

AGENDA

Planning Commission Regular Meeting

Monday, March 18, 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 February 26, 2024 Work Session
 - b. Minutes of the February 26, 2024 Regular Meeting
 - c. Minutes of the March 6, 2024 Regular Meeting
- 5. OLD BUSINESS**
- 6. PUBLIC HEARINGS**
 - a. Request by Enclave Companies for approval of a rezoning of the subject property from R4 PUD to R3 PUD and a major amendment to the Amber Fields Planned Unit Development to construct 132 townhomes on Lot 1 Block 1, Amber Fields 6th Addition. **The applicant has requested that this item be continued to the next meeting.**
 - b. Request by Maplewood Development for approval of the Amber Fields 17th Addition preliminary and final plats to create 120 single family lots.
 - c. Request by First State Bank of Rosemount for approval of a PUD Final Site and Building Plan and a Conditional Use Permit for drive-through facilities.
 - d. Zoning Code Update - Title 11 Zoning Regulations of the Rosemount City Code
- 7. NEW BUSINESS**
- 8. DISCUSSION**
- 9. ADJOURNMENT**

**ROSEMOUNT PLANNING COMMISSION
REGULAR MEETING PROCEEDINGS
FEBRUARY 26, 2024**

CALL TO ORDER/PLEDGE OF ALLEGIANCE

Pursuant to due call and notice thereof a work session of the Planning Commission was held on Monday, February 26, 2024, at 5:00 PM. in the Rosemount Conference Room, 2875 145th Street West.

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

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

DISCUSSION

a. Zoning Code Update Review and Discussion

HKGi consultants provided an update to the Planning Commission of details for the zoning code update.

The following items were discussed; the transition of applying the zoning code update after it's effective date of adoption. The need to define abutting versus adjacent within the zoning code as it pertains to a property's location in relation to the Right-of-Way (ROW). HKGi consultants presented corrected language of the Mississippi River Critical Corridor Area (MRCCA) and addressed concerns regarding mobile food units. Consultants also demonstrated changes to the Planned Unit Development (PUD) minimum acreage and the condition for a public meeting to be held prior to a Public Hearing. Commissioners and HKGi discussed the difference between the current and updated requirements for landscaping in which any deviation requires approval by the City Council and the Home Owners' Association (HOA). Additional areas of discussion include: the language addressing dynamic and temporary signs, parking requirements for zoning districts, and the implementation of user-friendly tables within the update for district uses, dimensional standards, principal uses, and accessory uses. Commissioners requested that side yard setbacks be changed from 10 feet to 7.5 feet in order to be consistent with what's currently being approved in the R-1 and R-2 districts within Rosemount.

The next steps will be for HKGi to incorporate updates from this work session to prepare a public hearing draft ordinance, proceed with a public hearing, and present the final code and adoption through the City Council.

ADJOURNMENT

There being no further business to come before the Planning Commission at the work session, the meeting was adjourned at 6:28 p.m.

Respectfully submitted,

Alysha Grant
Community Development Technician

**ROSEMOUNT PLANNING COMMISSION
REGULAR MEETING PROCEEDINGS
FEBRUARY 26, 2024**

CALL TO ORDER/PLEDGE OF ALLEGIANCE

Pursuant to due call and notice thereof a regular meeting of the Planning Commission was held on Monday, February 26, 2024, at 6:47 PM. in Rosemount Council Chambers, 2875 145th Street West.

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

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

ADDITIONS TO AGENDA

AUDIENCE INPUT

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

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.

PUBLIC HEARINGS

NEW BUSINESS

DISCUSSION

ADJOURNMENT

There being no quorum of the Planning Commission at the regular meeting, Chair Kenninger adjourned the meeting at 6:48 p.m. A special meeting will be held at 6:30 p.m. in the Council Chambers on March 6th to approve the items within this agenda.

Respectfully submitted,

Alysha Grant
Community Development Technician

**ROSEMOUNT PLANNING COMMISSION
REGULAR MEETING PROCEEDINGS
MARCH 6, 2024**

CALL TO ORDER/PLEDGE OF ALLEGIANCE

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

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

Staff present included the following: Community Development Director Kienberger, Public Works Director Egger, Planner Hogan, and Community Development Technician Grant.

ADDITIONS TO AGENDA

None.

AUDIENCE INPUT

None.

CONSENT AGENDA

Motion by Kenninger **Second by** Reed

Motion to approve the Consent Agenda.

Ayes: 6.

Nays: None. Motion Carried.

- 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

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.
Planner Hogan continued to present 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.

Commissioner Comments

Commissioner Reed expressed concern and asked about traffic controls and crosswalk safety plans, processes, and expectations. Planner Hogan deferred to the Public Works (PW) Director, Egger. Egger walked the commissioners through the process prior to the school opening, in which the City would work with the school and Dakota County to determine what's appropriate pertaining to safety and traffic accommodations. Egger noted that the city can advocate for certain accommodations for County and City roads, and that enhanced crosswalks are expected. Commissioner Hebert asked how it was determined that traffic wouldn't be too impacted at the Bonaire Path and Akron Avenue intersection. PW Director Egger said that the various aspects, in addition to the school, are considered in determining traffic levels. Chair Kenninger asked if the study done by the City would account for recent developments in the surrounding area, such as the apartments and Life Time. Egger confirmed that the study does include recent and upcoming developments to determine traffic levels.

Scott McQueen, Wold Architects and Engineers - 332 Minnesota St Saint Paul, MN 55101

Chair Kenninger asked about the results of the traffic study, their meaning, and nearby communities with students. McQueen clarified the traffic study was done by a separate company. McQueen noted that schools often operate in off-peak hours and that students in near neighborhoods will be offered transportation by bus. Chair Kenninger asked if students who lived in the northern and eastern communities would be given the option to get to school via bus. McQueen verified that students in those communities will be transported by bus. Commissioner Hebert asked if there will be screening or fencing between the school and the railroad tracks. McQueen answered that nothing is proposed as of yet and noted that the tracks are elevated and surrounded by a row of trees and stormwater management. Commissioner Rivera expressed appreciation for the Planning Commission and ISD 196's discussion and cooperation on safety and traffic. Commissioner Reed recommended City Council to ask further about safety and for examples of hypothetical, safety accommodations.

Motion by Reed Second by Hebert

1. **Motion** to recommend the City Council approve a Zoning Map amendment to rezone the site from AG-Agricultural to R1 – Low Density Residential.

Ayes: 6.

Nays: None. Motion Carried.

Motion by Reed Second by Hebert

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.

Ayes: 6.

Nays: None. Motion Carried.

Motion by Reed Second by Hebert

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 the 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 requirements 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.

Ayes: 6.

Nays: None. Motion Carried.

Motion by Reed Second by Hebert

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.

Ayes: 6.

Nays: None. Motion Carried.

PUBLIC HEARINGS

NEW BUSINESS

None.

DISCUSSION

Community Development (CD) Director Kienberger verified that action on the zoning code update will be taken at the next Planning Commission meeting on March 18th. Kienberger shared that the update includes cleaning up the text, eliminating any contradictions, and adjusting standards to be in-line with what's already being approved by Planning Commission. Chair Kenninger thanked Commissioners Thiagarajan and Hebert for their time on the Planning Commission since their term ends after the March 18th meeting. Chair Kenninger recognized CD Technician Grant for organizing and planning the 2024 Community Expo that was held on March 2nd.

ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 7:03 p.m.

Respectfully submitted,

Alysha Grant
Community Development Technician

Planning Commission Regular Meeting: March 18, 2024

Tentative City Council Meeting: April 16, 2024

AGENDA ITEM: Request by Enclave Companies for approval of a rezoning of the subject property from R4 PUD to R3 PUD and a major amendment to the Amber Fields Planned Unit Development to construct 132 townhomes on Lot 1 Block 1, Amber Fields 6th Addition. The applicant has requested that this item be continued to the next meeting.	AGENDA SECTION: PUBLIC HEARINGS
PREPARED BY: Anthony Nemcek , Senior Planner	AGENDA NO. 6.a.
ATTACHMENTS: Site Location, Rezoning Exhibit, Site Plan, Utility Plan, Landscape Plan, Architectural Drawings, Engineer's Memo Dated March 14, 2024, Springs At Rosemount 2022 Approved Plan	APPROVED BY: AK
RECOMMENDED ACTION: Motion to recommend the City Council approve an amendment to the Rosemount Zoning Map to change the zoning district of Lot 1, Block 1, Amber Fields 6th Addition from R4 PUD - High Density Residential Planned Unit Development to R3 PUD - Medium Density Planned Unit Development. Motion to recommend the City Council approve a Major Amendment to the Amber Fields Planned Unit Development to allow Enclave Companies to construct 132 townhomes and a community building on Lot 1, Block 1, Amber Fields 6th Addition, subject to the following: 1. The front yard setback for Building 19 should be increased to meet the 25' minimum front yard setback. 2. The applicant shall submit an updated landscaping plan that shows a planting schedule for the foundation plantings that meets the minimum requirement of the zoning ordinance of one per ten linear feet of building perimeter. 3. A deviation from section 11-12-18: G. Single-Family Attached Dwelling Parking Requirements reducing the minimum required guest parking stalls from 66 spaces to 56 spaces. 4. Conformance with all comments contained within the Engineer's Memo Dated March 14, 2024.	

BACKGROUND

The Planning Commission is being asked to consider requests by Enclave Companies for a rezoning of the subject parcel described as Lot 1, Block 1, Amber Fields 6th Addition from High Density Residential to Medium Density Residential and for a Major Amendment to the Amber Fields Planned Unit Development in order to construct 132 townhomes. This is a departure from the site plan originally approved for this parcel in Amber Fields, but staff is supportive as the general housing type is similar to

the original approval, albeit with fewer units. The rezoning is needed since the proposed townhomes are more traditional in style, whereas the earlier plans were more like many small apartment buildings and were consistent with high density residential development. The proposed amendment also includes a deviation to reduce the required amount of guest parking on site from 66 to 56 spaces. Staff is also supportive of this, since the guest parking that is provided is well situated throughout the development. A total of 584 parking spaces are included in the plan. Site amenities include a clubhouse and pool as well as a pickleball court and a tot lot. A bituminous trail encircles the northern portion of the site and meanders along the County Road 42 right of way.

Property Owner	Earl Street Partners II, LLC
Applicant	Enclave Companies
Location	South of County Road 42 and approximately 1,600 feet west of Akron Avenue.
Site Area in Acres	14.58 Acres
Comprehensive Plan Designation	HDR-High Density Residential
Current Zoning	R4 PUD – High Density Residential Planned Unit Development
Proposed Zoning	R3 PUD - Medium Density Residential Planned Unit Development
Residential Units	132 Units
Gross Density	9.05 Units/Acre
Net Density	11.48 Units/Acre

The Amber Fields Master Development Plan was approved by the City Council at its meeting on September 7, 2021. The Amber Fields development includes a mix of different housing types ranging from traditional single-family homes to high-density apartment buildings. The proposed townhome community is similar to the Springs that were originally approved for the site and also similar to Echelon, located further east, in that the units are all located on a single parcel and will be offered for rent rather than for sale. The main inconsistency with the originally approved plan for this site is that the intensity of development is lower with 132 units versus 268 units. The amenities are similar, and traffic circulation is generally the same with access into the site being provided by two driveways from 148th Street West.

Legal Authority Rezoning is a legislative decision by the City, and the approval of Major Planned Unit Development Amendments are also a legislative decision because of the Code deviations being requested. Legislative decisions give the Planning Commission more latitude, but consideration should be given to expectations related to the overall Master Development Plan’s intended development pattern for this specific site.

General Site Layout

The site plan includes twenty-four buildings with four to six units in each building. Access to the site is made via two driveways on the south parcel boundary that connect with 148th Street West, a collector road. The western driveway is the main entrance, featuring a landscaped median. The eastern driveway offers secondary access into the site. The clubhouse and other amenities are located

immediately north of the main entrance, and somewhat centrally to the site. The buildings are all positioned at least 20' from one another in accordance with Zoning Code standards, and setbacks are consistent with those approved for the Amber Fields Planned Unit Development Master Development Plan. One area of discrepancy is the front yard setback of Building 19. The setback is shown as 24.5', and the minimum front yard setback is 25'. Therefore, the plan should be updated to ensure the front yard setback requirement is met by that building. A condition of approval has been included for this.

Rezoning

The site is currently zoned R4 PUD - High Density Planned Unit Development. Staff advised the applicant during initial conversations that a rezoning to R3-Medium Density would be needed since the proposed townhomes are not a permitted use in the R4 district. The Rosemount Comprehensive Plan does allow limited R3 zoning within the HDR land use designation. Staff finds that the location of the subject parcel creates a transition between the single family homes to the south and County Road 42, and that the proposed rezoning is consistent with the Comprehensive Plan. The proposed townhomes also create a transition from the High Density Residential land east of the subject parcel.

Street and Sidewalk System

The street system shown on the site plan provides circulation throughout the development, with entry and egress made through two drives along the southern site boundary. There are secondary, internal streets that provide access to the individual units and connect the perimeter street. The sidewalks are provided on one side of most streets, and pedestrian connections to 148th Street West are included in the layout. A bituminous trail that offers additional pedestrian connections along the northern site boundary is shown on the plan.

Parking

The zoning ordinance requires 2 enclosed parking spaces per unit plus .5 spaces per unit as guest parking for a total of 330 spaces. Each unit has 2 enclosed parking stalls within their individual garages, as well as two off-street parking spaces on the units' driveways. 56 guest parking spaces are provided on the plan, and the guest parking provided is placed throughout the development, both on street and off. Guest parking is also provided in close proximity to the clubhouse and other amenities. Staff is supportive of the request for a reduction in guest parking stalls as there is still a significant amount of parking provided, and the two driveway stalls are provided in excess of what is required by the code.

	Required	Provided
Enclosed	264 (2 per unit)	264
Guest	66 (.5 per unit)	56
Surface/Driveway	0	264
	Total 330	584

Parks

The Parks and Recreation department reviewed the proposed development. The Parks and Recreation director indicates in his attached memorandum that the parks dedication requirement will be met through developer installed improvements as outlined in the Amber Fields subdivision agreement.

Landscaping

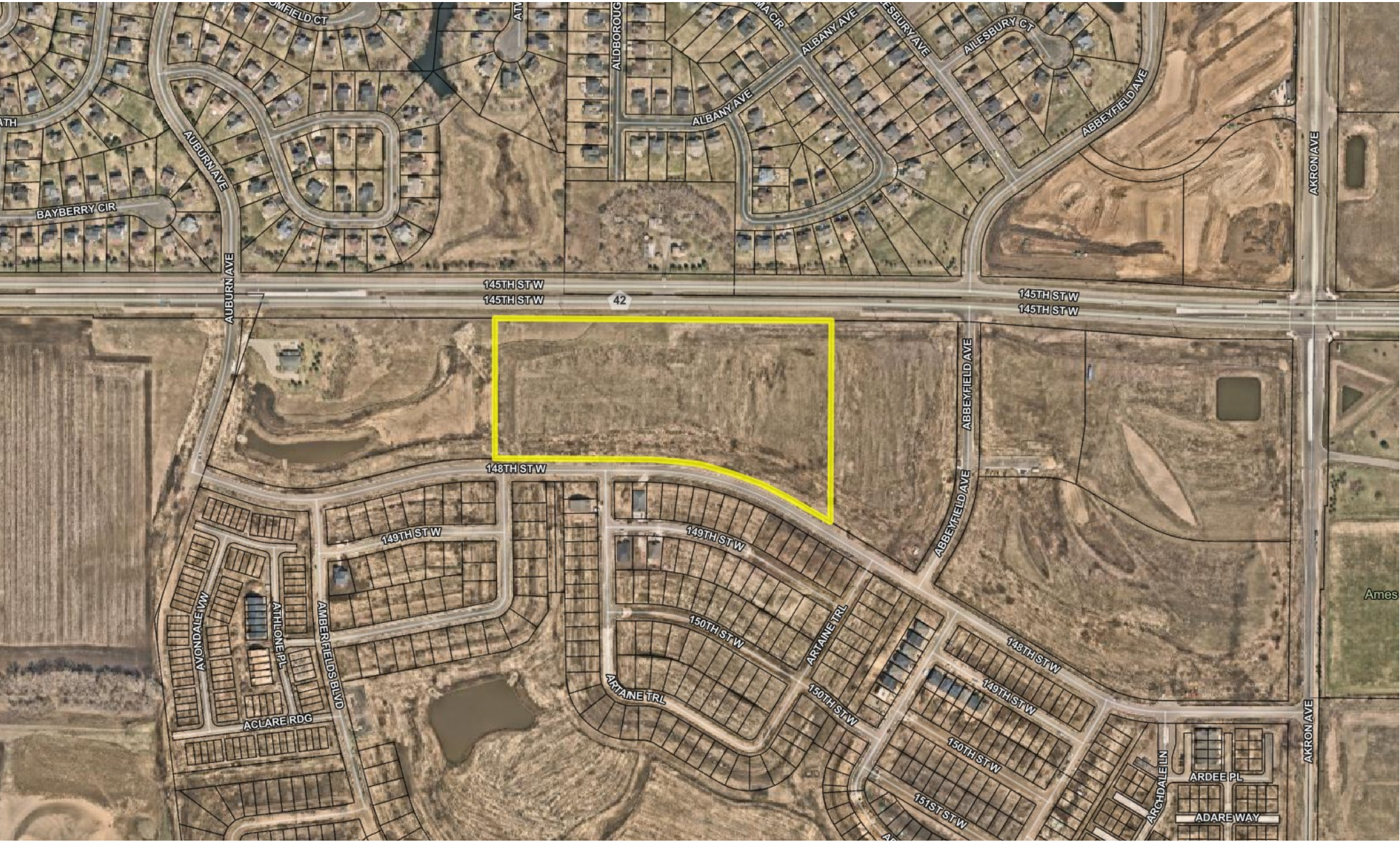
The zoning code requires one tree per unit for townhome developments and one foundation planting per ten linear feet of building perimeter. The landscape plan provided by the applicant exceeds the minimum number of trees required by the code. Perennials and shrubs are indicated on the plan, but the applicant should provide an updated plan that contains a schedule for these plantings that meets the minimum requirement of the code.

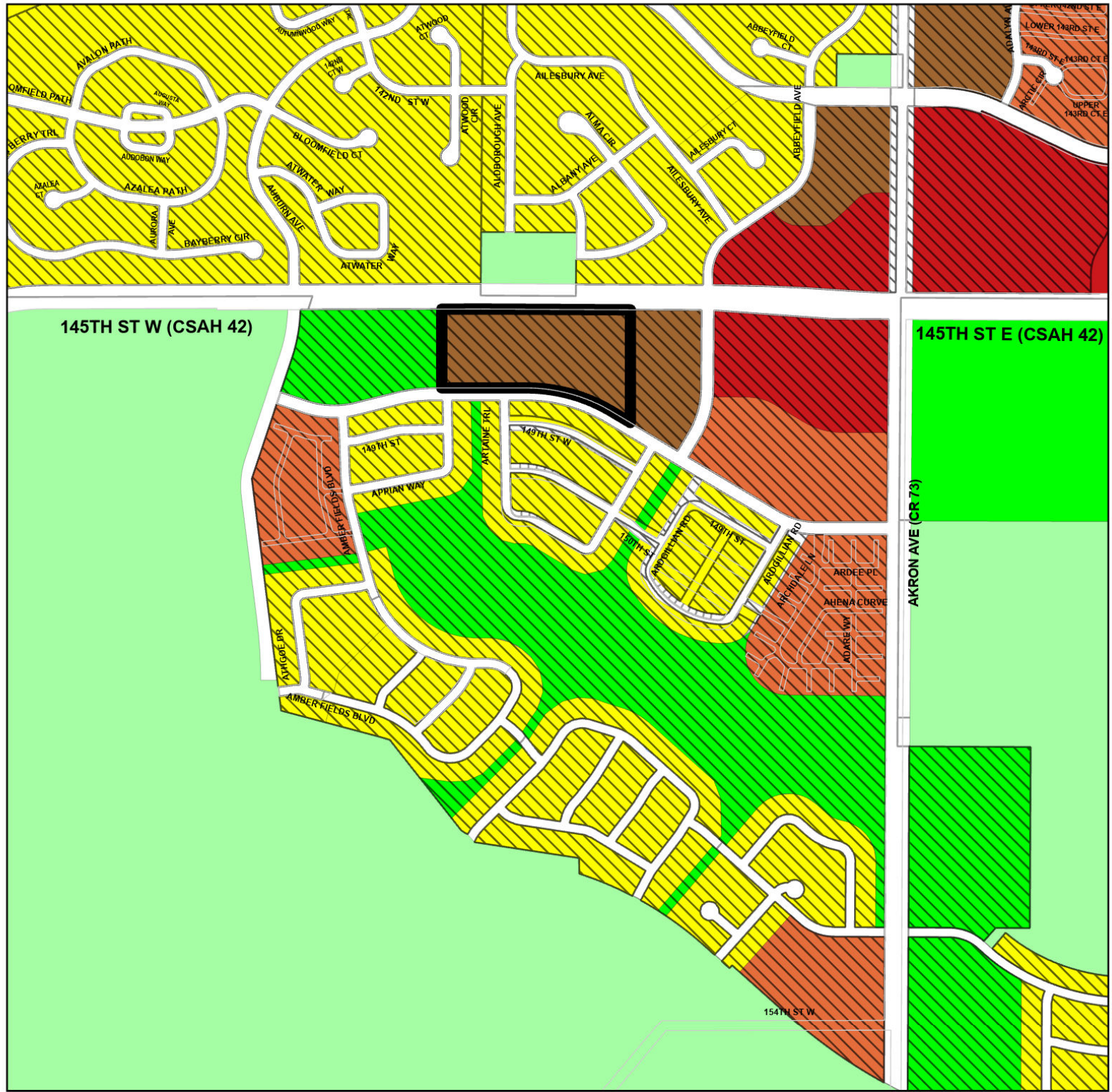
Utilities

Private utilities within the development will connect with the City's sewer and water infrastructure located in 148th Street West. Stormwater will be handled offsite, in the large stormwater basins located centrally within the Amber Fields development. This is consistent with how the rest of Amber Fields has developed. The City's engineer has reviewed the plans and provided comments on the applicant's submittal. The comments are typical of a plan review, but one piece of note is the engineer's comments related to the bituminous trail in the northern portion of the site. The engineer would like further explanation of the benefit of that short trail segment and the memo notes that it transitions from 5' sidewalks on both ends and does not connect into the larger City trail system. The memo suggests that the developer should consider integrating the trail into the larger City system or maintain it as 5' sidewalk.

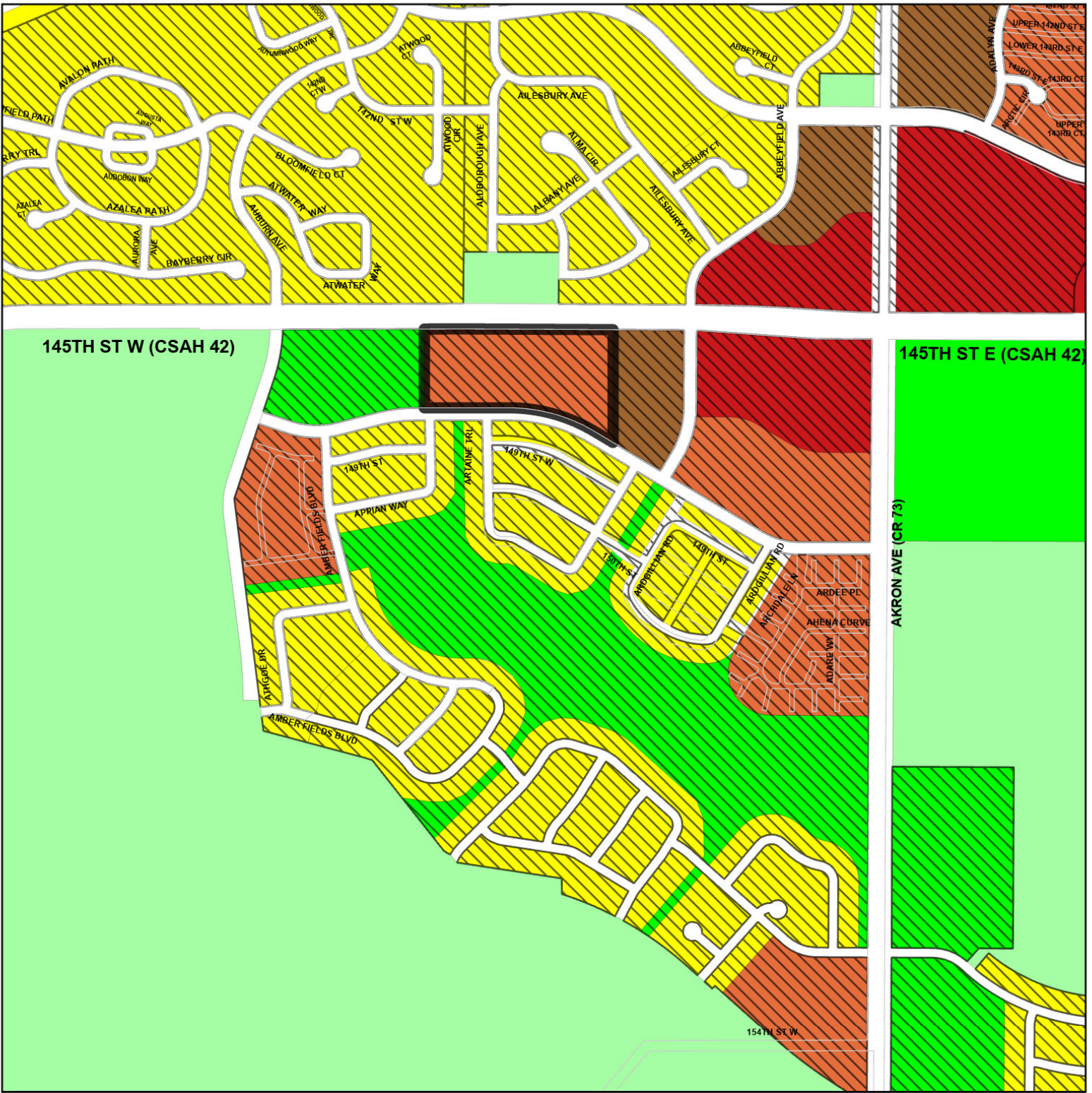
RECOMMENDATION

Staff recommends approval of the requests based on the information provided by the applicant and reviewed in this report. Staff recommends several conditions of approval, which are listed in the Recommended Action above.





Current Zoning R4 - High Density Residential



Proposed Zoning R3 - Medium Density Residential



Rezoning Exhibit

- | | | |
|---------------------------------|---------------------------|---------------------|
| Zoning in Map Extent | Commercial: | PUD |
| Residential: | C4 - General Commercial | Parcel 341125000020 |
| R1 - Low Density Residential | Other: | |
| R3 - Medium Density Residential | AG - Agricultural | |
| R4 - High Density Residential | PI - Public/Institutional | |



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SITE NOTES:

- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES, SUCH AS EXISTING GUTTER GRADES, AT THE PROPOSED DRIVEWAYS, PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION & REMOVAL OF ALL EXISTING STRUCTURES WHICH INTERFERE WITH NEW WORK AS SHOWN.
- CONCRETE SIDEWALK AND CURB & GUTTER SHALL BE REMOVED TO NEAREST CONSTRUCTION JOINT OUTSIDE THE REMOVAL LIMITS.
- ALL DIMENSIONS, GRADES, EXISTING AND PROPOSED INFORMATION SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO INFORMATION SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- DIMENSIONS SHOWN ARE TO FACE OF CURB, CENTER OF STRUCTURE, EDGE OF SIDEWALK OR EXTERIOR OF BUILDING.
- ALL CONCRETE SIDEWALK ADJACENT TO BUILDING SHALL BE SEPARATED BY A 1/2" EXPANSION JOINT.
- PROTECT EXISTING CONCRETE SIDEWALKS DURING ALL PHASES OF CONSTRUCTION. CONTRACTOR TO REPLACE ANY CRACKED OR BROKEN PANELS CAUSED BY SITE CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL & DISPOSAL OF THE EXISTING BITUMINOUS. BITUMINOUS SHALL BE SAW CUT OR JACK HAMMERED FOR STRAIGHT EDGES. TACK SHALL BE USED ON BITUMINOUS EDGE PRIOR TO PATCHING. MATCH EXISTING GRADES.
- CONTRACTOR SHALL PROTECT ADJOINING PROPERTIES & STRUCTURES FROM HAZARDS ASSOCIATED WITH HIS CONSTRUCTION ACTIVITIES & SHALL BE RESPONSIBLE FOR ALL DAMAGES TO PROPERTIES & STRUCTURES THAT OCCUR AS A RESULT OF THESE ACTIVITIES.
- CONTRACTOR SHALL NOT IMPEDE EXISTING TRAFFIC CIRCULATION TO ADJACENT BUSINESSES. PROVIDE TRAFFIC CONTROL DURING CONSTRUCTION PER MNDOT STANDARDS.
- CONTRACTOR SHALL PERFORM SWEEPING ON PRIVATE PARKING AREAS AND PUBLIC STREETS AT LEAST ONCE A WEEK, ONCE A DAY IF NEEDED.
- CONTRACTOR SHALL BE HELD FULLY RESPONSIBLE TO PREVENT AND ELIMINATE ANY DUST NUISANCE OCCASIONED BY AND DURING CONSTRUCTION, UNTIL THE PROJECT HAS BEEN COMPLETED AND HANDED OVER.
- REFER TO ARCHITECTURAL DRAWINGS FOR CONCRETE STOOPS ADJACENT TO PROPOSED BUILDING.
- CONTINUOUS CONCRETE CURB & GUTTER WHICH CHANGES TYPE SHALL HAVE A FIVE FOOT TRANSITION.
- ALL CONCRETE CURB AND GUTTER ADJACENT TO CONCRETE WALK BE SEPARATED BY A 1/2 INCH EXPANSION JOINT.
- PARKING LOT STRIPING SHALL BE 4 INCH WHITE.
- ALL WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY ENGINEERING DESIGN STANDARDS.
- ALL CURB AND GUTTER TO BE CONCRETE B612 CURB UNLESS NOTED OTHERWISE.
- CONCRETE APRONS TO BE INSTALLED FOR ALL ACCESS DRIVES ONTO PUBLIC STREETS PER CITY STANDARDS.
- ALL CONCRETE PADS TO BE 3000 PSI AIR ENTRAINED 6" CONCRETE WITH #4 BARS @ 12" O.C. AND BROOM FINISHED.
- REFER TO PHOTOMETRIC PLAN FOR LOCATIONS, FOOTCANDLE PRINT OUT AND SPECIFICATIONS.



Know what's below.
Call before you dig.
Dial 811

SITE DATA:

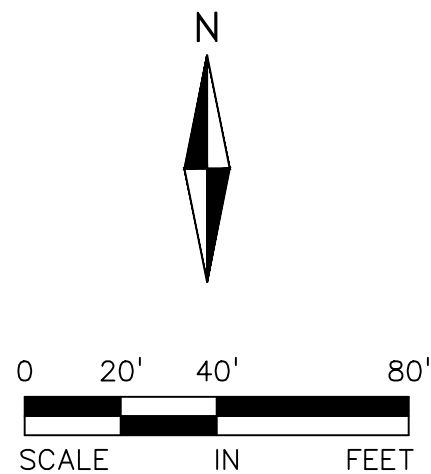
LOT AREAS:	
EXISTING	
LOT AREA:	= 635,144 S.F. - 14.58 AC
PERVIOUS AREA:	= ±635,144 S.F. - 14.58 AC - (±100%)
IMPERVIOUS AREA:	= ±0 S.F.
PROPOSED	
LOT AREA:	= 635,144 S.F. - 14.58 AC
PERVIOUS AREA:	= 262,211 S.F. - 6.02 AC - (41.28%)
IMPERVIOUS AREA:	= 372,933 S.F. - 8.56 AC - (58.72%)

PARKING AND BUILDING DATA:

MULTIFAMILY UNITS PROVIDED:	= 132 TOWNHOUSE UNITS PROVIDED
DENSITY:	= 132/11.48 = 11.50 UNITS PER ACRE
14.58 ACRES LOT AREA	
-2.71 METROPOLITAN COUNCIL SANITARY SEWER EASEMENT	
-0.39 PROPOSED DRAINAGE AND UTILITY EASEMENT	
11.48 ACRES	
SURFACE PARKING PROVIDED:	= 56 STALLS
GARAGE PARKING PROVIDED:	= 264 GARAGE STALLS
DRIVEWAY PARKING PROVIDED:	= 264 GARAGE STALLS
TOTAL PARKING PROVIDED:	= 584 PARKING STALL PROVIDED (4.42 STALLS/DU)

SITE LEGEND:

- B612 CURB & GUTTER UNLESS OTHERWISE NOTED
- SURMOUNTABLE CURB & GUTTER
- EXISTING CURB & GUTTER
- LANDSCAPE AREA
- HEAVY DUTY BITUMINOUS PAVEMENT
- LIGHT DUTY BITUMINOUS PAVEMENT
- CONSTRUCTION LIMITS
- PROPERTY LINE



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

CLARK WICKLUND, PE
2-27-24 40922
Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
2-27-24	PRELIMINARY SUBMITTAL

PROJECT TEAM DATA	
DESIGNED:	MK
DRAWN:	MS
PROJECT NO:	XXX-XXXX

C-2.0

Drawing name: X:\2020\200078\10\plan sheets\200078.L-util.dwg Feb 27, 2024 - 2:48pm

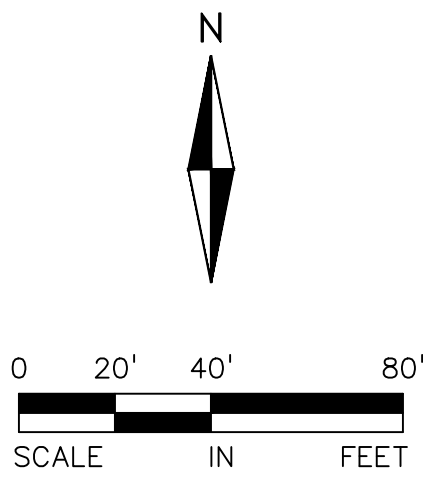


UTILITY NOTES:

- ALL UTILITIES TO BE INSTALLED PER CITY OF ROSEMOUNT STANDARD SPECIFICATIONS FOR UTILITY AND STREET CONSTRUCTION.
- EXISTING UTILITIES, SERVICE LOCATIONS AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
- MAINTAIN A MIN 18" VERTICAL SEPARATION AT ALL PIPE CROSSINGS. WATER AND SANITARY SEWER LINES TO MAINTAIN 10" HORIZONTAL SEPARATION. LOWER WATERMAIN AS NECESSARY.
- CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
- PROVIDE POLYSTYRENE INSULATION FOR ALL STORM SEWER AND WATERMAIN CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 3'.
- ALL UTILITY WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY OF ROSEMOUNT ENGINEERING GUIDELINES.
- NOTIFY GOPHER STATE ONE CALL 48 HOURS IN ADVANCE OF ANY UTILITY WORK.
- PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS-FIELD MANUAL" LATEST REVISION, FOR ANY CONSTRUCTION WITHIN R.O.W.
- ALL MANHOLE/CATCH BASIN CASTINGS SHALL BE NEENAH OR APPROVED EQUAL.
- ALL SANITARY MANHOLES TO BE 48" DIAMETER CONCRETE W/NEENAH R-1642 CASTING, UNLESS NOTED OTHERWISE.
- WATERMAIN, SERVICES, AND VALVES SHALL BE INSTALLED WITH MINIMUM 7.5' OF COVER.
- ALL CURB BOXES SHALL BE ADJUSTED TO AN ELEVATION OF 1" BELOW FINISHED GRADE.
- ALL WATERMAIN SHALL BE PVC C900 WITH TRACER WIRE.
- ALL SANITARY SEWER TO BE 8" PVC SDR-35 FROM 0-16 FEET, SDR-26 FROM 16-21 FEET, AND SDR-18 FOR 21 FEET AND DEEPER.
- WATER SERVICES SHALL BE 1" DIA. TYPE "K" COPPER W/ 1" CORP. STOP WITH SADDLE AND 1" CURB BOX.
- SEWER SERVICES SHALL BE 4" PVC SDR 26 W/ MINIMUM 2.1% SLOPE UNLESS OTHERWISE NOTED ON THE PLANS.
- CONTRACTOR TO VERIFY EXACT SERVICE CONNECTION SIZE, INVERT, AND LOCATION WITH FINAL BUILDING PLANS.

LEGEND

- CONSTRUCTION LIMITS
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED CATCH BASIN
- PROPOSED SANITARY/STORM MANHOLE
- PROPOSED GATE VALVE
- PROPOSED HYDRANT
- PROPOSED REDUCER
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE/CATCH BASIN
- EXISTING HYDRANT



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

TOWNHOMES AT AMBER FIELDS
148TH STREET WEST & APIAN WAY
ROSEMOUNT, MN
PRELIMINARY SUBMITTAL
UTILITY PLAN

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

CLARK WICKLUND, PE
2-27-24 40922
Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
2-27-24	PRELIMINARY SUBMITTAL

PROJECT TEAM DATA	
DESIGNED:	MK
DRAWN:	MS
PROJECT NO:	XXX-XXXX

C-4.0

148TH STREET WEST & APPIAN WAY

LANDSCAPE PLAN

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

MARK KRONBECK PLA, ASLA	
2-27-24	40922
Date	License No

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
2-27-24	PRELIMINARY SUBMITTAL

PROJECT TEAM DATA	
DESIGNED:	MK
DRAWN:	MLS
PROJECT NO:	200078.L

L-1.0

Page 18 of 9



MITIGATION:	
OVERALL REQUIRED (PER PUD):	1,983 INCHES
–PROVIDED IN PREVIOUS ADDITIONS:	644.5 INCHES
–PROVIDED THIS ADDITION:	22.5 INCHES
REMAINING MITIGATION:	1,316 INCHES

MULTI-FAMILY:

ONE TREE PER UNIT IF 1-3 STORY

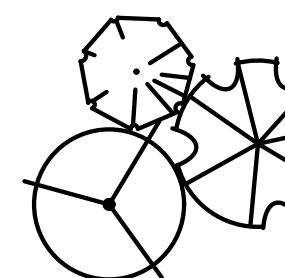
TOTAL UNITS 1-3 STORY: 132
REQUIRED TREES: 132
PROVIDED TREES: 145

LANDSCAPE SCHEDULE:

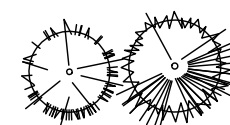
#	KEY	COMMON NAME / SCIENTIFIC NAME	SIZE	NOTES
OVERSTORY TREES				
16	AE	Accolade Elm <i>Ulmus japonica</i> x <i>wilsoniana</i> 'Morton'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
16	BM	Burgundy Belle Red Maple <i>Acer rubrum</i> 'Magnificent Magenta'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
15	CH	Common Hackberry <i>Celtis occidentalis</i>	2.5" Cal. B&B	Straight Trunk, No V-Crotch
16	HL	Skyline Honeylocust <i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Skycole'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
17	NF	Northern Flare Sugar Maple <i>Acer Saccharum</i> 'Sisseton'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
16	PO	Majestic Skies Northern Pin Oak <i>Quercus ellipsoidalis</i> 'Bailskies'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
12	RB	River Birch <i>Betula nigra</i>	8" B&B	Clump Form
14	RO	Red Oak <i>Quercus rubra</i>	2.5" Cal. B&B	Straight Trunk, No V-Crotch
14	SL	American Sentry Linden <i>Tilia americana</i> 'McSentry'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
CONIFER TREES				
6	BH	Black Hills Spruce <i>Picea glauca densata</i>	6" B&B	Straight Trunk, No V-Crotch
ORNAMENTAL TREES				
3	IS	Ivory Silk Japanese Tree Lilac <i>Syringa reticulata</i> 'Ivory Silk'	6" B&B	Clump Form
145	TOTAL STREET TREES			

Note: Quantities on plan supercedes schedule in event of discrepancy.

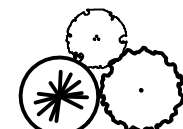
LANDSCAPE LEGEND:



DECIDUOUS OVERSTORY TREES



CONIFEROUS TREES



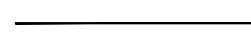
ORNAMENTAL TREES



1000



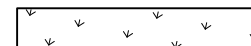
PERENNIALS



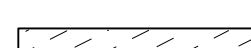
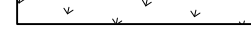
POLY EDGIN



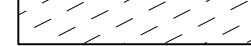
LANDSCAPING LIMITS



...



LOW MAINTENANCE TURF SEED M



MN STATE 25-131 SEED MIX
220 LB/ACRE APPLICATION RATE



A graphic scale bar with markings at 0, 20', 40', and 80'. Below the bar, the word "SCALE" is under the 0 mark, "IN" is under the 40' mark, and "FEET" is under the 80' mark.

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Townhomes at Amber Fields

Residential Unit Mix									
Name	Count	Unit Gross Area				Rooms			
		Main Floor	Garage Area	Second Floor	Basement Area	Total	Bed	Bath	Den/Family Room
Unit 2-0/Unit C	6	627 ft²	467 ft²	849 ft²	0 ft²	1,943 ft²	2	2.5	0
Unit 3-0/Unit A	70	743 ft²	509 ft²	1,090 ft²	0 ft²	2,344 ft²	3	2.5	0
Unit 3-1/Unit B	42	733 ft²	509 ft²	1,000 ft²	0 ft²	2,244 ft²	3	2.5	0
Unit 3-2/Unit D	2	1,096 ft²	488 ft²	994 ft²	0 ft²	2,578 ft²	3	2.5	1
Unit 4-0/Unit F	8	736 ft²	509 ft²	999 ft²	720 ft²	2,964 ft²	4	3.5	1
Unit 4-1/Unit E	4	736 ft²	491 ft²	1,006 ft²	720 ft²	2,953 ft²	4	3.5	1
Grand total: 132	132								

GROSS AREA - TOTAL	
Level	Area
Level 2	137,170 ft²
Level 1	166,696 ft²
Level -1	6,651 ft²
Grand total	310,518 ft²

Clubhouse Area		
Name	Count	Area
Clubhouse	1	3,782 ft²
Grand total: 1	1	



2 Site Plan
1" = 40'-0"



② Clubhouse - Front
1/8" = 1'-0"



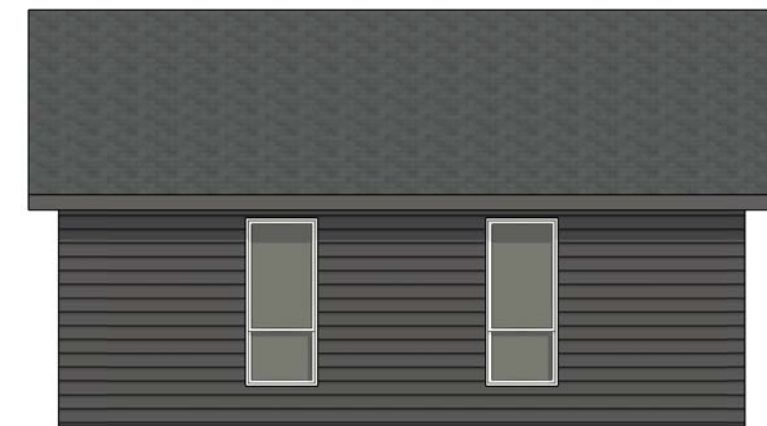
③ Clubhouse - Left
1/8" = 1'-0"



④ Clubhouse - Rear
1/8" = 1'-0"



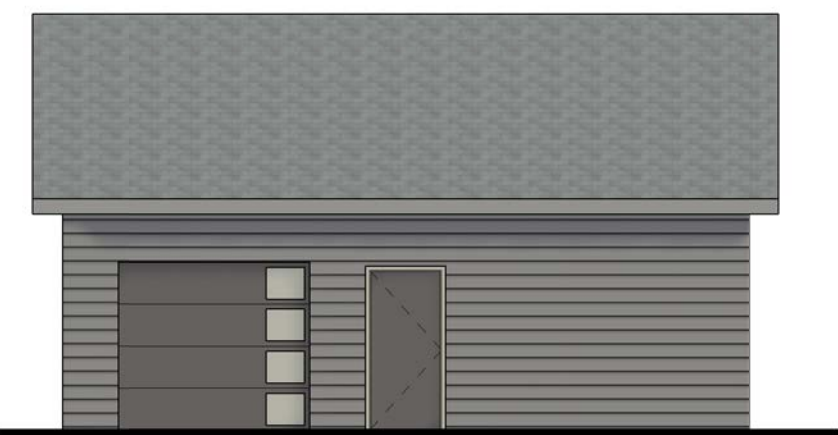
⑤ Clubhouse - Right
1/8" = 1'-0"



⑨ Maintenance Building - Rear
1/8" = 1'-0"



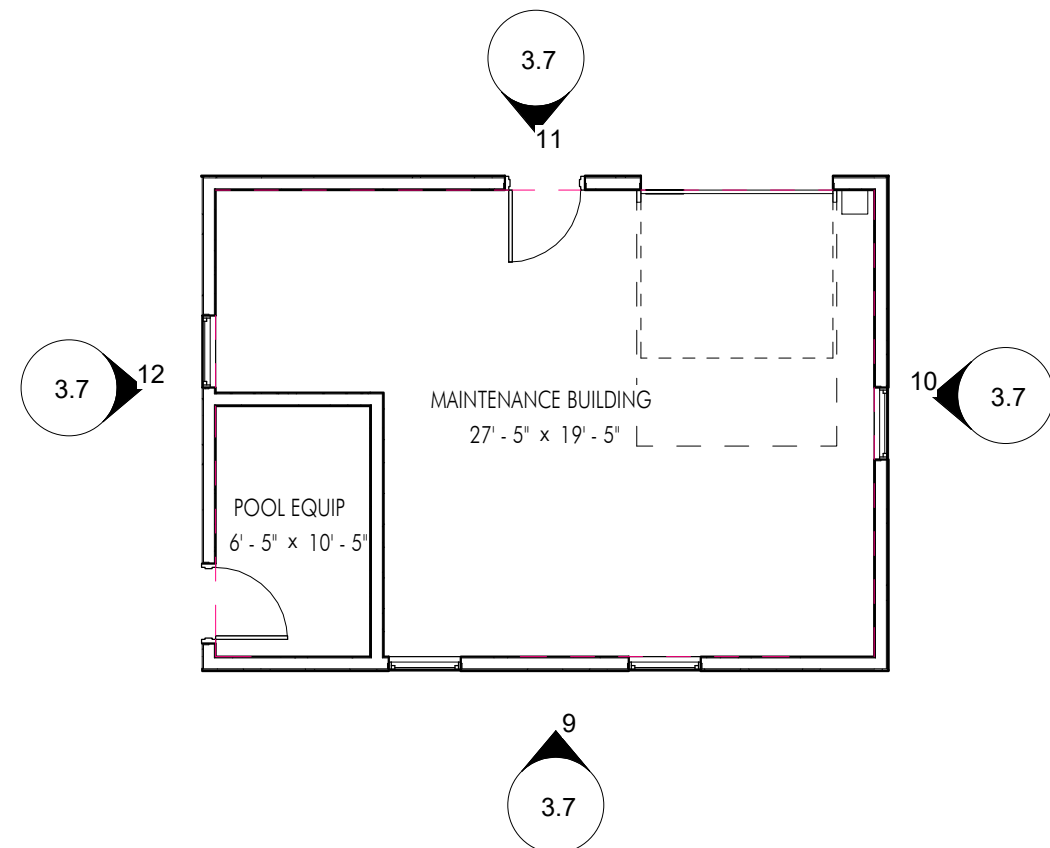
⑩ Left
1/8" = 1'-0"



⑪ Maintenance Building - Front
1/8" = 1'-0"



⑫ Maintenance Building - Right
1/8" = 1'-0"



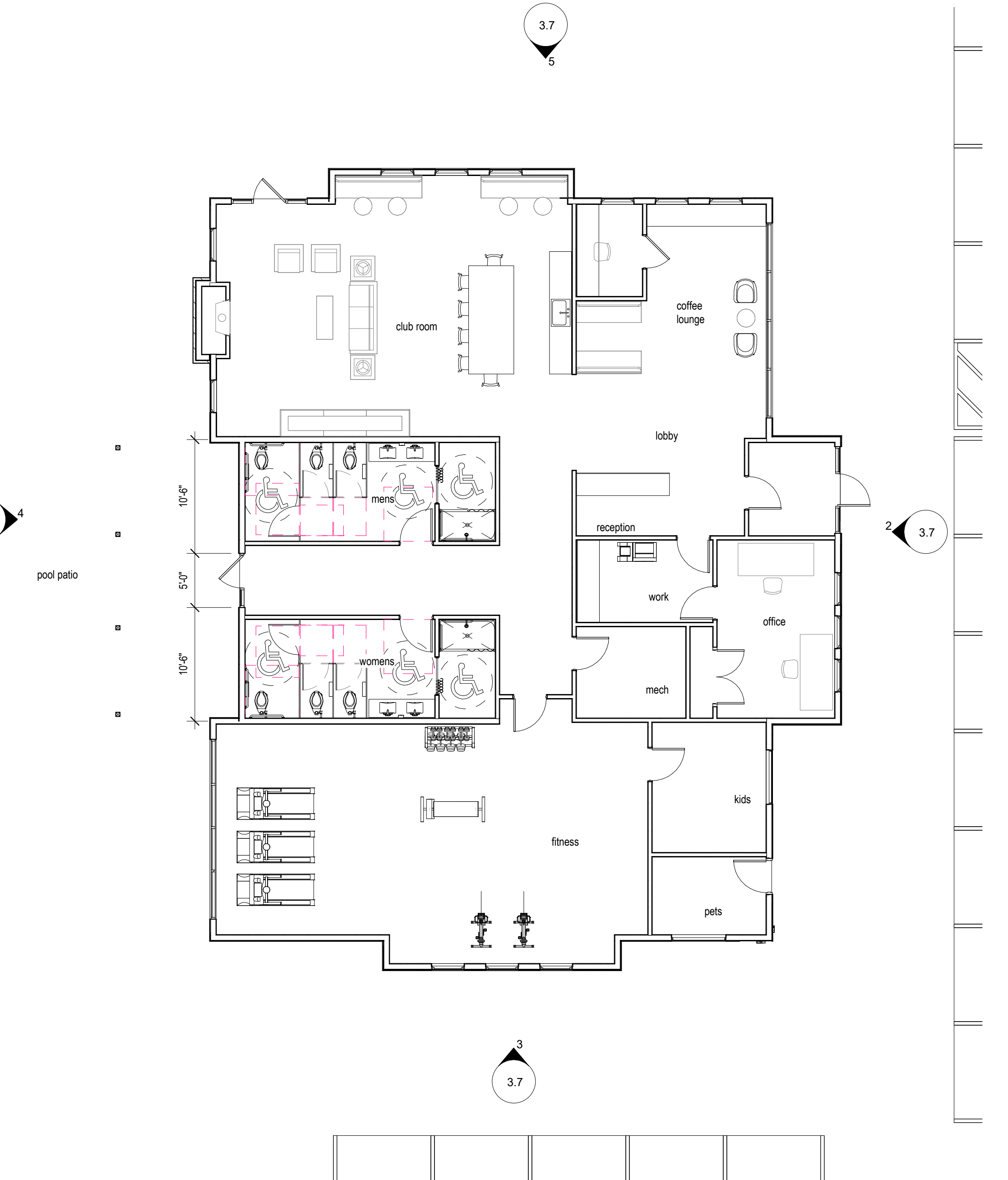
⑧ Level 1 - Maintenance Building
1/8" = 1'-0"



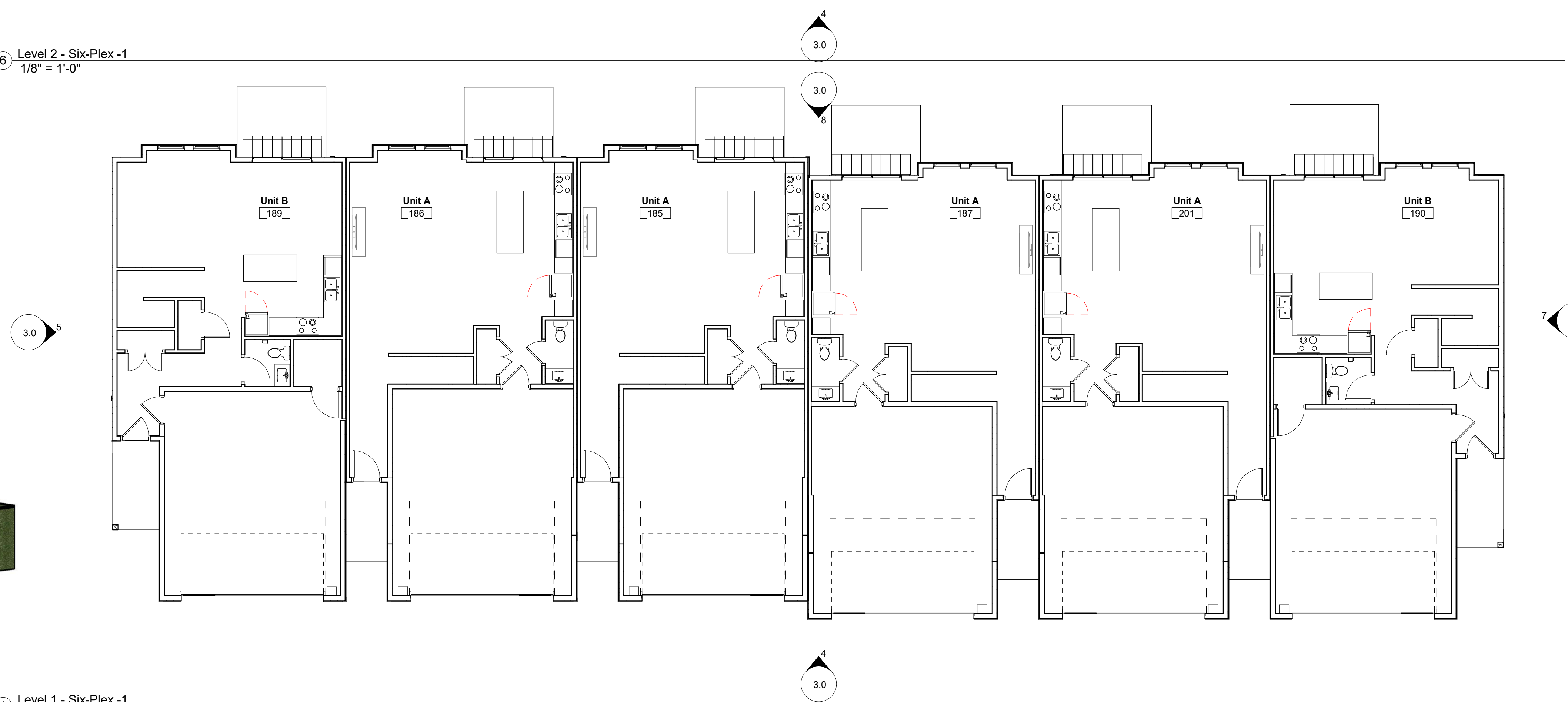
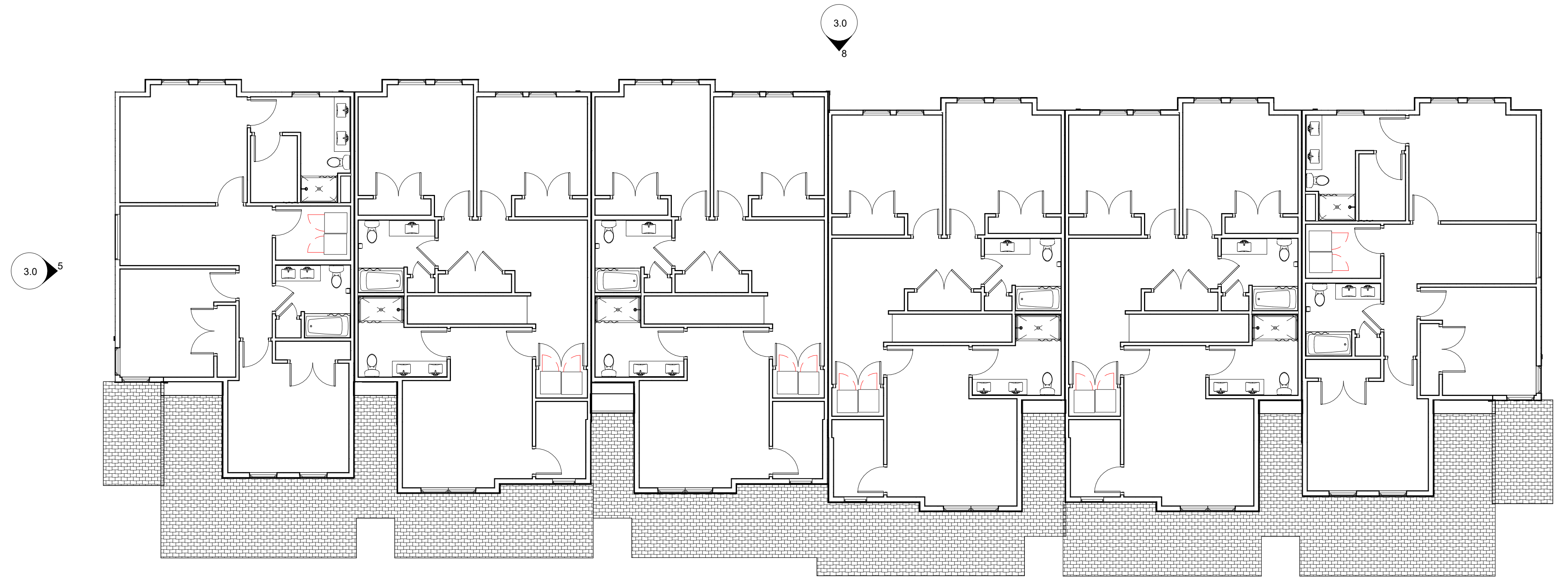
⑥ Clubhouse - Front



⑦ Clubhouse - Back



① Clubhouse
1/8" = 1'-0"





⑤ Six-Plex - 2 - Front
1/8" = 1'-0"



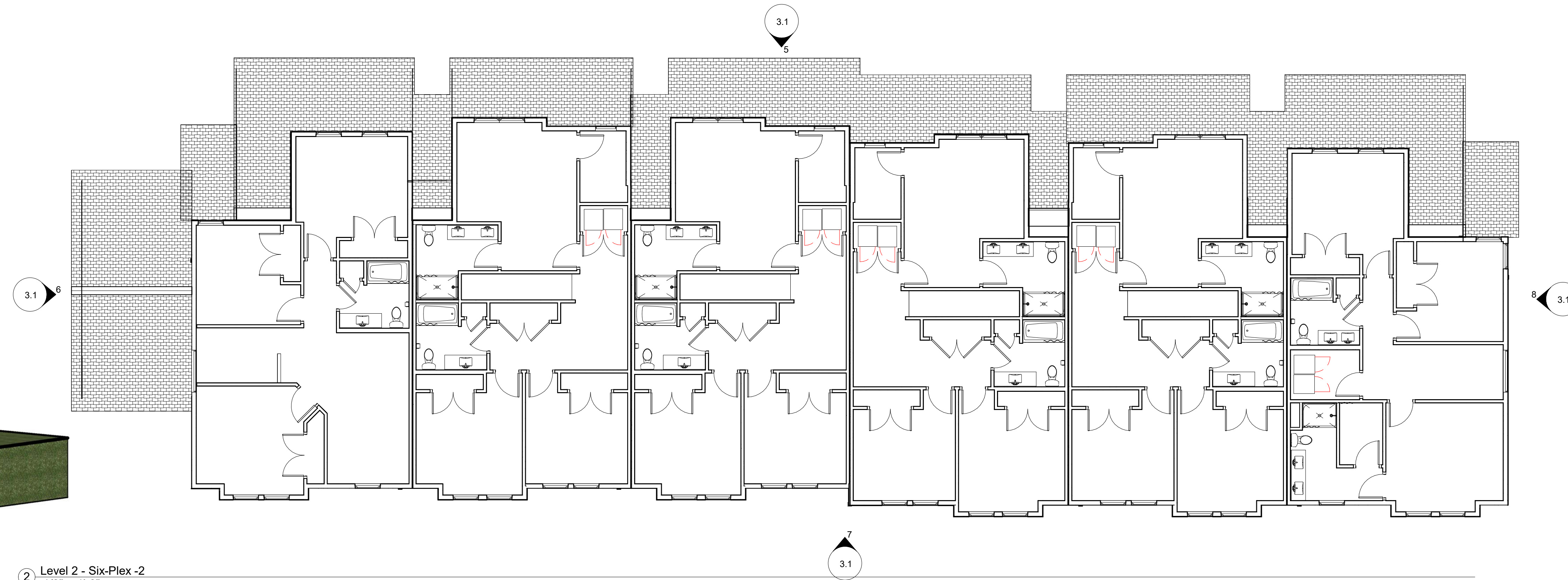
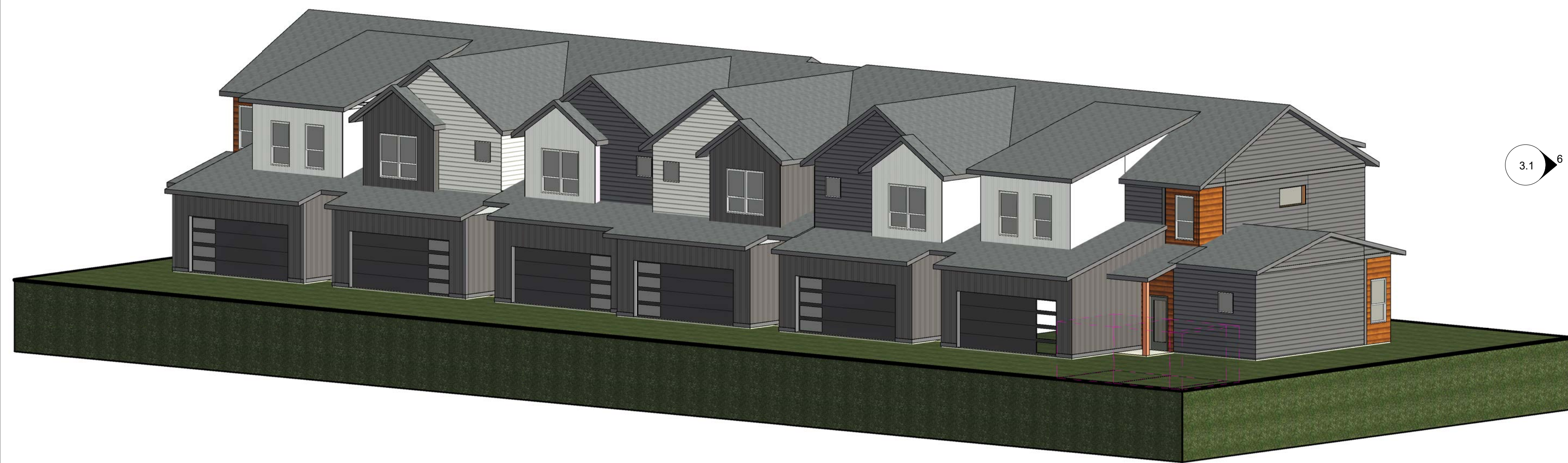
⑥ Six-Plex - 2 - Left
1/8" = 1'-0"



⑦ Six-Plex - 2 - Rear
1/8" = 1'-0"

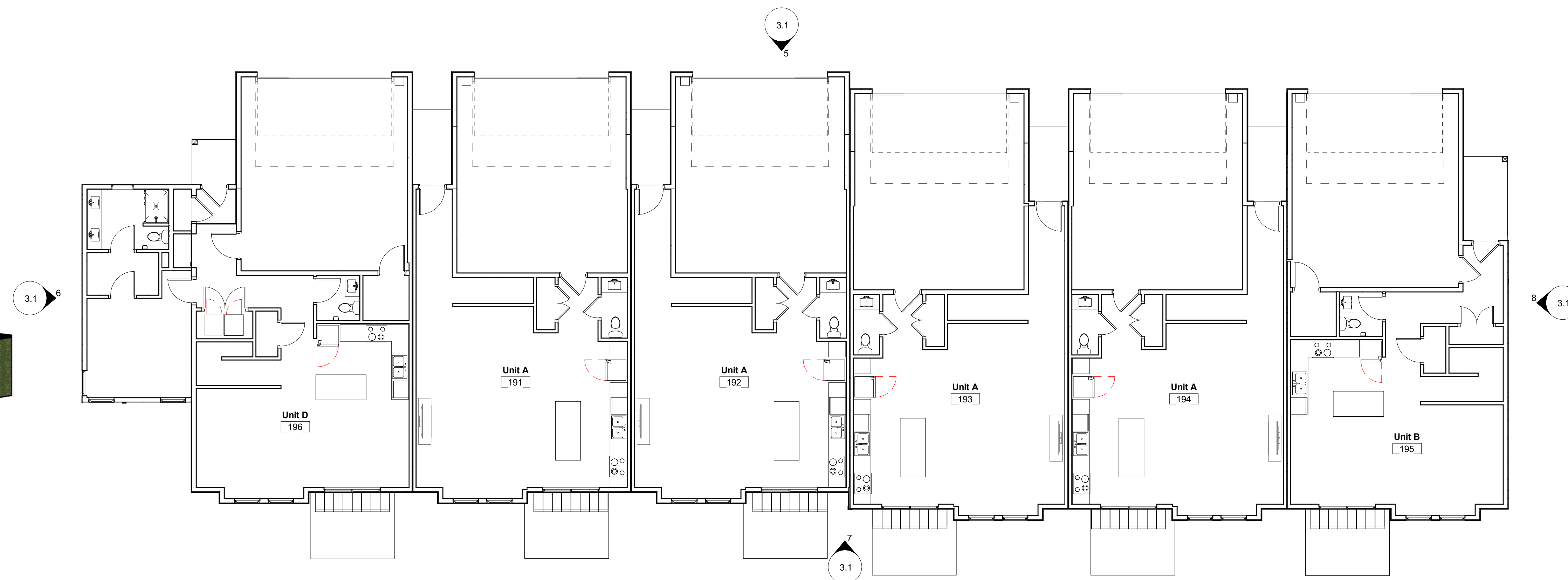


⑧ Six-Plex - 2 - Right
1/8" = 1'-0"



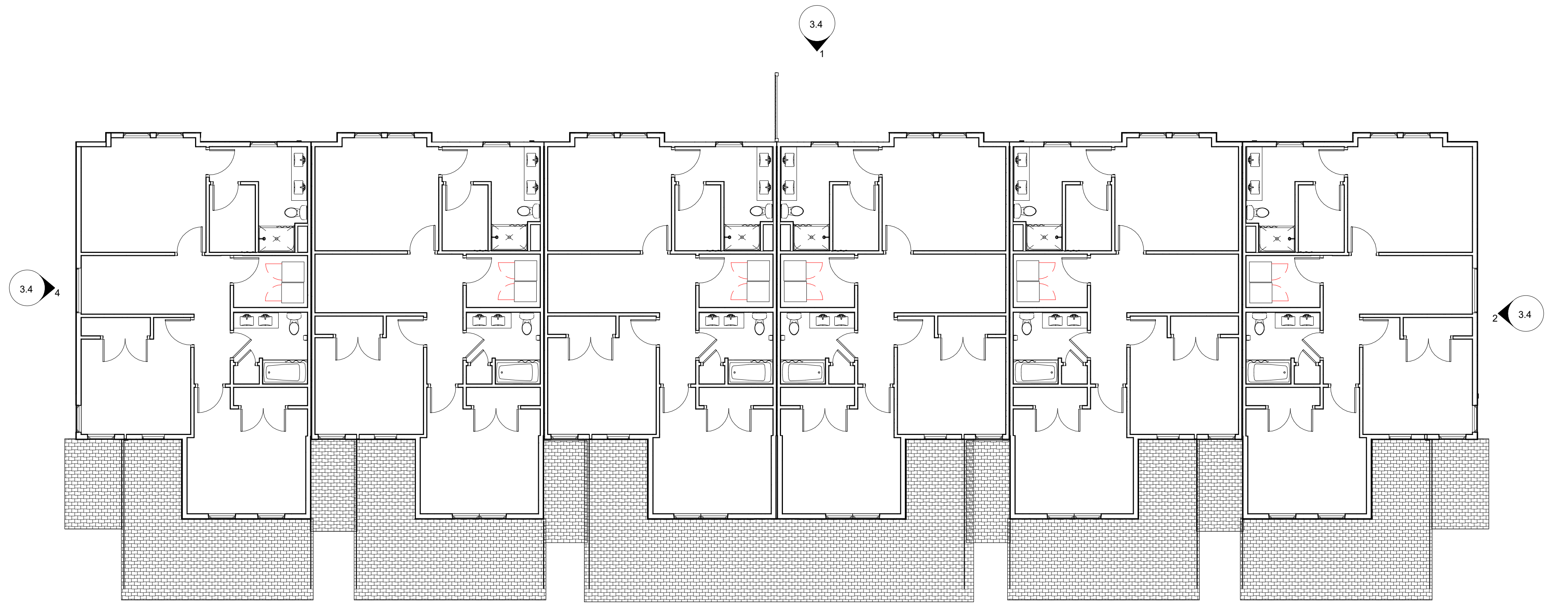
② Level 2 - Six-Plex - 2
1/8" = 1'-0"

③ Six-Plex - 2 Front

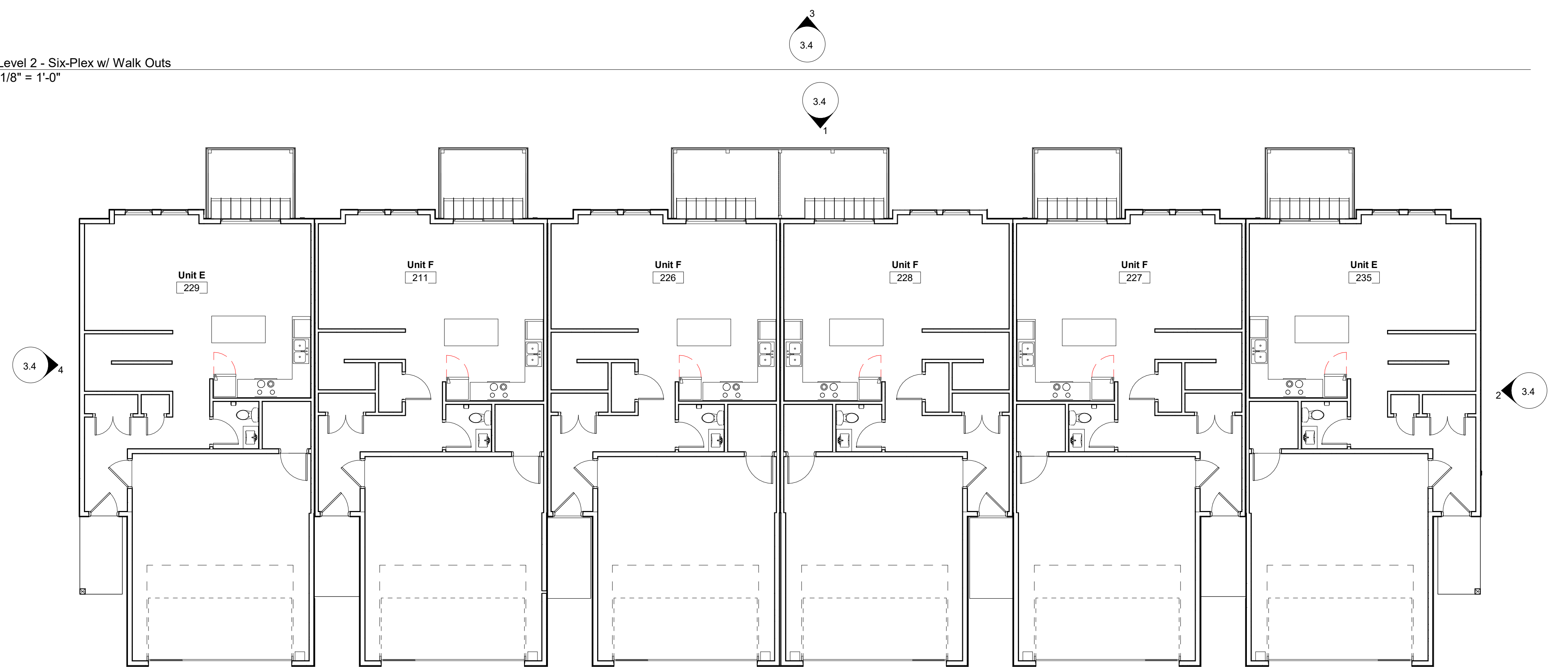


① Level 1 - Six-Plex - 2
1/8" = 1'-0"

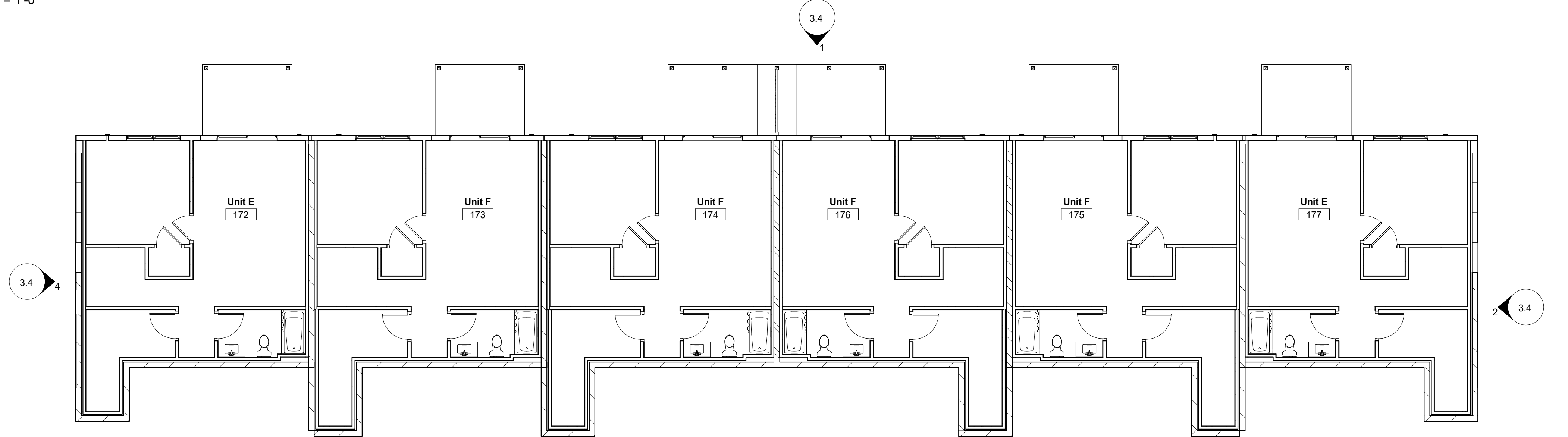
④ Six-Plex - 2 Back



③ Level 2 - Six-Plex w/ Walk Outs
1/8" = 1'-0"



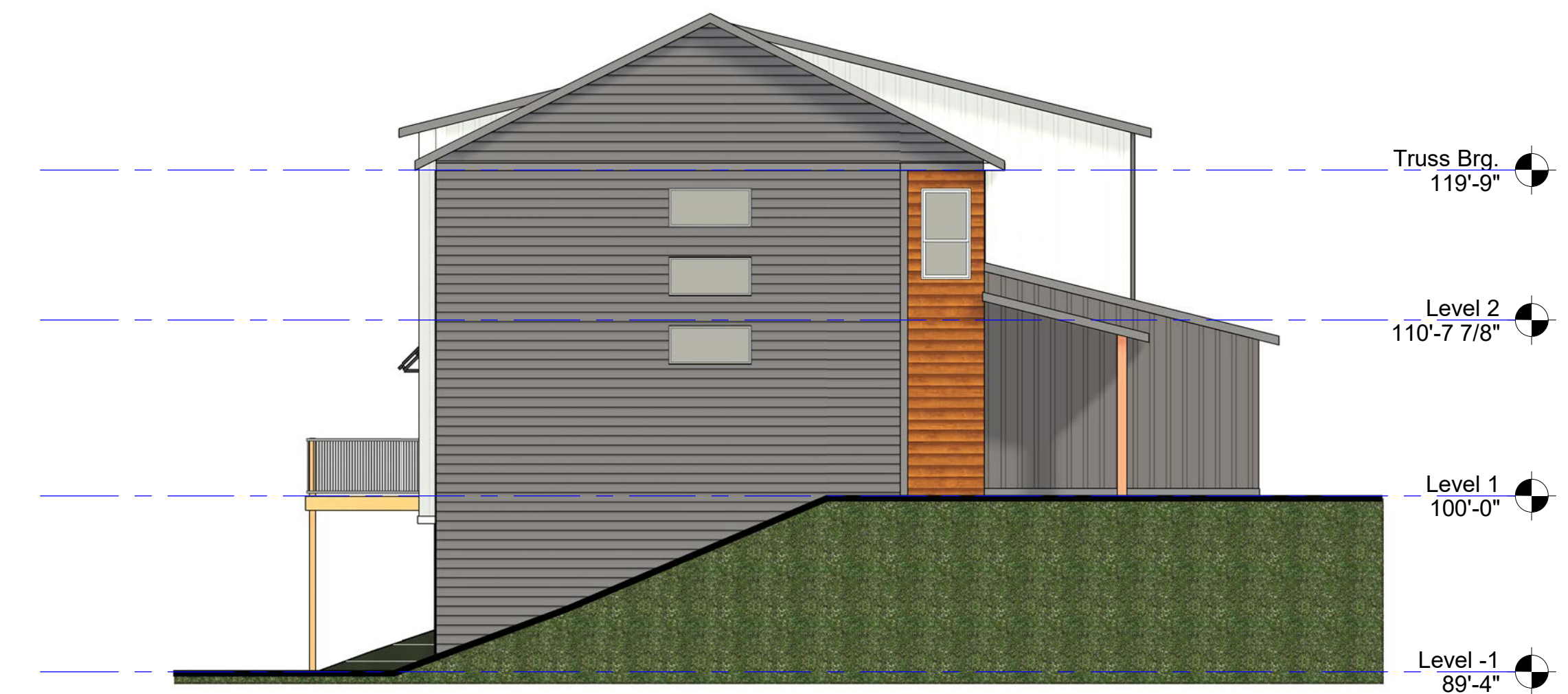
② Level 1 - Six-Plex w/ Walk Outs
1/8" = 1'-0"



① Basement - Six-Plex w/ Walk Outs
1/8" = 1'-0"



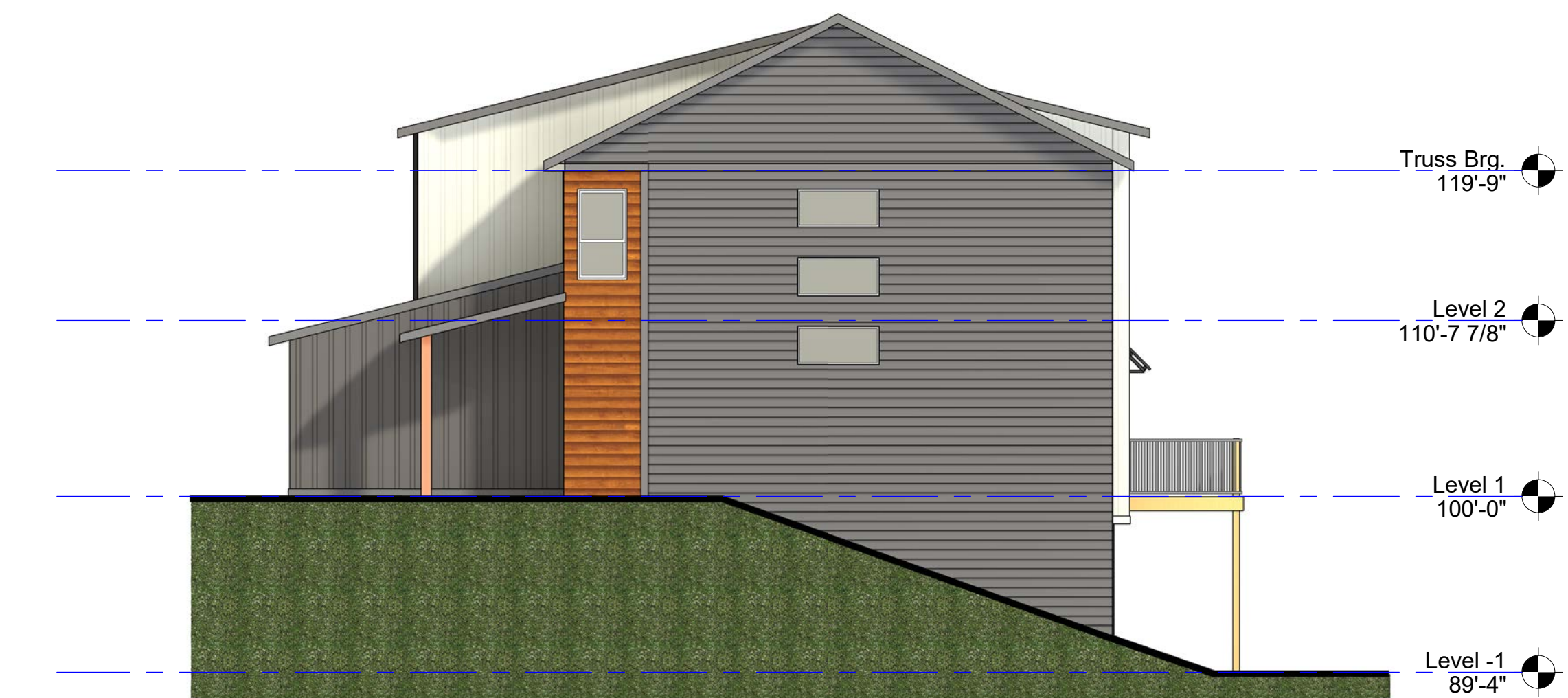
③ Six-Plex - 4 - Front
1/8" = 1'-0"



④ Six-Plex - 4 - Left
1/8" = 1'-0"



① Six-Plex - 4 - Rear
1/8" = 1'-0"



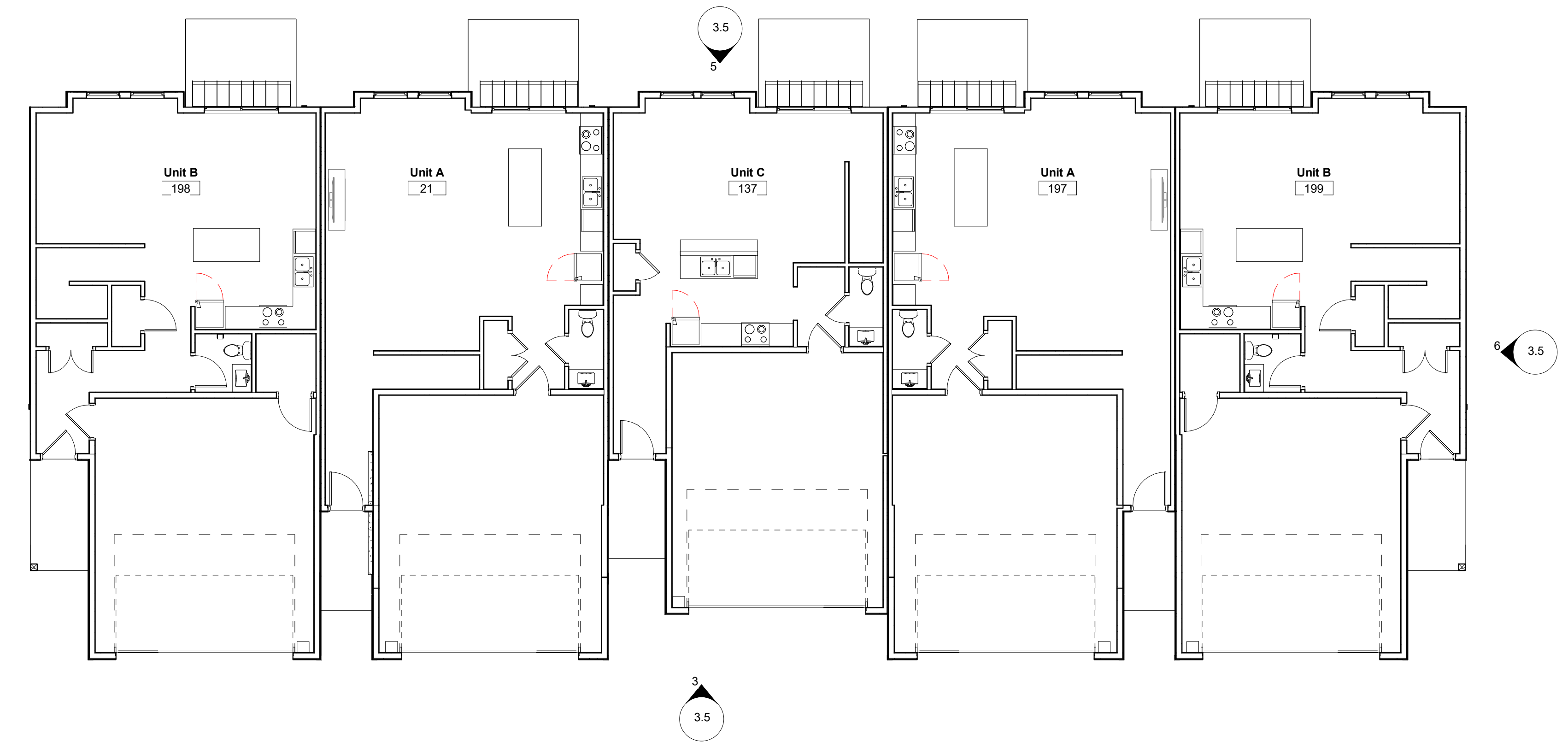
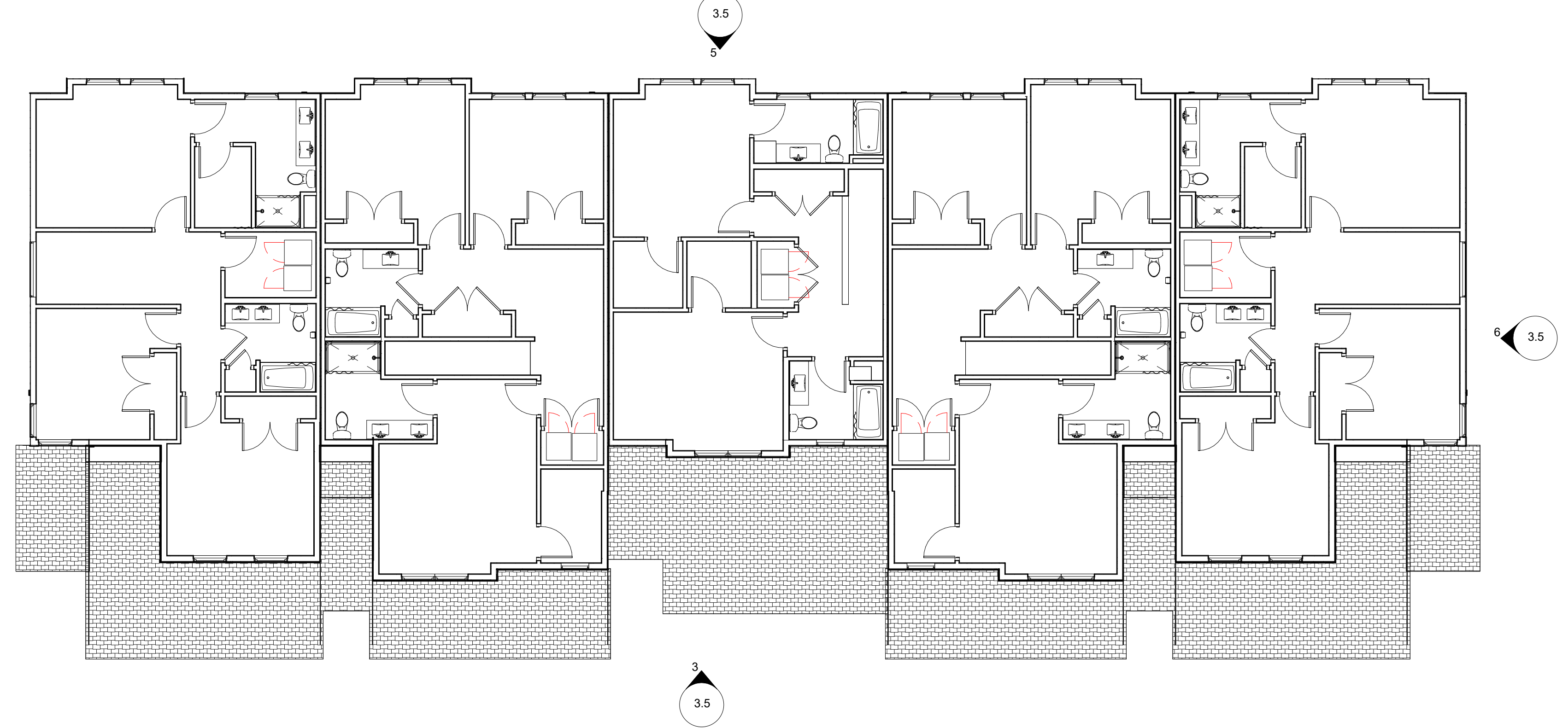
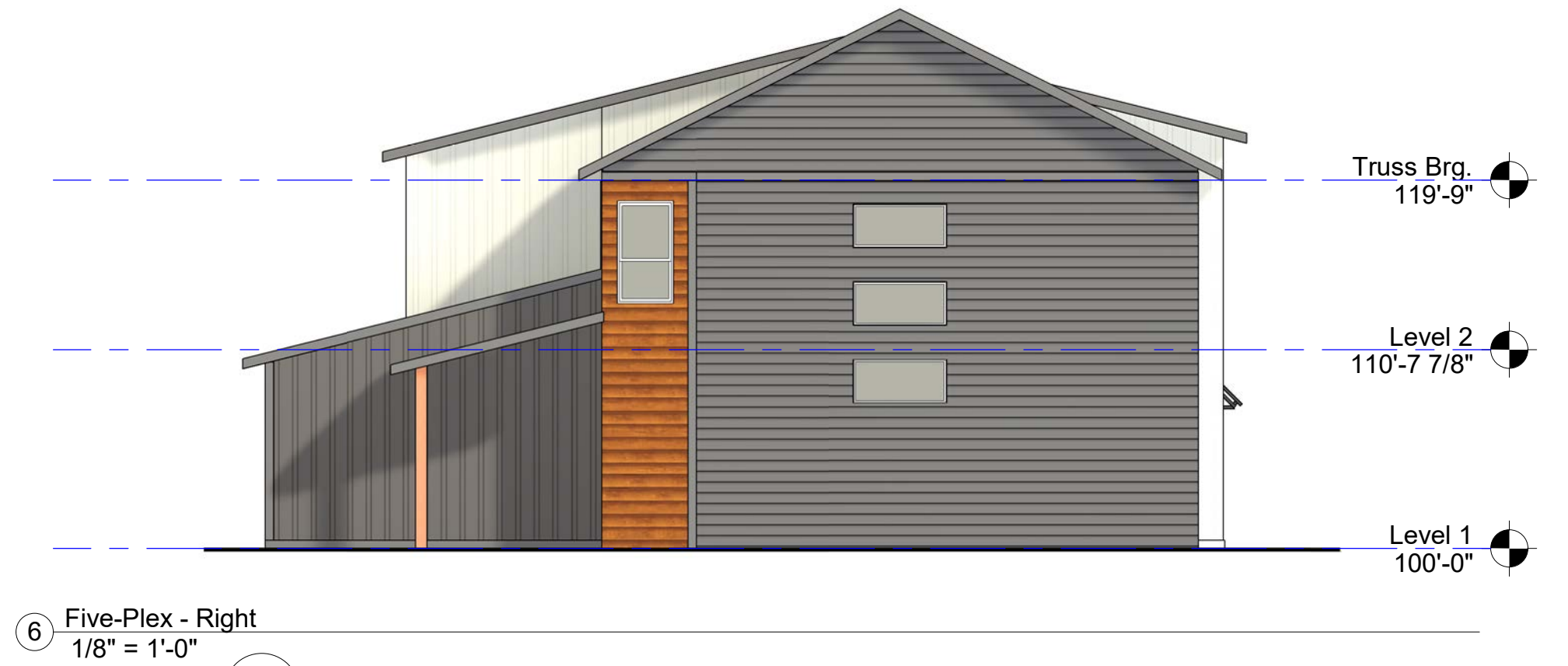
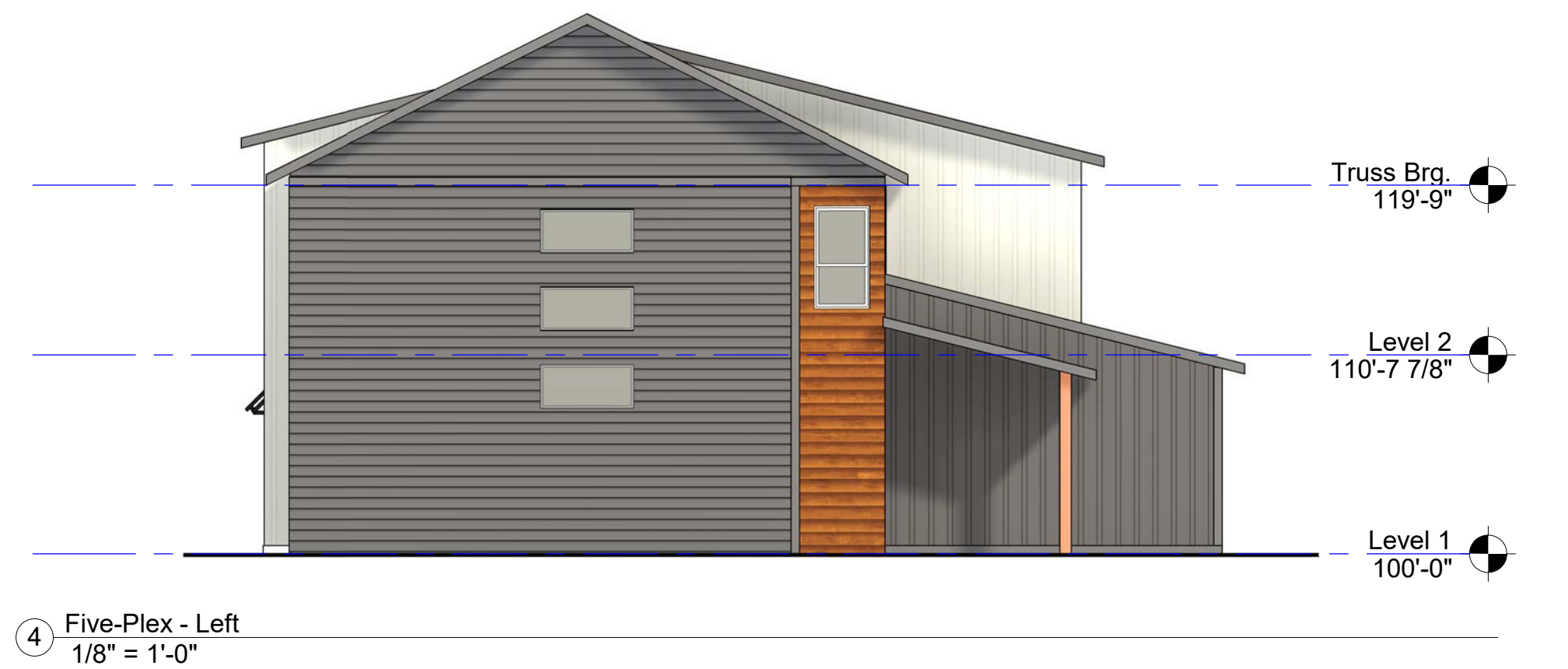
② Six-Plex - 4 - Right
1/8" = 1'-0"



⑤ Six-Plex - Walkouts - Front



⑥ Six-Plex - Walkouts - Back

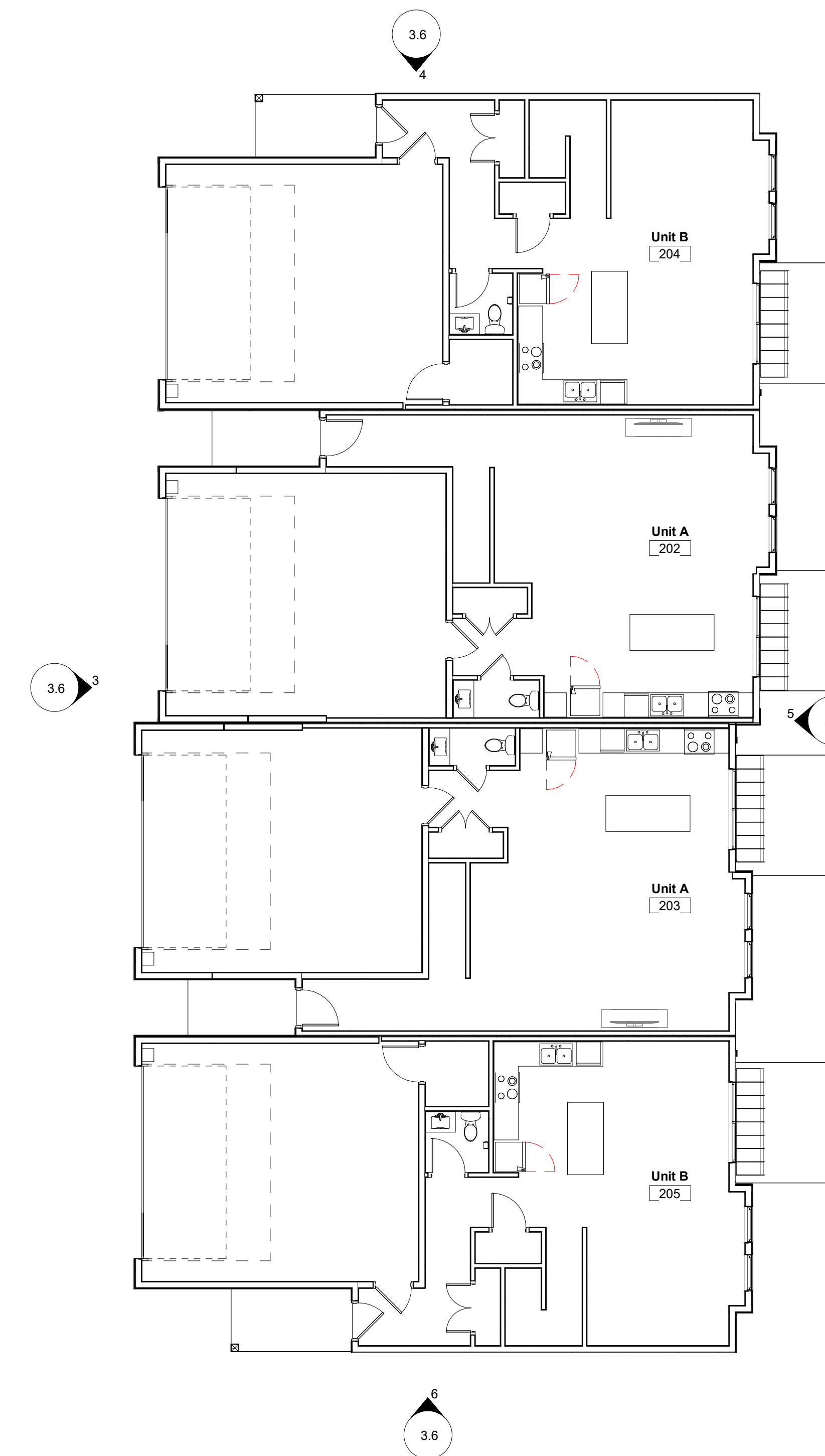




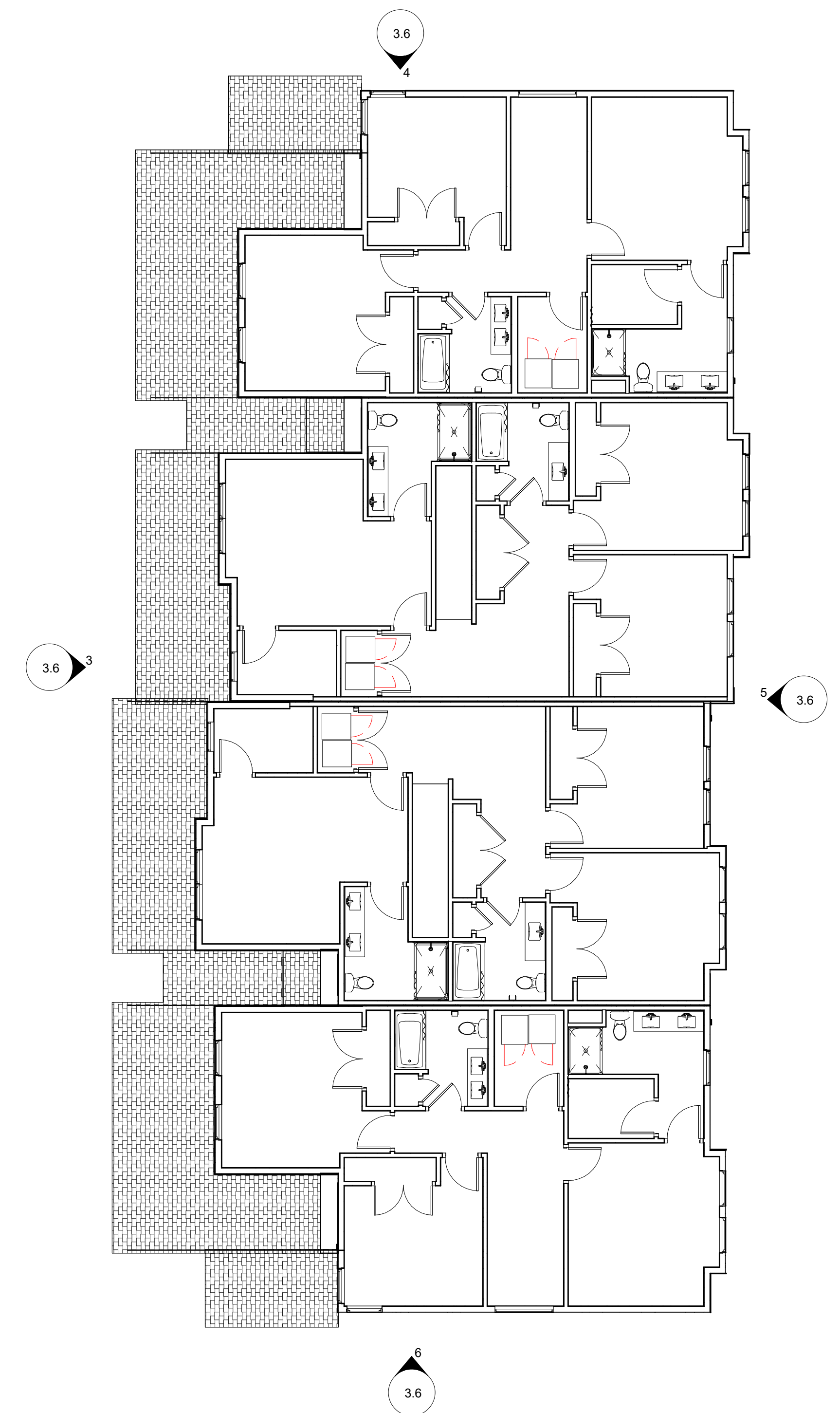
⑦ Four-Plex - Front



⑧ Four-Plex - Back



① Level 1 - Four-Plex
1/8" = 1'-0"



② Level 2 - Four-Plex
1/8" = 1'-0"

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: March 14, 2024

Re: Townhomes at Amber Fields –Preliminary Plat Review
WSB Project No. 020372-000

We have reviewed the documents provided by Alliant Engineering on March 1, 2024. Documents reviewed include:

- Townhomes at Amber Fields Preliminary Plat Civil Set, dated 2/27/24

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. Show removals on Existing Conditions Plan Sheets
 - b. 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.
2. Utilities
 - a. Provide rim and inverts for all sanitary sewer structures.
 - b. At the two connection points, use the existing gate valve or replace back to including the existing gate valve.
 - c. Coordinate with City Public Works whether hydrants should be located on the same side of the street as the watermain or should the fronts of units be avoided.
 - d. Gate valves and storm sewer castings near the curb line will make it difficult to compact and maintain bituminous between the castings and the curb line.
 - e. The proposed watermain is within 10' of the existing sanitary sewer mains in the northeast area of the development.
 - i. Coordinate with MDH to achieve an acceptable running alignment.
 - f. Show proposed adjustments to existing structures that are impacted by development grading.

- i. Based on the size of adjustments, additional sections may need to be added or removed
 - ii. Coordinate approval and construction of adjustments with the City and MCES as applicable.
- g. Several sanitary sewer structures have two outlets
 - i. Verify this is acceptable with City Public Works
- h. Provide profiles for all utilities.
 - i. Show utility crossings in all profiles.
 - ii. Maintain minimum 18" separation between utilities.
 - iii. Insulate when storm sewer is within 36" of watermain.
- i. Verify catch basins are not located near ped ramps or driveways to impact curb transitions.

3. Streets, Signage and Street Lighting

- a. Provide turning movements for fire/emergency, garbage, and delivery vehicles.
- b. Review impact of on street parking areas on sight lines for drivers turning from adjacent streets
- c. Provide the benefit of the proposed trail on the north end of the development.
 - i. It transitions from 5' sidewalks on both ends and does not connect into the larger City trail system.
 - ii. Consider integrating the trail into the larger City system or maintain as 5' sidewalk.
- d. Discuss the proposed locations of crosswalks as well as stops signs relative to the clubhouse and throughout the development to be consistent.
- e. There is a significant number of existing sanitary sewer mains on the north end of the project.
 - i. Provide an agreement for the process of how disruption will be handled at the northeast corner of the site when future maintenance or construction of these sewer mains needs to occur.

4. Landscape

- a. No comments

Grading, Drainage, and Erosion Control Comments:

5. General

- a. The site layout included in these plans shows a different configuration than what was included in the original PUD. If this change in layout results in additional impervious, the applicant should submit an updated SWMP and updated HydroCAD modeling representative of this new layout and additional impervious to confirm the site is still meeting stormwater requirements.

6. Ponds and Wetlands

- a. Include NWL/HWL for Basin 1918 to the west of the site to the grading plan.
- b. Confirm the retaining wall will not modify the storage within Basin 1918 below the HWL. If the storage below the HWL is modified, update and resubmit the HydroCAD modeling for Amber Fields.

7. Emergency Overflow Routes

- a. Note EOFs for all localized low points both in the roadway and in the side/rear yards.

8. Retaining Walls

- a. Add TW/BW elevations for the retaining wall northeast edge.

9. Erosion Control

- a. No comments.

10. Grading

- a. Clarify use of three sets of contours on this grading plan (grey dashed, black thin continuous and black bold continuous) in the legend.
- b. Grading is shown in the CSAH 42 ditch north of the lot line, confirm this is correct. If so, is this grading planned just to remove an existing access roadway?
- c. Update the proposed contour tie ins on the east side of the site.
- d. Show high points and drainage between all buildings.
- e. Provide driveway elevations at both ends of all buildings as well as any grading breaks (low or high points) along the building.

Stormwater Management Plan:

1. General Storm Sewer Design

- a. As part of final design, provide 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.
- b. Include sumps on CBMH 20 and CBMH 2 prior to the connection to the existing stub.
- c. Adjust storm sewer where noted on the plans to be at least 10 feet away from the building edge.
- d. Include storm sewer castings for proposed storm structures.
- e. Confirm all proposed storm sewer shown on the plans will be privately owned and maintained. If any storm sewer is proposed to be publicly owned and maintained, RCP will be required for those pipes.

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.

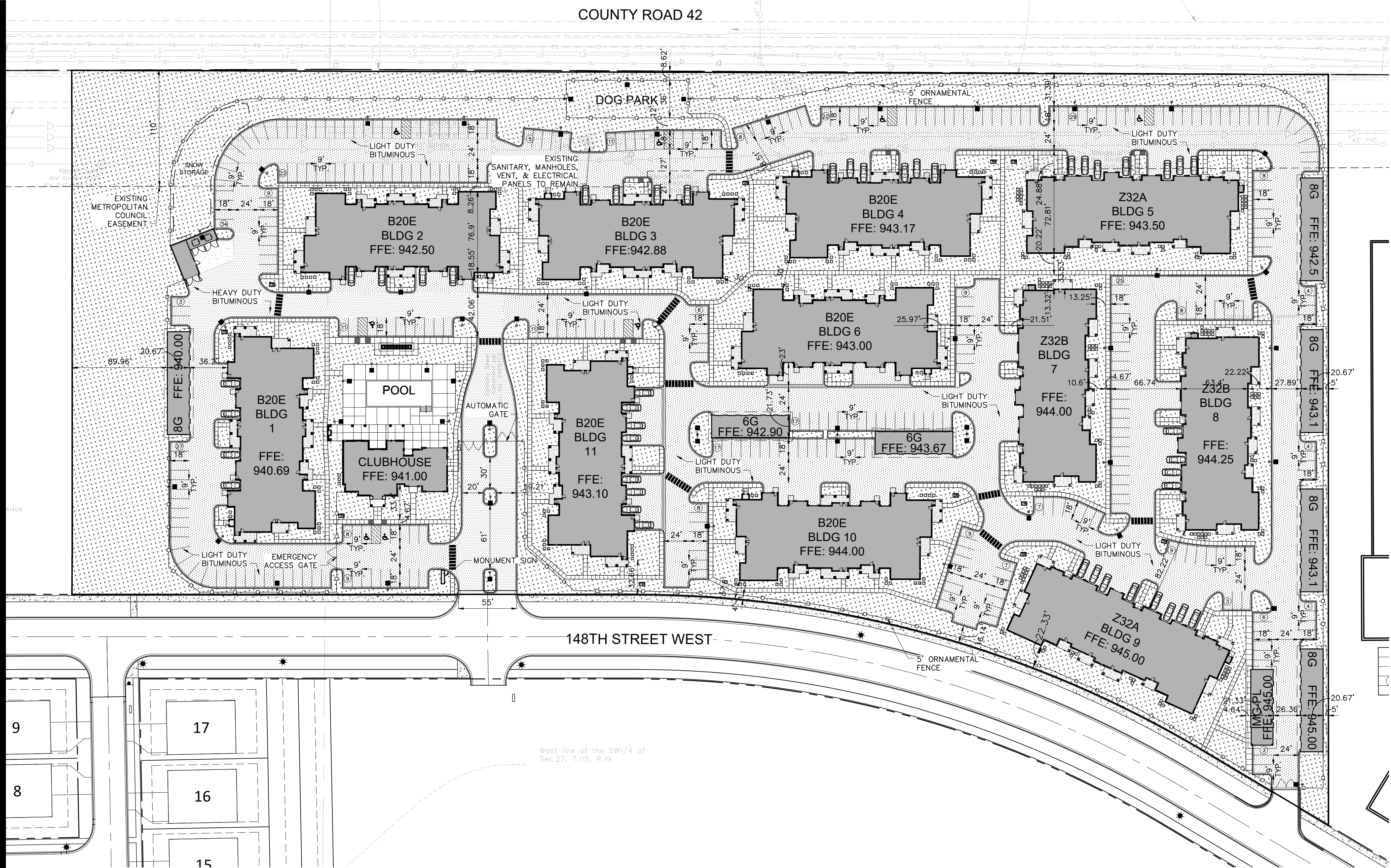
6. Easements

- a. Confirm Basin 1918 HWL is covered under the proposed drainage and utility easement.

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.

COUNTY ROAD 42



LEGEND:

- EXISTING CURB & GUTTER
- B612 CURB & GUTTER (EXCEPT IN ROW)
- CONCRETE PAVEMENT
- LIGHT DUTY BITUMINOUS
- HEAVY DUTY BITUMINOUS
- LANDSCAPE AREA
- PROPOSED LIGHT FIXTURE SEE PHOTOMETRIC PLAN
- CONSTRUCTION LIMITS
- PROPERTY LINE
- BUILDING SETBACK
- PARKING SETBACK
- 10' DRAINAGE AND UTILITY EASEMENT
- ELECTRICAL TRANSFORMER
- SIDEWALK WIDTH INDICATION
- ACCESSIBLE ROUTE
- SIDEWALK TRENCH DRAIN

SITE DATA:

EXISTING ZONING = AMBER FIELDS PLANNED UNIT DEVELOPMENT DISTRICT
PROPOSED ZONING = AMBER FIELDS PLANNED UNIT DEVELOPMENT DISTRICT
BUILDING SETBACK (BASED ON MEDIUM DENSITY TOWNHOME PERFORMANCE STANDARDS) FRONT AND REAR = 10'
DWELLING UNITS = 268 UNITS
EXISTING SITE = 635,146 S.F., 14.58 AC
PROPOSED SITE = 635,146 S.F., 14.58 AC
*PARKING REQUIRED (PER PUD STANDARDS)
REQUIRED TOTAL (268 * 2.0) = 536 STALLS
PARKING PROVIDED:
ENCLOSED PARKING: 145 STALLS
SURFACE PARKING: 347 STALLS
CLUBHOUSE PARKING: 17 STALLS
APRON PARKING: 38 STALLS
TOTAL PARKING PROVIDED = 547 STALLS
HOME PARKING RATIO = 2.04
OVERALL GARAGES/HOME = 0.54
COVERED PARKING RATIO = 0.27
*** ALL PARKING STALLS ON SITE ARE TO BE 9' IN WIDTH AND 18' DEPTH ***

PERMEABILITY:

EXISTING SITE AREA: 635,146 S.F. 14.58 AC
PERVIOUS AREA: 635,146 S.F. 14.58 AC 100%
PROPOSED SITE AREA: 635,146 S.F. 14.58 AC
PROPOSED IMPERVIOUS AREA: 425,941 S.F. 9.78 AC 67.06%
PROPOSED PERVIOUS AREA: 209,205 S.F. 4.80 AC 32.94%
TOTAL: 635,146 S.F. 14.58 AC 100.00%

SITE NOTES:

- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES, SUCH AS EXISTING GUTTER GRADES AT THE PROPOSED DRIVEWAYS, PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION & REMOVAL OF ALL EXISTING STRUCTURES WHICH INTERFERE WITH NEW WORK AS SHOWN.
- CONCRETE SIDEWALK AND CURB & GUTTER SHALL BE REMOVED TO NEAREST CONSTRUCTION JOINT OUTSIDE THE REMOVAL LIMITS.
- ALL DIMENSIONS, GRADES, EXISTING AND PROPOSED INFORMATION SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO INFORMATION SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- DIMENSIONS SHOWN ARE TO FACE OF CURB, CENTER OF STRUCTURE, EDGE OF SIDEWALK OR EXTERIOR OF BUILDING.
- ALL CONCRETE SIDEWALK ADJACENT TO BUILDING SHALL BE SEPARATED BY A 1/2" EXPANSION JOINT.
- PROTECT EXISTING CONCRETE SIDEWALKS DURING ALL PHASES OF CONSTRUCTION. CONTRACTOR TO REPLACE ANY CRACKED OR BROKEN PANELS CAUSED BY SITE CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL & DISPOSAL OF THE EXISTING BITUMINOUS. BITUMINOUS SHALL BE SAW CUT OR JACK HAMMERED FOR STRAIGHT EDGES. TACK SHALL BE USED ON BITUMINOUS EDGE PRIOR TO PATCHING, MATCH EXISTING GRADES.
- CONTRACTOR SHALL PROTECT ADJOINING PROPERTIES & STRUCTURES FROM HAZARDS ASSOCIATED WITH HIS CONSTRUCTION ACTIVITIES & SHALL BE RESPONSIBLE FOR ALL DAMAGES TO PROPERTIES & STRUCTURES THAT OCCUR AS A RESULT OF THESE ACTIVITIES.
- CONTRACTOR SHALL NOT IMPEDE EXISTING TRAFFIC CIRCULATION TO ADJACENT BUSINESSES. PROVIDE TRAFFIC CONTROL DURING CONSTRUCTION PER MNDOT STANDARDS.
- CONTRACTOR SHALL PERFORM SWEEPING ON PRIVATE PARKING AREAS AND PUBLIC STREETS AT LEAST ONCE A WEEK, ONCE A DAY IF NEEDED.
- CONTRACTOR SHALL BE HELD FULLY RESPONSIBLE TO PREVENT AND ELIMINATE ANY DUST NUISANCE OCCASIONED BY AND DURING CONSTRUCTION, UNTIL THE PROJECT HAS BEEN COMPLETED AND HANDED OVER.
- REFER TO ARCHITECTURAL DRAWINGS FOR CONCRETE STOOPS ADJACENT TO PROPOSED BUILDING.
- CONTINUOUS CONCRETE CURB & GUTTER WHICH CHANGES TYPE SHALL HAVE A FIVE FOOT TRANSITION.
- ALL CONCRETE CURB AND GUTTER ADJACENT TO CONCRETE WALK SHALL BE SEPARATED BY A 1/2 INCH EXPANSION JOINT.
- PARKING LOT STRIPING SHALL BE 4 INCH WHITE.
- ALL WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY ENGINEERING DESIGN STANDARDS.
- ALL CURB AND GUTTER TO BE CONCRETE B612 CURB UNLESS NOTED OTHERWISE.
- CONCRETE APRONS TO BE INSTALLED FOR ALL ACCESS DRIVES ONTO PUBLIC STREETS PER CITY STANDARDS.
- ALL CONCRETE PADS TO BE 3000 PSI AIR ENTRAINED 6" CONCRETE WITH #4 BARS @ 12" O.C. AND BROOM FINISHED.
- REFER TO PHOTOMETRIC PLAN FOR LIGHT FIXTURE LOCATIONS.
- CONTRACTOR SHALL BE HELD FULLY RESPONSIBLE TO PREVENT AND ELIMINATE ANY DUST NUISANCE OCCASIONED BY AND DURING CONSTRUCTION UNTIL THE PROJECT HAS BEEN COMPLETED AND HANDED OVER.

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

SPRINGS AT ROSEMOUNT
ABBEYFIELD AVENUE AND 148TH STREET WEST
ROSEMOUNT, MINNESOTA
PUD AMENDMENT, PRELIMINARY AND FINAL PLAT SUBMITTAL
OVERALL SITE PLAN

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

CLARK WICKLUND, PE

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE ISSUE

5-31-22 CITY PLANNING SUBMITTAL

PROJECT TEAM DATA

DESIGNED: BD
DRAWN: AAA
PROJECT NO: 220-0078.1

C-3.0

SHEET

Planning Commission Regular Meeting: March 18, 2024

Tenative City Council Meeting: April 16, 2024

AGENDA ITEM:	Request by Maplewood Development for approval of the Amber Fields 17th Addition preliminary and final plats to create 120 single family lots.	AGENDA SECTION:	PUBLIC HEARINGS
PREPARED BY:	Julia Hogan, Planner	AGENDA NO.	6.b.
ATTACHMENTS:	Site Location , Existing Conditions, Phasing Plan, Site Plan, Grading and Drainage Plan, Erosion Control Plan, Utility Plan; Landscape Plan, Final Plat, City Engineer's Memo Dated March 14, 2024, Parks and Recreation Director's Memo Dated March 15, 2024	APPROVED BY:	AK
RECOMMENDED ACTION: Motion to recommend the City Council approve the Preliminary and Final Plats for Amber Fields 17 th Addition, subject to: 1. Execution of a Subdivision Agreement. 2. Conformance with all requirements of the City Engineer as detailed in the attached memorandum dated March 14, 2024 3. No structures are allowed within any easement areas. 4. The plat shall be updated to provide a temporary cul-de-sac for the southern extension of the western portion of Ardara Ridge Road. 5. Payment of \$56,100 as a landscape surety. 6. Compliance with the conditions and standards within the Parks and Recreation Director's memorandum dated March 15, 2024 7. Payment of trunk area charges in the amount of: 1. Sanitary Sewer Trunk Charge: \$1,075/acre 2. Watermain Trunk Charge: \$6,500/acre 3. Storm Sewer Trunk Charge: \$6,865/acre			

BACKGROUND

Owner:	Earl Street Partners II, LLC.
Preliminary Plat Acres:	31.56 Acres
Met Council Net Acres:	31.56 Acres
Residential Lots Created:	120 Single Family Lots
Gross Density:	3.08 Units/Acre
Net Density:	3.08 Units/Acre

Comprehensive Plan Guiding:
Current Zoning:

MUR-Mixed Use Residential
R1 PUD – Low Density Residential Planned Unit
Development

The Planning Commission is being asked to consider a request by Maplewood Development for approval of the preliminary and final plats for Amber Fields 17th Addition to create 120 single family residential lots. This addition is one of eight different single-family lot subdivisions that are planned within the Amber Fields Development area. Staff is recommending approval of the requests by the developer, subject to the conditions included in the recommend action and the Engineer's Memo dated March 14, 2024.

BACKGROUND

The present applications are the latest step in a long process of planning for the development within UMore Park. The developer received Planned Unit Development approval with Rezoning from the City Council at its September 7, 2021, meeting. The Planned Unit Development anticipated roughly 1,959 residential units, which were to include a mixture of housing types such as single-family lots, townhome lots, and multi-family lots. There has been a total of 15 Amber Fields additions that have been approved by the City Council. Preliminary Plat Areas that have been approved by City Council include Amber Fields 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 13th, 14th and 15th additions with additions 9th, 10th, 11th, and 12th being the remaining areas of the designated preliminary plat areas that are shown in the table below. There has been a total of 1,799 housing units approved so far within the Amber Fields Development Area and the table below shows the breakdown of units that have been approved per addition.

Amber Field Additions	Housing Type	Total Units	Approved by City Council
Amber Fields 2 nd and 12 th Additions	Single Family and Townhome	301 units	May 2022 and September 2023
Amber Fields 3 rd and 11 th Additions	Townhome	182 units	June 2022 and September 2023
Amber Fields 4 th and 9 th Additions	Single Family	108 units	July 2022 and April 2023
Amber Fields 5 th and 10 th Additions	Single Family	124 units	July 2022 and April 2023
Amber Fields 6 th Addition	Multifamily	268 units	July 2022
Amber Fields 7 th Addition	Multifamily	250 units	August 2022
Amber Fields 8 th Addition	Multifamily	160 units	December 2022
Amber Fields 13 th Addition	Single Family	65 Units	October 2023
Amber Fields 14 th Addition	Townhome	174 units	February 2024
Amber Fields 15 th Addition	Single Family	167 units	February 2024

The developer is proposing 120 single family lots throughout the 31.56-acre section of the Amber Fields development area. This addition is located in the south-central portion of the development area,

in between the proposed Amber Fields 16th Addition outlots and Amber Fields 13th and 14th Additions outlots. The Amber Fields 17th Addition subdivision is planned to be built in three phases; the first phase will be in the eastern portion of the site and will consist of 42 lots, the second phase will be the central portion of the site and will consist of 43 lots, and the final phase will be the remaining western portion of the site and will contain the remaining 35 lots proposed for the site.

ISSUE ANALYSIS

Legal Authority

Preliminary and Final Plat requests are quasi-judicial decisions for the Planning Commission meaning that the Planning Commission is acting as a judge to determine if the regulations within the Comprehensive Plan, Zoning Ordinance and Subdivision Ordinance are being followed. Generally, if the proposed plats meet the ordinance requirements, it must be approved.

General Subdivision Design

The preliminary plat area is located in the south-central portion of the Amber Fields development area located east of the proposed Amber Fields 16th Addition and west of the preliminary plat areas of Amber Fields 13th and 14th Additions. The preliminary plat area is shown to have two access roads into the site. The sites eastern access road will be constructed first with the first phase and the western access road will be constructed later on with the third phase of the addition. There will be two looped roads throughout the site with two internal roads that will connect the two looped roads within the central portion of the preliminary plat area. Two road extensions to the southern property boundary are shown for future connections to development that may occur to the south of the site. A temporary cul-de-sac will be constructed at the end of the eastern extension. There is no temporary cul-de-sac shown for the western extension at this time, but that will need to be changed on the plat to show a temporary cul-de-sac which will be included as a condition of approval.

There are eight outlots shown throughout the plat area. Four of these outlots will be buffer areas between the adjacent Amber Fields Additions. One of the outlots is reserved for future connection to the central park area, which is shown to be being constructed with the second phase of development. The remaining three lots are reserved open areas throughout the preliminary plat area.

Land Use and Zoning

The site is designated for MUR-Mixed Use Residential land uses, which can include a range of housing types from single-family homes on traditional sixty-five foot lots to townhomes. The zoning district in which the preliminary plat is located in is the R1-Low Density Residential zoning district. The Amber Fields Planned Unit Development Agreement includes several deviations from the Zoning Ordinance.

In addition to dimensional standards the table below compares the proposed preliminary plat to the standards of the Amber Fields PUD.

Category	Required (Amber Fields PUD)	Amber Fields 17th Addition
Min. Lot Area (sf)	5,400 (interior) 7,200 (corner)	6,400 (interior) 8,000 (corner)
Min. Lot Width	45 ft. (interior)	50 ft. (interior)

	55 ft. (corner)	55 ft. (corner)
Min. Front Yard Setback	25 ft	25 ft.
Min. Side Yard Setback	5 ft. dwelling/5 ft. garage/10 ft. corner (45-ft. wide lots) 10 ft. dwelling/5 ft. garage/20 ft. corner (55- and 65-ft. wide lots)	5 ft. dwelling and garage/10 ft. for corner lots 10 ft dwelling/5 ft. garage/20 ft corner
Min. Rear Yard Setback	20 ft.	20 ft.

During the city's review of the development plans for Amber Fields 17th Addition, comments were made by the city's building official/fire marshal regarding structures within the side yard drainage and utility easement area. The city's building department has run into issues with AC units being placed within the 5-foot side yard setback area, which no structures are allowed to be placed within any easement areas per the city code. A condition of approval will be included that emphasizes that no structures are allowed to be placed within any easement areas located throughout the site.

Phasing

The applicant has provided a phasing plan that shows development initially occurring in the eastern portion of the preliminary plat area. This area will contain 42 lots of the proposed 120 single family lots. The eastern access road into the site will be constructed within this phase along with portions of two roads that will eventually loop in between the site and an internal road that will connect the two roads. The second phase will consist of the central portion of the site and will contain 43 lots along with further extension of the two looped roads and an additional internal road that will connect between the two. The third and final phase will be the remaining western portion of the site, and it will contain 35 lots. The second access road to the site will be constructed with this addition and will connect the site to the Amber Fields 16th Addition. The remaining of the two looped roads that will be completed in this phase as well.

Streets and Sidewalk System

There will be two accesses into the preliminary plat area with one of the access roads coming from east of the site and the other coming from the west. The eastern access road will come from Akron Ave which Amber Fields 13th and 14th additions will use and the western access point comes from Amber fields 2nd and 16th additions. The eastern access road will be constructed first with the first phase of development of this site. There are two east to west roads that loop throughout the development area called Ardcurra Row and Ardara Ridge Rd and two north to south roads that connect the two lopped roads internally.

There are two extension sections off of Ardara Ridge Rd that extend to the southern property boundary for connection to future development that may occur to the south of the Amber Fields development area. The eastern extension shows to have a temporary cul-de-sac built at the end of it, which the city is supportive of. The western extension does not show a temporary cul-de-sac at this time. Though the western extension won't be constructed until the third phase of development, staff is recommending that a temporary cul-de-sac be shown on the plat for the western extension to the southern boundary of the plat area.

Parks

The city's Park and Recreation department reviewed the submitted development plans and have provided review comments in the attached memorandum. The Parks and Recreation department is recommending that there is no park dedication requirement for this phase of Amber fields as park dedication for this addition will be met through developer installed improvements which will be outlined in the subdivision agreement.

Preservation and Landscaping

A tree inventory was conducted for the overall Amber Fields development area, and a total of 1,983 caliper inches of trees were identified for replacement following the formula laid out in the City Code.

A total of 545 caliper inches of trees as mitigation has been provided thus far throughout the Amber Fields development area and this addition will add another 99.5 caliper inches to that total. 1338.5 caliper inches of trees are still needed as replacements throughout the remaining phases of Amber Fields. The applicant is aware that the remainder of the caliper inches of trees will need to be replaced and staff are confident this will be met as development continues.

The landscaping plan provided by the applicant shows a total of 170 trees to be planted throughout the preliminary plat area. The city code requires one tree per lot/frontage in the R1 and R2 zoning districts, which the landscape plan meets that requirement. Trees are shown on the landscape plan throughout the site within the open areas, along the frontages of the lots and along the main access roads into and out of the site. A total of 170 trees will be planted within this development, therefore a landscaping surety in the amount of \$56,100 (170 trees x \$300 plus 10%) is required as a condition of approval.

Utilities

The site will be served by sanitary sewer and water that will be located within both the connection road coming from the east where Amber Fields 13th and 14th additions are located and west where Amber Fields 16th addition will be located. The sanitary sewer and water system will extend throughout the internal roads within the preliminary plat area. Stormwater is managed across the entire site with detention and retention ponds located in the central open area of Amber Fields.

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

Final Plat

Standards for reviewing subdivision requests are detailed in Title 12 of the Rosemount City Code. This section of the code outlines the two-step preliminary and final plat process for land subdivision. The final plat for Amber Fields 17th Addition contains 42 single family lots within the eastern portion of the site. The remaining land that will be developed later on is outlotted as Outlot D. The final plat also shows the connection road into the site called Aster Blvd. The eastern portions of the looped roads called Ardara Ridge Rd and Ardcurra Row are shown on the final plat, as well as the internal connection road to the two looped roads called Ardmullivan Ln. There are three outlots shown throughout the final plat. Outlot A and B is open land that is adjacent to the Amber Fields 13th and 14th Additions and Outlot C is open land that abuts up to three single family lots. Staff finds the Final Plat is consistent with the Preliminary Plat and meets the requirements of the Zoning Ordinance

RECOMMENDATION

Staff is recommending approval of the preliminary and final plats for Amber Fields 17th Addition, subject to conditions in the recommended action and contained within the Engineers memorandum dated March 14, 2024. The recommendation is based on information provided by the applicant and reviewed in this report.



AMBER FIELDS - DAVID WEEKLEY

PRELIMINARY PLAT

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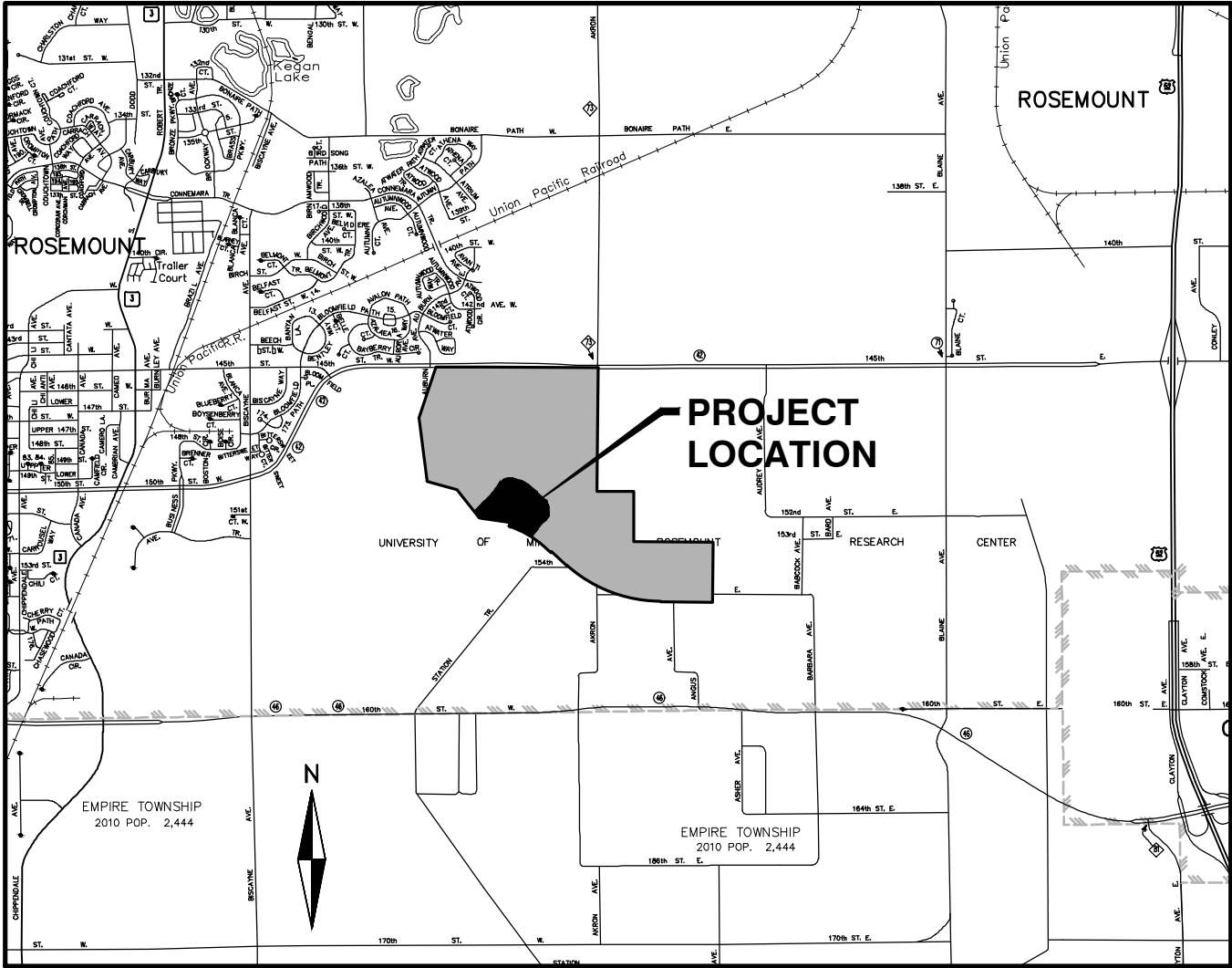
DEVELOPER
MAPLEWOOD DEVELOPMENT
1128 HARMON PLACE
SUITE 320
MINNEAPOLIS, MN 55403
PH: 612-746-4046
CONTACT: MARIO J. COCCHIARELLA

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

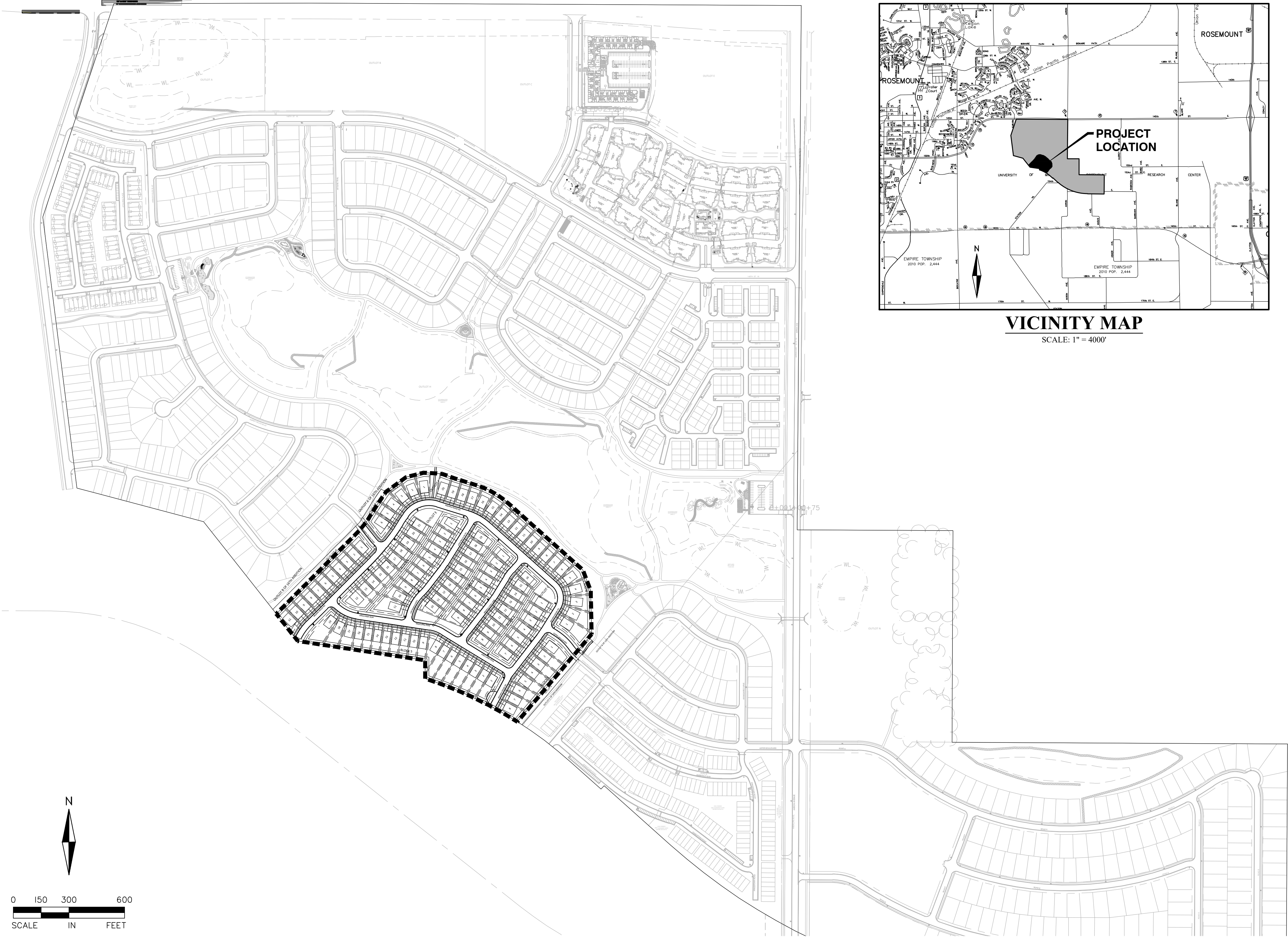
ENGINEER
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SURVEYOR
DANIEL EKREM
LICENSE NO. 57366
EM: dekrem@alliant-inc.com

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



VICINITY MAP
SCALE: 1" = 4000'



SHEET INDEX

NO.	SHEET TITLE
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3-5	PRELIMINARY PLAT
6	PHASING PLAN
7-9	SITE PLAN
10-12	GRADING AND DRAINAGE PLAN
13	GRADING PROFILES
14-16	EROSION AND SEDIMENT CONTROL PLAN
17	EROSION AND SEDIMENT CONTROL NOTES
18-20	SANITARY SEWER AND WATERMAIN PLAN
21-23	STORM SEWER PLAN
24-26	LANDSCAPE PLAN

AMBER FIELDS - DAVID WEEKLEY
ROSEMOUNT, MINNESOTA
PRELIMINARY PLAT SUBMITTAL
COVER SHEET

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

CLARK WICKLUND, PE
Date: License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
2-23-24	CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: CW
DRAWN: LJ
PROJECT NO: 220-0078.B1

1

SHEET 1 of 26

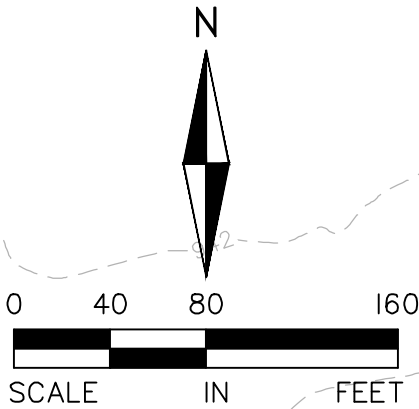
Drawing name: X:\2020\200078.B1\plan sheets\preliminary.plt\200078.B1econ.dwg Feb. 22, 2024 -- 8:01am



NOTES:

1. CONTOURS BEYOND OVERALL SITE BOUNDARY ARE PER LIDAR.
2. REFER TO MASS GRADING PLANS.
3. BENCH MARK IS MNDOT BENCHMARK TURKEY MN037, LOCATED IN ROSEMOUNT, 2.25 MILES E ALONG COUNTY ROAD 43 (150TH STREET W) FROM THE JUNCTION OF COUNTY ROAD 42 AND TRUNK HIGHWAY 3 IN ROSEMOUNT, THEN 0.85 MILE S ON AKRON AVE. THEN 0.3 MILE W ON 154TH STREET, 21.0 FEET W OF A FIELD ROAD, 72.0 FEET N OF A POWER POLE, 33.6 FEET SE OF A TELEPHONE PEDESTAL, 11.0 FEET N 154TH STREET, 4.0 FEET S OF A WITNESS POST AND HAS AN ELEVATION OF 943.59 FEET (NAVD 88).

---989--- EXISTING CONTOUR
---989--- MASS GRADING CONTOUR




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Minneapolis, MN 55402
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David Weekley Homes

AMBER FIELDS - DAVID WEEKLEY
ROSEMOUNT, MINNESOTA
PRELIMINARY PLAT SUBMITTAL
EXISTING CONDITIONS PLAN

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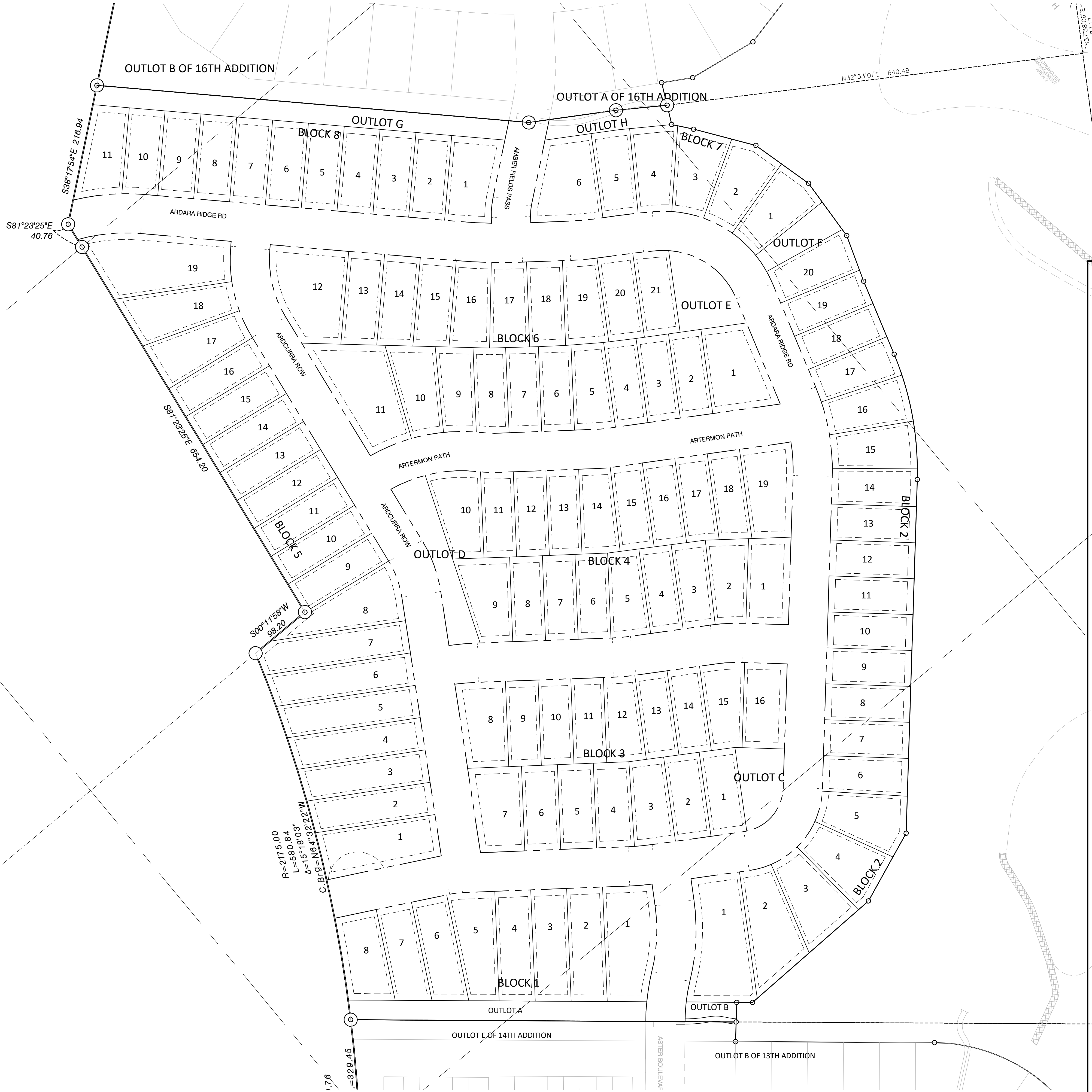
CL/R: WICKMUND, PE
Date: _____ License No. _____

QUALITY ASSURANCE/CONTROL

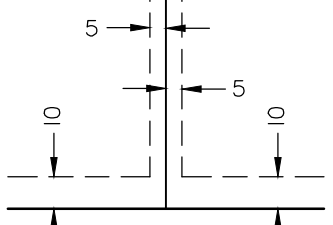
BY	DATE
DATE	ISSUE
2-23-24	CITY SUBMITTAL

PROJECT TEAM DATA	
DESIGNED:	CW
DRAWN:	LJ
PROJECT NO:	220-0078.B1

Drawing name: X:\2020\200078.B1\plan sheets\preliminary plat\200078.B1preplat.dwg, Feb 22, 2024 -- 8:01am



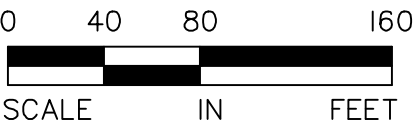
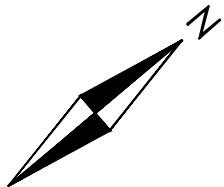
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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.

LEGEND:

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



PARCEL AREA TABLE			PARCEL AREA TABLE			PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC	PARCEL	AREA SF	AREA AC	PARCEL	AREA SF	AREA AC
B1L1	13,168	0.30	B4L2	7,299	0.17	B6L9	6,964	0.16
B1L2	9,575	0.22	B4L3	6,645	0.15	B6L10	8,661	0.20
B1L3	9,437	0.22	B4L4	6,521	0.15	B6L11	15,712	0.36
B1L4	9,298	0.21	B4L5	7,132	0.16	B6L12	14,656	0.34
B1L5	10,023	0.23	B4L6	6,495	0.15	B6L13	7,748	0.18
B1L6	8,778	0.20	B4L7	6,489	0.15	B6L14	7,567	0.17
B1L7	8,127	0.19	B4L8	6,483	0.15	B6L15	7,393	0.17
B1L8	9,018	0.21	B4L9	8,895	0.20	B6L16	7,623	0.18
B2L1	16,591	0.38	B4L10	8,896	0.20	B6L17	7,494	0.17
B2L2	12,151	0.28	B4L11	6,518	0.15	B6L18	7,141	0.16
B2L3	10,078	0.23	B4L12	6,500	0.15	B6L19	7,688	0.18
B2L4	9,573	0.22	B4L13	6,500	0.15	B6L20	7,132	0.16
B2L5	9,660	0.22	B4L14	6,949	0.16	B6L21	7,076	0.16
B2L6	7,305	0.17	B4L15	6,598	0.15	B7L1	8,913	0.20
B2L7	7,150	0.16	B4L16	6,487	0.15	B7L2	8,879	0.20
B2L8	7,150	0.16	B4L17	6,527	0.15	B7L3	8,642	0.20
B2L9	7,150	0.16	B4L18	6,753	0.16	B7L4	8,204	0.19
B2L10	7,150	0.16	B4L19	10,081	0.23	B7L5	7,384	0.17
B2L11	7,150	0.16	B5L1	12,530	0.29	B7L6	11,872	0.27
B2L12	7,150	0.16	B5L2	9,396	0.22	B8L1	9,646	0.22
B2L13	7,150	0.16	B5L3	9,713	0.22	B8L2	7,150	0.16
B2L14	7,372	0.17	B5L4	10,090	0.23	B8L3	7,150	0.16
B2L15	8,078	0.19	B5L5	10,526	0.24	B8L4	7,150	0.16
B2L16	8,078	0.19	B5L6	11,023	0.25	B8L5	7,150	0.16
B2L17	7,587	0.17	B5L7	11,375	0.26	B8L6	7,150	0.16
B2L18	7,150	0.16	B5L8	10,946	0.25	B8L7	7,150	0.16
B2L19	7,157	0.16	B5L9	7,500	0.17	B8L8	7,150	0.16
B2L20	7,965	0.18	B5L10	7,500	0.17	B8L9	7,150	0.16
B3L1	7,130	0.16	B5L11	7,500	0.17	B8L10	7,170	0.16
B3L2	7,151	0.16	B5L12	7,500	0.17	B8L11	8,843	0.20
B3L3	7,598	0.17	B5L13	7,500	0.17	OUTLOT A	13,607	0.31
B3L4	7,301	0.17	B5L14	7,500	0.17	OUTLOT B	2,343	0.05
B3L5	7,142	0.16	B5L15	7,500	0.17	OUTLOT C	7,318	0.17
B3L6	7,137	0.16	B5L16	7,500	0.17	OUTLOT D	10,433	0.24
B3L7	9,738	0.22	B5L17	9,331	0.21	OUTLOT E	9,378	0.22
B3L8	9,178	0.21	B5L18	10,596	0.24	OUTLOT F	5,345	0.12
B3L9	6,532	0.15	B5L19	17,654	0.41	OUTLOT G	18,965	0.44
B3L10	6,522	0.15	B6L1	11,367	0.26	OUTLOT H	5,653	0.13
B3L11	6,512	0.15	B6L2	6,500	0.15			
B3L12	7,073	0.16	B6L3	6,500	0.15			
B3L13	6,518	0.15	B6L4	6,524	0.15			
B3L14	6,507	0.15	B6L5	7,415	0.17			
B3L15	7,581	0.17	B6L6	6,499	0.15			
B3L16	8,468	0.19	B6L7	6,508	0.15			
B4L1	8,565	0.20	B6L8	6,509	0.15			



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Maplewood Development, Inc.



David Weekley Homes

AMBER FIELDS - DAVID WEEKLEY

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

PRELIMINARY PLAT OVERALL

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.

CL/R WICKIUND, PE

Date: License No:

QUALITY ASSURANCE/CONTROL

BY: DATE:

DATE ISSUE

2-23-24 CITY SUBMITTAL

PROJECT TEAM DATA

DESIGNED: CW

DRAWN: LJ

PROJECT NO: 220-0078.B1



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ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

PRELIMINARY PLAT VIEW A

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

CLARK WICKLUND, PE

Date _____ License No _____

QUALITY ASSURANCE/CONTROL

BY _____ DATE _____

[illegible]

2-23-24	CITY SUBMITTAL
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[illegible]

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PROJECT TEAM DATA

DESIGNED: CW
DRAWN: JJ

PROJECT NO: 330-0078 B1

PROJECT NO. 220 0070101

4

1. **Introduction**

1. 6. 00

SHEET 4 of 26

4

SHEET 4 of 26

Page 42 of 9





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David Weekley Homes

AMBER FIELDS - DAVID WEEKLEY
ROSEMOUNT, MINNESOTA
PRELIMINARY PLAT SUBMITTAL
PRELIMINARY PLAT VIEW B

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CL/R: WICKMUND, PE
Date: License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
2-23-24	CITY SUBMITTAL

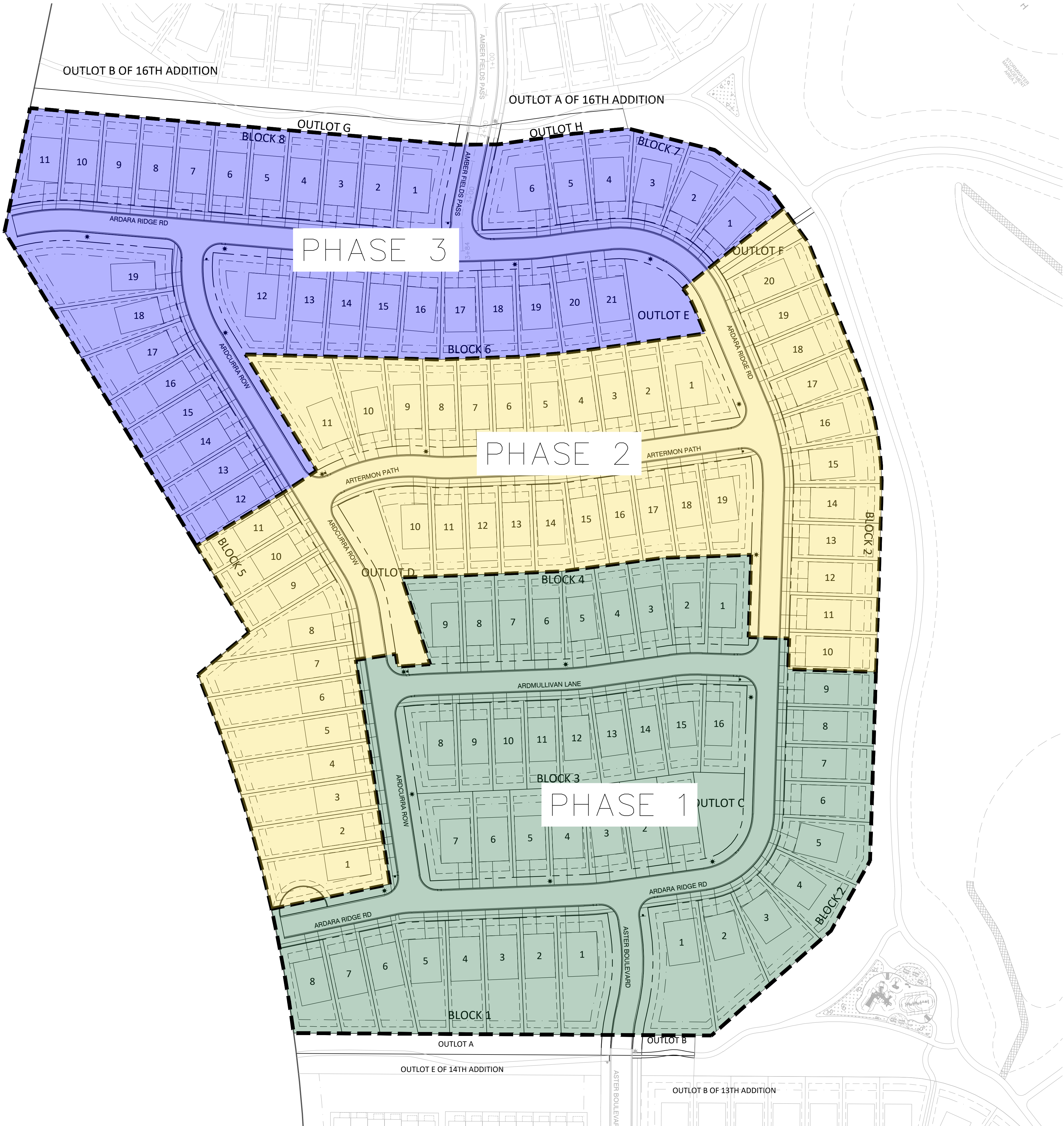
PROJECT TEAM DATA

DESIGNED:	CW
DRAWN:	LJ
PROJECT NO:	220-0078.B1

5

SHEET 5 of 26

Drawing name: X:\2020\200078.B\200078.B1\plan sheets\preliminary\plat\200078.B1phas.dwg Feb 22, 2024 - 8:02am



LEGEND:

- EASEMENT LINE
- BUILDING SETBACK
- PROPERTY LINE
- LOT LINE
- ROW
- PHASE 1 - 42 LOTS
- PHASE 2 - 43 LOTS
- PHASE 3 - 35 LOTS



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PRELIMINARY PLAT SUBMITTAL
PHASING PLAN

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Date: License No.

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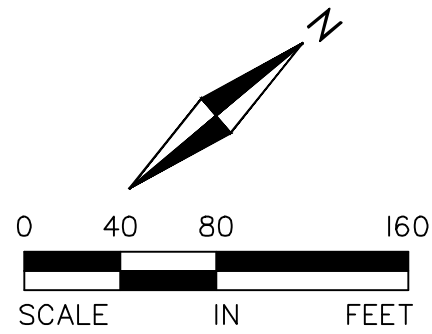
PROJECT TEAM DATA	
DESIGNED:	CW
DRAWN:	LJ
PROJECT NO:	220-0078.B1

6

Drawing name: X:\2020\200078.B\200078.B1\plan sheets\preliminary\plot\200078.B1site.dwg, Feb 22, 2024 -- 8:03am

LEGEND:

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



VIEW A

VIEW B



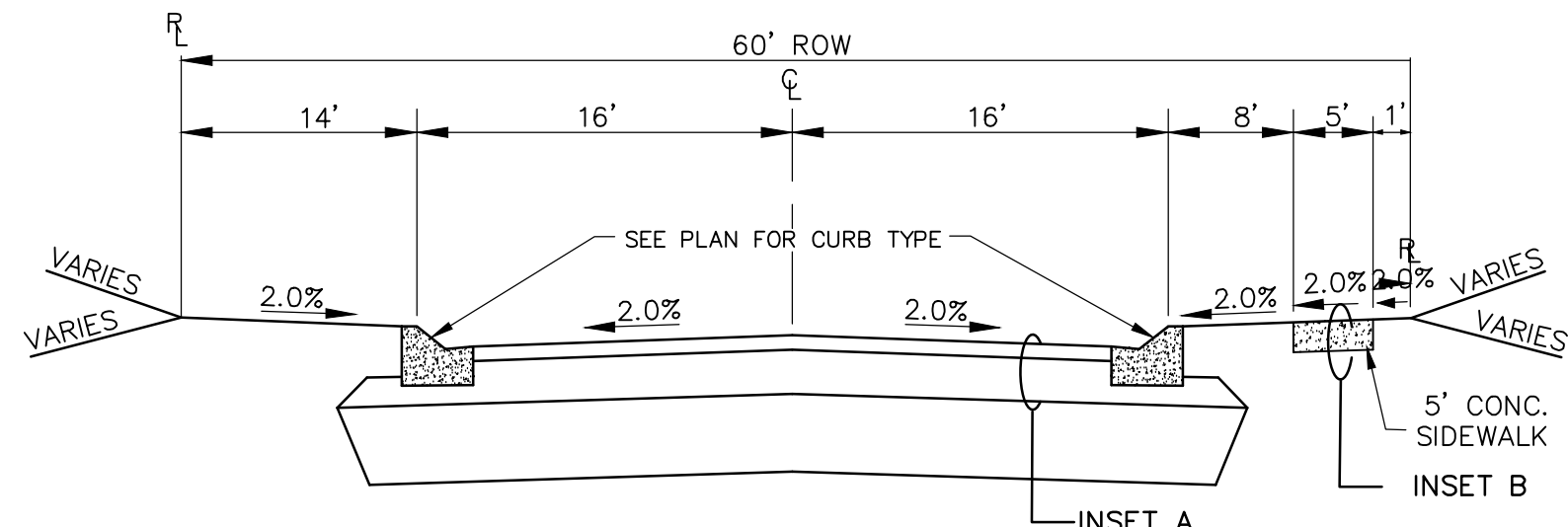
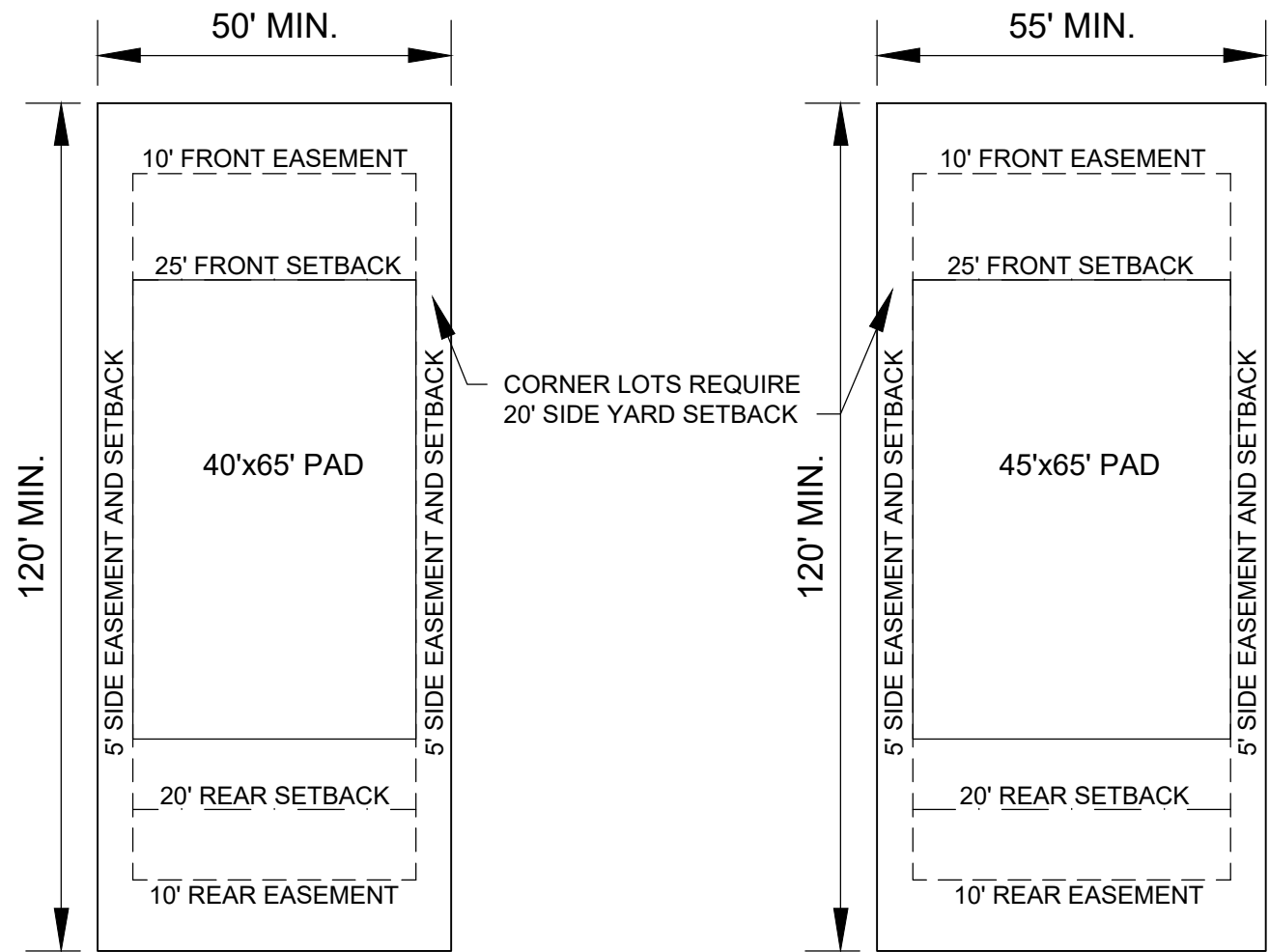
LOT DATA:

LOT TYPE	BREAKDOWN	
55' WIDE		62 UNITS
BLOCK 1, LOTS 1-8		
BLOCK 2, LOTS 1-20		
BLOCK 3, LOTS 1-7		
BLOCK 6, LOTS 12-21		
BLOCK 7, LOTS 1-6		
BLOCK 8, LOTS 1-11		
50' WIDE		58 UNITS
BLOCK 3, LOTS 8-16		
BLOCK 4, LOTS 1-19		
BLOCK 5, LOTS 1-19		
BLOCK 6, LOTS 1-11		
TOTAL LOTS		120 UNITS
PRIMARY STRUCTURE SETBACKS		
SITE PERIMETER (SOUTH)	10 FT	
FRONT	25 FT	
SIDE	5 FT	
SIDE (ROW)	20 FT	
REAR	20 FT	

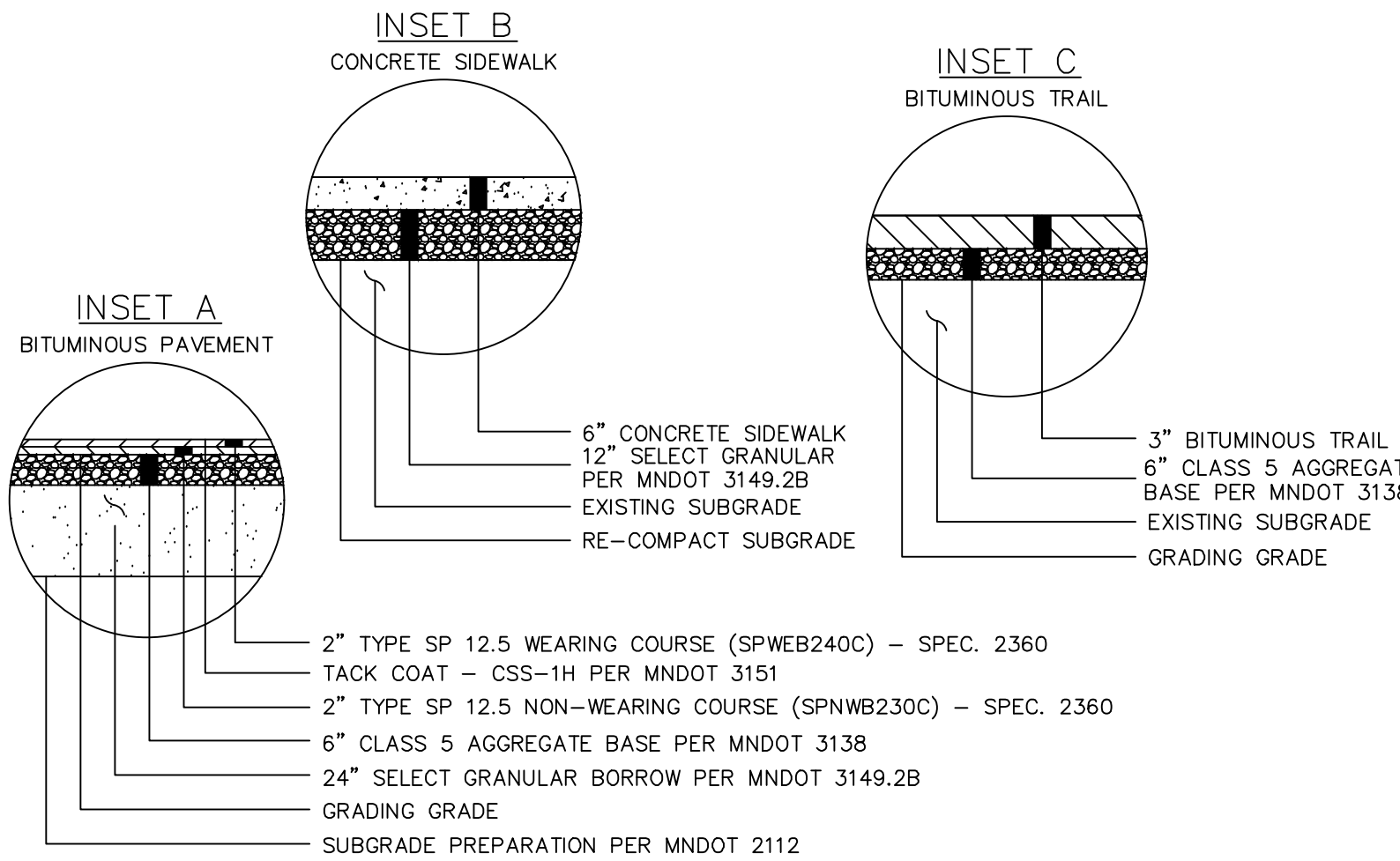
SITE PLAN NOTES:

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

DEVELOPMENT LOT DETAILS



TYPICAL 60' ROW ROAD SECTION



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PRELIMINARY PLAT SUBMITTAL

SITE PLAN OVERALL

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DATE ISSUE

2-23-24 CITY SUBMITTAL

PROJECT TEAM DATA

DESIGNED: CW

DRAWN: LJ

PROJECT NO: 220-0078.B1

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SHEET 7 of 26

Drawing name: X:\2020\200078.B\200078.B\plan sheets\preliminary\plot\200078.B\site.dwg, Feb 22, 2024 -- 8:03am



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PRELIMINARY PLAT SUBMITTAL
SITE PLAN VIEW A

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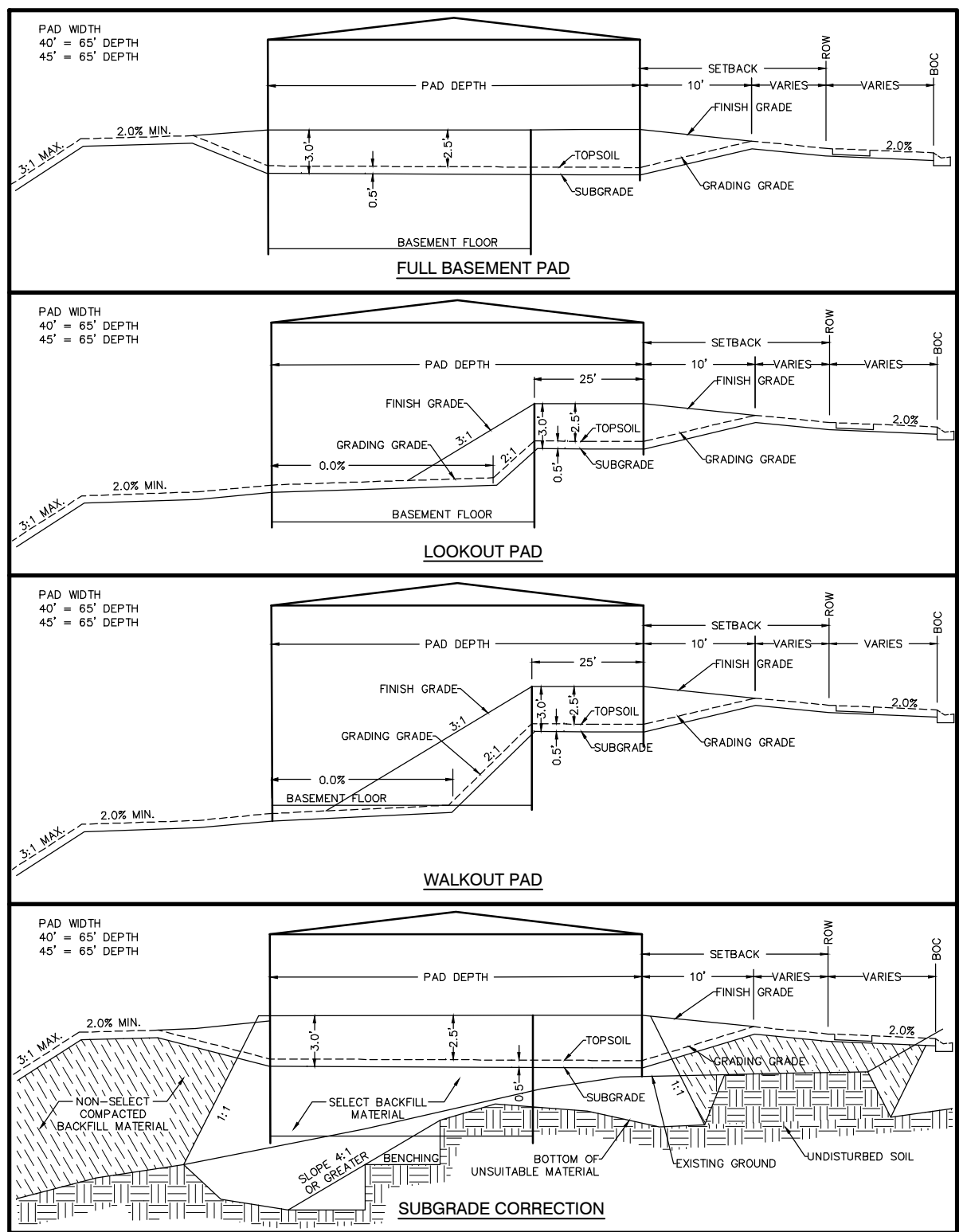
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1. ALL FINISHED GRADES SHALL SLOPE AWAY FROM PROPOSED BUILDINGS AT MINIMUM GRADE OF 2.0%. ALL SWALES SHALL HAVE A MINIMUM SLOPE OF 2.00% UNLESS NOTED OTHERWISE.
2. THE CONTRACTOR SHALL KEEP THE ADJACENT ROADWAYS FREE OF DEBRIS AND PREVENT THE OFF-SITE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



FRONT OF PAD	984.3	Garage Floor Elevation	989	Existing Contour
(I)		Additional Required Steps Beyond Typical 0.67' Diff.	989	Mass Grading Contour
W		House Pad Type	989	Proposed Adjacent Project Contour
976.8		Lowest Floor Elevation	989	Proposed Project Contour
976.3		Rear Elevation		EOF Spot Elevation
			xEOF 972.44	Direction of Drainage
			1.0%	Emergency Overflow Routing



GRADING AND DRAINAGE PLAN OVERALL

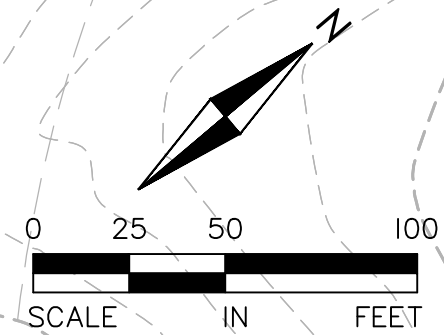
PROJECT TEAM DATA

DESIGNED:	CW
DRAWN:	LJ
PROJECT NO:	220-0078.B1

Drawing name: X:\2020\200078.B1\plan sheets\Preliminary Plat\200078.B1.dwg, Feb. 22, 2024 - 9:03am

LEGEND:

- 989- EXISTING CONTOUR
- 989- MASS GRADING CONTOUR
- 989- PROPOSED ADJACENT PROJECT CONTOUR
- 989- PROPOSED PROJECT CONTOUR



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PRELIMINARY PLAT SUBMITTAL

GRADING AND DRAINAGE PLAN VIEW A

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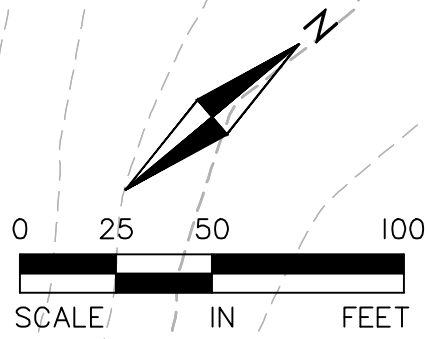
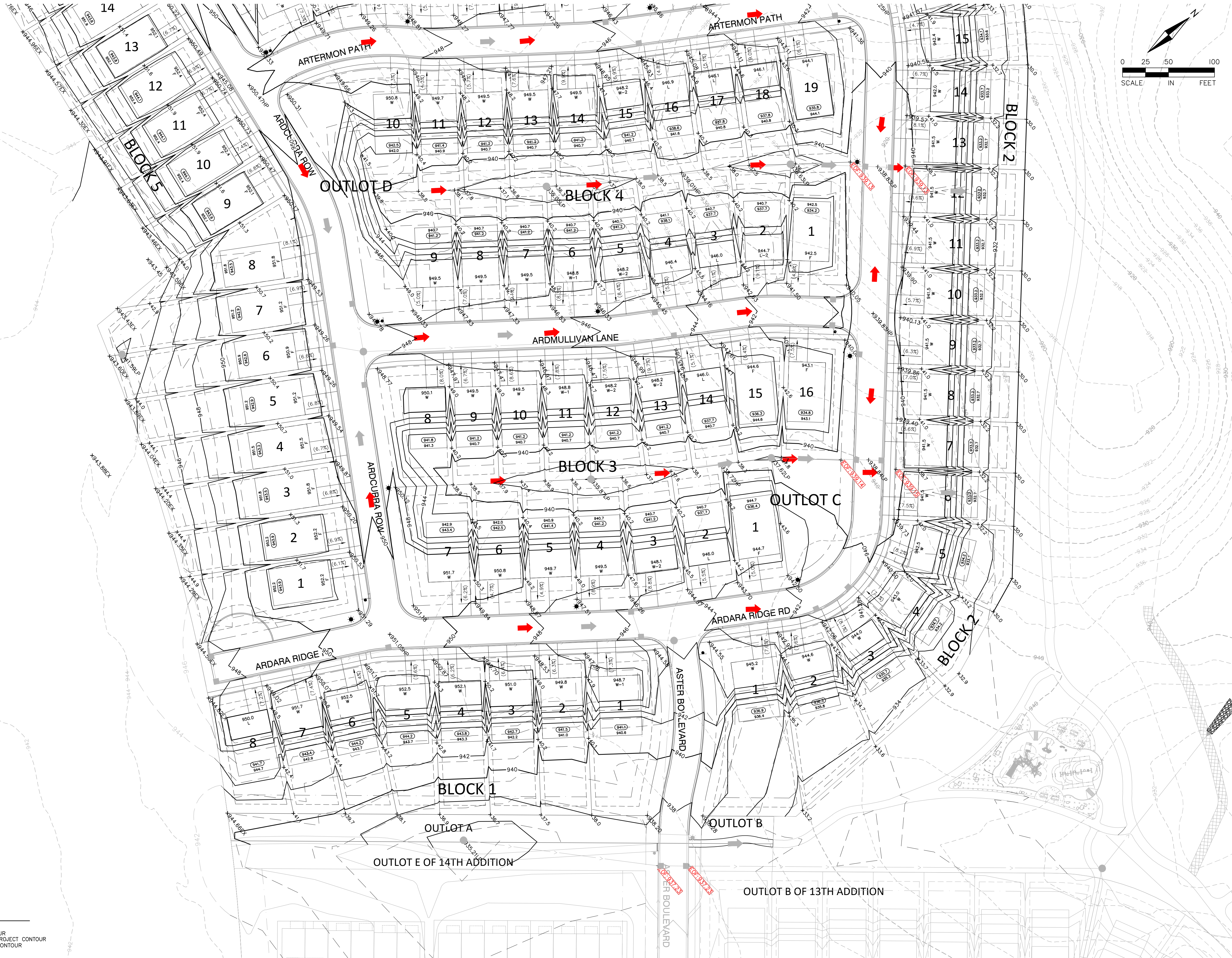
11

SHEET 11 of 26

Drawing name: X:\2020\200078.B1\plan sheets\preliminary\plot\200078.B1\grad.dwg Feb. 22, 2024 -- 8:05am

LEGEND:

- 989 --- EXISTING CONTOUR
- 989 --- MASS GRADING CONTOUR
- 989 --- PROPOSED ADJACENT PROJECT CONTOUR
- 989 --- PROPOSED PROJECT CONTOUR



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GRADING AND DRAINAGE PLAN VIEW B

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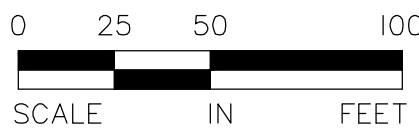
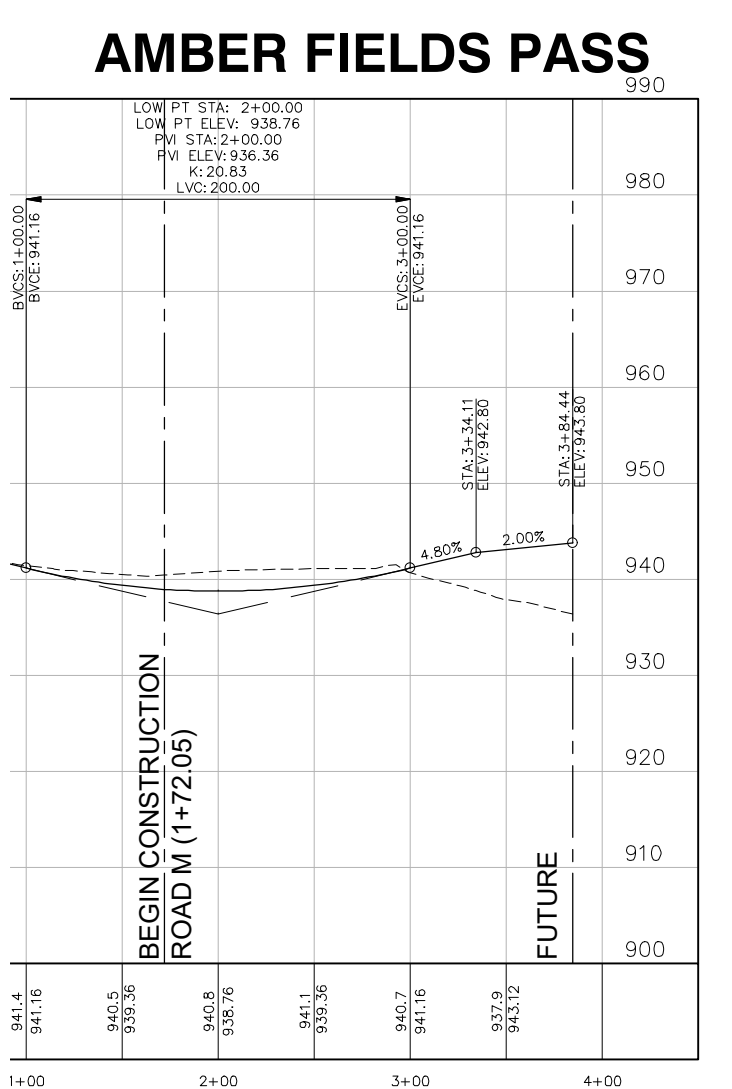
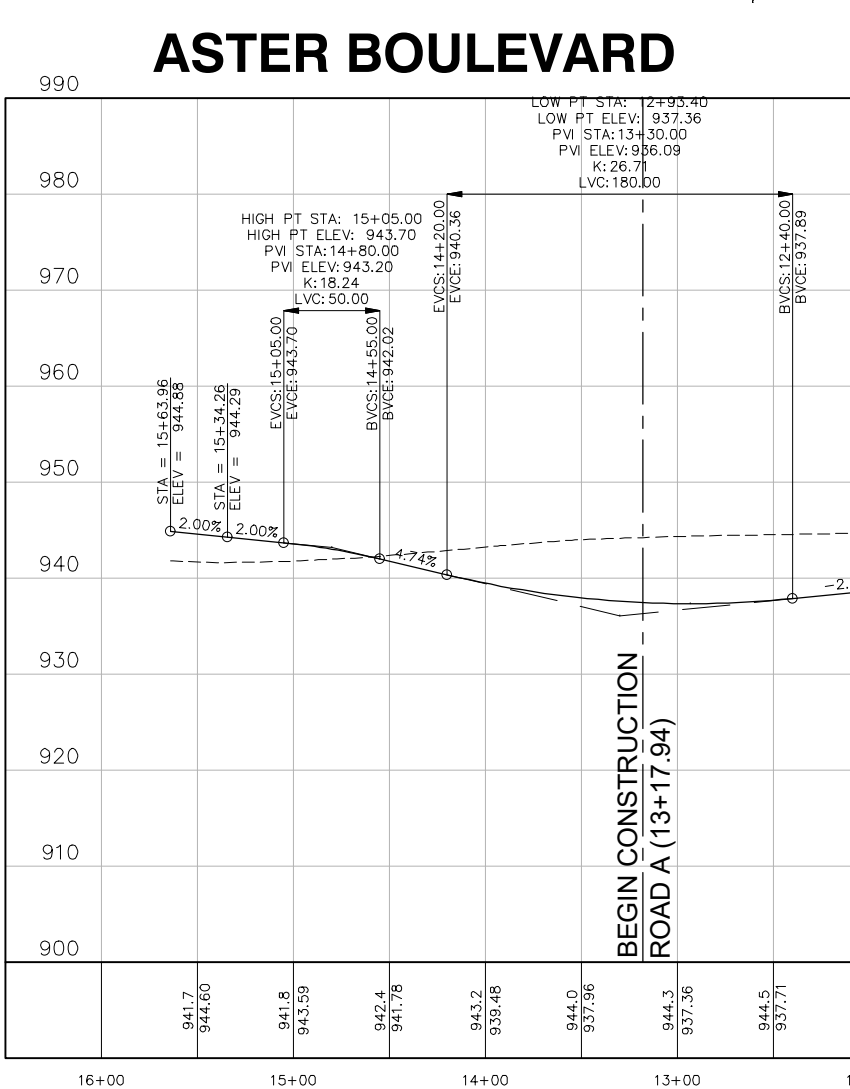
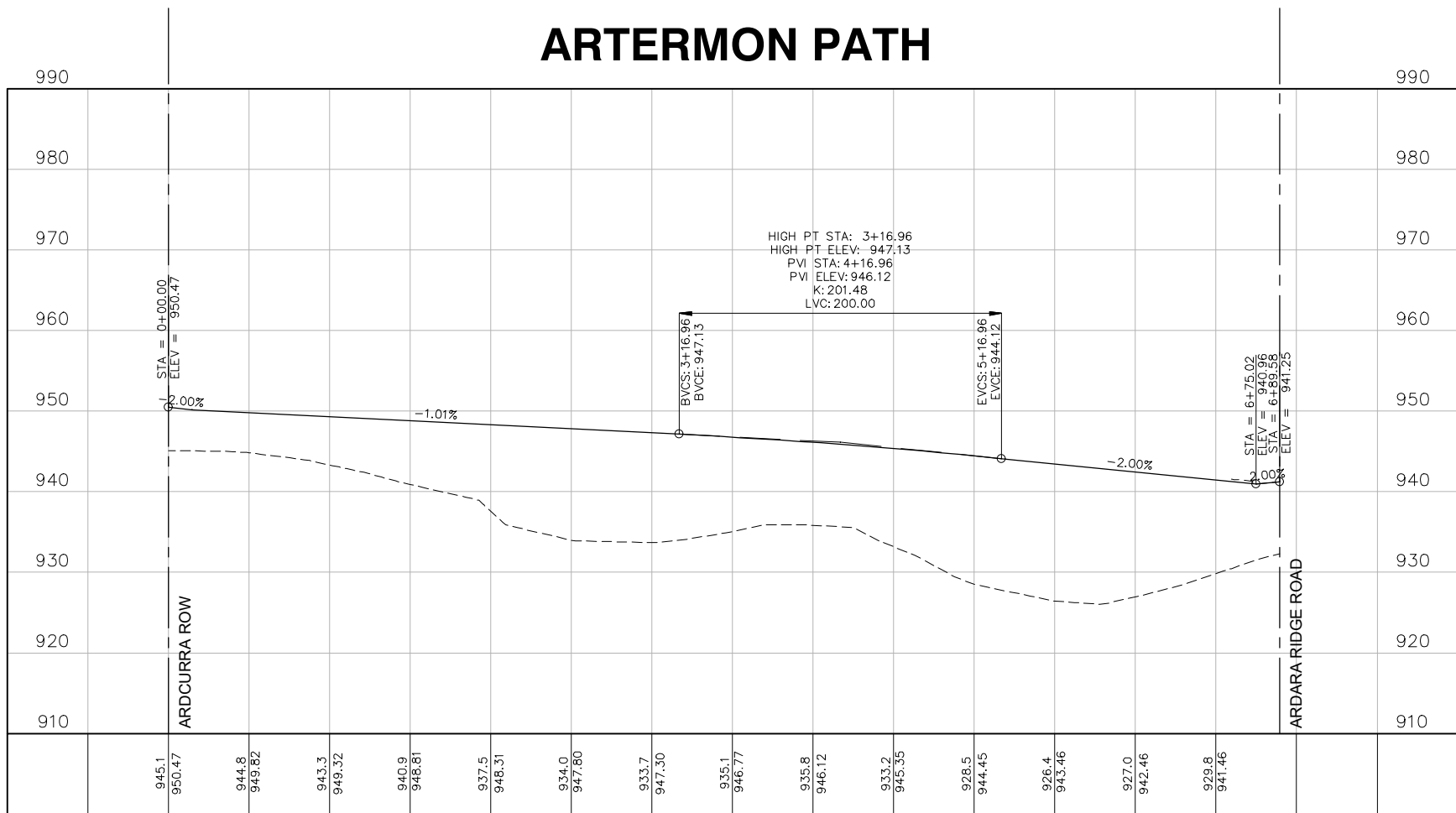
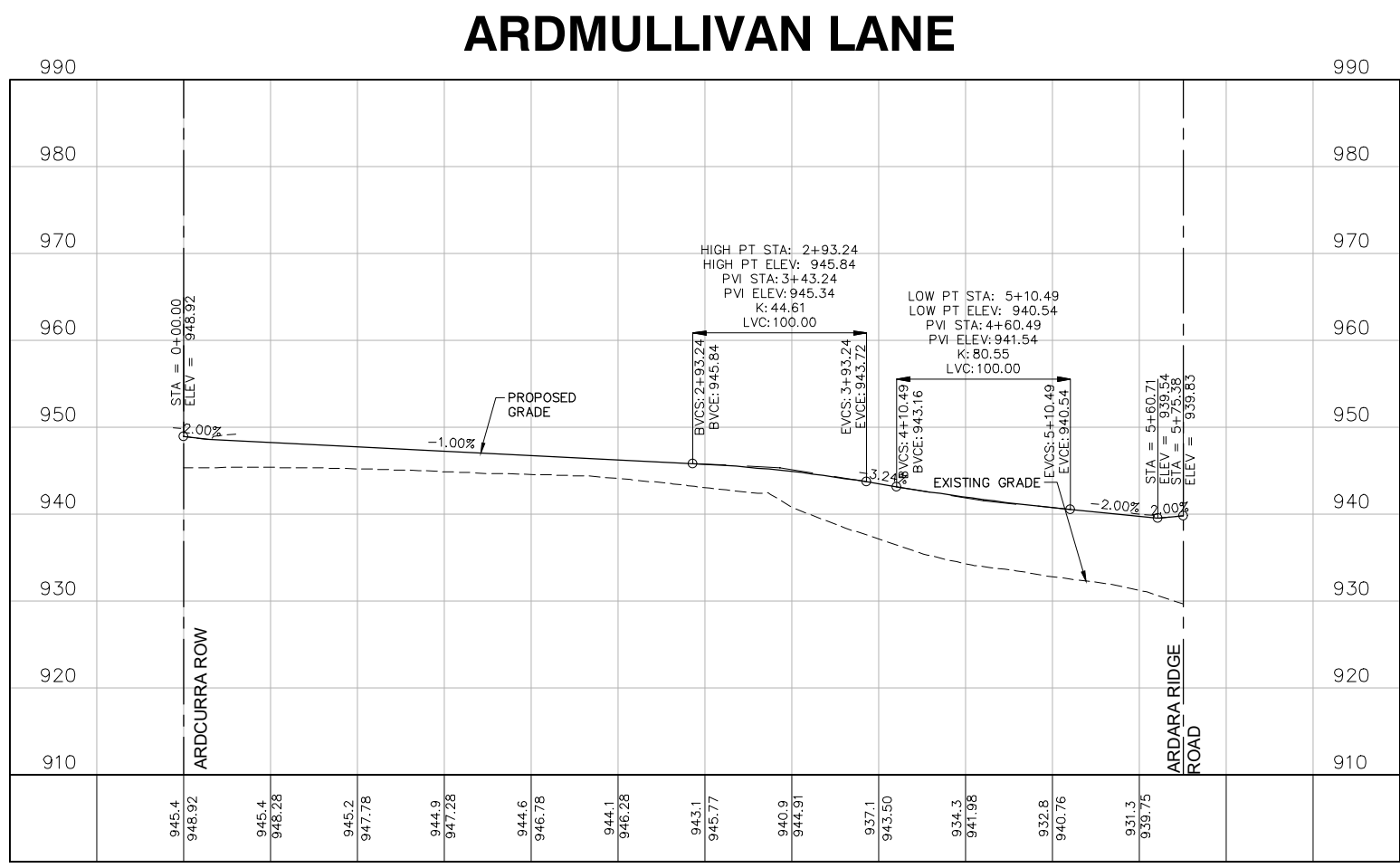
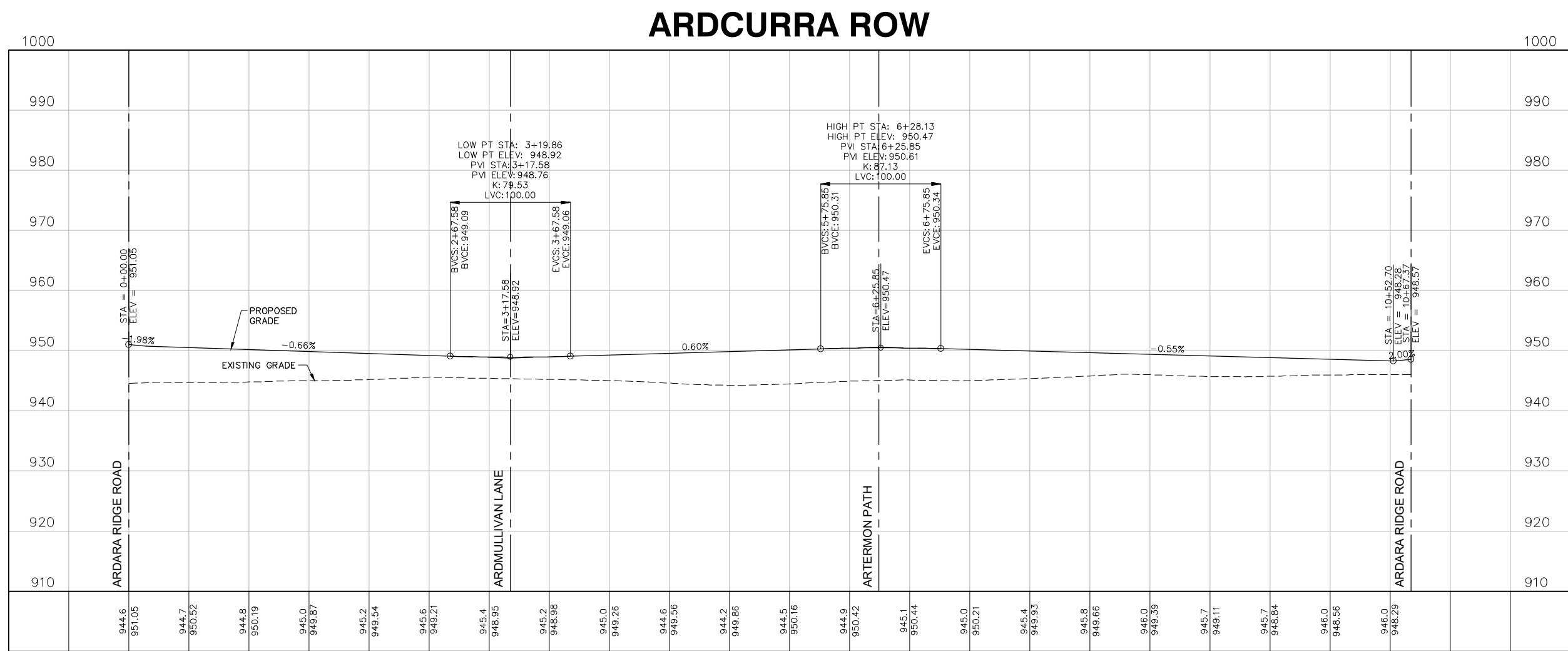
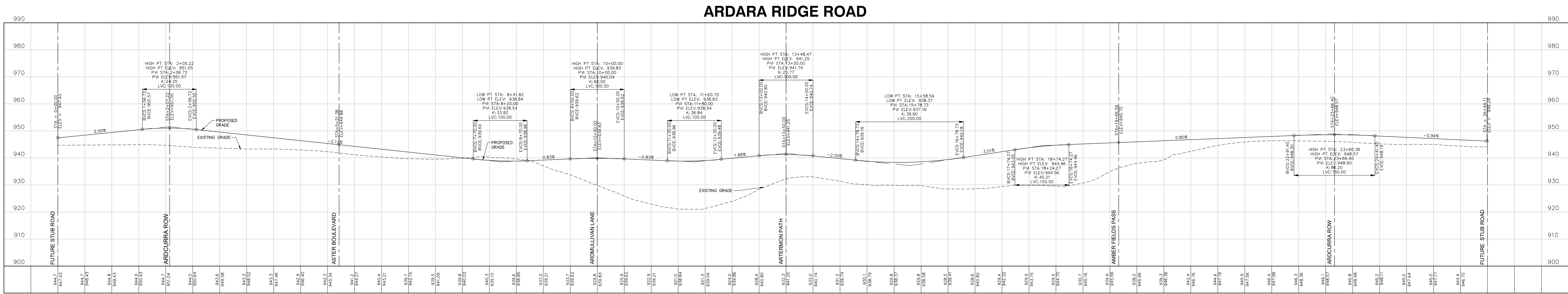
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DATE	ISSUE
2-23-24	CITY SUBMITTAL

PROJECT TEAM DATA	
DESIGNED:	CW
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PROJECT NO:	220-0078.B1

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SHEET 12 of 26

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GRADING PROFILES

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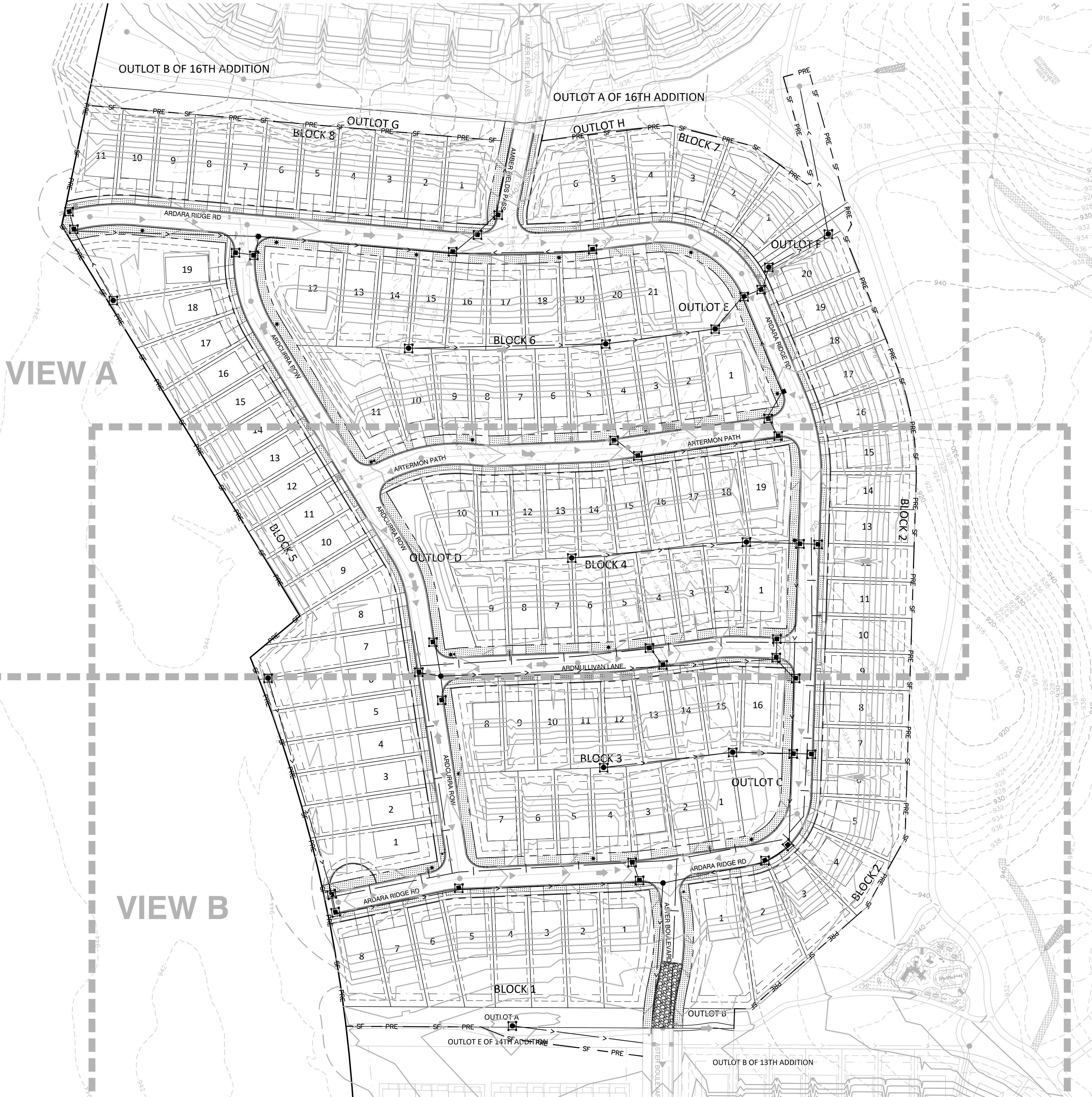
Date: 2/23/24 License No. 0078.B1

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PROJECT NO: 220-0078.B1

Drawing name: X:\2020\200078.B1\plan sheets\preliminary plot\200078.B1escp.dwg, Feb. 22, 2024 - 8:08am



NOTE TO CONTRACTOR:

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

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

NOTES:

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

CONSTRUCTION SEQUENCING:

- MASS GRADING PHASE:**
- INSTALL STABILIZED CONSTRUCTION ENTRANCES.
 - PREPARE TEMPORARY PARKING AND STORAGE AREA.
 - INSTALL THE PRE-GRADING SILT FENCES AND INLET PROTECTION BMPs ON THE SITE.
 - CONSTRUCT ALL PRE-GRADING EROSION AND SEDIMENTATION CONTROL BMPs.
 - COMPLETE MASS GRADING AND INSTALL TEMPORARY AND PERMANENT SEEDING AND PLANTING.
 - CONSTRUCT POST-GRADING SILT FENCE ON THE SITE.

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

SWPPP BMP QUANTITIES (PER PLAN):

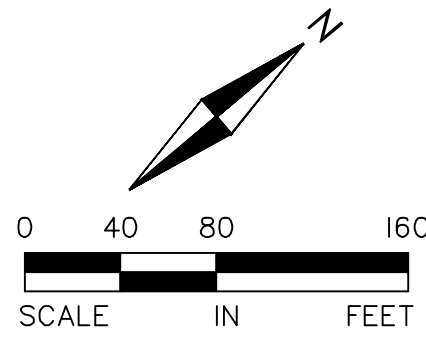
DISTURBED AREA	30.91 AC
SILT FENCE	4,929 LF
INLET PROTECTION	45 EA
SEED/SOD POST GRADING AREA	1.90 AC

EROSION CONTROL RESPONSIBLE PARTY:

TBD

CONTRACTOR:

TBD	SEDIMENT BARRIERS 1. SILT FENCE (MnDOT 3886) 2. CURB LOG 3. ROCK WEEPER	PERMANENT SEED MIX/STABILIZATION 1. MnDOT 25-151 (RESIDENTIAL TURF) 2. SOD
	INLET PROTECTION DEVICES 1. WINGCO (MnDOT TYPE A & C) 2. INFRASAFE STORM DRAIN/CULVERT 3. SILT SACK (MnDOT TYPE A) 4. DANDY BAG (MnDOT TYPE B)	STABILIZATION BMP'S 1. STRAW/HAY MnDOT TYPE 1 MULCH 2. EROSION CONTROL BLANKET MnDOT CAT. 3 3. HYDROMULCH MnDOT TYPE 5 4. TURF REINFORCEMENT MAT SC250 NORTH AMERICAN GREEN OR EQUAL-MnDOT CAT 6
	ANTI-TRACKING CONTROL 1. 2" CRUSHED CLEAR ROCK (LAND DEVELOPMENT)	GRADING ACTIVITY 1. CONCRETE WASHOUT IS DONE BY TRUCK WITH A MOBILE WASHOUT SYSTEM PROVIDED AND COMPLETED BY THE CONCRETE CONTRACTOR.
	TEMPORARY SEED MIX 1. MnDOT-21-III (OATS 21-120 DAY STABILIZATION) 2. MnDOT-22-III (1-2 YR. STABILIZATION)	



LEGEND:

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

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ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

EROSION AND SEDIMENT CONTROL PLAN OVERALL

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CL/R: WICKMUND, PE
Date: License No.

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PROJECT TEAM DATA	
DESIGNED:	CW
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ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

EROSION AND SEDIMENT CONTROL PLAN VIEW A

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DESIGNED:	CW
DRAWN:	LJ
PROJECT NO:	220-0078.B1

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David Weekley Homes

AMBER FIELDS - DAVID WEEKLEY
ROSEMOUNT, MINNESOTA
PRELIMINARY PLAT SUBMITTAL
EROSION AND SEDIMENT CONTROL PLAN VIEW B

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

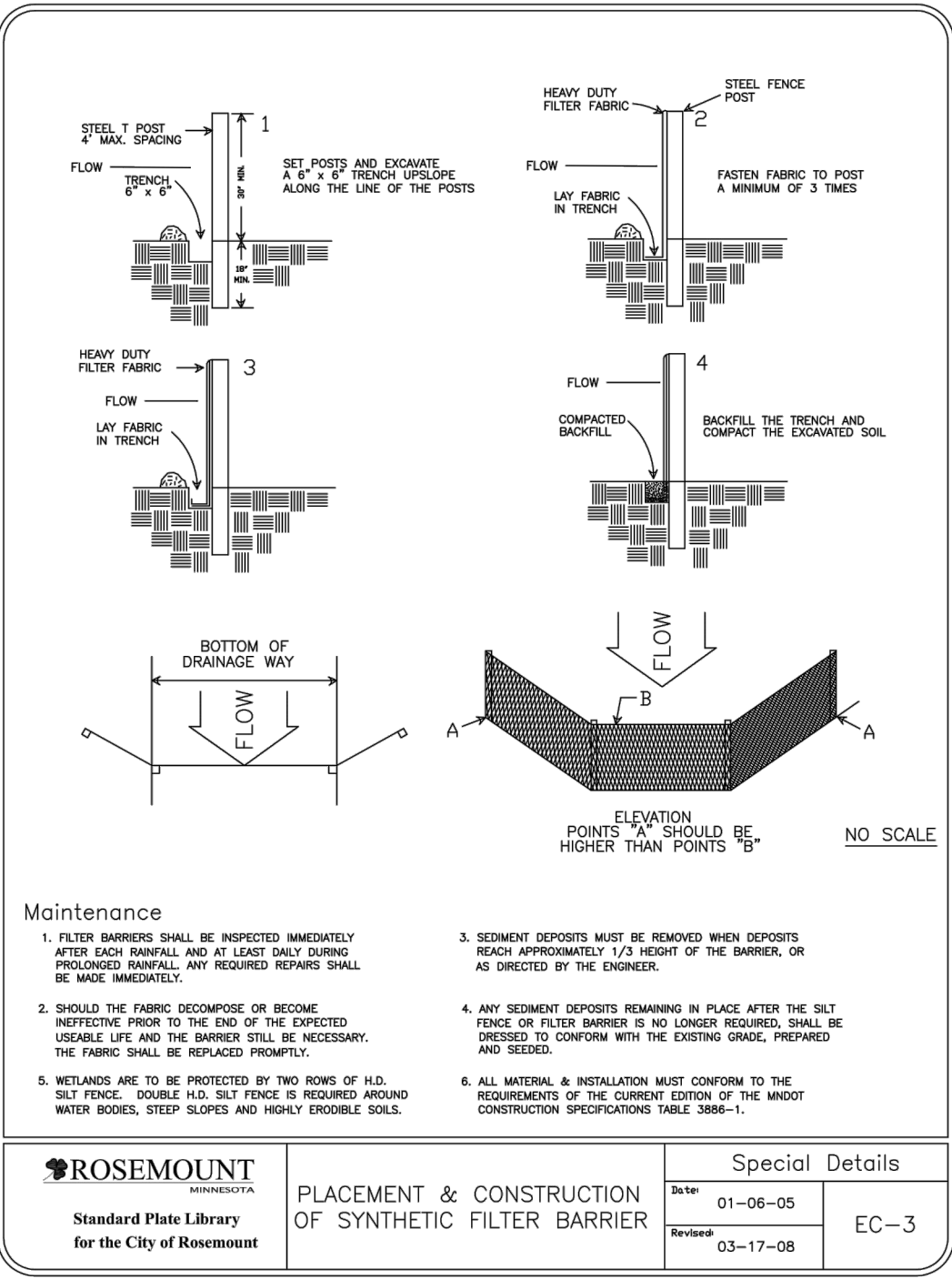
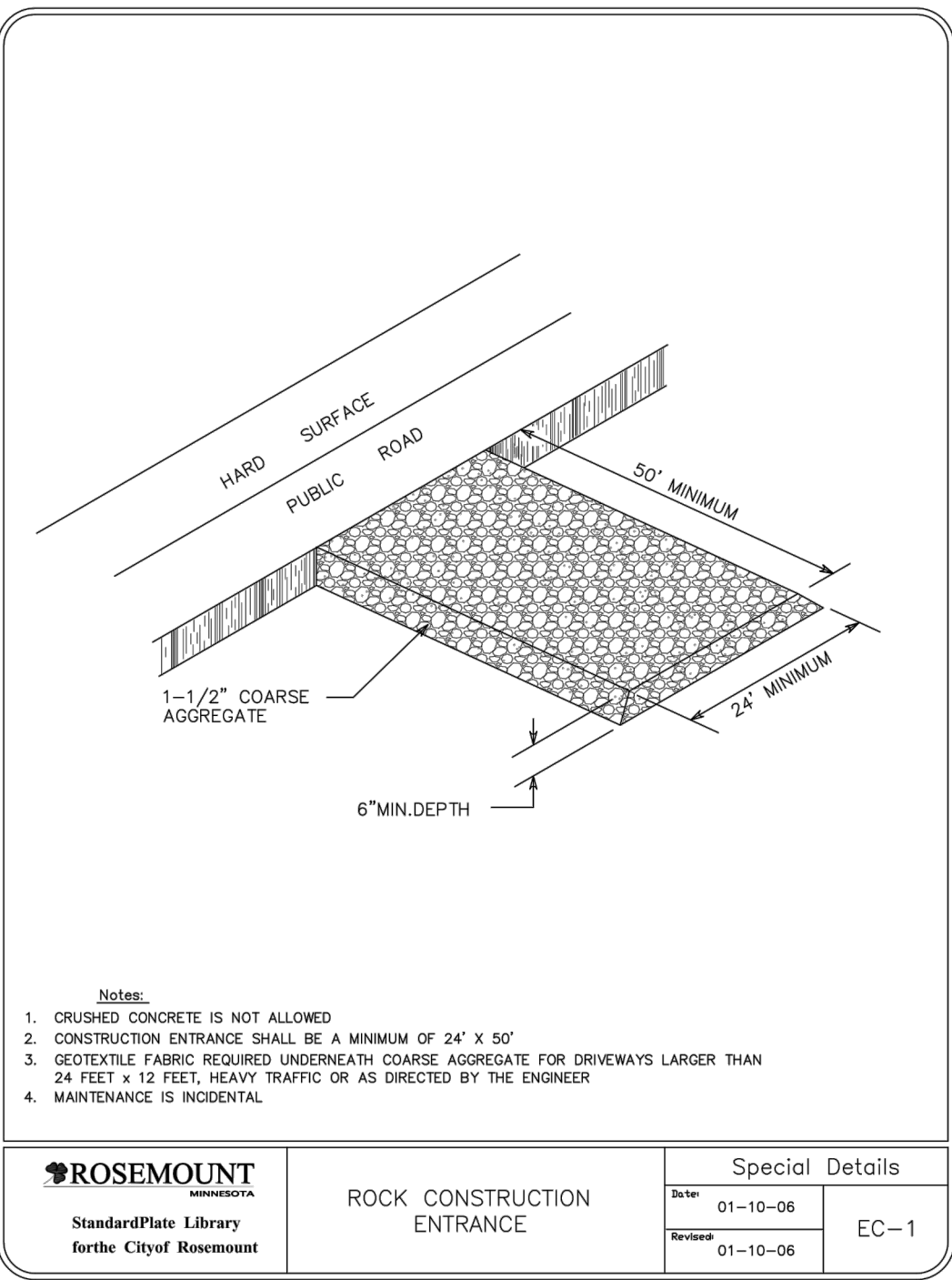
CLARK WICKLAND, PE
Date: _____ License No. _____

QUALITY ASSURANCE/CONTROL

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2-23-24	CITY SUBMITTAL	

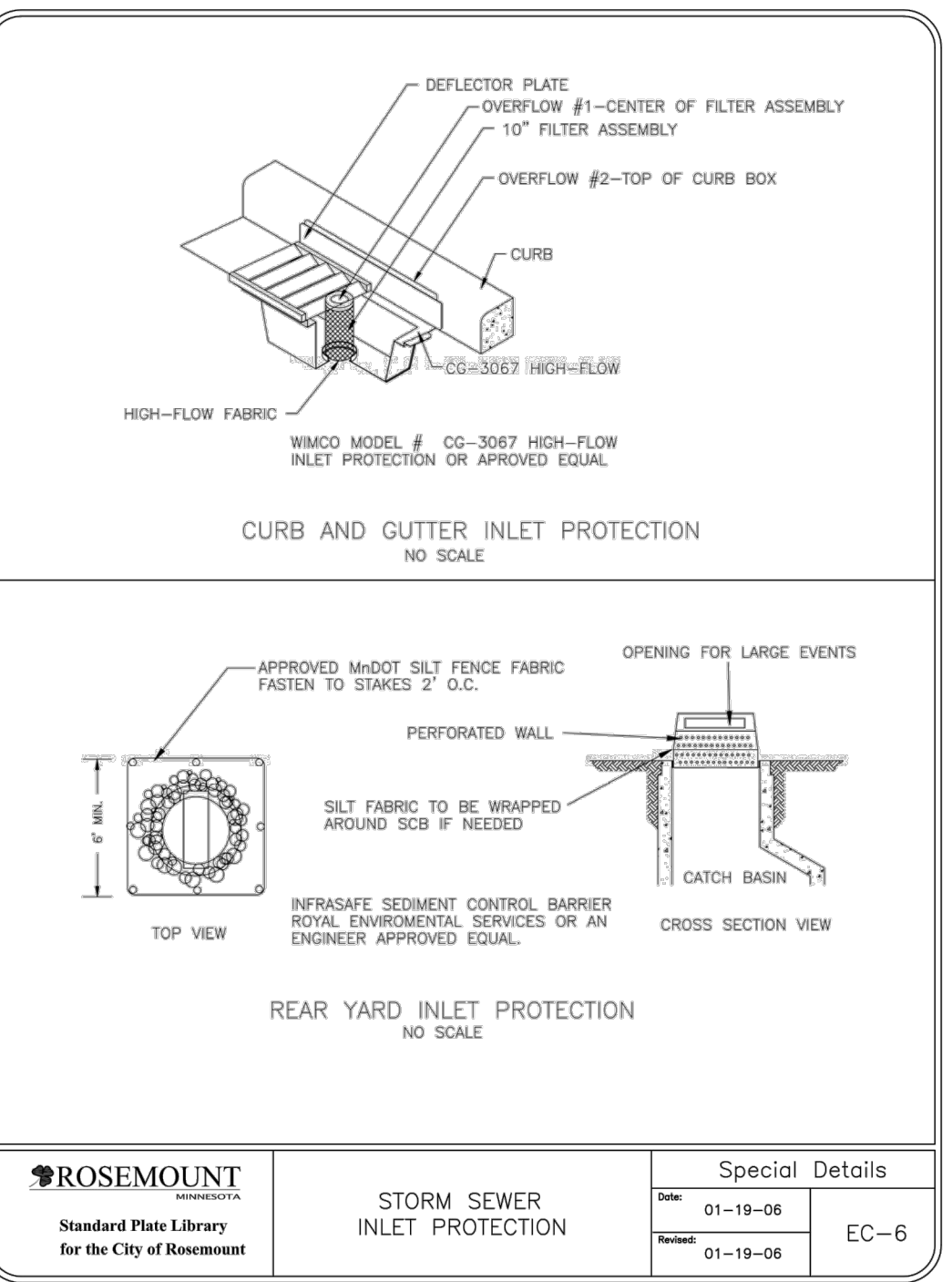
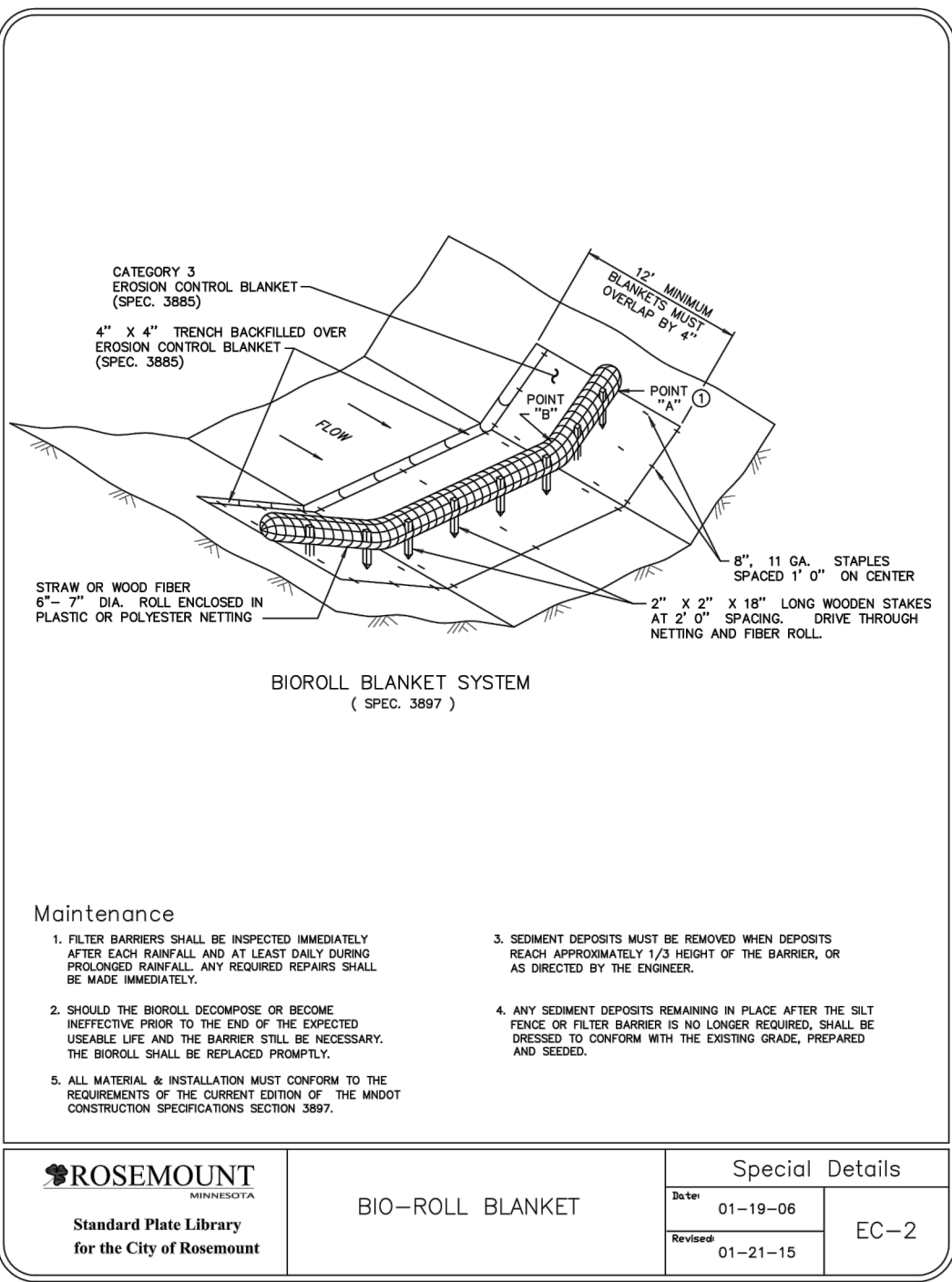
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SEDIMENT CONTROL PRACTICES:

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

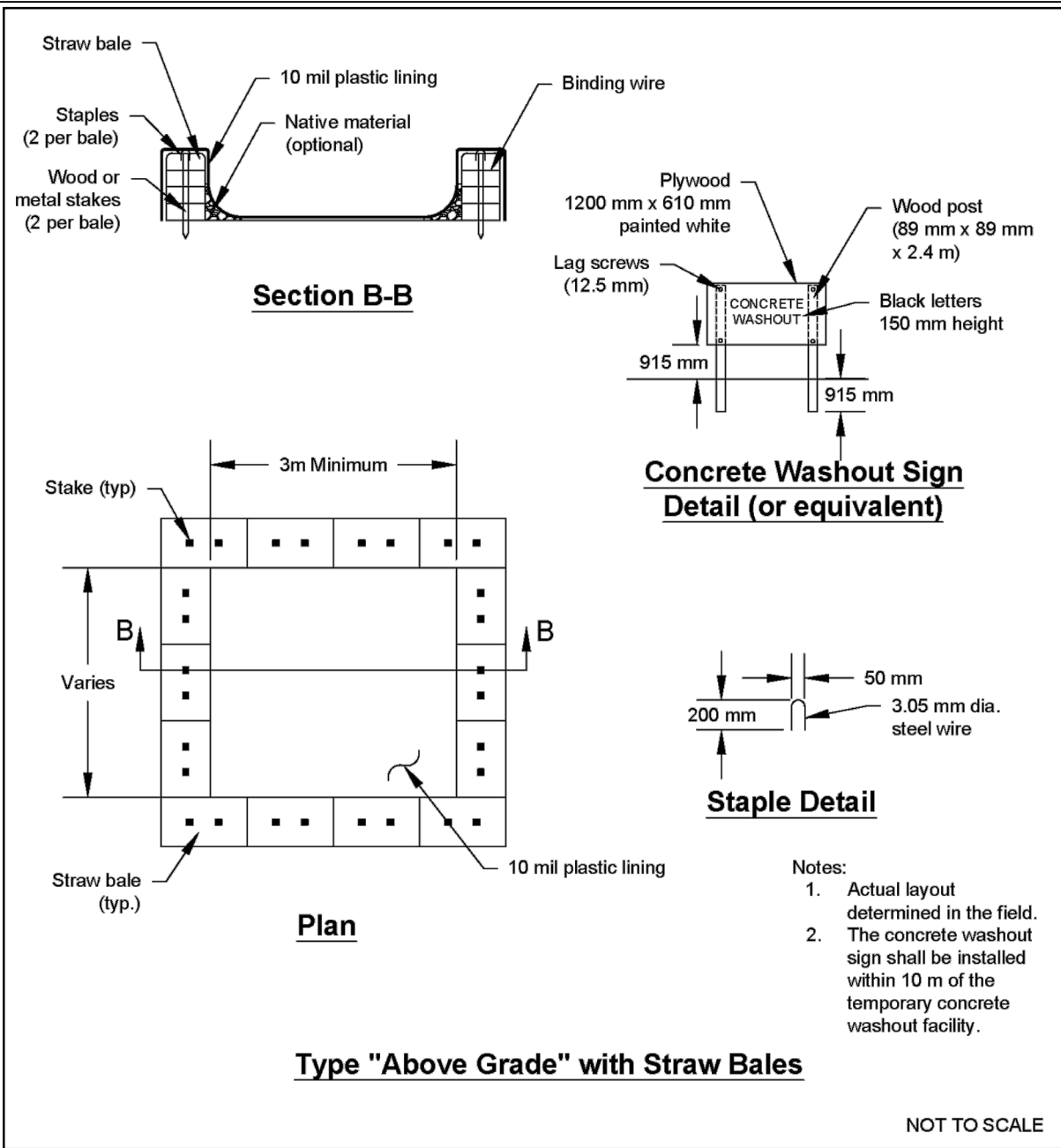
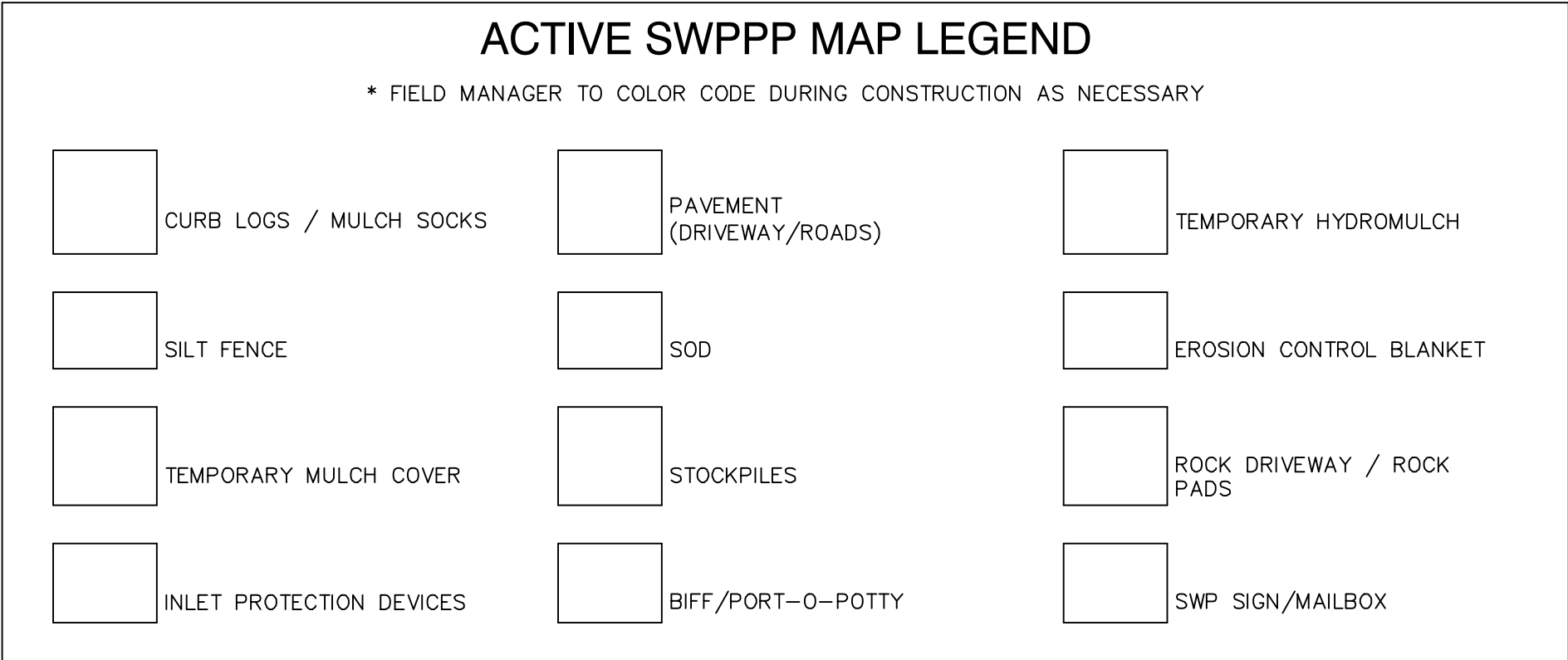


EROSION CONTROL SCHEDULE:

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

EROSION CONTROL GENERAL NOTES:

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



CONCRETE WASHOUT DETAIL

EROSION AND SEDIMENT CONTROL MAINTENANCE PROGRAM:

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

POLLUTION PREVENTION MANAGEMENT MEASURES:

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

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

PERMANENT COVER:

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

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

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

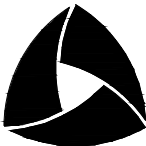
DEWATERING:

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

FINAL STABILIZATION:

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

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



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AMBER FIELDS - DAVID WEEKLEY

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

EROSION AND SEDIMENT CONTROL NOTES

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

CLARE WICKLUND, PE

Date: License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE ISSUE

2-23-24 CITY SUBMITTAL

PROJECT TEAM DATA

DESIGNED: CW

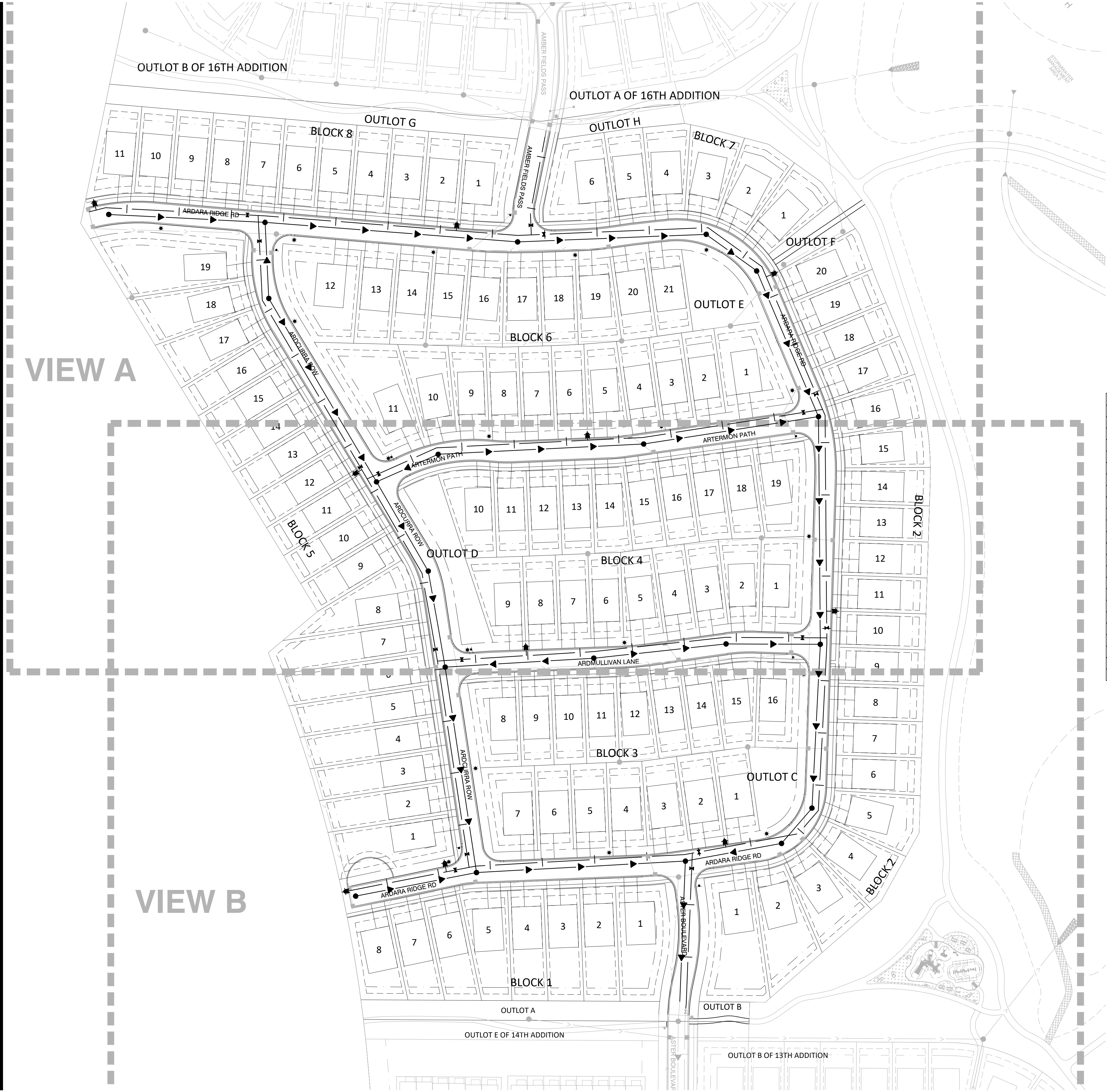
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PROJECT NO: 220-0078.B1

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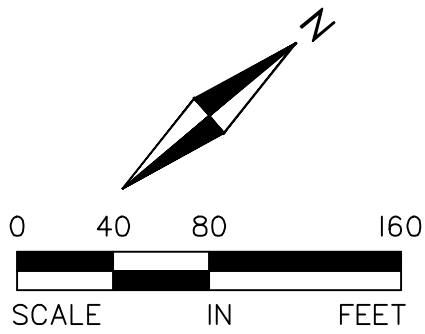
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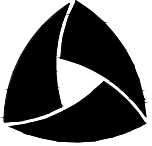
- ALL UTILITY WORK WITHIN THE RIGHT-OF-WAY SHALL COMPLY WITH THE CITY OF ROSEMOUNT ENGINEERING GUIDELINES, DETAILS, AND SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
- EXISTING UTILITIES, SERVICE LOCATIONS, AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
- MAINTAIN A MIN. 18" VERTICAL SEPARATION AT ALL PIPE CROSSINGS, LOWER WATERMAIN AS NECESSARY. WATER AND SANITARY SEWER LINES TO MAINTAIN 10' HORIZONTAL SEPARATION.
- PROVIDE POLYSTYRENE INSULATION FOR ALL STORM SEWER AND WATERMAIN CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 2'.
- NOTIFY GOPHER STATE ONE CALL 48 HOURS IN ADVANCE OF ANY UTILITY WORK.
- 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.
- ALL SANITARY MANHOLES TO BE 48" DIAMETER CONCRETE W/NEENAH R-1642 CASTING, UNLESS NOTED OTHERWISE.
- WATERMAIN, SERVICES, AND VALVES SHALL BE INSTALLED WITH MINIMUM 7.5' OF COVER.
- WATER SERVICES SHALL BE 1" DIA. TYPE "K" COPPER W/ 1" CORP. STOP WITH SADDLE AND 1" CURB BOX.
- SEWER SERVICES SHALL BE 4" PVC, SDR 26 W/ MINIMUM 2% SLOPE UNLESS OTHERWISE NOTED ON THE PLANS.
- 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.
- ALL CURB BOXES SHALL BE ADJUSTED TO AN ELEVATION OF 1" BELOW FINISHED GRADE.
- ALL WATERMAIN SHALL BE CL-52 DIP
- IRRIGATION SERVICES SHALL BE 4" DIP W/ 1" COPPER BLOWOUT. IRRIGATION PLANS TO BE COMPLETED BY OTHERS.

MH		PIPE	PIPE	PIPE	INVERT	INVERT	RIM ELEV	STRUCTURE	MANHOLE
FROM	TO	O.D. [IN]	SLOPE	LENGTH	FROM	TO		SIZE [IN]	BUILD [FT]
MH 20	MH 19	8	0.004	239.2	935.64	934.68	946.64	48	11.00
MH 9	MH 19	8	0.020	116.3	937.84	935.51	948.84	48	11.00
MH 19	MH 18	8	0.004	387.1	934.58	933.03	948.57	48	13.99
MH 18	MH 17	8	0.012	288.5	932.93	929.47	945.80	48	12.87
MH 17	MH 16	8	0.016	95.3	929.37	927.85	940.59	48	11.22
MH 16	MH 14	8	0.004	241.9	927.75	926.78	938.51	48	10.76
MH 8	MH 15	8	0.012	314.5	938.28	934.51	949.28	48	11.00
MH 15	MH 14	8	0.025	270.5	934.41	927.64	945.85	48	11.44
MH 14	MH 12	8	0.004	347.8	926.68	925.29	941.25	48	14.57
MH 5	MH 13	8	0.018	203.3	935.50	931.84	946.50	48	11.00
MH 13	MH 12	8	0.035	144.1	931.74	926.70	942.52	48	10.78
MH 12	MH 11	8	0.004	250.7	925.19	924.19	939.83	48	14.64
MH 11	MH 10	8	0.004	71.3	924.09	923.80	940.03	48	15.94
MH 10	MH 1	8	0.004	149.3	923.70	923.10	941.57	48	17.87
MH 9	MH 7	8	0.004	325.1	937.84	936.54	948.84	48	11.00
MH 8	MH 7	8	0.004	103.2	938.28	937.87	949.28	48	11.00
MH 7	MH 6	8	0.004	157.6	936.44	935.81	950.47	48	14.03
MH 6	MH 4	8	0.004	148.9	935.71	935.11	949.66	48	13.95
MH 5	MH 4	8	0.004	227.5	935.50	934.59	946.50	48	11.00
MH 4	MH 2	8	0.004	317.6	934.49	933.22	948.92	48	14.43
MH 3	MH 2	8	0.030	188.1	939.14	933.50	947.81	48	8.67
MH 2	MH 1	8	0.028	319.8	933.12	924.17	951.05	48	17.93
MH 1	EX STUB	8	0.018	215.0	923.00	919.11	944.76	48	21.76

LEGEND:

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





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David Weekley Homes

AMBER FIELDS - DAVID WEEKLEY

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

SANITARY SEWER AND WATERMAIN PLAN OVERALL

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.

CL/R: WICKMUND, PE

Date: License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE ISSUE

2/23/24 2/23/24 SUBMITTAL

PROJECT TEAM DATA

DESIGNED: CW

DRAWN: LJ

PROJECT NO: 220-0078.B1

18

SHEET 18 of 26

Drawing name: X:\2020\200078.B1\200078.B1\plan sheets\preliminary\plot\200078.B1\200078.B1.dwg, Feb 22, 2024 -- 8:09am



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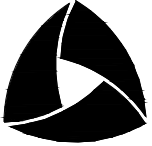
PROJECT NO: 220-0078.B1

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SHEET 19 of 26

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ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

SANITARY SEWER AND WATERMAIN PLAN VIEW B

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2023-24 2024 SUBMITTAL

PROJECT TEAM DATA

DESIGNED: CW

DRAWN: LJ

PROJECT NO: 220-0078.B1

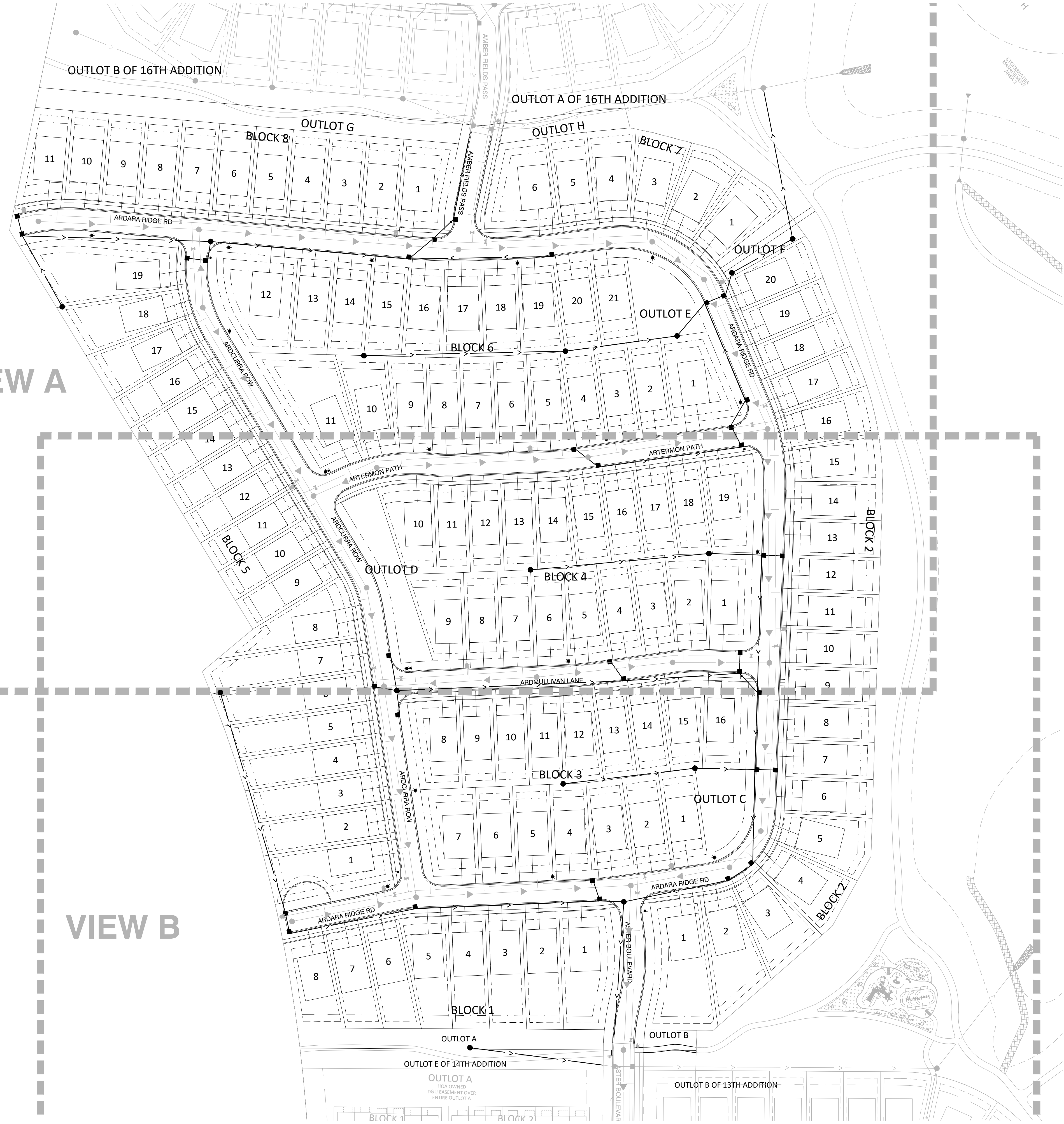
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SHEET 20 of 26

Drawing name: X:\2020\200078.B1\plan sheets\preliminary plat\200078.B1strm.dwg, Feb. 22, 2024 - 8:11am

VIEW A

VIEW B



UTILITY NOTES:

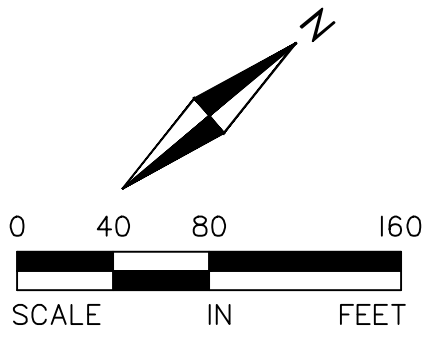
- ALL UTILITY WORK WITHIN THE RIGHT-OF-WAY SHALL COMPLY WITH THE CITY OF ROSEMOUNT ENGINEERING GUIDELINES, DETAILS, AND SPECIFICATIONS.
- EXISTING UTILITIES, SERVICE LOCATIONS, AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE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

STORM SEWER SCHEDULE:

MH/CB		PIPE DIA.	P. SLOPE	P. TYPE	PIPE LENGTH	FROM INVERT	TO INVERT	RIM ELEV.	STR. TYPE	CAST TYPE	BUILD [FT]
FROM CB 1	TO EX STUB	[IN.]	S [%]								
CB 123	CB 122	15	0.0033	RCP	266.5	932.25	931.37	936.05	27	R-4342	3.80
CB 122	CBMH 120	15	0.0055	RCP	78.3	931.37	930.94	936.63	48	R-4342	5.26
CB 121	CBMH 120	15	0.0033	RCP	33.7	934.67	934.56	938.37	2X3	R-3067-VB	3.70
CBMH 120	CBMH 111	18	0.0066	RCP	204.3	930.94	929.59	938.21	48	R-3067-VB	7.27
CB 119	MH 116	15	0.0033	RCP	53.2	944.71	944.53	948.41	2X3	R-3067-V	3.70
CB 118	MH 116	15	0.0066	RCP	36.6	944.93	944.69	948.63	2X3	R-3501-TB	3.70
CB 117	MH 116	15	0.0033	RCP	35.9	944.74	944.62	948.44	2X3	R-3067-V	3.70
MH 116	CBMH 114	15	0.0130	RCP	331.8	944.53	940.22	948.41	60	R-1642	3.88
CB 115	CBMH 114	15	0.0033	RCP	34.9	939.69	939.57	944.69	2X3	R-3501-TB	5.00
CBMH 114	CBMH 112	21	0.0250	RCP	178.5	939.07	934.61	944.38	72	R-3501-TB	5.31
CB 113	CBMH 112	15	0.0033	RCP	34.3	934.67	934.56	939.67	2X3	R-3067-VB	5.00
CBMH 112	CBMH 111	24	0.0050	RCP	38.9	934.56	934.36	939.67	48	R-3067-VB	5.11
CBMH 111	CBMH 107	27	0.0056	RCP	114.8	929.59	928.95	939.05	48	R-3067-V	9.46
CB 110	CB 109	15	0.0040	RCP	197.4	930.87	930.08	935.87	27	R-4342	5.00
CB 109	CBMH 107	15	0.0050	RCP	89.2	930.08	929.63	937.62	48	R-4342	7.54
CB 108	CBMH 107	15	0.0040	RCP	33.7	934.68	934.55	938.38	2X3	R-3067-VB	3.70
CBMH 107	CBMH 106A	33	0.0039	RCP	141.2	928.45	927.90	938.22	72	R-3067-VB	9.77
CBMH 106A	CBMH 106	33	0.0045	RCP	42.9	927.90	927.70	941.02	60	R-3501-TB	13.12
CBMH 106	MH 100	33	0.0044	RCP	159.5	927.70	927.00	941.30	60	R-3501-TB	13.60
CB 105	CBMH 104	15	0.0033	RCP	99.2	936.59	936.26	941.59	27	R-4342	5.00
CBMH 104	CBMH 103	15	0.0033	RCP	33.7	936.26	936.15	947.01	48	R-3067-V	10.75
CBMH 103	CBMH 102	15	0.0055	RCP	192.7	936.15	935.09	947.17	48	R-3067-V	11.02
CBMH 102	CBMH 101	15	0.0065	RCP	274.4	935.09	933.31	950.59	48	R-3501-TB	15.50
CB 101A	CBMH 101	15	0.0033	RCP	35.1	940.50	940.38	945.50	2X3	R-3501-TB	5.00
CBMH 101	MH 100	18	0.0100	RCP	35.7	933.31	932.95	945.38	48	R-3067-V	12.07
MH 100	EX STUB	36	0.0051	RCP	205.6	927.00	925.95	945.21	72	R-1642	18.21
CB 211	CBMH 210	15	0.0033	RCP	47.2	938.67	938.51	945.67	2X3	R-3501-TB	7.00
CBMH 210	CBMH 209	15	0.0130	RCP	215.4	938.51	935.71	945.18	48	R-3501-TB	6.67
CBMH 209	CBMH 208	15	0.0180	RCP	35.9	935.71	935.07	941.05	60	R-3067-VB	5.34
CBMH 208	CBMH 207	18	0.0120	RCP	42.8	935.07	934.55	941.28	48	R-3067-VB	6.21
CBMH 207	CBMH 203	21	0.0100	RCP	156.7	934.55	932.99	940.07	48	R-3067-V	5.52
CB 206	CBMH 205	15	0.0150	RCP	299.8	931.70	927.20	936.70	27	R-4342	5.00
CBMH 205	CBMH 204	18	0.0073	RCP	167.8	927.20	925.98	935.55	48	R-4342	8.35
CBMH 204	CBMH 203	21	0.0055	RCP	63.3	925.98	925.63	939.01	48	R-4342	13.03
CBMH 203	CBMH 202	27	0.0074	RCP	33.7	925.13	924.88	937.74	48	R-3067-VB	12.61
CBMH 202	MH 201	27	0.0100	RCP	34.0	924.88	924.54	937.91	60	R-3501-TB	13.03
MH 201	CB 200	30	0.0075	RCP	121.8	924.54	923.63	938.90	60	R-1642	14.36
CB 200	EX STUB	30	0.0055	RCP	223.7	923.63	922.39	930.10	72	R-4342	6.47
CB 309	CBMH 302	15	0.0055	RCP	213.5	939.12	937.95	944.12	2X3	R-3501-TB	5.00
CB 308	CBMH 306	15	0.0033	RCP	376.2	938.40	937.16	943.40	27	R-4342	5.00
CB 307	CBMH 306	15	0.0033	RCP	33.7	940.90	940.79	945.90	2X3	R-3067-V	5.00
CBMH 306	MH 303	18	0.0040	RCP	280.1	937.16	936.04	945.91	72	R-3067-V	8.75
CB 305	CBMH 304	15	0.0055	RCP	33.8	942.97	942.78	947.97	2X3	R-3067-VB	5.00
CBMH 304	MH 303	15	0.0070	RCP	29.0	942.78	942.58	947.82	48	R-3067-VB	5.04
MH 303	CBMH 302	21	0.0070	RCP	295.7	936.04	933.97	948.40	48	R-1642	12.36
CBMH 302	CBMH 301	21	0.0120	RCP	49.7	933.97	933.37	945.92	48	R-3501-TB	11.95
CBMH 301	CBMH 300	24	0.0080	RCP	39.6	933.37	933.06	945.63	48	R-3067-V	12.26
CBMH 300	EX STUB	27	0.0043	RCP	142.5	933.06	932.44	942.52	48	R-3067-V	9.46

LEGEND:

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





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PRELIMINARY PLAT SUBMITTAL
STORM SEWER PLAN OVERALL

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CL/R: WICKAMUND, PE
Date: 2-23-24 License No. 220-0078.B1

QUALITY ASSURANCE/CONTROL

BY	DATE
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2-23-24	CITY SUBMITTAL

PROJECT TEAM DATA

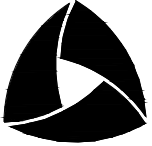
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DRAWN:	LJ
PROJECT NO:	220-0078.B1

21

SHEET 21 of 26

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VIEW A

VIEW B



MITIGATION & LANDSCAPE REQUIREMENTS:

MITIGATION:		
OVERALL REQUIRED (PER PUD):	1,983 INCHES	
—PROVIDED IN PREVIOUS ADDITIONS:	545 INCHES	
—PROVIDED THIS ADDITION:	99.5 INCHES	
REMAINING MITIGATION:	1338.5 INCHES	
SINGLE FAMILY:		
1 TREE PER UNIT FRONTAGE		
TOTAL SINGLE FRONT LOTS: 120		
TOTAL CORNER LOTS: 14 (2 TREES PER LOT REQUIRED)		
REQUIRED TREES: 134		
PROVIDED TREES: 170		

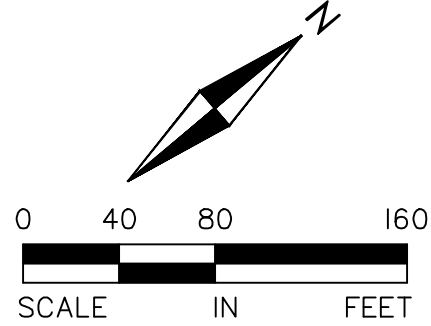
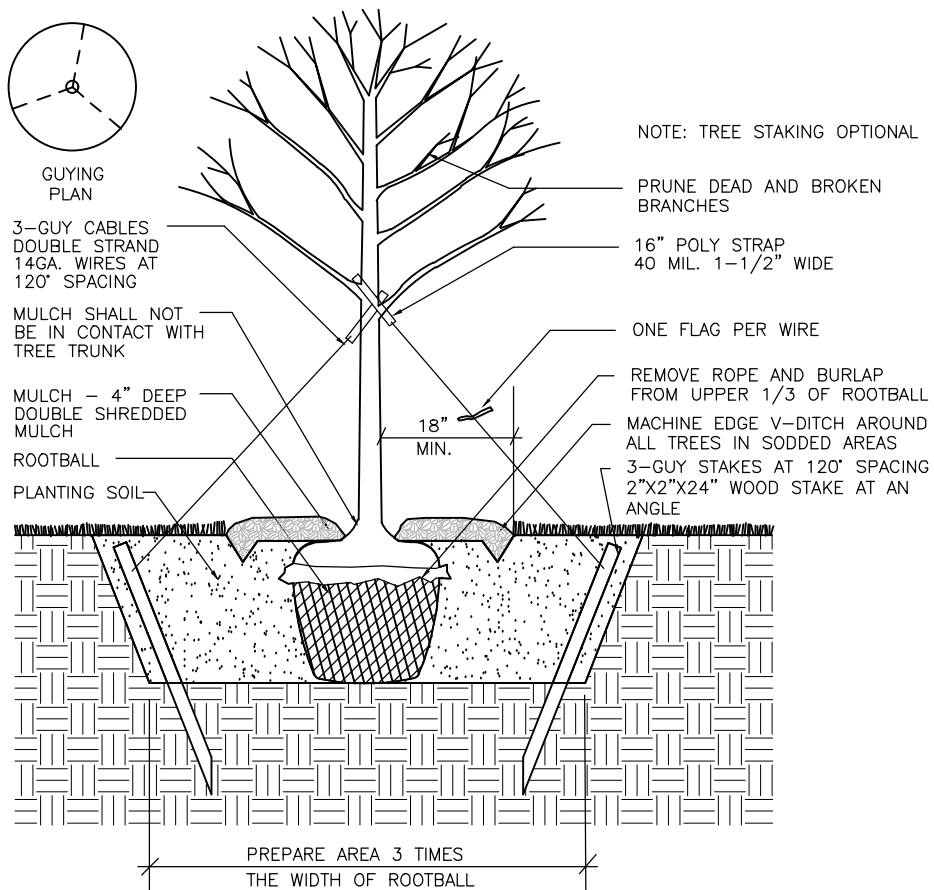
LANDSCAPE SCHEDULE:

#	KEY	COMMON NAME / SCIENTIFIC NAME	SIZE	NOTES
OVERSTORY TREES				
20	AB	Autumn Blaze Maple Acer x freemanii	2.5" Cal. B&B	Straight Trunk, No V-Crotch
17	AE	Accolade Elm Ulmus japonica x wilsoniana 'Morton'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
19	CH	Common Hackberry Celtis occidentalis	2.5" Cal. B&B	Straight Trunk, No V-Crotch
19	HL	Skyline Honeylocust Gleditsia triacanthos var. inermis 'Skycole'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
19	NF	Northern Flare Sugar Maple Acer Saccharum 'Sisseton'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
16	PO	Majestic Skies Northern Pin Oak Quercus ellipsoidalis 'Bailskies'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
7	RB	River Birch Betula nigra	8" B&B	Clump Form
18	RO	Red Oak Quercus rubra	2.5" Cal. B&B	Straight Trunk, No V-Crotch
16	SL	Sentry Linden Tilia americana 'McKsentry'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
CONIFER TREES				
9	BH	Black Hills Spruce Picea glauca densata	6" B&B	Straight Trunk, No V-Crotch
10	WP	White Pine Pinus strobus	6" B&B	Straight Trunk, No V-Crotch
170	TOTAL STREET TREES			

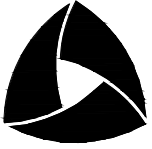
Note: Quantities on plan supercedes schedule in event of discrepancy

LANDSCAPE NOTES:

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



1 TREE PLANTING DETAIL
NOT TO SCALE



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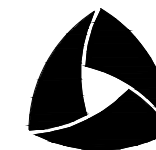
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PRELIMINARY PLAT SUBMITTAL

LANDSCAPE PLAN VIEW A

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CLARK WICKLUND, PE

Date _____ License No. _____

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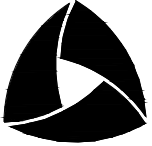
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SHEET 25 of 26

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AMBER FIELDS SEVENTEENTH 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 N, AMBER FIELDS, according to the recorded plat thereof, Dakota County, Minnesota.

Has caused the same to be surveyed and platted as AMBER FIELDS SEVENTEENTH 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 ____.

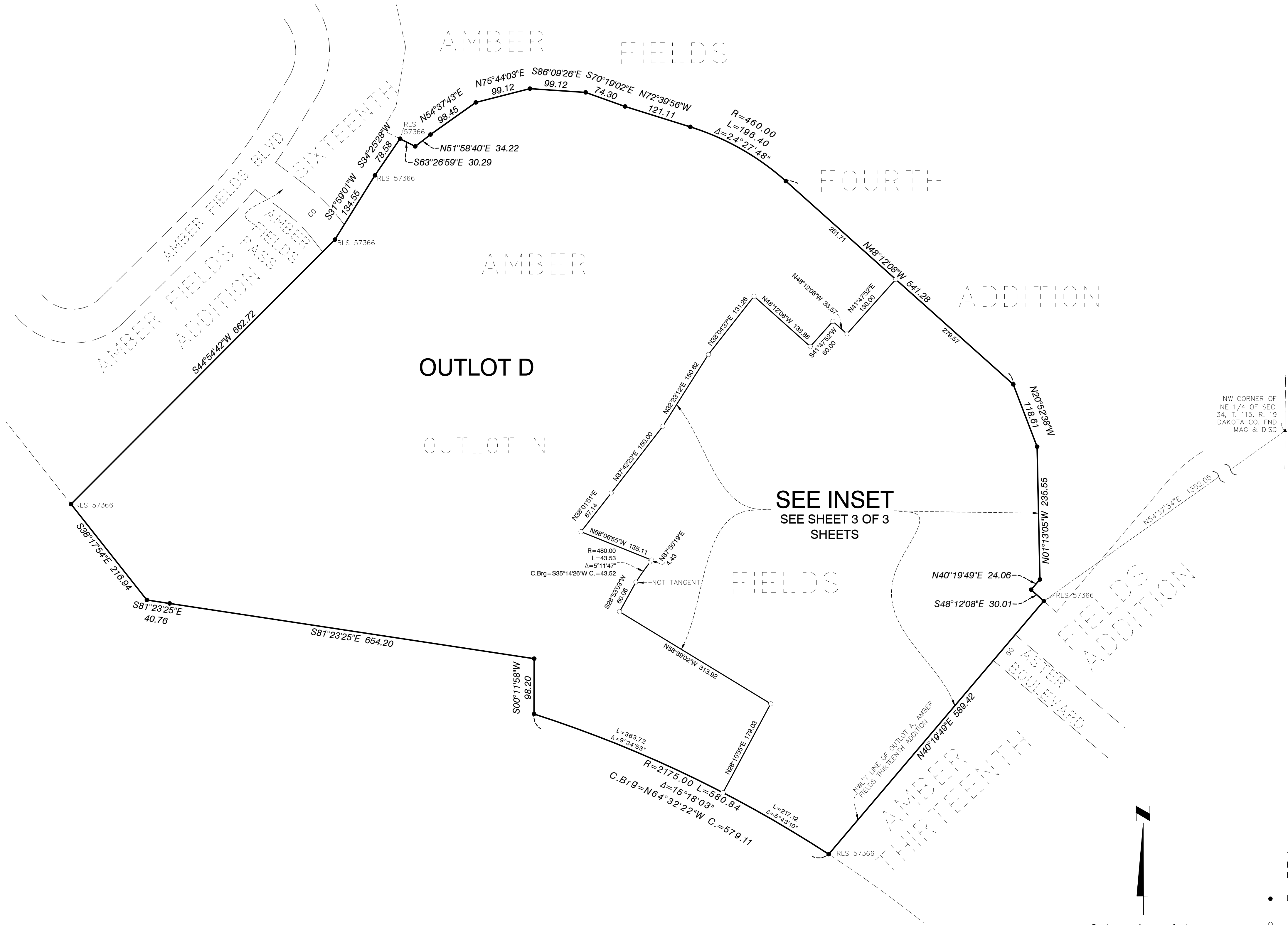
_____, Director
Amy A. Koethe, Department of Property Taxation and Records

COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that this plat of AMBER FIELDS SEVENTEENTH ADDITION was filed in the office of the County Recorder for public record on this _____ day of _____, 20 ____, at ____ o'clock ____M. and was duly filed in Book _____ of Plats, Page _____, as Document Number _____.

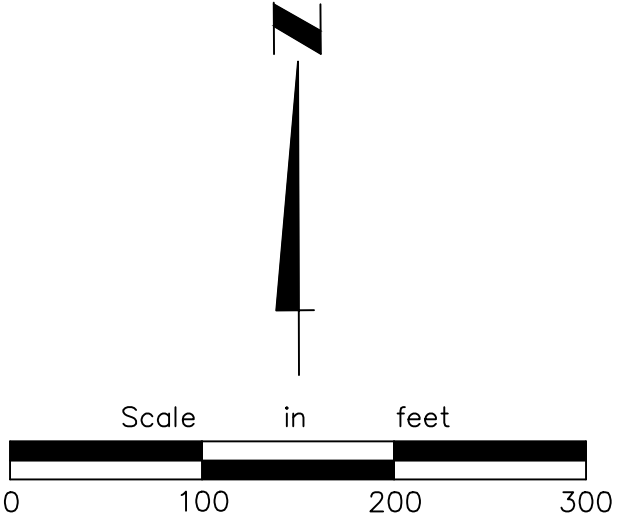
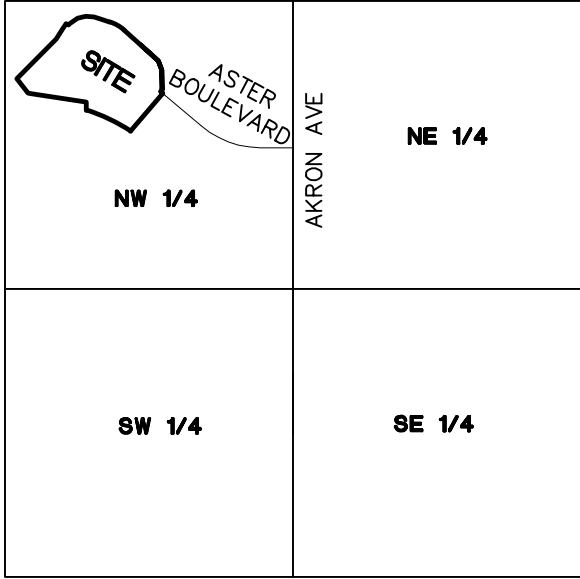
Amy A. Koethe, County Recorder

AMBER FIELDS SEVENTEENTH ADDITION



VICINITY MAP

SECTION 34, T115, R19
NOT TO SCALE

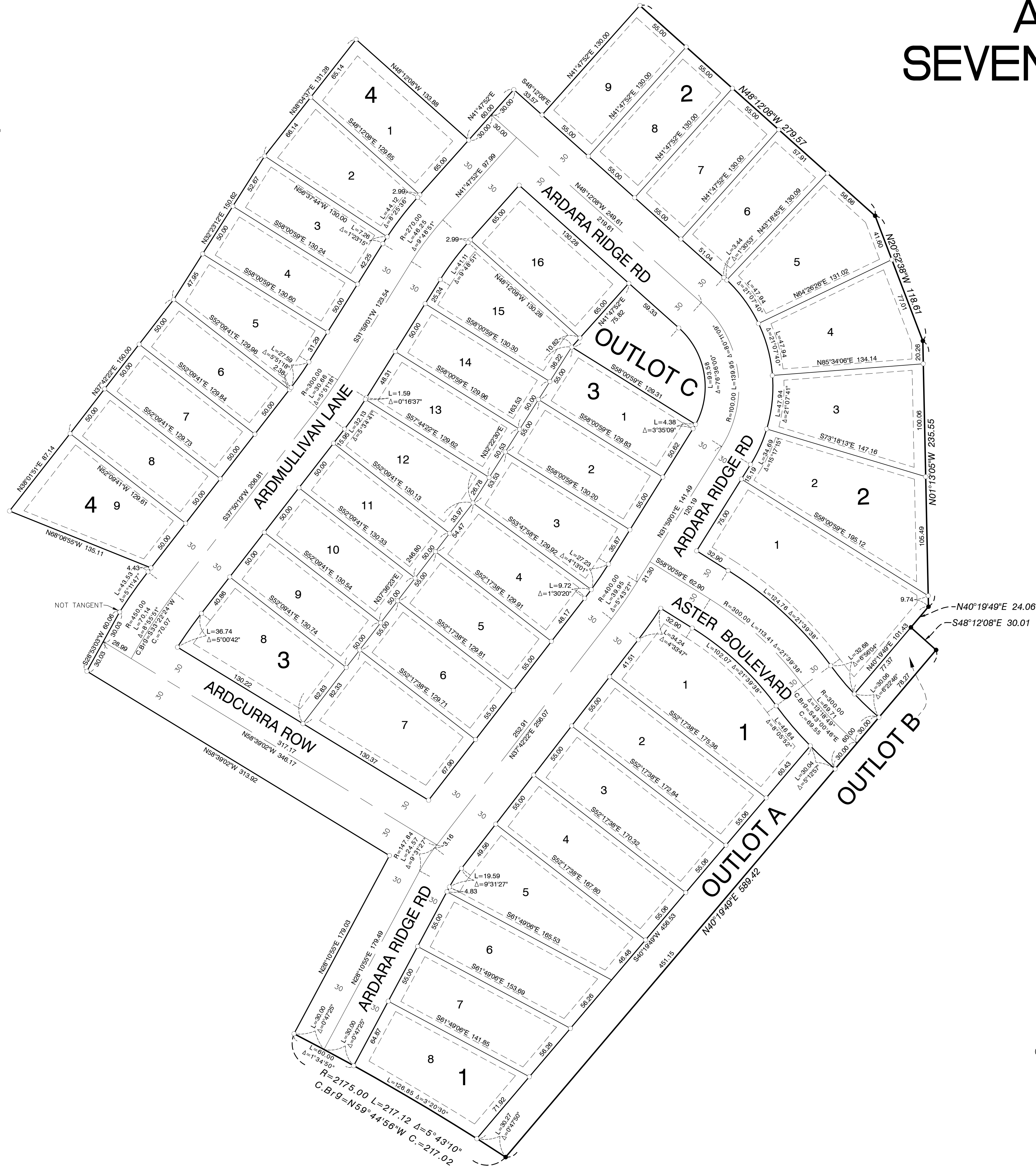


- THE NORTHWESTERLY LINE OF OUTLOT E, AMBER FIELDS FOURTEENTH ADDITION, IS ASSUMED TO HAVE A BEARING OF N40°19'49"E.
- Denotes monument found 1/2 inch iron pipe marked by license no. 44110 unless otherwise shown
 - Denotes 1/2 inch x 18 inch iron monument set marked by license no. 57366 unless otherwise shown
 - ▲ Denotes Found Mag Nail

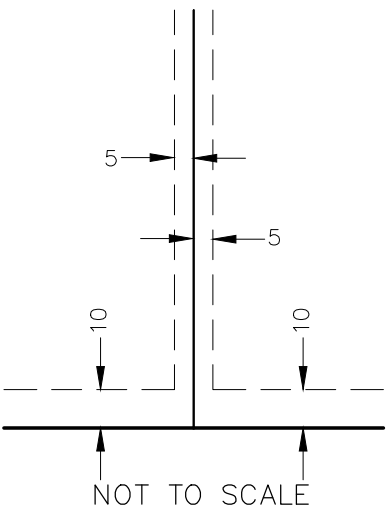


AMBER FIELDS
SEVENTEENTH ADDITION

INSET



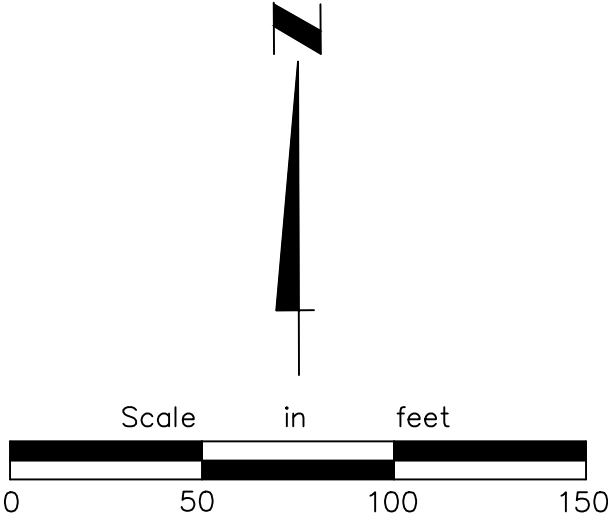
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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

THE SOUTHEAST LINE OF OUTLOT D, AMBER FIELDS FIFTH ADDITION, IS ASSUMED TO HAVE A BEARING OF S30°48'55"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
- D & U Denotes Drainage & Utility easement



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: March 14, 2024

Re: Amber Fields 17th Addition – Final Plat Review
WSB Project No. 024933-000

We have reviewed the documents provided by Alliant Engineering on March 8, 2024. Documents reviewed include:

- Amber Fields 17th Addition Final Plat Civil Set, dated 2/23/24

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. Submit for and provide copies to the City of all required permits from regulatory agencies (MCES, Minnesota Pollution Control Agency, Minnesota Department of Health, NPDES, etc.)
2. Utilities
 - a. Provide minimum vertical 18" separation between watermain and storm sewer
 - i. Insulate when separation is less than 36"
 - b. Note areas where the water/sanitary services are in conflict with the utility mains
 - i. Provide how pipes will be adjusted/offset to accommodate
 - c. Shift gate valves and castings out of the wheel paths and far enough away from the curb line to provide for adequate bituminous material and compaction.
 - d. Locate all hydrants and the highpoints of the watermain system
 - i. Adjust watermain depth or hydrant locations as necessary
 - e. Verify constructability of sanitary sewer manhole MH 4 with adjacent storm sewer pipe
 - i. Maintain minimum separation for compaction
 - f. The water service (corp stop) for Lot 13 Block 3 is directly under a catch basin
 - g. Use PVC SDR 26 for pipe deeper than 18'

- h. When connecting to the existing sanitary sewer main stub, maintain the same pipe slope (field verify).
 - i. Pipe slope change can only occur within a manhole
 - ii. Consider removing back to existing structure (MH 16) and laying pipe as continuous slope to proposed MH 1
 - i. The watermain stub on the southwestern end of Ardara Ridge Road is shown with a temporary hydrant in the plan view and a plug in the profile view
- 3. Streets, Signage and Street Lighting
 - a. Provide horizontal curves of proposed roadways
 - i. Horizontal curves that do not meet 30 mph stopping sight distances will require adjusting the curve radius or providing reduced speed signs
 - b. 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. No comments.
- 7. Emergency Overflow Routes
 - a. No comments.
- 8. Retaining Walls
 - a. No comments
- 9. Erosion Control
 - a. No comments.
- 10. Grading
 - a. Direct drainage away from building pads
 - b. Direct drainage along side lot lines.
 - c. Maintain common drainage in drainage and utility easements.
 - d. Provide 20' total easement for EOF routes

Stormwater Management Plan:

- 1. General Storm Sewer Design
 - a. 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.

- b. It should be confirmed if storm sewer shown south of the existing stub in Outlot A is proposed as part of the 17th Addition. If so, this storm sewer needs to be added to plans. If existing, the storm sewer linework should be updated accordingly.
- c. CB 105 not shown in plan view of sheet 17.
- d. A sump should either be added to MH 100 or to both CBMH 101 and CBMH 106 prior to the connection into the existing stub.
- e. The proposed invert of the stub from CBMH 120 should be included on the plans.
- f. There are several crossing pipes shown on profile view which should be confirmed and/or labeled. See redlined plans.

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. Ten feet of drainage and utility easement is required on both sides of the proposed storm sewer. This is not currently being provided for several storm sewer runs in the backyard area as noted on the redlined plans for both Phase 1 and for future phases.

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.



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: March 15, 2024

Subject: Amber Fields 17th Addition

The Parks and Recreation Department recently reviewed the plans for the Amber Fields 17th Addition. After reviewing the plans, the Parks and Recreation Department staff has the following comments:

Parks Dedication

The parks dedication for the 17th addition will be met through developer installed improvements as outlined in the subdivision agreement.

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

Planning Commission Regular Meeting: March 18, 2024

Tentative City Council Meeting: April 16, 2024

AGENDA ITEM: Request by First State Bank of Rosemount for approval of a PUD Final Site and Building Plan and a Conditional Use Permit for drive-through facilities.	AGENDA SECTION: PUBLIC HEARINGS
PREPARED BY: Anthony Nemcek , Senior Planner	AGENDA NO. 6.c.
ATTACHMENTS: Site Location, Narrative, Site Plan, Utility Plan, Landscape Plan, Elevations, Site Lighting Plan, Floorplan with seating, Engineer's Memo Dated March 14, 2024	APPROVED BY: AK
RECOMMENDED ACTION: Motion to approve the Planned Unit Development Final Site and Building Plan for First State Bank of Rosemount to construct a combined financial institution and coffee shop, subject to the following conditions. 1. Approval of a Conditional Use Permit for drive-through facilities. 2. Approval of a plat subdividing the subject parcel that is consistent with that shown on the site plan. 3. The applicant shall update the landscape plan to provide one additional parking lot tree and also provide landscape plantings to screen the parking area and drive-through exit from County Road 42. 4. Non-essential lighting shall be turned off after business hours. 5. Compliance with all comments and requirements of the City's engineer detailed in the Engineer's Memo dated March 14, 2024. Motion to recommend the City Council approve a Conditional Use Permit allowing drive-through facilities for First State Bank of Rosemount, subject to the following conditions:. 1. Approval by the City Council of a minor amendment to the Prestwick Place PUD reducing the minimum stacking spaces from 6 per drive-through lane to 4. 2. The applicant shall update the landscape plan to provide plantings to screen vehicles existing the bank drive-through from County Road 42. 3. Public address systems and ordering speakers shall not be audible at the property lines. 4. The text on the menu board shall not be so large as to be visible from the public right-of-way or to serve as off-site advertising. 5. Size and design of menu boards shall conform to condition seven (7) of the drive-through facility conditional use permit standards.	

BACKGROUND

The Planning Commission is being asked to consider requests by First State Bank of Rosemount for a PUD Final Site and Building Plan and a Conditional Use Permit to construct a combined bank and coffee shop with drive-through facilities. The site plan generally meets the requirements of the zoning ordinance except for the amount of vehicle stacking provided for the financial institution component of the project. Because minor amendments to the PUDs are the sole purview of the City Council, staff is recommending the Planning Commission include the approval of a minor amendment to the Prestwick Place Planned Unit Development Agreement as a condition of their approval of the Conditional Use Permit for drive-through facilities. The minor amendment would allow a deviation from the code reducing the minimum number of vehicles that can stack within the financial institution's drive-through. This is described in further detail in the section of this report related to the conditional use permit request. The site plan includes two drive-through facilities, and the one for the coffee shop use does provide vehicle stacking that meets the minimum requirement of the zoning ordinance.

In addition to the condition requiring approval of a minor PUD amendment, staff is also recommending a condition requiring approval of a plat of the subject property that is consistent with that shown on the site plan. Such a plat would meet the standards of the City Code, and staff anticipates the Planning Commission will be able to recommend approval when that request comes before the Planning Commission in the coming months. The unusual order of the approvals is due to the property owner's timing of their subdivision of the property for sale to the applicant.

Applicant	First State Bank of Rosemount
Property Owner	Akron 42, LLC
Site Area in Acres	1.43 Acres
Comp Plan Land Use Designation	CC-Community Commercial
Current Zoning	C4 PUD – General Commercial Planned Unit Dev.
Neighboring Uses	West – Low Density Residential; North – High Density Residential; East – Residential; South – High Density Residential

SITE HISTORY AND CONTEXT

The subject property is part of the Prestwick Place Planned Unit Development that was originally approved in 2007. It is designated in the City's comprehensive land use plan for commercial uses, and has been zoned accordingly since the original PUD approval. The original PUD approval was very prescriptive about how the site would develop. For example, the PUD described the specific types of commercial uses, as well as the size of the buildings that would be permitted on the parcels. That was much more specific than seen in any of the planned unit developments that have been approved since, and it was very limiting as to the type of commercial development that could occur. A Major PUD Amendment was approved that removed the subject property, as well as other adjacent undeveloped outlots from the scope of the Commercial Area Guidelines within the 2007 PUD agreement.

Additionally, land immediately north of the subject parcel was reguired from CC-Community Commercial to HDR-High Density Residential in order to help provide a critical mass of residents that would not otherwise support commercial development due to the large swaths of open land held by Flint Hills Resources and the University of Minnesota within the market area used to determine the feasibility of commercial projects by developers.

Other than the ongoing construction of the Lifetime Fitness facility, the proposed bank and coffee shop project is the first commercial development in this part of Rosemount.

The applicant will also be marketing the land immediately east of the subject parcel for commercial development, and staff has had conversations with the owner of the property at the intersection of Akron and 42 about potential development of that site for commercial use. An application has been submitted to the City for the subdivision of the remainder of the site in order to facilitate that development.

FINAL SITE AND BUILDING PLAN REVIEW

Legal Authority. Final site and building plan reviews are quasi-judicial actions. In such cases, the City is acting as a judge to determine if the regulations within the Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance, and Planned Unit Development Agreements are being followed. Generally, if the application meets these requirements, it must be approved.

Land Use and Zoning

The site is designated in the City's Comprehensive Land Use Plan for CC-Community Commercial uses. The purpose of this designation is to provide retail, professional offices, and personal services that serve the daily and weekly needs of the residents of Rosemount. The site is part of the C4-General Commercial zoning district, which is consistent with the site's Land Use Designation. The proposed use is permitted within that district, and the associated drive-through facilities are conditional uses in the C4 Zoning District. The site is also regulated by the Prestwick Place PUD, although no specific provisions related to the zoning standards currently apply to the proposed project. Staff will be recommending the City Council approve a minor amendment to the PUD that allows a slight reduction in the number of cars that can stack in the bank drive-through. Further explanation of this component of the site plan is provided in the Conditional Use section of this report.

Setbacks

Frontage	Required Setback		Provided Setback	
	Building	Parking	Building	Parking
North	10 feet	10 feet	67 feet	13 feet
South (CSAH 42)	30 feet	20 feet	82 feet	22 feet
East	10 feet	10 feet	128 feet	10 feet
West (Abbeyfield Avenue)	10 feet	10 Feet	59 feet	22 feet

All building setbacks meet ordinance requirements. The setback for parking from the east property line is ten (10) feet. The drive aisle is not included in the setback for parking as the parking and drive aisles will flow into the parking on the site to the east.

Traffic Circulation

There will be two vehicular accesses into the site, one from Abbeyfield Avenue onto an internal drive and a connection to that drive that runs south from the east/west road separating the northern Roers

site from the commercial development in the south. The bank's drive-through facility will be entered from the north and west part of the site while the drive-through serving the coffee shop will be entered from the northeast corner of the site. This will help prevent conflicts between the two users' drive-through facilities as traffic enters and exits. Traffic will circulate around the principal structure, and parking is located to the south and east.

The zoning code requires stacking for 6 vehicles per drive-through lane. The coffee shop's drive-through does accommodate this level of stacking. The applicant is requesting an amendment to the Prestwick Place PUD to reduce the number of vehicles that can stack in the bank's drive-through from 6 vehicles per lane to 4 vehicles per lane. Staff is supportive of the reduction given the anticipated level of use that particular drive-through will see. Minor PUD amendments are the purview of the City Council, so the Planning Commission is not being asked to act on the proposed amendment. Staff is recommending the Commission include, as a condition of approval, the approval of the minor amendment request.

Parking

The applicant's site plan provides parking that exceeds what is required by the City Code. Financial institutions require one parking stall per 400 square feet of building area, while coffee shops are required to provide 1 parking stall for every three seats. The building is 5,846 square feet in area, which would require 15 parking stalls if the entire building was taken up by the bank. The coffee shop contains 33 seats, which requires 11 parking stalls. The applicant's site plan includes 33 parking stalls total, which is greater than the coffee shop combined with a bank taking up the entire building.

Use	Required	Provided
Coffee Shop	1 per 3 seats or 11 stalls	
Bank	1 per 400 sf or 15 stalls	
Total	26 stalls	33 Stalls

Exterior Building Materials and Massing

The elevations included in the applicant's submittal show a mix of materials that meets the requirement of the C4-General Commercial zoning district for at least 50% brick or stone. Most of the remaining surface will feature architectural metal paneling aligned horizontally. The code also limits the amount of EIFS (Exterior Insulation Finishing System) to 10%. The calculation provided by the applicant shows there to be no more than 8.9% used on the building's exterior. Being a single-story, the building does not come close to the maximum building height for the C4 zoning district.

Trash Enclosure

The applicant also submitted elevations for the trash enclosure that will be placed north of the drive-through serving the coffee shop. The enclosure will be joined with a maintenance shed, and the elevations show materials that match the principal structure.

Landscaping

The applicant's landscape plan contains a mix of deciduous and coniferous trees planted to minimize

the impact of the drive-through facilities on adjacent public rights of way. Additional trees are provided in the landscape islands and along the stormwater pond north of the development site. Based on a site area of 62,407 square feet, a total of 21 trees are required based on a calculation of one tree per 3,000 square feet. The Zoning Code also requires foundation plantings in an amount equal to 1 per 10 linear feet of building perimeter. The building features 316 linear feet, therefore 32 foundation plantings must be planted. The landscape plan shows 24 trees and 102 foundation plantings.

In addition to the landscaping required by the City's landscaping ordinance, the C4-General Commercial zoning district requires a certain level of landscaping in parking lot areas. A minimum of 10% of the site's parking areas must be landscaped, and within that landscaping one tree per 250 square feet must be provided. This is in addition to plantings required by the landscaping section of the zoning code. The parking area on site totals 17,726 square feet, which equates to a landscaped area of 1,773 square feet. Based on that square footage, 7 trees (1 per 250 square feet) must be planted in the parking area. The applicant's plan shows 2,614 square feet of parking lot landscaping and 6 trees within the islands and peninsulas around the parking area.

While there is an excess of trees and foundation plantings provided by the landscape plan, an additional tree must be planted within the parking area and foundation plantings to provide screening of both the parking lot area and the bank's drive-through along the southern boundary of the parking area that abuts the County Road 42 right of way will need to be added. This is included as a condition of approval in staff's recommended action.

Type of Planting	Required	Provided
Tree	21	24
Foundation Planting/Shrubs	32	102
Parking Lot Landscaping*	7	6

*screening of the parking lot in the form of shrubbery must be provided

Lighting

The applicant's submittal includes a site lighting plan with photometric study to ensure compliance with the zoning ordinance. A combination of wall and pole mounted lighting will be used. Pole mounted lights will be 20 feet in height, the maximum allowed within 100 feet of residential uses. The photometric study shows illumination not to exceed .5 lumen at any residential property line. The study and lighting plan are included with the attachments.

CONDITIONAL USE PERMIT

Legal Authority

Conditional use permits (CUP) are considered quasi-judicial actions. In such cases, the City is acting as a judge to determine if the regulations within the Comprehensive Plan, Zoning Ordinance and Subdivision Ordinance are being followed. Generally, if the application meets these requirements, it must be approved.

REVIEW AND ANALYSIS

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

Finding: The Drive-Through will not change any traffic patterns exterior to the site. Screening will be provided to minimize impacts to traffic on adjacent public rights of way.

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

Finding: The use and location are consistent with the Comprehensive Plan policies. The coffee shop's drive-through conforms with the zoning code, and the applicant is requesting a minor amendment to the Prestwick Place PUD to allow for a reduction in vehicle stacking in the bank's drive through from 6 cars per lane to 4 cars per lane.

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

Finding: The area is guided for Community Commercial uses. The site itself is surrounded by land that is designated for commercial uses. The proposed development is consistent with planned uses.

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

Finding: The site will continue to be served by the existing services, including storm water management. The project will not require any public services or utilities beyond those being installed as part of the over development in this area of Rosemount.

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

Finding: The proposed development 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.

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

Finding: The City's engineering staff has reviewed the site plan and indicates that the site will not create traffic congestion or interfere with traffic on surrounding public streets. The streets in this part of the City were designed in anticipation of commercial development, such as that proposed by the applicant. The two uses will not conflict as the coffee shop will see greater use in the morning, while the bank's busier times are later in the day and into the afternoon.

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

Finding: The site features no natural, scenic, or historic features of major importance that will be impacted by the proposed development.

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

Finding: According to Section 11-4-14: D, drive-through facilities must meet the following conditions:

1. ***The site and building(s) shall be designed to limit the effects of the drive-through on adjacent properties and public rights of way. No use with a drive-through window shall be located abutting any residential use or district.*** Finding: The drive-through lanes move traffic west and south. The parcel immediately north of the site that is closest to the coffee shop's window contains a stormwater basin. No residential parcels abut the subject property. Landscaping will screen the drive through facilities from public rights of way.
2. ***Drive-through facilities shall have a minimum six (6) stacking spaces per drive-through window. Fast food uses operating more than one window per individual drive aisle shall meet the stacking requirements for a single drive-through facility. Each space shall be a minimum of nine feet (9') wide by eighteen feet (18') long.*** Finding: The plans provided by the applicant indicate at least 10 stacking spaces total accommodated by the coffee shop drive-through. The bank's drive through accommodates a total of 8 cars in two stacking lanes. This is a shortfall from the code that will be considered by the City Council. The stacking spaces are 20' long and 9' wide, which exceeds the dimensional requirements of the City Code.
3. ***The principal building shall be the primary source for screening the drive-through facility and stacking and exiting areas from adjacent properties and/or rights of way. Landscaping and berming shall be a secondary source for screening drive-throughs, stacking or exiting areas. Should landscaping and berming be found ineffective by the city, the city may approve screening walls and/or decorative fencing as an alternative. Screening walls shall be constructed of the same materials as the principal building and shall not extend more than twenty five feet (25') without a change in architecture to reduce their mass and appearance. Stacking areas shall have a minimum ninety percent (90%) opacity screen to a height of six feet (6') while exiting areas shall have a minimum fifty percent (50%) opacity screen to a height of at least four feet (4').*** Finding: The building itself screens the drive-through windows from the County Road 42 public right of way. Additional screening is provided by landscaping along the south and west property lines.
4. ***Stacking lanes, order board intercom, and service window shall be designed and located to minimize noises, emissions, and headlight glare upon adjacent properties and public rights of way.*** Finding: The stacking lanes, order board intercom, and drive-through windows are configured to limit their impact on adjacent properties and public rights-of-way.
5. ***Stacking lanes shall not interfere with circulation through any required parking, loading, maneuvering or pedestrian area.*** Finding: The stacking lanes of the drive through are located along the western and northern sides of the building. Parking for the site is located south and east of the building, and therefore there is no interference between drive through stacking and the parking area. The pedestrian access provided will also not be impacted by the stacking lanes.
6. ***No public address system shall be audible from a noncommercial or nonindustrial use or district.*** Finding: Staff has prepared a condition stating that public address or ordering speakers shall not be audible from the property lines.
7. ***In addition to the freestanding sign allowed by the sign ordinance, fast food uses may display menu signs related to drive-through facilities, provided that:***
 - a. ***Not more than one menu sign per defined drive-through aisle is allowed.***
 - b. ***Individual menu signs shall be single sided with an area not to exceed thirty-two (32) square***

feet including both menu information and sign cabinet.

c. The height of the menu sign(s) shall not exceed eight feet (8') including its base or pole measured from grade to the top of the structure.

d. The menu sign(s) shall not encroach into any parking setback and shall be located directly adjacent to the drive-through aisle and oriented in such a manner that the sign provides information to the drive-through patrons only and does not provide supplemental advertising to pass-by traffic and does not impair visibility or obstruct circulation.

Finding: The actual design of the menu boards has not been provided. Staff has prepared a condition that requires conformance with the above menu board standards.

RECOMMENDATION

Staff is recommending approval of the Final Site and Building Plan and the Conditional Use Permit for drive-through facilities, subject to conditions. Of particular note is that a plat that is consistent with the site plan must be approved prior to the issuance of a building permit, and that a minor amendment to the Prestwick Place PUD related to the number of stacking spaces provided in the bank's drive through must be approved by Council. This recommendation is based on information provided by the applicant and reviewed in this report.



SITE PLAN WRITTEN STATEMENT

FIRST STATE BANK OF ROSEMOUNT – ROSEMOUNT, MN (NEW CONSTRUCTION)

Southwest corner of Abbeyfield Avenue and Hwy 42 (145th) – PID 345862300010

The purpose of this memo is to communicate the design intent for the First State Bank of Rosemount project and to describe the intended building location on the site. First State Bank of Rosemount has been looking to construct a new one-story building and create a second branch in the City of Rosemount. The proposed building includes a coffee shop tenant which seeks to increase traffic and attraction to the site. This project involves developing the existing site, creating a parcel to the east for a potential business to buy and develop, and providing an access road to the other parcels. The design will be built to comply with city ordinances and current building and energy codes. The contractor selected is Hoeft Builders Inc.

Please refer to attachments for plans and imagery which helps visualize the design intent:

2024 02 27_FIRST STATE BANK OF ROSEMOUNT_ CITY SUBMITTAL DRAWING SET.pdf

Site Plan

The location of the site is First State Bank of Rosemount's preferred positioning for visibility and access. Site ingress/egress will utilize one new curb cut off Abbeyfield Avenue and one new curb cut off the private road to the north, between our property and the new apartment complex.

- See attached site plan A1.1 which depicts a feasible site plan option.
- Important considerations:
 - A drive through lane for bank customers is planned, providing (2) drive lanes and (1) bypass lane.
 - A drive through lane for the coffee shop is planned, providing (1) drive lane.
 - Stacking at drive-up lane for coffee shop is 10 cars.
 - Stacking at drive up lane for bank customers is 4 cars.
 - The total required number of parking stalls for this site is 20 (15 for Bank; 5 for the coffee shop).
 - The number of parking stalls provided for the bank and coffee shop is 33 (31 standard and 2 ADA).
 - There is an outdoor 2024 patio seating area for 10 people.
- Signage: Preliminary proposed site signage locations and elevations are in the attached drawing set. Final signage will be submitted by a signage vendor for review in compliance with the City's signage code. The submission will include the bank and tenants' final signage design, heights and materials. The following represents an intent of the signage that is illustrated on the site plan.
 - One (1) Pylon sign will be located on the southwest corner of the site near the corner of Abbeyfield Ave and Highway 42.
 - Multiple site directional signage will be located around the site to help navigate the flow of circulation.
 - Three (3) wall mounted signs located on the south façade, one (1) wall mounted sign located on the east façade, and possibly one (1) wall mounted sign located on the west façade, above the drive up.

Building Design

- The proposed 5,900 square foot building is depicted on drawings A2.1 and A1.1.
- Items of note:
 - The Drive Through Canopy height to bottom of soffit is currently at 12'-0".
 - Building heights are annotated on A3.1.
 - The maximum height is projected to be 32'-4" above first floor elevation as part of the roof peak.
 - Building Materials are depicted on A3.1, which consist of
 - EIFS or Fiber Cement Siding Panels (greige)
 - Stone Veneer (range of natural stone colors)
 - Storefront glazing systems (black aluminum finish) with translucent glass
 - Standing seam metal roofing (black/charcoal finish)
 - Alternate roofing finish pending bid review to be dark asphalt shingles.
 - Precast cast stone sills.
 - ACM panels w/woodgrain finish
 - Building construction type will be V-B and will include a combination of wood and steel structural elements. Intent is to have a basement that is no larger than 1,500 square feet, mainly for storage and mechanical needs for the bank and coffee tenant.

GENERAL NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AND PER THE GEOTECHNICAL REPORT UNLESS DIRECTED OTHERWISE.
- ALL CONSTRUCTION SHALL COMPLY WITH THE 2022 EDITION OF MNDOT SPECIFICATIONS, UNLESS DIRECTED OTHERWISE.
- THE CONTRACTOR IS REQUIRED TO ADHERE TO THE SPECIFICATIONS AND REGULATIONS SET FORTH BY THE CITY/UTILITY PROVIDER, CEAM, AND MINNESOTA PLUMBING CODE (MINNESOTA RULES CHAPTER 4714) CONCERNING THE MATERIALS, INSTALLATION, AND TESTING OF WATER AND SANITARY UTILITIES. VERIFY RECEIPT OF ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
- EXISTING TOPOGRAPHIC AND UTILITY INFORMATION PREPARED BY ANDERSON ENGINEERING. BE ADVISED THAT THE LOCATION AND TYPE OF EXISTING UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY. THE INFORMATION IS NOT WARRANTED TO BE ACCURATE OR COMPLETE. THE CONTRACTOR, IN COOPERATION WITH THE APPROPRIATE UTILITY COMPANY OR MUNICIPALITY, IS RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND DEPTH OF ALL UNDERGROUND UTILITIES.
- ALL HANDICAPPED STALLS AND ACCESS RAMPS SHALL COMPLY WITH CURRENT ADA STANDARDS. SEE ARCHITECTURAL PLANS FOR EXACT LOCATION OF BUILDING ENTRANCES.
- WATER LINES ARE REQUIRED TO BE INSTALLED AT 7.5 FEET MINIMUM DEPTH AND PROVIDE MINIMUM 10' HORIZONTAL AND 18" VERTICAL SEPARATION OF ALL WATERMAIN CROSSINGS FROM STORM OR SANITARY SEWER. WATERMAIN TO BE INSULATED STATE SPECIFICATIONS, WHERE COVER DEPTHS CANNOT BE ACHIEVED. CONTRACTOR SHALL CONTACT THE ENGINEER IF THERE ARE AREAS WHERE MINIMUM COVER DEPTH CANNOT BE MET.
- WATER SERVICE MATERIALS SHALL BE AWWA C900. CONTRACTOR SHALL VERIFY SERVICE SIZE AND MATERIALS PRIOR TO CONSTRUCTION.
- SANITARY SEWER PIPE MATERIALS SHALL BE PVC SDR 26. PIPE SHALL BE INSULATED PER STATE STANDARDS WHERE 7.5 FOOT COVER DEPTHS ARE NOT ACHIEVED.
- ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE WATER TIGHT. APPROVED RESILIENT RUBBER JOINTS MUST BE USED MEETING ASTM F2510 TO MAKE WATER TIGHT CONNECTIONS TO MANHOLES AND CATCH BASINS. DO NOT GROUT OVER FLEXIBLE CONNECTIONS TO MANHOLES.
- HDPE STORM SEWERS MUST MEET ASTM F714. WATER TIGHT JOINTS MUST BE USED AT ALL CONNECTIONS, INCLUDING STRUCTURES. THE INSTALLATION MUST COMPLY WITH ASTM D2321.
- STORM SEWER TO BE ADS N-12 DUAL WALL PIPE OR APPROVED EQUAL.

CALL 48 HOURS BEFORE DIGGING:
GOPHER STATE ONE CALL

TWIN CITY AREA (651)454-0002
MINNESOTA TOLL FREE 1-800-252-1166

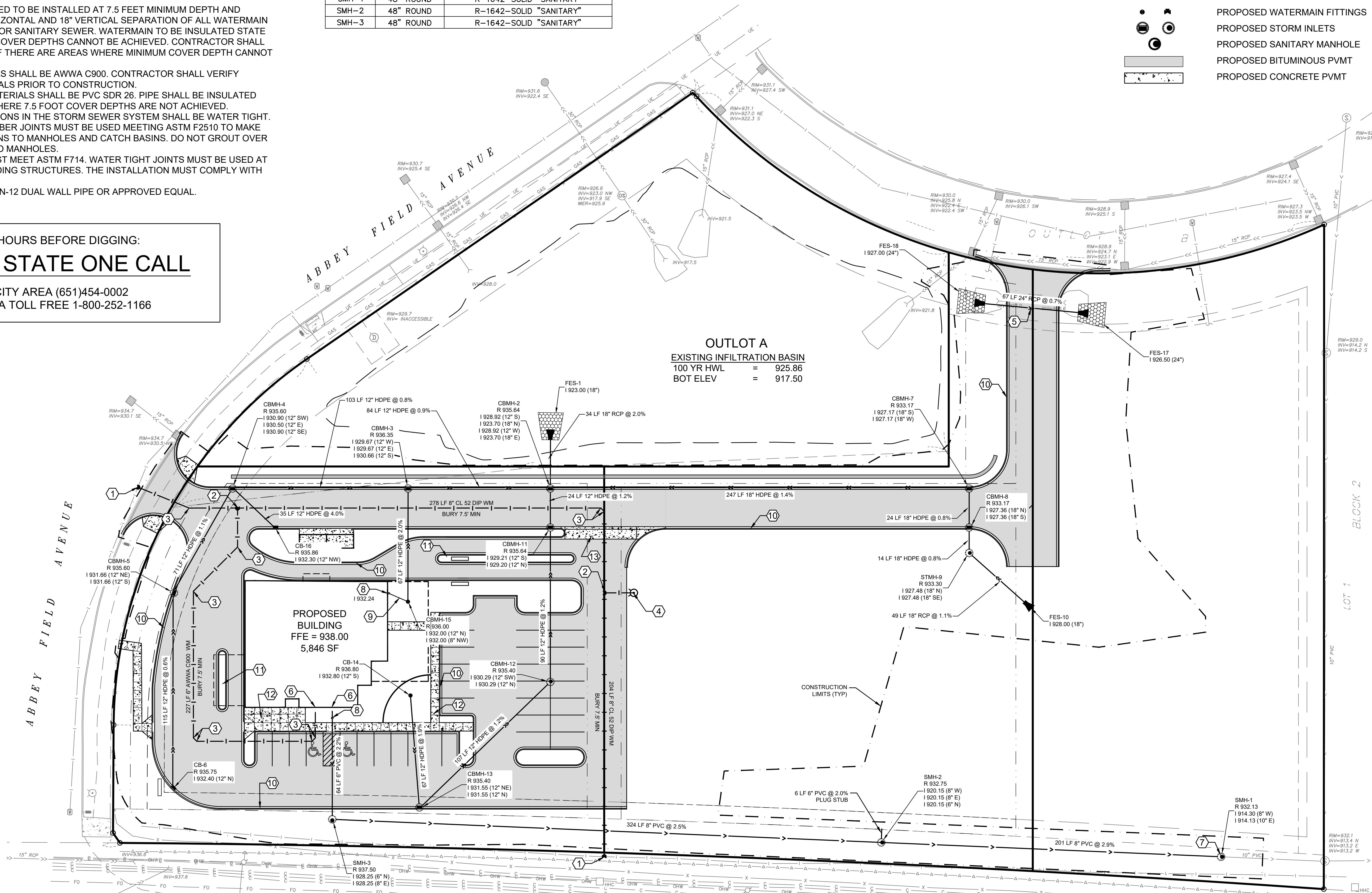
STRUCTURE SCHEDULE		
STRUCTURE NO.	SIZE	CASTING & NOTES (NEEHAN)
FES-1	24" FLARE	N/A
CBMH-2	60" ROUND	R-3067-V
CBMH-3	48" ROUND	R-3067-V
CBMH-4	48" ROUND	R-3067-V
CBMH-5	48" ROUND	R-3067-V
CB-6	2' X 3' RECT	R-3067-V
CBMH-7	48" ROUND	R-3067-V
CBMH-8	48" ROUND	R-3067-V
STM-9	48" ROUND	R-1642-SOLID "STORM"
FES-10	12" FLARE	N/A
CBMH-11	48" ROUND	R-3067-V
CBMH-12	48" ROUND	R-4342 STOOL TYPE
CBMH-13	48" ROUND	R-3067-V
CB-14	30" ROUND	R-4342 STOOL TYPE
CB-15	30" ROUND	R-4342 STOOL TYPE
CB-16	2' X 3' RECT	R-3067-V
SMH-1	48" ROUND	R-1642-SOLID "SANITARY"
SMH-2	48" ROUND	R-1642-SOLID "SANITARY"
SMH-3	48" ROUND	R-1642-SOLID "SANITARY"

KEY NOTES

- CONNECT TO EXISTING 12" WATER MAIN VIA WET TAP. INSTALL 12" X 8" TEE WITH 8" GV.
- INSTALL 8" X 6" WATER TEE AS SHOWN.
- INSTALL 45° BEND AS SHOWN.
- INSTALL FIRE HYDRANT AS SHOWN WITH 6" GV.
- REMOVE EXISTING 24" CULVERT. REPLACE AT NEW LOCATION WITH 24" RCP CL III.
- SANITARY/ WATER MAIN BUILDING LOCATION. SEE MECHANICAL PLANS FOR DETAILS.
- CONSTRUCT MANHOLE OVER EXISTING 10" SANITARY STUB @ ELEVATION 914.13.
- PVC CLEANOUT. SEE DETAIL 9/C11.
- STORMDRAIN FROM ROOF. 12 LF 8" HDPE @ 2.0%.
- PROPOSED MNDOT 2531 CONCRETE CURB.
- RAISED CONCRETE ISLAND. SEE ARCHITECTURAL PLAN FOR MORE INFORMATION.
- CONCRETE SIDEWALK. TIP AWAY FROM BUILDING @ 2.0% UNLESS OTHERWISE NOTED ON GRADING SHEET C3.
- PROPOSED CONCRETE VALLEY GUTTER.

LEGEND

---	PROPERTY LIMITS
- - - -	CONSTRUCTION LIMITS
---	EXISTING WATERMAIN
- - - -	EXISTING STORM SEWER
---	PROPOSED WATERMAIN
---	PROPOSED SANITARY SEWER
---	PROPOSED STORM SEWER
---	PROPOSED UNDER DRAIN
---	PROPOSED WATERMAIN FITTINGS
---	PROPOSED STORM INLETS
---	PROPOSED SANITARY MANHOLE
---	PROPOSED BITUMINOUS PVMT
---	PROPOSED CONCRETE PVMT



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Tel: 952.278.8880

PROJECT

**FIRST STATE BANK
OF ROSEMOUNT**

NEW BUILDING

ROSEMOUNT, MN 55068

ISSUED SET FEB.27.2024

REVISIONS

DATE NO.

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

NOT FOR CONSTRUCTION

BRIAN J. FIELD, P.E.

57224

REG. NO.

02/27/2024

DATE



13605 1st Avenue N., #100

Plymouth, MN 55441 | ae-mn.com

P 763.412.4000 | F 763.412.4090

Anderson Engineering of Minnesota, LLC

UTILITY &
PAVING PLAN

DRAWN BY: DV

CHECKED BY: BF

C5

231139 - AE PROJ# 17811

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SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	REMARKS
--------	------	-----	-------------------------	------	-----	---------

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>COMMON / BOTANICAL NAME</u>	<u>CONT</u>	<u>SIZE</u>	<u>REMARKS</u>
<u>SHRUBS</u>						
	CK	36	KARL FOERSTER FEATHER REED GRASS CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	3 GAL.		
	Hb	11	BOBO® PANICLE HYDRANGEA HYDRANGEA PANICULATA 'ILVOBO'	5 GAL.		
	RG	19	GRO-LOW FRAGRANT SUMAC RHUS AROMATICA 'GRO-LOW'	5 GAL.		
	RH	36	HOPE FOR HUMANITY SHRUB ROSE ROSA X 'HOPE FOR HUMANITY'	2 GAL.		

REQUIREMENTS	CALCULATION	REQUIRED	PROVIDED
--------------	-------------	----------	----------

NOT LESS THAN (1) TREE SHALL BE PROVIDED FOR EACH 3,000 SQUARE FEET OF LAND AREA OF PROJECT SITE.
REQUIRED TREES SHALL BE PLANTED AT THE BOULEVARD AT 50 FOOT MINIMUM INTERVALS, WITH THE REMAINING
REQUIRED TREES TO BE PLANTED ONSITE.

PARKING LOT LANDSCAPING SHALL BE IN ADDITION TO THE MINIMUM NUMBER OF TREES AND FOUNDATION

AT LEAST 75% OF THE TOTAL REQUIRED TREES SHALL BE DECIDUOUS. BOULEVARD TREES SHALL BE SHADE OR FLOWERING TREES.

_____ PROPERTY LIMITS

NOTES

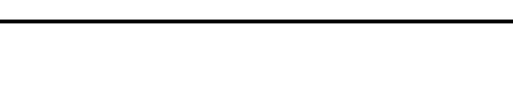
1. PER CITY OF ROSEMOUNT CODE, IRRIGATION IS NOT REQUIRED.

- ## KEY NOTES

1 ROCK MULCH

DATE	N0.
------	-----

45613 02/27/2024
REG. NO. DATE



DRAWN BY: JS CHECKED BY: C

1

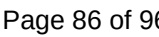
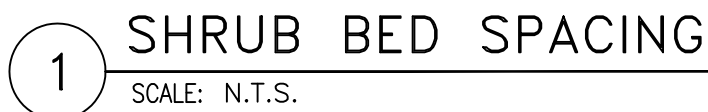
Page 8



- ## PLANTING, SODDING AND TOPSOIL NOTES

PLANT ESTABLISHMENT PERIOD

- (4)



FINAL DECISION ON FACADE DESIGNS HAVE NOT BEEN MADE.
IF REQUIRED, WE WILL REDUCE OUR EIFS OR ELIMINATE,
PENDING OWNER APPROVAL OF ANOTHER MATERIAL

EIFS TOTAL WHEN COMBINED
475 SF / 5331 SF = 8.9% EIFS

ELEVATION KEY	
COLORS REPRESENT DESIGN INTENT FINISHES.	
(A)	STOREFRONT COLOR: BLACK
(B)	FASCIA COLOR: BLACK
(C)	PRECAST CONCRETE SILLS COLOR: GRAY
(D)	STONE VENEER MANUFACTURER: TBD COLOR: NATURAL MIX
(E)	METAL/COMPOSITE HORIZONTAL PANELS COLOR: NATURAL WOODGRAIN
(F)	ALUMINUM DOOR/FRAME COLOR: BLACK
(G)	EIFS OR FIBER CEMENT PANELS COLOR: GREIGE (TBD)
(H)	BANK DRIVE UP CANOPY
(J)	BUILDING SIGNAGE
(K)	WALL SCONCES
(L)	STANDING SEAM METAL ROOFING COLOR: BLACK/CHARCOAL
(M)	ATM / NIGHT DEPOSIT
(N)	COFFEE DRIVE UP CANOPY
(P)	PREFINISHED METAL TRIM COLOR: MATCH STONE
(Q)	BOLLARDS COLOR: TBD
(R)	DRIVE UP WINDOW COLOR: BLACK



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PROJECT

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OF ROSEMOUNT

NEW BUILDING

ROSEMOUNT, MN

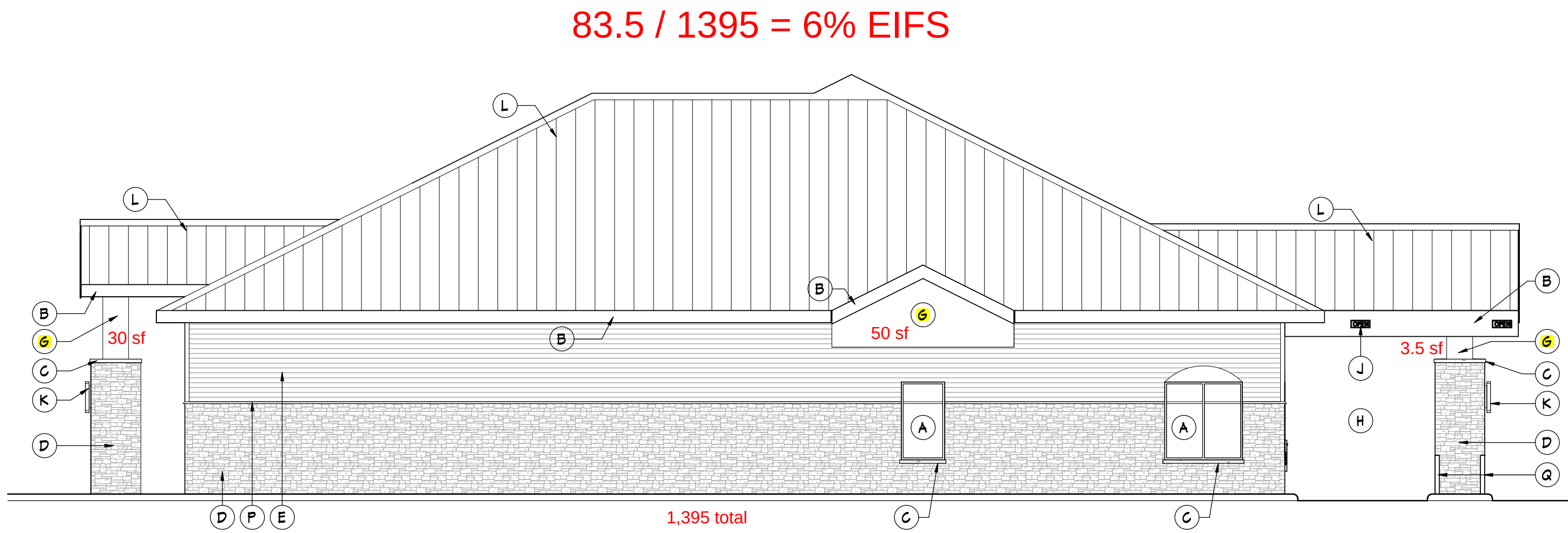
CITY SUBMITTAL 02/27/2024

REVISIONS

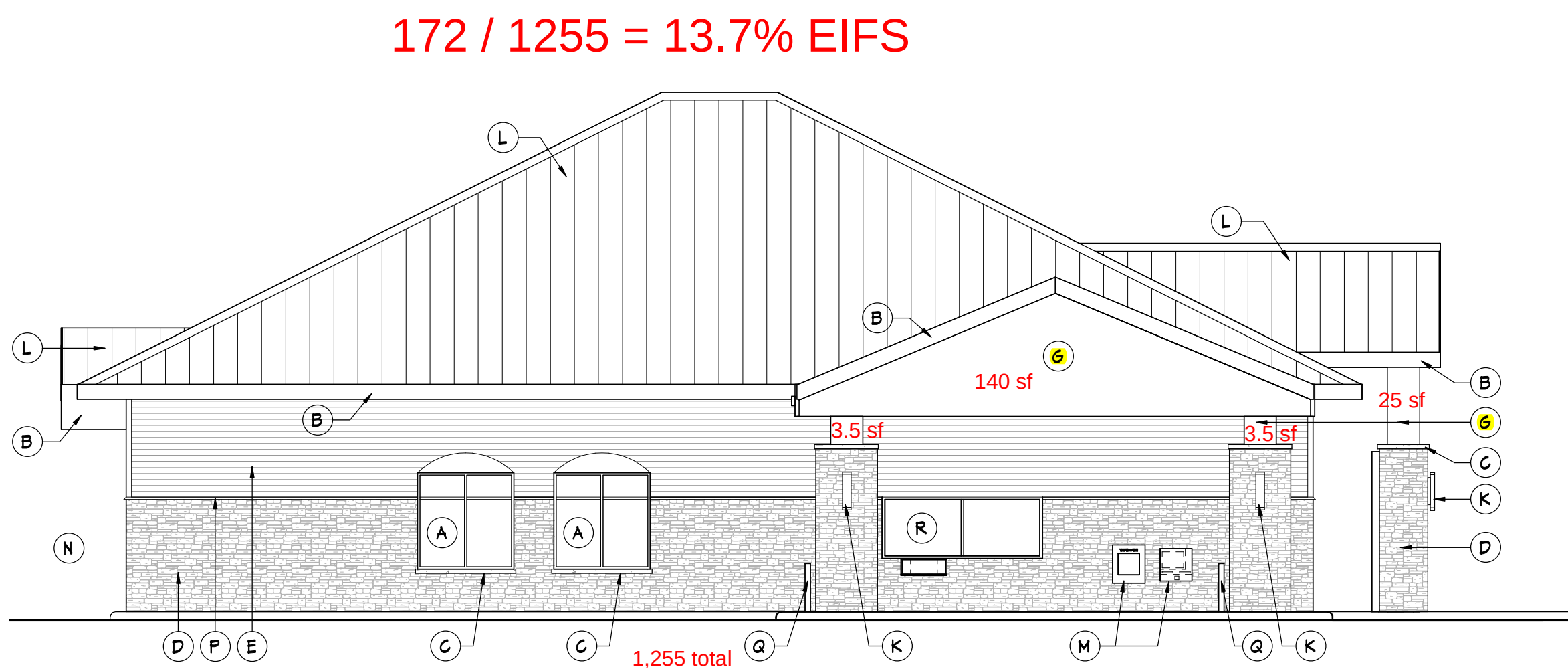
DATE NO

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

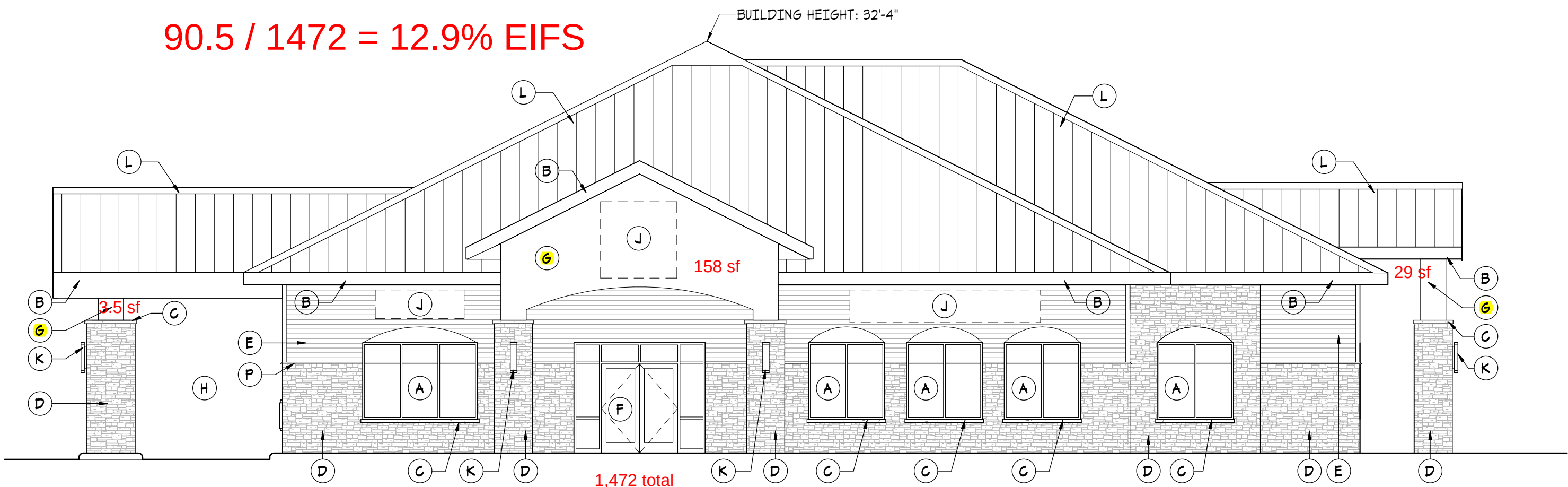
SEAN C. RABOIN
47337 02/27/2024
Reg No. Date



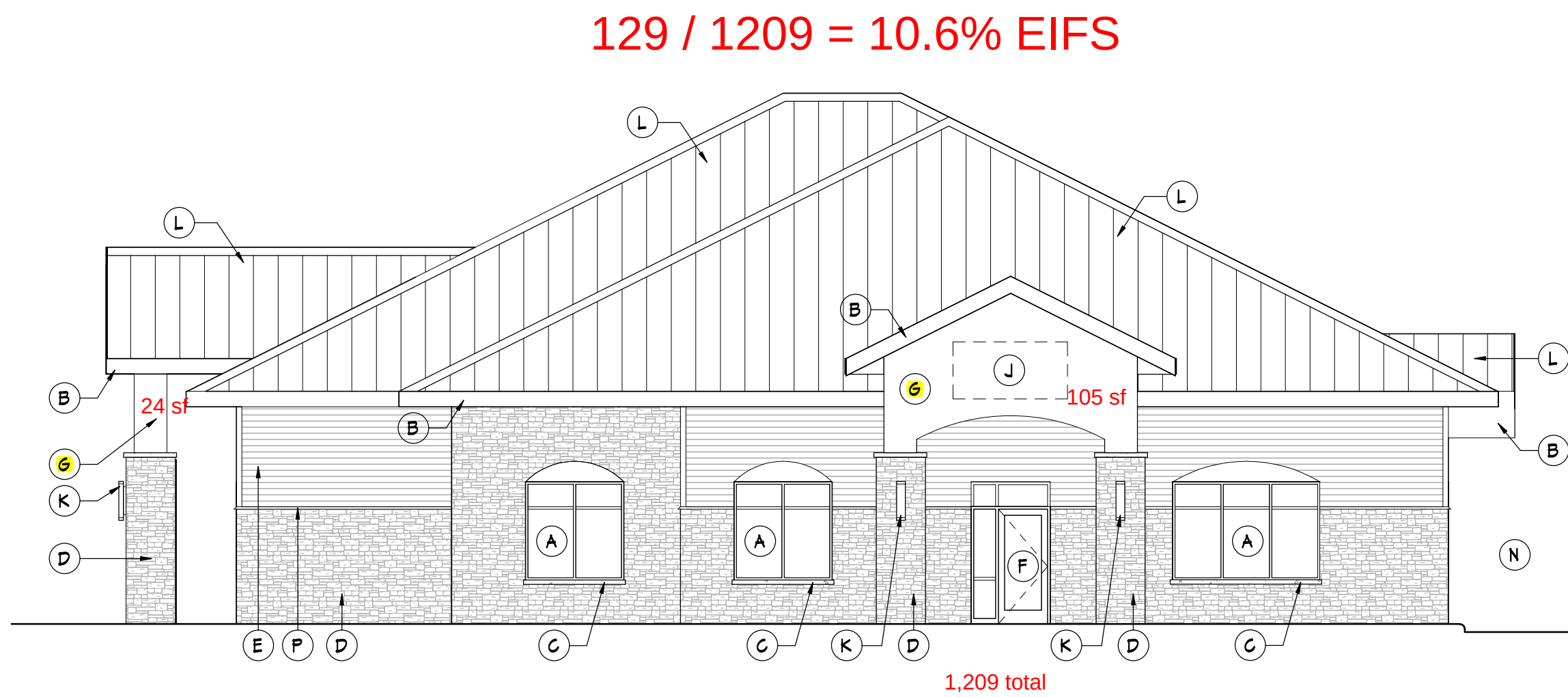
2 NORTH ELEVATION (COFFEE DRIVE UP)
A3.1 1/8" = 1'-0"



3 WEST ELEVATION (BANK DRIVE UP)
A3.1 1/8" = 1'-0"



4 SOUTH ELEVATION (MAIN ENTRANCE)
A3.1 1/8" = 1'-0"



1 EAST ELEVATION (EMPLOYEE ENTRANCE)
A3.1 1/8" = 1'-0"

EXTERIOR ELEVATIONS

Drawn By: SRC Checked By: SCR

A3.1

231139
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DRAWING NUMBER	DRAWING TITLE
EO.1	SITE PLAN - PHOTOMETRICS
EO.2	LIGHT FIXTURE DESCRIPTIONS
EO.3	LIGHT FIXTURE DESCRIPTIONS

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min Max/Min
Prop line calcs 1	illumiance	Fc	0.91	1.8	0.3	3.03 6.00
Prop line calcs 1	illumiance	Fc	0.43	0.5	0.4	1.08 1.25
Prop line calcs 4	illumiance	Fc	0.37	0.5	0.2	1.85 2.50
Prop line calcs 5	illumiance	Fc	0.52	1.1	0.2	2.60 5.50
Prop line calcs 6	illumiance	Fc	0.64	1.0	0.3	2.13 3.33
site Workplane	illumiance	Fc	2.25	24.2	0.2	11.25 121.00

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**FIRST STATE BANK
OF ROSEMOUNT**

ISSUED SET: *SITE PHOTOMETRICS* 02-26-2024

REVISIONS

DATE NO.

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



Matthew W. Fults

Matthew W. Fritts

40887	02/26/2024
REG. NO.	DATE

emanuelson-podas
consulting engineers

7705 Bush Lake Road
Edina, MN 55439
ph: 952-930-0050
www.epinc.com

DRAWN BY: JTK

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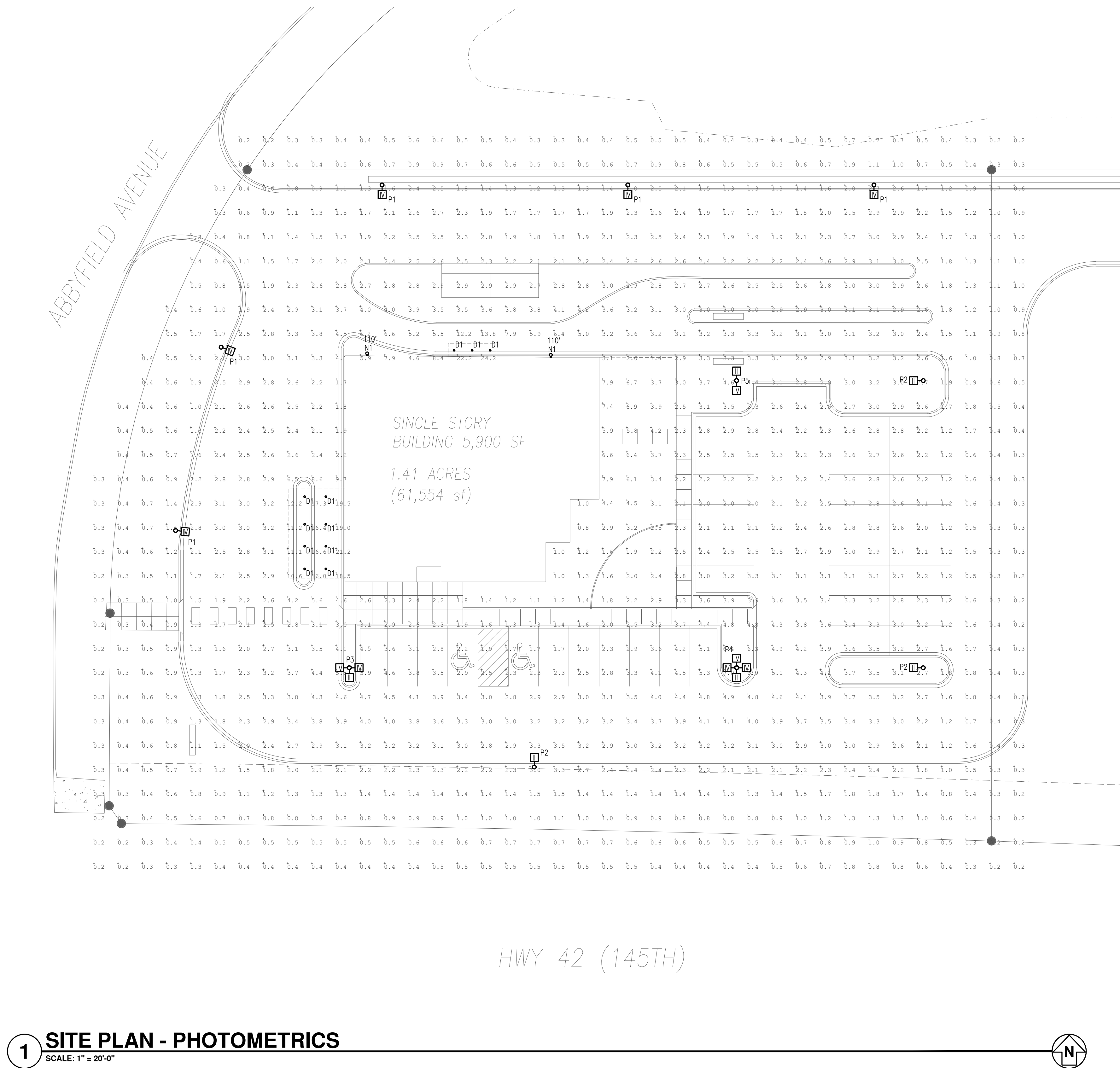


Diagram illustrating the cross-section of a 20' light pole base. The base is a concrete structure with a 24" diameter at the bottom. The total height of the base is 60". The base is reinforced with 3-#3 rebar, 2" on centers, and 4-#4 rebars. The base is covered with a 2" min. cover. The base is also equipped with a hand hole and an electrical conduit. The base is labeled with dimensions: 2" (width of the top section), 24" (diameter of the bottom section), 60" (total height), and 2" (width of the top section). The base is also labeled with components: 20' LIGHT POLE, HAND HOLE, BASE COVER, 3-#3 REBAR, 2" ON CENTERS, ELECTRICAL CONDUIT, #3 WRAP-AROUND TIES, 12" ON CENTERS, 4-#4 REBARS, and 2" MIN. COVER.

2 LIGHT FIXTURE POLE BASE DETAIL



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PROJECT

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NEW BUILDING

ROSEMOUNT, MN

CITY SUBMITTAL 02/27/2024

REVISIONS

DATE NO

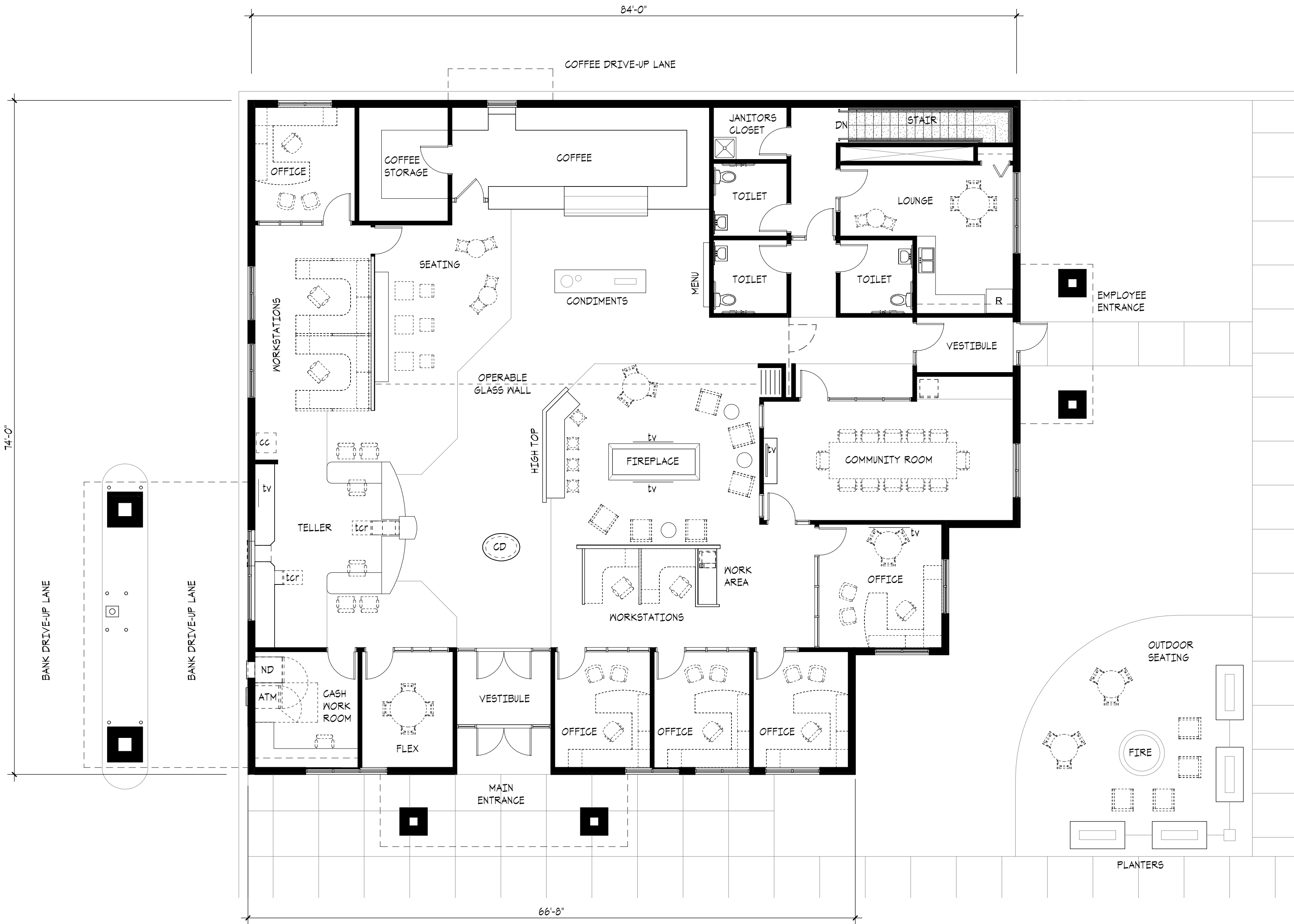
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota

SEAN C. RABOIN
47337 02/27/2024
Reg No. Date

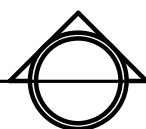
PROPOSED MAIN
LEVEL FLOOR PLAN

Drawn By: SRC Checked By: SCR

A2.1



1 MAIN LEVEL FLOOR PLAN
A2.1 1/8" = 1'-0"



Memorandum

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

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

Date: March 14, 2024

Re: First State Bank of Rosemount
Engineering Review
WSB Project No. 024934-000

We reviewed the documents provided by HTG Architects on February 27, 2024. Documents reviewed include:

- First State Bank of Rosemount – City Submittal Drawing Set, dated 2/27/24

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.

Engineering Review:

1. General
 - a. The project consists of the construction of an approximately 6,000 sf bank building on a 1.43-acre site as part of platting a commercial area. There is a second 1.49-acre lot that is being platted along with an outlot that is being used for stormwater management. The total platted area is 4.28 acres.
 - b. The site is located north of CSAH 42/145th Street and east of Abbeyfield Avenue.
2. Existing Conditions/Site Demolition Plan
 - a. Provide a demolition plan as part of your existing conditions plan.
 - i. Show the removals of the streets, curbs, and trails, as part of the utility and street connections
3. Site Plan
 - a. Provide a site plan with dimensioning and site information as well as the paving information from the Utility & Paving Plan
 - b. Stormwater management within the existing infiltration basin onsite was sized for 70% impervious on the southern lot but the site plan currently calls out 76% impervious planned. It should be confirmed that the existing basin can handle the additional impervious.
4. Grading and Drainage Plan
 - a. Provide EOFs of all low points in the paved and greenspace areas

- b. 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
- c. Confirm access culvert will drain toward the east. Appears the downstream invert is lower than existing contours east of crossing.
- d. It should be confirmed if the storm sewer shown south of the roadway (FES-10) is proposed as temporary storm sewer prior to when the roadway is extended.
 - i. It should be confirmed that all storm sewer downstream of this area is being sized for future impervious and any future connections planned for adjacent lots since Lot 2 and the lot to the east were both shown to drain to the existing infiltration basin in the overall stormwater management plan for the area.

5. Utility Plans

- a. Fire official to review fire coverage and emergency access
- b. Provide the material grade proposed for all pipe segments
- c. Extend proposed curb past hydrant for protection from vehicles
- d. Show minimum 7.5' of cover over watermain
- e. Use RCP pipe for storm sewer under the roadway
- f. Provide sump in last structure before discharging to the basin
- g. Provide top and bottom of pipe elevations at utility crossings
 - i. Maintain minimum 18" separation between water and sewer
 - ii. Insulate if separation between storm sewer and water is less than 36"
- h. (1A) Proposed 8" connection to existing 8" DIP watermain
 - i. Verify with City Public Works preference to wet tap or tee installation
- i. (1A) Proposed 8" connection to existing 16" DIP watermain
 - i. Verify with City Public Works preference to wet tap or tee installation
 - ii. Work in County right of way must be approved and permitted
 - 1. Provide documentation to City
- j. Verify with City Public Works the proposed transition from 10" to 8" sanitary sewer
 - i. Verify whether an additional stub to the eastern most lot is needed
 - ii. Verify whether the 10" diameter and lower depth will need to be extended to Abbeyfield Avenue
- k. There appears to be minimal cover (~18") over the replaced storm sewer culvert at the north end of the northern entrance road
- l. Label the pipe diameters with the pipe inverts in the utility profiles
- m. Provide rational method storm sewer sizing calculations and a catch basin drainage area map in future submittals to confirm storm sewer is sized for a 10-year storm event.
- n. Sheet piling will be required at FES 17 per City Standard Plate SD-8.
- o. Confirm keynote called out in the northeast corner of the proposed building. The keynote currently included references sanitary sewer but it is assumed this linework is for the roof drain connection.

6. Erosion and Sediment Control Plans
 - a. If construction access will be allowed off of Abbey Field Avenue an additional construction entrance should be shown at the site access in that location.
7. Details & Specifications
 - a. No comments.
8. Landscape Plan
 - a. No comments.

Planning Commission Regular Meeting: March 18, 2024

Tentative City Council Meeting: May 7, 2024

AGENDA ITEM: Zoning Code Update - Title 11 Zoning Regulations of the Rosemount City Code	AGENDA SECTION: PUBLIC HEARINGS
PREPARED BY: Adam Kienberger, Community Development Director	AGENDA NO. 6.d.
ATTACHMENTS: PC PH Meeting 3-18-2024	APPROVED BY: AK
RECOMMENDED ACTION: Hold a public hearing and make a motion to recommend City Council adopt the proposed updates to the City's Zoning Code and Subdivision Ordinance.	

BACKGROUND

Community Development staff along with the consultant team from HKGi will present a summary of recommended changes to the zoning code in alignment with the work completed over the past year and half. Please see the attached memo from HKGi outlining the project scope.

The updated code is intended to bring the code into alignment with the 2040 Comprehensive Plan updates and make the code more modern, consistent, and user-friendly. Staff has created a webpage for this code update and encourages the Planning Commission and public to view the documents there: <https://www.rosemountmn.gov/899/2024-Zoning-Code-Update>.

Additional educational materials and newsletter items will be distributed prior to City Council taking action on the zoning code update.

RECOMMENDATION

Hold a public hearing, discuss the proposed changes to the city's Zoning and Subdivision codes and recommend City Council adopt the amended code at one of their meetings in May. Based on the comments and discussion provided at the March 18th meeting, staff may recommend an additional public hearing be held by the City Council.

Planning Commission Meeting Memo

To: Rosemount City Council and Planning Commission
From: Jeff Miller and Beth Richmond, HKGi
Date: March 18, 2024
Subject: Zoning & Subdivision Code Update Public Hearing

Overview

At the March 18th Planning Commission meeting, planning consultants (HKGi) and city staff will present an overview of the proposed amended Zoning & Subdivision Code. As required by State law and the City's Zoning Code for any code amendments, a public hearing will also be held by the Planning Commission at the March 18th meeting. Following the public hearing and the Planning Commission's discussion of the amended code, the Planning Commission will consider recommendation of the amended code to the City Council for adoption. The proposed updated code is available for public review on the City's website.

As a result of the consolidation of the zoning districts from 21 today to 13 proposed districts, proposed amendments to the zoning map will be reviewed and considered at a future Planning Commission meeting. A separate public hearing will be held for the proposed amendments to the zoning map. Zoning and Subdivision Code updates are expected to be considered by the City Council in May.

Purpose of the Zoning & Subdivision Code Update

The Zoning & Subdivision Code Update project is required to ensure consistency between the zoning/subdivision codes and the 2040 Comprehensive Plan. The City Council adopted the 2040 Comprehensive Plan Update in March 2020. This project is not making any changes to the 2040 Comprehensive Plan and the 2040 Future Land Use Map remains in place. The intent of this update is to address the aspects of the zoning/subdivision codes that are in conflict with the 2040 Comprehensive Plan or have not been updated to address the City's current development market trends/changes. The project's intent is also to create zoning and subdivision regulations that are modern, consistent, and user-friendly. While both the zoning and subdivision codes are part of this project, there are not major updates to the subdivision code since it was recently updated in 2020.

Updated Structure of the Zoning Code (Title 11)

The Zoning Code has been reorganized from 13 chapters today to 10 chapters:

- Chapter 1 Purpose and Interpretation
- Chapter 2 General Provisions
- Chapter 3 Residential Districts

Chapter 4	Non-Residential Districts
Chapter 5	Special/Overlay Districts (shoreland, wetland, MRCCA, floodplain, planned unit development).
Chapter 6	Use Specific Standards
Chapter 7	Development Standards (e.g., parking, landscaping, tree preservation, lighting, fencing, architectural design)
Chapter 8	Signage
Chapter 9	Development Procedures (e.g., conditional use, variance, planned unit development)
Chapter 10	Definitions

Updated Structure of the Zoning Code (Title 11)

The Subdivision Code has been reorganized from 5 chapters today to 3 chapters:

Chapter 1	Introductory Provisions
Chapter 2	Subdivision Design Standards and Improvements
Chapter 3	Subdivision Procedures and Enforcement

Highlights of Code Reorganization and Updates

Code Reorganization

One of the intents of the update project is to improve the code's structure to make it easier for users to navigate and find needed regulations, as well as for staff to administer it. Some key highlights of the code reorganization are:

- Streamlined current zoning districts by reorganizing allowed uses and dimensional standards (lot size, building height, building setbacks, etc.) into tables and relocating other standards to more appropriate sections
- Reduced zoning districts chapter from 96 pages down to 8 tables and 5-6 pages of text
- Reorganized standards by scale: all districts (parking, landscaping, screening, lighting, etc.), individual districts (lot size, building height, setbacks, etc.), specific uses (e.g. drive-thru facility, home occupation, daycare center, car wash)
- Added a new chapter focused on use specific standards so they are easier to find
- Added a new chapter to consolidate all definitions in one place, which are currently located in six different chapters in today's zoning code, and added new definitions
- Addressed the confusing content of Chapter 2 (General Provisions) which is currently a catch-all chapter with 20 sections that are not necessarily related – most of the sections have been relocated to other chapters that make sense

Zoning Districts, Uses, and Standards

- Reduced the number of zoning districts from 21 to 13
- A new mixed use district (MX-2) has been created for the Hwy 42 mixed use nodes
- Updated each district's purpose statement, allowed uses, and standards
- Use definitions updated and expanded, particularly related to housing types

General Development Standards and Procedures

- Parking – updates to the minimum number of parking spaces requirements
- Signs – updates to dynamic sign, temporary sign, and directional sign standards, and to make the sign regulations content neutral
- Landscaping – updates to minimum planting requirements to address current issues with standards being too high
- Development procedures – all development procedures consolidated into one chapter, including site plan/building design, conditional use permit, variance, amendments, planned unit developments, interim use permits, and appeals