



AGENDA

Planning Commission Regular Meeting

Tuesday, May 28, 2024

6:30 PM

City Council Chambers, City Hall

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE

- a. Election of Chair and Vice-Chair

2. ADDITIONS TO AGENDA

3. AUDIENCE INPUT

4. CONSENT AGENDA

- a. Minutes of the April 23, 2024 Regular Meeting

5. OLD BUSINESS

6. PUBLIC HEARINGS

- a. Request by Maplewood Development for rezoning and preliminary and final plat approval for Amber Fields 18th Addition to create 66 single family lots.
- b. Variance request by Kevin Moquin to construct an addition to an existing accessory structure that would exceed the maximum area allowed by the zoning ordinance.
- c. Request by 814 Services, LLC, for a Site Plan Review to develop a childcare center.
- d. 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 178 townhomes on Lot 1 Block 1, Amber Fields 6th Addition.
- e. Zoning Code Update - Zoning Map

7. NEW BUSINESS

8. DISCUSSION

9. ADJOURNMENT

Planning Commission Regular Meeting: May 28, 2024

AGENDA ITEM: Election of Chair and Vice-Chair	AGENDA SECTION: CALL TO ORDER/PLEDGE OF ALLEGIANCE
PREPARED BY: Alysha Grant, Community Development Technician	AGENDA NO. 1.a.
ATTACHMENTS:	APPROVED BY: AK
RECOMMENDED ACTION: Nominate and elect the new Chair and Vice-Chair of the Planning Commission	

BACKGROUND

From April 2023 to May 2024, Melissa Kenninger served as Chair and Michael Reed served as Vice-Chair of the Planning Commission.

RECOMMENDATION

Nominate and elect the Chair and Vice-Chair of the Planning Commission from May 2024 until April 2025.

**ROSEMOUNT PLANNING COMMISSION
REGULAR MEETING PROCEEDINGS
APRIL 23, 2024**

CALL TO ORDER/PLEDGE OF ALLEGIANCE

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

Vice-Chair Reed, acting as Chair, called the meeting to order with Commissioners Whitman, Ellis, Beadner, and Buggi. Chair Kenninger and Commissioner Rivera were absent.

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

- a. Oath of Office / Appointment and Re-appointment of Planning Commissioners
City Clerk Fasbender gave the Oath of Office to appoint Commissioners Beadner, Buggi, and Ellis, and to re-appoint Vice-Chair Reed.

ADDITIONS TO AGENDA

None.

AUDIENCE INPUT

None.

CONSENT AGENDA

Motion by Reed Second by Whitman

Motion to approve the Consent Agenda.

Ayes: 5.

Nays: None. Motion carried.

- a. Minutes of the March 18, Regular Meeting

OLD BUSINESS

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.**

The Public Hearing opened at 6:35 p.m.

Motion by Reed Second by Whitman

Motion to continue the Public Hearing to the next Planning Commission meeting.

Ayes: 5.

Nays: None. Motion Carried.

- b. Requests by First State Bank of Rosemount and Akron 42 LLC for the approval of preliminary and final plats to subdivide land on the north side of CSAH 42 and west of Akron Avenue.

Senior Planner Nemcek presented the request by First State Bank of Rosemount and Akron 42, LLC to subdivide land north of County Road 42 and west of Akron Avenue.

Commissioner Comments

Commissioner Ellis confirmed with Senior Planner Nemcek that the acreage accurately reflects the entire plat area. Commissioners Whitman and Buggi asked about the fee-in-lieu and park dedication fees. Nemcek clarified that the fee-in-lieu would be addressed during the building permit process, prior to the issuance of a certificate of occupancy, involving negotiation between the property buyer and seller. Furthermore, Nemcek explained that park dedication and development fees are collected as part of the county recording or building permit procedures.

The Public Hearing opened at 6:46 p.m.

Motion by Reed Second by Beadner

Motion to close the Public Hearing.

Ayes: 5.

Nays: None. Motion carried.

The Public Hearing closed at 6:47 p.m.

Motion by Reed Second by Ellis

Motion to recommend the City Council approve the preliminary and final plats for Prestwick Place 25th Addition, subject to the following conditions:

1. Approval of a subdivision agreement.
2. Payment of all required development fees, including park dedication fees and trunk area charges.

Ayes: 5.

Nays: None. Motion Carried.

Motion by Reed Second by Buggi

Motion to recommend the City Council approve the preliminary and final plats for First State Bank of Rosemount, subject to the following conditions:

1. The applicant shall update the plat to change the plat name from First State Bank of Rosemount to Prestwick Place 26th Addition.
2. Approval of a subdivision agreement.
3. Payment of all required development fees, including park dedication fees and trunk area charges.

Ayes: 5.

Nays: None. Motion Carried.

- c. Request by Northern States Power (Xcel Energy) for approval of a PUD Final Site and Building Plan to construct an electrical substation.

CD Technician Grant presented the final site and building plan from Xcel Energy to construct an electrical substation within the Project Bigfoot PUD.

Commissioner Comments

Chair Reed asked how the substation's fencing compares to any other substations that are located within Rosemount. Senior Planner Nemcek shared that there is another substation close to Flint Hills Resources, and the fencing of the proposed substation likely has more screening compared to the other substation.

The Public Hearing opened 7:07 p.m.

Kirstin Sersland, Xcel Energy

Jake Andre, Xcel Energy

Marcus Green, ERM

Chair Reed asked about the electromagnetic field (EMF) radiation levels associated with the substation. Sersland clarified that the EMF levels were of greater concern to Project Bigfoot compared to the substation itself, noting that the Minnesota Pollution Control Agency (MPCA) regulates Xcel Energy to monitor EMF levels. Sersland noted the high-security fencing surrounding the substation is designed to enhance privacy and prevent unauthorized access by both animals and humans. Commissioner Beadner requested clarification on the presence of two substations within the Project Bigfoot Planned Unit Development (PUD) adjacent to the proposed substation, as well as whether the substation would serve the City of Rosemount. Sersland elaborated on the interconnection of the proposed substation with the other private substation, and how the connected transmission line links to other substations and feeders, ultimately providing power to Rosemount.

Commissioner Whitman inquired about the potential integration of renewable energy sources associated with the substation. Sersland explained that while the incoming electricity is not renewable, further details regarding renewable energy pertain more to Project Bigfoot. Andre expanded on Xcel Energy's ongoing sustainability and renewable energy initiatives.

Commissioner Buggi inquired about the timeline for transferring the Stormwater Pollution Prevention Plan (SWPPP) from Project Bigfoot to Xcel Energy, and the process involved. Green clarified that the SWPPP will transfer during the grading permit process, dependent on Xcel Energy's determination of Project Bigfoot's satisfactory completion of the SWPPP for the entire site.

Motion by Reed Second by Ellis

Motion to close the Public Hearing.

Ayes: 5.

Nays: None. Motion Carried.

The Public Hearing closed at 7:08 p.m.

Motion by Whitman Second by Beadner

Motion to approve the Final Site and Building Plan to allow Xcel Energy to construct an electrical substation, subject to the following conditions:

1. Conformance with the standards of the Project Bigfoot Planned Unit Development (PUD) agreement.
2. Conformance with all comments contained in the engineer's memo dated November 22, 2023.
3. Applicants shall obtain any required building permits.
4. Compliance with any requirements of the Minnesota Public Utilities Commission (PUC).

Ayes: 5.

Nays: None. Motion Carried.

- d. Request by KJ Walk, Inc for Preliminary and Final Plat approval for Rosewood Commons 3rd Addition.

Planner Hogan presented the request by KJ Walk to plat five buildable commercial lots and one outlot in anticipation of future commercial development within the Rosewood Commons Third Addition.

Commissioner Comments

Chair Reed asked the status of potential medium-density residential development plans located north of the memory-care facility. Planner Hogan stated that the City has not received any updated plans for development of that area. Senior Planner Nemcek deferred to the applicant to provide further details regarding the approved buildable lots within the Planned Unit Development (PUD). Chair Reed and Commissioner Ellis asked about traffic flow and planning for higher traffic as development progresses. Planner Hogan provided insights into how traffic-related concerns will be addressed collaboratively by both the City and the County. Nemcek added that moving forward, there are plans to reconfigure the intersection into a three-quarter intersection rather than a full intersection.

The Public Hearing opened at 7:18 p.m.

Luke Israelson, KJ Walk, Inc. - 14738 Lyndall Ln NE Prior Lake, MN

Israelson shared that a building permit is being submitted for Lot 7 the following week, with plans to start building the first apartment building in summer, 2024.

Motion by Reed Second by Ellis

Motion to close the Public Hearing.

Ayes: 5.

Nays: None. Motion Carried.

The Public Hearing closed at 7:19 p.m.

Motion by Buggi Second by Whitman

Motion to recommend the City Council approve the Preliminary and Final Plats for Rosewood Commons Third Addition, subject to the following conditions:

1. Execution of a Subdivision Agreement.
2. Payment of all required development fees, including park dedication fees and

trunk area charges.

Ayes: 5.

Nays: None. Motion Carried.

- e. Request by KJ Walk, Inc for Preliminary and Final Plat approval for Rosewood Center 2nd Addition.

Planner Hogan presented the request by KJ Walk to subdivide two existing outlot into five buildable lots and one outlot in anticipation of future commercial development within the Rosewood Center 2nd Addition.

Commissioner Comments

Chair Reed confirmed that outlot A is not buildable, and asked if there is potential for additional landscaping and buffering to screen from adjacent residential neighborhoods. Planner Hogan stated that outlot A landscaping would not change.

The Public Hearing opened at 7:27 p.m.

Luke Israelson, KJ Walk, Inc. - 14738 Lyndall Ln NE Prior Lake, MN

Israelson shared enthusiasm for purchase agreements and building permits starting to come forward. Israelson noted that outlot A has been deeded to the City, therefore there is less flexibility for additional landscaping and buffering enhancements.

Motion by Reed Second by Beadner

Motion to close the Public Hearing.

Ayes: 5.

Nays: None. Motion Carried.

The Public Hearing closed at 7:29 p.m.

Motion by Beadner Second by Ellis

Motion to recommend the City Council approve the Preliminary and Final Rosewood Center Second Addition Plats, subject to the following conditions:

1. Execution of a Subdivision Agreement.
2. Incorporation of any easements necessary to accommodate drainage, ponding, trails, underpasses, conservation areas, streets and utilities.
3. Payment of all required development fees, including park dedication fees and trunk area charges.

Ayes: 5.

Nays: None. Motion Carried.

NEW BUSINESS

None.

DISCUSSION

CD Director Kienberger announced that Rosemount was honored with the City of the Year award at the Minnesota Real Estate Awards Banquet. Additionally, Kienberger acknowledged

Eric Van Oss, Rosemount's economic development coordinator, as a finalist for the Economic Developer of the Year award.

ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 7:33 p.m.

Respectfully submitted,

Alysha Grant
Community Development Technician

Planning Commission Regular Meeting: May 28, 2024

Tentative City Council Meeting: June 18, 2024

AGENDA ITEM:	Request by Maplewood Development for rezoning and preliminary and final plat approval for Amber Fields 18th Addition to create 66 single family lots.	AGENDA SECTION:	PUBLIC HEARINGS
PREPARED BY:	Julia Hogan, Planner	AGENDA NO.	6.a.
ATTACHMENTS:	Site Location, Existing Conditions, Preliminary Plat, Phasing Plan, Site Plan, Grading and Drainage Plan, Erosion Control Plan, Utility Plan, Landscape Plan, Final Plat, Engineer's Memo Dated May 13, 2024, Parks and Recreation Director's Memo Dated May 22, 2024	APPROVED BY:	AK
RECOMMENDED ACTION: Motion to recommend the City Council approve a Zoning Map Amendment to rezone the site from PI PUD – Public Institutional Planned Unit Development to R1 PUD – Low Density Residential Planned Unit Development. Motion to recommend the City Council approve the Amber Fields 18th Addition Preliminary Plat and Final Plats, subject to the following conditions: - Execution of a Subdivision Agreement. - Submittal of a landscaping surety in the amount of \$25,080. - Conformance with all requirements of the City Engineer as detailed in the attached memorandum dated May 13, 2024. - Compliance with the conditions and standards within the Parks and Recreation Director's memorandum dated May 22, 2024. - Payment of trunk area charges in the amount of: - Sanitary Sewer Trunk Charge: \$1,075/acre - Watermain Trunk Charge: \$6,500/acre - Storm Sewer Trunk Charge: \$6,865/acre			

BACKGROUND SUMMARY

Owner	Earl Street Partners II, LLC
Preliminary Plat Acres	18.24 acres
Met Council Net Acres	13.26 acres

Residential Lots Created	66 single family lots
Gross Density	4.98 units per acre
Comp Plan Guidance	MUR - Mixed Use Residential
Current Zoning	PI PUD - Public/Institutional Planned Unit Development
Proposed Zoning	R1 PUD - Low Density Residential Planned Unit Development

Surrounding Land Uses

North: Mixed Use Residential
East: Mixed Use Residential
South: Agriculture Research
West: Mixed Use Residential

The Planning Commission is being asked to consider a request by Maplewood Development for approval of rezoning and preliminary and final plats for Amber Fields 18th Addition to create 66 single family lots. The lots created will be traditional single family lots with widths of 50'. The proposed 18th addition area was initially reserved for a future school site, but the developer has indicated to staff that the school district will not be acquiring the land for a school as the acreage needed is much higher than what is available on this site. Due to this change, the site will need to be rezoned from PI PUD – Public Institutional Planned Unit Development to R1 PUD – Low Density Residential Planned Unit Development to accommodate for the residential development.

Based on staff's calculations, the additional units will not cause the site to exceed the maximum density of the land guided for MUR. The proposed plat meets the lot standards for the R1-Low Density Residential zoning district and the Amber Fields Planned Unit Development. Staff is recommending approval of the rezoning and preliminary and final plats, subject to the conditions included in the recommended action and the Engineers Memo dated May 13, 2024.

BACKGROUND

The present applications are the latest step in a long process of planning for the development within UMore Park. The developer received Planned Unit Development approval with Rezoning from the City Council at its September 7, 2021, meeting. The Planned Unit Development anticipated roughly 1,959 residential units, which were to include a mixture of housing types such as single-family lots, townhome lots, and multi-family lots. There are a total of 17 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, 15th, and 17th additions with additions 9th, 10th, 11th, 12th, and 16th being the remaining areas of the designated preliminary plat areas that are shown in the table below. There has been a total of 1,919 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. The previously approved Amber Fields 6th Addition will be going back in front of the Planning Commission for rezoning and major amendment to the Amber Fields Planned Unit Development Agreement approval to allow for 178 townhomes to be constructed on site instead of the previously approved 268 units. This would bring down the count of total approved housing units to

1,829 units if approved by the Planning Commission and City Council.

Amber Field Additions	Housing Type	Total Units	Approved by City Council
Amber Fields 2nd, 12th, and 16th Additions	Single Family and Townhome	301 units	May 2022, September 2023, and March 2024
Amber Fields 3rd and 11th Additions	Townhome	182 units	June 2022 and September 2023
Amber Fields 4th and 9th Additions	Single Family	108 units	July 2022 and April 2023
Amber Fields 5th and 10th Additions	Single Family	124 units	July 2022 and April 2023
Amber Fields 6th Addition	Multifamily	268 units	July 2022
Amber Fields 7th Addition	Multifamily	250 units	August 2022
Amber Fields 8th Addition	Multifamily	160 units	December 2022
Amber Fields 13th Addition	Single Family	65 Units	October 2023
Amber Fields 14th Addition	Townhome	174 units	February 2024
Amber Fields 15th Addition	Single Family	167 units	February 2024
Amber Fields 17th Addition	Single Family	120 units	April 2024

The developer is proposing 66 single family lots throughout the 18.24-acre section of the Amber Fields development area. This addition is located in the southeastern portion of the development, directly east of Akron Ave and west of the Amber Fields 15th Addition preliminary plat area. The Amber Fields 18th Addition subdivision is planned to be built in one phase.

ISSUE ANALYSIS

Legal Authority

Preliminary and Final Plat requests are quasi-judicial decisions for the Planning Commission, meaning that the Planning Commission is acting as a judge to determine if the regulations within the Comprehensive Plan, Zoning Ordinance and Subdivision Ordinance are being followed. If the proposed plats meet the ordinance requirements, they must be approved. Rezoning is a legislative decision for the city, but the rezoning must conform with the adopted Comprehensive Plan to be approved. Therefore, while technically legislative in nature, if a rezoning is in line with the Comprehensive Plan, it should be approved. Staff's review of each application is provided below.

General Subdivision Design

The preliminary plat area is located in the southeastern portion of the Amber Fields Development, directly east of Akron Avenue and west of the approved Amber Fields 15th preliminary plat area. The site is also located south of open land owned by the City which will be turned into a park area with pickle ball courts and a dog park. The land south of the site is land owned by the University of Minnesota. The main access into the site will be from two streets that intersect Akron Avenue, shown as Adamstown Drive and Aster Blvd on the plans. Adamstown Drive will be the southern access road to

the area off Akron Avenue and will extend east to connect to the Amber Fields 15th Addition area. Aster Blvd will be the northern access for this area and will also extend east for connection to the 15th Addition. The plans also show a north-south road called Altomonte Way which will extend off of Adamstown Drive and Aster Blvd for connection within the 18th Addition. Additionally, there will be another road that extends east off Altomonte Way called Achilles Drive which will give connections to the rest of the preliminary plat area, as well as the 15th preliminary plat area. Because Akron Avenue is a County road, access onto it will be limited in the future when Akron Avenue is extended as County Road 73, and only right in and right out maneuvers will be allowed where Adamstown Drive intersects Akron Avenue. There is one outlot shown on the site, which will be located in the southernmost area of the plat that abuts up to University of Minnesota land.

The applicant has provided a phasing plan that shows development to be built out in one phase. This includes the 66 single-family lots as well as Altomonte Way and Achilles Driveway, which interconnect the 18th Addition.

Rezoning and Land Use

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 area is located in is the PI PUD – Public/Institutional Planned Unit Development district. This area was originally planned for a school site, but most recent conversations with the developer indicate that the district will not be acquiring the land for a school as the acreage needed is much higher than what is available at that site. The applicant is now asking for the site to be rezoned from PI PUD to R-1 PUD – Low Density Residential Planned Unit Development to allow for residential development to occur in this area.

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 18 th Addition
Min. Lot Area (sf)	5,400 sf (interior) 7,200 sf (corner)	6,425 sf (interior) 8,537 sf (corner)
Min. Lot Width	45 ft. (interior) 55 ft. (corner)	50 ft. (interior) 60 ft. (corner)
Min. Front Yard Setback	25 ft	25 ft.
Min. Side Yard Setback	10 ft. dwelling/5 ft. garage/20 ft. corner	10 ft. dwelling/5 ft. garage/20 ft. corner
Min. Rear Yard Setback	20 ft.	20 ft.

The Amber Fields PUD also includes a deviation from the maximum lot coverage as follows: The maximum lot coverage shall be fifty-five percent (55%) for lots less than 8,000 square feet, fifty percent (50%) for lots between 8,000 and 9,000 square feet, forty-five percent (45%) for lots between ,9000 and 10,000 square feet, and forty percent (40%) for lots over 10,000 square feet. This standard will be

reviewed as part of the building permitting process to ensure compliance.

Street and Sidewalk System

There are two access points into the preliminary plat areas where Adamstown Drive and Aster Blvd intersect Akron Ave. There are two additional roads that are located internally, one of which runs north-south and connects to Adamstown Drive and Aster Blvd and the other road extends east off the north-south road to connect the 18th Addition to the 15th Additions preliminary plat area. Sidewalks are shown to be provided on at least one side of all streets in accordance with City policy, as well as an 8-foot trail that runs north to south along Akron Avenue.

Parks

The Parks and Recreation staff has reviewed the park dedication requirement for Amber Fields 15th Addition as part of the overall Master Development Plan to consider the multiple playgrounds and extensive open space within the development. The parks dedication for the 18th Addition will be met through developer installed improvements as outlined in the subdivision agreement. The street and sidewalk system within the preliminary plat provides direct access to the trails and parks. The Vermillion Highlands Regional Greenway is identified in the City's Parks Master Plan as being in this area. The developer should work with the County to accommodate that trail. The County has indicated a willingness to acquire their required ROW using Met Council funds and has begun a dialogue with the developer.

Landscaping and Tree Preservation

The applicant's landscape plan provides one tree per interior lot and two on every corner lot, which meets the planting requirement of the landscaping ordinance. A tree inventory was conducted for the overall Amber Fields development area, and a total of 1,983 caliper inches of trees were identified for replacement following the formula laid out in the City Code. So far, 644.5 inches have been provided, which leaves an overall total of 1,338.5 caliper inches remaining to be replaced. Staff has discussed this with the developer, who has indicated the planting schedule for the open area in the center of the Amber Fields development will contain plantings more than that required by the tree preservation ordinance.

A total of 76 trees will be planted within this development, therefore a landscaping surety in the amount of \$25,080 (76 trees x \$300 plus 10%) is required as a condition of approval.

Utilities

The site is served by water and sanitary sewer located within Akron Avenue. Stormwater is managed on site, which differs from previous additions located west of Akron Avenue. In that portion of Amber Fields, all stormwater is managed within the large open space central to the site. Storm sewers in both the Amber Fields 18th Addition and 15th Addition plat areas carry water to the basin located in the northern portion of the 15th additions preliminary plat area. There are also two temporary sediment basins located within the 18th addition. Engineering staff reviewed the proposed preliminary and final plat and provided a memorandum with comments generally related to plan details.

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 18th Addition contains 66 residential parcels as well as dedicated right of way. Additionally, the final plat contains one outlot called Outlot A. This outlot is located in the southernmost portion of the plat south of the 12 residential lots south of Adamstown Drive. Staff finds the Final Plat is consistent with the Preliminary Plat and meets the requirements of the Zoning Ordinance.

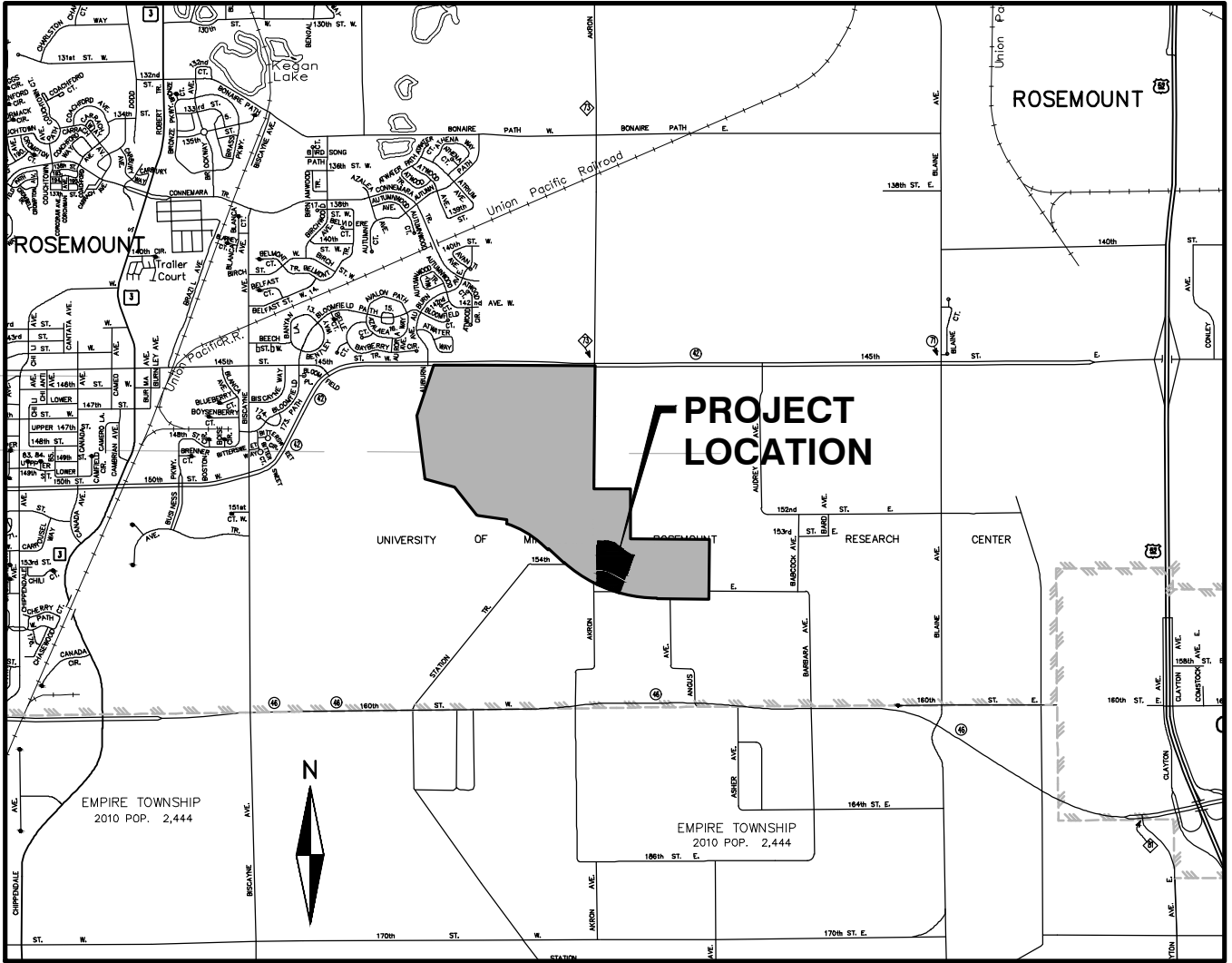
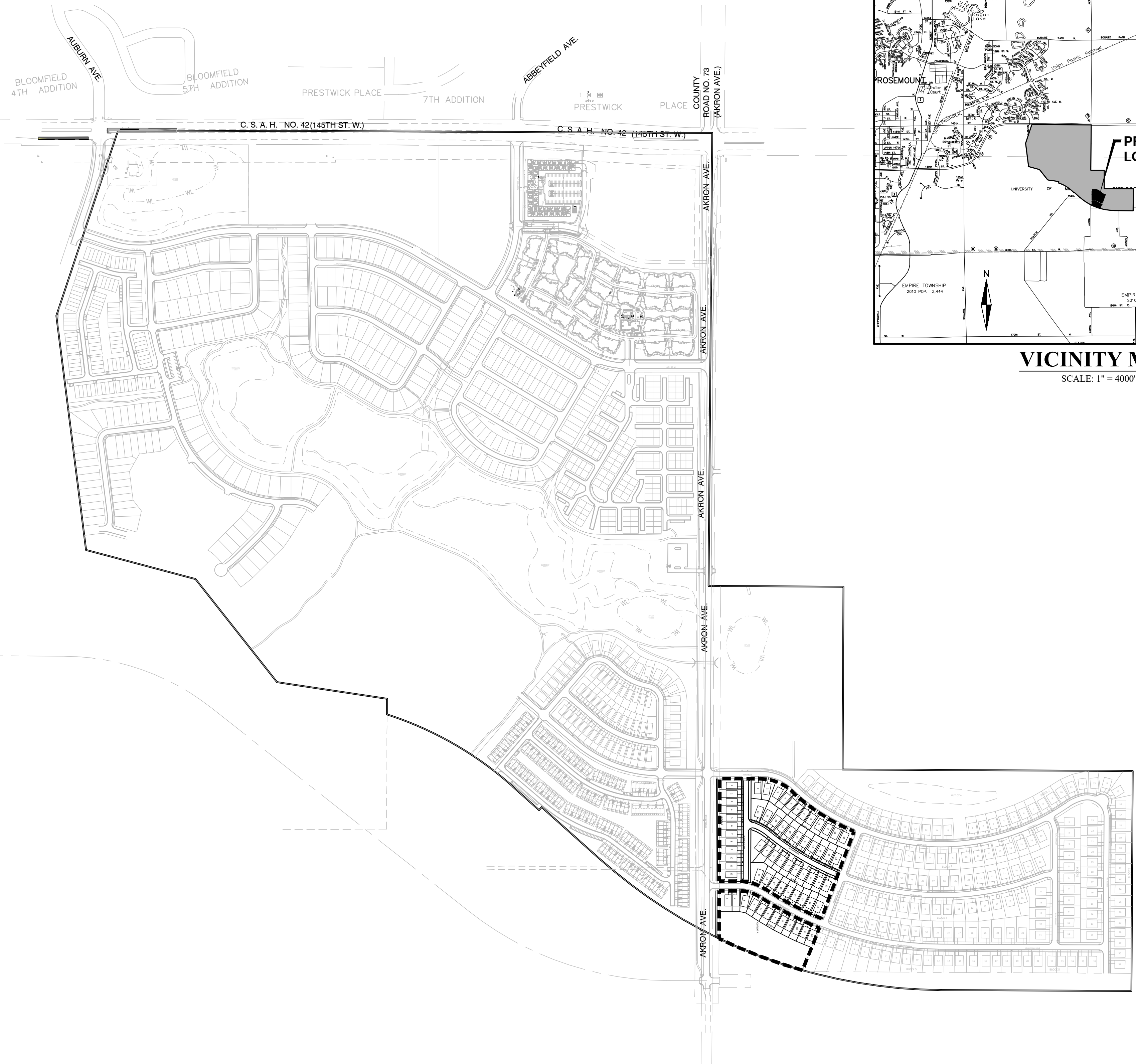
RECOMMENDATION

Staff is recommending approval of the rezoning and preliminary and final plats for Amber Fields 18th Addition, subject to conditions in the recommended action and contained within the Engineer's memorandum. This recommendation is based on information provided by the applicant and reviewed in this report.



AMBER FIELDS - MI HOMES

PRELIMINARY PLAT



VICINITY MAP
SCALE: 1" = 4000'

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

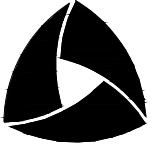
CONSULTANT
ALLIANT ENGINEERING, INC.
733 MARQUETTE AVENUE SOUTH
SUITE 700
MINNEAPOLIS, MN 55402
PH: 612-758-3080
FX: 612-758-3099

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

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

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

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


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

 Maplewood Development, Inc.


M/I HOMES

AMBER FIELDS - MI HOMES

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

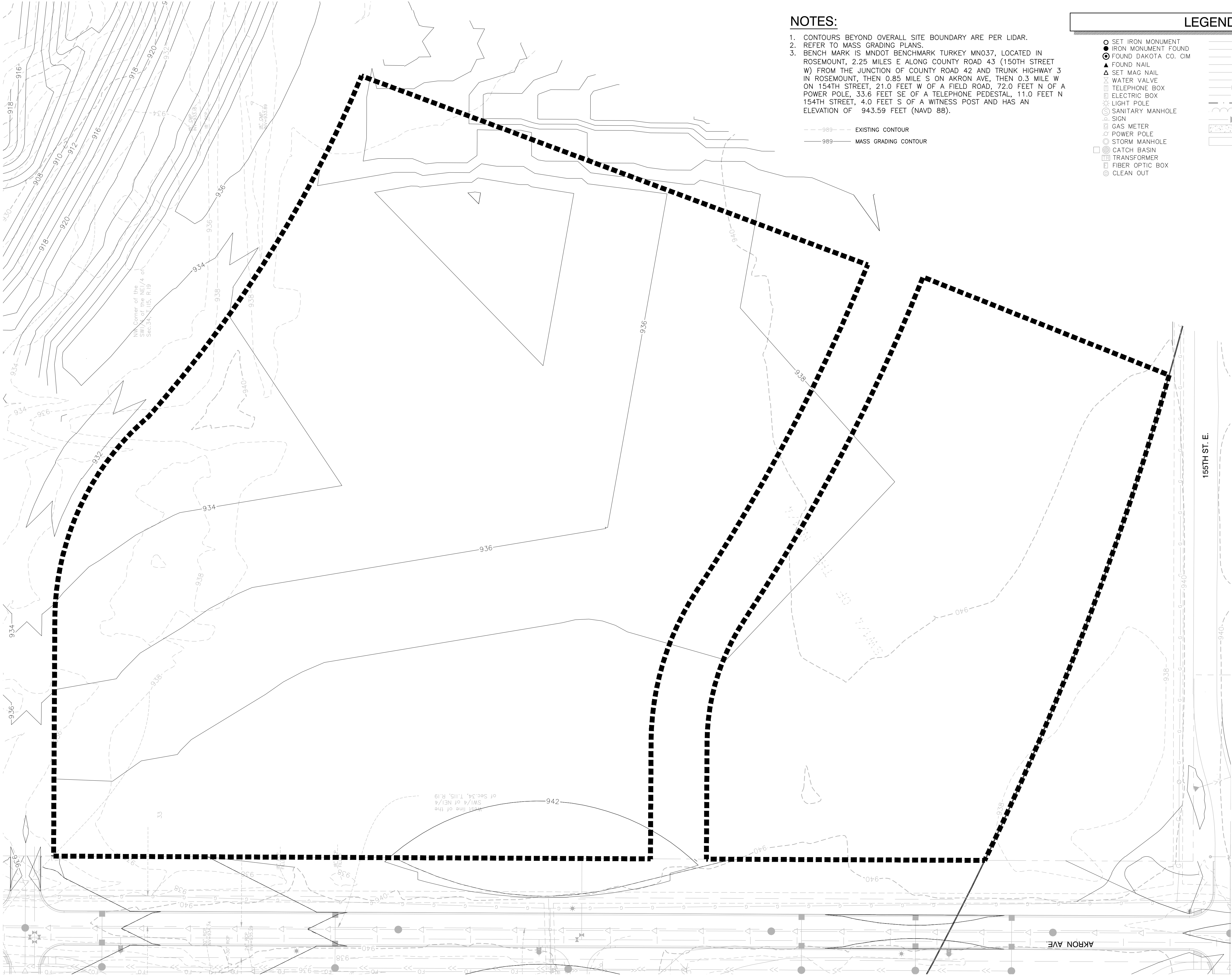
BY	DATE
DATE	ISSUE
4/10/24	CITY SUBMITTAL

PROJECT TEAM DATA	
DESIGNED:	CJW
DRAWN:	AKA
PROJECT NO:	2200078-C1

1

SHEET 1 of 13

Drawing name: X:\2020\200078.C\200078.C1\plan sheets\preliminary plat\200078.C.1--econ.dwg Apr 08, 2024 -- 1:06pm



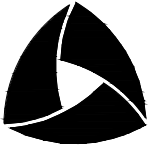
NOTES:

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 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

LEGEND

- SET IRON MONUMENT
- IRON MONUMENT FOUND
- ⊙ FOUND DAKOTA CO. CIM
- ▲ SET MAG NAIL
- △ SET MAG NAIL
- ▽ WATER VALVE
- TELEPHONE BOX
- ELECTRIC BOX
- ★ LIGHT POLE
- ⊙ SANITARY MANHOLE SIGN
- ⊙ GAS METER
- ⊙ POWER POLE
- ⊙ STORM MANHOLE
- ⊙ CATCH BASIN
- ⊙ TRANSFORMER
- ⊙ FIBER OPTIC BOX
- ⊙ CLEAN OUT
- ▷— SANITARY SEWER
- G— GAS
- OU— OVERHEAD UTILITIES
- E— UNDERGROUND ELECTRIC
- W— WATERMAIN
- >>— STORM SEWER
- FO— FIBER OPTIC
- X— FENCE
- |— EDGE OF WETLAND
- |— EDGE OF TREES
- |— FORCE MAIN
- |— CONCRETE
- |— BITUMINOUS
- ⊙ WELL
- ⊙ GAS METER
- ⊙ AIR CONDITIONER
- ⊙ HYDRANT
- ⊙ GAS VALVE
- △ CULVERT
- BOLLARD
- ⊙ HAND HOLE



ALLIANT

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



M/I HOMES

AMBER FIELDS - MI HOMES

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

EXISTING CONDITIONS PLAN

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

CLARK WICKLUND, PE

Date: License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE ISSUE
4/10/24 CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: C.J.W
DRAWN: AKA
PROJECT NO: 2200078-C1

2

SHEET 2 of 13

Drawing name: X:\2020\200078\C\200078.C1\plan_sheets\preliminary plat\200078.C1-preplat.dwg Apr. 08, 2024 - 1:07pm





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



Maplewood Development, Inc.



M/I HOMES

AMBER FIELDS - MI HOMES
ROSEMOUNT, MINNESOTA
PRELIMINARY PLAT SUBMITTAL
PRELIMINARY PLAT

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.

C. L. R. WICKI, P.E.
Date: License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE ISSUE
4/10/24 CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: CJW
DRAWN: AKA
PROJECT NO: 2200078-C1

Drawing name: X:\2020\200078.c\200078.ctb\plan_sheets\preliminary.plt\2000078.ctb-preplat.dwg - Apr 08, 2024 - 1:07pm

LOT AREA TABLES

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
B1L2	6,750	0.15
B1L3	6,750	0.15
B1L4	6,750	0.15
B1L5	6,750	0.15
B1L6	6,750	0.15
B1L7	6,750	0.15
B1L8	6,750	0.15
B1L9	6,750	0.15
B1L10	6,750	0.15
B1L11	6,750	0.15
B1L12	9,453	0.22
B2L1	8,537	0.20
B2L2	8,600	0.20
B2L3	8,740	0.20
B2L4	6,780	0.16
B2L5	6,530	0.15
B2L6	6,474	0.15
B2L7	6,424	0.15
B2L8	6,926	0.16
B2L9	7,836	0.18
B2L10	7,081	0.16
B2L11	7,062	0.16
B2L12	8,985	0.21

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
B2L13	9,158	0.21
B2L14	7,633	0.18
B2L15	7,632	0.18
B2L16	7,630	0.18
B2L17	7,632	0.18
B2L18	7,631	0.18
B2L19	7,631	0.18
B2L20	7,631	0.18
B2L21	8,133	0.19
B2L22	8,840	0.20
B2L23	11,522	0.26
B3L1	13,235	0.30
B3L2	8,261	0.19
B3L3	7,067	0.16
B3L4	7,054	0.16
B3L5	7,031	0.16
B3L6	7,030	0.16
B3L7	7,026	0.16
B3L8	6,954	0.16
B3L9	6,714	0.15
B3L10	8,661	0.20
B3L11	9,744	0.22
B3L12	7,049	0.16

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
B3L13	6,881	0.16
B3L14	6,622	0.15
B3L15	6,622	0.15
B3L16	6,621	0.15
B3L17	6,636	0.15
B3L18	7,410	0.17
B3L19	11,360	0.26
B4L1	10,399	0.24
B4L2	6,647	0.15
B4L3	7,917	0.18
B4L4	7,327	0.17
B4L5	6,725	0.15
B4L6	6,725	0.15
B4L7	6,725	0.15
B4L8	6,725	0.15
B4L9	6,725	0.15
B4L10	6,725	0.15
B4L11	6,725	0.15
B4L12	6,727	0.15
OUTLOT A	108,261	2.49
ROW	76,340	1.75



ALLIANT

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



M/I HOMES

AMBER FIELDS - MI HOMES

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

PRELIMINARY PLAT

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

4/10/24 CITY SUBMITTAL

PROJECT TEAM DATA

DESIGNED: C.J.W
DRAWN: AKA
PROJECT NO: 2200078-C1

4

SHEET 4 of 13

Drawing name: X:\2020\200078.c\200078.c\plan sheets\preliminary plat\2000078.C1-phase.dwg Apr 08, 2024 -- 1:08pm



LEGEND:

- EASEMENT LINE
- BUILDING SETBACK
- PROPERTY LINE
- LOT LINE
- ROW
- PHASE 1 - 50' LOTS

SINGLE FAMILY LOT DATA:

LOT TYPE BREAKDOWN

PHASE 1 - 50' LOTS	66 UNITS
TOTAL	66 UNITS



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





M/I HOMES

AMBER FIELDS - MI HOMES

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

PHASING PLAN

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

CLARK WICKLAND, PE
Date: License No.

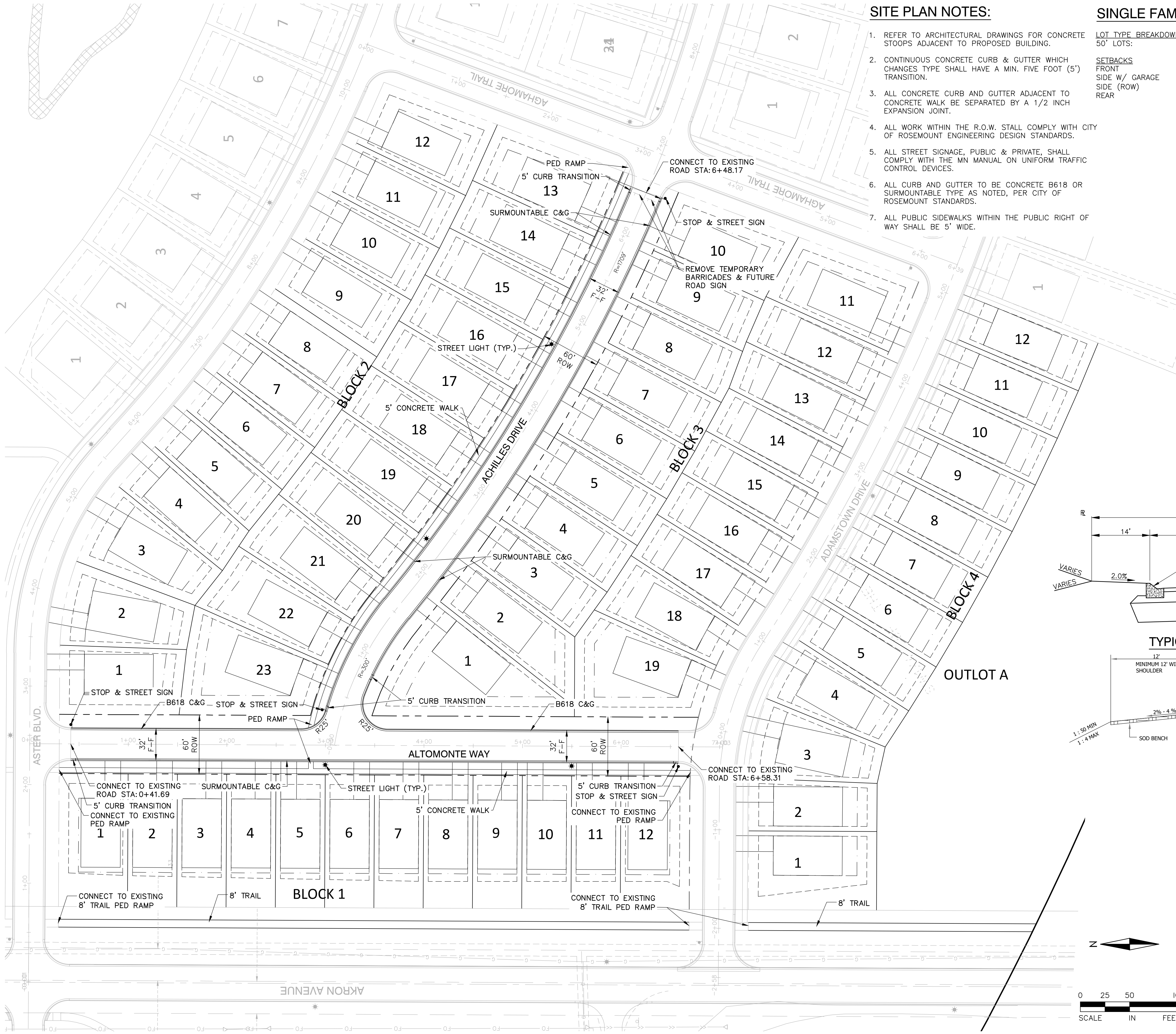
QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
4/10/24	CITY SUBMITTAL

PROJECT TEAM DATA	
DESIGNED:	CJW
DRAWN:	AKA
PROJECT NO:	2200078-C1

5

Drawing name: X:\2020\200078.C\plan sheets\preliminary plat\200078.C1-site.dwg Apr 08, 2024 - 1:08pm



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.

SINGLE FAMILY LOT DATA:

LOT TYPE BREAKDOWN	50' LOTS:
SETBACKS	FRONT
	SIDE W/ GARAGE
	SIDE (ROW)
	REAR

66 UNITS
25 FT
5 FT
20 FT
20 FT

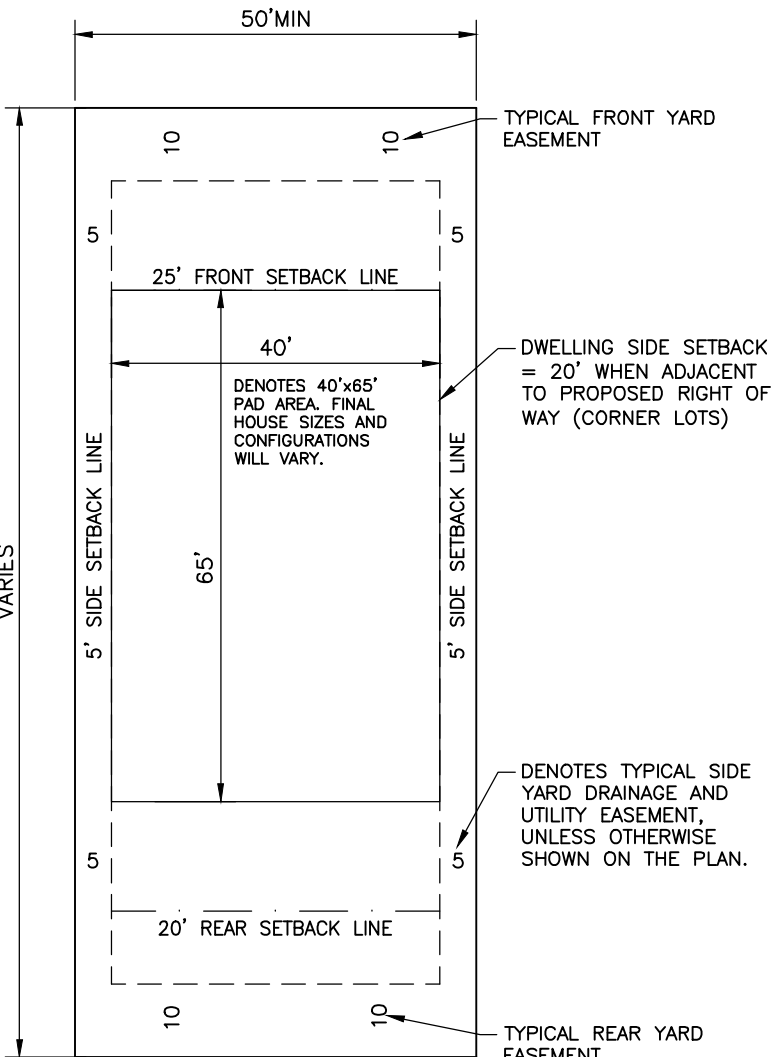
LEGEND:

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

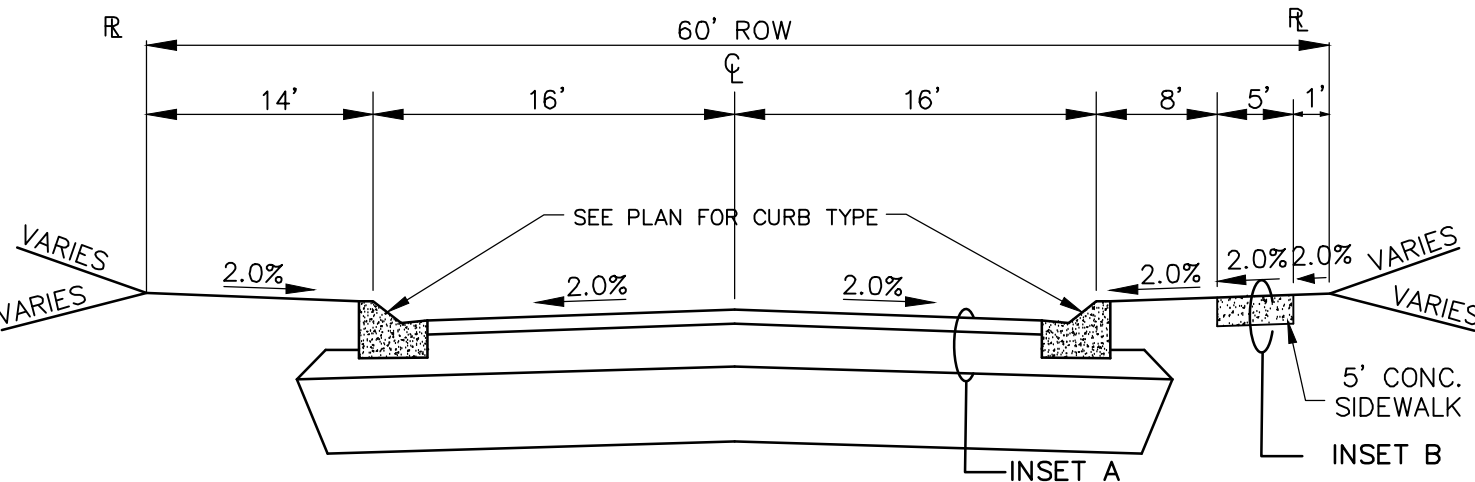
DENSITY CALCULATIONS:

AREA AND DENSITY

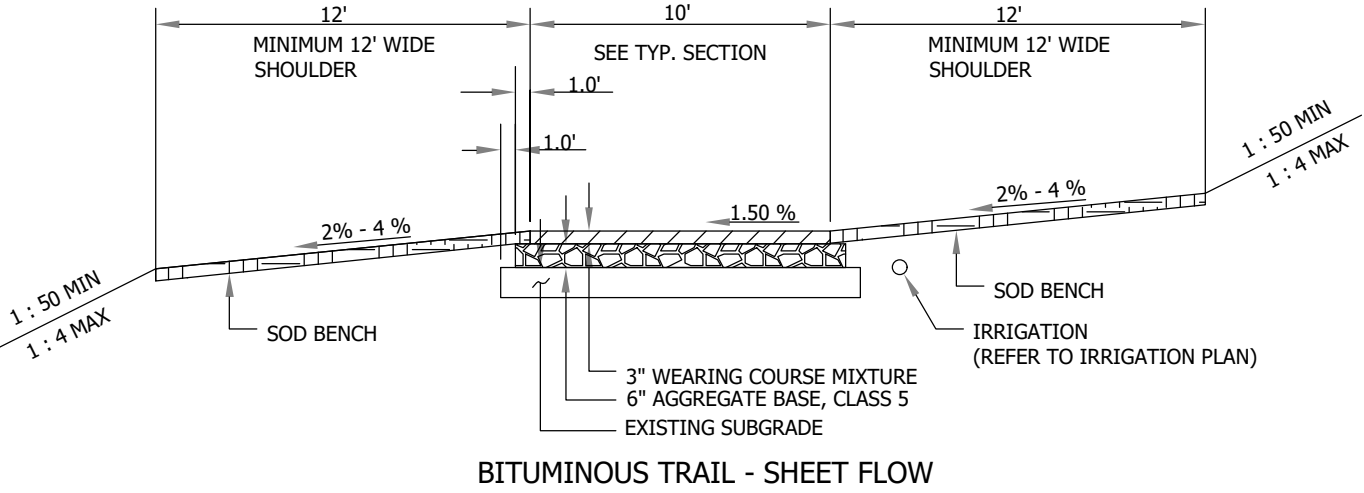
GROSS AREA	15.75 AC
OUTLOT A	2.49 AC
NET AREA	13.26 AC
TOTAL UNITS	66 UNITS
DENSITY	4.98 UNITS/AC



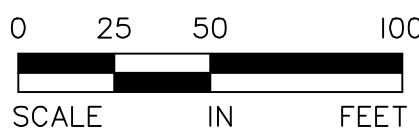
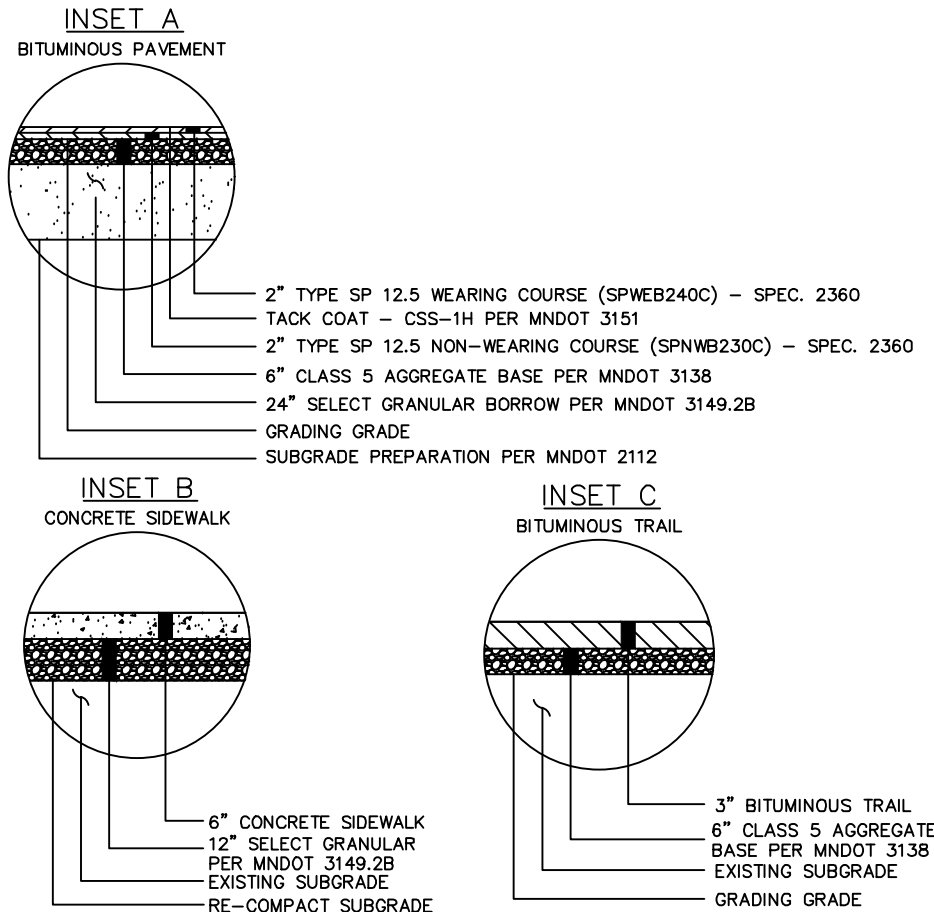
TYPICAL 50' LOT DETAIL



TYPICAL 60' ROW ROAD SECTION



BITUMINOUS TRAIL - SHEET FLOW





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



Maplewood Development, Inc.



M/I HOMES

AMBER FIELDS - MI HOMES

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

SITE PLAN

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

CL/R: WICK/WIND, PE
Date: License No.:

QUALITY ASSURANCE/CONTROL

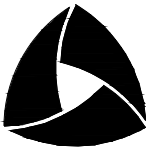
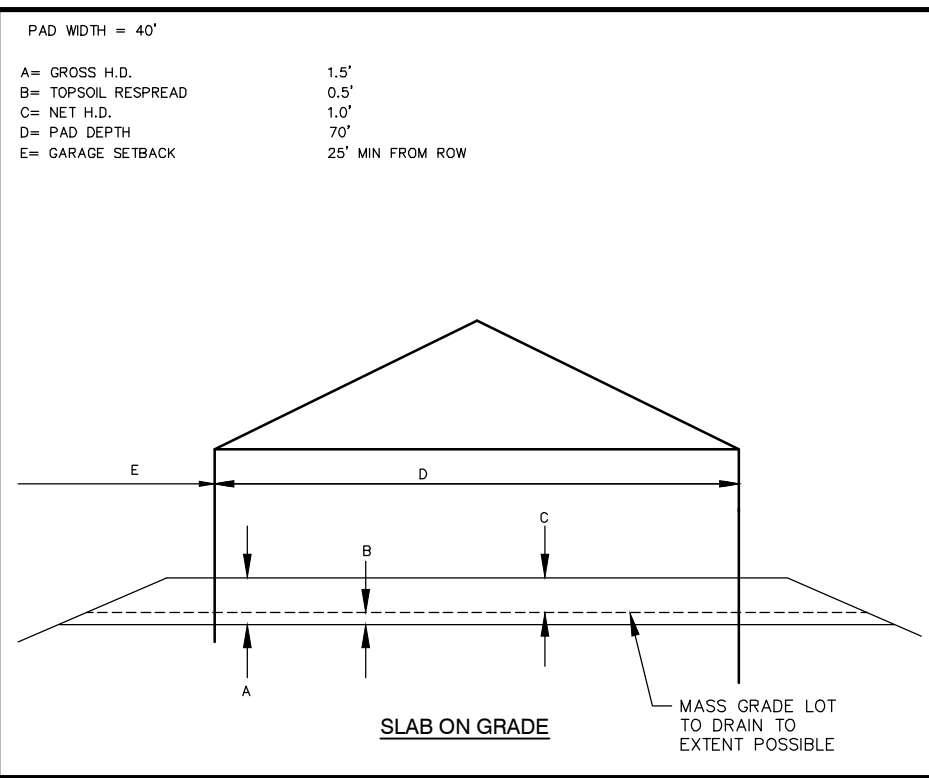
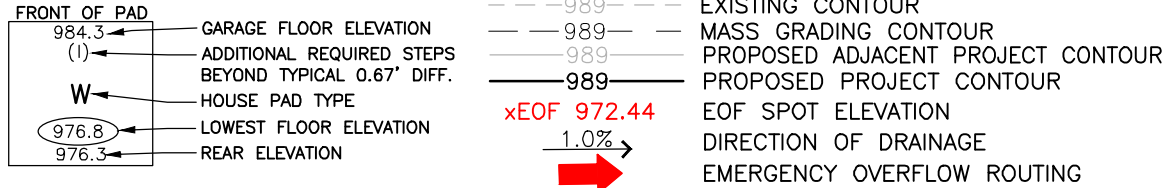
BY	DATE
DATE	ISSUE
4/10/24	CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: C.J.W.
DRAWN: AKA
PROJECT NO: 2200078-C1

GRADING NOTES:

1. ALL FINISHED GRADES SHALL SLOPE AWAY FROM PROPOSED BUILDINGS AT MINIMUM GRADE OF 2.0%. ALL SWALES SHALL HAVE A MINIMUM SLOPE OF 2.00% UNLESS NOTED OTHERWISE.
2. THE CONTRACTOR SHALL KEEP THE ADJACENT ROADWAYS FREE OF DEBRIS AND PREVENT THE OFF-SITE TRACKING OF SOIL IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY, WATERSHED AND NPDES PERMIT.
3. NOTIFY GOPHER STATE ONE CALL AT (800) 252-1166 48 HOURS PRIOR TO START OF CONSTRUCTION.
4. ALL IMPROVEMENTS TO CONFORM WITH CITY OF ROSEMOUNT STANDARD CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
5. REFER TO GEOTECHNICAL REPORT AND PROJECT MANUAL FOR SOIL CORRECTION REQUIREMENTS AND TESTING REQUIREMENTS.
6. 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.
7. 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.
8. 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.
9. 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.
10. PROPOSED DRIVEWAY GRADES ARE 3% MINIMUM AND 10% MAXIMUM.
11. 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.
12. ONE STEP IS EQUAL TO 0.67 FEET.
13. A GRADING AS-BUILT SURVEY MUST BE SUBMITTED TO CITY STAFF (PER LAND DISTURBANCE REQUIREMENTS) PRIOR TO ANY UTILITY AND STREET IMPROVEMENT CONSTRUCTION.
14. 6" OF TOPSOIL TO BE SPREAD OVER DISTURBED AREAS TO REDUCE LONG TERM WATER USE FOR IRRIGATION AND IMPROVE STORMWATER RUNOFF QUALITY.
15. ALL MASS SITE GRADING ACTIVITIES SHALL BE COMPLETED AND A GRADING AS-BUILT SURVEY SUBMITTED TO CITY STAFF AS OUTLINED IN THE LAND DISTURBANCE REQUIREMENTS PRIOR TO ANY UTILITY AND STREET IMPROVEMENTS BEING CONSTRUCTED ON SITE AND/OR RELEASE OF LAND DISTURBANCE SECURITIES.
16. EXISTING CONDITIONS ARE PER THE MASS GRADING PHASE 3 PLANS AND AKRON AVENUE CONSTRUCTION PLANS.

LEGEND:



ALLIANT

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



M/I HOMES

AMBER FIELDS - MI HOMES

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

GRADING AND DRAINAGE 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.

CL/R: WICKMAN, PE

Date: License No.

QUALITY ASSURANCE/CONTROL

BY: DATE:

DATE: ISSUE:

4/10/24 CITY SUBMITTAL

PROJECT TEAM DATA

DESIGNED: C/JW

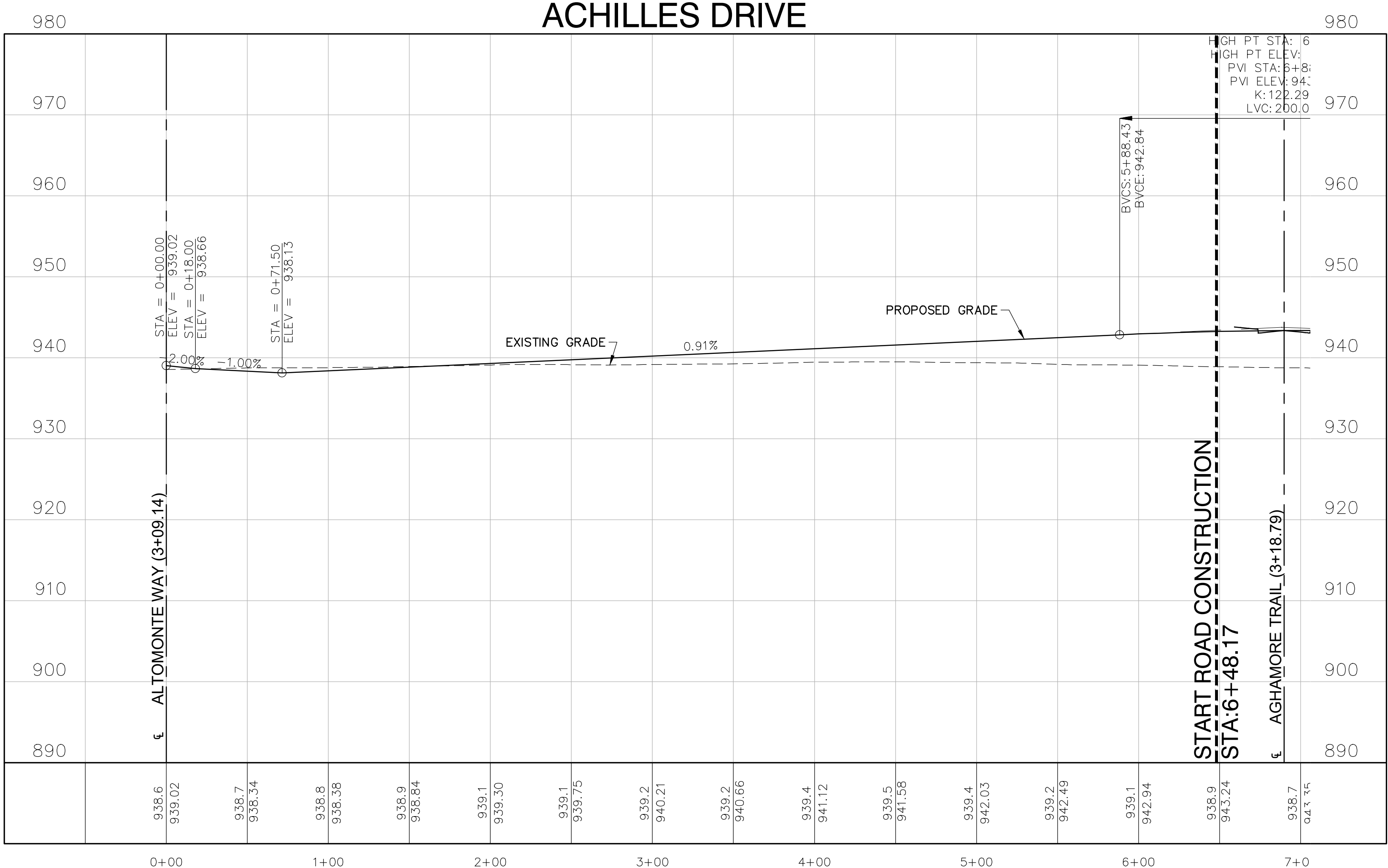
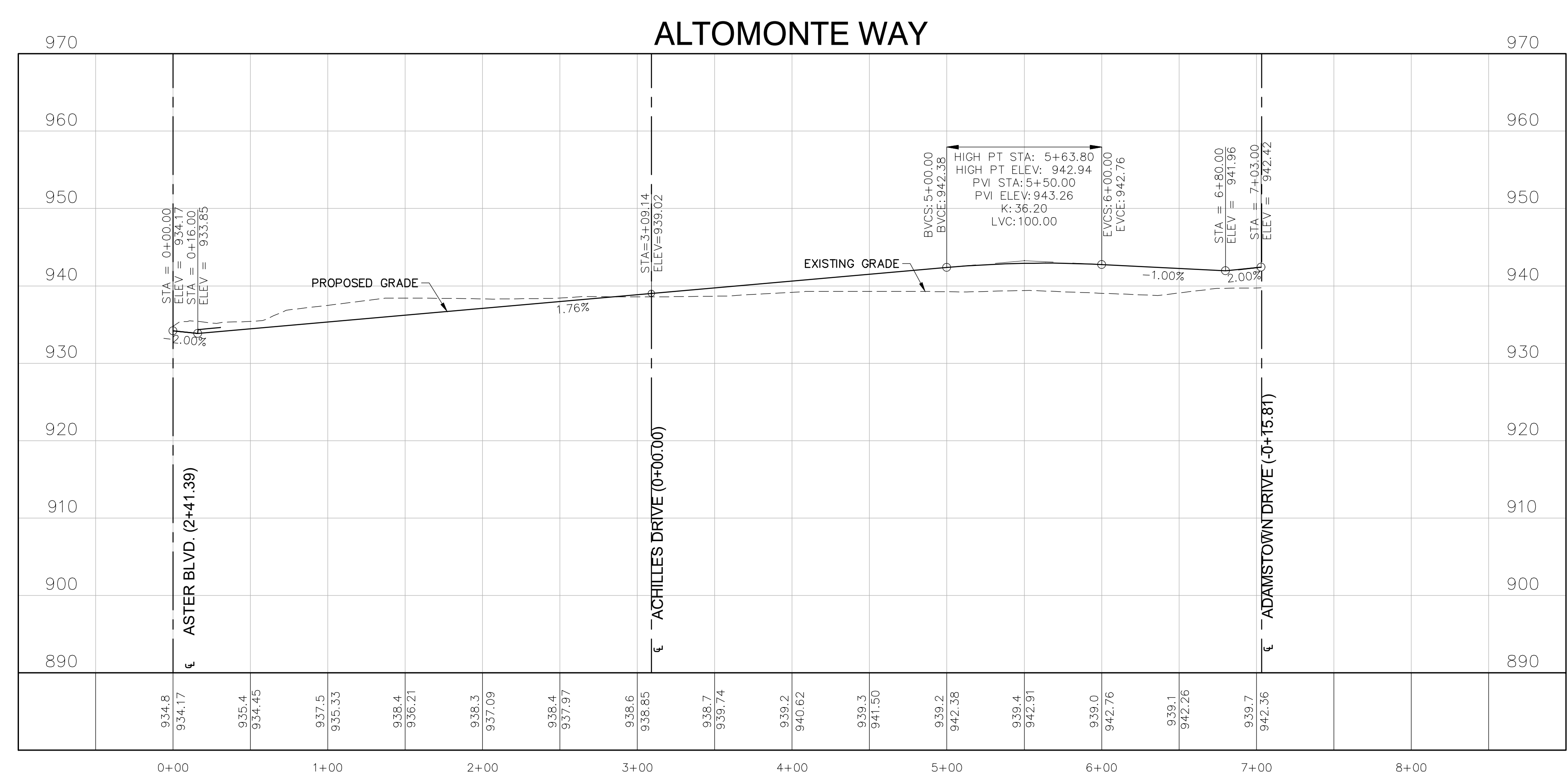
DRAWN: AKA

PROJECT NO: 2200078-C1

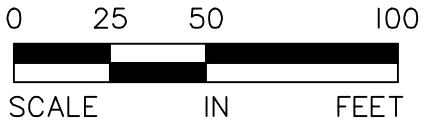
7

SHEET 7 of 13

Drawing name: X:\2020\200078.C\200078.C\plan_sheets\preliminary.plt, 2000078.C1-prof.dwg, Apr. 08, 2024 - 1:11pm



NOTE:
ASTER BLVD & ADAMSTOWN DRIVE
PROFILES ARE LOCATED IN THE 15TH
ADD PLANS.



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

Maplewood Development, Inc.

MI HOMES

AMBER FIELDS - MI HOMES
ROSEMOUNT, MINNESOTA
PRELIMINARY PLAT SUBMITTAL
GRADING PROFILES

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 WICKAMUND, PE
Date: 4/10/24 License No. 045545

QUALITY ASSURANCE/CONTROL	
BY	DATE
DATE	ISSUE
4/10/24	CITY SUBMITTAL

PROJECT TEAM DATA	
DESIGNED:	CJW
DRAWN:	AKA
PROJECT NO:	2200078-C1

8

SHEET 8 of 13

NOTE TO CONTRACTOR:

THE MASS GRADING CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP'S) AS SHOWN IN AMBER FIELDS MASS GRADING SWPPP (EXCEPT FOR POST GRADE BMP'S NEEDED AFTER UTILITY CONSTRUCTION ACTIVITY). THE BMP'S 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 BMP'S 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 BMP'S AS WELL AS INSTALL THE ADDITIONAL BMP'S REQUIRED IN THE STREET AND UTILITY CONSTRUCTION DOCUMENT SWPPP. UPON COMPLETION OF STREET AND UTILITY CONSTRUCTION, THE STREET AND UTILITY CONTRACTOR SHALL REMOVE ANY BMP'S 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 10 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 BMP'S WHO WILL OVERSEE THE IMPLEMENTATION OF THE SWPPP AND THE INSTALLATION, INSPECTION AND MAINTENANCE OF THE EROSION AND SEDIMENT CONTROL BMP'S 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 BMP'S ON THE SITE.
 - CONSTRUCT ALL PRE-GRADING EROSION AND SEDIMENTATION CONTROL BMP'S.
 - 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	15.75 AC
SILT FENCE	MAINTAIN MASS GRADING
INLET PROTECTION	12 EA
SEED/SOD POST GRADING AREA	1.20 AC
EROSION CONTROL BLANKET	26,119 SF

EROSION CONTROL
RESPONSIBLE PARTY:

TBD

CONTRACTOR:

TBD

SEDIMENT BARRIERS

- SILT FENCE (MNDOT 3886)
- CURB LOG
- ROCK WEEPER

INLET PROTECTION DEVICES

- WIMCO (MNDOT TYPE A & C)
- INFRA SAFE STORM DRAIN/CULVERT
- SILT SACK (MNDOT TYPE A)
- DANDY BAG (MNDOT TYPE B)

ANTI-TRACKING CONTROL

- 2" CRUSHED CLEAR ROCK (LAND DEVELOPMENT)

TEMPORARY SEED MIX

- MNDOT-21-III (OATS 21-20 DAY STABILIZATION)
- MNDOT-22-III (1-2 YR. STABILIZATION)

PERMANENT SEED MIX/STABILIZATION

- MNDOT 25-151 (RESIDENTIAL TURF)
- SOD

STABILIZATION BMP'S

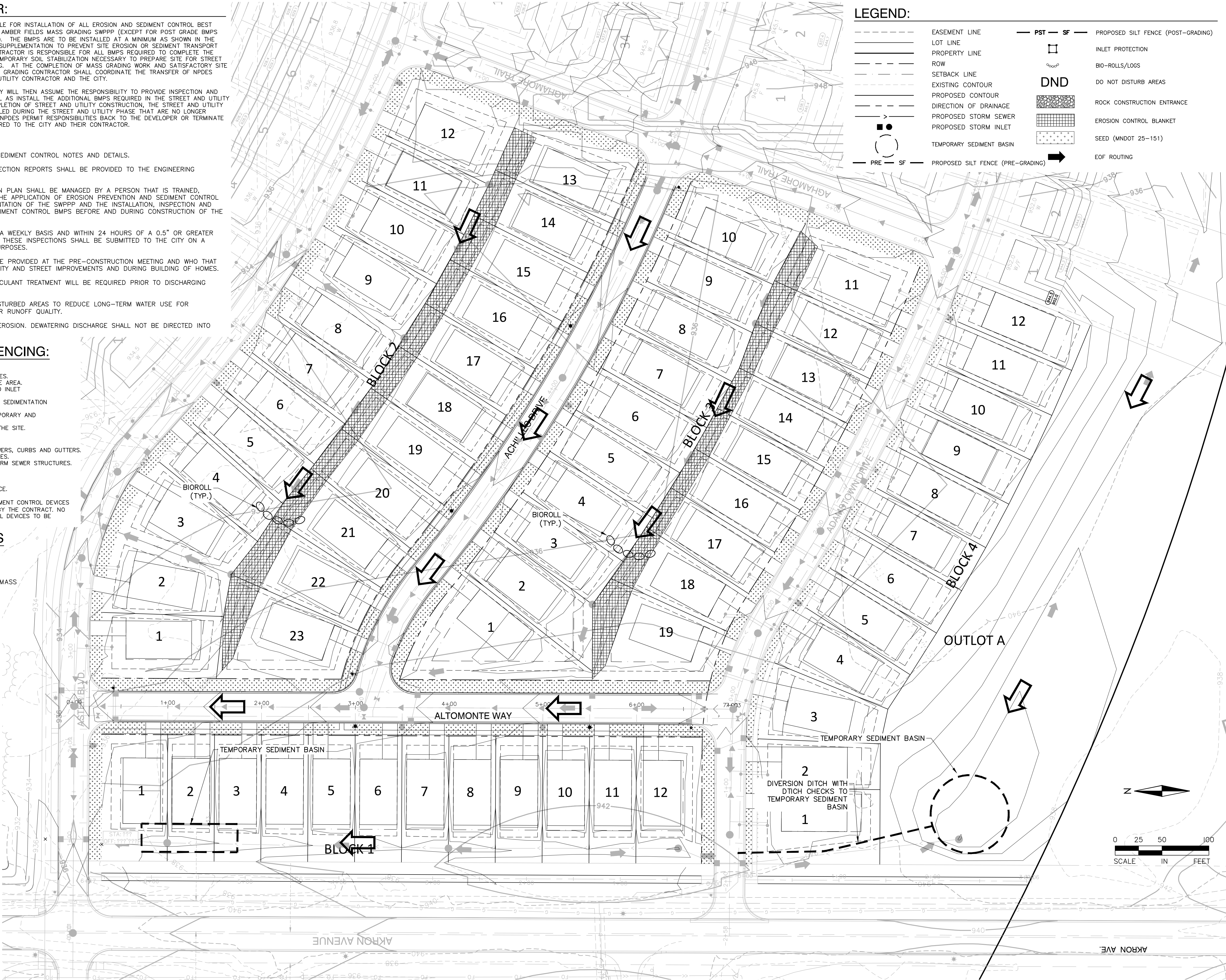
- STRAW/HAY
MNDOT TYPE 1 MULCH
- EROSION CONTROL BLANKET
MNDOT CAT. 3
- HYDROMULCH
MNDOT TYPE 5
- TURF REINFORCEMENT MAT
SC250 NORTH AMERICAN GREEN
OR EQUAL-MNDOT CAT 6

GRADING ACTIVITY

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

LEGEND:

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



ALLIANT

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



M/I HOMES

AMBER FIELDS - MI HOMES

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

EROSION AND SEDIMENT CONTROL 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.

CLAR, WICKLIFF, PE

Date: License No.

QUALITY ASSURANCE/CONTROL

BY: DATE

DATE ISSUE

4/10/24 CITY SUBMITTAL

PROJECT TEAM DATA

DESIGNED: C/JW

DRAWN: AKA

PROJECT NO: 2200078-C1

9

SHEET 9 of 13

Drawing name: X:\2020\200078.C\200078.C\plan sheets\preliminary plat\2000078.C1-uti.dwg Apr 08, 2024 - 1:13pm

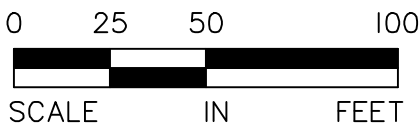


LEGEND:

- 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

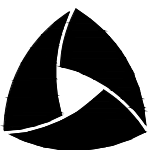
UTILITY NOTES:

- 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 C900 PVC.
- IRRIGATION PLANS TO BE COMPLETED BY OTHERS.



SANITARY SEWER SCHEDULE:

MH		PIPE O.D. [IN]	PIPE SLOPE [%]	PIPE LENGTH [FT]	INVERT		RIM ELEV	STRUCTURE SIZE [IN]	MANHOLE BUILD [FT]	PIPE TYPE
FROM	TO				FROM	TO				
51	EX STUB	8	0.50%	247.4	926.01	924.77	939.02	48	13.01	SDR-35 PVC
52	51	8	0.90%	99.2	926.11	939.55	939.55	48	12.55	SDR-35 PVC
53	52	8	0.90%	314.0	929.93	927.10	941.67	48	11.74	SDR-35 PVC
54	53	8	0.90%	223.5	932.04	930.03	943.27	48	11.23	SDR-35 PVC
EX STUB	51	8	0.50%	329.2	927.76	926.11	942.41	48	14.33	SDR-35 PVC



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



Maplewood Development, Inc.



M/I HOMES

AMBER FIELDS - MI HOMES

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

SANITARY SEWER AND WATERMAIN 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.

Date: 4/10/24 License No. 774-003

QUALITY ASSURANCE/CONTROL

BY: DATE

DATE: 4/10/24 ISSUE: CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: CJW
DRAWN: AKA
PROJECT NO: 2200078-C1

11

SHEET 11 of 13

Drawing name: X:\2020\200078.C\200078.C\plan sheets\preliminary plat\2000078.C1-stm.dwg Apr 08, 2024 - 1:14pm



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

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. [IN.]	P. SLOPE [%]	PIPE TYPE	PIPE LENGTH [FT]	FROM	TO	RIM ELEV.	BUILD [FT]
FROM	TO					INVERT	INVERT		
CB 440	CBMH 439	15	0.50%	RCP	94.3	933.58	933.11	936.53	2.95
CBMH 439	CBMH 437	15	0.50%	RCP	186.2	933.01	932.08	942.61	9.60
CB 438	CBMH 437	15	0.50%	RCP	34.4	935.64	935.47	939.59	3.95
CBMH 437	MH 432	15	0.90%	RCP	62.0	931.98	931.42	939.72	7.74
CB 436	CBMH 435	15	0.50%	RCP	34.0	936.39	936.22	940.34	3.95
CBMH 435	CBMH 433	18	0.85%	RCP	278.5	935.97	933.60	940.34	4.37
CB 434	CBMH 433	15	0.50%	RCP	34.0	933.87	933.70	937.82	3.95
CBMH 433	MH 432	21	0.60%	RCP	59.2	933.35	933.00	937.82	4.47
MH 432	EX STUB	24	0.60%	RCP	252.1	930.67	929.16	938.88	8.21
CB 410	EX STUB	15	0.50%	RCP	117.2	926.99	926.40	929.94	2.95
CB 406	EX STUB	15	0.50%	RCP	113.1	929.74	929.17	932.69	2.95
CB 310	EX STUB	15	0.50%	RCP	68.2	931.09	930.75	934.04	2.95
CB 220	EX STUB	15	0.50%	RCP	108.1	939.22	938.68	942.17	2.95

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

Maplewood Development, Inc.

M/I HOMES

AMBER FIELDS - MI HOMES
ROSEMOUNT, MINNESOTA
PRELIMINARY PLAT SUBMITTAL
STORM SEWER PLAN

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

Date: License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
4/10/24	CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: CJW
DRAWN: AKA
PROJECT NO: 2200078-C1

Drawing name: X:\2020\200078.C\200078.C1\plan_sheets\preliminary_plat\200078.C1-land.dwg Apr. 08, 2024 - 1:15pm



MITIGATION & LANDSCAPE REQUIREMENTS:

MITIGATION:

OVERALL REQUIRED (PER PUD):	1,983 INCHES
-PROVIDED IN PREVIOUS ADDITIONS:	644.5 INCHES
-PROVIDED THIS ADDITION:	00 INCHES
REMAINING MITIGATION:	1338.5 INCHES

SINGLE FAMILY:

1 TREE PER UNIT FRONTAGE
TOTAL SINGLE FRONT LOTS: 66
TOTAL CORNER LOTS: 10 (2 TREES PER LOT REQUIRED)

REQUIRED TREES: 76

PROVIDED TREES: 76

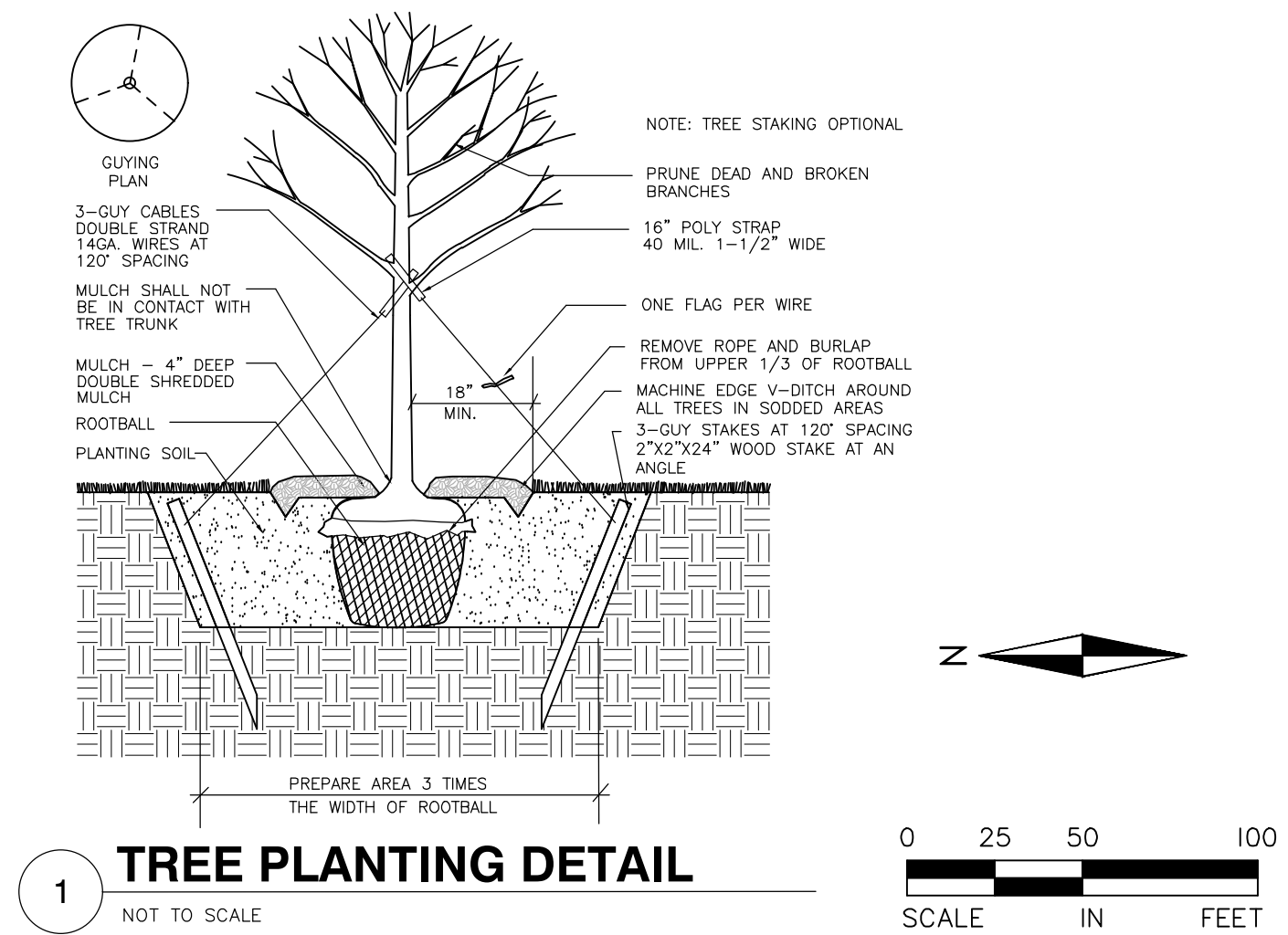
LANDSCAPE SCHEDULE:

#	KEY	COMMON NAME / SCIENTIFIC NAME	SIZE	NOTES
OVERSTORY TREES				
14	BM	Burgundy Belle Maple Acer rubrum 'Magnificent Magenta'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
12	CH	Common Hackberry Celtis occidentalis	2.5" Cal. B&B	Straight Trunk, No V-Crotch
13	HL	Skyline Honeylocust Gleditsia triacanthos var. inermis 'Skycole'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
13	NF	Northern Flare Maple Acer saccharum 'Sisseton'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
12	PO	Majestic Skies Northern Pin Oak Quercus ellipsoidalis 'bailskies'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
12	SL	Sentry Linden Tilia americana 'McKSentry'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
76	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.



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

Maplewood Development, Inc.

MI HOMES

AMBER FIELDS - MI HOMES
ROSEMOUNT, MINNESOTA
PRELIMINARY PLAT SUBMITTAL
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.

MAURICE KROEMBECK, PLA-ASLA

Date: License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
4/10/24	CITY SUBMITTAL

PROJECT TEAM DATA	
DESIGNED:	MK
DRAWN:	TLM
PROJECT NO:	2200078-C1

AMBER FIELDS EIGHTEENTH ADDITION

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

Outlots B & C, AMBER FIELDS FIFTEENTH ADDITION according to the recorded plat thereof, Dakota County, Minnesota.

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

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

Signed: Earl Street Partners II, LLC

by _____
Mario J. Cocchiarella, Chief Manager

STATE OF MINNESOTA
COUNTY OF _____

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

Signature

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

SURVEYORS CERTIFICATE

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

Dated this _____ day of _____, 20 ____.

Daniel Ekrem, Licensed Land Surveyor
Minnesota License No. 57366

STATE OF MINNESOTA
COUNTY OF _____

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

Signature

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

CITY COUNCIL, CITY OF ROSEMOUNT, MINNESOTA

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

By: _____
Mayor Clerk

COUNTY SURVEYOR, COUNTY OF DAKOTA, STATE OF MINNESOTA

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

Todd B. Tollefson
Dakota County Surveyor

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

We do hereby certify that on the 12th day of March, 2024 the Board of Commissioners of Dakota County, Minnesota approved this plat of AMBER FIELDS EIGHTEENTH ADDITION and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2 and pursuant to the Dakota County Contiguous Plat Ordinance.

Chair, County Board County Treasurer - Auditor

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

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

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

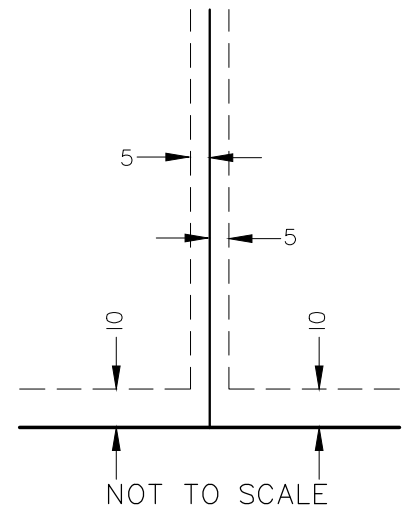
COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that this plat of AMBER FIELDS EIGHTEENTH 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

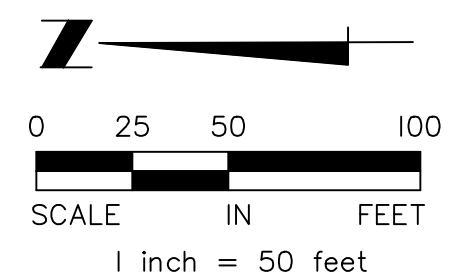
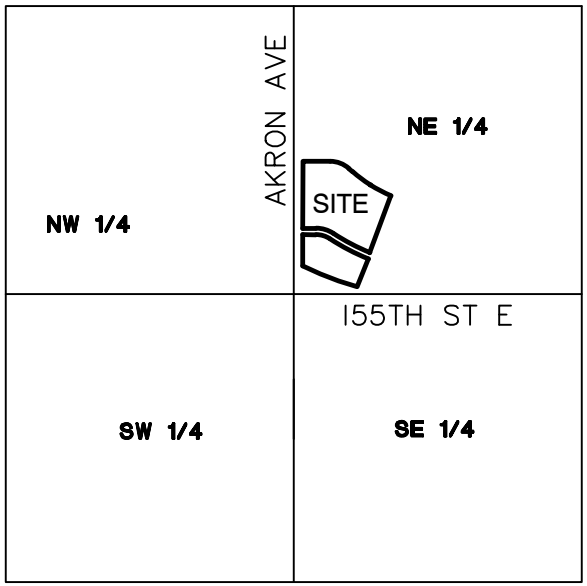
AMBER FIELDS EIGHTEENTH ADDITION

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



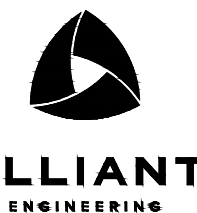
Being 5 feet in width and adjoining side lot lines and 10 feet in width and adjoining rear lot lines and right of way lines, unless otherwise indicated on plat.

VICINITY MAP SECTION 34, T115, R19 NOT TO SCALE



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

- Denotes monument found 1/2 inch iron pipe marked by license no. 57366 unless otherwise shown
- Denotes 1/2 inch x 18 inch iron monument set marked by license no. 57366 unless otherwise shown
- ▲ Denotes Dakota County Monument
- ▲— Denotes restricted access to Dakota County per the Dakota County Contiguous Plat Ordinance



ALLIANT
ENGINEERING

Memorandum

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

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

Date: May 13th, 2024

Re: Amber Fields 18th Addition –Final Plat Review
WSB Project No. 025320-000

We have reviewed the documents provided by Alliant Engineering on April 11, 2024. Documents reviewed include:

- Amber Fields 18th Addition Final Plat Civil Set, dated 5/3/24
- Amber Fields 18th Addition Plat, dated 5/3/24

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

All comments that have been addressed are in grayed out text.

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

Civil Comments:

1. General
 - a. Address redline comments on attached plan sheets
2. Utilities
 - a. Potential conflict with water main and sanitary sewer services
 - i. Maintain minimum 18" separation
 - b. Use Utility Notes instead of General notes like previous plans
3. Streets, Signage and Street Lighting
 - a. No comments at this time
4. Landscape
 - a. No comments at this time

Grading, Drainage, and Erosion Control Comments:

5. General
 - a. No comments
6. Ponds and Wetlands

- a. No comments.
- 7. Emergency Overflow Routes:
 - a. Provide additional easement for EOF route near Lots 1&2 Block 3
 - i. Note 4.5' depth of water at CB 440 during EOF event
- 8. Retaining Walls:
 - a. No comments.
- 9. Erosion Control:
 - a. No comments.
- 10. Grading:
 - a. Verify use of 3:1 vs 4:1 slopes per City Engineering Guidelines

Stormwater Management Plan:

- 1. General Storm Sewer Design
 - a. Confirm the stub invert for where CB 220 connects into the existing 15" pipe as it is not consistent with the elevation noted on the Amber Fields 15th addition plans. It appears the 15th addition plans have the incorrect invert elevation.
- 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. Additional easement is needed on Block 1 for backyard storm sewer. Backyard storm sewer in this area was included with the Amber Fields 15th addition plans and the max depth of storm sewer in the backyard area was just under 14 feet deep. Current easement provided is only 12 feet wide.

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: May 22, 2024

Subject: Amber Field 18th Addition

The Parks and Recreation Department recently reviewed the plans for the Amber Fields 18th Addition. After reviewing the plans, the Parks and Recreation Department staff has the following comments:

Parks Dedication

The parks dedication for the 18th addition will be met through developer installed improvements as outlined in the subdivision agreement.

Regional Greenway

The Vermillion Highlands Regional Greenway is identified in the City's Parks Master Plan as being located in this area. The developer should propose how they will accommodate a 10-foot-wide Regional Greenway Trail in the 18th addition.

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

Planning Commission Regular Meeting: May 28, 2024

Tenative City Council Meeting: Unless the action taken tonight is appealed, this item will not go before the Council.

AGENDA ITEM:	Variance request by Kevin Moquin to construct an addition to an existing accessory structure that would exceed the maximum area allowed by the zoning ordinance.	AGENDA SECTION:	PUBLIC HEARINGS
PREPARED BY:	Anthony Nemcek , Senior Planner	AGENDA NO.	6.b.
ATTACHMENTS:	Resolution, Site Location, Site Aerial, Oblique Aerial, Applicant's Submittal	APPROVED BY:	AK
RECOMMENDED ACTION: Motion to adopt a resolution denying a variance from the R1-Low Density Residential standards to increase the maximum aggregate total for any accessory building(s), excluding attached garage, from one thousand (1,000) square feet to 1,816 square feet. or Motion to adopt a resolution approving a variance from the R1-Low Density Residential standards to increase the maximum aggregate total for any accessory building(s), excluding attached garage, from one thousand (1,000) square feet to 1,816 square feet.			

BACKGROUND

Property Owner and Applicant	Kevin Moquin
Site Location	4101 143rd Street West
Site Area	1.01 Acres
Current Zoning	R1-Low Density Residential
Comp Plan Designation	LDR-Low Density Residential
Surrounding Use	Residential

The Community Development department received a variance request from the applicant to allow them to construct an addition to their existing detached garage that would result in a total area for the structure of 1,816 square feet. The maximum aggregate area, meaning the total area of all accessory structures, is limited to 1,000 square feet in the R1-Low Density Residential. The principal structure on the site was constructed in 1966, and the parcel on which it sits was platted in 2005 when the parcels immediately east of the subject parcel were split off and eventually sold. In addition to the principal structure, the subject property also contains a 1,000 square foot detached garage and a carport approximately 500 square feet in area. The carport was constructed sometime in the summer of 2018 and an addition to it was constructed in late 2019 or early 2020 based on aerial photos of the site. Therefore, the site already exceeds the maximum aggregate total of accessory structures.

The applicant initially met with staff when applying for a building permit. It was at that time staff informed the applicant that the subject property already exceeds the maximum square footage of accessory structures allowed by the City Code. Staff was unaware at that time when the carport was constructed, and staff assumed it was a legal non-conforming structure. Staff provided suggestions that an addition of the same square footage could replace the carport, or that the applicant could construct an attached garage that is a maximum of 1,000 square feet but can be up to 1,500 square feet so long as the garage does not exceed 50 percent of the gross floor area of the principal building (garage and living area combined). While researching and reviewing the variance request, no building permit records for the carport were found. Therefore, the carport is not legally non-conforming and a building permit for an addition to the garage could not be approved since the property is at its maximum allowable area of accessory structures even without the carport. Staff also informed the applicant that staff would be unable to make findings to support granting a variance and would have to recommend denial of the variance.

To approve a variance request, five findings must be made in support of such an approval. In this case, only four findings can be made that would support the granting of a variance. Therefore, staff is recommending denial of the variance. If the Commission votes to adopt a resolution approving the variance, it must articulate its findings that support approval of the variance. Staff will then incorporate them into a resolution to be signed by the Chair following the meeting. An analysis of the request and staff's findings are detailed in this report.

ISSUE ANALYSIS

The Planning Commission, acting as the Board of Appeals and Adjustments, is being asked to consider a variance. The proposed variance is to increase the maximum aggregate total for any accessory building(s), excluding an attached garage, from one thousand (1,000) square feet to 1,816 square feet.

Based on conversations with the applicant, it is staff's understanding that the applicant believes the large size of the lot means there will be minimal impact on neighboring properties and that increasing the amount of garage space on the property through the construction of an attached garage would change the look and feel of the property. While staff agrees that a large accessory building will likely not impact neighboring properties, it is staff's understanding of the intent of the ordinance is that the limit on the aggregate area of accessory buildings is to ensure the principal use on the site remains residential. There are no unique circumstances related to the property that would necessitate a variance, and the request is simply a matter of the applicant's desire for a larger detached garage.

Also, because the carport was never permitted it is not considered a legally non-conforming use that could be replaced by a garage addition even if the applicant reduced the size of the proposed addition to match the existing carport.

Staff received a comment from one resident within the notification area whose concern was that there have been vehicles parking on the street in front of the property when there were none parking before, and that the applicant is seeking to expand the detached garage to use it for a type of home-based business. Staff received no other comments related to the request.

Variance Standards

According to Section 11-12-2.G, there are five criteria for the Board of Appeals and Adjustments to review when considering a variance request. The five criteria used to assess each request along with staff's findings for each are listed below. While weighing a variance request against these criteria, there are also two key issues to consider. The first is whether the applicant has reasonable use of their

property without the variance. The second is whether the project can be redesigned to eliminate or reduce the need for a variance. The Board of Zoning Appeals must approve or deny each request based on findings related to each of the five standards.

1. The variance request is in harmony with the purposes and intent of the ordinance.

Finding: While detached garages are a permitted accessory use in the R1 zoning district, it is staff's interpretation that the intent of the ordinance to limit the total aggregate area of accessory structures is to ensure that the principal use on the site remains residential. Because the footprint of the house is larger than the proposed detached garage and addition, staff finds the variance request to be in harmony with the purpose and intent of the ordinance.

2. The variance is consistent with the comprehensive plan.

Finding: The site is designated as Low Density Residential. The variance request is consistent with that designation.

3. The property owner proposes to use the property in a reasonable manner.

Finding: Staff finds that, given the information received from the applicant, the property owner proposes to use the property in a reasonable manner. That being said, if there is an intention by the property owner to make use of the detached garage for anything other than the storage of vehicles or personal use, staff would not find that reasonable.

4. There are unique circumstances to the property which are not created by the landowner.

Finding: Staff does not find any unique circumstances to the property that would necessitate a variance in order for the applicant to have reasonable use of the property. If it is the desire of the applicant to have additional garage space, they are permitted to construct an attached garage of 1,000 square feet and up to 1,500 square feet so long as the garage does not exceed 50 percent of the gross floor area of the principal building (garage and living area combined). The applicant acknowledges the subject parcel is larger than most, and there would be no issues meeting the lot standards related to setbacks and lot coverage

5. Granting of the variance does not alter the essential character of the locality.

Finding: The essential character of the locality would not be altered by granting the variance. A single family home with a detached garage is consistent with the character and residential nature of the locality.

RECOMMENDATION

Because staff finds no unique circumstances that would require a variance from the maximum aggregate total for accessory buildings in the R1 zoning district in order to have reasonable use of the subject parcel, staff is recommending denial of the variance request.

**CITY OF ROSEMOUNT
DAKOTA COUNTY, MINNESOTA**

RESOLUTION BA2024-02

**A RESOLUTION DENYING A VARIANCE FROM THE R1-LOW DENSITY
RESIDENTIAL STANDARDS TO INCREASE THE MAXIMUM AGGREGATE TOTAL
FOR ANY ACCESSORY BUILDING(S), EXCLUDING ATTACHED GARAGE, FROM
ONE THOUSAND (1,000) SQUARE FEET TO 1,816 SQUARE FEET.**

WHEREAS, Kevin Moquin, (the “Applicants”) have submitted an application to the City of Rosemount (the “City”) for a variance from the R1-Low Density Residential zoning district standard for accessory structures to increase the maximum aggregate total for any accessory building(s), excluding attached garage, from one thousand (1,000) square feet to 1,816 square feet.

WHEREAS, notice has been published, mailed and posted pursuant to the Rosemount Zoning Ordinance, Section 11-12-2; and

WHEREAS, the Rosemount Board of Appeals and Adjustments held a public hearing for a variance to increase the maximum aggregate total for any accessory building(s), excluding attached garage, from one thousand (1,000) square feet to 1,816 square feet on January 23, 2024.

NOW, THEREFORE, based on the testimony elicited and information received, the Rosemount Board of Appeals and Adjustments makes the following:

FINDINGS

1. That the procedures for obtaining said Variance are found in the Rosemount Zoning Ordinance, Section 11-12-2.
2. That all the submission requirements of said Section 11-12-2 have been met by the Applicant.
3. That the proposed Variance will allow the construction of an addition to an existing accessory building because it exceeds the maximum area of accessory buildings on a single parcel allowed by the Zoning Ordinance.
4. That the Variance will be located on property legally described as follows: Lot 1, Block 1, Highlands of Hawkins Pond, Dakota County, Minnesota.
5. That the request is in harmony with the purposes and intend of the ordinance.
6. The site is designated as Low Density Residential. The variance request is consistent with that designation.

7. The property owner proposes to use the property in a reasonable manner unless the proposed addition will be used for anything other than the storage of vehicles or personal use.
8. There are no unique circumstances to this property that would necessitate a variance in order to have reasonable use of the property.
9. The essential character of the locality would not be altered by granting the variance.

CONCLUSIONS AND DECISION

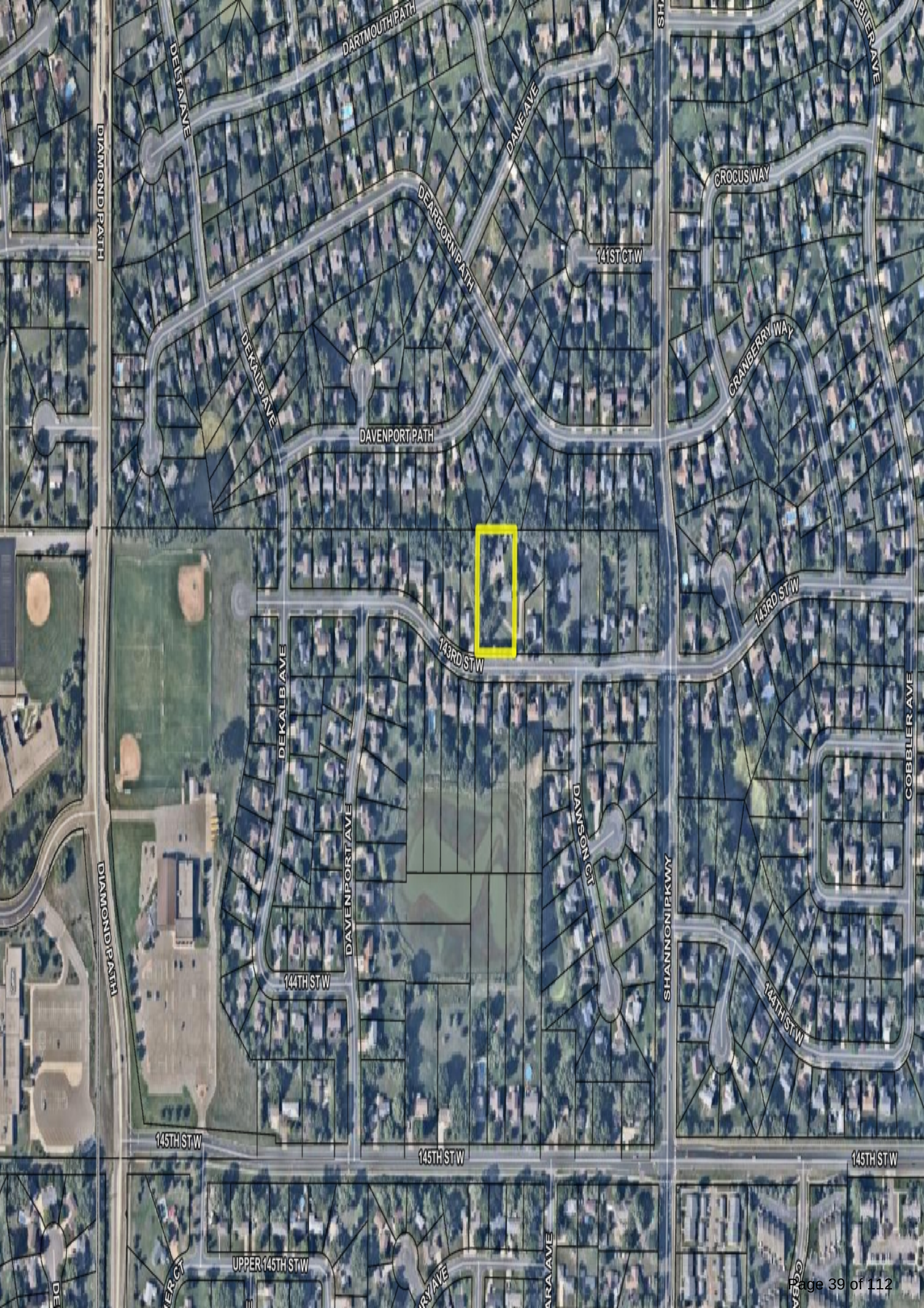
Based on the foregoing, the Applicant's application for a Variance is denied.

Passed and duly adopted this 28th day of May, 2024, by the Board of Appeals and Adjustments of the City of Rosemount, Minnesota.

Melissa Kenninger, Chair

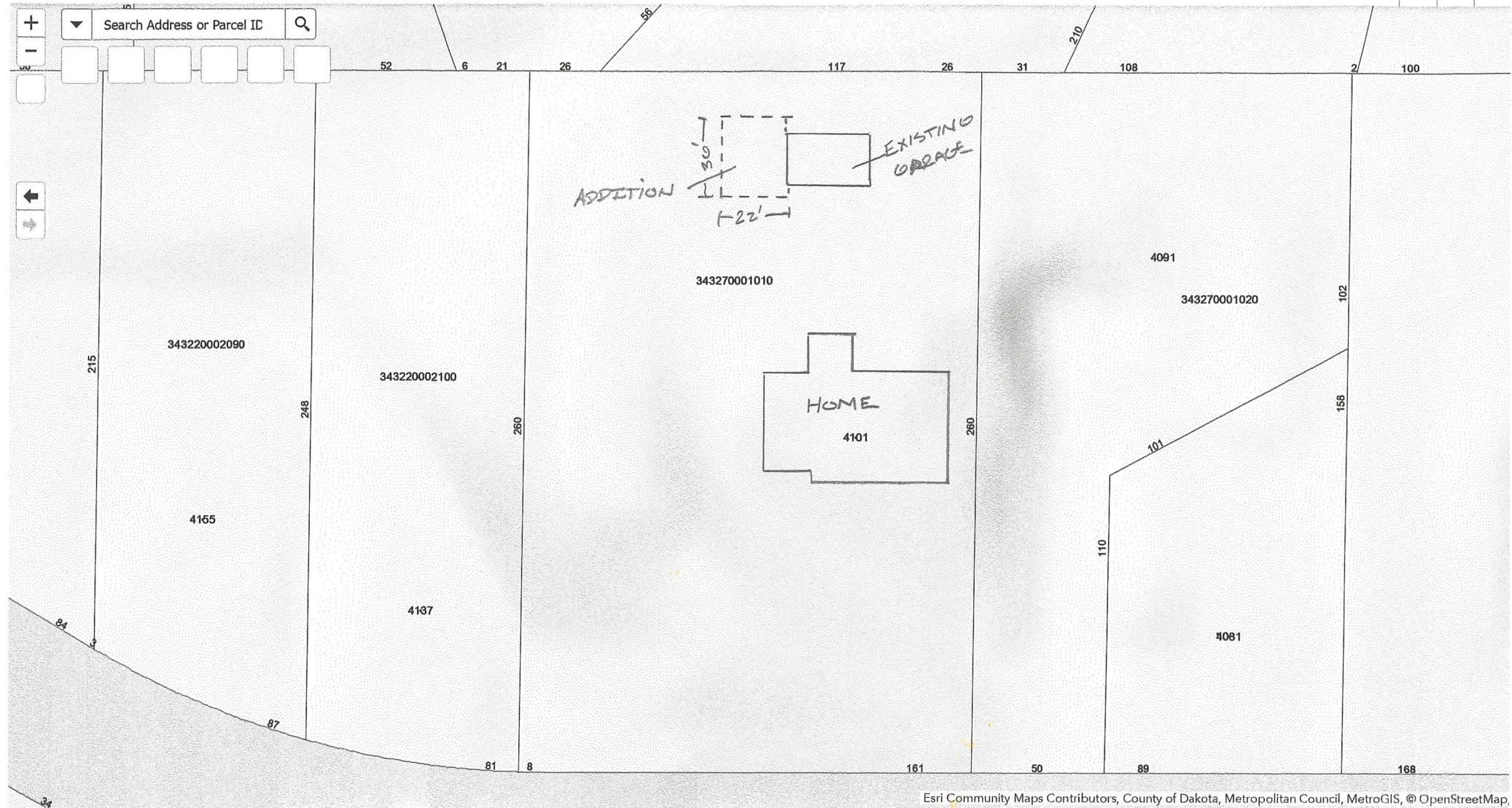
ATTEST:

Alysha Grant
Community Development Technician

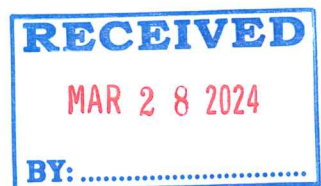








Esri Community Maps Contributors, County of Dakota, Metropolitan Council, MetroGIS, © OpenStreetMap,



0 20 40ft

Notes

Microsoft
Bing

© 2024 Microsoft Corporation © 2024 TomTom



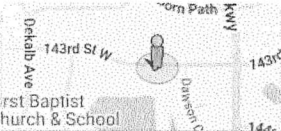


Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, Map data ©2024 Google 50 ft

Rosemount, Minnesota
Google Street View
May 2019 See more dates



Image capture: May 2019 © 2024 Google



Rosemount, Minnesota

 Google Street View

May 2019 See more dates

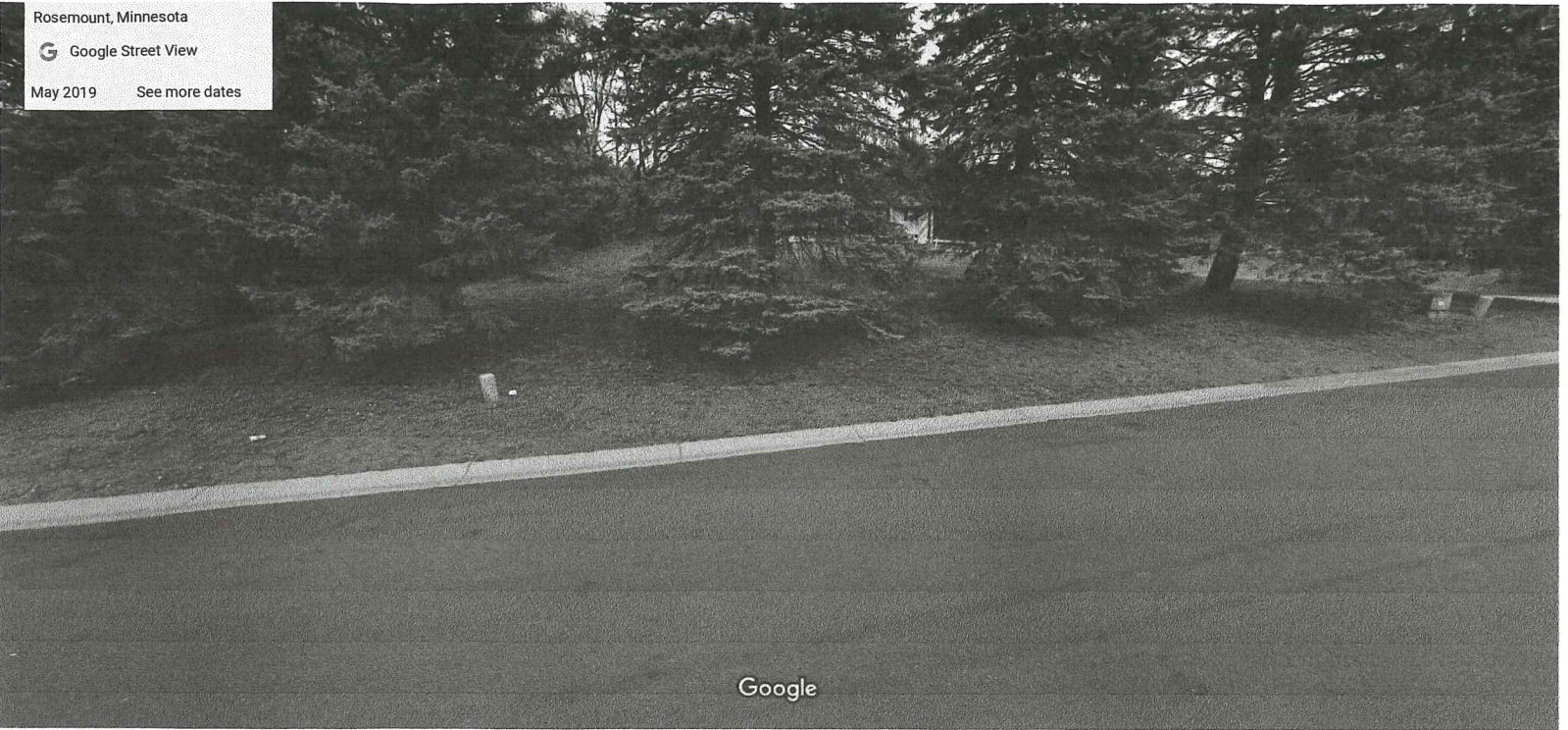
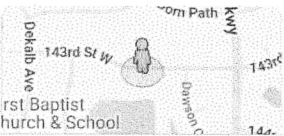
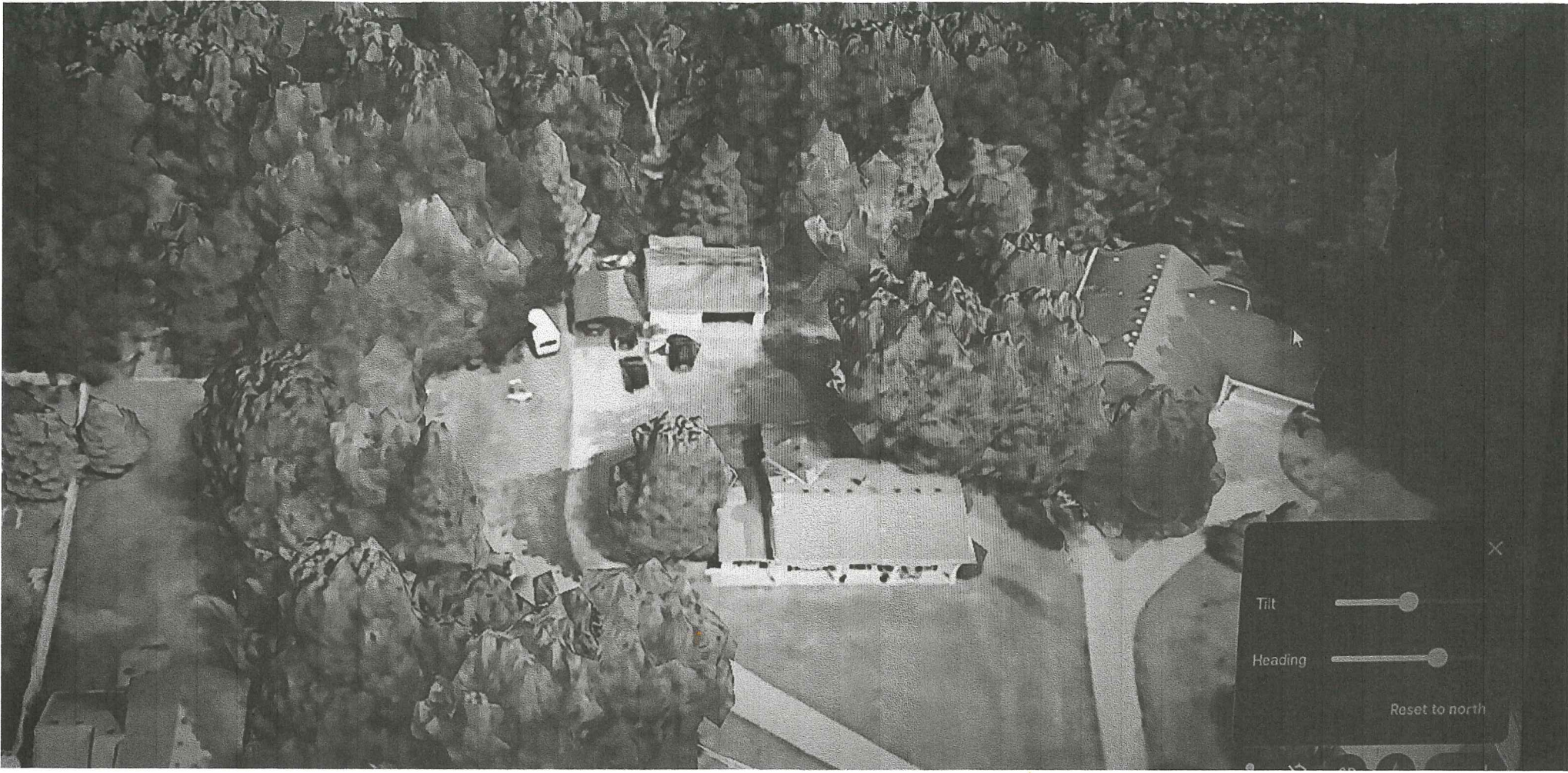
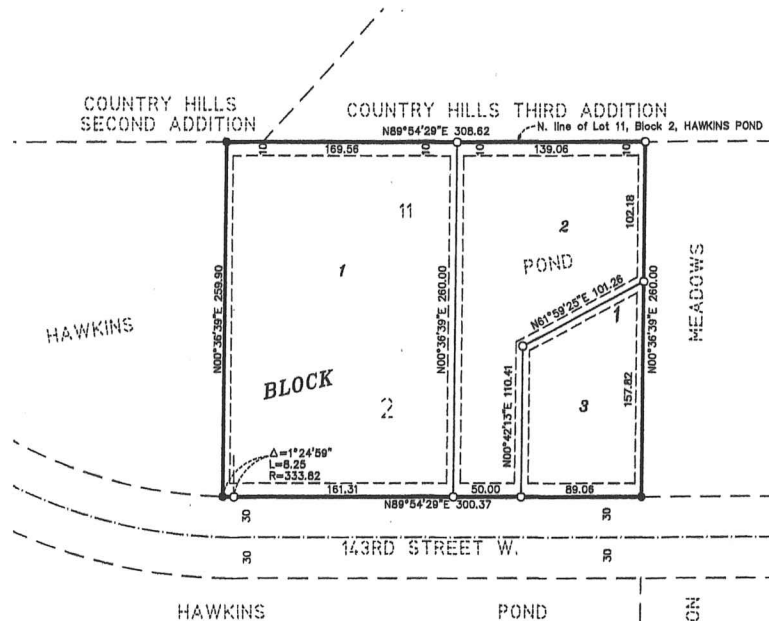


Image capture: May 2019 © 2024 Google





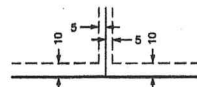
HIGHLANDS OF HAWKINS POND



○ Denotes 1/2 inch by 14 inch iron pipe monument set and marked by License Number 14376.

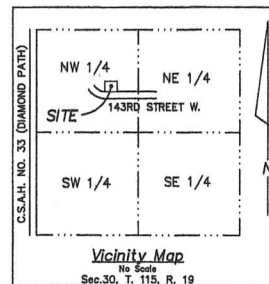
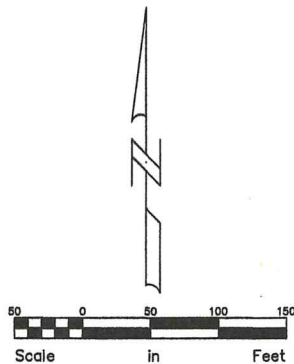
● Denotes found 1/2 inch iron pipe

Drainage and Utility Easements are shown thus:



Being 5 feet in width and adjoining lot lines, unless otherwise shown, and 10 feet in width and adjoining street lines as shown on the plat.

Bearings shown are based upon the north line of Lot 11, Block 2, HAWKINS POND which has an assumed bearing of N89°54'29\"/>



KNOW ALL PERSONS BY THESE PRESENTS: That Terry D. Trimble and Kathleen R. Trimble, husband and wife, fee owners of the following described property situated in the County of Dakota, State of Minnesota, to wit:

Lot 11, Block 2, HAWKINS POND, Dakota County, Minnesota.

Have caused the same to be surveyed and platted as HIGHLANDS OF HAWKINS POND and do hereby dedicate to the public for public use forever the easements for drainage and utility purposes only, as shown on this plat.

In witness whereof said Terry D. Trimble and Kathleen R. Trimble, husband and wife, have hereunto set their hands this 24 day of May 2005.

Terry D. Trimble
Terry D. Trimble

Kathleen R. Trimble
Kathleen R. Trimble

STATE OF MINNESOTA
COUNTY OF DAKOTA

The foregoing instrument was acknowledged before me this 24 day of May, 2005 by Terry D. Trimble and Kathleen R. Trimble, husband and wife.

Romelle F. Hedlund
Notary Public, Minnesota
My Commission Expires 01-31-10



I hereby certify that I have surveyed and platted the property described on this plat as HIGHLANDS OF HAWKINS POND; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands as defined in Minnesota Statutes, Section 505.02, Subd. 1, or public highways to be designated other than as shown.

Jeffrey D. Lindgren
Jeffrey D. Lindgren, Land Surveyor
Minnesota License Number 14376

STATE OF MINNESOTA
COUNTY OF DAKOTA

The foregoing Surveyor's Certificate was acknowledged before me this 2 day of MAY, 2005 by Jeffrey D. Lindgren, Land Surveyor, Minnesota License No. 14376.

Romelle F. Hedlund
Notary Public, Minnesota
My Commission Expires January 31, 2010.



ROSEMOUNT PLANNING COMMISSION

Approved by the Planning Commission of the City of Rosemount, Minnesota, at a regular meeting thereof, on the 24th day of April, 2005.

By Jason L. Meason Chairperson

By Kerry Zorn Secretary

ROSEMOUNT CITY COUNCIL

We do hereby certify that on the 17th day of May, 2005, the City Council of Rosemount, Minnesota approved this plat.

By William D. Smith Mayor

By Linda J. Jentink Clerk

DAKOTA COUNTY SURVEYOR

Pursuant to Section 383D.05, Minnesota Statutes, this plat has been approved this 17th day of June, 2005.

By Todd B. Telford
Dakota County Surveyor

DAKOTA COUNTY TREASURER-AUDITOR

I hereby certify that the taxes for the year 2005 for the land described on this plat as HIGHLANDS OF HAWKINS POND have been paid and that no delinquent taxes are due and transfer entered this 17th day of July, 2005.

By Casal Donald by Kristen Deputy
County Treasurer-Auditor, Dakota County, Minnesota

DAKOTA COUNTY RECORDER

Document Number 2338330

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 14th day of July, 2005, at 2:00 o'clock P. M., and was duly recorded in Book Forty-seven of plats on page 37.

Joe P. Beckman
County Recorder, Dakota County, Minnesota

HEDLUND
PLANNING ENGINEERING SURVEYING

Lot 1, Block 1 of Highlands of Hawkins Pond
According to the Recorded Plat there of DAKOTA County, MN
- Barry Volz. (Surveyor's Office)

Barry Volz
Senior Survey Technician

P 952-891-7075

F 952-891-7127

E barry.volz@co.dakota.mn.us

Surveyor's Office

Dakota County Western Service Center
14955 Galaxie Ave. Suite 335 • Apple Valley • MN 55124

Planning Commission Regular Meeting: May 28, 2024

Tentative City Council Meeting: June 18, 2024

AGENDA ITEM:	Request by 814 Services, LLC, for a Site Plan Review to develop a childcare center.	AGENDA SECTION:	PUBLIC HEARINGS
PREPARED BY:	Julia Hogan, Planner	AGENDA NO.	6.c.
ATTACHMENTS:	Site Location, Existing Conditions, Drainage Map, Site Plan, Utility Plan, Grading Plan, Erosion Control Plan, Landscape Plan, Architectural Elevations , Exterior Materials , Floor Plan, Trash Enclosure Details, Photometric Plan, Engineer's Memo Dated May 17, 2024	APPROVED BY:	AK
RECOMMENDED ACTION: Motion to approve a site plan review allowing 814 Services, LLC, to construct a childcare center, subject to the following conditions: 1. Conformance with all requirements of the City Engineer as detailed in the attached memorandum dated May 17, 2024. 2. The architectural elevations shall be updated to provide a minimum of 50% natural stone or brick. 3. The applicant shall update the landscaping plan to bring the number of trees into conformance with the requirements of the zoning ordinance. 4. Payment of \$12,960 in lieu of park land dedication, to be collected with the building permit fee. 5. Applicant will need to verify that lumens on the photometric plan do not exceed .05 at residential property lines prior to City Council approval. 6. Light fixtures within 100 feet of a residential property line shall be no higher than 20 feet. 7. A sign permit is required for any on-site signage.			

BACKGROUND

Applicant	814 Services, LLC
Property Owner	Akron 42, LLC
Site Location	Directly north of 145th Street West (County Road 42) and in-between Akron Avenue and Abbeyfield Avenue
Site Area In Acres	Approximately 1.44 Acres
Current Zoning	C4-General Commercial
Comp Plan Designation	CC - Community Commercial

The Planning Commission is being asked to review the site plan submitted by 814 Services, LLC to construct an 11,093 square foot childcare center with a 10,786 square foot play area on a 1.44-acre site located directly north of 145th Street West (County Road 42) and in-between Akron Avenue and Abbeyfield Avenue. The subject parcel is located within the recently approved Prestwick Place 25th Addition plat area. The plans provided by the applicant generally meet all requirements of the zoning ordinance within the City Code with the exception being the ratio of building materials used. Staff is recommending approval of the site plan review to allow for the construction of the childcare center, subject to the conditions listed in the recommended action section above.

GENERAL INFORMATION

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 this area 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.

The City Council recently approved a preliminary and final plat for Prestwick Place 25th Addition which created two buildable lots, one of those lots being the subject parcel. This land was previously outloted with Prestwick Place 24th Addition for future commercial use. A bank and coffee shop were also recently approved on land directly west of this subject site and there is anticipation of an application submittal for commercial development for the land directly east of the subject site.

Childcare centers are permitted uses in the C4-General Commercial zoning district. In addition to the general site plan, the applicant has provided architectural drawings, a grading plan, a utility plan, and a landscape plan, all of which are included in the attachments. A formal review and analysis of this information and how it relates to the Zoning Ordinance is provided in the next section. No variances are being requested for the construction of the addition, and subject to the conditions listed above, the proposed development meets the requirements of the zoning ordinance.

SITE PLAN REVIEW

The purpose of a site plan review is to evaluate each project as it relates to the performance and site design standards of the zoning ordinance. Site plan approval is required for all commercial, industrial, institutional and multi-family development projects.

Site plan applications are approved by the Planning Commission and considered a quasi-judicial action. As such, the City has a set of standards and requirements for review. Generally, if a site plan

application meets the ordinance requirements, it must be approved. These standards are outlined in Section 11-4-14 (General Commercial District) and 11-10-3 (Site and Building Plan Review).

Setbacks

The proposed building is shown to be located in the southern portion of the subject parcel with the main entrance facing towards the west. The north and west portions of the site contain parking lot areas and drive aisles. The southern and eastern portions of the site contain the proposed play area, which is shown to be fenced in with a 6-foot fence. The table below shows the required setbacks in comparison with those provided on the site plan. The table includes an additional setback of 20' from CSAH 42, an arterial road, for structures.

Frontage	Required Setback		Provided Setback	
	Building	Parking	Building	Parking
North	10 feet	10 feet	>10 feet	>10 feet
East	10 feet	10 Feet	36 feet	15 feet
South (CSAH 42)	30 feet	20 feet	67 feet	>20 feet
West	10 feet	10 feet	48 feet	24 feet

The site plan also shows a trash enclosure southwest of the proposed building and directly west of the play area. The enclosure is shown to be setback 10-feet from the western property line and more than 30-feet from the southern property line, which meets the setback requirements of the city code. All building setbacks meet ordinance requirements. The setback for parking from the west 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 west.

Parking and Access

There will be two vehicular accesses into the site, one from the private road that runs east-west between Akron Avenue and Abbeyfield Avenue and the other from an internal drive access which will eventually connect to the commercial development to the east. The access to the site from the east west private road will extend south to the site. This access will be shared with the commercial development to the west. There is a concrete median shown on the western property line, which is where the shared access road into the site is located. A requirement of the City's Engineering memorandum is for the applicant to provide turning movements for emergency, delivery, and garbage vehicles as there is a potential issue with the location of the concrete median. Traffic is shown to circulate to the west and north of the principal structure with parking located within those areas.

The parking requirement for a childcare center is 1 parking stall per 20 children, plus one parking stall per staff member. Based on the number of children the facility will be able to accommodate and required staffing for that number of children (157 students and 26 staff members), a total of 34 parking stalls are required. The site plan includes 40 stalls, 2 of which are ADA compliant stalls, which exceeds the required number of parking stalls.

Use	Required	Provided
Daycare Centers, Nursery and Montessori schools	34 Stalls (1 per 20 children plus 1 per staff)	40 Stalls

Exterior Building Materials and Massing

The building elevations provided show a mix of materials being used on the exterior. Brick will extend along the base of the entire building. Horizontal lap siding makes up the remainder of the exterior siding on the building. The front entrance to the building shows two colorful aluminum tubes along with two concrete sphere bollards. No EIFS or masonry stucco, of which 10% of the façade can be comprised, will be used. The C4-General Commercial zoning district has a requirement that at least 50% of the exterior must contain natural stone or brick. The elevations do not meet that minimum threshold which the applicant is aware of, and new plans will be submitted prior to City Council approval to meet that requirement. Staff will be recommending a condition of approval that calls for the submittal of updated elevations that increase the amount of natural stone or brick to the 50% threshold. The tallest portion of the building is shown to be 24'9" in height. This is below the maximum building height of 35' allowed in the C4 zoning district.

Trash Enclosure

A 7-foot-tall trash enclosure featuring materials such as split-face concrete masonry units and precast concrete cap with gates on the enclosure shown to be made of composite lumber. The enclosure will be located in the southern portion of the site, south of the western parking area and west of the enclosed play area.

Fencing

Fences are approved administratively by staff. They can be constructed up to, but not on, the property line. In non-residential zoning districts, the maximum fence height is 8'. The applicants' plans show fencing surrounding the 10,786 square foot outdoor play area which is located on the south and east sides of the proposed building. The fence is shown to be 6-feet tall on the applicants' site plan.

Landscaping

The City's landscape ordinance (11-6-3) requires that properties within the commercial zoning districts plant a minimum of 8 trees or 1 per 3,000 square feet of land area. Based on the site area of 62,726 square feet, a total of 21 trees are required to be planted on site. The applicants site plan shows a total of 11 trees planted throughout the site, which is below the required number. The landscape plan shows the tree calculation based off a plantable landscape area of 5,370 square feet instead of the total 62,726 square feet of the site. The landscaping ordinance also requires one foundation planting for every 10 linear feet of building exterior. The proposed building has 500 linear feet of perimeter, which requires a total of 50 foundation plantings. The landscape plan includes 50 total foundation plantings which are shown to be located along the front of the building, near the trash enclosure on the southern end of the site and along the northern parking lot area. Turf sod is also shown to be installed along the southern, western, and northern portions of the site.

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 the landscaping section of the zoning code. The parking area on site totals 6,480 square feet, which equates to a landscaped area of 648 square feet.

Based on that square footage, 3 trees (1 per 250 square feet) must be planted in the parking area. The applicants' plan shows 3 trees planted throughout the northern parking area. Overall, the landscape plan falls short of the minimum requirement by the city's code, and a condition of approval to provide additional trees on the landscaping plan is included in staff's recommendation.

	Calculation Formula	Number Required	Number Provided
Site Trees	8 trees or 1 per 3,000 sf	$62,726/3,000=21$ trees	8 trees
Parking Lot Landscaping	1 per 250 sf	$648/250=3$ trees	3 trees
Foundation Plantings	1 per 10 linear feet	$500/10=50$ foundation plants	50 foundation plants

Lighting

The applicant is proposing site lighting that consists of three pole mounted lights within the parking lot area. The pole mounted lights are shown to be 25-feet in height. The zoning ordinance allows pole mounted lights to be up to 30-feet tall except in areas within 100-feet of a residential use. In those areas, the maximum height for lighting is 20-feet. The maximum level of lighting allowed by the code is 0.5 lumen at adjacent residential property lines and 1.0 lumen at non-residential property lines. The applicant has informed staff that the closest pole mounted light from the northern residential property boundary is 121-feet. The applicant has submitted a photometric study, but they will be resubmitting an expanded photometric plan showing that the lumen levels do not exceed 0.5 lumen at the northern property boundary.

Park Dedication

The developer of the Prestwick Place 25th Addition plat had requested that park dedication fees be collected at the time a building permit was issued. The park dedication requirement for commercial developments is either 10% of the total property area as land dedication or cash-in-lieu of land dedication. The cash dedication for the 1.44-acre site is \$12,960 (.144 acres x \$90,000/acre). Staff has included the payment of the park dedication fee with the building permit fee as a recommended condition of approval.

Engineering

The City's engineer has reviewed the submitted plans and provided a memorandum dated May 17, 2024. The memo contains general comments related to the site plan, grading and drainage plan, and utility plans. Some key comments within the document include: providing turning movements for emergency, delivery, and garbage vehicles, working with the landowner to the west to coordinate shared access into both sites and to coordinate utility installations and extensions. Conformance with all requirements of the City Engineer is a recommended condition of approval.

RECOMMENDATION

Staff finds the plans provided by the applicant meet the standards of the zoning ordinance except where noted, and is recommending approval of the site plan allowing 814 Services, LLC, to construct a childcare center. This recommendation is based on information provided by the applicant and reviewed in this report.



FOR
814 SERVICES, LLC
1695 TWELVE MILE RD, SUITE 100, BERKLEY, MI 48072

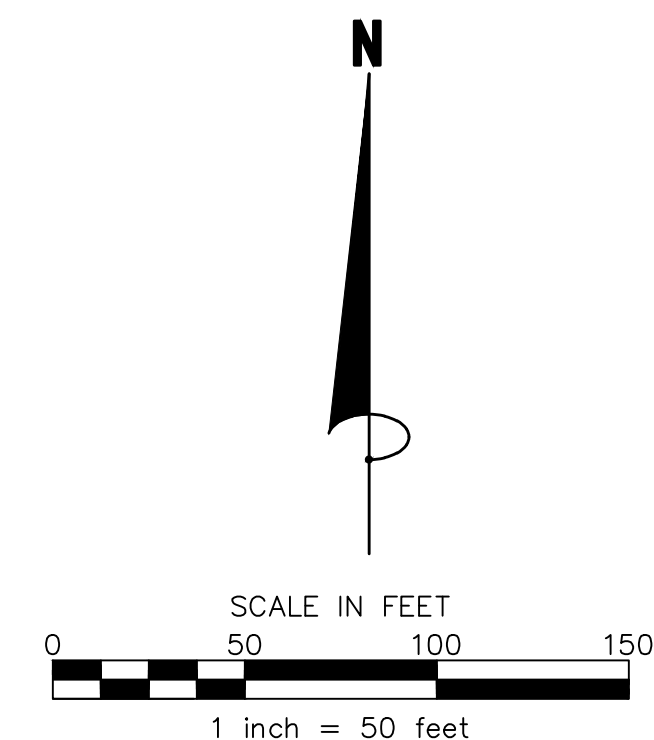
INDEX

TITLE SHEET	C100
EXISTING CONDITIONS	C200
DRAINAGE MAP	C201
SITE PLAN	C400
UTILITY PLAN	C500
GRADING PLAN	C600
EROSION & SEDIMENT CONTROL PLAN	C601
EROSION & SEDIMENT CONTROL NOTES	C602-C604
LANDSCAPE PLAN	C701-C702
LANDSCAPE DETAILS	C703-C704
CONSTRUCTION DETAILS	C800-C801

LEGEND	
	EXISTING WATERMAIN
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING UNDERGROUND GAS
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND TELEPHONE
	EXISTING UNDERGROUND FIBER OPTIC
	EXISTING OVERHEAD POWER LINE
	EXISTING LIGHT POLE
	EXISTING TRANSFORMER
	EXISTING TELEPHONE PEDESTAL
	EXISTING TV PEDESTAL
	EXISTING CURB & GUTTER
	EXISTING FENCE
	EXISTING CONTOUR
	EXISTING WETLAND EDGE
	EXISTING SOIL BORING LOCATION
	EXISTING TREELINE/TREES
	EXISTING ASPHALT
	EXISTING CONCRETE
	EXISTING GRAVEL
	PROPOSED WATERMAIN
	PROPOSED SANITARY SEWER
	PROPOSED SANITARY SERVICE
	PROPOSED WATER SEWER
	PROPOSED STORM SEWER
	PROPOSED DRAIN TILE
	PROPOSED CURB & GUTTER
	PROPOSED RETAINING WALL
	PROPOSED CONTOUR
	PROPOSED GRADING LIMITS
	PROPOSED EMERGENCY OVERFLOW
	PROPOSED CONCRETE
	PROPOSED ASPHALT SURFACE
	PROPOSED SILT FENCE
	PROPOSED WIMCO
	PROPOSED STORM SEWER CONSTRUCTION
	PROPOSED YARD CB INLET PROTECTION
	PROPOSED STORM SEWER CONSTRUCTION
	PROPOSED DITCH CHECK – MnDOT TYPE 3
	PROPOSED GRADING/UTILITY CONSTRUCTION
	PROPOSED TEMPORARY ROCK CONSTRUCTION ENTRANCE
	PROPOSED EROSION CONTROL BLANKET
	MnDOT CATEGORY 3
	PROPOSED SEED & MULCH MIX
	GENERAL ROADSIDE MnDOT 25–141

PROJECT ENGINEER	ERIC FAGERBERG, P.E. – JAMES R. HILL, INC.
DEVELOPER:	BRADFORD EGAN – 814 SERVICES, LLC
CITY ENGINEER:	ERICKSON BRIAN – CITY ENGINEER
NPDES OFFICER:	BRIAN GREEN – MPCA

(952)-890-6044 (O)
(313)-530-1456 (O)
(651)-322-2025 (O)
(507)-206-2610 (O)



James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 W. Cty. Rd. 42, Suite 100, Burnsville, MN 55306
PHONE: (952)890-6044 FAX: (952)890-6244

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.

ERIC P. FAGERBERG, PE

02B CHILDCARE
ROSEMOUNT, MINNESOTA
TITLE SHEET
FOR
814 SERVICES, LLC

1695 TWELVE MILE RD SUITE 100 BERKLEY MI 48072

DRAWN BY
VUN

DATE
04/11/24

REVISIONS

XXXXXXX

CAD FILE
24164TS

PROJECT NO.
24164
C100



EXISTING WATERMAIN
EXISTING SANITARY SEWER
EXISTING STORM SEWER
EXISTING UNDERGROUND GAS
EXISTING UNDERGROUND ELECTRIC
EXISTING UNDERGROUND TELEPHONE
EXISTING UNDERGROUND FIBER OPTIC
EXISTING OVERHEAD POWER LINE
EXISTING LIGHT POLE
EXISTING TRANSFORMER
EXISTING TELEPHONE PEDESTAL
EXISTING TV PEDESTAL
EXISTING CURB & GUTTER
EXISTING RETAINING WALL
EXISTING FENCE
EXISTING CONTOUR
EXISTING WETLAND EDGE
EXISTING SOIL BORING LOCATION

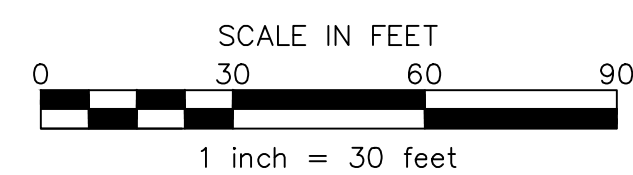
EXISTING TREELINE/TREES

EXISTING ASPHALT

EXISTING CONCRETE

EXISTING GRAVEL

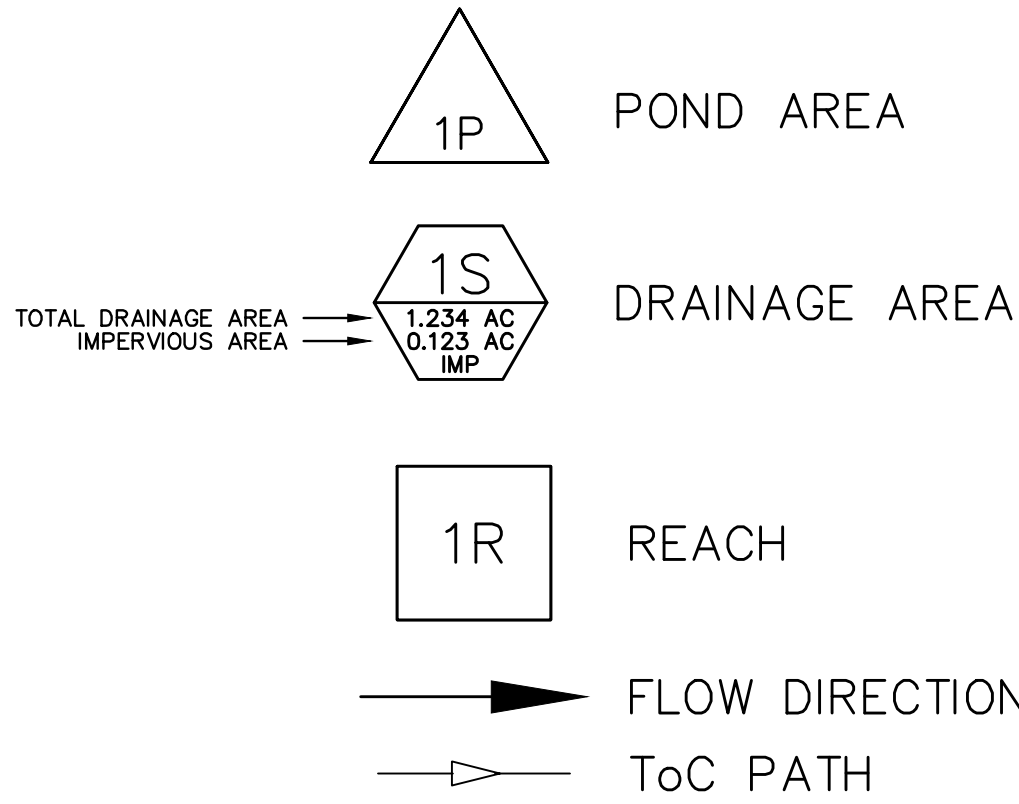
EXISTING WETLAND



C200

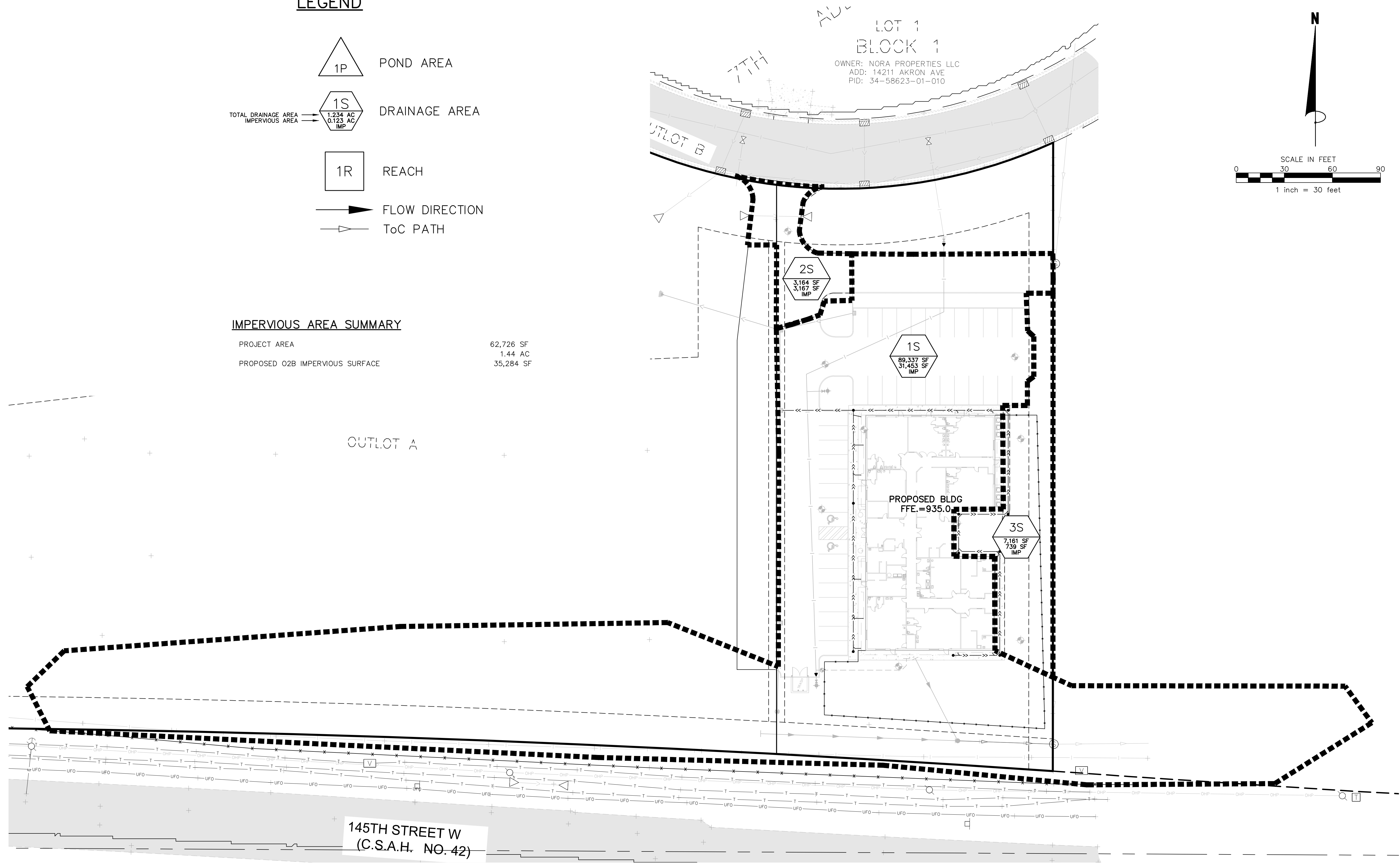
F:\Civil 3D Projects\24164\PRE-PLAT PLANS\24164SI-DRAINAGE.dwg -- 4/11/2024 11:05AM

LEGEND



IMPERVIOUS AREA SUMMARY

PROJECT AREA	62,726 SF
PROPOSED O2B IMPERVIOUS SURFACE	1.44 AC 35,284 SF



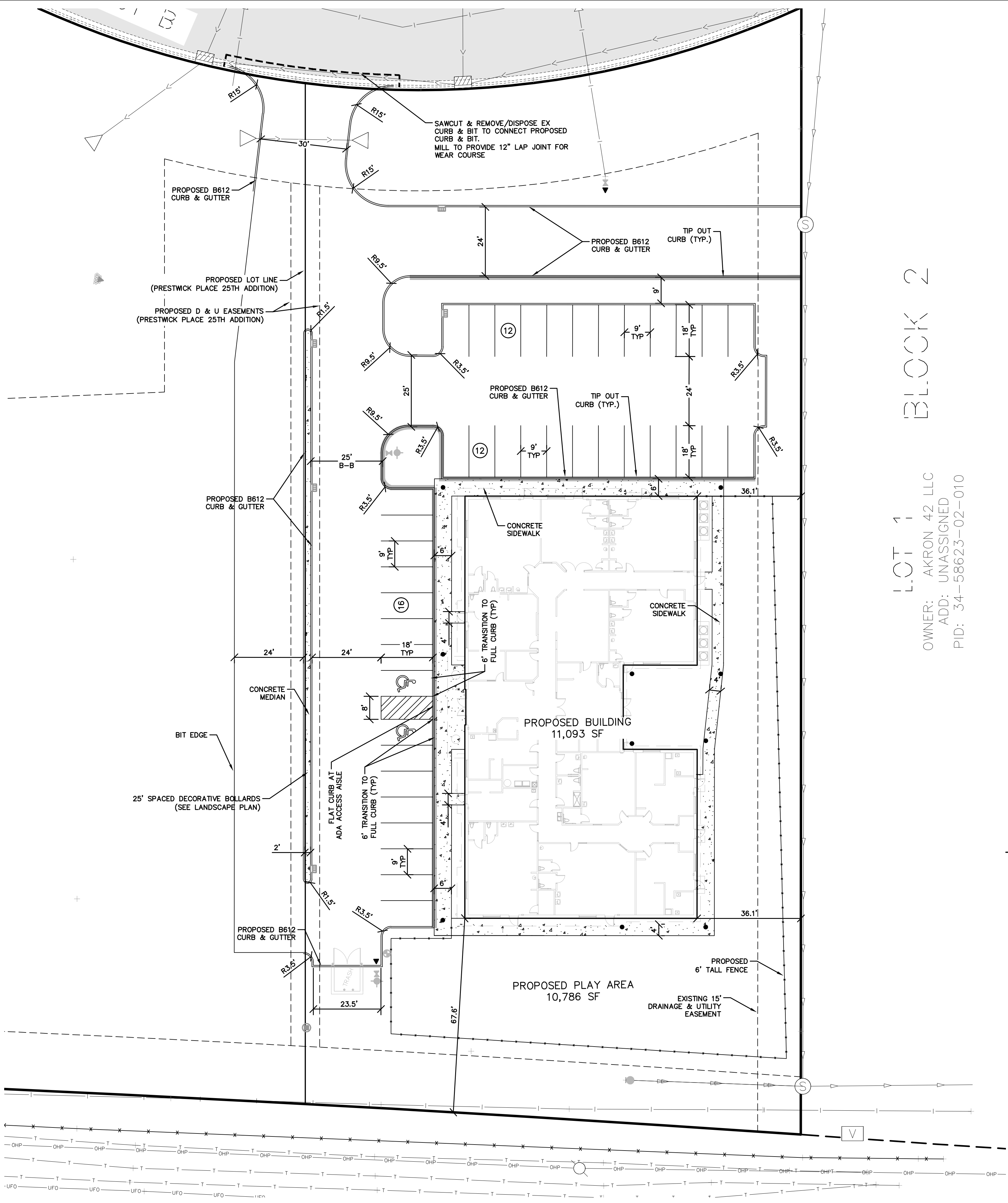
PROPOSED DRAINAGE MAP

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 W. Cty. Rd. 42, SUITE 100, BURNSVILLE, MN 55306
PHONE: (952)890-6044 FAX: (952)890-6244

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.
ERIC T. FASEBERG, PE
Date: 04/01/24 Reg.No. 53772

O2B CHILDCARE
ROSEMOUNT, MINNESOTA
DRAINAGE MAP
FOR
814 SERVICES, LLC
1695 TWELVE MILE RD, SUITE 100, BERKLEY, MI 48072

DRAWN BY VUN
DATE 04/11/24
REVISIONS XXXXXXXX
CAD FILE 24164SI-DRAINAGE
PROJECT NO. 24164
C201



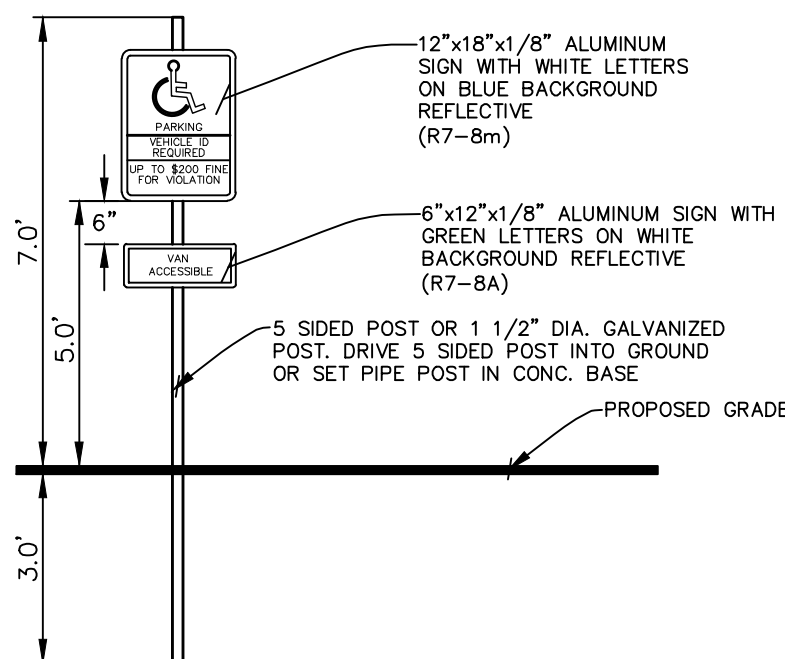
SITE DATA

LOT AREA 1.44 AC/62,726 SF
IMPERVIOUS AREA (O2B SITE) 0.81 AC/35,284 SF
38 STANDARD PARKING STALLS
2 ADA STALLS
40 TOTAL STALLS (9'X18') = 6,480 SF

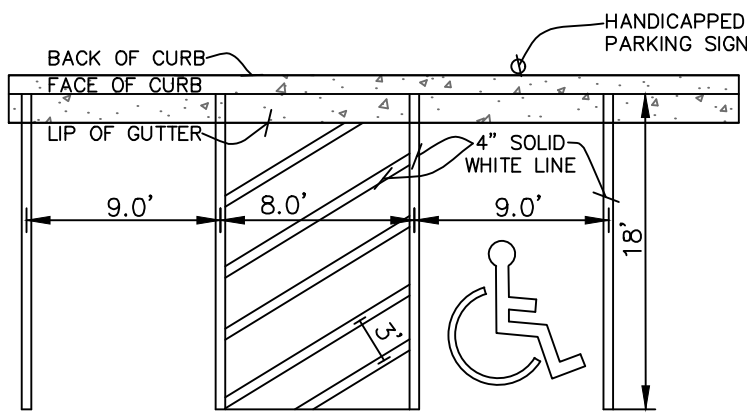
LEGEND

- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING CURB & GUTTER
- EXISTING FENCE
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- PROPOSED CURB & GUTTER
- PROPOSED CURB & GUTTER-TIP-OUT
- PROPOSED CONCRETE
- PROPOSED ASPHALT SURFACE
- PROPOSED WATERMAIN STRUCTURE
- PROPOSED SANITARY SEWER STRUCTURE
- PROPOSED STORM SEWER STRUCTURE

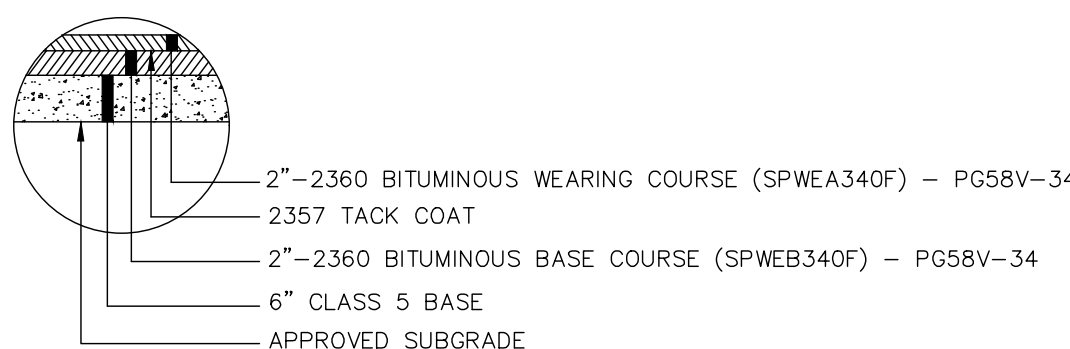
NOTE - DIMENSIONS ARE SHOWN TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
ABBREVIATIONS:
TYP=TYPICAL
BOC=BACK OF CURB



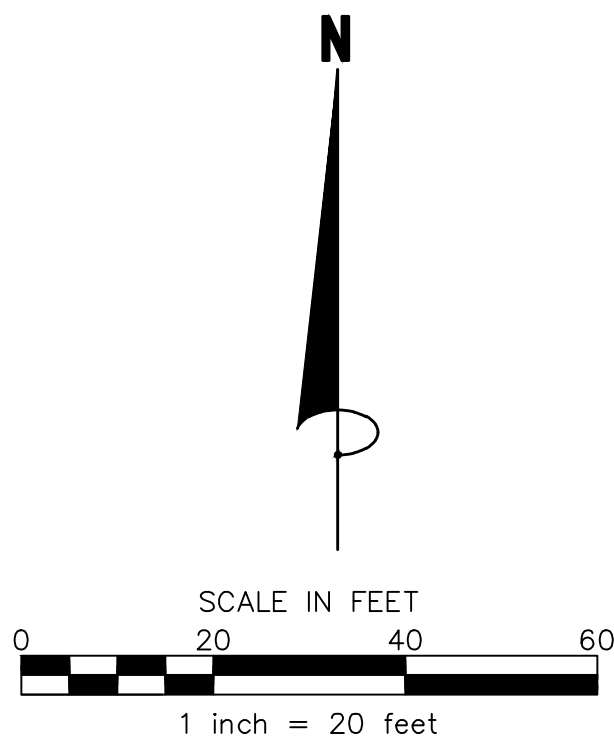
TYPICAL HANDICAPPED PARKING SIGN



TYPICAL PARKING SPACE STRIPING



STANDARD DUTY ASPHALT PAVEMENT SECTION



OWNER: AKRON 42 LLC
ADD: UNASSIGNED
PID: 34-58623-02-010

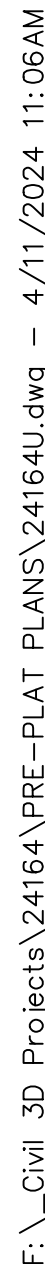
LOT 1
BLOCK 2

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 W. Cty. Rd. 42, Suite 100, Burnsville, MN 55306
PHONE: (952)890-6044 FAX: (952)890-6244

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.
ERIC P. FAESEBERG, PE
Date: 04/01/24 Reg No. 53772

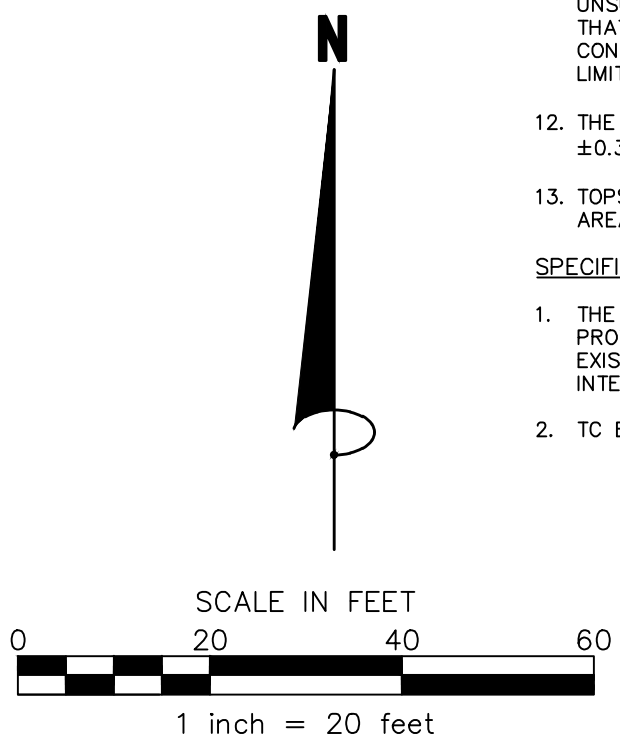
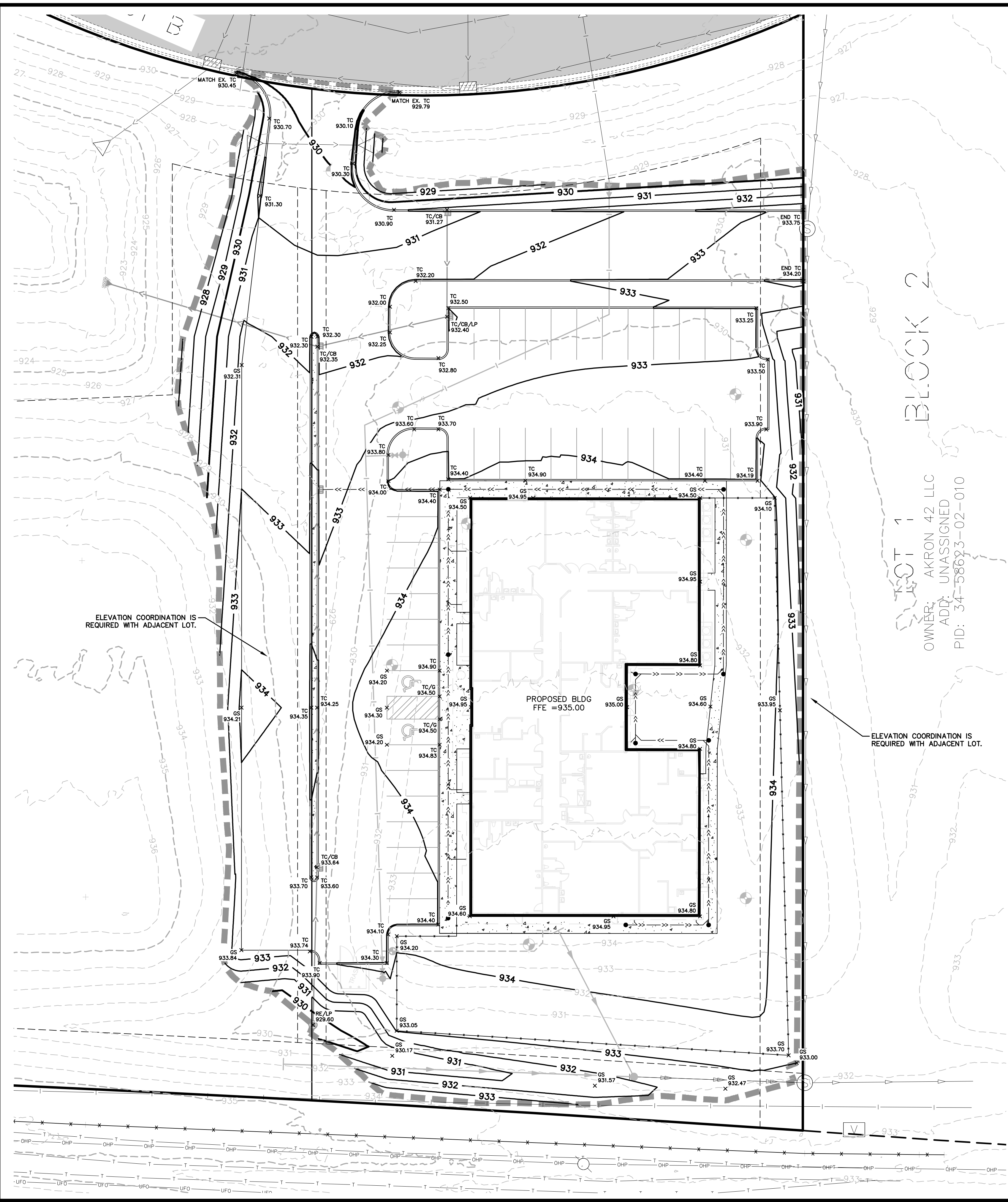
O2B CHILDCARE
ROSEMOUNT, MINNESOTA
FOR
814 SERVICES, LLC
1695 TWELVE MILE RD., SUITE 100, BERKLEY, MI 48072

DRAWN BY VUN
DATE 04/11/24
REVISIONS XXXXXXX
CAD FILE 24164PAV
PROJECT NO. 24164
C400



Page 61 of 112

F:\Civil 3D Projects\24164\PRE-PLAT PLANS\24164.dwg - 4/11/2024 11:08AM



LEGEND

EXISTING WATERMAIN

EXISTING SANITARY SEWER

- STANDARD GRADING NOTES:**
- SPECIFICATIONS WHICH APPLY ARE THE MOST RECENT EDITIONS OF THE MUNICIPALITY IN WHICH THE WORK IS LOCATED AND THE MINNESOTA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAY CONSTRUCTION UNLESS MODIFIED HEREIN ON THESE CONTRACT DOCUMENTS.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO UTILIZE THE "GOPHER STATE ONE CALL" EXCAVATION NOTICE SYSTEM AS REQUIRED UNDER MINNESOTA STATUTE CHAPTER 216D. CALL 811 OR SUBMIT A TICKET AT gopherstateonecall.org AT LEAST 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION.
 - GRADING CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
 - ALL CONSTRUCTION AS CALLED FOR ON THESE CONTRACT DOCUMENTS SHALL BE PERFORMED IN ACCORDANCE WITH ALL OSHA REQUIREMENTS.
 - ALL LOT AND EASEMENT DIMENSIONS ARE SUBJECT TO FINAL PLAT.
 - IT IS THE RESPONSIBILITY OF THE GRADING CONTRACTOR TO DISPOSE OFF-SITE ALL TREES, STUMPS, BRUSH, OR OTHER DEBRIS THAT EXISTS WITHIN THE CONSTRUCTION AREAS. TREES TO REMAIN SHALL BE DESIGNATED BY THE ENGINEER.
 - THE GRADING CONTRACTOR SHALL SCHEDULE THE SOILS ENGINEER SO THAT CERTIFICATION OF ALL CONTROLLED FILLS CAN BE FURNISHED TO THE OWNER DURING AND UPON COMPLETION OF THE PROJECT.
 - DENSITY TESTS SHALL BE TAKEN TO EVALUATE THE COMPACTION WITHIN THE STREETS, TRAVEL WAYS OR PARKING LOTS. WITHIN THE UPPER 3 FEET OF STREET, TRAVEL WAYS OR PARKING LOT SUBGRADE, THE CONTRACTOR SHALL INSURE THAT ALL SOILS BE NOT MORE THAN ONE PERCENTAGE POINT OVER THE SOIL'S STANDARD PROCTOR OPTIMUM MOISTURE CONTENT, AND THAT COMPACTION TO A MINIMUM OF 100% OF STANDARD PROCTOR DENSITY BE PROVIDED. IN AREAS BELOW THE UPPER THREE FEET OF SUBGRADE OF THE STREETS, TRAVEL WAYS OR PARKING LOTS, THE CONTRACTOR SHALL INSURE THAT ALL SOILS BE NOT MORE THAN THREE PERCENTAGE POINTS OVER THE SOIL'S STANDARD PROCTOR OPTIMUM MOISTURE CONTENT, AND THAT COMPACTION TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY BE PROVIDED. THE GRADING TOLERANCE FOR THESE AREAS SHALL BE WITHIN 0.1".
 - LOT GRADING AND/OR THE PREPARATION OF BUILDING PADS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. THE GRADING TOLERANCE SHALL BE 0.30"±. ALL EARTHWORK OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE HUD-FHA DATA SHEET 79G "LAND DEVELOPMENT WITH CONTROLLED EARTHWORK", PROVIDING FOR A MINIMUM OF 95% STANDARD DENSITY, OR AS OTHERWISE SPECIFIED BY THE GEO-TECHNICAL ENGINEER.
 - IN AREAS WHERE RETAINING WALLS ARE PROPOSED ON CONTROLLED FILL AREAS, A MINIMUM 95% STANDARD DENSITY NEEDS TO BE ATTAINED WHERE FILL THICKNESS EXCEEDS 10' BELOW WALL FOUNDATION ELEVATIONS, A HIGHER MINIMUM OF 98% SHALL BE ATTAINED
 - BUILDING PADS SHOWN ON EACH LOT ARE TYPICAL ONLY. THE DEPTH OF THE PAD FROM FRONT TO BACK SHALL BE GRADED THROUGHOUT THE FULL WIDTH OF THE LOT OR AS NECESSARY TO ALLOW FOR CONSTRUCTION OF A BUILDING AT THE MINIMUM SIDE YARD SETBACKS (REFER TO THE PLANS FOR SPECIFIC SETBACK DISTANCES.) IF UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED WITHIN A PROPOSED BUILDING PAD THAT CANNOT BE CORRECTED OR REMOVED, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER OF THE CONDITIONS AND TO LOCATE THE LIMITS OF THE UNSUITABLE AREAS.
 - THE SITE GRADING TOLERANCE FOR THE SITE SHOULD BE ±0.1' FOR STREETS AND ±0.30' FOR LANDSCAPED/OPEN AREAS.
 - TOPSOIL SHALL BE RE-Spread AT A MINIMUM DEPTH OF 6" ON ALL DISTURBED AREAS TO BE VEGETATED.
- SPECIFIC GRADING NOTES:**
- THE EXISTING TOPOGRAPHY AND CONTOUR ELEVATIONS ON THE PLANS WERE PROVIDED BY JAMES R. HILL ON FEB. 28, 2024. THE DEGREE OF ACCURACY OF THE EXISTING CONTOURS SHOWN ON THE PLAN IS EQUAL TO ± ONE HALF THE CONTOUR INTERVAL.
 - TC ELEVATIONS ARE SHOWN TO THE TOP OF B612 CURB AND GUTTER

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 W. Cty. Rd. 42, Suite 100, Burnsville, MN 55306
PHONE: (952)890-6044 FAX: (952)890-6244

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.
ERIC P. TAESEBERG, PE

Date: 04/01/24 Reg. No. 53772

02B CHILDCARE
ROSEMOUNT, MINNESOTA
GRADING & DRAINAGE PLAN
FOR
814 SERVICES, LLC
1695 TWELVE MILE RD., SUITE 100, BERKLEY, MI 48072

DRAWN BY
XXX

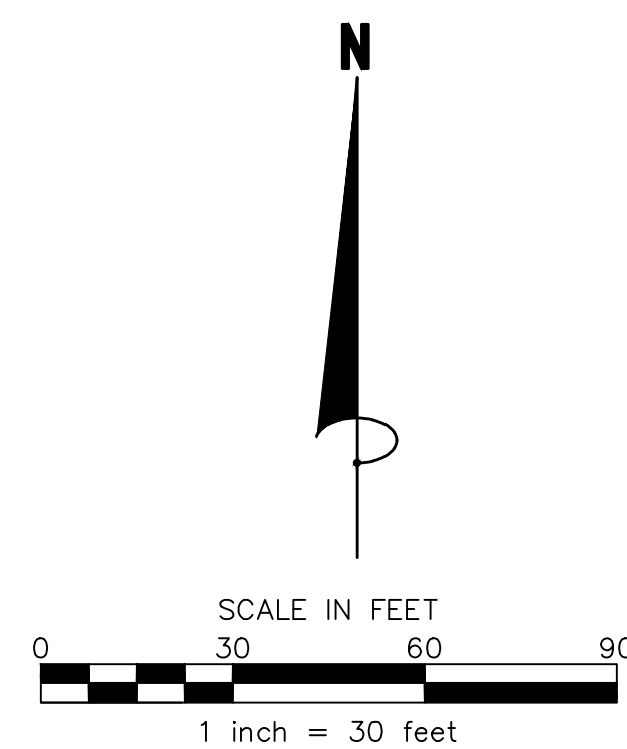
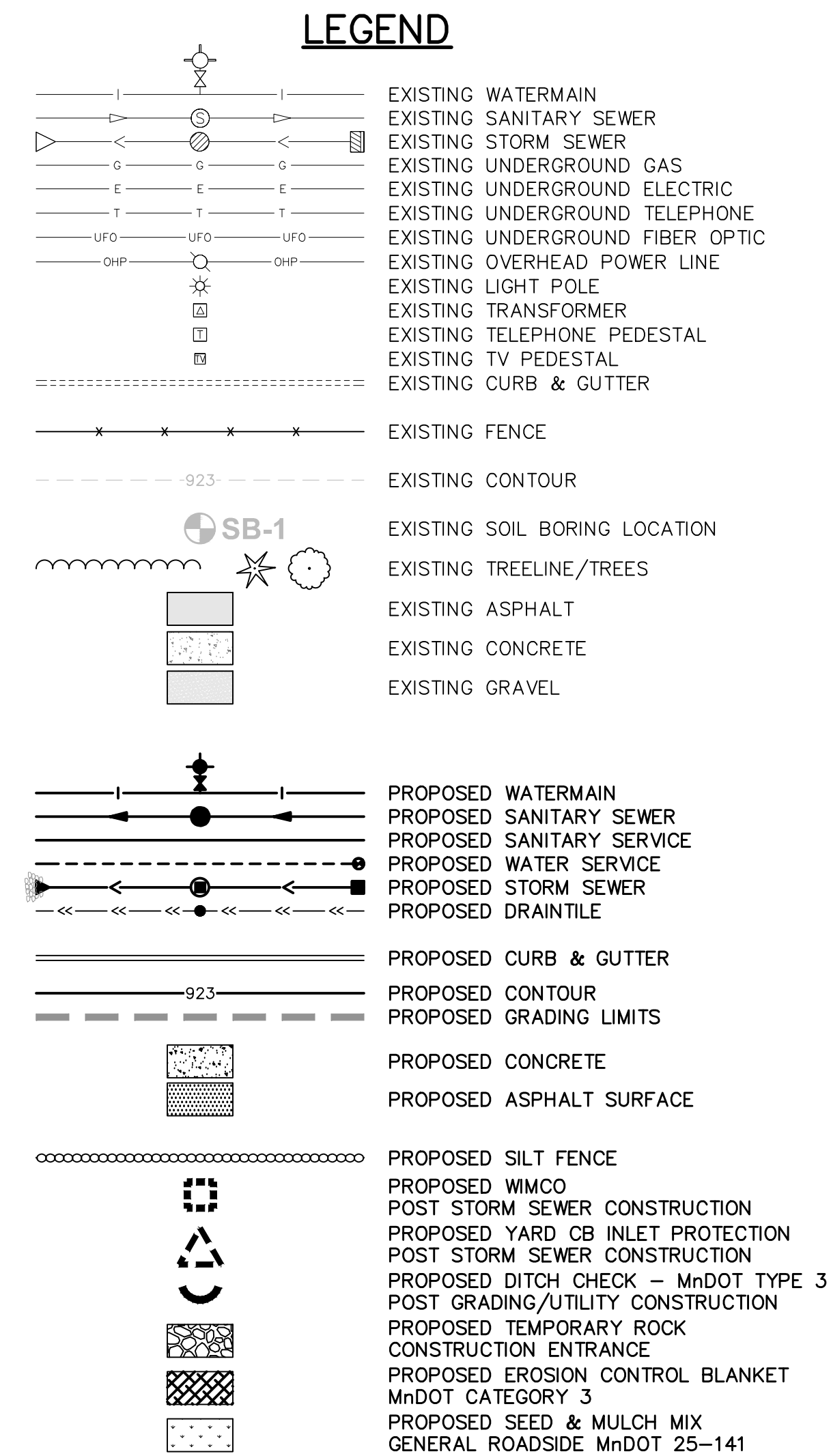
DATE
04/11/24

REVISIONS
XXXXXX

CAD FILE
24164G

PROJECT NO.
24164

C600

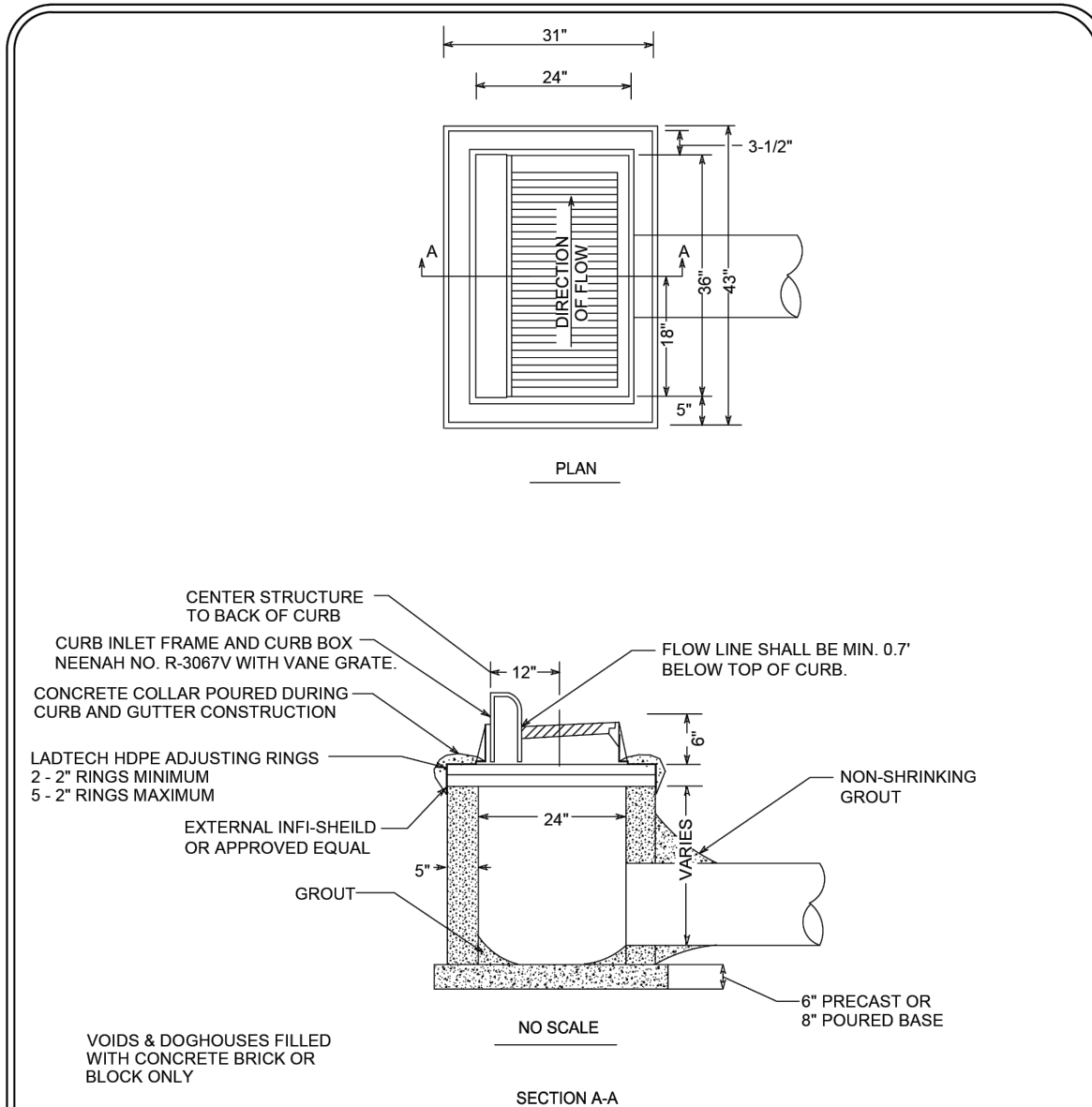


James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 W. CTY. RD. 42, SUITE 100, BURNSVILLE, MN 55306
PHONE: (952)890-6044 FAX: (952)890-6244

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.	ERIC P. FAGERBERG, PE
Date: 04/01/24	Ren No 53772

02B CHILDCARE
ROSEMOUNT, MINNESOTA
EROSION & SEDIMENT CONTROL PLAN
FOR
814 SERVICES, LLC

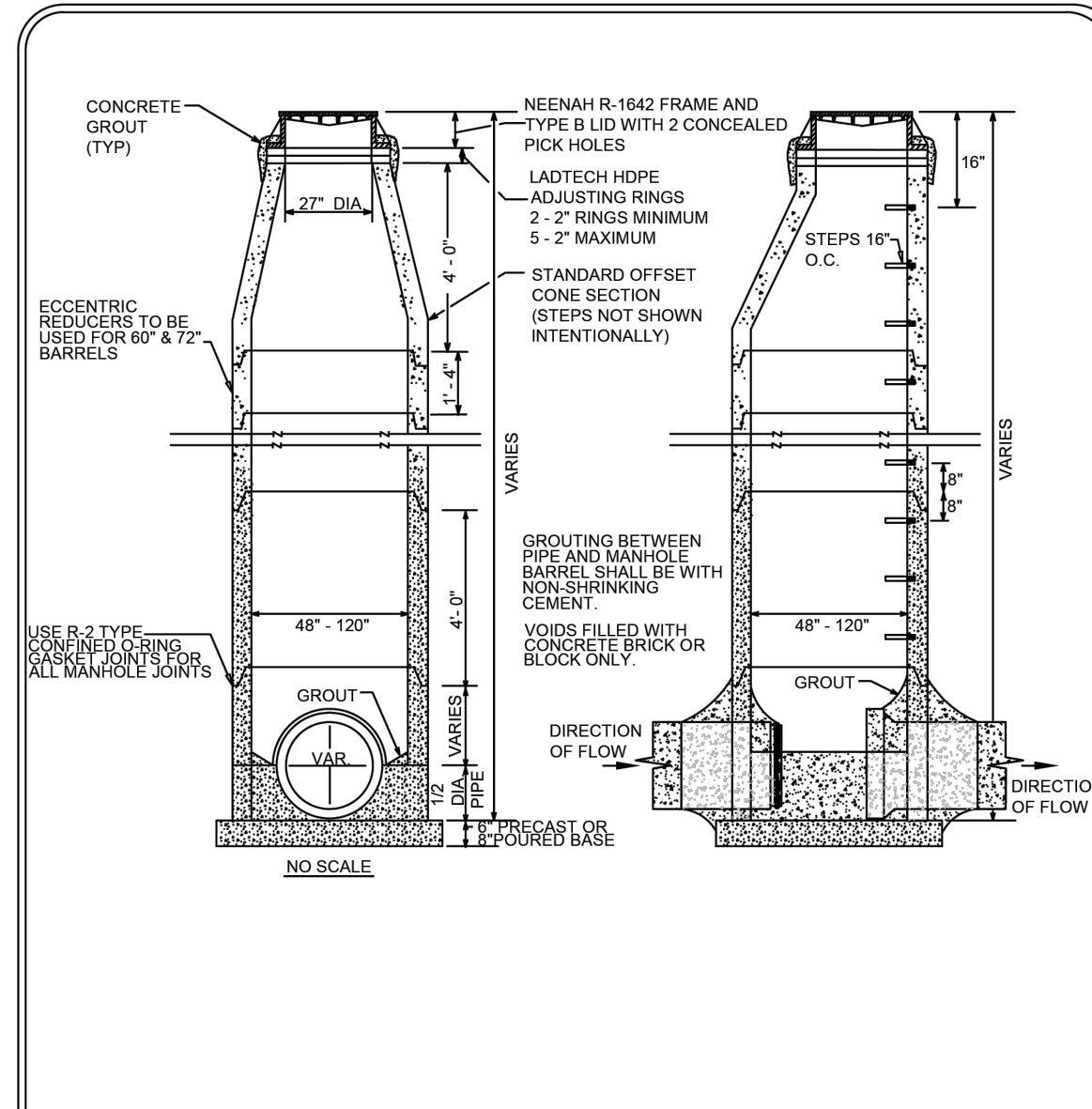
DRAWN BY
VUN
DATE
04/11/24
REVISIONS
XXXXXXXXXX
CAD FILE
24164ERC
PROJECT NO.
24164
C601



NOTES:

1. REINFORCING TO CONSIST OF #4 BARS @ 8" O.C., 4' MINIMUM LENGTH, EACH SIDE OF CASTING
2. GROUT BOTTOM TO DRAIN TO CENTER
3. PIPE CUT-OUTS TO BE LOCATED WHERE REQUIRED
4. INLET PROTECTION TO BE INSTALLED IN CATCH BASIN AND MAINTAINED AS DIRECTED BY THE ENGINEER

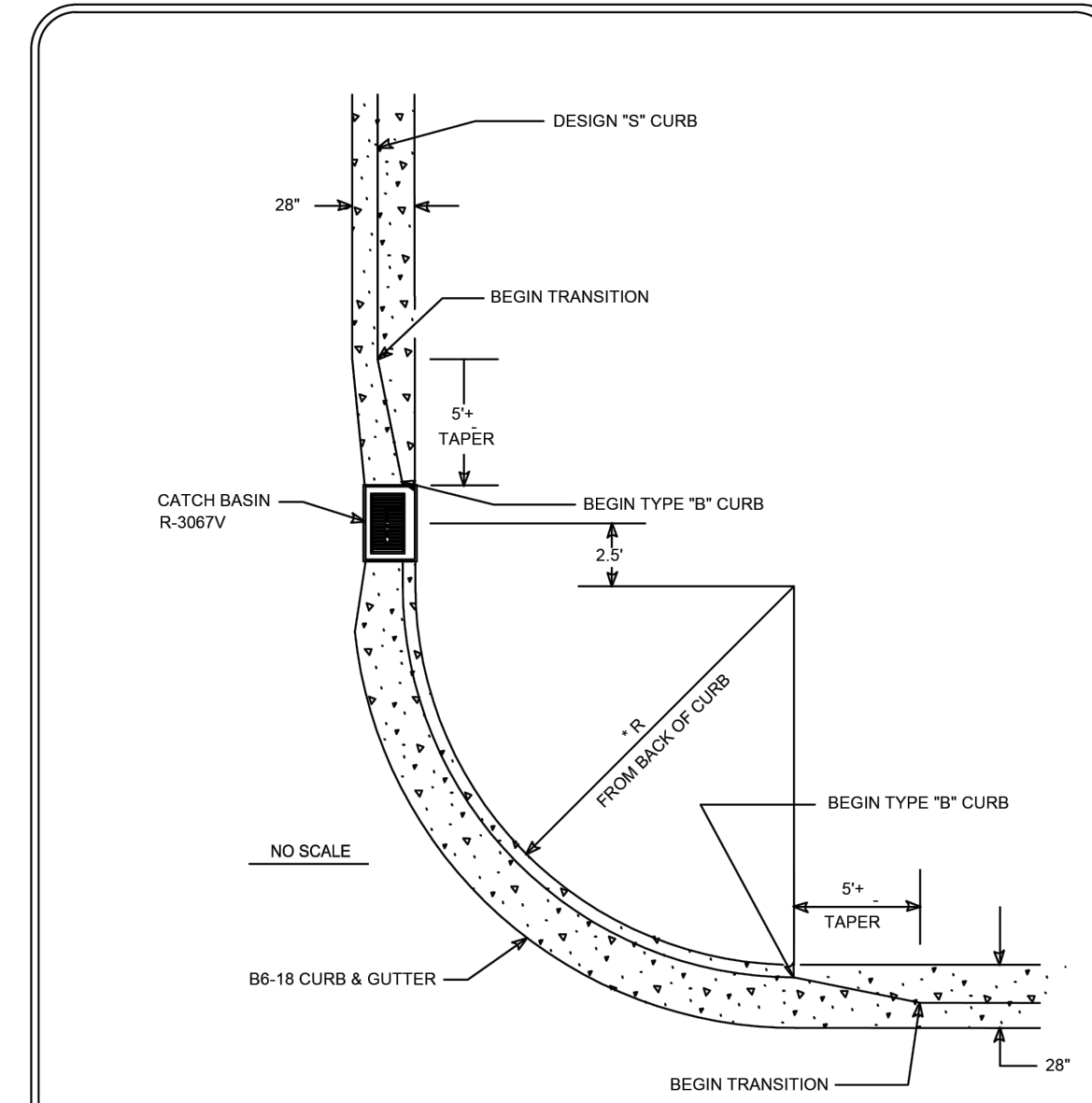
 Standard Plate Library for the City of Rosemount	STANDARD CATCH BASIN	Special Details	
		Date: 03-01-01 Revised: 01-21-15	SD-1



NOTES:

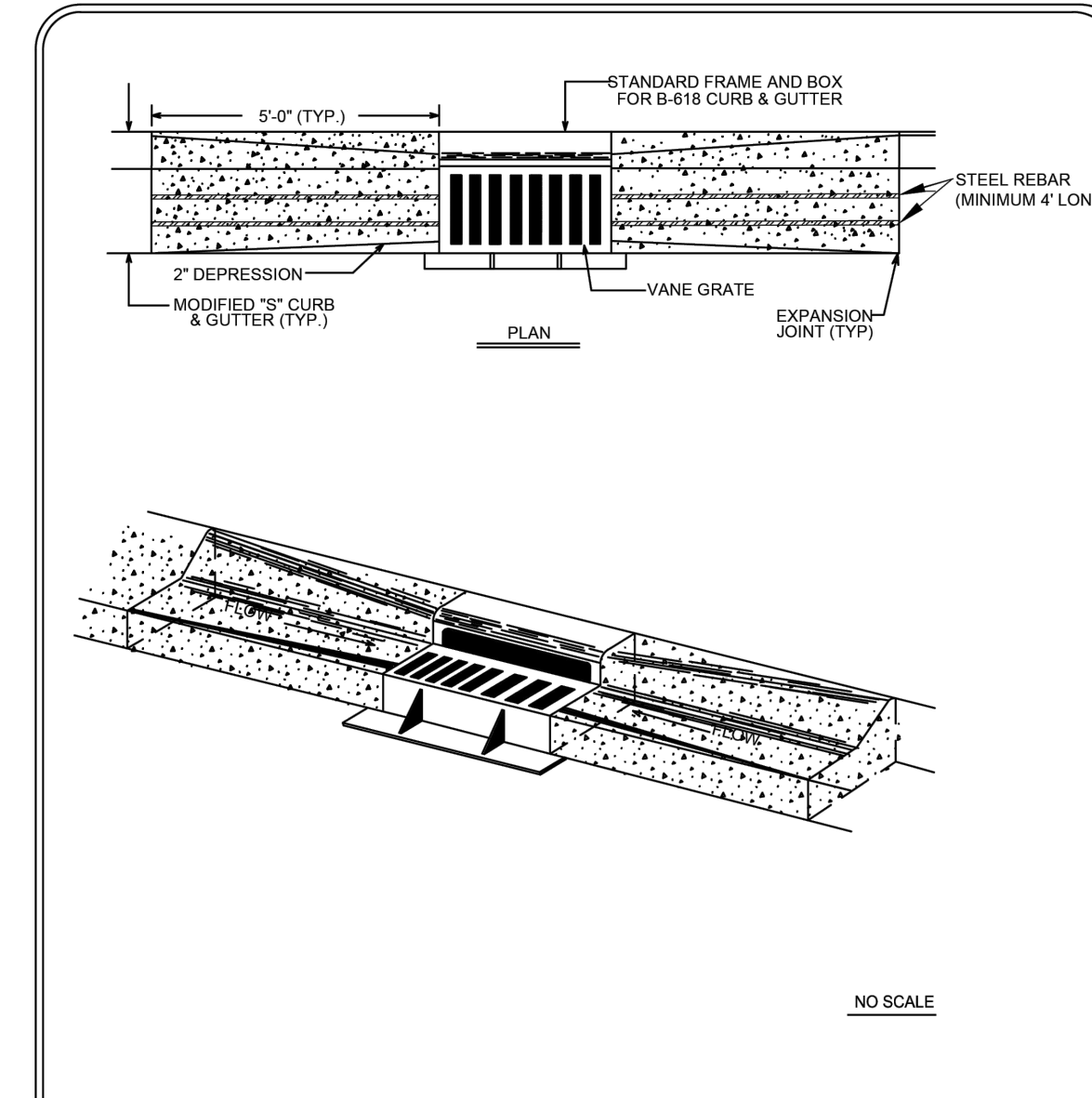
1. MANHOLE STEPS SHALL BE CAST ALUMINUM OR MA INDUSTRY WITH VINYL COATING OR APPROVED EQUIVALENT AND SHALL BE LOCATED ON THE DOWN STREAM SIDE OF THE MANHOLE
2. STEPS SHALL BE PLACED SO THAT THE OFFSET PORTION, PORTION OF THE CONE IS FACING DOWN STREAM
3. MANHOLE COVER SHALL BE CAST WITH THE WORDS "STORM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

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



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

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



NOTES:

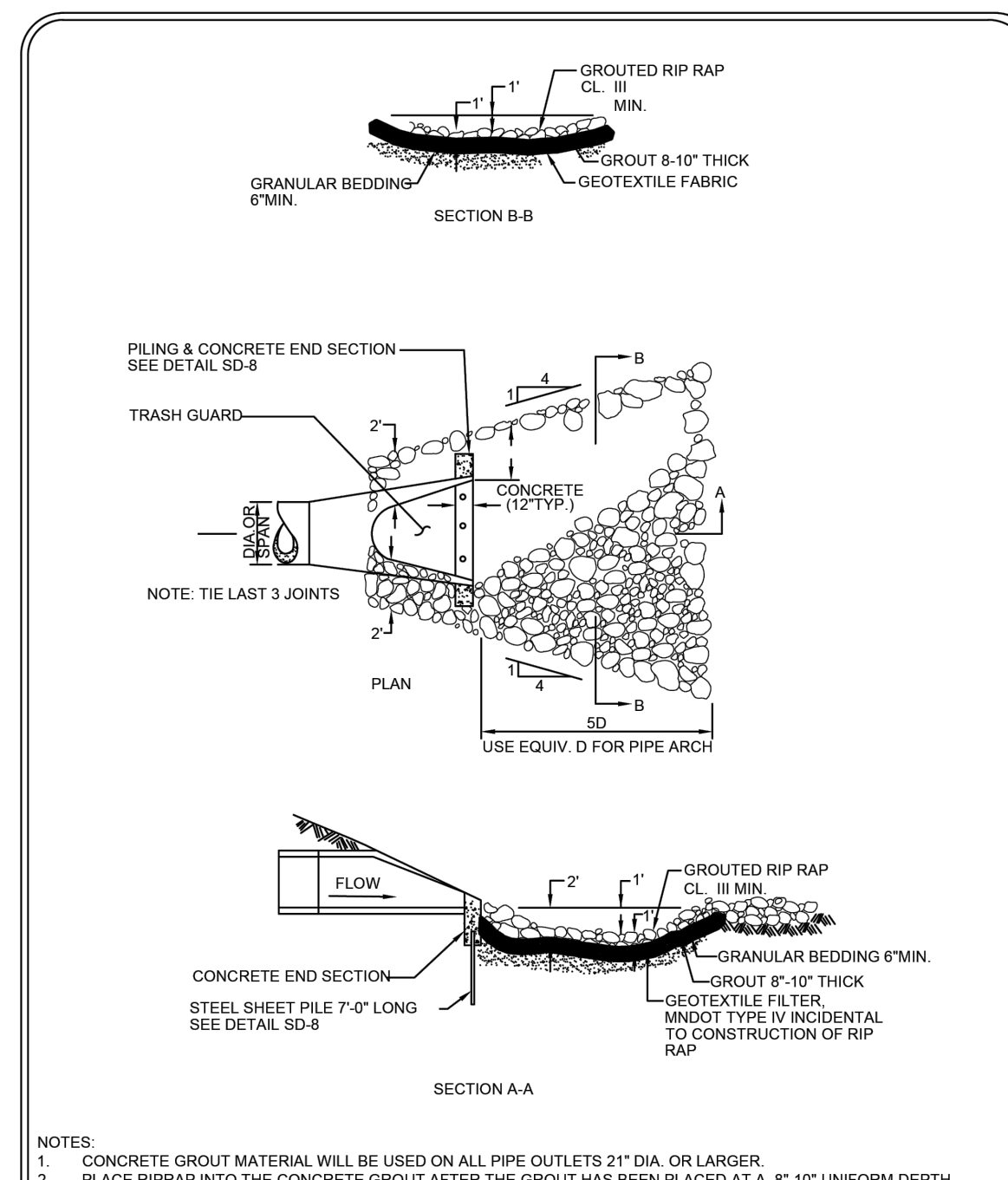
1. MODIFIED "S" CURB AND GUTTER TO BE FORMED INTO B618 TYPE CURB AT CATCH BASIN CASTING

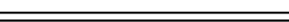
 Standard Plate Library for the City of Rosemount	SURMOUNTABLE CURB AND GUTTER AT CATCH BASIN	Special Details	
		Date: 01-06-05 Revised: 03-02-10	ST-3

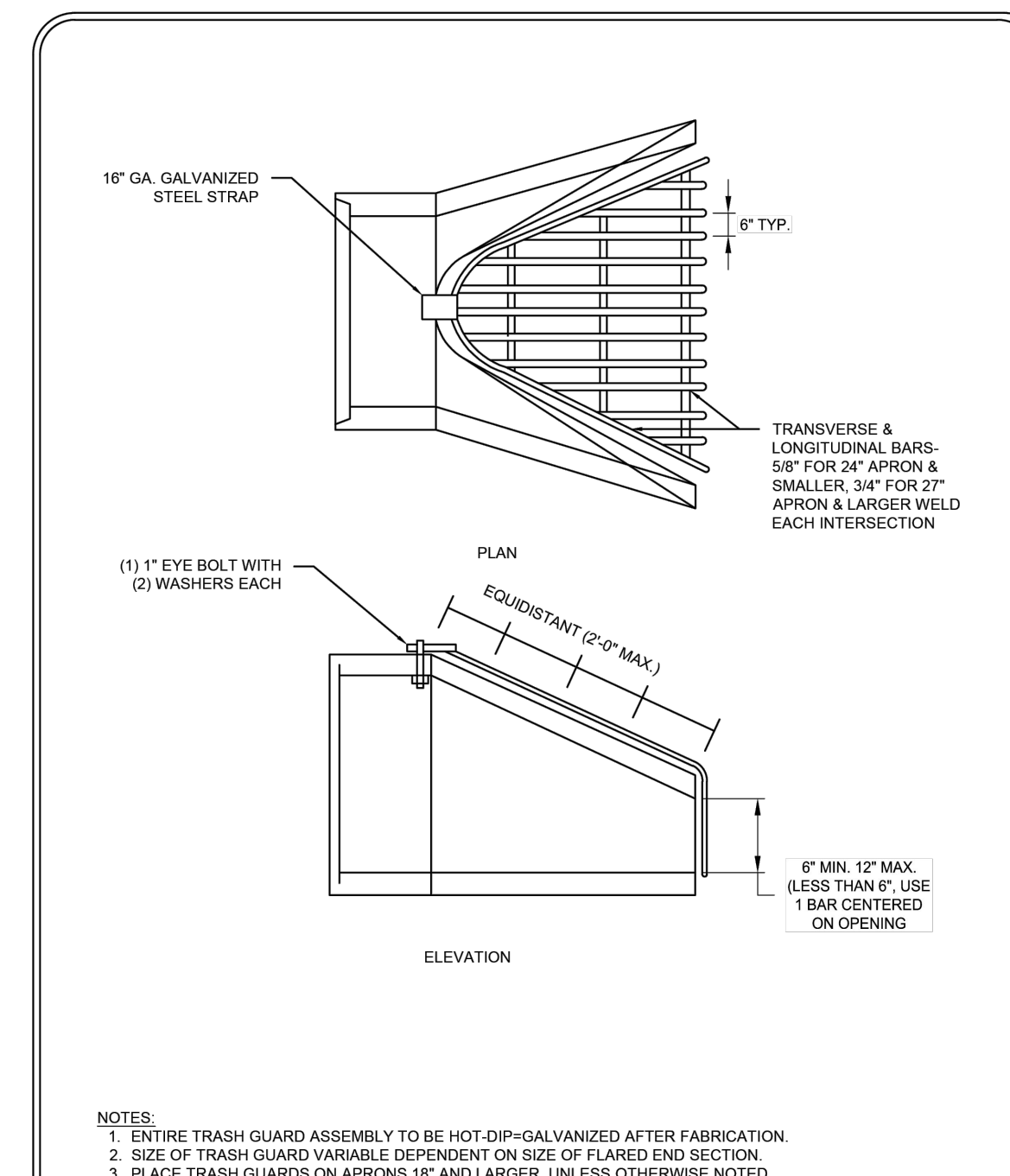
TABLE OF QUANTITIES

RIPRAP AT RCP OUTLETS										
S/N	RCP PIPE	CLASS III $D_{50} = 9"$			CLASS IV $D_{50} = 12"$			CLASS V $D_{50} = 15"$		
		DEPTH RIPRAP	GRANULAR FILLER	DEPTH RIPRAP	DEPTH RIPRAP	GRANULAR FILLER	DEPTH RIPRAP	DEPTH RIPRAP	GRANULAR FILLER	DEPTH RIPRAP
1	18"	(C)-10	(C)-10	(C)-10	(C)-10	(C)-10	(C)-10	(C)-10	(C)-10	(C)-10
2	24"	15	2.9	1.4	3.5	1.7	4.5	2.5	1.4	2.5
3	30"	18	3.5	1.7	4.5	2.5	5.5	3.0	1.7	3.0
4	36"	21	4.6	2.5	5.5	2.5	7.4	3.7	2.5	3.7
5	42"	24	5.6	3.0	6.5	4.2	9.4	4.5	3.0	4.5
6	48"	27	6.6	3.5	7.4	4.9	11.3	5.2	3.5	5.2
7	54"	30	7.7	4.1	8.3	5.6	13.2	6.0	4.1	6.0
8	60"	33	8.7	4.7	9.2	6.3	15.1	6.7	4.7	6.7
9	66"	36	9.8	5.3	10.1	7.0	17.0	7.4	5.3	7.4
10	72"	39	10.8	5.9	11.0	7.7	18.9	8.1	5.9	8.1
11	78"	42	11.8	6.5	11.8	8.4	20.8	8.8	6.5	8.8
12	84"	45	12.8	7.1	12.7	9.1	22.7	9.5	7.1	9.5
13	90"	48	13.8	7.7	13.6	9.8	24.6	10.2	7.7	10.2
14	96"	51	14.8	8.3	14.5	10.5	26.5	10.9	8.3	10.9
15	102"	54	15.8	8.9	15.4	11.2	28.4	11.6	8.9	11.6
16	108"	57	16.8	9.5	16.3	11.9	30.3	12.3	9.5	12.3
17	114"	60	17.8	10.1	17.2	12.6	32.2	13.0	10.1	13.0
18	120"	63	18.8	10.7	18.1	13.3	34.1	13.7	10.7	13.7
19	126"	66	19.8	11.3	19.0	14.0	36.0	14.4	11.3	14.4
20	132"	69	20.8	11.9	19.9	14.7	37.9	15.1	11.9	15.1
21	138"	72	21.8	12.5	20.8	15.4	39.8	15.8	12.5	15.8
22	144"	75	22.8	13.1	21.7	16.1	41.7	16.5	13.1	16.5
23	150"	78	23.8	13.7	22.6	16.8	43.6	17.2	13.7	17.2
24	156"	81	24.8	14.3	23.5	17.5	45.5	17.9	14.3	17.9
25	162"	84	25.8	14.9	24.4	18.2	47.4	18.6	14.9	18.6
26	168"	87	26.8	15.5	25.3	18.9	49.3	19.3	15.5	19.3
27	174"	90	27.8	16.1	26.2	19.6	51.2	20.0	16.1	20.0
28	180"	93	28.8	16.7	27.1	20.3	53.1	20.7	16.7	20.7
29	186"	96	29.8	17.3	28.0	21.0	55.0	21.4	17.3	21.4
30	192"	99	30.8	17.9	28.9	21.7	56.9	22.1	17.9	22.1
31	198"	102	31.8	18.5	29.8	22.4	58.8	22.8	18.5	22.8
32	204"	105	32.8	19.1	30.7	23.1	60.7	23.5	19.1	23.5
33	210"	108	33.8	19.7	31.6	23.8	62.6	24.2	19.7	24.2
34	216"	111	34.8	20.3	32.5	24.5	64.5	24.9	20.3	24.9
35	222"	114	35.8	20.9	33.4	25.2	66.4	25.6	20.9	25.6
36	228"	117	36.8	21.5	34.3	25.9	68.3	26.3	21.5	26.3
37	234"	120	37.8	22.1	35.2	26.6	70.2	27.0	22.1	27.0
38	240"	123	38.8	22.7	36.1	27.3	72.1	27.7	22.7	27.7
39	246"	126	39.8	23.3	37.0	28.0	74.0	28.4	23.3	28.4
40	252"	129	40.8	23.9	37.9	28.7	75.9	29.1	23.9	29.1
41	258"	132	41.8	24.5	38.8	29.4	77.8	29.8	24.5	29.8
42	264"	135	42.8	25.1	39.7	30.1	79.7	30.5	25.1	30.5
43	270"	138	43.8	25.7	40.6	30.8	81.6	31.2	25.7	31.2
44	276"	141	44.8	26.3	41.5	31.5	83.5	31.9	26.3	31.9
45	282"	144	45.8	26.9	42.4	32.2	85.4	32.6	26.9	32.6
46	288"	147	46.8	27.5	43.3	32.9	87.3	33.3	27.5	33.3
47	294"	150	47.8	28.1	44.2	33.6	89.2	34.0	28.1	34.0
48	300"	153	48.8	28.7	45.1	34.3	91.1	34.7	28.7	34.7
49	306"	156	49.8	29.3	46.0	35.0	93.0	35.4	29.3	35.4
50	312"	159	50.8	29.9	46.9	35.7	94.9	36.1	29.9	36.1
51	318"	162	51.8	30.5	47.8	36.4	96.8	36.8	30.5	36.8
52	324"	165	52.8	31.1	48.7	37.1	98.7	37.5	31.1	37.5
53	330"	168	53.8	31.7	49.6	37.8	100.6	38.2	31.7	38.2
54	336"	171	54.8	32.3	50.5	38.5	102.5	38.9	32.3	38.9
55	342"	174	55.8	32.9	51.4	39.2	104.4	39.6	32.9	39.6
56	348"	177	56.8	33.5	52.3	39.9	106.3	40.3	33.5	40.3
57	354"	180	57.8	34.1	53.2	40.6	108.2	41.0	34.1	41.0
58	360"	183	58.8	34.7	54.1	41.3	110.1	41.7	34.7	41.7
59	366"	186	59.8	35.3	55.0	42.0	112.0	42.4	35.3	42.4
60	372"	189	60.8	35.9	55.9	42.7	113.9	43.1	35.9	43.1
61	378"	192	61.8	36.5	56.8	43.4	115.8	43.8	36.5	43.8
62	384"	195	62.8	37.1	57.7	44.1	117.7	44.5	37.1	44.5
63	390"	198	63.8	37.7	58.6	44.8	119.6	45.2	37.7	45.2
64	396"	201	64.8	38.3	59.5	45.5	121.5	45.9	38.3	45.9
65	402"	204	65.8	38.9	60.4	46.2	123.4	46.6	38.9	46.6
66	408"	207	66.8	39.5	61.3	46.9	125.3	47.3	39.5	47.3
67	414"	210	67.8	40.1	62.2	47.6	127.2	48.0	40.1	48.0
68	420"	213	68.8	40.7	63.1	48.3	129.1	48.7	40.7	48.7
69	426"	216	69.8	41.3	64.0	49.0	131.0	49.4	41.3	49.4
70	432"	219	70.8	41.9	64.9	49.7	132.9	50.1	41.9	50.1
71	438"	222	71.8	42.5	65.8	50.4	134.8	50.8	42.5	50.8
72	444"	225	72.8	43.1	66.7	51.1	136.7	51.5	43.1	51.5
73	450"	228	73.8	43.7	67.6	51.8	138.6	52.2	43.7	52.2
74	456"	231	74.8	44.3	68.5	52.5	140.5	52.9	44.3	52.9
75	462"	234	75.8	44.9	69.4	53.2	142.4	53.6	44.9	53.6
76	468"	237	76.8	45.5	70.3	53.9	144.3	54.3	45.5	54.3
77	474"	240	77.8	46.1	71.2	54.6	146.2	55.0	46.1	55.0
78	480"	243	78.8	46.7	72.1	55.3	148.1	55.7	46.7	55.7
79	486"	246	79.8	47.3	73.0	56.0	150.0	56.4	47.3	56.4
80	492"	249	80.8	47.9	73.9	56.7	151.9	57.1	47.9	57.1
81	498"	252	81.8	48.5	74.8	57.4	153.8	57.8	48.5	57.8
82	504"	255	82.8	49.1	75.7	58.1	155.7	58.5	49.1	58.5
83	510"	258	83.8	49.7	76.6	58.8	157.6	59.2	49.7	59.2
84	516"	261	84.8	50.3	77.5	59.5	159.5	59.9	50.3	59.9
85	522"	264	85.8	50.9	78.4	60.2	161.4	60.6	50.9	60.6
86	528"	267	86.8	51.5	79.3	60.9	163.3	61.3	51.5	61.3
87	534"	270	87.8	52.1	80.2	61.6	165.2	62.0	52.1	62.0
88	540"	273	88.8	52.7	81.1	62.3	167.1	62.7	52.7	62.7
89	546"	276	89.8	53.3	82.0	63.0	169.0	63.4	53.3	63.4
90	552"	279	90.8	53.9	82.9	63.7	170.9	64.1	53.9	64.1
91	558"	282	91.8	54.5	83.8	64.4	172.8	64.8	54.5	64.8
92	564"	285	92.8	55.1	84.7	65.1	174.7	65.5	55.1	65.5
93	570"	288	93.8	55.7	85.6	65.8	176.6	66.2	55.7	66.2
94	576"	291	94.8	56.3	86.5	66.5	178.5	66.9	56.3	66.9
95	582"	294	95.8	56.9	87.4	67.2	180.4	67.6	56.9	67.6
96	588"	297	96.8	57.5	88.3	67.9	182.3	68.3	57.5	68.3
97	594"	300	97.8	58.1	89.2	68.6	184.2	69.0	58.1	69.0
98	600"	303	98.8	58.7	90.1	69.3	186.1	69.7	58.7	69.7
99	606"	306	99.8	59.3	91.0	70.0	188.0	70.4	59.3	70.4
100	612"	309	100.8	59.9	91.9	70.7	189.9	71.1	59.9	71.1
101	618"	312	101.8	60.5	92.8	71.4	191.8	71.8	60.5	71.8
102	624"	315	102.8	61.1	93.7	72.1	193.7	72.5	61.1	72.5
103	630"	318	103.8	61.7	94.6	72.8	195.6	73.2	61.7	73.2
104	636"	321	104.8	62.3	95.5	73.5	197.5	73.9	62.3	73.9
105	642"	324	105.8	62.9	96.4	74.2	199.4	74.6	62.9	74.6
106	648"	327	106.8	63.5	97.3	74.9	201.3	75.3	63.5	75.3
107	654"	330	107.8	64.1	98.2	75.6	203.2	76.0	64.1	76.0
108	660"	333	108.8	64.7	99.1	76.3	205.1	76.7	64.7	76.7
109	666"	336	109.8	65.3	100.0	77.0	207.0	77.4	65.3	77.4
110	672"	339	110.8	65.9	100.9	77.7	208.9	78.1	65.9	78.1
111	678"	342	111.8	66.5	101.8	78.4	210.8	78.8	66.5	78.8
112	684"	345	112.8	67.1	102.7	79.1	212.7	79.5	67.1	79.5
113	690"	348	113.8	67.7	103.6	79.8	214.6	80.2	67.7	80.2
114	696"	351	114.8	68.3	104.5	80.5	216.5	80.9	68.3	80.9
115	702"	354	115.8	68.9	105.4	81.2	218.4	81.6	68.9	81.6
116	708"	357	116.8	69.5	106.3	81.9	220.3	82.3	69.5	82.3
117	714"	360	117.8	70.1	107.2	82.6	222.2	83.0	70.1	83.0
118	720"	363	118.8	70.7	108.1	83.3	224.1	83.7	70.7	83.7
119	726"	366	119.8	71.3	109.0	84.0	226.0	84.4	71.3	84.4
120	732"	369	120.8	71.9	109.9	84.7	227.9	85.1		

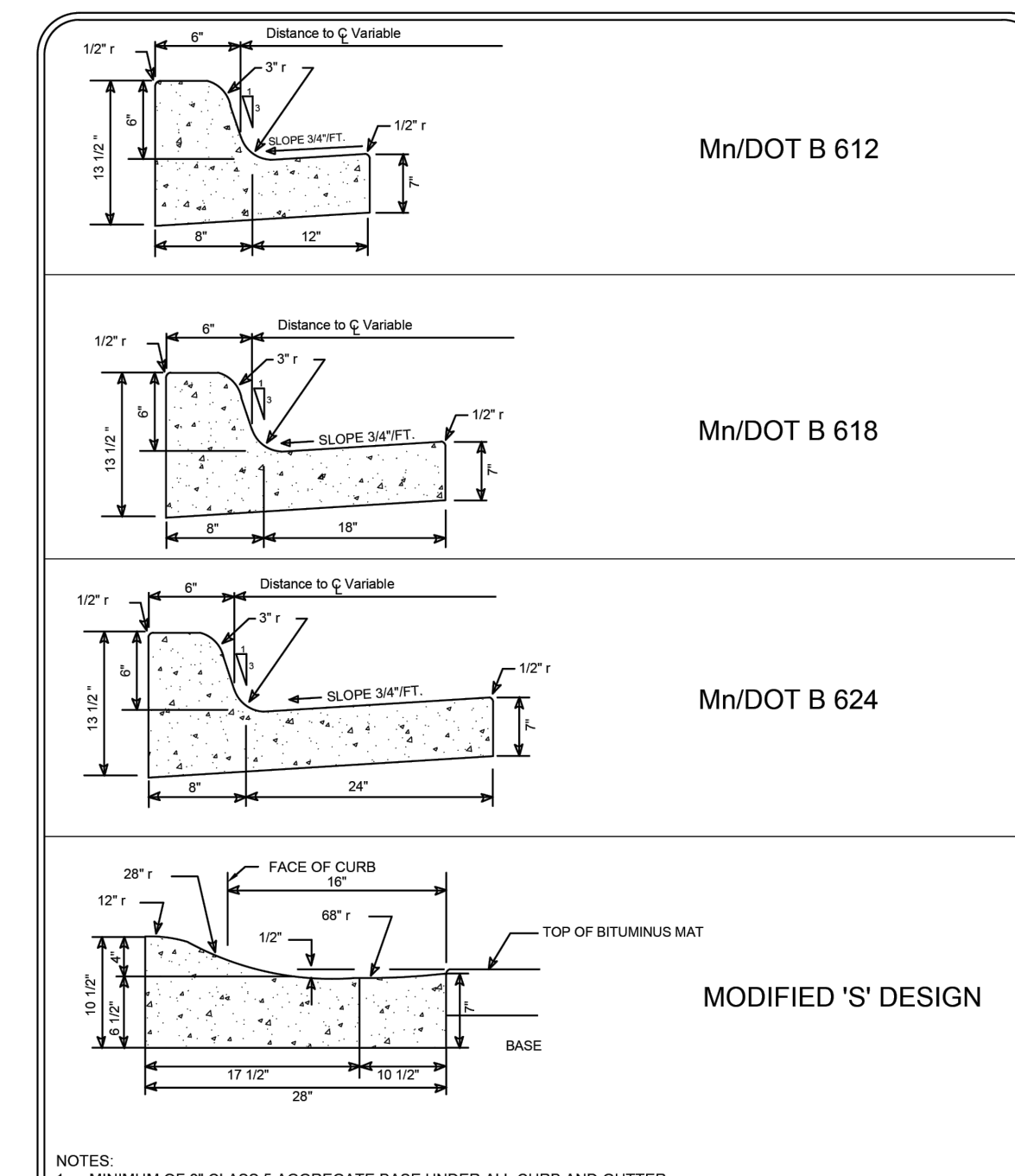
	RIPRAP DETAILS	Special Details	
Standard Plate Library for the City of Rosemount		Date: 01-06-05	SD-9
	Revised: 03-17-08		



3. DIMENSIONS AND C.Y. OF CONCRETE WILL BE DETERMINED BY ENGINEER.			
		Special Details	
		Date: 01-19-06 Revision: 03-08-08	SD-10



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



1. MINIMUM OF 3" CLASS 5 SQUARE GATE BASE UNDER ALL CURB AND GUTTER. 2. STAMP "W" AT CURB STOP AND VALVE BOX LOCATIONS.		Special Details	
 Standard Plate Library for the City of Rosemount	CONCRETE CURB AND GUTTER	Date: 01-06-05	ST-1
		Revised: 02-01-23	

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 W. CTRY. RD. 42, SUITE 100, BURNSVILLE, MN 55306
PHONE: (952)890-6044 FAX: (952)890-5244

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.

ERIC P. FAGERBERG, PE

Date: 04/01/24 Reg.No. 53772

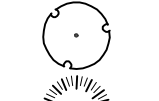
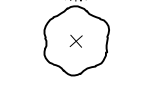
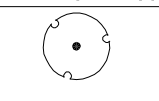
02B CHILDCARE
ROSEMOUNT, MINNESOTA

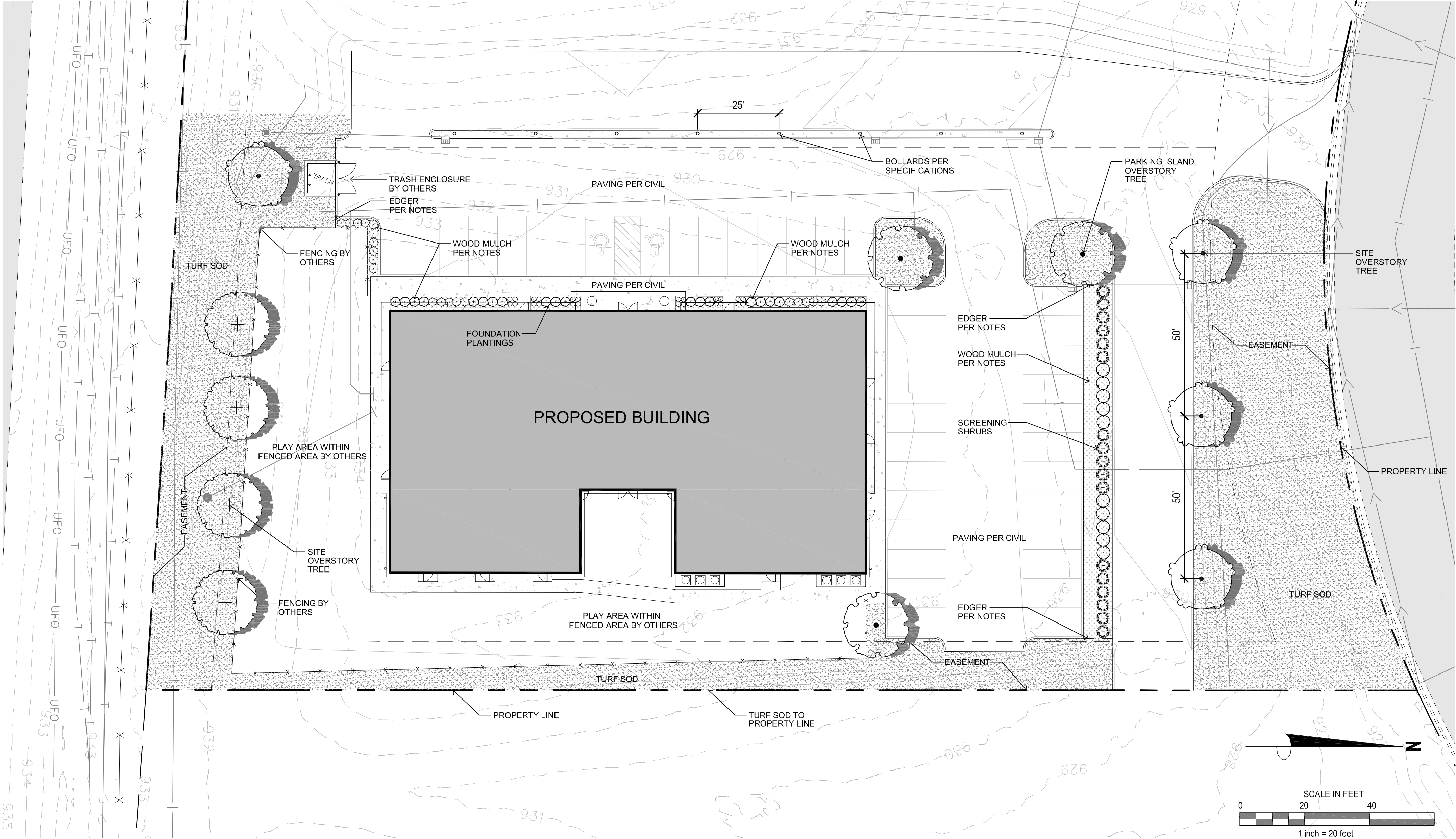
814 SERVICES, LLC
FOR
DETAILS

1695 TWELVE MILE RD, SUITE 100, BERKLEY, MI 48072

DRAWN BY
VUN
DATE
04/11/24
REVISIONS
XXXXXXXXXX
CAD FILE
24164D
PROJECT NO.
24164
C801

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
OVERSTORY TREES						
	AA	Acer x freemanii 'Jeffersred'	Autumn Blaze® Freeman Maple	2.5" Cal.	B&B	4
	GD	Gleditsia triacanthos inermis 'Draves' TM	Street Keeper Honey Locust	2.5" Cal.	B&B	3
	UA	Ulmus x 'Accolade'	Accolade Elm	2.5" Cal.	B&B	4
SHRUBS						
	Ca	Cornus alba 'Regnzam'	Red Gnome Dogwood	5 gal.	Pot	17
	Jf	Juniperus chinensis 'Sea Green'	Sea Green Juniper	5 gal.	Pot	10
	Sa	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	3 gal.	Pot	22
ANNUALS/PERENNIALS						
	Hh	Hemerocallis x 'Happy Returns'	Happy Returns Daylily	1 gal.	Pot	24
GRASSES						
	Ck	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal.	Pot	20



LANDSCAPE PLAN:

City of Rosemount Landscape Requirements:

Site Data
Zoning: PUD (C-4 General Commercial)
Building Perimeter: approx. 500 lineal feet
Plantable Landscape Area*: 5,370 square feet
*excludes easements

Required Site Trees
(1) tree per 3,000 SF of land area
Calculation: 5,370 / 3,000 = 1 Tree
or
8 Trees, whichever is greater

Spacing must include trees at the boulevard at 50' minimum intervals

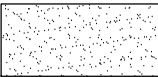
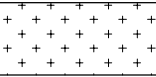
Required Foundation Plantings
(1) foundation plant per 10 linear feet of building perimeter
Calculation: 500 / 10 = **50 foundation plants**

Required Parking Lot Plantings
Landscaping & berming shall be a primary source for screening parking areas. The screening shall provide a minimum 50% opacity screen to a height of 4'

(1) Parking Lot Island Tree per 250 square feet of parking lot island
Calculation: 940 / 250 = **3 parking lot trees**

Plant Material Minimum Sizing
2.5" Overstory Deciduous Tree
1.5" Ornamental Tree
4' Coniferous Tree
2.5 gallon Shrub

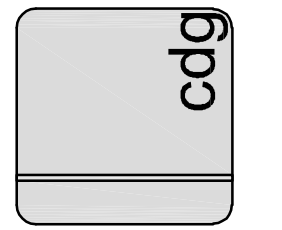
Landscape Legend:

	New Turf Sod		Wood Mulch per Landscape Notes
	Edger per Landscape Notes		

General Notes:

1. See Civil Engineer's plans for site plan layout and dimensions.
2. Contractor to coordinate any work in the city right-of-way with City of Rosemount Public Works Department.
3. See Architect's plans for additional requirements regarding the site plan layout.
4. Place a minimum of 4" topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified otherwise.
5. See Civil Engineer's Plans for utility locations.
6. Irrigation plan to be design-build by landscape contractor.

CALYX DESIGN GROUP
Landscape Architecture - Planning
475 Cleveland Avenue N. | Suite 101A | St. Paul, MN 55104
telephone: 651.788.9018
internet: www.calyxdesigngroup.com

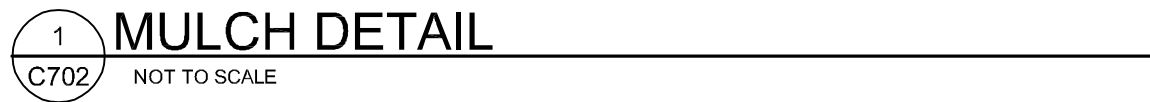


I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of MINNESOTA.
Print Name: Benjamin D. Hartberg, PLA
Signature: 
Date: 2/22/2022 License No. 48064

02B CHILDCARE
ROSEMOUNT, MINNESOTA
LANDSCAPE PLAN
FOR
814 DEVELOPMENT
1695 TWELVE MILE RD., SUITE 100, BERKLEY, MI 48072

DRAWN BY
HL
DATE
04/12/24
REVISIONS

CAD FILE
24096-TP
PROJECT NO.
24096
C701



Project:



PreSchool

Issued for:

Subject:

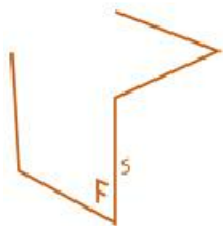
ELEVATIONS

Project Owner:

EIGHT

814 Services, LLC
1695 Twelve Mile Road
Suite 100
Berkley, MI 48072

Project Consultants:



FormSurfaces
Design Group

10913 Marcello Lane
Whitmore Lake, MI 48189

Job No.

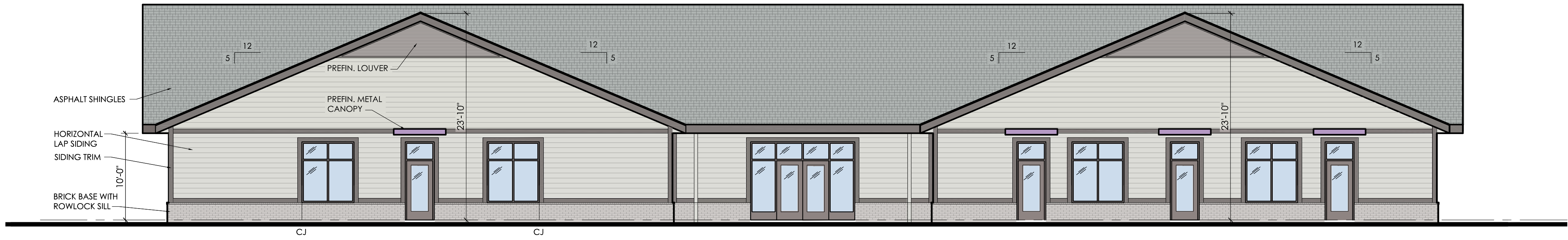
Sheet No.

EXTERIOR FINISH LEGEND

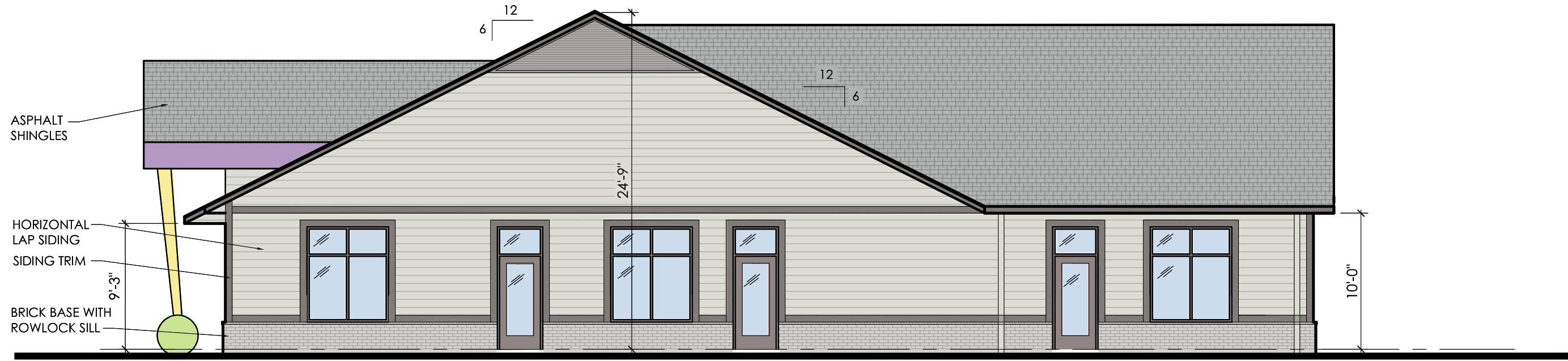
MATERIAL	MANUFACTURER	DESCRIPTION AND COLOR
ROOF		
ASPHALT SHINGLES	GAF	STYLE: TIMBERLINE HDZ COLOR: BIRCHWOOD
SOFFIT PANELS	LP BUILDING SOLUTIONS	STYLE: SOFFIT PANELS, VENTED COLOR: QUARRY GRAY
ENTRY FASCIA	GAF	STYLE: METAL FASCIA COLOR: CUSTOM KYNAR COATED, PURPLE
WALL		
HORIZONTAL LAP SIDING	LP BUILDING SOLUTIONS	STYLE: 8" HLP SMARTSIDE, SMOOTH TEXTURE COLOR: QUARRY GRAY
SIDING TRIM	LP BUILDING SOLUTIONS	STYLE: 6" SMOOTH TEXTURE ACCENT COLOR: TUNDRA GRAY
BRICK BASE	ALABAMA BRICK	STYLE: STANDARD, RUNNING BOND COLOR: CORTEZ
METAL CANOPY	MAPES	STYLE: CANTILEVER BRACKET SUPPORT CANOPIES COLOR: CUSTOM KYNAR COATED, PURPLE
WALL LOUVER		STYLE: METAL COLOR: CUSTOM KYNAR COATED



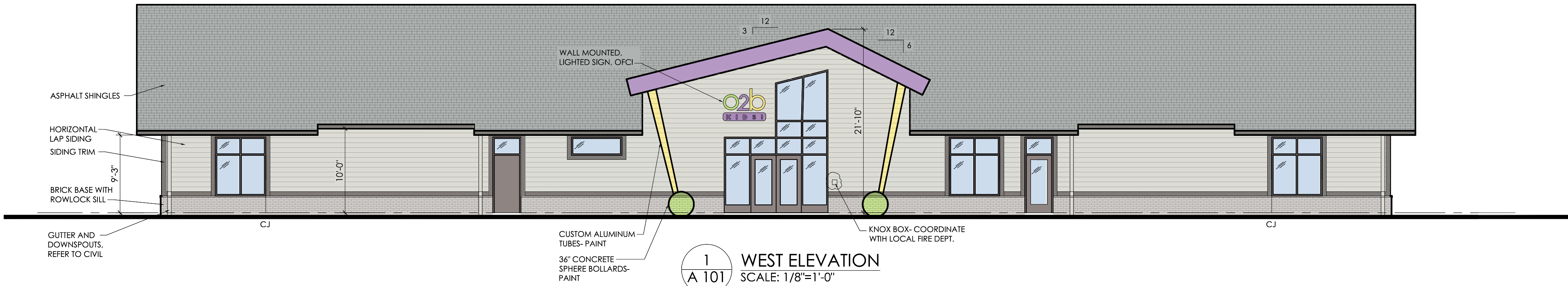
4 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



3 EAST ELEVATION
SCALE: 1/8"=1'-0"



2 NORTH ELEVATION
SCALE: 1/8"=1'-0"



1 WEST ELEVATION
SCALE: 1/8"=1'-0"



ASPHALT SHINGLES



WINDOWS

HORIZONTAL LAP SIDING

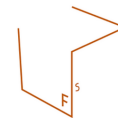


BRICK

EXTERIOR FINISH LEGEND

MATERIAL	MANUFACTURER	DESCRIPTION AND COLOR
ROOF		
ASPHALT SHINGLES	GAF	STYLE: TIMBERLINE HDZ COLOR: BIRCHWOOD
SOFFIT PANELS	LP BUILDING SOLUTIONS	STYLE: SOFFIT PANELS, VENTED COLOR: QUARRY GRAY
ENTRY FASCIA	GAF	STYLE: METAL FASCIA COLOR: MEDIUM BRONZE ANODIZED
WALL		
HORIZONTAL LAP SIDING	LP BUILDING SOLUTIONS	STYLE: 8", HLP SMARTSIDE, SMOOTH TEXTURE COLOR: QUARRY GRAY
SIDING TRIM	LP BUILDING SOLUTIONS	STYLE: 6", SMOOTH TEXTURE ACCENT COLOR: TUNDRA GRAY
BRICK BASE	ALABAMA BRICK	STYLE: STANDARD, RUNNING BOND COLOR: CORTEZ
METAL CANOPY	MAPES	STYLE: CANTILEVER BRACKET SUPPORT CANOPIES COLOR: MEDIUM BRONZE ANODIZED
WALL LOUVER		STYLE: METAL COLOR: CUSTOM KYNAR COATED TUNDRA GRAY

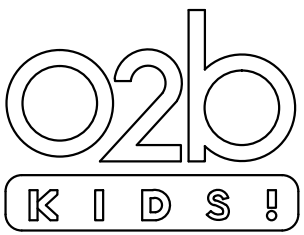
EIGHT



FormSurfaces
Design Group

Architects and Designers
We are creators of space.

Project:



PreSchool

Issued for:

Subject:

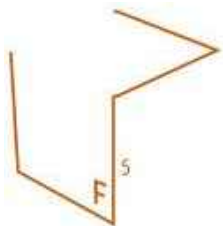
FLOOR PLANS

Project Owner:



814 Services, LLC
1695 Twelve Mile Road
Suite 100
Berkley, MI 48072

Project Consultants:

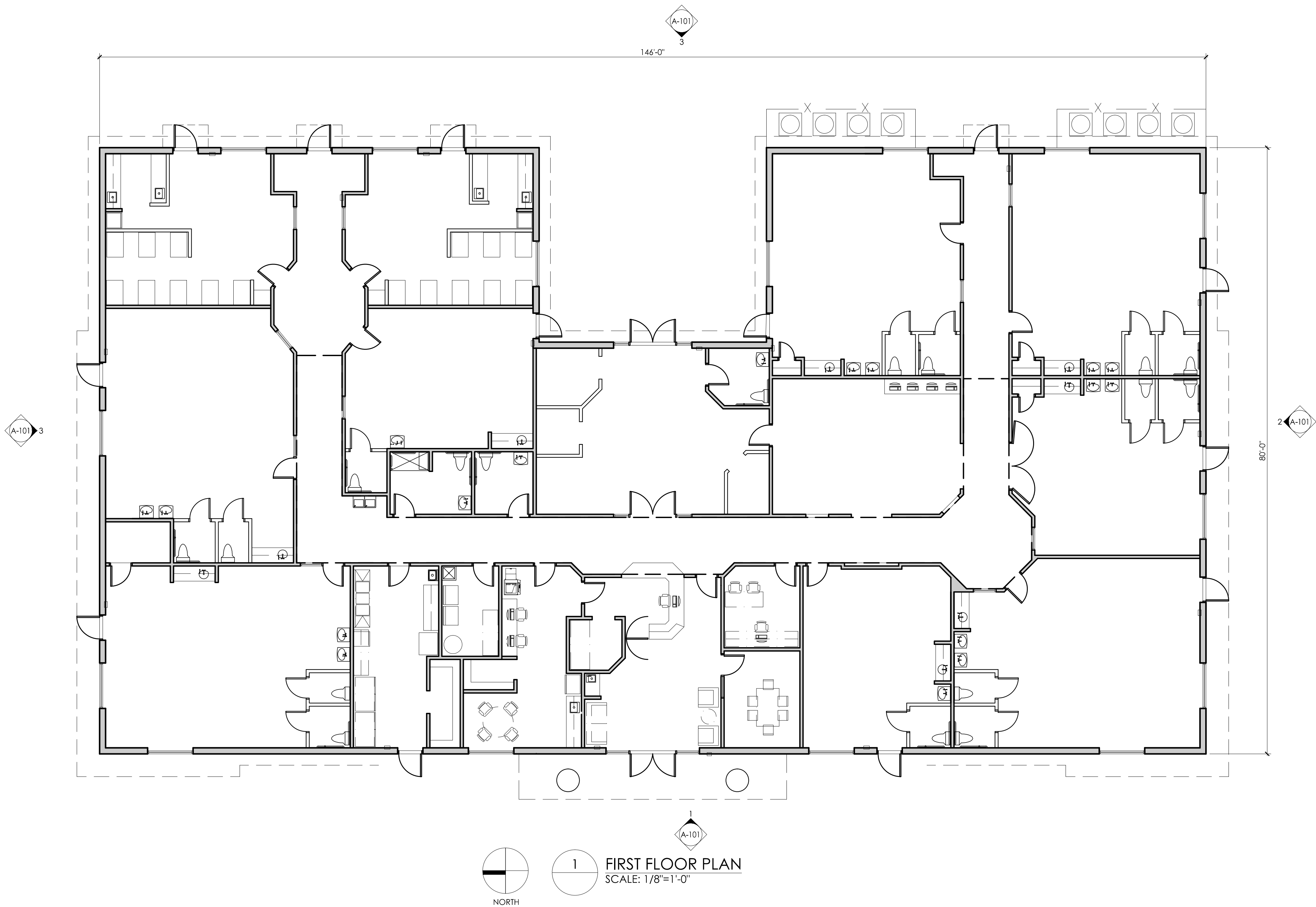


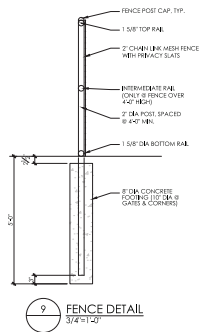
FormSurfaces
Design Group

10913 Marcello Lane
Whitmore Lake, MI 48189

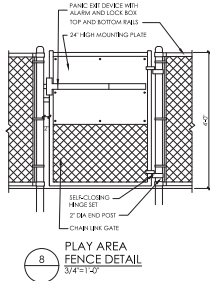
Job No.

Sheet No.

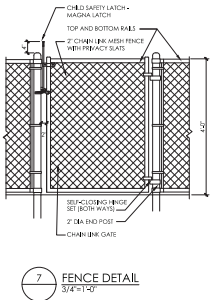




9 FENCE DETAIL
3/4\"/>

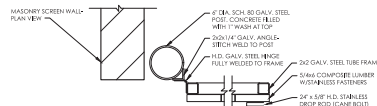


8 PLAY AREA FENCE DETAIL
3/4\"/>

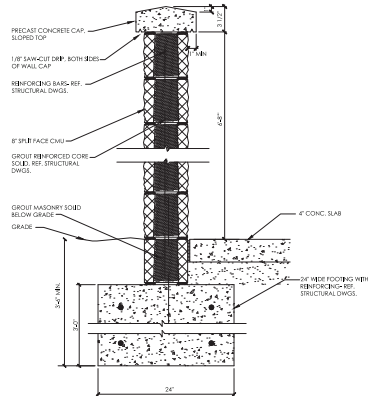


7 FENCE DETAIL
3/4\"/>

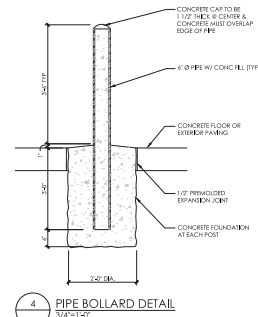
EXTERIOR FINISH LEGEND		
SYMBOL	DESCRIPTION	FINISH
[Symbol]	CONCRETE	CONCRETE
[Symbol]	BRICK	BRICK



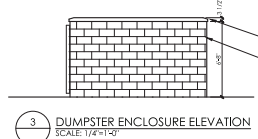
6 DUMPSTER SCREEN WALL DETAIL
1 1/2\"/>



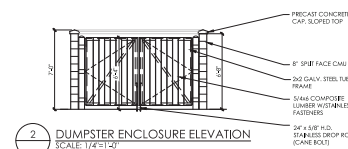
5 DUMPSTER SCREEN WALL DETAIL
1 1/2\"/>



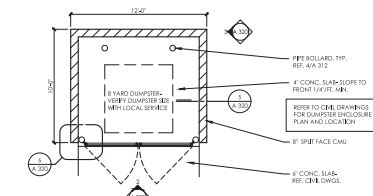
4 PIPE BOLLARD DETAIL
3/4\"/>



3 DUMPSTER ENCLOSURE ELEVATION
SCALE: 1/4\"/>



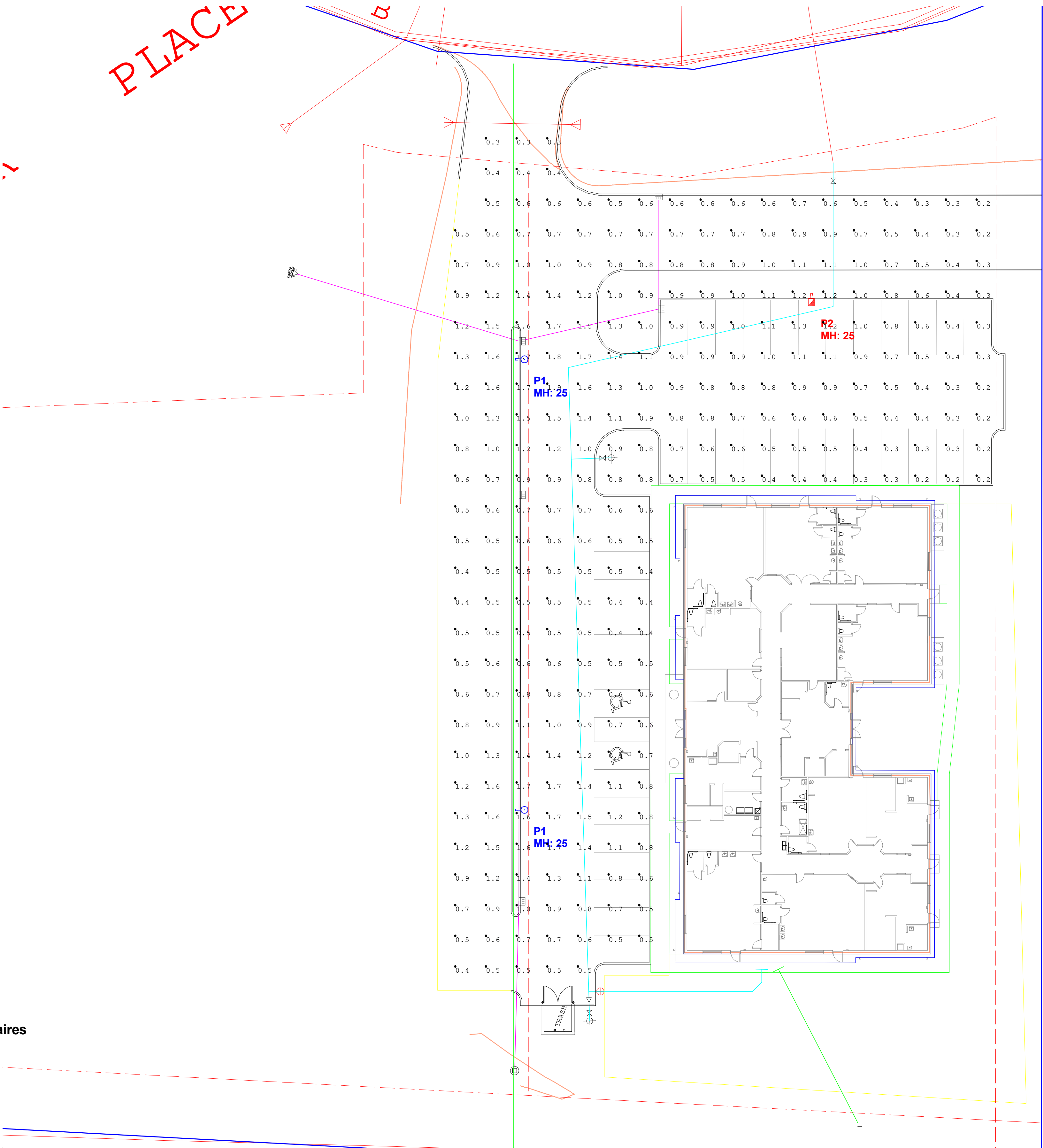
2 DUMPSTER ENCLOSURE ELEVATION
SCALE: 1/4\"/>



1 DUMPSTER ENCLOSURE PLAN
SCALE: 1/4\"/>

Luminaire Schedule							
Symbol	Qty	Type	Mounting Height	Lum. Watts	Luminaire Lumens	LLF	Description
	2	P1	25	104.3	16995	0.900	OPF-S-A05-740-T5W
	1	P2	25	63.59	10932	0.900	OPF-S-A03-740-T5W

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	Fc	0.80	1.9	0.2	4.00	9.50



LOT 1
BLOCK 2
OWNER: AKRON
ADD: UNASSIGNED
PID: 34-58623-02-010

DISCLAIMER: Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in LEDs and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping or any other architectural elements unless noted.

Fixture nomenclature to be finalized by engineer and/or architect.
This drawings is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

O2B Kids

Designed By: K. Tomczak
Checked By: Rick Roelofs
Date: 4/10/2024
Scale: 1" = 20'



Memorandum

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

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

Date: May 17, 2024

Re: O2B Childcare
Engineering Review
WSB Project No. 025601-000

We reviewed the documents provided by James R. Hill on May 9, 2024. Documents reviewed include:

- O2B Childcare - Development Plans – prepared by James R. Hill, dated 4/11/24
- Prestwick Place 25th Addition Final Plat

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 11,000 sf daycare facility on a 1.44-acre site as part of platting a commercial area from the previous Outlot A from Prestwick Place 24th Addition. There is a second 4.28-acre lot that is being platted for future additional commercial property as well as for stormwater management. The total platted area is 5.72 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 removals/demolition plan as part of your existing conditions plan.
 - i. Show the removals of the streets, curbs, etc., as part of the utility and street connections.
 - ii. Identify features that are to remain and be protected during construction.
 - b. Verify with Public Works whether the existing service serving Lot 2 Block 1 would need to be removed or abandoned.
3. Site Plan
 - a. Provide turning movements for emergency, delivery, and garbage vehicles
 - b. Compare plans and coordinate access road installations with First State Bank development
 - i. Provide access and utility easements and agreements
 - ii. Verify integration of concrete median

- c. Install commercial apron or valley gutter at entrance per current City Standard Detail Plates
- d. Show existing construction or proposed ghost platting of adjacent lot to the east
- e. Verify with Planning whether sidewalk/pedestrian access to a trail at the limits of the development will be required

4. Grading and Drainage Plan

- a. Provide EOFs of all low points in the paved and greenspace areas
- b. Proposed contours/street do not match the existing contours at the adjacent property to the east (~4'+ drop).
 - i. Revise proposed contours and extend to adjacent property as necessary.
 - ii. Any grading on adjacent property will require the approval and permission of the adjacent property owner.
- c. The existing rim elevation of the sanitary manhole at the end of the future access stub to the east is ~929 with the proposed contours at ~944
 - i. Adjust the rim elevation to maintain accessibility to the manhole
 - ii. An additional structure section appears to be required
- d. Provide a shoulder or barrier for where 3:1 and 4:1 slopes are adjacent to the pavement without curb.
- e. Provide how the stormwater drainage that is currently running over the curbless pavement at the south end will be collected once the curb is extend in the future.
- f. The existing culvert inverts to remain at the entrance do not appear to match the proposed contours and would be buried
 - i. Extend FESSs as required to match proposed contours

5. Utility Plans

- a. Compare plans and coordinate utility installations and extensions with First State Bank development
 - i. Consider looping watermain through industrial/commercial development
- b. Fire official to review fire coverage and emergency access
- c. 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"
- d. Proposed 8" connection to existing 12" DIP watermain
 - i. Note that there is an existing gate valve on the service stub
 - ii. Coordinate with City Public Works whether it will be necessary to replace the existing valve vs adding a new valve in such close proximity
- e. Provide additional easement along the southern property line for the existing and proposed sanitary sewer
 - i. Easement to encompass a 1:1 slope from the invert of the utility pipe (minimum 20' centered on the pipe)
- f. Provide sump in last structure before discharging to the basin
- g. There appears to be minimal cover (~12") over the existing storm sewer culvert at the northern entrance road

6. Erosion and Sediment Control Plans

- a. No comments.

7. Details & Specifications

- a. Utilize current City Standard Detail Plates
- b. Provide detail for commercial entrance or valley gutter

8. Landscape Plan

- a. No comments.

Planning Commission Regular Meeting: May 28, 2024

Tentative City Council Meeting: June 18, 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 178 townhomes on Lot 1 Block 1, Amber Fields 6th Addition.	AGENDA SECTION: PUBLIC HEARINGS
PREPARED BY: Anthony Nemcek , Senior Planner	AGENDA NO. 6.d.
ATTACHMENTS: Site Location, Rezoning Exhibit, Architectural Plans, Site Plan, Landscape Plans, Utility Plan, Revised Clubhouse Plans, 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 178 townhomes and a community building on Lot 1, Block 1, Amber Fields 6th Addition, subject to the following: 1. The applicant shall submit an updated landscaping plan to provide a total of 178 overstory trees.. 2. A deviation from section 11-12-18: G. Single-Family Attached Dwelling Parking Requirements reducing the minimum required guest parking stalls from 89 spaces to 62 spaces (.5 per unit to .34 per unit). 3. A deviation from section 11-4-8: F. 7. R3 Maximum Gross Density increasing the maximum density from 12 units per acre to 12.2 units per acre. 4. A deviation from section 11-4-8: F8 R3 Maximum Building Height increasing the maximum building height from 35' to 37.5'. 5. 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 178 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 PUD amendment also includes a deviation to reduce the required amount of guest parking on site from 89 to 62 spaces (.5 per unit to .34 per unit), a deviation to accommodate a site density of 12.2 units/acre, .2 units/acre higher than allowed in R3, and a deviation increasing the maximum building height from 35' to 38'. Staff is supportive of these deviations, which are described in detail in this report. Site amenities include a clubhouse with a pool, pickle ball court, and a tot lot. A fenced-in dog area will be located in the northern portion of the site along the frontage abutting CSAH 42.

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	178 Units
Gross Density	12.2 Units/Acre
Net Density	12.2 Units/Acre

The Amber Fields Master Development Plan was approved by the City Council at its meeting on September 7, 2021. The overall development plan 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 community that was 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 178 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 proposed. 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-nine residential buildings. Twelve of the buildings will contain 5 or six units in a side-by-side configuration. Seventeen buildings will be configured with 6 or 8 units back-to-

back. The side-by-side units will be located around the east, west, and south perimeter of the site. The taller, back-to-back units will be centrally located, including along the northern property boundary abutting CSAH 42. 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.

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 445 spaces. Each unit has 2 enclosed parking stalls within their individual garages, as well as two off-street parking spaces on the units' driveways. 62 guest parking spaces are provided on the plan, a ratio of .34 guest parking spaces per unit. 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. When compared to the multi-family housing parking requirement of 2 stalls per unit, the proposed plan provides 4.34 stalls per unit overall.

	Required	Provided
Enclosed	356 (2 per unit)	356
Guest	89 (.5 per unit)	62 (.34 per unit)
Surface/Driveway	0	356
	Total 445	774

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. Based on a unit count of 178 units, the landscape plan's 172 trees is a shortfall of 6. Staff has included a condition in the recommended action that the applicant update their landscape plan to include a total of 178 overstory trees. Perennials and shrubs are indicated on the plan, and with a total building perimeter, including that of the clubhouse, of 8,810 linear feet, 881 foundation plantings are required. The planting schedule on the applicant's landscape plan shows 2261 perennials and shrubs to be planted on site. These will be located around the dwelling units as well as the clubhouse. The entrance drive features a landscaped median, and additional plantings are shown around the perimeter of the site, including along CSAH 42.

Planting Type	Required	Provided
Overstory Trees	178 (1 per unit)	172 (a shortfall of 6)
Foundation Plantings	881 (1 per 10 linear feet of building perimeter)	2261

In addition to the overstory trees and foundation plantings, the applicant's landscape plan includes 64 ornamental trees. The Zoning Ordinance specifically calls for a minimum number of overstory trees. Therefore, ornamental trees do not count towards the minimum planting requirement.

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.

MAJOR AMENDMENT TO THE AMBER FIELDS PUD

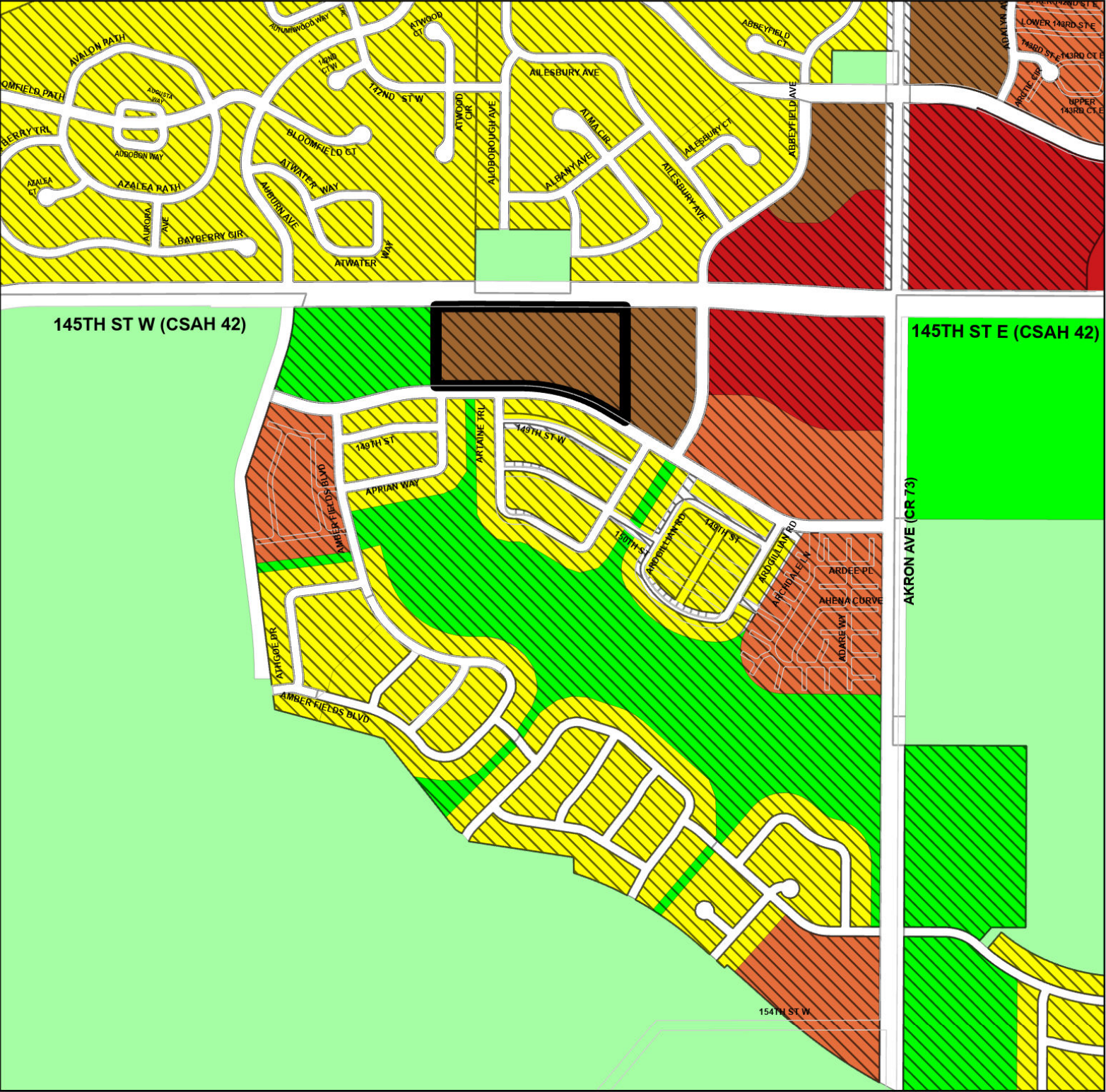
There are three deviations from the code needed to facilitate the proposed plan, and none are a vast departure from the requirements of the code. The widest deviation is from the guest parking requirement of .5 stalls per unit. The proposed development provides 4 stalls allocated to each unit and another 62 for guests to the complex. The second deviation requested is to allow for a density of 12.2 units per acre, .2 units per acre above the maximum density. The last deviation would increase the maximum building height by 3 feet from 35' to 38'. The buildings that reach that height are the back-to-back units which are either located centrally or along the property boundary abutting CSAH 42. There would be no discernible impact on properties outside the subject property.

Generally, staff finds the development to be consistent with what was anticipated and already approved for the site. Moreover, the height and density deviations would not be necessary but for the rezoning to accommodate the townhouse-style units. Lastly, consideration may be given to the fact that the units will be for rent rather than for sale, and the site will be managed similarly to an apartment building.

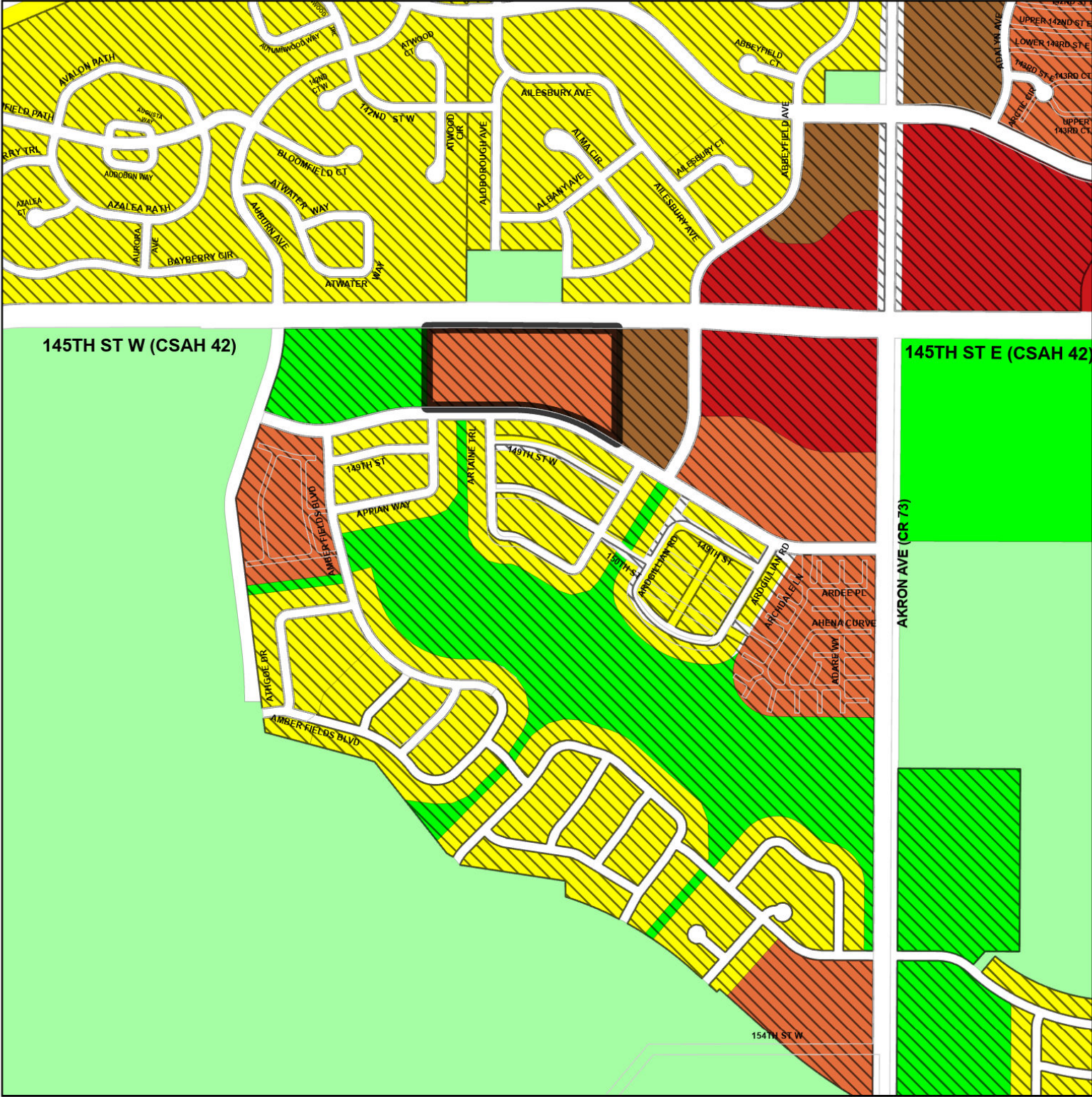
RECOMMENDATION

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

Residential:

- R1 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential

Commercial:

- C4 - General Commercial

Other:

- AG - Agricultural
- PI - Public/Institutional

PUD

Parcel 341125000020

0 1,000 2,000 Feet

Townhomes at Amber Fields

05/01/2024

Residential Unit Mix										
Name	Count	Unit Gross Area				Unit Gross Area Total	Rooms			
		Main Floor	Garage Area	Basement Area	Second Floor		Third Floor	Bed	Bath	Den/Family Room
Unit 2-0/Unit C	4	627 ft²	467 ft²	0 ft²	827 ft²	1,921 ft²	0 ft²	2	2.5	0
Unit 3-0/Unit A	32	745 ft²	480 ft²	0 ft²	979 ft²	2,204 ft²	0 ft²	3	2.5	0
Unit 3-1/Unit B	17	735 ft²	489 ft²	0 ft²	1,000 ft²	2,224 ft²	0 ft²	3	2.5	0
Unit 3-2/Unit D	3	1,087 ft²	488 ft²	0 ft²	994 ft²	2,569 ft²	0 ft²	3	2.5	1
Unit 4-0/Unit F	8	736 ft²	484 ft²	721 ft²	999 ft²	2,940 ft²	0 ft²	4	3.5	1
Unit 4-1/Unit E	4	736 ft²	491 ft²	719 ft²	1,006 ft²	2,952 ft²	0 ft²	4	3.5	1
Unit 5-0/Unit N	34	130 ft²	523 ft²	0 ft²	666 ft²	1,319 ft²	0 ft²	2	2.5	0
Unit 5-1/Unit P	34	131 ft²	522 ft²	0 ft²	666 ft²	1,319 ft²	0 ft²	2	1.5	0
Unit 5-2/Unit O	42	135 ft²	520 ft²	0 ft²	681 ft²	1,336 ft²	0 ft²	2	2.5	0
Grand total: 178	178									

GROSS AREA - TOTAL	
Level	Area
Level 3	74,247 ft²
Level 2	144,381 ft²
Level 1	160,708 ft²
Level -1	8,540 ft²
Grand total	387,976 ft²

Clubhouse Area		
Name	Count	Area
Clubhouse	1	3,782 ft²
Maintenance Building	1	582 ft²
Grand total: 2	2	

Parking Schedule	
Type	Count
9x18	65
Accessible	2
	67



APARTMENTS
27,788 SF (63) AC



② Clubhouse - Front
1/8" = 1'-0"



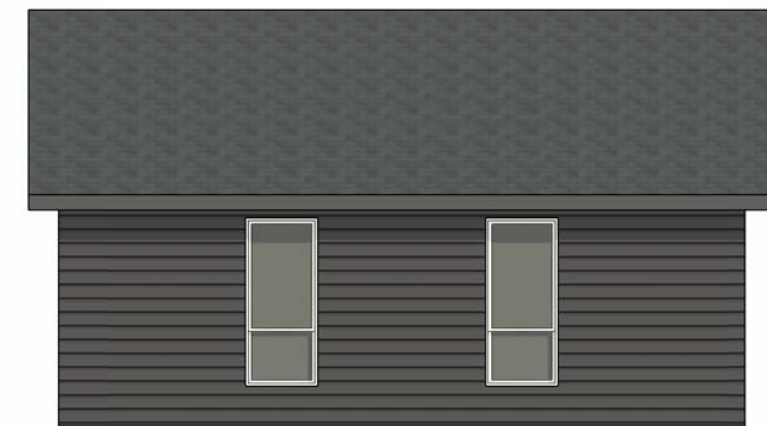
③ Clubhouse - Left
1/8" = 1'-0"



④ Clubhouse - Rear
1/8" = 1'-0"



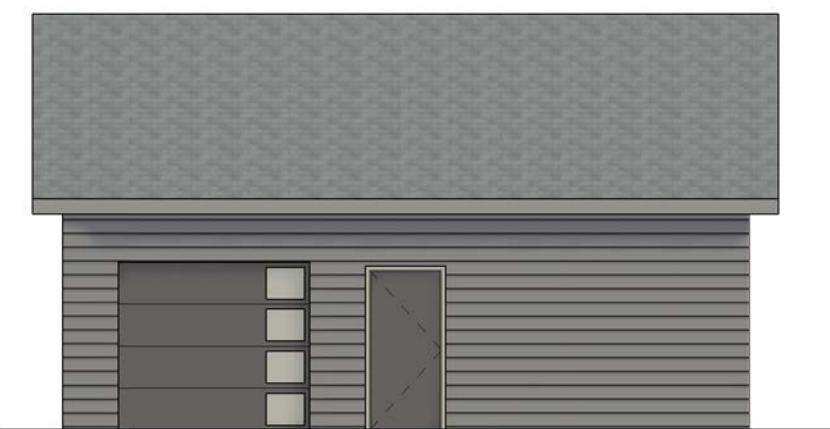
⑤ Clubhouse - Right
1/8" = 1'-0"



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



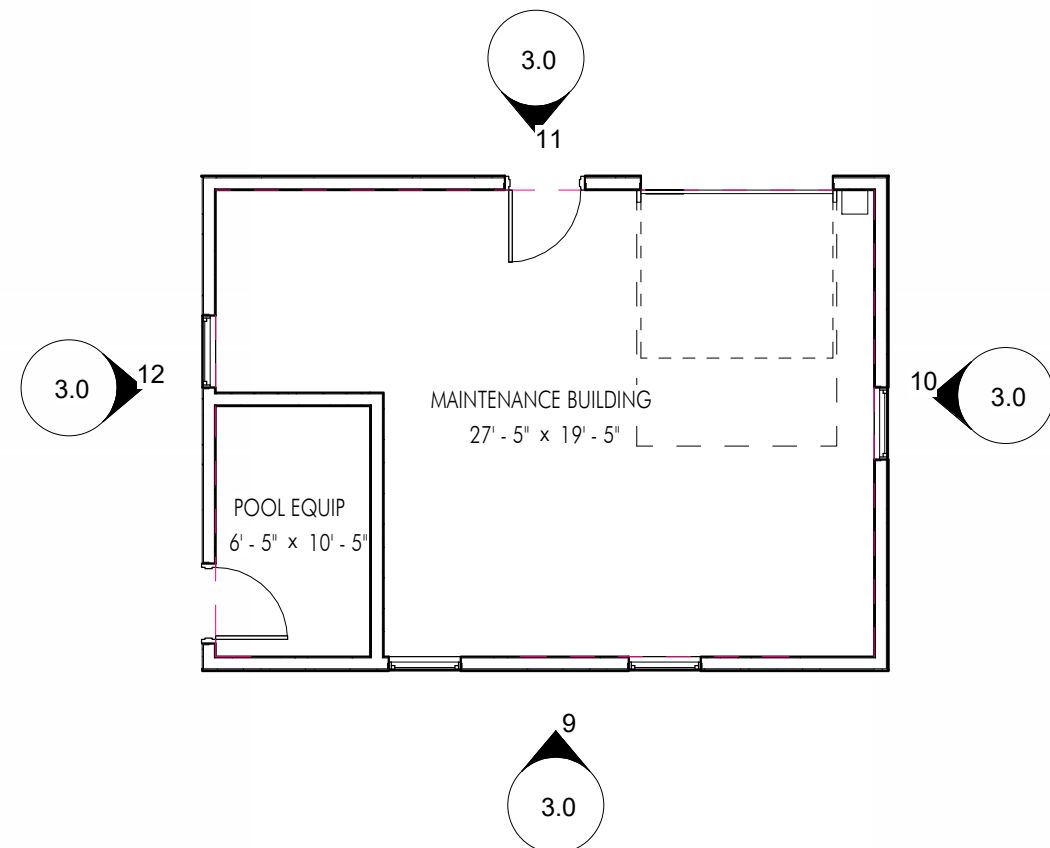
⑩ Left
1/8" = 1'-0"



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



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



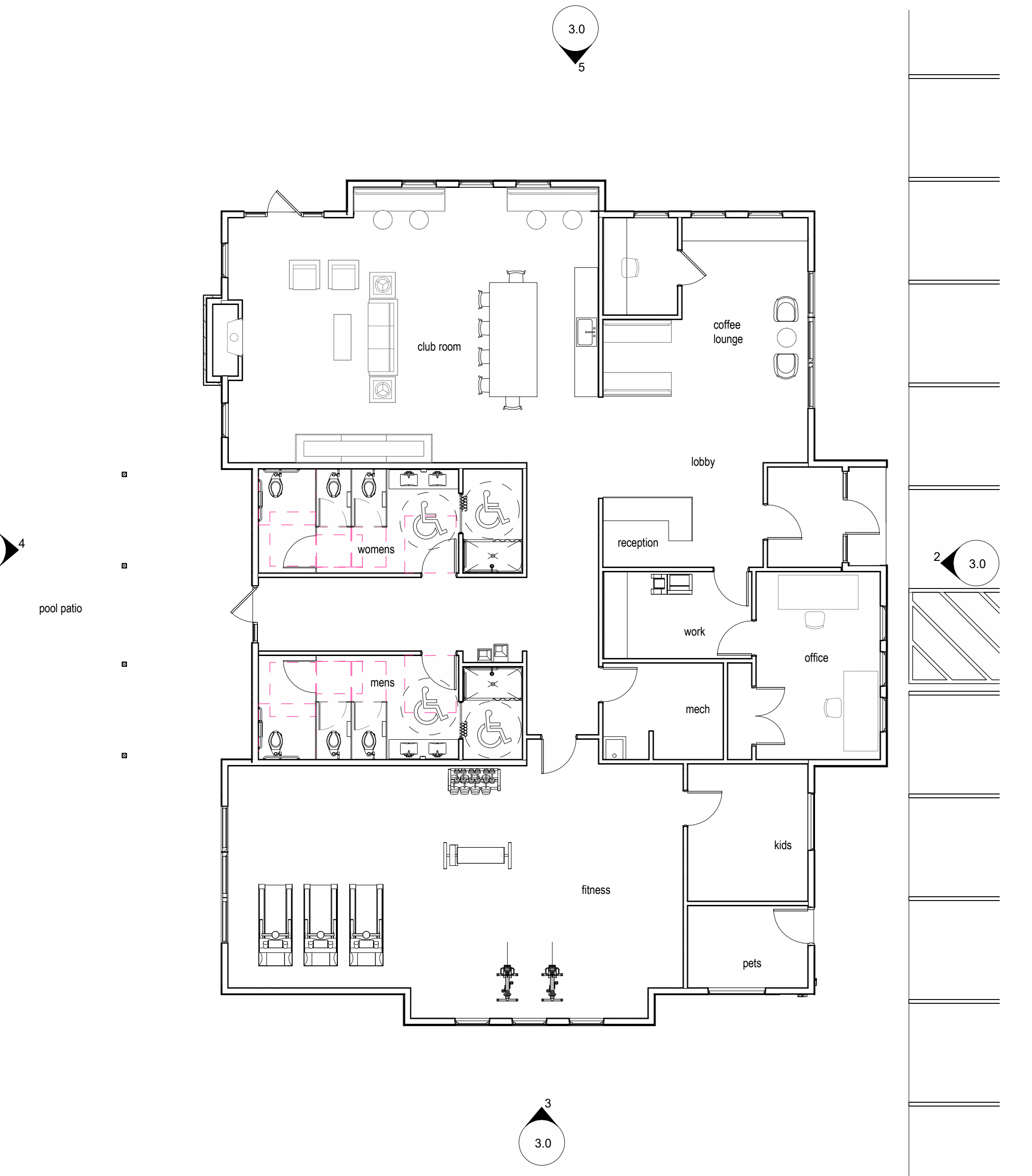
⑧ Level 1 - Maintenance Building
1/8" = 1'-0"



⑥ Clubhouse - Front



⑦ Clubhouse - Back



① Clubhouse
1/8" = 1'-0"



③ Six-Plex 1 - Front
1/8" = 1'-0"



④ Six-Plex 1 - Left
1/8" = 1'-0"



⑤ Six-Plex 1 - Rear
1/8" = 1'-0"



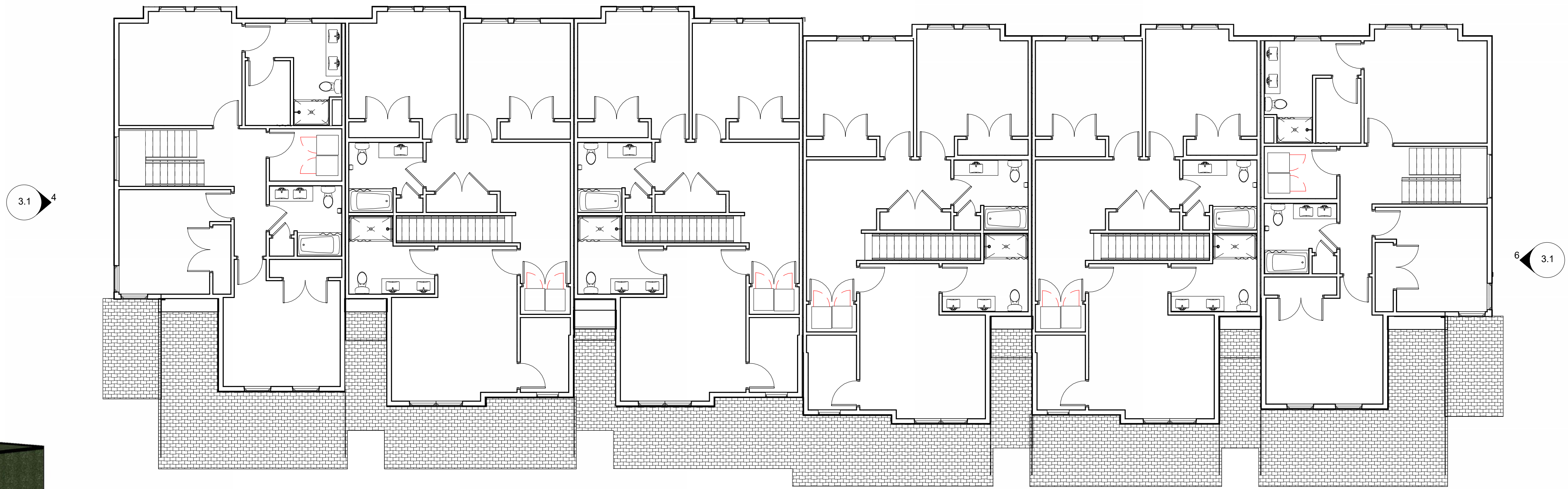
⑥ Six-Plex 1 - Right
1/8" = 1'-0"



⑦ Four-Plex - Front



⑧ Four-Plex - Back



② Level 2 - Four-Plex
1/8" = 1'-0"



① Level 1 - Four-Plex
1/8" = 1'-0"

Six-Plex - 1

3.1



5 Six-Plex - 2 - Front
1/8" = 1'-0"



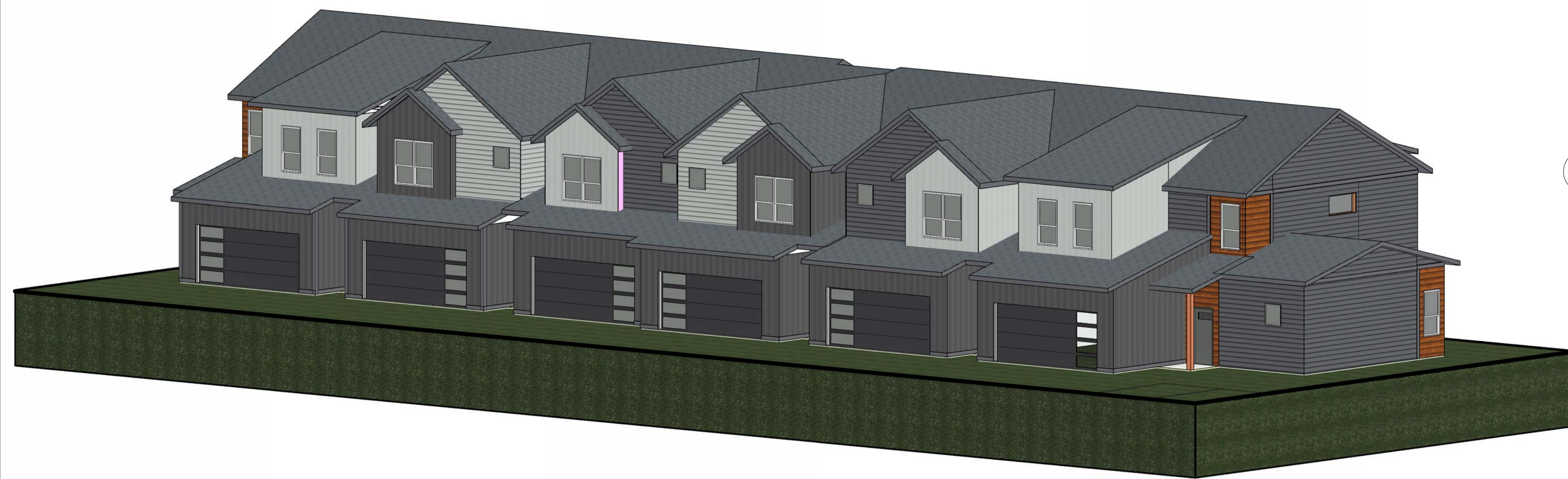
6 Six-Plex - 2 - Left
1/8" = 1'-0"



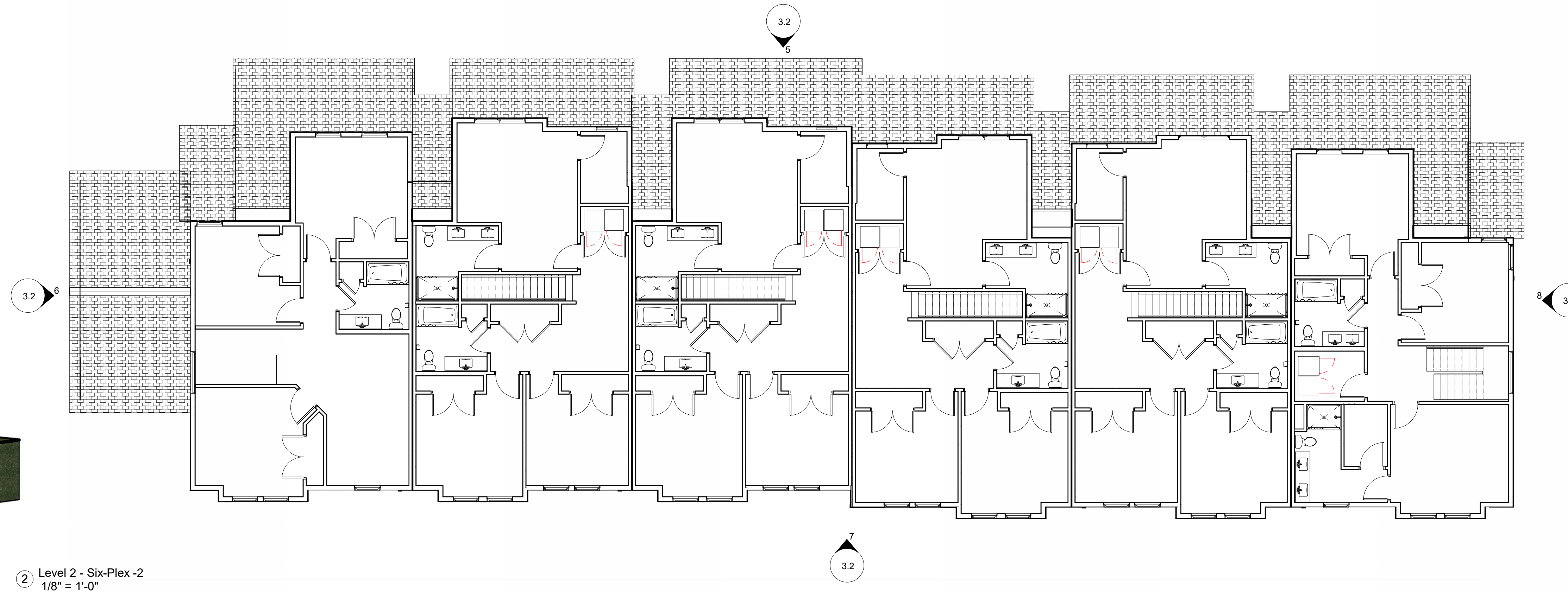
7 Six-Plex - 2 - Rear
1/8" = 1'-0"



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



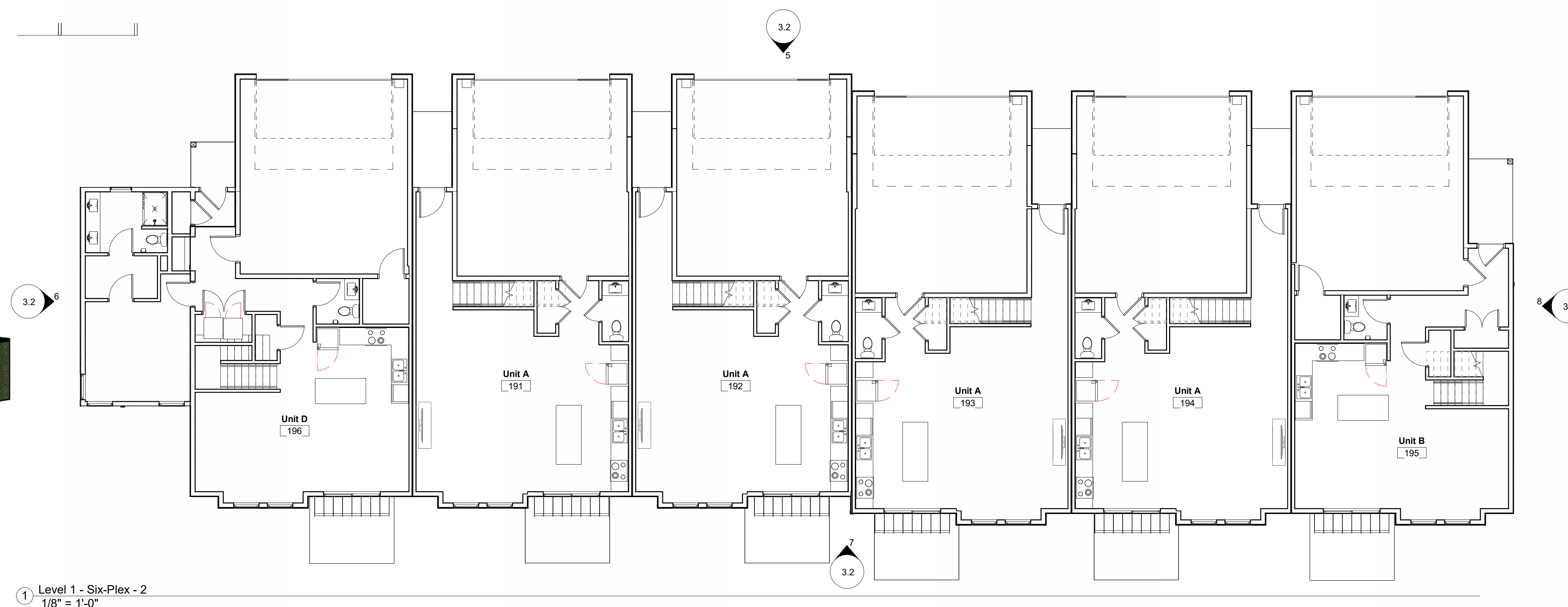
3 Six-Plex - 2 Front



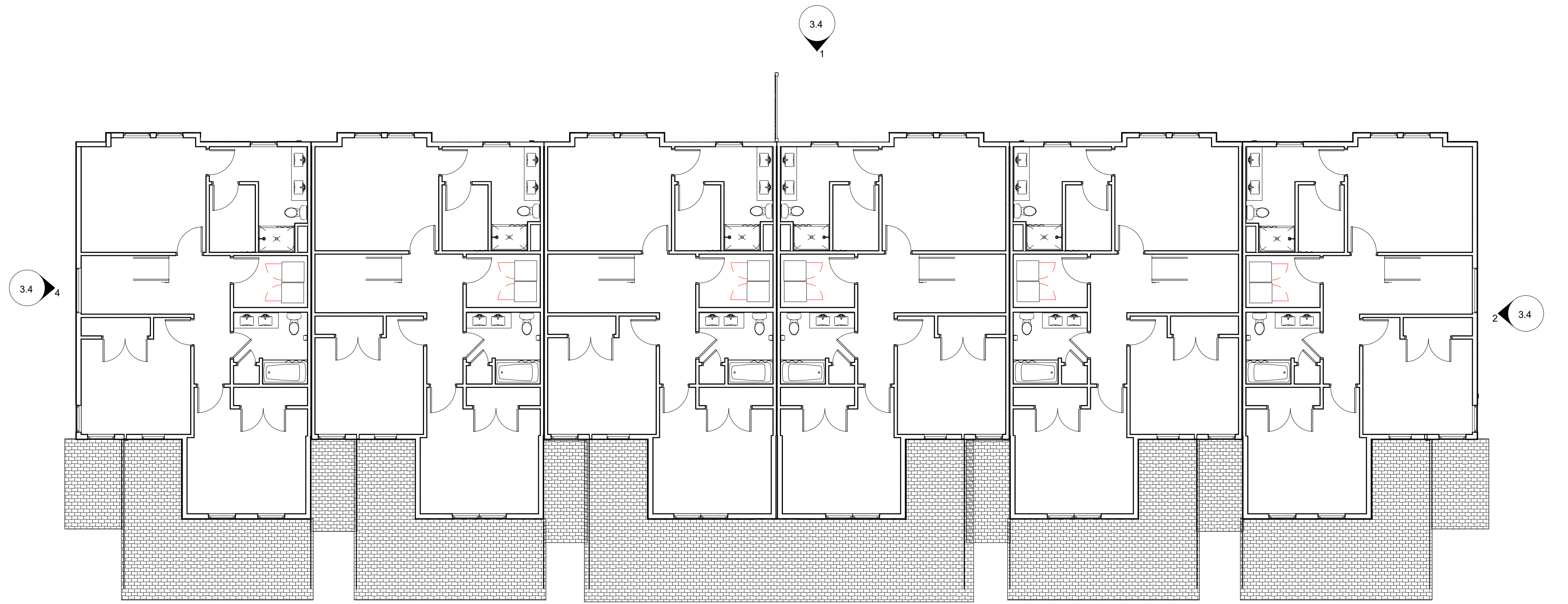
2 Level 2 - Six-Plex - 2
1/8" = 1'-0"



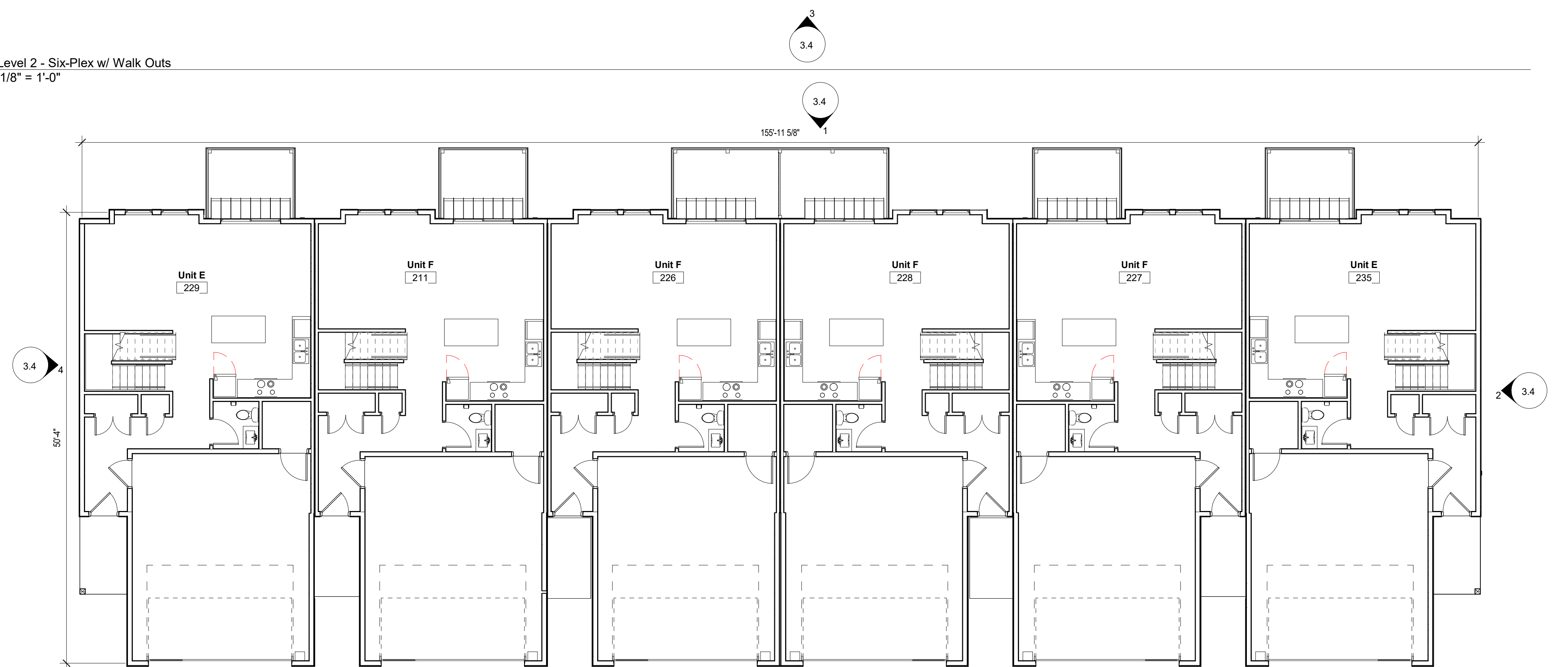
4 Six-Plex - 2 Back



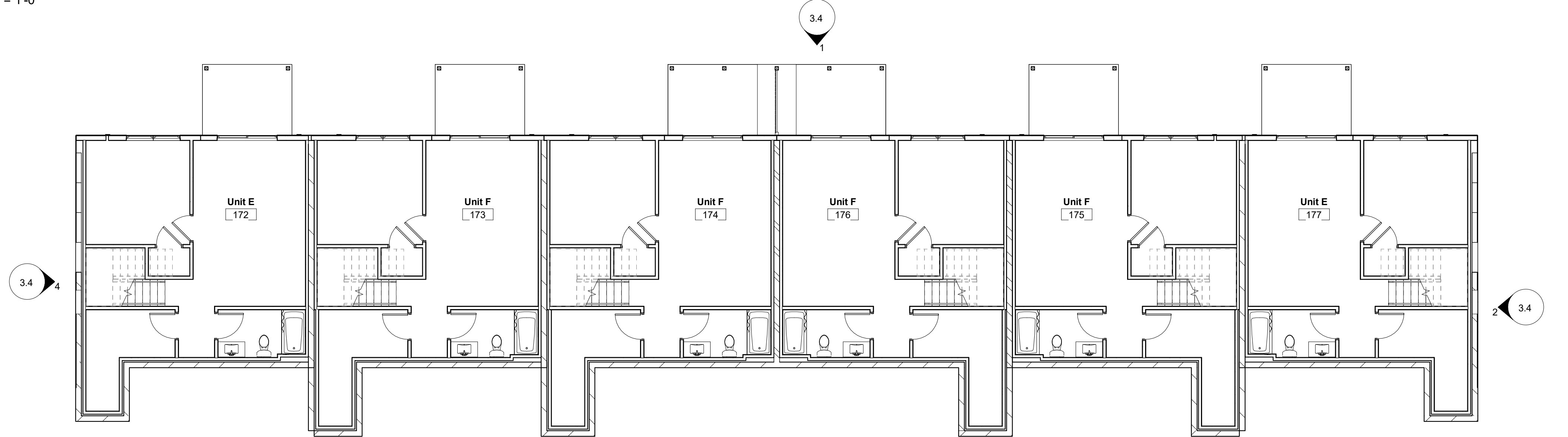
1 Level 1 - Six-Plex - 2
1/8" = 1'-0"



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"



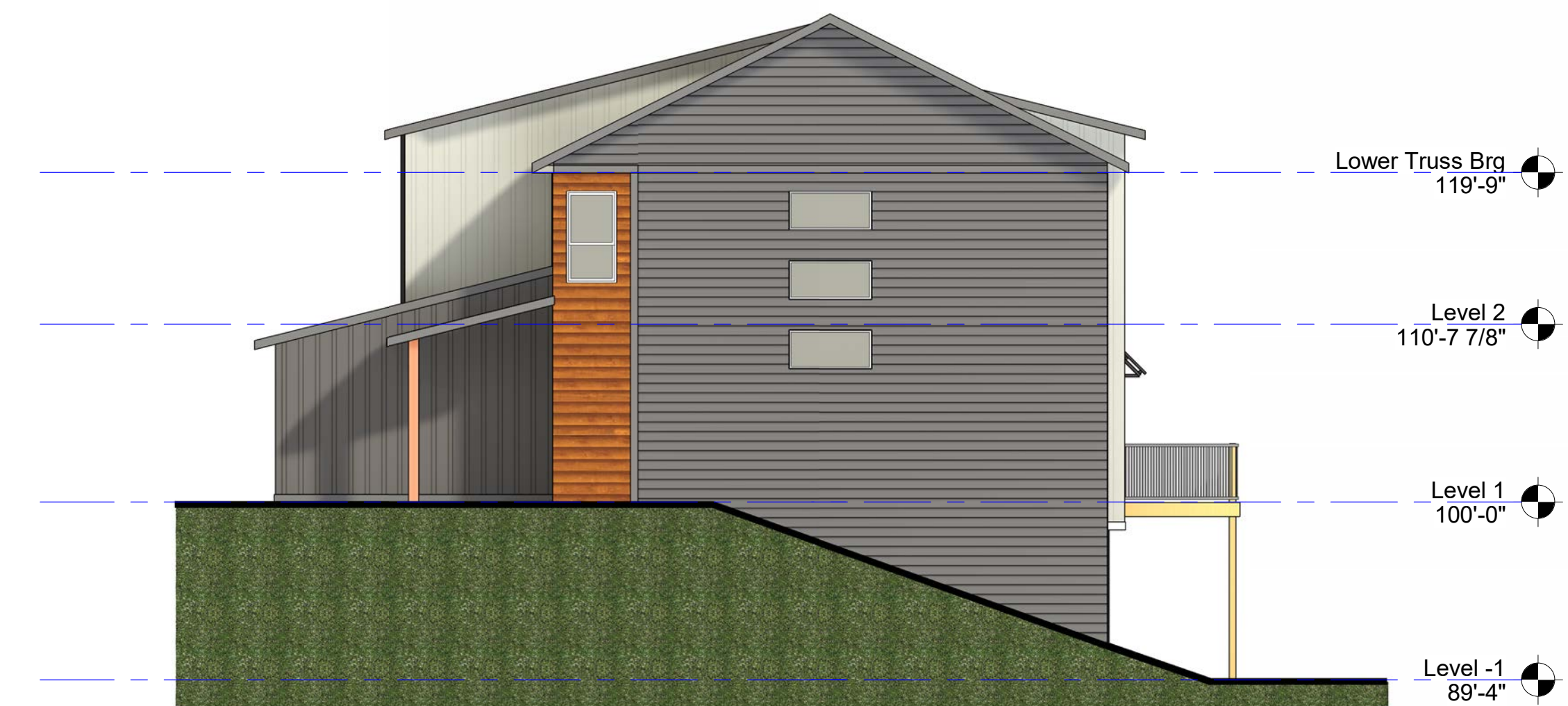
③ Six-Plex - 4 - Front
1/8" = 1'-0"



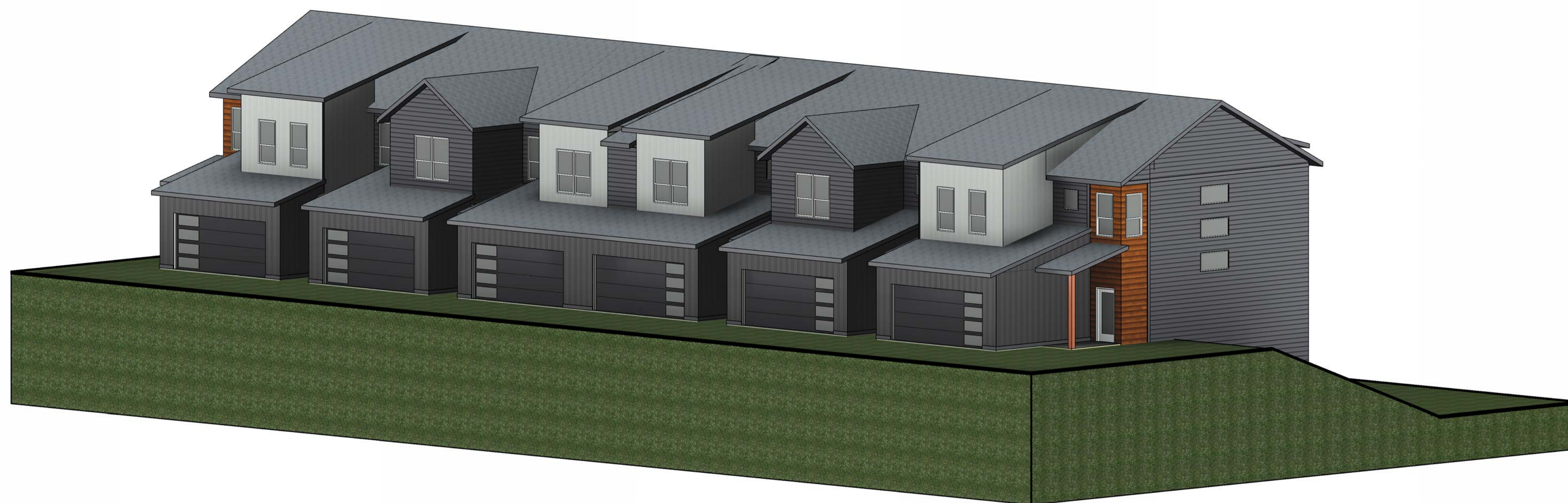
④ Six-Plex - 4 - Left
1/8" = 1'-0"



① Six-Plex - 4 - Rear
1/8" = 1'-0"



② Six-Plex - 4 - Right
1/8" = 1'-0"



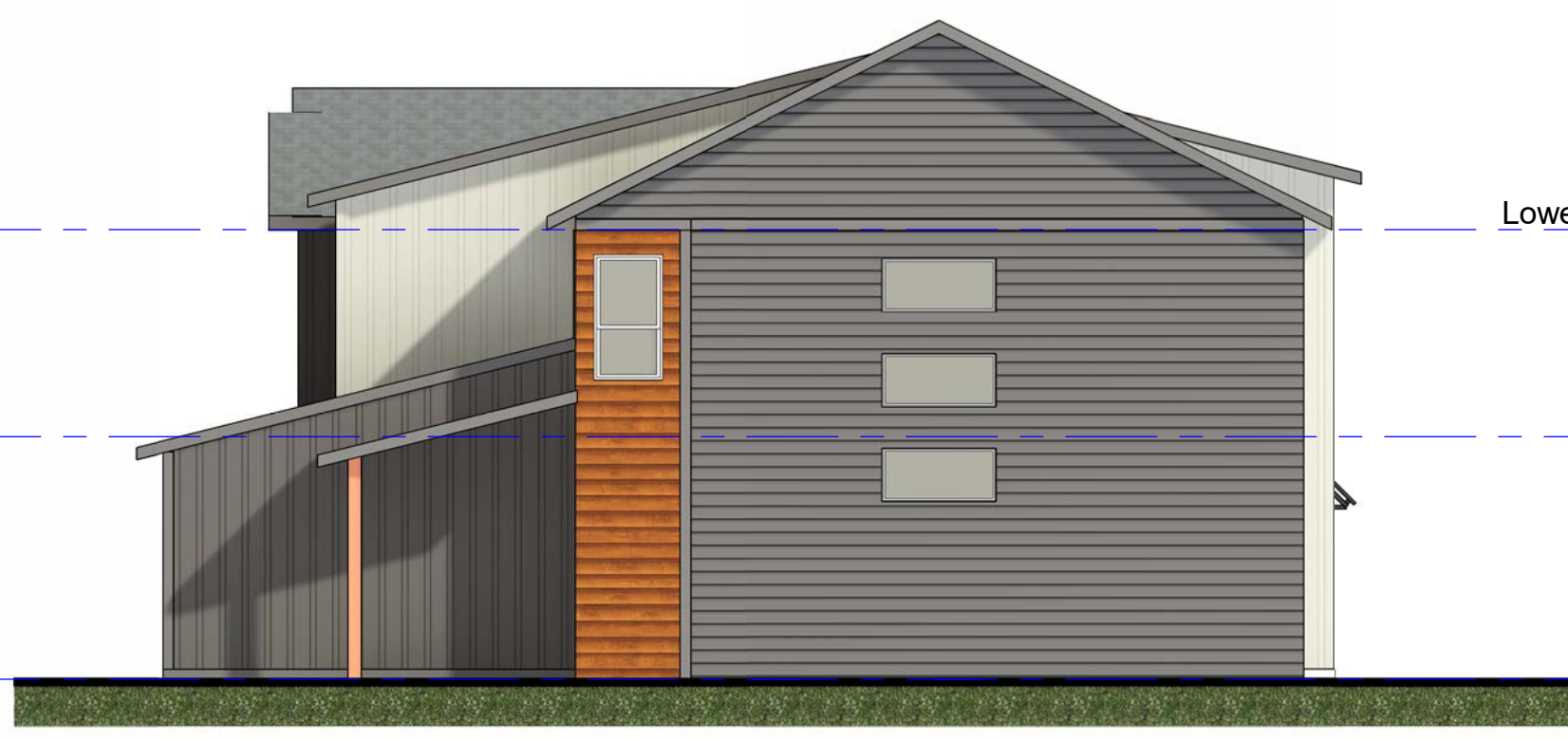
⑤ Six-Plex - Walkouts - Front



⑥ Six-Plex - Walkouts - Back



④ Five-Plex - Front
1/8" = 1'-0"



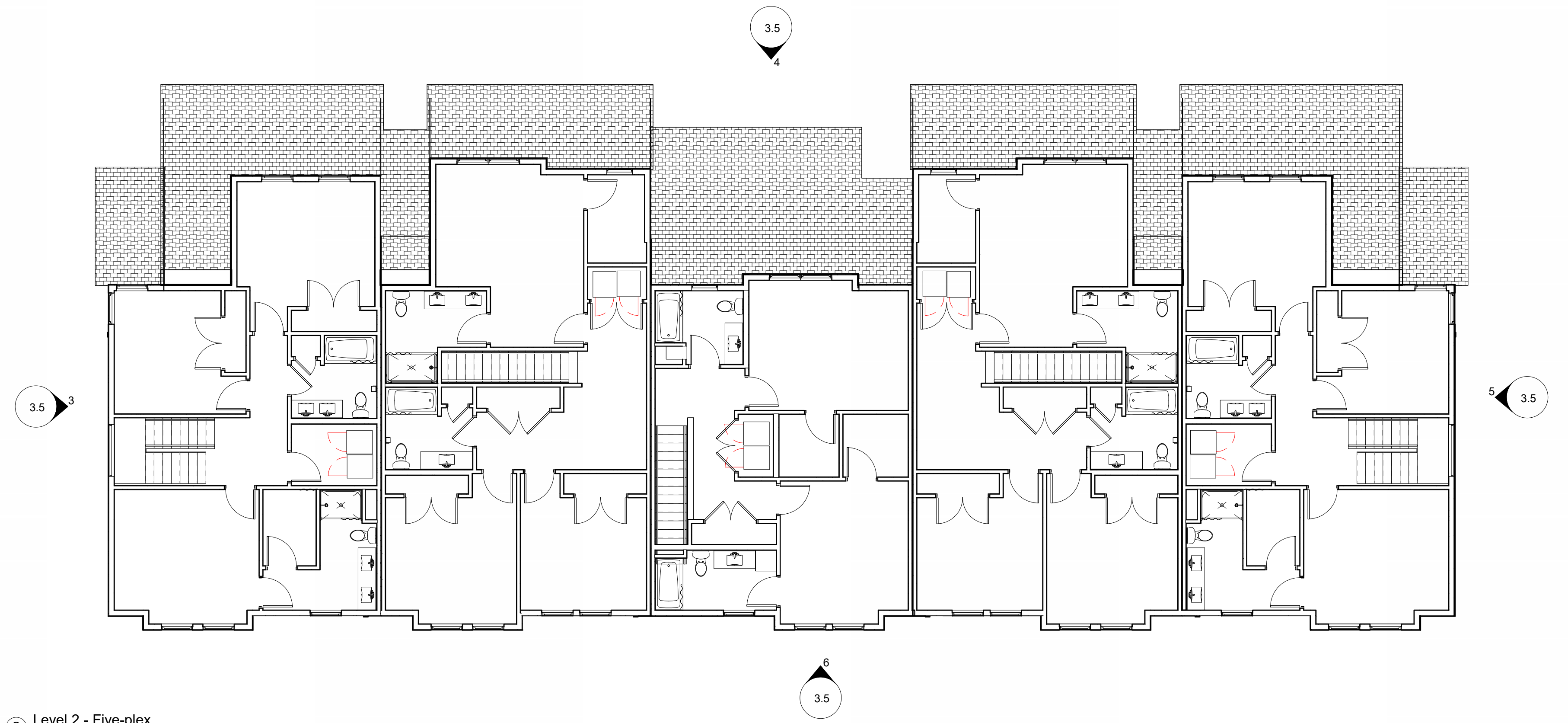
③ Five Plex - Right
1/8" = 1'-0"



⑤ Five Plex - Left
1/8" = 1'-0"



⑥ Five-Plex - Rear
1/8" = 1'-0"



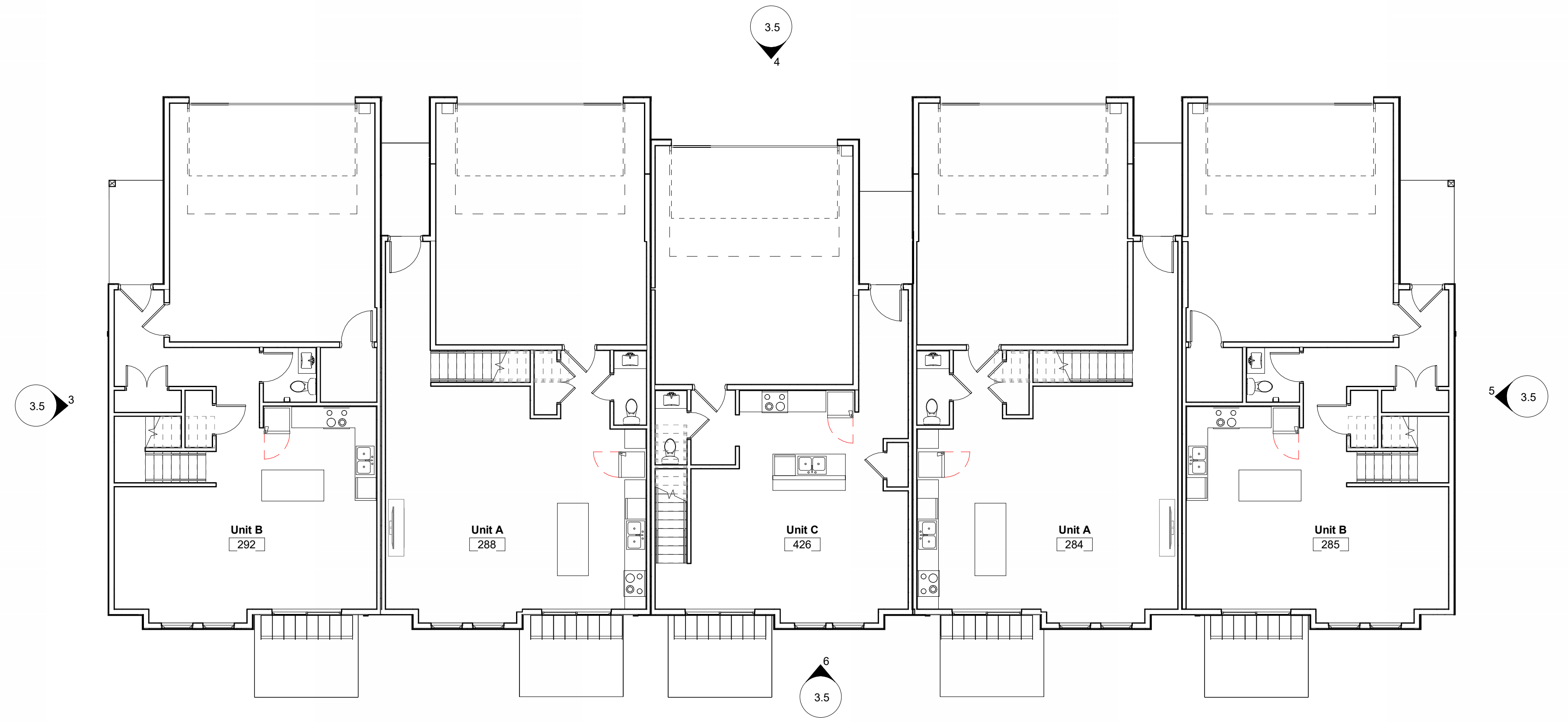
② Level 2 - Five-plex
1/8" = 1'-0"



⑦ Five-Plex - Front



⑧ Five-Plex - Back



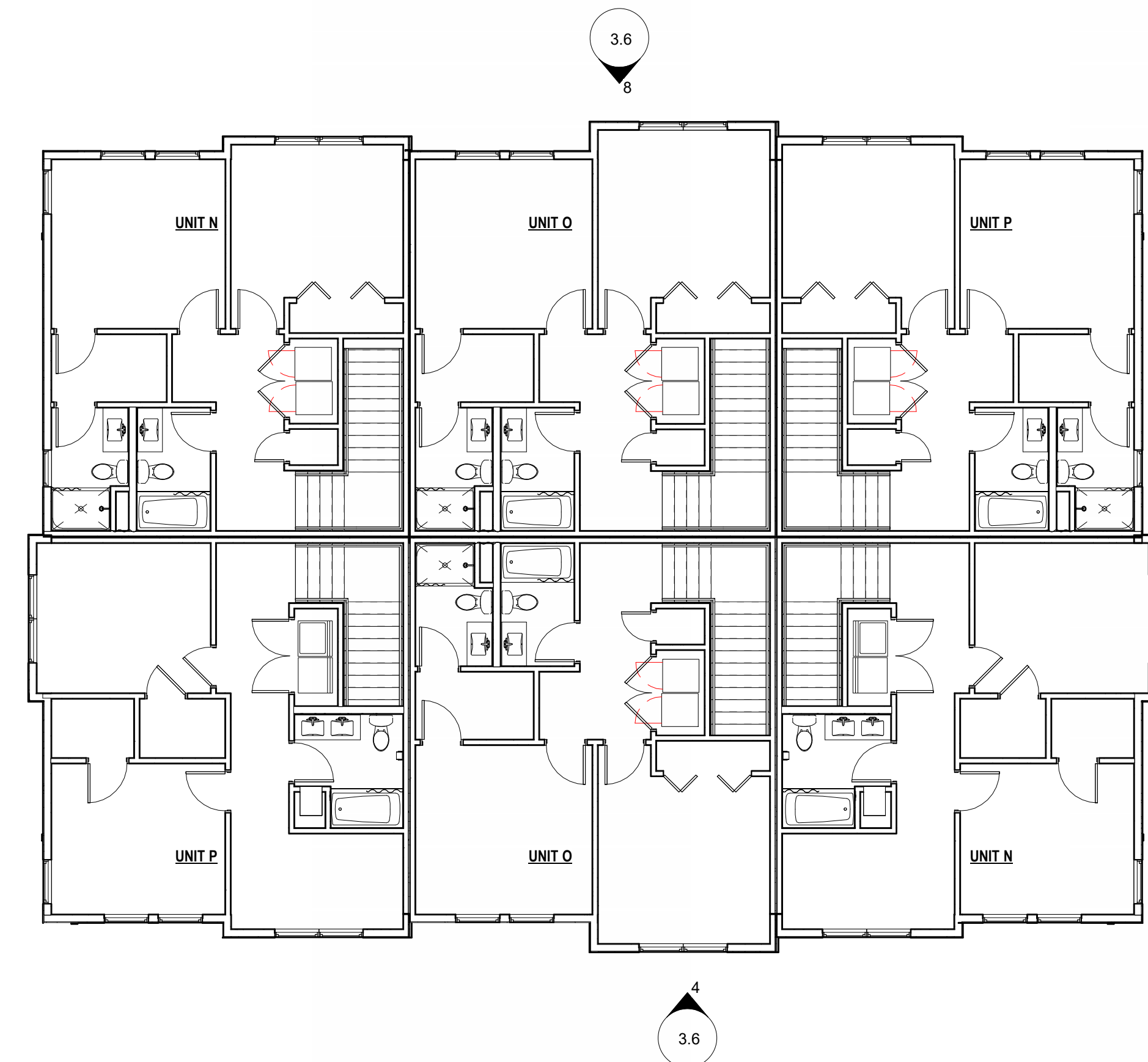
① Level 1 - Five-plex
1/8" = 1'-0"



5 DL 6-plex - Left
1/8" = 1'-0"



4 DL 6-Plex - Front
1/8" = 1'-0"



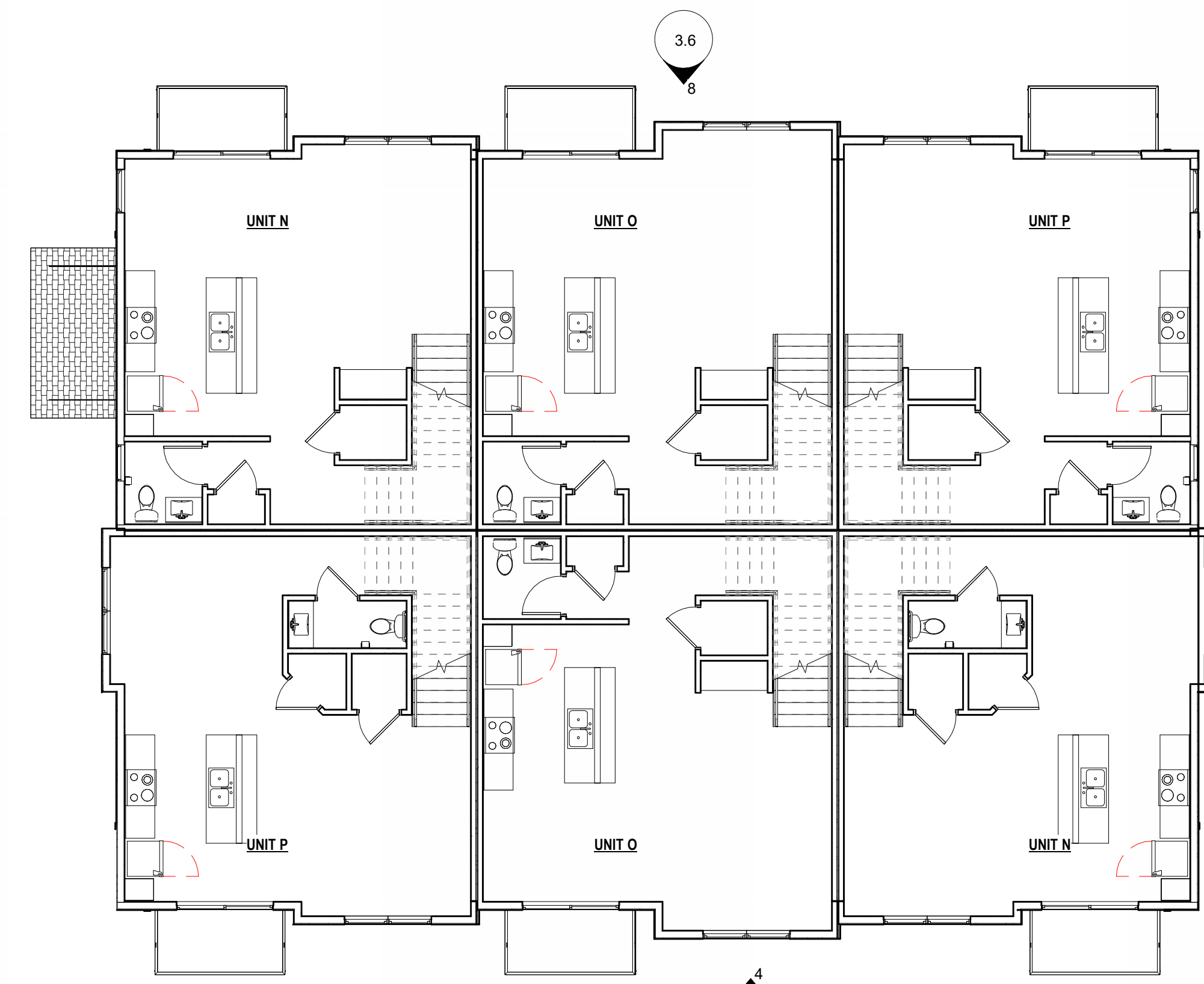
9 Level 3 - DL 6-plex
1/8" = 1'-0"



2 Six-Plex - 1 Front



8 DL 6-plex - Rear
1/8" = 1'-0"



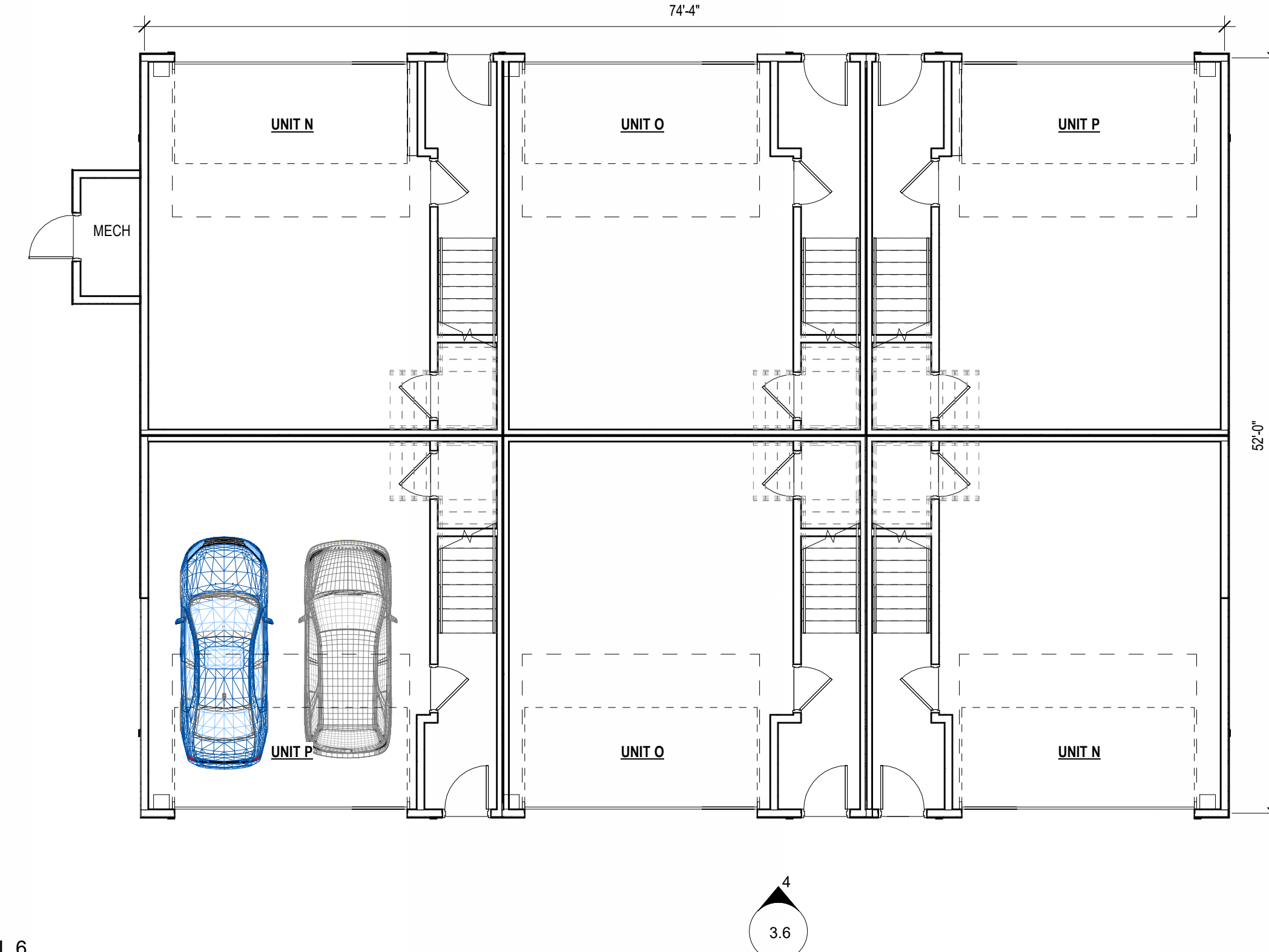
6 Level 2 - DL 6
1/8" = 1'-0"



3 Six-Plex - 1 Back



7 DL 6-Plex - Right
1/8" = 1'-0"

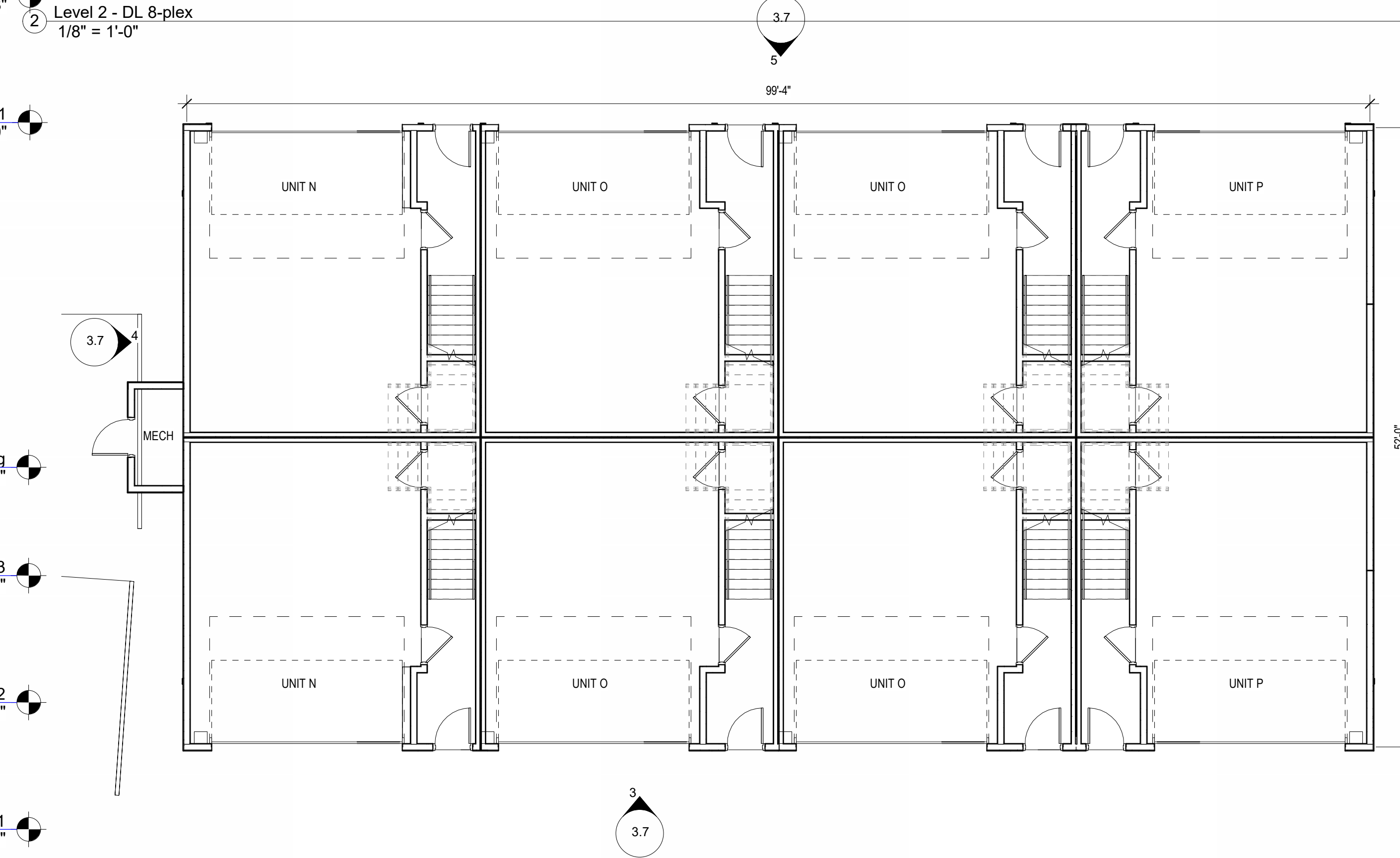
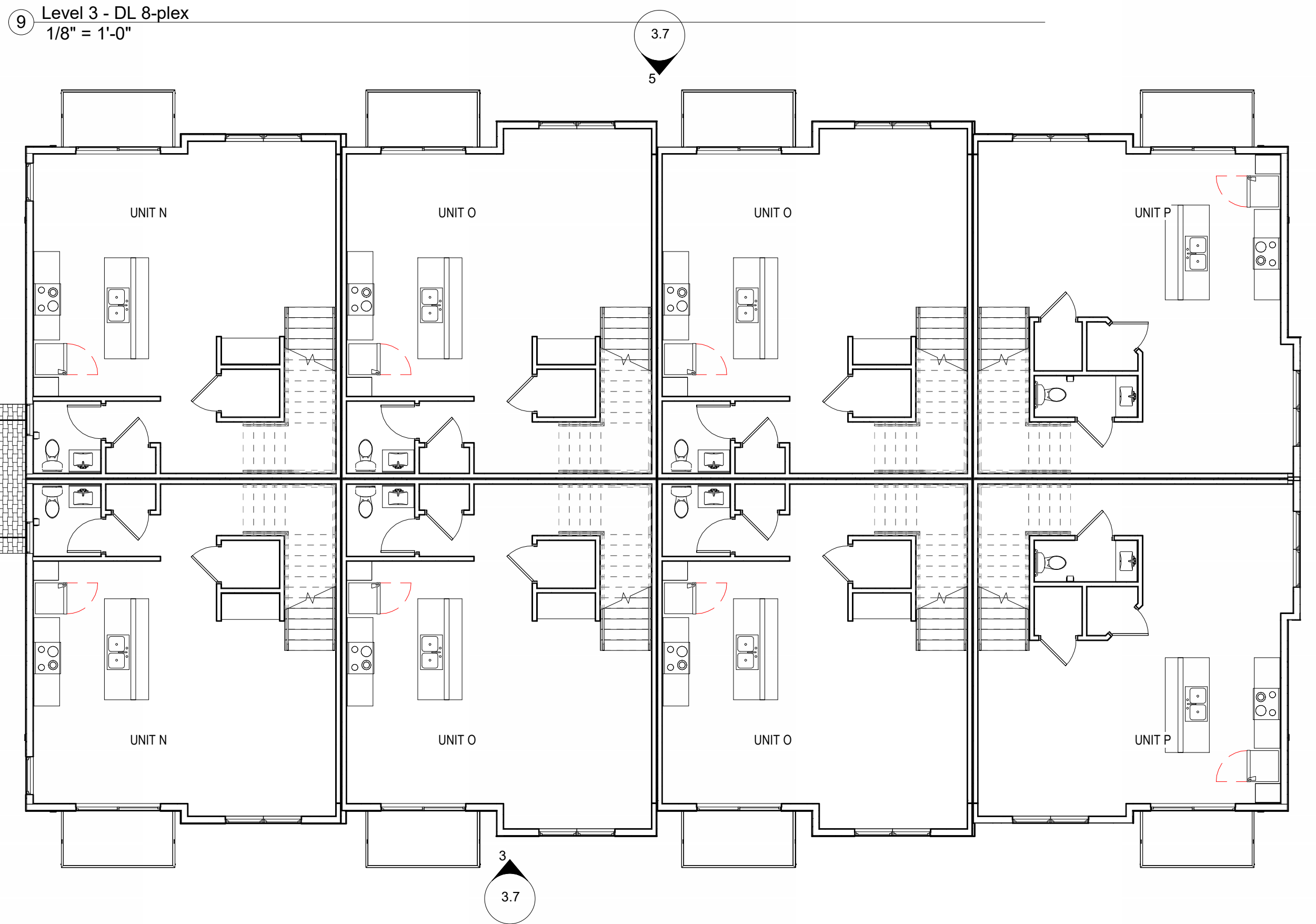
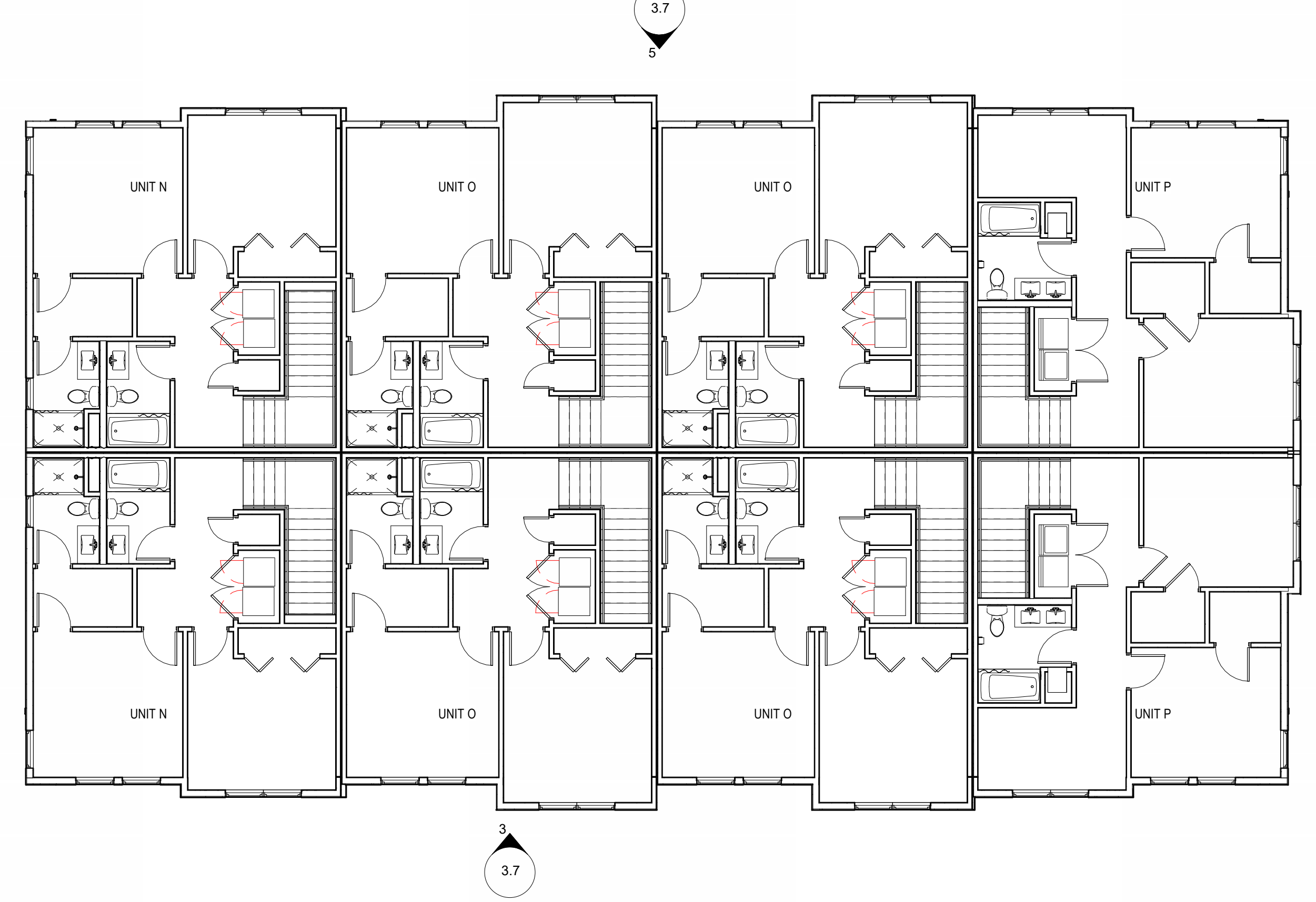


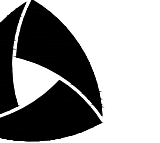
1 Level 1 - DL 6
1/8" = 1'-0"

DL 6-Plex

3.6

Townhomes at Amber Fields





ALLIANT

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

TOWNHOMES AT AMBER FIELDS

148TH STREET WEST & APPIAN WAY
ROSEMOUNT, MN

PRELIMINARY SUBMITTAL

SITE PLAN

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

CLARK WICKLUND, PE
5-3-24 40922
Date License No.

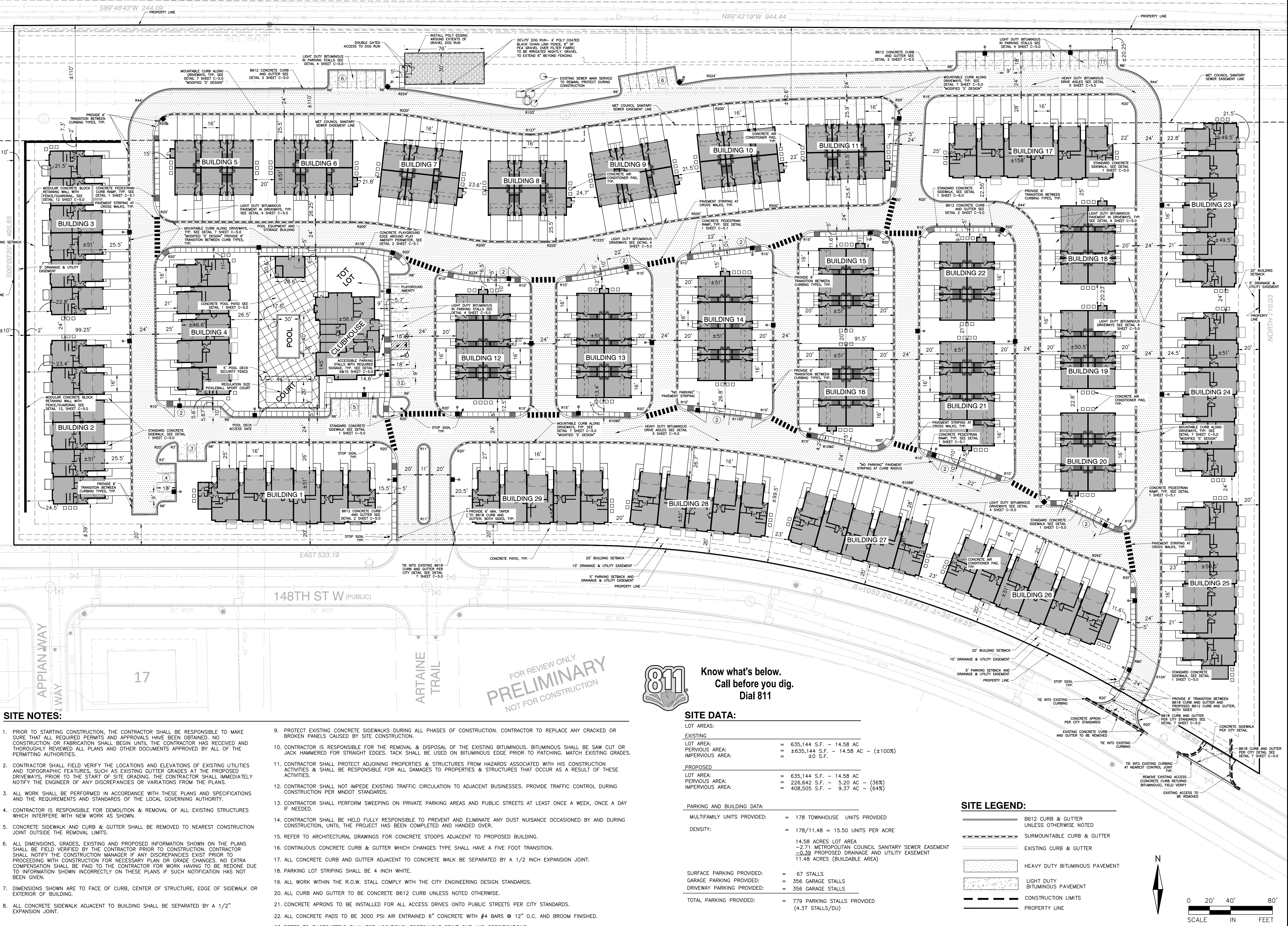
QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
2-27-24	PRELIMINARY SUBMITTAL
4-17-24	UPDATED LAYOUT
4-28-24	REVIEW
5-3-24	CITY RESUBMITTAL

PROJECT TEAM DATA
DESIGNED: WK
DRAWN: MS
PROJECT NO: 200078.L

C-2.0



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: = 226,642 S.F. - 5.20 AC - (36%)
IMPERVIOUS AREA: = 408,505 S.F. - 9.37 AC - (64%)

PARKING AND BUILDING DATA:
MULTIFAMILY UNITS PROVIDED: = 178 TOWNHOUSE UNITS PROVIDED
DENSITY: = 178/11.48 = 15.50 UNITS PER ACRE

14.58 ACRES LOT AREA
-2.71 METROPOLITAN COUNCIL SANITARY SEWER EASEMENT
-0.38 PROPOSED DRAINAGE AND UTILITY EASEMENT
11.48 ACRES (BUILDABLE AREA)

SURFACE PARKING PROVIDED: = 67 STALLS
GARAGE PARKING PROVIDED: = 356 GARAGE STALLS
DRIVEWAY PARKING PROVIDED: = 356 GARAGE STALLS

TOTAL PARKING PROVIDED: = 779 PARKING STALLS PROVIDED
(4.37 STALLS/DU)

SITE LEGEND:

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



0 20' 40' 80'
SCALE IN FEET

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

LANDSCAPE PLAN - TREES

MARK KRONBECK PLA, ASLA
-3-24 40922
ste License No.

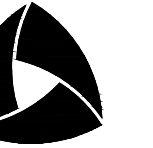
DATE _____

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

-1.0

Page 96 of 112





ALLIANT

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

TOWNHOMES AT AMBER FIELDS

148TH STREET WEST & APPIAN WAY
ROSEMOUNT, MN

PRELIMINARY SUBMITTAL

LANDSCAPE PLAN - SHRUBS

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
5-3-24 40922
Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
2-27-24	PRELIMINARY SUBMITTAL
4-17-24	UPDATED LAYOUT
4-28-24	REVIEW
5-3-24	CITY RESUBMITTAL

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

L-1.1

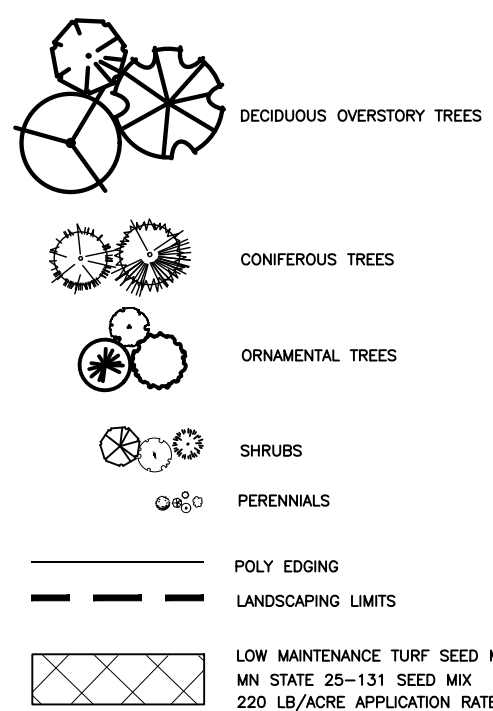


LANDSCAPE SCHEDULE (SHRUBS):

#	KEY	COMMON NAME / SCIENTIFIC NAME	SIZE	NOTES
SHRUBS				
42	BO	Bobo Hydrangea <i>Hydrangea paniculata</i> 'LIVBOBO'	18" Ht. Cont.	Min. 5 canes at Ht. Spec.
27	CI	Isanti Cornflower <i>Cornus sericea</i> 'Isanti'	24" Ht. Cont.	Min. 5 canes at Ht. Spec.
69	DB	Butterfly Bush Honeysuckle <i>Diervilla sessifolia</i> 'Butterfly'	18" Ht. Cont.	Min. 5 canes at Ht. Spec.
148	DL	Dwarf Bush Honeysuckle <i>Diervilla lonicera</i>	24" Ht. Cont.	Min. 5 canes at Ht. Spec.
44	FL	Firelight Hydrangea <i>Hydrangea paniculata</i> 'SMHPFL'	18" Ht. Cont.	Min. 5 canes at Ht. Spec.
GG	GL	Glow Girl Spirea <i>Spirea betulifolia</i> 'Tor Gold'	18" Ht. Cont.	Min. 5 canes at Ht. Spec.
4	GL	Grow Low Fragrant Sumac <i>Rhus aromatica</i> 'Gro-Low'	36" Dia. Cont.	Min. 5 canes at Dia. Spec.
61	HA	Annabelle Hydrangea <i>Hydrangea arborescens</i> 'Annabelle'	24" Ht. Cont.	Min. 5 canes at Ht. Spec.
11	JB	Arcadia Juniper <i>Juniperus sabina</i> 'Arcadia'	24" Dia. Cont.	Min. 5 canes at Dia. Spec.
147	JC	Maney Juniper <i>Juniperus chinensis</i> 'Maney'	24" Ht. Cont.	Min. 5 canes at Ht. Spec.
21	JD	Judd Viburnum <i>Viburnum juddii</i>	36" Ht. Cont.	Min. 5 canes at Ht. Spec.
23	LL	Umelight Hydrangea <i>Hydrangea paniculata</i> 'Umelight'	36" Ht. Cont.	Min. 5 canes at Ht. Spec.
228	MJ	Mint Julep Juniper <i>Juniperus chinensis</i> 'Mint Julep'	18" Ht. Cont.	Min. 5 canes at Ht. Spec.
14	ML	Mother Lode Creeping Juniper <i>Juniperus horizontalis</i> 'Mother Lode'	36" Dia. Cont.	Min. 5 canes at Dia. Spec.
6	MM	Buffalo Juniper <i>Juniperus sabina</i> 'Buffalo'	36" Dia. Cont.	Min. 5 canes at Dia. Spec.
7	NJ	New Jersey Tea <i>Ceanothus americanus</i>	18" Ht. Cont.	Min. 5 canes at Ht. Spec.
35	PB	Big Tuna Mugo Pine <i>Pinus mugo</i> 'Big Tuna'	48" Ht. Cont.	Min. 5 canes at Ht. Spec.
33	SP	Neon Flash Spirea <i>Spirea japonica</i> 'Neon Flash'	18" Ht. Cont.	Min. 5 canes at Ht. Spec.
49	SG	Gold Flame Spirea <i>Spirea bumalda</i> 'Gold Flame'	18" Ht. Cont.	Min. 5 canes at Ht. Spec.
62	SM	Dwarf Korean Ulac <i>Syringa meyeri</i> 'Palibin'	24" Ht. Cont.	Min. 5 canes at Ht. Spec.
38	SR	Bridalwreath Spirea <i>Spirea x vanhouttei</i> 'Renaissance'	24" Ht. Cont.	Min. 5 canes at Ht. Spec.
64	TD	Taunton Yew <i>Taxus x media</i> 'Taunton'	24" Ht. Cont.	Min. 5 canes at Ht. Spec.
42	VL	Nannyberry Viburnum <i>Viburnum lentago</i>	36" Ht. Cont.	Min. 5 canes at Ht. Spec.
1223	TOTAL SHRUBS			
PERENNIALS				
45	SA2	Autumn Joy Sedum <i>Sedum x 'Autumn Joy'</i>	1 Gal. Cont.	
7	EB	Butterfly Kisses Coneflower <i>Echinacea purpurea</i> 'Butterfly Kisses'	1 Gal. Cont.	
52	GMH	Gucamole Hosta <i>Hosta 'Gucamole'</i>	1 Gal. Cont.	
170	GR	Rozanne Geranium <i>Geranium 'Rozanne'</i>	Flats of 12	
25	HBW	Humpback Whale Hosta <i>Hosta 'Humpback Whale'</i>	1 Gal. Cont.	
82	HH2	Happy Returns Daylily <i>Hemerocallis 'Happy Returns'</i>	1 Gal. Cont.	
67	KFG	Karl Foerster Grass <i>Calamagrostis x acutiflora</i> 'Karl Foerster'	1 Gal. Cont.	
6	LBS	Little Bluestem <i>Schizachyrium scoparium</i>	1 Gal. Cont.	
120	MPG	Miscanthus Flammegras <i>Miscanthus sinensis</i> 'Purpureus'	1 Gal. Cont.	
50	MNS	Morning Glory Salvia <i>Salvia nemorosa</i> 'May Night'	1 Gal. Cont.	
24	PEC	Purple Emperor Coneflower <i>Echinacea x 'Purple Emperor'</i>	1 Gal. Cont.	
47	PDH	Paradigm Hosta <i>Hosta 'Paradigm'</i>	1 Gal. Cont.	
147	PM	Pardon Me Daylily <i>Hemerocallis x 'Double Pardon Me'</i>	1 Gal. Cont.	
46	PN	Northwind Switch Grass <i>Panicum virgatum</i> 'Northwind'	1 Gal. Cont.	
130	WL	Walkers Low Catmint <i>Nepeta x faassenii</i> 'Walkers Low'	1 Gal. Cont.	
1038	TOTAL PERENNIALS			

Note: Quantities on plan supersede schedule in event of discrepancy

LANDSCAPE LEGEND:



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



0 20' 40' 80'
SCALE IN FEET



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

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

Drawing name: X:\2020\200078\LO\plan sheets\200078.L-utility.dwg May 03, 2024 - 2:48pm

C.S.A.H. NO. 42 (145TH ST. W.) (PUBLIC)

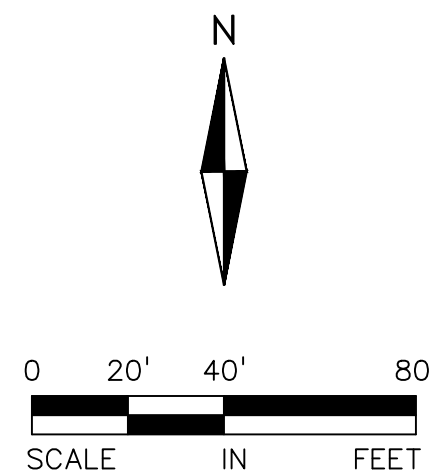


UTILITY NOTES:

- 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 TO INDIVIDUAL UNITS SHALL BE 1" DIA. TYPE "K" COPPER W/ 1" CORP. STOP WITH SADDLE AND 1" CURB BOX.
- MULTI-FAMILY BUILDING WATER SERVICES REQUIRE 8" TEE OFF OF MAIN FOR DOMESTIC AND FIRE SERVICES.
- 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



FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION



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

TOWNHOMES AT AMBER FIELDS

148TH STREET WEST & APPIAN WAY
ROSEMOUNT, MN

PRELIMINARY SUBMITTAL

SANITARY SEWER AND WATERMAIN 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
5-3-24 40922
Date License No.

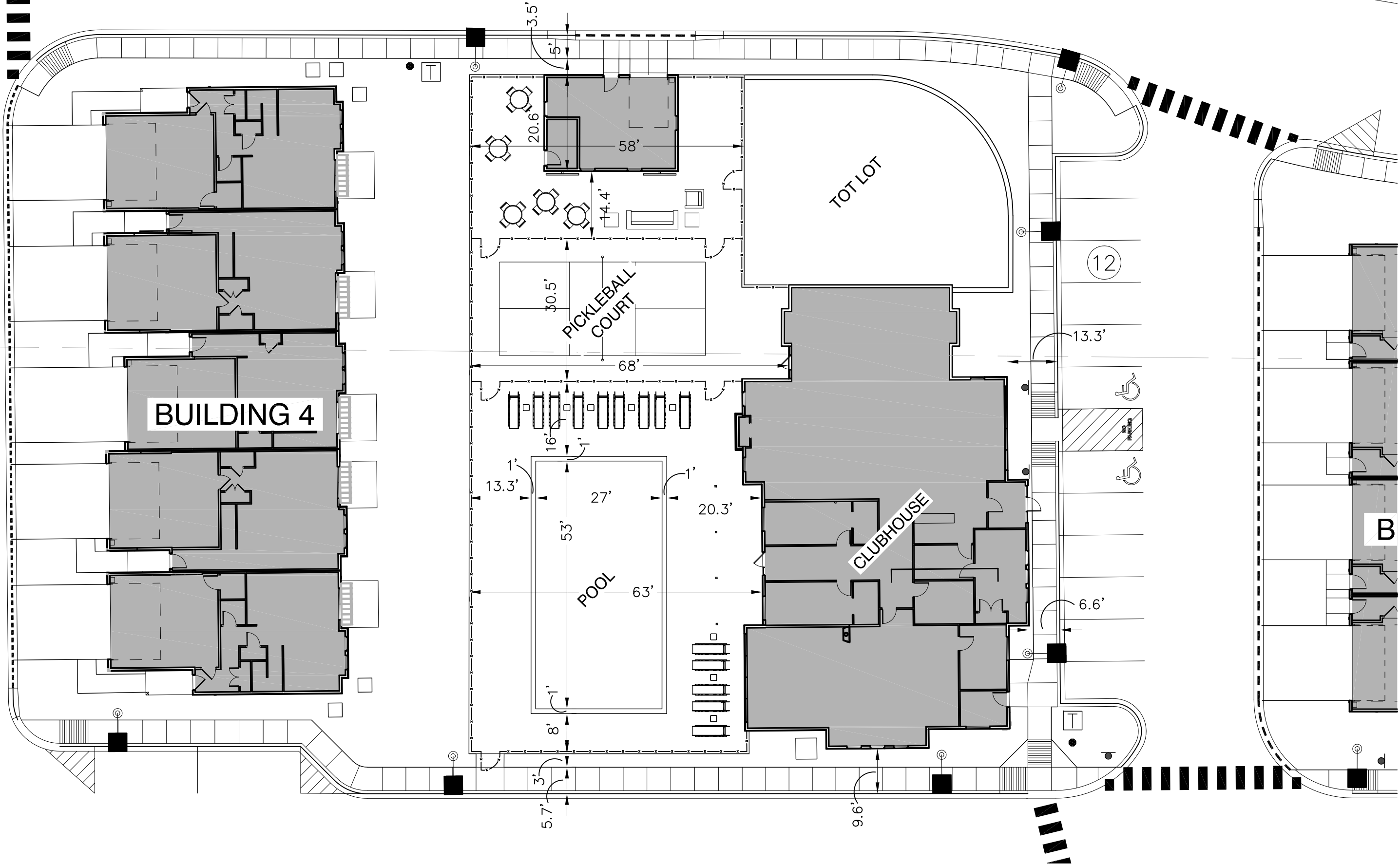
QUALITY ASSURANCE/CONTROL

DATE	ISSUE
2-27-24	PRELIMINARY SUBMITTAL
4-17-24	UPDATED LAYOUT
4-28-24	REVIEW
5-3-24	CITY RESUBMITTAL

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

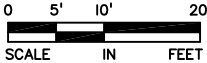
C-4.0

x:\2020\200078\0\exhibits\revised pool deck\200078.1-bas - revised pool deck.dwg



ENCLAVE AT AMBERFIELDS - REVISED POOL DECK
ROSEMOUNT, MN

5-22-24



SK-1

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

Alliant Engineering responses to comments are below in red and addressed on plans dated 5/3/2024.

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.
Noted.
2. Utilities
 - a. Provide rim and inverts for all sanitary sewer structures.
Rim and invert elevations are included in the schedule on Sheet C-4.2.
 - b. At the two connection points, use the existing gate valve or replace back to including the existing gate valve.
The existing gate valve will be used at the connection points.
 - 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.
Water main routing has been revised. All but one hydrant are on the same side of the street as the main. This area is crowded with storm sewer and other services and provides good coverage of the area in its proposed location near Building 21.

- 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.
Water main and storm sewer has been revised to avoid this.
- 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.
Water main has been revised to provide more than 10' of separation.
- 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.
A note has been added to the grading plan. Construction of adjustments will be coordinated with MCES and more detail will be included based on that.
- g. Several sanitary sewer structures have two outlets
 - i. Verify this is acceptable with City Public Works
This has been reduced to one structure. One of the outlets is one foot above the structure invert and will not receive flow, but is connected for maintenance access.
- 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.
Profiling and separations are in process.
- i. Verify catch basins are not located near ped ramps or driveways to impact curb transitions.
Curb on the driveway side will be mountable throughout to avoid many transitions, as will as inlet castings. Separation has been provided between pedestrian ramps and catch basins.

3. Streets, Signage and Street Lighting

- a. Provide turning movements for fire/emergency, garbage, and delivery vehicles.
This is provided.
- b. Review impact of on street parking areas on sight lines for drivers turning from adjacent streets
Noted.
- 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.
The trail has been removed.
- d. Discuss the proposed locations of crosswalks as well as stops signs relative to the clubhouse and throughout the development to be consistent.

The stop signs are provided for the 4-way intersection near the clubhouse and entrance of the development.

- 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.

After coordination with MCES, an agreement will be obtained and provided.

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.

The site will not create impervious surface exceeding what was included in the original PUD. The SWMP assumed 97% post-development impervious cover for the parcel and this layout proposes 64% impervious cover.

6. Ponds and Wetlands

- a. Include NWL/HWL for Basin 1918 to the west of the site to the grading plan.

This has been added.
- 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.

The retaining wall will not modify the storage within the basin below the HWL.

7. Emergency Overflow Routes

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

This has been provided on the grading plan.

8. Retaining Walls

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

This has been added.

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.
The grading plan has been revised to p
- 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?
Grading has been revised to maintain the access.
- c. Update the proposed contour tie ins on the east side of the site.
The tie ins have been revised.
- d. Show high points and drainage between all buildings.
This has been added.
- e. Provide driveway elevations at both ends of all buildings as well as any grading breaks (low or high points) along the building.
These have been provided.

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.
A drainage map and storm sewer sizing calculations have been provided electronically.
- b. Include sumps on CBMH 20 and CBMH 2 prior to the connection to the existing stub.
Sumps have been included on these two structures.
- c. Adjust storm sewer where noted on the plans to be at least 10 feet away from the building edge.
There are still a couple locations where storm sewer is within 10 feet of the building, however the material is called out to be PVC SCH 40 due to MDLI requirements crossing water services in these locations. Please advise if this is still not acceptable.
- d. Include storm sewer castings for proposed storm structures.
Castings have been included in the schedule on Sheet C-4.2.
- 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.
Storm sewer on the site will be privately owned and maintained, and a note has been added to the storm sewer plan.

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.
These have been provided.

5. Water Quality

- a. No comments.

6. Easements

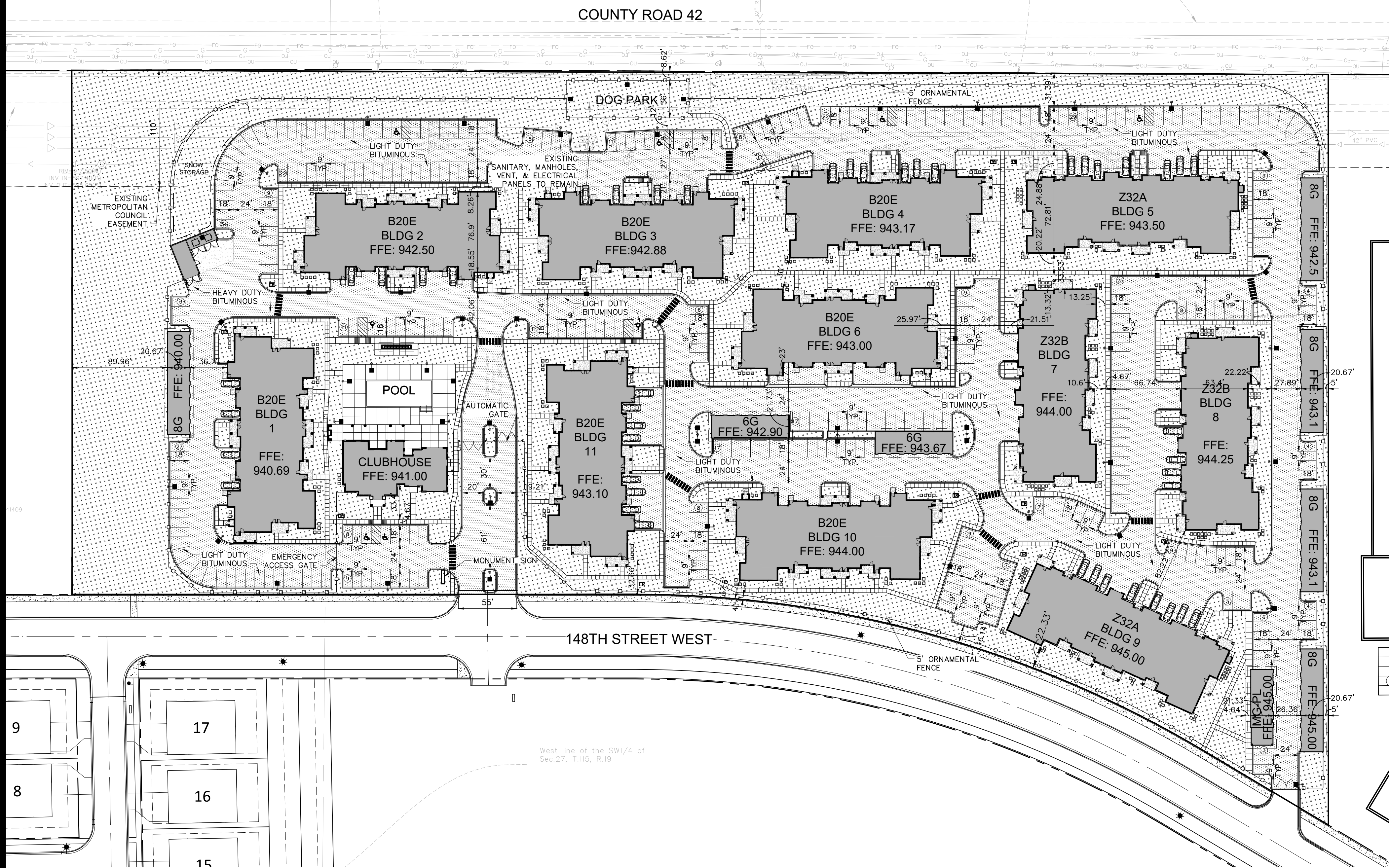
- a. Confirm Basin 1918 HWL is covered under the proposed drainage and utility easement.
The HWL is covered under the propose drainage and utility easement.

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.

Noted.

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

PUD AMENDMENT, PRELIMINARY AND FINAL PLAT SUBMITTAL

OVERALL SITE PLAN

SPRINGS AT ROSEMOUNT

ABBEYFIELD AVENUE AND 148TH STREET WEST
ROSEMOUNT, MINNESOTA

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: May 28, 2024

Tentative City Council Meeting: June 4, 2024

AGENDA ITEM: Zoning Code Update - Zoning Map	AGENDA SECTION: PUBLIC HEARINGS
PREPARED BY: Anthony Nemcek , Senior Planner	AGENDA NO. 6.e.
ATTACHMENTS: Consultant's Memo, Current vs Proposed Zoning Map, District Conversion Tables	APPROVED BY: AK
RECOMMENDED ACTION: Hold a public hearing and make a Motion to recommend the City Council adopt the proposed zoning map.	

BACKGROUND

Community Development staff along with the consultant team from HKGi will present a summary of changes to the City's zoning map in alignment with the work completed of the past year and a half.

Please see the attached memo from HKGi outlining the scope of the project. The proposed map reflects the consolidation of certain districts and the elimination of unused or little-used districts. Staff has created a webpage for the code update and encourages the Planning Commission and public to view the documents there: <https://www.rosemountmn.gov/899/2024-Zoning-Code-Update>

Additional materials and newsletter articles have been distributed since the Planning Commission reviewed the new zoning code text. The City Council will also be holding a public hearing during its meeting on June 4 to receive comment ahead of taking action on the repeal and replacement of the existing code with the Code Update and map. Initially staff had anticipated the Council would adopt the zoning and subdivision ordinance text update separately from the zoning map. Following discussion with the City's attorney, staff is bringing both the map and the text update to the Council together for two reasons. First, the zoning map is considered part of the zoning code and requires the same approval process as the text update. Second, the publication and effective date of the text and map need to be the same.

RECOMMENDATION

Hold a public hearing, discuss the proposed changes to the City's zoning map, and recommend City Council adopt the zoning map at its meeting on June 4.

Planning Commission Meeting Memo

To: Rosemount City Council and Planning Commission
From: Jeff Miller and Beth Richmond, HKGi
Date: May 28, 2024
Subject: Zoning Map Amendments Public Hearing

Overview

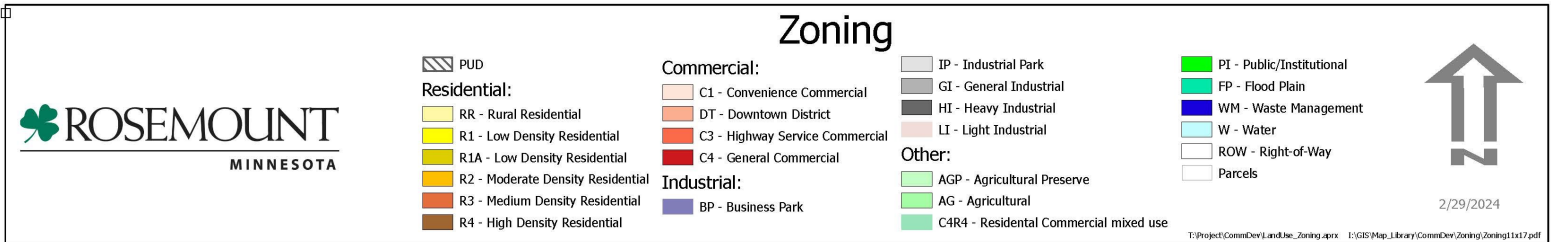
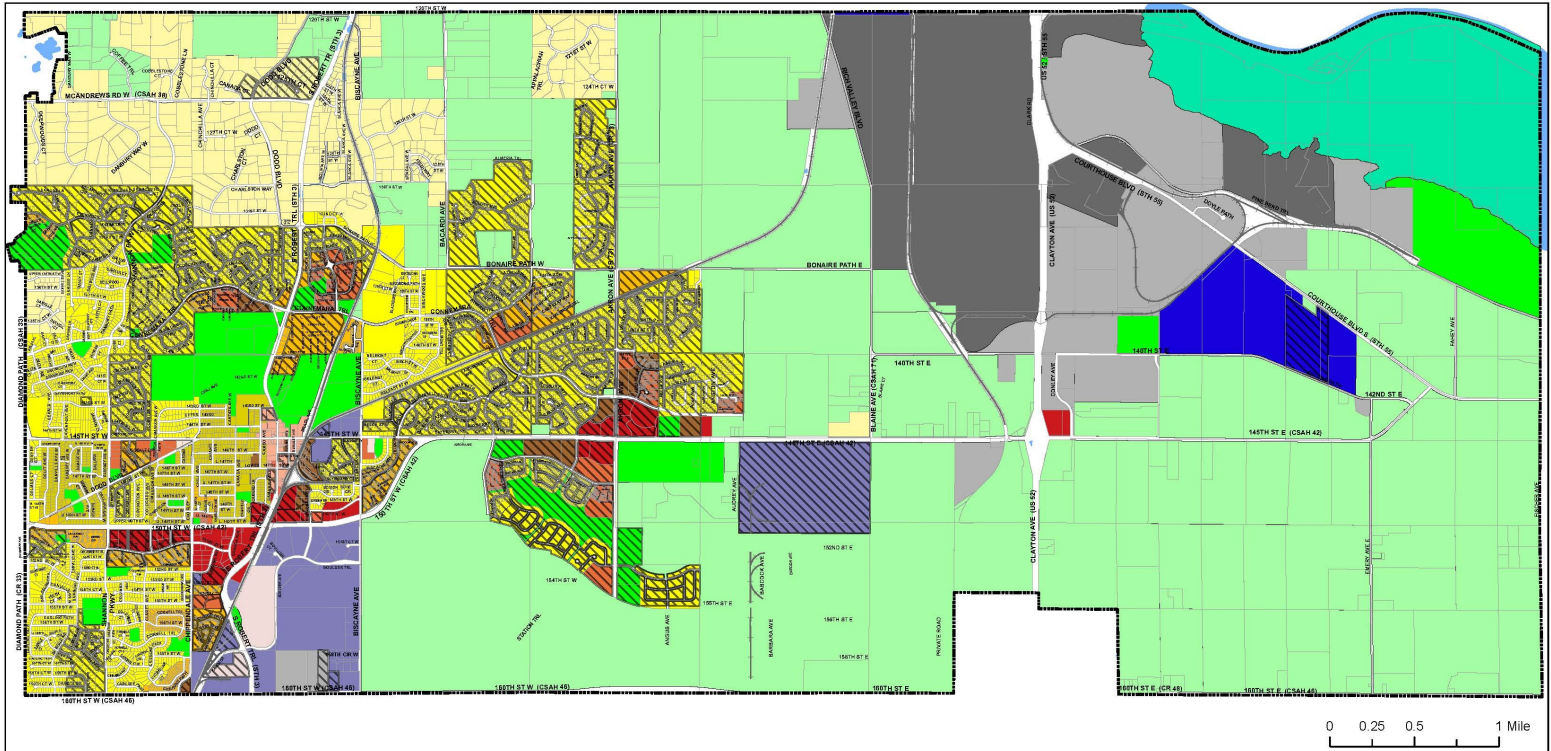
At the May 28th Planning Commission meeting, planning consultants (HKGi) and city staff will present an overview of the proposed zoning map amendments. As required by State law and the City's Zoning Code for any code and map amendments, a public hearing will also be held by the Planning Commission at the May 28th meeting. Following the public hearing and the Planning Commission's discussion of the amended zoning map, the Planning Commission will consider recommendation of the amended zoning map to the City Council for adoption. The proposed amended zoning map is available for public review on the City's website.

The Zoning Map and Zoning/Subdivision Code amendments are expected to be considered for adoption by the City Council at the June 4th meeting. A public hearing for the Zoning/Subdivision Code amendments was held at the Planning Commission meeting on March 18th. The Planning Commission recommended adoption of the Zoning/Subdivision Code amendments at that meeting.

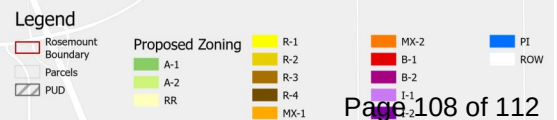
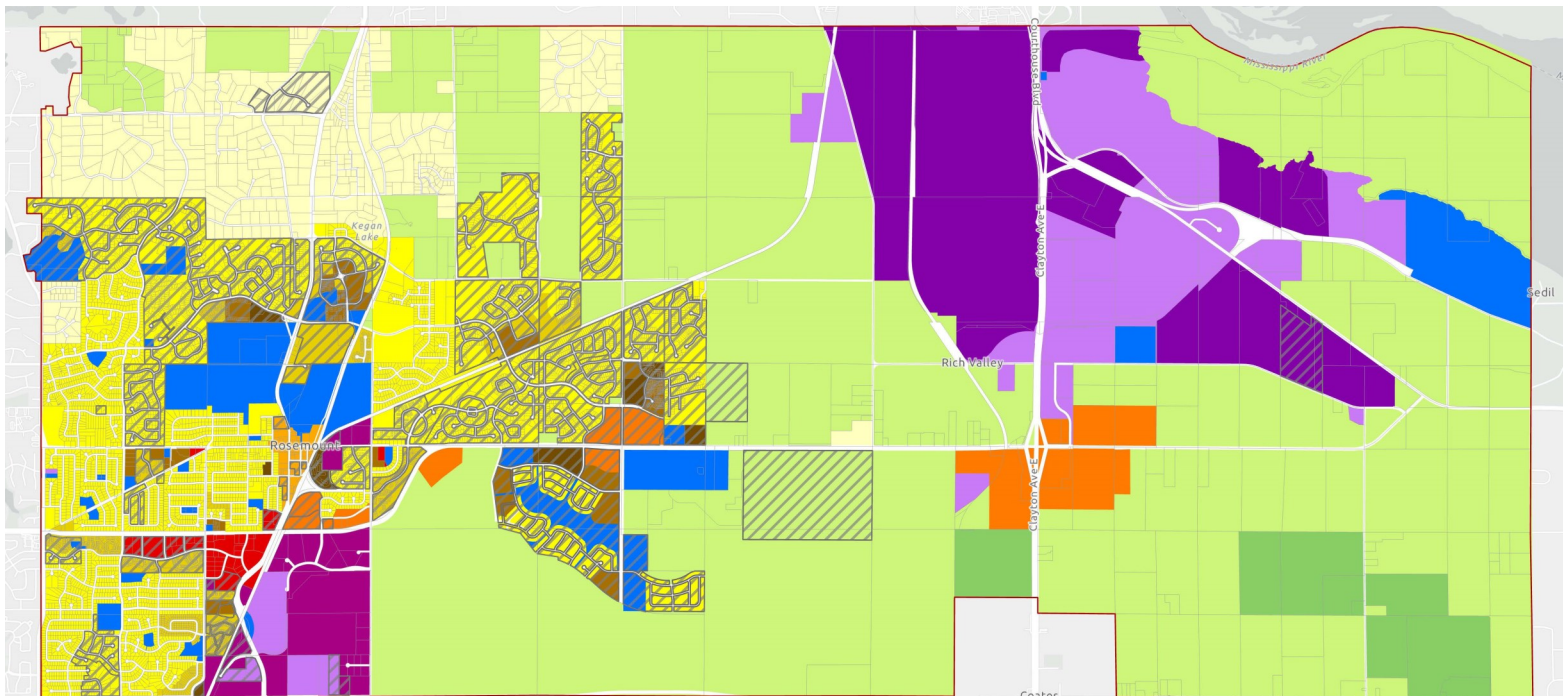
Purpose of the Zoning Map Amendments

As part of the Zoning/Subdivision Code Update project, the City's zoning districts are proposed to be consolidated from 21 today to 14 proposed districts. A new mixed-use district (MX-2) has also been created for the Hwy 42 mixed use nodes. The purpose of the zoning map amendments is to consolidate districts that have similar standards, create more flexible and simplified districts, and eliminate districts that are not used or needed. The City is also required to ensure consistency between the Zoning/Subdivision Code 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 Code 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.

Existing Zoning Map



Proposed Zoning Map



Residential Districts

Existing Residential Districts		Proposed Residential Districts	
RR	Rural Residential	RR	Rural Residential
RL	Very Low Density Single-Family Residential	Eliminate – not applied anywhere	
R-1A	Low Density Residential	Eliminate and rezone properties to R-1 and R-2	
R-1	Low Density Residential	R-1	Low Density Traditional Residential
R-2	Moderate Density Residential	R-2	Low Density Mixed Residential
R-3	Medium Density Residential	R-3	Medium Density Residential
R-4	High Density Residential	R-4	High Density Residential

Mixed Use and Commercial Districts

Existing MX and C Districts		Proposed MX and C Districts	
DT	Downtown	MX-1	Downtown Mixed Use
C-3	Highway Commercial	MX-2	Highway Mixed Use
C-4	General Commercial		
C-1	Convenience Commercial	B-1	General Business
BP	Business Park	B-2	Employment

Industrial Districts

Existing Industrial Districts		Proposed Industrial Districts	
IP	Industrial Park	I-1	General Industrial
LI	Light Industrial		
GI	General Industrial		
HI	Heavy Industrial	I-2	Heavy Industrial
WM	Waste Management		

Other Districts

Existing Other Districts		Proposed Other Districts	
AG-P	Agricultural Preserve	A-1	Agricultural Preserve
AG	Agricultural	A-2	Agricultural
PI	Public/Institutional	PI	Public/Institutional