

AGENDA

Planning Commission Regular Meeting

Tuesday, June 25, 2024

6:30 PM

City Council Chambers, City Hall

- 1. CALL TO ORDER/PLEDGE OF ALLEGIANCE**
- 2. ADDITIONS TO AGENDA**
- 3. AUDIENCE INPUT**
- 4. CONSENT AGENDA**
 - a. Minutes of the May 28th, 2024 Regular Meeting
- 5. OLD BUSINESS**
- 6. PUBLIC HEARINGS**
 - a. Request by Maplewood Development for preliminary and final plat approval for Amber Fields 17th Addition to create 99 single-family lots.
 - b. Amendment to the Conditional Use Permit for Place of Worship in the R1-Low Density Residential Zoning District at 2058 Bonaire Path West.
 - c. Variance request by Nick Reitberger to reduce the side yard setback standard for surface parking and driveways and to increase the maximum lot coverage standard to allow for an existing driveway extension to remain on the property.
 - d. Request by Wayne Transports for approval of a Site Plan Review to construct an addition to an existing office building at 14345 Conley Avenue.
 - e. Request by My Credit Union for approval of a PUD Final Site and Building Plan and a Conditional Use Permit for drive-through facilities.
- 7. NEW BUSINESS**
- 8. DISCUSSION**
- 9. ADJOURNMENT**

**ROSEMOUNT PLANNING COMMISSION
REGULAR MEETING PROCEEDINGS
MAY 28, 2024**

CALL TO ORDER/PLEDGE OF ALLEGIANCE

Pursuant to due call and notice thereof a regular meeting of the Planning Commission was held on Tuesday, May 28, 2024, at 6:30 PM. in Rosemount Council Chambers, 2875 145th Street West.

Chairperson Kenninger called the meeting to order with Commissioners Beadner, Buggi, Ellis, Reed, and Rivera. The Pledge of Allegiance was said.

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

a. Election of Chair and Vice-Chair

Melissa Kenninger was re-elected as Chair, and Michael Reed was re-elected as Vice-Chair from May 2024 to April 2025 while they serve on the Planning Commission.

Motion by Ellis Second by Rivera

Motion to close the nomination of the Chair of the Planning Commission.

Ayes: 6.

Nays: None. Motion Carried.

Motion by Reed Second by Beadner

Motion to elect Melissa Kenninger as Chair of the Planning Commission.

Ayes: 6.

Nays: None. Motion Carried.

Motion by Kenninger Second by Buggi

Motion to close the nomination of the Vice-Chair of the Planning Commission.

Ayes: 6.

Nays: None. Motion Carried.

Motion by Kenninger Second by Ellis

Motion to elect Michael Reed as Vice-Chair of the Planning Commission.

Ayes: 6.

Nays: None. Motion Carried.

ADDITIONS TO AGENDA

Senior Planner Nemcek noted the applicant, Maplewood Development, requested the item 6a. be moved for presentation after item 6c. due to scheduling conflicts. The Commissioners

approved the item moving further below in the agenda.

AUDIENCE INPUT

None.

CONSENT AGENDA

Motion by Kenninger **Second by** Reed

Motion to approve the Consent Agenda.

Ayes: 6.

Nays: None. Motion Carried.

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

OLD BUSINESS

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.
Planner Hogan presented the application from Maplewood Development for rezoning and approval of the preliminary and final plat for Amber Fields 18th Addition for 66 single-family lots.

Commissioner Comments

Commissioner Reed asked about the greenway and where it would go. Senior Planner Nemcek shared Dakota County's plans to extend the Vermillion Highlands Greenway and that there is an easement for the trail within the Right-of-Way (ROW).

The Public Hearing opened at 8:24 p.m.

The Public Hearing closed at 8:24 p.m.

Motion by Kenninger **Second by** Reed

Motion to close the Public Hearing.

Ayes: 6.

Nays: None. Motion Carried.

Motion by Beadner **Second by** Reed

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.

Ayes: 6.

Nays: None. Motion Carried.

Motion by Beadner **Second by** Ellis

Motion to recommend the City Council approve the Amber Fields 18th Addition

Preliminary Plat and Final Plats, subject to the following conditions:

- a. Execution of a Subdivision Agreement.
- b. Submittal of a landscaping surety in the amount of \$25,080.
- c. Conformance with all requirements of the City Engineer as detailed in the attached memorandum dated May 13, 2024.
- d. Compliance with the conditions and standards within the Parks and Recreation Director's memorandum dated May 22, 2024.
- e. Payment of trunk area charges in the amount of:
 - i. Sanitary Sewer Trunk Charge: \$1,075/acre
 - ii. Watermain Trunk Charge: \$6,500/acre
 - iii. Storm Sewer Trunk Charge: \$6,865/acre

Ayes: 6.

Nays: None. Motion Carried.

- 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. Senior Planner Nemcek presented the request from Keith Moquin request a variance to construct an addition to an existing garage structure.

Commissioner Comments

Commissioners discussed with City staff and asked about the placement of the requested structure, conformance with City building and zoning codes, required variance findings, and alternative options available to the property owner.

The Public Hearing opened at 6:53 p.m.

Keith Moquin - 4101 143rd Street West Rosemount, MN 55068

The applicant Keith Moquin elaborated on the history and typography of the property, presenting photographic materials to Commissioners.

Sarah Parrish - 14096 Dearborn Path Rosemount, MN 55068

Parrish shared that she had no objection to the garage addition and variance request.

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

Motion by Kenninger Second by Reed

Motion to close the Public Hearing.

Ayes: 6.

Nays: None. Motion Carried.

Motion by Kenninger Second by Reed

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.

Ayes: 6.

Nays: None. Motion Carried.

- c. Request by 814 Services, LLC, for a Site Plan Review to develop a childcare center.

Planner Hogan presented the application from 814 Services, LLC, for a final building and site plan review to develop a childcare center.

Commissioner Comments

Commissioner Reed asked about the turning radius concerns. Planner Hogan shared the turning radius concerns as it pertains to fire access, noting that there were some changes with the site plan the applicant can speak to. Chair Kenninger verified with Planner Hogan that the site plan review will not proceed to City Council for approval. Commissioner Ellis asked if there are any restrictions on the children's play area that backs up to County Road forty-two (42). CD Director Kienberger stated that there are no current code restrictions and deferred to the applicant to expand on fencing standards and business operations. Planner Hogan clarified that the play area is approximately thirty feet (30') from the property line and the Right-of-Way (ROW) also separates the property from County Road forty-two (42).

The Public Hearing opened at 7:36 p.m.

Bradford Egan - 814 Services, LLC

Egan provided background on the drive-aisle entrance, sharing that the curbed median was planned for traffic flow safety in the original site plan. However, with the new updated site plan, the curb is removed and resolves concerns about turning radius and fire safety. Egan noted that the landscaping plan will be cleared by the engineering department, and that another elevation plan is being made to meet the 50% masonry requirement. Chair Kenninger verified with Egan that the distance from the play area to County Road forty-two (42) is approximately 40–50 feet with a five feet (5') elevation change. He shared that the play area is mostly south of the building and slightly eastern with the updated site plan. Egan noted the fence would most likely be a six-feet (6') tall, black chain-linked fence. Commissioner Buggi asked about egress in the case of emergency. Egan shared that all classrooms have a door leading to the exterior, and that there would be a gate to the southwest and northeast corners from the play area. Commissioner Beadner asked about landscaping within the play area. Egan stated that trees can be more of a safety hazard within the play area versus outside of them.

The Public Hearing closed at 7:49 p.m.

Motion by Kenninger Second by Reed

Motion to close the Public Hearing.

Ayes: 6.

Nays: None. Motion Carried.

Motion by Reed Second by Ellis

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 issuance of building permit.

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.

Ayes: 6.

Nays: None. Motion Carried.

- 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.

Senior Planner Nemcek presented the request by Enclave Companies to construct 178 townhomes on Lot 1 Block 1, Amber Fields 6th Addition.

Commissioner Comments

Chair Kenninger asked for clarification on the trees condition. Senior Planner Nemcek noted the condition pertains to updating the Landscaping Plan. Commissioner Rivera asked if the townhomes were market-rate. Nemcek deferred to the applicant for the question. Commissioner Buggi and Chair Kenninger verified with Nemcek that the maximum building height of 35' to 38' is for the six back-to-back internal buildings. Commissioner Reed expressed approval of the project.

The Public Hearing opened at 8:07 p.m.

Brian Bachman - Enclave Companies

Bachman provided background on Enclave Companies and the proposal before the Planning Commission. Bachman commented that the townhomes were going to be market-rate.

The Public Hearing closed at 8:11 p.m.

Motion by Kenninger Second by Buggi

Motion to close the Public Hearing.

Ayes: 6.

Nays: None. Motion Carried.

Motion by Rivera Second by Beadner

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.

Ayes: 6.

Nays: None. Motion Carried.

Motion by Rivera Second by Ellis

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 38'.
5. Conformance with all comments contained within the Engineer's Memo Dated March 14, 2024.

Ayes: 6.

Nays: None. Motion Carried.

A five-minute recess was held at 8:13 p.m. The meeting resumed at 8:18 p.m.

e. **Zoning Code Update - Zoning Map**

Jeff Miller, an Associate from HKGi, presented the proposal to the Planning Commission to recommend the City Council the updated zoning map as part of the 2024 zoning code update. CD Director Kienberger shared the process of updating the zoning code over the past year, and the plans to move forward to City Council for adoption on June 4th, 2024.

Commissioner Comments

Commissioners asked about one property, which is a residential dwelling, being rezoned as MX1-Downtown Mixed-Use district. Senior Planner Nemcek shared the property can continue to utilize the property as-is, or the use may be changed that is permitted within the zoning district. Chair Kenninger asked for clarification on the agricultural and agricultural preserve zoning districts. Miller shared that the properties designated as agricultural preserve are shown within the proposed map, whereas the former map did not show those properties with the following tax designation. Commissioner Rivera verified with City staff that the map's legend would be adjusted within the City's GIS department. Commissioner Beadner asked how properties are being notified of the zoning change. Senior Planner Nemcek stated that the zoning code update is being shared at public community events, social media, the City's website, in the City newsletter, and notices within the City's chosen newspaper.

The Public Hearing opened at 8:51 p.m.

The Public Hearing closed at 8:51 p.m.

Motion by Kenninger Second by Reed

Motion to close the Public Hearing.

Ayes: 6.
Nays: None. Motion Carried.

Motion by Reed **Second by** Ellis

Motion to Hold a public hearing and to recommend the City Council adopt the proposed zoning map.

Ayes: 6.
Nays: None. Motion Carried.

NEW BUSINESS

None.

DISCUSSION

Commissioner Reed asked City staff about the development activity and plans for the school district within Rosemount. CD Director Kienberger shared that the City works closely with the school district. However, the school district conducts its own site locating and planning independently. Kienberger noted the largest voter referendum was approved in Minnesota state history for ISD 196 for school and facility improvements.

ADJOURNMENT

There being no further business to come before the Planning Commission at the regular meeting, the meeting was adjourned at 8:54 p.m.

Respectfully submitted,

Alysha Grant
Community Development Technician

Planning Commission Regular Meeting: June 25, 2024

Tentative City Council Meeting: July 2nd, 2024

AGENDA ITEM:	Request by Maplewood Development for preliminary and final plat approval for Amber Fields 17th Addition to create 99 single-family lots.	AGENDA SECTION:	PUBLIC HEARINGS
PREPARED BY:	Alysha Grant, Community Development Technician	AGENDA NO.	6.a.
ATTACHMENTS:	Site Location, Existing Conditions, Site Plan, Phasing Plan, Grading & Drainage Plan, Erosion Control Plan, Utility Plan, Landscape Plan, Official Plat, Final Plat of Phase 1, Parks and Recreation Director's Memo Dated June 14, 2024, Engineer's Memo Dated June 20, 2024	APPROVED BY:	AK
RECOMMENDED ACTION: Motion to recommend the City Council approve the Preliminary and Final Plats for Amber Fields 17th Addition, subject to: 1. Execution of a subdivision agreement 2. Conformance with all requirements of the City Engineer as detailed in the attached memorandum dated June 20, 2024 3. No structures are allowed within any easement areas 4. Payment of \$39,270 as a landscape surety 5. Compliance with the conditions and standards within the Parks and Recreation Director's memorandum dated June 14, 2024. 6. Payment of trunk area charges in the amount of: 1. Sanitary Sewer Trunk Charge: \$1,075/acre 2. Watermain Trunk Charge: \$6,500/acre 3. Storm Sewer Trunk Charge: \$6,865/acre			

BACKGROUND

Owner:	Earl Street Partners II, LLC.
Preliminary Plat Acres:	31.56 Acres
Met Council Net Acres:	31.56 Acres
Residential Lots Created:	99 Single Family Lots
Gross Density:	3.14 Units/Acre
Net Density:	3.14 Units/Acre
Comprehensive Plan Guiding:	MUR-Mixed Use Residential
Current Zoning:	R1 PUD – Low Density Residential Planned Unit Development

The Planning Commission is being asked to consider a request by Maplewood Development for

approval of the preliminary and final plats for Amber Fields 17th Addition to create 99 single-family residential lots. This addition is one of eight different single-family lot subdivisions that are planned within the Amber Fields Development area. Staff is recommending approval of the requests by the developer, subject to the conditions included in the recommended action and the Engineer's Memo dated June 20, 2024.

The present applications are a resubmittal, differing from the first submittal and approval by Planning Commission from the March 18, 2024 meeting. These plans are the latest step in a long process of planning for the development within UMore Park. The developer received Planned Unit Development approval with Rezoning from the City Council at its September 7, 2021, meeting. The Planned Unit Development anticipated roughly 1,959 residential units, which were to include a mixture of housing types such as single-family lots, townhome lots, and multi-family lots. There has been a total of 16 Amber Fields additions that have been approved by the City Council. Preliminary Plat Areas that have been approved by City Council include Amber Fields 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 13th, 14th and 15th additions with additions 9th, 10th, 11th, and 12th, 16th, and 18th being the remaining areas of the designated preliminary plat areas that are shown in the table below. There has been a total of 1,865 housing units approved so far within the Amber Fields Development Area and the table below shows the breakdown of units that have been approved per addition.

Amber Field Additions	Housing Type	Total Units	Approved by City Council
Amber Fields 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 18th Addition	Single Family	66 units	June 2024

The developer is proposing 99 single-family lots throughout the 31.56-acre section of the Amber Fields development area. This addition is located in the south-central portion of the development area, in between Amber Fields 16th Addition and Amber Fields 13th and 14th Additions plats. The Amber Fields 17th Addition subdivision is planned to be built in two phases; the first phase will be in the eastern portion of the site and will consist of 50 lots, and the second, final phase will be the remaining western portion of the site and will contain the remaining 49 lots proposed for the site. The approved plans for Amber Fields 17th Addition in March 2024 were for 120 smaller-width lots to be built out in three phases originally.

ISSUE ANALYSIS

Legal Authority

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

General Subdivision Design

The preliminary plat area is located in the south-central portion of the Amber Fields development, an area located east of the proposed Amber Fields 16th Addition and west of the preliminary plat areas of Amber Fields 13th and 14th Additions. The preliminary plat area is shown to have two access roads into the site. The sites eastern access road will be constructed first with the first phase and the western access road will be constructed later on with the second phase of the addition. There will be two looped roads throughout the site with two internal roads that will connect the two looped roads within the central portion of the preliminary plat area. Two road extensions to the southern property boundary are shown for future connections to development that may occur to the south of the site. A temporary cul-de-sac will be constructed at the end of the eastern extension. There is a temporary cul-de-sac shown for the western extension as a condition of the first approval of Amber Fields 17th Addition in March 2024.

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

Land Use and Zoning

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

Category	Required (Amber Fields PUD)	Amber Fields 17 th Addition
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Min. Lot Area (sf)	5,400 (interior) 7,200 (corner)	7,800 (interior) 10,200 (corner)
Min. Lot Width	45 ft. (interior) 55 ft. (corner)	65 ft. (interior) 85 ft. (corner)
Min. Front Yard Setback	25 ft	25 ft.
Min. Side Yard Setback	10 ft. dwelling/5 ft. garage/20 ft. corner (55- and 65-ft. wide lots)	10 ft dwelling/5 ft. garage/20 ft corner
Min. Rear Yard Setback	20 ft.	20 ft.

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

Phasing

The applicant has provided a phasing plan that shows development initially occurring in the eastern portion of the preliminary plat area. This area will contain 50 lots of the proposed 99 single-family lots. The eastern access road into the site will be constructed within this phase along with portions of two roads that will eventually loop in between the site and an internal road that will connect the two roads. The second phase will consist of the remaining western portion of the site and will contain 49 lots along with further extension and completion of the two looped roads, an additional internal road that will connect between the two, and the second access road. The second access road to the site will connect the site to the Amber Fields 16th Addition.

Streets and Sidewalk System

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

There are two extension sections off of Ardara Ridge Rd that extend to the southern property boundary for connection to future development that may occur to the south of the Amber Fields development area. The eastern extension shows to have temporary cul-de-sacs built at the end of Ardcurra Row and the south and western ends of Ardara Ridge Road before the second phase is built out. The western extension shows a temporary cul-de-sac at the southwest end of Ardara Ridge Road. The western extension won't be constructed until the second phase of development.

Parks

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

Preservation and Landscaping

A tree inventory was conducted for the overall Amber Fields development area, and a total of 1,983 caliper inches of trees were identified for replacement following the formula laid out in the City Code. A total of 545 caliper inches of trees as mitigation has been provided thus far throughout the Amber Fields development area. The original approval of Amber Fields 17th Addition planned for 170 trees to be planted (99.5 caliper inches), calculated for 120 lots. This addition for 99 lots will instead add 10 caliper inches to that total. Thus, 1,428 caliper inches of trees are still needed as replacements throughout the remaining phases of Amber Fields. The applicant is aware that the remainder of the caliper inches of trees will need to be replaced and staff are confident this will be met as development continues.

The landscaping plan provided by the applicant shows a total of 119 trees to be planted throughout the preliminary plat area. The city code requires one tree per lot/frontage in the R1 and R2 zoning districts, totaling to 115 trees required, which the landscape plan meets. Trees are shown on the landscape plan throughout the site within the open areas, along the frontages of the lots and along the main access roads into and out of the site. A total of 119 trees will be planted within this development, therefore a landscaping surety in the amount of \$39,270 (119 trees x \$300 plus 10%) is required as a condition of approval.

Utilities

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

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

Final Plat

Standards for reviewing subdivision requests are detailed in Title 12 of the Rosemount City Code. This section of the code outlines the two-step preliminary and final plat process for land subdivision. The final plat for Amber Fields 17th Addition contains 50 single-family lots within the eastern portion of the site. The remaining land that will be developed later on is outlotted as Outlot C. The final plat also shows the connection road into the site called Aster Blvd. The eastern portions of the looped roads called Ardara Ridge Rd and Ardcurra Row are shown on the final plat, as well as the internal connection road to the two looped roads called Ardmullivan Ln. There are two outlots shown throughout the final

plat in which Outlot A and B is open land that is adjacent to the Amber Fields 13th and 14th Additions. Staff finds the Final Plat is consistent with the Preliminary Plat and meets the requirements of the Zoning Ordinance.

RECOMMENDATION

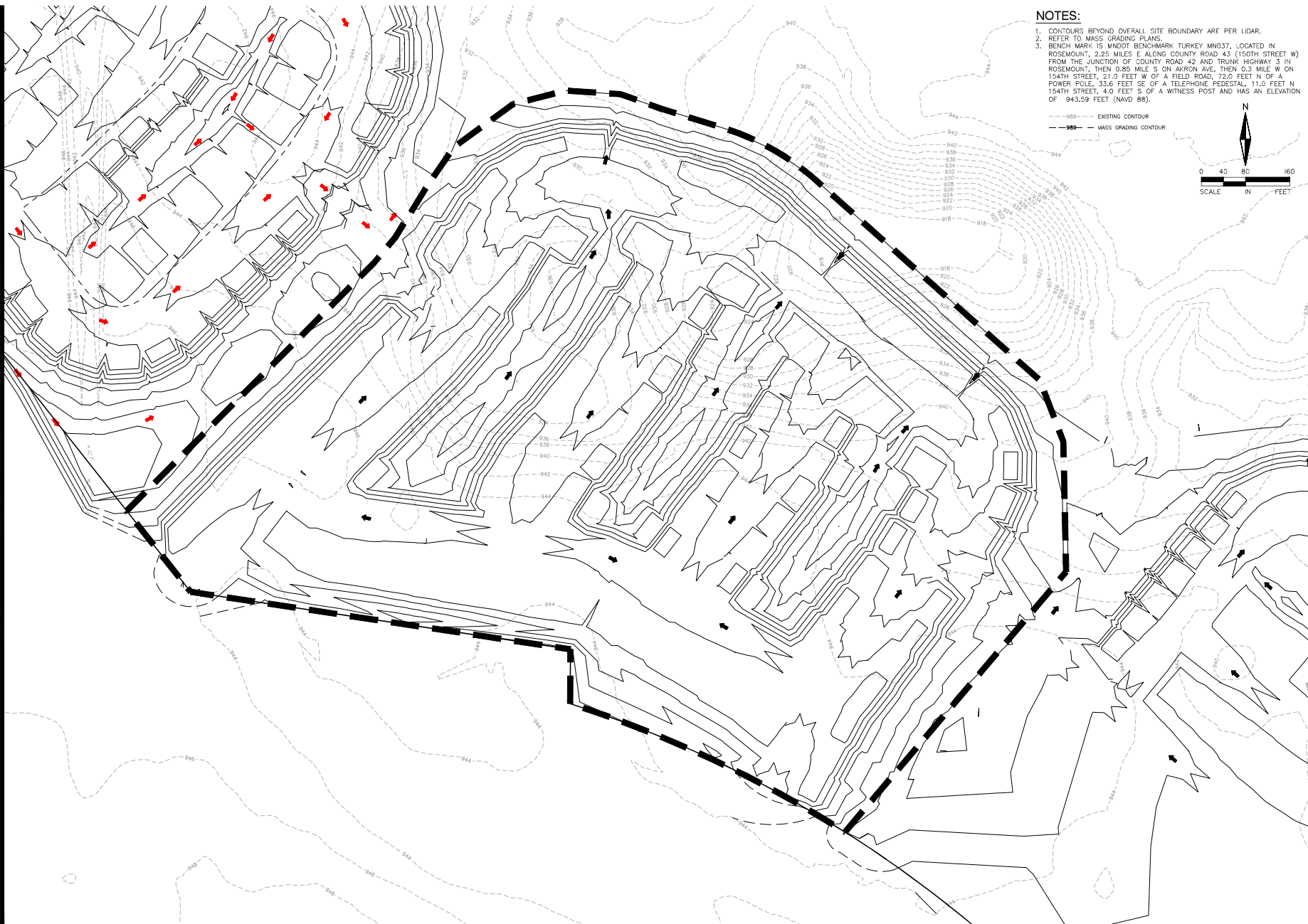
Staff is recommending approval of the preliminary and final plats for Amber Fields 17th Addition, subject to conditions in the recommended action and contained within the Engineers memorandum dated June 20, 2024. The recommendation is based on information provided by the applicant and reviewed in this report.

Site Location



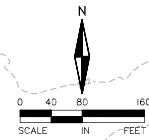
Outlet N, AMBER FIELDS, according to the recorded plat thereof, Dakota County, Minnesota

Drawing name: X:\2020\200078 BL\plan_sheets\preliminary.dwg, 200078 BL\plan_sheets.dwg, Jun 07, 2024 - 7:28am



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

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



ALLIANT
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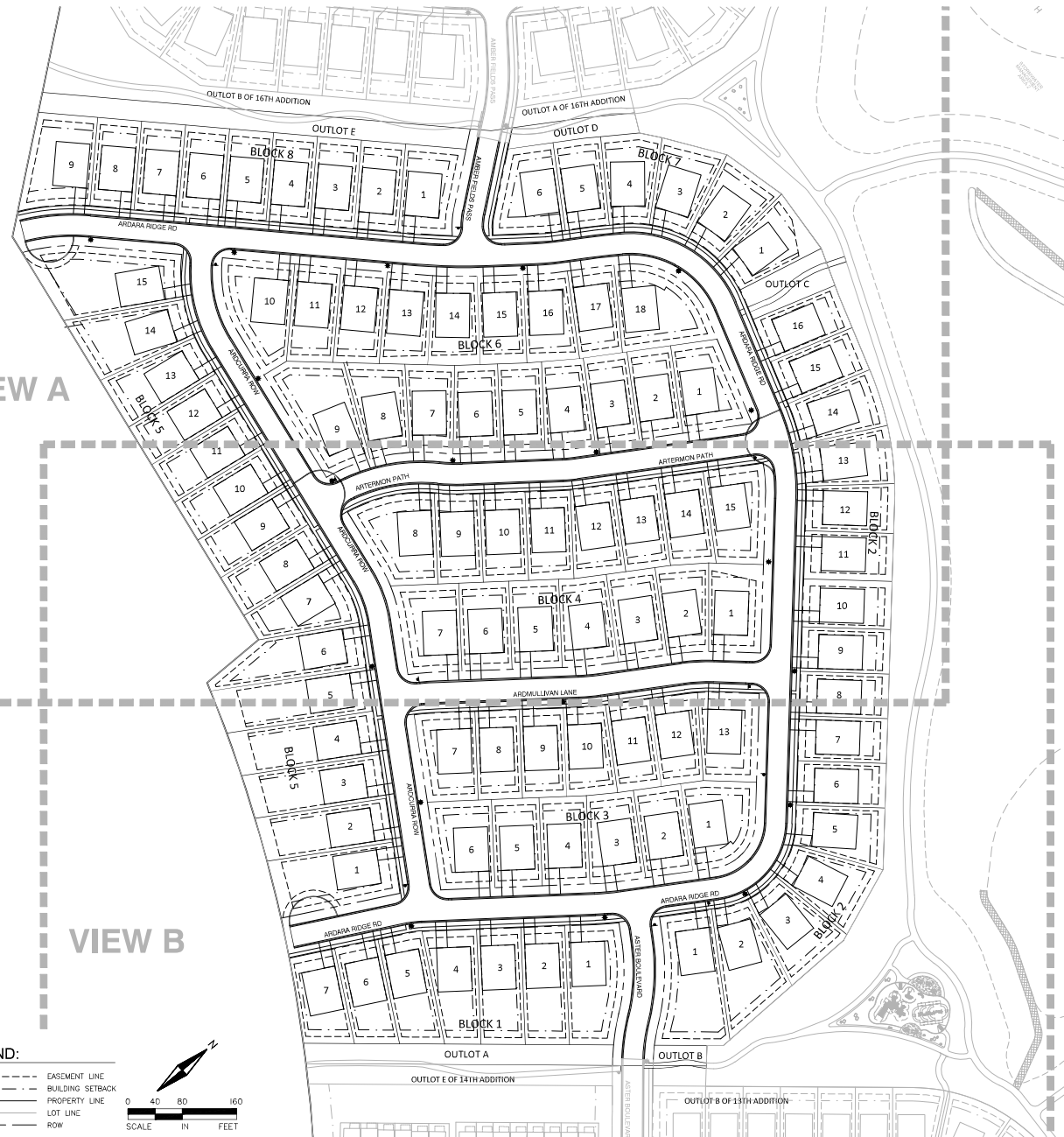
AMBER FIELDS - 17TH ADDITION
ROSEMOUNT, MINNESOTA
PRELIMINARY PLAT SUBMITTAL
EXISTING CONDITIONS PLAN

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

DATE		DATE
6-7-24		CITY SUBMITTAL

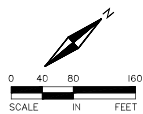
PROJECT TEAM DATA
DESIGNED: CW
DRAWN: LJ
PROJECT NO: 220-0078.01

VIEW A



LEGEND:

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



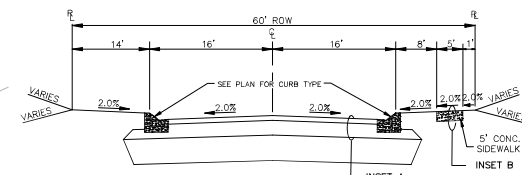
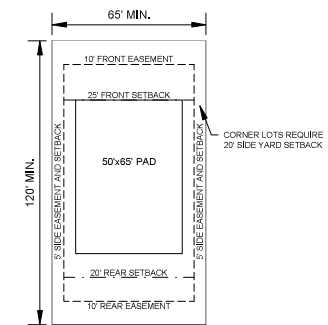
LOT DATA:

<u>LOT TYPE</u>	
65' WIDE	99 UNITS
<u>PRIMARY STRUCTURE SETBACKS</u>	
SITE PERIMETER (SOUTH)	10 FT
FRONT	25 FT
SIDE	5 FT
SIDE (ROW)	20 FT
REAR	20 FT

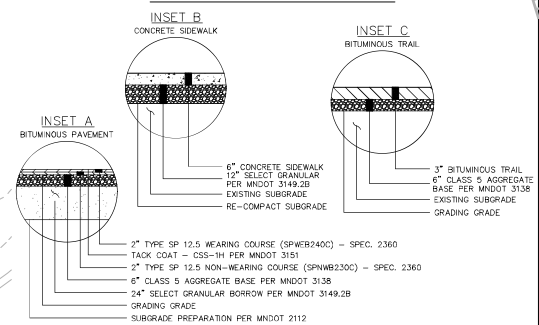
SITE PLAN NOTES:

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

LOT DETAIL



TYPICAL 60' ROW ROAD SECTION

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AMBER FIELDS - 17TH ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

SITE PLAN OVERALL

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

CLARK WICKLUND, PE

Date _____ License No. _____

QUALITY ASSURANCE/CONTROL

BY _____ DATE _____

DATE	ISSUE
1-1-78	1-1-78

6-7-24	CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: CW

DRAWN: LJ
PROJECT NO: 220-0078 B1

PROVEST NOT 220-0070101

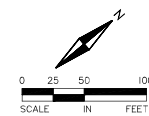
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SHEET 7 of 26



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AMBER FIELDS - 17TH ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

SITE PLAN VIEW B

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CLARK WICKLUND, PE

Date _____ License No. _____

QUALITY ASSURANCE /CONTROL

QUALITY ASSURANCE/CONTROL

BY _____ DATE _____

DATE	ISSUE
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6-7-24	CITY SUBMITTAL
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PROJECT TEAM DATA

DESIGNED:	CW
DRAWN:	...

PROJECT NO: 220-0078 B1

PROQUEST NO: 226-0070181

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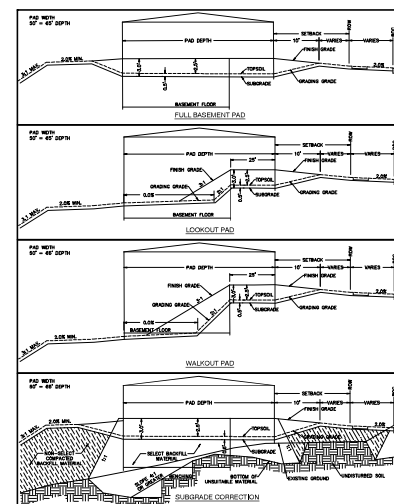
SHEET 9 of 26

VIEW B



GRADING NOTES:

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



LEGEND:

- FRONT OF PAD
 (84.3) GARAGE FLOOR ELEVATION
 ADDITIONAL REQUIRED STEPS
 BEYOND TYPICAL 0.67' STEP.
 W HOUSE PAD TYPE
 (976.5) LOWEST FLOOR ELEVATION
 (976.5) REAR ELEVATION
- 989 --- EXISTING CONTOUR
 --- 989 --- MASS GRADING CONTOUR
 --- 989 --- PROPOSED ADJACENT PROJECT CONTOUR
 --- 989 --- PROPOSED PROJECT CONTOUR
 xECF 972.44 ECF SPOT ELEVATION
 1.02' DIRECTION OF DRAINAGE
 EMERGENCY OVERFLOW ROUTING



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AMBER FIELDS - 17TH ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

GRADING AND DRAINAGE PLAN OVERALL

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CLARK, NICKLAUD, PE

Date	License
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QUALITY ASSURANCE/CONTROL

BY _____ DATE _____

DATE	ISSUE
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6-7-24	CITY SUBMITTAL
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PROJECT TEAM DATA

DESIGNED: _____ C

DRAWN: _____
PROJECT NO: 220-0038.5

PROJECT NO: 220-0078.E

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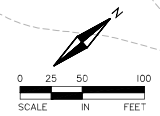
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SHEET 10 of 26

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SHEET 10 of 26



- LEGEND:**
- EXISTING CONTOUR
 - MASS GRADING CONTOUR
 - PROPOSED ADJACENT PROJECT CONTOUR
 - PROPOSED PROJECT CONTOUR

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AMBER FIELDS - 17TH ADDITION
ROSEMOUNT, MINNESOTA
PRELIMINARY PLAT SUBMITTAL
GRADING AND DRAINAGE PLAN VIEW B

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SUN WERKLE, PE	
Date	License No.
QUALITY ASSURANCE/CONTROL	
BY	DATE
DATE	ISSUE
6-7-24	CITY SUBMITTAL
PROJECT TEAM DATA	
DESIGNED:	CW
DRAWN:	LJ
PROJECT NO:	220-0078.91

12

SHEET 12 of 26

Drawing name: X:\2020\200078 BL\200078 BL\plan_sheets\preliminary\200078 BL\plan_sheets.dwg Date: 07/20/2024 Time: 7:37am

VIEW A

VIEW B

NOTE TO CONTRACTOR:

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

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

NOTES:

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

CONSTRUCTION SEQUENCING:

MASS GRADING PHASE:

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

STREET & UTILITY PHASE:

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

SWPPP BMP QUANTITIES (PER PLAN):

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

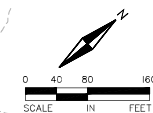
EROSION CONTROL RESPONSIBLE PARTY:

TBD

CONTRACTOR:

TBD

SEDIMENT BARRIERS 1. SILT FENCE (MDOT 3886) 2. CURB LOG 3. ROCK WEEDER	PERMANENT SEED MIX/STABILIZATION 1. MDOT 25-10 (RESIDENTIAL TURF) 2. 100
INLET PROTECTION DEVICES 1. WICO (MDOT TYPE A & C) 2. INFILTRATE STORM DRAIN/CULVERT 3. SILT JACK (MDOT TYPE A) 4. DANDY BAG (MDOT TYPE B)	STABILIZATION BMPs 1. STRAW/HAY 2. MDOT TYPE 1 MULCH 3. EROSION CONTROL BLANKET 4. HYDROMULCH 5. MDOT TYPE 5 6. TURF REINFORCEMENT MAT 7. 5000 NORTH AMERICAN GREEN OR EQUAL-MDOT CAT 6
ANTI-TRACKING CONTROL 1. 2' CRUSHED CLEAR ROCK (LAND DEVELOPMENT)	GRADING ACTIVITY 1. CONCRETE WALKOUT IS DONE BY TRUCK WITH A WHEEL 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	BO-ROLLS/DOSS
--- ROW	DO NOT DISTURB AREAS
--- SETBACK LINE	DND
--- EXISTING CONTOUR	ROCK CONSTRUCTION ENTRANCE
--- PROPOSED CONTOUR	EROSION CONTROL BLANKET
--- DIRECTION OF DRAINAGE	SEED (MDOT 25-101)
--- PROPOSED STORM SEWER	EDF ROUTING
--- PROPOSED STORM INLET	
--- TEMPORARY SEDIMENT BASIN	
--- PROPOSED SILT FENCE (PRE-GRADING)	

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Maplewood Development, Inc.

AMBER FIELDS - 17TH ADDITION
ROSEMOUNT, MINNESOTA
PRELIMINARY PLAT SUBMITTAL
EROSION AND SEDIMENT CONTROL PLAN OVERALL

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DATE: 07/20/2024 License No.:

QUALITY ASSURANCE/CONTROL

BY: DATE:
DATE: 07-24 ISSUE:
6-7-24 CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: CW
DRAWN: LJ
PROJECT NO.: 220-0078.01

14

SHEET 14 of 26



ROSEMOUNT, MINNESOTA

EROSION AND SEDIMENT CONTROL PLAN VIEW A

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Date _____ License No. _____

QUALITY ASSURANCE/CONTROL

BY _____ DATE _____

DATE	ISSUE
1-1-81	1-1-81

6-7-24	CITY SUBMITTAL

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PROJECT TEAM DATA

DESIGNED:	CW
BY:	...

PROJECT NO: 220-0078.B1

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EROSION AND SEDIMENT CONTROL PLAN VIEW B

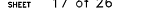
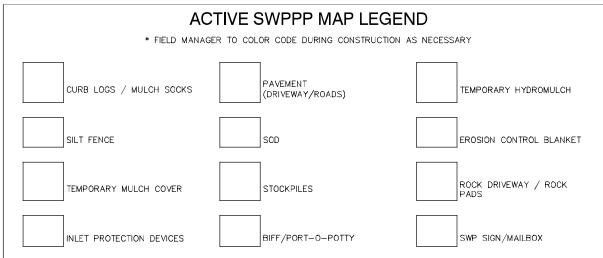
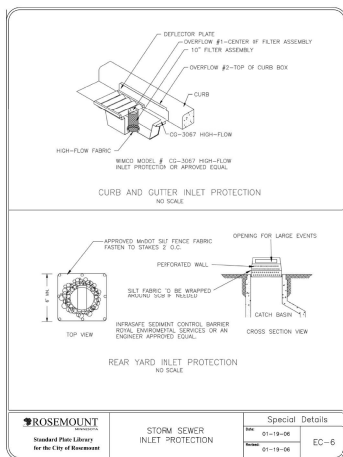
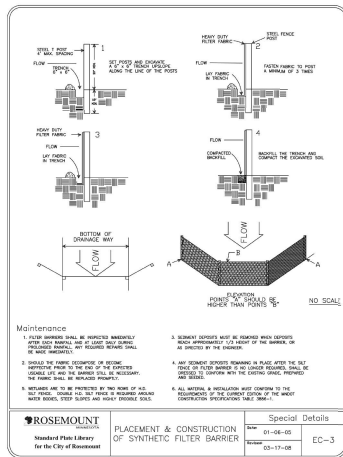
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DATE: 6-7-24
ISSUE: CITY SUBMITTAL

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

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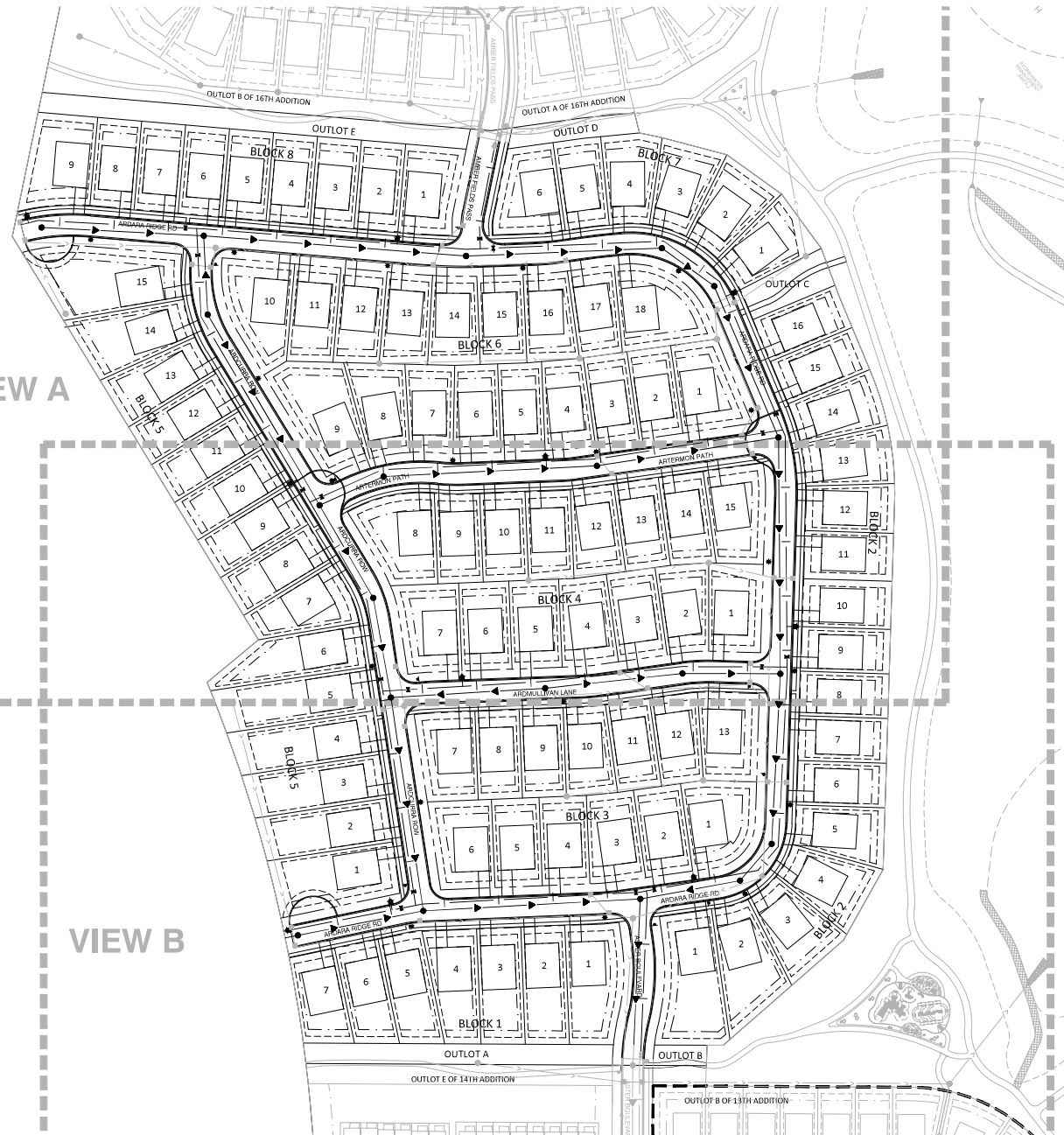
SHEET 16 of 26



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VIEW A

VIEW B



UTILITY NOTES:

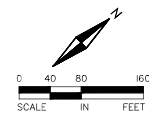
1. ALL UTILITY WORK WITHIN THE RIGHT-OF-WAY SHALL COMPLY WITH THE CITY OF ROSEMOUNT ENGINEERING GUIDELINES, DETAILS, AND SPECIFICATIONS.
2. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
3. EXISTING UTILITIES, SERVICE LOCATIONS, AND ELEVATIONS SHALL BE VERIFIED IN FIELD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

SANITARY SEWER SCHEDULE

FROM	TO	PIPE O.D. (IN)	PIPE SLOPE	PIPE LENGTH	INVERT FROM	INVERT TO	RIM ELEV	STRUCTURE SIZE (IN)	MANHOLE BUILD (FT)
MH 20	MH 19	8	0.004	239.2	935.64	934.68	946.64	48	11.00
MH 19	MH 18	8	0.020	116.3	937.84	935.51	948.84	48	11.00
MH 18	MH 17	8	0.012	288.5	932.93	929.47	945.80	48	12.87
MH 17	MH 16	8	0.016	95.3	929.37	927.85	940.59	48	11.22
MH 16	MH 14	8	0.004	241.9	927.75	926.78	938.51	48	10.76
MH 15	MH 14	8	0.012	314.5	938.28	934.51	949.28	48	11.00
MH 14	MH 13	8	0.025	270.5	934.41	927.64	945.85	48	11.44
MH 13	MH 12	8	0.004	347.8	926.68	925.29	941.25	48	14.57
MH 12	MH 11	8	0.018	203.3	935.50	931.84	946.50	48	11.00
MH 11	MH 10	8	0.032	144.1	931.74	927.19	942.52	48	10.78
MH 10	MH 9	8	0.004	250.7	925.19	924.19	939.83	48	14.64
MH 9	MH 8	8	0.004	71.3	924.09	923.80	940.03	48	15.94
MH 8	MH 7	8	0.004	149.3	923.70	923.10	941.57	48	17.87
MH 7	MH 6	8	0.004	325.1	937.84	936.54	948.84	48	11.00
MH 6	MH 5	8	0.004	103.2	938.28	937.87	949.28	48	11.00
MH 5	MH 4	8	0.004	157.6	936.44	935.81	950.47	48	14.03
MH 4	MH 3	8	0.004	148.9	935.71	935.11	949.66	48	13.95
MH 3	MH 2	8	0.004	227.5	935.50	934.59	946.50	48	11.00
MH 2	MH 1	8	0.004	317.6	934.49	933.22	948.92	48	14.43
MH 1	MH 0	8	0.004	188.1	934.87	934.12	947.81	48	12.94
MH 0	EX STUB	8	0.025	319.8	933.12	925.00	951.05	48	17.93
MH 1	EX STUB	8	0.018	215.0	923.00	919.11	944.76	48	21.76

LEGEND:

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



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AMBER FIELDS - 17TH ADDITION
ROSEMOUNT, MINNESOTA
PRELIMINARY PLAT SUBMITTAL
SANITARY SEWER AND WATERMAIN PLAN OVERALL

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

DATE: 06/07/24
BY: [Signature]

QUALITY ASSURANCE/CONTROL

DATE: 06/07/24
BY: [Signature]

PROJECT TEAM DATA

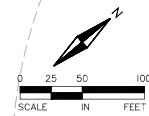
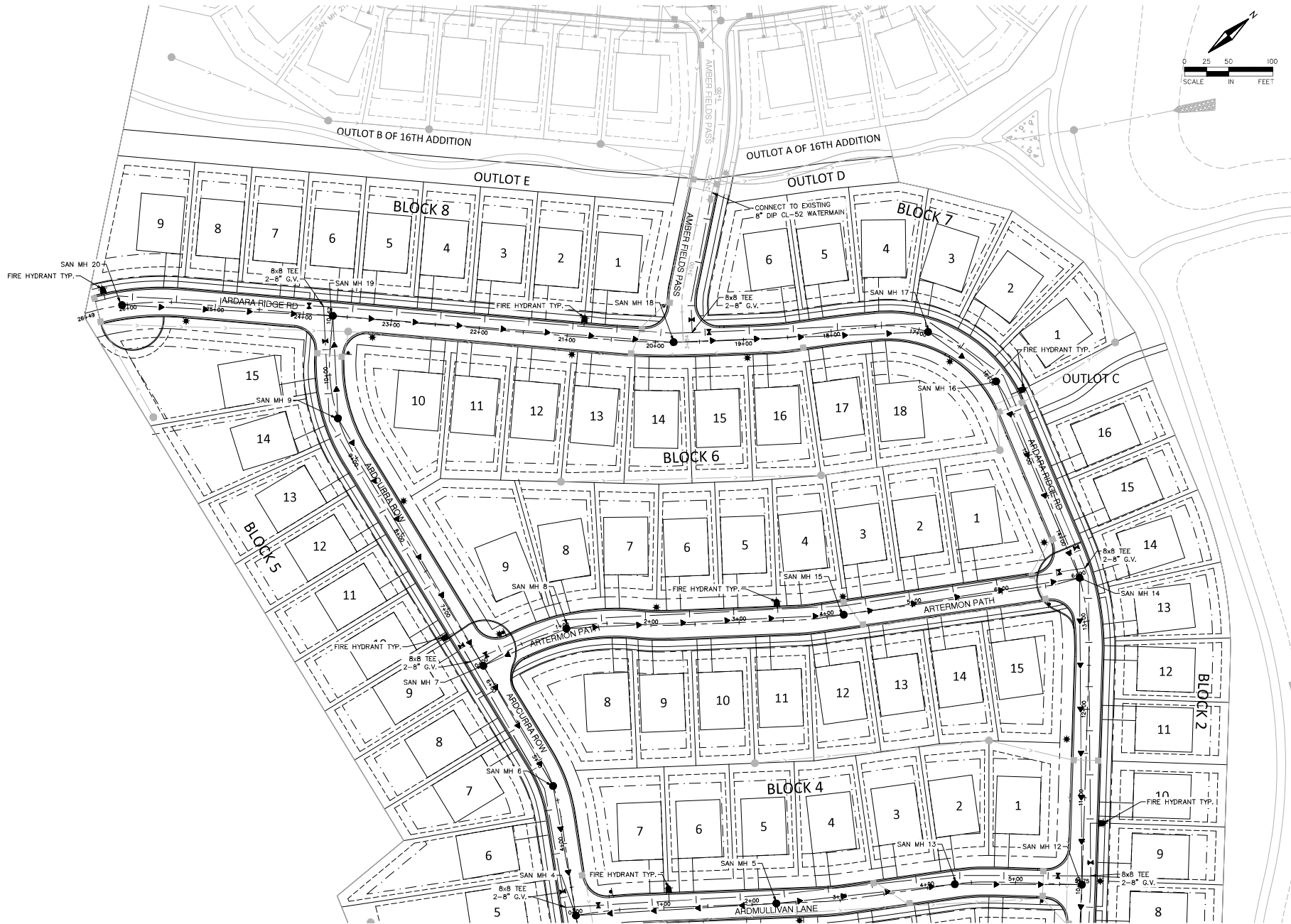
DESIGNED: CW
DRAWN: LJ

PROJECT NO: 220-0078.01

18

SHEET 18 of 26

Drawings name: X:\2020\200078 BL\200078 BL\plan_sheets\preliminary.dwg 200078 BL\util.dwg Jun 07 2024 - 8:14am



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AMBER FIELDS - 17TH ADDITION
PRELIMINARY PLAT SUBMITTAL
SANITARY SEWER AND WATERMAIN PLAN VIEW A
ROSEMOUNT, MINNESOTA

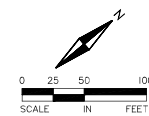
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSIONAL ENGINEER under the laws of the State of MINNESOTA.

DATE		DATE
BY		DATE
DATE		ISSUE
BRP-24		BRP SUBMITTAL

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

19

SHEET 19 of 26

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AMBER FIELDS - 17TH ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

SANITARY SEWER AND WATERMAIN PLAN VIEW B

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Date	License
------	---------

QUALITY ASSURANCE /CONT

QUALITY ASSURANCE/CONTI

BY _____ DATE _____

DATE	ISSUE
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WKS-24	END SUBMITTAL
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PROJECT TEAM DATA

DESIGNED:	CW
DRAWN:	J.S.

PROJECT NO: 220-0078 B1

PROVEST NOT 220-0070101

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20

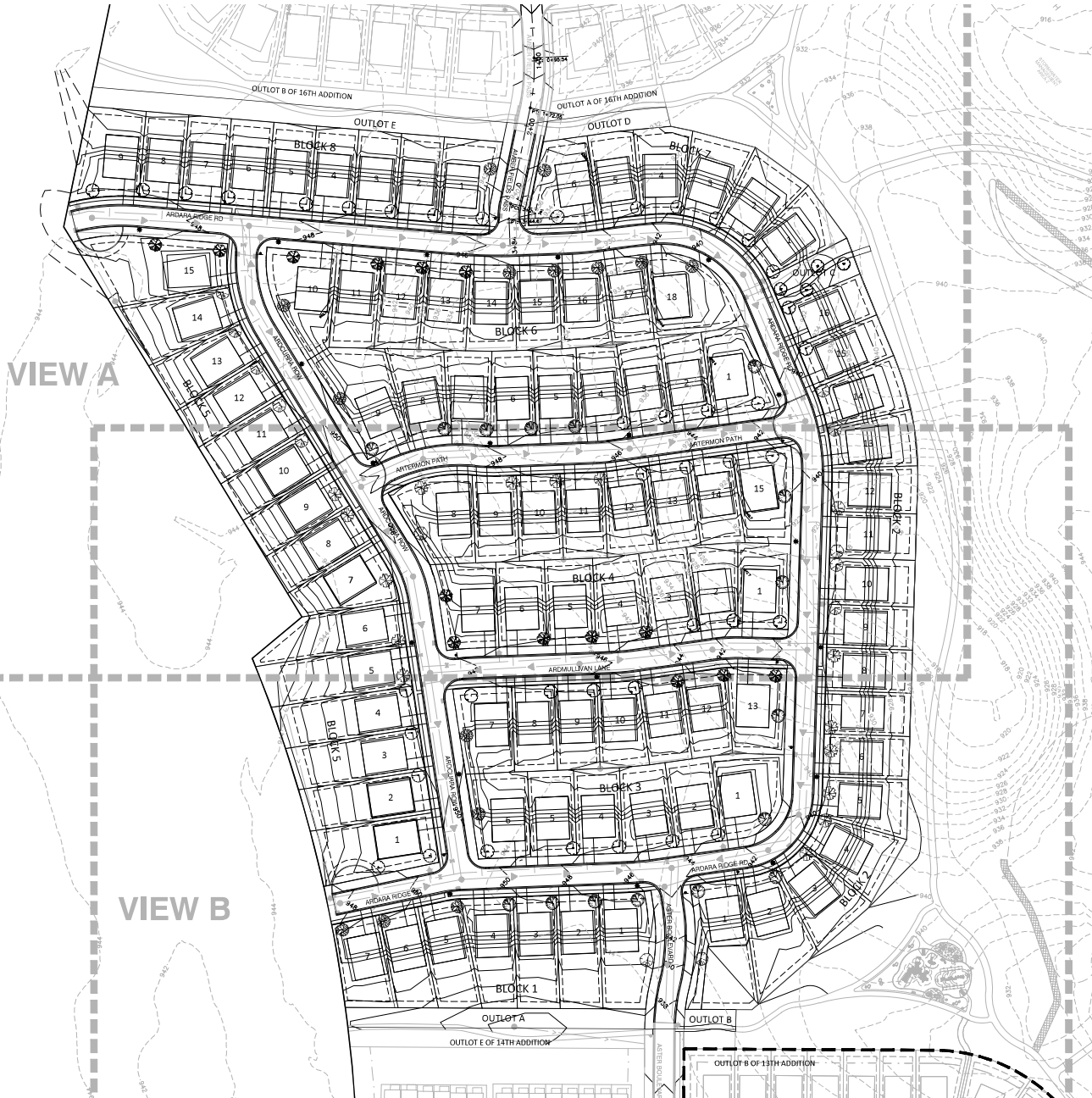
10

SHEET 20 of 26

20

SHEET 20 of 26

Drawing name: X:\2020\200078.B1\plan_sheets\level\misc\plot\200078.B1\land.dwg Jun 07 2024 - 7:41am



MITIGATION & LANDSCAPE REQUIREMENTS:

MITIGATION:	
OVERALL REQUIRED (PER PUD):	1,983 INCHES
PROVIDED IN PREVIOUS ADDITIONS:	945 INCHES
PROVIDED THIS ADDITION:	10 INCHES
REMAINING MITIGATION:	1,428 INCHES

SINGLE FAMILY:
1 TREE PER UNIT FRONTAGE
TOTAL SINGLE FRONT LOTS: 99
TOTAL CORNER LOTS: 18 (2 TREES PER LOT REQUIRED)
REQUIRED TREES: 115
PROVIDED TREES: 119

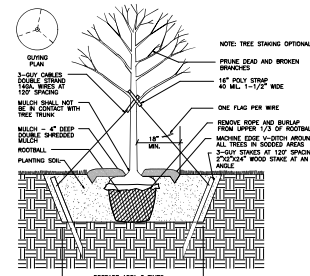
LANDSCAPE SCHEDULE:

#	KEY	COMMON NAME / SCIENTIFIC NAME	SIZE	NOTES
OVERSTORY TREES				
16	AB	Audum Blume Maple Acer x freemanii	2.5" Cal. B&B	Straight Trunk, No V-Crotch
14	AE	Accolade Elm Ulmus japonica x wilsoniana 'Morton'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
14	CH	Common Hackberry Celtis occidentalis	2.5" Cal. B&B	Straight Trunk, No V-Crotch
15	HL	Skyline Honeylocust Gleditsia triacanthos var. inermis 'Skyline'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
15	NF	Northern Flare Sugar Maple Acer saccharum 'Siseton'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
14	PO	Magical Black Northern Pin Oak Quercus ellipsoidalis 'Balskley'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
4	RB	River Birch Betula nigra	6" DBD	Clump form
14	RO	Red Oak Quercus rubra	2.5" Cal. B&B	Straight Trunk, No V-Crotch
13	SL	Sentry Linden Tilia americana 'McSentry'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
119	TOTAL STREET TREES			

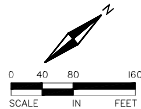
Note: Quantities on plan supersede schedule in event of discrepancy

LANDSCAPE NOTES:

- INSTALL 6" MIN. TOP SOIL TO ALL SOD, SEED AND SHRUB AREAS. FINE GRADE ALL SOD AND SEED AREAS.
- STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. HAVE OWNERS REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION.
- INSTALL 4-6" DEPTH SHREDED 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, PFT 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 NURSERMEN.
- 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 CULING OF TREES OPTIONAL: MAINTAIN PLUMBNESS OF TREES FOR DURATION OF WARRANTY PERIOD.
- SWEEP AND WASH ALL PAVED SURFACES AND REMOVE ALL DEBRIS RESULTING FROM LANDSCAPE OPERATIONS.
- LANDSCAPE CONTRACTOR SHALL INSTALL KENTUCKY BLUE GRASS SOD IN DENOTED AREAS INCLUDING ALL R.O.W. PER LOCAL INDUSTRY STANDARDS. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND HAVE STAGGERED JOINTS.
- SUPPLY DESIGN AND INSTALLATION FOR NEW WATER EFFICIENT IRRIGATION SYSTEM. DESIGN SYSTEM INCLUDING CONTROLS, ELECTRICAL AND WATER SERVICE CONNECTIONS WITH 100% COVERAGE OF NEW SOD. LANDSCAPE ISLANDS AND PLANTING AREAS. SOD, SEED AND SHRUB AREAS TO BE ON SEPARATE ZONES. DESIGN TO INCLUDE DRIP IRRIGATION IN SHRUB AREAS ADJACENT TO BUILDING. EXCESS WATER SHALL NOT COME IN CONTACT WITH BUILDING AND SIDEWALKS. THE IRRIGATION SYSTEM SHALL HAVE A RAIN/FREEZE SENSOR SHUTOFF. USE RAINBIRD OR APPROVED EQUAL COORDINATE WITH G.C. AND WORK OF OTHER SECTIONS.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CITY FOR A LANDSCAPE INSTALLATION INSPECTION OF ALL PLANTINGS.



1 TREE PLANTING DETAIL
NOT TO SCALE



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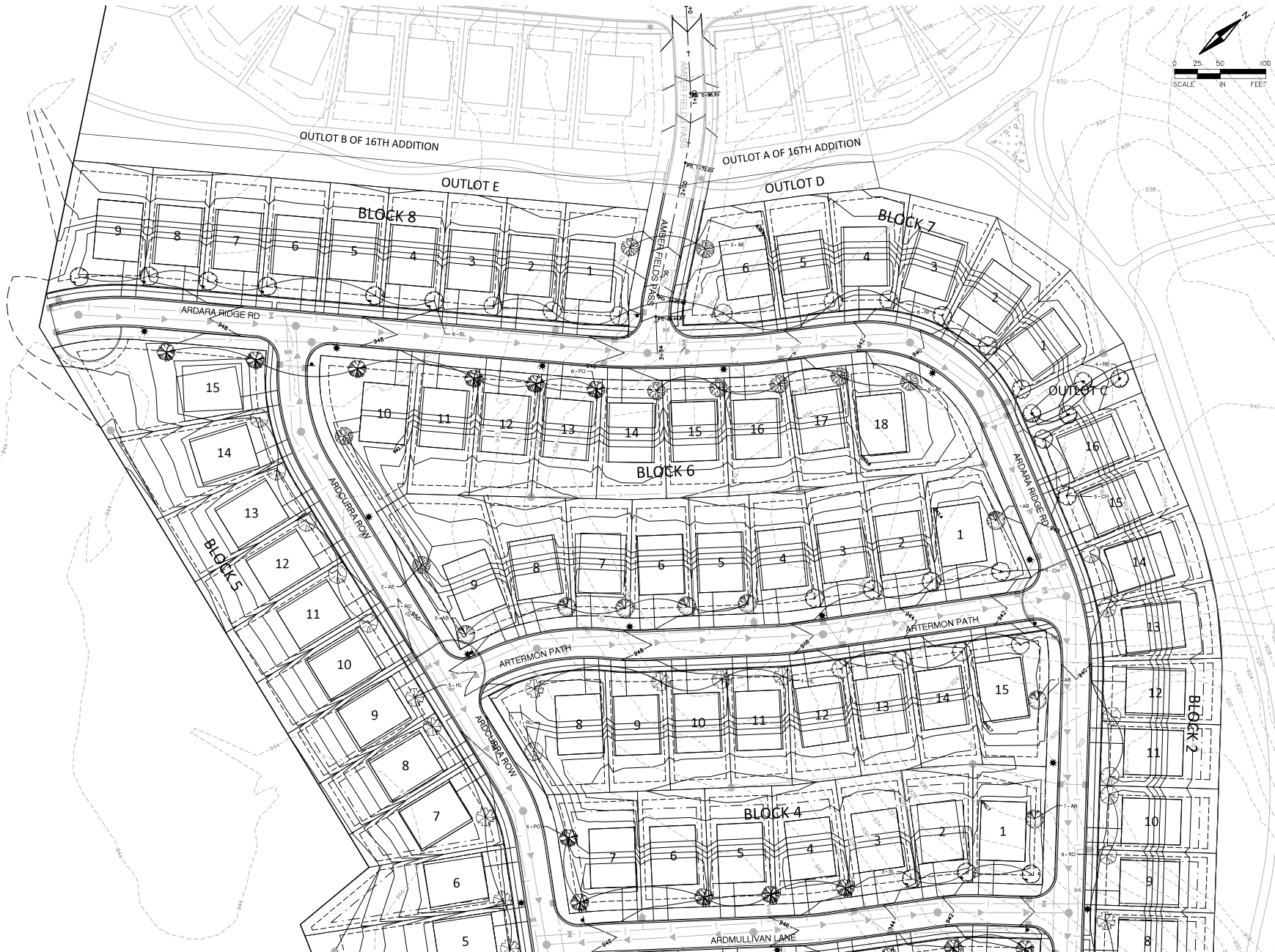


AMBER FIELDS - 17TH ADDITION
ROSEMOUNT, MINNESOTA
PRELIMINARY PLAT SUBMITTAL
LANDSCAPE PLAN OVERALL

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

DATE: 6/7/24
ISSUE: CITY SUBMITTAL
PROJECT TEAM DATA
DESIGNED: MK
DRAWN: RJ
PROJECT NO: 220-0078.B1

Drawing name: X:\2020\200078 BL\200078 BL\plan_sheets\preliminary.dwg, 200078 BL\plan.dwg, Jun 07, 2024, - 7:41am



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Maplewood Development, Inc.

AMBER FIELDS - 17TH ADDITION
PRELIMINARY PLAT SUBMITTAL
LANDSCAPE PLAN VIEW A

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

JOHN BROWNOY, P.L.A., A.S.L.A.

Date: License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE ISSUE

6-7-24 CITY SUBMITTAL

PROJECT TEAM DATA

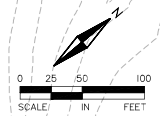
DESIGNED: CW

DRAWN: RJ

PROJECT NO: 220-0078.B1

25

SHEET 25 of 26



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AMBER FIELDS - 17TH ADDITION
PRELIMINARY PLAT SUBMITTAL
LANDSCAPE PLAN VIEW B

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 LANDSCAPE ARCHITECT under the laws of the State of MINNESOTA.

JOHN W. ROSE, P.L.A., A.S.L.A.

DATE	ISSUE
6-7-24	CITY SUBMITTAL

PROJECT TEAM DATA	
DESIGNED:	CW
DRAWN:	RJ
PROJECT NO:	220-0076.B1

26

AMBER FIELDS SEVENTEENTH ADDITION

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

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

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

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

Signed: Earl Street Partners II, LLC

by _____
Mario J. Cocchiarella, Chief Manager

STATE OF MINNESOTA
COUNTY OF _____

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

Signature

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

SURVEYORS CERTIFICATE

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

Dated this _____ day of _____, 20 ____.

Daniel Ekrem, Licensed Land Surveyor
Minnesota License No. 57366

STATE OF MINNESOTA
COUNTY OF _____

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

Signature

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

CITY COUNCIL, CITY OF ROSEMOUNT, MINNESOTA

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

By: _____
Mayor Clerk

COUNTY SURVEYOR, COUNTY OF DAKOTA, STATE OF MINNESOTA

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

Todd B. Tollefson
Dakota County Surveyor

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

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

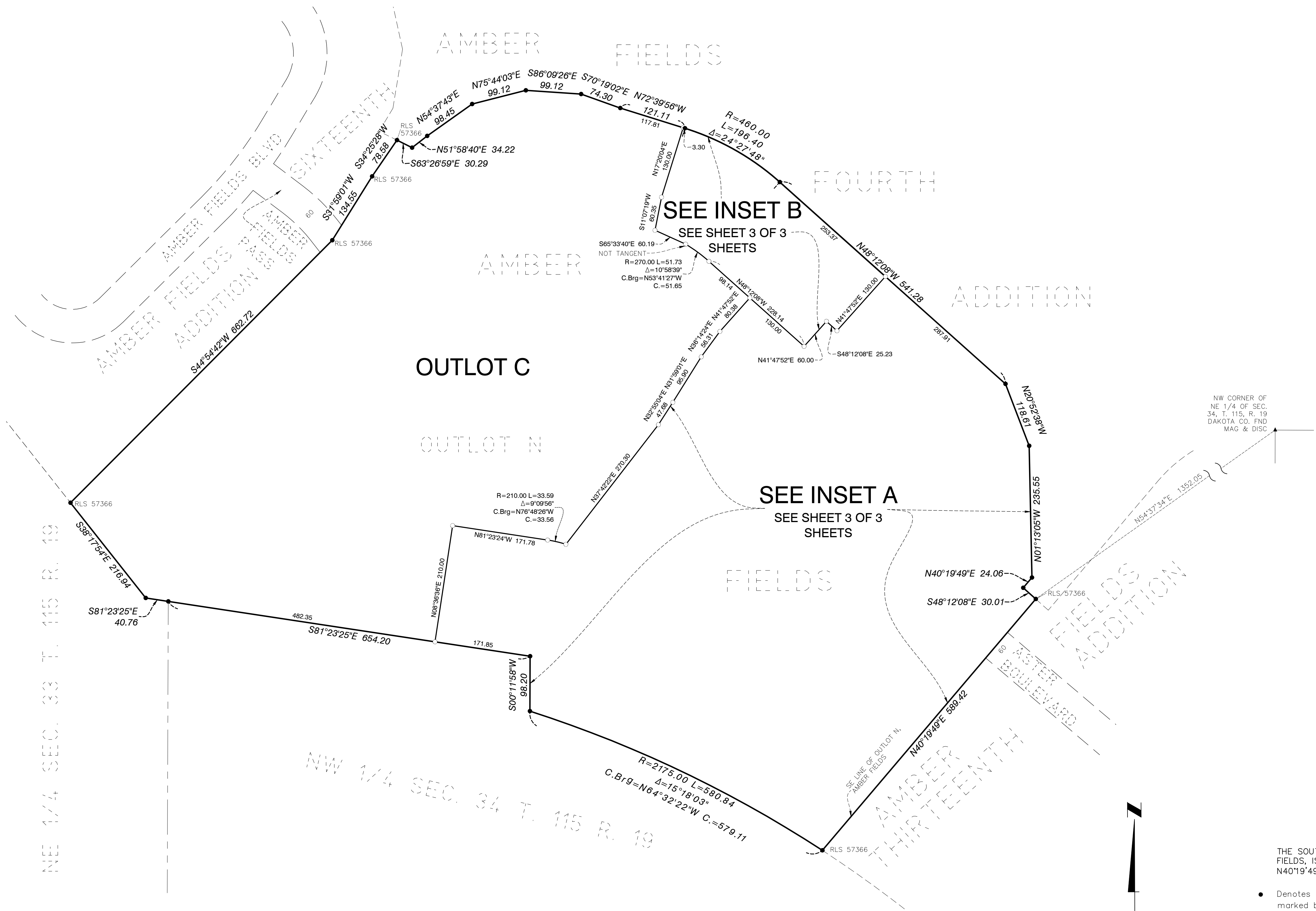
_____, Director
Amy A. Koethe, Department of Property Taxation and Records

COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

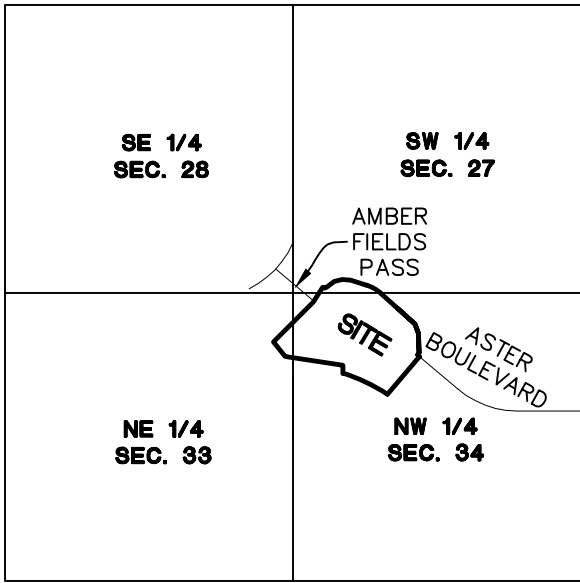
I hereby certify that this plat of AMBER FIELDS SEVENTEENTH ADDITION was filed in the office of the County Recorder for public record on this _____ day of _____, 20 ____, at ____ o'clock ____M. and was duly filed in Book _____ of Plats, Page _____, as Document Number _____.

Amy A. Koethe, County Recorder

AMBER FIELDS SEVENTEENTH ADDITION



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

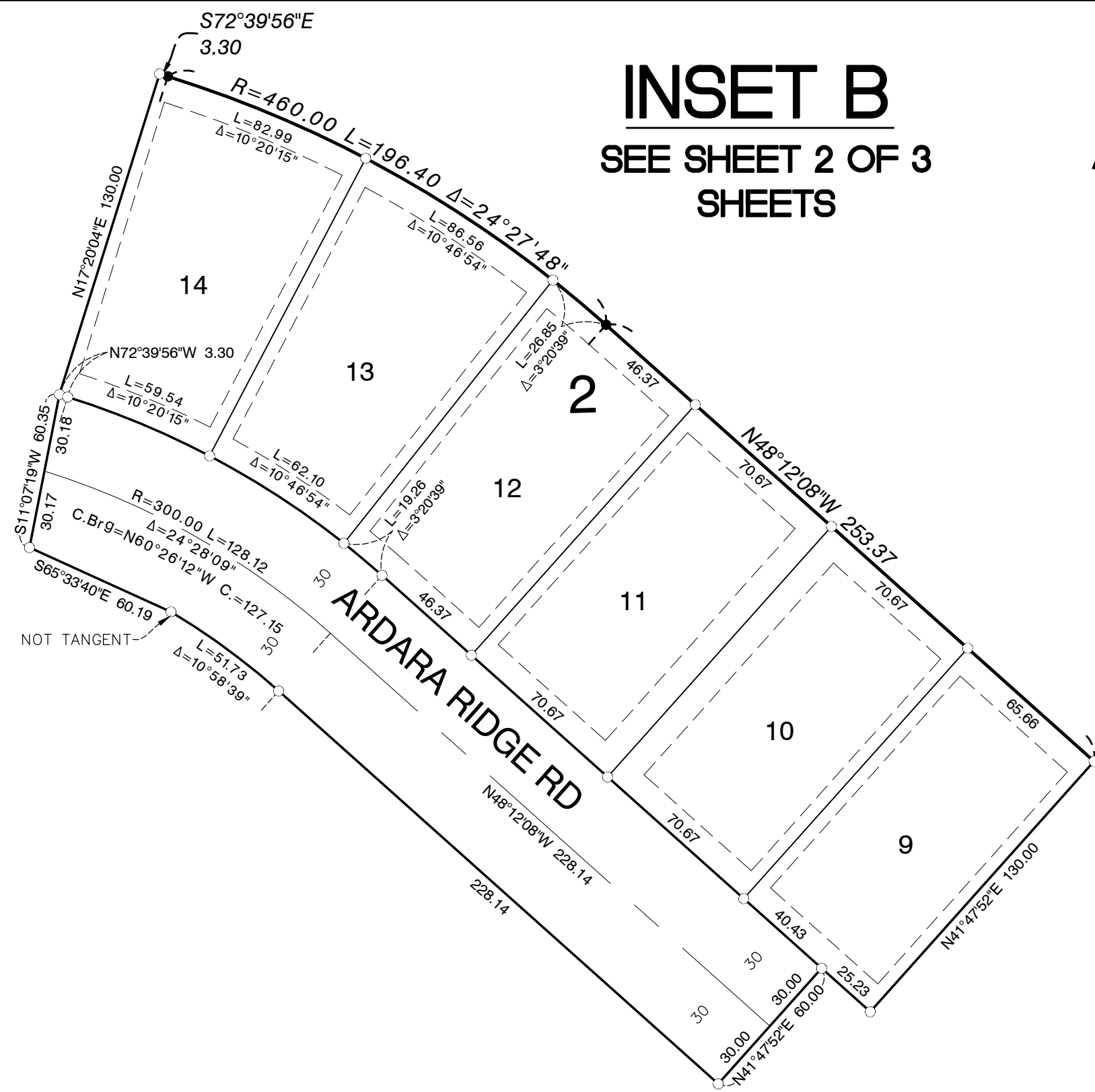


THE SOUTHEAST LINE OF OUTLOT N, AMBER FIELDS, IS ASSUMED TO HAVE A BEARING OF N40°19'49"E.

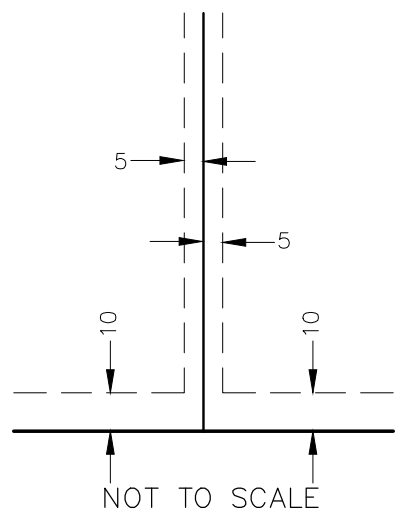
- Denotes monument found 1/2 inch iron pipe marked by license no. 44110 unless otherwise shown
- Denotes 1/2 inch x 18 inch iron monument set marked by license no. 57366 unless otherwise shown
- ▲ Denotes Found Mag Nail

AMBER FIELDS SEVENTEENTH ADDITION

INSET B
SEE SHEET 2 OF 3
SHEETS



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

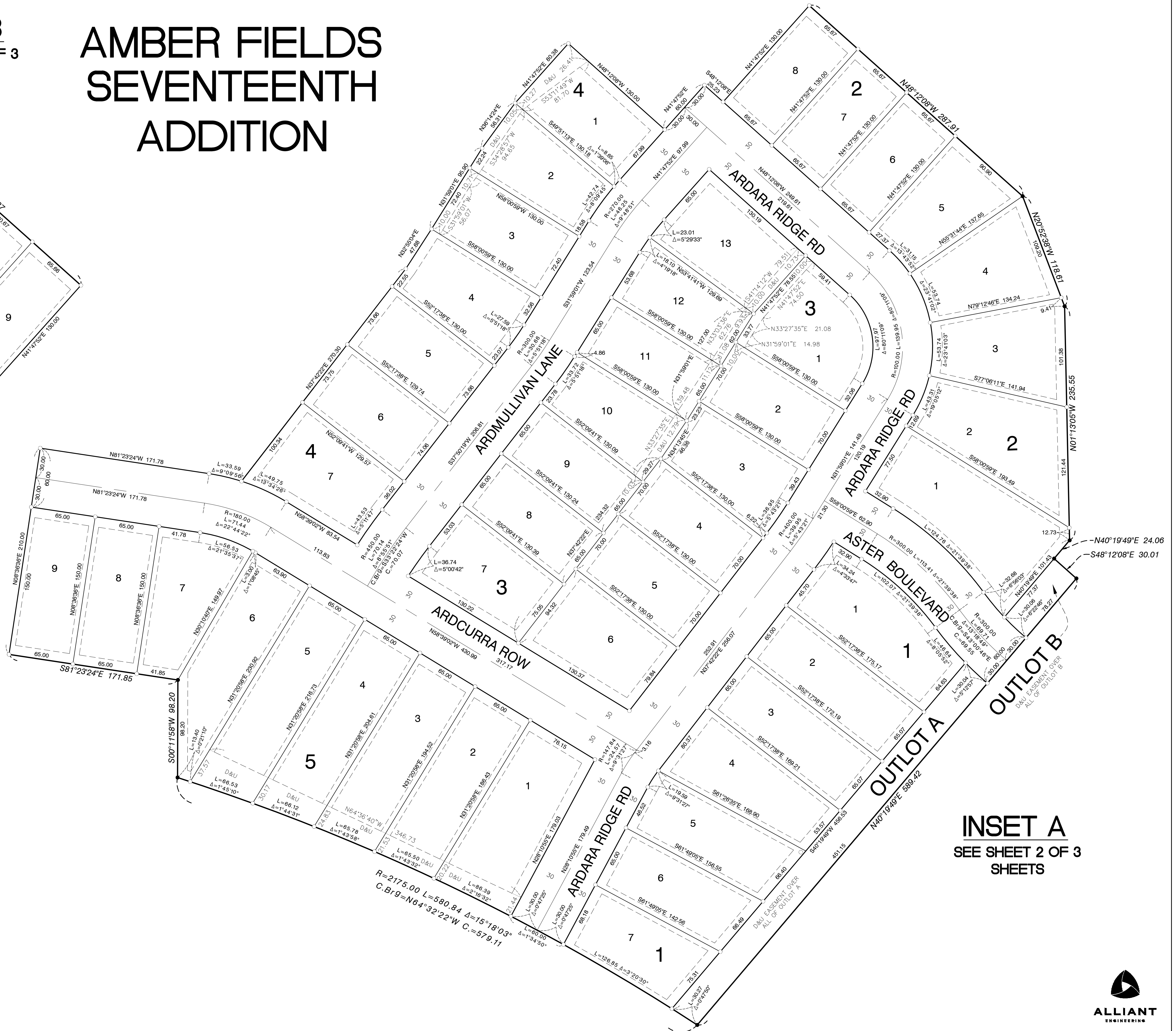
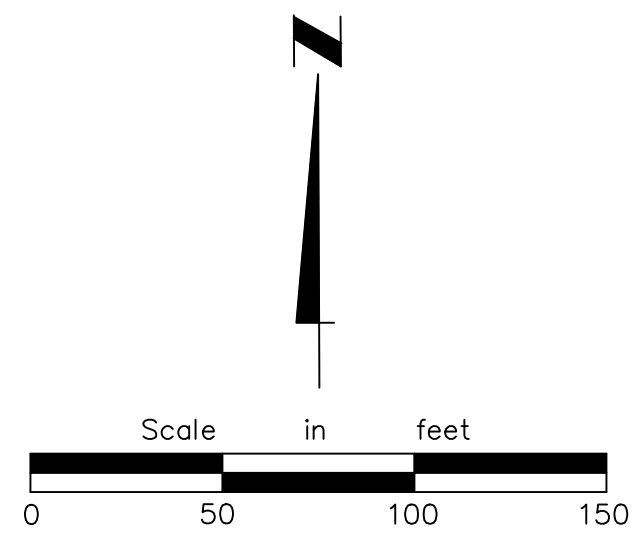


Being 5 feet in width and adjoining side lot lines and 10 feet in width and adjoining rear lot lines and right of way lines, unless otherwise indicated on plat.

THE SOUTHEAST LINE OF OUTLOT N, AMBER
FIELDS, IS ASSUMED TO HAVE A BEARING OF
N40°19'49"E.

- Denotes monument found 1/2 inch iron pipe marked by license no. 44110 unless otherwise shown
- Denotes 1/2 inch x 18 inch iron monument set marked by license no. 57366 unless otherwise shown
- U Denotes Drainage & Utility easement

D & U Denotes Drainage & Utility easement



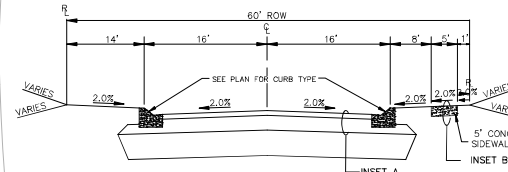
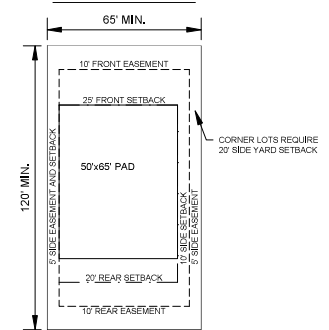
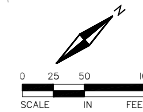
INSET A

**SEE SHEET 2 OF 3
SHEETS**



<u>LOT TYPE</u>	
65' WIDE	50 UNITS
<u>PRIMARY STRUCTURE SETBACKS</u>	
SITE PERIMETER (SOUTH)	10 FT
FRONT	25 FT
SIDE	5/10 FT
SIDE (ROW)	20 FT
REAR	20 FT

1. REFER TO ARCHITECTURAL DRAWINGS FOR CONCRETE STOPS ADJACENT TO PROPOSED BUILDING.
2. CONTINUOUS CURB CURB & GUTTER WHICH CHANGES TYPE SHALL HAVE A MIN. FIVE FOOT (5') TRANSITION.
3. ALL CONCRETE CURB AND GUTTER ADJACENT TO CONCRETE WALK BE SEPARATED BY A 1/2 INCH EXPANSION JOINT
4. ALL WORK WITHIN THE R.O.W. SHALL COMPLY WITH CITY OF ROSEMOUNT ENGINEERING DESIGN STANDARDS.
5. ALL STREET SIGNAGE, PUBLIC & PRIVATE, SHALL COMPLY WITH THE MN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
6. ALL CURB AND GUTTER TO BE CONCRETE & 18" HIGH. SURFACING TYPE SHALL BE NOTED, PER CITY OF ROSEMOUNT STANDARDS.
7. ALL PUBLIC SIDEWALKS WITHIN THE PUBLIC RIGHT OF WAY SHALL BE 5' WIDE.

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AMBER FIELDS - 17TH ADDITION

ROSEMOUNT, MINNESOTA

**PHASE 1
FINAL PLAT SUBMITTAL
SIT, LIGHTING, AND SIGNAGE 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
6-7-24	CITY SUBMITTAL

PROJECT TEAM DATA

DESIGNED: CW
DRAWN: LJ

PROJECT NO: 220-0078.B1

7

/

SHEET 7 of 26

pg. 27 of 120

Page 37 of 120



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: June 14, 2024

Subject: Amber Fields 17th Addition

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

Parks Dedication

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

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

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: June 20th, 2024

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

We have reviewed the documents provided by Alliant Engineering on June 5th, 2024. Documents reviewed include:

- Amber Fields 17th Addition Final Plat Civil Set, dated 6/7/2024
- Amber Fields 17th Addition Preliminary Plat Set, dated 6/7/2024
- Amber Fields – 65' Lot Width, dated 5/14/2024
- CB Areas, dated 6/7/2024
- Amber Fields 17th Addition Plat, dated 6/6/2024

Additional redline comments are provided on the submitted civil plans. Applicant should provide responses to each comment and redline comment. We offer the following comments below. Any comments grayed out have been addressed.

Civil Comments:

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

- i. Maintain minimum separation for compaction
- f. The water service (corp stop) for Lot 13 Block 3 is directly under a catch basin
- g. Use PVC SDR 26 for pipe deeper than 18'
- h. When connecting to the existing sanitary sewer main stub, maintain the same pipe slope (field verify).
 - i. Pipe slope change can only occur within a manhole
 - ii. Consider removing back to existing structure (MH 16) and laying pipe as continuous slope to proposed MH 1
- i. The watermain stub on the southwestern end of Ardara Ridge Road is shown with a temporary hydrant in the plan view and a plug in the profile view
- j. Provide a temporary hydrant at the north end of Andara Ridge Road past the last proposed active water service

3. Streets, Signage and Street Lighting

- a. Provide horizontal curves of proposed roadways
 - i. Horizontal curves that do not meet 30 mph stopping sight distances will require adjusting the curve radius or providing reduced speed signs
- b. Call out areas with barricade symbols as 'TEMPORARY BARRICADES W/ FUTURE ROAD SIGN'

4. Landscape

- a. No comments

Grading, Drainage, and Erosion Control Comments:

5. General

- a. No comments

6. Ponds and Wetlands

- a. No comments.

7. Emergency Overflow Routes

- a. No comments.

8. Retaining Walls

- a. No comments

9. Erosion Control

- a. Show inlet protection on CBs 120 and 121 on the erosion control plans.

10. Grading

- a. Direct drainage away from building pads
- b. Direct drainage along side lot lines.
- c. Maintain common drainage in drainage and utility easements.
- d. Provide 20' total easement for EOF routes

Stormwater Management Plan:

1. General Storm Sewer Design

- a. Provide updated rational method storm sewer sizing calculation and catch basin drainage area map (including the area intended to drain to the proposed stubs) along with storm sewer sizing calculations to confirm storm sewer is sized for a 10-year storm event.
- b. It should be confirmed if storm sewer shown south of the existing stub in Outlot A is proposed as part of the 17th Addition. If so, this storm sewer needs to be added to plans. If existing, the storm sewer linework should be updated accordingly.
- c. CB 105 not shown in plan view of sheet 17.
- d. A sump should either be added to MH 100 or to both CBMH 101 and CBMH 106 prior to the connection into the existing stub.
- e. The proposed invert of the stub from CBMH 120 should be included on the plans.
- f. There are several crossing pipes shown on profile view which should be confirmed and/or labeled. See redlined plans.
- g. Update the storm sewer profile shown on sheet 18 of the Final Plat Plans. Currently there is overlapping profiles shown.
- h. Confirm CB 118 is being placed at the low point. Unclear based on the profile and intersection details provided.
- i. The pipe between CB 118 and MH 116 is not showing up in the profile view on sheet 20.

2. Water Quantity

- a. No comments.

3. Rate/Volume Control

- a. No comments.

4. Freeboard

- a. No comments.

5. Water Quality

- a. No comments.

6. Easements

- a. Ten feet of drainage and utility easement is required on both sides of the proposed storm sewer. This is not currently being provided for several storm sewer runs in the backyard area as noted on the redlined plans for both Phase 1 and for future phases.
- b. Additional easement will be required adjacent to CBMH 201 in the future phase of the 17th Addition as it is not currently shown with the required 10' easement from the proposed storm sewer line.

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.

Planning Commission Regular Meeting: June 25, 2024

Tenative City Council Meeting: July 2, 2024

AGENDA ITEM: Amendment to the Conditional Use Permit for Place of Worship in the R1-Low Density Residential Zoning District at 2058 Bonaire Path West.	AGENDA SECTION: PUBLIC HEARINGS
PREPARED BY: Anthony Nemcek , Senior Planner	AGENDA NO. 6.b.
ATTACHMENTS: Site Location, Site Aerial, Site Plan, Staff Report for 2023 Site Plan Review, Staff Report for 2022 CUP	APPROVED BY: AK

RECOMMENDED ACTION: Motion to recommend the City Council approve the amended Conditional Use Permit for a Place of Worship at 2058 Bonaire Path West, subject to the following conditions:

- The applicant shall apply for and receive all required building permits and approvals to construct a place of worship.
- The applicant shall remove the existing garage prior to the city issuing certificates of occupancy for the place of worship building.
- The site shall be connected to municipal sewer and water.
- The driveway shall be widened to 20' to accommodate emergency apparatus, and the parking plan shall be amended to provide a turnaround that will accommodate emergency apparatus.
- The parking lot shall be paved and striped in accordance with Section 11-6-1: Off Street Parking Requirements and expanded as needed to avoid parking on side streets.
- The use shall conform with the following requirements:
 - All structures must comply with State building Code, State Fire Code, Mechanical Code, Energy code, Plumbing Code, Electrical code, and Accessibility codes.
 - The property must comply with all applicable City Code provisions.
 - Driveway width access road 20' minimum.
 - Fire Department turn-around 150' Max
 - Address required to be visible from right of way.
 - Non-compliant septic systems are required to be removed.
 - Connection to City sewer and water is required.

BACKGROUND

Applicant and Property Owner

Location

Area in Acres

Comp Plan Designation

Current Zoning

Al-Madina Association

2058 Bonaire Path West

3.94 Acres

Low Density Residential

R1-Low Density Residential

The Planning Commission is being asked to consider an amendment to the Conditional Use Permit (CUP) which was approved in 2022 to allow Al-Madina Association to use the property located at 2058 Bonaire Path West as a place of worship. Staff initiated this amendment in cooperation with Al-Madina Association following discussions staff had with the City's attorney that arose following a review of the existing CUP. The existing CUP contains the following condition: "The applicant shall apply for and receive all required building permits to convert the existing garage to an assembly use."

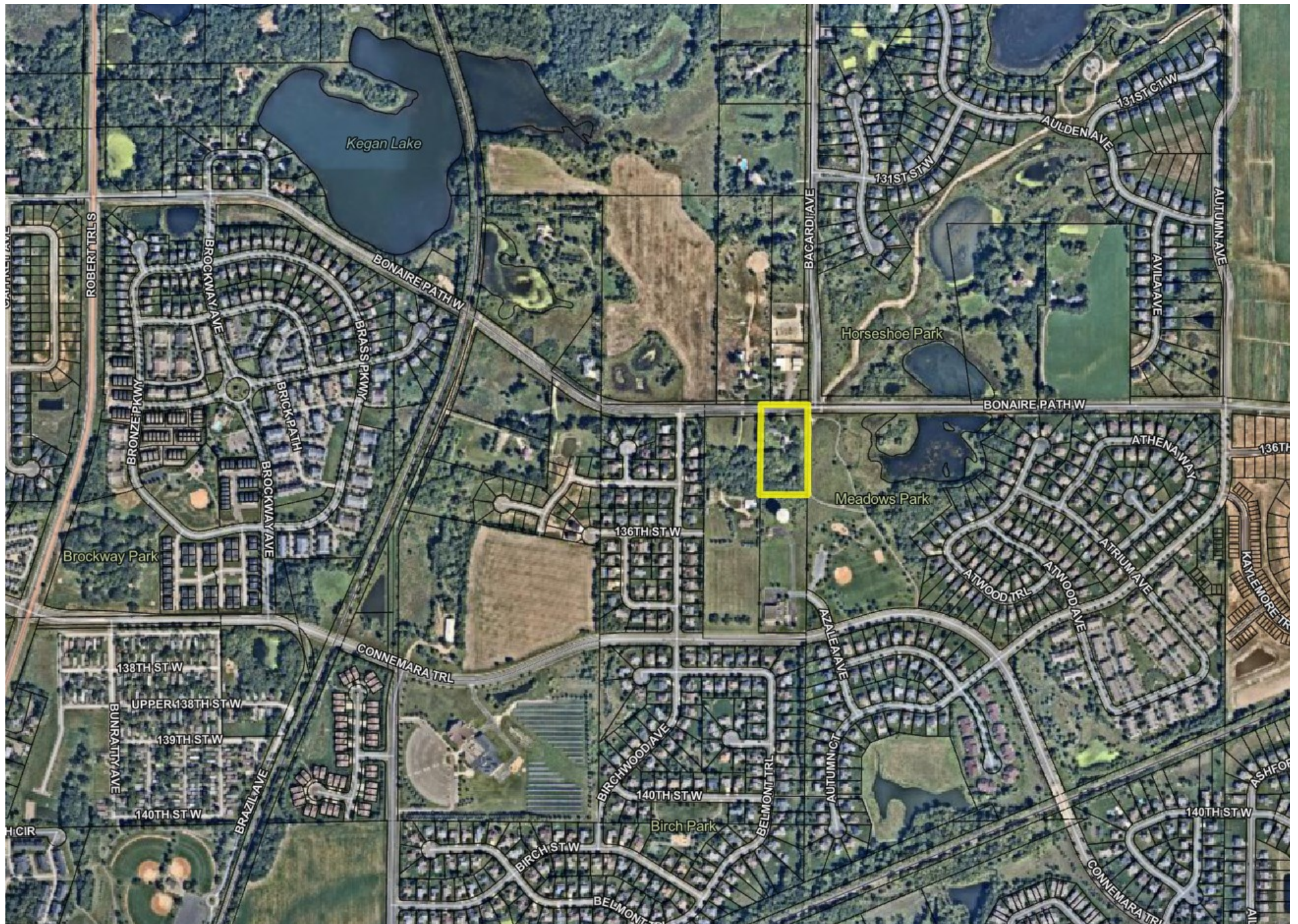
Because Al-Madina Association received approval to construct a new building, and is no longer intending to convert the garage on site, the City's attorney recommended removing this condition to ensure Al-Madina remains in conformance with the requirements of its CUP. The recommended conditions above were drafted by the City Attorney, and Condition F was drawn specifically from the Fire Marshal's memorandum drafted during the initial CUP approval.

The Rosemount City Council approved the CUP for the site in April 2022. Al-Madina Association's initial plan was to convert an existing garage on site into an assembly space. At that time, staff was unsure if a conversion of the garage would be feasible given the code requirements for such a conversion. Given that, a condition was added to the approval that the applicant receive all necessary permits to convert the existing garage for use as an assembly space. Since the CUP was approved, Al-Madina Association determined that converting the garage was indeed not feasible and proceeded to design a new building containing an assembly space to support the site's use as a place of worship. That project received site plan approval in 2023, and Al-Madina has been working with the City to get building permits to begin construction.

Through staff's review of the conditions of the approval for the site to be used as a place of worship, it was determined that the first condition is problematic in that it assumes the conversion of the garage would occur. Therefore, unless the garage is converted, the use does not comply with the conditions of approval. The City's attorney recommended that this condition be stricken and also provided clearer conditions to be applied to the site now that the garage will no longer be used. These are listed in the recommended action above. Also, because the garage was improved to a point that it is no longer able to be used as a garage (removal of the garage door, insulation, etc) staff is recommending a condition requiring the removal of said garage to ensure it not used in a way that would fail to meet the occupancy standards of the building code.

RECOMMENDATION

Staff is recommending approval of the amended Conditional Use Permit to ensure the approved conditions make sense and that the conditional use permit and site plan are consistent with one another. This recommendation is subject to the conditions in the recommended action listed above.







Planning Commission Regular Meeting: September 26, 2023

AGENDA ITEM:	Request by Al Madina Association for a Site Plan Review	AGENDA SECTION:	PUBLIC HEARINGS
PREPARED BY:	Anthony Nemcek , Senior Planner	AGENDA NO.	6.b.
ATTACHMENTS:	Site Location, Site Aerial, Site Plan, Landscape Plan, Elevations, Exterior Material Images	APPROVED BY:	AK
RECOMMENDED ACTION: Motion to approve the site plan of the proposed place of worship for Al Madina Association, subject to the following conditions: 1. The applicant shall update the site plan to eliminate parking within the required 30' buffer yard along the western portion of the site adjacent to a residential use. 2. The landscape plan shall be updated to provide evergreens within the buffer yard along the western property line. 3. The driveway and parking areas shall be paved with an approved surface. 4. The site shall be connected to municipal sewer and water using the stubs located on the eastern property boundary. 5. The applicant shall comply with all requirements of the City Engineer and Building Official related to stormwater and drainage and incorporate any required updates prior to receiving a building permit. 6. The applicant shall provide a surety in the amount of 110% of the cost of any trees planted to be returned following one year of survival.			

BACKGROUND

The Planning Commission is being asked to review the site plan for a new building on a site that has received a conditional use permit for a place of worship. Generally, the site plan for the structure conforms to the standards within the City Code, although staff is recommending conditions that must be met prior to the issuance of a building permit. The conditions relate to the shifting of parking on the western portion of the site outside of a required 30' buffer yard, and an update to the landscape plan to provide evergreens along that same parcel boundary. Other conditions of approval are carried over from the original conditional use permit, such as connecting to municipal services and paving the parking area.

Applicant & Property Owner: Al-Madina Association
Location: 2058 Bonaire Path West
Area In Acres: 3.94 Acres
Comp. Plan Designation: Low Density Residential
Current Zoning: R1-Low Density Residential

The subject property is comprised of a single parcel containing two residential structures, two garages, and two small utility sheds. In 2022, the applicant received a conditional use permit to use the site as a place of worship. At that time, the applicant intended to convert one of the garages into an assembly space and to use the residential structures for meeting and office purposes. Converting the garage into an assembly

space was not feasible, therefore the applicant is proposing a new structure on the site to be used for that purpose. The site is currently served with a private well and septic system, and the site will be connected to the stubs that enter the site from the east. Meeting this requirement by connecting to the sewer and water stubs at the property line is included as a condition of approval.

SITE PLAN REVIEW

Legal Authority. Site Plan Reviews are quasi-judicial decisions by the Planning Commission. In such cases, the City is acting as a judge to determine if the regulations within the Comprehensive Plan, Zoning Ordinance and Subdivision Ordinance are being followed. Generally, if the application meets these requirements, it must be approved. 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 Reviews are the sole purview of the Planning Commission. Therefore, unless the Planning Commission denies the request and an appeal is made to the City Council, no action by the Council is required.

Land Use and Zoning

The site is zoned for LDR-Low Density Residential uses and is within the R1-Low Density Residential zoning district. A church or place of worship is specifically called out as a conditional use in the district.

The applicant received approval of a conditional use permit to use the subject property as a place of worship in 2022. The zoning ordinance requires a minimum 30' buffer yard from the adjacent residential use to the west of the site, which is met by the building. The code does not allow any structures, parking, offstreet loading or storage in that area. Staff has included a condition that the site plan be updated to remove the parking from that site and construct it along the east side of the entry drive where proof of parking is shown. Staff has discussed this with the applicant, who will also be providing a row of evergreens along that property boundary to add to the screening provided by the existing vegetation in that area.

Category	Required	Al Madina
Min. Front Yard Setback	30 feet	>30 feet
Min. Side Yard Setback	30 feet (principal structures) 30 feet (parking)	44 feet (principal structures) 22' feet (parking)
Min. Rear Yard Setback	10 feet	319 feet

Streets and Access

The site has historically been a residential use, with access made into the site via a gravel driveway from Bonaire Path. The applicant has provided a site plan that incorporates comments from engineering and building staff to widen the existing driveway to 22' and to incorporate a turnaround to accommodate emergency apparatus.

Parking

The applicant's plans show an occupancy of 248 people. When calculated with the Code requirement of 1 stall per 3 people, a minimum of 83 stalls are required. The applicant does not anticipate a need for much parking on the site, both based on that anticipated number of worshipers and the number of worshipers that would be able to fit in the assembly space. The applicant's plan shows an initial 17 parking stalls being constructed with the building, two of which are handicap stalls. The reflects an anticipated 51 worshipers.

The applicant has provided a proof of parking showing a total of 102 parking stalls being able to fit on the site. The nearest street parking is over 550 feet from the subject property; therefore, the applicant will need to plan for the installation of the additional parking as the number of worshipers increases to the point the parking to be built on the site cannot accommodate them.

Building Massing and Materials

The applicant's elevations show a design that generally meets the requirements for building massing through the use of vertical elements of differing materials above and below the windows. The applicant is also proposing the use of fiber cement siding on much of the building while using control joints to mimic a natural stone appearance to meet the intent of the ordinance. Other materials include rock face finishing on the foundation areas on all sides that would otherwise be cement. Staff has included images of the paneling material with the elevations to provide context.

Landscaping

The site features many mature trees that would remain following development of the proposed building and parking lot area, and the rear or southern portion of the site is heavily wooded. Existing trees that are retained count toward the required planting. Based on caliper inches, the site exceeds the minimum requirement of 53 2.5" trees. The applicant's plan also shows a total of 41 shrubs planted around the building. This exceeds the code requirement of 25 foundation plantings based on a building perimeter of 250 feet (1 foundation planting per 10 linear feet).

Utilities

The site has been historically served by well and septic, but the City's inspectors have determined that the septic system is failing. Because municipal services are available at the site, the applicant will need to connect to them as a part of the project. If the property were to ever be redeveloped, the sizes of lines traversing the site may need to be changed.

A civil and stormwater/drainage plans were reviewed as part of the prior CUP application, and the updated plans are being reviewed by staff currently. A condition requiring conformance with engineering requirements is included in the recommended action.

RECOMMENDATION

Staff is recommending approval of the site plan, subject to conditions that would bring the plan into conformance. These are related to eliminating parking within the 30' buffer yard along the western portion of the site and to provide evergreens to augment the existing vegetation along the applicant's side of the western parcel boundary. Staff is also recommending conditions related to the connection to City services and the paving the parking areas.

City Council Regular Meeting: April 19, 2022

AGENDA ITEM: Request by Al-Madina Association for a Conditional Use Permit for a Place of Worship in the R1-Low Density Residential Zoning District.	AGENDA SECTION:
PREPARED BY: Anthony Nemcek, Senior Planner	AGENDA NO.
ATTACHMENTS: Resolution; Excerpt from the March 29, 2022, Planning Commission Meeting Minutes; Site Location; Site Aerial; Site Plan; Floor Plan; Fire Marshall's Memo Dated March 25, 2022	APPROVED BY: AK
RECOMMENDED ACTION: Motion to adopt a resolution approving a Conditional Use Permit for a place of worship at 2058 Bonaire Path West.	

SUMMARY

The City Council is being asked to consider a request from the Al-Madina Association for a conditional use permit to operate a place of worship on the property located at 2058 Bonaire Path West. Places of worship are listed as a conditional use in the R1-Low Density Residential district. The applicant is proposing to repurpose an existing garage structure on the site into an assembly room. The site plan provided by the applicant demonstrates the ability to accommodate the number of parking stalls required by the City Code. While staff finds that the proposed site plan meets the requirements of the City Code for places of worship within the R1 zoning district and is recommending approval, staff's recommendation contains conditions related to the requirements of the City's building official and what would be needed to change the use of the garage structure to an assembly use. Issues such as fire suppression (sprinklers), the provision of restrooms, energy efficiency, as well as any structural requirements will need to be resolved prior to the issuance of a building permit. If the site plan changes significantly as a result of meeting the requirements of the building code, a formal site plan review will be conducted by the Planning Commission during a public hearing. The Planning Commission and staff are recommending approval of the request.

Applicant & Property Owner: Al-Madina Association
 Location: 2058 Bonaire Path West
 Area In Acres: 3.94 Acres
 Comp. Plan Designation: Low Density Residential
 Current Zoning: R1-Low Density Residential

PLANNING COMMISSION ACTION

The Planning Commission held a public hearing during its meeting on March 29 to review this request. The Commission received one public comment related to concerns about parking on nearby streets. The plans provided by the applicant meet the off-street parking requirement for the proposed use, but the site does have additional room to accommodate an expansion of parking if needed in the future. The Planning Commission asked whether a conditional use permit runs with the land or if a new property owner conducting a similar use would be required to receive a new conditional use permit. Staff explained that if

the conditions on the site remain the same, the conditional use permit would remain valid. The Commission also inquired about adjacent uses. The land immediately east and south is owned by the City, therefore no development will occur on those sides of the property. To the west is a residential parcel that extends the entire distance from Bonaire Path to Connemara Trail that may at some time be subdivided into single-family parcels, but staff has seen no indications that would occur any time in the near future. The Planning Commission voted unanimously to recommend approval of the request.

BACKGROUND

The subject property is comprised of a single parcel containing two residential structures, two garages, and two small utility sheds. The applicant is proposing to convert one of the garages into an assembly space and to use the residential structures for meeting and office purposes. The site currently is served with a private well and septic system, although the septic is failing and needs replacement. Municipal sewer and water were provided to the subject parcel in 2007, and in accordance with the City Code the property should have connected to municipal services within 10 years. Meeting this requirement by connecting to the sewer and water stubs at the property line is included as a condition of approval in staff's recommended action.

There are several concerns related to bringing the site into compliance with the State building code in order to change the use from a residence to an assembly space. These requirements relate to energy efficiency, accessibility, fire suppression, and the provision of restroom facilities inside the assembly space housed in the converted garage. These issues must be addressed prior to issuance of a Certificate of Occupancy associated with a building permit to convert the use of the buildings on the property from a residential to an assembly use.

ISSUE ANALYSIS

Although the plans for the place of worship will not expand any of the existing buildings located on the site in any manner, the proposed activity is considered a conditional use under the City's current zoning requirements. The only external work will be the paving of a parking area to provide the parking required by the zoning ordinance. Interior improvements involve remodeling the garage into an assembly space which will include any required accessibility, energy efficiency, and structural work.

Zoning

The site is zoned for LDR-Low Density Residential uses and is within the R1-Low Density Residential zoning district. A church or place of worship is specifically called out as a conditional use in the district. Overall, the expected impacts of the proposed use should be minimal compared to similar uses in the R1 zoning district given its size.

Site Plan

The applicant is not proposing any new buildings on the site, and all the structures meet the required setbacks for the zoning district. The proposed use does require off street parking in the amount of one stall per three seats in the largest assembly room. While the use of the assembly space will likely be much smaller for the applicant's specific use, the state building code identifies a maximum occupancy of 65 people. This means a total of 22 parking stalls are required. The applicant's site plan shows 27 parking stalls, which exceeds what is required by the City Code.

Conditional Use Permit

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

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

As a conditional use, a place of worship located within the R1-Low Density Residential zoning district is required to meet the following condition in order to be permitted:

- 1. The property must have direct access onto an arterial or collector street or access to a local street within five hundred feet (500') of the local street's intersection with an arterial or collector street.**

The subject property has direct access onto Bonaire Path West, which is designated as a collector street in the City's Comprehensive Plan. In addition to that district-specific condition, the proposed place of worship is also subject to the general CUP standards outlined in Section 11-10-7. These standards evaluate the City's land use and zoning performance standards and the potential impact of the proposed use on the surrounding neighborhood; draft findings for each are provided below.

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

Finding: The proposed place of worship will not be detrimental to the public health, safety, or general welfare of the neighborhood or the City of Rosemount. Because no new structures are being proposed at this time, the use will have an appearance similar to other permitted residential uses. Other than the addition of an area for parking located behind existing structures on the site, no additional changes to the site are proposed, and all activity will be contained within the existing structure.

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

Finding: The subject property is designated LDR-Low Density Residential and is zoned R1-Low Density Residential. The City Code lists places of worship as a conditional use in that district, subject to the standard described above related to access along a collector or arterial street.

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

Finding: There are no significant changes planned to the exterior of any of the buildings. And the essential character of the vicinity will be maintained. The applicant is proposing adding off-street parking as required by the City Code.

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

Finding: The existing industrial building is served adequately by existing essential public facilities and services. The applicant will be required to connect to City sewer and water which is provided to the site, and the existing, failing septic system will be decommissioned.

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

Finding: The proposed use will not generate any additional external impacts such as those listed above. The closest single-family residential structure is 450 feet from the proposed use. To the east and south of the subject parcel is a park and Fire Station 2, respectively.

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

Finding: All existing vehicular ingress and egress will remain as presently located on the site and comply with the City access spacing and design requirements.

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

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

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

Finding: The zoning ordinance requires the property to have direct access to an arterial or collector street or access to a local street within five hundred feet (500') of the local street's intersection with an arterial or collector street. The subject parcel's location on Bonaire Path meets this requirement.

CONCLUSION

Planning Commission and staff recommends approval of a conditional use permit to establish a place of worship within an existing building at 2058 Bonaire Path West. While staff finds that the requirements of the zoning ordinance are met by the applicant's proposal, there are significant concerns that the requirements of the state building code will not be able to be met with by the applicant's plan to convert the existing garage into an assembly space. Therefore, staff is recommending the approval of this conditional use permit subject to the applicant received a building permit that meets those requirements as well as other requirements of the City Code related to the connection of the site to municipal services.

Planning Commission Regular Meeting: June 25, 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 Nick Reitberger to reduce the side yard setback standard for surface parking and driveways and to increase the maximum lot coverage standard to allow for an existing driveway extension to remain on the property.	AGENDA SECTION:	PUBLIC HEARINGS
PREPARED BY:	Julia Hogan, Planner	AGENDA NO.	6.c.
ATTACHMENTS:	Resolution, Site Location , Site Aerials, Site Photos, Applicant's Submittal	APPROVED BY:	AK
RECOMMENDED ACTION: Motion to adopt a resolution denying a variance from the R1-Low Density Residential Maximum Lot Coverage Standard and Off-Street Parking and Loading Standard to reduce the minimum side yard setback requirement from 5-feet to 0-feet and to increase the maximum lot coverage standard from 30% to 37% for an existing driveway extension to remain on the property at 3574 152 nd Street West. Or Motion to adopt a resolution approving a variance from the R1-Low Density Residential Maximum Lot Coverage Standard and Off-Street Parking and Loading Standard to reduce the minimum side yard setback requirement from 5-feet to 0-feet and to increase the maximum lot coverage standard from 30% to 37% for an existing driveway extension to remain on the property at 3574 152 nd Street West.			

BACKGROUND

Property Owner and Applicant	Nick Reitberger
Site Location	3574 152nd Street West
Site Area	10,352 square feet
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 for the reduction in the side yard setback standard for parking and driveways and to increase the maximum lot coverage to allow for an existing driveway extension to remain on the property. The minimum side yard setback requirement for surface parking, including driveways, in the R1 – Low

Density Residential zoning district is 5-feet. The maximum lot coverage allowed for properties within the R1 zoning district is 30%. The subject property prior to the driveway extension met the requirements for both the side yard setback standard and the maximum impervious coverage standard, with the driveway being setback approximately 10-feet from the side property line and the lot coverage being 32%. The property is now out of compliance with the zoning code as the driveway is now up to/on the west side of the property line and the impervious coverage is at 37%.

City Staff became aware of the construction project prior to the driveway extension being finalized. Staff had driven by the property and informed the property owner that a driveway permit was needed prior to any work being done on the driveway. The applicant then met with City staff to apply for a driveway permit where staff informed them that an extension to the western part of their driveway would not be allowed due to the side setback issues. A driveway permit was approved by staff for the replacement of the existing driveway footprint without the extension. Staff went out to the property to conduct a final inspection of the approved driveway replacement, which is when staff found that the non-approved driveway extension was constructed on the property.

The applicant met with City staff again and submitted a variance application to allow for the driveway extension to remain. Staff 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 reduce the side yard setback standard for surface parking and driveways from the minimum 5-foot requirement to 0-feet and to allow for the increase in the maximum lot coverage standard of 30% to 37% to allow for an existing driveway extension to remain on the property. Along with the 5-foot side yard setback requirement for surface parking and driveways, there is also a requirement that no structures, which includes principal and accessory structures and any hard surface such as patios, parking surfaces, and driveways, can be constructed within any easement area. The subject property has 5-foot easement areas along the side yards of the property, which means that the existing driveway extension is located within an easement area.

In the applicant's narrative, it states that the neighboring property to the west is at a higher elevation, which causes drainage issues on the applicant's property. The applicant also states that by installing the concrete driveway extension, drainage issues have improved. While reviewing the surrounding area, it appears that there are similar properties to the two in question, with a majority of the driveways meeting that 5-foot minimum setback requirement, as well as the maximum lot coverage standard. 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 driveway.

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 driveways are allowed within the R1 zoning district, it is staff's interpretation that the intent of the ordinance is to limit the maximum lot coverage allowed on a property and side yard setback standards to ensure that drainage on a property does not become comprised. 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.

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. There is a 5-foot easement areas along the side property lines are there to assist with drainage. The newly added driveway extension now encroaches that easement area, which could ultimately affect drainage in the area as well. There are properties similar to the subject parcel in the area that do not exceed the maximum lot coverage allowed within the R-1 zoning district and that meet the surface parking and driveway side yard setback minimum.

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 driveway is consistent with the character and residential nature of the locality.

RECOMMENDATION

Because staff finds no unique circumstance that would require a variance from the side yard setback standard for parking surfaces and driveways and the maximum lot coverage standard 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 BA2024-03

**A RESOLUTION DENYING A VARIANCE FROM THE R1-LOW DENSITY
RESIDENTIAL MAXIMUM LOT COVERAGE STANDARD AND OFF-STREET
PARKING AND LOADING STANDARD TO REDUCE THE MINIMUM SIDE YARD
SETBACK REQUIREMENT FROM 5-FEET TO 0-FEET AND TO INCREASE THE
MAXIMUM LOT COVERAGE FROM 30% TO 37% FOR AN EXISTING DRIVEWAY
EXTENSION TO REMAIN ON THE PROPERTY AT 3574 152ND STREET WEST.**

WHEREAS, Nick Reitberger, (the “Applicants”) have submitted an application to the City of Rosemount (the “City”) for a variance from R1-Low Density Residential Maximum Lot Coverage Standard and Off-Street Parking and Loading Standard to reduce the minimum side yard setback requirement from 5-feet to 0-feet and to increase the maximum lot coverage standard from 30% to 37% for an existing driveway extension to remain on the property at 3574 152nd Street West.

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 reduce the minimum side yard setback requirement from 5-feet to 0-feet and to increase the maximum lot coverage standard from 30% to 37% for an existing driveway extension on June 25, 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 an existing driveway extension to remain on the side yard property line and exceed the maximum lot coverage allowed by the Zoning Ordinance.
4. That the Variance will be located on property legally described as follows: Lot 13, Block 2, O’LEARY’S HILLS 5TH ADDITION, 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.
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

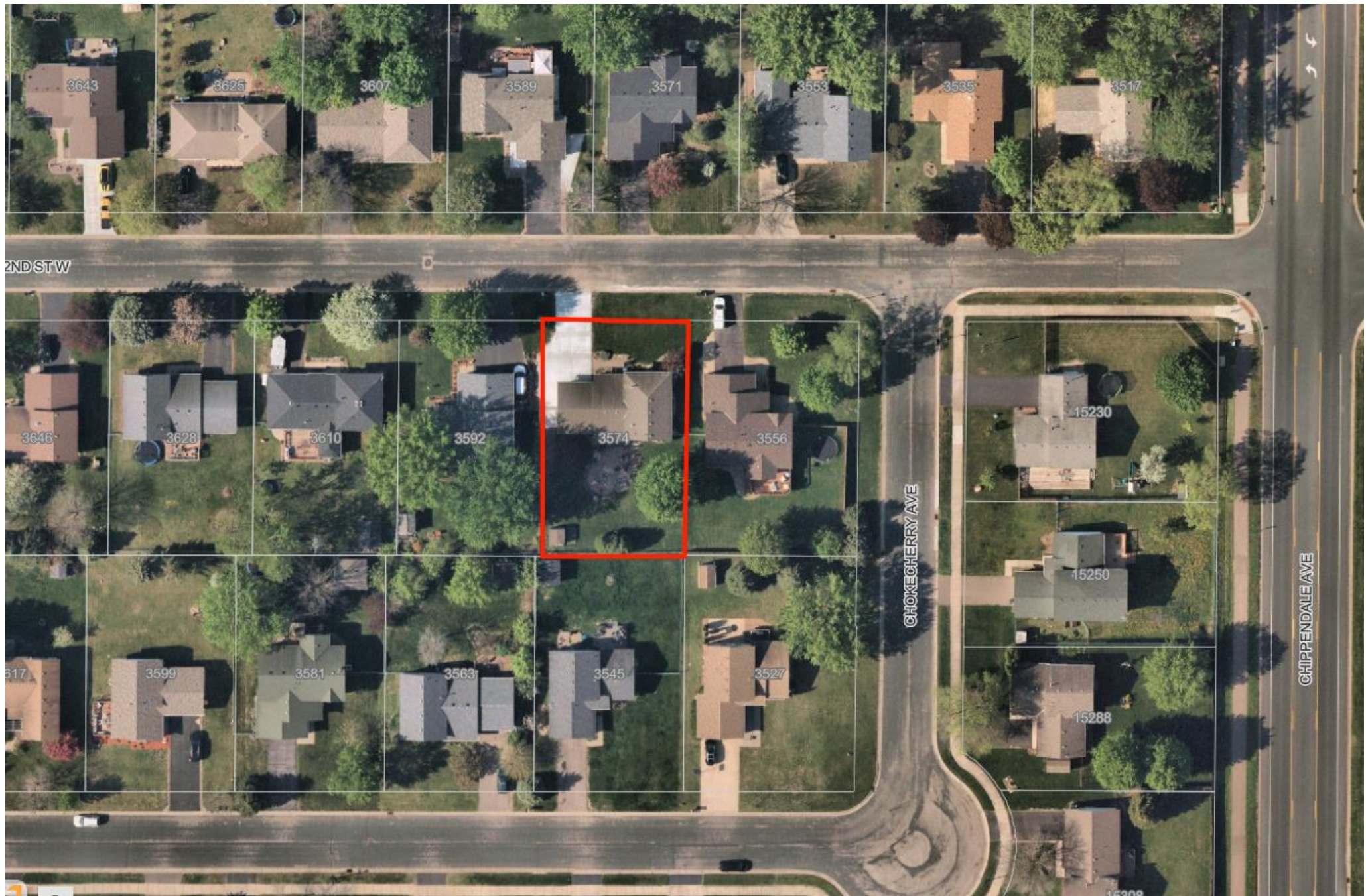
Based on the foregoing, the Applicant's application for a Variance is denied.

Passed and duly adopted this 25th day of June, 2024, by the Board of Appeals and Adjustments of the City of Rosemount, Minnesota.

Melissa Kenninger, Chair

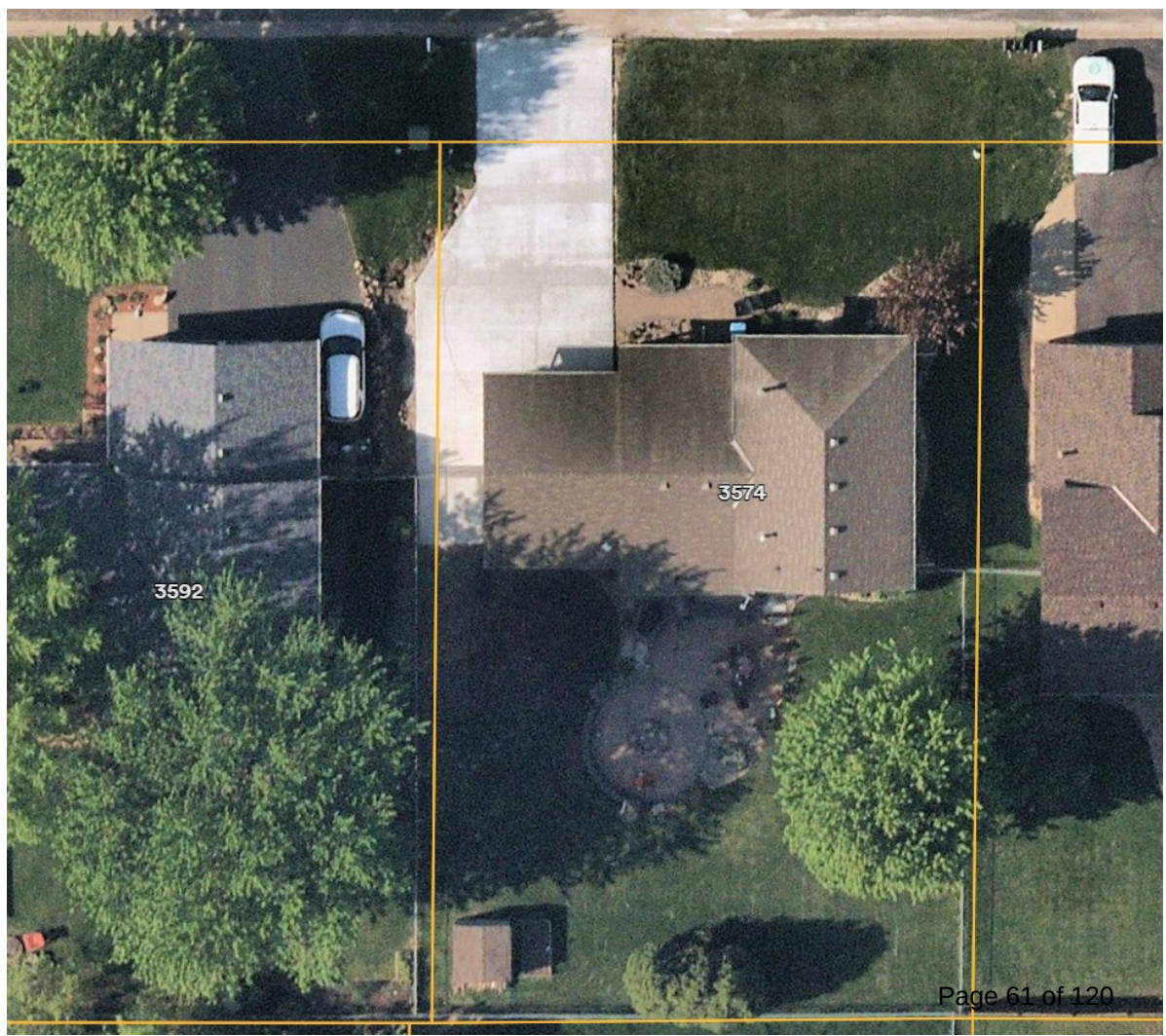
ATTEST:

Alysha Grant
Community Development Technician





May 2022



April 2024







RECEIVED

COMMUNITY DEVELOPMENT

MAY 28 2024

revised 9/2017

BY:

VARIANCE APPLICATION

Nick Reitberger 651-245-2737
 Name of Applicant (to be used on legal documents) Telephone No.

3574 152nd St. W.
 Address of Applicant Fax No.

nich@northridgeoutdoor.com
 Email Address of Applicant

LOCATION: Lot: 13, Block 2, Addition O'Leary's Hills Fifth

Street Address: 3574 152nd St. W.

Metes & Bounds Description Attached? ☐ Yes ☐ No

Survey or Plot Plan Attached? ☒ Yes ☐ No

Affected Sections(s): _____

Current Zoning: Residential

REASON FOR REQUEST:

1. Neighbor's house to west is ⁽³⁵⁹²⁾ 12" higher than mine & their 3rd parking stall is too high causing their
2. water onto my property and causing standing water due to my side being graded improperly. caused water & mold in the garage. mold is not good with →

☒ BY CHECKING THIS BOX, I HEREBY AGREE TO ALL STATEMENTS HEREIN AND SUBMIT MY SIGNATURE ELECTRONICALLY TO THIS FORM.

Date: 5-8-24

[Signature]
 Signature of Applicant

\$1,000.00 Fee Paid? ☐ Yes ☐ No

- Neighbor to the west has left swing house & mine is right swing causing garages to be on same side & elevation from neighbors house to mine is 12" difference. Neighbors Drive way is graded wrong and backs up / drains onto my property.

2 little kids and another on the way. Had to rip out and redo garage sheetrock.

- Improved Drainage by Putting in concrete to Property line to get my yard + neighbors yard to drain properly
- Installed PVC Drainage pipe from ~~front~~^{Back} to Front yard for Drainage. Also installed PVC Sleeves for ~~future~~ future utilities if needed.
- Water will Flow more Smoothly across concrete VS. Dirt/mulch ground.
- Water Flow was block before concrete was installed.
- No utilities have been in the easement and the house was built in 1992.
- Improved Property Value by adding concrete to allow for better drainage and not having water backing up on property because of poor Grading within the easement.
- Neighbor to west is fine with concrete being Right to property line.
- Flow of Storm water was improved + corrected with concrete. Storm water Backed up on my property + 3592 152nd St. W.

Certificate of House Location For:
Fairfax Construction

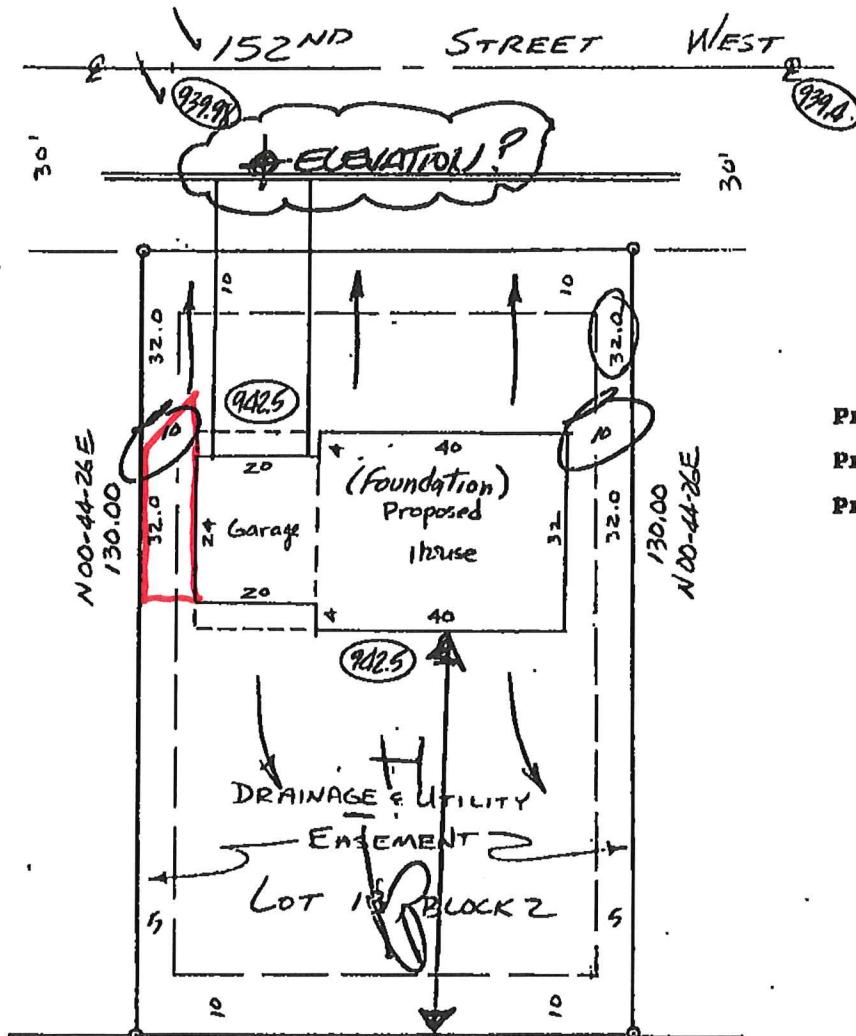


DELMAR H. SCHWANZ

LAND SURVEYORS, INC.
Registered Under Laws of The State of Minnesota

14750 SOUTH ROBERT TRAIL ROSEMOUNT, MINNESOTA 55068 612/423-1769

SURVEYOR'S CERTIFICATE



Scale: 1 inch = 30 feet

○ = Iron pipe monument

□ = Set wood hub

○ = Proposed elevation

Proposed garage floor elev. 942.5

Proposed top of block elev. 942.83

Proposed lowest level elev. 939.6

CITY COPY
[Signature] 10/17/93

**SLOPE FINISHED GRADE
AWAY FROM STRUCTURE
ON ALL SIDES. TYP.**

**THIS PLAN IS TO
REMAIN ON THE
JOBSITE AT ALL TIMES.**

Description:

Lot 13, Block 2, O'LEARY'S HILLS FIFTH ADDITION, according to the recorded plat thereof, Dakota County, Minnesota.

Also showing the location of a house thereon.

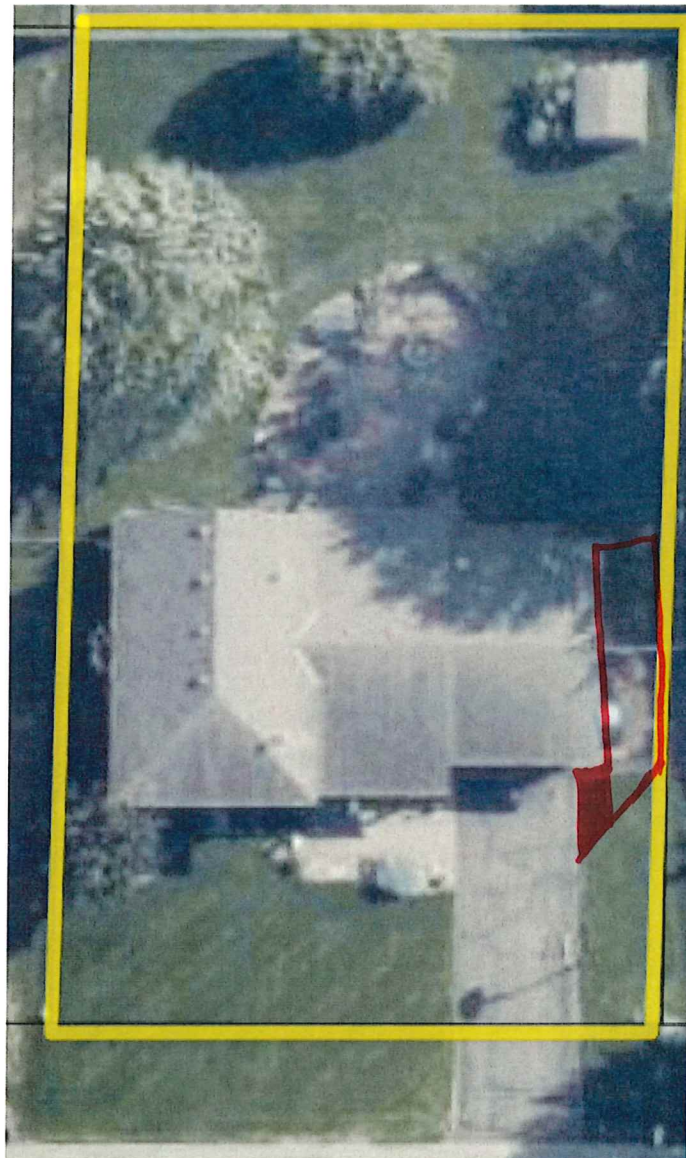
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Dated 10-04-93



Delmar H. Schwanz
Delmar H. Schwanz
Minnesota Registration No. 8625

RECEIVED
MAY 28 2024
BY:



Planning Commission Regular Meeting: June 25, 2024

Tentative City Council Meeting: Unless denied by the Planning Commission and appealed by the applicant, this item does not require Council Action.

AGENDA ITEM:	Request by Wayne Transports for approval of a Site Plan Review to construct an addition to an existing office building at 14345 Conley Avenue.	AGENDA SECTION:	PUBLIC HEARINGS
PREPARED BY:	Anthony Nemcek , Senior Planner	AGENDA NO.	6.d.
ATTACHMENTS:	Site Location, Site Aerial, Existing Conditions, Site Plan, Architectural Plans, Landscape Plan, Utility Plan, Engineer's Memo Dated June 12, 2024	APPROVED BY:	AK
RECOMMENDED ACTION: Motion to approve the Site Plan for a 5,240 square foot addition to the existing office building at 14345 Conley Avenue subject to the following conditions: 1. The applicant or property owner shall apply for and receive all required building permits. 2. Conformance with all requirements of the City Engineer as detailed in the attached Engineer's review memo dated June 12, 2024.			

BACKGROUND

Applicant	Sperides Reiners Architects, Inc.
Property Owner	Wayne Transports, Inc.
Site Address	14345 Conley Avenue
Site Area In Acres	19.44 Acres
Current Zoning	GI-General Industrial (application received prior to Council adoption of new zoning ordinance)
Comp Plan Designation	Light Industrial

The Planning Commission is being asked to consider a request from Sperides Reiners Architects on behalf of Wayne Transports for approval of a site plan for a 5,240 square foot addition to the 10,155 square foot office building at 14345 Conley Avenue. The addition conforms to the General Industrial zoning standards, and staff is recommending approval of the site plan.

SITE PLAN REVIEW

Land Use and Zoning

The subject property is guided for Light Industrial in the Rosemount Comprehensive Land Use Plan.

While the zoning district in which this property is located has been changed with the adoption of the zoning code update by Council, at the time the application was received it was still within the GI-General Industrial zoning district. Generally, all the provisions of the zoning code that regulate the use

and development of the site are the same as they were before the new code was adopted, but the proposed site plan is reviewed against the prior code based on the date the application was received. The proposed use is consistent with the zoning and comp plan guidance.

Dimensional Standards

The proposed addition meets or exceeds zoning standards related to setbacks, lot coverage and minimum building area. The proposed addition will increase the total impervious area on the site by .16 acres, bringing it up to 69.96% from the existing 69.14%. The site remains below the minimum building area requirement of the GI-General Industrial zoning district standard of 10%, but the addition does increase the total building area of the site, bringing it further into conformance with the code.

Currently, the site features a total building area of approximately 5.1%, while the proposed addition will increase that amount to 5.67%. The City Code allows for the continuance (but not expansion) of nonconformities. Improvements to a site that bring it further into conformance are allowed by the Code. The table below describes each standard and compares the proposed site plan to each standard.

Standard	Required	Provided
Front Yard Setback	75 feet	121.3 feet
Side Yard Setback	50 feet	51.7 feet
Lot Coverage Maximum	70%	69.96%
Minimum Building Area	10%	5.67% (a shortfall, but an increase to the existing building area)

Parking

The applicant's site plan shows a reconfiguration of the site's parking to accommodate the new addition. The existing parking along the east side of the office building will be moved further east and parking is also shown north of the addition. The site meets the zoning code's minimum parking requirement, and this is detailed in the table below.

	Required	Provided
Office (1 per 200 square feet)	77 spaces	
Warehouse (1 per 2,000 square feet)	17 spaces	
Total	94 spaces	159 Spaces

Building Materials and Massing

The applicant's submittal includes color architectural plans containing building elevations, floorplans, and renderings. The proposed addition generally meets the code requirements for building height and materials. For flat roofs, building height is measured to the bottom of the highest roof truss. In this case, the height is 22' and well below the 75' maximum. The applicant's elevations do not include a

breakdown of materials by percentage, but the plans show a mix of materials including brick, glass, and aluminum composite. The specific requirement of the code is that walls facing rights of way shall be constructed of a combination of glass, brick, natural stone, specialty integral colored concrete block (including textured, burnished, and rock faced block), tile (masonry, stone or clay), architectural textured concrete panels cast in place, precast concrete panels or better. Staff finds that the materials shown meet this requirement. Additionally, elevations not facing a right of way must be constructed of at least 40% of these materials while the other 60% may be finished steel or aluminum. The addition is architecturally-designed, and it features prominently on the site.

Landscaping

A landscape plan submitted by the applicant shows the 6 trees that would be removed by the construction of the addition to be replaced around the new parking area. The zoning code requires one foundation planting for every ten linear feet of building perimeter. With a perimeter of 213 feet, 21.3 foundation plantings would be required. The applicant's landscape plan includes 74 foundation plantings, which are located in the parking lot and around the main entrance created by the addition.

Engineering and Utilities

The addition will be served by existing utilities into the site. There is an existing watermain running north/south along the east side of the existing building that will be moved to go around the new addition. The City's engineer has reviewed the plans, and their memorandum dated June 12, 2024, is included in the attachments.

Other Notes

There is an existing trash enclosure that will continue being used, and no new enclosure is proposed. Because no subdivision is occurring with this project, the applicant is not required to provide park dedication or pay trunk area charges.

RECOMMENDATION

Staff recommends approval of the site plan to construct the proposed 5,240 square foot addition to the office building at the Wayne Transports site located at 14345 Conley Avenue. This recommendation is based on the information provided by the applicant and reviewed in the report, subject to the conditions listed in the recommended action above.





EXISTING CONDITIONS SURVEY FOR:
Kimley - Horn & Associates, Inc.

LEGAL DESCRIPTION:

Lot 2, Block 1, RICH VALLEY INDUSTRIAL PARK, Dakota County, Minnesota.

SURVEY NOTES:

- The orientation of this bearing system is based on the Dakota County coordinate grid (NAD 83-2011 Adj.).
- Title work was not furnished to Egan, Field & Nowak, Inc. for the preparation of this survey to verify ownership, the legal description, or the existence of any easements or encumbrances.
- The surveyed property has direct access to Conley Avenue, a public right of way.
- The address of the property described hereon is 14345 Conley Avenue, Rosemount MN 55068.
- The property described hereon lies within Zone X (Area of minimal flood hazard) per Un-Printed Federal Insurance Rate Map No. 27037C 0235 E, dated December 2, 2011.
- The total area of the property described hereon is 846,807 square feet or 19.44001 acres. This survey covers a portion of said property.
- The contours depicted hereon are per elevation data collected while conducting the fieldwork. The contour interval is 1 foot.
BENCHMARK: Top of Minnesota Department of Transportation Geodetic Monument 8 RDS.
Elevation = 896.82 feet. (NAVD 88)
SITE BENCHMARK: Finished floor elevation of northeasterly entrance to building on surveyed property.
Elevation = 868.07 feet. (NAVD 88)
- No zoning report or letter was received from the insurer pursuant to Optional Table A item 6(a), as set forth in the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys.
- Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket No. 241002212. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.

GOPHER STATE ONE CALL NOTE:

List of utilities notified per Gopher State One Call Ticket No. 241002212.

ARVIG - ACSMSPO1
CITY OF ROSEMOUNT - CRSMNT01
CENTURYLINK - CTLLQ - CTLMN01
DAKOTA COUNTY IT DEPT - DAKOTA01
FLINT HILLS RESOURCES, LC - KOCHPL01
MINNESOTA ENERGY RESOURCES - MERC38
MNDOT - MNSDOT01
NORTHERN NATURAL GAS - NNGAS02
LEVEL 3 NOW LUMEN - WLMTCM01
XCEL ENERGY - XCEL11

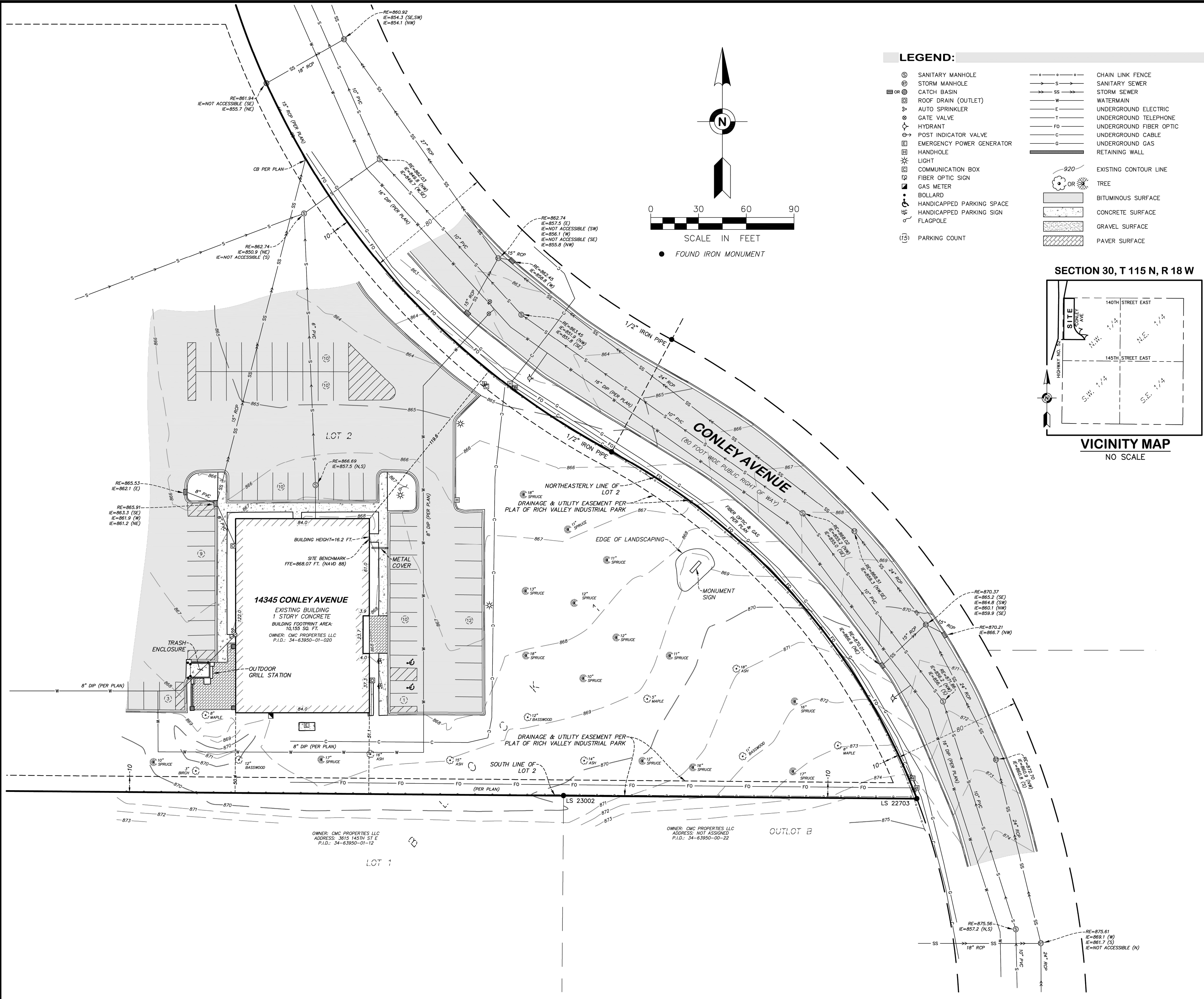
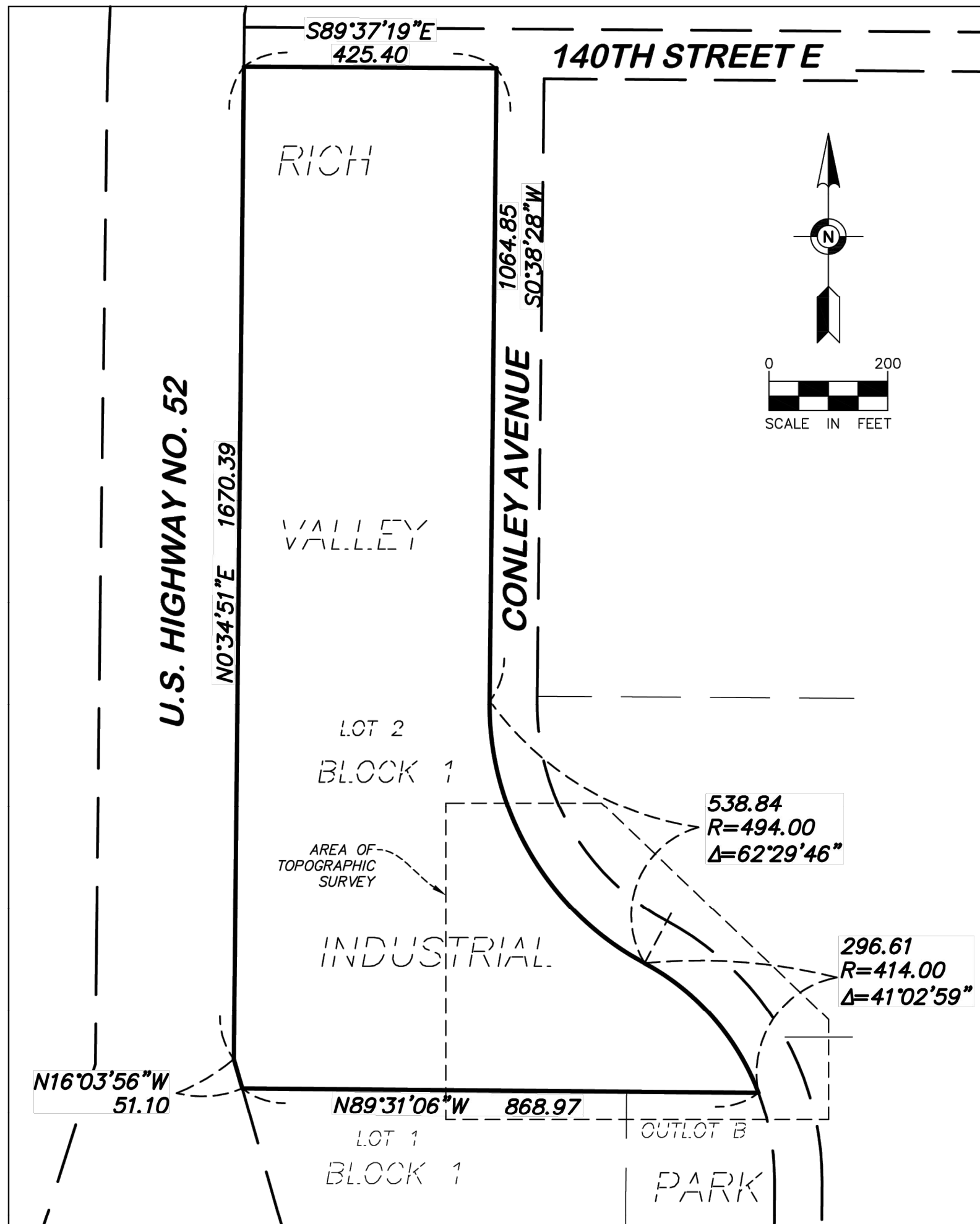
CERTIFICATION:

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

Date of survey: April 17, 2024.
Date of signature: April 23, 2024.

Eric A. Roeser
Eric A. Roeser
Minnesota License No. 47476
eroeser@efnsurvey.com

BOUNDARY EXHIBIT:



FIELD BOOK	PAGE	FIELDWORK CHIEF:	NO.	DATE	REVISIONS
		AV			DESCRIPTION
		DRAWN BY:			
		DL			
		CHECKED BY:			
		EAR			
DRAWING NAME: 41902 Existing Conditions.dwg					
JOB NO. 41902					
FILE NO. 5859					

EXISTING CONDITIONS
SURVEY

SURVEY FOR:

Kimley - Horn & Associates, Inc.

PROPERTY ADDRESS:

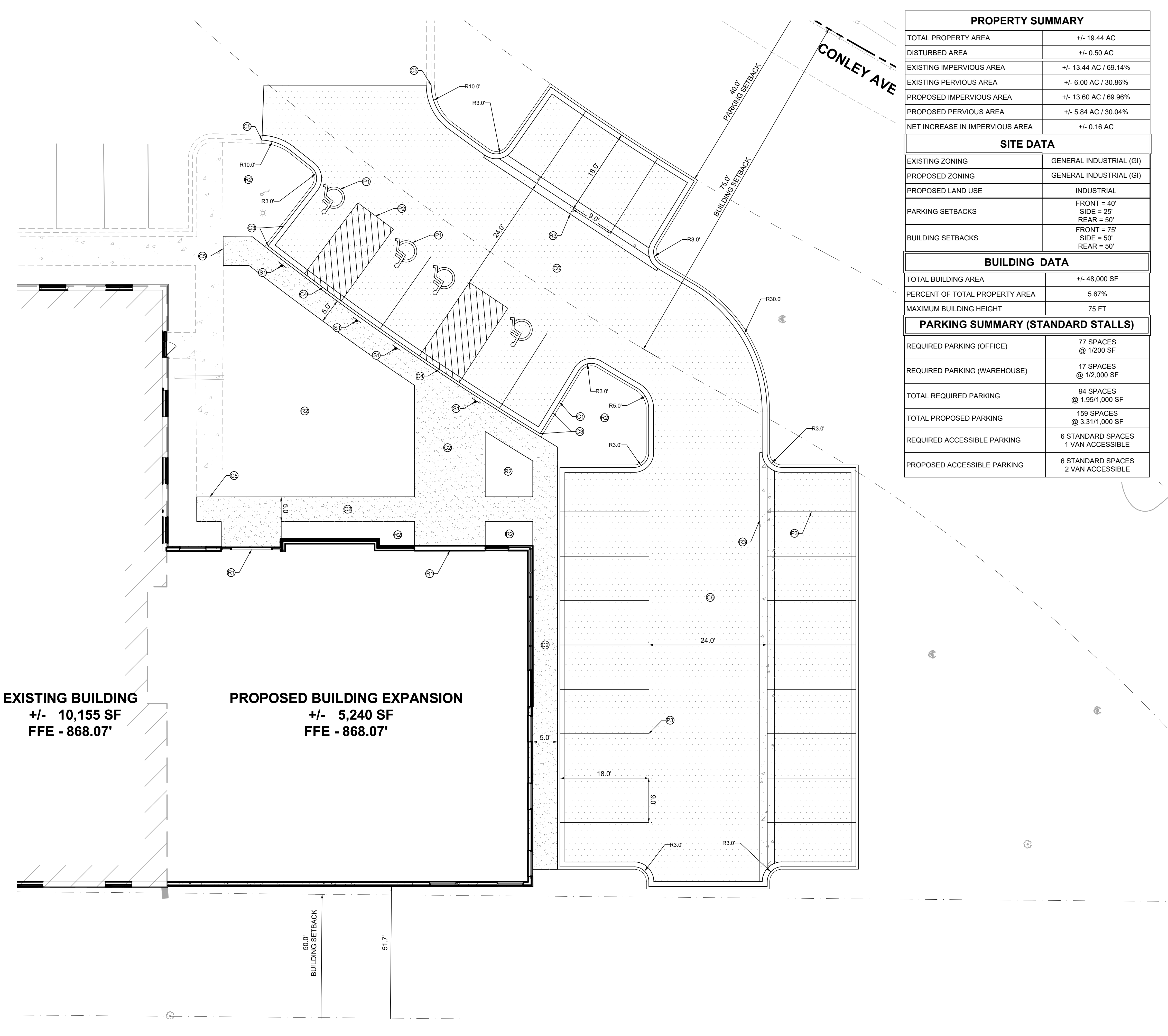
14345 Conley Avenue
Rosemount, Minnesota 55068



475 Old Highway 8 NW, Suite 200
New Brighton, Minnesota 55112
PHONE: (612) 466-3300
WWW.EFNSURVEY.COM

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This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



EXISTING BUILDING
+/- 10,155 SF
FFE - 868.07'

PROPOSED BUILDING EXPANSION
+/- 5,240 SF
FFE - 868.07'

PROPERTY SUMMARY	
TOTAL PROPERTY AREA	+/- 19.44 AC
DISTURBED AREA	+/- 0.50 AC
EXISTING IMPERVIOUS AREA	+/- 13.44 AC / 69.14%
EXISTING PERVIOUS AREA	+/- 6.00 AC / 30.86%
PROPOSED IMPERVIOUS AREA	+/- 13.60 AC / 69.96%
PROPOSED PERVIOUS AREA	+/- 5.84 AC / 30.04%
NET INCREASE IN IMPERVIOUS AREA	+/- 0.16 AC
SITE DATA	
EXISTING ZONING	GENERAL INDUSTRIAL (GI)
PROPOSED ZONING	GENERAL INDUSTRIAL (GI)
PROPOSED LAND USE	INDUSTRIAL
PARKING SETBACKS	FRONT = 40' SIDE = 25' REAR = 50'
BUILDING SETBACKS	FRONT = 75' SIDE = 50' REAR = 50'
BUILDING DATA	
TOTAL BUILDING AREA	+/- 48,000 SF
PERCENT OF TOTAL PROPERTY AREA	5.67%
MAXIMUM BUILDING HEIGHT	75 FT
PARKING SUMMARY (STANDARD STALLS)	
REQUIRED PARKING (OFFICE)	77 SPACES @ 1/200 SF
REQUIRED PARKING (WAREHOUSE)	17 SPACES @ 1/2,000 SF
TOTAL REQUIRED PARKING	94 SPACES @ 1.95/1,000 SF
TOTAL PROPOSED PARKING	159 SPACES @ 3.31/1,000 SF
REQUIRED ACCESSIBLE PARKING	6 STANDARD SPACES 1 VAN ACCESSIBLE
PROPOSED ACCESSIBLE PARKING	6 STANDARD SPACES 2 VAN ACCESSIBLE

LEGEND

	PROPERTY LINE
	SETBACK LINE
	PROPOSED CURB AND GUTTER
	STANDARD DUTY ASPHALT PAVEMENT SEE DETAILS FOR SECTION
	HEAVY DUTY ASPHALT PAVEMENT SEE DETAILS FOR SECTION
	HEAVY DUTY CONCRETE PAVEMENT SEE DETAILS FOR SECTION
	CONCRETE SIDEWALK SEE DETAILS FOR SECTION
	STORM WATER AREA SEE GRADING PLAN FOR DETAILS

SITE PLAN NOTES

- REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF STOOPS, TRUCK DOORS, & PRECISE BUILDING DIMENSIONS. REFER TO THE SITE ELECTRICAL PLAN FOR LOCATIONS OF PROPOSED LIGHT POLES, CONDUITS, AND ELECTRICAL EQUIPMENT.
- REFER TO CERTIFIED SITE SURVEY OR PLAT FOR EXACT LOCATION OF EXISTING EASEMENTS, PROPERTY BOUNDARY DIMENSIONS, AND ADJACENT RIGHT-OF-WAY & PARCEL INFORMATION.
- DIMENSIONS AND RADII ARE DRAWN TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT, AND AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING EXISTING SITE IMPROVEMENTS THAT CONFLICT WITH THE PROPOSED WORK, INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNS, LIGHT POLES, ABOVEGROUND UTILITIES, ETC. PERFORM WORK IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS. COST SHALL BE INCLUDED IN BASE BID.
- TYPICAL PARKING STALL DIMENSIONS SHALL BE 9.0-FEET IN WIDTH AND 18-FEET IN LENGTH UNLESS OTHERWISE INDICATED.

KEYNOTE LEGEND

CURB, SIDEWALK & PAVEMENT

- 6" CONCRETE CURB & GUTTER (B612) - SEE DETAIL
- CONCRETE SIDEWALK - SEE DETAIL
- CURB TRANSITION FROM 6" TO FLUSH - SEE GRADING PLAN
- SIDEWALK FLUSH WITH PAVEMENT - SEE GRADING PLAN
- MATCH EXISTING EDGE OF PAVEMENT/ CURB & GUTTER
- STANDARD DUTY ASPHALT PAVEMENT - SEE DETAIL

PAVEMENT MARKINGS

- ACCESSIBLE PARKING SYMBOL & LOADING AREA - SEE DETAIL
- STRIPED WHITE CROSS-HATCH AREA 4" SOLID LINES @ 45° 2' O.C.
- 4" WIDE WHITE PAINTED SOLID PARKING LOT LINE

SIGNAGE

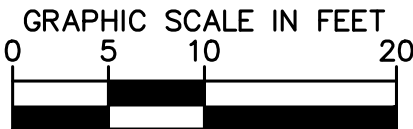
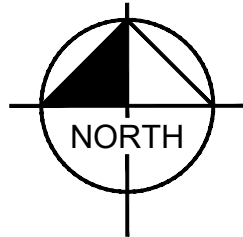
- ADA PARKING SIGN IN BOLLARD - SEE DETAIL

REFERENCE NOTES

- AT-GRADE BUILDING ENTRY & STRUCTURAL STOOP - REFER TO ARCHITECTURAL & STRUCTURAL PLANS
- LANDSCAPE AREA
- CONCRETE VALLEY GUTTER



Know what's below.
Call before you dig.



PRELIMINARY - NOT FOR CONSTRUCTION

WAYNE
TRANSPORT
PREPARED FOR
GREYSTONE
CONSTRUCTION
ROSEMOUNT MN

SITE PLAN

KHA PROJECT
160349001
DATE
05/28/2024
SCALE
AS SHOWN
DESIGNED BY
CGM
DRAWN BY
CGM
CHECKED BY
BMW

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

BRIAN M. WURDEMAN
MN
DATE: 05/28/2024
LIC. NO. 53113

Kimley»Horn

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11995 SINGLETREE LN SUITE 225, EDEN PRAIRIE, MN 55344
PHONE 612-315-1272
WWW.KIMLEY-HORN.COM

REVISIONS		DATE	BY
No.			

WAYNE TRANSPORTS

14345 Conley Ave, Rosemount, MN 55068

GENERAL NOTES

- A. STUD FRAMING EXTENDED TO STRUCTURE ABOVE SHALL HAVE 3" X 3 5/8" GALVANIZED STUD TRACK AT TOP. STUD FRAMING SHALL BE 3/4" FROM TOP OF TRACK AND HAVE NO MECHANICAL FASTENING TO ALLOW FOR 3/4" DEFLECTION.
- B. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE ARCHITECTS ATTENTION PRIOR TO FABRICATION/ CONSTRUCTION BEGINS.
- C. CONTRACTOR TO INSTALL EQUIPMENT PER MANUFACTURER'S REQUIREMENTS.
- D. HOLD 1/2" CLEARANCE BETWEEN FLOOR AND GYPSUM BOARD. FILL GAP BETWEEN BOTTOM EDGE OF GYPSUM BOARD AND FLOOR WITH SEALANT. STRIKE SEALANT SMOOTH AND FLUSH WITH FACE OF PARTITION. REMOVE EXCESS SEALANT FROM PARTITION AND FLOOR.
- E. CHANGES IN FLOOR MATERIALS SHALL BE LOCATED AT THE CENTERLINE OF THE DOOR LEAF OR AS SHOWN ON THE FLOOR/ FINISH PLAN.
- F. VERIFY LOCATION OF ACCESS PANELS WITH MECHANICAL AND ELECTRICAL DRAWINGS FOR ACCESS TO MECHANICAL AND ELECTRICAL ITEMS.
- G. SEAL PENETRATIONS IN FIRE RATED ASSEMBLIES AND SMOKE BARRIERS TO MEET REQUIRED RATINGS. UTILIZE UL APPROVED METHODS.
- H. PROVIDE FIRE TREATED BLOCKING AS REQUIRED TO SUPPORT ALL CABINETS, SHELVES, BUILT-INS, EQUIPMENT OR ACCESSORIES. COORDINATE WITH VENDOR DOCUMENTS WHERE SUCH CONDITIONS APPLY.
- I. NOTIFY THE ARCHITECT IF ELECTRICAL/ COMMUNICATION/ HVAC/ PLUMBING/ ITEMS DEPICTED CONFLICT WITH ADA REQUIREMENTS OR INDUSTRY STANDARDS.
PRIOR TO INSTALLATION:
NOTE: ALL DEVICES AND CONTROLS TO BE INSTALLED WITHIN A MAXIMUM OF 4" OF EACH OTHER HORIZONTALLY (NOT 16" O.C.) AND ALIGN THE BOTTOMS OF EACH ITEM. IN THE VERTICAL POSITION ALIGN THE ITEMS ON CENTERLINES.
- J. DURING CONSTRUCTION, AREA SHALL BE KEPT CLEAN AND ORDERLY.
- K. LIGHTING, EXIT LIGHTING INFORMATION, ELECTRICAL, DATA AND TELEPHONE INFORMATION SHOWN ARE FOR ELECTRICAL CONTRACTORS REFERENCE ONLY. CONTRACTOR SHALL ENSURE COORDINATION OF ELECTRICAL ITEMS WITH BUILDING CONSTRUCTION AND EQUIPMENT AND SHALL OBTAIN THE NEEDED INFORMATION TO PROVIDE A COMPLETE AND WORKING INSTALLATION.
- L. CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL CODES.
- M. PROVIDE GFI ELECTRICAL OUTLETS AT LOCATIONS REQUIRED BY CODE.

PROJECT TEAM

OWNER

WAYNE TRANSPORT, INC.
14345 CONLEY AVE
ROSEMOUNT, MN 55068
RYAN VEDDERS
651 438 6495
RYANV@WAYNETRANSPORTS.COM
JESS SIEMERS
JESS@WAYNETRANSPORTS.COM

ARCHITECT OF RECORD

SPERIDES REINERS ARCHITECTS, INC.
6442 CITY WEST PARKWAY
SUITE #300
EDEN PRAIRIE, MN 55344
JEFF GEARS
PHONE: 952.996.9662
JEFFG@SRA-MN.COM

DESIGN/BUILDER

GREYSTONE CONSTRUCTION
2995 WINNERS CIR DR
SUITE 200
SHAKOPEE, MN 55379
TONY PALMER
651 334 0320
TPALMER@GREYSTONECONSTRUCTION.COM

CIVIL ENGINEER

KIMLEY-HORN
11995 SINGLETREE LN
SUITE 225
EDEN PRAIRIE, MN 55344
CONNOR MCCOY
PHONE: 651 395 7985
CONNOR.MCCOY@KIMLEY-HORN.COM

PROJECT IMAGE



SHEET INDEX

SHEET	SHEET NAME	ISSUE RECORD								
CITY SUBMITTAL										
A0	COVER									
A1	FIRST FLOOR PLAN									
A2	MEZZANINE FLOOR PLAN									
A3	EXTERIOR ELEVATIONS									
A4	EXTERIOR 3D VIEWS									
CIVIL										
C000	COVER SHEET									
C100	GENERAL NOTES									
C101	EXISTING CONDITIONS SURVEY									
C200	SITE DEMOLITION AND EROSION CONTROL PLAN - PAHSE 1									
C301	EROSION CONTROL PLAN - PHASE 2									
C302	EROSION CONTROL DETAILS									
C400	SITE PLAN									
C401	SITE DETAILS									
C500	GRADING AND DRAINAGE PLAN									
C600	UTILITY PLAN									
C601	UTILITY DETAILS									
LANDSCAPING										
L100	LANDSCAPING PLAN									
L101	LANDSCAPE DETAILS									

LOCATION MAP



6442 CITY WEST PARKWAY
SUITE 300
EDEN PRAIRIE, MINNESOTA 55344
PH: 952-996-9662
WWW.SRA-MN.COM



2995 Winners Cir Dr
Suite 200
Shakopee, MN 55379
PH: 952-996-9662
greystoneconstruction.com



ISSUE RECORD		DESCRIPTION	
ISSUE #	DATE	DESCRIPTION	CITY SUBMITTAL
	05/28/2024		

WAYNE
TRANSPORTS

14345 Conley Ave,
Rosemount, MN 55068

COVER

PROJECT NO: 23-057
DRAWN BY: BC
CHECKED BY: JG

A0

1
A1

FLOOR PLAN
SCALE: 1/8" = 1'-0"



6442 CITY WEST PARKWAY
SUITE 300
EDEN PRAIRIE, MINNESOTA 55344
PH: 952-996-9662
WWW.SRA-MN.COM

GREYSTONE
CONSTRUCTION
9995 Winners Cir Dr
Suite 900
Shakopee, MN 55379
PH: 952-996-9662
greystoneconstruction.com

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
	05/28/2024	CITY SUBMITTAL

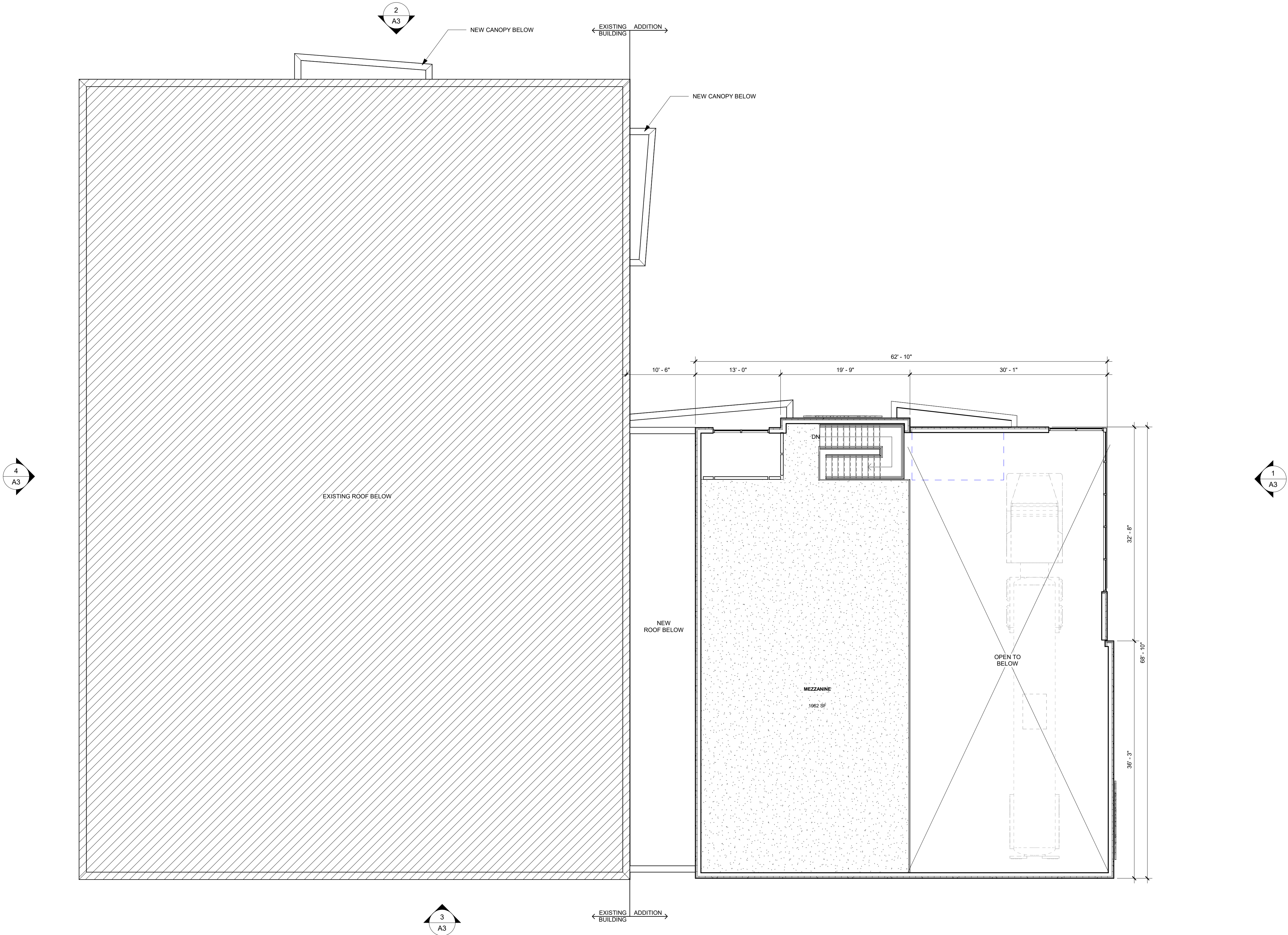
WAYNE
TRANSPORTS
14345 Conley Ave,
Rosemount, MN 55068

FIRST FLOOR PLAN

PROJECT NO: 93-057
DRAWN BY: BW/BC
CHECKED BY: JG

A1

5/28/2024 3:04:52 PM



6442 CITY WEST PARKWAY
SUITE 300
EDEN PRAIRIE, MINNESOTA 55344
PH: 952-996-9662
WWW.SRA-MN.COM



9995 Winners Cir Dr
Suite 900
Shakopee, MN 55379
PH: 952-996-9662
greystoneconstruction.com

PRELIMINARY
NOT FOR
CONSTRUCTION

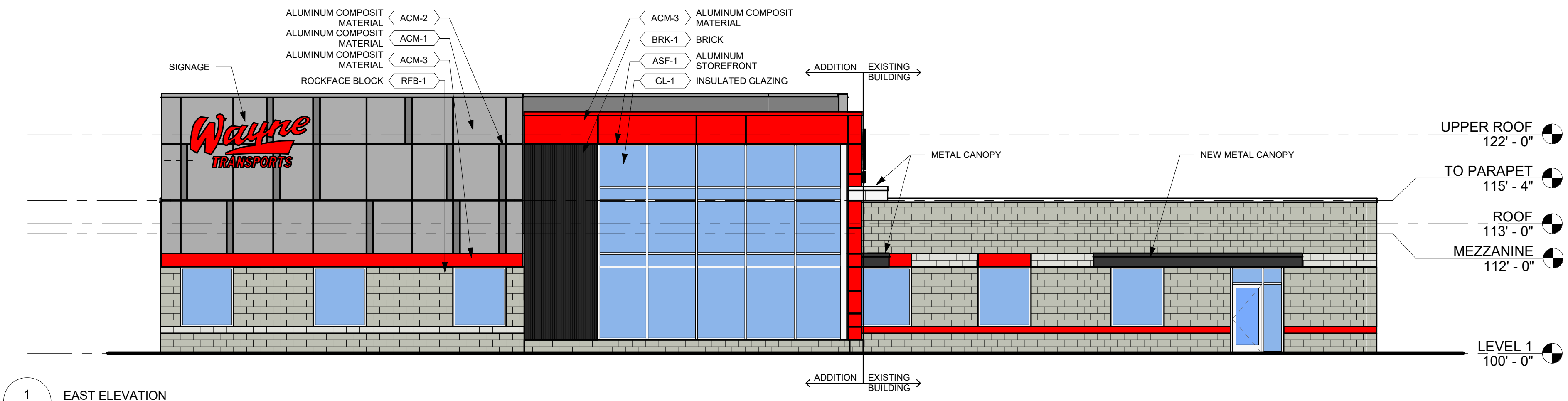
ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
	05/28/2024	CITY SUBMITTAL

WAYNE
TRANSPORTS
14345 Conley Ave,
Rosemount, MN 55068

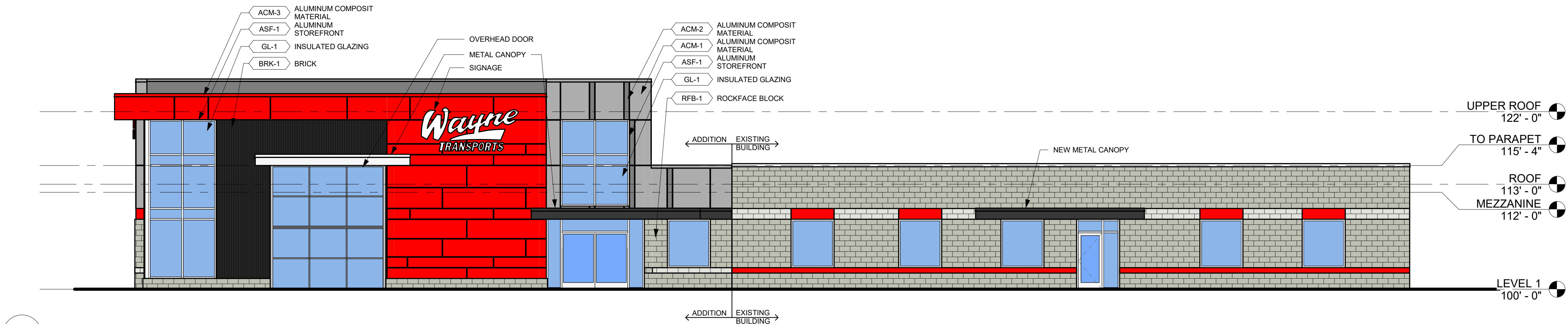
MEZZANINE FLOOR
PLAN

PROJECT NO: 93-057
DRAWN BY: BW/BC
CHECKED BY: JG

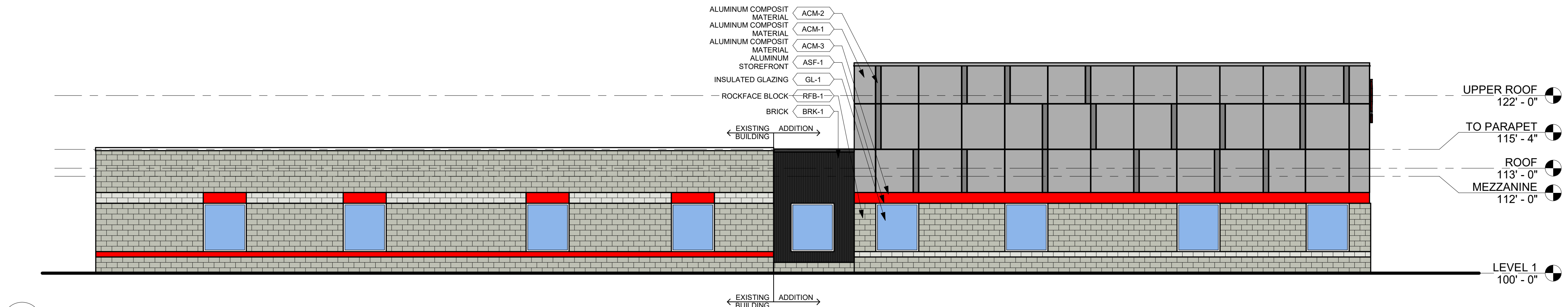
A2



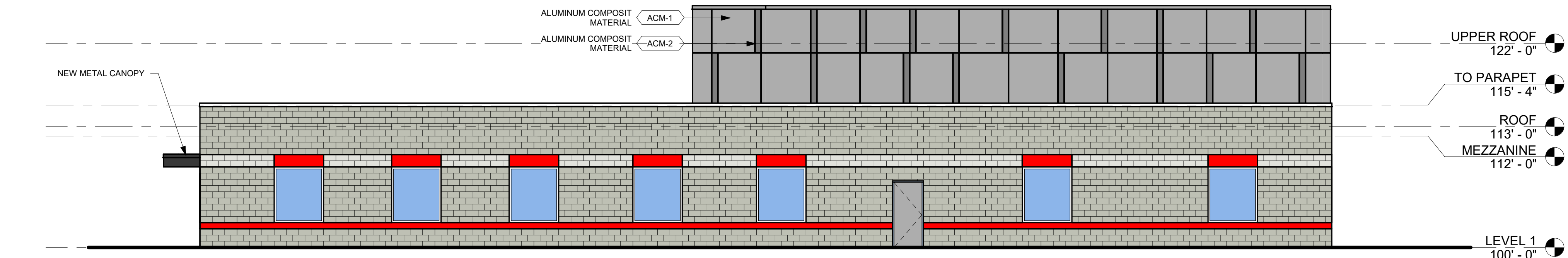
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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

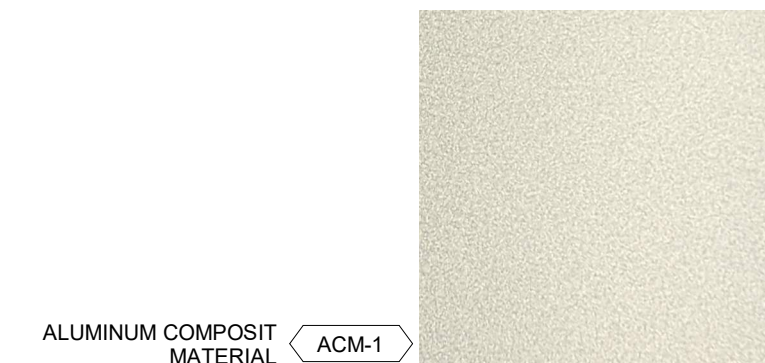


3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

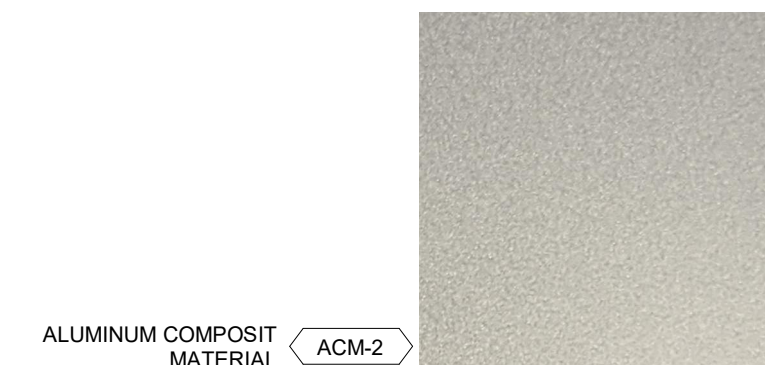


4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

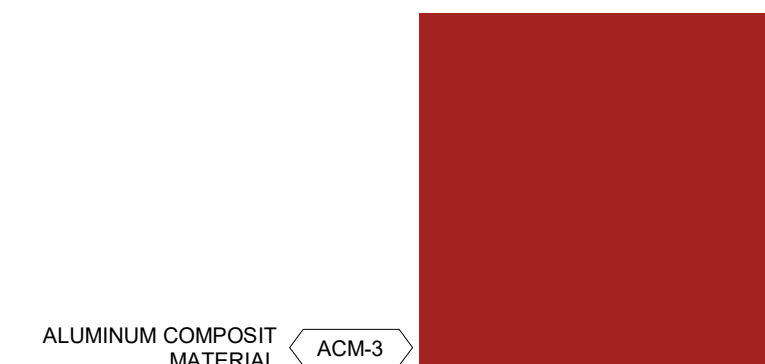
EXTERIOR MATERIAL LEGEND						
MATERIAL ID	MATERIAL DESCRIPTION	MANUFACTURER	FINISH	COLOR	SIZE	NOTES
ACM-1	ALUMINUM COMPOSIT MATERIAL	ALUCOBOND	CLASSIC COLLECTION	BRILLIANT SILVER METALLIC	4MM	
ACM-2	ALUMINUM COMPOSIT MATERIAL	ALUCOBOND	CLASSIC COLLECTION	SILVER METALLIC	4MM	
ACM-3	ALUMINUM COMPOSIT MATERIAL	ALUCOBOND	CLASSIC COLLECTION	CARB RED	4MM	
ASF-1	ALUMINUM STOREFRONT	TBD	ANNODOZED	CLEAR		
BRK-1	BRICK	EDICOTT	VELOUR	MAGANESE IRONSPOT	MODULAR	VERTICAL STACK BOND
GL-1	INSULATED GLAZING	GUARDIAN		CRYSTAL GRAY		
RFB-1	ROCKFACE BLOCK	TBD	ROCKFACE	TBD		MATCH EXISTING BLOCK



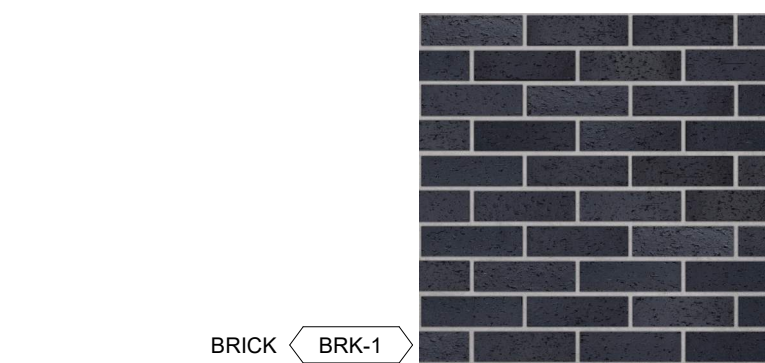
ALUMINUM COMPOSIT MATERIAL (ACM-1)



ALUMINUM COMPOSIT MATERIAL (ACM-2)



ALUMINUM COMPOSIT MATERIAL (ACM-3)



BRICK (BRK-1)



INSULATED GLAZING (GL-1)



ALUMINUM STOREFRONT (ASF-1)



ROCKFACE BLOCK (RFB-1)

ISSUE RECORD		DESCRIPTION
ISSUE #	DATE	CITY SUBMITAL
	05/28/2024	



1
A4 NORTHEAST PERSPECTIVE
SCALE: 12" = 1'-0"



2
A4 NORTH PERSPECTIVE
SCALE: 12" = 1'-0"

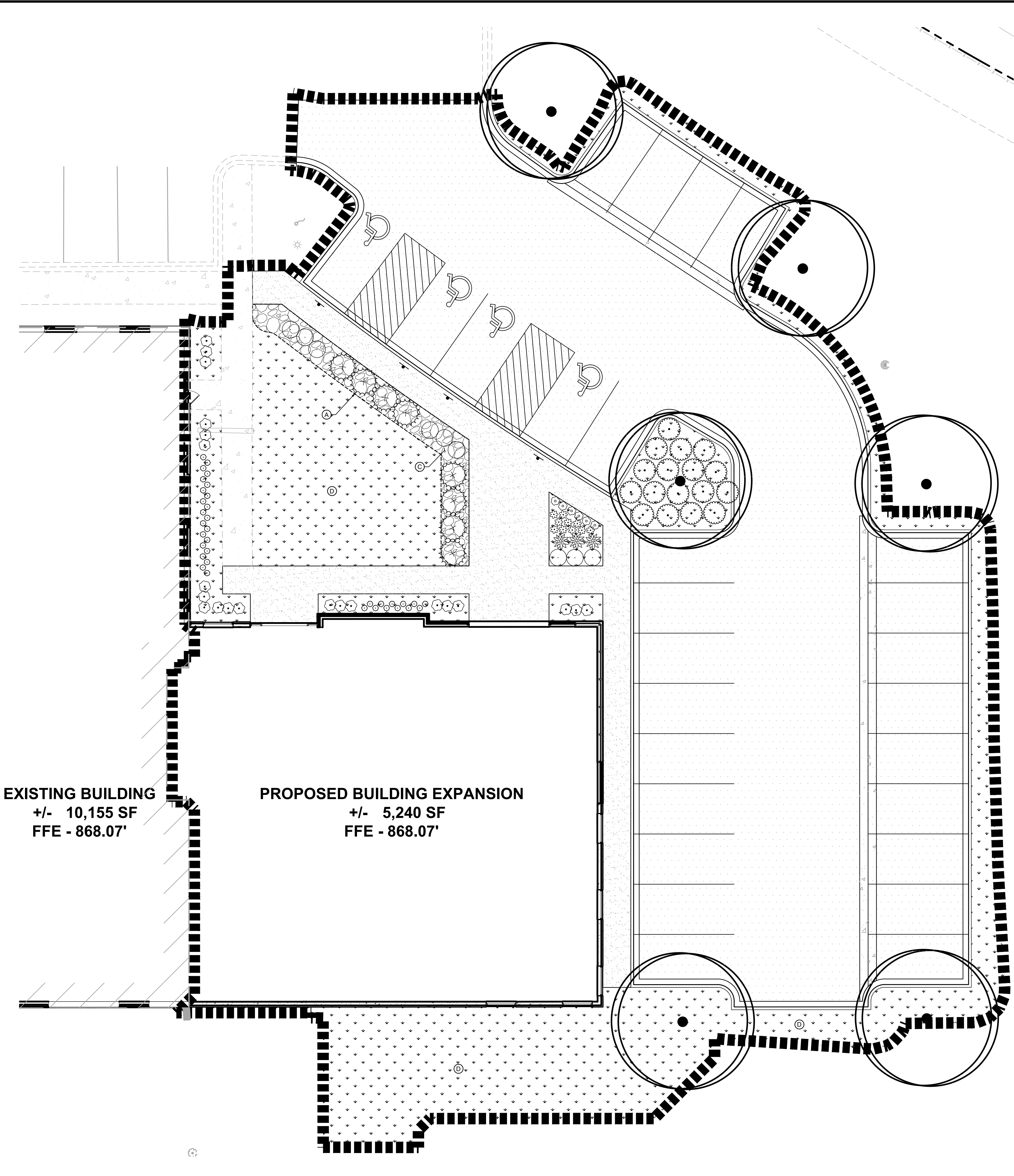


3
A4 SOUTHEAST PERSPECTIVE
SCALE: 12" = 1'-0"



4
A4 SOUTHWEST PERSPECTIVE
SCALE: 12" = 1'-0"

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
01	05/28/2024	CITY SUBMITTAL



LANDSCAPE LEGEND

- EXISTING DECIDUOUS TREE (TYP.)
- EXISTING CONIFEROUS TREE (TYP.)
- EXISTING SHRUB (TYP.)
- EDGER (TYP.)
- APPROXIMATE LIMITS OF SEEDING/ SEEDING ALL DISTURBED AREAS (TYP.)
- SEED/ SOD EDGE (TYP.)
- ROCK MULCH (TYP.)

LANDSCAPE KEYNOTES

- EDGER (TYP.)
- DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
- ROCK MULCH (TYP.)
- SOD (TYP.)
- MAINTENANCE STRIP (TYP.)
- ANNUALS BY OWNER (TYP.)
- BOULDER (TYP.)



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WAYNE
TRANSPORT
PREPARED FOR
GREYSTONE
CONSTRUCTION

LANDSCAPE PLAN

KHA PROJECT
160349001
DATE
05/28/2024
SCALE

DESIGNED BY
CGM
DRAWN BY
CGM
CHECKED BY
BMW

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

BRIAN M. WURDEMAN
DATE: 05/28/2024 MN LIC. NO. 53113

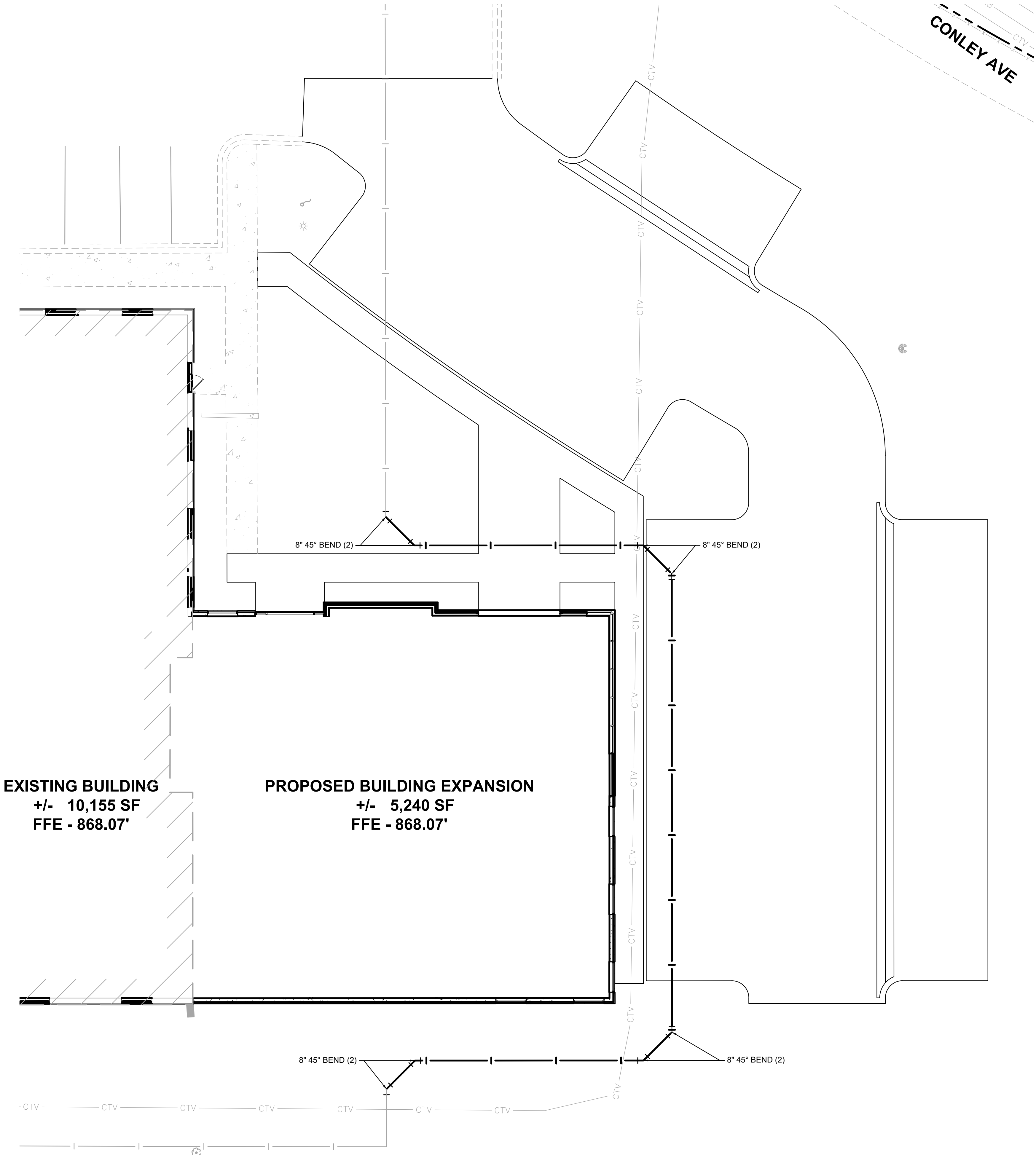


2024 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LN SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

SHEET NUMBER
L100

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

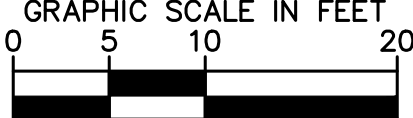
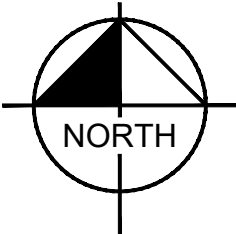
EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
		WATERMAIN
		SANITARY SEWER
		STORM SEWER
		UNDERGROUND ELECTRIC
		TELEPHONE
		GAS MAIN

UTILITY PLAN NOTES

- INSTALL UTILITIES IN ACCORDANCE WITH APPLICABLE CITY SPECIFICATIONS, STATE PLUMBING CODE, AND BUILDING PERMIT REQUIREMENTS.
- CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
- CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
- SANITARY SEWER PIPE SHALL BE:
PVC: ASTM D-2729, D-3034
PVC SCH 40: ASTM D-1785, F-714, F-894
SANITARY SEWER FITTINGS SHALL BE:
PVC: ASTM D-2729, D-3034
PVC SCH40: ASTM D-2665, F-2794, F-1866
- WATER MAIN PIPE SHALL BE:
PVC: ASTM D-1785, D-2241, AWWA C-900
DUCTILE IRON: AWWA C115
WATER MAIN FITTINGS SHALL BE:
PVC: ASTM D-2464, D-2466, D-2467, F-1970, AWWA C-907
DUCTILE IRON: AWWA C-153, C-110, ASME 316.4
- STORM SEWER PIPE SHALL BE:
RCP: ASTM C-76
HDPE: ASTM F-714, F-894
PVC: ASTM D-2729
PVC SCH40: ASTM D-1785, D-2665, F-794
DRAIN TILE SHALL BE:
PE: ASTM F-6667
PVC: ASTM D-2729
STORM SEWER FITTINGS SHALL BE:
RCP: ASTM C-76, JOINTS PER ASTM C-361, C-900, AND C-443
HDPE: ASTM D-3212
PVC: ASTM D-2729, JOINTS PER ASTM D-3212
PVC SCH40: ASTM D-2665, F-794, F-1866
- WHEN CONNECTING TO AN EXISTING UTILITY LINE, FIELD VERIFY THE LOCATION, DEPTH, AND SIZE OF THE EXISTING PIPE(S) PRIOR TO INSTALLATION OF THE NEW LINES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
- PLACE AND COMPACT ALL FILL MATERIAL PRIOR TO INSTALLATION OF PROPOSED UNDERGROUND UTILITIES. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
- MAINTAIN A MINIMUM OF 7'-6" COVER ON ALL WATER LINES.
- FOR WATER LINES AND STUB-OUTS UTILIZE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR COBALT BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.
- MAINTAIN 18-INCH MINIMUM VERTICAL SEPARATION WHERE SEWER PIPE CROSSES WATER LINES (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE). PROVIDE 10-FOOT HORIZONTAL SEPARATION BETWEEN SEWER PIPE AND WATER LINES.
- IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (OR ANY OBSTRUCTION EXISTING AND PROPOSED), THE SANITARY PIPE MATERIAL SHALL BE PVC SCHEDULE 40 OR PVC C900 AND HAVE MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18-INCH VERTICAL SEPARATION MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
- ALL PVC & HDPE SEWER AND WATER PIPE SHALL HAVE A TRACER WIRE INSTALLED IN THE TRENCH AND TERMINATED PER THE DETAILS.
- UNDERGROUND UTILITY LINES SHALL BE INSTALLED, INSPECTED AND APPROVED PRIOR TO PLACING BACKFILL.
- IN PAVEMENT AREAS, RAISE MANHOLE CASTINGS TO BE FLUSH WITH PROPOSED FINISHED SURFACE GRADE. IN GREEN AREAS, RAISE MANHOLE CASTINGS TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATION & INSTALL A WATERTIGHT LID.
- REFER TO PLUMBING PLANS FOR LOCATION, SIZE AND ELEVATION OF UTILITY SERVICE CONNECTIONS AND ROOF DRAINS TO THE INTERIOR BUILDING SYSTEMS. BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) & METERS ARE LOCATED INSIDE THE BUILDING.
- CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
- REFER TO THE SITE ELECTRICAL PLANS FOR SPECIFICATIONS OF THE PROPOSED SITE LIGHTING AND ELECTRICAL EQUIPMENT.
- EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS. REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS. REFER TO THE GRADING PLAN FOR DETAILED SURFACE ELEVATIONS.
- EXCESS MATERIAL, ABANDONED UTILITY ITEMS, AND OTHER UNUSABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.



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PRELIMINARY - NOT FOR CONSTRUCTION

KHA PROJECT 160349001		KIMLEY-HORN & ASSOCIATES, INC. 2024 KIMLEY-HORN AND ASSOCIATES, INC. 11995 SINGLETREE LN SUITE 225, EDEN PRAIRIE, MN 55344 PHONE: 612-315-1272 WWW.KIMLEY-HORN.COM	
DATE 05/28/2024	SCALE AS SHOWN	DESIGNED BY CGM	DRAWN BY CGM
CHECKED BY BMW	LIC. NO. 5313	BRIAN M. WURDEMAN MN	
UTILITY PLAN		WAYNE TRANSPORT PREPARED FOR GREYSTONE CONSTRUCTION ROSEMOUNT	
SHEET NUMBER C600		REVISIONS DATE BY	

Memorandum

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

From: Amanda Sachi PE
Kris Keller, PE

Date: June 12, 2024

Re: Wayne Transport Building/Parking Expansion Engineering Review
Engineering Review
WSB Project No. 025817-000

We have reviewed the documents provided by Kimley-Horn Engineering and by SRa Architecture & Interiors on May 28, 2024. Documents reviewed include:

- Wayne Transport Site Development Plans, dated 5/28/2024
- Stormwater Management Memo, dated 5/28/2024

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

Engineering Review:

1. General
 - a. The project consists of the construction of a building expansion and parking lot addition/relocation.
2. Site Demolition Plan
 - a. No comments.
3. Existing Conditions Plan
 - a. No comments.
4. Erosion Control Plans
 - a. Confirm inlet protection will be included at the existing inlet near the site access from Conley Avenue.
5. Grading and Drainage Plans
 - a. Add spot shots and grades along flow path of the valley gutters.
6. Site Plans
 - a. It is recommended the applicant consider including a catch basin along the curb line prior to the existing inlet near the site entrance to reduce the flow path runoff has to travel before being picked up in an inlet. A connection could be made to the existing CB on Conley Avenue shown just northeast of the project limits on the existing conditions plan sheet.

7. Utility Plans

- a. It is recommended the applicant consider including a catch basin along the curb line prior to the existing inlet near the site entrance to reduce the flow path runoff has to travel before being picked up in an inlet. A connection could be made to the existing CB on Conley Avenue shown just northeast of the project limits on the existing conditions plan sheet.
- b. Fire Marshal to review fire coverage and emergency access
- c. Show connecting to existing 8" DIP water service/main
- d. Verify whether there are any existing easements over the water that would be impacted with a realignment

8. Stormwater

- a. Stormwater management for the project is provided by the existing regional basin to the east located within the FedEx site. Basin sizing on the FedEx site was sized assuming 72% impervious on the Wayne Transport site and the site is currently proposing 70% impervious so rate control and water quality requirements are met.

9. Landscape Plans

- a. Show water service (screened/greyed out) to demonstrate that proposed trees will not impact.

10. Details & Specifications

- a. No comments.

Planning Commission Regular Meeting: June 25, 2024

Tentative City Council Meeting: July 16, 2024

AGENDA ITEM: Request by My Credit Union for approval of a PUD Final Site and Building Plan and a Conditional Use Permit for drive-through facilities.	AGENDA SECTION: PUBLIC HEARINGS
PREPARED BY: Julia Hogan, Planner	AGENDA NO. 6.e.
ATTACHMENTS: Site Location, Existing Conditions, Grading and Drainage Plan, Erosion Control Plan, Stormwater Pollution Prevention Plan, Utility Plan, Paving Plan, Landscape Plan, Architectural Plans, 3D Renderings, Photometric Plan, City Engineer's Memo Dated June 12, 2024, Parks and Recreation Director's Memo Dated June 14, 2024	APPROVED BY: AK
RECOMMENDED ACTION: Motion to approve the Planned Unit Development Final Site and Building Plan for My Credit Union to construct a financial institution, subject to the following conditions. 1. Approval of a Conditional Use Permit for drive-through facilities. 2. Recording of the Rosewood Commons 3rd Addition Plat with Dakota County prior to the issuance of a building permit. 3. The applicant shall update the landscape plan to provide the required amount of parking lot landscaping. 4. Applicant shall work with staff to verify lumens identified on the photometric plan do not exceed 1.0 lumens at non-residential property lines. 5. Non-essential lighting shall be turned off after business hours. 6. Payment of \$16,920 in lieu of park land dedication, to be collected with the building permit fee. 7. Compliance with all comments and requirements of the City's engineer detailed in the Engineer's Memo dated June 12, 2024. Motion to recommend the City Council approve a Conditional Use Permit allowing drive-through facilities for My Credit Union, subject to the following conditions: 1. Approval by the City Council of a minor amendment to the Rosewood Commons PUD reducing the minimum stacking spaces from 6 per drive-through lane to 4. 2. Public address systems and ordering speakers shall not be audible at the property lines.	

BACKGROUND

Applicant	My Credit Union
Property Owner	Warren & Kathleen Israelson
Site Area in Acres	1.88 Acres
Comp Plan Land Use Designation	CC - Community Commercial
Current Zoning	C4 PUD - General Commercial Planned Unit Development
Neighboring Uses	West – Community Commercial; North – Community Commercial; East – Community Commercial; South – Business Park

The Planning Commission is being asked to consider requests by My Credit Union for a PUD Final Site and Building Plan and a Conditional Use Permit to construct an 8,130 square foot financial institution with drive-through facilities. The site plan generally meets the requirements of the zoning ordinance except for the amount of vehicle stacking provided for financial institutions. Because minor amendments to the PUDs are the sole purview of the City Council, staff is recommending the Planning Commission include the approval of a minor amendment to the Rosewood Commons Planned Unit Development Agreement as a condition of their approval of the Conditional Use Permit for drive-through facilities.

The minor amendment would allow a deviation from the code reducing the minimum number of vehicles that can stack within the financial institution's drive-through. This is described in further detail in the section of this report related to the conditional use permit request. The site plan includes three drive-through facilities on the eastern side of the proposed building.

SITE HISTORY AND CONTEXT

In 2020, the KJ Walk, Inc came forward to the city with a request for a Comprehensive Plan Amendment, Rezoning, Planned Unit Development Master Development and Final Development Plans and Preliminary Plat for a hotel complex, senior apartment buildings and future development. These initial requests were the first phase of development for Rosewood Commons. The Planning Commission reviewed and recommended approval of the requests with the City Council ultimately approving them as well in late 2020. The area of Rosewood Commons was originally approved for a mixture of high density residential and commercial use which was for senior housing, a hotel, and various retail. The applicant brought forward a rezoning and site plan review request for a memory care and assisted living facility to be constructed within the Rosewood Commons plat area, which was approved by Council in June 2022.

The Rosewood Commons final plat was approved by the City Council in April 2022. The final plat was the final step in the subdivision process and was necessary to allow for development to move forward on the approved sites. Along with the submittal of the Rosewood Commons final plat the applicant included two additional parcels in the southern portion of the preliminary plat area for commercial use, but because the parcels were not included in the original plat area, they were not able to be platted along with the Rosewood Commons final plat. Preliminary and final plat requests for Rosewood Commons 2nd addition were submitted to the city for the creation of those two commercial lots plus an additional third commercial lot. The City Council approved those plat requests in January 2023. The property owner came forward to the city in April 2024 with preliminary and final plat approval for

Rosewood Commons 3rd Addition to create five buildable commercial lots and one outlot. The City Council approved the 3rd Addition in May 2024.

My Credit Union is requesting a PUD Final Site and Building Plan and Conditional Use Permit on Lot 5, Block 1, Rosewood Commons 3rd Addition. They are proposing to construct a one-story, 8,130 square foot financial institution that will consist of office space, transaction area, employee break room, waiting area, business center/community room, and a garage. The building is shown to be located centrally on the property with the main entrance being located in the southwest corner of the building and a secondary entrance located on the north side of the building to give access to the business center/community room. There will also be a 3-lane drive-up canopy on the east side of the building with parking located in the north, west, and south areas of the site.

FINAL SITE AND BUILDING PLAN REVIEW

Legal Authority

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

Land Use and Zoning

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

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

Traffic Circulation

There will be one main vehicular access into the site from 149th Street west, which is a private road. The access is shown to the from the northeast side of the site and is shown to share access with the future commercial development to the east. Traffic flow is shown to circulate the site with two drive aisles which will be shared with future commercial development sites on the east and west sides of the site. The financial institutions drive-through are shown to be entered to the north on the south side of the site near the front entrance of the building. This drive-through is shown to be a one way with the option to exit either east toward the main access into the site or west towards the parking areas/future commercial areas. Parking is shown to be located on the northern, western and southern areas of the site. There are also sidewalks shown around 3 sides of the financial institution along with a

sidewalk along the northern part of the site that abuts up to 149th Street west.

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

Parking

The applicant's site plan provides parking that exceeds what is required by the City Code. Financial institutions require one parking stall per 400 square feet of building area. The building is 8,130 square feet in area, which would require 20 parking stalls for the site. The applicant's original site plan showed 72 parking stalls on site. After discussion with the applicant regarding over parking, the applicant eliminated a total of 20 stalls, some on the eastern side of the property that abuts the drive-through and some in the northwestern corner of the site. These areas will be reserved for parking in the future, but until then these areas will remain as green space or landscaped areas.

Use	Required	Provided
Bank	20 stalls (1 per 400 sf)	52 stalls

Exterior Building Materials and Massing

The elevations included in the applicant's submittal show a mix of materials that meets the requirement of the C4-General Commercial zoning district for at least 50% brick or stone. The building façade will be made up of a mixture of split face stone, smooth face stone, aluminum siding, pre-finished composite metal panels and glass. Being a single-story, the building does not come close to the maximum building height for the C4 zoning district.

Landscaping

The applicant's landscape plan contains a mix of deciduous and coniferous trees planted to minimize the impact of the drive-through facilities on adjacent public rights of way. Additional trees are provided on the landscape islands and in the open space in front of the main entrance to the financial institution. Based on the site area of 81,876 square feet, a total of 27 trees are required based on a calculation of one tree per 3,000 square feet. The Zoning Code also requires foundation plantings in an amount equal to 1 per 10 linear feet of building perimeter. The building features 472 linear feet, therefore 47 foundation plantings must be planted. The landscape plan shows 28 trees and 73 foundation plantings to be planted on 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 that landscaping one tree per 250 square feet must be provided. This is in addition to plantings required by the landscaping section of the zoning code. The applicant updated their site plan to eliminate 20 parking stalls on site. Due to this reduction, an updated landscape plan is needed to calculate what is required for landscaping in the parking lot areas.

A condition of approval is included in the recommended action for the applicant to update the landscape plan prior to the issuance of a building permit.

Type of Planting	Required	Provided
Tree	27	28
Foundation Planting/Shrubs	47	73

Park Dedication

The developer of the Rosewood Commons 3rd 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 1.88-acre site is \$16,920 (.188 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.

Lighting

The applicant's submittal includes a site lighting plan with photometric study to ensure compliance with the zoning ordinance. A combination of wall and pole mounted lighting will be used. The pole mounted lights will be 25 feet in height, which is under the maximum height requirement of 30-feet. The maximum levels of lighting allowed by the code is 1.0 lumen at non-residential property lines. The plan overall adheres to the lumen requirements, but staff will need to verify with the applicant that the level of lighting does not exceed over 1.0 lumen at the eastern and western property lines.

CONDITIONAL USE PERMIT

Legal Authority

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

REVIEW AND ANALYSIS

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

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

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

Finding: The use and location are consistent with the Comprehensive Plan policies. The proposed financial institution conforms with all requirements of the zoning code other than vehicle stacking in the drive-through, which a minor amendment to the Rosewood Commons PUD is being requested to reduce the stacking requirement from 6 cars per land to 4 cars per lane.

Will be designed, constructed, operated and maintained so as to be compatible or similar in an architectural and landscape appearance with the existing or intended character of the general

vicinity and will not change the essential character of that area, nor substantially diminish or impair property values within the neighborhood.

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

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

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

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

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

Finding: The City's engineering staff has reviewed the site plan and indicates that the site will not create traffic congestion or interfere with traffic on surrounding public streets. The streets in this part of the city were and are being designed with a mix of commercial and residential development in mind.

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

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

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

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

- 1. The site and building(s) shall be designed to limit the effects of the drive-through on adjacent properties and public rights of way. No use with a drive-through window shall be located abutting any residential use or district.*** Finding: The drive-through lanes move traffic north and east/west to future drive aisles that will interconnect with future commercial development to the east and west. No residential parcels abut the subject property and landscaping will screen the drive-through facilities from public rights of way.
- 2. Drive-through facilities shall have a minimum six (6) stacking spaces per drive-through window. Fast food uses operating more than one window per individual drive aisle shall meet the stacking requirements for a single drive-through facility. Each space shall be a minimum of nine feet (9') wide by eighteen feet (18') long.*** Finding: The plans provided by the applicant shows that the financial institution's drive-through accommodates a total of 12 cars in 3

stacking lanes. This is a shortfall from the code that will be considered by the City Council. The proposed stacking spaces meet the standard size requirement.

3. ***The principal building shall be the primary source for screening the drive-through facility and stacking and exiting areas from adjacent properties and/or rights of way. Landscaping and berming shall be a secondary source for screening drive-throughs, stacking or exiting areas. Should landscaping and berming be found ineffective by the city, the city may approve screening walls and/or decorative fencing as an alternative. Screening walls shall be constructed of the same materials as the principal building and shall not extend more than twenty five feet (25') without a change in architecture to reduce their mass and appearance. Stacking areas shall have a minimum ninety percent (90%) opacity screen to a height of six feet (6') while exiting areas shall have a minimum fifty percent (50%) opacity screen to a height of at least four feet (4').*** Finding: The building itself screens the drive-through areas from the western side of the site. Screening is shown to be provided by landscaping along the southern side of the site, which is adjacent to County Road 42 and the northern area of the site.
4. ***Stacking lanes, order board intercom, and service window shall be designed and located to minimize noises, emissions, and headlight glare upon adjacent properties and public rights of way.*** Finding: The stacking lanes and drive-through window are configured to limit their impact on adjacent properties and public rights-of-way.
5. ***Stacking lanes shall not interfere with circulation through any required parking, loading, maneuvering or pedestrian area.*** Finding: The stacking lanes of the drive through are located along the east side of the building, near the front entrance. Parking for the site is located south, west, and north of the building. There should not be interface between the drive-through stacking and the parking area due to the circulation of traffic on site. The pedestrian access provided will also not be impacted by the stacking lanes.
6. ***No public address system shall be audible from a noncommercial or nonindustrial use or district.*** Finding: Staff has prepared a condition stating that public address or ordering speakers shall not be audible from the property lines.
7. ***In addition to the freestanding sign allowed by the sign ordinance, fast food uses may display menu signs related to drive-through facilities, provided that:***

- a. ***Not more than one menu sign per defined drive-through aisle is allowed.***
- b. ***Individual menu signs shall be single sided with an area not to exceed thirty-two (32) square feet including both menu information and sign cabinet.***
- c. ***The height of the menu sign(s) shall not exceed eight feet (8') including its base or pole measured from grade to the top of the structure.***
- d. ***The menu sign(s) shall not encroach into any parking setback and shall be located directly adjacent to the drive-through aisle and oriented in such a manner that the sign provides information to the drive-through patrons only and does not provide supplemental advertising to pass-by traffic and does not impair visibility or obstruct circulation.***

Finding: The proposed drive-through use will be for a financial institution, so this is not applicable.

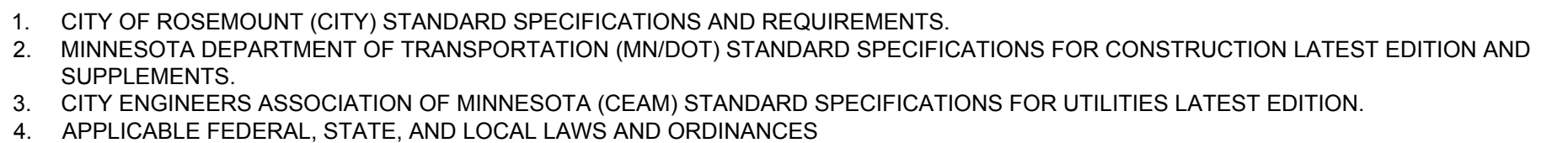
RECOMMENDATION

Staff is recommending approval of the Final Site and Building Plan and the Conditional Use Permit for drive-through facilities, subject to conditions which includes minor amendment approval by the City Council to the Rosewood Commons PUD related to the number of stacking spaces provided in the

financial institutions. This recommendation is based on information provided by the applicant and reviewed in this report.



LEGEND	
	CATCH BASIN
	SANITARY MANHOLE
	WATER VALVE
	FOUND IRON MONUMENT
	ACCESS RESTRICTED
	COMMUNICATION
	GAS MAIN
	SANITARY SEWER
	STORM SEWER
	WATER MAIN
	CONCRETE SURFACE



ALL EROSION CONTROL MEASURES CALLED FOR ON THESE PLANS AND SPECIFICATIONS, WHICH MAY INCLUDE SILT FENCE, SEDIMENTATION BASINS OR TEMPORARY SEDIMENT TRAPS, SHALL BE CONSTRUCTED AND SERVICEABLE IN THE FOLLOWING ORDER:

- A. ROCK CONSTRUCTION ENTRANCES A MINIMUM OF 50 FEET
- B. SILT FENCE
- C. TEMPORARY CULVERTS
- D. TEMPORARY SEDIMENTATION BASINS AND OUTLET FACILITIES
- E. STORMWATER POND CONSTRUCTION
- F. COMMON EXCAVATION AND EMBANKMENT (GRAVING)
- G. SEED AND MULCH OR SO D
- H. BIO-CUT BARRIERS IN FINISHED GRAZED AREAS
- I. INLET AND OUTLET FACILITIES SUBSEQUENT TO STORM SEWER WORK

THE GRADING CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY AND NPDES PHASE II PERMITTING REQUIREMENTS AS WELL AS EROSION CONTROL MEASURES AS MAY BE SHOWN ON THESE PLANS OR SPECIFICATIONS. THE GRADING CONTRACTOR SHALL IMPLEMENT ANY ADDITIONAL EROSION CONTROL MEASURES AS MAY BE REQUIRED TO PROTECT ADJACENT PROPERTY.

ALL EROSION CONTROL FACILITIES SHALL BE MAINTAINED BY THE CONTRACTOR DURING GRADING OPERATIONS. ANY TEMPORARY FACILITIES WHICH ARE TO BE REMOVED AS CALLED FOR ON THESE PLANS AND SPECIFICATIONS SHALL BE REMOVED BY THE GRADING CONTRACTOR. THE GRADING CONTRACTOR SHALL MAINTAIN THE EROSION CONTROL FACILITIES TO RESTORE THE SUBSEQUENTLY DISTURBED AREA IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.

THE GRADING CONTRACTOR SHALL SCHEDULE THE SOILS ENGINEER SO THAT CERTIFICATION OF ALL CONTROLLED FILLS WILL BE FURNISHED TO THE OWNER DURING AND UPON COMPLETION OF THE PROJECT.

ALL DISTURBED AREAS, EXCEPT AREAS TO BE PAVED AND/OR SPECIFICALLY DESIGNED BY A LANDSCAPE PLAN, SHALL BE COVERED WITH MULCH AS INDICATED IN THE SPECIFICATIONS. MULCH SHALL BE APPLIED TO ALL DISTURBED AREAS. MULCH SHALL BE SEEDING A MULCH AT THE PRESCRIBED RATES WITHIN 72 HOURS OF FINAL GRADING UNLESS OTHERWISE NOTED.

SEED MIX:	MNDOT NO. 25-141 59# / ACRE
MULCH:	TYPE 1 2 TONS / ACRE (DISK ANCHORED)
FERTILIZER:	TYPE 3 22-5-10 350# / ACRE

ALL EXPOSED SOIL AREAS WITH A CONTINUOUS POSITIVE SLOPE WITHIN 200 LINEAL FEET OF ANY SURFACE WATER, MUST HAVE TEMPORARY EROSION PROTECTION OR PERMANENT COVER FOR THE EXPOSED SOIL AREAS YEAR ROUND, ACCORDING TO THE FOLLOWING TABLE OF SLOPES AND TIME FRAMES:

<u>TYPE OF SLOPE</u>	<u>TIME</u> (Maximum time an area can remain open when the area is not actively being worked)
STEEPER THAN 3:1	7 DAYS
10:1 TO 3:1	4 DAYS
FLATTER THAN 10:1	7 DAYS

THE EXISTING TOPOGRAPHY AND CONTOUR ELEVATIONS SHOWN ON THE PLAN WERE TAKEN FROM A PLAN FURNISHED BY OWNER.

CONTRACTORS GRADING AND EROSION CONTROL OPERATIONS SHALL TAKE PLACE WITHIN THE CONSTRUCTION LIMITS.

IT IS REQUIRED THAT SOILS TRUCKED FROM THE SITE BY MOTOR VEHICLES BE CLEANED DAILY FROM PAVED ROADWAY SURFACES THROUGHOUT THE DURATION OF CONSTRUCTION.

3. PROVIDE TEMPORARY SEDIMENTATION BASINS AS DIRECTED BY THE ENGINEER.

4. ALL REQUIREMENTS OF THE LOCAL WATERSHED DISTRICT SHALL BE SATISFIED PER THE APPROVED PERMIT.

ALL AROUND A SEDIMENT CONE. MEASURES SHOWN ON THIS PLAN AND IMPLEMENTED IN THE FIELD AS DIRECTED BY THE ENGINEER SHALL CONFORM TO THE MPCA'S "PROTECTING WATER QUALITY IN URBAN AREAS: BEST MANAGEMENT PRACTICES FOR MINNESOTA," DEWATERING AND / OR BASIN DRAINAGE DISCHARGE SHALL BE DIRECTED TO DEDICATED BASINS WHEREVER POSSIBLE. ALL CONSTRUCTION POINTS SHALL BE ADEQUATELY PROTECTED FROM EROSION & SCOUR THROUGH USE OF APPROVED EROSION DISSIPATION DEVICES.

ALL SOLD WASTE: CONSTRUCTION DEBRIS SHALL BE DISPOSED OF IN ACCORDANCE WITH MPCA REQUIREMENTS. HAZARDOUS MATERIALS SHALL BE STORED / DISPOSED OF IN COMPLIANCE WITH MPCA REGULATIONS.

CONTRACTOR SHALL STABILIZE / STABILIZATION METHODS PER NODD 2575 AS NEEDED DURING THE COURSE OF THE WORK TO PREVENT EROSION AND SCOUR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK SHALL CONSIST OF OPERATIONS NECESSARY TO RAPIDLY STABILIZE SMALL CRITICAL AREA, TO PREVENT OF SITE SEDIMENTATION AND / OR TO COMPLY WITH PERMIT REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK SHALL CONSIST OF OPERATIONS NECESSARY TO RAPIDLY STABILIZE SMALL CRITICAL AREA THAT MAY OR MAY NOT BE ACCESSIBLE WITH NORMAL EQUIPMENT. THIS WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE APPLICABLE AREA / STANDARD SPECIFICATIONS. THE DETAILS SHOWN IN THE PLANS, AND THE FOLLOWING:

THERE ARE FIVE STABILIZATION METHODS APPROVED FOR THESE OPERATIONS. THESE METHODS MAY BE CONDUCTED INDEPENDENTLY OR IN COMBINATION.

METHOD	RAPID STABILIZATION
1	TYPE 1 MULCH WITH DISC ANCHORING
2	TYPE 3 MULCH WITH TYPE HYDRAULIC MULCH
3	TYPE HYDRAULIC MULCH WITH SEED MIXTURE 22-11
4	CATEGORY 3 EROSION CONTROL BLANKET WITH SEED MIXTURE
5	RIPRAP CLASS II WITH GEOTEXTILE TYPE III

THESE EFFORTS WILL BE INCIDENTAL TO THE EROSION CONTROL RID ITEM

5. CHANGE OF COVERAGE: FOR STORM WATER DISCHARGES FROM CONSTRUCTION PROJECTS WHERE THE OWNER OR OPERATOR CHANGES (E.G., AN ORIGINAL DEVELOPER SELLS PORTIONS OF THE PROPERTY TO VARIOUS BUILDERS) THE NEW OWNER OR OPERATOR MUST SUBMIT A SUBDIVISION REGISTRATION WITHIN 7 DAYS OF ASSUMING TRANSFERS, SALE OR CLOSING ON THE PROPERTY.

7. INDIVIDUAL SITE BUILDERS SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL NECESSARY EROSION CONTROL MEASURES AS MAY BE REQUIRED. REQUIRED ECM'S SHALL CONSIST OF BUT NOT BE LIMITED TO THE FOLLOWING:

- A. STAKED FIBER LOG ROLLS AT BACK OF ALL CURB EXCEPT AT CONSTRUCTION / DRIVEWAY ENTRANCE.
- B. SILT FENCE ON ALL DOWN GRADIENT SLOPES FROM CONSTRUCTION AREA. SILT FENCE SHALL HAVE THE BOTTOM DUG IN WITH SOIL FIRMLY COMPACTED.
- C. ROCK CONSTRUCTION ENTRANCE HAVING 1' TO 2" CLEAR ROCK OVER GEOTEXTILE FABRIC.
- D. STREET CLEANING AS MAY BE REQUIRED SHOULD VEHICLE TRACKING OCCUR.

INDIVIDUAL SITE BUILDERS ARE REQUIRED TO MAINTAIN EROSION CONTROL MEASURES UNTIL SUCH TIME AS INDIVIDUAL YARDS/VEGETATION ARE ESTABLISHED.

8. CONTRACTOR SHALL PROVIDE A TEMPORARY LINED SEDIMENTATION BASIN ON SITE FOR CONSTRUCTION WASH OUT USE. TEMPORARY BASIN SHALL BE LOCATED AS TO PROVIDE EASY ACCESS FOR CONSTRUCTION VEHICLES AND CONCRETE TRUCKS AS NECESSARY.

9. INLET SEDIMENTATION CONTROL IS TO BE PROVIDED TO ALL STORM SEWER CATCH BASIN THROUGHOUT CONSTRUCTION. MEASURES APPLIED SHALL COMPLY WITH BEST MANAGEMENT PRACTICES FOR MINNESOTA AND APPLICATION OF NPDES PHASE II AS APPROPRIATE FOR PHASE OF CONSTRUCTION.

D. CONTRACTOR SHALL PREVENT SOIL LOSS DURING CONSTRUCTION DUE TO WIND EROSION THROUGHOUT CONSTRUCTION. DUST SHALL BE SUPPRESSED THROUGH THE APPLICATIONS OF WATER, AS DEEMED NECESSARY BY THE CONTRACTOR, OR THROUGH EQUIVALENT BMP'S AS APPROVED BY THE ENGINEER.

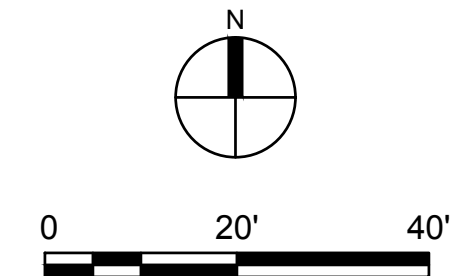
1. IF LEED ACCREDITATION IS APPLICABLE, CONTRACTOR SHALL DOCUMENT THE IMPLEMENTATION OF THE EROSION AND SEDIMENTATION CONTROL PLAN THROUGH DATE STAMPED PHOTOS AND INSPECTION REPORTS. REPORTS SHALL INCLUDE AT A MINIMUM DESCRIPTION OF ALL EMPLOYED BMP'S INCLUDING BOTH MEASURES TO PREVENT SOIL LOSS DUE TO RUNOFF AND SOIL LOSS DUE TO WIND EROSION). BMP'S DEEMED UNNECESSARY DUE TO SITE CONDITIONS, CORRECTIVE ACTIONS TAKEN IN RESPONSE TO PROBLEMS, AND ANY ADDITIONAL INFORMATION RELEVANT TO THE CONDITION OF THE EROSION AND SEDIMENT CONTROL PLAN AS IT WAS ESTABLISHED AT THE TIME OF CONSTRUCTION.

<u>STORMWATER POLLUTION PREVENTION PLAN SCHEDULE OF INSTALLATION & MAINTENANCE</u>			
<u>ITEM</u>	<u>INSTALLATION</u>	<u>INSPECTION & MAINTENANCE</u>	<u>REMOVAL</u>
SILT FENCE	PRIOR TO COMMENCEMENT OF EARTHWORK OPERATIONS.	INSPECT & MAINT. AFTER EACH RUN-OFF EVENT. REMOVE SEDIMENTS AS REQUIRED.	AFTER TRIBUTARY DRAINAGE AREA IS RESTORED.
ROCK CONST. ENTRANCE	PRIOR TO COMMENCEMENT OF EARTHWORK OPERATIONS.	INSPECT REGULARLY. MAINTAIN AS NEEDED.	PRIOR TO PAVING.
OUTLET SKIMMER STRUCTURE	AFTER POND GRADING IS COMPLETED.	INSPECT REGULARLY. MAINTAIN AS NEEDED.	PERMANENT.
RP-RAP & FILTER	UPON COMPLETION OF POND GRADING, CONC. SWALE CONST. AND OUTLET INSTALLATION.	INSPECT & MAINTAIN AT LEAST ANNUALLY AND AFTER HEAVY RAINFALL EVENT.	PERMANENT.
DETENTION POND	DURING EARTHWORK OPERATIONS.	AFTER HEAVY RAINFALL EVENTS. REMOVE SEDIMENTS AS NEEDED.	PERMANENT.
SEED & MULCH	AFTER POND GRADING IS COMPLETED.	AFTER TRIBUTARY AREA UNDER HEAVY RAINS. REPLACE WASH-OUT AREAS IMMEDIATELY.	NO REMOVAL NECESSARY.
INLET PROTECTION	UPON INLET CONSTRUCTING	WHEN 1/3 CAPACITY OF BMP IS REACHED	AFTER TRIBUTARY AREAS ARE FULLY RESTORED

CONSTRUCTION
LIMITS (TYP.)

FUTURE BLDG
FFE = 961.0

FUTL
FFE :



	PROPERTY LIMITS
	CONSTRUCTION LIMITS
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	EXISTING SPOT ELEVATION
	DRAINAGE ARROW
	SILT FENCE
	INLET PROTECTION
	CONSTRUCTION ENTRANCE
	BIO ROLL
	EROSION CONTROL BLANKET

- ① INSTALL AND MAINTAIN SILTFENCE PERIMETER SEDIMENT PROTECTION IN TURF AREAS. USE BIO-ROLLS AS NEED IN PAVED AREA.
- ② INSTALL AND MAINTAIN INLET SEDIMENT PROTECTION.
- ③ INSTALL TEMP ROCK ENTRANCE OR HARD SURFACE ASPHALT/CONCRETE AT CONSTRUCTION INGRESS & EGRESS LOCATION PRIOR TO EXCAVATION. MAINTAIN THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS.
- ④ AREAS WITH SLOPES STEEPER THAN 4:1 TO HAVE EROSION CONTROL BLANKET AND SEED INSTALLED. EROSION CONTROL BLANKET TO BE CATEGORY 3 OR 3N PER MNDOT SPEC 3885.



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MYCU

ROSEMOUNT, MINNESOTA

ISSUED SET MAY.28,2024

REVISIONS

[illegible]

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

NOT FOR CONSTRUCTION
BRIAN J. FIELD, P.E.

# 57224	05/28/2024
REG. NO.	DATE



ANDERSON

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Anderson Engineering of Minnesota, LLC

EROSION & SEDIMENT CONTROL PLAN

DRAWN BY: _____ CHECKED BY: _____

C301

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ALL AREAS DISTURBED BY CONSTRUCTION WILL RECEIVE SEED OR SOD ACCORDING TO THE PLANS AND SPECIFICATIONS AND WITHIN THE SPECIFIED VEGETATIVE TIME SCHEDULE. FINAL STABILIZATION WILL OCCUR WHEN THE SITE HAS A UNIFORM VEGETATIVE COVER WITH A DENSITY OF 70% OVER THE ENTIRE DISTURBED AREA COMPARED TO EXISTING CONDITIONS. ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMPs MUST BE REMOVED AS PART OF THE SITE FINAL STABILIZATION. ALL SEDIMENT MUST BE CLEANED OUT OF CONVEYANCES AND TEMPORARY SEDIMENTATION BASINS IF APPLICABLE. STABILIZATION TIME FRAMES CAN BE SEEN ON THE FOLLOWING TABLE AND THE FOLLOWING SHEET OF THE SWPPP NARRATIVE.

1. INITIATE INLET STABILIZATION IMMEDIATELY WHEN CONSTRUCTION HAS TEMPORARILY OR PERMANENTLY CEASED ON ANY PORTION OF THE SITE. COMPLETE STABILIZATION WITHIN THE TIME FRAME LISTED. IN MANY INSTANCES THIS WILL REQUIRE STABILIZATION TO OCCUR MORE THAN ONCE DURING THE COURSE OF THE PROJECT. TEMPORARY SOIL STOCKPILES WITHOUT SIGNIFICANT CLAY OR SILT AND STOCKPILED AND CONSTRUCTED ROAD BASE ARE NOT APPROPRIATE AND THEREFORE EXEMPT FROM THE STABILIZATION REQUIREMENT.
2. APPLICATION OF MULCH, HYDROMULCH, TACKIFIER AND POLYACRYLAMIDE ARE NOT ACCEPTABLE STABILIZATION METHODS IN THESE AREAS.
3. STABILIZE ALL AREAS OF THE SITE PRIOR TO THE ONSET OF WINTER, ANY WORK STILL BEING PERFORMED WILL BE SNOW MULCHED, SEEDDED, AND BLANKETED WITHIN THE TIME FRAMES IN THE NPDES PERMIT.
4. TOPSOIL BERMS MUST BE STABILIZED IN ORDER TO BE CONSIDERED PERIMETER CONTROL BMPs. USE RAPID STABILIZATION METHOD 2, 3, OR 4 AS DIRECTED BY THE ENGINEER. THE SEED MIX USED IN THE RAPID STABILIZATION MAY BE SUBSTITUTED AS FOLLOWS:
 - A. SINGLE YEAR CONSTRUCTION BETWEEN MAY 1 - AUGUST 1, SEED WITH SEED MIXTURE 21-111
 - B. SINGLE YEAR CONSTRUCTION BETWEEN AUGUST 1 AND OCTOBER 31, SEED WITH SEED MIXTURE 21-112
 - C. MULTI YEAR CONSTRUCTION 22-1
5. KEEP DITCHES AND EXPOSED SOILS IN AN EVEN ROUGH GRADED CONDITION IN ORDER TO BE ABLE TO APPLY EROSION CONTROL MULCHES, HYDROMULCHES AND BLANKETS.
6. AREAS THAT HAVE SLOPES LESS THAN 3:1 TO RECEIVE HYDROMULCH APPLICATION. AREAS WITHIN LAST 200 LINEAL FEET OF DRAINAGE DITCH OR SWALE & AREAS WITH SLOPES GRATER THAN 3:1, TO RECEIVE A COVER OF EROSION CONTROL BLANKET.
7. TEMPORARY OR PERMANENT DITCHES OR SWALES THAT ARE BEING USED AS A SEDIMENT CONTAINMENT SYSTEM DURING CONSTRUCTION MUST BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM.
8. SEED SHALL BE APPLIED AT A RATE AS SPECIFIED PER MNDOT SEEDING MANUAL. WITH 2 TONS SHREDDED AND PUNCHED IN PLACE STRAW PER ACRE. HYDROSEEDING PER MNDOT SPEC SECTION 3884 & MULCHING IS AN ACCEPTABLE ALTERNATE FOR COVER.

1. CONTRACTOR SHALL AMEND THE SWPPP AND DOCUMENT ANY AND ALL CHANGES TO THE SWPPP AND ASSOCIATED PLAN SHEETS WITHIN 7 DAYS UPON IMPLEMENTATION. STORE THE SWPPP AND ALL AMENDMENTS ON SITE AT ALL TIMES.
2. PREPARE AND SUBMIT A SITE MANAGEMENT PLAN FOR THE ENGINEER'S ACCEPTANCE FOR CONCRETE MANAGEMENT, CONCRETE SLURRY APPLICATION AREAS, WORK IN AND NEAR AREAS OF ENVIRONMENTAL SENSITIVITY, AREAS IDENTIFIED IN THE PLANS AS "SITE MANAGEMENT PLAN AREA", ANY WORK THAT WILL REQUIRE DEWATERING, AND AS REQUESTED BY THE ENGINEER. SUBMIT ALL SITE MANAGEMENT PLANS TO THE ENGINEER IN WRITING. ALLOW ALL MINIMUM OF 7 DAYS FOR THE ENGINEER TO REVIEW AND ACCEPT SITE MANAGEMENT PLAN SUBMITTALS. WORK WILL NOT BE ALLOWED TO COMMENCE IF A SITE MANAGEMENT PLAN IS REQUIRED UNTIL ACCEPTANCE HAS BEEN GRANTED BY THE ENGINEER. THERE WILL BE NO EXTRA TIME ADDED TO THE CONTRACT DUE TO THE UNTIMELY SUBMITTAL.
3. IT IS THE DESIGNER'S INTENT THAT THE CONTRACTOR BUILD PONDS AND INSTALL EROSION CONTROL BMPs BEFORE PUTTING THEM INTO ACTIVE SERVICE TO THE MAXIMUM EXTENT PRACTICABLE.
4. BURNING OF ANY MATERIAL IS NOT ALLOWED WITHIN PROJECT BOUNDARY.
5. DO NOT DISTURB AREAS OUTSIDE OF THE CONSTRUCTION LIMITS. DELINEATE AREAS NOT TO BE DISTURBED PRIOR TO STARTING GROUND DISTURBING ACTIVITIES. IF IT BECOMES NECESSARY TO DISTURBED AREAS OUTSIDE OF THE CONSTRUCTION LIMITS OBTAIN WRITTEN PERMISSION FROM THE PROJECT ENGINEER PRIOR TO PROCEEDING. PRESERVE ALL NATURAL BUFFERS SHOWN ON THE PLANS.
6. ROUT STORMWATER AROUND UNSTABILIZED AREAS OF THE SITE WHENEVER FEASIBLE. PROVIDE EROSION CONTROL AND VELOCITY DISSIPATION DEVICES AS NEEDED TO KEEP CHANNELS FROM ERODING AND TO PREVENT NUISANCE CONDITIONS AT THE OUTLET.
7. DIRECT DISCHARGES FROM BMPs TO VEGETATED AREA WHENEVER FEASIBLE. PROVIDE VELOCITY DISSIPATION DEVICES AS NEEDED TO PREVENT EROSION.
8. THE EROSION PREVENTION AND SEDIMENT CONTROL BMPs SHALL BE PLACED AS NECESSARY TO MINIMIZE EROSION FROM DISTURBED SURFACES AND TO CAPTURE SEDIMENT ON SITE. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY REMOVAL WORK AND/OR GROUND DISTURBING ACTIVITIES COMMENCE.
9. ESTABLISH SEDIMENT CONTROL DEVICES ON ALL DOWN GRADIENT PERIMETERS AND UP GRADIENT OF ANY BUFFER ZONES BEFORE OR UPON UP GRADIENT LAND DISTURBING ACTIVITIES BEGIN. MAINTAIN SEDIMENT CONTROL DEVICES UNTIL CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
10. LOCATE PERIMETER CONTROL ON THE CONTOUR TO CAPTURE OVERLAND, LOW-VELOCITY SHEET FLOWS DOWN GRADIENT OF ALL EXPOSED SOILS AND PRIOR TO DISCHARGING TO SURFACE WATERS. PLACE J-HOOKS AT A MAXIMUM OF 100 FOOT INTERVALS.
11. PROVIDE PERIMETER CONTROL AROUND ALL STOCKPILES. PLACE BMP A MINIMUM 5 FEET FROM THE TOE OF SLOPE WHERE FEASIBLE. DO NOT PLACE STOCKPILES IN NATURAL BUFFER AREAS, SURFACE WATERS OR STORMWATER CONVEYANCES.
12. FLOATING SILT CURTAIN IS ALLOWED AS PERIMETER CONTROL FOR IN WATER WORK ONLY. INSTALL THE FLOATING SILT CURTAIN AS CLOSE TO SHORE AS POSSIBLE. PLACE PERIMETER CONTROL BMP ON LAND IMMEDIATELY AFTER THE IN WATER WORK IS COMPLETED.
13. DITCH CHECKS WILL BE PLACED AS INDICATED ON THE PLANS DURING ALL PHASES OF CONSTRUCTION.
14. PLACE CONSTRUCTION EXITS, AS NECESSARY, TO PREVENT TRACKING OF SEDIMENT ON PAVED SURFACES BOTH ON AND OFF THE PROJECT SITE. PROVIDE CONSTRUCTION EXITS OF SUFFICIENT SIZE TO PREVENT TRACKING OUT. MAINTAIN CONSTRUCTION EXITS WHEN EVIDENCE OF TRACKING IS DISCOVERED. REGULAR STREET SWEEPING IS NOT AN ACCEPTABLE ALTERNATIVE TO PROPER CONSTRUCTION EXIT INSTALLATION AND MAINTENANCE. CONSTRUCTION EXITS ARE INCIDENTAL.
15. DISCHARGE TURBID OR SEDIMENT LADEN WATER TO TEMPORARY SEDIMENT BASINS WHENEVER FEASIBLE. IN THE EVENT THAT IT IS NOT FEASIBLE TO DISCHARGE THE SEDIMENT LADEN WATER TO A TEMPORARY SEDIMENT BASIN, THE WATER MUST BE TREATED SO THAT IT DOES NOT CAUSE A NUISANCE CONDITION IN THE RECEIVING WATERS OR TO DOWNSTREAM LANDOWNERS. CLEAN OUT ALL PERMANENT STORMWATER BASINS REGARDLESS OF WHETHER USED AS TEMPORARY SEDIMENT BASINS OR TEMPORARY SEDIMENT TRAPS TO THE DESIGN CAPACITY AFTER ALL UP GRADIENT LAND DISTURBING ACTIVITY IS COMPLETED.
16. PROVIDE SCOUR PROTECTION AT ANY OUTFALL OF DEWATERING ACTIVITIES.
17. PROVIDE STABILIZATION IN ANY TRENCHES CUT FOR DEWATERING OR SITE DRAINING PURPOSES.

3. PROVIDE A SPILL KIT AT EACH WORK LOCATION ON THE SITE.
4. STORE ALL BUILDING MATERIALS THAT HAVE THE POTENTIAL TO LEACH POLLUTANTS, PESTICIDES, HERBICIDES, INSECTICIDES, FERTILIZERS, TREATMENT CHEMICALS, AND LANDSCAPE MATERIALS UNDER COVER WITH SECONDARY CONTAINMENT.
5. PROVIDE A SECURE STORAGE AREA WITH RESTRICTED ACCESS FOR ALL HAZARDOUS MATERIALS AND TOXIC WASTE. RETURN ALL HAZARDOUS MATERIALS AND TOXIC WASTE TO THE DESIGNATED STORAGE AREA AT THE END OF THE BUSINESS DAY UNLESS INFEASIBLE. STORE ALL HAZARDOUS MATERIALS AND TOXIC WASTE (INCLUDING BUT NOT LIMITED TO OIL, DIESEL FUEL, GASOLINE, HYDRAULIC FLUIDS, PAINT, PETROLEUM BASED PRODUCTS, WOOD PRESERVATIVES, ADDITIVES, CURING COMPOUNDS, AND ACIDS) IN SEALED CONTAINERS WITH SECONDARY CONTAINMENT. CLEAN UP SPILLS IMMEDIATELY.
6. STORE, COLLECT AND DISPOSE OF ALL SOLID WASTE.
7. POSITION ALL PORTABLE TOILETS SO THAT THEY ARE SECURE AND CANNOT BE TIPPED OR KNOCKED OVER. PROPERLY DISPOSE OF ALL SANITARY WASTE.
8. FUEL AND MAINTAIN VEHICLES IN A DESIGNATED CONTAINED AREA WHENEVER FEASIBLE. USE DRIP PANS OR ABSORBENT MATERIALS TO PREVENT SPILLS OR LEAKED CHEMICALS FROM DISCHARGING TO SURFACE WATER OR STORMWATER CONVEYANCES. PROVIDE A SPILL KIT AT EACH LOCATION THAT VEHICLES AND EQUIPMENT ARE FUELED OR MAINTAINED AT.
9. LIMIT VEHICLE AND EQUIPMENT WASHING TO A DEFINED AREA OF THE SITE. CONTAIN RUNOFF FROM THE WASHING AREA TO A TEMPORARY SEDIMENT BASIN OR OTHER EFFECTIVE CONTROL. PROPERLY DISPOSE OF ALL WASTE GENERATED BY VEHICLE AND EQUIPMENT WASHING. ENGINE DEGREASING IS NOT ALLOWED ON THE SITE.
10. PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS. LIQUID AND SOLID WASHOUT WASTES MUST NOT CONTACT THE GROUND. DESIGN THE CONTAINMENT SO THAT IT DOES NOT RESULT IN RUNOFF FROM THE WASHOUT OPERATIONS OR CONTAINMENT AREA.
11. CREATE AND FOLLOW A WRITTEN DISPOSAL PLAN FOR ALL WASTE MATERIALS. INCLUDE IN THE PLAN HOW THE MATERIAL WILL BE DISPOSED OF AND THE LOCATION OF THE DISPOSAL SITE. SUBMIT PLAN TO THE ENGINEER.
12. USE METHODS AND OPERATIONAL PROCEDURES THAT PREVENT DISCHARGE OR PLACEMENT OF BITUMINOUS GRINDINGS, CUTTING, MILLINGS, AND OTHER BITUMINOUS WASTES FROM AREAS OF EXISTING OR FUTURE VEGETATED SOILS AND FROM ALL WATER CONVEYANCE SYSTEMS, INCLUDING INLETS, DITCHES AND CURB FLOW LINES.
13. USE METHODS AND OPERATIONAL PROCEDURES THAT PREVENT CONCRETE DUST, PARTICLES, CONCRETE WASH OUT, AND OTHER CONCRETE WASTES FROM LEAVING SITE, DEPOSITING IN EXISTING OR FUTURE VEGETATED AREAS, AND FROM ENTERING STORMWATER CONVEYANCE SYSTEMS, INCLUDING INLETS, DITCHES AND CURB FLOW LINES. USE METHODS AND OPERATIONAL PROCEDURES THAT PREVENT SAW CUT SLURRY AND PLANING WASTE FROM LEAVING SITE AND FROM ENTERING STORMWATER CONVEYANCE SYSTEMS INCLUDING DITCHES AND CULVERTS.

THE SWPPP, ALL CHANGES TO IT AND INSPECTION AND MAINTENANCE RECORDS MUST BE KEPT ON-SITE DURING CONSTRUCTION. THE OWNER MUST RETAIN A COPY OF THE SWPPP ALONG WITH THE FOLLOWING RECORDS FOR THREE (3) YEARS AFTER SUBMITTAL OF THE NOTICE OF TERMINATION (NOT).

1. ANY OTHER PERMITS REQUIRED FOR THE PROJECT.
2. RECORDS OF ALL INSPECTION AND MAINTENANCE CONDUCTED DURING CONSTRUCTION
3. ALL PERMANENT OPERATIONS AND MAINTENANCE AGREEMENT THAT HAVE BEEN IMPLEMENTED INCLUDING ALL RIGHT OF WAY, CONTRACTS, COVENANTS AND OTHER BINDING REQUIREMENTS REGARDING PERPETUAL MAINTENANCE; AND
4. ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORMWATER MANAGEMENT SYSTEMS.

ITEM	INSTALLATION	INSPECTION & MAINTENANCE	REMOVAL
SILT FENCE	PRIOR TO COMMENCEMENT OF EARTHWORK OPERATIONS.	INSPECT & MAINT. AFTER EACH RUN-OFF EVENT. REMOVE SEDIMENTS AS REQUIRED.	AFTER TRIBUTARY DRAINAGE AREA IS RESTORED.
ROCK CONST. ENTRANCE	PRIOR TO COMMENCEMENT OF EARTHWORK OPERATIONS.	INSPECT REGULARLY. MAINTAIN AS NEEDED.	PRIOR TO PAVING.
OUTLET SKIMMER STRUCTURE	AFTER POND GRADING IS COMPLETED.	INSPECT REGULARLY. MAINTAIN AS NEEDED.	PERMANENT.
RIP-RAP & FILTER	UPON COMPLETION OF POND GRADING, CONC. SWALE CONST. AND CRET INSTALLATION.	INSPECT & MAINTAIN AT LEAST ANNUALLY AND AFTER HEAVY RAINFALL EVENTS.	PERMANENT.
DETENTION POND	DURING EARTHWORK OPERATIONS.	AFTER HEAVY RAINFALL EVENTS. REMOVE SEDIMENTS AS NEEDED.	PERMANENT.
SEED & MULCH	AFTER POND GRADING IS COMPLETED.	INSPECT & MAINTAIN AFTER HEAVY RAINS. REPLACE WASH-OUT AREAS IMMEDIATELY.	NO REMOVAL NECESSARY.
INLET PROTECTION	UPON INLET CONSTRUCTING	WHEN 1/3 CAPACITY OF BMP IS REACHED	AFTER TRIBUTARY AREAS ARE FULLY RESTORED

LAND HAS NOT BEEN DEVELOPED. THEREFORE, THERE IS NO PROBABLE CAUSE OF SOIL CONTAMINATION ON SITE

THE EXISTING CLAYEY SOILS MAY COLLECT WATER DURING TIMES OF INCLEMENT WEATHER OR SNOW MELT. WATER SHOULD BE REMOVED FROM WITHIN EXCAVATION DURING CONSTRUCTION. THE ON-SITE SOILS ARE CONSIDERED POTENTIALLY CORROSIVE. BURIED METALLIC UTILITIES SHOULD BE COATED OR PROTECTED.

FIRST STATE BANK OF ROSEMOUNT IS RESPONSIBLE FOR THE LONG TERM OPERATION & MAINTENANCE OF THE PONDS LOCATED WITHIN THE PROPERTY. FIRST STATE BANK OF ROSEMOUNT PLANS TO ENTER INTO A MAINTENANCE AGREEMENT WITH THE CITY OF ROSEMOUNT THAT IDENTIFIES THAT FIRST STATE BANK OF ROSEMOUNT IS RESPONSIBLE FOR ONGOING MAINTENANCE, AND HOW RESPONSIBILITY WILL BE TRANSFERRED TO OTHER AGENTS.

THE FOLLOWING ACTIONS CAN BE MADE TO MINIMIZE / PREVENT SOIL COMPACTION DURING CONSTRUCTION ACTIVITIES:

1. REDUCE CONTACT AREA PRESSURE TO PROTECT TOPSOIL BY INCREASING THE CONTACT AREA OF THE WHEEL. USE WIDE TIRES OR FLATATION TIRES, USE TIRE INFLATION PRESSURE CONTROL SYSTEM, USE CRAWLER TRACKS ON SENSITIVE SITES.
2. REDUCE WHEEL LOAD
3. REDUCE WHEEL SLIP
4. REDUCE THE NUMBER ON PASSES

1. SOIL RIPPING CAN BE CONDUCTED PRIOR TO OR AFTER TOPSOIL PLACEMENT
2. SOIL SHOULD BE RIPPED TO A TARGET DEPTH OF 20 INCHES WITH AN EFFECTIVE DEPTH OF 15-18 INCHES
3. SPACING OF THE SHANKS SHOULD BE 30 INCHES
4. CALL FOR LOCATES PRIOR TO DEEP SOIL RIPPING.
5. SOIL RIPPING IS TO BE USED WHERE TOP SOIL HAS BECOME OVER COMPACTED AND WITHIN INFILTRATION/FILTRATION AREAS.

1. THE EXPECTED FREQUENCY OF RAINFALL IS A 1-YEAR EVENT WITH AN INTENSITY OF 2.5 IN/HR FOR A 24 HOUR DURATION.
2. EXPECTED FLOW FROM IMPERVIOUS SURFACE IS APPROXIMATELY 3.0 CFS AT ITS PEAK WITH A VOLUME OF 0.15 ACRE FEET.
3. RAINFALL WILL BE CAPTURED VIA STORM SEWER AND ROUTED TO THE EXISTING FILTRATION BASIN NORTH OF THE PROJECT SITE.
4. PEAK DISCHARGE RATES WITHIN SWALES AND AT FLARED END SECTIONS ARE TO BE BELOW 5.0 FEET PER SECOND TO PREVENT SCOURING.
5. SOIL PARTICLE SIZES EXPECTED TO BE PRESENT ON SITE ARE CLAY SILT OR SMALLER.

THIS SITE IS PART OF THE ROSEWOOD COMMONS 3RD ADDITION DEVELOPMENT. THE STORM MANAGEMENT PLAN HAS AN EXISTING 2 CELL POND SYSTEM WITH A WET POND AND INFILTRATION POND. THESE PONDS WERE EXPANDED FOR THE ROSEWOOD COMMONS 3RD ADDITION DEVELOPMENT.

ALL STORM SEWER HAS BEEN DESIGNED USING 10-YR RETURN FREQUENCY STORM INTENSITIES USED FOR DESIGN HAVE BEEN PULLED FROM THE IDF TABLES DEVELOPED BY MNDOT FOR THE DAKOTA COUNTY REGION. THE EXISTING STORMWATER POND WAS DESIGNED TO CONTAIN THE 100-YR EVENT WITH CULVERT SPILLWAYS PROVIDING AN EMERGENCY OVERFLOW FOR LARGER EVENTS. DESIGN CALCULATIONS WERE COMPLETED BY OTHERS FOR THE ENTIRE DEVELOPMENT AREA.

THE STORMWATER MANAGEMENT FOR THIS SITE WAS DESIGNED BY OTHERS AS PART OF ROSEWOOD COMMONS 3RD ADDITION.

WETLANDS:
WETLANDS WILL NOT BE IMPACTED WITH THIS PROJECT

ENDANGERED SPECIES:
ENDANGERED SPECIES WILL NOT BE IMPACTED WITH THIS PROJECT.

ARCHAEOLOGICAL REVIEW:
THE SITE IS NOT ANTICIPATED TO BE AN ARCHAEOLOGICAL SITE.

1. PRIOR TO SUBMITTING A NOTICE OF TERMINATION TO THE MPCA, THE PERMANENT STORMWATER TREATMENT SYSTEM HAS BEEN CONSTRUCTED, INSPECTED, AND IS OPERATING AS DESIGNED.
2. SUBMIT NOTICE OF TERMINATION TO THE MPCA ONCE PERMIT TERMINATION CONDITIONS ARE MET.
3. TRANSFER OF THE SWPPP AND SUBDIVISION COVERAGE REGISTRATION WILL NEED TO BE COMPLETED WITH THE RESIDENTIAL UNIT CONSTRUCTION.

BMP	ORIGINAL ESTIMATE	MODIFICATION	DATE
ENERGY DISSIPATER			
TEMP SEEDING			
PERMANENT SEEDING			
PERMANENT SODDING	14,211 SF		
MULCHES (SPECIFY TYPES)	2,934 SF		
CAT 3 EROSION CONTROL BLANKET	7,815 SF		
SILT FENCING	806 LF		
EROSION BIO ROLLS	244 LF		
STORM DRAIN INLET PROTECTION	19 EA		
TEMPORARY OR PERMANENT SEDIMENTATION BASINS			
CONSTRUCTION ENTRANCE	1 EA		
DEWATERING (TREATMENT LOCATION, SCHEMATIC, & SAMPLING PLAN REQUIRED)			
CONCRETE TRUCK WASHOUT	1 EA		

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

BRIAN J. FIELD, P.E.

05/28/2024
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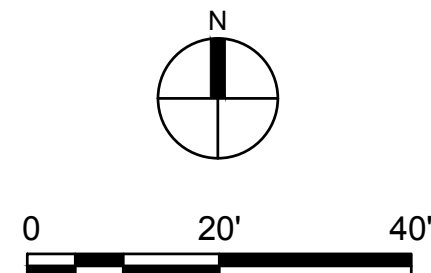
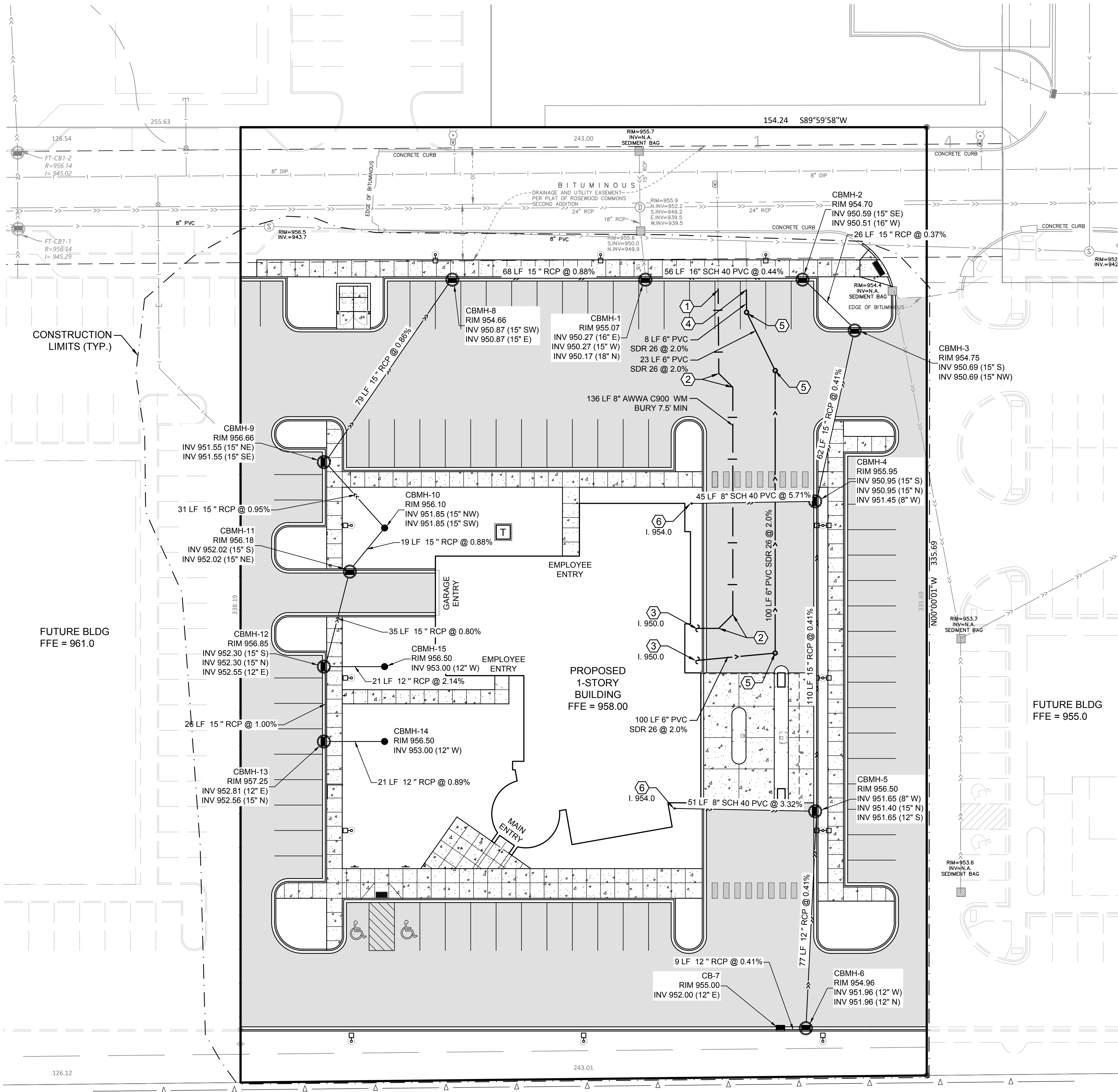


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KEY NOTES

- 1. CONNECT TO EXISTING 8" WATER MAIN STUB. INSTALL 8" TO 6" REDUCER.
- 2. INSTALL 45° BEND AS SHOWN.
- 3. SANITARY/ WATER MAIN BUILDING LOCATION. SEE MECHANICAL PLANS FOR DETAILS.
- 4. CONNECT TO EXISTING SANITARY STUB. AT ELEVATION 947.3±
- 5. PVC SAN/STORM CLEANOUT. SEE DETAIL X/C50X.
- 6. INTERNAL ROOF DRAIN LOCATION. SEE MECHANICAL PLANS FOR EXACT LOCATION AND SIZES.

LEGEND

- PROPERTY LIMITS
- CONSTRUCTION LIMITS
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- EXISTING STORM INLETS
- PROPOSED STORM INLETS
- PROPOSED SANITARY CLEANOUTS
- PROPOSED BITUMINOUS PVMT
- PROPOSED CONCRETE PVMT

UTILITY NOTES

- 1. ALL CONSTRUCTION SHALL COMPLY WITH RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AND PER THE GEOTECHNICAL REPORT UNLESS DIRECTED OTHERWISE.
- 2. ALL CONSTRUCTION SHALL COMPLY WITH THE 2022 EDITION OF MNDOT SPECIFICATIONS, UNLESS DIRECTED OTHERWISE.
- 3. THE CONTRACTOR IS REQUIRED TO ADHERE TO THE SPECIFICATIONS AND REGULATIONS SET FORTH BY THE CITY/UTILITY PROVIDER, CEAM, AND MINNESOTA PLUMBING CODE (MINNESOTA RULES CHAPTER 4714) CONCERNING THE MATERIALS, INSTALLATION, AND TESTING OF WATER AND SANITARY UTILITIES. VERIFY RECEIPT OF ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
- 4. EXISTING TOPOGRAPHIC AND UTILITY INFORMATION PREPARED BY ANDERSON ENGINEERING. BE ADVISED THAT THE LOCATION AND TYPE OF EXISTING UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY. THE INFORMATION IS NOT WARRANTED TO BE ACCURATE OR COMPLETE. THE CONTRACTOR, IN COOPERATION WITH THE APPROPRIATE UTILITY COMPANY OR MUNICIPALITY, IS RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND DEPTH OF ALL UNDERGROUND UTILITIES.
- 5. WATER LINES ARE REQUIRED TO BE INSTALLED AT 7.5 FEET MINIMUM DEPTH AND PROVIDE MINIMUM 10' HORIZONTAL AND 18" VERTICAL SEPARATION OF ALL WATERMAIN CROSSINGS FROM STORM OR SANITARY SEWER. WATERMAIN TO BE INSULATED TO STATE SPECIFICATIONS, WHERE VERTICAL SEPARATION IS LESS THAN 36" OR COVER DEPTHS CANNOT BE ACHIEVED. CONTRACTOR SHALL CONTACT THE ENGINEER IF THERE ARE AREAS WHERE MINIMUM COVER DEPTH CANNOT BE MET.
- 6. WATER SERVICE MATERIALS SHALL BE AWWA C900. CONTRACTOR SHALL VERIFY SERVICE SIZE AND MATERIALS PRIOR TO CONSTRUCTION.
- 7. SANITARY SEWER PIPE MATERIALS SHALL BE PVC SDR 26. PIPE SHALL BE INSULATED PER STATE STANDARDS WHERE 7.5 FOOT COVER DEPTHS ARE NOT ACHIEVED.
- 8. ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE WATER TIGHT. APPROVED RESILIENT RUBBER JOINTS MUST BE USED MEETING ASTM F2510 TO MAKE WATER TIGHT CONNECTIONS TO MANHOLES AND CATCH BASINS. DO NOT GROUT OVER FLEXIBLE CONNECTIONS TO MANHOLES.
- 9. RCP STORM SEWER ARE TO MEET ASTM C76 OR APPROVED EQUAL.
- 10. ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MINNESOTA RULES, CHAPTER 4714, SECTION 1109.0.
- 11. STORM SEWER TO BE ADS N-12 DUAL WALL PIPE OR APPROVED EQUAL.

STRUCTURE SCHEDULE		
STRUCTURE NO.	SIZE	CASTING & NOTES (NEEHAN)
CBMH-1	48" ROUND	R-3067-V
CBMH-2	48" ROUND	R-3067-V
CBMH-3	48" ROUND	R-3067-V
CBMH-4	48" ROUND	R-3067-V
CBMH-5	48" ROUND	R-3067-V
CBMH-6	48" ROUND	R-3067-V
CB-7	2' X 3' RECT	R-3067-V
CBMH-8	48" ROUND	R-3067-V
CBMH-9	48" ROUND	R-3067-V
CBMH-10	48" ROUND	R-4342 STOOL TYPE
CBMH-11	48" ROUND	R-3067-V
CBMH-12	48" ROUND	R-3067-V
CMBH-13	48" ROUND	R-3067-V
CB-14	30" ROUND	R-4342 STOOL TYPE
CB-15	30" ROUND	R-4342 STOOL TYPE



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PROJECT



NEW BUILDING

ROSEMOUNT, MINNESOTA

ISSUED SET MAY.28.2024

REVISIONS

DATE NO.

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

NOT FOR CONSTRUCTION

BRIAN J. FIELD, P.E.

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05/28/2024
DATE



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UTILITY PLAN

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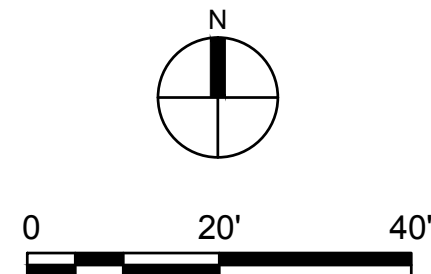
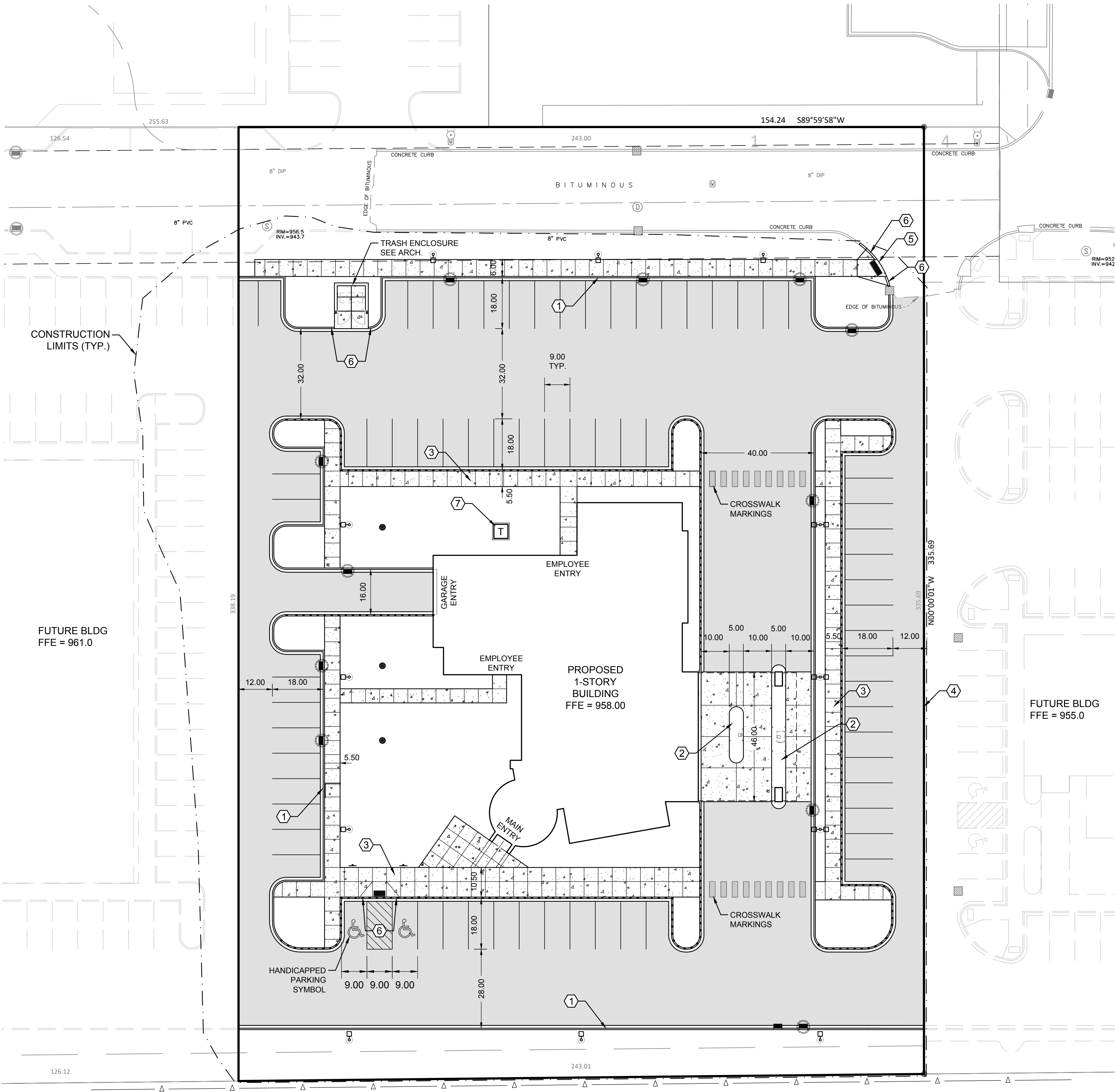
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KEY NOTES

- 1 PROPOSED MNDOT 2531 CONCRETE CURB.
- 2 RAISED CONCRETE ISLAND. SEE ARCHITECTURAL PLAN FOR MORE INFORMATION.
- 3 CONCRETE SIDEWALK. TIP AWAY FROM BUILDING @ 2.0% UNLESS OTHERWISE NOTED ON GRADING SHEET C3.
- 4 CONSTRUCT LAP JOINT AT EXISTING ASPHALT CONNECTION. SEE DETAIL 3/C502.
- 5 REMOVE EXISTING CURB. REPLACE WITH HANDICAPPED ACCESSIBLE RAMP.
- 6 3' CURB TRANSITION AT CURB RAMP/ TRASH ENCLOSURE
- 7 6'X6"X6" TRANSFORMER PAD. SEE DETAIL 5/C502.

LEGEND

- PROPERTY LIMITS
- CONSTRUCTION LIMITS
- PROPOSED BITUMINOUS PVMT
- PROPOSED CONCRETE PVMT
- PROPOSED CONCRETE C&G
- TIP OUT CONCRETE C&G

GENERAL NOTES

- 1. ALL CONSTRUCTION SHALL COMPLY WITH RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AND PER THE GEOTECHNICAL REPORT UNLESS DIRECTED OTHERWISE.
- 2. ALL CONSTRUCTION SHALL COMPLY WITH THE 2022 EDITION OF MNDOT SPECIFICATIONS, UNLESS DIRECTED OTHERWISE.
- 3. ALL HANDICAPPED STALLS AND ACCESS RAMPS SHALL COMPLY WITH CURRENT ADA STANDARDS. SEE ARCHITECTURAL PLANS FOR EXACT LOCATION OF BUILDING ENTRANCES.

PAVING AND SIGNAGE NOTES

- 1. THE CONTRACTOR IS RESPONSIBLE FOR THE CONTINUAL MAINTENANCE OF STREET AND TRAFFIC SIGNS THROUGHOUT THE CONSTRUCTION PERIOD.
- 2. ENSURE THAT SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AS WELL AS THE STANDARDS SET BY THE CITY, COUNTY, AND MNDOT.
- 3. THE PAVEMENT SURFACE IS TO BE CLEANED AS DIRECTED BY THE CITY, COUNTY, MN/DOT, OR ENGINEER JUST BEFORE THE APPLICATION OF PAVEMENT MARKINGS. CLEANING SHOULD INVOLVE BRUSHING WITH A NON-METALLIC ROTARY BROOM OR AS RECOMMENDED BY THE MATERIAL MANUFACTURER AND ACCEPTED BY THE CITY, COUNTY, MN/DOT, OR ENGINEER (INCIDENTAL).
- 4. IMMEDIATELY FOLLOWING PAVEMENT CLEANING, APPLY PAVEMENT MARKINGS.
- 5. PAVEMENT MARKING EDGE LINES SHOULD ONLY BE BROKEN AT INTERSECTIONS WITH PUBLIC ROADS AND PRIVATE ENTRANCES CONTROLLED BY A YIELD SIGN, STOP SIGN, OR TRAFFIC SIGNAL. THE BREAK POINT IS TO BE AT THE START OF THE INTERSECTION'S RADIUS OR AT MARKED STOP LINES.
- 6. WHEN CONNECTING TO EXISTING ROADWAYS/PAVEMENT SECTIONS AT THE TERMINI OF PROPOSED NEW CONSTRUCTION, CUT VERTICALLY TO THE BOTTOM OF THE IN-PLACE SURFACING OR TO THE BOTTOM OF THE NEW SURFACING DESIGN, WHICHEVER IS DEEPER, THEN AT A 1V/20H TAPER TO THE BOTTOM OF THE RECOMMENDED SUBGRADE EXCAVATION.
- 7. THE CONTRACTOR MUST HAVE A MINIMUM OF TWO INDIVIDUALS WITH CURRENT ACI CONCRETE FLATWORK TECHNICIAN OR FLATWORK FINISHER CERTIFICATION, AND AT LEAST ONE OF THEM MUST BE PRESENT ONSITE FOR ALL CONCRETE POURS.
- 8. TAKE MEASURES TO PROTECT CONCRETE PAVING FROM DAMAGE, EXCLUDING TRAFFIC FROM PAVING FOR A MINIMUM OF 14 DAYS AFTER PLACEMENT. REPAIR OR REPLACE STAINED CONCRETE TO THE SATISFACTION OF THE OWNER AT NO COST TO THE OWNER.
- 9. CONSTRUCTION AND MATERIALS WITHIN THE PUBLIC RIGHT-OF-WAY MUST ADHERE TO CITY, COUNTY, AND MN/DOT SPECIFICATIONS AND STANDARDS. MNDOT SPECIFICATIONS AND STANDARDS APPLY IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS. PAVING, PAVEMENT MARKINGS, AND SIGNAGE WITHIN THE SITE MUST MEET SPECIFIC REQUIREMENTS.
 - A. SITE BITUMINOUS SHALL MEET MNDOT SPEC 2360 AND IN ACCORDANCE WITH DRAWING SPECIFICATIONS. MAXIMUM ALLOWABLE BITUMINOUS LIFT THICKNESS SHALL NOT BE GREATER THAN 3 INCHES. PLACE TACK COAT BETWEEN EACH LIFT AT A RATE SPECIFIED ON DRAWING DETAILS.
 - B. CONCRETE PAVEMENT TO CONFORM TO MNDOT SPEC 2461
 - C. CONCRETE CURB AND GUTTER TO CONFORM TO MNDOT SPEC 2461
 - D. CONCRETE ISOLATION/EXPANSION JOINT MATERIAL: MNDOT SPEC 3702, TYPE D-1 OR TYPE D-2. PROVIDE CAULKING/JOINT SEALANT AND BACKER ROD AS RECOMMENDED BY JOINT MANUFACTURER.
 - E. CONCRETE CURING MATERIAL TO CONFORM TO MNDOT SPEC 3754. CONCRETE SEALER TO BE SILOXA-TIK 8500, ARMOR SX5000, OR APPROVED EQUAL AND TO BE APPLIED PER MANUFACTURER INSTRUCTIONS.
 - F. CONCRETE PLACING, FINISHING, CURING, AND PROTECTION TO CONFORM TO MNDOT SPEC 2461, 2521, AND 2531 AND APPLICABLE ACI STANDARDS.
 - G. SIGNAGE TO CONFORM TO MNDOT SPECS 2564, 3352, AND 3402. SIGNS SHALL INCLUDE NUMBER AND SIZE OF POSTS IN ACCORDANCE WITH MNDOT WIND LOADING CHART FOR SIGNS ON SQUARE TUBE POSTS. MOUNT SIGNS IN ACCORDANCE WITH SQUARE TUBE SIGN MOUNTING MNDOT STANDARD PLANS.
 - H. SEE MNDOT MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PART II FOR DETAILS OF TRAFFIC SIGN INSTALLATION.
 - I. AGGREGATE BASE TO CONFORM TO MNDOT SPEC 3138, CLASS 5 AGGREGATE BASE, 100% GRUSHED VIRGIN AGGREGATE OR APPROVED EQUAL.
 - J. PAVEMENT MARKINGS TO CONFORM TO MNDOT SPEC 2582. ALLOW NEW PAVEMENT TO CURE FOR A MINIMUM OF 14 DAYS MINIMUM PRIOR TO APPLYING PAVEMENT MARKINGS.
- 10. IMPLEMENT FIELD QUALITY CONTROL MEASURES.
 - A. TEST THE CONCRETE AIR CONTENT (ASTM C231), CONCRETE SLUMP (ASTM C143), AIR AND CONCRETE TEMPERATURE, AND 7- AND 28-DAY COMPRESSIVE STRENGTH (ASTM C31, C39, AND C172). WHERE APPLICABLE, CONDUCT TESTS IN ACCORDANCE WITH THE MNDOT SCHEDULE OF MATERIALS CONTROL.
 - B. ENSURE THAT ALL BITUMINOUS PAVEMENT DENSITY ADHERES TO MN/DOT SPEC 2360.3.D.2 USING THE ORDINARY COMPACTION METHOD. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING A ROLL PATTERN FOR EACH COURSE OF PAVING DAILY.
 - C. CONDUCT A TEST ROLL OF THE SUBGRADE AND AGGREGATE BASE FOLLOWING MNDOT SPECS 2211 FOR AGGREGATE BASE AND 2111 FOR TESTING ROLLING. THE TEST ROLL MUST BE WITNESSED BY THE ENGINEER OR GEOTECHNICAL ENGINEER.
- 11. TOLERANCES:
 - A. ENSURE THAT BITUMINOUS PAVEMENT LINE, GRADE, AND THICKNESS CONFORM TO MN/DOT SPEC 2360.3.E
 - B. CONCRETE PAVEMENT TO CONFORM TO MNDOT SPEC 2521.3.D.3
 - C. CONCRETE CURB AND GUTTER TO CONFORM TO MNDOT SPEC 2531.3
 - D. PAVEMENT MARKINGS TO CONFORM TO MNDOT SPEC 2582.3.C
- 12. CONTRACTOR SHALL PROVIDED CONCRETE JOINTS TO MATCH EXISTING ADJACENT WORK AND AS FOLLOWS:
 - A. CONTROL JOINTS - MAINTAIN AN ASPECT RATIO (LENGTH TO WIDTH) OF CONTROL JOINTS AS CLOSE TO 1:1 AS FEASIBLE, AVOIDING AN ASPECT RATIO GREATER THAN 1.5:1. MATCH THE EXISTING PATTERN WHERE APPLICABLE. THE MAXIMUM SPACING FOR CONTROL JOINTS SHOULD BE 24 TIMES THE SLAB THICKNESS, UP TO A MAXIMUM OF 12 FEET ADDITIONALLY. JOINT INTERSECTION ANGLES LESS THAN 60 DEGREES ARE NOT ALLOWED, AND PANEL WIDTHS LESS THAN 6 INCHES AT ANY POINT ARE PROHIBITED. JOINTING MUST ACCOMMODATE IN-PAVEMENT STRUCTURES THROUGH JOINTING AND BOXOUTS. THE CONTRACTOR IS REQUIRED TO SUBMIT A JOINTING PLAN FOR ENGINEER ACCEPTANCE.
 - B. EXPANSION JOINTS - EXPANSION/ISOLATION JOINTS MUST BE PROVIDED AT VARIOUS LOCATIONS, INCLUDING THOSE WHERE ABRUPT CHANGES IN DIRECTION OCCUR, WHERE CHANGES IN WIDTH TAKE PLACE, WHERE ADJOINING EXISTING CONCRETE IS PRESENT, AT LOCATIONS ABUTTING THE BUILDING AND OTHER SITE FEATURES SUCH AS RAMPS, STAIRS, LANDINGS, CONCRETE APRONS, ARCHITECTURAL AND LANDSCAPE FEATURES, ETC., AND AT LOCATIONS WITH CHANGES IN DEPTH, INCLUDING PAVEMENT ADJACENT TO THE CURB.
- 13. INSTALL A MINIMUM 6-INCH CLASS 5 AGGREGATE BASE UNDER CURB AND GUTTER AS DETAILED.

PERMITS & TEST REPORTS

- 1. OWNER WILL SECURE CITY ENTITLEMENTS PRIOR TO CONSTRUCTION
- 2. CONTRACTOR RESPONSIBLE TO SECURE ALL FEDERAL, STATE, COUNTY AND CITY PERMITS NECESSARY FOR CONSTRUCTION INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING:
 - A. CITY PERMITS
 - B. DEMOLITION PERMITS
 - C. ROW PERMITS
 - D. MNDOT PERMITS
 - E. NPDES PERMIT
 - F. MINNESOTA DEPARTMENT OF HEALTH PERMITS
- 3. ALL TEST RESULTS ARE TO BE SENT TO THE OWNER AND ENGINEER DIRECTLY FROM THE INDEPENDENT TESTING LABORATORY.
- 4. TEST REPORTS PROVIDED ARE TO COMPLY WITH THE GEOTECHNICAL REPORT.
- 5. RE-TESTING DUE TO FIELD TEST FAILURE ARE AT NO ADDITIONAL COST TO THE OWNER.
- 6. GEOTECHNICAL/CONCRETE TESTING MUST BE COMPLETED BY THE OWNER'S GEOTECHNICAL/ENGINEER/INDEPENDENT TESTING LABORATORY. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL REQUIRED GEOTECHNICAL TESTS AND INSPECTIONS WITH THE GEOTECHNICAL ENGINEER/INDEPENDENT TESTING LABORATORY.



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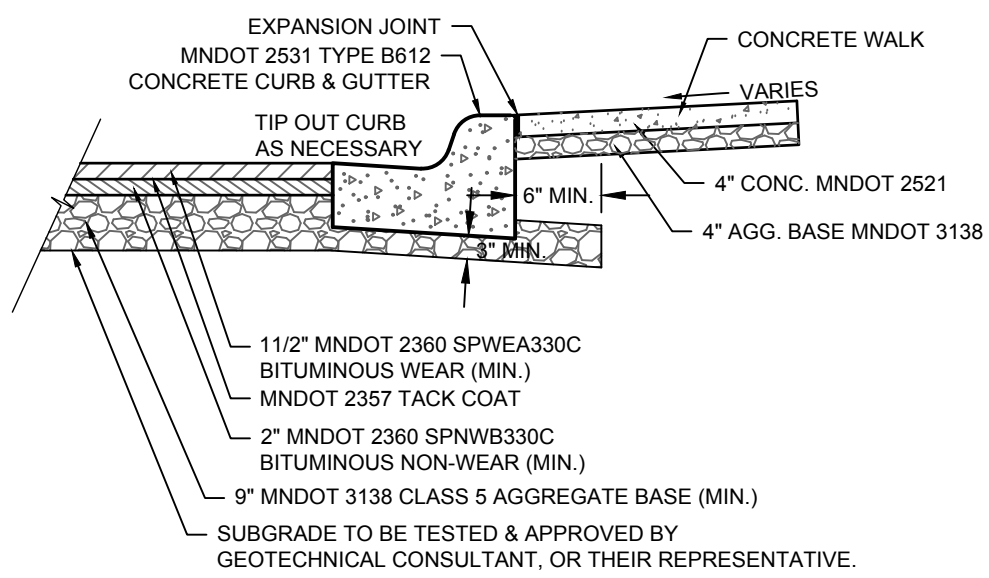
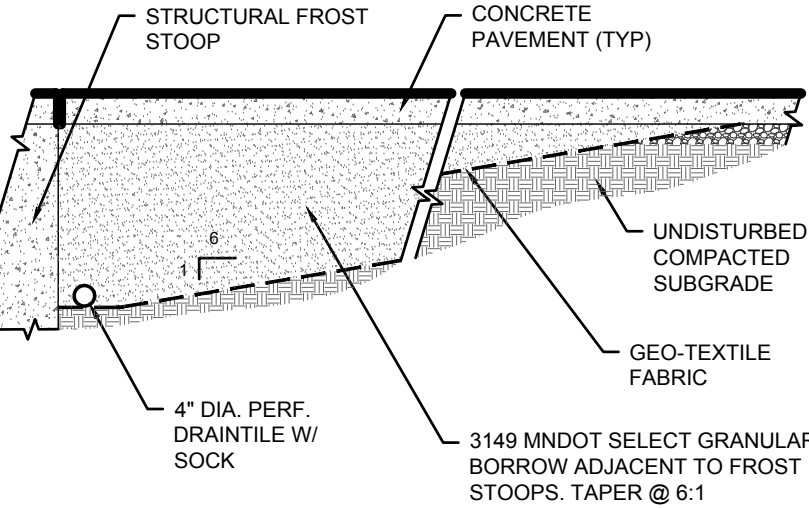
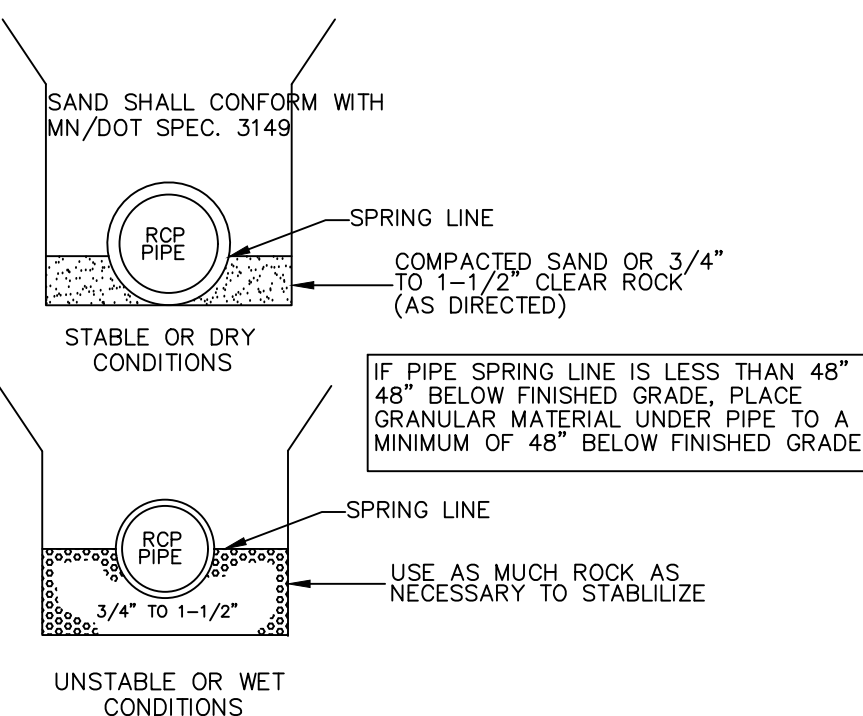
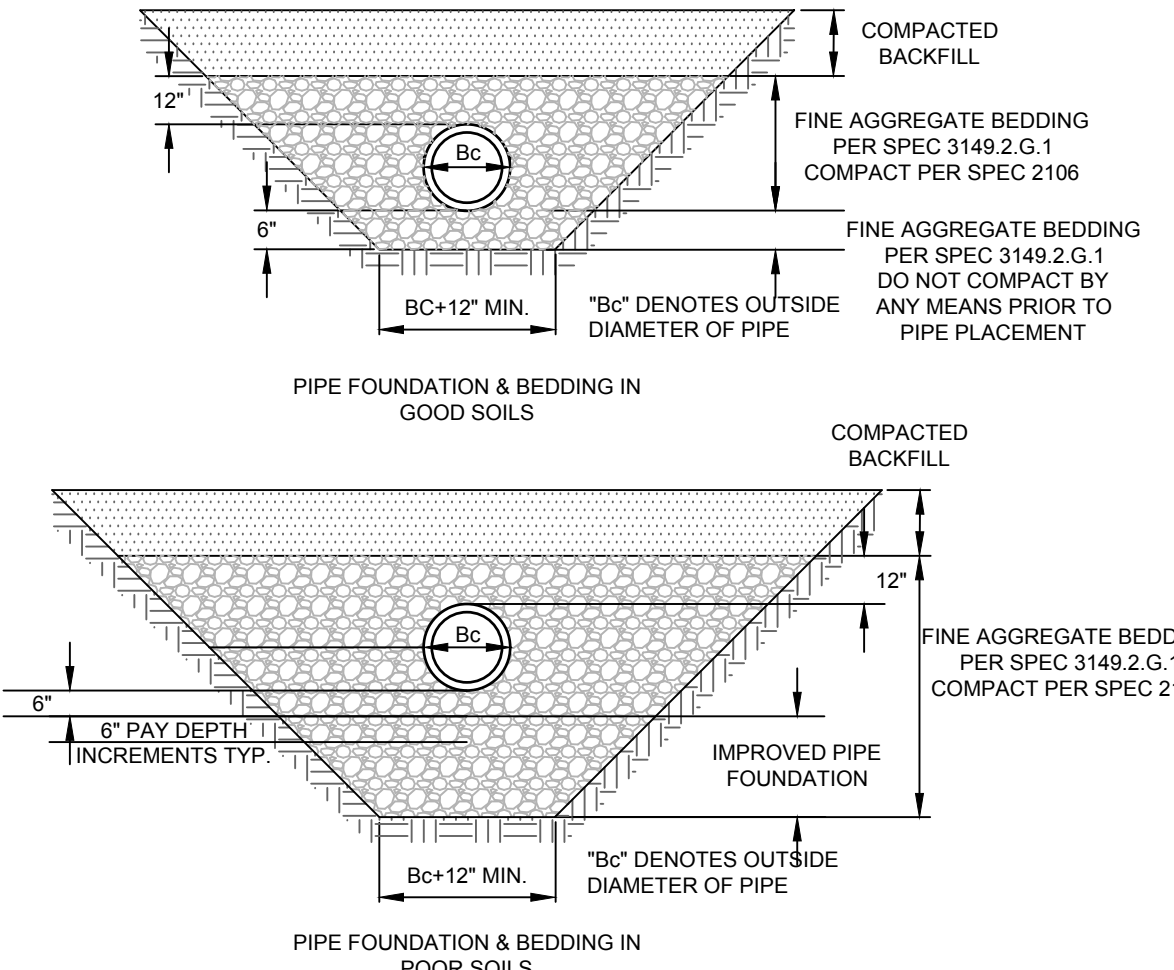
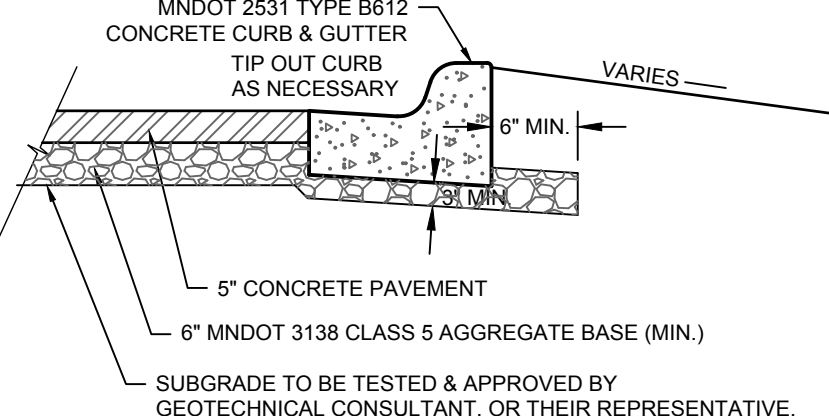
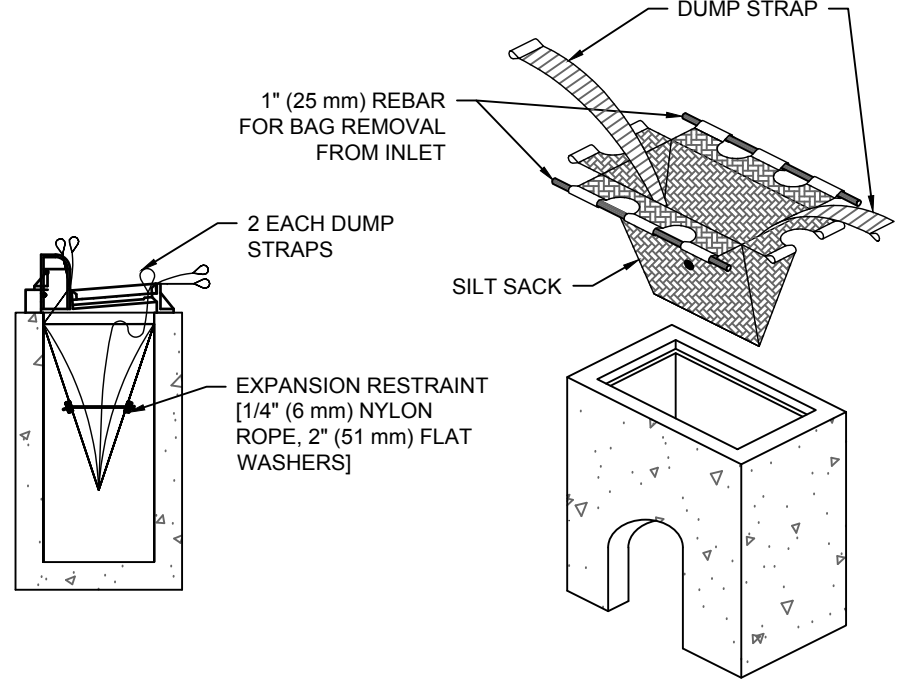
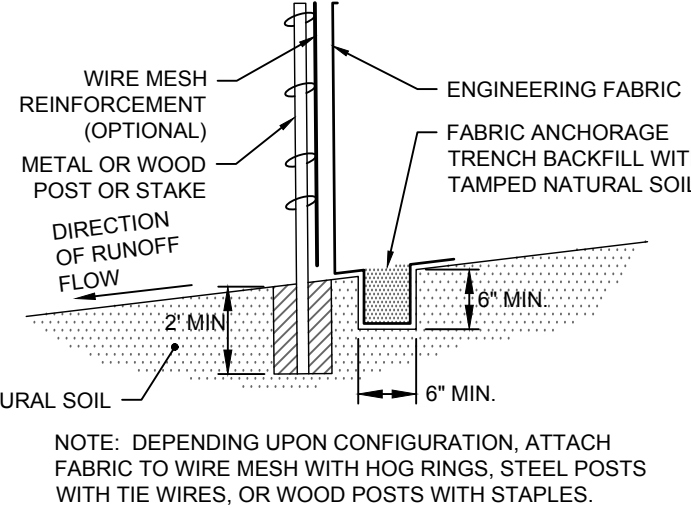
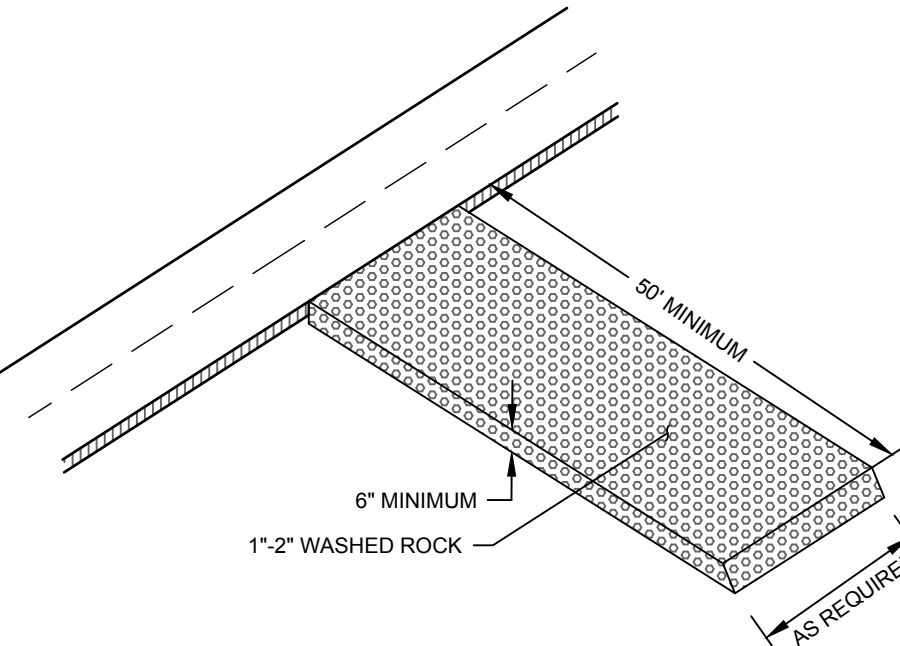
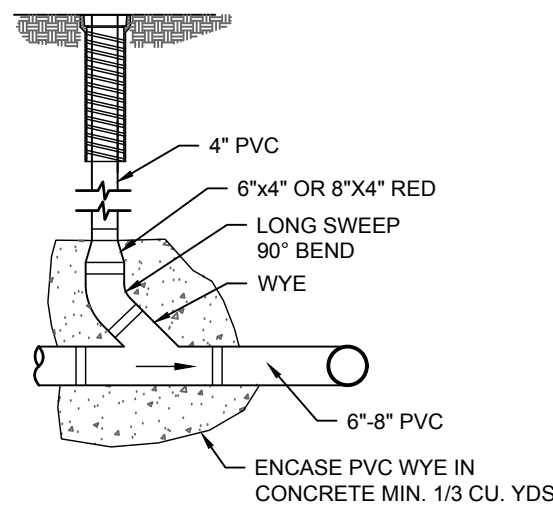
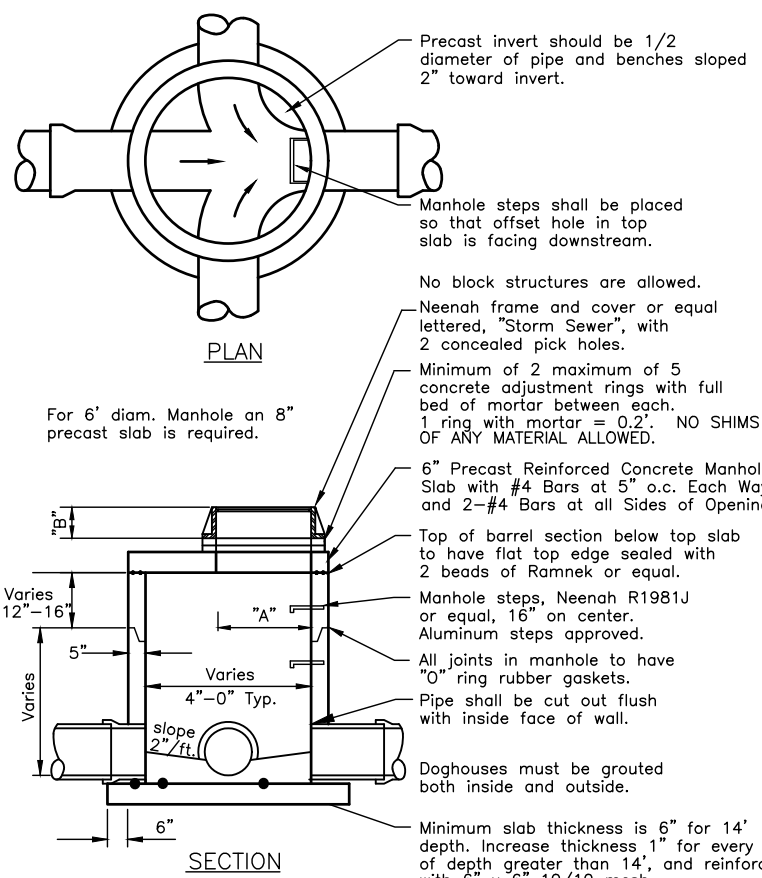
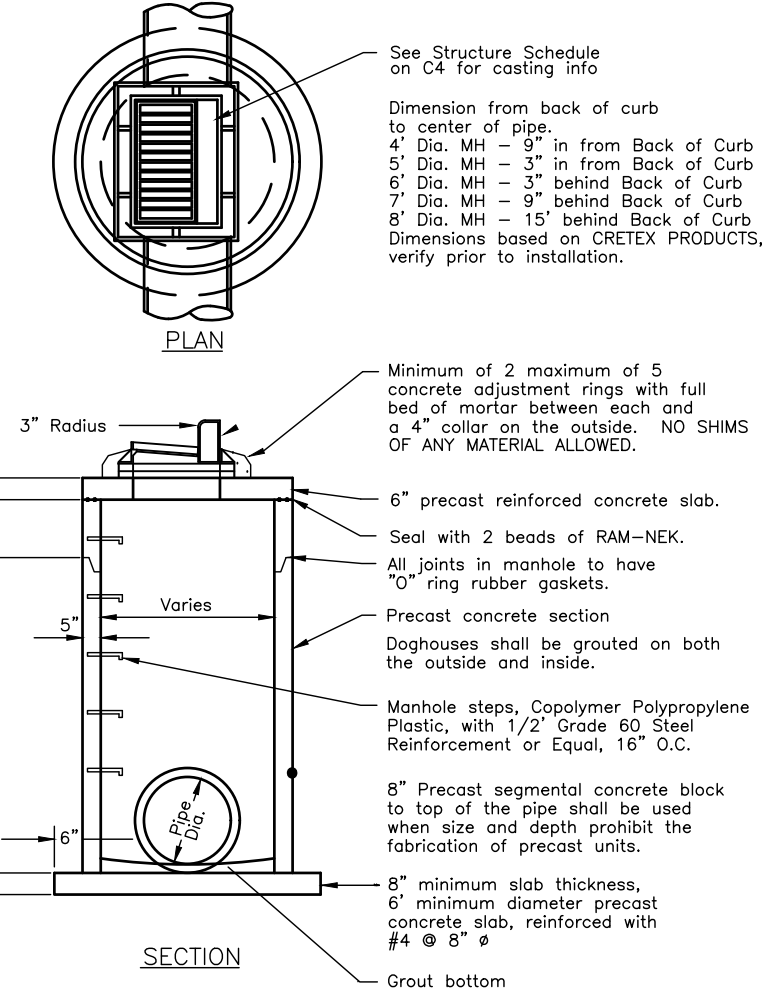
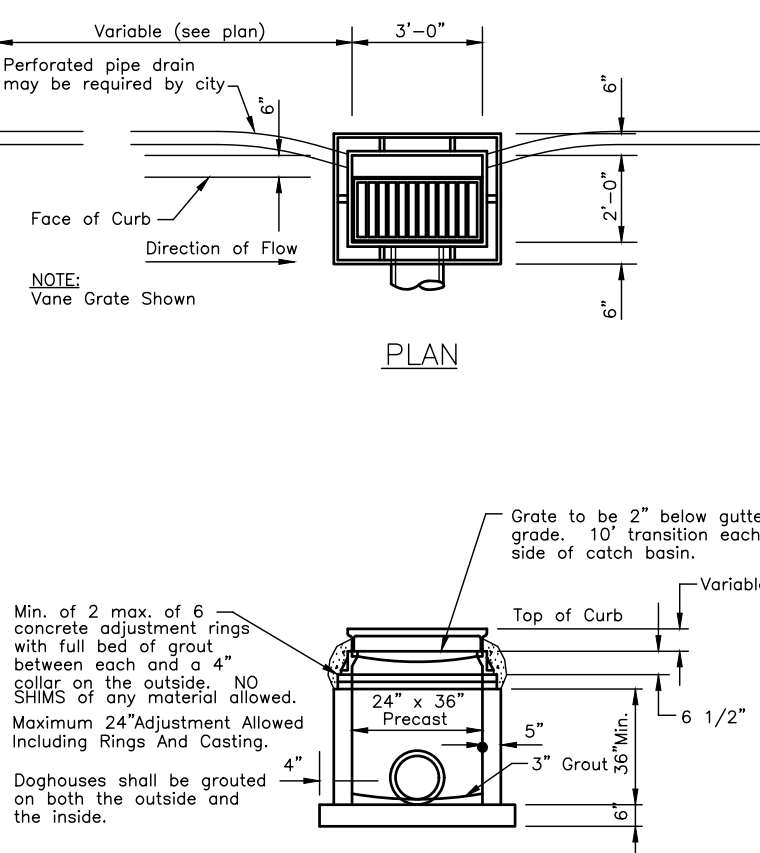
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 EXPANSION JOINT MNDOT 2531 TYPE B612 CONCRETE CURB & GUTTER TIP OUT CURB AS NECESSARY VARIES 6" MIN. 4" CONC. MNDOT 2521 4" AGG. BASE MNDOT 3138 11/2" MNDOT 2360 SPWEA330C BITUMINOUS WEAR (MIN.) MNDOT 2357 TACK COAT 2" MNDOT 2360 SPNWB330C BITUMINOUS NON-WEAR (MIN.) 9" MNDOT 3138 CLASS 5 AGGREGATE BASE (MIN.) SUBGRADE TO BE TESTED & APPROVED BY GEOTECHNICAL CONSULTANT, OR THEIR REPRESENTATIVE. NOT TO SCALE			 STRUCTURAL FROST STOOP CONCRETE PAVEMENT (TYP) UNDISTURBED / COMPACTED SUBGRADE GEO-TEXTILE FABRIC 4" DIA. PERF. DRAINTILE W/ SOCK 3149 MNDOT SELECT GRANULAR BORROW ADJACENT TO FROST STOOPS. TAPER @ 8:1 NOT TO SCALE			 SAND SHALL CONFORM WITH MN/DOT SPEC. 3149 RCP PIPE SPRING LINE COMPACTED SAND OR 3/4" TO 1-1/2" CLEAR ROCK (AS DIRECTED) STABLE OR DRY CONDITIONS IF PIPE SPRING LINE IS LESS THAN 48" 48" BELOW FINISHED GRADE, PLACE GRANULAR MATERIAL UNDER PIPE TO A MINIMUM OF 48" BELOW FINISHED GRADE. RCP PIPE SPRING LINE 3/4" TO 1-1/2" UNSTABLE OR WET CONDITIONS USE AS MUCH ROCK AS NECESSARY TO STABILIZE			 12" 6" BC+12" MIN. "Bc" DENOTES OUTSIDE DIAMETER OF PIPE FINE AGGREGATE BEDDING PER SPEC 3149.2.G.1 COMPACT PER SPEC 2106 PIPE FOUNDATION & BEDDING IN GOOD SOILS COMPACTED BACKFILL 12" 6" BC+12" MIN. "Bc" DENOTES OUTSIDE DIAMETER OF PIPE FINE AGGREGATE BEDDING PER SPEC 3149.2.G.1 DO NOT COMPACT BY ANY MEANS PRIOR TO PIPE PLACEMENT PIPE FOUNDATION & BEDDING IN POOR SOILS IMPROVED PIPE FOUNDATION 6" PAY DEPTH INCREMENTS TYP. NOT TO SCALE		
ANDERSON 15005 1st Ave. N. #100 Plymouth, MN 55441 P 763.412.4000 F 763.412.4090 www.ae-mn.com Anderson Engineering of Minnesota, LLC Page # 10/12	BITUMINOUS PAVING & SIDEWALK SECTION	1	ANDERSON 15005 1st Ave. N. #100 Plymouth, MN 55441 P 763.412.4000 F 763.412.4090 www.ae-mn.com Anderson Engineering of Minnesota, LLC Page # 10/12	FROST STOOP DETAIL	2	ANDERSON 15005 1st Ave. N. #100 Plymouth, MN 55441 P 763.412.4000 F 763.412.4090 www.ae-mn.com Anderson Engineering of Minnesota, LLC Page # 10/12	RCP PIPE BEDDING	3	ANDERSON 15005 1st Ave. N. #100 Plymouth, MN 55441 P 763.412.4000 F 763.412.4090 www.ae-mn.com Anderson Engineering of Minnesota, LLC Page # 10/12	PVC PIPE BEDDING	4
 MNDOT 2531 TYPE B612 CONCRETE CURB & GUTTER TIP OUT CURB AS NECESSARY VARIES 6" MIN. 5" CONCRETE PAVEMENT 6" MNDOT 3138 CLASS 5 AGGREGATE BASE (MIN.) SUBGRADE TO BE TESTED & APPROVED BY GEOTECHNICAL CONSULTANT, OR THEIR REPRESENTATIVE.			 DUMP STRAP 1" (25 mm) REBAR FOR BAG REMOVAL FROM INLET SILT SACK 2 EACH DUMP STRAPS EXPANSION RESTRAINT [1/4" (6 mm) NYLON ROPE, 2" (51 mm) FLAT WASHERS] NOT TO SCALE			 WIRE MESH REINFORCEMENT (OPTIONAL) METAL OR WOOD POST OR STAKE ENGINEERING FABRIC FABRIC ANCHORAGE TRENCH BACKFILL WITH TAMPED NATURAL SOIL DIRECTION OF RUNOFF FLOW NATURAL SOIL 2' MIN. 6" MIN. NOTE: DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH WITH HOO RINGS, STEEL POSTS WITH TIE WIRES, OR WOOD POSTS WITH STAPLES. TYPICAL INSTALLATION NOT TO SCALE			 50' MINIMUM 6" MINIMUM 1'-2" WASHED ROCK AS REQUIRED NOT TO SCALE		
ANDERSON 15005 1st Ave. N. #100 Plymouth, MN 55441 P 763.412.4000 F 763.412.4090 www.ae-mn.com Anderson Engineering of Minnesota, LLC Page # 10/12	CONCRETE PAVING & CURB SECTION	5	ANDERSON 15005 1st Ave. N. #100 Plymouth, MN 55441 P 763.412.4000 F 763.412.4090 www.ae-mn.com Anderson Engineering of Minnesota, LLC Page # 10/12	INLET PROTECTION DETAIL	6	ANDERSON 15005 1st Ave. N. #100 Plymouth, MN 55441 P 763.412.4000 F 763.412.4090 www.ae-mn.com Anderson Engineering of Minnesota, LLC Page # 10/12	SILT FENCE DETAIL	7	ANDERSON 15005 1st Ave. N. #100 Plymouth, MN 55441 P 763.412.4000 F 763.412.4090 www.ae-mn.com Anderson Engineering of Minnesota, LLC Page # 10/12	ROCK CONSTRUCTION ENTRANCE DETAIL	8
 4" PVC 6"x4" OR 8"x4" RED LONG SWEEP 90° BEND WYE 6"-8" PVC ENCASE PVC WYE IN CONCRETE MIN. 1/3 CU. YDS. NOT TO SCALE			 Precast invert should be 1/2 diameter of pipe and benches sloped 2" toward invert. No block structures are allowed. Nearest frame and cover or equal lettered, "Storm Sewer", with 2 concealed pick holes. Minimum of 2 maximum of 5 concrete adjustment rings with full bed of mortar between each 1" ring with mortar or 0.2" NO SHIMS OR ANY MATERIAL ALLOWED. 6" Precast Reinforced Concrete Manhole Slab with #4 Bars at 2' o.c. Each Way and 2-#4 Bars at all Sides of Opening. Top of barrel section below top slab to have flat top edge sealed with 2 beads of Romek or equal. Manhole steps, Nevech R1981/J or equal, 16" on center. All joints in manhole to have 1" ring rubber gaskets. Pipe shall be cut out flush with inside face of wall. Doghouses must be grouted both inside and outside. Minimum slab thickness is 6" for 14" depth, increase thickness 1" for every 4" of depth greater than 14", and reinforce with 6" x 6" 10/10 mesh. PLAN SECTION NOT TO SCALE			 See Structure Schedule on C4 for casting info. Dimension from back of curb to center of pipe. 4" Dia. MH - 0" in from Back of Curb 5" Dia. MH - 3" in from Back of Curb 6" Dia. MH - 3" behind Back of Curb 7" Dia. MH - 9" behind Back of Curb 8" Dia. MH - 15" behind Back of Curb Dimensions based on CRETEX PRODUCTS, verify prior to installation. Minimum of 2 maximum of 5 concrete adjustment rings with full bed of mortar between each and a 4" collar on the outside. NO SHIMS OF ANY MATERIAL ALLOWED. 6" precast reinforced concrete slab. Seal with 2 beads of RAM-NEK. All joints in manhole to have 1" ring rubber gaskets. Precast concrete section. Doghouses shall be grouted on both the outside and inside. Manhole steps, Copolymer Polypropylene Plastic with 1/2" Grade 60 Steel Reinforcement or Equal, 16" O.C. 8" Precast segmental concrete block to top of the pipe shall be used when size and depth prohibit the fabrication of precast units. 8" minimum slab thickness, 6" minimum diameter precast concrete slab, reinforced with #4 @ 8" x PLAN SECTION NOT TO SCALE			 Variable (see plan) 3'-0" Perforated pipe drain may be required by city Face of Curb Direction of Flow NOTE: Vane Grate Shown PLAN Min. of 2 max. of 6 concrete adjustment rings with full bed of grout between each and a 4" collar on the outside. NO SHIMS or any material allowed Maximum 24" Adjustment Allowed Including Rings And Casting. Doghouses shall be grouted on both the outside and the inside. Grate to be 2" below gutter grade, 10" transition each side of catch basin. Top of Curb 2'-11/2" 6 1/2" SECTION NOT TO SCALE		
ANDERSON 15005 1st Ave. N. #100 Plymouth, MN 55441 P 763.412.4000 F 763.412.4090 www.ae-mn.com Anderson Engineering of Minnesota, LLC Page # 10/12	SANITARY PVC CLEANOUT	9	ANDERSON 15005 1st Ave. N. #100 Plymouth, MN 55441 P 763.412.4000 F 763.412.4090 www.ae-mn.com Anderson Engineering of Minnesota, LLC Page # 10/12	STORM MANHOLE	10	ANDERSON 15005 1st Ave. N. #100 Plymouth, MN 55441 P 763.412.4000 F 763.412.4090 www.ae-mn.com Anderson Engineering of Minnesota, LLC Page # 10/12	CATCH BASIN MANHOLE	11	ANDERSON 15005 1st Ave. N. #100 Plymouth, MN 55441 P 763.412.4000 F 763.412.4090 www.ae-mn.com Anderson Engineering of Minnesota, LLC Page # 10/12	STANDARD CATCH BASIN	12



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ROSEMOUNT, MINNESOTA

ISSUED SET MAY.28.2024

REVISIONS

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

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BRIAN J. FIELD, P.E.

57224 05/28/2024
REG. NO. DATE



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DETAILS 1 OF 2

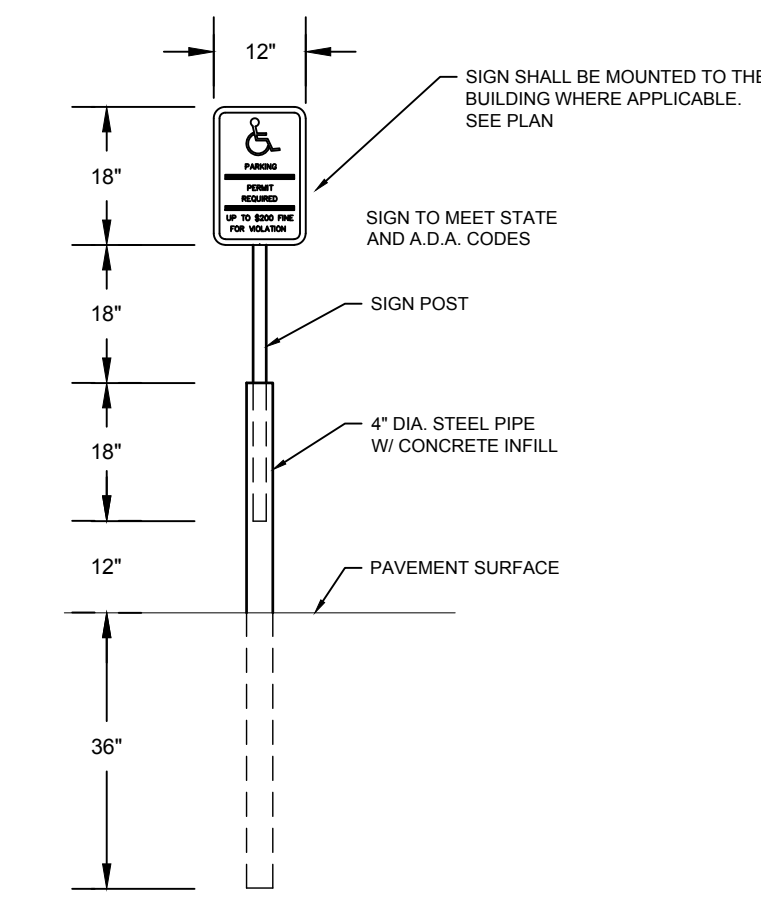
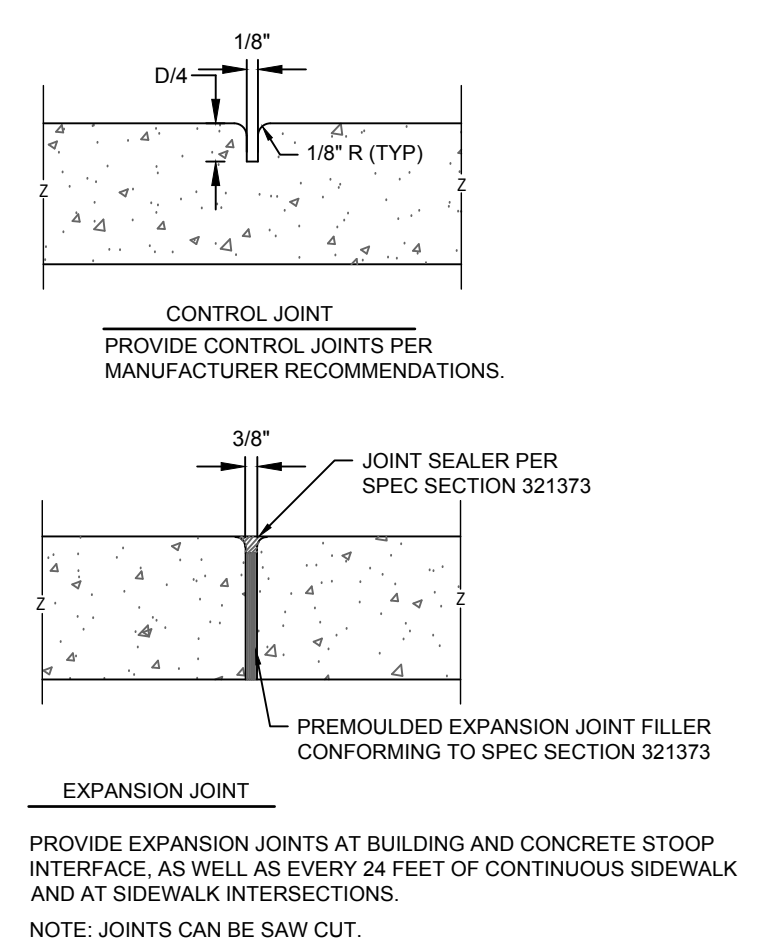
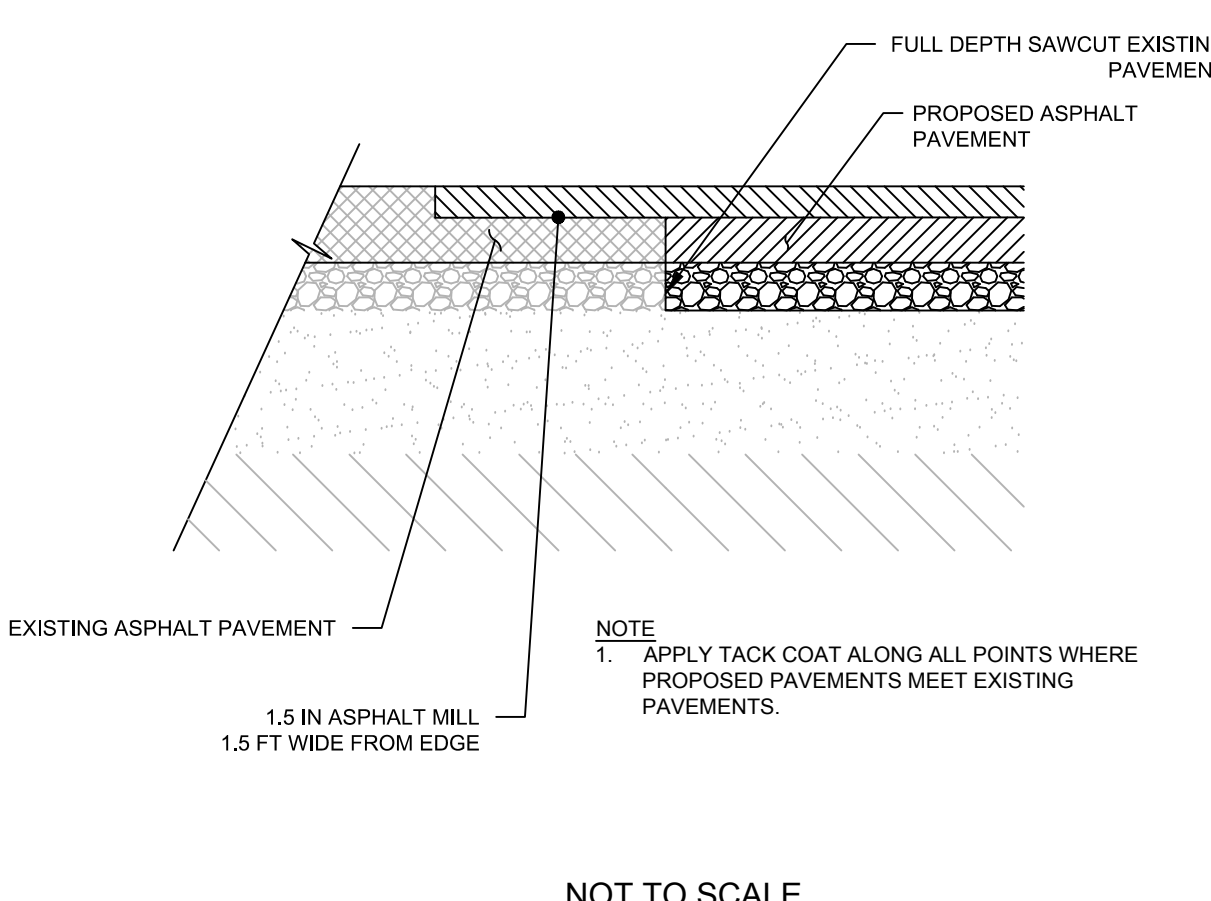
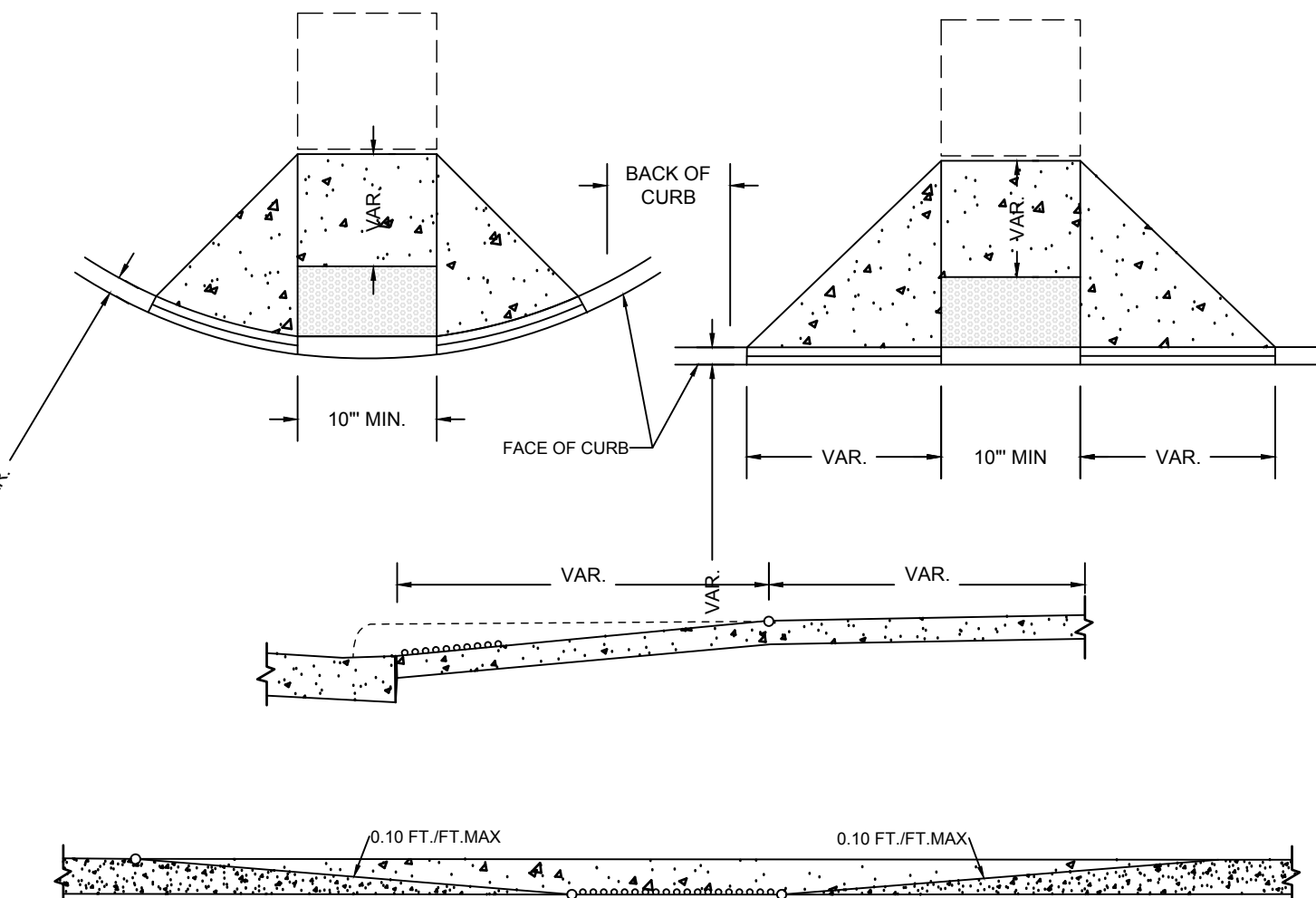
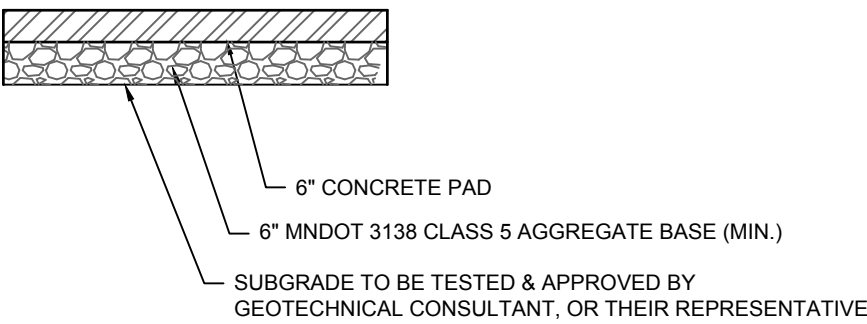
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ANDERSON 13605 1st Ave. N. #100 Plymouth, MN 55441 P 763.412.4000 F 763.412.4090 ae-mn.com Anderson Engineering of Minnesota, LLC Proj # 17732			HANDICAPPED SIGN			1	ANDERSON 13605 1st Ave. N. #100 Plymouth, MN 55441 P 763.412.4000 F 763.412.4090 ae-mn.com Anderson Engineering of Minnesota, LLC Proj # 17732			JOINT DETAIL			2	ANDERSON 13605 1st Ave. N. #100 Plymouth, MN 55441 P 763.412.4000 F 763.412.4090 ae-mn.com Anderson Engineering of Minnesota, LLC Proj # 17732			BITUMINOUS LAP JOINT			3
 ANDERSON 13605 1st Ave. N. #100 Plymouth, MN 55441 P 763.412.4000 F 763.412.4090 ae-mn.com Anderson Engineering of Minnesota, LLC Proj # 17732			NOTES: TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA), ALL STATE AGENCIES ARE REQUIRED TO UTILIZE THIS STANDARD PLATE. MODIFICATIONS ARE ALLOWED PROVIDED THEY MEET PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG). LOCAL AGENCIES ARE REQUIRED TO ADOPT SIMILAR DESIGNS. SHARED-USE PATHS SHALL HAVE DETECTABLE WARNINGS ACROSS THE ENTIRE WIDTH OF PATH WHEN THE PATH CROSSES A ROAD. DETECTABLE WARNINGS ARE NOT TO BE USED ON SIDEWALKS OR PATHS WHEN CROSSINGS ALLEYS OR RESIDENTIAL DRIVEWAYS. DETECTABLE WARNINGS SHOULD BE USED WHERE PEDESTRIAN ACCESS ROUTES CROSS COMMERCIAL DRIVEWAYS THAT ARE PROVIDED WITH TRAFFIC CONTROL DEVICES OR OTHERWISE PERMITTED TO OPERATE LIKE A PUBLIC ROADWAY. SLOPES ARE DEFINED AS ABSOLUTE ELEVATION DIFFERENCE PER LENGTH OF RUN. (AS OPPOSED TO A RELATIVE SLOPE WITH RESPECT TO A CURB LINE OR CURB HEIGHT.) NO SIGNAL POLES, SIGN POSTS, CABINETS, OR OTHER OBSTRUCTIONS ARE ALLOWED IN THE RAMP OR PATH OF TRAVEL. 1. 1/4" INCH EXPANSION JOINT. 1/2" INCH PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 2. PROVIDE A 4' x 4' MINIMUM LANDING. SEE PLANS FOR PROPOSED RUNNING SLOPE AND CROSS SLOPE, NEITHER OF WHICH MAY EXCEED 0.02 FT./FT. AS CONSTRUCTED. 3. PLACE THE DETECTABLE WARNINGS AT THE BACK OF CURB. WHEN THE DETECTABLE WARNING SYSTEM IS A PREFORMED RECTANGLE PLACED AT THE BACK OF A RADIAL CURB LINE, HAND FORM THE CURB TO FILL THE GAP. DETECTABLE WARNING AREA SHALL BE 2' 0" MIN. IN THE DIRECTION PERPENDICULAR TO THE GRADE BREAK AND SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP. 4. WHERE RADIAL WARNING SURFACES ARE USED OR IN OTHER CIRCUMSTANCES WHERE THE EDGE OF THE WANING SURFACE IS NOT PARALLEL TO THE EDGE OF THE CURB RAMP PATH OF TRAVEL, THE EDGE OF THE DETECTABLE WARNING SURFACE SHOULD NEVER BE MORE THAN 3 INCHES FROM THE EDGE OF THE RAMP. DETECTABLE WARNINGS ARE SHALL CONTRAST VISUALLY WITH THE ADJACENT GUTTER, ROADWAY, OR WALKWAY. EITHER LIGH ON DARK OR DARK ON LIGHT. CONTRAST MAY BE PROVIDED ON THE FULL RAMP SURFACE, EXCLUDING THE FLARED SIDES. 5. CROSS SLOPE OF THE RAMP MAY NOT EXCEEDS 0.02 FT./FT. AS CONSTRUCTED. 6. ANY VERTICAL LOP THAT OCCURS AT THE FLOW LINE MAY NOT BE GREATER THAN 1/4 INCH.			 ANDERSON 13605 1st Ave. N. #100 Plymouth, MN 55441 P 763.412.4000 F 763.412.4090 ae-mn.com Anderson Engineering of Minnesota, LLC Proj # 17732														
ANDERSON 13605 1st Ave. N. #100 Plymouth, MN 55441 P 763.412.4000 F 763.412.4090 ae-mn.com Anderson Engineering of Minnesota, LLC Proj # 17732			PEDESTRIAN RAMP DETAIL			4	ANDERSON 13605 1st Ave. N. #100 Plymouth, MN 55441 P 763.412.4000 F 763.412.4090 ae-mn.com Anderson Engineering of Minnesota, LLC Proj # 17732			TRANSFORMER PAD DETAIL			5							



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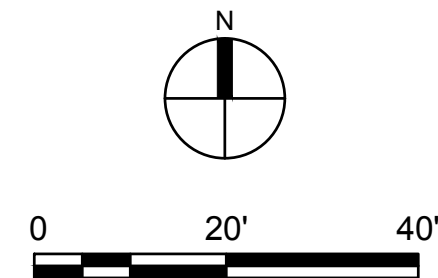
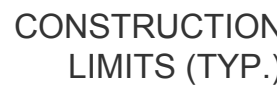
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DETAILS 2 OF 2

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C502



	PROPERTY LIMITS
	CONSTRUCTION LIMITS
	NEW SOD
	3" DEEP WASHED DRESSER TRAP ROCK, DARK GRAY, 3/4" - 1 1/2" W/ FABRIC

1. PER CITY OF ROSEMOUNT CODE, IRRIGATION IS NOT REQUIRED
2. IF A DISCREPANCY IS FOUND, THE PLANTING PLAN SHALL OVERRIDE THE PLANT SCHEDULE.

1 ROCK MULCH

2 POLY LANDSCAPE EDGER,
SEE DETAIL 2/L102

<u>REQUIREMENTS</u>	<u>CALCULATION</u>
TREES PER LAND AREA SF	81,876 SF / 3,000 SF PER TREE
SHRUBS	472 LF / 10 LF PER SHRUB
<u>REQUIRED</u>	<u>PROVIDED</u>
27.3 TREES	28 TREES
47.2 SHRUBS	73 SHRUBS

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

NOT LESS THAN (1) SHRUB SHALL BE PROVIDED FOR EACH 10 LINEAR FEET OF BUILDING.

PARKING LOT LANDSCAPING SHALL BE IN ADDITION TO THE MINIMUM NUMBER OF TREES AND FOUNDATION PLANTINGS REQUIRED FOR THE SITE.

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

SCREENING CONSISTING OF NATURAL MATERIALS SUCH AS TREES OR HEDGES ARE APPROVED IN LIEU OF REQUIRED SCREENING BY MEANS OF WALLS OR FENCES, THE DENSITY AND SPECIES OF SUCH PLANTINGS SHALL ACHIEVE NOT LESS THAN 90% OPAQUE YEAR ROUND.

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>COMMON / BOTANICAL NAME</u>	<u>CONT</u>	<u>CAL</u>
<u>DECIDUOUS TREES</u>					
	Aa	4	AUTUMN BLAZE® FREEMAN MAPLE ACER X FREEMANII 'JEFFERSRED'	B&B	2 - 1/2" CAL.
	GD2	5	STREET KEEPER® HONEY LOCUST GLEDITSIA TRIACANTHOS INERMIS 'DRAVES'	B&B	2 - 1/2" CAL.
	Gi	4	SKYLINE® HONEY LOCUST GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	B&B	2 - 1/2" CAL.
	Gd	3	KENTUCKY COFFEETREE GYMNOCLADUS DIOICUS 'ESPRESSO'	B&B	2 - 1/2" CAL.
<u>ORNAMENTAL TREES</u>					
	MP	5	PRAIRIE ROSE CRABAPPLE MALUS X 'PRAIRIE ROSE'	B&B	1 - 1/2" CAL.
<u>EVERGREEN TREES</u>					
	Pb	4	BLACK HILLS SPRUCE PICEA GLAUCA DENSATA	B&B	6' HT.
	TT	3	TECHNY ARBORVITAE THUJA OCCIDENTALIS 'TECHNY'	B&B	6' HT.
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>COMMON / BOTANICAL NAME</u>	<u>CONT</u>	<u>SIZE</u>
<u>DECIDUOUS SHRUBS</u>					
	DI	29	BUSH HONEYSUCKLE DIERVILLA LONICERA	CONT.	5 GAL.
	Ha	9	ANNABELLE HYDRANGEA HYDRANGEA ARBORESCENS 'ANNABELLE'	CONT.	5 GAL.
	Rg	21	GRO-LOW FRAGRANT SUMAC RHUS AROMATICA 'GRO-LOW'	CONT.	5 GAL.
	Ss	10	LITTLE PRINCESS JAPANESE SPIREA SPIRAEA JAPONICA 'LITTLE PRINCESS'	CONT.	5 GAL.
	Sa	4	ANTHONY WATERER SPIREA SPIRAEA X BUMALDA 'ANTHONY WATERER'	CONT.	5 GAL.
<u>PERENNIALS</u>					
	Ck	47	KARL FOERSTER FEATHER REED GRASS CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	CONT.	3 GAL.
	Nw	19	WALKER'S LOW CATMINT NEPETA X FAASSENII 'WALKER'S LOW'	CONT.	1 GAL.

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PLANTING PLAN

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PLANTING PLAN

1 SCALE: 1"=20'

LANDSCAPE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO BECOME COMPLETELY FAMILIAR WITH SITE CONDITIONS.

NO PLANTING SHALL BE INSTALLED UNTIL ALL GRADING, BUILDING, CONSTRUCTION, UTILITY WORK & IRRIGATION HAS BEEN COMPLETED IN THE AREAS TO BE PLANTED.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY ALL UNDERGROUND CABLES, CONDUITS, WIRES, ETC., ON THE PROPERTY.

ALL PROPOSED PLANT MATERIAL SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLAN. IF THE CONTRACTOR BELIEVES AN ERROR HAS BEEN MADE REGARDING SPACING OR LOCATION OF THE PLANT MATERIAL INDICATED ON THE PLAN, NOTIFY THE OWNER PRIOR TO INSTALLATION.

THE CONTRACTOR IS RESPONSIBLE FOR COMPLETE MAINTENANCE OF THE PLANT MATERIAL (WATERING, SPRAYING, FERTILIZING, MOWING, ETC.) UNTIL THE WORK HAS BEEN ACCEPTED, BY THE OWNER.

THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS TO PROPERTY DAMAGE FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.

ALL NEWLY PLANTED PLANT MATERIAL SHALL BE GUARANTEED THROUGH ONE CALENDAR YEAR STARTING FROM THE DATE OF ACCEPTANCE ESTABLISHED BY THE OWNER.

THE CONTRACTOR SHALL MEET WITH THE OWNER OR OWNERS REPRESENTATIVE ON SITE WHEN THEY FEEL THE PROJECT IS COMPLETE ACCORDING TO THE CONTRACT DOCUMENTS. IF ALL WORK IS SATISFACTORY AND COMPLETE ACCORDING TO THE CONDITIONS OF THE CONTRACT DOCUMENTS, THEN THE OWNER MUST DECLARE THE PROJECT COMPLETE. THIS DECLARATION WILL CONSTITUTE AS THE BEGINNING OF THE ONE (1) YEAR WARRANTY PERIOD FOR ALL PLANT MATERIAL. THE OWNER SHALL PROVIDE A LETTER WITH SIGNATURE STATING THE DATE OF ACCEPTANCE.

WIND BURN OR OTHERWISE DAMAGED PLANT MATERIAL WILL NOT BE ACCEPTED.

CONTRACTOR CAN SUBSTITUTE MACHINE MOVED MATERIAL USING APPROPRIATE SIZE TREE SPADE FOR B & B WITH OWNER APPROVAL.

THE PRACTICE OF STAKING SHOULD NOT ALLOW NAILS, SCREWS, WIRES, ETC. TO PENETRATE THE OUTER SURFACE OF THE TREES.

THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF ALL TREE STAKES, GUYS, STRAPS AND TRUNK PROTECTION MEASURES FOLLOWING THE COMPLETION OF THE WARRANTY PERIOD OR AS DIRECTED BY THE OWNER.

LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE THE OWNER WITH MAINTENANCE INFORMATION DURING THE GUARANTEE PERIOD RELATING TO WATERING, FERTILIZING, PRUNING, PEST CONTROL, AND RELATED ITEMS. THIS WILL BE PREPARED AND DELIVERED TO THE OWNER AFTER PROVISIONAL INSPECTION APPROVAL HAS BEEN GIVEN BY THE OWNER.

INSTALL CORRUGATED PLASTIC TREE GUARDS, WHITE IN COLOR, WITH THE SIZE OF TUBE 1" DIA. (MIN.) LARGER THAN THE CALIPER OF THE TREE TO BE PROTECTED.

CONTRACTOR TO FURNISH & STALL PLASTIC EDGING AS SHOWN ON THE PLANS & DETAILS. PLASTIC EDGING SHALL BE MEDIUM DENSITY POLYETHYLENE WITH U.V. INHIBITOR, BLACK IN COLOR, WITH A TOTAL DEPTH OF 5" (1" DIA. TOP AND 4" SHAFT WITH 1.5" V EVERY 3-1/2 FEET OF EDGING.

PLANT BEDS SHALL BE MULCHED WITH 3/4" - 1 1/2" WASHED DRESSER TRAP ROCK. TRAP ROCK MUST BE DARK GRAY IN COLOR.

LANDSCAPE FABRIC (FILTER MAT) TO HAVE A COMBINED WEIGHT OF 4.5-5.5 OZ. PER S.Y. FABRIC SHOULD BE U.V. STABILIZED AND HAVE A FIVE YEAR MINIMUM WEATHERABILITY FACTOR IN FULL SUNLIGHT. FABRIC TO BE PHILLIPS DUON R OR EQUIVALENT. LANDSCAPE FABRIC INSTALLED WITH HOLES FOR PLANTS CUT 2.5 TIMES THE DIAMETER OF THE CONTAINER.

3" DEPTH SHREDDED HARDWOOD MULCH SHALL BE INSTALLED UNDER ALL TREES THAT ARE ISOLATED FROM GROUND COVER AREAS.

CALIPER OF TREES UP TO AND INCLUDING 4" SHALL BE MEASURED AT 6" ABOVE GROUND LEVEL, AND 12" ABOVE GROUND LEVEL FOR LARGER SIZES.

FOR BALLED & BURLAP PLANT MATERIAL, REMOVE THE TOP HALF OF THE BURLAP FROM THE ROOT BALL. WIRE CAGES, STRAPS, ETC. SHALL BE REMOVED FROM THE TOP HALF OF THE ROOTBALL BEFORE INSTALLATION.

TWO (2) FERTILIZER PLANT TABS PER TREE TO BE PLACED ON EITHER SIDE DURING PLANTING.

ALL CONTAINER MATERIAL SHALL HAVE BEEN GROWN IN CONTAINER FOR A MINIMUM OF 6 MONTHS PRIOR TO INSTALLATION.

LANDSCAPE CONTRACTOR SHALL PROVIDE AND INSTALL NURSERY GROWN PLANT MATERIAL CONFORMING TO THE REQUIREMENTS AND RECOMMENDATIONS OF THE LATEST EDITION OF ANSI Z60.1 STANDARDS UNLESS OTHERWISE NOTED IN THE PLANS OR SPECIFICATIONS.

PLANTING, SODDING AND TOPSOIL NOTES

LANDSCAPE CONTRACTOR SHALL ENSURE THAT NEW TREES MOVED ONTO THE SITE ARE DUG FROM SIMILAR SITES WITH SIMILAR SOILS TO THE SOILS OF THIS PROJECT (HEAVY TO HEAVY, LIGHT TO LIGHT, HEAVY TO LIGHT SOILS). CONTRACTOR SHALL REVIEW SOIL CONDITIONS/TYPES WITH OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

ALL NEWLY INSTALLED PLANT MATERIAL SHALL BE PLANTED IN WELL-DRAINED AREAS. NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION IF ANY PLANT MATERIAL IS LOCATED IN DRAINAGE SWALES OR WET & POORLY DRAINED AREAS.

ALL PLANTINGS SHALL RECEIVE FERTILIZER AS FOLLOWS:

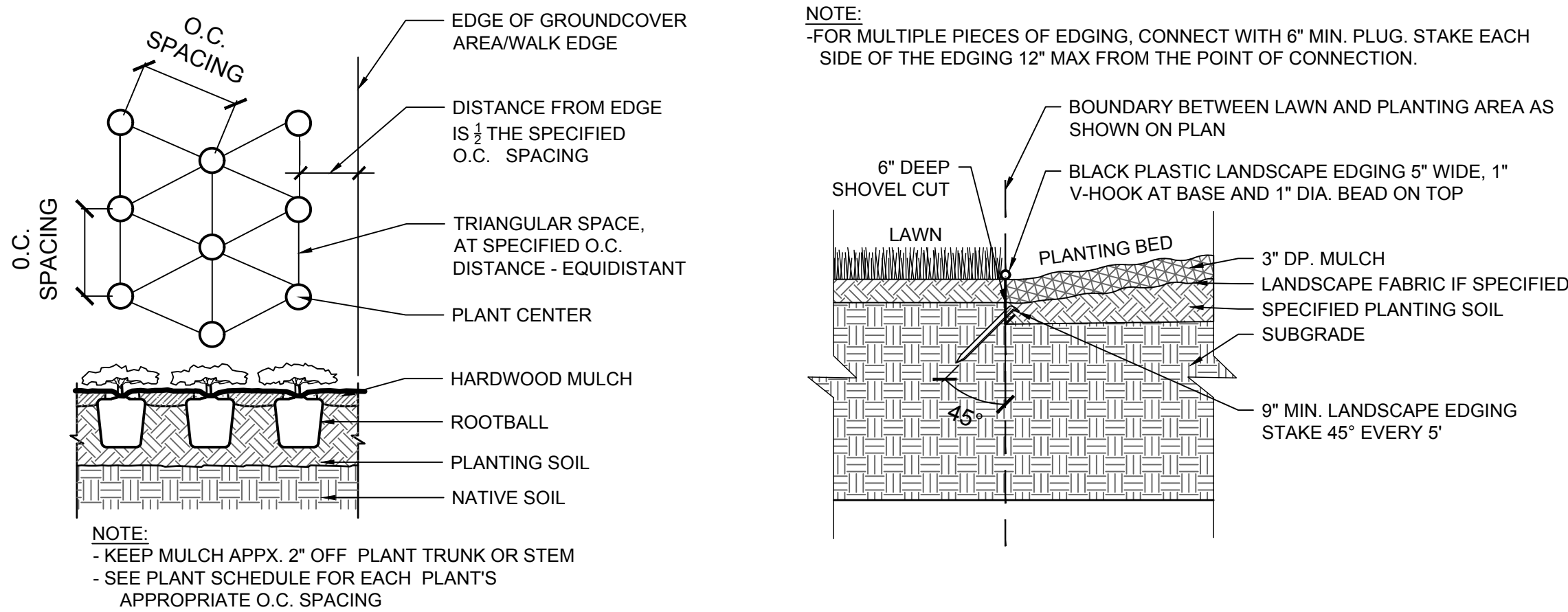
1. SUMMER AND FALL PLANTING: 0-20-20 GRANULAR (IN SAUCER AROUND PLANT AT THE RATE OF 12 OZ. PER 2-3" CAL. TREE & 6 OZ. PER SHRUB).
2. SPRING PLANTING: 10-10-10 GRANULAR (APPLY ABOVE REFERENCED FERTILIZER AT A RATE OF 12 OZ. PER 1-1/2" CAL. TREE OR LARGER & 6 OZ. PER SHRUB & PERENNIAL).

ALL PLANTINGS SHALL RECEIVE AN AMENDED SOIL MIX CONSISTING OF THREE (3) PARTS:

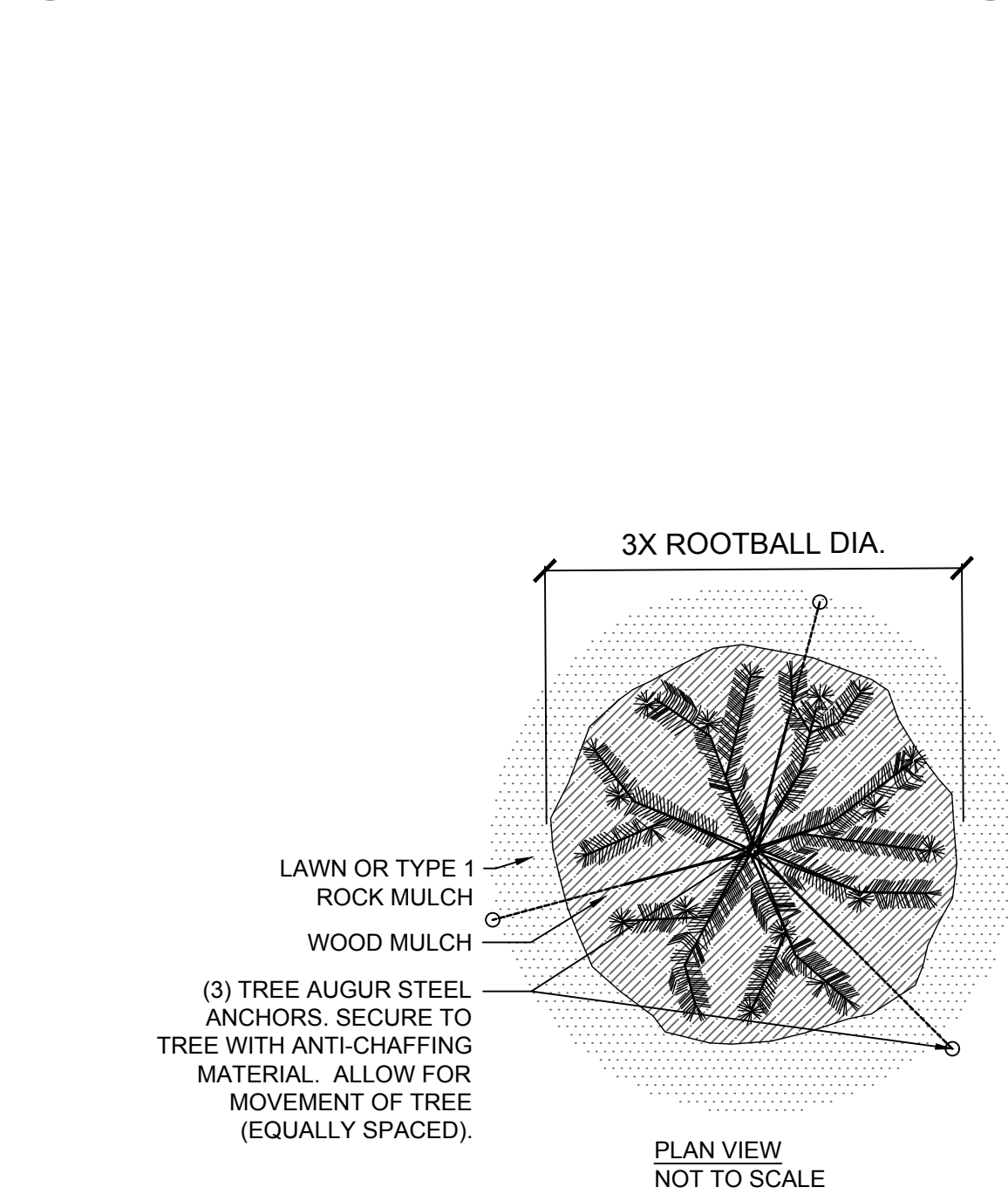
1. 45% APPROVED TOPSOIL (ONE SITE PREFERRED)
2. 45% ORGANIC MATTER (TYPE 1 SPHAGNUM PEAT MOSS FINELY DIVIDED WITH A PH OF 3.1 - 5.0.)
3. 10% SAND (FINE CLEAN MASONRY SAND)

AREAS TO RECEIVE SEED SHALL HAVE A 6" MINIMUM DEPTH OF TOPSOIL. TOPSOIL SHALL PROVIDE FERTILE, FIRM, NATURAL LOAM SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY CLUMPS, BRUSH WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONE LARGER THAN 1" IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.

1. THE REQUIRED WORK SHALL CONSIST OF CONTINUOUSLY CONDUCTING OPERATIONS AND MAINTENANCE FOR A WARRANTY PERIOD ESTABLISHED FOR 1 YEAR AFTER THE INSTALLATION HAS BEEN ACCEPTANCE BY THE OWNER THE WORK INCLUDES:
 - 1.1. ESTABLISHMENT OF BALLED AND BURLAPPED AND CONTAINER PLANT MATERIAL AND SODDED AREAS INCLUDING PEST CONTROL, FERTILIZING AND FUNGICIDAL TREATMENTS
 - 1.2. REGULAR WATERING SCHEDULING FOR ALL PLANT MATERIAL AND SEED
 - 1.3. IRRIGATIONS SYSTEM OPERATION AND MAINTENANCE
 - 1.4. REMOVAL OF ALL WEEDS WITHIN THE PROJECT AREA BY METHODS AGREED BY THE OWNER (POST/PRE HERBICIDE TREATMENT, HAND OR MECHANICAL REMOVAL)
 - 1.5. MAINTENANCE OF MISCELLANEOUS ITEMS (EROSION CONTROL PRODUCTS, REPAIRS FROM EROSION)
2. PLANT MATERIAL DEEMED TO BE REPLACED AT THE END OF PLANT ESTABLISHMENT PERIOD SHALL BE EXECUTED WITHIN 2 WEEKS (14 DAYS) PRESENTING LESS THE FOLLOWING SURVIVORSHIP:
 - 2.1. BALLED AND BURLAPPED AND CONTAINER PLANT MATERIAL: 75%
 - 2.2. SEEDDED AREAS: 100% (0% BARE SOIL)
3. REPLACEMENT PLANTS AND SEED SHALL BE OF THE SAME SPECIES AND SIZE AS ORIGINALLY SPECIFIED ON THE DRAWINGS, UNLESS THE OWNER DETERMINES THAT SUBSTITUTIONS OF ANOTHER SPECIES OR SIZE SHALL BE MADE.



SCALE: N.T.S.



A detailed cross-sectional diagram of a tree planting method. A tree with a root ball is shown in a hole. The root ball is placed in a 6-inch diameter earth saucer. The saucer is surrounded by a 3-inch height tamped water basin at the edge of the saucer. The hole is filled with planting soil, and the surface is covered with a 3-inch depth wood mulch. A fertilizer plant tab is placed adjacent to the root flair. The tree is secured to the saucer with three tree augur steel anchors, secured to the tree with anti-chaffing material. The diagram also shows the center tree in the hole, a single straight leader, and the finished grade. The root ball is labeled as 3x root ball dia. The mound is labeled as min. 12 inches. The planting soil is shown as undisturbed or compacted soil.

CENTER TREE IN HOLE, UPRIGHT

SINGLE STRAIGHT LEADER

MULCH SHALL BE HELD BACK 3" FROM BASE OF ALL PLANT MATERIAL

3" DEPTH WOOD MULCH

6" MIN. DIA. EARTH SAUCER

3" HEIGHT TAMPED WATER BASIN AT EDGE OF EARTH SAUCER

(3) TREE AUGUR STEEL ANCHORS. SECURE TO TREE WITH ANTI-CHAFFING MATERIAL. ALLOW FOR MOVEMENT OF TREE (EQUALLY SPACED),

FINISHED GRADE

FERTILIZER PLANT TAB

3x ROOT BALL DIA.

REMOVE BURLAP, TWINE, ROPE AND WIRE FROM ROOTBALL

MOUND MIN. 12"

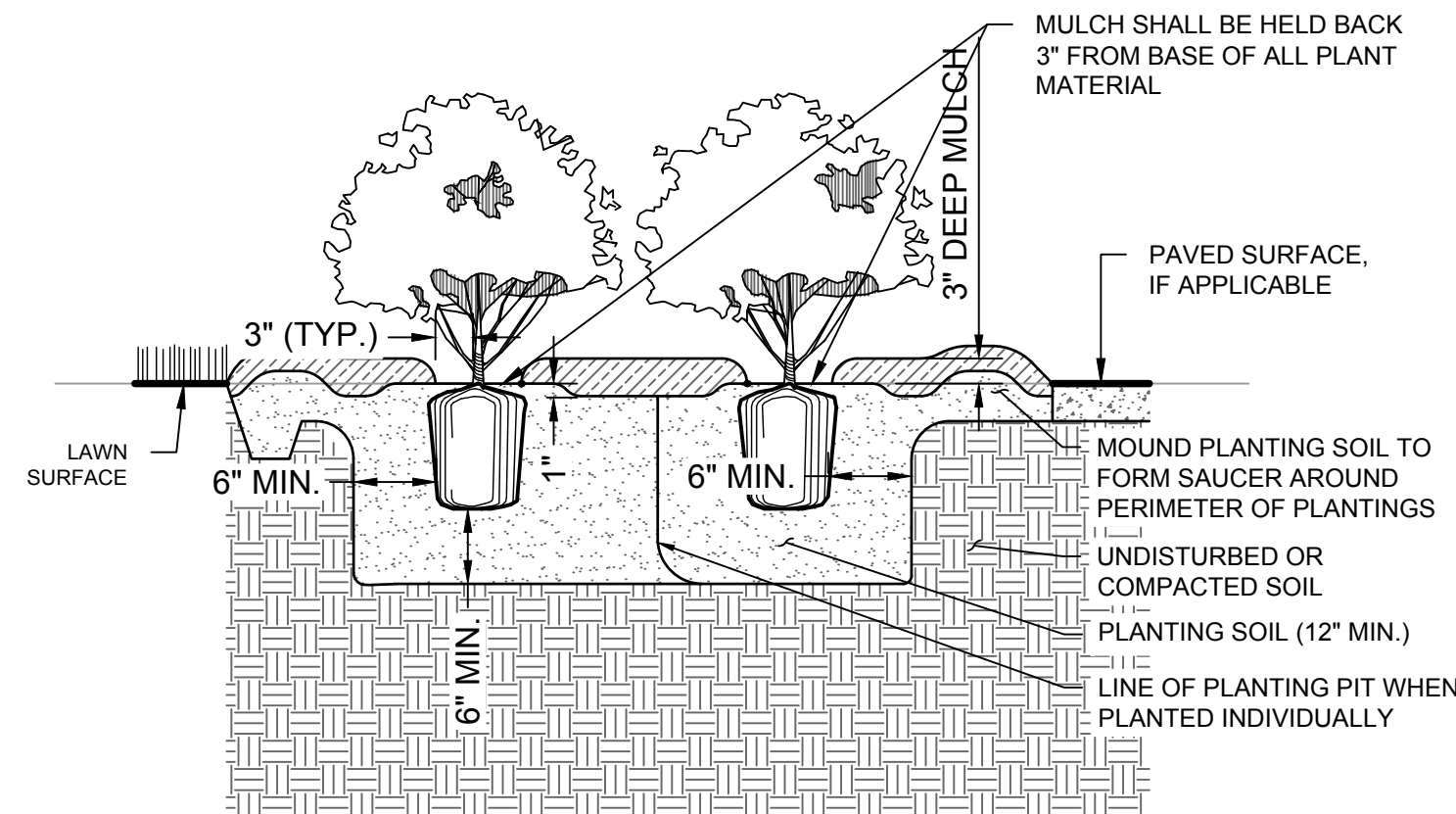
PLANTING SOIL

UNDISTURBED OR COMPACTED SOIL

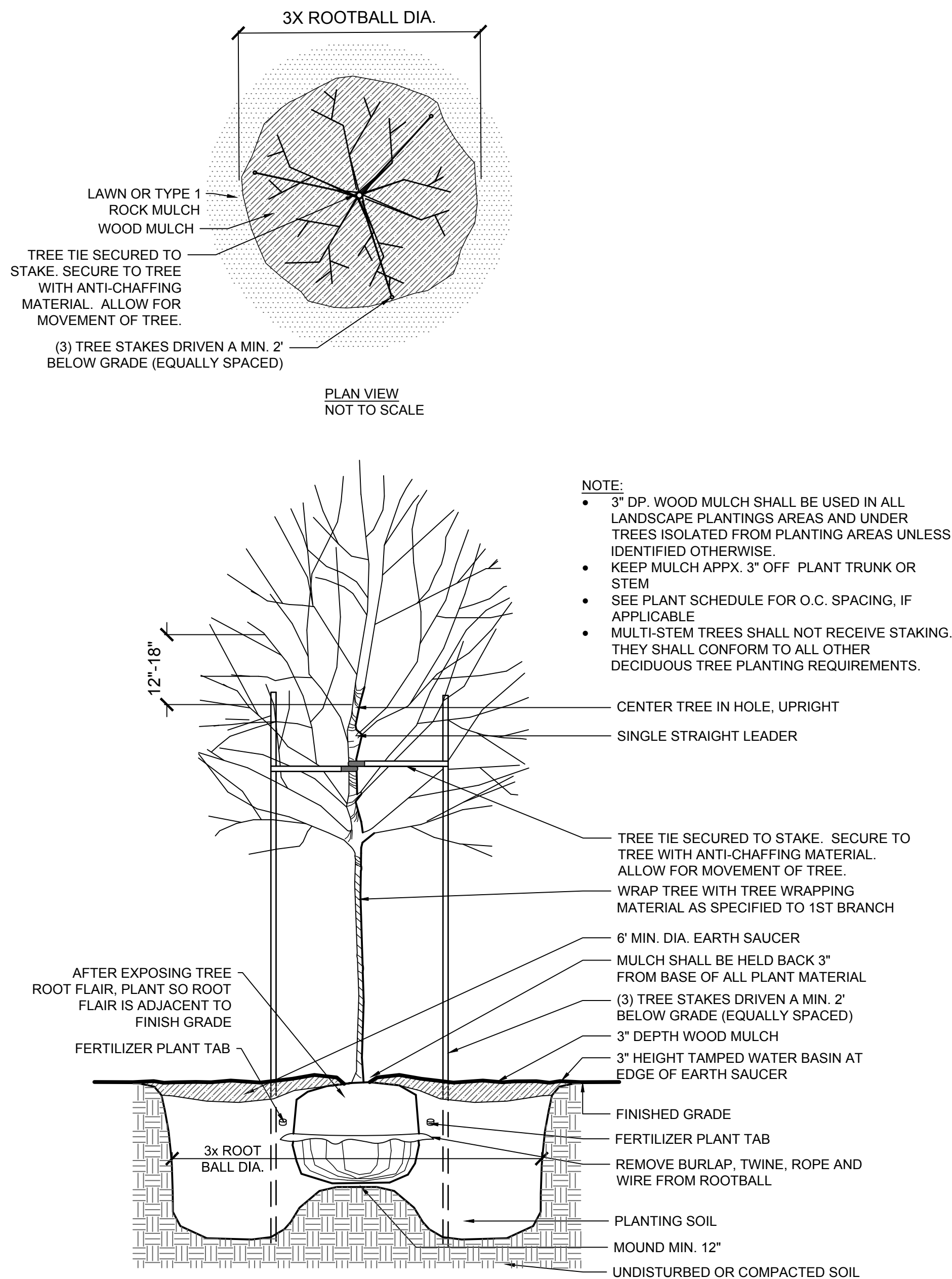
AFTER EXPOSING TREE ROOT FLAIR, PLANT SO ROOT FLAIR IS ADJACENT TO FINISH GRADE

FERTILIZER PLANT TAB

4 SCALE: N.T.S.



SCALE: N.T.S.



SCALE: N.T.S.



1010 Mainstreet, Suite 100
Hopkins, MN. 55343
Tel: 952.278.8880

MYCU

ROSEMOUNT, MINNESOTA

[illegible]

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.

CURT H. CLAEYS, PLA

# 45613	05/28/2024
REG. NO.	DATE



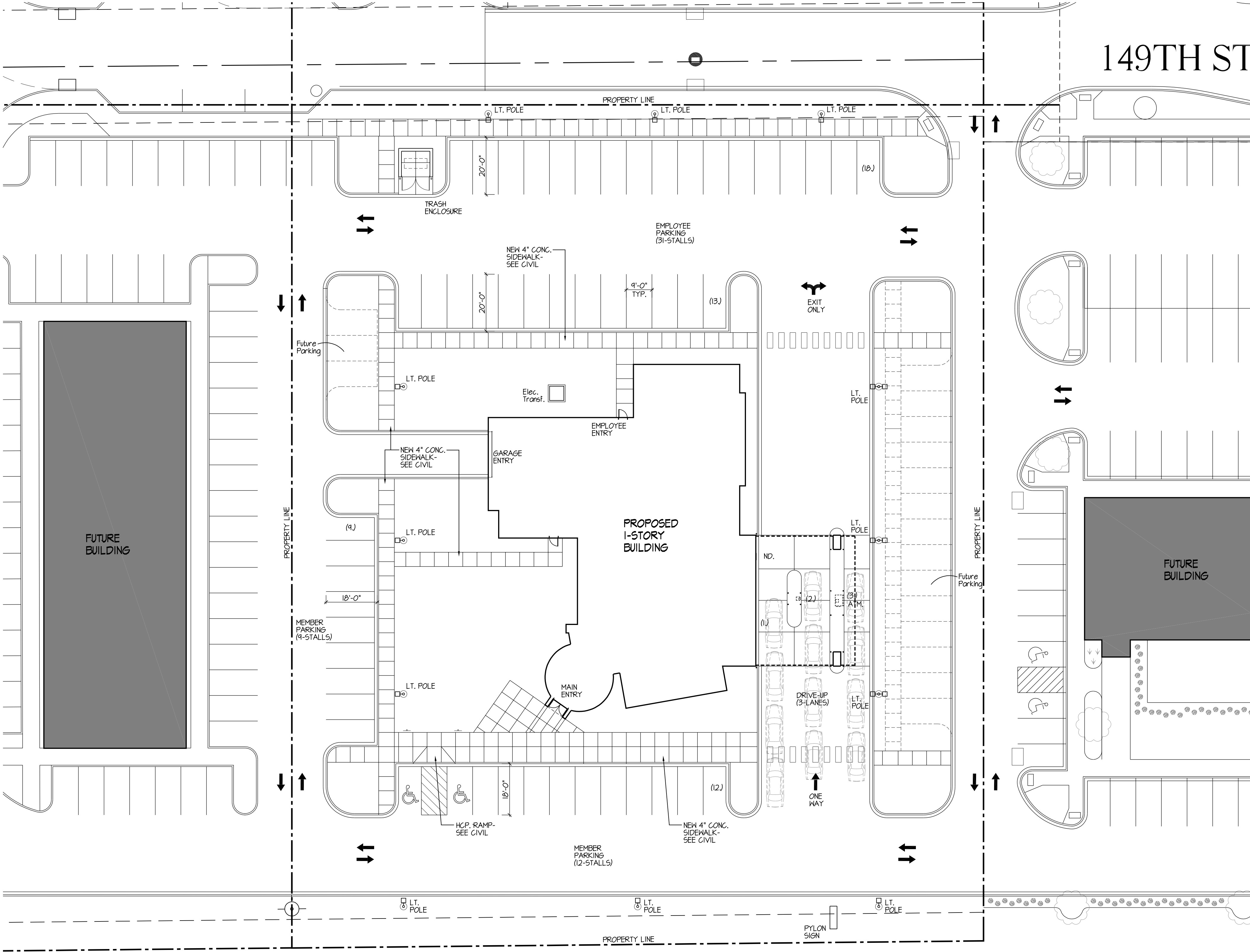
ANDERSON

13605 1st Avenue N. #100
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DRAWN BY: JS CHECKED BY: CC

L102

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Minneapolis Bismarck

1010 Mainstreet, Suite 100
Hopkins, MN. 55343
Tel: 952.278.8880

PROJECT

My CREDIT UNION

NEW BUILDING

ROSEMOUNT, MINNESOTA

ISSUED SET	
REVISIONS	
DATE	NO.

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REG. NO. DATE

SITE PLAN

9/23/18/18/24/24 Jun 18, 2024 - 2:23pm

DRAWN BY: HLH. CHECKED BY: RES.

A1.1



1010 Mainstreet, Suite 100
Hopkins, MN. 55343
Tel: 952.278.8880

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NEW BUILDING

ROSEMOUNT, MINNESOTA

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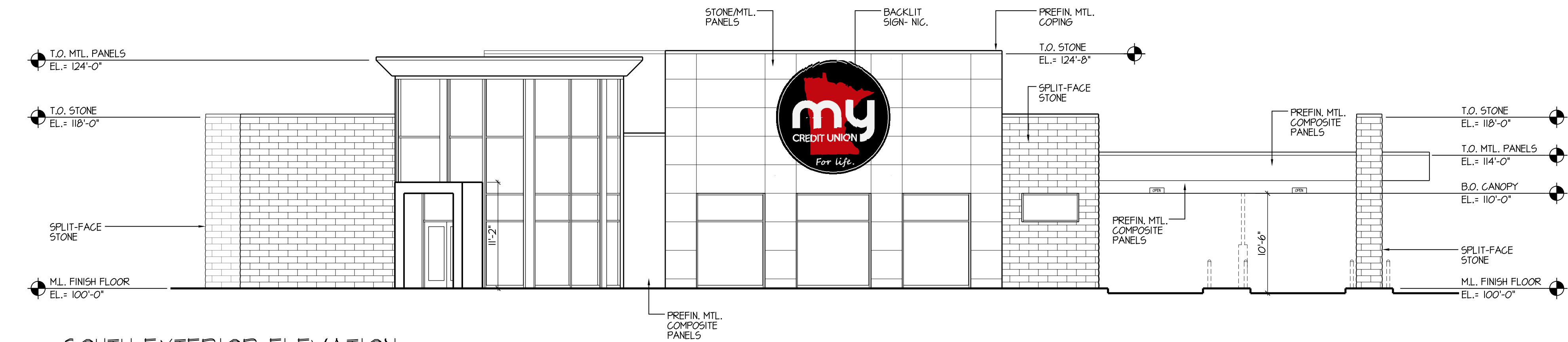
REG. NO. _____ DATE _____

EXTERIOR ELEVATIONS

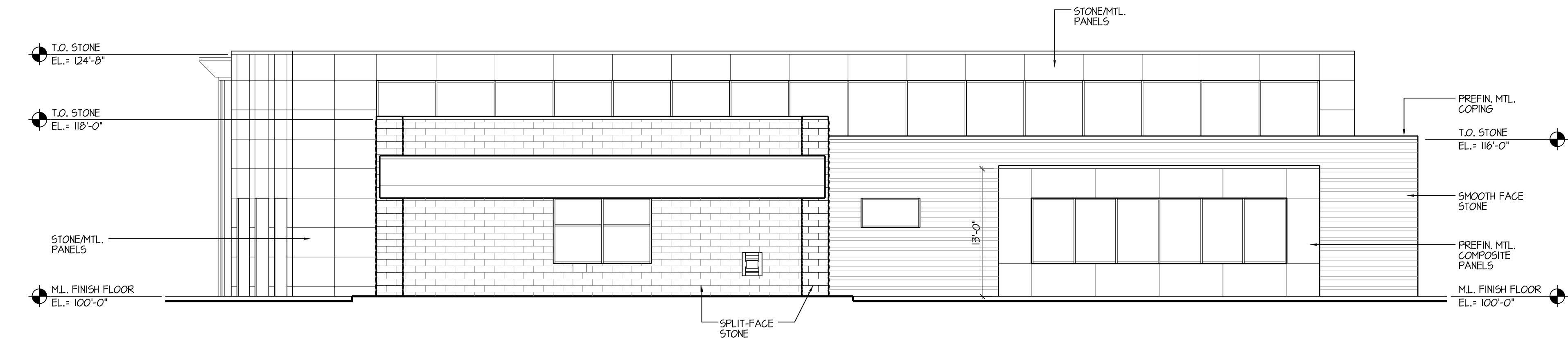
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A3.1

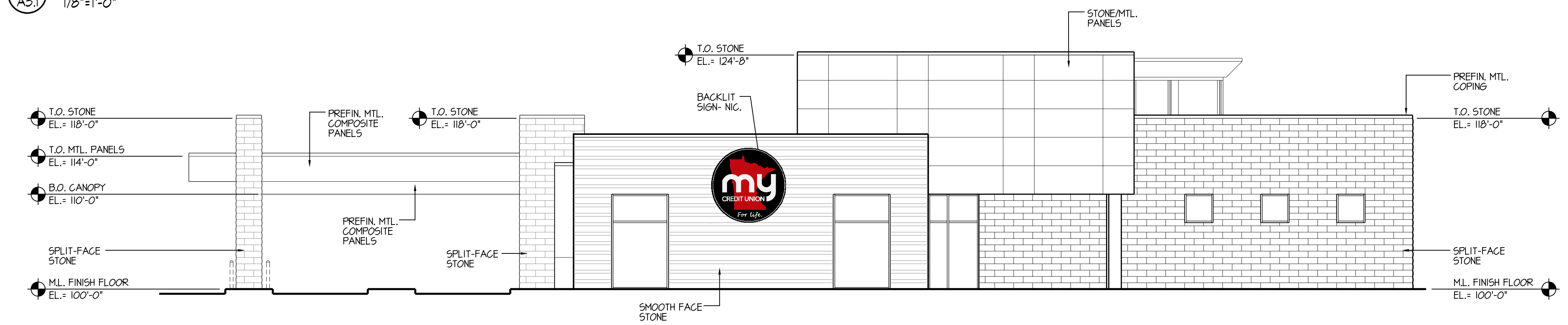
231187 ML-231187
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Page 106



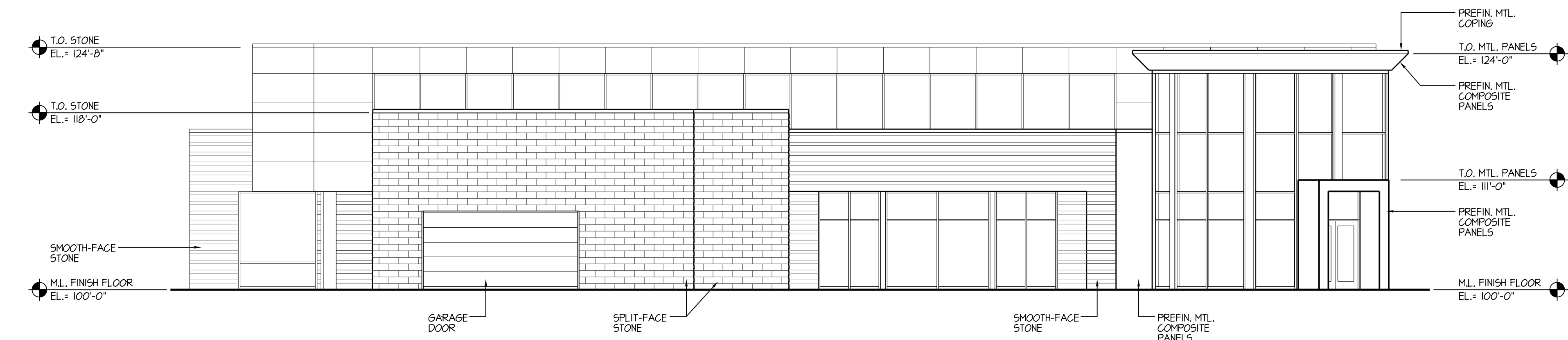
 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"



2 EAST EXTERIOR ELEVATION
A3.1 1/8"=1'-0"



3 NORTH EXTERIOR ELEVATION
A3.1 1/8"=1'-0"



4 WEST EXTERIOR ELEVATION
A3.1 1/8"=1'-0"

see-231187.dwg May 28, 2024 - 12:34pm

PROJECT

My CREDIT UNION

NEW BUILDING

ROSEMOUNT, MINNESOTA

[illegible]

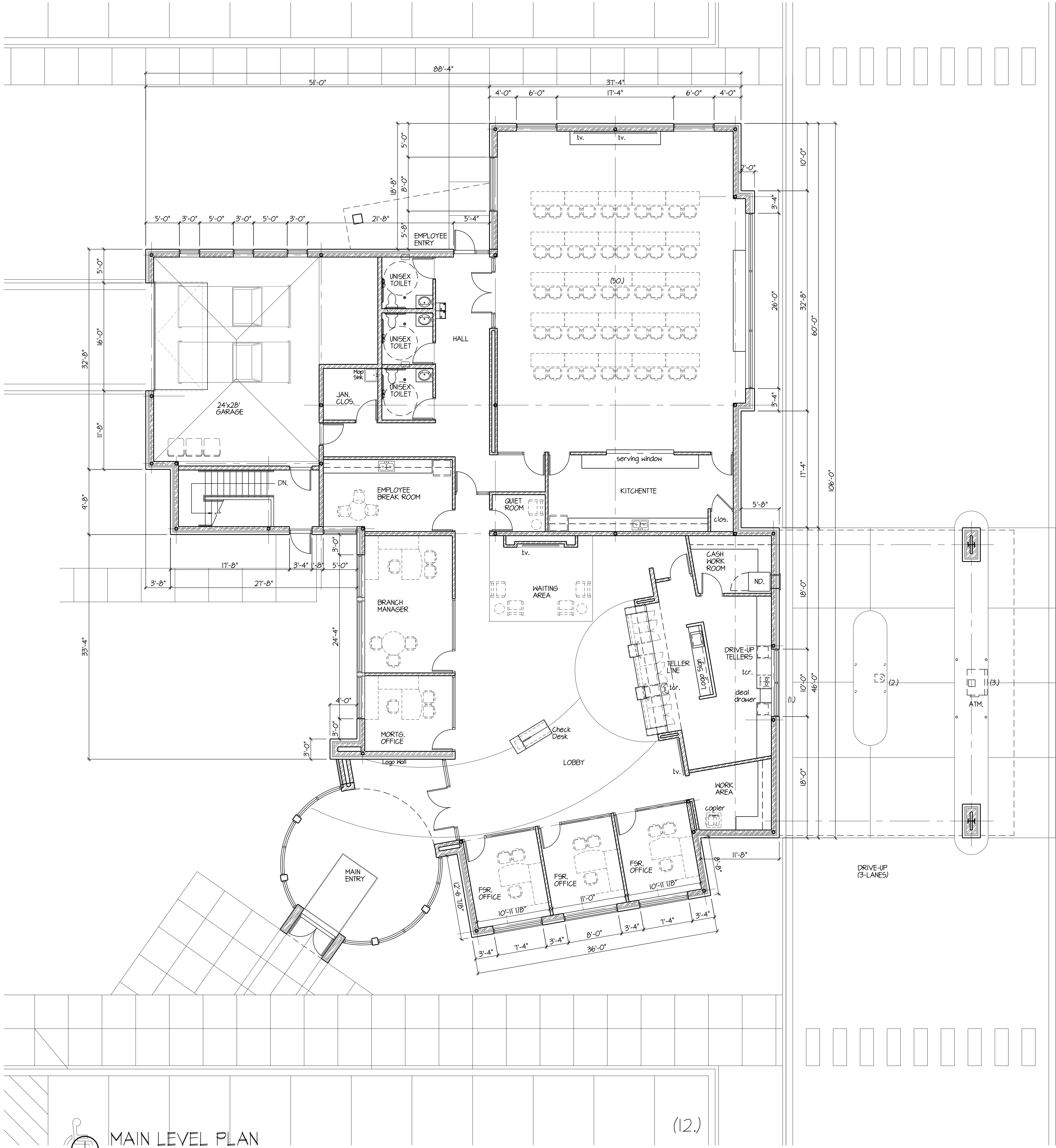
HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION
OR REPORT WAS PREPARED BY ME OR UNDER MY
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LICENSED ARCHITECT UNDER THE LAWS OF THE
STATE OF MINNESOTA

EG. NO. _____ DATE _____

MAIN LEVEL PLAN

DRAWN BY: HLH. CHECKED BY: RES.

A2.2



MAIN LEVEL PLAN
1/8"=1'-0" (8,130 S.F.)







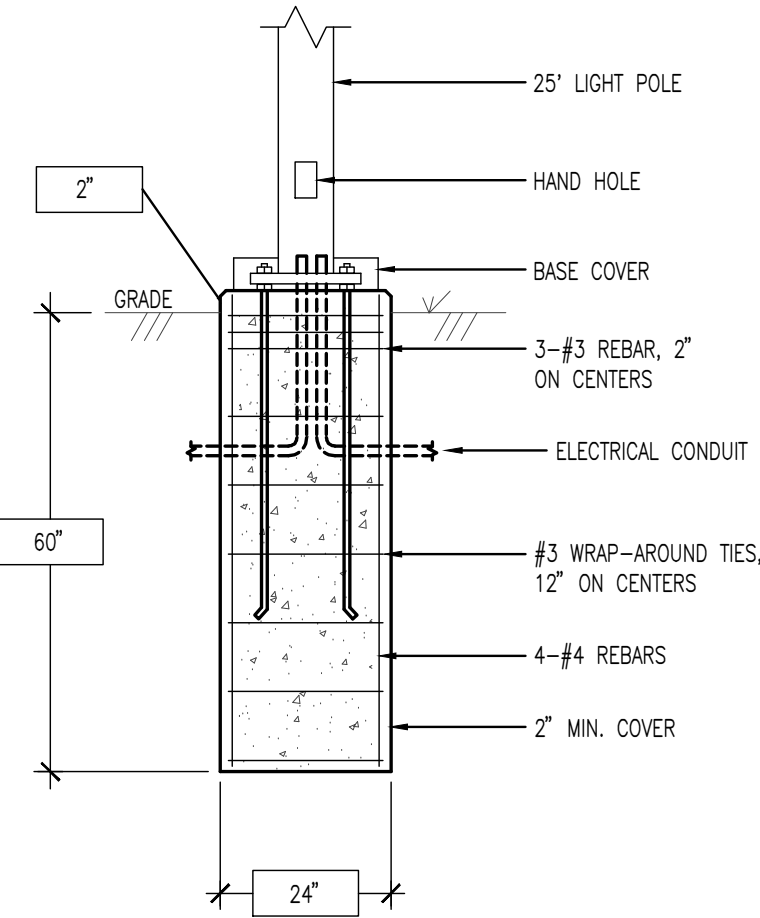












PROJECT

My CREDIT UNION

ROSEMOUNT, MINNESOTA

ISSUED SET PERMIT: 05/24/24

REVISIONS

DATE NO.

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Matthew W. Fults
40887 05-24-2024
REG. NO. DATE

emanuelson-podas consulting engineers
7705 Bush Lake Road
Edina, MN 55439
952-930-0050
www.epinc.com

EP# 5001.0000

ELECTRICAL LIGHT FIXTURE SELECTIONS

DRAWN BY: BJG

CHECKED BY: MAB

D-Series Size 0 LED Area Luminaire

Specifications

EPAL: 0.44 ft² (0.04 m²)

Length: 26.18" (663 mm)

Width: 14.06" (357 mm)

Height H1: 2.26" (57 mm)

Height H2: 7.46" (189 mm)

Weight: 23 lbs (10 kg)

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficiency, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAR2 PIRHN DBXBD

Series	LEDs	Color temperature	Color Rendering Index	Adjustability	Trim	Type/trim	Voltage	Mounting
DSX0 LED	Forward optics	(this section 70CRI only)	70CRI	ATR	Automotive trim	T56 Type View glass	MVOLT (120V-277V)	Shipped included
	Reverse optics	40K 70CRI	70CRI	T15	Spot trim	T56 Type View glass	MVOLT (120V-277V)	SPR
	Bi-directional optics	40K 70CRI	70CRI	T15	Spot trim	T56 Type View glass	MVOLT (120V-277V)	SPR
	Bi-directional optics	40K 70CRI	70CRI	T15	Spot trim	T56 Type View glass	MVOLT (120V-277V)	SPR
DSX0 LED	Forward optics	40K 70CRI	70CRI	ATR	Automotive trim	T56 Type View glass	MVOLT (120V-277V)	Shipped included
DSX0 LED	Reverse optics	40K 70CRI	70CRI	T15	Spot trim	T56 Type View glass	MVOLT (120V-277V)	SPR
DSX0 LED	Bi-directional optics	40K 70CRI	70CRI	T15	Spot trim	T56 Type View glass	MVOLT (120V-277V)	SPR
DSX0 LED	Bi-directional optics	40K 70CRI	70CRI	T15	Spot trim	T56 Type View glass	MVOLT (120V-277V)	SPR

3 FIXTURE TYPE 'P3'

171W / 14647 LUMENS PER FIXTURE / TYPE 4 BACK LIGHT CONTROL DISTRIBUTION / 25' POLE

D-Series Size 0 LED Area Luminaire

Specifications

EPAL: 0.44 ft² (0.04 m²)

Length: 26.18" (663 mm)

Width: 14.06" (357 mm)

Height H1: 2.26" (57 mm)

Height H2: 7.46" (189 mm)

Weight: 23 lbs (10 kg)

Introduction

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DSX0 LED	Forward optics	(this section 70CRI only)	70CRI	ATR	Automotive trim	T56 Type View glass	MVOLT (120V-277V)	Shipped included
	Reverse optics	40K 70CRI	70CRI	T15	Spot trim	T56 Type View glass	MVOLT (120V-277V)	SPR
	Bi-directional optics	40K 70CRI	70CRI	T15	Spot trim	T56 Type View glass	MVOLT (120V-277V)	SPR
	Bi-directional optics	40K 70CRI	70CRI	T15	Spot trim	T56 Type View glass	MVOLT (120V-277V)	SPR
DSX0 LED	Forward optics	40K 70CRI	70CRI	ATR	Automotive trim	T56 Type View glass	MVOLT (120V-277V)	Shipped included
DSX0 LED	Reverse optics	40K 70CRI	70CRI	T15	Spot trim	T56 Type View glass	MVOLT (120V-277V)	SPR
DSX0 LED	Bi-directional optics	40K 70CRI	70CRI	T15	Spot trim	T56 Type View glass	MVOLT (120V-277V)	SPR
DSX0 LED	Bi-directional optics	40K 70CRI	70CRI	T15	Spot trim	T56 Type View glass	MVOLT (120V-277V)	SPR

6 FIXTURE TYPE 'P4'

69W / 8343 LUMENS / TYPE 2 DISTRIBUTION / 25' POLE

HH4-LED 4" Architectural High Lumen LED Downlight

Specifications

EPAL: 0.44 ft² (0.04 m²)

Length: 26.18" (663 mm)

Width: 14.06" (357 mm)

Height H1: 2.26" (57 mm)

Height H2: 7.46" (189 mm)

Weight: 23 lbs (10 kg)

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficiency, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAR2 PIRHN DBXBD

Series	LEDs	Color temperature	Color Rendering Index	Adjustability	Trim	Type/trim	Voltage	Mounting
DSX0 LED	Forward optics	(this section 70CRI only)	70CRI	ATR	Automotive trim	T56 Type View glass	MVOLT (120V-277V)	Shipped included
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	Bi-directional optics	40K 70CRI	70CRI	T15	Spot trim	T56 Type View glass	MVOLT (120V-277V)	SPR
	Bi-directional optics	40K 70CRI	70CRI	T15	Spot trim	T56 Type View glass	MVOLT (120V-277V)	SPR
DSX0 LED	Forward optics	40K 70CRI	70CRI	ATR	Automotive trim	T56 Type View glass	MVOLT (120V-277V)	Shipped included
DSX0 LED	Reverse optics	40K 70CRI	70CRI	T15	Spot trim	T56 Type View glass	MVOLT (120V-277V)	SPR
DSX0 LED	Bi-directional optics	40K 70CRI	70CRI	T15	Spot trim	T56 Type View glass	MVOLT (120V-277V)	SPR
DSX0 LED	Bi-directional optics	40K 70CRI	70CRI	T15	Spot trim	T56 Type View glass	MVOLT (120V-277V)	SPR

2 FIXTURE TYPE 'D1'

32W / 3,000 LUMENS PER FIXTURE / MEDIUM WIDE DISTRIBUTION

D-Series Size 0 LED Area Luminaire

Specifications

EPAL: 0.44 ft² (0.04 m²)

Length: 26.18" (663 mm)

Width: 14.06" (357 mm)

Height H1: 2.26" (57 mm)

Height H2: 7.46" (189 mm)

Weight: 23 lbs (10 kg)

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficiency, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAR2 PIRHN DBXBD

Series	LEDs	Color temperature	Color Rendering Index	Adjustability	Trim	Type/trim	Voltage	Mounting
DSX0 LED	Forward optics	(this section 70CRI only)	70CRI	ATR	Automotive trim	T56 Type View glass	MVOLT (120V-277V)	Shipped included
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	Bi-directional optics	40K 70CRI	70CRI	T15	Spot trim	T56 Type View glass	MVOLT (120V-277V)	SPR
	Bi-directional optics	40K 70CRI	70CRI	T15	Spot trim	T56 Type View glass	MVOLT (120V-277V)	SPR
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DSX0 LED	Bi-directional optics	40K 70CRI	70CRI	T15	Spot trim	T56 Type View glass	MVOLT (120V-277V)	SPR
DSX0 LED	Bi-directional optics	40K 70CRI	70CRI	T15	Spot trim	T56 Type View glass	MVOLT (120V-277V)	SPR

5 FIXTURE TYPES 'P2A' & 'P2B'

(P2A) 69W / 8343 LUMENS / TYPE 2 DISTRIBUTION / (P2B) 171W / 14647 LUMENS / TYPE 4 BACK LIGHT CONTROL DISTRIBUTION / 25' POLE

D-Series Size 1 LED Wall Luminaire

Specifications

EPAL: 0.44 ft² (0.04 m²)

Length: 26.18" (663 mm)

Width: 14.06" (357 mm)

Height H1: 2.26" (57 mm)

Height H2: 7.46" (189 mm)

Weight: 23 lbs (10 kg)

Introduction

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The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAR2 PIRHN DBXBD

Series	LEDs	Color temperature	Color Rendering Index	Adjustability	Trim	Type/trim	Voltage	Mounting
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DSX0 LED	Bi-directional optics	40K 70CRI	70CRI	T15	Spot trim	T56 Type View glass	MVOLT (120V-277V)	SPR
DSX0 LED	Bi-directional optics	40K 70CRI	70CRI	T15	Spot trim	T56 Type View glass	MVOLT (120V-277V)	SPR

1 FIXTURE TYPE 'N1'

39W / 3,600 LUMENS PER FIXTURE / TYPE 3 DISTRIBUTION

D-Series Size 0 LED Area Luminaire

Specifications

EPAL: 0.44 ft² (0.04 m²)

Length: 26.18" (663 mm)

Width: 14.06" (357 mm)

Height H1: 2.26" (57 mm)

Height H2: 7.46" (189 mm)

Weight: 23 lbs (10 kg)

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficiency, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAR2 PIRHN DBXBD

Series	LEDs	Color temperature	Color Rendering Index	Adjustability	Trim	Type/trim	Voltage	Mounting
DSX0 LED	Forward optics	(this section 70CRI only)	70CRI	ATR	Automotive trim	T56 Type View glass	MVOLT (120V-277V)	Shipped included
	Reverse optics	40K 70CRI	70CRI	T15	Spot trim	T56 Type View glass	MVOLT (120V-277V)	SPR
	Bi-directional optics	40K 70CRI	70CRI	T15	Spot trim	T56 Type View glass	MVOLT (120V-277V)	SPR
	Bi-directional optics	40K 70CRI	70CRI	T15	Spot trim	T56 Type View glass	MVOLT (120V-277V)	SPR
DSX0 LED	Forward optics	40K 70CRI	70CRI	ATR	Automotive trim	T56 Type View glass	MVOLT (120V-277V)	Shipped included
DSX0 LED	Reverse optics	40K 70CRI	70CRI	T15	Spot trim	T56 Type View glass	MVOLT (120V-277V)	SPR
DSX0 LED	Bi-directional optics	40K 70CRI	70CRI	T15	Spot trim	T56 Type View glass	MVOLT (120V-277V)	SPR
DSX0 LED	Bi-directional optics	40K 70CRI	70CRI	T15	Spot trim	T56 Type View glass	MVOLT (120V-277V)	SPR

4 FIXTURE TYPE 'P1'

90W / 11468 LUMENS PER FIXTURE / TYPE 2 DISTRIBUTION / 25' POLE

D-Series Size 0 LED Area Luminaire

Specifications

EPAL: 0.44 ft² (0.04 m²)

Length: 26.18" (663 mm)

Width: 14.06" (357 mm)

Height H1: 2.26" (57 mm)

Height H2: 7.46" (189 mm)

Weight: 23 lbs (10 kg)

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficiency, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAR2 PIRHN DBXBD

Series	LEDs	Color temperature	Color Rendering Index	Adjustability	Trim	Type/trim	Voltage	Mounting
DSX0 LED	Forward optics	(this section 70CRI only)	70CRI	ATR	Automotive trim	T56 Type View glass	MVOLT (120V-277V)	Shipped included
	Reverse optics	40K 70CRI	70CRI	T15	Spot trim	T56 Type View glass	MVOLT (120V-277V)	SPR
	Bi-directional optics	40K 70CRI	70CRI	T15	Spot trim	T56 Type View glass	MVOLT (120V-277V)	SPR
	Bi-directional optics	40K 70CRI	70CRI	T15	Spot trim	T56 Type View glass	MVOLT (120V-277V)	SPR
DSX0 LED	Forward optics	40K 70CRI	70CRI	ATR	Automotive trim	T56 Type View glass	MVOLT (120V-277V)	Shipped included
DSX0 LED	Reverse optics	40K 70CRI	70CRI	T15	Spot trim	T56 Type View glass	MVOLT (120V-277V)	SPR
DSX0 LED	Bi-directional optics	40K 70CRI	70CRI	T15	Spot trim	T56 Type View glass	MVOLT (120V-277V)	SPR
DSX0 LED	Bi-directional optics	40K 70CRI	70CRI	T15	Spot trim	T56 Type View glass	MVOLT (120V-277V)	SPR

5 FIXTURE TYPES 'P2A' & 'P2B'

(P2A) 69W / 8343 LUMENS / TYPE 2 DISTRIBUTION / (P2B) 171W / 14647 LUMENS / TYPE 4 BACK LIGHT CONTROL DISTRIBUTION / 25' POLE

Memorandum

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

From: Amanda Sachi PE
Kris Keller, PE

Date: June 12, 2024

Re: My Credit Union
Engineering Review
WSB Project No. 025816-000

We have reviewed the documents provided by Anderson Engineering and by HTG Architects on May 28, 2024. Documents reviewed include:

- My Credit Union Civil and Landscape Plans, dated 5/28/2024

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

Engineering Review:

- General
 - The project consists of the construction of a credit union with building and parking.
 - An NPDES permit will be required before construction can begin.
- Existing Conditions/Site Demolition Plan
 - No comments.
- Paving Plans
 - Verify the need for pedestrian ramps across the rear loading ramp
 - Clarify phasing and coordination of adjacent property construction to the east
 - Currently shown as vacant on existing conditions
 - Need for additional width or one-way signage until future drive lane is established
 - Verify need for additional width or one-way signage until future drive lane is established for western side drive lane
 - Provide how bituminous edge will be protected in the interim
 - Specify the curb in the legend as B612 (matching typical sections)
 - Provide turning movements showing access for emergency, delivery and garbage vehicles with proposed (not future) bituminous limits
- Grading Drainage and Erosion Control Plans
 - Localized depressions with catchbasins are not recommended in the proposed pervious areas. Recommend grading positive drainage away from the building to

the parking lot curb inlets. Catchbasins in unpaved areas must be approved by the City Engineer per Rosemount engineering guidelines.

- b. Applicant to indicate tip-out curb and gutter as needed to ensure ponding does not occur within gutter.
- c. Applicant to revise grading at northwest corner of parking lot. The current grading plan appears to create a ponding point that does not have any drainage.
- d. Coordinate grading with the proposed lot to the east and future lot to the west. Verify drainage is not impacted with interim conditions.

5. Utility Plans

- a. Fire Marshal to review fire coverage (hydrant) and emergency access
- b. Confirm and label existing sanitary sewer service size, slope, material, and material grade
- c. There are inconsistent proposed water service size labels (8" and 6")
 - i. Verify need for 8" to 6" reducer
- d. Install a casting for the existing curbline catch basin at the entrance with project

6. Stormwater

- a. Applicant to provide stormwater narrative describing how the site fits in with the larger Rosewood Commons SWMP.
 - i. Narrative should include and reference latest revision of SWMP.
- b. Applicant to demonstrate how site impervious coverage factors into design of receiving BMP.
- c. Applicant to provide storm sewer capacity calculations. Include a drainage area figure for checks of on- and offsite tributary drainage.
- d. Applicant to specify casting and structure types on all storm sewer.
- e. Applicant to confirm utility conflicts are avoided with storm sewer running between CBMH-2 and CBMH-1.

7. Landscape Plans

- a. No comments.

8. Details & Specifications

- a. Use City standard detail plates where applicable
- b. On cleanout detail, label box (e.g. gate valve w/ SANITARY cover, etc.) to be used when cleanouts are in impervious surfaces



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: June 14, 2024

Subject: My Credit Union Project

The Parks and Recreation Department recently reviewed the plans for the My Credit Union project. After reviewing the plans, the Parks and Recreation Department staff has the following comments:

Parks Dedication

The parks dedication requirement for a commercial development is either a 10% of the total property area as land dedication, a cash dedication in-lieu of land or combination of the two.

Staff is recommending that the City collect cash in-lieu of land for the development that is currently being processed. The cash dedication for the 1.88-acre development is \$16,920 (1.88 acres x \$9,000 per acre). This amount is to be paid when the building permit is issued.

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