L20	10,751	0.25
B4-L21	10,751	0.25
B4-L22	10,751	0.25
B4-L23	8,450	0.19
B4-L24	11,052	0.25
B5-L1	8,868	0.20
B5-L2	5,952	0.14
B5-L3	6,048	0.14
B5-L4	6,143	0.14
B5-L5	6,239	0.14
B5-L6	6,334	0.15
B5-L7	6,430	0.15
B5-L8	6,515	0.15
B5-L9	9,881	0.23

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
B5-L10	9,550	0.22
B5-L11	8,450	0.19
B5-L12	8,450	0.19
B5-L13	8,450	0.19
B5-L14	10,844	0.25
B5-L15	13,986	0.32
B5-L16	10,699	0.25
B5-L17	10,942	0.25
B5-L18	9,132	0.21
B5-L19	8,512	0.20
B5-L20	8,488	0.19
B5-L21	8,465	0.19
B5-L22	12,188	0.28
B6-L1	7,266	0.17
B6-L2	5,850	0.13
B6-L3	5,850	0.13
B6-L4	5,850	0.13
B6-L5	8,450	0.19
B7-L1	13,842	0.32

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
B7-L2	8,631	0.20
B7-L3	9,162	0.21
B7-L4	8,904	0.20
B7-L5	8,450	0.19
B7-L6	8,450	0.19
B7-L7	8,623	0.20
B7-L8	11,522	0.26
B7-L9	11,402	0.26
B7-L10	8,450	0.19
B7-L11	8,450	0.19
B7-L12	8,450	0.19
B7-L13	8,588	0.20
B7-L14	8,738	0.20
B7-L15	8,787	0.20
B7-L16	8,450	0.19
B7-L17	12,110	0.28
B8-L1	10,618	0.24
B8-L2	5,850	0.13
B8-L3	5,850	0.13

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
B8-L4	5,850	0.13
B8-L5	5,850	0.13
B8-L6	5,850	0.13
B8-L7	11,227	0.26
B8-L8	10,823	0.25
B8-L9	8,450	0.19
B8-L10	8,450	0.19
B8-L11	8,450	0.19
B8-L12	9,031	0.21
B8-L13	11,327	0.26
B9-L1	10,669	0.24
B9-L2	5,850	0.13
B9-L3	5,850	0.13
B9-L4	5,850	0.13
B9-L5	6,634	0.15
B9-L6	6,364	0.15
B9-L7	6,368	0.15
B9-L8	9,028	0.21
B9-L9	7,552	0.17

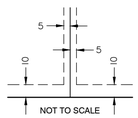
PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
B9-L10	6,375	0.15
B9-L11	5,625	0.13
B9-L12	5,625	0.13
B9-L13	5,625	0.13
B9-L14	5,625	0.13
B9-L15	6,228	0.14
B9-L16	8,119	0.19
B9-L17	12,076	0.28
B9-L18	6,179	0.14
B9-L19	6,366	0.15
B9-L20	6,491	0.15
B9-L21	6,614	0.15
B9-L22	7,078	0.16
B9-L23	9,216	0.21
B9-L24	6,440	0.15
B9-L25	5,850	0.13
B9-L26	5,850	0.13
B9-L27	5,850	0.13
B9-L28	5,850	0.13

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
B9-L29	9,806	0.23
B9-L30	8,583	0.20
B9-L31	5,850	0.13
B9-L32	5,850	0.13
B9-L33	5,850	0.13
B9-L34	7,630	0.18
B9-L35	10,182	0.23
B9-L36	9,848	0.23
B9-L37	10,285	0.24
B9-L38	8,214	0.19
B9-L39	9,219	0.21
B9-L40	9,485	0.22
B9-L41	7,794	0.18
B9-L42	7,141	0.16
B9-L43	5,809	0.13
B9-L44	8,958	0.21
B10-L1	8,131	0.19
B10-L2	5,400	0.12
B10-L3	5,400	0.12

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
B10-L4	5,400	0.12
B10-L5	5,400	0.12
B10-L6	5,400	0.12
B10-L7	5,400	0.12
B10-L8	5,553	0.13
B10-L9	7,577	0.17
B10-L10	11,704	0.27
B10-L11	13,821	0.32
B10-L12	9,694	0.22
B10-L13	6,525	0.15
B10-L14	6,525	0.15
B10-L15	6,525	0.15
B10-L16	6,525	0.15
B10-L17	6,525	0.15
B10-L18	6,525	0.15
B10-L19	6,525	0.15
B10-L20	6,526	0.15
B10-L21	6,526	0.15
B10-L22	10,257	0.24

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
OUTLOT A	125,127	2.87
OUTLOT B	66,659	1.53
OUTLOT C	12,172	0.28
OUTLOT D	70,915	1.63
OUTLOT E	36,116	0.83
OUTLOT F	11,723	0.27
ROW-EXTER	819	0.02
ROW-INTER	504,237	11.58
TOTAL	2,608,407	59.88

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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.

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

Maplewood Development, Inc.

Pulte HOMES

AMBER FIELDS - 2ND ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

PRELIMINARY PLAT - 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

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

CLARK WICKLUND, PE

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

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

PROJECT TEAM DATA

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

5

SHEET 5 of 45

Drawing name: X:\2020\20007R\plan sheets\Pulte\Periliminary Plat\20007Bprenlat.dwg Apr 18, 2022 - 4:56pm

N

0 50 100 200

SCALE IN FEET

LEGEND:

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

SINGLE FAMILY LOT DATA:

LOT TYPE BREAKDOWN

45' WIDE BLOCK 2, LOTS 1–27 BLOCK 3, LOTS 1–7 BLOCK 4, LOTS 1–9	47 UNITS
65' WIDE BLOCK 3, LOTS 9–17, 19–24 BLOCK 4, LOTS 10–22	28 UNITS
TOTAL LOTS	75 UNITS

SETBACKS

FRONT	25 FT
SIDE	5 FT
SIDE (ROW)	20 FT
REAR (45' WIDE)	23 FT
REAR (65' WIDE)	30 FT

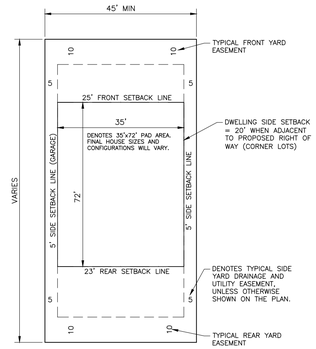
SITE PLAN NOTES:

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. SHALL COMPLY WITH CITY OF ROSEMOUNT ENGINEERING DESIGN STANDARDS.
5. ALL STREET SIGNAGE, PUBLIC & PRIVATE, SHALL COMPLY WITH THE MN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
6. ALL CURB AND GUTTER TO BE CONCRETE B618 OR SURMOUNTABLE TYPE AS NOTED, PER CITY OF ROSEMOUNT STANDARDS.
7. ALL PUBLIC SIDEWALKS WITHIN THE PUBLIC RIGHT OF WAY SHALL BE 5' WIDE.
8. TYPICAL PRIVATE PARKING STALL = 9'x18'

TOTAL DENSITY CALCULATIONS:

AREA AND DENSITY

GROSS AREA	18.82 AC
TOTAL UNITS	75 UNITS
DENSITY	0.25 UNITS/AC

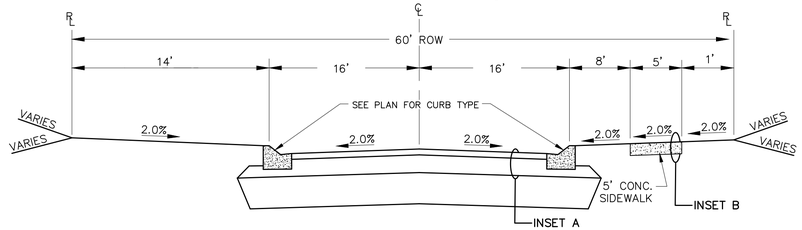


TYPICAL 45' LOT DETAIL

NOT TO SCALE

TYPICAL 65' LOT DETAIL

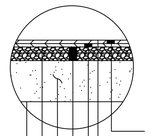
NOT TO SCALE



TYPICAL 60' ROW ROAD SECTION

INSET A

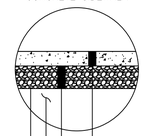
BITUMINOUS PAVEMENT



- 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

INSET B

CONCRETE SIDEWALK



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

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AMBER FIELDS - 16TH ADDITION

ROSEMOUNT, MN

PHASE 3
FINAL PLAT SUBMITTAL
SITE PLAN OVERALL

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CLARK WICHLUND, PE
1–25–2024 —
Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
1–26–24	CITY SUBMITTAL

PROJECT TEAM DATA

DESIGNED: DBR
DRAWN: JCH
PROJECT NO: 220–0078.3

6

SHEET 6 of 27

Drawing name: X:\2020\200078\plan sheets\Pulte\Final Plat – Phase 3\200078site.dwg Jan 26, 2024 – 2:42pm

MITIGATION & LANDSCAPE REQUIREMENTS:

MITIGATION:

OVERALL REQUIRED (PER PUD):	1,983 INCHES
– PROVIDED IN PREVIOUS ADDITIONS:	425 INCHES
REMAINING MITIGATION:	1,558 INCHES

PHASE THREE SINGLE FAMILY:
1 TREE PER UNIT FRONTAGE
TOTAL SINGLE FRONT LOTS: 62
TOTAL CORNER LOTS: 13 (2 TREES PER LOT REQUIRED)
REQUIRED TREES: 88
PROVIDED TREES: 88

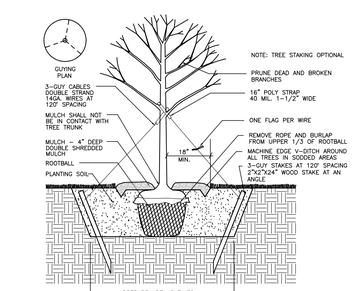
LANDSCAPE NOTES:

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 THREE):

# Single Family	KEY	COMMON NAME / SCIENTIFIC NAME	SIZE	NOTES
OVERSTORY TREES				
13	BL	Boulevard Linden |Tilia americana 'Boulevard'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
5	AB	Autumn Blaze Maple | Acer x freemanii	2.5" Cal. B&B	Straight Trunk, No V-Crotch
15	NF	Northern Flare Maple | Acer Saccharum 'Sisseton'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
7	CH	Common Hackberry | Celtis occidentalis	2.5" Cal. B&B	Straight Trunk, No V-Crotch
7	KC	Espresso Kentucky Coffee Tree | Gymnocladus diocus 'Espresso-JFS'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
10	AE	Accolade Elm | Ulmus japonica x wilsoniana 'Morton'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
13	SO	Swamp White Oak | Quercus bicolor	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
11	RO	Red Oak | Quercus rubra	2.5" Cal. B&B	Straight Trunk, No V-Crotch
88	TOTAL STREET TREES			

Note: Quanities on plan supercedes schedule in event of discrepancy



1 **TREE PLANTING DETAIL**
NOT TO SCALE

N

0 50 100 200
SCALE IN FEET

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AMBER FIELDS - 16TH ADDITION
ROSEMOUNT, MN
PHASE 3
FINAL PLAT SUBMITTAL
LANDSCAPE PLAN OVERALL

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CLARK WICHLUND, PE
Date License No.

QUALITY ASSURANCE/CONTROL
BY DATE

DATE	ISSUE
1-26-24	CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: DBR
DRAWN: TLM
PROJECT NO: 220-0078.3

26

SHEET 26 of 27

Drawing name: X:\2020\200078\plan sheets\Pulte\Final Plat - Phase 3\200078land.dwg Jan 26, 2024 - 3:09pm

UTILITY NOTES:

1. EXISTING UTILITIES, SERVICE LOCATIONS AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
2. MAINTAIN A MIN 18" VERTICAL SEPARATION AT ALL PIPE CROSSINGS, LOWER WATERMAIN AS NECESSARY. WATER AND SANITARY SEWER LINES TO MAINTAIN 10' HORIZONTAL SEPARATION.
3. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
4. PROVIDE POLYSTYRENE INSULATION FOR ALL STORM SEWER AND WATERMAIN CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 2'.
5. ALL UTILITY WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY OF ROSEMOUNT ENGINEERING GUIDELINES.
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, STAINLESS STEEL SADDLE WITH CORPORATION CONNECTIONS, 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 DIP CL–52.
15. IRRIGATION PLANS TO BE COMPLETED BY OTHERS.

N

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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 CATCH BASIN
- PROPOSED STORM MANHOLE
- PROPOSED STORM SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY SEWER
- FUTURE GATE VALVE
- FUTURE HYDRANT
- FUTURE WATERMAIN
- FUTURE CATCH BASIN
- FUTURE STORM MANHOLE
- FUTURE STORM SEWER
- FUTURE SANITARY MANHOLE
- FUTURE SANITARY SEWER

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AMBER FIELDS - 16TH ADDITION

ROSEMOUNT, MN

PHASE 3
FINAL PLAT SUBMITTAL
SANITARY SEWER AND WATER MAIN PLAN - OVERALL VIEW

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CLARK WICHLUND, PE
1-25-2024
Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
1-26-24	CITY SUBMITTAL

PROJECT TEAM DATA

DESIGNED:	DBR
DRAWN:	JCH
PROJECT NO:	220-0078.3

13

SHEET 13 of 27

Drawing name: X:\2020\20007R\plan sheets\Pulte\Final Plat - Phase 3\200078util.dwg Jan 26, 2024 - 2:44pm

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: February 19, 2024

Re: Amber Fields 16th Addition –Final Plat Review
WSB Project No. 024570-000

We have reviewed the documents provided by Alliant Engineering on January 26, 2024. Documents reviewed include:

- Amber Fields 16th Addition Final Plat Civil Set, dated 1/26/24
- Amber Fields 16th Addition Plat, dated 1/26/24

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. There is a gate valve shown in the watermain offset in the intersection of Amber Fields Blvd and Askeaton Place
        i. Consider shifting the valve outside of the offset for consistency in valve wrenches
    d. Shift gate valves out of the wheel paths and far enough away from the curb line to provide for adequate bituminous material and compaction.
    e. Locate all hydrants and the highpoints of the watermain system
        i. Adjust hydrant locations and watermain depth as necessary
    f. Note areas where the water/sanitary services are in conflict with the utility mains
        i. Provide how pipes will be adjusted/offset to accommodate

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3. Streets, Signage and Street Lighting
    a. There are several horizontal curves that do not meet 30 mph design
        i. Adjust curve radius or provide reduced speed signs
    b. The vertical curve for Road M does not meet 30 mph stopping sight distance requiements
    c. Call out ‘Stop signs’ as ‘Stop sign & Street Sign’ on plans
    d. Call out areas with barricade symbols as 'TEMPORARY BARRICADES W/ FUTURE ROAD SIGN'

4. Landscape
    a. No comments

Grading, Drainage, and Erosion Control Comments:

5. General
    a. No comments

6. Ponds and Wetlands
    a. Include NWL/HWL callouts on the plans.

7. Emergency Overflow Routes
    a. Grading plan with emergency overflow elevations should be provided.

8. Retaining Walls
    a. No comments

9. Erosion Control
    a. Provide additional rock construction exits at additional access points.
    b. Grouted riprap in line with City Standard Plate SD-10 should be provided at FES 936. Plate SD-10 should be included in the plans.

10. Grading
    a. A specific 16th Addition grading plan should be included in future submittals.

Stormwater Management Plan:

1. General Storm Sewer Design
    a. Match pipe crowns when the size of the pipe increases where possible.
    b. Provide updated rational method storm sewer sizing calculation and 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.
    c. Sheet piling will be required for FES 936 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.

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 – Provide building opening elevations and EOF elevations. Applicant should confirm freeboard is being met for all proposed buildings.

5. Water Quality
    a. No comments.

6. Easements
    a. Structure CBMH 900A is currently shown on the existing easement line for Lot 23. Ten feet of drainage and utility easement is required 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
MINNESOTA

EXECUTIVE SUMMARY

Planning Commission Regular Meeting: February 26, 2024
Tenative City Council Meeting: March 5, 2024

AGENDA ITEM:	Request by Spectro Alloys Corp for approval of the Spectro Alloys 3rd Addition Final Plat	**AGENDA SECTION:** CONSENT AGENDA
PREPARED BY:	Anthony Nemcek , Senior Planner	**AGENDA NO.** 4.c.
ATTACHMENTS:	Site Location, Final Plat, Preliminary Plat, Building Rendering, Landscape Plan, City Engineer's Memo Dated February 23, 2024	**APPROVED BY:** AK

RECOMMENDED ACTION: Motion to recommend the City Council approve the Spectro Alloys 3rd Addition Final Plat, subject to the following conditions:

a. Execution of a subdivision agreement.
b. Vacation of the Doyle Path right-of-way and existing easements.
c. Dedication of any easements required by the City Engineer.

BACKGROUND

The Planning Commission is being asked to consider a request by Spectro Alloys for approval of the Spectro Alloys 3rd Addition final plat. The proposed final plat will combine the entire Spectro Alloys site into a single parcel. This is made possible by the acquisition by Spectro of the parcel formerly owned by Dahn Construction. Platting of the property into a single parcel is a condition of the approval of Spectro Alloys site plan to construct a billet production facility on the parcel. Another component of this final plat request is the vacation of the Doyle Path right-of-way. Right-of-way vacations are the sole purview of the City Council, therefore no action is required by the Planning Commission on the vacation.

Applicant & Property Owner(s):	Spectro Alloys Corporation (Luke Palen, President)
Location:	13130 Doyle Path (Lot 1, Block 1 Technical Erectors Addition) and 13220 Doyle Path (Lot 1, Block 1 Spectro Alloys Addition)
Area in Acres:	28.67
Comp. Guide Plan Designation:	GI – General Industrial
Current Zoning:	GI – General Industrial/Mississippi River Critical Area Overlay District (Urban Diversified)

The Planning Commission approved the site plan for a 70,000 square foot addition to the existing building on the Dahn parcel at it's meeting on January 23, 2024. The site plan exceeded the maximum

lot coverage within the subject parcel, and the consolidation of all the existing parcels along Doyle Path into a single parcel was a condition of approval since the overall impervious for the site is below maximum lot coverage standard for the GI-General Industrial zoning district.

One other aspect of the zoning ordinance that will be impacted by the increase in the parcel size is the minimum building size requirement of the GI-General Industrial zoning district. The zoning ordinance requires a minimum building size of 10% of the subject property. With the construction of the billet expansion the building size for the site would be 15.6%, above the requirement for this district.

Final plat approval is the second step in the two-step platting process required by the City Code. The Planning Commission reviewed and recommended approval of the Preliminary Plat, which was approved by the City Council at its February 20th meeting. The proposed final plat is consistent with the preliminary plat, and staff is recommending approval.

ISSUE ANALYSIS

Legal Authority

The approval of a 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 plat meets the ordinance requirements, it must be approved.

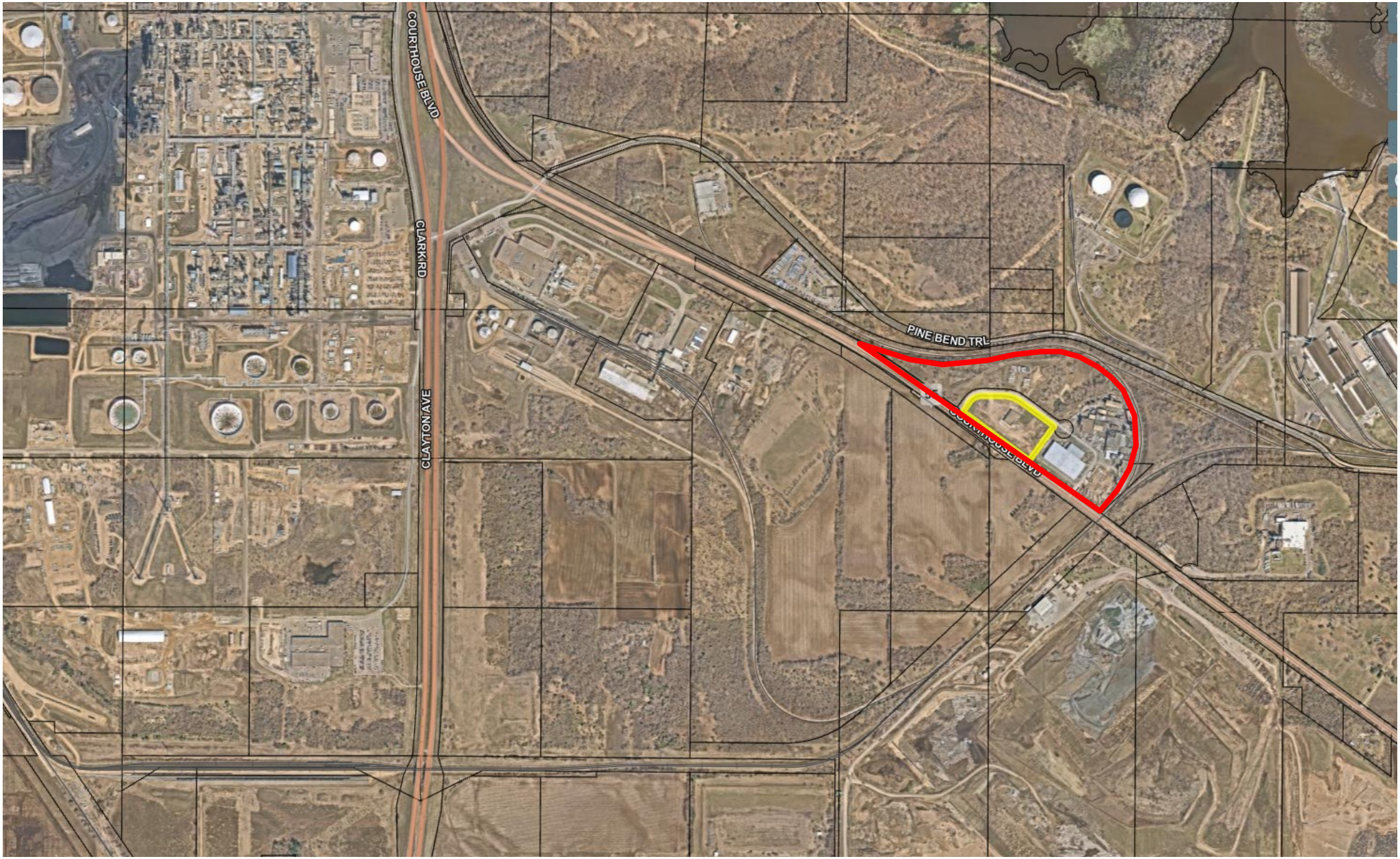
Lot Standards

The following lot standards apply to newly created parcels in the GI-General Industrial zoning district.

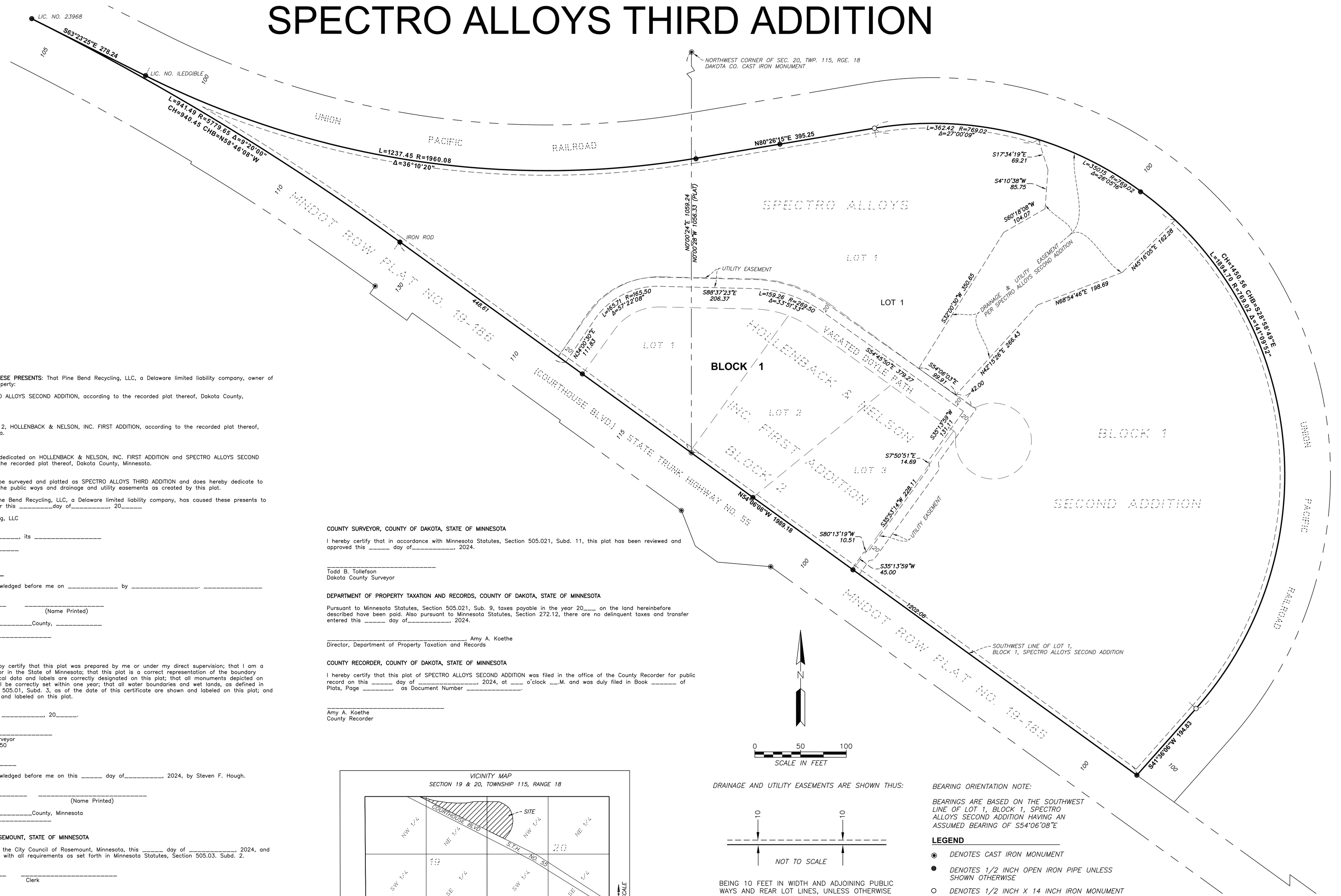
Standard	Required	Proposed
Minimum Lot Size	5 acres	36.16 acres
Maximum Lot Cover	70%	46%
Minimum Building Area	10% of parcel	15.6% of parcel

RECOMMENDATION

Staff is recommending approval of the Spectro Alloys 3rd Addition Final Plat based on information provided by the applicant and reviewed in this report, subject to the conditions listed in the recommended action above.


COURTHOUSE BLVD
CLARK RD
CLAYTON AVE
PINE BEND TRL
COURTHOUSE BLVD

SPECTRO ALLOYS THIRD ADDITION



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

Lot 1, Block 1, SPECTRO ALLOYS SECOND ADDITION, according to the recorded plat thereof, Dakota County, Minnesota.

AND

Lots 1, 2 and 3, Block 2, HOLLENBACK & NELSON, INC. FIRST ADDITION, according to the recorded plat thereof, Dakota County, Minnesota.

AND

Vacated Doyle Path as dedicated on HOLLENBACK & NELSON, INC. FIRST ADDITION and SPECTRO ALLOYS SECOND ADDITION, according to the recorded plat thereof, Dakota County, Minnesota.

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

In witness whereof said Pine Bend Recycling, LLC, a Delaware limited liability company, has caused these presents to signed by its proper officer this _____day of_____, 20_____

Signed: Pine Bend Recycling, LLC

_____, its _____

_____
(Name Printed)

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ by _____. _____

_____ _____
(Signature) (Name Printed)

Notary Public, _____County, _____

My Commission Expires_____

SURVEYORS CERTIFICATE

I Steven F Hough 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 Statues, 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_____.

_____
Steven F. Hough, Land Surveyor
Minnesota License No. 54850

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of_____, 2024, by Steven F. Hough.

_____ _____
(Signature) (Name Printed)

Notary Public, _____County, Minnesota
My Commission Expires_____

CITY COUNCIL, CITY OF ROSEMOUNT, STATE OF MINNESOTA

This plat was approved by the City Council of Rosemount, Minnesota, this _____ day of _____, 2024, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03. Subd. 2.

_____ _____
Mayor Clerk

COUNTY SURVEYOR, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of_____, 2024.

_____
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, Sub. 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_____, 2024.

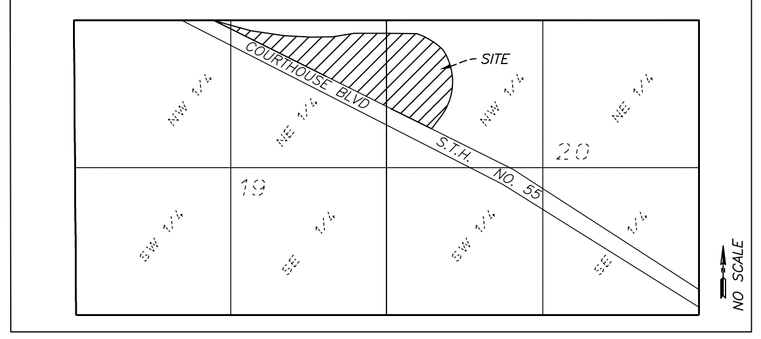
_____, Amy A. Koethe
Director, Department of Property Taxation and Records

COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that this plat of SPECTRO ALLOYS SECOND ADDITION was filed in the office of the County Recorder for public record on this _____ day of _____, 2024, at ____ o'clock ___M. and was duly filed in Book _____ of Plats, Page _____, as Document Number _____.

_____
Amy A. Koethe
County Recorder

VICINITY MAP
SECTION 19 & 20, TOWNSHIP 115, RANGE 18



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

BEING 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS AND REAR LOT LINES, UNLESS OTHERWISE INDICATED ON THIS PLAT.

BEARING ORIENTATION NOTE:

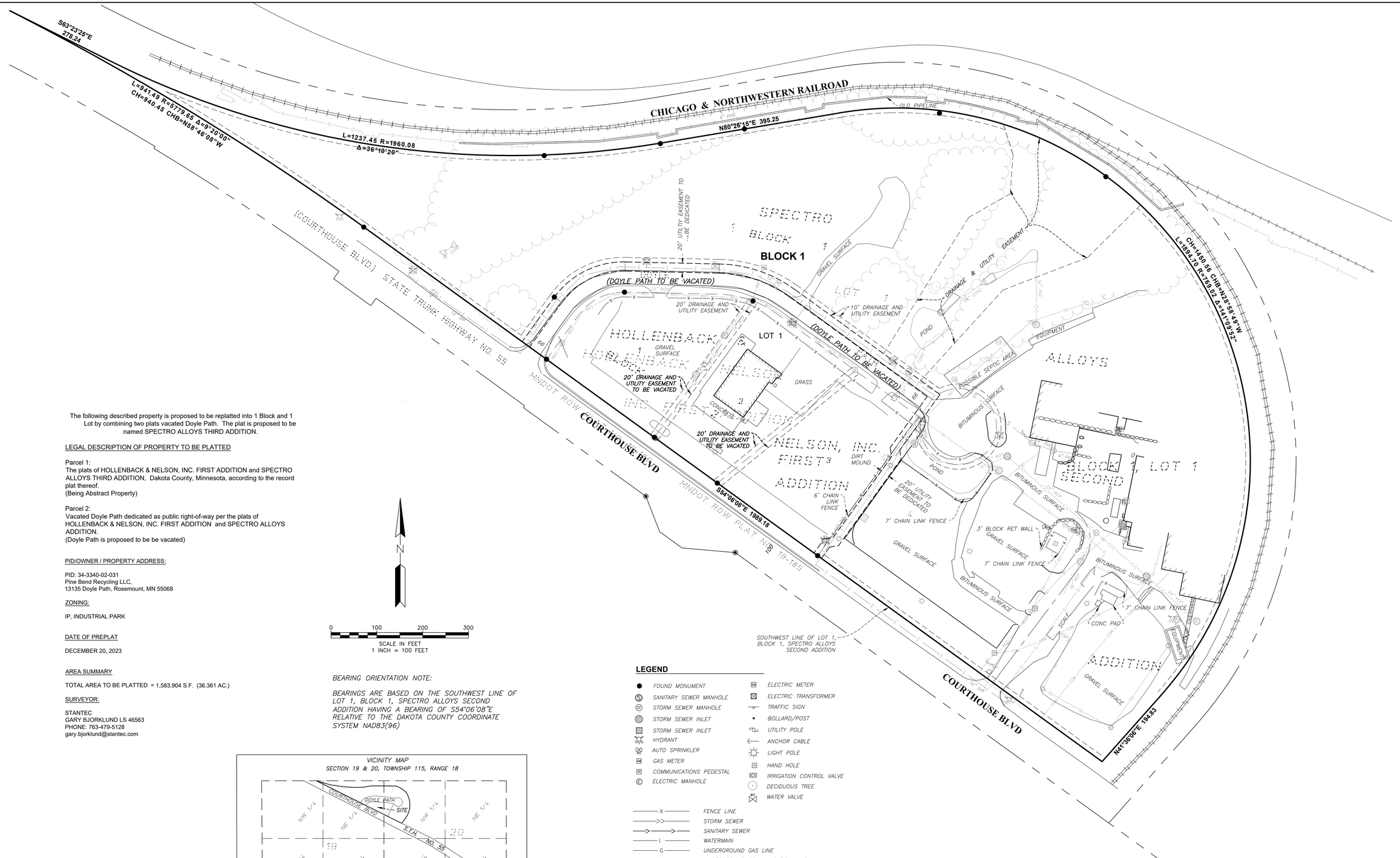
BEARINGS ARE BASED ON THE SOUTHWEST LINE OF LOT 1, BLOCK 1, SPECTRO ALLOYS SECOND ADDITION HAVING AN ASSUMED BEARING OF S54°06'08"E

LEGEND

- ◉ *DENOTES CAST IRON MONUMENT*
- ● *DENOTES 1/2 INCH OPEN IRON PIPE UNLESS SHOWN OTHERWISE*
- ○ *DENOTES 1/2 INCH X 14 INCH IRON MONUMENT SET WITH PLASTIC CAP MARKED BY LICENSE NO. 54850*

Stantec

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

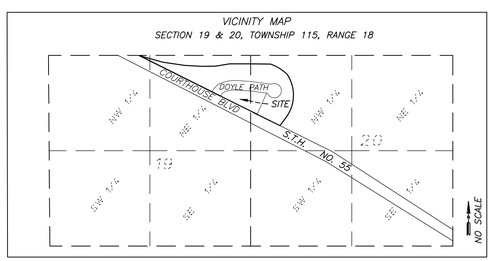
N

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

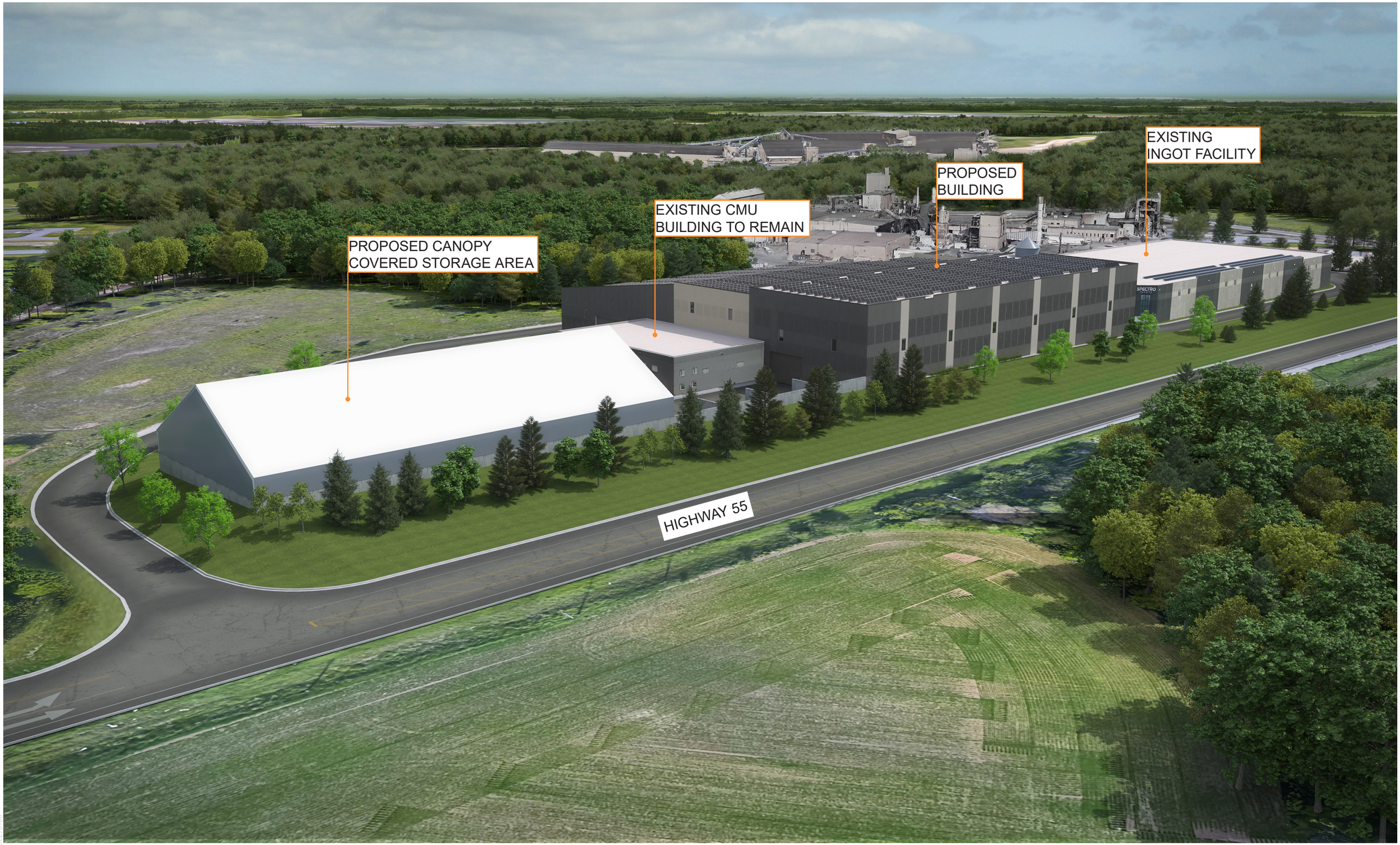
CLIENT NAME
PINE BEND LAND COMPANY, LLC

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



32273100

OPUS
THE OPUS GROUP

Spectro Alloys
Rosemount, MN

Concept Rendering
01-18-2024

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ALL DIMENSIONS AND CONDITIONS SHALL BE VERIFIED ON THE JOB AND ANY DISCREPANCIES TO BE REPORTED TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

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: 246,114 SF
   - 1.1. TOTAL TREES REQUIRED: 82
   - 1.2. TOTAL TREES PROPOSED 82
2. 1 FOUNDATION PLANTING PER 10 LINEAR FEET OF BUILDING: 1,940 LF
   - 2.1. TOTAL PLANTS REQUIRED: 194
   - 2.2. TOTAL PLANTS PROPOSED: 198
3. VEGETATIVE SCREENING OF INDUSTRIAL STORAGE: PROVIDED

NOTES

1. SEE SHEET L-801 FOR DETAILS, NOTES AND PLANT SCHEDULE.

DOYLE PATH

EXISTING BUILDING
FFE: 897.67

CANOPY COVERED
STORAGE AREA
27,930 SF

WOOD MULCH

EDGER, TYP.

TRUCK SCALE

3'-0" LANDSCAPE MAINTENANCE STRIP

ROCK MULCH

EDGER, TYPICAL

20' WATERMAIN
EASEMENT

COURTHOUSE BLVD (TRUNK HIGHWAY NO. 55)

GRAPHIC SCALE
30 0 30 60
(IN FEET)
1 inch = 30 ft.

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: _____

SIGNATURE: _____ LIC. NO. _____

DATE: _____

SPECTRO BILLET EXPANSION
ROSEMOUNT, MN
LANDSCAPE PLAN

1	CITY RESUBMITTAL	02/01/2024

SURVEY	STANTEC
DRAWN	SAG
DESIGNED	SAG
CHECKED	DML
APPROVED	DML
PROJ. NO.	193806006

SHEET NUMBER
L-101

Plot Date: 02/01/2024 - 3:15pm
Drawing Name: n:\active\2023\environmental\193806006\1-shared_projects\193806006\BILLET PRODUCTIONS FACILITY\5_DESIGN\1_CAD\3 PLANSHEETS\L-101 LANDSCAPE PLAN 193806006.dwg
Xrefs: xSURV-x_SITE-xTITLE-xBLDG BILLET-xSITE COMPLEXED DESIGN 21-2_5855.dtfnts, 5855.dtfnts

Memorandum

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

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

Date: February 23, 2024

Re: Spectro Billet – 2024 Expansion
Engineering Review
WSB Project No. 024362-000

We have reviewed the documents provided by Stantec on February 6, 2024. Documents reviewed include:

- Spectro Billet Expansion - Preliminary Site Construction Drawings, dated 2/1/2024
- Spectro Billet Expansion – Stormwater Memo, dated 2/1/2024

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. Grayed out comments have been previously addressed. Comments highlighted in yellow may need additional comments or consideration from the city.

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
        i. Confirm the presence of any existing sanitary sewer service piping downstream of the septic existing tank
    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

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

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
    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 During building permit process
    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 Verify vacation of Doyle Path to private drive

6. Details & Specifications
    a. No comments.

7. Landscape Plan
    a. No comments.

Grading, Drainage, and Erosion Control Comments:

8. General
    a. No comments.
9. Ponds and Wetlands
    a. The NWL/HWL of the downstream stormwater basin should be noted on the grading plan for reference.
        i. Note the 100-year HWL for the basin should be determined with no exfiltration in the HydroCAD model consistent with the City's Engineering Design Guidelines.

        ii. The existing basin NWL should be updated on the plans.
10. Emergency Overflow Routes:
    a. No comments.
11. Retaining Walls:
    a. Note retaining walls greater than 4 feet require engineering design.
12. Erosion Control:
    a. No comments.
13. Grading:
    a. Per the City's Engineering Design Guidelines maximum slopes of 4:1 are allowed above the NWL of a basin. There are several locations showing slopes steeper than 4:1 throughout the site.
        i. One location in the south corner of the site is still showing 3:1 side slopes to build up the berm adjacent to the roadway. Applicant should confirm with the City if this will be allowed or the berm should be lowered to meet the 4:1 slope requirement.

Stormwater Management Plan:

1. General Storm Sewer Design
    a. Provide an updated catch basin drainage area map along with storm sewer sizing calculations to confirm storm sewer is sized for a 10-year storm event.
        i. Provide calculations for proposed driveway culvert sizing.
    b. All public storm sewer and/or storm sewer within the ROW should be RCP and minimum 15" in diameter per the City's Engineering Design Guidelines.
        i. It should be noted on the plans what storm sewer is intended to be public versus remaining private. Responses indicated that a note would be added to sheet C501 but this was not seen on the plans.
    c. An OCS structure is required to be constructed as the ultimate outlet from a site's BMP. The applicant should provide an update on the status of the OCS structure from the infiltration area in the ravine. The applicant should continue to engage with the City on the timing of the OCS construction.
    d. A sump should be included prior to outletting to the forebay. Either a sump should be added to structure STMH 110, or a sump should be included on both STMH 112 and CBMH 111.
        i. From previous Spectro addition plans it appears CBMH 111 was proposed with a sump; this should be confirmed to have been constructed and if so noted on the plans.
    e. Applicant should confirm with the City if there are plans in the future to convert Doyle Path from rural to urban. If Doyle Path is planned to be converted to an urban roadway, it should be discussed if the storm sewer manholes along Doyle Path should be put in line with the anticipated future curb line.
    f. Callout connect to existing storm sewer at the existing outlet location.
    g. It should be confirmed if structure 102 is intended to be an open grate structure or a closed grate structure as the structure ID in the storm sewer schedule and on the plan view are inconsistent.
    h. The castings for structures 102-104 should be confirmed as they appear to callout castings with curb boxes even though they are not proposed along a curb line.

i. The castings for structures 102 and 103 should be confirmed as they are calling out raised castings within a paved area.

2. Water Quantity
    a. No comments.
3. Rate/Volume Control
    a. No comments.
4. Freeboard
    a. No comments.
5. Water Quality
    a. No comments.
6. Easements
    a. No comments.

ROSEMOUNT
MINNESOTA

EXECUTIVE SUMMARY

Planning Commission Regular Meeting: February 26, 2024
Tenative City Council Meeting: March 19, 2024

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:** OLD BUSINESS
PREPARED BY:	Julia Hogan, Planner	**AGENDA NO.** 5.a.
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 , Draft Traffic Impact Study, 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:

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. The traffic study must be updated to address city staff and reviewer comments and completed prior to City Council approval.
   c. ISD 196 will be required to undertake a supplemental and more detailed examination of pedestrian safety solutions in the immediate area, working in partnership with the City and Dakota County. Solutions which are found to be warranted will need to be in place prior to the school opening.
   d. 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.

e. Applicant will need to verify that lumens on photometric plan do not exceed .05 at residential property lines prior to City Council approval.
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

UPDATE

The Planning Commission held a public hearing at their January 23, 2024, meeting to review the requests for a rezoning of the site, minor subdivision, site plan review, and conditional use permit for an elementary school to be built on a 34.51 acres site located west of Akron Ave and south of Bonaire Path West. Staff presented the requests to the Commission with the recommendation that they continue the item until the February 26, 2024, Planning Commission meeting due to the lack of a traffic study, which the city requested the applicant provide. There were several public comments from residents regarding concerns for safety and traffic around the proposed school site. The Commission voted unanimously to continue the item until the February Planning Commission meeting so that the applicant could submit a traffic study to the city for review.

The applicant did provide the city with a draft traffic study that is being reviewed by the city and the city's consultant. The applicant also resubmitted updated engineering plans and an updated landscape plan to offset the fee-in-lieu of replacement trees.

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. Staff is recommending approval of the four requested items, subject to the conditions listed in the recommended actions.

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 ft.	>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
Staff received a draft traffic study from the applicant earlier this month which included existing conditions of the site, traffic forecasts, traffic analysis and conclusions and recommendations. The city’s public works/engineering department as well as the city’s consultants were able to initially review the draft study. Some takeaways that city staff and reviewers found from the draft report are shown below:

- There is adequate space internal to the site to contain drop-off/pick-up queues.
- Additional traffic and peak hours do not substantially impact the level of service provided by

the intersections at Bonaire/Ardhoe, or Bonaire/Akron, and no changes to the way these two intersections are controlled are warranted at this time.

- With a change in configuration at the intersection of Ardroe Avenue/Kaylemore Trail, it is recommended that the city modify the traffic controls such that Ardroe becomes the through street and Kaylemore Trail to be stop-controlled on approach to Ardroe Ave.
- The City and School district will need to continue to collaborate on examining and developing plans for pedestrian safety implements along Bonaire Path and will continue to consult with Dakota County to address the same along Akron Avenue in the vicinity of the school site. There is adequate time prior to the completion of the school and opening to provide such enhancements where justified under City/County policies and warrants.

City staff are requiring conditions to be included with the recommended action. One of the conditions requires the applicant to update the traffic study to address staff and reviewer comments prior to City Council approval. City staff and the city's consultant did not find any fatal flaws in the content of the report but are requiring the comments be incorporated into the traffic study to make the report more complete and usable toward future work. A second conditions will be included, which will require the school district to undertake a supplemental and more detailed examination of pedestrian safety solutions, working with the City and Dakota County, and implementing those solutions prior to the opening of the school.

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 access 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 77 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. The elementary school is proposed to have 638 students attend it, which would require 32 parking stalls for the student portion. At this time, staff was not provided an exact number of classrooms proposed for the building, but staff are confident that the proposed 230 parking stalls planned for the site will be a sufficient amount of stalls 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

The applicant has provided an updated landscape plan showing additional trees to be planted on site. The original landscape plan showed a total of 156 trees were to be planted, 116 of those trees were to be deciduous and 40 were to conifer. The updated landscape plan now shows a total of 311 trees to be planted throughout the site. 224 of the proposed trees will be deciduous and 87 will be conifers. 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 in the southern portion 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 run 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 was previously proposing to provide 389 caliper inches of replacement trees on site, which was to be provided with 156 trees. That was a shortfall of 389 caliper inches of replacement. The updated landscape plan now shows 778 caliper inches of replacement trees on site, which will be provided with 311 trees. There is no longer a shortfall in caliper inches of replacement, so fee-in-lieu of replacement is now no longer needed.

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 the applicant will need to verify that the levels of lighting does not exceed over 0.5 lumen across Bonaire Path West to the residential development to the north and does not exceed 0.5 lumen near the trail area off of Ardroe Ave and Kaylemore Trail prior to City Council approval. 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:

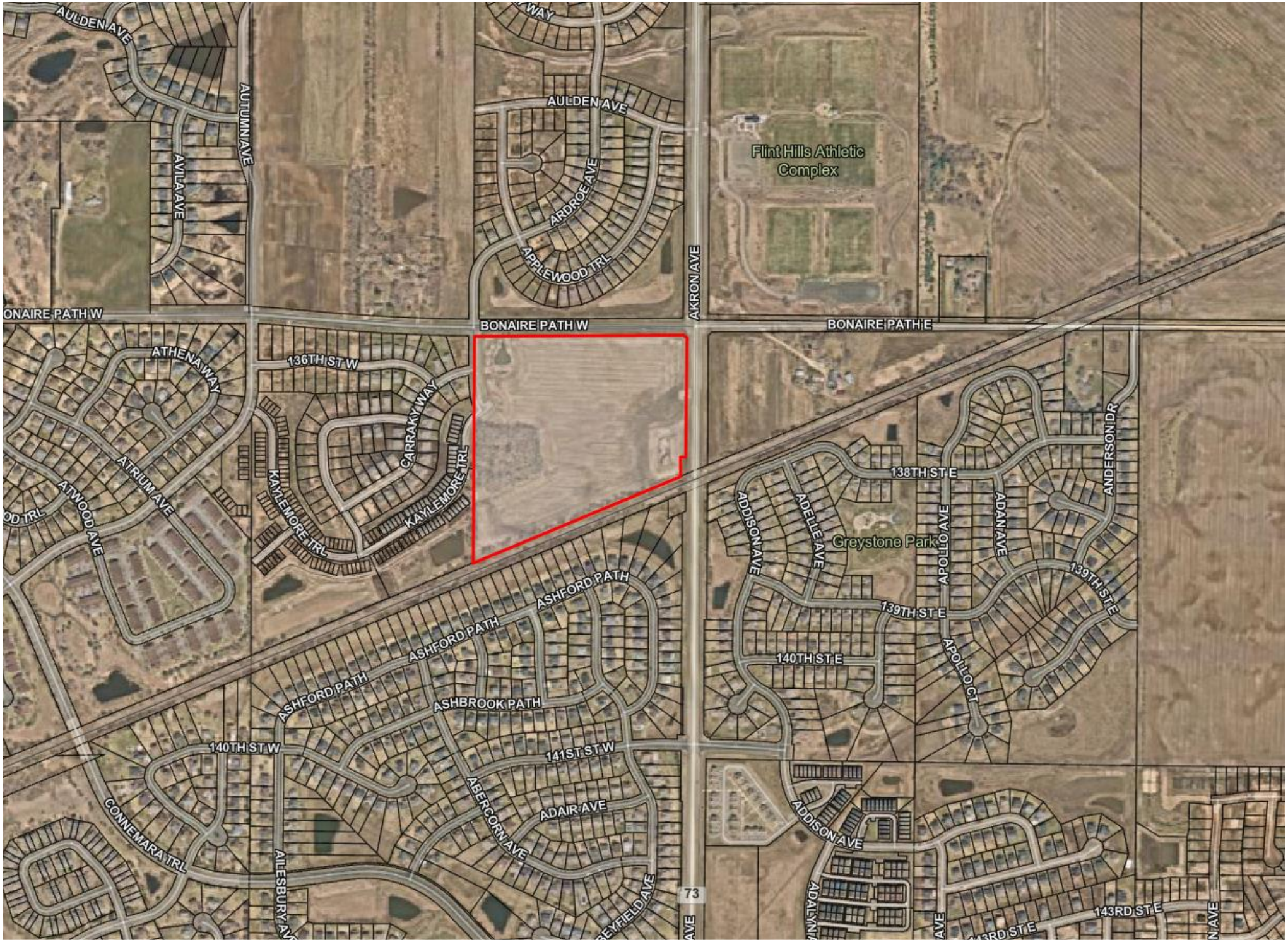
1. Will not be detrimental to or endanger the public health, safety, or general welfare of the neighborhood or the city.
2. Will be harmonious with the objectives of the comprehensive plan and city code provisions.
3. Will be designed, constructed, operated and maintained so as to be compatible or similar 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 approval of the rezoning of the site from AG-Agricultural to R1-Low Density Residential, minor subdivision, site plan and building design review and conditional use permit for a new elementary school to be built on a 34.51 acre site west of Akron Ave and south of Bonaire Path West subject to conditions of approval outlined in the recommend action section above.


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
140TH ST E
APOLLO CT
ASHFORD PATH
ASHFORD PATH
ASHFORD PATH
ASHBROOK PATH
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

SCALE 1 IN = 50 0 50 100 FEET

Municipality:	City of Rosemount
Existing Zoning:	Agricultural
Proposed Zoning:	Public/Institutional
Proposed Use:	Public/Institutional
Road Mileage:	0.0
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
Building Setbacks:	Public/Institutional Front yard: 30 feet Side Corner: 30 feet Rear yard: 30 feet Side yard: 30 feet
Lot Summary:	Single Lot
Owner/Subdivider:	Independent School District 196 Rosemount-Apple Valley-Egan 3455 153rd Street West Rosemount, MN 55068 (651) 423-7700
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

BLOCK 1

E1/2 of the SW1/4

LOT 1

OUTLOT C

CARRAKAS WAY

S11°13'45"W
190.45

N11°00'16"W
191.63

284.19
S00°14'56"E

N00°00'06"W
1407.66

S89°37'25"E
40.17

78.33
S89°37'25"E

S00°38'53"W
205.20

205.26
S00°38'53"W

West line of the E1/2 of the SW1/4 of Sec.22, T.115, R.19

579.49

N54°37'39"E
90.81

S35°49'21"E
69.97

S54°37'39"W
22.50

R=200.00
Δ=35°30'44"

S35°45'10"E
24.75

N54°37'39"E
119.99

S54°37'39"W
45.00

S00°26'25"W
186.94

183.07
S00°26'25"W

20

2607.13

401.22

305.73

AKRON AVENUE

860.45
S00°05'05"W

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

N89°54'55"W
76.03

East line of the E1/2 of the SW1/4 of Sec.22, T.115, R.19

S00°05'05"W
168.70

458.40

30

55

75

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

AKRON AVENUE
P.I.A. CO. RD. NO. 73

GREYSTONE
5TH ADDITION

PRESTWICK PLACE 13TH ADDITION

PRESTWICK PLACE 16TH ADDITION

PRESTWICK PLACE 19TH ADDITION

PRESTWICK PLACE 20TH ADDITION

OUTLOT D

OUTLOT E

CHICAGO ROCK ISLAND AND PACIFIC RAILROAD

F.K.A. UNION PACIFIC RAILROAD

Northerly right-of-way line of the Chicago, Rock Island and Pacific Railroad (per Prestwick Place 13th Add, Prestwick Place 16th Add, Prestwick Place 19th Add, Prestwick Place 20th Add) — Now known as Union Pacific Railroad

Delineated Wetland

939.20 SP-1

939.22 SP-2

Drainage & Utility Easement

Sanitary Sewer Easement per Doc. 823136

BONAIRE PATH W

SITE

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

S26°48'29"E 52.85

S15°53'55"E 199.12

S15°53'55"E 170.13

S75°16'51"E 70.98

S75°16'38"E 81.05

S69°30'48"E 194.36

S69°30'45"E 786.91

S33°54'40"E 34.85

S33°54'40"E 69.57

N54°18'58"E 247.84

S55°34'09"W 26.86

N26°26'19"W 210.00

S87°22'13"W 190.00

828.17

393.28

458.40

1724.34

2182.74

84.45

43.00

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

NW1/4 NE1/4 SW1/4 SE1/4 AKRON AVE BONAIRE PATH W SITE UNION PACIFIC RAILROAD

N

50 0 50 100

SCALE IN FEET

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
Civil Engineers and Land Surveyors
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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

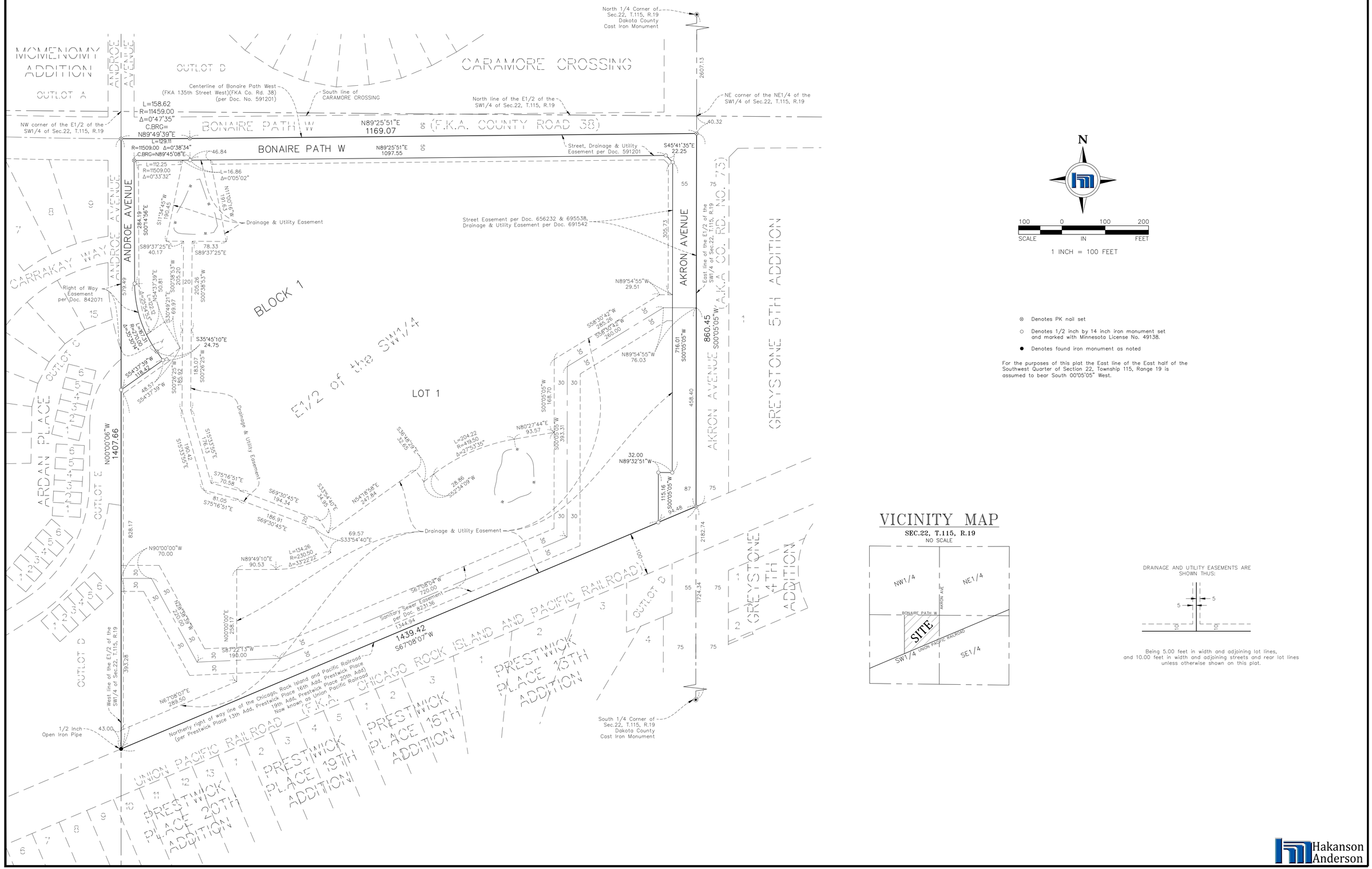
REGISTRAR OF TITLES, COUNTY OF DAKOTA, STATE OF MINNESOTA

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

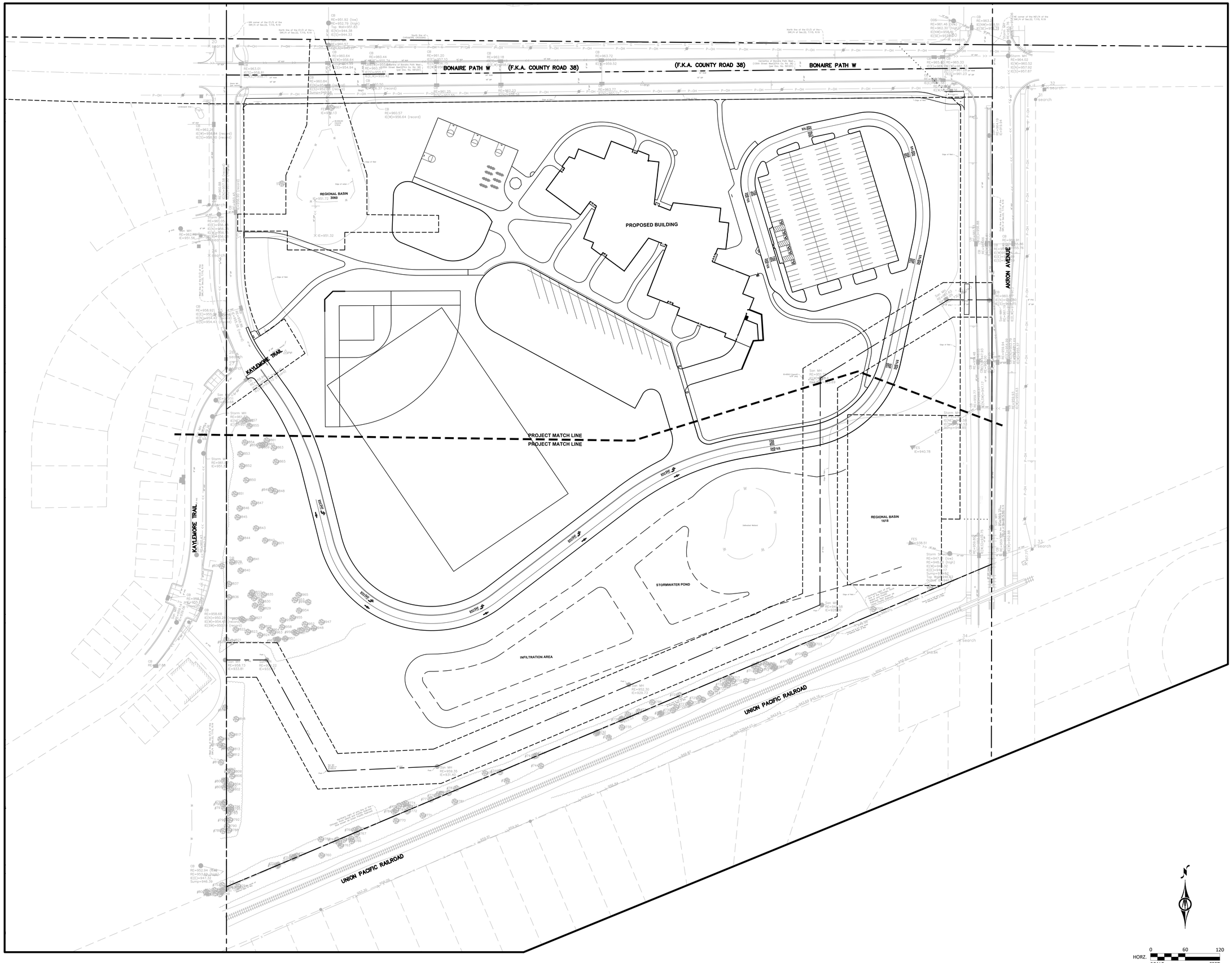
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

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



0 60 120
HORZ. SCALE FEET

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
3300 FERNBROOK LANE NORTH, SUITE 300
PLYMOUTH, MINNESOTA 55447
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 **PROFESSIONAL ENGINEER** under the laws of the State of **MINNESOTA**

DAVID A. REY
Registration Number **40180** Date **XX/XX/XX**

Revisions		
Description	Date	Num

Comm: **232104**
Date: **XX/XX/2024**
Drawn: **JDO**
Check: **DAR**

North

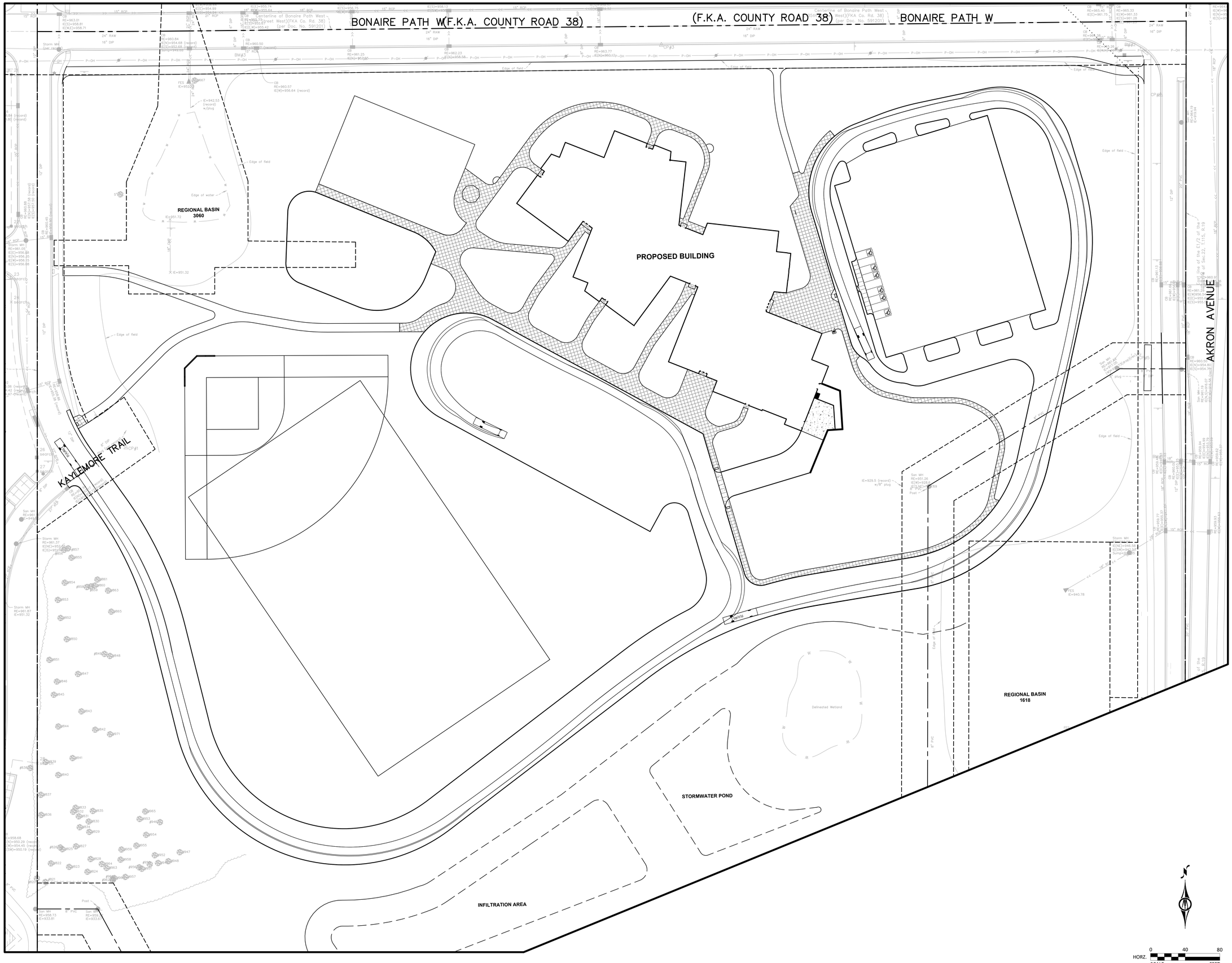
OVERALL SITE PLAN

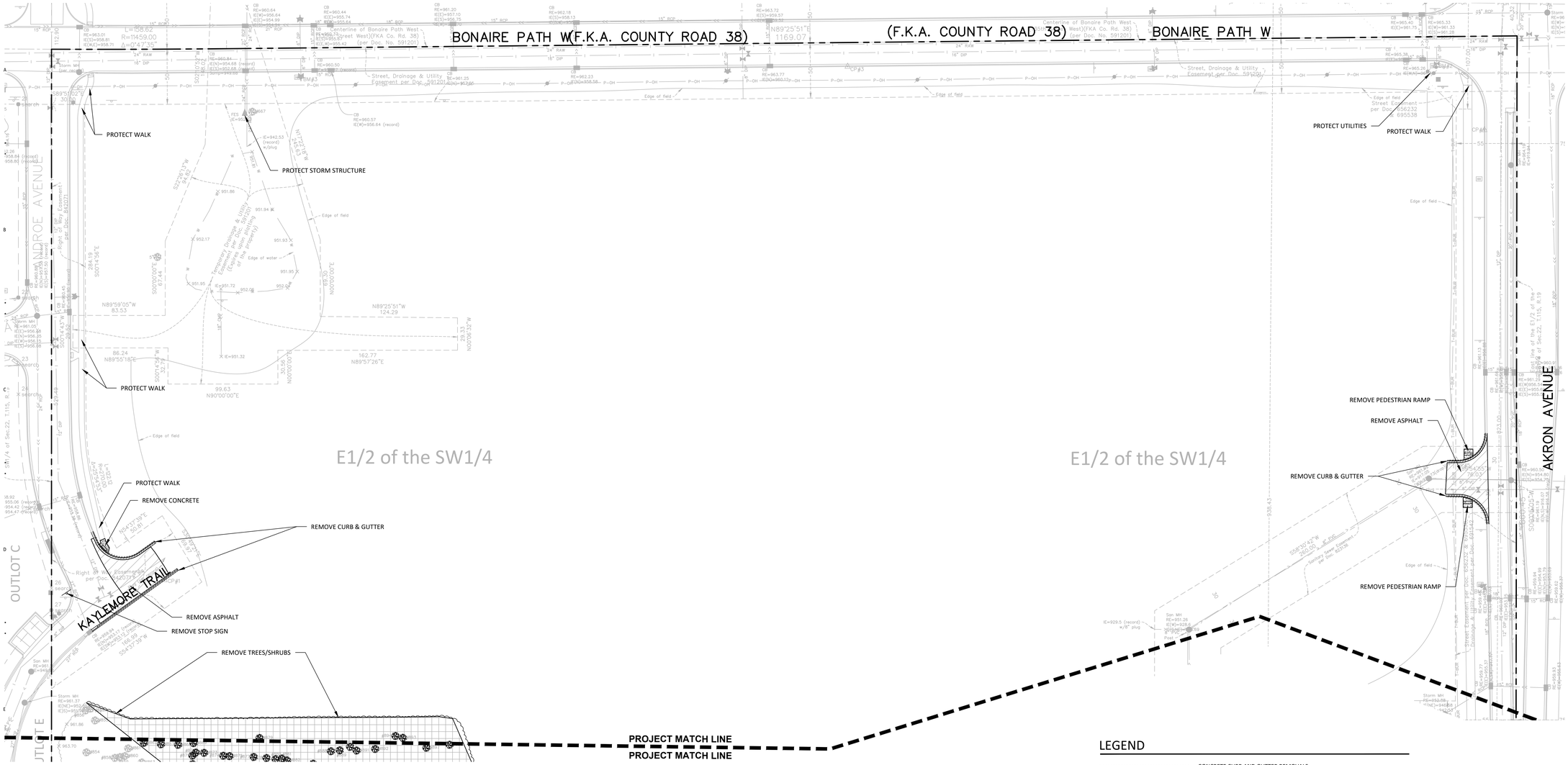
Scale:

C1.01

MN

C


BONAIRE PATH W(F.K.A. COUNTY ROAD 38)
(F.K.A. COUNTY ROAD 38) BONAIRE PATH W
PROPOSED BUILDING
REGIONAL BASIN
3060
KAYLEMORE TRAIL
AKRON AVENUE
REGIONAL BASIN
1618
STORMWATER POND
INFILTRATION AREA
Delineated Wetland
Edge of field
Edge of water
Storm MH
Storm MH
Storm MH



MN

C

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
- SAWCUT
- TREE REMOVAL
- MASS TREE AND SHRUB REMOVALS
- PROPERTY LINE

0
HORZ. SCALE FEET

NEW ELEMENTARY SCHOOL #20

ISD #196: ROSEMOUNT - APPLE VALLEY - EAGAN PUBLIC SCHOOLS
3455 153RD STREET WEST
ROSEMOUNT, MINNESOTA 55068

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DAVID A. REY
Registration Number **40180** Date **XX/XX/XX**

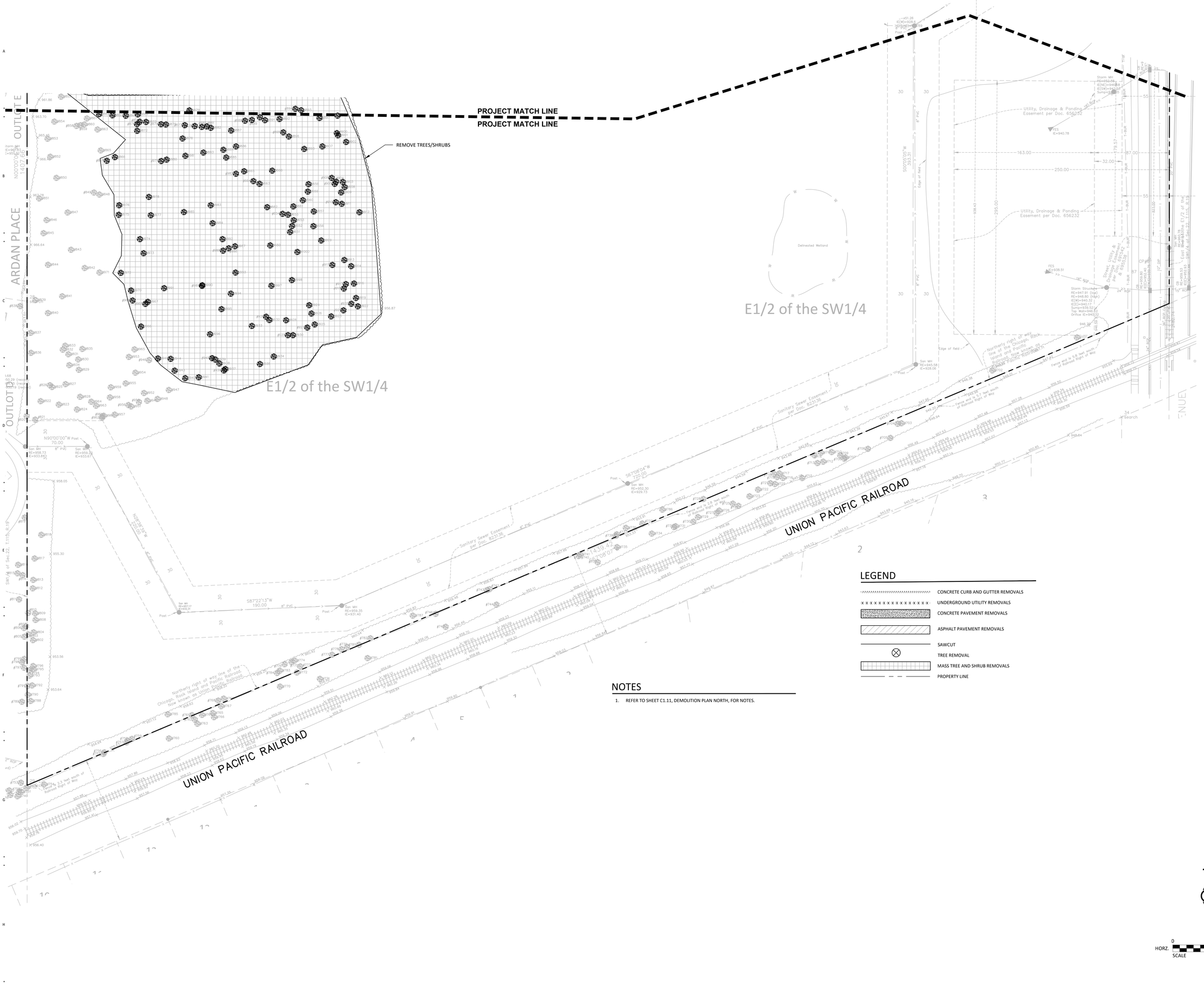
Revisions		
Description	Date	Num

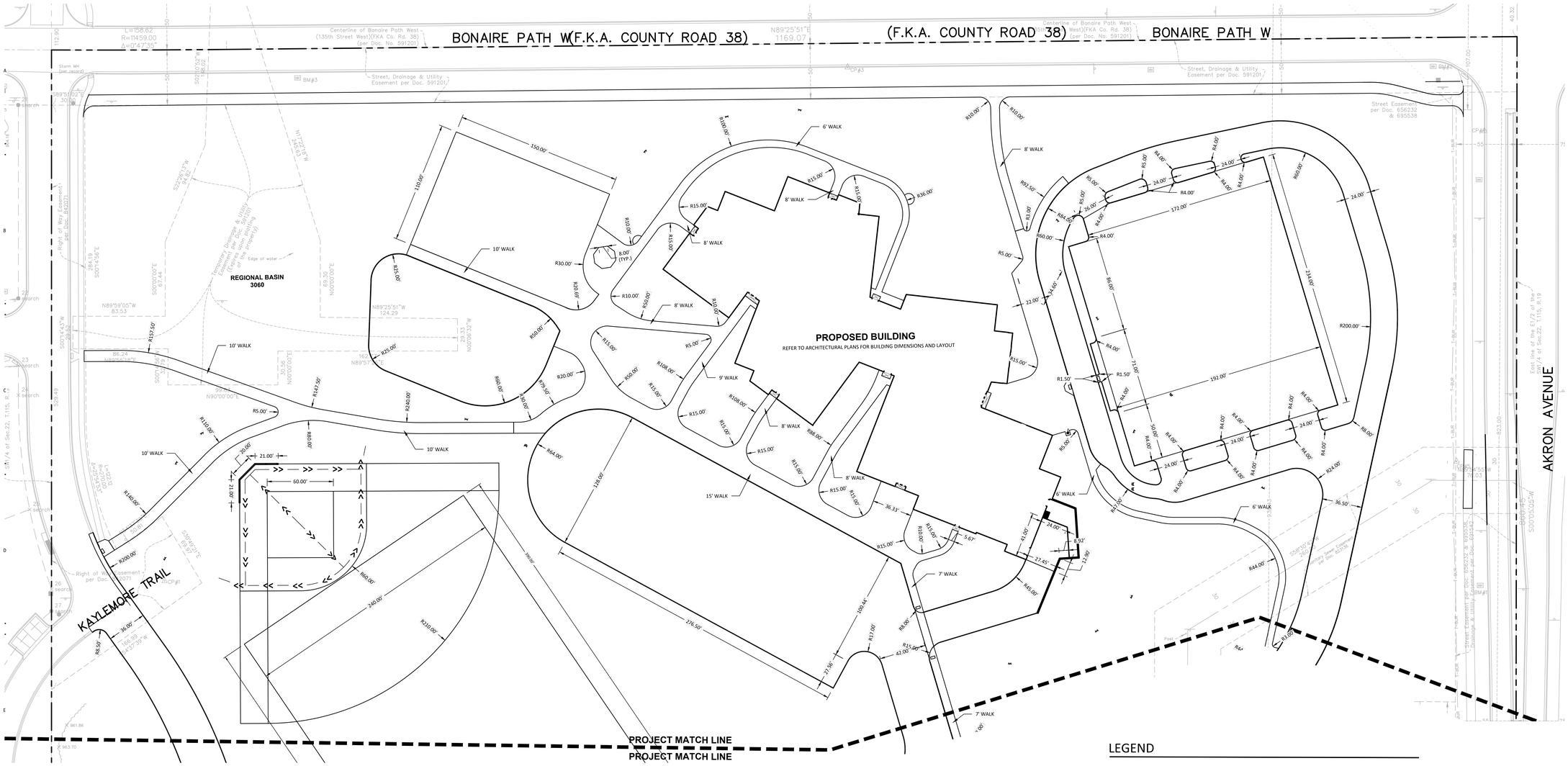
Comm: **232104**
Date: **XX/XX/2024**
Drawn: **JDO**
Check: **DAR**
North

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
Delineated Wetland
UNION PACIFIC RAILROAD
UNION PACIFIC RAILROAD
OUTLOT E
OUTLOT D
ARDAN PLACE
Utility, Drainage & Ponding Easement per Doc. 656232
Sanitary Sewer Easement per Doc. 823136
Storm Sewer Utility & Drainage Easement per Doc. 656232
Northerly right of way line of the Chicago Rock Island and Pacific Railroad, now known as Union Pacific Railroad
Fence and 3.5 feet south of Railroad Right of Way
Fence and 3.5 feet south of Railroad Right of Way
Storm MH RE=950.88 IE(NE)=940.68 IE(W)=940.54 Sump=939.88
Storm Structure RE=947.91 (top) RE=948.80 (high) IE(W)=940.32 IE(E)=940.17 Sump=939.52 Top Width=946.52 Orifice IE=940.52
FES IE=940.78
FES IE=938.51
Storm MH RE=945.58 IE=938.04
Storm MH RE=958.73 IE=933.85
Storm MH RE=959.32 IE=933.67
Storm MH RE=957.17 IE=952.9
Storm MH RE=959.35 IE=931.40
Storm MH RE=952.30 IE=929.73
N00°00'00"W 140.16
N90°00'00"W Post 70.00
S87°22'13"W 190.00
S87°08'04"W 220.00
N00°18'39"W 210.00
S00°05'05"W 294.33
N89°18'53"E 708.07
163.00
250.00
32.00
79.57
87.00
208.00
938.43
Edge of Field
Edge of Field
Edge of Field
Edge of Field
Research
Post
Post
Post
Post
8" PVC
6" PVC
12" RCP
18" RCP
24" RCP
1-8x8
2-8x8
3-8x8
4-8x8
5-8x8
6-8x8
7-8x8
8-8x8
1-8x6
2-8x6
3-8x6
4-8x6
5-8x6
6-8x6
7-8x6
8-8x6
Top of Bank
Toe of Slope
Toe of Slope
Top of Bank



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

NEW ELEMENTARY SCHOOL #20

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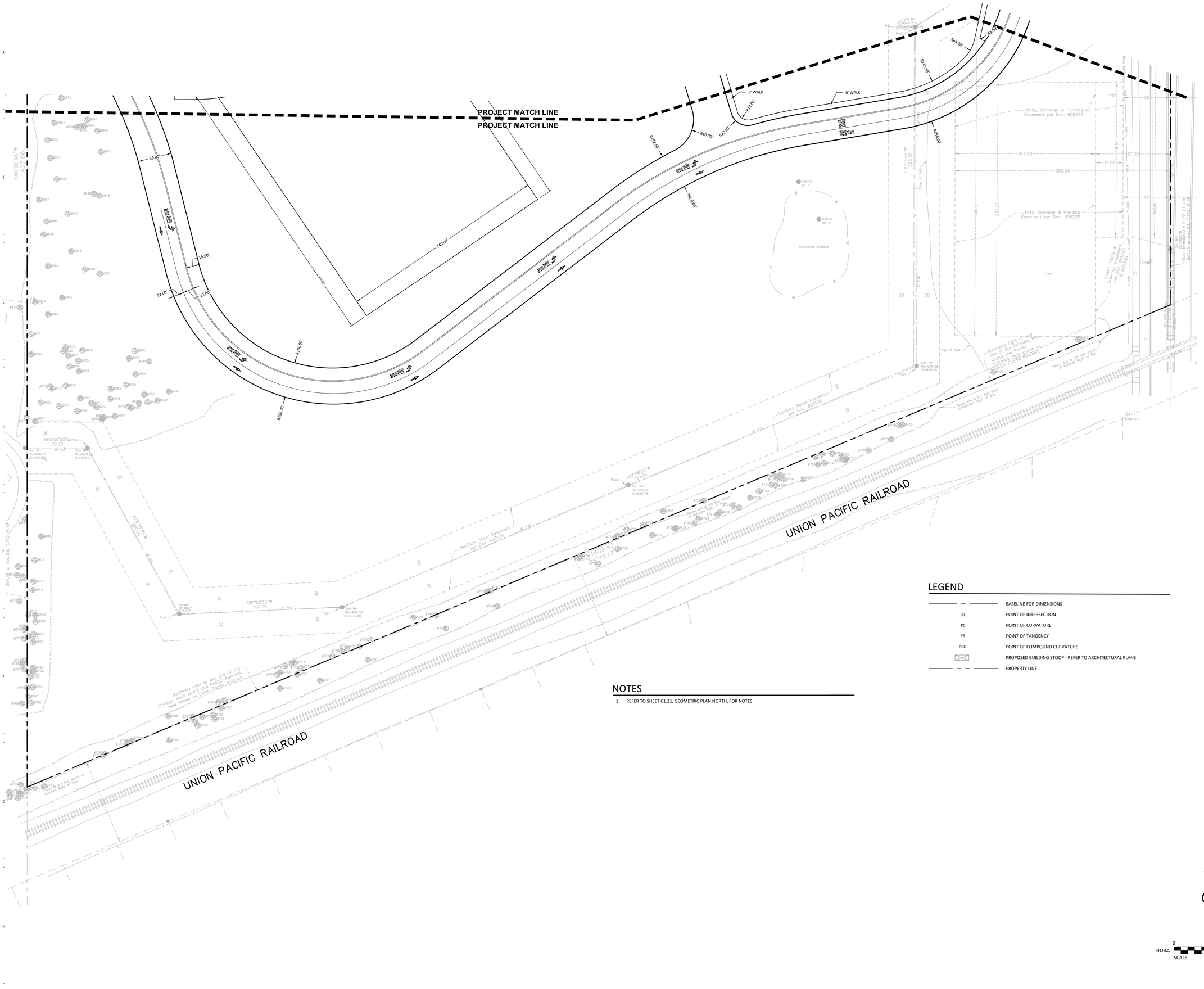
North

GEOMETRIC PLAN NORTH

Scale:

C1.21



MN

C

NOTES

1. REFER TO SHEET C1.21, GEOMETRIC PLAN NORTH, FOR NOTES.

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

NEW ELEMENTARY SCHOOL #20

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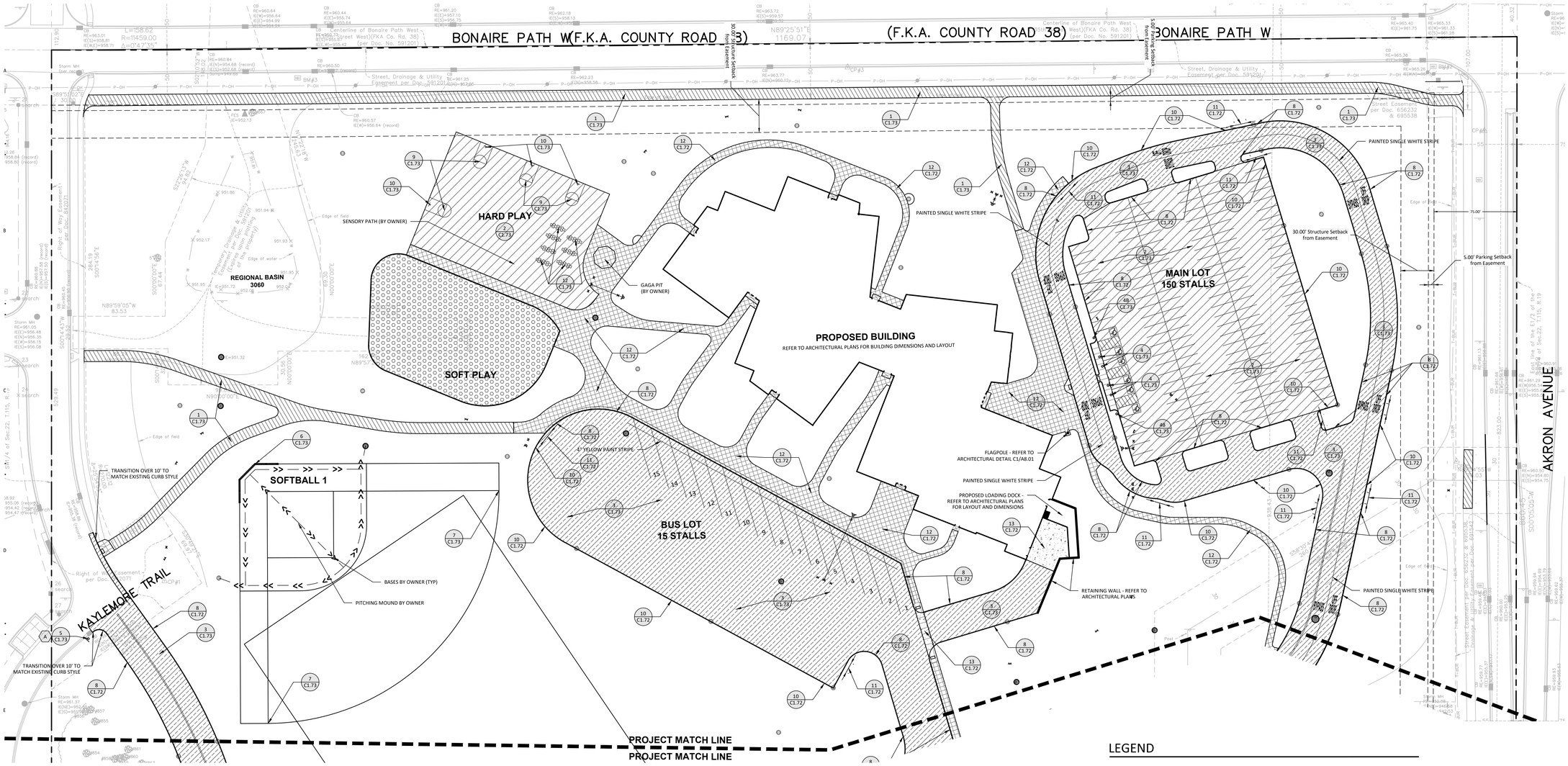
North

GEOMETRIC PLAN SOUTH

Scale:

C1.22



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.
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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.

SIGNAGE KEY NOTES

A — STOP — **MnMUTCD R1-1 (30"x30")**

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 - REFER TO STRUCTURAL PLANS
- PROPOSED CHAIN LINK FENCING
- 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 BUILDING STOOP - REFER TO ARCHITECTURAL PLANS
- PROPOSED LIGHT POLE - REFER TO ELECTRICAL PLANS
- PROPERTY LINE

HORZ. SCALE 0 40 80 FEET

NEW ELEMENTARY SCHOOL #20

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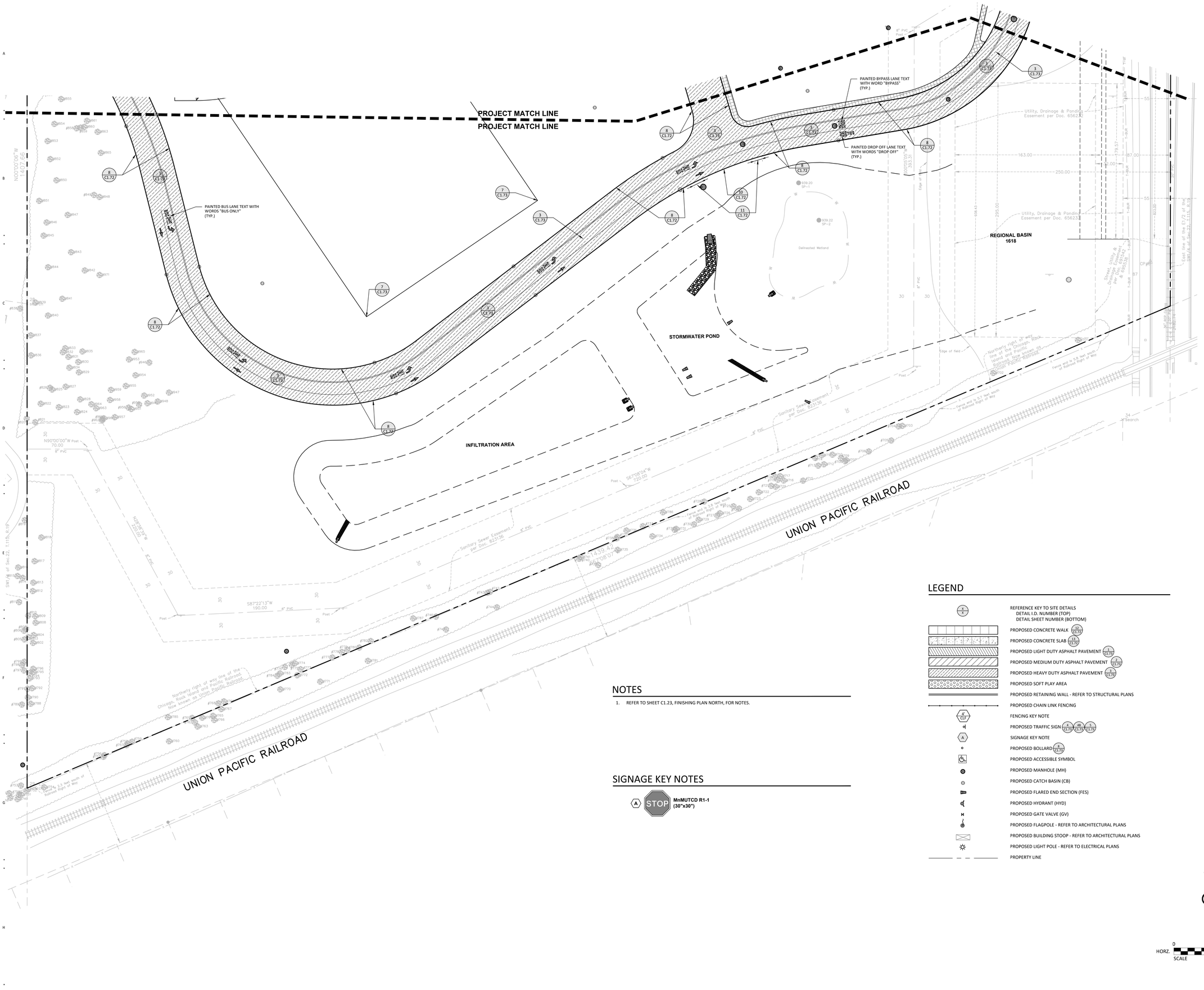
North

FINISHING PLAN NORTH

Scale:

C1.23



MN

C

NOTES

1. REFER TO SHEET C1.23, FINISHING PLAN NORTH, FOR NOTES.

SIGNAGE KEY NOTES

A STOP MnMUTCD R1-1 (30"x30")

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 - REFER TO STRUCTURAL PLANS
- PROPOSED CHAIN LINK FENCING
- 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 BUILDING STOOP - REFER TO ARCHITECTURAL PLANS
- PROPOSED LIGHT POLE - REFER TO ELECTRICAL PLANS
- PROPERTY LINE

HORZ. SCALE 0 40 80 FEET

NEW ELEMENTARY SCHOOL #20

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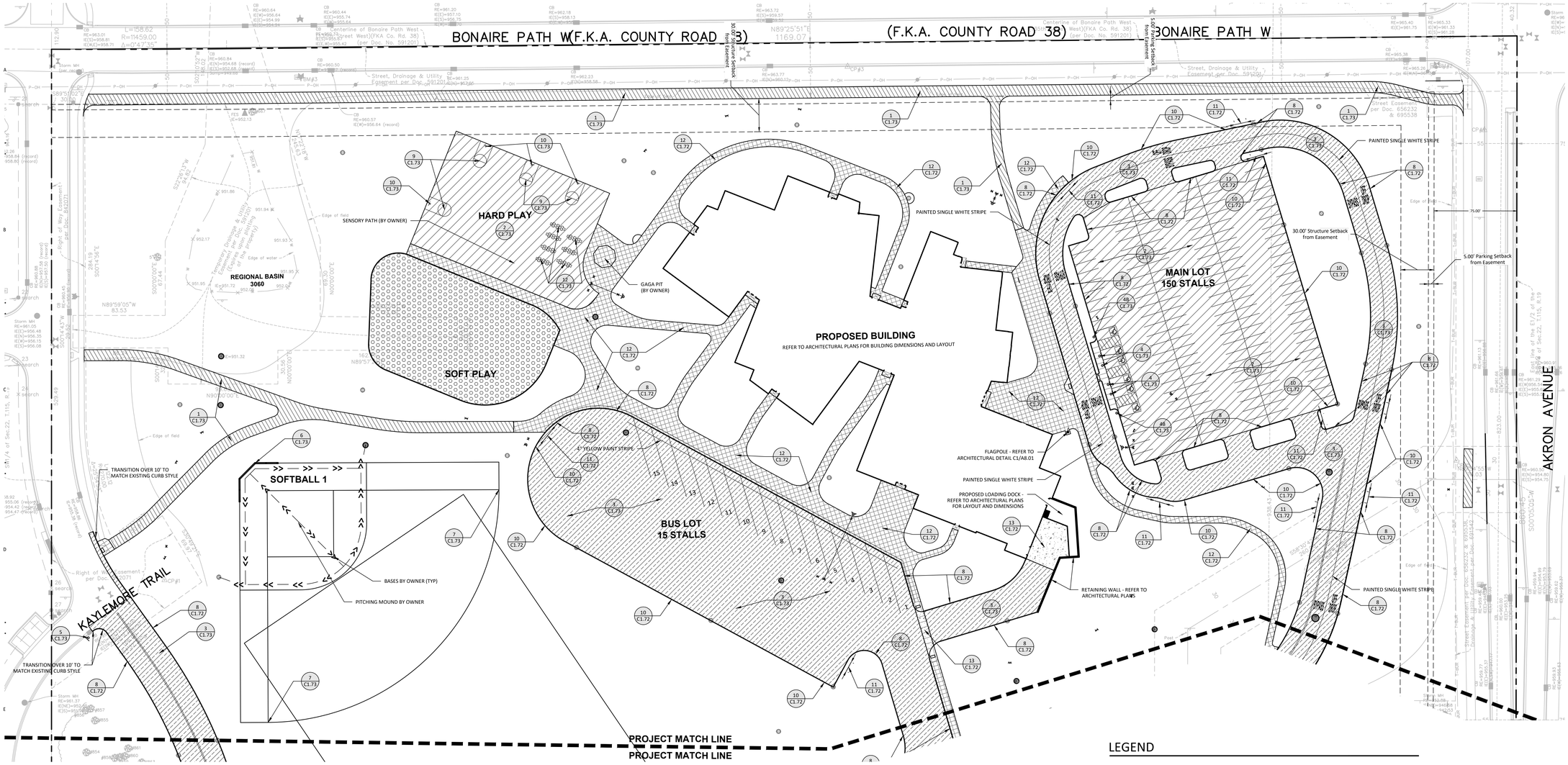
Check: DAR

North

FINISHING PLAN SOUTH

Scale:

C1.24



NOTES

1. REFER TO SHEET C1.41, GRADING AND DRAINAGE PLAN NORTH, FOR GENERAL NOTES.
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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.
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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

NEW ELEMENTARY SCHOOL #20

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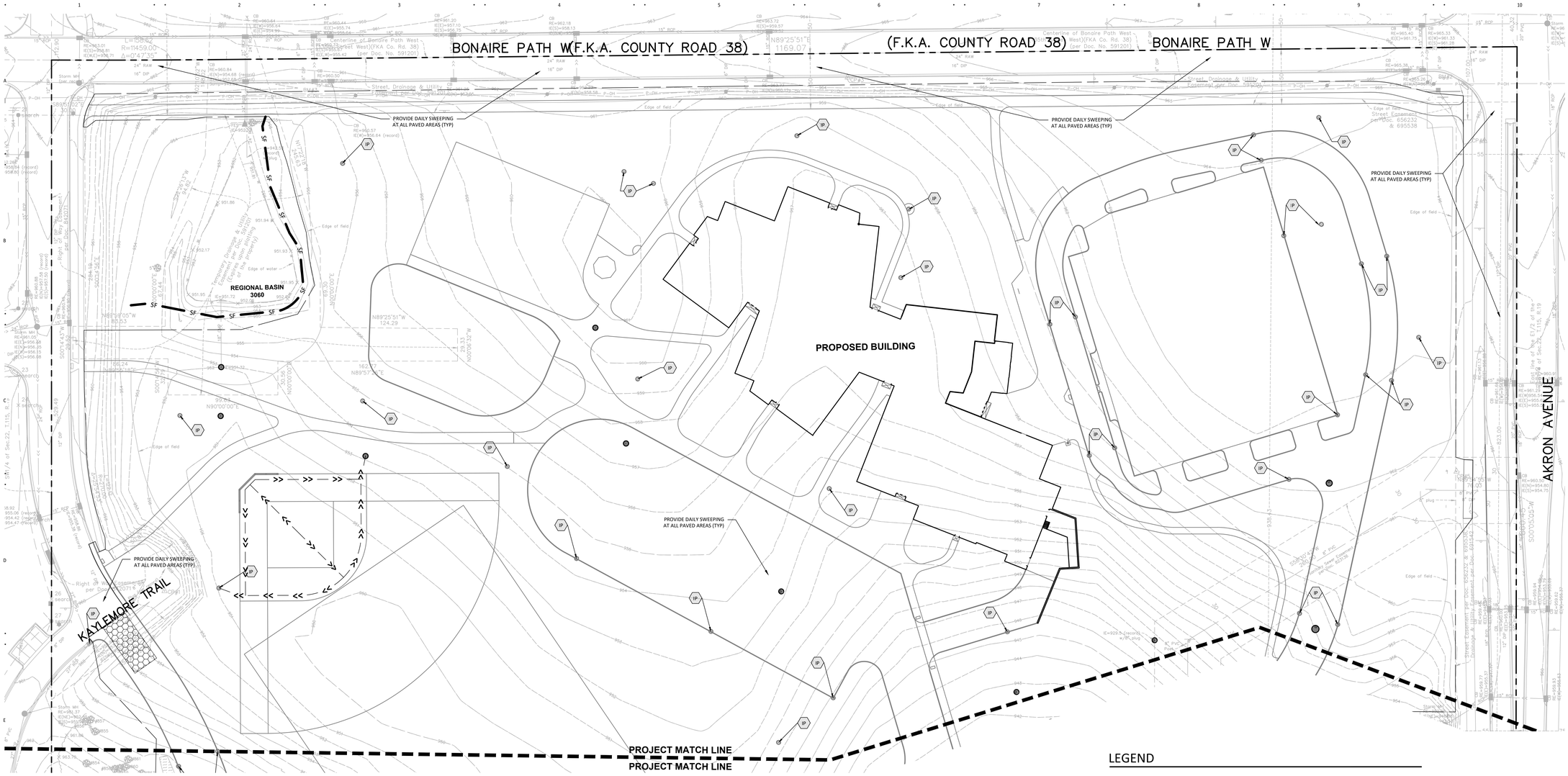
North

FINISHING PLAN NORTH - ALTERNATE

Scale:

C1.25



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.
9. FINAL INFILTRATION BASIN EXCAVATION SHALL ONLY BE PERFORMED ONCE SITE STABILIZATION HAS BEEN ACHIEVED.

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 STORM SEWER (SD)
- PROPOSED DRAIN TILE / SUBSURFACE DRAINS (SD)
- PROPOSED MANHOLE (MH)
- PROPOSED CATCH BASIN (CB)
- INLET PROTECTION DEVICE AT STORM SEWER INLET (IP)
- PROPOSED SILT FENCE (SF)
- PROPOSED ROCK CONSTRUCTION ENTRANCE
- PROPOSED BUILDING STOOP - REFER TO ARCHITECTURAL PLANS
- PROPERTY LINE

HORZ. SCALE 0 40 80 FEET

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 **PROFESSIONAL ENGINEER** under the laws of the State of **MINNESOTA**

DAVID A. REY
Registration Number **40180** Date **XX/XX/XX**

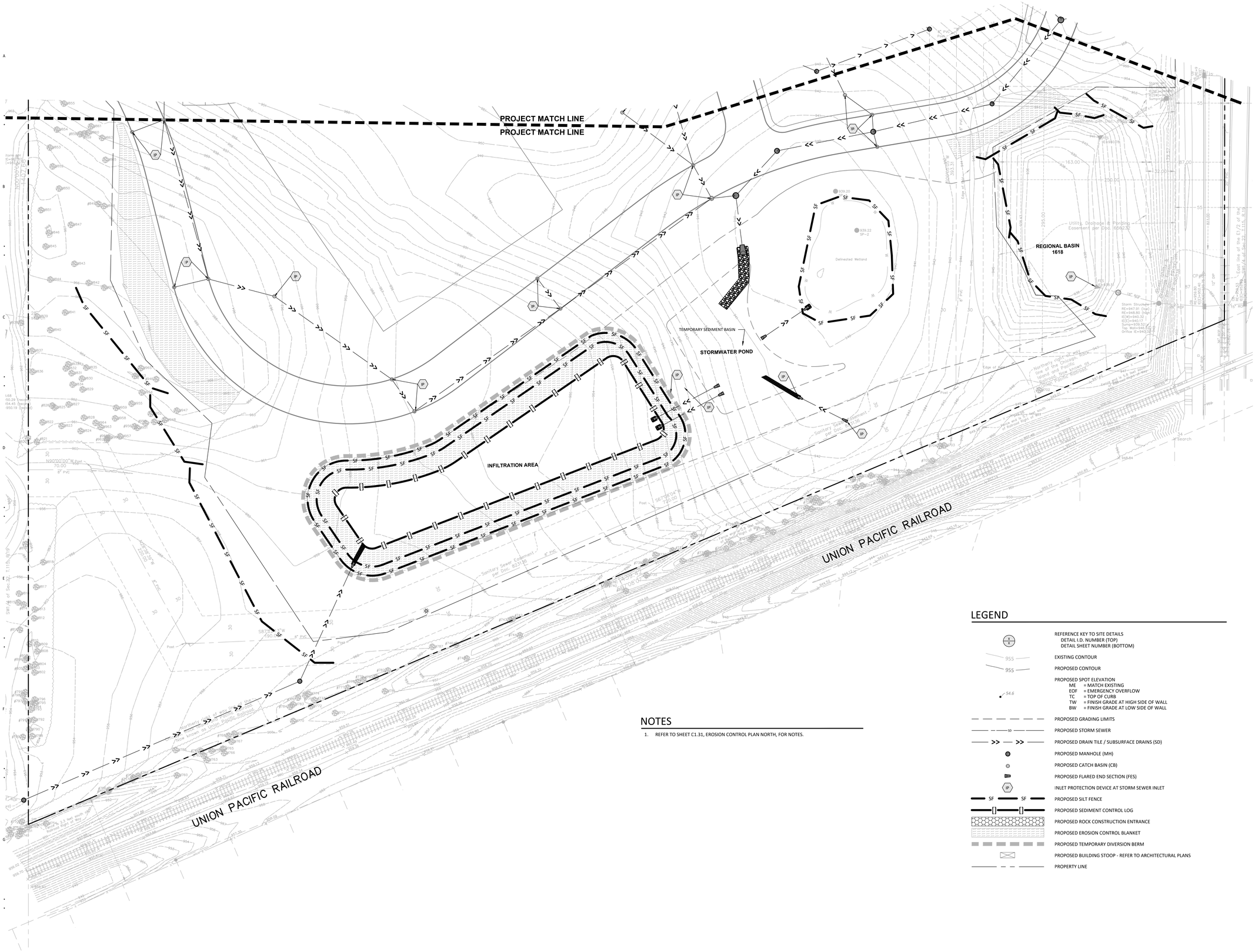
Revisions		
Description	Date	Num

Comm: **232104**
Date: **XX/XX/2024**
Drawn: **JDO**
Check: **DAR**
North

EROSION CONTROL PLAN NORTH

Scale:

C1.31

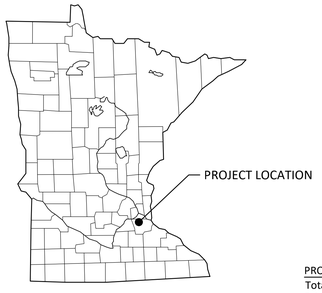

PROJECT MATCH LINE
PROJECT MATCH LINE
REGIONAL BASIN
1618
TEMPORARY SEDIMENT BASIN
STORMWATER POND
INFILTRATION AREA
UNION PACIFIC RAILROAD
UNION PACIFIC RAILROAD
Delineated Wetland
Utility, Drainage & Ponding Easement per Doc. 656232
Sanitary Sewer Easement per Doc. 823139
Northerly right of way line of Chicago, Milwaukee, St. Paul and Pacific Railroad (also known as Great Northern Railway)
Southerly right of way line of Chicago, Milwaukee, St. Paul and Pacific Railroad (also known as Great Northern Railway)
East line of the E1/2 of the SW1/4 of Sec. 25, T115, R19
SW1/4 of Sec. 25, T115, R19
N90°00'00" West 70.00
S87°04'08" E 210.00
S87°04'08" E 790.00
N00°00'00" E 1168.07
N00°00'00" E 1168.07
8" PVC
Storm MH
RE=947.80
IE=940.32
Sump=939.32
Top Width=946.32
Orifice IE=940.52
Storm Structure
RE=947.80 (high)
RE=948.80 (low)
IE(W)=940.32
IE(E)=940.12
Sump=939.32
Top Width=946.32
Orifice IE=940.52
939.20
939.22
SP=2
Post
Post
Post

STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

ISD 196 NEW ELEMENTARY SCHOOL #20 - 2024

CITY OF ROSEMOUNT
DAKOTA COUNTY, MINNESOTA

MN



LEGEND

1-MILE BOUNDARY
PROJECT BOUNDARY
OR IMPAIRED, SPECIAL OR PROTECTED WATERS
NATIONAL WETLANDS INVENTORY

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 =	8.0	ACRES
Total new impervious surface area created =	8.0	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°

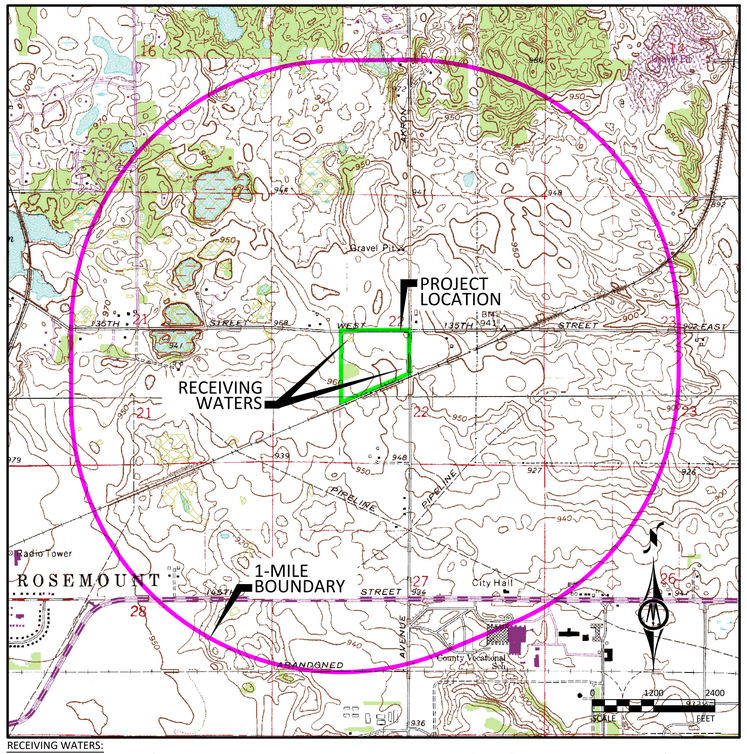
BMP SUMMARY	QUANTITY	UNIT
ROCK CONSTRUCTION ENTRANCE	1	EACH
INLET PROTECTION DEVICE	42	EACH
SILT FENCE	3980	LF
EROSION CONTROL BLANKET	47920	SF
SEDIMENT CONTROL LOG	880	LF
TEMPORARY SEDIMENT BASIN	1	EACH
TEMPORARY DIVERSION BERM	1090	LF

DESCRIPTION OF CONSTRUCTION ACTIVITIES AND STORMWATER MANAGEMENT:
Construction activities include: Site grading, sanitary sewer and water main extensions, road construction, storm sewer installation, building construction, temporary erosion and sediment control, and permanent stabilization.

Stormwater currently sheet flows to an onsite wetland, two onsite regional stormwater ponds, and one offsite pond. Pond 1620 is the offsite pond to the southwest, which receives a small portion of runoff from the southwest corner of the site. Ponds 1618 and 3060 are onsite in the southeast and northwest corners, respectively.

After construction is complete stormwater will be directed into curb and gutter and discharged via storm sewer into the existing regional basins and a proposed wet sedimentation basin for treatment. Existing basin 1618 and the proposed wet pond will be connected with a swale. Stormwater will then discharge into an infiltration basin and the existing wetland, in which live storage is provided. Roughly the same area from the site will continue to sheet flow offsite into Pond 1620. The ultimate discharge point is an outlet in pond 1618, which connects to existing municipal stormwater infrastructure in Akron Avenue. Rainfall events exceeding the 100-year storm will discharge through this outlet.

This project includes the following stormwater management BMPs: a wet sedimentation basin and an infiltration basin. Temporary diversion berms will be used around the infiltration basin to prevent inflow of sediment during construction. A temporary sediment basin will be installed in the location of the proposed permanent wet sedimentation basin.



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) Remove existing trees as needed
4) Grade site
5) Install utilities
6) Construct building
7) Construct roads and curb and curb & gutter
8) Construct permanent wet sedimentation basin and infiltration basin
9) Pave roads
10) Add additional temporary BMPs as necessary during construction based on inspection reports.
11) Ensure final stabilization measures are complete.
12) Provide digital copy of all Field SWPPP Documentation including Inspection Reports and SWPPP Revisions to the Owner.
13) Submit Notice of Termination (NOT) to MPCA. NOTE: The NOT must be submitted to MPCA before Final Stabilization is considered complete.

C

NEW ELEMENTARY SCHOOL #20

ISD #196: ROSEMOUNT - APPLE VALLEY - EAGAN PUBLIC SCHOOLS
3455 153RD STREET WEST
ROSEMOUNT, MINNESOTA 55068

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STORMWATER POLLUTION PREVENTION PLAN - PROJECT INFORMATION

Scale:

C1.33

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

MN

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.

Vehicle tracking BMPs shall be installed to minimize track out of sediment from the construction site. Method shall be approved by engineer prior to commencement of construction activities. Street sweeping shall be used if vehicle tracking BMPs are not adequate to prevent sediment from being tracked onto the street.

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.

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.

C

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)

NEW ELEMENTARY SCHOOL #20

ISD #196: ROSEMOUNT - APPLE VALLEY - EAGAN PUBLIC SCHOOLS
3455 153RD STREET WEST
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PROFESSIONAL ENGINEER
under the laws of the State of **MINNESOTA**

DAVID A. REY
Registration Number **40180** Date **XX/XX/XX**

Revisions

Description	Date	Num

Comm: **232104**
Date: **XX/XX/2024**
Drawn: **JDO**
Check: **DAR**
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

NEW ELEMENTARY SCHOOL #20

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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 PROFESSIONAL ENGINEER under the laws of the State of MINNESOTA

RICHARD W. KREHLEIN
Registration Number 20688 Date XX/XX/XX

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Check: RWK

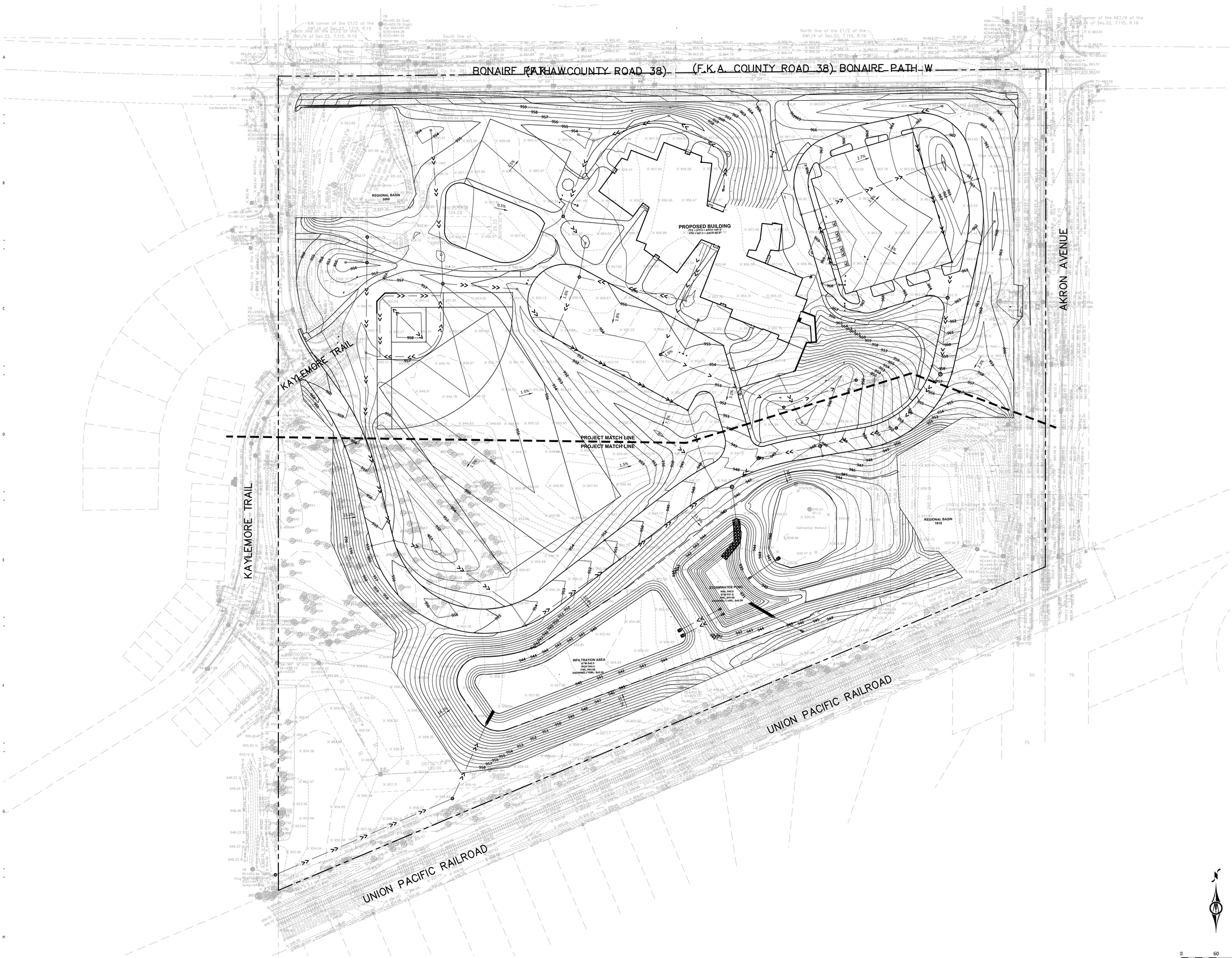
North

STORMWATER POLLUTION PREVENTION PLAN - SOIL MAP

Scale:

C1.35

MN



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0 60 120
HORZ. SCALE FEET

NEW ELEMENTARY SCHOOL #20

ISD #196: ROSEMOUNT - APPLE VALLEY - EAGAN PUBLIC SCHOOLS
3455 153RD STREET WEST
ROSEMOUNT, MINNESOTA 55068

Wold

WOLD ARCHITECTS AND ENGINEERS
332 Minnesota Street, Suite W2000
Saint Paul, MN 55101
woldae.com | 651 227 7773

BOLTON & MENK
3300 FERNBROOK LANE NORTH, SUITE 300
PLYMOUTH, MINNESOTA 55447
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 **PROFESSIONAL ENGINEER** under the laws of the State of **MINNESOTA**

DAVID A. REY
Registration Number **40180** Date **XX/XX/XX**

Revisions		
Description	Date	Num

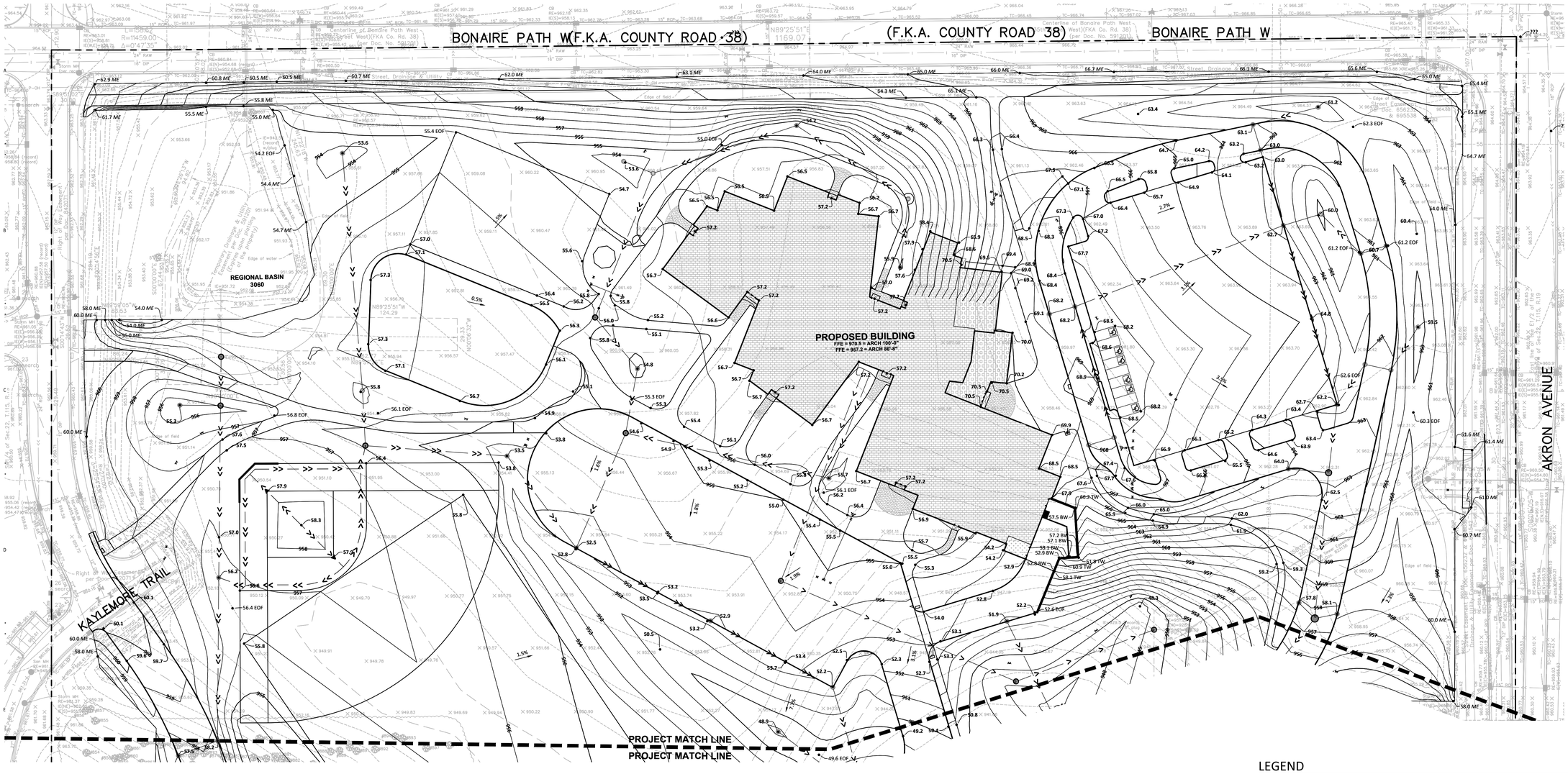
Comm: **232104**
Date: **XX/XX/2024**
Drawn: **JDO**
Check: **DAR**

North

GRADING AND DRAINAGE PLAN OVERALL

Scale:

C1.40



MN

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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.

BUILDING PAD SOIL CORRECTION QUANTITY

REFER TO SPEC 31 00 00 EARTHWORK AND UNIT PRICES. REFER TO SPECIFICATION 31 00 00 FOR PROCEDURE ON HOW TO CALCULATE ACTUAL SOIL CORRECTION QUANTITIES.

INCLUDE THE FOLLOWING QUANTITY FOR THE BUILDING PAD SOIL CORRECTION IN THE LUMP SUM BASE BID:
XXX CUBIC YARDS

BENCHMARKS (FIELD VERIFY BEFORE USING)

1.) Proposed First
Elevation = XXX.XX

2.)
Elevation = XXX.XX

3).
Elevation = XXX.XX

LEGEND

- REFERENCE KEY TO SITE DETAILS (DETAIL I.D. NUMBER (TOP), DETAIL SHEET NUMBER (BOTTOM))
- 955 — EXISTING CONTOUR
- X.XX — EXISTING SPOT ELEVATION
- 955 — PROPOSED CONTOUR
- 54.6 — 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
- SB-1 / TP X — 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

PROPOSED BUILDNG FFE TABLE

- FFE = 970.50 = ARCH 100'-0"
- FFE = 957.20 = ARCH 86'-8"
- FFE = 953.00 = ARCH 82'-6"

HORZ. 0 40 80
SCALE FEET

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DAVID A. REY
Registration Number **40180** Date **XX/XX/XX**

Revisions		
Description	Date	Num

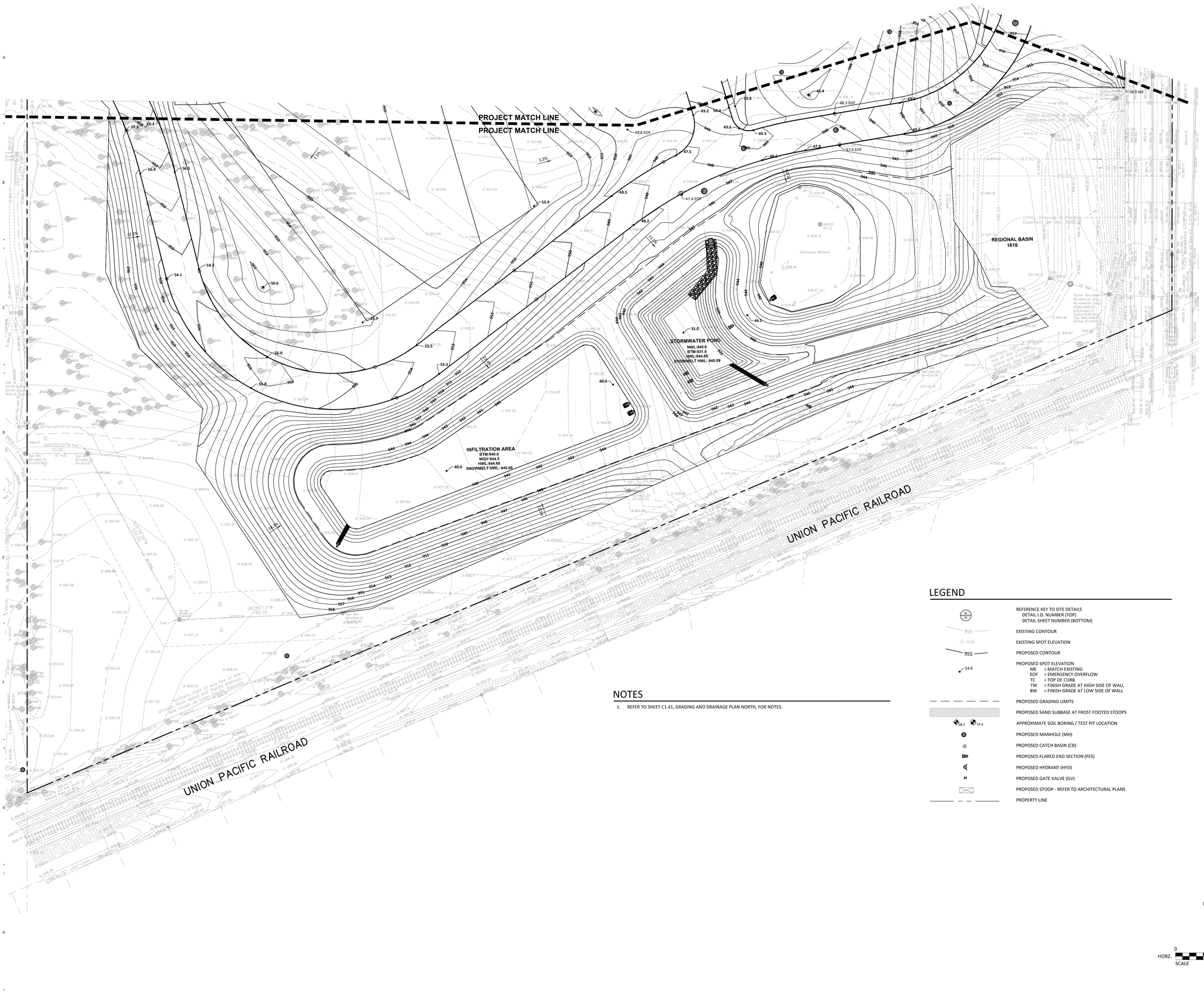
Comm: **232104**
Date: **XX/XX/2024**
Drawn: **JDO**
Check: **DAR**
North

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

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HORZ. SCALE: 0 40 80 FEET

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Comm: **232104**
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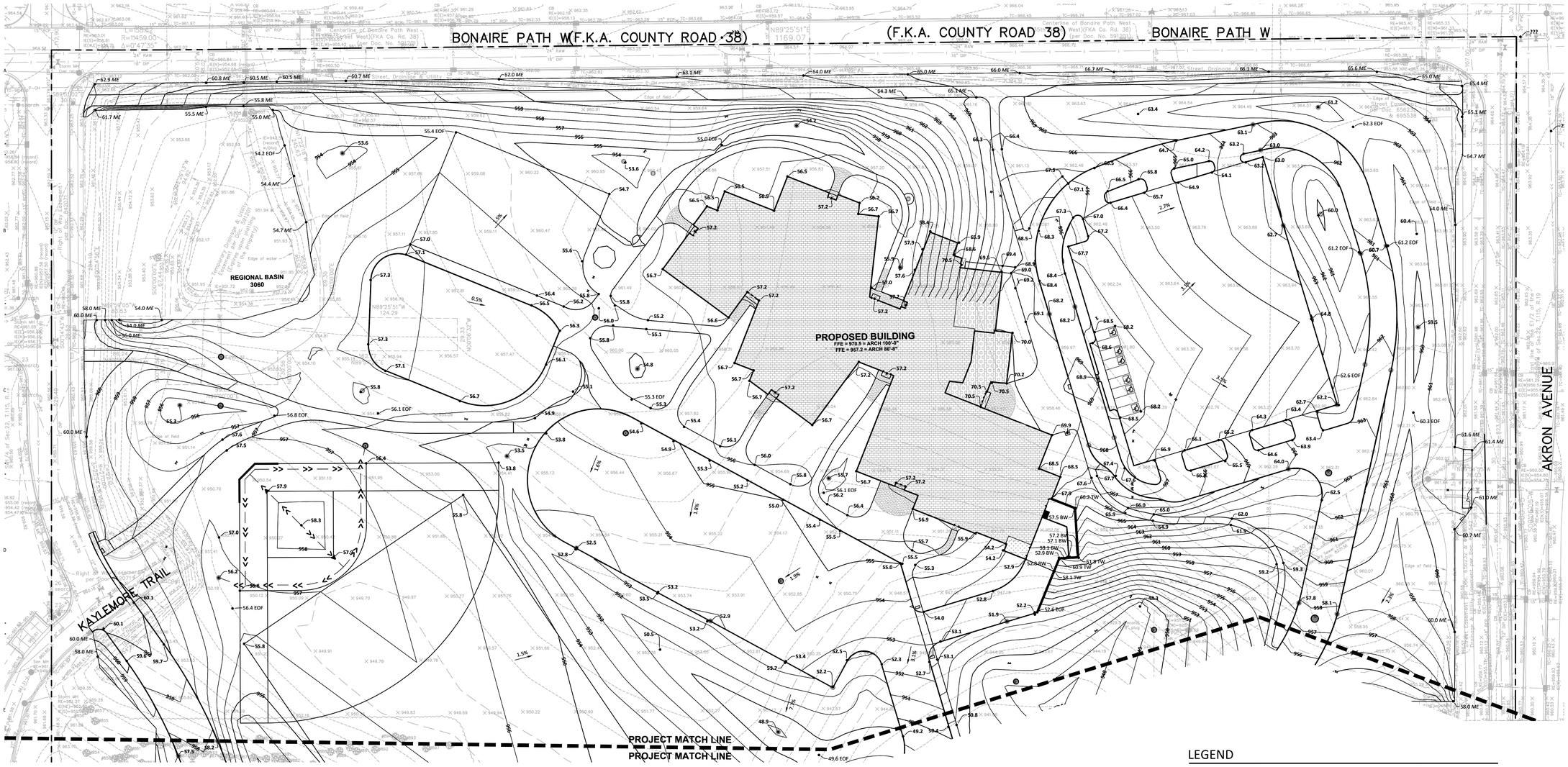
North

GRADING AND DRAINAGE PLAN SOUTH

Scale:

C1.42

MN



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33. LOCATE ALL EXISTING UTILITIES. VERIFY LOCATION, SIZE AND INVERT ELEVATION OF ALL EXISTING UTILITIES. BEFORE BEGINNING CONSTRUCTION.
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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

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- X.XX — EXISTING SPOT ELEVATION
- 955 — PROPOSED CONTOUR
- 54.6 — PROPOSED SPOT ELEVATION
  - ME = MATCH EXISTING
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- PROPOSED SAND SUBBASE AT FROST FOOTED STOOPS
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HORZ. 0 40 80 SCALE FEET

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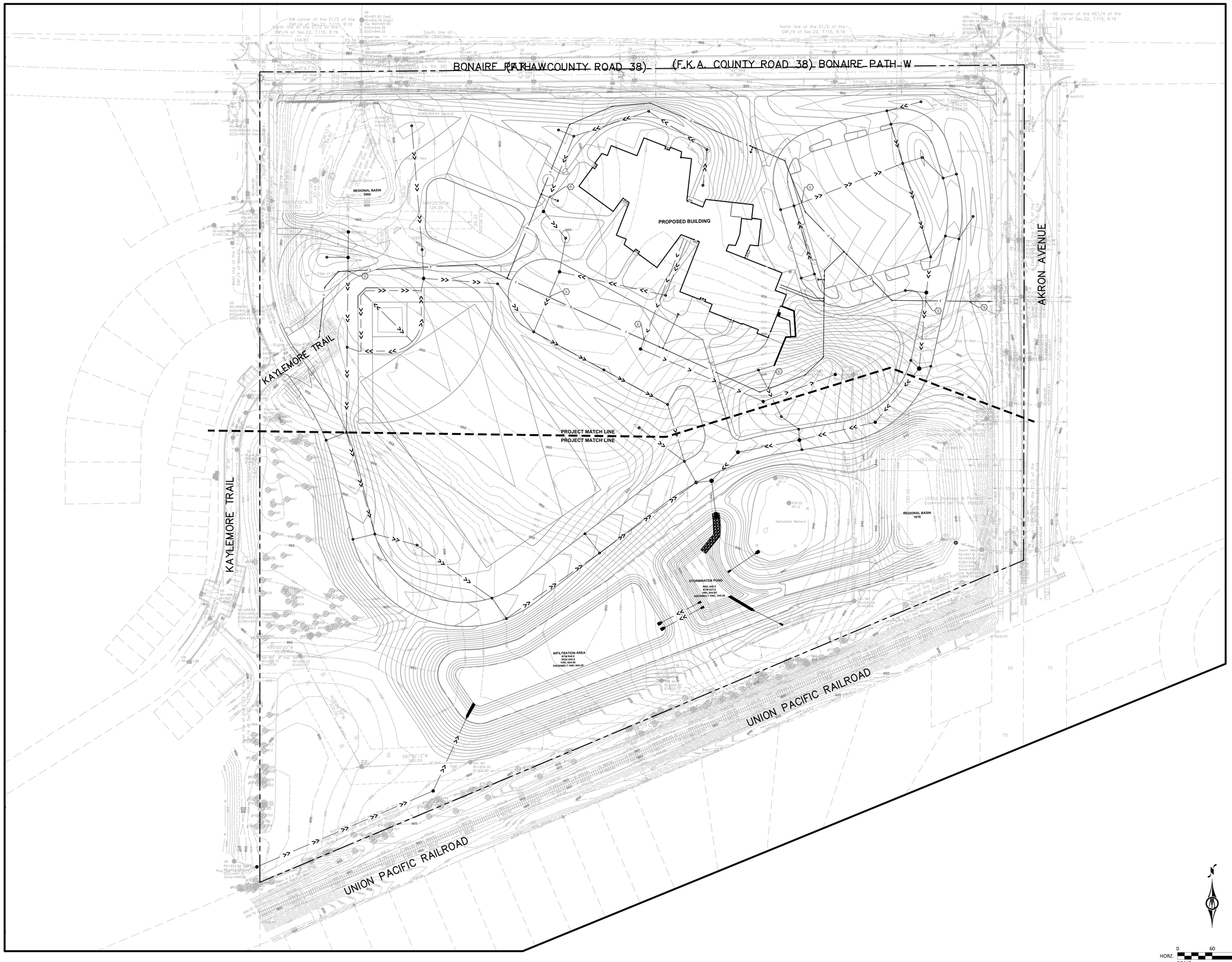
Revisions		
Description	Date	Num

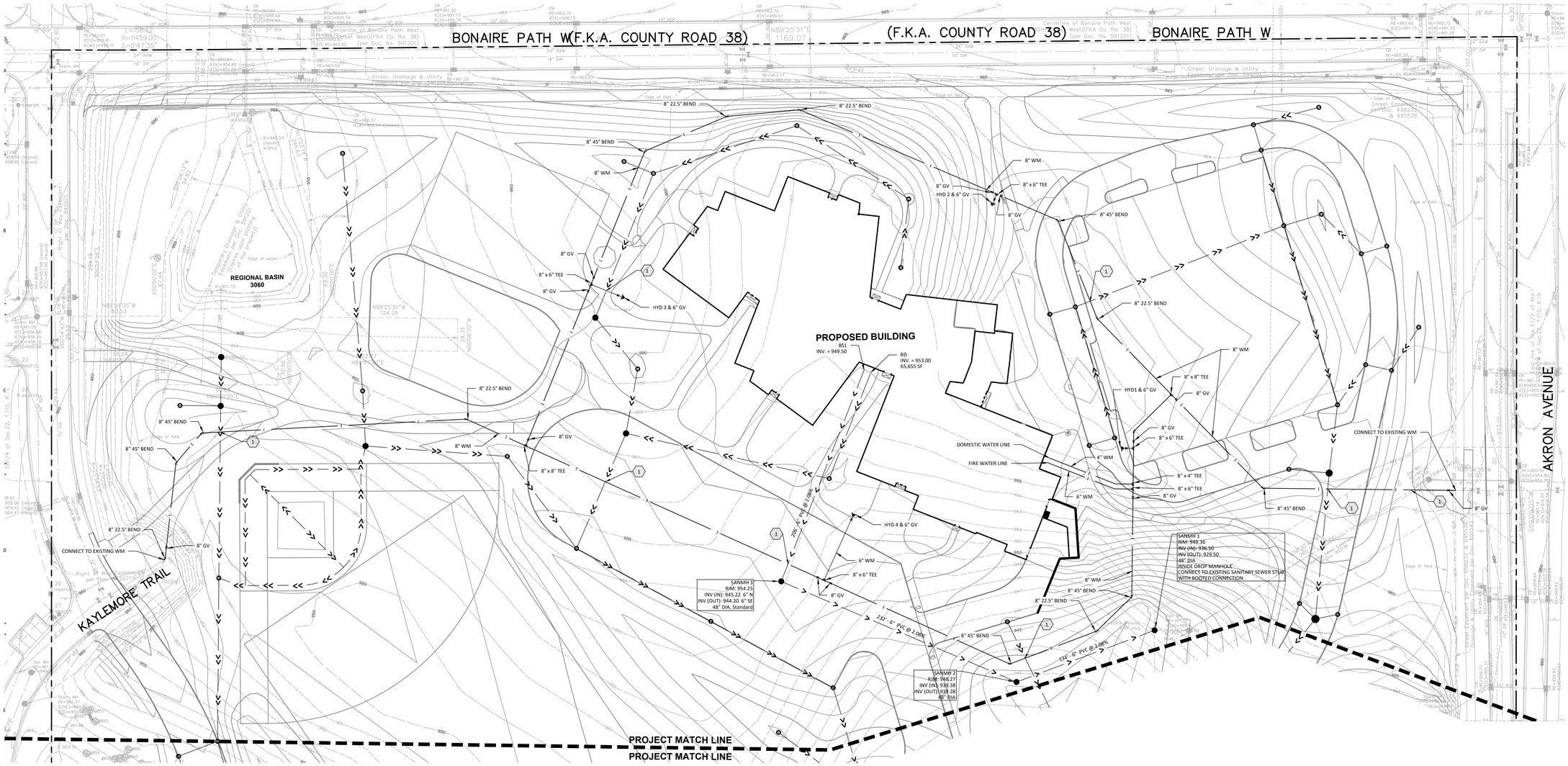
Comm: **232104**
Date: **XX/XX/2024**
Drawn: **JDO**
Check: **DAR**
North

GRADING AND DRAINAGE PLAN NORTH - ALTERNATE

Scale:

C1.43


BONAIRE PATH W (F.K.A. COUNTY ROAD 38)
BONAIRE PATH W (F.K.A. COUNTY ROAD 38)
AKRON AVENUE
KAYLEMORE TRAIL
KAYLEMORE TRAIL
PROPOSED BUILDING
REGIONAL BASIN 3060
REGIONAL BASIN 1618
STORMWATER POND
INFILTRATION AREA
PROJECT MATCH LINE
PROJECT MATCH LINE
UNION PACIFIC RAILROAD
UNION PACIFIC RAILROAD
NW corner of the E1/2 of the SW1/4 of Sec.22, T.115, R.19
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
West line of the E1/2 of the SW1/4 of Sec.22, T.115, R.19
South line of CARAMORE CROSSING
Delineated Wetland
Utility, Drainage & Pond Easement per Doc. 638102
Street, Drainage & Utility Easement per Doc. 856232 & 875428
Storm Sewer Easement per Doc. 856232
Drainage & Utility Easement per Doc. 638102
Proposed Drainage & Utility Easement per Doc. No. (to be provided)
Edge of field
Edge of Wetland
Top of Bank
Toe of Slope
Right of Way
Landscaped Area
Search
S89°25'51"W 124.29
N89°25'51"E 124.29
S00°00'00"E 67.46
N00°00'00"W 70.00
S87°32'13"W 180.00
N87°32'13"E 180.00
N00°00'00"W 70.00
S00°00'00"E 70.00
N89°25'51"E 124.29
S89°25'51"W 124.29
N00°00'32"W 29.33
S00°00'32"E 29.33
S87°32'13"W 180.00
N87°32'13"E 180.00
S00°00'00"E 70.00
N00°00'00"W 70.00
S00°00'00"E 67.46
N89°25'51"E 124.29
S89°25'51"W 124.29
N00°00'32"W 29.33
S00°00'32"E 29.33
S87°32'13"W 180.00
N87°32'13"E 180.00
N00°00'00"W 70.00
S00°00'00"E 70.00



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:
   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.
9. 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).
10. 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).
11. LOCATE ALL EXISTING UTILITIES. VERIFY LOCATION, SIZE AND INVERT ELEVATION OF ALL EXISTING UTILITIES BEFORE BEGINNING CONSTRUCTION.
12. 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.
13. 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.
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

0 40 80
HORZ. SCALE FEET

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
3300 FERNBROOK LANE NORTH, SUITE 300
PLYMOUTH, MINNESOTA 55447
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 PROFESSIONAL ENGINEER
under the laws of the State of MINNESOTA

RICHARD W. ACHTERHOLT
Registration Number: 40489 Date: XX/XX/XX

Revisions		
Description	Date	Num

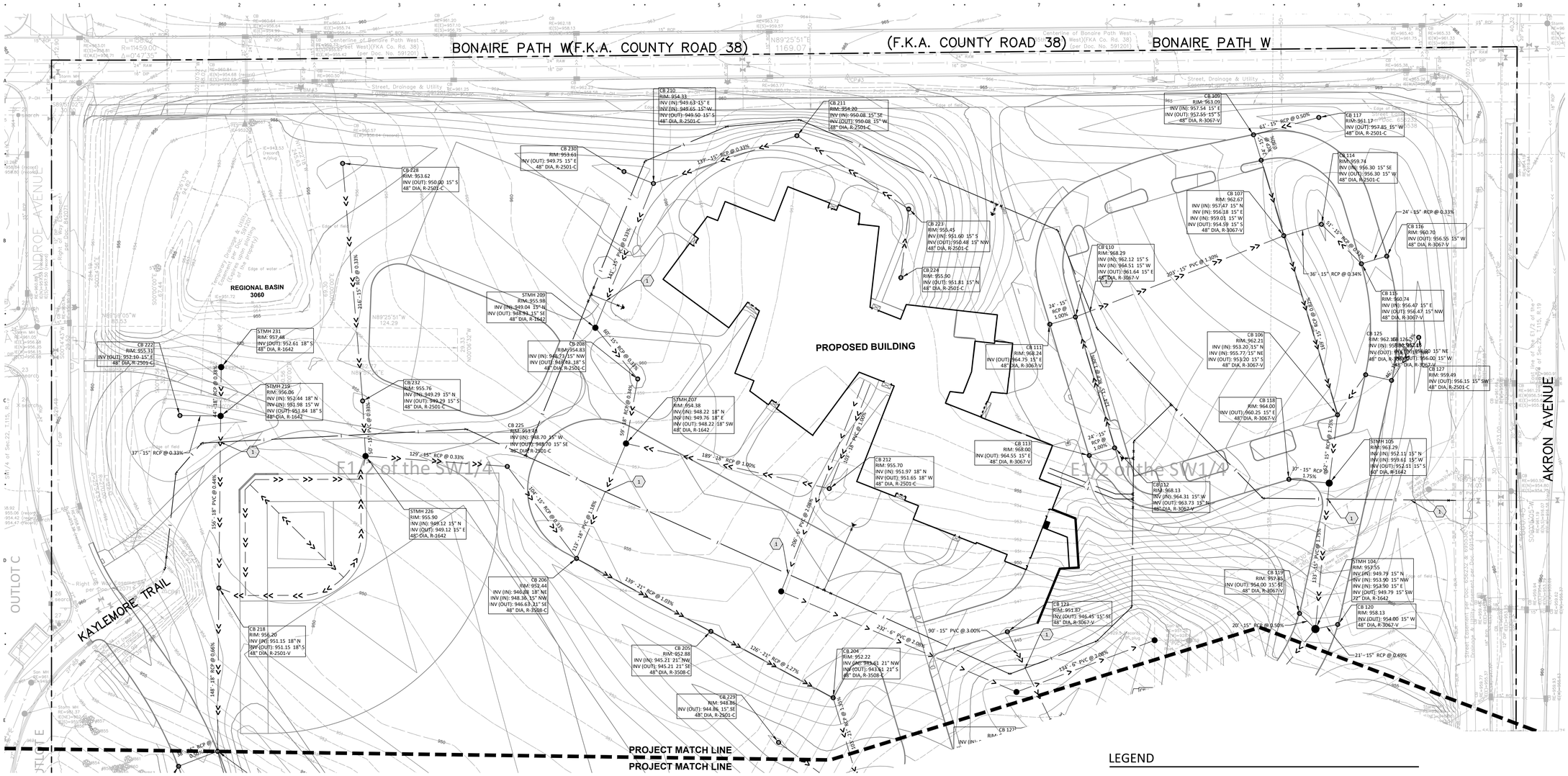
Comm: 232104
Date: XX/XX/2024
Drawn: JDO
Check: BWK

North

SANITARY SEWER AND WATERMAIN PLAN NORTH

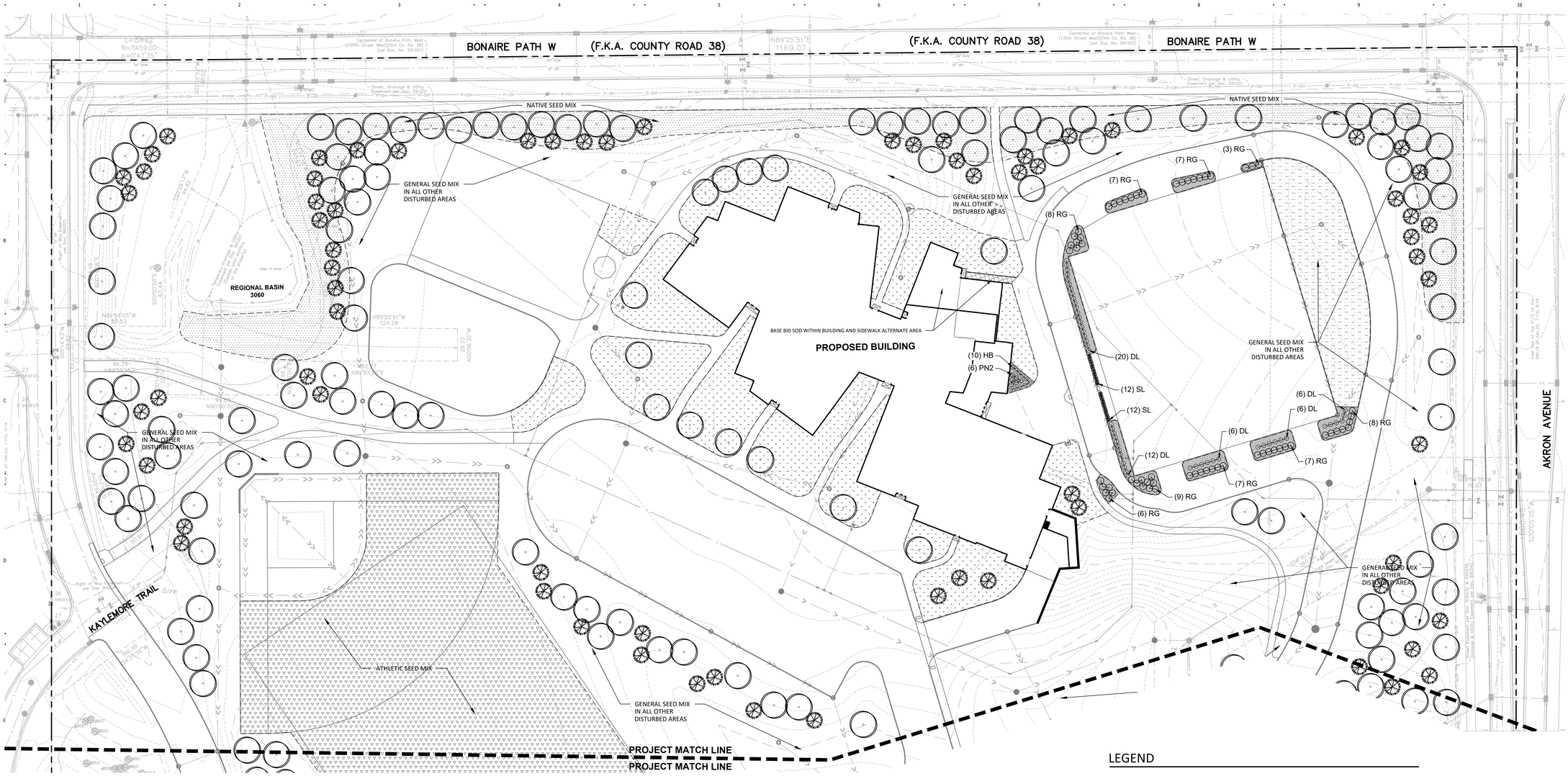
Scale:

C1.51


BONAIRE PATH W (F.K.A. COUNTY ROAD 38)
BONAIRE PATH W
(F.K.A. COUNTY ROAD 38)
AKRON AVENUE
KAYLEMORE TRAIL
OUTLOT C
E1/2 of the SW1/4
E1/2 of the SW1/4
PROPOSED BUILDING
REGIONAL BASIN 3060
PROJECT MATCH LINE
PROJECT MATCH LINE
CB 210 RIM: 954.33 INV (IN): 949.63 15" E INV (IN): 949.65 15" W INV (OUT): 949.50 15" S 48" DIA, R-2501-C
CB 211 RIM: 954.20 INV (IN): 950.08 15" SE INV (OUT): 950.08 15" W 48" DIA, R-2501-C
CB 230 RIM: 953.61 INV (OUT): 949.75 15" E 48" DIA, R-2501-C
CB 228 RIM: 953.62 INV (OUT): 950.00 15" S 48" DIA, R-2501-C
CB 223 RIM: 955.45 INV (IN): 951.60 15" S INV (OUT): 950.48 15" NW 48" DIA, R-2501-C
CB 224 RIM: 955.80 INV (OUT): 951.81 15" N 48" DIA, R-2501-C
STMH 209 RIM: 955.98 INV (IN): 949.04 15" N INV (OUT): 948.93 15" SE 48" DIA, R-1642
CB 208 RIM: 954.83 INV (IN): 948.73 15" NW INV (OUT): 948.59 18" S 48" DIA, R-2501-C
CB 222 RIM: 955.31 INV (OUT): 952.10 15" E 48" DIA, R-2501-C
STMH 231 RIM: 957.48 INV (OUT): 952.61 18" S 48" DIA, R-1642
STMH 219 RIM: 956.05 INV (IN): 952.44 18" N INV (IN): 951.98 15" W INV (OUT): 951.84 18" S 48" DIA, R-1642
CB 232 RIM: 955.76 INV (IN): 949.29 15" N INV (OUT): 949.29 15" S 48" DIA, R-2501-C
CB 225 RIM: 955.45 INV (IN): 948.70 15" W INV (OUT): 949.70 15" SE 48" DIA, R-2501-C
STMH 207 RIM: 954.38 INV (IN): 948.22 18" N INV (IN): 949.76 18" E INV (OUT): 948.22 18" SW 48" DIA, R-1642
CB 212 RIM: 955.70 INV (IN): 951.97 18" N INV (OUT): 951.65 18" W 48" DIA, R-2501-C
CB 206 RIM: 952.44 INV (IN): 946.88 18" NE INV (IN): 948.38 15" NW INV (OUT): 946.63 21" SE 48" DIA, R-3508-C
STMH 226 RIM: 955.90 INV (IN): 948.12 15" N INV (OUT): 949.12 15" E 48" DIA, R-1642
CB 218 RIM: 956.20 INV (IN): 951.15 18" N INV (OUT): 951.15 18" S 48" DIA, R-2501-V
CB 205 RIM: 952.88 INV (IN): 945.21 21" NW INV (OUT): 945.21 21" SE 48" DIA, R-3508-C
CB 204 RIM: 952.22 INV (IN): 943.61 21" NW INV (OUT): 943.61 21" S 48" DIA, R-3508-C
CB 229 RIM: 948.86 INV (OUT): 944.86 15" SE 48" DIA, R-2501-C
CB 109 RIM: 963.09 INV (IN): 957.54 15" E INV (OUT): 957.55 15" S 48" DIA, R-3067-V
CB 117 RIM: 961.17 INV (OUT): 957.85 15" W 48" DIA, R-2501-C
CB 114 RIM: 959.74 INV (IN): 956.30 15" SE INV (OUT): 956.30 15" W 48" DIA, R-2501-C
CB 107 RIM: 962.67 INV (IN): 957.47 15" N INV (IN): 956.18 15" E INV (IN): 959.01 15" W INV (OUT): 954.59 15" S 48" DIA, R-3067-V
CB 116 RIM: 960.70 INV (OUT): 956.55 15" W 48" DIA, R-3067-V
CB 110 RIM: 968.29 INV (IN): 962.12 15" S INV (IN): 964.51 15" W INV (OUT): 961.64 15" E 48" DIA, R-3067-V
CB 115 RIM: 960.74 INV (IN): 956.47 15" E INV (OUT): 956.47 15" NW 48" DIA, R-3067-V
CB 111 RIM: 968.24 INV (OUT): 964.75 15" E 48" DIA, R-3067-V
CB 106 RIM: 962.21 INV (IN): 953.20 15" N INV (IN): 955.77 15" NE INV (OUT): 953.20 15" S 48" DIA, R-3067-V
CB 125 RIM: 962.16 INV (IN): 955.41 INV (OUT): 955.41 15" W 48" DIA, R-3067-V
CB 127 RIM: 959.49 INV (OUT): 956.15 15" SW 48" DIA, R-2501-C
CB 118 RIM: 964.00 INV (OUT): 960.25 15" E 48" DIA, R-3067-V
CB 113 RIM: 968.00 INV (OUT): 964.55 15" E 48" DIA, R-3067-V
CB 112 RIM: 968.13 INV (IN): 964.31 15" W INV (OUT): 961.73 15" N 48" DIA, R-3067-V
STMH 105 RIM: 963.29 INV (IN): 952.11 15" N INV (IN): 959.61 15" W INV (OUT): 952.11 15" S 60" DIA, R-1642
CB 119 RIM: 957.85 INV (OUT): 954.00 15" SE 48" DIA, R-3067-V
STMH 104 RIM: 952.55 INV (IN): 949.79 15" N INV (IN): 953.80 15" NW INV (IN): 953.80 15" E INV (OUT): 949.79 15" SW 72" DIA, R-1642
CB 120 RIM: 958.13 INV (OUT): 954.00 15" W 48" DIA, R-3067-V
CB 123 RIM: 951.87 INV (OUT): 946.45 15" SE 48" DIA, R-3067-V
61' - 15" RCP @ 0.50%
24' - 15" RCP @ 0.33%
51' - 15" RCP @ 0.33%
36' - 15" RCP @ 0.34%
209' - 15" PVC @ 1.30%
24' - 15" RCP @ 1.00%
100' - 15" RCP @ 0.50%
82' - 15" RCP @ 1.75%
37' - 15" RCP @ 1.75%
24' - 15" RCP @ 1.00%
141' - 15" RCP @ 0.33%
137' - 15" RCP @ 0.33%
60' - 15" RCP @ 0.33%
37' - 15" RCP @ 0.33%
129' - 15" RCP @ 0.33%
156' - 18" PVC @ 0.44%
148' - 18" RCP @ 0.66%
50' - 15" RCP @ 0.33%
50' - 15" PVC @ 0.33%
189' - 18" RCP @ 1.00%
103' - 18" PVC @ 1.00%
76' - 18" PVC @ 1.00%
135' - 18" PVC @ 1.18%
106' - 18" RCP @ 0.50%
138' - 21" RCP @ 1.03%
126' - 21" RCP @ 1.27%
90' - 15" PVC @ 3.00%
233' - 6" PVC @ 2.00%
136' - 6" PVC @ 2.00%
20' - 15" RCP @ 0.50%
21' - 15" RCP @ 0.49%
30' - 15" RCP @ 0.33%
N89°25'51"W 1169.07
N89°25'51"W 124.29
S00°04'09"W 1320.00
S00°04'09"W 1314.18
S00°04'09"W 1314.18
S00°04'09"W 30.00
N00°04'09"E 30.00
N00°04'09"E 1314.18
N00°04'09"E 1314.18
N89°25'05"W 1169.07
N89°25'05"W 30.00
N89°25'05"W 1139.07
N89°25'05"W 30.00
S89°25'51"E 1169.07
S89°25'51"E 30.00
S89°25'51"E 1139.07
S89°25'51"E 30.00
N89°25'51"E 1169.07
N89°25'51"E 30.00
N89°25'51"E 1139.07
N89°25'51"E

PROJECT MATCH LINE
PROJECT MATCH LINE
CB 220
RIM: 957.53
INV (OUT): 952.72 15" E
48" DIA, R-3067-V
CB 217
RIM: 958.28
INV (IN): 950.17 18" N
INV (IN): 952.53 15" W
INV (OUT): 949.60 18" S
48" DIA, R-3067-V
CB 216
RIM: 954.33
INV (IN): 948.04 18" N
INV (IN): 950.00 15" W
INV (OUT): 947.30 18" E
48" DIA, R-3067-V
CB 215
RIM:950.60
INV (IN): 946.85 18" W
INV (OUT): 946.10 24" SE
48" DIA, R-2581-C
CB 221
RIM: 954.08
INV (OUT): 950.20 15" E
48" DIA, R-3067-V
CB 214
RIM: 954.33
INV (IN): 945.59 24" NW
INV (OUT): 944.97 24" SE
48" DIA, R-3067-V
CB 213
RIM: 954.42
INV (IN): 944.83 24" NW
INV (OUT): 944.81 24" NE
48" DIA, R-3067-V
CB 202
RIM: 950.79
INV (IN): 944.17 24" SW
INV (IN): 947.31 15" NW
INV (OUT): 943.02 24" NE
48" DIA, R-3067-V
CB 231
RIM: 950.98
INV (OUT): 947.55 15" SE
48" DIA, R-3067-V
CB 203
RIM: 947.21
INV (IN): 942.22 21" N
INV (IN): 944.17 15" NW
INV (OUT): 942.28 24" SE
48" DIA, R-3067-V
CB 201
RIM: 946.90
INV (IN): 941.86 24" NW
INV (IM): 942.36 24" SW
INV (OUT): 941.86 30" E
60" DIA, R-3067-V
CB 122
RIM: 946.42
INV (IN): 943.75 15" NW
INV (OUT): 943.50 18" SE
48" DIA, H-10 PEDESTRIAN
CB 121
RIM: 947.80
INV (IN): 943.40 18" NW
INV (OUT): 943.34 18" S
48" DIA, R-3067-V
CB 124
RIM: 947.23
INV (OUT): 943.75 15" N
48" DIA, R-3067-V
STMH 103
RIM: 952.50
INV (IN): 947.20 15" NE
INV (OUT): 947.01 15" W
48" DIA, R-1642
STMH 102
RIM: 948.37
INV (IN): 944.10 15" E
INV (IN): 943.29 18" N
INV (IN): 943.69 15" S
INV (OUT): 942.72 24" W
60" DIA, R-1642
STMH 101
RIM: 948.84
INV (IN): 942.87 24" E
INV (OUT): 942.37 24" SW
60" DIA, R-1642
STMH 100
RIM: 947.40
INV (IN): 942.15 24" NE
INV (IN): 941.65 30" W
INV (OUT): 940.15 48" S
72" DIA, Standard
FES 101
INV: 940.09 48"
FES 302
INV: 940.00 18"
FES 301
INV: 937.50 18"
FES 306
INV: 937.50 18"
FES 307
INV: 937.50 18"
FES 308
INV: 937.50 18"
FES 300
INV: 937.50 18"
FES 304
INV: 941.00 15"
15" FLAPGATE
INV: 940.00 15"
FES 305
INV: 940.00 15"
STMH 306
RIM: 959.47
INV (IN): 945.70 15" SW
INV (OUT): 944.70 15" NE
48" DIA, Standard
STMH 307
RIM: 953.21
INV (OUT): 947.30 15" NE
48" DIA, Standard
STORMWATER POND
NWL:940.0
BTM:931.0
HWL:944.68
SNOWMELT HWL: 945.09
INFILTRATION AREA
BTM:940.0
WQV:946.0
HWL:944.68
SNOWMELT HWL:945.09
REGIONAL BASIN
1618
OCS 2
RIM: 945.79
BUILD OVER EXISTING PIPE.
ARDAN PLACE
OUTLOT B
OUTLOT D
E1/2 of the SW1/4
E1/2 of the SW1/4
UNION PACIFIC RAILROAD
UNION PACIFIC RAILROAD
Delineated Wetland
Utility, Drainage & Ponding Easement per Doc. 656232
Utility, Drainage & Ponding Easement per Doc. 956252
Storm Structure
RE=947.81 (top)
RE=948.80 (high)
E(W)=940.32
E(E)=940.12
Sump=939.50
Top Width=940.32
Orifice E=940.58
N90°00'00"W
70.00
S87°52'13"W
190.00
S87°52'13"W
190.00
939.22
BV=2
Post
Post
Post

MN



PLANT SCHEDULE					
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
SHRUBS					
	DL	DIERVILLA LONICERA	BUSH HONEYSUCKLE	#5 CONT.	50
	HB	HYDRANGEA PANICULATA 'ILVOBO'	BOBO® PANICLE HYDRANGEA	#5 CONT.	10
	RG	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	#5 CONT.	62
CONIFEROUS SHRUBS					
	PN2	PICEA ABIES 'NIDIFORMIS'	BIRD'S NEST NORWAY SPRUCE	#5 CONT.	6
PERENNIALS / ORNAMENTAL GRASSES					
	SL	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	#1 CONT.	24

CONCEPT PLANT SCHEDULE

OVERSTORY DECIDUOUS TREE 224

CONIFER TREE 87

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.

CONIFERS			
PA	PICEA ABIES	NORWAY SPRUCE	6' HT.
PG	PICEA GLAUCA	WHITE SPRUCE	6' HT.
PM	PICEA MEYERI	MEYER 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 'AF#1'	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 'NEW HORIZON'	NEW HORIZON ELM	2.5" CAL.	SOFTWOOD
UC	ULMUS X 'CATHEDRAL'	CATHEDRAL ELM	2.5" CAL.	SOFTWOOD

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 311 TREES - 2.5" DECIDUOUS OR 6'H CONIFER TREES

PERIMETER OF BUILDING = 1596 LINEAR FEET
- 160 SHRUBS REQUIRED

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 C1.41, GRADING AND DRAINAGE PLAN, FOR GENERAL NOTES.
2. REFER TO SWPPP NARRATIVE, SHEET C1.32, 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

NORTH

C

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 **LANDSCAPE ARCHITECT** under the laws of the State of **MINNESOTA**

RICHARD W. KOECHLEIN
Registration Number **26878** Date **XX/XX/XX**

Revisions		
Description	Date	Num

Comm: 232104
Date: XX/XX/2024
Drawn: JDO
Check: RWK

LANDSCAPING PLAN

Scale:

L1.61

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

LEGEND

- REFERENCE KEY TO SITE DETAILS — DETAIL I.D. NUMBER (TOP) / DETAIL SHEET NUMBER (BOTTOM)
- PROPOSED SOD LIMITS
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- 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 L1.61 LANDSCAPING PLAN NORTH, FOR NOTES.

CONCEPT PLANT SCHEDULE

OVERSTORY DECIDUOUS TREE		224
CONIFER TREE		87

0 40 80
HORZ. SCALE FEET

NEW ELEMENTARY SCHOOL #20

ISD #196: ROSEMOUNT - APPLE VALLEY - EAGAN PUBLIC SCHOOLS
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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 **LANDSCAPE ARCHITECT** under the laws of the State of **MINNESOTA**

RICHARD W. KOECHLEIN
Registration Number **26678** Date **XX/XX/XX**

Revisions		
Description	Date	Num

Comm: **232104**
Date: **XX/XX/2024**
Drawn: **JDO**
Check: **RWK**

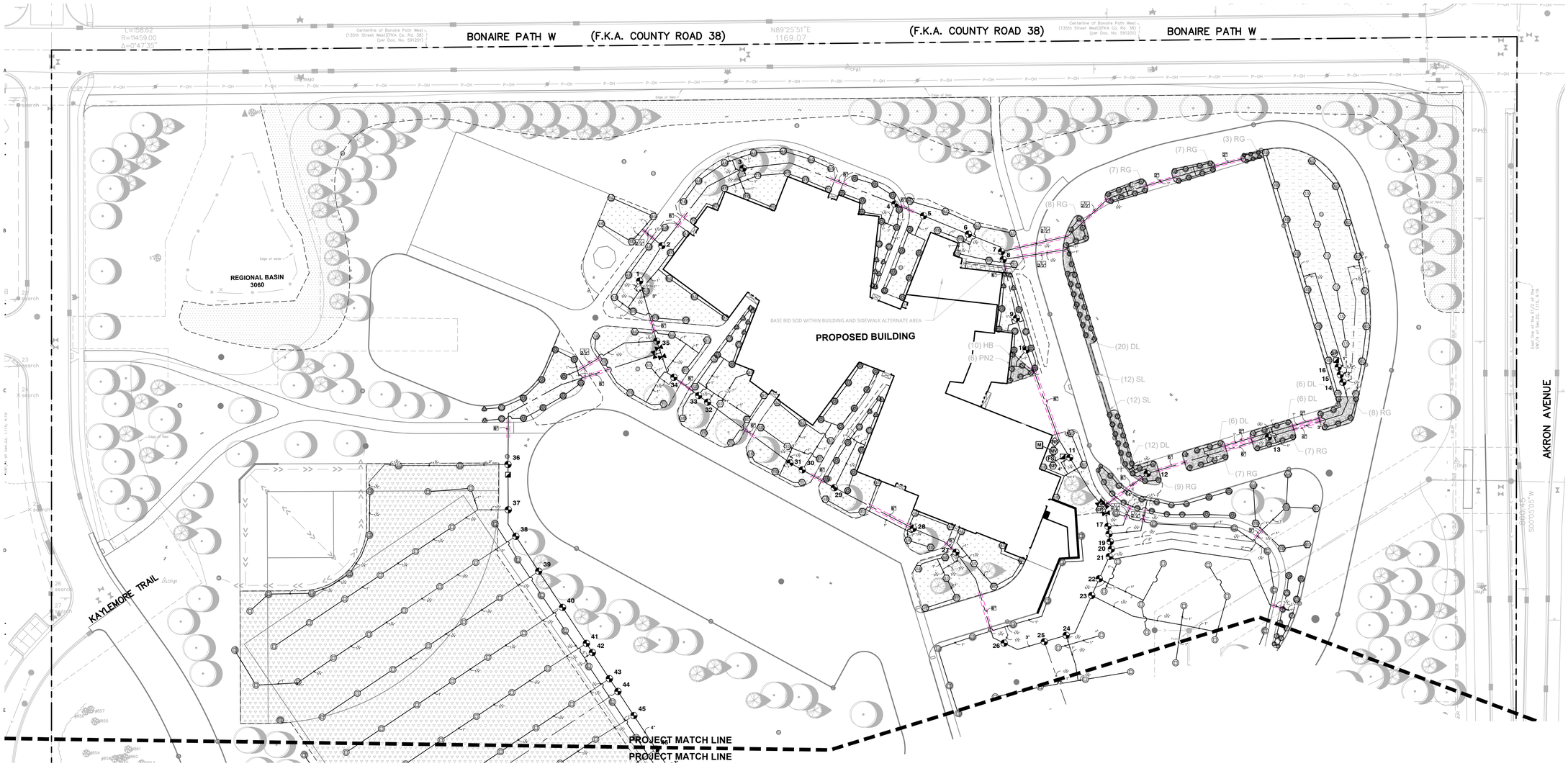
North

LANDSCAPING PLAN SOUTH

Scale:

L1.62

MN



NOTES

1. REFER TO SHEET C1.41, GRADING AND DRAINAGE PLAN NORTH, FOR GENERAL NOTES.
2. IRRIGATION SYSTEM IS DESIGNED FOR 60(+/-) PSI AT THE BASE OF ALL TURF HEADS AND 65(+/-) PSI AT THE BASE OF INFILTRATION HEADS. NOTIFY ENGINEER/LANDSCAPE ARCHITECT IF EXISTING PRESSURE DIFFERS.
3. WATER SOURCE: WATER WILL BE AVAILABLE FROM PROPOSED 4" CAPPED FLANGE 24" BELOW GRADE OUTSIDE THE MECHANICAL ROOM.
4. LAYOUT WORK AS ACCURATELY AS POSSIBLE. THE CONTRACTOR MAY MAKE MINOR ADJUSTMENTS TO THE LOCATION AND SPACING AS NECESSARY TO ACCOMMODATE ACTUAL FIELD CONDITIONS. SPRINKLER LOCATIONS SHALL BE FLAGGED AND REVIEWED BY THE IRRIGATION CREW PRIOR TO INSTALLATION.
5. COORDINATE INSTALLATION WITH THE WORK OF OTHERS.
6. ALL MATERIALS SHALL BE INSTALLED AS DETAILED ON DRAWINGS, HOWEVER, IF THE CONTRACT DRAWINGS AND/OR SPECIFICATIONS DO NOT THOROUGHLY DESCRIBE THE METHOD OR TECHNIQUES TO BE USED, THE CONTRACTOR SHALL FOLLOW THE INSTALLATION METHODS ISSUED BY THE MANUFACTURER . ALL SUCH LITERATURE MUST BE SUBMITTED 48 HOURS PRIOR TO INSTALLATION FOR REVIEW AND APPROVAL BY THE ENGINEER.
7. CHECK AND VERIFY ALL EXISTING AND PROPOSED SITE CONDITIONS, UTILITIES AND SERVICES PRIOR TO TRENCHING.
8. LATERAL PIPING SHALL BE A MINIMUM OF 12 INCHES DEEP AND MAINLINE PIPING A MINIMUM OF 18 INCHES DEEP. ENGINEER SHALL BE NOTIFIED TO VERIFY TRENCH DEPTHS BEFORE BACKFILLING.
9. ALL MAIN LINE PIPING AND LATERAL PIPE of 1-1/2" AND LARGER SHALL BE PVC (SDR 26 / CLASS 160). ALL MAINLINE AND LATERAL PIPE 1" TO 1 1/4" SHALL BE POLYETHYLENE. ALL SLEEVING SHALL BE SCHEDULE 40 PVC.
10. ALL PIPE WITH NO SIZE LABEL SHALL BE 1".
11. ALL SPRINKLERS SHALL BE AS NOTED ON LEGEND.
12. ADJUST HEADS FOR GRADE, AS NECESSARY, AFTER GRASS HAS BEEN ESTABLISHED AND ALL SETTLEMENT AT HEADS HAS OCCURRED.
13. ALL RISERS, BACKFLOW PREVENTORS AND HOSE BIBBS SHALL BE SET PLUMB. SPRINKLER HEAD RISERS, QUICK COUPLER VALVES AND ALL VALVES WITH STEMS SHALL BE SET PERPENDICULAR TO FINISHED GRADE.
14. CONTROL VALVE WIRES SHALL BE #14 GAUGE U.F.U.L. JACKETED DECODER CABLE APPROVED DIRECT BURIAL. UNDERGROUND CONNECTIONS SHALL BE MADE WITH 3-M WIRE CONNECTORS (DBY), OR APPROVED EQUAL.
15. PLACE ALL VALVES IN APPROVED VALVE BOXES.
16. USE TEFLON TAPE ON ALL THREADED JOINTS.
17. CONDUCT PERFORMANCE TEST IN THE PRESENCE OF OWNER AND LANDSCAPE ARCHITECT FOLLOWING COMPLETION OF SYSTEM INSTALLATION.
18. CONDUCT AND DEMONSTRATE TO OWNER THE WINTERIZATION AND SPRING START-UP PROCESS IN THE FALL OF COMPLETION.
19. ZONES PROVIDING OVER 50 GPM SHALL BE 2" PLASTIC GLOBE VALVES. ZONES PROVIDING OVER 20 SHALL BE 1-1/2" PLASTIC GLOBE VALVES. ZONES PROVIDING LESS THAN 20 GPM SHALL BE 1" PLASTIC GLOBE VALVES.
20. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL EQUIPMENT NECESSARY TO MAKE THE SYSTEM FULLY FUNCTIONAL.
21. IRRIGATION CONTRACTOR TO COORDINATE WITH THE UTILITY CONTRACTOR TO PROTECT EXISTING UTILITIES.
22. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT LOCATION AND DEPTH OF ELECTRIC LINES PRIOR TO INSTALLATION OF IRRIGATION.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD 1806-SAM-PRS 8 SERIES MPR TURF SPRAY 6.0IN, POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	4	30
	RAIN BIRD 1806-SAM-PRS 10 SERIES MPR TURF SPRAY 6.0IN, POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	2	30
	RAIN BIRD 1806-SAM-PRS SERIES MPR TURF SPRAY 6.0IN, POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	18	30
	RAIN BIRD 1812-SAM-PRS 8 SERIES MPR SHRUB SPRAY 12IN, POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING DEVICE.	7	30
	RAIN BIRD 1812-SAM-PRS 8 SERIES MPR SHRUB SPRAY 12IN, POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING DEVICE.	32	30
	RAIN BIRD 1812-SAM-PRS 12 SERIES MPR SHRUB SPRAY 12IN, POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING DEVICE.	12	30
	RAIN BIRD 1812-SAM-PRS 15 SERIES MPR SHRUB SPRAY 12IN, POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING DEVICE.	39	30
	RAIN BIRD R-VAN-STRIP 1806-SAM-P45 SHRUB ROTARY, 5FT.X15FT. (LCS AND RCS), 5FT.X30FT. (SST) HAND ADJUSTABLE MULTI-STREAM ROTARY W/ 1800 TURF SPRAY BODY ON 6IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET.	6	45
	RAIN BIRD R-VAN14 1806-SAM-P45 TURF ROTARY, 8FT.-14FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET.	16	45
	RAIN BIRD R-VAN18 1806-SAM-P45 TURF ROTARY, 13FT.-18FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET.	12	45
	RAIN BIRD R-VAN24 1806-SAM-P45 TURF ROTARY, 19FT.-24FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET.	53	45

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM	RADIUS
	RAIN BIRD 3504-PC 2.0 TURF ROTOR, 4IN. POP-UP. ADJUSTABLE AND FULL CIRCLE.	11	25	1.4	24'
	RAIN BIRD 3504-PC 4.0 TURF ROTOR, 4IN. POP-UP. ADJUSTABLE AND FULL CIRCLE.	18	25	2.97	28'
	RAIN BIRD 5006-PC 1.5 TURF ROTOR, 6IN. POP-UP, PLASTIC RISER. ADJUSTABLE TO FULL CIRCLE. STANDARD ANGLE NOZZLE.	6	25	1.12	30'
	RAIN BIRD 5006-PC 2.0 TURF ROTOR, 6IN. POP-UP, PLASTIC RISER. ADJUSTABLE TO FULL CIRCLE. STANDARD ANGLE NOZZLE.	3	25	1.5	32'
	RAIN BIRD 5006-PC 3.0 TURF ROTOR, 6IN. POP-UP, PLASTIC RISER. ADJUSTABLE TO FULL CIRCLE. STANDARD ANGLE NOZZLE.	17	25	2.26	32'
	RAIN BIRD 5006-PC 4.0 TURF ROTOR, 6IN. POP-UP, PLASTIC RISER. ADJUSTABLE TO FULL CIRCLE. STANDARD ANGLE NOZZLE.	25	25	2.91	32'
	RAIN BIRD 5006-PC 6.0 TURF ROTOR, 6IN. POP-UP, PLASTIC RISER. ADJUSTABLE TO FULL CIRCLE. STANDARD ANGLE NOZZLE.	34	25	4.25	33'
	RAIN BIRD 5006-PC 8.0 TURF ROTOR, 6IN. POP-UP, PLASTIC RISER. ADJUSTABLE TO FULL CIRCLE. STANDARD ANGLE NOZZLE.	5	25	5.9	30'
	RAIN BIRD 6504-PC, FC 04 TURF ROTOR, 4.0IN, POP-UP, PLASTIC RISER, ADJUSTABLE AND FULL CIRCLE, WITH REMOVABLE SEAL-A-MATIC CHECK VALVE, 1IN. FEMALE THREADED INLET.	2	30	2.9	35'
	RAIN BIRD 6504-PC, FC 06 TURF ROTOR, 4.0IN, POP-UP, PLASTIC RISER, ADJUSTABLE AND FULL CIRCLE, WITH REMOVABLE SEAL-A-MATIC CHECK VALVE, 1IN. FEMALE THREADED INLET.	131	30	4.2	39'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD PEB-IVM 1-1/2" 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL SMART VALVES W/ FACTORY INSTALLED IVM-SOL: LOW FLOW OPERATING CAPABILITY. GLOBE CONFIGURATION.	31	
	RAIN BIRD PEB-IVM 1" 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL SMART VALVES W/ FACTORY INSTALLED IVM-SOL: LOW FLOW OPERATING CAPABILITY. GLOBE CONFIGURATION.	18	
	RAIN BIRD JHC 34" 34IN. BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, THERMOPLASTIC RUBBER COVER, AND 1-PIECE BODY.	4	
	LESMCO LBT-SS 1IN.-4IN. (FPT X FPT) STAINLESS STEEL BALL VALVE	6	
MV	RAIN BIRD 300-BPES-PRS-D GLOBE 2" 3IN. BRASS MASTER VALVE, WITH GLOBE CONFIGURATION, AND PRESSURE REGULATOR MODULE. WITH A PATENTED NYLON SCRUBBER THAT SCRAPES A STAINLESS STEEL SCREEN TO PREVENT DEBRIS BUILD-UP AND CLOGGING.	1	
EP	RAIN BIRD LSP-1TURF LINE SURGE PROTECTION DECODER DIRECTLY TO THE GROUND ROD OR GROUND PLATE	4	
HB	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1	
FS	RAIN BIRD FS-400-P 4IN. FLOW SENSOR, PLASTIC PVC MODEL. SUGGESTED OPERATING RANGE 40.0 GPM TO 500.0 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE. RAIN BIRD COMPATIBLE CONTROLLERS: ESP-LXIVM(P) (LXD	LXME2(P)	MC), OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET. INSTALL IN RAIN BIRD VALVE BOX.	1	
M	WATER METER 3"	1	

	IRRIGATION LATERAL LINE: POLYETHYLENE PIPE SDR-7 1"	8,954 L.F.
	IRRIGATION LATERAL LINE: POLYETHYLENE PIPE SDR-7 1 1/4"	2,347 L.F.
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 1 1/2"	1,006 L.F.
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 2"	525.6 L.F.
	IRRIGATION MAINLINE: POLYETHYLENE PIPE SDR-7 1"	11.9 L.F.
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21 1 1/2"	14.3 L.F.
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21 2"	7.3 L.F.
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21 2 1/2"	38.4 L.F.
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21 3"	1,469 L.F.
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21 4"	696.9 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40 2"	129.6 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40 2 1/2"	187.3 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40 3"	9.9 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40 4"	28.9 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40 6"	409.1 L.F.

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PSI @ POC	PRECIP
1	RAIN BIRD PEB-IVM	1-1/2"	TURF ROTOR	32.33	30.3	37.9	0.87 in/h
2	RAIN BIRD PEB-IVM	1"	TURF ROTOR	17	30.1	37.6	1.49 in/h
3	RAIN BIRD PEB-IVM	1-1/2"	TURF ROTOR	36.53	30.4	38.0	0.84 in/h
4	RAIN BIRD PEB-IVM	1"	TURF ROTARY	17.24	50.0	57.3	0.67 in/h
5	RAIN BIRD PEB-IVM	1"	TURF ROTOR	16.99	49.9	57.2	0.67 in/h
6	RAIN BIRD PEB-IVM	1-1/2"	TURF ROTOR	30.29	30.5	37.8	0.13 in/h
7	RAIN BIRD PEB-IVM	1"	SHRUB SPRAY	17.89	39.1	46.1	1.47 in/h
8	RAIN BIRD PEB-IVM	1"	SHRUB SPRAY	20.28	36.7	43.7	1.44 in/h
9	RAIN BIRD PEB-IVM	1"	TURF ROTARY	11.99	47.6	54.2	0.72 in/h
10	RAIN BIRD PEB-IVM	1"	SHRUB SPRAY	8.31	32.3	38.7	1.6 in/h
11	RAIN BIRD PEB-IVM	1"	TURF ROTOR	17	28.7	34.3	1.43 in/h
12	RAIN BIRD PEB-IVM	1-1/2"	SHRUB SPRAY	15.81	34.3	40.7	1.35 in/h
13	RAIN BIRD PEB-IVM	1-1/2"	SHRUB SPRAY	28.93	35.3	41.7	1.33 in/h
14	RAIN BIRD PEB-IVM	1"	TURF ROTOR	8.72	30.0	36.8	0.74 in/h
15	RAIN BIRD PEB-IVM	1"	TURF ROTOR	6.72	30.0	36.8	0.14 in/h
16	RAIN BIRD PEB-IVM	1"	TURF ROTOR	20.46	33.4	40.3	0.59 in/h
17	RAIN BIRD PEB-IVM	1"	TURF ROTOR	16.71	34.3	40.5	0.66 in/h
18	RAIN BIRD PEB-IVM	1"	TURF SPRAY	16.56	49.3	55.6	0.69 in/h
19	RAIN BIRD PEB-IVM	1-1/2"	TURF ROTOR	29.75	33.0	39.3	0.76 in/h
20	RAIN BIRD PEB-IVM	1"	TURF ROTOR	33.6	41.5	47.9	0.66 in/h
21	RAIN BIRD PEB-IVM	1-1/2"	TURF ROTOR	15.03	35.7	42.2	0.12 in/h
22	RAIN BIRD PEB-IVM	1-1/2"	TURF ROTOR	21	39.0	45.7	0.26 in/h
23	RAIN BIRD PEB-IVM	1-1/2"	TURF ROTOR	21	39.0	45.7	0.26 in/h
24	RAIN BIRD PEB-IVM	1-1/2"	TURF ROTOR	25.2	35.6	42.5	0.25 in/h
25	RAIN BIRD PEB-IVM	1-1/2"	TURF ROTOR	28.1	38.3	45.3	0.59 in/h
26	RAIN BIRD PEB-IVM	1-1/2"	TURF ROTOR	32.3	37.2	44.4	0.67 in/h
27	RAIN BIRD PEB-IVM	1-1/2"	TURF ROTOR	44.05	31.0	38.5	1.28 in/h
28	RAIN BIRD PEB-IVM	1-1/2"	TURF ROTOR	20.37	30.4	37.9	1.09 in/h
29	RAIN BIRD PEB-IVM	1"	TURF ROTARY	16.56	50.4	58.0	0.67 in/h
30	RAIN BIRD PEB-IVM	1-1/2"	TURF ROTOR	28.1	38.3	45.3	0.59 in/h
31	RAIN BIRD PEB-IVM	1-1/2"	TURF ROTOR	28.3	29.7	37.3	0.84 in/h
32	RAIN BIRD PEB-IVM	1-1/2"	TURF ROTOR	28.3	31.4	38.9	0.81 in/h
33	RAIN BIRD PEB-IVM	1"	TURF ROTARY	9.1	47.9	55.4	0.59 in/h
34	RAIN BIRD PEB-IVM	1-1/2"	TURF ROTOR	32.28	31.3	38.8	0.75 in/h
35	RAIN BIRD PEB-IVM	1"	TURF ROTOR	18.43	50.5	58.0	0.52 in/h
36	RAIN BIRD PEB-IVM	1-1/2"	TURF ROTOR	33.6	39.0	47.0	0.54 in/h
37	RAIN BIRD PEB-IVM	1-1/2"	TURF ROTOR	33.6	39.5	47.5	0.29 in/h
38	RAIN BIRD PEB-IVM	1-1/2"	TURF ROTOR	33.6	39.2	46.9	0.32 in/h
39	RAIN BIRD PEB-IVM	1-1/2"	TURF ROTOR	33.6	39.2	47.2	0.27 in/h
40	RAIN BIRD PEB-IVM	1-1/2"	TURF ROTOR	25.2	39.2	47.6	0.27 in/h
41	RAIN BIRD PEB-IVM	1-1/2"	TURF ROTOR	25.2	39.2	47.7	0.27 in/h
42	RAIN BIRD PEB-IVM	1-1/2"	TURF ROTOR	37.8	37.5	46.0	0.6 in/h
43	RAIN BIRD PEB-IVM	1-1/2"	TURF ROTOR	25.2	39.2	47.7	0.27 in/h
44	RAIN BIRD PEB-IVM	1-1/2"	TURF ROTOR	29.4	37.0	45.6	0.51 in/h
45	RAIN BIRD PEB-IVM	1-1/2"	TURF ROTOR	25.2	39.2	47.8	0.27 in/h
46	RAIN BIRD PEB-IVM	1-1/2"	TURF ROTOR	25.2	39.2	47.8	0.27 in/h
47	RAIN BIRD PEB-IVM	1-1/2"	TURF ROTOR	25.2	39.1	48.1	0.27 in/h
48	RAIN BIRD PEB-IVM	1-1/2"	TURF ROTOR	25.2	39.0	48.2	0.27 in/h
49	RAIN BIRD PEB-IVM	1-1/2"	TURF ROTOR	21	39.7	49.0	0.6 in/h

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
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BOLTON & MENK
3300 FERNBROOK LANE NORTH, SUITE 300
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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
LANDSCAPE ARCHITECT
under the laws of the State of **MINNESOTA**

RICHARD W. KOECHLEIN
Registration Number **26678** Date **XX/XX/XX**

Revisions		
Description	Date	Num

Comm: **232104**
Date: **XX/XX/2024**
Drawn: **JDO**
Check: **RWK**

North

HORZ. SCALE 0 40 80 FEET

IRRIGATION PLAN NORTH

Scale:

L1.64

MN

PROJECT MATCH LINE
PROJECT MATCH LINE

REGIONAL BASIN
1618

STORMWATER POND

INFILTRATION AREA

UNION PACIFIC RAILROAD

UNION PACIFIC RAILROAD

C

HORZ. SCALE 0 40 80 FEET

NEW ELEMENTARY SCHOOL #20

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RICHARD W. KOECHLEIN
Registration Number **26678** Date **XX/XX/XX**

Revisions

Description	Date	Num

Comm: **232104**
Date: **XX/XX/2024**
Drawn: **JDO**
Check: **RWK**

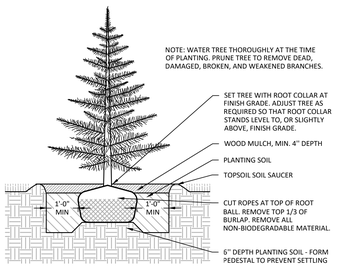
North

IRRIGATION PLAN SOUTH

Scale:

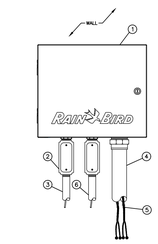
L1.65

MN



14 L1.66 CONIFEROUS TREE

NOT TO SCALE

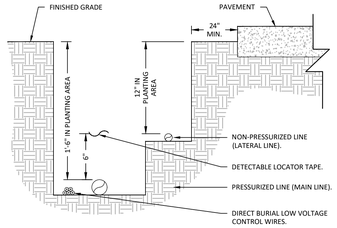


1. TWO-WIRE CONTROLLER: RAIN BIRD ESP-LXIVM/PRO IN LXMM METAL CABINET WITH OUTSIDE WALL MOUNT. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.
2. JUNCTION BOX
3. 1-INCH CONDUIT AND FITTINGS FOR POWER SUPPLY WIRE
4. 2-INCH CONDUIT AND FITTINGS FOR TWO-WIRE CABLE
5. MAXICABLE TWO-WIRE PATH TO FIELD DEVICES, USE A DIFFERENT CABLE JACKET COLOR FOR EACH PATH.
6. 1-INCH CONDUIT AND FITTINGS FOR GROUND WIRE. ONLY FOR OUTDOOR INSTALLATIONS.

NOTES:
1. ESP-LXIVM CONTROLLER IS AVAILABLE IN TWO MODELS. THE LXIVM WITH 60 STATIONS AND THE LMXM-PRO WITH 240 STATIONS. REFER TO THE CHART BELOW FOR DIFFERENCES BETWEEN THE TWO MODELS.
2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS. IF CONTROLLER IS MOUNTED INDOORS, USE POWER SUPPLY GROUND.

5 L1.66 TWO-WIRE CONTROLLER IN METAL CABINET

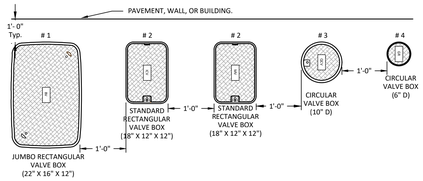
NOT TO SCALE



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.

9 L1.66 IRRIGATION TRENCHING

NOT TO SCALE



EXAMPLE

POTABLE WATER SYSTEM ON CONTROLLER 'A', REMOTE CONTROL VALVE STATION # 3.

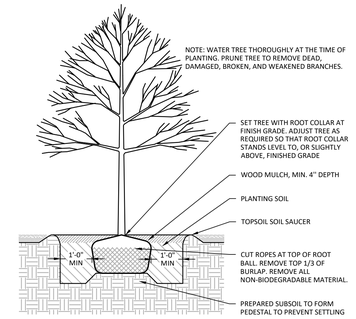
NOTES:

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

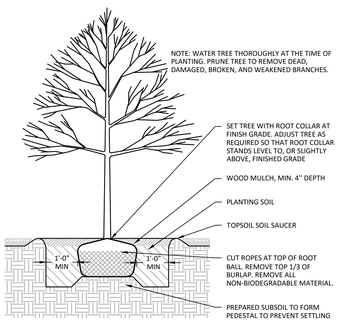
12 L1.66 SERVICE BOX REQUIREMENTS

NOT TO SCALE



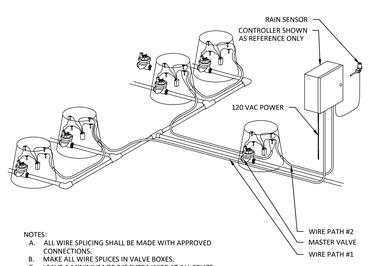
15 L1.66 DECIDUOUS TREE

NOT TO SCALE



15 L1.66 DECIDUOUS TREE

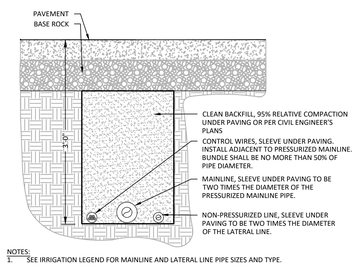
NOT TO SCALE



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 #14 WIRE

6 L1.66 TWO-WIRE PATHS EXAMPLE

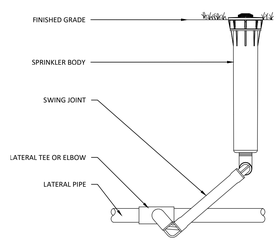
NOT TO SCALE



NOTES:
1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZES AND TYPE.
2. ALL SLEEVES SHALL BE SCHEDULE 40 PVC PIPE.
3. ALL SLEEVES SHALL EXTEND 12" BEYOND THE EDGE OF PAVEMENT.
4. END OF SLEEVES SHALL BE LOCATED WITH A WOODEN STAKE OR PVC PIPE. LOCATORS SHALL RUN CONTINUOUSLY FROM THE END OF THE SLEEVE TO FINISHED GRADE.

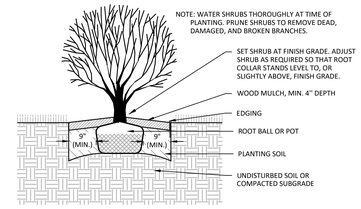
10 L1.66 PIPE BENEATH PAVEMENT

NOT TO SCALE



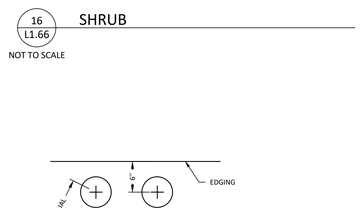
13 L1.66 ROTAR SPRINKLER

NOT TO SCALE



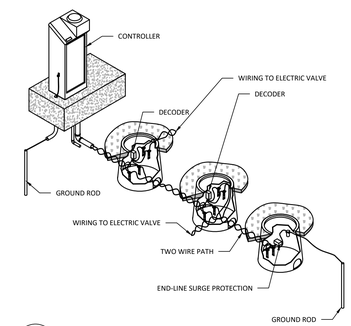
16 L1.66 SHRUB

NOT TO SCALE



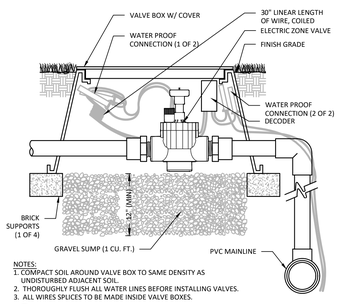
16 L1.66 SHRUB

NOT TO SCALE



7 L1.66 IRRIGATION WIRING DIAGRAM

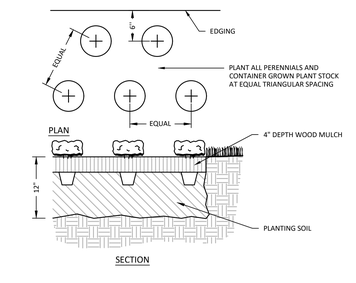
NOT TO SCALE



NOTES:
1. COMPACT SOIL AROUND VALVE BOX TO SAME DENSITY AS UNDISTURBED ADJACENT SOIL.
2. THOROUGHLY FLUSH ALL WATER LINES BEFORE INSTALLING VALVES.
3. ALL WIRES SPLICES TO BE MADE INSIDE VALVE BOXES.

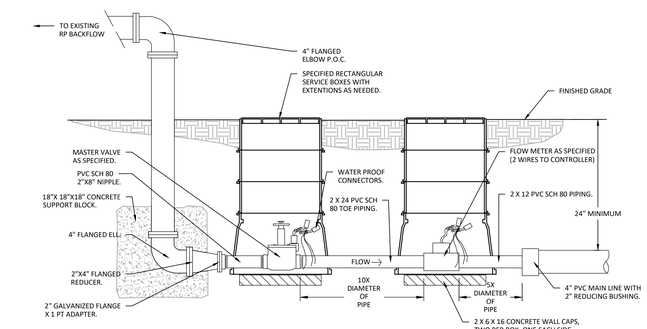
11 L1.66 DECODER / VALVE BOX AND SUMP

NOT TO SCALE



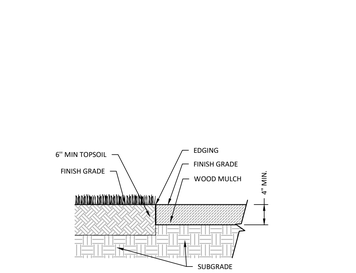
17 L1.66 PERENNIALS AND CONTAINER GROWN PLANT STOCK

NOT TO SCALE



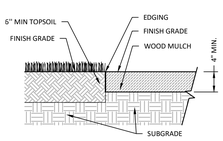
8 L1.66 FLOW SENSOR & MASTER VALVE

NOT TO SCALE



14 L1.66 CONIFEROUS TREE

NOT TO SCALE



18 L1.66 WOOD MULCH BED

NOT TO SCALE

18 L1.66 WOOD MULCH BED

NOT TO SCALE

C

NEW ELEMENTARY SCHOOL #20

ISD #196: ROSEMOUNT - APPLE VALLEY - EAGAN PUBLIC SCHOOLS
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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 LANDSCAPE ARCHITECT under the laws of the State of MINNESOTA

RICHARD W. KOECHLEIN
Registration Number 26678 Date XX/XX/XX

Revisions		
Description	Date	Num

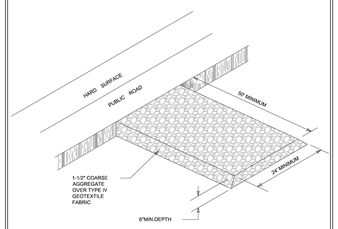
Comm: 232104
Date: XX/XX/2024
Drawn: JDO
Check: RWK
North

LANDSCAPE & IRRIGATION DETAILS

Scale:

L1.66

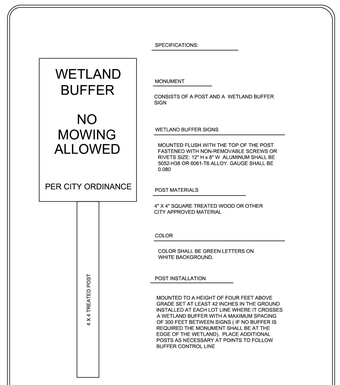
MN



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:	

1 C1.71
NOT TO SCALE



SPECIFICATIONS:

MONUMENT
CONSISTS OF A POST AND A WETLAND BUFFER SIGN

WETLAND BUFFER SIGNS
MOUNTED FLUSH WITH THE TOP OF THE POST FASTENED WITH NON-REMOVABLE SCREWS OR RIVETS SIZE: 12" H x 8" W ALUMINUM SHALL BE 5052-H38 OR 6061-T6 ALLOY. GAUGE SHALL BE 0.080

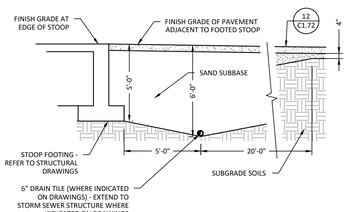
POST MATERIALS
4" X 4" SQUARE TREATED WOOD OR OTHER CITY APPROVED MATERIAL

COLOR
COLOR SHALL BE GREEN LETTERS ON WHITE BACKGROUND.

POST INSTALLATION
MOUNTED TO A HEIGHT OF FOUR FEET ABOVE GRADE SET 4/1 LEAST 42 INCHES IN THE GROUND INSTALLED AT EACH LOT LINE WHERE IT CROSSES A WETLAND BUFFER WITH A MAXIMUM SPACING OF 300 FEET BETWEEN SIGNS (IF NO BUFFER IS REQUIRED THE MONUMENT SHALL BE AT THE EDGE OF THE WETLAND). PLACE ADDITIONAL POSTS AS NECESSARY AT POINTS TO FOLLOW BUFFER CONTROL LINE

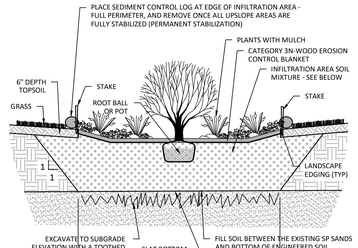
ROSEMOUNT	WETLAND BUFFER MONUMENT	Special Details	
Standard Plate Library for the City of Rosemount		Date: 03-01-01	EC-4
		Revised: 02-01-23	

4 C1.71
NOT TO SCALE



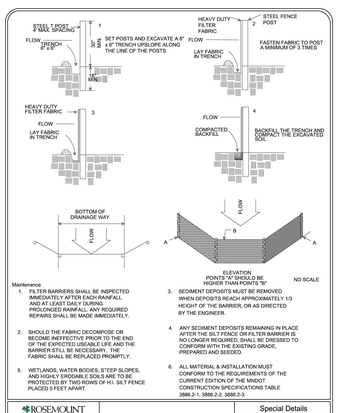
NOTE:
REFER TO GRADING AND DRAINAGE PLAN FOR LIMITS OF SAND SUBBASE

7 C1.71
SAND SUBBASE / DRAIN TILE AT DOORS & FROST FOOTED STOOPS
NOT TO SCALE



NOTE:
SEE < OF xx / [Sheet#] FOR ENGINEERED SOIL MIXTURE

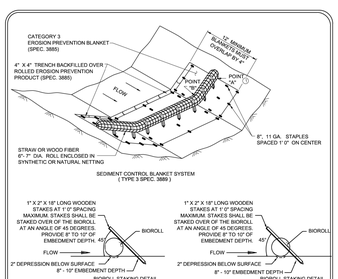
11 C1.71
INFILTRATION AREA SECTION
NOT TO SCALE



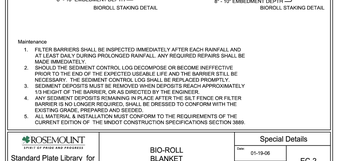
Maintenance
1. FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USEABLE LIFE AND THE BARRIER STILL BE NECESSARY. 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	EC-3
		Revised: 02-01-23	

2 C1.71
NOT TO SCALE



SEDIMENT CONTROL BLANKET SYSTEM
(TYPE 3 SPEC. 3889)



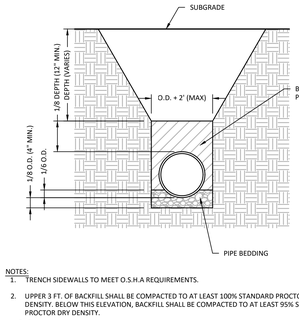
Maintenance
1. FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SHOULD THE SEDIMENT CONTROL LOG DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USEABLE LIFE AND THE BARRIER 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 3885

ROSEMOUNT	BIO-ROLL BLANKET	Special Details	
Standard Plate Library for the City of Rosemount		Date: 01-10-06	EC-2
		Revised: 02-01-23	

3 C1.71
NOT TO SCALE

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.

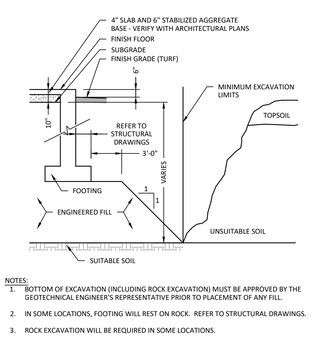
5 C1.71
EROSION CONTROL BLANKET
NOT TO SCALE



8 C1.71
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.
3. INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM D2321.

9 C1.71
PIPE BEDDING PVC
NOT TO SCALE

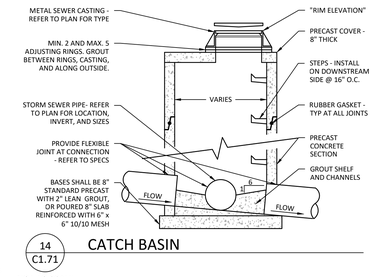


NOTES:
1. BOTTOM OF EXCAVATION (INCLUDING ROCK EXCAVATION) MUST BE APPROVED BY THE GEOTECHNICAL ENGINEER'S REPRESENTATIVE PRIOR TO PLACEMENT OF ANY FILL.
2. IN SOME LOCATIONS, FOOTING WILL REST ON ROCK. REFER TO STRUCTURAL DRAWINGS.
3. ROCK EXCAVATION WILL BE REQUIRED IN SOME LOCATIONS.

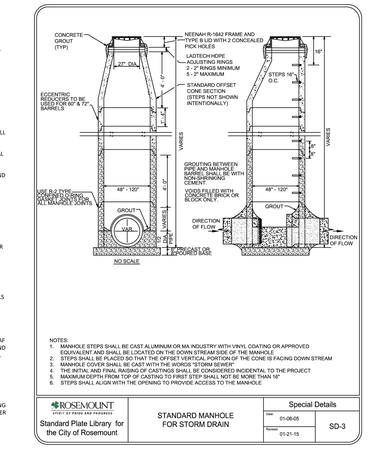
6 C1.71
ENGINEERED FILL
NOT TO SCALE

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.

10 C1.71
PIPE BEDDING - RCP & DIP
NOT TO SCALE



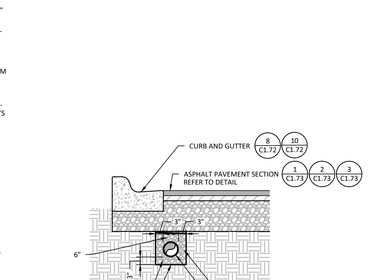
14 C1.71
CATCH BASIN
NOT TO SCALE



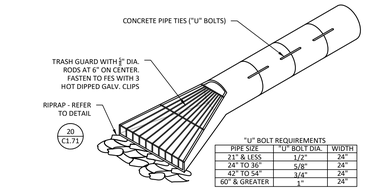
NOTES:
1. MANHOLE STEPS SHALL BE CAST ALUMINUM OR MA INDUSTRY WITH VINYL COATING OR APPROVED EQUIVALENT AND SHALL BE LOCATED ON THE DOWN STREAM SIDE OF THE MANHOLE
2. STEPS SHALL BE PLACED SO THAT THE OFFSET VERTICAL PORTION OF THE CONE IS FACING DOWN STREAM
3. MANHOLE COVER SHALL BE CAST WITH THE INSCRIPTION "STORM SEWER"
4. ALL MANHOLES SHALL BE PROVIDED WITH A FLEXIBLE JOINT WHERE INDICATED, 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	STANDARD MANHOLE FOR STORM DRAIN	Special Details	
Standard Plate Library for the City of Rosemount		Date: 01-06-05	SD-3
		Revised: 01-21-15	

15 C1.71
NOT TO SCALE



18 C1.71
SUBSURFACE DRAIN
NOT TO SCALE

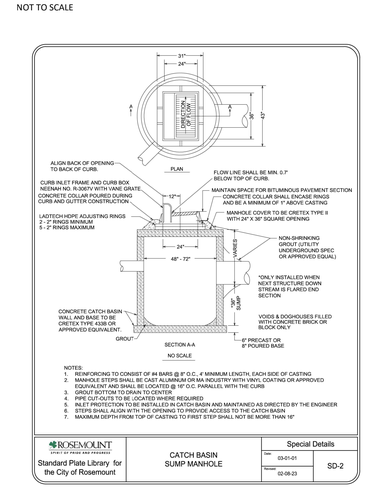


"U" BOLT REQUIREMENTS

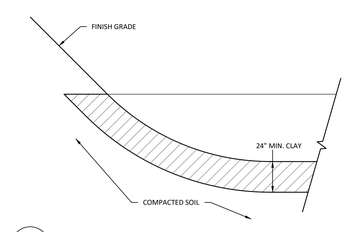
PIPE SIZE	"U" BOLT DIA.	WIDTH
21" & LESS	1/2"	24"
24" TO 36"	5/8"	24"
42" TO 54"	3/4"	24"
60" & GREATER	1"	24"

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.

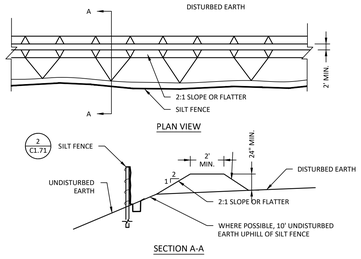
19 C1.71
RCP FLARED END SECTION (FES)
NOT TO SCALE



13 C1.71
OVERFLOW SWALE
NOT TO SCALE



13B C1.71
POND CLAY LINER
NOT TO SCALE

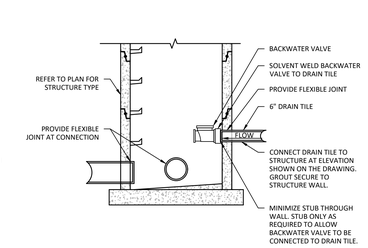


13C C1.71
TEMPORARY DIVERSION BERM
NOT TO SCALE

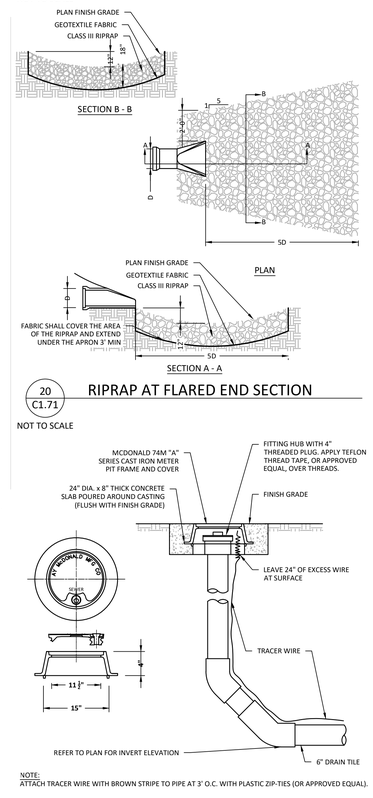
NOTES:
1. REINFORCING TO CONSIST OF #4 BARS @ 9" O.C., 4' MINIMUM LENGTH, EACH SIDE OF CASTING
2. MANHOLE STEPS SHALL BE CAST ALUMINUM OR MA INDUSTRY WITH VINYL COATING OR APPROVED EQUIVALENT AND SHALL BE LOCATED @ 16" O.C. PARALLEL WITH THE CURB
3. CASTING SHALL BE SET TO GRADE
4. PIPE CUT-OUTS TO BE ±6" 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	CATCH BASIN SUMP MANHOLE	Special Details	
Standard Plate Library for the City of Rosemount		Date: 03-01-01	SD-2
		Revised: 02-08-23	

16 C1.71
NOT TO SCALE



17 C1.71
BACKWATER VALVE
NOT TO SCALE



20 C1.71
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).

21 C1.71
CLEANOUT ASSEMBLY
NOT TO SCALE

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
3300 FERNBROOK LANE NORTH, SUITE 300
PLYMOUTH, MINNESOTA 55447
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 **PROFESSIONAL ENGINEER** under the laws of the State of **MINNESOTA**

DAVID A. REY
Registration Number **40180** Date **XX/XX/XX**

Revisions		
Description	Date	Num

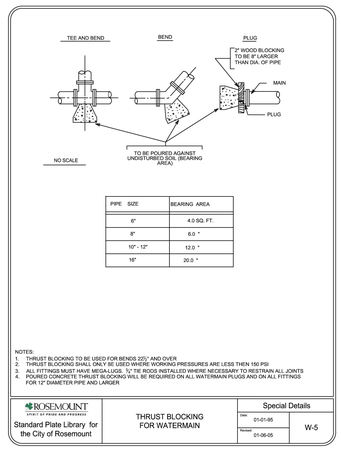
Comm: **232104**
Date: **XX/XX/2024**
Drawn: **JDO**
Check: **DAR**
North

DETAILS

Scale: NOT TO SCALE

C1.71

MN



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

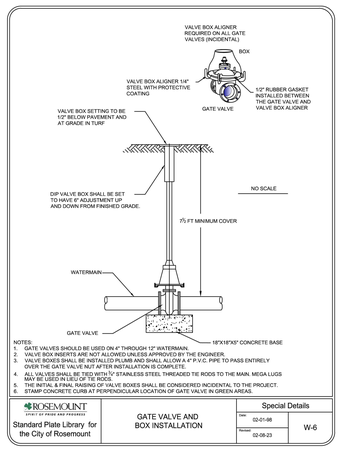
NOTES:
1. THRUST BLOCKING TO BE USED FOR BENDS 22½° AND OVER
2. THRUST BLOCKING SHALL ONLY BE USED WHERE WORKING PRESSURES ARE LESS THEN 150 PSI.
3. ALL FITTINGS MUST HAVE MEGA-LUGS. ¾" TIE RODS INSTALLED WHERE NECESSARY TO RESTRAIN ALL JOINTS
4. POURED CONCRETE THRUST BLOCKING WILL BE REQUIRED ON ALL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

ROSEMOUNT — SPIRIT OF PRIDE AND FREEDOM
Standard Plate Library for the City of Rosemount

THRUST BLOCKING FOR WATERMAIN

Special Details
Date 01-01-95
Revised 01-06-05
W-5

1 / C1.72
NOT TO SCALE



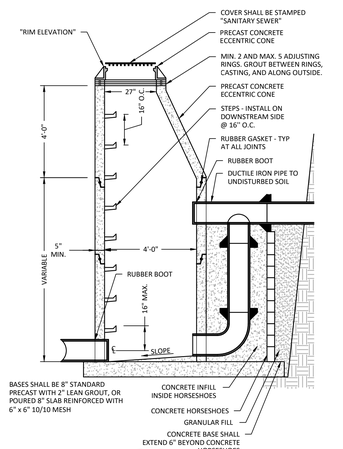
NOTES:
1. GATE VALVES SHOULD BE USED ON 4" THROUGH 12" WATERMAIN.
2. VALVE BOX INSERTS ARE NOT ALLOWED UNLESS APPROVED BY THE ENGINEER.
3. VALVE BOXES SHALL BE INSTALLED PLUMB AND SHALL ALLOW A 4" P.V.C. PIPE TO PASS ENTIRELY OVER THE GATE VALVE NUT AFTER INSTALLATION IS COMPLETE.
4. ALL VALVES SHALL BE TIED WITH 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 — SPIRIT OF PRIDE AND FREEDOM
Standard Plate Library for the City of Rosemount

GATE VALVE AND BOX INSTALLATION

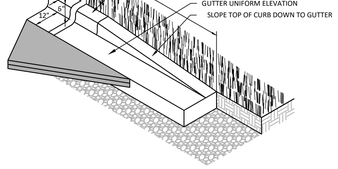
Special Details
Date 02-01-98
Revised 02-08-23
W-6

4 / C1.72
NOT TO SCALE



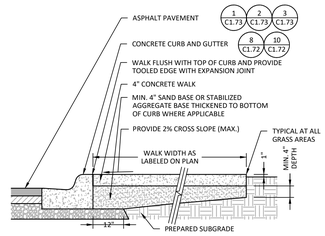
7 / C1.72
NOT TO SCALE

SANITARY SEWER DROP MANHOLE



9 / C1.72
NOT TO SCALE

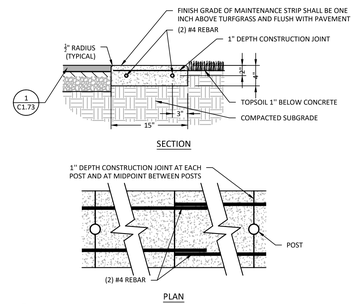
B-612 CURB TERMINATOR



NOTE:
PROVIDE EXPANSION JOINT AND CAULK SEALANT AT ALL WALK, BUILDING, AND STOOP JOINTS.

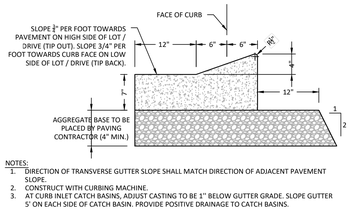
12 / C1.72
NOT TO SCALE

CONCRETE WALK



15 / C1.72
NOT TO SCALE

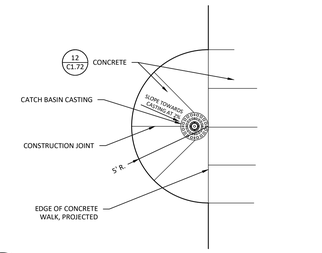
CONCRETE MAINTENANCE STRIP



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' ON EACH SIDE OF CATCH BASIN. PROVIDE POSITIVE DRAINAGE TO CATCH BASINS.

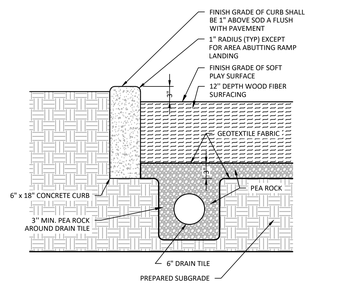
10 / C1.72
NOT TO SCALE

D-412 CURB & GUTTER



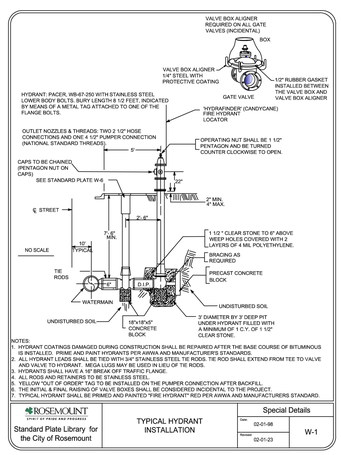
12B / C1.73
NOT TO SCALE

CONCRETE SLAB AT CATCH BASIN



16 / C1.72
NOT TO SCALE

SOFT PLAY AREA



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 BONNET OR HYDRANT. MEGA LUGS MAY BE USED IN LIEU OF TIE RODS.
3. HYDRANTS SHALL HAVE A 5 1/4" BREAK AWAY 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.

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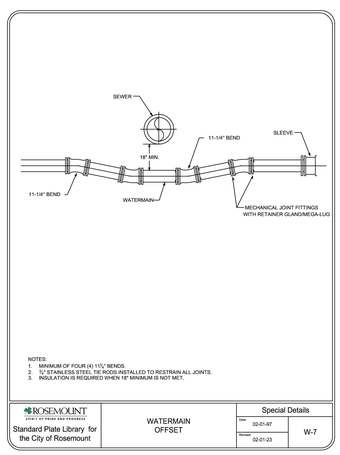
TYPICAL HYDRANT INSTALLATION

Special Details
Date 02-01-98
Revised 02-01-23
W-1

2 / C1.72
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.

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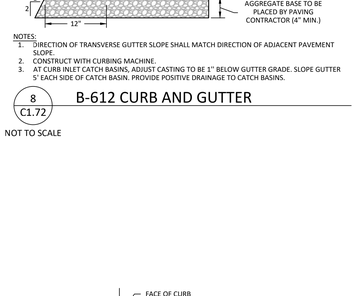
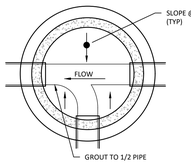
WATERMAIN OFFSET

Special Details
Date 02-01-97
Revised 02-01-23
W-7

5 / C1.72
NOT TO SCALE

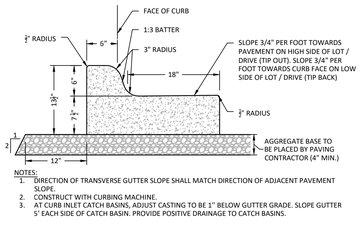


NOTE:
BASES SHALL BE 8" INTEGRAL CAST, REINFORCED STANDARD PRECAST WITH 2" LEAN GROUT



6 / C1.72
NOT TO SCALE

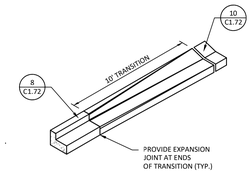
SANITARY SEWER MANHOLE



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.

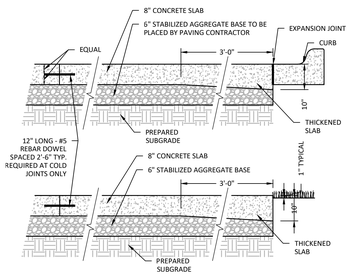
8B / C1.72
NOT TO SCALE

B-618 CURB AND GUTTER



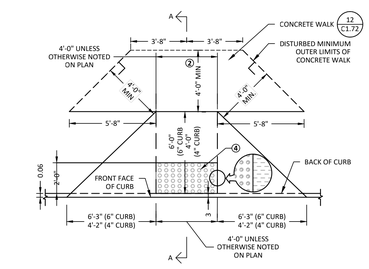
11 / C1.72
NOT TO SCALE

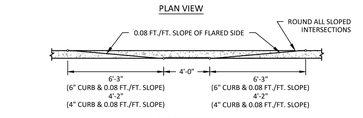
CURB TRANSITION D-412 TO B-612

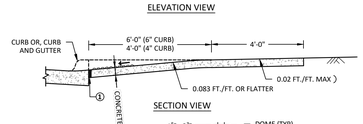


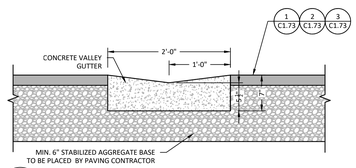
13 / C1.72
NOT TO SCALE

CONCRETE SLAB









14 / C1.72
NOT TO SCALE

CONCRETE VALLEY GUTTER

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.

17 / C1.72
NOT TO SCALE

PEDESTRIAN CURB RAMP

NOTES:
TRACER WIRE SHALL BE INSTALLED ON THE NORTH OR EAST SIDE OF HYDRANT LEAD THEN INSIDE OF GATE VALVE BOX TO THE TOP OF THE HYDRANT LOCATED BEHIND THE HYDRANTS STEAMER NOZZLE.
12-AWG COPPER CLAD STEEL--RED FACTORY CONNECTED TO ANY/ALL GROUND ROD.
ALL OTHER TRACER WIRE TO BE 12-AWG COPPER CLAD STEEL--BLUE.
TRACER WIRES TO BE TIED TO PIPING WITH PLASTIC ZIP TIES OR TAPE SUITABLE FOR UNDERGROUND USE AT 3' MAXIMUM INTERVALS UNLESS HDAB RITRACO TWIN SPACING IS IT MARKING.
ALL CONNECTIONS SHALL BE MADE WITH THE SUGGE APPROPRIATE COMPRESSION/ INVASIVE GROUND CONNECTORS OR APPROVED EQUAL.

ROSEMOUNT — SPIRIT OF PRIDE AND FREEDOM
Standard Plate Library for the City of Rosemount

HYDRANT TRACER WIRE DETAIL

Special Details
Date 02-01-23
TW-6

3 / C1.72
NOT TO SCALE

C

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ISD #196: ROSEMOUNT - APPLE VALLEY - EAGAN PUBLIC SCHOOLS
3455 153RD STREET WEST
ROSEMOUNT, MINNESOTA 55068

Wold

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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
PROFESSIONAL ENGINEER
under the laws of the State of MINNESOTA

DAVID A. REY
Registration Number 40180 Date XX/XX/XX

Revisions		
Description	Date	Num

Comm: 232104
Date: XX/XX/2024
Drawn: JDO
Check: DAR

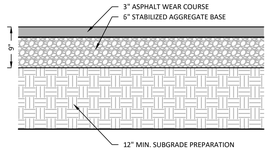
North

DETAILS

Scale: NOT TO SCALE

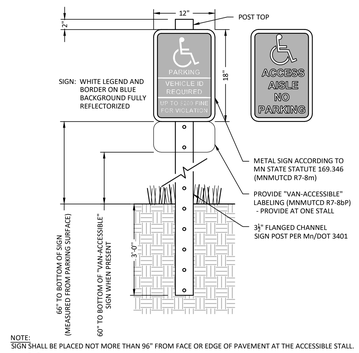
C1.72

MN



1 C1.73 LIGHT DUTY ASPHALT PAVEMENT

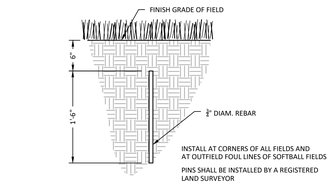
NOT TO SCALE



NOTE:
SIGN SHALL BE PLACED NOT MORE THAN 96" FROM FACE OR EDGE OF PAVEMENT AT THE ACCESSIBLE STALL.

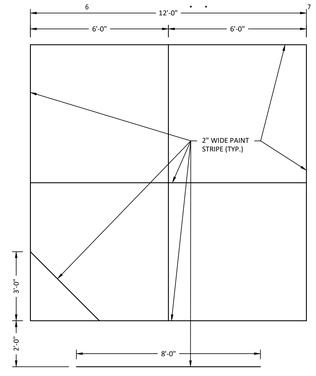
4B C1.73 ACCESSIBLE PARKING SIGN AND POST IN GRASS

NOT TO SCALE



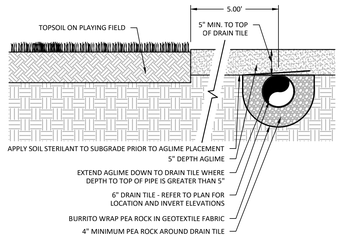
7 C1.73 FIELD MARKING PINS

NOT TO SCALE



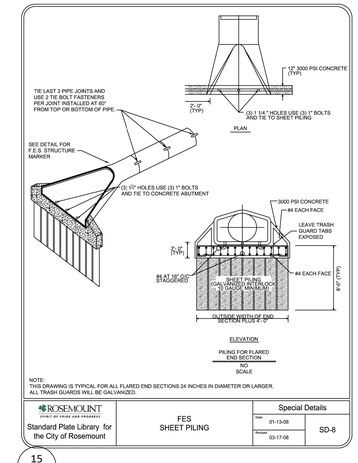
11 C1.73 FOUR-SQUARE STRIPING

NOT TO SCALE



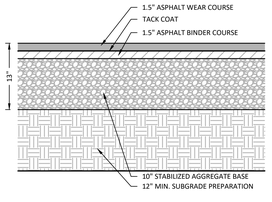
14 C1.73 AGLIME AND DRAIN TILE

NOT TO SCALE



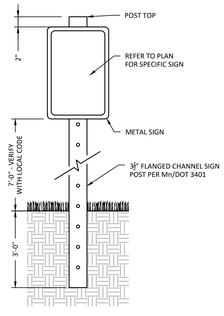
15 C1.73

NOT TO SCALE



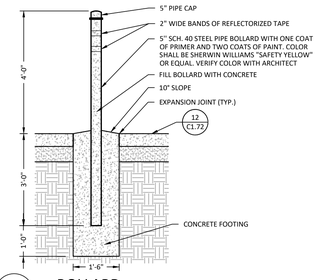
2 C1.73 MEDIUM DUTY ASPHALT PAVEMENT

NOT TO SCALE



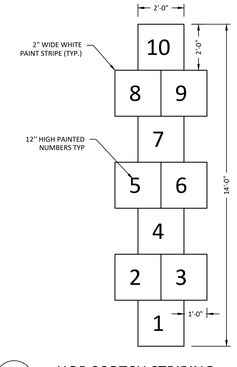
5 C1.73 TRAFFIC SIGN AND POST IN GRASS

NOT TO SCALE



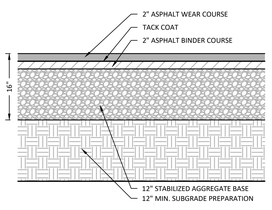
8 C1.73 BOLLARD

NOT TO SCALE



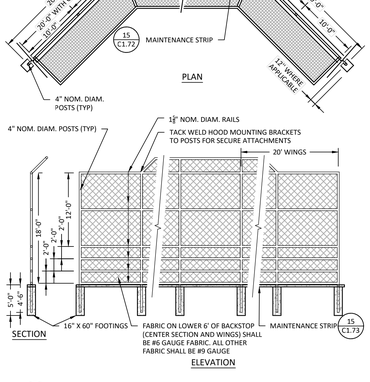
12 C1.73 HOP SCOTCH STRIPING

NOT TO SCALE



3 C1.73 HEAVY DUTY ASPHALT PAVEMENT

NOT TO SCALE



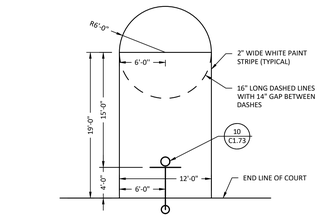
NOTE:
SIGN SHALL BE PLACED NOT MORE THAN 96" FROM FACE OR EDGE OF PAVEMENT AT THE ACCESSIBLE STALL.

4 C1.73 ACCESSIBLE PARKING SIGN AND POST WITH BREAKAWAY BASE

NOT TO SCALE

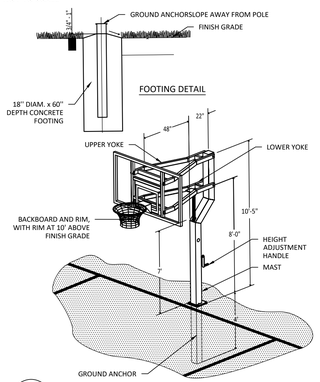
6 C1.73 HOODED BACKSTOP

NOT TO SCALE



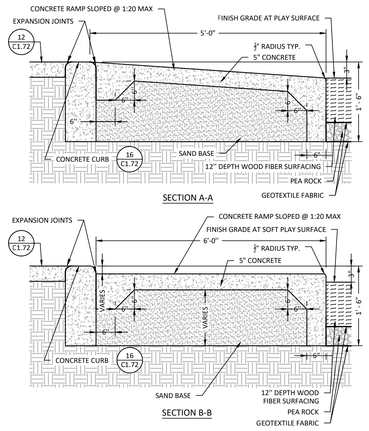
9 C1.73 BASKETBALL COURT STRIPING

NOT TO SCALE



10 C1.73 BASKETBALL GOAL

NOT TO SCALE



13 C1.73 SOFT PLAY AREA ACCESSIBLE RAMP

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 **PROFESSIONAL ENGINEER** under the laws of the State of **MINNESOTA**

DAVID A. REY
Registration Number **40180** Date **XX/XX/XX**

Revisions		
Description	Date	Num

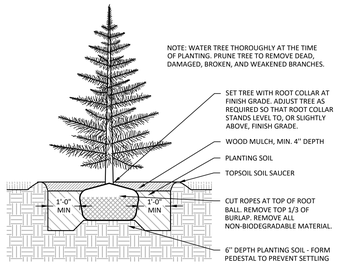
Comm: **232104**
Date: **XX/XX/2024**
Drawn: **JDO**
Check: **DAR**
North

DETAILS

Scale: NOT TO SCALE

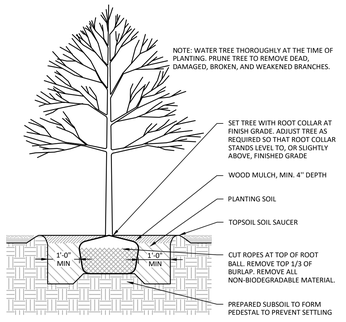
C1.73

MN



1 C1.74 CONIFEROUS TREE

NOT TO SCALE



2 C1.74 DECIDUOUS TREE

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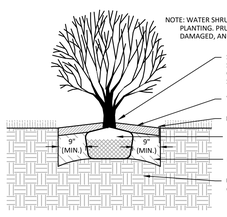

3 C1.74 SHRUB

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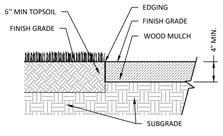
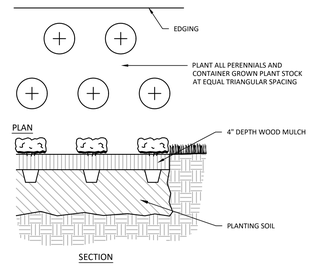


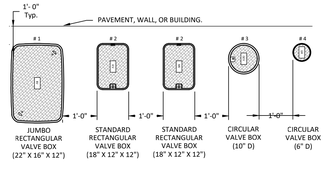
4 C1.74 WOOD MULCH BED

NOT TO SCALE



5 C1.74 PERENNIALS AND CONTAINER GROWN PLANT STOCK

NOT TO SCALE



EXAMPLE

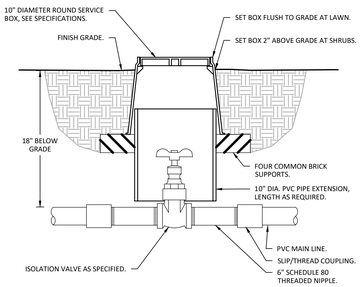
POTABLE WATER SYSTEM ON CONTROLLER 'A', REMOTE CONTROL VALVE STATION # 3.

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

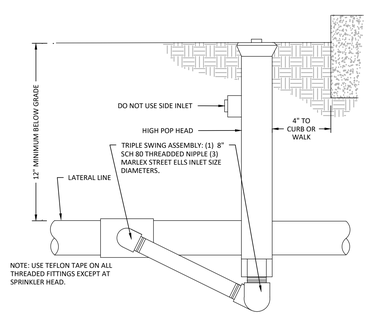
6 C1.74 SERVICE BOX REQUIREMENTS

NOT TO SCALE



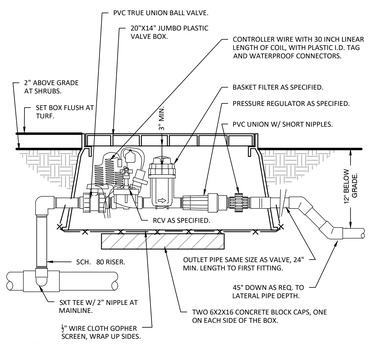
7 C1.74 BRASS ISOLATION VALVE

NOT TO SCALE



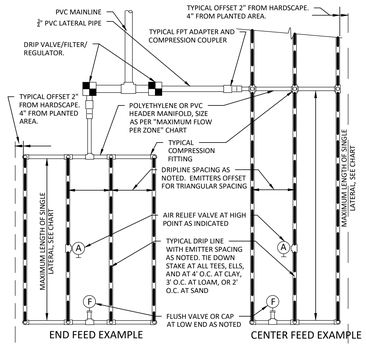
8 C1.74 SHRUB SPRAY HIGHPOP ASSEMBLY

NOT TO SCALE



9 C1.74 1" DRIP VALVE WITH BASKET FILTER

NOT TO SCALE



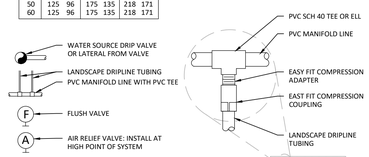
SLOPED CONDITION NOTE:
1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHENEVER POSSIBLE.
2. INSTALL AIR RELIEF VALVE AT THE HIGHEST POINT.
3. NORMAL SPACING WITHIN THE TOP 2/3 OF SLOPE.
4. INSTALL DRIPLINE AT 25% GREATER SPACING AT THE BOTTOM 1/3 OF THE SLOPE.
5. WHEN ELEVATION CHANGE IS 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

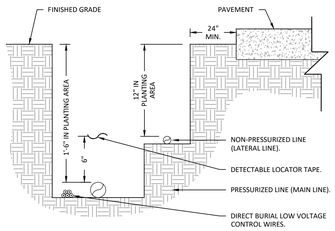
MAXIMUM LATERAL LENGTH (FEET)						
	EMITTER FLOW RATE GPH					
	12" SPACING		18" SPACING		24" SPACING	
PSI	0.6	0.9	0.6	0.9	0.6	0.9
10	125	96	175	135	218	171
20	249	191	350	171	442	340
30	307	236	434	333	550	422
40	350	268	495	380	627	171
50	125	96	175	135	218	171
60	125	96	175	135	218	171

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



10 C1.74 IRRIGATION TRENCHING

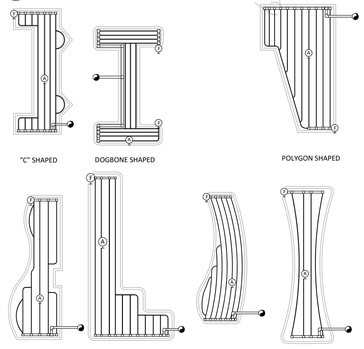
NOT TO SCALE



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.

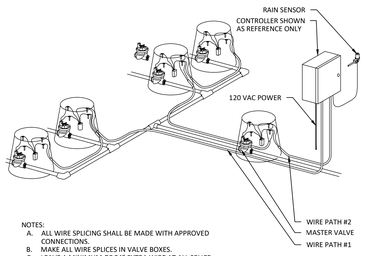
11 C1.74 IRRIGATION TRENCHING

NOT TO SCALE



12 C1.74 TYPICAL DRIPLINE REQUIREMENTS

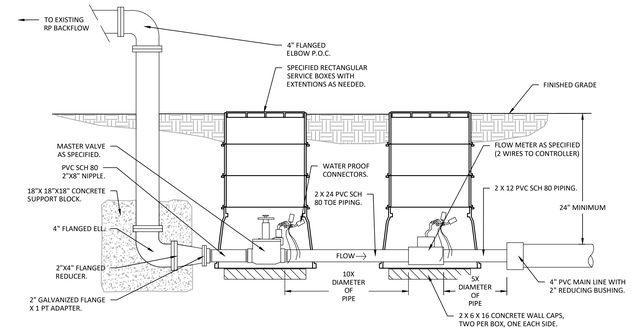
NOT TO SCALE



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 #3 WIRE

15 C1.74 TWO-WIRE PATHS EXAMPLE

NOT TO SCALE

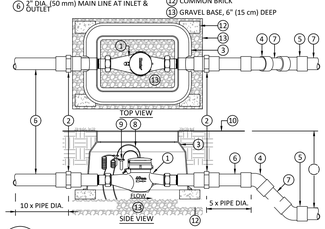


11 C1.74 FLOW SENSOR

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



16 C1.74 FLOW METER

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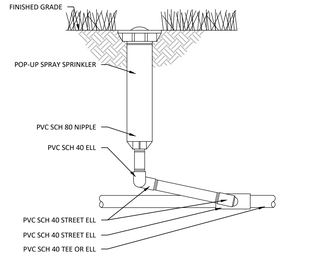
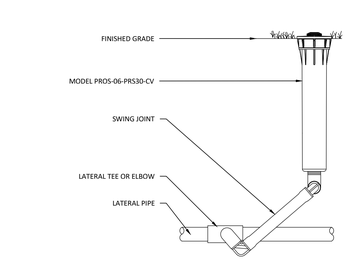


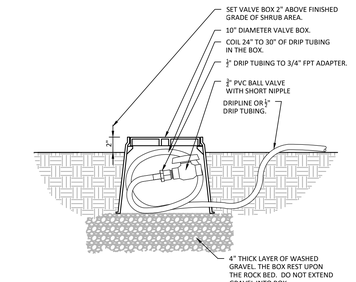
14 C1.74 6" POP-UP SPRAY SPRINKLER

NOT TO SCALE



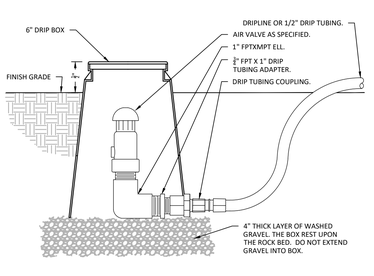
13 C1.74 6" ROTARY SPRINKLER

NOT TO SCALE



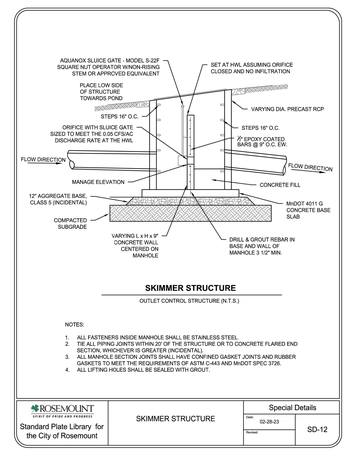
17 C1.74 DRIP FLUSH VALVE IN BOX

NOT TO SCALE



18 C1.74 DRIP AIR RELIEF VALVE IN BOX

NOT TO SCALE



SKIMMER STRUCTURE

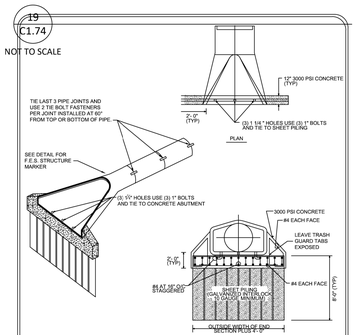
OUTLET CONTROL STRUCTURE (N.T.S.)

NOTES:
1. ALL FASTENERS INSIDE MANHOLE SHALL BE STAINLESS STEEL.
2. TIE ALL PIPING JOINTS WITHIN 20' OF THE STRUCTURE OR TO CONCRETE FLARED END SECTION, WHICHEVER IS GREATER (INCIDENTAL).
3. ALL MANHOLE JOINTS SHALL BE SEALED WITH CONFINED GASKET JOINTS AND RUBBER BOOTS TO MEET THE REQUIREMENTS OF ASTM C-443 AND MNDOT SPEC 3726.
4. ALL LIFTING HOLES SHALL BE SEALED WITH GROUT.

ROSEMOUNT STATE OF HOME AND FREEDOM	SKIMMER STRUCTURE	Special Details
Standard Plate Library for the City of Rosemount		Date 02-28-23
		Revised
		SD-12

19 C1.74

NOT TO SCALE



NOTE:
THIS DRAWING IS TYPICAL FOR ALL FLARED END SECTIONS 24 INCHES IN DIAMETER OR LARGER.
ALL TRASH GUARDS WILL BE GALVANIZED.

ROSEMOUNT STATE OF HOME AND FREEDOM	FES SHEET PILING	Special Details
Standard Plate Library for the City of Rosemount		Date 01-13-06
		Revised 03-17-08
		SD-8

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
3300 FERNBROOK LANE NORTH, SUITE 300
PLYMOUTH, MINNESOTA 55447
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 **PROFESSIONAL ENGINEER** under the laws of the State of **MINNESOTA**

DAVID A. REY
Registration Number **40180** Date **XX/XX/XX**

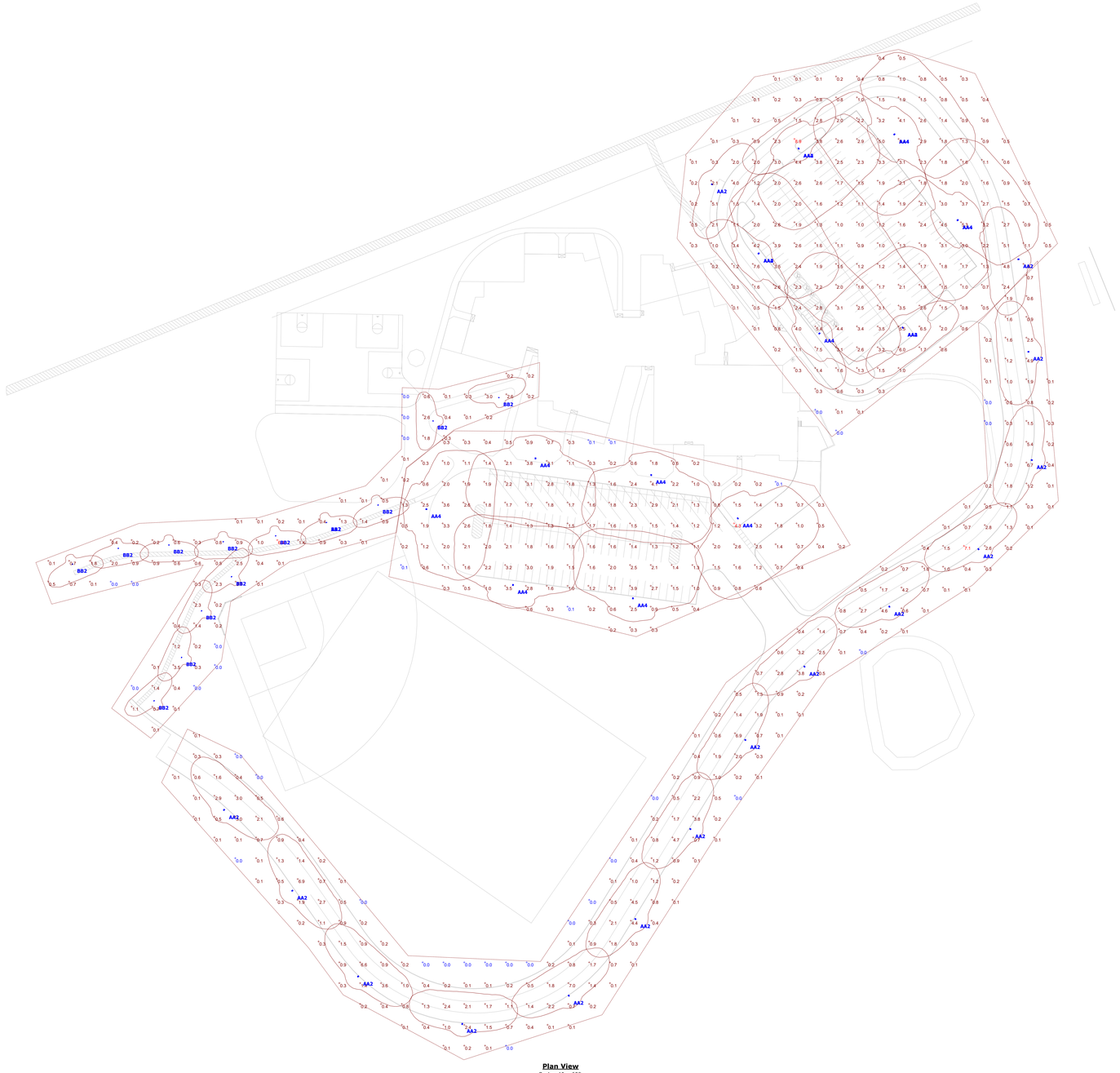
Revisions		
Description	Date	Num

Comm: **232104**
Date: **XX/XX/2024**
Drawn: **JDO**
Check: **DAR**
North

DETAILS

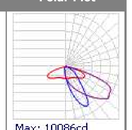
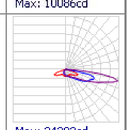
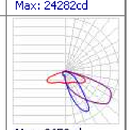
Scale: NOT TO SCALE

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
Calc Zone #7	+	1.9 fc	8.9 fc	0.0 fc	N/A	N/A
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

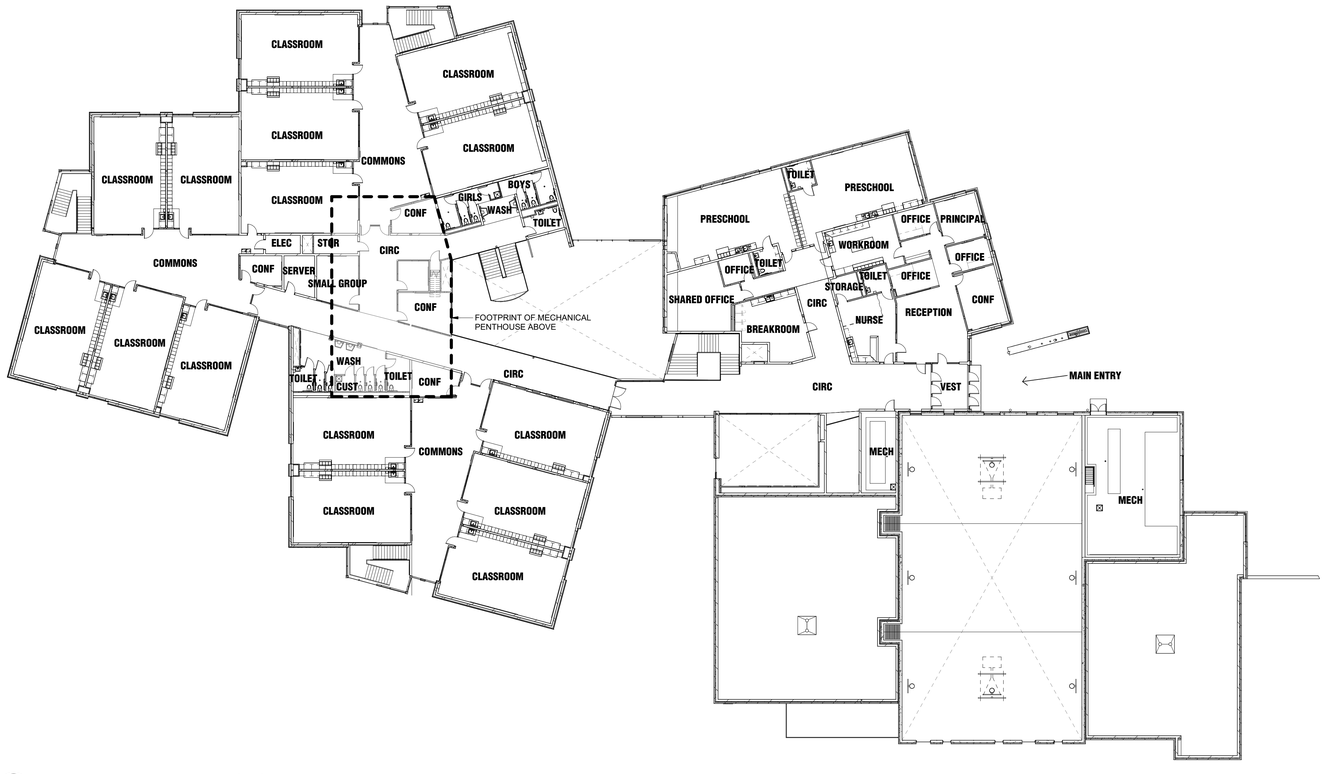
ISD #196 NEW ES SITE LIGHITNG

Designer

Date
12/26/2023
Scale
Not to Scale
Drawing No.

Summary

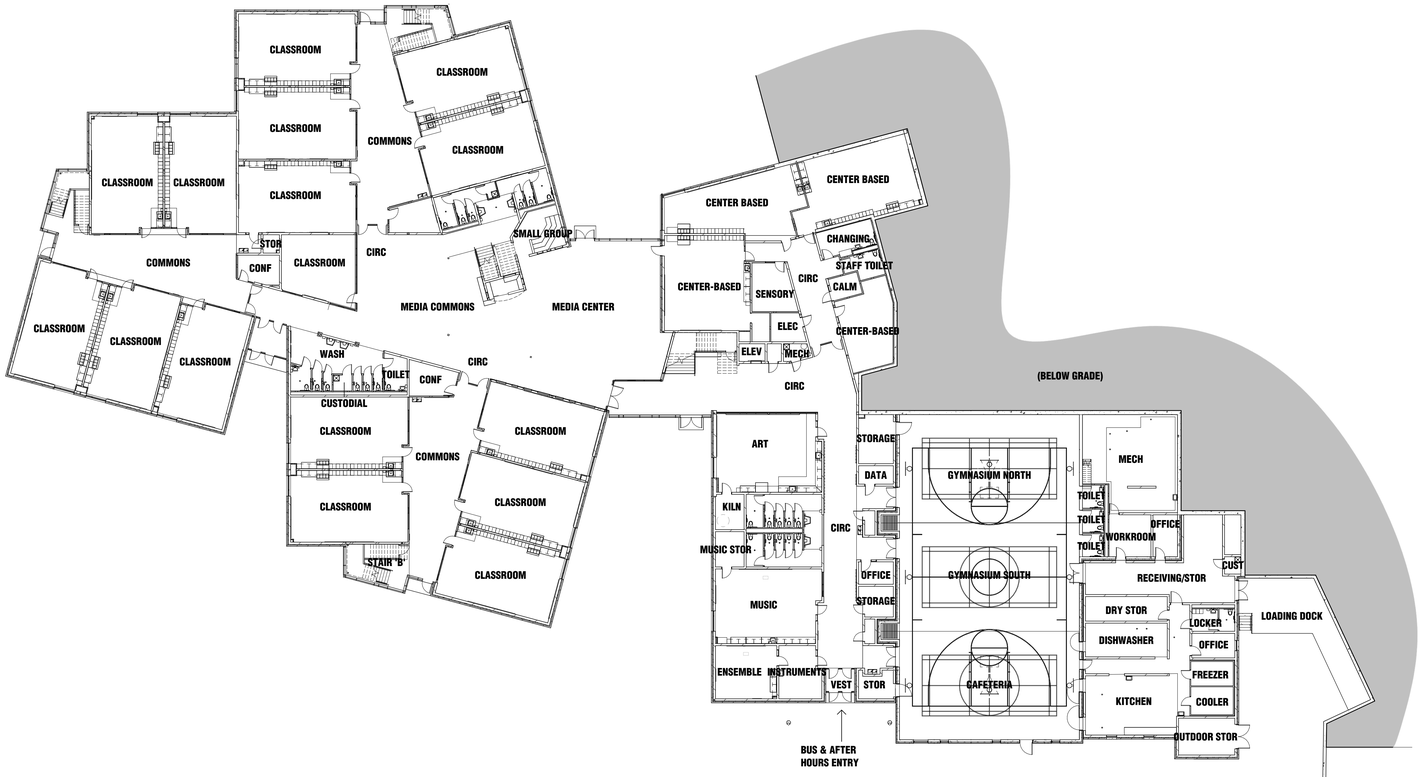
MN



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

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

Autodesk Docs://MP-Wold - Main Directory (BIM - Revit model)/232104 - MPS #20 (CENTRAL).rvt
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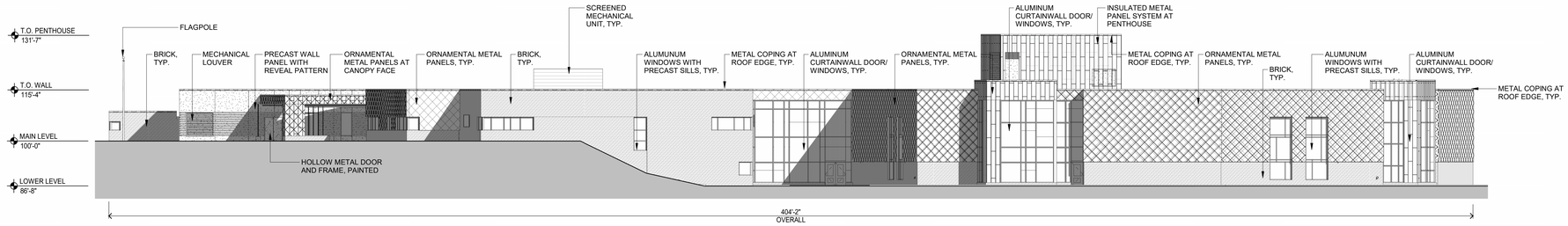
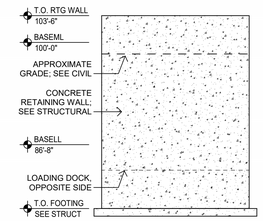
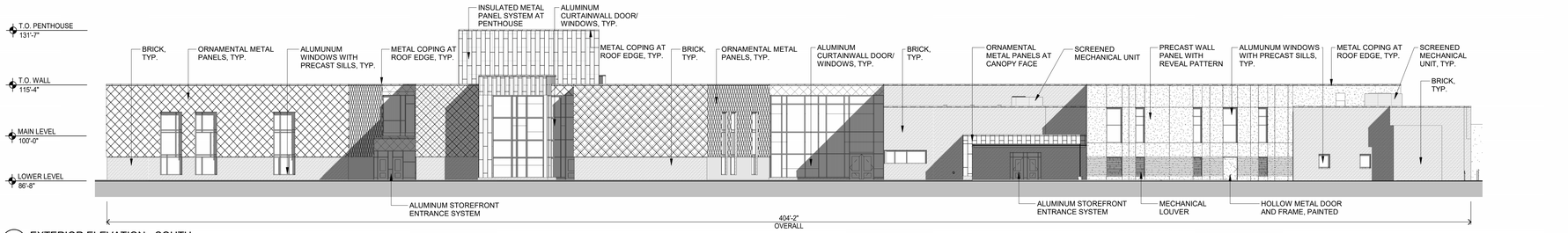


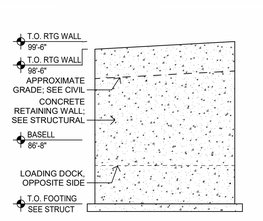
B2 EXTERIOR ELEVATION - NORTH
1/16" = 1'-0"
0 12' 24'



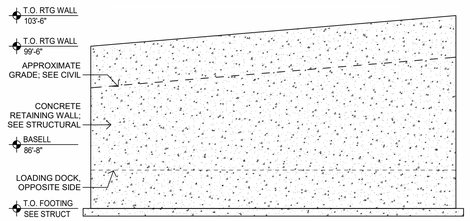
C1 RETAINING WALL ELEVATION - NORTH
1/8" = 1'-0"
0 6' 12'



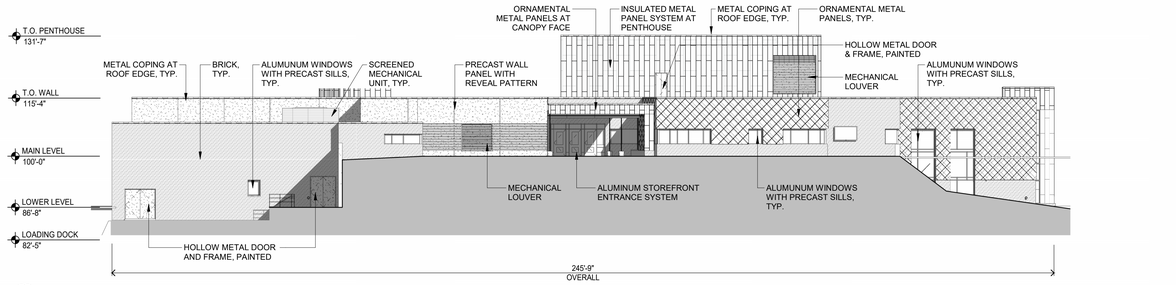
C2 EXTERIOR ELEVATION - SOUTH
1/16" = 1'-0"
0 12' 24'



E1 RETAINING WALL ELEVATION - SOUTH
1/8" = 1'-0"
0 6' 12'



E2 RETAINING WALL ELEVATION - NORTHEAST
1/8" = 1'-0"
0 6' 12'



E4 EXTERIOR ELEVATION - EAST
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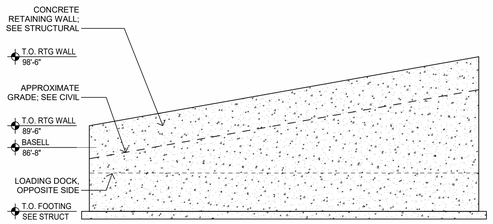

F1 RETAINING WALL ELEVATION - EAST
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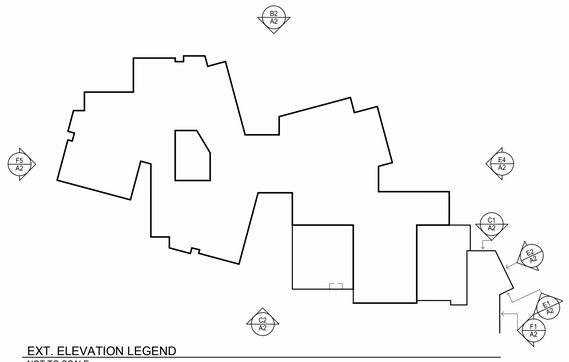
0 6' 12'



EXT. ELEVATION LEGEND
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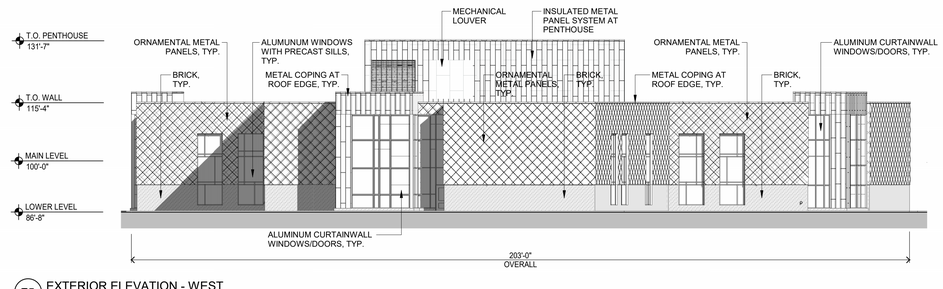

F5 EXTERIOR ELEVATION - WEST
1/16" = 1'-0"
0 12' 24'

A

Architects Doc#3111281 Wold Enterprise BIM Revision#2019-A MEP-FIRE CENTRAL.rvt
Central Plant.rvt Wold Enterprise BIM Revision#2019-A MEP-FIRE CENTRAL.rvt
Detail Components.rfa Wold Enterprise BIM Revision#2019-A MEP-FIRE CENTRAL.rvt
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ELEMENTARY SCHOOL #20

ARDROE AVENUE
ROSEMOUNT, MINNESOTA 55068

ISD #196: ROSEMOUNT - APPLE VALLEY - EAGAN PUBLIC SCHOOLS
3455 153RD STREET WEST
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WOLD ARCHITECTS AND ENGINEERS
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R. SCOTT MCQUEEN
License Number: **20155** Date **01/26/2024**

Revisions		
Description	Date	Num

Comm: **232104**
Date: **02/09/2024**
Drawn: **JPOC**
Check: **SK**
North

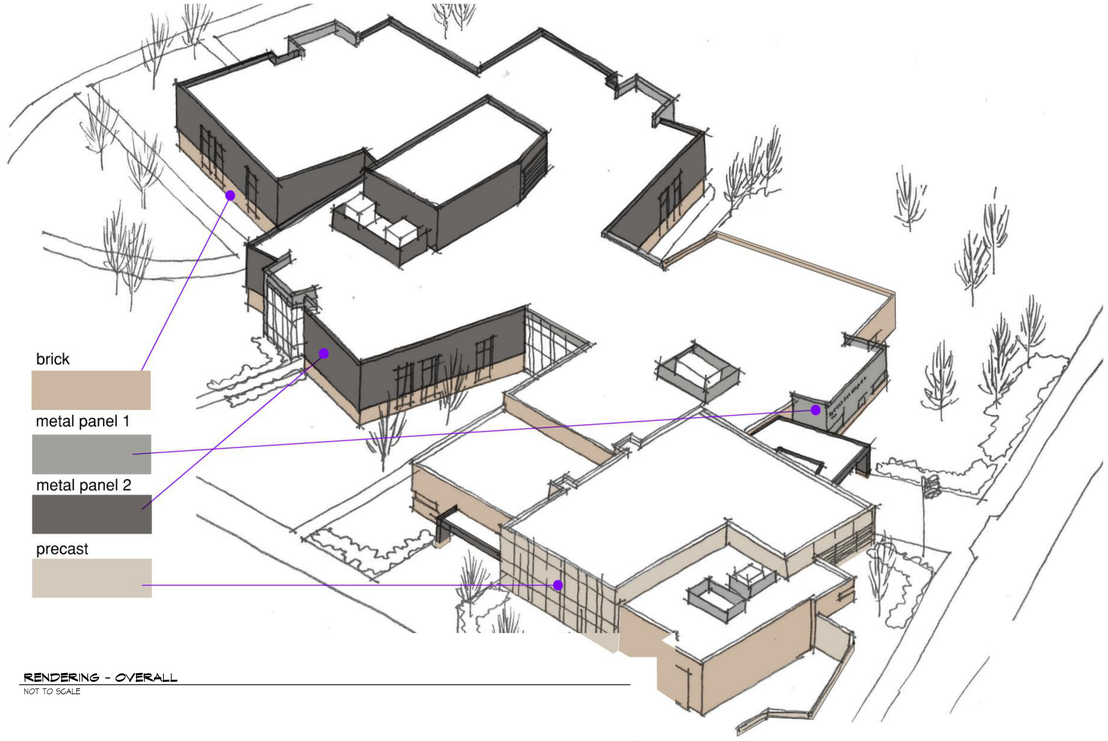
EXTERIOR ELEVATIONS

Scale: **As indicated**

CITY SUBMITTAL
NOT FOR CONSTRUCTION

A2

MN



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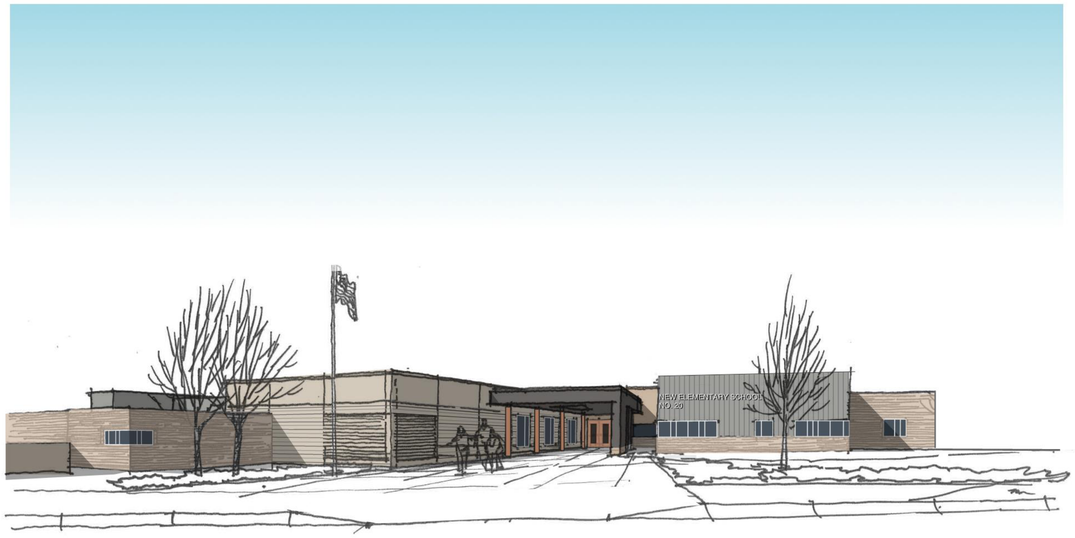

RENDERING - MAIN ENTRY
NOT TO SCALE

RENDERING - BUS ENTRY

A

Autodesk Docs://WD Files - Rev Drawings (R)/...Renderings/ELEM #20 RENDERINGS.rvt
Central: https://acc.autodesk.com/docs/files/projects/...
12/20/2023 11:23:46 AM

ELEMENTARY SCHOOL #20

ARDROE AVENUE
ROSEMOUNT, MINNESOTA 55068

ISD #196: ROSEMOUNT - APPLE VALLEY - EAGAN PUBLIC SCHOOLS
3455 153RD STREET WEST
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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

RENDERINGS

CITY SUBMITTAL
NOT FOR CONSTRUCTION

Scale: **1/8" = 1'-0"**

A3

File #193806756
February 9, 2024

DRAFT

Traffic Impact Study for a Proposed Elementary School in Rosemount, MN

Prepared for:

Independent School District 196

3455 153rd St W
Rosemount, MN 55068

Prepared by:

Stantec Consulting Services Inc.
One Carlson Pkwy, #100
Plymouth, MN 55447Phone: 7963-479-4200
Fax: 763-479-4242

Table of Contents

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I hereby certify that this 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.

_____ DATE: February 9, 2024
Edward F. Terhaar
License No. 24441

1.0 Executive Summary

The purpose of this Traffic Impact Study is to evaluate the impacts of a proposed new elementary school in Rosemount, MN. The project site is located in the southwest quadrant of the Akron Avenue/Bonaire Path intersection.

This study examined weekday a.m. and p.m. peak hour traffic impacts of the proposed project at the following intersections:

- Akron Avenue/Bonaire Path
- Bonaire Path/Ardroe Avenue
- Ardroe Avenue/Kaylemore Trail

The study also includes a review of pedestrian and bicycle connection impacts related to the proposed project.

The proposed project includes the construction of a new 638 student elementary school. Access for the project site will be via one driveway at the intersection of Ardroe Avenue and Kaylemore Trail. The project will include approximately 230 parking stalls and 15 bus parking stalls.

The school day for students will begin at 9:15 a.m. and end at 3:45 p.m. School district staff estimate that approximately 85% of the students will reside in the bussing attendance area of the school. The school is expected to be complete in the fall of 2025.

The conclusions drawn from the information and analyses presented in this report are as follows:

- The proposed development is expected to generate 472 trips during the a.m. peak hour (8:30-9:30 a.m.), 287 trips during the p.m. peak hour (3:30-4:30 p.m.), and 1,488 trips daily.

- All intersections operate at LOS B or better and all movements operate at LOS D or better during the a.m. and p.m. peak hours under all scenarios. Therefore, no improvements are needed at the intersections to accommodate the proposed project.

- At the Bonaire Path/Ardroe Avenue intersection, stripe the northbound approach to provide a left turn/through lane and a right turn lane. The existing pavement is wide enough to accommodate this striping change.

- At the Ardroe Avenue/Kaylemore Trail intersection, relocate the existing stop sign on the southbound approach to the eastbound approach.

- The number of crashes at the subject intersections do not indicate crash problems exist at these locations.

- In order to accommodate the expected increase in pedestrian crossings, the following improvements should be considered at the Akron Avenue/Bonaire Path and Bonaire Path/Ardroe Avenue intersections:

    - Crosswalk markings
    - Enhanced LED crossing and warning signs
    - Adequate nighttime lighting
    - Rectangular Rapid Flashing Beacons (RRFB)

    Further detailed review of these pedestrian locations by the City and School District is recommended to develop a detailed pedestrian plan for this area prior to opening the school.

- Consider using crossing guards at pedestrian crossings near the school in a manner similar to other school locations within the district.

2.0 Purpose and Background

The purpose of this Traffic Impact Study is to evaluate the impacts of a proposed new elementary school in Rosemount, MN. The project site is located in the southwest quadrant of the Akron Avenue/Bonaire Path intersection. The project location is shown in **Figure 1**.

This study examined weekday a.m. and p.m. peak hour traffic impacts of the proposed project at the following intersections:

- Akron Avenue/Bonaire Path
- Bonaire Path/Ardroe Avenue
- Ardroe Avenue/Kaylemore Trail

The study also includes a review of pedestrian and bicycle connection impacts related to the proposed project.

Project Characteristics

The proposed project includes the construction of a new 638 student elementary school. Access for the project site will be via one driveway at the intersection of Ardroe Avenue and Kaylemore Trail. The project will include approximately 230 parking stalls and 15 bus parking stalls. The proposed site plan is shown in **Figure 2**.

The school day for students will begin at 9:15 a.m. and end at 3:45 p.m. School district staff estimate that approximately 85% of the students will reside in the bussing attendance area of the school. The school is expected to be complete in the fall of 2025.

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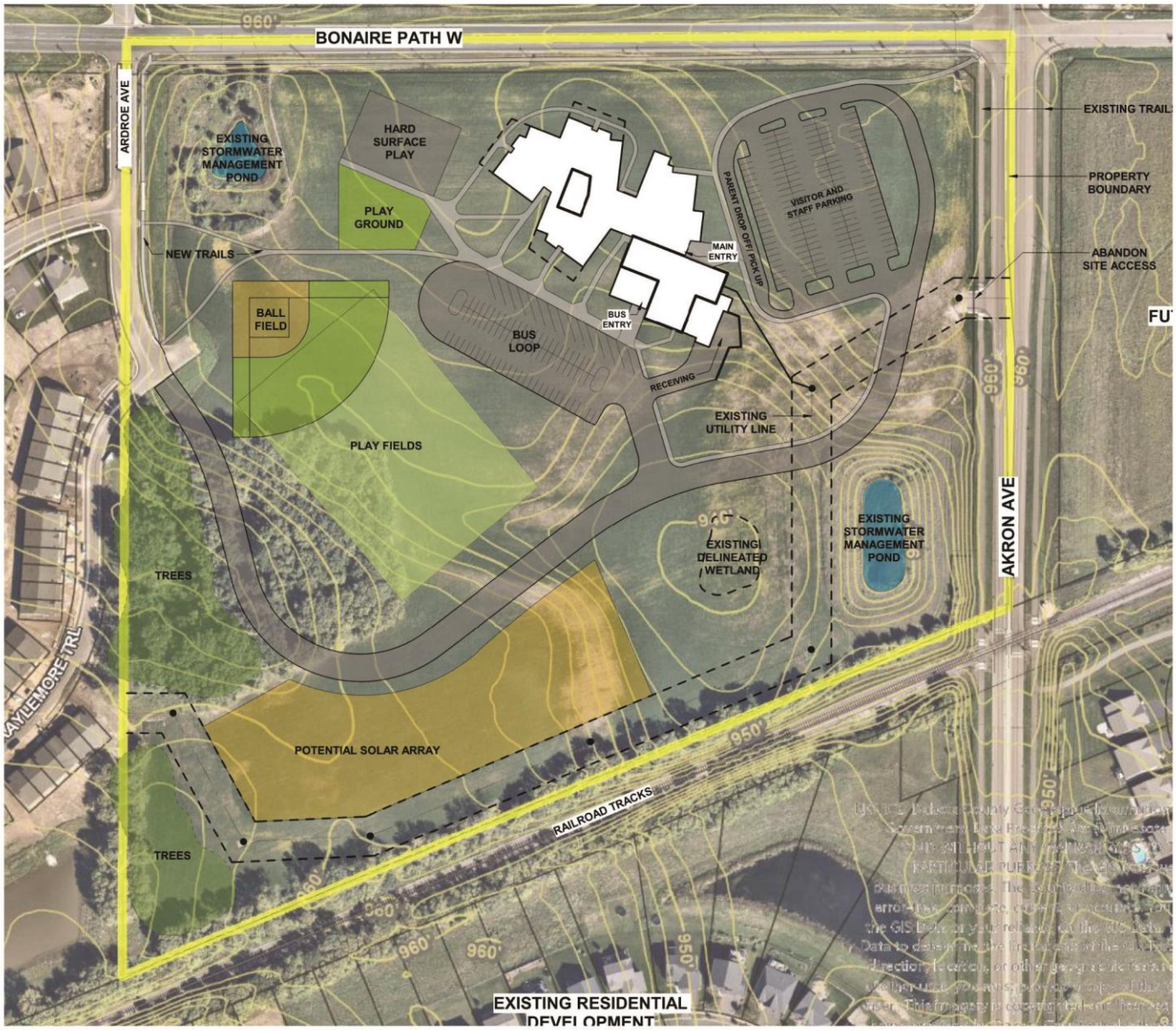
TRAFFIC STUDY FOR ELEMENTARY SCHOOL IN ROSEMOUNT, MN

FIGURE 1

PROJECT LOCATION

DRAFT



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Stantec

TRAFFIC STUDY FOR ELEMENTARY SCHOOL IN ROSEMOUNT, MN

FIGURE 2

SITE PLAN

3.0 Existing Conditions

The proposed project site is currently undeveloped open space. The site is bounded by Akron Avenue on the east, Bonaire Path on the north, Ardroe Avenue on the west, and railroad tracks on the south.

Near the site location, Akron Avenue is a two lane roadway with turn lanes at major intersections. Bonaire Path is a three lane road with a center left turn lane. Ardroe Avenue is a two lane local roadway.

Existing conditions near the proposed project location are shown in **Figure 3** and described below.

Akron Avenue/Bonaire Path

This four-way intersection is controlled with stop signs on the eastbound and westbound approaches. The northbound and southbound approaches provide one left turn lane, one through lane, and one right turn lane. The eastbound and westbound approaches provide one left turn and one through/right turn lane.

Bonaire Path/Ardroe Avenue

This four-way intersection is controlled with stop signs on the northbound and southbound approaches. The eastbound and westbound approaches provide one left turn lane and one through/right turn lane. The northbound and southbound approaches provide one left turn/through/right turn lane.

Ardroe Avenue/Kaylemore Trail

This three-way intersection is controlled with a stop sign on the southbound approach. All approaches provide a single lane for turn movements. The east leg of the intersection currently ends at the subject property.

Traffic Volume Data

Weekday traffic volume data was recorded at the existing intersections in December, 2023 from 7:30 to 9:30 a.m. and 2:30 to 4:30 p.m. to capture the peak periods for school traffic.

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TRAFFIC STUDY FOR
ELEMENTARY SCHOOL
IN ROSEMOUNT, MN

FIGURE 3

EXISTING CONDITIONS

DRAFT

4.0 Traffic Forecasts

Traffic Forecast Scenarios

To adequately address the impacts of the proposed project, forecasts and analyses were completed for the year 2025. Specifically, weekday a.m. and p.m. peak hour traffic forecasts were completed for the following scenarios:

- *2023 Existing*. Existing volumes were determined through traffic counts at the subject intersections. The existing volume information includes trips generated by existing uses near the project site.

- *2025 No-Build*. Existing volumes were increased by 3.9 percent per year to account for background growth in the surrounding area. In addition, trips generated by specific nearby developments were included in the 2025 No-Build volumes. The growth rate and information on nearby development was provided by City of Rosemount staff.

- *2025 Build*. Trips generated by the proposed school were added to the 2025 No-Build volumes to determine 2025 Build volumes.

Trip Generation for Proposed Project

The expected new development trips were calculated based on data presented in Trip Generation, Eleventh Edition, published by the Institute of Transportation Engineers. These calculations represent total trips that will be generated by the proposed development. The resultant trip generation estimates are shown in **Table 4-1**.

Table 4-1
Weekday Trip Generation for Proposed Elementary School

Land Use	Size	Weekday AM Peak Hour 8:30 to 9:30 a.m.			Weekday PM Peak Hour 3:30 to 4:30 p.m.			Weekday Daily
		In	Out	Total	In	Out	Total	Total
Elementary School (ITE code 520)	638 students	255	217	472	132	155	287	1448

Trip Generation for Nearby Developments

The expected new trips for nearby developments were calculated based on data presented in Trip Generation, Eleventh Edition, published by the Institute of Transportation Engineers. These calculations represent total trips that will be generated by the proposed development. The resultant trip generation estimates are shown in **Table 4-2**.

Table 4-2
Weekday Trip Generation for Nearby Developments

Land Use	Size	Weekday AM Peak Hour 8:30 to 9:30 a.m.			Weekday PM Peak Hour 3:30 to 4:30 p.m.			Weekday Daily
		In	Out	Total	In	Out	Total	Total
Apartments (ITE code 221)	212 DU	18	60	78	50	32	82	962
Apartments (ITE code 221)	305 DU	26	87	113	73	46	119	1385
Single family (ITE code 210)	49 DU	9	26	35	29	17	46	462
Single family (ITE code 210)	400 DU	70	210	280	237	139	376	3772
Totals		123	383	506	389	234	623	6581

Note: DU = dwelling units

Trips generated by the nearby development was distributed to the roadway system using information provided by City staff.

Trip Distribution Percentages for the Elementary School

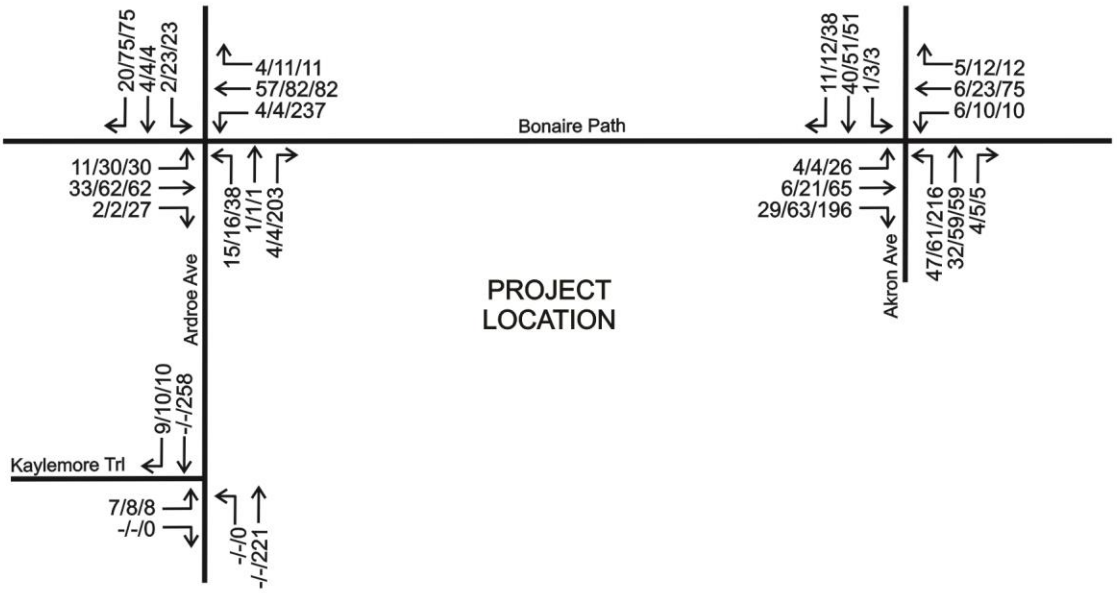
Trip distribution percentages for the school trips were established based on the expected attendance area for the school and are described below:

- 60 percent to/from the south on Akron Avenue
- 10 percent to/from the north on Akron Avenue
- 10 percent to/from the west on Bonaire Path
- 20 percent to/from the east on Bonaire Path

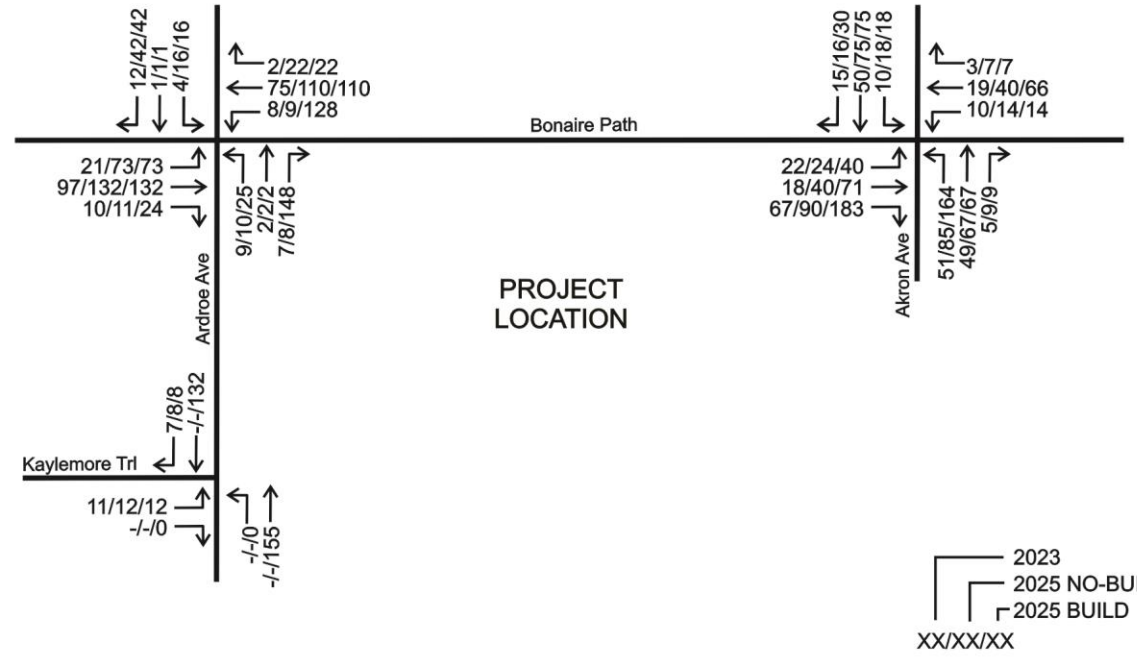
Traffic Volumes

Development trips from Table 4-1 were assigned to the surrounding roadway network using the preceding trip distribution percentages. Traffic volumes were established for all the forecasting scenarios described earlier during the weekday a.m. and p.m. peak hours. The resultant peak hour volumes are shown in **Figure 4**.

830-930 AM



330-430 PM



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TRAFFIC STUDY FOR ELEMENTARY SCHOOL IN ROSEMOUNT, MN

FIGURE 4

WEEKDAY A.M. AND P.M. PEAK HOUR VOLUMES

5.0 Traffic Analysis

Intersection Level of Service Analysis

Traffic analyses were completed for the subject intersections for all scenarios described earlier during the weekday a.m. and p.m. peak hours using Synchro software. Initial analysis was completed using existing geometrics and intersection control.

Capacity analysis results are presented in terms of level of service (LOS), which is defined in terms of traffic delay at the intersection. LOS ranges from A to F. LOS A represents the best intersection operation, with little delay for each vehicle using the intersection. LOS F represents the worst intersection operation with excessive delay. The following is a detailed description of the conditions described by each LOS designation:

- Level of service A corresponds to a free flow condition with motorists virtually unaffected by the intersection control mechanism. For a signalized or an unsignalized intersection, the average delay per vehicle would be approximately 10 seconds or less.

- Level of service B represents stable flow with a high degree of freedom, but with some influence from the intersection control device and the traffic volumes. For a signalized intersection, the average delay ranges from 10 to 20 seconds. An unsignalized intersection would have delays ranging from 10 to 15 seconds for this level.

- Level of service C depicts a restricted flow which remains stable, but with significant influence from the intersection control device and the traffic volumes. The general level of comfort and convenience changes noticeably at this level. The delay ranges from 20 to 35 seconds for a signalized intersection and from 15 to 25 seconds for an unsignalized intersection at this level.

- Level of service D corresponds to high-density flow in which speed and freedom are significantly restricted. Though traffic flow remains stable, reductions in comfort and convenience are experienced. The control delay for this level is 35 to 55 seconds for a signalized intersection and 25 to 35 seconds for an unsignalized intersection.

- Level of service E represents unstable flow of traffic at or near the capacity of the intersection with poor levels of comfort and convenience. The delay ranges from 55 to 80 seconds for a signalized intersection and from 35 to 50 seconds for an unsignalized intersection at this level.

- Level of service F represents forced flow in which the volume of traffic approaching the intersection exceeds the volume that can be served. Characteristics often experienced include long queues, stop-and-go waves, poor travel times, low comfort and convenience, and increased accident exposure. Delays over 80 seconds for a signalized intersection and over 50 seconds for an unsignalized intersection correspond to this level of service.

The LOS results are described below. All LOS worksheets are included in the Appendix for further detail.

2023 Existing

Weekday 8:30-9:30 A.M. and 3:30-4:30 P.M. Peak Hour LOS Results

Intersection	Traffic Control	AM Peak Hour LOS	PM Peak Hour LOS
Akron Avenue/Bonaire Path	EB/WB stop	A/B	A/B
Bonaire Path/Ardroe Avenue	NB/SB stop	A/A	A/B
Ardroe Avenue/Kaylemore Trail	SB stop	A/A	A/A

Note: Level of service results presented with overall intersection LOS followed by worst movement LOS.

All intersections operate at LOS A and all movements operate at LOS B or better during the a.m. and p.m. peak hours.

2025 No-Build

Weekday 8:30-9:30 A.M. and 3:30-4:30 P.M. Peak Hour LOS Results

Intersection	Traffic Control	AM Peak Hour LOS	PM Peak Hour LOS
Akron Avenue/Bonaire Path	EB/WB stop	A/B	A/B
Bonaire Path/Ardroe Avenue	NB/SB stop	A/B	A/B
Ardroe Avenue/Kaylemore Trail	SB stop	A/A	A/A

Note: Level of service results presented with overall intersection LOS followed by worst movement LOS.

All intersections operate at LOS A and all movements operate at LOS B or better during the a.m. and p.m. peak hours.

2025 Build

Weekday 8:30-9:30 A.M. and 3:30-4:30 P.M. Peak Hour LOS Results

Intersection	Traffic Control	AM Peak Hour LOS	PM Peak Hour LOS
Akron Avenue/Bonaire Path	EB/WB stop	B/D	B/D
Bonaire Path/Ardroe Avenue	NB/SB stop	B/D	A/C
Ardroe Avenue/Kaylemore Trail	SB stop	A/B	A/B

Note: Level of service results presented with overall intersection LOS followed by worst movement LOS.

All intersections operate at LOS B or better and all movements operate at LOS D or better during the a.m. and p.m. peak hours.

Overall Traffic Impacts

As shown in the LOS results, intersections operate at LOS B or better and all movements operate at LOS D or better during the a.m. and p.m. peak hours under all scenarios. Therefore, no improvements are needed at the intersections to accommodate the proposed project.

Internal Site Layout

The proposed site layout includes a dedicated drop-off and pick-up area at the main entrance. Adequate space for vehicle queueing is provided in the visitor and staff parking lot for the expected drop-off and pick-up activities. The location of the bus loading and unloading area is separate from the drop-off/pick-up area, allowing for efficient bus entry and exit.

Pedestrian and Bicycle Needs

Under existing conditions, sidewalk is provided on the east side of Ardroe Avenue both north and south of Bonaire Path. A multi-use trail is provided on the west side of Akron Avenue north and south of Bonaire Path. Sidewalk is not provided on either side of Bonaire Path.

The proposed site plan shows trails connecting to the existing sidewalk on Ardroe Avenue and the trail on Akron Avenue. These connections will lead to increased pedestrian crossings occurring at the Akron Avenue/Bonaire Path and Bonaire Path/Ardroe Avenue intersections. Under existing conditions, these intersections provide pedestrian ramps but do not have marked crosswalks on any of the legs.

In order to accommodate the expected increase in pedestrian crossings, the following improvements should be considered at these intersections:

- Crosswalk markings
- Enhanced LED crossing and warning signs
- Adequate nighttime lighting
- Rectangular Rapid Flashing Beacons (RRFB)

Consider using crossing guards at pedestrian crossings near the school in a manner similar to other school locations within the district.

Further detailed review of these pedestrian locations by the City and School District is recommended to develop a detailed pedestrian plan for this area prior to opening the school.

Crash Data

Crash data for the study intersections was obtained from the Minnesota Department of Transportation (MnDOT) for the period of 2019-2023. This data indicated the following crashes had occurred:

- Akron Avenue/Bonaire Path – A total of five angle crashes have occurred, with one serious injury, one possible injury, and three property damage only.

- Bonaire Path/Ardroe Avenue - A total of one angle crash has occurred with property damage only.

- Ardroe Avenue/Kaylemore Trail – Zero crashes have occurred.

The number of crashes at the intersections do not indicate crash problems exist at these locations.

6.0 Conclusions and Recommendations

The conclusions drawn from the information and analyses presented in this report are as follows:

- The proposed development is expected to generate 472 trips during the a.m. peak hour (8:30-9:30 a.m.), 287 trips during the p.m. peak hour (3:30-4:30 p.m.), and 1,488 trips daily.

- All intersections operate at LOS B or better and all movements operate at LOS D or better during the a.m. and p.m. peak hours under all scenarios. Therefore, no improvements are needed at the intersections to accommodate the proposed project.

- At the Bonaire Path/Ardroe Avenue intersection, stripe the northbound approach to provide a left turn/through lane and a right turn lane. The existing pavement is wide enough to accommodate this striping change.

- At the Ardroe Avenue/Kaylemore Trail intersection, relocate the existing stop sign on the southbound approach to the eastbound approach.

- The number of crashes at the subject intersections do not indicate crash problems exist at these locations.

- In order to accommodate the expected increase in pedestrian crossings, the following improvements should be considered at the Akron Avenue/Bonaire Path and Bonaire Path/Ardroe Avenue intersections:

    - Crosswalk markings
    - Enhanced LED crossing and warning signs
    - Adequate nighttime lighting
    - Rectangular Rapid Flashing Beacons (RRFB)

    Further detailed review of these pedestrian locations by the City and School District is recommended to develop a detailed pedestrian plan for this area prior to opening the school.

- Consider using crossing guards at pedestrian crossings near the school in a manner similar to other school locations within the district.

7.0 Appendix

- Level of Service worksheets
- Crash data
- Turn movement data

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

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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.