

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE

2. APPROVAL OF AGENDA

3. PRESENTATIONS, PROCLAMATIONS AND ACKNOWLEDGMENTS

- a. Police Officer Oath of Office

4. RESPONSE TO PUBLIC COMMENT

5. PUBLIC COMMENT

Individuals will be allowed to address the Council on subjects that are not a part of the meeting agenda. Typically, replies to the concerns expressed will be made via letter or phone call within a week or at the following council meeting.

6. CONSENT AGENDA

- a. Bill Listings
- b. Minutes of the January 30, 2025 Special Work Session Proceedings
- c. Minutes of the February 4, 2025 Regular Meeting Minutes
- d. Minutes of the February 4, 2025 Work Session Proceedings
- e. Municipal State Aid Mileage Revision
- f. Accept Caramore Crossing 1st and 2nd Additions
- g. Request by Greg Steininger for Renewal of a SME Permit
- h. Request by Maplewood Development for Amber Fields 21st Final Plat
- i. Prestwick Place 24 Addition, Accept Improvements
- j. Donation Acceptance from Merchants Bank
- k. Lifetime Change Orders #14 and #15

7. PUBLIC HEARINGS

8. UNFINISHED BUSINESS

9. NEW BUSINESS

- a. Request by North Wind Test, LLC., for Preliminary and Final Plat approval and rezoning of 60 acres from A-2 to B-2

10. ANNOUNCEMENTS

- a. City Staff Updates
- b. Upcoming Community Calendar

11. ADJOURNMENT

City Council Regular Meeting: February 18, 2025

AGENDA ITEM: Police Officer Oath of Office	AGENDA SECTION: PRESENTATIONS, PROCLAMATIONS AND ACKNOWLEDGMENTS
PREPARED BY: Mikael Dahlstrom, Police Chief	AGENDA NO. 3.a.
ATTACHMENTS: Oath of Office	APPROVED BY: LJM
RECOMMENDED ACTION: None.	

BACKGROUND

In the fall of 2023, the police department conducted a hiring process for a police officer position. Fortunately, Officer Clay Morgel applied and was selected to start in January of 2024 as badge #3572.

Born and raised in Burnsville, Clay grew up as one of four boys in his family. After graduating high school in 2018, he balanced full-time work with his studies at Normandale Community College, demonstrating a strong commitment to both his education and career development.

Officer Morgel has a solid background in security, having worked in loss prevention at Target for two years and in hospital security with Allina for another two years. Following his graduation with an associate's degree in law enforcement, Clay completed his skills training at Hennepin Technical College. During his training, he served as a Community Service Officer for Rosemount for a year before being promoted to Officer.

A lifelong passion for law enforcement has driven Clay to pursue his career as a police officer. He values a strong work ethic and strives to put being a good human first in all his interactions. In his personal time, Clay enjoys spending quality time with his loved ones, watching movies, and planning his wedding with his fiancée, Hattie.

Officer Morgel reports that is honored to join our team and is excited to serve this community. We look forward to the positive impact he will have as part of our department. Last month, Clay completed his one-year probationary period.

Please join us in officially congratulating and welcoming Officer Clay Morgel.

RECOMMENDATION

Administer the Oath of Office.

**STATE OF MINNESOTA)
COUNTY OF DAKOTA) §
CITY OF ROSEMOUNT)**

I, Clay Morgel, solemnly swear that I will support the Constitution of the United States and of the State of Minnesota, and faithfully discharge the duties of an Officer of the Police Department for the City of Rosemount in the County of Dakota and the State of Minnesota, to the best of my judgment and ability. So help me God.

Officer Clay Morgel

Subscribed and sworn to
before me this 18th day of February, 2025.

Mayor Jeffery D. Weisensel

Council Check Register by GL
Council Check Register and Summary

1/31/2025 -- 2/13/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
161463	2/6/2025		103639 GRAINGER							
		3,888.39	DRUM DOLLY'S		1768	9329457395	4316.6580		OTHER EQUIPMENT	2023-08 - PD & PW BUILDING (20
		34,000.85	NEW EQUIPMENT FOR NEW PW		1769	9329857537	4316.6580		OTHER EQUIPMENT	2023-08 - PD & PW BUILDING (20
		672.49	NEW CABINETS		1770	9329857545	4316.6580		OTHER EQUIPMENT	2023-08 - PD & PW BUILDING (20
		1,264.24	WHEEL WEIGHT RACK		1771	9333669431	4316.6580		OTHER EQUIPMENT	2023-08 - PD & PW BUILDING (20
		743.22	SHELVING AND TIRE RACK		1772	9333720663	4316.6580		OTHER EQUIPMENT	2023-08 - PD & PW BUILDING (20
		986.34	SHEET RACK		1773	9334104727	4316.6580		OTHER EQUIPMENT	2023-08 - PD & PW BUILDING (20
		13,270.04	RACKING		1774	9334166130	4316.6580		OTHER EQUIPMENT	2023-08 - PD & PW BUILDING (20
		1,534.42	DUMPSTERS		1775	9336228300	4316.6580		OTHER EQUIPMENT	2023-08 - PD & PW BUILDING (20
		2,744.25	SHELVING		1776	9336684502	4316.6580		OTHER EQUIPMENT	2023-08 - PD & PW BUILDING (20
		1,106.30	NEW CABINETS		1777	9337064787	4316.6580		OTHER EQUIPMENT	2023-08 - PD & PW BUILDING (20
		1,534.42	DUMPSTER		1778	9337076500	4316.6580		OTHER EQUIPMENT	2023-08 - PD & PW BUILDING (20
		2,961.42	ROLLING LADDERS		1779	9341502426	4316.6580		OTHER EQUIPMENT	2023-08 - PD & PW BUILDING (20
		1,534.42	SELF DUMPING TRASH HOPPER		1780	9343117793	4316.6580		OTHER EQUIPMENT	2023-08 - PD & PW BUILDING (20
		3,923.20	FIRE CABINETS		1781	9347889777	4316.6580		OTHER EQUIPMENT	2023-08 - PD & PW BUILDING (20
		6,137.68	SELF DUMPING TRASH HOPPERS		1782	9348496036	4316.6580		OTHER EQUIPMENT	2023-08 - PD & PW BUILDING (20
		2,436.91	RACKING - PARKS DIVISION SHOP		1783	9351093373	4316.6580		OTHER EQUIPMENT	2023-08 - PD & PW BUILDING (20
		3,218.62	GAS CYLINDER RACK		1784	9353991327	4316.6580		OTHER EQUIPMENT	2023-08 - PD & PW BUILDING (20
		672.49	RETURNED DAMAGED CABINET		1785	9357298471	4316.6580		OTHER EQUIPMENT	2023-08 - PD & PW BUILDING (20
		633.77	PARKS TOOLS		1786	9364841743	1520.6241		SMALL TOOLS	PARKS MAINTENANCE
		192.44	LABEL CARTRIDGES		1787	9365831511	1520.6224		SHOP SUPPLIES	PARKS MAINTENANCE
		161.58	TOOLS		1788	9366882430	1520.6241		SMALL TOOLS	PARKS MAINTENANCE
		82,272.51								
161464	2/6/2025		100711 STATE OF MINNESOTA							
		40.00	INSPECTION DECAL ORDER		2571	2025-01 MURPHY	1330.6451		DUES AND SUBSCRIPTIONS	FLEET MAINTENANCE
		40.00								
161465	2/6/2025		103717 STATE OF MN DEPT OF PUB SAFETY							
		100.00	WELL #7 TIER II REPORTING		1961	1914500372024 M-141639	6100.6451		DUES AND SUBSCRIPTIONS	WATER UTILITY
		100.00	WELL #8 TIER II REPORTING		1962	1914500362024 M-141641	6100.6451		DUES AND SUBSCRIPTIONS	WATER UTILITY
		100.00	WELL #9 TIER II REPORTING		1963	1914500432024 M-141643	6100.6451		DUES AND SUBSCRIPTIONS	WATER UTILITY
		100.00	WELL #1 & #2 TIER II REPORTING		1964	1914500532024 M-141645	6100.6451		DUES AND SUBSCRIPTIONS	WATER UTILITY
		100.00	WELL #12 TIER II REPORTING		1965	1914500602024 M-141646	6100.6451		DUES AND SUBSCRIPTIONS	WATER UTILITY
		100.00	WELL #14 TIER II REPORTING		1966	1914500622024 M-141647	6100.6451		DUES AND SUBSCRIPTIONS	WATER UTILITY

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161465	2/6/2025		103717 STATE OF MN DEPT OF PUB SAFETY						Continued...	
		100.00	WELL #15 TIER II REPORTING		1967	1914500632024 M-141649	6100.6451		DUES AND SUBSCRIPTIONS	WATER UTILITY
		100.00	WELL #16 TIER II REPORTING		1968	1914500842024 M-141650	6100.6451		DUES AND SUBSCRIPTIONS	WATER UTILITY
		800.00								
161466	2/6/2025		100711 STATE OF MINNESOTA							
		40.00	INSPECTION DECAL ORDER		2572	2025-01 JACOBSON	1330.6451		DUES AND SUBSCRIPTIONS	FLEET MAINTENANCE
		40.00								
161467	2/13/2025		100784 ACTIVE911 INC.							
		779.90	ACTIVE911 SUBCRIPTIONS		2573	608393	1220.6321		TELEPHONE	FIRE
		779.90								
161470	2/13/2025		101463 ADVANCE AUTO PARTS							
		2,213.94	PARTS		2574	1596-398460	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		163.32	CLEANING SUPPLIES		2575	1596-397567	1330.6221		CLEANING SUPPLIES	FLEET MAINTENANCE
		139.44	CLEANERS & PARTS		2576	1596-397368A	1330.6221		CLEANING SUPPLIES	FLEET MAINTENANCE
		206.37	CLEANERS & PARTS		2577	1596-397368B	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		1,244.97	SMALL TOOLS		2578	1596-397124	1330.6241		SMALL TOOLS	FLEET MAINTENANCE
		1,244.97	SMALL TOOLS		2579	1596-397060	1330.6241		SMALL TOOLS	FLEET MAINTENANCE
		132.76-	CREDIT		2580	1596-397897	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		204.24	PARTS		2581	1596-398509	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		17.55	OPERATING SUPPLIES		2582	1596-398501	1330.6220		OPERATING SUPPLIES	FLEET MAINTENANCE
		9.89	PARTS		2583	1596-398286	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		4.99	SMALL TOOLS		2584	1596-398036	1330.6241		SMALL TOOLS	FLEET MAINTENANCE
		58.58	PARTS		2585	1596-398028	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		12.57	CLEANING SUPPLIES		2586	1596-397985	1330.6221		CLEANING SUPPLIES	FLEET MAINTENANCE
		272.20	PARTS CLEANING SUPPLIES		2587	1596-397876A	1330.6221		CLEANING SUPPLIES	FLEET MAINTENANCE
		148.66	PARTS CLEANING SUPPLIES		2588	1596-397876B	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		148.66	PARTS		2589	1596-397851	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		145.06	PARTS		2590	1596-398616	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		51.38	PARTS		2591	1596-398555	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		1,517.44	PARTS		2592	1596-397946	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		9.99	SUPPLIES PARTS ADDITIVES		2593	1596-398525A	1330.6223		OILS AND ADDITIVES	FLEET MAINTENANCE
		59.24	SUPPLIES PARTS ADDITIVES		2594	1596-398525B	1330.6238		OTHER MAINTENANCE SUPPLIES	FLEET MAINTENANCE
		75.96	SUPPLIES PARTS ADDITIVES		2595	1596-398525C	1330.6221		CLEANING SUPPLIES	FLEET MAINTENANCE
		476.23	SUPPLIES PARTS ADDITIVES		2596	1596-398525D	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		290.84	PARTS		2597	1596-397021	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE

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161470	2/13/2025		101463 ADVANCE AUTO PARTS						Continued...	
		206.26	PARTS		2598	1596-396624	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		206.26-	PARTS		2599	1596-396626	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		46.78	PARTS		2600	1596-396503	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		38.96	PARKS SHOP SUPPLIES		2601	1596-398461A	1330.6223		OILS AND ADDITIVES	FLEET MAINTENANCE
		69.81	PARKS SHOP SUPPLIES		2602	1596-398461B	1330.6224		SHOP SUPPLIES	FLEET MAINTENANCE
		38.69	CORNER MARKER		2603	1596-397838	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		18.62	PARTS		2604	1596-397695	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		35.52	PARTS		2605	1596-397662	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		157.49	SUPPLIES		2606	1596-397413	1330.6224		SHOP SUPPLIES	FLEET MAINTENANCE
		326.64	SUPPLIES		2607	1596-397367	1330.6224		SHOP SUPPLIES	FLEET MAINTENANCE
		19.98	PARTS SUPPLIES LUBE		2608	1596-397354A	1330.6223		OILS AND ADDITIVES	FLEET MAINTENANCE
		226.80	PARTS SUPPLIES LUBE		2609	1596-397354B	1330.6224		SHOP SUPPLIES	FLEET MAINTENANCE
		325.66	PARTS SUPPLIES LUBE		2610	1596-397354C	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		63.48	SUPPLIES		2611	1596-397376	1330.6224		SHOP SUPPLIES	FLEET MAINTENANCE
		54.44	PARTS SUPPLIES		2612	1596-397234A	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		68.89	PARTS SUPPLIES		2613	1596-397234B	1330.6224		SHOP SUPPLIES	FLEET MAINTENANCE
		2,739.00	PARTS		2614	1596-397033	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		219.16	PARTS		2615	1596-397602	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		11.36	OIL		2616	1596-397593	1330.6223		OILS AND ADDITIVES	FLEET MAINTENANCE
		152.74	LUBE AND ADDITIVES		2617	1596-397541	1330.6223		OILS AND ADDITIVES	FLEET MAINTENANCE
		13,197.75								
161471	2/13/2025		100978 ADVANCED FIRST AID INC							
		23,289.03	CIP- AED'S		2618	0125-1092	4050.6242		MINOR EQUIPMENT	EQUIPMENT IMPROVEMENT
		23,289.03								
161472	2/13/2025		101217 ALEXANDRIA TECH & COMM COLLEGE							
		7,317.20	VONBANK JAN/FEB TUITION		2619	CI0000006086	1210.6453		TRAINING COSTS	POLICE
		7,317.20								
161473	2/13/2025		102914 AMERICAN MAILING MACHINES							
		55.36	LABELS - PW		2620	IN123234	1120.6220		OPERATING SUPPLIES	GENERAL GOVERNMENT
		254.99	INK CARTRIDGE POSTAGE MACHINE		2621	IN123228	1120.6220		OPERATING SUPPLIES	GENERAL GOVERNMENT
		310.35								
161474	2/13/2025		103510 AMERICAN PLANNING ASSOCIATION							
		101.00	JULIA APA MEMBERSHIP		2622	415875-202504	1190.6451		DUES AND SUBSCRIPTIONS	PLANNING & ZONING
		101.00								
161475	2/13/2025		102634 APEX OUTDOOR INC							

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Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
161475	2/13/2025		102634 APEX OUTDOOR INC						Continued...	
		1,723.00	SNOW/ICE CONTROL		2623	CMB97-7	1510.6385		OTHER REPAIRS AND MAINTENANCE	PARK & RECREATION
		1,723.00								
161476	2/13/2025		103515 APPLE FORD LINCOLN AV							
		177.10	PARTS		2624	698840A1W	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		2,048.57	PARTS		2625	698764A1W	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		743.90	PARTS		2626	700333A1W	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		2,969.57								
161477	2/13/2025		100478 ASPEN MILLS							
		33.56	UNIFORM NAMETAGS		2627	346227	1220.6144		EMPLOYEE ALLOWANCES	FIRE
		261.35	UNIFORM JACKET- LT HORNER		2628	346539	1220.6144		EMPLOYEE ALLOWANCES	FIRE
		56.95	UNIFORM PANTS		2629	339578	1220.6144		EMPLOYEE ALLOWANCES	FIRE
		351.86								
161478	2/13/2025		102886 AT&T MOBILITY							
		174.85	SCADA DIALER		2630	287310280659X02 032025A	6100.6310		PROFESSIONAL SERVICES	WATER UTILITY
		174.85	SCADA DIALER		2631	287310280659X02 032025B	6200.6310		PROFESSIONAL SERVICES	SEWER UTILITY
		174.86	SCADA DIALER		2632	287310280659X02 032025C	6300.6310		PROFESSIONAL SERVICES	STORM WATER UTILITY
		2,970.40	JANUARY CELL PHONE BILL		2633	287328492583X02 032025	1210.6321		TELEPHONE	POLICE
		3,494.96								
161479	2/13/2025		103295 BAKER TILLY WEALTH MANAGEMENT LLC							
		613.33	2023B INVEST MGMT SVCS		2634	BTWM16247A	3302.6310		PROFESSIONAL SERVICES	2023B - LIFETIME (CITY PORTION)
		711.35	2023B INVEST MGMT SVCS		2635	BTWM16247B	3303.6310		PROFESSIONAL SERVICES	2023B - LIFETIME (LT PORTION)
		1,905.44	2023A INVEST MGMT SVCS		2636	BTWM16246	3006.6310		PROFESSIONAL SERVICES	2023A - POLICE/PUBLIC WORKS FA
		3,230.12								
161480	2/13/2025		101598 BHE COMMUNITY SOLAR LLC							
		791.25	DEC'24 SOLAR SUBSCRIPTION		2637	12200098A	6100.6371		ELECTRIC	WATER UTILITY
		152.61	DEC'24 SOLAR SUBSCRIPTION		2638	12200098B	6100.6371		ELECTRIC	WATER UTILITY
		943.86								
161481	2/13/2025		101296 BOLTON & MENK INC							
		2,888.50	SANITARY LIFT STATION NO. 13		2639	355153	4321.6313		ENGINEERING SERVICES	2024-22 - SANITARY LIFT STATIO
		2,888.50								

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161481	2/13/2025		101296 BOLTON & MENK INC						Continued...	
161482	2/13/2025		103530 BRAUN INTERTEC CORP							
		2,709.50	PW / PD CAMPUS PROJECT		2640	B414958	4316.6313		ENGINEERING SERVICES	2023-08 - PD & PW BUILDING (20
		2,709.50								
161483	2/13/2025		101385 BUSINESS ESSENTIALS							
		127.62	OFFICE SUPPLIES		2641	WO-1327221-1	1510.6210		OFFICE SUPPLIES	PARK & RECREATION
		35.62	OFFICE SUPPLIES		2642	WO-1333059	1240.6210		OFFICE SUPPLIES	BUILDING INSPECTIONS
		163.24								
161484	2/13/2025		103489 CALLTOWER							
		2,087.50	JAN'25 CTADMIN TEAMS		2643	202393506	1120.6321		TELEPHONE	GENERAL GOVERNMENT
		2,087.50								
161485	2/13/2025		103534 CAPITAL CITY FIREFIGHTER ASSN							
		50.00	ANNUAL MEMBERSHIP DUES		2644	124	1220.6451		DUES AND SUBSCRIPTIONS	FIRE
		50.00								
161486	2/13/2025		103537 CENTRAL TURF & IRRIGATION SUPPLY							
		249.95	SHOVELS		2645	65002013-00	1320.6235		LANDSCAPING SUPPLIES	STREET MAINTENANCE
		249.95								
161487	2/13/2025		100101 CERTIFIED RECYCLING LLC							
		450.00	RECYCLE OF METER HEADS		2646	85097	6100.6310		PROFESSIONAL SERVICES	WATER UTILITY
		450.00								
161488	2/13/2025		102772 CHARTER COMMUNICATIONS							
		297.36	MONTHLY DUES		2648	113140301011425	1220.6322		INTERNET	FIRE
		297.36								
161489	2/13/2025		102936 CHARTER COMMUNICATIONS							
		50.00	SUBPOENA FEE		2647	25-302068	1210.6310		PROFESSIONAL SERVICES	POLICE
		50.00								
161490	2/13/2025		103544 CITY OF FARMINGTON							
		16,785.00	2024 JUL-DEC DC REIMBURSEMENT		2650	2024 JUL-DEC FARMINGTON	1000.2069		DUE TO OTHER GOVERNMENTS	GENERAL FUND BALANCE SHEET
		16,785.00								
161491	2/13/2025		100328 CITY OF HASTINGS							

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161491	2/13/2025		100328 CITY OF HASTINGS						Continued...	
		22,962.69	2024 JUL-DEC DC REIMBURSEMENT		2651	2024 JUL-DEC HASTINGS	1000.2069		DUE TO OTHER GOVERNMENTS	GENERAL FUND BALANCE SHEET
		22,962.69								
161492	2/13/2025		103555 COLLINS ELECTRICAL							
		850.00	INSTALL RECEPTACLE UNDER SINK		2652	2530192.01	4316.6560		FURNITURE AND FIXTURES	2023-08 - PD & PW BUILDING (20
		830.00	PD/GARAGE MAINTENANCE		2653	2530193.01	4316.6560		FURNITURE AND FIXTURES	2023-08 - PD & PW BUILDING (20
		750.00	GARAGE DOOR MAINTENANCE		2654	2530191.01	4316.6560		FURNITURE AND FIXTURES	2023-08 - PD & PW BUILDING (20
		721.37	DAMAGE DONE AT FS2 TRUCK		2655	2530190.01	1340.6381		BUILDING REPAIRS AND MAINTENAN	GOVERNMENT BUILDINGS
		421.75	MOVE OUTLET IN WOOD SHOP		2656	2530375.01	1340.6520		BUILDING AND STRUCTURES	GOVERNMENT BUILDINGS
		3,573.12								
161493	2/13/2025		103559 COMPUTER INTEGRATION TECH							
		2,655.00	FEB'25 MANAGED SERVER BACKUP		2657	393470	1130.6318		SOFTWARE FEES	ADMINISTRATIVE SERVICES
		882.00	FEB'25 DATTO BACKUP		2658	393380	1130.6318		SOFTWARE FEES	ADMINISTRATIVE SERVICES
		440.00-	INV.390468 DUPLICATE PYMT CRED		2659	PYMT31562	1120.6310		PROFESSIONAL SERVICES	GENERAL GOVERNMENT
		352.00	CIT SUPPORT SVCS		2660	392881	1120.6385		OTHER REPAIRS AND MAINTENANCE	GENERAL GOVERNMENT
		3,449.00								
161494	2/13/2025		101554 CORE & MAIN LP							
		281.15	1.5 INCH FLANGE KITS		2661	W256775	6100.6237		UTILITY SYSTEM MAINTENANCE SUP	WATER UTILITY
		207.00	36 CANS BLUE MARKING PAINT		2662	W288272	6100.6237		UTILITY SYSTEM MAINTENANCE SUP	WATER UTILITY
		675.00	10' SLINKY CURB STOP WRENCH		2663	V851591	6100.6241		SMALL TOOLS	WATER UTILITY
		36,767.09	METERS & PARTS, MXUS		2664	W343906	6100.6237.01		WATER METER PURCHASES	WATER UTILITY
		37,930.24								
161495	2/13/2025		103560 CORPORATE MECHANICAL INC							
		575.00	JANUARY PM		2665	W81458	1510.6384		MACHINERY & EQUIPMENT REPAIRS	PARK & RECREATION
		735.00	JAN BOILER CHECKS		2666	W81327	1510.6384		MACHINERY & EQUIPMENT REPAIRS	PARK & RECREATION
		1,310.00								
161496	2/13/2025		101709 CUSTOM CAP & TIRE							
		610.80	TIRES		2667	270073533	1330.6232		TIRES	FLEET MAINTENANCE
		610.80								
161497	2/13/2025		103084 DAKOTA 911							
		41,535.00	DAKOTA 911 FEES FEBRUARY 2025		2668	AR-0000000455	1210.6310		PROFESSIONAL SERVICES	POLICE
		41,535.00								
161498	2/13/2025		103568 DAKOTA AWARDS & ENGRAVING							

Council Check Register by GL
Council Check Register and Summary

1/31/2025 -- 2/13/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
161498	2/13/2025		103568 DAKOTA AWARDS & ENGRAVING						Continued...	
		462.00	MAGNETIC LOCKER NAME PLATES		2669	28966	4316.6560		FURNITURE AND FIXTURES	2023-08 - PD & PW BUILDING (20
		27.00	HANS KRUGER NAME PLATE		2670	28949	1120.6210		OFFICE SUPPLIES	GENERAL GOVERNMENT
		489.00								
161499	2/13/2025		100379 DAKOTA COUNTY PROPERTY							
		3,572.59	OSPREY PARCEL DECERT		2671	2025-01 COUNTY PMT	2520.6456		OTHER MISCELLANEOUS CHARGES	TIF - OSPREY DISTRICT
		3,572.59								
161500	2/13/2025		103587 DAKOTA ELECTRIC ASSOCIATION							
		4,190.08	WELL#16		2672	200010007317 01/25	6100.6371		ELECTRIC	WATER UTILITY
		39.35	STORM DRAIN LIFT STATION# 7		2673	200005601588 01/25	6300.6371		ELECTRIC	STORM WATER UTILITY
		24.59	SIREN# 13		2674	200003776226 01/25	1320.6371		ELECTRIC	STREET MAINTENANCE
		25.63	WENSMANN POND MONITORING ST'N		2675	200003157294 01/25	6300.6371		ELECTRIC	STORM WATER UTILITY
		11.81	JAYCEE PARK CONTROL BLDG		2676	200002005379 01/25	1520.6371		ELECTRIC	PARKS MAINTENANCE
		18.33	WELCOME SIGN-NORTH		2677	200010050261 01/25	6400.6371		ELECTRIC	STREET LIGHT UTILITY
		4,309.79								
161501	2/13/2025		100069 DRAIN PRO-PLUMBING INC							
		395.00	SERVICE CALL		2678	77408	6500.6384		MACHINERY & EQUIPMENT REPAIRS	ICE ARENA
		395.00								
161502	2/13/2025		103603 EARL F ANDERSEN INC							
		55.00	SIGN FOR PRIVATE DRIVE		2679	0138115-IN	1320.6236		SIGN REPAIR SUPPLIES	STREET MAINTENANCE
		55.00								
161503	2/13/2025		103610 EMERGENCY APPARATUS MAINT							
		385.24	CONTRACTED LABOR		2680	134302	1330.6384		MACHINERY & EQUIPMENT REPAIRS	FLEET MAINTENANCE
		1,400.83	CONTRACTED LABOR		2681	134301	1330.6384		MACHINERY & EQUIPMENT REPAIRS	FLEET MAINTENANCE
		1,786.07								
161504	2/13/2025		103611 EMERGENCY AUTOMOTIVE TECH							
		3,460.22	STALKER DSR RADAR SYSTEM		2682	JP11042442D	4050.6550.21		MOTOR VEHICLES-POLICE	EQUIPMENT IMPROVEMENT
		3,460.22								

Council Check Register by GL
Council Check Register and Summary

1/31/2025 -- 2/13/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
161504	2/13/2025		103611 EMERGENCY AUTOMOTIVE TECH						Continued...	
161505	2/13/2025		102786 ENCOMPASS							
		269.41	PROFESSIONAL SERVICES - FS 1		2683	53147	4315.6313		ENGINEERING SERVICES	2023-06 - FIRE STATION #1
		269.41								
161506	2/13/2025		105307 EPIC WRAPS							
		675.00	REPLACEMENT GRAPHICS SQUAD 190		2684	71017	2375.6242		MINOR EQUIPMENT	INSURANCE
		1,475.00	NEW DURANGO - NEW SQUAD DESIGN		2685	71009	4050.6550.21		MOTOR VEHICLES-POLICE	EQUIPMENT IMPROVEMENT
		1,975.00	SQUAD 35200 NEW DESIGN		2686	70915	4050.6550.21		MOTOR VEHICLES-POLICE	EQUIPMENT IMPROVEMENT
		1,975.00	SQUAD 140 NEW DESIGN ADDED		2687	71006	4050.6550.21		MOTOR VEHICLES-POLICE	EQUIPMENT IMPROVEMENT
		6,100.00								
161507	2/13/2025		103110 FARRELL EQUIPMENT & SUPPLY							
		23.96	SDS BITS		2689	200291	1520.6241		SMALL TOOLS	PARKS MAINTENANCE
		23.96								
161508	2/13/2025		100240 FIRE SAFETY USA INC							
		290.00	PARTS		2690	197276	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		3,098.25	PARTS		2691	196256	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		3,388.25								
161509	2/13/2025		103621 FIRST STATE BANK							
		75.00	SAFE DEP BOX 732 RENT TO 2/26		2692	2025-732	1150.6396		OTHER RENTALS	FINANCE
		75.00								
161510	2/13/2025		103372 FRONTLINE PUBLIC SAFETY SOLUTIONS							
		1,417.50	FTO TRACKER WEBSITE		2693	FL96225	1210.6451		DUES AND SUBSCRIPTIONS	POLICE
		1,417.50								
161511	2/13/2025		100156 GERTEN GREENHOUSES INC-446133							
		278.16	HERBICIDE		2694	233517/12	1520.6225		CHEMICAL SUPPLIES	PARKS MAINTENANCE
		100.79	FERTILIZER AND SEED AID		2695	550630/1	1520.6226		OTHER OPERATING SUPPLIES	PARKS MAINTENANCE
		378.95								
161512	2/13/2025		103635 GOPHER STATE ONE-CALL							
		109.37	LOCATES		2696	5010726A	6100.6310		PROFESSIONAL SERVICES	WATER UTILITY
		109.37	LOCATES		2697	5010726B	6200.6310		PROFESSIONAL SERVICES	SEWER UTILITY
		109.36	LOCATES		2698	5010726C	6300.6310		PROFESSIONAL SERVICES	STORM WATER UTILITY
		328.10								

Council Check Register by GL
Council Check Register and Summary

1/31/2025 -- 2/13/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
161513	2/13/2025		103639 GRAINGER						Continued...	
		19.98	BATTERY FILLER WITH NOZZLE,BLU		2699	9400346764	6500.6242		MINOR EQUIPMENT	ICE ARENA
		2,418.88	SHELVING		2700	9377653903	4316.6580		OTHER EQUIPMENT	2023-08 - PD & PW BUILDING (20
		290.70	BULK STORAGE		2701	9368636594	4316.6580		OTHER EQUIPMENT	2023-08 - PD & PW BUILDING (20
		90.52	SPILL TRAY - MECHANICS SHOP		2702	9368047388	4316.6580		OTHER EQUIPMENT	2023-08 - PD & PW BUILDING (20
		268.10	SLOW RETURN AIR/WATER HOSE		2703	9368057890	4316.6580		OTHER EQUIPMENT	2023-08 - PD & PW BUILDING (20
		59.88	RADIO B ATTERIES		2704	9388889504A	1520.6220		OPERATING SUPPLIES	PARKS MAINTENANCE
		59.88	RADIO B ATTERIES		2705	9388889504B	1320.6220		OPERATING SUPPLIES	STREET MAINTENANCE
		59.88	RADIO B ATTERIES		2706	9388889504C	6100.6220		OPERATING SUPPLIES	WATER UTILITY
		59.88	RADIO B ATTERIES		2707	9388889504D	6200.6220		OPERATING SUPPLIES	SEWER UTILITY
		59.88	RADIO B ATTERIES		2708	9388889504E	6300.6220		OPERATING SUPPLIES	STORM WATER UTILITY
		621.96	PARKS TOOLS		2709	9393192977	1520.6241		SMALL TOOLS	PARKS MAINTENANCE
		139.10-	RETURNED DAMAGED UPRIGHT		2710	9394192802	4316.6580		OTHER EQUIPMENT	2023-08 - PD & PW BUILDING (20
		1,106.30-	REFUND FOR 2 CABINETS		2711	9364841750	4316.6580		OTHER EQUIPMENT	2023-08 - PD & PW BUILDING (20
		2,764.14								
161514	2/13/2025		100387 GRAPHIC DESIGN INC							
		3,343.00	WINTER NEWSLETTER		2712	QB57723A	1140.6350		PRINTING COSTS	COMMUNICATIONS
		2,291.60	WINTER NEWSLETTER		2713	QB57723B	1140.6323		POSTAGE	COMMUNICATIONS
		350.00	WINTER NEWSLETTER		2714	QB57723C	1140.6323		POSTAGE	COMMUNICATIONS
		5,984.60								
161515	2/13/2025		100624 GREATER MSP							
		10,500.00	2025 ANNUAL INVESTMENT		2715	INV-1477	2100.6451		DUES AND SUBSCRIPTIONS	PORT AUTHORITY
		10,500.00								
161516	2/13/2025		103645 HAWKINS INC							
		210.00	CHLORINE TANK RENTAL		2716	6960252	6100.6225		CHEMICAL SUPPLIES	WATER UTILITY
		13,385.99	CHEMICALS, FOR WELLS		2717	6958772	6100.6225		CHEMICAL SUPPLIES	WATER UTILITY
		13,595.99								
161517	2/13/2025		105658 HEARTLAND BUSINESS SYSTEMS, LLC							
		119.00	SHIPPING FOR CAMERAS		2718	765594-H	1210.6323		POSTAGE	POLICE
		119.00								
161518	2/13/2025		103650 HIGHLAND SANITATION & RECYCLING							
		320.97	JANUARY TRASH SERVICE		2719	1343860A	1510.6374		TRASH	PARK & RECREATION
		303.81	JANUARY TRASH SERVICE		2720	1343860B	6500.6374		TRASH	ICE ARENA
		94.50	JANUARY TRASH SERVICE		2721	1343860C	1510.6374		TRASH	PARK & RECREATION
		64.74	JANUARY TRASH SERVICE		2722	1343860D	1510.6374		TRASH	PARK & RECREATION
		4,915.38	JANUARY TRASH SERVICE		2723	1343860E	1340.6374		TRASH	GOVERNMENT BUILDINGS

Council Check Register by GL
Council Check Register and Summary

1/31/2025 -- 2/13/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
161518	2/13/2025		103650 HIGHLAND SANITATION & RECYCLING						Continued...	
		5,699.40								
161519	2/13/2025		103651 HOME DEPOT CREDIT SERVICE							
		199.60	20-27 GALLON TOTES FOR MOVING		2724	7621289	1340.6220		OPERATING SUPPLIES	GOVERNMENT BUILDINGS
		911.98	HUSKY ORGANIZER		2725	2031266	4316.6580		OTHER EQUIPMENT	2023-08 - PD & PW BUILDING (20
		531.30-	RETURN OF CABINET, ETC.		2726	1974413	4316.6580		OTHER EQUIPMENT	2023-08 - PD & PW BUILDING (20
		1,266.92-	RETURN OF WORK BENCH, CABINET		2727	1900530	4316.6580		OTHER EQUIPMENT	2023-08 - PD & PW BUILDING (20
		119.00	BUILDING SUPPLIES		2728	9030886	1320.6520		BUILDING AND STRUCTURES	STREET MAINTENANCE
		89.91	DOOR STOPS		2729	WM97118212	1520.6226		OTHER OPERATING SUPPLIES	PARKS MAINTENANCE
		53.50	PLUMBING		2730	4011904	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		889.96	BUILDING MATERIALS		2731	6030358	4316.6580		OTHER EQUIPMENT	2023-08 - PD & PW BUILDING (20
		119.00	DRILLS		2732	WM96866461	1120.6241		SMALL TOOLS	GENERAL GOVERNMENT
		397.49	SALT AND TOOL HOLDER		2733	WG81345554	1340.6225		CHEMICAL SUPPLIES	GOVERNMENT BUILDINGS
		89.94	AIR REGULATORS		2734	WG81080776	1520.6241		SMALL TOOLS	PARKS MAINTENANCE
		166.17	PIPE FITTINGS		2735	1011338	1520.6226		OTHER OPERATING SUPPLIES	PARKS MAINTENANCE
		382.15	BUILDING REPAIR SUPPLIES		2736	2011162	1340.6233		BUILDING REPAIRS SUPPLIES	GOVERNMENT BUILDINGS
		243.70	SUPPLIES		2737	3011003	1520.6226		OTHER OPERATING SUPPLIES	PARKS MAINTENANCE
		1,864.18								
161520	2/13/2025		103357 HUEBSCH							
		36.51	MATS		2738	20382025	1340.6381		BUILDING REPAIRS AND MAINTENAN	GOVERNMENT BUILDINGS
		110.81	MATS		2739	20382026	1340.6381		BUILDING REPAIRS AND MAINTENAN	GOVERNMENT BUILDINGS
		35.76	MATS		2740	20382038	1340.6381		BUILDING REPAIRS AND MAINTENAN	GOVERNMENT BUILDINGS
		31.76	MATS		2741	20382047	1340.6381		BUILDING REPAIRS AND MAINTENAN	GOVERNMENT BUILDINGS
		92.55	MATS		2742	20382046	1340.6381		BUILDING REPAIRS AND MAINTENAN	GOVERNMENT BUILDINGS
		31.76	MATS		2743	20378400	1340.6381		BUILDING REPAIRS AND MAINTENAN	GOVERNMENT BUILDINGS
		133.55	MATS		2744	20378398	1340.6381		BUILDING REPAIRS AND MAINTENAN	GOVERNMENT BUILDINGS
		274.87	MATS		2745	20378380	1340.6381		BUILDING REPAIRS AND MAINTENAN	GOVERNMENT BUILDINGS
		35.76	MATS		2746	20378390	1340.6381		BUILDING REPAIRS AND MAINTENAN	GOVERNMENT BUILDINGS
		97.73	MATS		2747	20378379	1340.6381		BUILDING REPAIRS AND MAINTENAN	GOVERNMENT BUILDINGS
		881.06								
161521	2/13/2025		103394 IMPERIAL DADE							
		198.32	JANITORIAL SUPPLIES		2748	4341384A	1510.6226		OTHER OPERATING SUPPLIES	PARK & RECREATION
		192.48	JANITORIAL SUPPLIES		2749	4341384B	6500.6226		OTHER OPERATING SUPPLIES	ICE ARENA
		192.48	JANITORIAL SUPPLIES		2750	4341384C	1510.6226		OTHER OPERATING SUPPLIES	PARK & RECREATION
		50.26	JANITORIAL SUPPLIES		2751	4337997A	1510.6226		OTHER OPERATING SUPPLIES	PARK & RECREATION
		48.77	JANITORIAL SUPPLIES		2752	4337997B	6500.6226		OTHER OPERATING SUPPLIES	ICE ARENA
		48.77	JANITORIAL SUPPLIES		2753	4337997C	1510.6226		OTHER OPERATING SUPPLIES	PARK & RECREATION
		621.04	JANITORIAL SUPPLIES		2754	4337645A	1510.6226		OTHER OPERATING SUPPLIES	PARK & RECREATION

Council Check Register by GL
Council Check Register and Summary

1/31/2025 -- 2/13/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
161521	2/13/2025		103394 IMPERIAL DADE						Continued...	
		602.78	JANITORIAL SUPPLIES		2755	4337645B	6500.6226		OTHER OPERATING SUPPLIES	ICE ARENA
		602.78	JANITORIAL SUPPLIES		2756	4337645C	1510.6226		OTHER OPERATING SUPPLIES	PARK & RECREATION
		<u>2,557.68</u>								
161522	2/13/2025		100547 INNOVATIVE OFFICE SOLUTIONS							
		5,448.77	FLOOR SCRUBBER		2757	IN4745285	4050.6580		OTHER EQUIPMENT	EQUIPMENT IMPROVEMENT
		<u>5,448.77</u>								
161523	2/13/2025		100986 JANI-KING OF MINNESOTA							
		320.00	JANUARY EVENT CLEANING		2758	MIN01250239	1510.6317	00016100	OTHER PROFESSIONAL SERVICES	PARK & RECREATION
		<u>320.00</u>								
161524	2/13/2025		100544 LEAGUE OF MN CITIES							
		240.00	TRAINING COSTS		2759	421234	1180.6317		OTHER PROFESSIONAL SERVICES	HUMAN RESOURCES
		<u>240.00</u>								
161525	2/13/2025		101484 LVC COMPANIES							
		895.50	EXTINGUISHER ANNUAL MAINTENANC		2760	160376	1220.6310		PROFESSIONAL SERVICES	FIRE
		147.45	FIRE EXT. YEARLY		2761	159963A	6100.6385		OTHER REPAIRS AND MAINTENANCE	WATER UTILITY
		1,764.20	FIRE EXT. YEARLY		2762	159963B	1340.6385		OTHER REPAIRS AND MAINTENANCE	GOVERNMENT BUILDINGS
		<u>2,807.15</u>								
161526	2/13/2025		101580 MACQUEEN							
		33,179.00	8 SETS OF FIREFIGHTER GEAR		2763	P42741	1220.6242		MINOR EQUIPMENT	FIRE
		309.29	FIRE HOSE ADAPTOR 5" SUPPLY		2764	P42174	1220.6241		SMALL TOOLS	FIRE
		601.25	STRUCTURAL FIREFIGHTING BOOTS		2765	P42096	1220.6242		MINOR EQUIPMENT	FIRE
		601.01	STRUCTURAL FIREFIGHTER BOOTS		2766	P40327	1220.6242		MINOR EQUIPMENT	FIRE
		1,296.24	FIREFIGHTER HELMETS		2767	P40211	1220.6242		MINOR EQUIPMENT	FIRE
		601.25	STRUCTURAL FIREFIGHTER BOOTS		2768	P40124	1220.6242		MINOR EQUIPMENT	FIRE
		<u>36,588.04</u>								
161527	2/13/2025		102660 MANGO ENTERTAINMENT							
		1,100.00	OUTDOOR MOVIE		2769	1272	1510.6310		PROFESSIONAL SERVICES	PARK & RECREATION
		<u>1,100.00</u>								
161528	2/13/2025		100510 MARCO TECHNOLOGIES LLC							
		652.29	CONTRACT FOR PRINTERS		2770	INV13469178	1120.6392		OFFICE EQUIPMENT RENTALS	GENERAL GOVERNMENT
		<u>652.29</u>								
161529	2/13/2025		100887 MCMULLEN INSPECTIONS INC							

Council Check Register by GL
Council Check Register and Summary

1/31/2025 -- 2/13/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
161529	2/13/2025		100887 MCMULLEN INSPECTIONS INC						Continued...	
		26,101.80	ELECTRICAL INSPECTIONS 2.1.25		2771	ELECTRIC INSPECTIONS 2025	1000.2281		ELECTRICAL INSPECTOR PAYABLE	GENERAL FUND BALANCE SHEET
		26,101.80								
161530	2/13/2025		103694 MCNAMARA CONTRACTING INC							
		514.30	ASPHALT		2772	5715	1320.6234		STREET MAINTENANCE SUPPLIES	STREET MAINTENANCE
		823.41	ASPHALT		2773	5796	1320.6234		STREET MAINTENANCE SUPPLIES	STREET MAINTENANCE
		253.89	ASPHALT		2774	5865	1320.6234		STREET MAINTENANCE SUPPLIES	STREET MAINTENANCE
		1,591.60								
161531	2/13/2025		100368 MEDICINE LAKE TOURS							
		1,870.00	SENIOR BUS TRIP		2775	2025-01	1510.6310	00040601	PROFESSIONAL SERVICES	PARK & RECREATION
		1,870.00								
161532	2/13/2025		103718 MEI TOTAL ELEVATOR SOLUTIONS							
		193.53	MONTHLY PM		2776	1113285	1340.6381		BUILDING REPAIRS AND MAINTENAN	GOVERNMENT BUILDINGS
		193.53								
161533	2/13/2025		103697 MENARDS-APPLE VALLEY							
		15.81	WELL 8 OIL DRAIN		2777	87544	6100.6237		UTILITY SYSTEM MAINTENANCE SUP	WATER UTILITY
		4.58	THREADED ROD		2778	87463	1520.6224		SHOP SUPPLIES	PARKS MAINTENANCE
		164.55	TOOLS		2779	87457	1520.6241		SMALL TOOLS	PARKS MAINTENANCE
		184.94								
161534	2/13/2025		103699 METRO COUNCIL ENV SERV							
		157,862.15	FEB'25 WASTEWATER SERVICE		2780	1181422	6200.6375		SEWER	SEWER UTILITY
		157,862.15	MAR'25 WASTEWATER SERVICE		2781	1183281	6200.6375		SEWER	SEWER UTILITY
		315,724.30								
161535	2/13/2025		103700 METRO COUNCIL ENV SERV							
		27,335.00	JANUARY 2025 METRO SAC PMT		2782	2025-0204A	1000.2063		METRO SAC PAYABLE	GENERAL FUND BALANCE SHEET
		273.35-	JANUARY 2025 METRO SAC PMT		2783	2025-0204B	1000.4351		METRO SAC CHARGES	GENERAL FUND BALANCE SHEET
		27,061.65								
161536	2/13/2025		101363 METRO SALES INC							
		73.44	PD/PW COLOR COPIER		2784	INV2705978	1120.6392		OFFICE EQUIPMENT RENTALS	GENERAL GOVERNMENT
		133.09	GEN RESOURCE ROOM PW/PD		2785	INV2705977	1120.6392		OFFICE EQUIPMENT RENTALS	GENERAL GOVERNMENT
		73.44	RECEPTION PD/PW COPIER		2786	INV2705976	1120.6392		OFFICE EQUIPMENT RENTALS	GENERAL GOVERNMENT
		98.39	CITY HALL COLOR COPIER		2787	INV2705974	1120.6392		OFFICE EQUIPMENT RENTALS	GENERAL GOVERNMENT

Council Check Register by GL
Council Check Register and Summary

1/31/2025 -- 2/13/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
161536	2/13/2025		101363 METRO SALES INC						Continued...	
		73.44	PD COLOR COPIER		2788	INV2705975	1120.6392		OFFICE EQUIPMENT RENTALS	GENERAL GOVERNMENT
		164.75	RICOH C307 COLOR COPIES		2789	INV2700407	1120.6392		OFFICE EQUIPMENT RENTALS	GENERAL GOVERNMENT
		616.55								
161537	2/13/2025		103019 MID AMERICA METER INC							
		778.01	HIGH DENSITY SHELVING DIVIDERS		2790	6990	4316.6560		FURNITURE AND FIXTURES	2023-08 - PD & PW BUILDING (20
		778.01								
161538	2/13/2025		102009 MINDFUL HEALTH							
		708.00	SENIOR YOGA CLASSES		2791	2025-01 PAYMENT	1510.6310		PROFESSIONAL SERVICES	PARK & RECREATION
		708.00								
161539	2/13/2025		103444 MINER, LTD DBA STAR EQUIPMENT							
		135,126.49	NEW PD/PW CONTRACTOR PAYMENT		2792	BP2 WS 08-D	4316.6560		FURNITURE AND FIXTURES	2023-08 - PD & PW BUILDING (20
		135,126.49								
161540	2/13/2025		100266 MN DEPT OF LABOR & INDUSTRY							
		2,155.51	JANUARY 2025 SURCHARGE DUE		2794	01.2025 BLDG SURCHARGE1	1000.2062.01		BUILDING PERMIT SURCHARGE	GENERAL FUND BALANCE SHEET
		28.00	JANUARY 2025 SURCHARGE DUE		2795	01.2025 BLDG SURCHARGE2	1000.2062.02		BUILDING PERMIT SURCHARGE - SE	GENERAL FUND BALANCE SHEET
		111.00	JANUARY 2025 SURCHARGE DUE		2796	01.2025 BLDG SURCHARGE3	1000.2062.03		ELECTRICAL PERMIT SURCHARGE	GENERAL FUND BALANCE SHEET
		72.00	JANUARY 2025 SURCHARGE DUE		2797	01.2025 BLDG SURCHARGE4	1000.2062.04		PLUMBING PERMIT SURCHARGE	GENERAL FUND BALANCE SHEET
		18.00	JANUARY 2025 SURCHARGE DUE		2798	01.2025 BLDG SURCHARGE5	1000.2062.05		SEWER PERMIT SURCHARGE	GENERAL FUND BALANCE SHEET
		44.00	JANUARY 2025 SURCHARGE DUE		2799	01.2025 BLDG SURCHARGE6	1000.2062.06		HVAC PERMIT SURCHARGE	GENERAL FUND BALANCE SHEET
		48.57-	JANUARY 2025 SURCHARGE DUE		2800	01.2025 BLDG SURCHARGE7	1120.4321		OTHER GENERAL GOVERNMENT CHARGE	GENERAL GOVERNMENT
		2,379.94								
161541	2/13/2025		103716 MN DEPT OF LABOR & INDUSTRY							
		100.00	ELEVATOR OPERATING PERMIT-CH		2801	ALR0170680X	1340.6317		OTHER PROFESSIONAL SERVICES	GOVERNMENT BUILDINGS
		100.00								
161542	2/13/2025		105904 MN DEPT OF TRANSPORTATION							
		3,447.44	WALK/DONT WALK LIGHTED SIGNS		2793	P00019271	1320.6383		IMPROVEMENT REPAIRS AND MAINTENANCE	STREET MAINTENANCE
		3,447.44								

Council Check Register by GL
Council Check Register and Summary

1/31/2025 -- 2/13/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
161542	2/13/2025		105904 MN DEPT OF TRANSPORTATION						Continued...	
161543	2/13/2025		103720 MN FIRE SERV CERT BOARD							
		75.00	HAZ-MAT RETEST - FF SALINAS		2802	13526	1220.6453		TRAINING COSTS	FIRE
		75.00								
161544	2/13/2025		103732 MN VALLEY TESTING LABS							
		427.50	COLIFORM TESTING (MONTHLY)		2803	1280371	6100.6310		PROFESSIONAL SERVICES	WATER UTILITY
		427.50								
161545	2/13/2025		105628 MORTON SALT							
		11,790.37	ROAD SALT		2804	5403337577	1320.6234		STREET MAINTENANCE SUPPLIES	STREET MAINTENANCE
		11,790.37								
161546	2/13/2025		103266 MUSKA ELECTRIC COMPANY							
		30,619.00	NEW PD/PW CONTRACTOR PAYMENT		2805	64786	4316.6570		OFFICE EQUIP, FURNISHINGS, IT	2023-08 - PD & PW BUILDING (20
		30,619.00								
161547	2/13/2025		103343 NEOTREKS INC							
		540.00	PLOWOPS		2806	4275	1320.6310		PROFESSIONAL SERVICES	STREET MAINTENANCE
		540.00								
161548	2/13/2025		105886 NICOLE LACOSTE PHOTOGRAPHY							
		85.00	SHAWN'S HEADSHOT		2807	1557	1210.6310		PROFESSIONAL SERVICES	POLICE
		85.00								
161549	2/13/2025		102647 NOREGON SYSTEMS LLC							
		1,699.00	DIAGNOSTIC SUBSCRIPTION		2808	INV00267252	1330.6318		SOFTWARE FEES	FLEET MAINTENANCE
		1,699.00								
161550	2/13/2025		103747 NORTHERN SAFETY TECH							
		41.65	PARTS		2809	58786	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		41.65								
161551	2/13/2025		102865 NOVAK WEATHER CONSULTANTS							
		249.00	WEATHER CONSULTANT		2810	1227	1320.6310		PROFESSIONAL SERVICES	STREET MAINTENANCE
		249.00								
161552	2/13/2025		100209 OFFICE OF MN IT SERVICES							
		91.35	LANGUAGE LINE		2811	W24120632	1210.6310		PROFESSIONAL SERVICES	POLICE
		21.00	LANGUAGE LINE		2812	W24110632	1210.6310		PROFESSIONAL SERVICES	POLICE

Council Check Register by GL
Council Check Register and Summary

1/31/2025 -- 2/13/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
161552	2/13/2025		100209 OFFICE OF MN IT SERVICES						Continued...	
		112.35								
161553	2/13/2025		101116 PAPER ROLL PRODUCTS							
		29.95	CC TERMINAL PAPER ROLLS		2813	272230	1120.6210		OFFICE SUPPLIES	GENERAL GOVERNMENT
		29.95								
161554	2/13/2025		102006 PELLICCI ACE ROSEMOUNT							
		15.98	HINGES		2814	13323/R	1520.6226		OTHER OPERATING SUPPLIES	PARKS MAINTENANCE
		27.98	STATION SUPPLIES		2815	13206/R	1220.6210		OFFICE SUPPLIES	FIRE
		30.94	BUCKET LIDS/TOOL CLEANER		2816	13260/R	1520.6226		OTHER OPERATING SUPPLIES	PARKS MAINTENANCE
		234.84	PAINTING AND CLEANING PRODUCTS		2817	13204/R	6100.6224		SHOP SUPPLIES	WATER UTILITY
		30.97	MISC		2818	13208/R	1320.6231		EQUIPMENT REPAIR SUPPLIES	STREET MAINTENANCE
		87.25	CHAINS FOR CHLORINE TANKS		2819	13285/R	6100.6237		UTILITY SYSTEM MAINTENANCE SUP	WATER UTILITY
		199.40	CHAINS AND CLIPS		2820	13275/R	6100.6237		UTILITY SYSTEM MAINTENANCE SUP	WATER UTILITY
		42.95	SHOP SUPPLIES		2821	13250/R	1520.6224		SHOP SUPPLIES	PARKS MAINTENANCE
		7.67	PLUMBING		2822	13262/R	1520.6226		OTHER OPERATING SUPPLIES	PARKS MAINTENANCE
		25.96	PLUMBING		2823	13261/R	1520.6226		OTHER OPERATING SUPPLIES	PARKS MAINTENANCE
		69.39	ARMORY/WPN CLEANING ROOM SUPP.		2824	13246/R	4316.6560		FURNITURE AND FIXTURES	2023-08 - PD & PW BUILDING (20
		773.33								
161555	2/13/2025		103753 PHIL'S BODY SHOP INC							
		21,301.20	SQUAD 35190 REPAIR BILL		2825	22667	2375.6384		MACHINERY & EQUIPMENT REPAIRS	INSURANCE
		21,301.20								
161556	2/13/2025		102030 POPP, STACEY							
		162.00	SENIOR YOGA CLASSES		2857	2025-01 PAYMENT	1510.6310		PROFESSIONAL SERVICES	PARK & RECREATION
		162.00								
161557	2/13/2025		103764 R & R SPECIALTIES OF WI							
		322.30	PARTS		2826	0084587-IN	6500.6242		MINOR EQUIPMENT	ICE ARENA
		130.00	BLADES		2827	0084550-IN	6500.6242		MINOR EQUIPMENT	ICE ARENA
		452.30								
161558	2/13/2025		100987 REACH MEDIA NETWORK							
		1,500.00	REACH MEDIA (5)		2828	101363A	1120.6318		SOFTWARE FEES	GENERAL GOVERNMENT
		995.00	REACH MEDIA (5)		2829	101363B	1120.6570		OFFICE EQUIP, FURNISHINGS, IT	GENERAL GOVERNMENT
		2,495.00								
161559	2/13/2025		100888 REGENTS OF THE UNIVERSITY OF MINNESOTA							
		1,249.80	FINAL LEASE PAYMENT		2830	2140010208A	1330.6391		BUILDING RENTALS	FLEET MAINTENANCE

Council Check Register by GL
Council Check Register and Summary

1/31/2025 -- 2/13/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
161559	2/13/2025		100888 REGENTS OF THE UNIVERSITY OF MINNESOTA						Continued...	
		1,249.80	FINAL LEASE PAYMENT		2831	2140010208B	1320.6391		BUILDING RENTALS	STREET MAINTENANCE
		1,249.80	FINAL LEASE PAYMENT		2832	2140010208C	6100.6391		BUILDING RENTALS	WATER UTILITY
		1,249.80	FINAL LEASE PAYMENT		2833	2140010208D	6200.6391		BUILDING RENTALS	SEWER UTILITY
		1,249.80	FINAL LEASE PAYMENT		2834	2140010208E	6300.6391		BUILDING RENTALS	STORM WATER UTILITY
		6,249.00								
161560	2/13/2025		105286 REINHARDT & SONS PAINTING							
		158,056.25	PD/PW INTERIOR PAINTING		2835	BP2 WS 09-K	4316.6560		FURNITURE AND FIXTURES	2023-08 - PD & PW BUILDING (20
		158,056.25								
161561	2/13/2025		103765 RENT 'N' SAVE							
		433.00	PORTABLE TOILET RENTAL		2836	81497	1510.6392		OFFICE EQUIPMENT RENTALS	PARK & RECREATION
		433.00								
161562	2/13/2025		102449 ROCK HARD LANDSCAPE SUPPLY							
		112.00	WHEELBARROW PARTS		2837	3195427	1520.6220		OPERATING SUPPLIES	PARKS MAINTENANCE
		112.00								
161563	2/13/2025		101607 SAFE ASSURE CONSULTANTS INC							
		9,258.91	SAFETY PROGRAM FOR 2025		2838	3720	2375.6310		PROFESSIONAL SERVICES	INSURANCE
		9,258.91								
161564	2/13/2025		102681 SAFE-FAST INC							
		91.54	SAFTEY VESTS FOR STAFF		2839	INV299711A	6100.6220		OPERATING SUPPLIES	WATER UTILITY
		91.54	SAFTEY VESTS FOR STAFF		2840	INV299711B	6200.6220		OPERATING SUPPLIES	SEWER UTILITY
		91.54	SAFTEY VESTS FOR STAFF		2841	INV299711C	6300.6220		OPERATING SUPPLIES	STORM WATER UTILITY
		91.54	SAFTEY VESTS FOR STAFF		2842	INV299711D	1320.6220		OPERATING SUPPLIES	STREET MAINTENANCE
		91.52	SAFTEY VESTS FOR STAFF		2843	INV299711E	1520.6220		OPERATING SUPPLIES	PARKS MAINTENANCE
		457.68								
161565	2/13/2025		105906 SEABERG, CHRISTIE							
		300.00	SC DAMAGE DEPOSIT REFUND		2649	82621307	1000.2204		P&R - REFUND CLEARING	GENERAL FUND BALANCE SHEET
		300.00								
161566	2/13/2025		100508 SEELYE PLASTICS							
		4.56	PVC SCH/80 REDUCER		2844	SI+0375733	6100.6237		UTILITY SYSTEM MAINTENANCE SUP	WATER UTILITY
		4.56								
161567	2/13/2025		103780 SENTRY SYSTEMS INC							
		89.85	ROSEMOUNT OLD MECHS SHOP		2845	799818	1340.6381		BUILDING REPAIRS AND MAINTENAN	GOVERNMENT BUILDINGS

Council Check Register by GL
Council Check Register and Summary

1/31/2025 -- 2/13/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
161567	2/13/2025		103780 SENTRY SYSTEMS INC						Continued...	
		89.85								
161568	2/13/2025		100194 SHI INTERNATIONAL CORP							
		133.00	POLY VOYAGER 5200 HEADSET		2846	B19232926A	1210.6220		OPERATING SUPPLIES	POLICE
		133.00	POLY VOYAGER 5200 HEADSET		2847	B19232926B	1150.6220		OPERATING SUPPLIES	FINANCE
		75.00	MK710 KEYBARD AND MOUSE		2848	B19260147	1520.6220		OPERATING SUPPLIES	PARKS MAINTENANCE
		382.00	LENOVO DOCKING STATION		2849	B19288912	1520.6220		OPERATING SUPPLIES	PARKS MAINTENANCE
		72.00	30FT CAT6 PW DESKS		2850	B19136213	1210.6220		OPERATING SUPPLIES	POLICE
		75.00	MK710 W/KEYBARD STREETS		2851	B19303429	1320.6210		OFFICE SUPPLIES	STREET MAINTENANCE
		308.00	10FT POWER CABLES FOR DESKS		2852	B19116598	1210.6220		OPERATING SUPPLIES	POLICE
		660.00	CYBER ACOUSTICS SOUND BARS		2853	B19166574	4316.6570		OFFICE EQUIP, FURNISHINGS, IT	2023-08 - PD & PW BUILDING (20
		1,838.00								
161569	2/13/2025		103400 SONUS INTERIORS INC							
		60,106.50	NEW PD/PW CONTRACTOR WORK		2854	412609	4316.6560		FURNITURE AND FIXTURES	2023-08 - PD & PW BUILDING (20
		60,106.50								
161570	2/13/2025		101891 SOUTH METRO SWAT							
		18,250.00	2025 SOUTH METRO SWAT DUES		2855	2025-METROSWAT	1210.6451		DUES AND SUBSCRIPTIONS	POLICE
						MEMBERSHIP				
		18,250.00								
161571	2/13/2025		103148 SOUTH ST PAUL STEEL SUPPLY CO							
		31.85	STEEL		2856	1173012	1520.6226		OTHER OPERATING SUPPLIES	PARKS MAINTENANCE
		31.85								
161572	2/13/2025		103717 STATE OF MN DEPT OF PUB SAFETY							
		25.00	TIER II REPORTING		2858	1914500352024	1130.6222		FUELS	ADMINISTRATIVE SERVICES
						M-144463				
		25.00								
161573	2/13/2025		102259 STERICYCLE INC							
		50.00	SHARPS DISPOSAL		2859	8009845900	1210.6310		PROFESSIONAL SERVICES	POLICE
		157.77	SHRED IT - JANUARY SERVICES		2860	8009769430	1210.6310		PROFESSIONAL SERVICES	POLICE
		157.77	SHRED IT DECEMBER SERVICES		2861	8009469281	1210.6310		PROFESSIONAL SERVICES	POLICE
		365.54								
161574	2/13/2025		103795 STREICHER'S							
		1,887.87	VONBANK BALLISTIC VEST		2862	11741110	2210.6144	00020106	EMPLOYEE ALLOWANCES	POLICE DONATIONS & FORFEITURES
		2,990.62	VONBANK UNIFORMS & DUTY GEAR		2863	11741098	1210.6144		EMPLOYEE ALLOWANCES	POLICE

Council Check Register by GL
Council Check Register and Summary

1/31/2025 -- 2/13/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
161574	2/13/2025		103795 STREICHER'S						Continued...	
		79.99-	HOWSEN DRESS SHOES		2864	CM300103	1210.6144		EMPLOYEE ALLOWANCES	POLICE
		4,798.50								
161575	2/13/2025		100321 SWANK MOTION PICTURES INC							
		510.00	OUTDOOR MOVIE		2865	2412677	1510.6310		PROFESSIONAL SERVICES	PARK & RECREATION
		510.00								
161576	2/13/2025		103109 TINY MOBILE ROBOTS US LLC							
		1,790.00	YEARLY SUBSCRIPTION		2870	3725	1520.6317		OTHER PROFESSIONAL SERVICES	PARKS MAINTENANCE
		1,790.00								
161577	2/13/2025		100626 TRANE U.S. INC							
		7,481.00	MAINTENANCE AGREEMENT		2871	315176457A	6500.6384		MACHINERY & EQUIPMENT REPAIRS	ICE ARENA
		224.43-	MAINTENANCE AGREEMENT		2872	315176457B	6500.6384		MACHINERY & EQUIPMENT REPAIRS	ICE ARENA
		7,256.57								
161578	2/13/2025		103807 TRI STATE BOBCAT INC							
		423.12	PARTS		2873	P32670	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		423.12								
161579	2/13/2025		103817 UNLIMITED SUPPLIES INC							
		194.43	SHOP SUPPLIES		2875	484161	1330.6224		SHOP SUPPLIES	FLEET MAINTENANCE
		1,923.52	HARDWARE SUPPLY SETUP & STOCK		2876	483682	4316.6580		OTHER EQUIPMENT	2023-08 - PD & PW BUILDING (20
		2,117.95								
161580	2/13/2025		100682 VARITECH INDUSTRIES INC							
		1,407.49	HARDWARE FOR NEW BRINE SYSTEM		2877	IN060-2002012	4316.6580		OTHER EQUIPMENT	2023-08 - PD & PW BUILDING (20
		148,216.47	NEW BRINE MAKING SYSTEM		2878	IN060-2001941	4316.6580		OTHER EQUIPMENT	2023-08 - PD & PW BUILDING (20
		149,623.96								
161581	2/13/2025		100469 VONBANK LAWN CARE							
		425.00	CONTRACTOR FOR SNOW REMOVAL		2879	25562617	1320.6385		OTHER REPAIRS AND MAINTENANCE	STREET MAINTENANCE
		425.00								
161582	2/13/2025		105741 WELLENS AGRONOMICS							
		6,889.75	HYDROSEED THE MOUND OF DIRT		2880	9362	6300.6383		IMPROVEMENT REPAIRS AND MAINTENANCE	STORM WATER UTILITY
		6,889.75								
161583	2/13/2025		100004 WERNER IMPLEMENT CO INC							
		9.73	PLOW TRUCK BRINE TANK PARTS		2881	41244	1320.6231		EQUIPMENT REPAIR SUPPLIES	STREET MAINTENANCE

Council Check Register by GL
Council Check Register and Summary

1/31/2025 -- 2/13/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
161583	2/13/2025		100004 WERNER IMPLEMENT CO INC						Continued...	
		9.73								
161584	2/13/2025		101874 WILLIAMS SCOTSMAN INC							
		1,837.05	SECURITY DOOR/WINDOW		2882	9022862303	1520.6391		BUILDING RENTALS	PARKS MAINTENANCE
		1,837.05								
161585	2/13/2025		103832 WSB AND ASSOCIATES INC							
		556.25	AMBER FIELDS 4TH & 9TH ADD.		2883	R-20570-000-29A	4640.6313		ENGINEERING SERVICES	2022-17 - AMBER FIELDS 4TH
		129.00	AMBER FIELDS 4TH & 9TH ADD.		2884	R-20570-000-29B	4653.6313		ENGINEERING SERVICES	2023-10 - AMBER FIELDS 9TH
		685.25								
161586	2/13/2025		103833 XCEL ENERGY							
		11.01	WELCOME SIGN-SOUTH		2885	0013089608-6 01/25	6400.6371		ELECTRIC	STREET LIGHT UTILITY
		21.48	STREET LIGHTS		2886	0013606175-1 12/24	6100.6371		ELECTRIC	WATER UTILITY
		1,114.89	RSMT SC-ACTIVITY CENTER		2887	0011108910-3 01/25	1510.6371		ELECTRIC	PARK & RECREATION
		6,766.14	POLICE&PUBLIC WORKS BUILDING		2888	0014435615-1 01/25	1340.6371		ELECTRIC	GOVERNMENT BUILDINGS
		8.91	FLASHING PEDESTRIAN LIGHT		2889	0013530257-8 01/25	6400.6371		ELECTRIC	STREET LIGHT UTILITY
		45.38	SIGNAL & STREET LIGHTS		2890	51-8053588-8 01/25A	1320.6371		ELECTRIC	STREET MAINTENANCE
		115.20	SIGNAL & STREET LIGHTS		2891	51-8053588-8 01/25B	6400.6371		ELECTRIC	STREET LIGHT UTILITY
		81.83	ERICKSON PARK TENNIS COURTS		2892	0010575696-0 01/25	1520.6371		ELECTRIC	PARKS MAINTENANCE
		8.58	AKRON AVE.PEDESTRIAN UNDERPASS		2893	0014938599-6 01/25	6400.6371		ELECTRIC	STREET LIGHT UTILITY
		2,234.92	WELL# 15		2894	8807010-0 01 01/25	6100.6371		ELECTRIC	WATER UTILITY
		705.19	FH REC COMPLEX IRRIGATION		2895	0010071743-0 01/25	1520.6371		ELECTRIC	PARKS MAINTENANCE
		74.38	PRV STATION		2896	0015012796-4 01/25	6100.6371		ELECTRIC	WATER UTILITY
		256.33	UMORE LIGHTS & IRRIGATION		2897	0519839-2 01/25	1520.6371		ELECTRIC	PARKS MAINTENANCE
		11,444.24								
161587	2/13/2025		100775 YALE MECHANICAL LLC							

Council Check Register by GL
Council Check Register and Summary

1/31/2025 -- 2/13/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
161587	2/13/2025		100775 YALE MECHANICAL LLC						Continued...	
		558.60	QUARTERLY PM		2898	262102	1340.6381		BUILDING REPAIRS AND MAINTENAN	GOVERNMENT BUILDINGS
		573.92	QUARTERLY PM		2899	262047	1340.6381		BUILDING REPAIRS AND MAINTENAN	GOVERNMENT BUILDINGS
		<u>1,132.52</u>								
161588	2/13/2025		101896 ZOHO CORPORATION							
		495.00	SERVICE DESK PLUS ANNUAL		2900	5020005099A	1130.6318		SOFTWARE FEES	ADMINISTRATIVE SERVICES
		495.00	SERVICE DESK PLUS ANNUAL		2901	5020005099B	1320.6318		SOFTWARE FEES	STREET MAINTENANCE
		<u>990.00</u>								
25013101	1/31/2025		103031 BPAS-BENEFIT PLANS ADMIN SRVS							
		45.00			2126	012325845006	7020.2133.06		VEBA CONTRIBUTIONS	PAYROLL FUND
		<u>45.00</u>								
25013102	1/31/2025		103710 MN CHILD SUPPORT							
		127.36			2112	0123258450011	7020.2136.01		CHILD SUPPORT	PAYROLL FUND
		<u>127.36</u>								
25013103	1/31/2025		103741 NATIONWIDE RETIREMENT SOL							
		37,012.26			2114	0123258450013	7020.2134.03		DEFERRED COMPENSATION - NATION	PAYROLL FUND
		<u>37,012.26</u>								
25013104	1/31/2025		105319 STANDARD INSURANCE COMPANY							
		893.57			1416	01092515130216	7020.2133.03		LIFE INSURANCE	PAYROLL FUND
		890.91			2117	0123258450016	7020.2133.03		LIFE INSURANCE	PAYROLL FUND
		2.99-	01/2025 - K. Springer		2117	0123258450016	7020.2133.03		LIFE INSURANCE	PAYROLL FUND
		33.60-	01/2025 - T. Allen		2117	0123258450016	7020.2133.03		LIFE INSURANCE	PAYROLL FUND
		2.34-	01/2025 - L. Kohler		2117	0123258450016	7020.2133.03		LIFE INSURANCE	PAYROLL FUND
		2.34-	01/2025 - W. Lor		2117	0123258450016	7020.2133.03		LIFE INSURANCE	PAYROLL FUND
		2.34	01/2025 - E. Day		2117	0123258450016	7020.2133.03		LIFE INSURANCE	PAYROLL FUND
		<u>1,745.55</u>								
25013105	1/31/2025		100447 MN STATE RETIREMENT SYSTEM							
		14,982.72			2124	012325845004	7020.2134.02		DEFERRED COMPENSATION - MSRS	PAYROLL FUND
		<u>14,982.72</u>								
25013106	1/31/2025		103032 WEX HEALTH INC							
		80,673.68			1426	0109251513027	7020.2133.05		HSA CONTRIBUTIONS	PAYROLL FUND
		3,813.68			2127	012325845007	7020.2133.05		HSA CONTRIBUTIONS	PAYROLL FUND
		<u>84,487.36</u>								

Council Check Register by GL
Council Check Register and Summary

1/31/2025 -- 2/13/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
25013107	1/31/2025		105319 STANDARD INSURANCE COMPANY						Continued...	
		1,133.02			1418	01092515130218	7020.2133.09		LONG TERM DISABILITY INSURANCE	PAYROLL FUND
		1,117.57			1419	01092515130219	7020.2133.10		SHORT TERM DISABILITY INSURANC	PAYROLL FUND
		1,133.02			2119	0123258450018	7020.2133.09		LONG TERM DISABILITY INSURANCE	PAYROLL FUND
		39.90-	01/2025 - K. Springer		2119	0123258450018	7020.2133.09		LONG TERM DISABILITY INSURANCE	PAYROLL FUND
		1,088.63			2120	0123258450019	7020.2133.10		SHORT TERM DISABILITY INSURANC	PAYROLL FUND
		49.00-	01/2025 - K. Springer		2120	0123258450019	7020.2133.10		SHORT TERM DISABILITY INSURANC	PAYROLL FUND
		4,383.34								
25013108	1/31/2025		103742 NATIONWIDE RETIREMENT SOL							
		4,025.43			2104	012225923524	7020.2134.03		DEFERRED COMPENSATION - NATION	PAYROLL FUND
		4,025.43								
25013109	1/31/2025		100447 MN STATE RETIREMENT SYSTEM							
		14,982.72			2124	012325845004	7020.2134.02		DEFERRED COMPENSATION - MSRS	PAYROLL FUND
		14,982.72								
25013110	1/31/2025		103741 NATIONWIDE RETIREMENT SOL							
		37,012.26			2114	0123258450013	7020.2134.03		DEFERRED COMPENSATION - NATION	PAYROLL FUND
		37,012.26								
25020301	2/3/2025		105319 STANDARD INSURANCE COMPANY							
		425.22			1417	01092515130217	7020.2133.08		ADDITIONAL DISABILITY INSURANC	PAYROLL FUND
		.09-	01/2025 - Rounding		2118	0123258450017	1120.6143		LIFE INSURANCE	GENERAL GOVERNMENT
		425.22			2118	0123258450017	7020.2133.08		ADDITIONAL DISABILITY INSURANC	PAYROLL FUND
		37.32-	01/2025 - J. Byron		2118	0123258450017	7020.2133.08		ADDITIONAL DISABILITY INSURANC	PAYROLL FUND
		35.20-	01/2025 - C. Thomas		2118	0123258450017	7020.2133.08		ADDITIONAL DISABILITY INSURANC	PAYROLL FUND
		13.88-	01/2025 - S. Hubacher		2118	0123258450017	7020.2133.08		ADDITIONAL DISABILITY INSURANC	PAYROLL FUND
		35.20-	01/2025 - K. Chigro-Munoz		2118	0123258450017	7020.2133.08		ADDITIONAL DISABILITY INSURANC	PAYROLL FUND
		90.80-	01/2025 - K. Springer		2118	0123258450017	7020.2133.08		ADDITIONAL DISABILITY INSURANC	PAYROLL FUND
		21.60-	01/2025 - A. Keliher		2118	0123258450017	7020.2133.08		ADDITIONAL DISABILITY INSURANC	PAYROLL FUND
		21.42-	01/2025 - W. Lor		2118	0123258450017	7020.2133.08		ADDITIONAL DISABILITY INSURANC	PAYROLL FUND
		28.72	01/2025 - T. Braun		2118	0123258450017	7020.2133.08		ADDITIONAL DISABILITY INSURANC	PAYROLL FUND
		4.05-	01/2025 - A. Kienberger		2118	0123258450017	7020.2133.08		ADDITIONAL DISABILITY INSURANC	PAYROLL FUND
		619.60								
25020701	2/7/2025		103759 PUBLIC EMPLOYEE							
		84,690.46			2557	02052515064015	7020.2132.01		PERA WITHHOLDING	PAYROLL FUND
		84,690.46								
25020702	2/7/2025		100001 INTERNAL REVENUE SERVICE							

Council Check Register by GL
Council Check Register and Summary

1/31/2025 -- 2/13/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
25020702	2/7/2025		100001 INTERNAL REVENUE SERVICE						Continued...	
		80.36			2550	020425951141	7020.2131.02		FICA/MEDICARE WITHHOLDING	PAYROLL FUND
		43,083.65			2551	0205251506401	7020.2131.01		FEDERAL WITHHOLDING	PAYROLL FUND
		49,231.36			2562	0205251506402	7020.2131.02		FICA/MEDICARE WITHHOLDING	PAYROLL FUND
		92,395.37								
25021001	2/10/2025		103710 MN CHILD SUPPORT							
		127.36			2553	02052515064011	7020.2136.01		CHILD SUPPORT	PAYROLL FUND
		127.36								
25021002	2/10/2025		103741 NATIONWIDE RETIREMENT SOL							
		6,587.01			2555	02052515064013	7020.2134.03		DEFERRED COMPENSATION - NATION	PAYROLL FUND
		6,587.01								
25021003	2/10/2025		103031 BPAS-BENEFIT PLANS ADMIN SRVS							
		45.00			2567	0205251506406	7020.2133.06		VEBA CONTRIBUTIONS	PAYROLL FUND
		3,200.00	2025 ER Contrib - McGraw		2567	0205251506406	7020.2133.06		VEBA CONTRIBUTIONS	PAYROLL FUND
		3,245.00								
25021004	2/10/2025		100447 MN STATE RETIREMENT SYSTEM							
		14,951.84			2565	0205251506404	7020.2134.02		DEFERRED COMPENSATION - MSRS	PAYROLL FUND
		14,951.84								
25021005	2/10/2025		103032 WEX HEALTH INC							
		3,843.68			2568	0205251506407	7020.2133.05		HSA CONTRIBUTIONS	PAYROLL FUND
		3,843.68								
25021006	2/10/2025		103741 NATIONWIDE RETIREMENT SOL							
		6,587.01			2555	02052515064013	7020.2134.03		DEFERRED COMPENSATION - NATION	PAYROLL FUND
		6,587.01								
25021007	2/10/2025		100447 MN STATE RETIREMENT SYSTEM							
		14,951.84			2565	0205251506404	7020.2134.02		DEFERRED COMPENSATION - MSRS	PAYROLL FUND
		14,951.84								
25021008	2/10/2025		100002 MN DEPT OF REVENUE							
		19,876.32			2564	0205251506403	7020.2131.03		STATE WITHHOLDING	PAYROLL FUND
		19,876.32								
		1,874,062.32	Grand Total						Payment Instrument Totals	

Council Check Register by GL
Council Check Register and Summary

1/31/2025 -- 2/13/2025

<u>Check #</u>	<u>Date</u>	<u>Amount</u>	<u>Supplier / Explanation</u>	<u>PO #</u>	<u>Doc No</u>	<u>Inv No</u>	<u>Account No</u>	<u>Subledger</u>	<u>Account Description</u>	<u>Business Unit</u>
		1,874,062.32	Grand Total							
								<u>Payment Instrument Totals</u>		
								Checks	1,427,382.83	
								EFT Payments	446,679.49	
								Total Payments	1,874,062.32	

**ROSEMOUNT CITY COUNCIL
SPECIAL MEETING PROCEEDINGS
JANUARY 30, 2025**

CALL TO ORDER

Pursuant to due call and notice thereof, a special meeting of the Rosemount City Council was held on Thursday, January 30, 2025, at 3:00 PM. in Steeple Center, 14375 South Robert Trail.

Mayor Weisensel called the meeting to order with Councilmembers Freske, Essler, Theisen and Klimpel.

DISCUSSION

a. 2024 Accomplishments Reflection and 2024-2029 Plan Review (3p-3:30p)

City Administrator Martin reflected on five-year plan and 2024 successes with staff and councilmembers. Mr. Martin highlighted several of each department's high points throughout each department. Council members and staff decided on having a ribbon cutting for the PW/PD Campus one day this spring when the campus is fully finished.

b. 2025 Departmental Goals Discussion

1. Police (3:30p – 4p)
2. Fire (4p – 4:30p)
3. Community Development (4:30p – 5p)
4. Parks and Recreation (5p – 5:30p)
5. Public Works (5:30p – 6p)
6. Admin (6p – 6:30p)

City Administrator Martin highlighted the strategic plan for 2025, and each department discussed their goals and initiatives for 2025. A document will be shared publicly about what the bullet points are for each department.

Items noted; conduct employee survey every 2 years to determine any trends and complete this mid-year in order to align with the budget process, discuss community engagement more in-depth at a future work session, continue to pursue incentive programs through the Port Authority, further inform council members about the tax revenue that a project will generate for the City, as part of the downtown reinvestment to include south of county road 42 as well as have a drafting session with Council members and the Planning Commission.

c. Long term "Parking-Lot" ideas

Council members and staff discussed ice needs. Staff will further investigate and pursue quotes for a few different ice scenarios and share the information at a future work session. Also discussed the possibility of doing a 2-year budget process versus 1-year and creating a yearly calendar of events for residents.

d. Wrap up and next steps (7:30 p.m.)

City Administrator Martin will work with staff to finalize the goals and check in with Council on the progress throughout the year.

ADJOURNMENT

There being no further business to come before the City Council at the special council meeting and upon a motion by Weisensel and a second by Theisen the meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Erin Fasbender
City Clerk

**ROSEMOUNT CITY COUNCIL
REGULAR MEETING PROCEEDINGS
FEBRUARY 4, 2025**

CALL TO ORDER/PLEDGE OF ALLEGIANCE

Pursuant to due call and notice thereof, a regular meeting of the Rosemount City Council was held on Tuesday, February 4, 2025, at 7:00 PM. in Rosemount Council Chambers, 2875 145th Street West.

Mayor Weisensel called the meeting to order with Councilmembers Freske, Essler and Klimpel. Councilmember Theisen was absent.

APPROVAL OF AGENDA

Motion by Weisensel

Motion to approve the agenda.

Ayes: 4.

Nays: None. Motion carried.

PRESENTATIONS, PROCLAMATIONS AND ACKNOWLEDGMENTS

a. Presentation and Acceptance of Rebate

City Administrator Martin introduced Jen from Minnesota Energy Resources who presented a \$15,000 rebate check for energy efficiency design at the new PW PD Campus. Mr. Martin also noted a rebate check was received from Xcel Energy too.

RESPONSE TO PUBLIC COMMENT

None.

PUBLIC COMMENT

None.

CONSENT AGENDA

Motion by Klimpel **Second by** Essler

Motion to approve consent agenda with item 6.e. removed.

Ayes: 4.

Nays: None. Motion Carried.

- a. Bill Listings
- b. Minutes of the January 21, 2025, Regular Meeting Minutes
- c. Resolution and Consent Order Imposing Civil Penalty
- d. Renewal of Consumption and Display (Set Up) Permit
- e. Order Preparation of an AUAR for Dakota East

Council member Klimpel pulled this item for further discussion. Community Development Director Kienberger discussed the Dakota East project and the process of ordering an alternative urban areawide review (AUAR); noting the preparation of an AUAR is more cost-effective than multiple environmental assessment worksheets.

Once the AUAR is finalized, the City Council will have the opportunity to review and act.

Motion by Freske Second by Essler

Motion to Adopt a Resolution Ordering the Preparation of an AUAR for Dakota East.

Ayes: 4.

Nays: None. Motion Carried.

- f. Application to Conduct Off-Site Gambling for Rosemount Area Hockey Association
- g. On-Sale License on Public Premise
- h. Approve Right of Way Easement - Amber Fields Commercial Road
- i. Request by Maplewood Development for Amber Fields 22nd Final Plat

PUBLIC HEARINGS

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

None.

ANNOUNCEMENTS

- a. City Staff Updates

City Administrator Martin highlighted the goal setting session that took place last week with City Council discussing the direction of the city moving forward. Also noted there are several job opportunities for the City and those interested should view the City website for more information.

- b. Upcoming Community Calendar

Mayor Weisensel reviewed the calendar of events and upcoming meetings.

ADJOURNMENT

There being no further business to come before the City Council at the regular council meeting and upon a motion by Weisensel and a second by Klimpel the meeting was adjourned at 7:14 p.m.

Respectfully submitted,

Erin Fasbender
City Clerk

**ROSEMOUNT CITY COUNCIL
WORK SESSION PROCEEDINGS
FEBRUARY 4, 2025**

CALL TO ORDER

Pursuant to due call and notice thereof, a work session meeting of the Rosemount City Council was held on Tuesday, February 4, 2025, at 5:30 PM. in Rosemount Council Chambers, 2875 145th Street West.

Mayor Weisensel called the meeting to order with Councilmembers Freske, Essler and Klimpel. Councilmember Theisen was absent.

a. FOLLOWING THE CITY COUNCIL REGULAR MEETING:

The Council may choose to reconvene the work session after the adjournment of the regular meeting if the business of the work session is unable to be completed in the allotted time.

UPDATES

a. Staff Reports

Parks and Recreation Department

Parks and Recreation Director Schultz informed City Council on staff using an affidavit form for projects that will show responsibility for when an inspection is missed. This form would be used in the field and would need to be signed by the owner.

Mr. Schultz noted the property adjacent to McMenomy Woods has a minimum bid of \$8,000 at an upcoming Dakota County Auction. Staff is interested in purchasing the property as it will allow for trail access to the north.

Staff is developing a landscape plan in the near future for the dog park project that is next to the pickle ball courts. Then, the project will go out for bid. The project should be done in early spring.

Administrative Services Department

Staff discussed the current open seats for City Commissions, noting the Environmental and Sustainable Commission (ESC) is down to two members. Staff proposed combining the ESC and Parks & Recreation Commission being there is a lot of cross-over in the two commissions goals and work plans. City Council is in favor with the combining of the two commissions.

City Clerk Fasbender discussed a request that was received to amend our current city code to allow for licensed massage therapist to massage at other locations rather than just one permanent location. City Council members were not interested in changing the city code at this time.

Council Updates

Council member Essler provided updates regarding MVTA, noting Dakota County is not represented

currently.

Staff provided updates on The Clover and Super America, noting there will be further updates in the future.

ADJOURNMENT

There being no further business to come before the City Council at the regular council meeting and upon a motion by Weisensel the meeting was adjourned at 6:34 p.m.

Respectfully submitted,

Erin Fasbender
City Clerk

City Council Regular Meeting: February 18, 2025

AGENDA ITEM: Municipal State Aid Mileage Revision	AGENDA SECTION: CONSENT AGENDA
PREPARED BY: Brian Erickson, City Engineer	AGENDA NO. 6.e.
ATTACHMENTS: Resolution, MnDOT System Revision, Map	APPROVED BY: LJM
RECOMMENDED ACTION: Adopt a resolution to establish two new State Aid Routes	

BACKGROUND

The City of Rosemount, as a Municipal State Aid City, updates and certifies the mileage of the entire street system annually as required by the Minnesota Department of Transportation. Cities can designate up to 20% of their certified mileage as Municipal State Aid Streets (MSAS), which makes those street segments eligible to receive funding for construction and maintenance. It also increases the total allotment of MSAS funds the city receives each year.

Currently, Rosemount has 0.88 miles undesignated and available to be added to the system. Staff reviewed options for addition and forwarded two street segments to MnDOT for proposed revision and addition. These segments will designate 0.48 miles and increase the system to 33.38 miles with 0.40 miles remaining undesignated. The proposed additions are:

- Connemara Trail between Akron Avenue (County Road 73) and Aspen Avenue - 0.29 miles
- Aspen Avenue between Connemara Trail and 145th Street (County State Aid Highway 42) - 0.19 miles

Adopting the attached resolution is the final step for the city in revising Rosemount's State Aid routes.

RECOMMENDATION

Staff recommends that the City Council adopt the attached resolution designating two new MSAS routes.

**CITY OF ROSEMOUNT
DAKOTA COUNTY, MINNESOTA**

RESOLUTION 2025 - XX

A RESOLUTION DESIGNATING TWO NEW MUNICIPAL STATE-AID ROUTES

WHEREAS, the City Council of the City of Rosemount approves that the streets hereinafter described should be designated Municipal State Aid Streets under the provisions of Minnesota Law.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Rosemount that the roads described as follows:

- Connemara Trail between Akron Avenue (County Road 73) and Aspen Avenue - 0.29 miles
- Aspen Avenue between Connemara Trail and 145th Street (County State Aid Highway 42) - 0.19 miles

and hereby are established, located and designated as Municipal State Aid Streets of the City of Rosemount, subject to the approval of the Commissioner of Transportation of the State of Minnesota.

BE IT FURTHER RESOLVED, that the City Clerk is hereby authorized and directed to forward two certified copies of this resolution to the Commissioner of Transportation for consideration, and that upon approval of the designation of said road or portions thereof, that same be constructed, improved and maintained as Municipal State Aid Streets of the City of Rosemount, to be numbered and known as a Municipal State Aid Streets:

- Connemara Trail: MSAS 104
- Aspen Avenue: MSAS 155

ADOPTED this 18th day of February 2025.

Jeffery D. Weisensel, Mayor

ATTEST:

Erin Fasbender, City Clerk

TO: Brian Erickson
Rosemount City Engineer

FROM: William Lanoux
Manager, Municipal State Aid Needs Unit

DATE: February 10, 2025

SUBJECT: Municipal State Designations

The following Municipal State Aid Street designations will be approved when the *City Council resolution* has been received.

Extension of MSAS 104: Connemara Trail- from Akron Avenue (CR 73) to Aspen Avenue (0.29 miles)

MSAS 155: Aspen Avenue- from 145th Street (CSAH 42) to Connemara Trail (0.19 miles)

A Commissioner's Order will follow.

Needs Update Comments:

Routes can receive Needs and be used in the calculation of your 2026 allotment. Include this revision with your 2025 spring Needs update (*this year*).

Certification of Mileage Update Comments:

You can include these revisions on the *2025 Annual Certification of Mileage* that is due in January 2026.

	Available Mileage	0.88	2024 Certified Mileage
+	Revoked Mileage	0.00	
-	<u>Designated Mileage</u>	<u>0.48</u>	
	Remaining Available Mileage	0.40	

If you have any questions, contact your DSAE or Bill Lanoux at (651) 366-3817 for instructions.



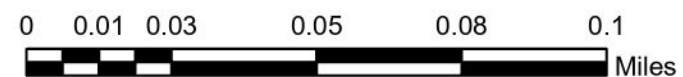
MSASegments

- MSAS NON-EXISTING 1/2
- MSAS EXISTING 1/2

- US HIGHWAY
- STATE TRUNK HIGHWAY
- CSAH
- COUNTY ROAD

- MSAS, CR TURNBACK
- MSAS EXISTING
- MSAS NON EXISTING
- NA

- OTHER LOCAL ROADS
- PRIVATE
- <all other values>



City Council Regular Meeting: February 18, 2025

AGENDA ITEM: Caramore Crossing 1st and 2nd Additions, Accept Public Improvements	AGENDA SECTION: CONSENT AGENDA
PREPARED BY: Brian Erickson, City Engineer	AGENDA NO. 6.f.
ATTACHMENTS: Caramore 1st Resolution, Caramore 1st Recommendation, Caramore 1st Map, Caramore 2nd Resolution, Caramore 2nd Recommendation, Caramore 2nd Map	APPROVED BY: LJM
RECOMMENDED ACTION: Adopt resolutions accepting Caramore Crossing 1st Addition, City Project 2019-04 and Caramore Crossing 2nd Addition, City Project 2021-08 Public Improvements for Perpetual Maintenance	

BACKGROUND

Public improvements installed as part of Caramore Crossing 1st Addition, City Project 2019-04 and Caramore Crossing 2nd Addition, City Project 2021-08, included streets, sanitary sewer, watermain and storm sewer. Caramore Crossing 1st Addition was completed during the 2021 construction season, with the wear course paved in 2023. Caramore Crossing 2nd Addition was completed during the 2022 construction season, with the wear course paved in 2024.

The developer has provided as built documentation, and staff has requested final invoices for the installed work as well as the associated lien waivers. Bolton and Menk, Inc., the City's inspector for the project, has submitted letters indicating all work is in alignment with the specifications and standards, and recommends acceptance of the public improvements.

RECOMMENDATION

Upon City acceptance of the work, the public improvements constructed in Caramore Crossing 1st Addition, City Project 2019-04 and Caramore Crossing 2nd Addition, City Project 2021-08, shall become City property per the subdivision agreement. Staff recommends that City Council adopt the resolutions accepting the improvements for perpetual maintenance.

**CITY OF ROSEMOUNT
DAKOTA COUNTY, MINNESOTA**

RESOLUTION 2025-XX

**A RESOLUTION ACCEPTING PUBLIC IMPROVEMENT
FOR CARAMORE CROSSING 1ST ADDITION
CITY PROJECT 2019-04**

WHEREAS, the developer has requested the City accept the public improvements, and;

WHEREAS, the developer has provided final close out documents and as-built record drawings.

BE IT RESOLVED, by the City Council of the City of Rosemount, Minnesota. The work completed under said agreement is hereby accepted for perpetual maintenance and ownership.

ADOPTED this 18th day of February 2025.

Jeffery D. Weisensel, Mayor

ATTEST:

Erin Fasbender, City Clerk



Real People. Real Solutions.

12224 Nicollet Avenue
Burnsville, MN 55337-1649

Ph: (952) 890-0509
Fax: (952) 890-8065
Bolton-Menk.com

MEMORANDUM

Date: December 12, 2024
To: Brian Erickson, PE, City Engineer
City of Rosemount
From: Matt Blazer, PE, Principal Engineer
Subject: Caramore Crossing 1st Addition
City Project 2019-04
Project No.: T18.122462

The City of Rosemount is in the process of closing out and accepting the infrastructure improvements for the development of Caramore Crossing 1st Addition.

The development of an 82 lot residential development on 31-acres was proposed by DR Horton with the improvements consisting of a sanitary sewer extension, watermain extension, storm water management, and implementation of approximately 3,900 feet of local roads. The improvements were designed by Westwood and inspected by Bolton & Menk in accordance with the City's Standard Specifications and Engineering Guidelines. The public improvements were constructed by Northwest Total Site.

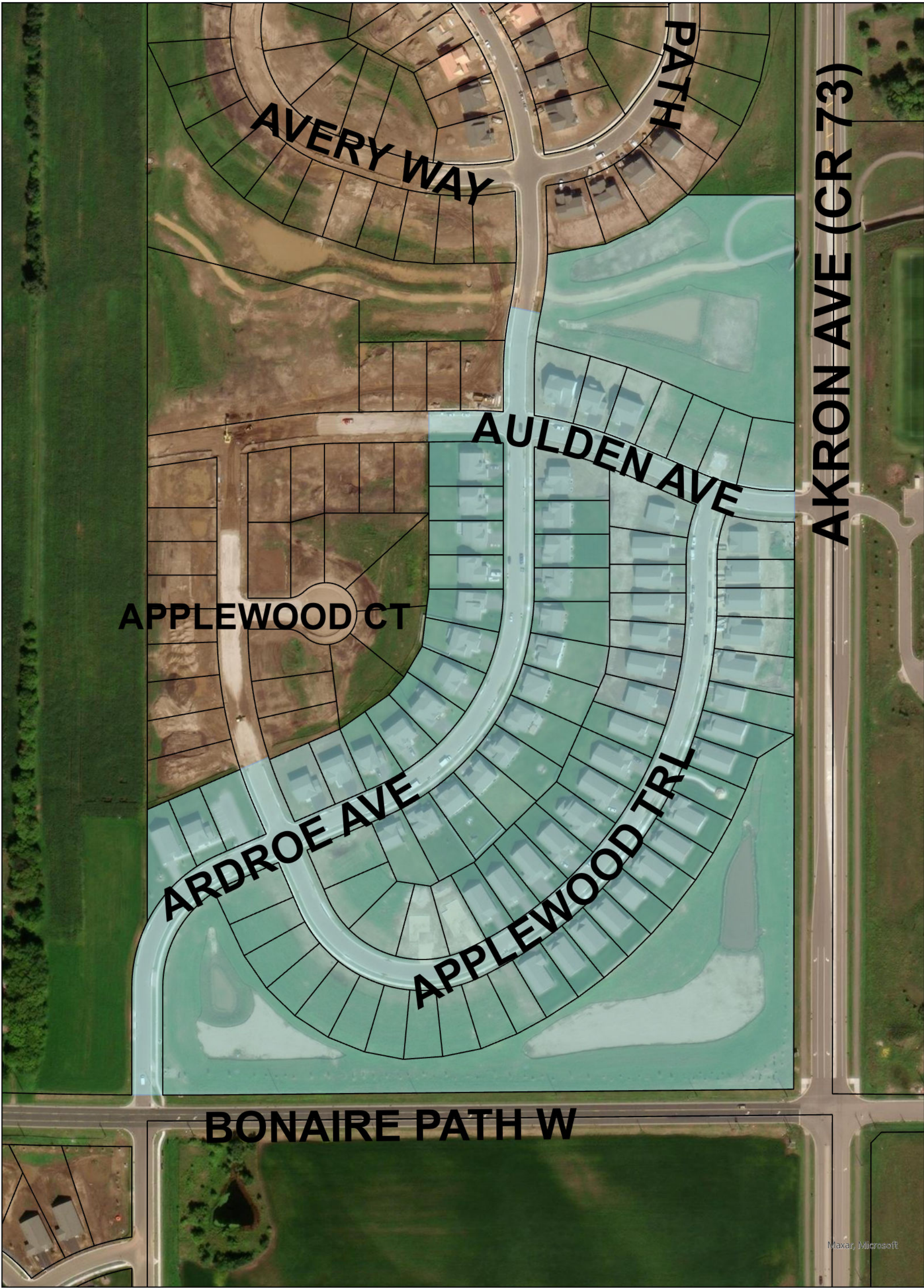
Bolton & Menk recommends approval and acceptance of the street & utility improvements.

Please contact me at Matt.Blazer@bolton-menk.com or 612-756-4823 with any comments or questions.

Sincerely,

Bolton & Menk

Matt Blazer, PE
Principal Engineer



**CITY OF ROSEMOUNT
DAKOTA COUNTY, MINNESOTA**

RESOLUTION 2025-XX

**A RESOLUTION ACCEPTING PUBLIC IMPROVEMENT
FOR CARAMORE CROSSING 2ND ADDITION
CITY PROJECT 2021-08**

WHEREAS, the developer has requested the City accept the public improvements, and;

WHEREAS, the developer has provided final close out documents and as-built record drawings.

BE IT RESOLVED, by the City Council of the City of Rosemount, Minnesota. The work completed under said agreement is hereby accepted for perpetual maintenance and ownership.

ADOPTED this 18th day of February 2025.

Jeffery D. Weisensel, Mayor

ATTEST:

Erin Fasbender, City Clerk



Real People. Real Solutions.

12224 Nicollet Avenue
Burnsville, MN 55337-1649

Ph: (952) 890-0509
Fax: (952) 890-8065
Bolton-Menk.com

MEMORANDUM

Date: December 12, 2024
To: Brian Erickson, PE, City Engineer
City of Rosemount
From: Matt Blazer, PE, Principal Engineer
Subject: Caramore Crossing 2nd Addition
City Project 2021-08
Project No.: T18.122462

The City of Rosemount is in the process of closing out and accepting the infrastructure improvements for the development of Caramore Crossing 2nd Addition.

The development of an 44 lot residential development on 22-acres was proposed by DR Horton with the improvements consisting of a sanitary sewer extension, watermain extension, storm water management, and implementation of approximately 2,400 feet of local roads. The improvements were designed by Westwood and inspected by Bolton & Menk in accordance with the City's Standard Specifications and Engineering Guidelines. The public improvements were constructed by Northwest Total Site.

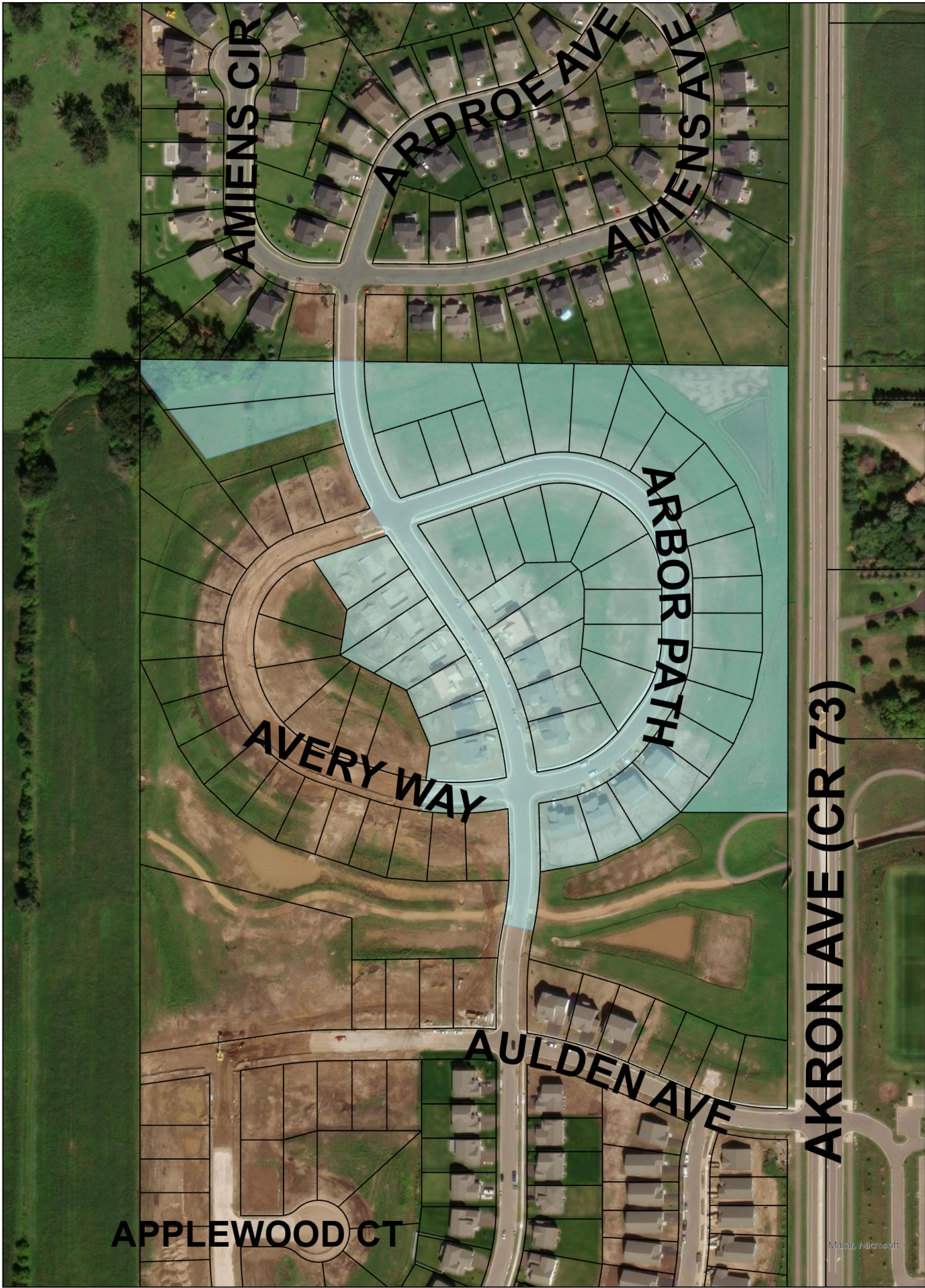
Bolton & Menk recommends approval and acceptance of the street & utility improvements.

Please contact me at Matt.Blazer@bolton-menk.com or 612-756-4823 with any comments or questions.

Sincerely,

Bolton & Menk

Matt Blazer, PE
Principal Engineer



City Council Regular Meeting: February 18, 2025

AGENDA ITEM:	Request by Greg Steininger for Renewal of a Small Scale Mineral Extraction Permit for 2025 and 2026	AGENDA SECTION:	CONSENT AGENDA
PREPARED BY:	Liz Kohler, Community Development Technician	AGENDA NO.	6.g.
ATTACHMENTS:	Site Location, Mineral Extraction Permit 2025, Applicant Narrative, Site Plan , Aerial Imagery, Site Photos- Steiniger	APPROVED BY:	LJM
RECOMMENDED ACTION: Motion to approve the renewal of the Max Steininger Inc Small Scale Mineral Extraction Permit for 2025 and 2026 subject to terms and conditions in the attached Conditions for Mineral Extraction.			

BACKGROUND

Applicant and Property Owner:	Greg Steininger, Max Steininger Inc.
Location:	Approximately one mile east of US Highway 52 along CSAH 42; adjacent to 4322 145th Street East
Area in Acres:	79 acres
Mining Area:	37 acres
Comp. Guide Plan Designation:	LDR– Low Density Residential, MDR – Medium Density Residential and HDR – High Density Residential
Current Zoning:	A2- Agricultural

The City Council is being asked to consider a request from Max Steininger, Inc. to renew the existing Small-Scale Mineral Extraction Permit for its operation located along County Highway 42 and east of State Highway 52 in the southeastern portion of Rosemount. Small Scale Mineral Extraction is permitted in the city as an Interim Use Permit (IUP) within specified areas, and the permit for such uses expires after one to two years. The applicant applied for the initial mining permit IUP in the summer of 2018 and has been granted renewal of the permit extending it through 2024. The current request would extend the mining permit for an additional two years through the end of 2026.

The applicant, Max Steininger, Inc. (affiliated with the property owner County Road 42 Properties), owns a construction and excavation business in Eagan and received approval from the City in 2018 to start a new mining operation next to the Danner Inc. mine along Highway 42. Over the last six years, the applicant has commenced mining activities in the northern-most portions of their Phase 1 mining area, constructed an access road for the mine, and installed a berm along the access road using topsoil from the active mining area. Because the mineral extraction use is closely tied to the applicant's primary business, there will be limited sales of materials to outside projects from the mine. The applicant has provided a detailed application packet for the mining renewal, and has hired Sunde

Engineering to help prepare plans for the site and to provide information as required under the City’s mineral extraction ordinance.

Roughly 8 acres of the 15 acres in Phase 1 have been stripped and mining has progressed across 4.5 acres of that stripped area. Approximately 60,000 tons of material were removed in 2024. In addition to the mining, the applicant finished construction of the berm planned along the entrance road in early 2020. The berm was moved further to the east along the access road to provide a more direct and effective screen between the mining road and nearby residential structures. It was also completed to its planned height of 15 feet with an appropriate cover material to prevent erosion, dust, and soil loss.

For 2025, the applicant anticipates extracting 50,000 tons of material. As noted by the applicant, material is excavated and processed on site. Processing consists of crushing and screening with portable processing equipment set up upon the floor of the mine recessed from the surrounding grade to reduce noise and dust emissions. Material is stockpiled on the floor of the mine. The applicant also intends to perform recycling of concrete and asphalt material on the property, which will be crushed and blended with on-site materials to produce recycled aggregate blends. The applicant will need to obtain approval by the Dakota County Environmental Management Department prior to the recycling operations. No haul back material was brought to the site in 2024, and no topsoil has been removed from the property.

ISSUE ANALYSIS

Aggregate mining is reviewed through an interim use permit which is a Quasi-Judicial action. As such, the city has a set of standards and requirements for review. Generally, if the applications meet the ordinance requirements they must be approved. The standards and requirements for this mineral extraction are detailed in Section 11-6-4M of the Zoning Ordinance and the attached Mineral Extraction permit.

The subject property is zoned AG – Agriculture and meets or exceeds the applicable performance standards for small scale mineral extraction. Small scale mineral extraction is listed as an interim use within the Agriculture district. The table below details the current land use, zoning, and future land use information for the surrounding properties. These properties are all currently zoned Agricultural and are located within the 2030 Metropolitan Urban Service Area (MUSA). The 2040 Future Land Use Map anticipates a mixture of low, medium, and high density residential on the applicant’s parcel. Future reclamation of the site will need to be performed before an impacted area may be developed for housing in accordance with the City’s future land use plan.

Surrounding Land Use and Zoning Information			
Direction	Current Land Use	Zoning	Guided Land Use
North	Agriculture	Agricultural	BP- Business Park
South	Agriculture	Agricultural	LDR- Low Density Residential
East	Agriculture	Agricultural	LDR, MDR, and HDR- Low, Medium, and High

			Density Residential
West	Agriculture	Agricultural	RC- Regional Commercial LDR, MDR, and HDR- Low, Medium, and High Density Residential

Access to the Steininger mine comes from County Road 42 via a gravel road along the eastern edge of the property. The applicant has secured the necessary access permits from Dakota County for the access road and will need to continue to abide by the terms and conditions of this permit throughout the life of the mine. The permit application notes that haul routes within the city will continue to be County Road 42 to State Highway 52.

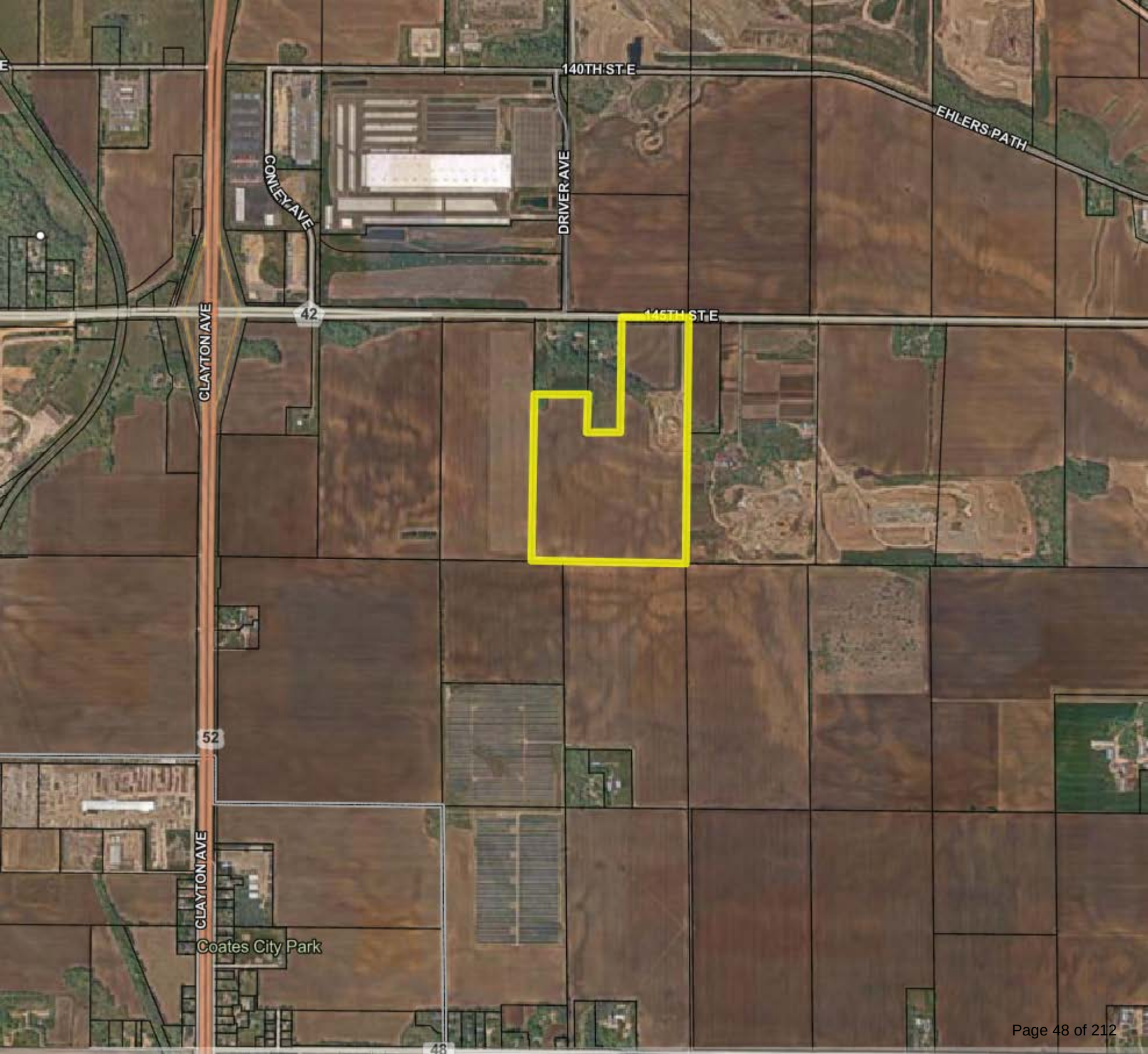
As a part of the annual review of all mineral extraction permits, staff consults with the Rosemount Police Department regarding any police activity. Police records found no incidents at the subject property during 2024.

Planning Commission Action

The Planning Commission held a public hearing during its meeting on January 28th to review the renewal request and receive public comment. The Planning Commission received no comments related to the request, and the Commission voted unanimously to recommend the City Council renew the Greg Steininger Small Scale Mineral Extraction permit for 2025 and 2026.

RECOMMENDATION

Staff recommends renewal of the Small Scale Mineral Extraction Permit for Max Steininger, Inc. for 2025 and 2026 based upon a review of the information submitted by the applicant, the mineral extraction standards in Section 11-6-4 of the City Code, City Police records and the attached permit.



Mineral Extraction Permit
2025 and 2026 Conditions for Small Scale Mineral Extraction Permit
MAX STEININGER, INC.

- A Max Steininger Inc., hereinafter referred to as the “Property Owner”, shall sign a written consent to these conditions binding itself and its successors or assigns to the conditions of said permit.
- B The property Owner shall comply with all terms of this permit as well as the standards for mineral extraction listed in Section 11-6-4 M. of the City Code.
- C This permit is granted for the area designated as Phase 1 (approximately 15 acres) on Exhibit A, Mineral Extraction Permit Mine Plan, which is attached hereto as an exhibit. Regrading and reclamation shall occur in the area designated Phase 1 on Exhibit A in accordance with the requirement of Section 11-6-4 M of the City Code.
- D The term of the permit shall extend from the date approved by the City Council until December 31, 2026 unless revoked prior to that for failure to comply with the permit requirements. An Annual Mining Permit fee shall be paid to the City of Rosemount.
- E All required permits from the State of Minnesota, County of Dakota and City of Rosemount (hereinafter "City") or any of their agencies shall be obtained and submitted to the City prior to the issuance of the permit. Failure by the Property Owner to comply with the terms and conditions of any of the permits required under this paragraph shall be grounds for the City to terminate said mining permit.
- F The final grading for the permit area shall be completed in accordance with the Final Reclamation Plan, attached as Exhibit B, or as approved by the City Engineer, and any other conditions that may be imposed by the City from time to time.
- G All gravel trucks and other mining related traffic shall enter and exit the mining area from County State Aid Highway 42. It shall be the Property Owner's responsibility to obtain any access permits or easements necessary for ingress and egress. The location of the accesses and/or easements for ingress and egress shall be subject to approval by the City, as well as the County Highway Department if any changes occur relative to the mining process.
- H A plan for dust control shall be implemented and subject to approval by the City. The Property Owner shall clean dirt and debris from extraction or hauling operations related to the Mineral Extraction Permit from streets. After the Property Owner has received 24-hour verbal notice, the City may complete or contract to complete the clean-up at the Property Owner's expense. In the event of a traffic hazard as determined by the Public Works Director or Rosemount Police Department, the City may proceed immediately to complete or contract cleanup at Property Owner's expense without prior notification.
- I The surface water drainage of the mining area shall not be altered so as to interfere, contaminate, or otherwise affect the natural drainage of adjacent property.
- J No topsoil shall be removed from the site and the Property Owner shall take necessary measures to prevent erosion of the stockpiled topsoil. The location of the stockpiled topsoil shall be as indicated on Exhibit A.

- K Any costs incurred now or in the future in changing the location of existing public or private utilities including but not limited to pipelines, transmission structures and sewer infrastructure located within the permit area shall be the sole obligation and expense of the Property Owner.
- L All costs of processing the permit, including but not limited to planning fees, engineering fees and legal fees, shall be paid by the Property Owner prior to the issuance of the permit. The Property Owner shall reimburse the City for the cost of periodic inspections by the City Engineer or any other City employee for the purpose of insuring that conditions of the permit are being satisfied. The Property Owner agrees to reimburse the City for any other costs incurred as a result of the granting or enforcing of the permit.
- M The daily hours of operation for the mining area shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Saturday, subject, however, to being changed by the City Council.
- N The Property Owner shall deposit with the Planning Department a surety bond or cash escrow in the amount of Seven Thousand Five Hundred Dollars per acre (\$7,500.00/acre) of active phase in favor of the City for the cost of restoration, regrading and/or revegetating land disturbed by mining activities and to assure compliance with these conditions by the Property Owner. The required surety bonds must be:
- (1) With good and sufficient surety by a surety company authorized to do business in the State of Minnesota with the right of the surety company to cancel the same only upon at least thirty (30) days written notice to the permit holder and the City.
 - (2) Satisfactory to the City Attorney in form and substance.
 - (3) Conditioned that the Property Owner will faithfully comply with all the terms, conditions and requirements of the permit; all rules, regulations and requirements pursuant to the permit and as required by the City and all reasonable requirements of the City Engineer, or any other City officials.
 - (4) Conditioned that the Property Owner will secure the City and its officers harmless against any and all claims, or for which the City, the Council or any City officer may be made liable by reason of any accident or injury to persons or property through the fault of the Property Owner.
 - (5) The surety bond or cash escrow shall remain in effect from January 1, 2025 to July 31, 2027
- Upon thirty (30) days' notice to the permit holder and surety company, the City may reduce or increase the amount of the bond or cash escrow during the term of this permit in order to insure that the City is adequately protected.
- O. The Property Owner shall furnish a certificate of comprehensive general liability insurance issued by insurers duly licensed within the State of Minnesota in an amount of at least Five Hundred Thousand and no/100 (\$500,000.00) Dollars for injury or death of any one person in any one occurrence, bodily injury liability in an amount of at least One Million Five Hundred Thousand and no/100 (\$1,500,000.00) Dollars and property damage liability in an amount of at least Two Hundred Fifty Thousand and no/100 (\$250,000.00) Dollars arising out of any one occurrence. The policy of insurance shall name the City as an additional insured and shall remain in effect from January 1, 2025 to July 31, 2027
- P. The storage of equipment (unrelated to the sand and gravel mining and processing), manure, construction debris, or hazardous materials of any kind shall not be permitted on site. The placement of construction debris, manure, or hazardous materials within the pit as fill shall be strictly prohibited. The placement of asphalt in any form shall also be prohibited unless specifically approved by the City as part of the aggregate and concrete recycling activities.
- Q. No processing or mixing of materials shall occur on the site, except as approved by the Dakota County Environmental Management Department as incidental to a sand and gravel mining operation. Any such activities will be enclosed with snow or cyclone fencing or as approved by City staff. Construction of any

ponding areas, wash plants or other processing or equipment brought to the site shall require additional site and grading plan information subject to review and approval of the City Engineer.

- R. The Property Owner shall hold the City harmless from all claims or causes of action that may result from the granting of the permit. The Property Owner shall indemnify the City for all costs, damages or expenses, including but not limited to attorney's fees that the City may pay or incur in consequence of such claims.
- S. The Property Owner shall comply with such other requirements of the City Council as it shall from time to time deem proper and necessary for the protection of the citizens and general welfare of the community.
- T. Complete mining and reclamation is required in all phases before any additional mining is authorized. Modifications or expansion of the mining areas must be approved in writing to the City. Property Owner shall submit to the City semiannually a written report indicating the amount of material extracted from the site for the prior six-month period.
- U. The Property Owner shall incorporate best management practices for controlling erosion and storm water runoff as specified by the Minnesota Pollution Control Agency and the United States Environmental Protection Agency.
- V. Reclamation shall include the replacement of the entire stockpile of topsoil on the mined area, reseeding and mulching necessary to re-establish vegetative cover for permanent slope stabilization and erosion control. The minimum depth of topsoil shall not be less than two inches after reclamation. No restored slopes may exceed a gradient of 25% or four to 1 (4:1).
- W. The Property Owner must show how materials stockpiled for recycling will be processed and inform the City of all stockpiled materials. No stockpiles shall exceed elevation of the grades adjacent to the mine (the height of the pit wall).
- X. The Property Owner may not assign this permit without written approval of the City. The Property Owner will be responsible for all requirements of this permit and all City ordinances on the licensed premises for the permit period unless the Property Owner gives sixty (60) days prior written notice to the City of termination and surrenders the permit to the City. The Property Owner shall identify all Operators prior to their commencement of mineral extraction-related activities in the pit area. The City shall have the authority to cause all mineral extraction activities to cease at any time there is an apparent breach of the terms of this Permit.
- Y. The Property Owner shall install and maintain a "stock" gate (or equivalent) at the entrance to the property where the mining operation is located. The gate must be secured at 7:00 p.m. and at any time the pit is not in use.
- Z. There shall be no "haul-back" of materials from any other property or job site that would be imported to the property for fill or other purposes other than incidental concrete recycling as referred to in paragraphs Q and W; topsoil imported for the purpose of re-establishing turf as accepted by the City; and earthen fill materials from projects that further meets the requirements of testing in documents by American Engineering Testing, Inc. (or other City approved geotechnical testing firm), and which is used to replace sand and gravel mined below approved finish grades.
- AA. Max Steining, Inc. shall submit semi-annually to the City documentation of the American Engineering Testing, Inc. (or other City approved geotechnical testing firm) environmental and geotechnical testing

with documentation verifying the source and quantity of any "haul-back" material. These reports shall be provided by May 15th and November 15th of each year.

BB. Max Stieninger, Inc. shall submit an incidence report to the City within three days of any testing that fails for contamination or hazardous materials, or will not produce a normal moisture-density relationship for compaction.

CC. Max Steining, Inc. shall compact the entire reclamation site to a minimum compaction of 95% of maximum dry density.

DD. Mining to the elevation of 840 feet above mean sea level provided that the site is reclaimed to the elevation shown on Exhibit A with haul-back, clean-fill material. In no instance shall mining occur in the groundwater aquifer.

EE. Blasting or the use of explosives is prohibited.

FF. Truck operators within the pit area shall not engage in practices involving slamming tailgates, vibrating boxes, using of "jake" or engine brakes (except in emergency situations) or other such activities that result in excessive noise.

GG. The City of Rosemount shall have the ability to collect independent soil and water samples.

HH. The operator shall install and maintain "No Trespassing" signs consistent with the standards outlined in Minnesota State Statute 609.605.

Max Steining, Inc., Property Owner, hereby consents and agrees to the foregoing conditions of said mining permit.

IN WITNESS WHEREOF, the Property Owner has hereunto set his hand this ____ day of _____, 20____.

MAX STEININGER, INC.

By: _____

Its: _____

STATE OF MINNESOTA)
COUNTY OF _____) §

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____, on behalf of Max Stieninger, Inc., Property Owner.

Notary Public

December 2024

Max Steininger, Inc.

Application

for

**2025 ANNUAL PERMIT REISSUANCE
SMALL SCALE MINERAL EXTRACTION**

City of Rosemount, Minnesota



*Sunde Engineering, PLLC
10830 Nesbitt Avenue South
Bloomington, MN 55437
952 881-3344*

3.0 2025 MINE PLAN NARRATIVE

Eight acres have been previously stripped, and mining has progressed across approximately 4.5 acres within the northern portion of Phase 1. Approximately 60,000 tons of material were removed in 2024.

Material from the original stripping operation was used to complete the berm along the access road which was seeded and mulched to establish vegetation upon completion. Instead of the berm extending along CSAH 42, the topsoil stockpile located adjacent to the active mining operation was reshaped to provide screening of the operation from CSAH 42. Mining is setback from the county road by over 700 feet. The remainder of the Site is farmed with no buildings or structures located on Site. It is anticipated that approximately 50,000 tons of material will be mined within Phase 1 during the 2025 minining season.

The County is monitoring access on County Road 42 and has reserved the right to require a turn lane should the need arise.

In accordance with the permit, the operator has not removed any topsoil from the site. Topsoil is stockpiled on site and will be used to perform site reclamation. No clean haul back reclamation fill material has been brought to the site to date. Clean material from various job sites is expected to be hauled back to the site in the future and used in reclamation backfilling and sloping.

4.0 APPLICATION FORM

4.1 Legal description:

See Attachment 1

4.2 Name, address, phone number of the applicant, landowner, and person in charge of the mining operation:

Greg Steininger
Max Steininger, Inc.
3080 Lexington Avenue South
Eagan, MN 55121
651 454-6620

4.3 Names and addresses of adjacent landowners within one quarter mile of the Site:

A list of property owner's names and addresses owning property within one-quarter mile of the Site, obtained from Dakota County GIS tax records, is provided in Attachment 2.

4.4 The purpose of the proposed excavation:

The mining operation supplies material predominantly for use in the operator's own construction projects with limited sales to outside parties.

The elevation of the water table beneath the Site is illustrated on Sheet C1, Existing Conditions. The water table varies from 795 feet above msl in the northeast corner of the Site to just over 810 feet above msl in the southwest corner of the Site. The direction of groundwater flow is to the northeast. Water table elevation information is from area well records and information contained in the Dakota County Geologic Atlas. All mining activity will occur above the water table.

6.0 Mine Operations Plan:

6.1 Site Preparation:

An access road into the Site has been constructed. A screening berm is complete and has been seeded to establish vegetation.

6.2 Phasing:

The Site is mined in phases. Each phase is 15 acres or less. In accordance with the City of Rosemount Small Scale Mineral Extraction Code, the 2025 Mineral Extraction Permit will be valid for Phase 1 only. An extraction permit for Phase 2 will not be issued until at least 70% of the Phase 1 has been reclaimed in accordance with an approved reclamation plan. Mining will proceed in a north to south direction through Phase 1.

6.3 Mining and Processing:

Material is excavated and processed on site. Processing consists of crushing and screening with portable processing equipment set up upon the floor of the mine recessed from the surrounding grade to reduce noise and dust emissions. Material is stockpiled on the floor of the mine. Recycling of concrete and asphalt will also take place on site. These materials will be crushed and blended with on-site materials to produce recycled aggregate blends. Clean soil fill may be backhauled to the site from the operator's construction jobs and used in site reclamation.

6.4 Setbacks:

A minimum 30-foot setback is maintained between the mining excavation and all property lines, except the eastern property line where there is a common mining border. The setback from CSAH 42 will be over 700 feet. Processing equipment will be setback over a minimum of 1,000 feet from any residential structure.

6.5 Fencing:

The operator has installed safety fencing along the southerly top of the excavation. No other fencing is proposed. The Site entrance is secured with a locking gate.

6.6 Appearance and Screening:

All machinery will be kept operational. Abandoned machinery and any rubbish will be promptly removed from the mining area. Reclamation will be completed within three months of termination

groundwater. The majority of stormwater will be managed internally through infiltration. Fuel storage will be in accordance with MPCA regulations. The SWPPP also contain spill prevention, response and reporting measures. No waste products or processed residue, including untreated wash water shall be deposited in any public waters of the State of Minnesota.

7.6 Topsoil Preservation:

All topsoil shall be retained at the Site until the completion of mining and used for reclamation.

7.7 Excavation Slopes:

All excavation slopes other than the working face shall not exceed 1:1 (horizontal to vertical) unless a steeper slope is approved by the City. No excavation shall take place adjacent to a public roadway or waterway.

7.8 Equipment:

All equipment and machinery will be located within the mine and operated in a manner that minimizes dust, noise, and vibration. Power drives or power producing machines will be setback a minimum of one thousand feet from a residential structure. Fugitive dust will be controlled from internal haul roads and the access road using water or calcium chloride.

7.9 Processing:

Portable crushing and screening equipment will be brought to the site on a periodic basis to process material. A portable washplant may also be periodically operated at the site. A MDNR Water Appropriation permit is required prior to conducting any washing activity at the site. Sedimentation ponds used to clarify and recycle washwater back to the washplant will be constructed on the floor of the mine. Washwater will be recycled and not allowed to discharge off site.

8.0 CERTIFICATION

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.



Kirsten Pauly

Date December 20, 2024

Reg No. 21842

COATES QUADRANGLE
MINNESOTA-DAKOTA CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)
NE/4 FARMINGTON 15' QUADRANGLE

7473 IV SW
(ST. PAUL PARK)

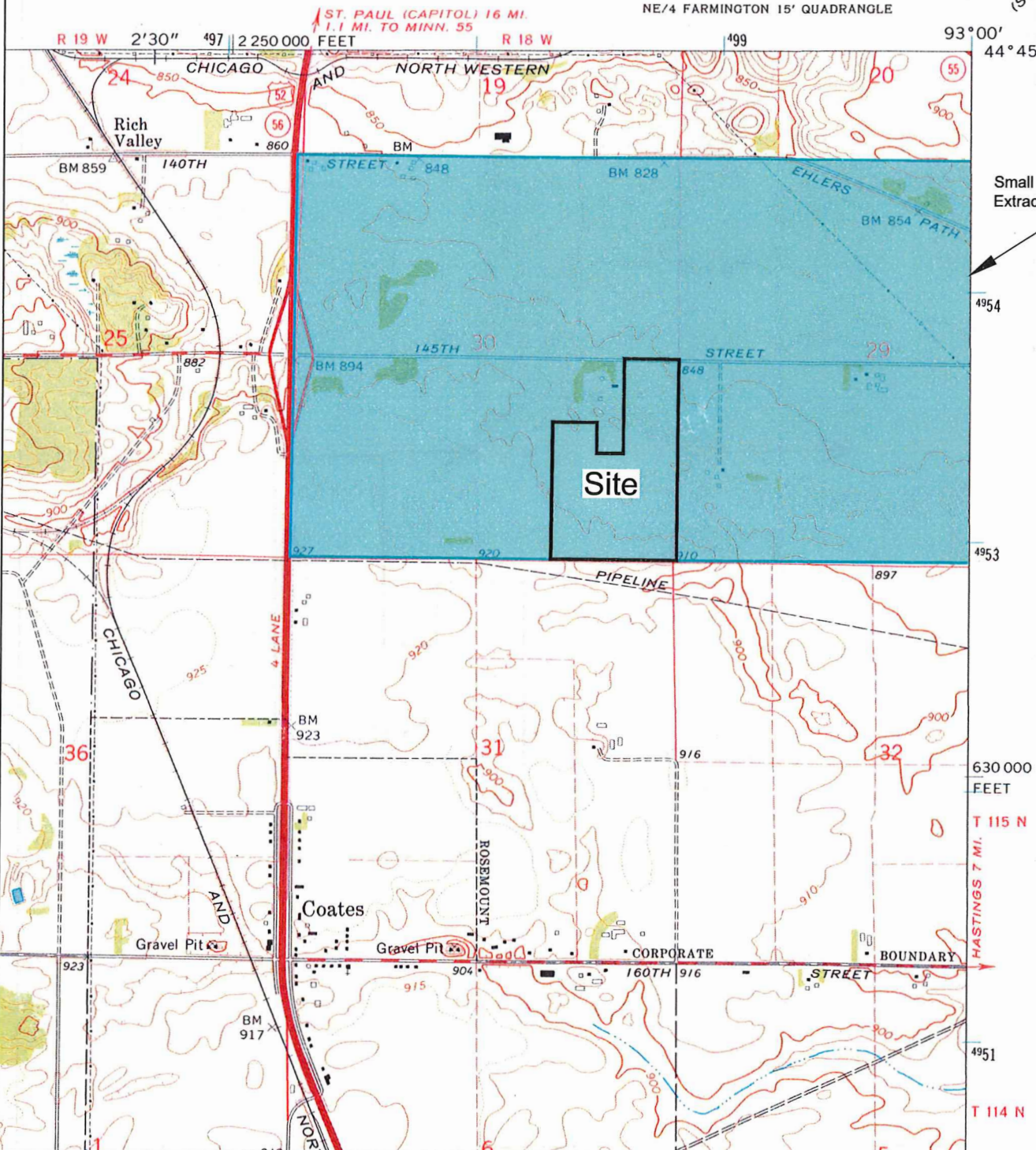
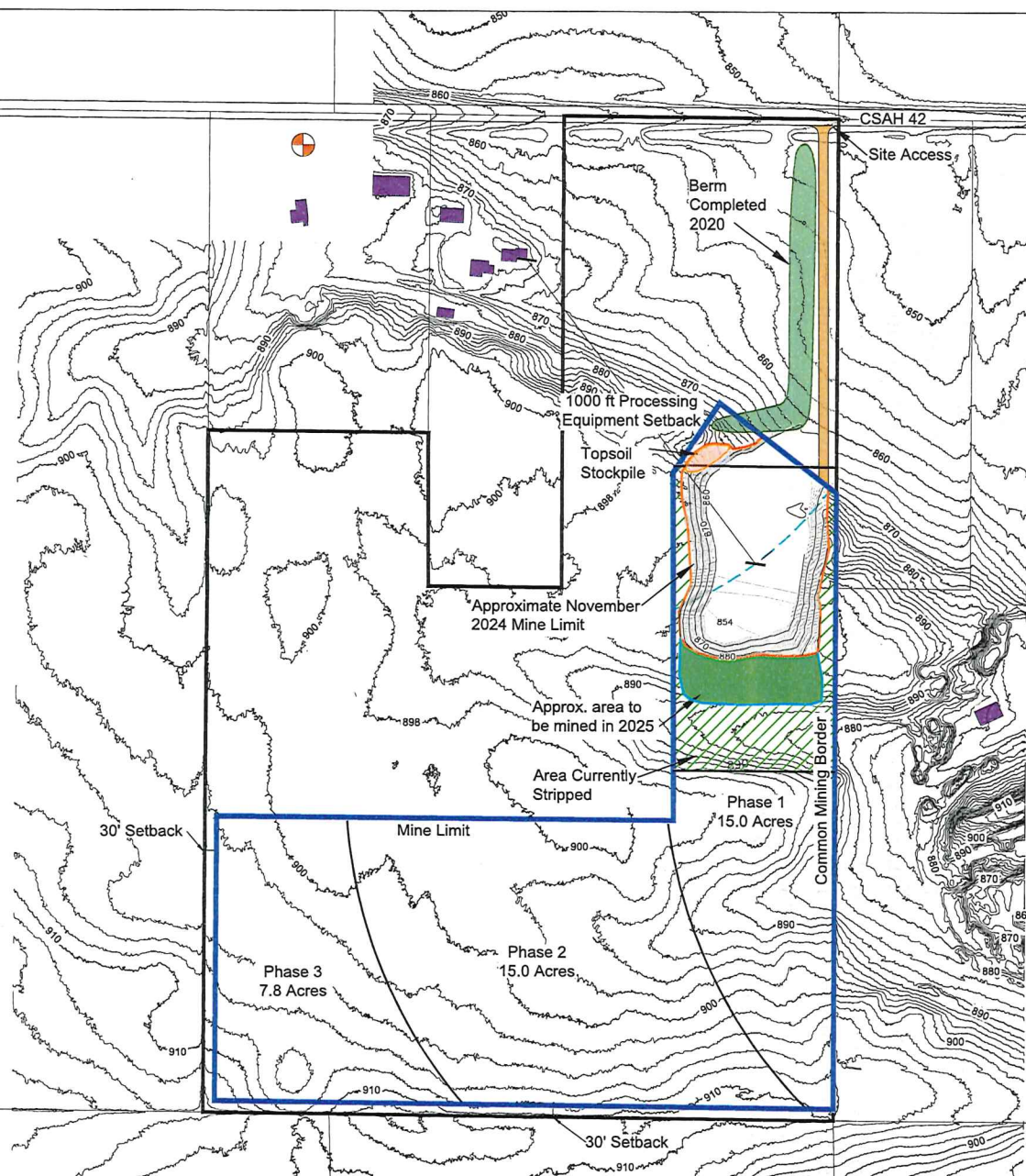


Figure 1
United States Geological Survey
Quad Map Excerpt

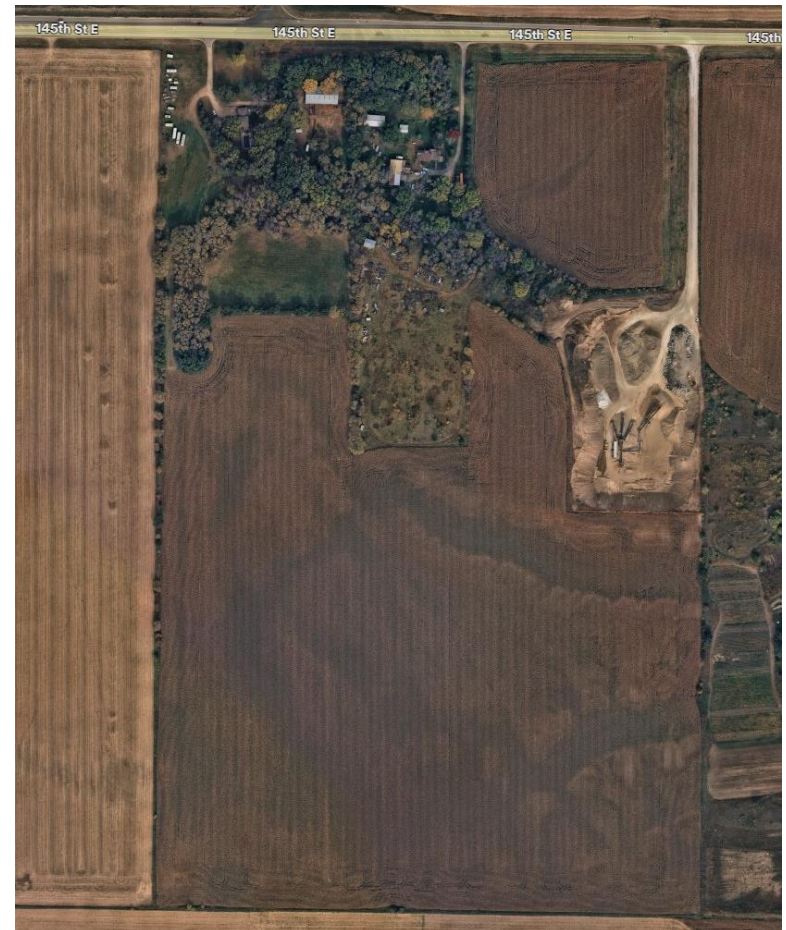


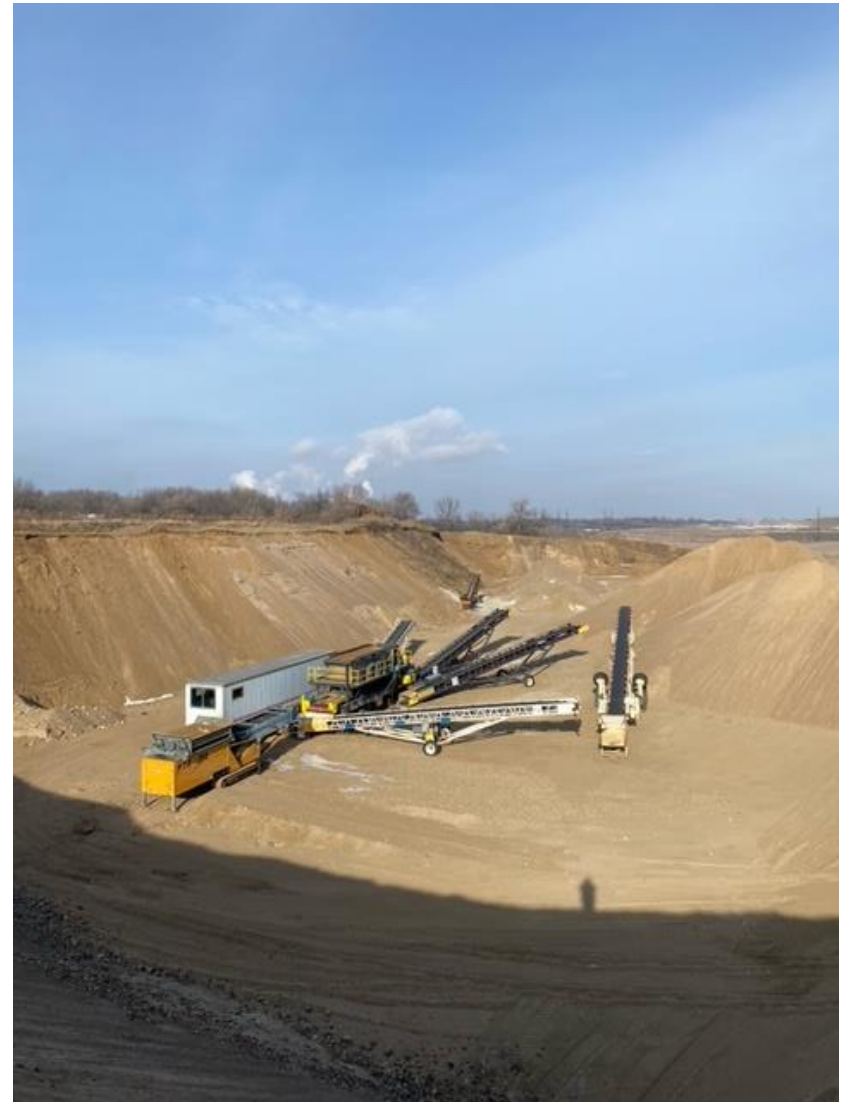


August 2023



October 2024







City Council Regular Meeting: February 18, 2025

AGENDA ITEM:	Request by Maplewood Development for approval of Amber Fields 21 st Addition Final Plat	AGENDA SECTION:	CONSENT AGENDA
PREPARED BY:	Julia Hogan, Planner	AGENDA NO.	6.h.
ATTACHMENTS:	Resolution, Site Location, Preliminary Plat, Phasing Plan, Site Plan, Grading Plan, Erosion Control Plan, Sanitary Sewer and Watermain Plan, Storm Sewer Plan, Landscape Plan, Final Plat, Engineer's Memo Dated October 21, 2024, Parks and Recreation Memorandum dated January 17, 2024	APPROVED BY:	LJM
RECOMMENDED ACTION: Motion to adopt a resolution approving the Amber Fields 21 st Addition Final Plat, subject to the conditions in the attached resolution.			

BACKGROUND

Owner:	Earl Street Partners II, LLC.
Area in Acres:	25.94 Acres
Residential Lots Created:	91 Single-Family Lots
Gross Density:	2.15 Units/Acre
Net Density:	2.7 Units/Acre
Comprehensive Plan Guiding:	MUR - Mixed Use Residential
Current Zoning:	R-1 PUD - Low Density Traditional Residential Planned Unit Development

The City Council is being asked to consider a request by Maplewood Development for approval of a final plat for Amber Fields 21st Addition to create 91 single-family residential lots. The proposed subdivision is the second phase of the Amber Fields 15th Addition Preliminary Plat. The applicant submitted preliminary and final plat requests to create 167 single-family lots across 77.58-acres east of Akron Avenue. The first phase of development in this preliminary plat area consisted of 76 single-family residential lots. Land in the western portion of the preliminary plat area was initially reserved for a future school site, but the applicant indicated that the school district would not be acquiring that land for a school as the acreage needed was much higher than what was available on that site. That western portion is now Amber Fields 18th Addition - a rezoning to Low Density Residential and preliminary and final plats were approved for that area by City Council in June 2024. The City Council approved the preliminary and final plat requests for the 15th addition at its meeting on February 20,

2024. Staff is recommending approval of the plat, subject to conditions listed in the attached resolution.

ISSUE ANALYSIS

Legal Authority

Final Plat approvals are quasi-judicial in nature because the City has a set of standards and requirements for reviewing this type of application. The proposed plat is reviewed against these standards in detail below. Generally, if the final plat meets the ordinance requirements, it must be approved.

General Subdivision Design

The preliminary plat area is located on the easternmost portion of the Amber Fields development area, south of Dakota County College. It is bound on the west by Akron Avenue and surrounded on the north, east and south by land owned by the University of Minnesota. Main access into the site will be from two streets that intersect Akron Avenue, shown on the plat as Aster Blvd and Adamstown Drive. Adamstown Drive extends east from Akron where it curves up to connect with Aster Blvd in the northeast portion of the plat area. Because Akron Avenue is a County road, access onto it will be limited in the future when Akron is extended as County Road 73, and only right in and right out maneuvers will be allowed where Adamstown Drive intersects Akron Avenue. The Planning Commission recommended including a condition with the 15th Addition that the developer provide a connection to a future 155th Street immediately south of the site to allow full access onto Akron Avenue when that road is constructed. The developer updated the plat that provides a connection to the south. The street plan also included two shorter north/south roads (Aghamore Trail and Adrigale Path) that connect to Aster Blvd and Adamstown Drive, and another street called Achilles Drive that connects Aghamore Trail and Adrigale Path to each other. Temporary cul-de-sacs have been constructed at the eastern termini of Adamstown Drive and Aster Blvd until the second phase of this preliminary plat area starts to develop.

Rezoning and Land Use

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

Category	Required (Amber Fields PUD)	Amber Fields 15th and 21st Additions
Min. Lot Area (sf)	5,400 (interior) 7,200 (corner)	8,450
Min. Lot Width	45 ft. (interior) 55 ft. (corner)	65 ft.
Min. Front Yard Setback	25 ft	25 ft.

Min. Side Yard Setback	10 ft. dwelling/5 ft. garage/20 ft. corner	10 ft. dwelling/5 ft. garage/20 ft. corner
Min. Rear Yard Setback	20 ft.	30 ft.

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

Phasing

The proposed plat is the second phase within the Amber Fields 15th Addition preliminary plat area. The first phase of development initially occurred in the central portion of the plat just east of the outlots and contains 76 single-family residential lots. Also, a part of this first phase was the construction of the two access roads into the site and as well as two other internal roads. The second phase will be the remaining 91 single-family residential lots and the remainder of the two main access roads and remaining two internal road systems.

Parks and Landscaping

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

A landscape surety equal to 110% of the cost of the trees to be planted on the site was required to be submitted with the 15th Addition. A total of 210 trees was shown on the landscape plan for both the first and second phases of development. The landscape surety amount of \$69,300 was required as part of the preliminary plat.

Utilities

The site is served by water and sanitary sewer located within Akron Avenue. Stormwater is managed on site, which differs from previous Amber Fields additions located west of Akron Avenue. In that portion of Amber Fields, all stormwater is managed within the large open space central to the site.

Storm sewers in Amber Fields 15th and 21st Additions carry water to the basin located in the north portion of the preliminary plat area. Engineering staff reviewed the plans submitted and has provided a memorandum with comments generally related to plan details.

Final Plat

Standards for reviewing subdivision requests are detailed in Title 12 of the Rosemount City Code. This

section of the Code outlines the two-step Preliminary and Final Plat process for land subdivision. The final plat for Amber Fields 21st Addition includes 91 single-family residential lots and dedicated right of way. 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 Amber Fields 21st Addition Final Plat, subject to conditions listed in the resolution. This recommendation is based on information provided by the applicant and reviewed in this report.

**CITY OF ROSEMOUNT
DAKOTA COUNTY, MINNESOTA**

RESOLUTION 2025-XX

**A RESOLUTION APPROVING THE FINAL PLAT
FOR AMBER FIELDS 21ST ADDITION**

WHEREAS, Maplewood Development Inc. (Applicant) has submitted applications to the City of Rosemount for Final Plat approval concerning property legally described as follows:

Outlot D, AMBER FIELDS FIFTEENTH ADDITION, according to the recorded plat thereof, Dakota County, Minnesota.

WHEREAS, on February 18, 2025, the City Council of the City of Rosemount reviewed the Final Plat for Amber Fields 21st Addition.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Rosemount hereby approves the Final Plat for Amber Fields 21st Addition, subject to the following conditions:

1. Execution of a Subdivision Agreement.
2. Compliance with all comments and requirements of the City's engineer detailed in the Engineers Memo dated October 21, 2024.
3. Adherence with all conditions associated with the Amber Fields 15th Addition Preliminary Plat.
4. Compliance with the conditions and standards within the Parks and Recreation Directors Memorandum dated January 17, 2024.
5. No structures or mechanical equipment are allowed within any easement areas.
6. Payment of trunk area charges in the amount of:
 - i. Sanitary Sewer Trunk Charge: \$1,705/acre
 - ii. Watermain Trunk Charge: \$6,500/acre
 - iii. Storm Sewer Trunk Charge: \$6,865/acre

ADOPTED this 18th day of February 2025, by the City Council of the City of Rosemount.

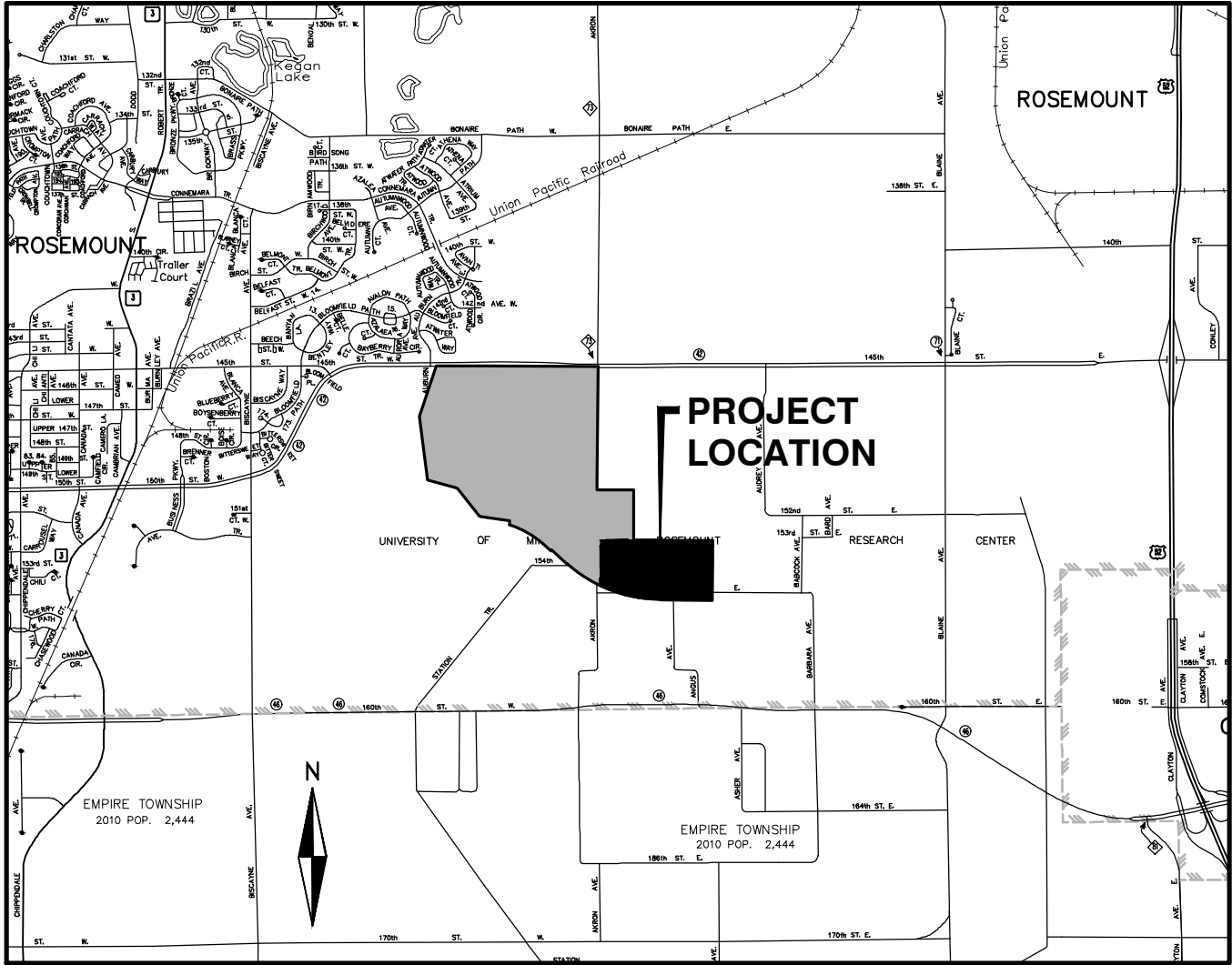
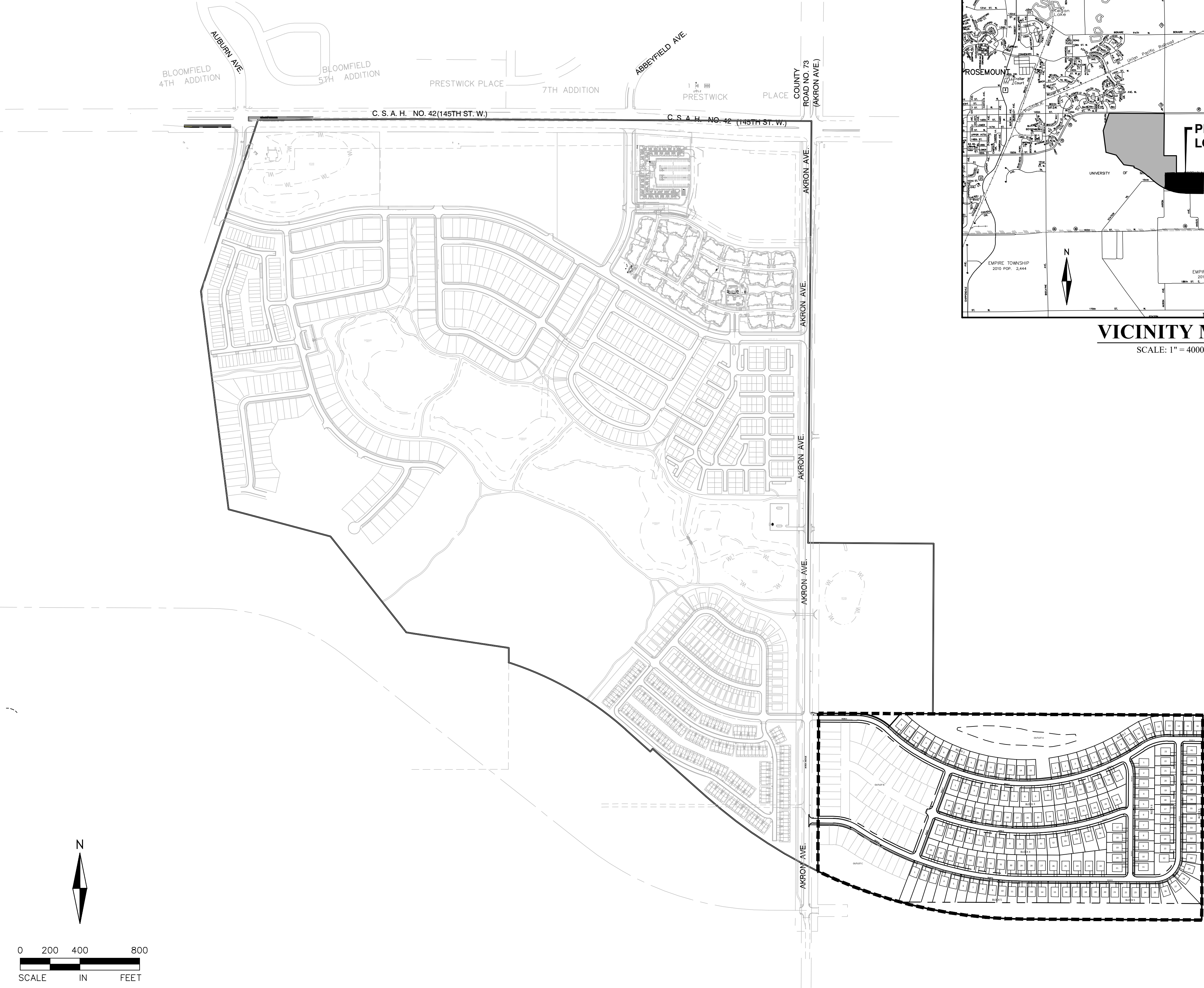
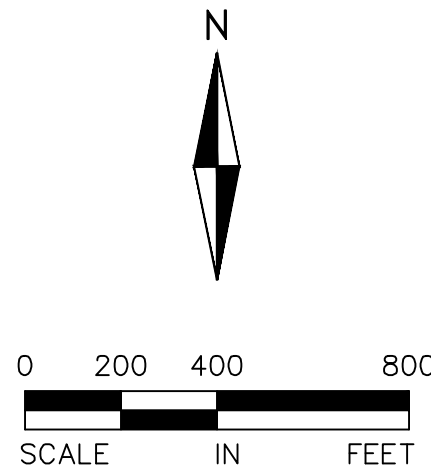
Jeffery D. Weisensel, Mayor

ATTEST:

Erin Fasbender, City Clerk



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VICINITY MAP
SCALE: 1" = 4000'

SHEET INDEX

NO.	SHEET TITLE
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3-7	PRELIMINARY PLAT
8	PHASING PLAN
9-13	SITE PLAN
14-18	GRADING AND DRAINAGE PLAN
19-20	GRADING PROFILES
21-25	EROSION AND SEDIMENT CONTROL PLAN
26	EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
27-31	SANITARY SEWER AND WATERMAIN PLAN
32-37	STORM SEWER PLAN
38-42	LANDSCAPE PLAN



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DEVELOPER

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

CONSULTANT

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

ENGINEER

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

SURVEYOR

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

LANDSCAPE ARCHITECT

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

AMBER FIELDS - 15TH ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

COVER SHEET

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CLARK WICKLUND, PE
Date License No.

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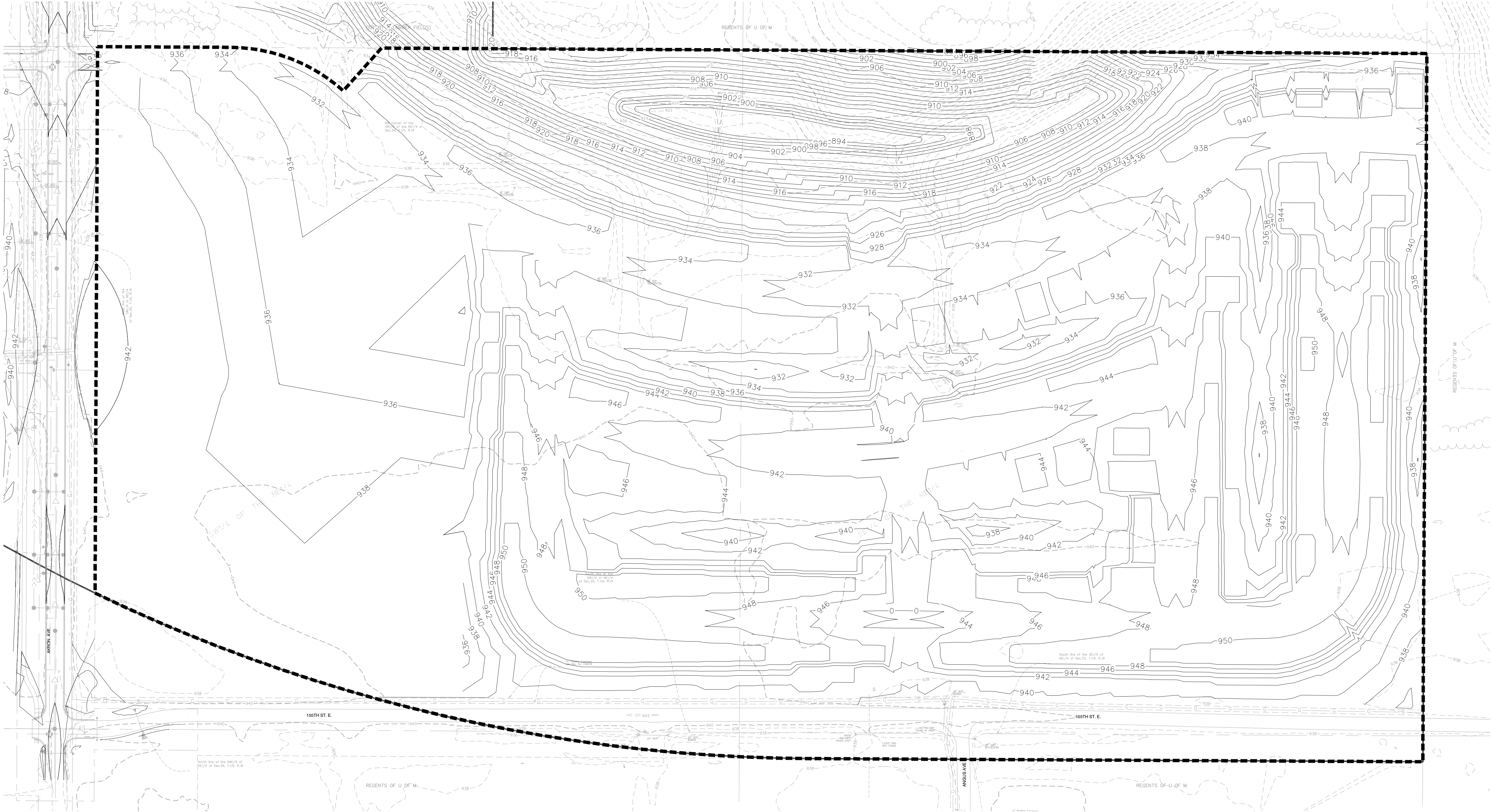
BY	DATE
DATE	ISSUE
12-18-23	CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: CJW
DRAWN: AKA
PROJECT NO: 220-0078.CO

1

SHEET 1 of 42

Drawing name: X:\2020\200078.C\plan sheets\Preliminary Plat\200078.C-econ.dwg Dec 15, 2023 -- 9:17am



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

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



0 50 100 200
SCALE IN FEET

LEGEND

- SET IRON MONUMENT
- IRON MONUMENT FOUND
- ⊙ FOUND DAKOTA CO. CIM
- ▲ FOUND NAIL
- △ SET MAG NAIL
- △ WATER VALVE
- TELEPHONE BOX
- ELECTRIC BOX
- ★ LIGHT POLE
- ⊙ SANITARY MANHOLE
- △ SIGN
- ⊙ GAS METER
- ⊙ POWER POLE
- ⊙ STORM MANHOLE
- ⊙ CATCH BASIN
- TRANSFORMER
- FIBER OPTIC BOX
- ⊙ CLEAN OUT
- ▷— SANITARY SEWER
- G— GAS
- OU— OVERHEAD UTILITIES
- E— UNDERGROUND ELECTRIC
- I— WATERMAIN
- >>— STORM SEWER
- F0— FIBER OPTIC
- Y— FENCE
- X— EDGE OF WETLAND
- >— EDGE OF TREES
- >>— FORCE MAIN
- CONCRETE
- BITUMINOUS
- ⊙ WELL
- ⊙ GAS METER
- ⊙ AIR CONDITIONER
- ⊙ HYDRANT
- ⊙ GAS VALVE
- △ CULVERT
- BOLLARD
- HAND HOLE

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Maplewood Development, Inc.
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AMBER FIELDS - 15TH ADDITION
ROSEMOUNT, MINNESOTA
PRELIMINARY PLAT SUBMITTAL
EXISTING CONDITIONS PLAN

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BY	DATE
DATE	ISSUE
12-18-23	CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: CJW
DRAWN: AKA
PROJECT NO: 220-0078.CO

2

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
B1-L1	11,275	0.26
B1-L2	8,763	0.20
B1-L3	8,759	0.20
B1-L4	8,710	0.20
B1-L5	8,709	0.20
B1-L6	8,702	0.20
B1-L7	8,637	0.20
B1-L8	8,709	0.20
B1-L9	8,709	0.20
B1-L10	8,709	0.20
B1-L11	8,709	0.20
B1-L12	8,709	0.20
B1-L13	8,709	0.20
B1-L14	8,709	0.20
B1-L15	8,703	0.20

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
B2-L1	8,709	0.20
B2-L2	8,709	0.20
B2-L3	8,709	0.20
B2-L4	8,709	0.20
B2-L5	8,709	0.20
B2-L6	8,709	0.20
B2-L7	8,709	0.20
B2-L8	8,709	0.20
B2-L9	8,805	0.20
B2-L10	9,348	0.21
B2-L11	9,346	0.21
B2-L12	9,402	0.22
B2-L13	8,856	0.20
B2-L14	8,450	0.19
B2-L15	8,450	0.19

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
B2-L16	8,455	0.19
B3-L1	10,563	0.24
B3-L2	8,566	0.20
B3-L3	8,552	0.20
B3-L4	8,542	0.20
B3-L5	9,189	0.21
B3-L6	8,526	0.20
B3-L7	8,523	0.20
B3-L8	8,995	0.21
B3-L9	9,793	0.22
B3-L10	10,216	0.23
B3-L11	10,083	0.23
B3-L12	9,203	0.21
B3-L13	8,559	0.20
B3-L14	8,573	0.20

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
B3-L15	8,590	0.20
B3-L16	8,608	0.20
B3-L17	11,903	0.27
B3-L18	14,736	0.34
B3-L19	9,970	0.23
B3-L20	9,971	0.23
B3-L21	9,971	0.23
B3-L22	9,971	0.23
B3-L23	10,018	0.23
B3-L24	10,402	0.24
B3-L25	9,421	0.22
B3-L26	8,639	0.20
B3-L27	8,641	0.20
B3-L28	8,641	0.20
B3-L29	8,641	0.20

PARCEL AREA TABLE		
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B3-L30	8,640	0.20
B3-L31	8,640	0.20
B3-L32	8,640	0.20
B3-L33	8,758	0.20
B3-L34	11,627	0.27
B4-L1	11,998	0.28
B4-L2	9,308	0.21
B4-L3	8,642	0.20
B4-L4	8,641	0.20
B4-L5	8,640	0.20
B4-L6	9,303	0.21
B4-L7	8,903	0.20
B4-L8	8,902	0.20
B4-L9	8,900	0.20
B4-L10	9,225	0.21

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
B4-L11	9,673	0.22
B4-L12	10,891	0.25
B4-L13	12,921	0.30
B4-L14	11,518	0.26
B4-L15	14,310	0.33
B4-L16	11,778	0.27
B4-L17	12,427	0.29
B4-L18	8,710	0.20
B4-L19	9,003	0.21
B4-L20	8,710	0.20
B4-L21	10,405	0.24
B4-L22	12,864	0.30
B4-L23	12,095	0.28
B4-L24	11,328	0.26
B4-L25	10,822	0.25

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
B4-L26	10,460	0.24
B4-L27	9,494	0.22
B4-L28	8,710	0.20
B4-L29	8,825	0.20
B4-L30	8,872	0.20
B4-L31	8,872	0.20
B4-L32	8,872	0.20
B4-L33	8,872	0.20
B4-L34	8,872	0.20
B4-L35	8,871	0.20
B4-L36	8,873	0.20
B4-L37	8,872	0.20
B4-L38	10,551	0.24
B5-L1	18,271	0.42
B5-L2	17,125	0.39

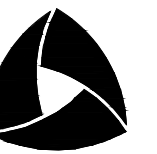
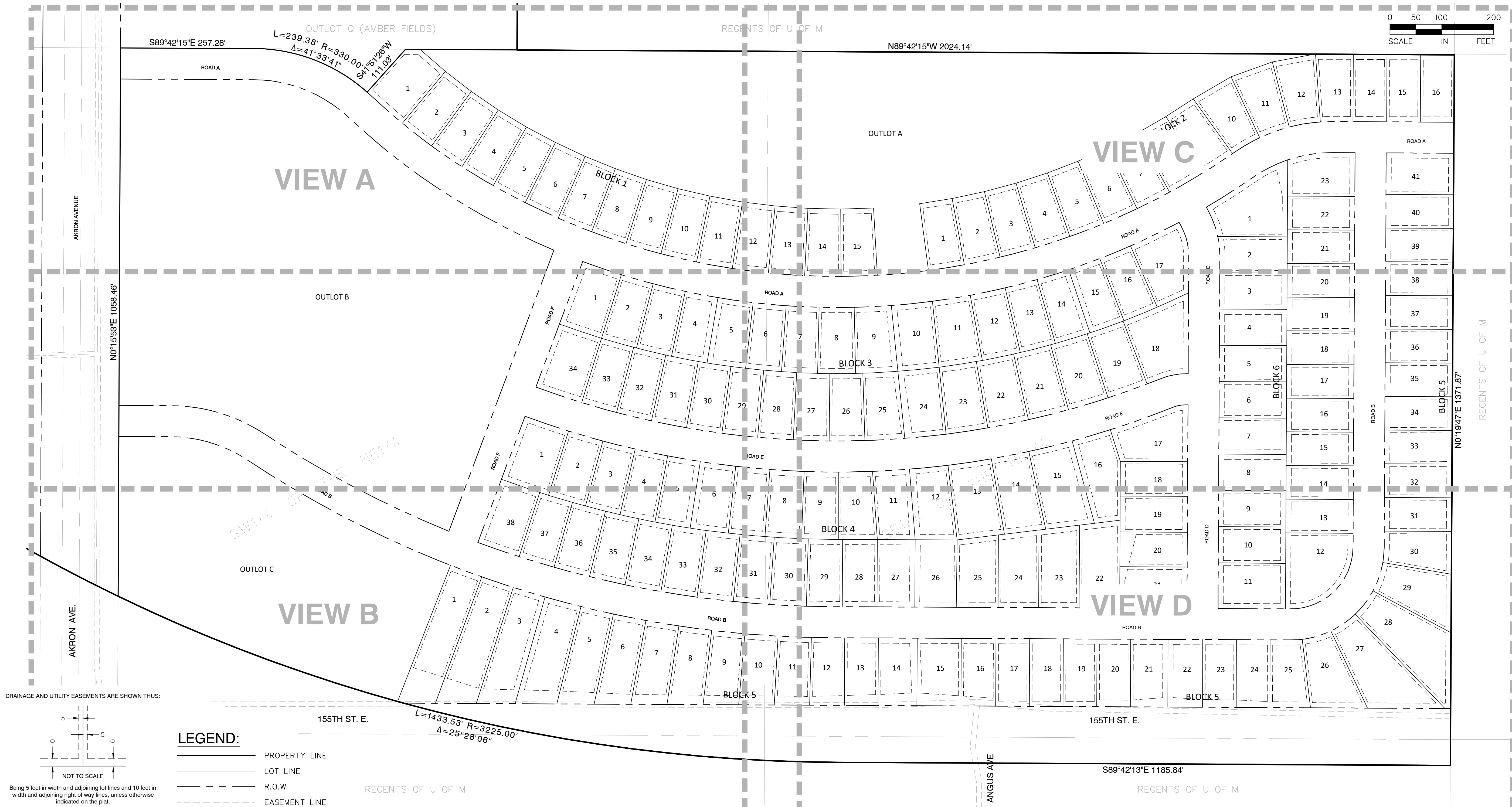
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B5-L4	15,232	0.35
B5-L5	12,441	0.29
B5-L6	11,423	0.26
B5-L7	10,573	0.24
B5-L8	9,883	0.23
B5-L9	9,353	0.21
B5-L10	8,966	0.21
B5-L11	8,732	0.20
B5-L12	8,581	0.20
B5-L13	8,476	0.19
B5-L14	9,782	0.22
B5-L15	11,060	0.25
B5-L16	8,764	0.20
B5-L17	8,483	0.19

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
B5-L18	8,485	0.19
B5-L19	8,486	0.19
B5-L20	8,488	0.19
B5-L21	9,404	0.22
B5-L22	8,752	0.20
B5-L23	8,493	0.19
B5-L24	8,494	0.19
B5-L25	9,178	0.21
B5-L26	11,895	0.27
B5-L27	18,034	0.41
B5-L28	19,258	0.44
B5-L29	12,260	0.28
B5-L30	9,395	0.22
B5-L31	8,456	0.19
B5-L32	8,459	0.19

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
B5-L33	8,461	0.19
B5-L34	8,464	0.19
B5-L35	8,466	0.19
B5-L36	8,469	0.19
B5-L37	8,471	0.19
B5-L38	8,474	0.19
B5-L39	8,476	0.19
B5-L40	8,479	0.19
B5-L41	10,439	0.24
B6-L1	15,821	0.36
B6-L2	9,151	0.21
B6-L3	9,100	0.21
B6-L4	9,100	0.21
B6-L5	9,100	0.21
B6-L6	9,100	0.21

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
B6-L7	9,100	0.21
B6-L8	9,100	0.21
B6-L9	9,100	0.21
B6-L10	9,100	0.21
B6-L11	11,435	0.26
B6-L12	15,968	0.37
B6-L13	8,450	0.19
B6-L14	8,450	0.19
B6-L15	8,450	0.19
B6-L16	8,450	0.19
B6-L17	8,450	0.19
B6-L18	8,450	0.19
B6-L19	8,450	0.19
B6-L20	8,450	0.19
B6-L21	8,450	0.19

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
B6-L22	8,450	0.19
B6-L23	10,573	0.24
OUTLOT A	349,407	8.02
OUTLOT B	489,860	11.25
OUTLOT C	201,366	4.62
ROW - 155TH	191,898	4.41
ROW -INTER	523,277	12.01
TOTAL	3,379,434	77.58



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AMBER FIELDS - 15TH ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

PRELIMINARY PLAT - OVERALL VIEW

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
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12-18-23	CITY SUBMITTAL
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A blank coordinate plane with a horizontal x-axis and a vertical y-axis intersecting at the origin. The axes are represented by thin black lines.

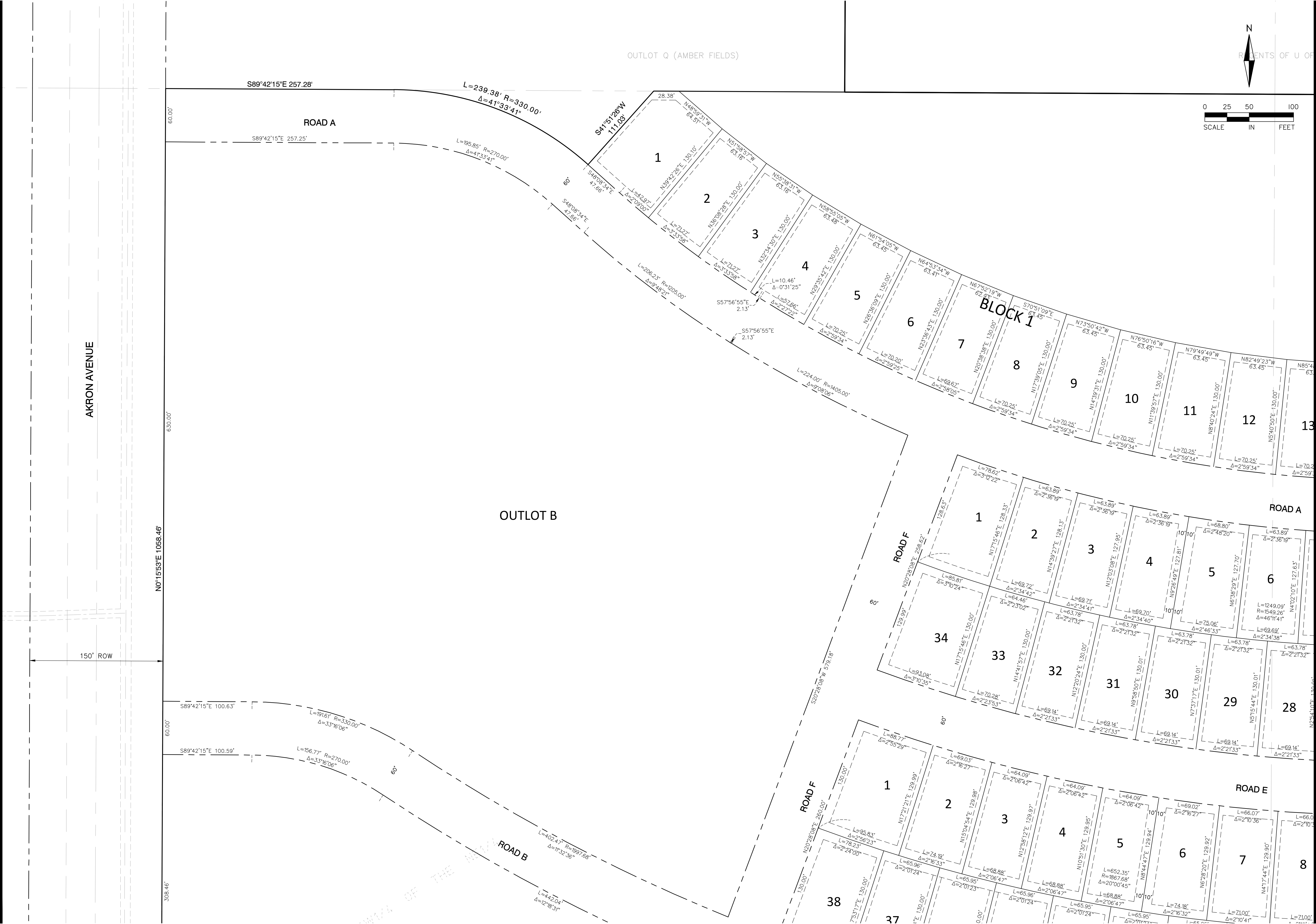
PROJECT TEAM DATA

DESIGNED: CJW
DRAWN: AKK

PROJECT NO: 220-0078.C0

3

SHEET 3 of 42



AMBER FIELDS - 15TH ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

PRELIMINARY PLAT - VIEW A

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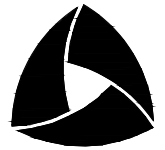
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DATE	ISSUE
12-18-23	CITY SUBMITTAL

PROJECT TEAM DATA	
DESIGNED:	CJW
DRAWN:	AKA
PROJECT NO:	220-0078.CO

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AMBER FIELDS - 15TH ADDITION
ROSEMOUNT, MINNESOTA
PRELIMINARY PLAT SUBMITTAL
PRELIMINARY PLAT - VIEW B

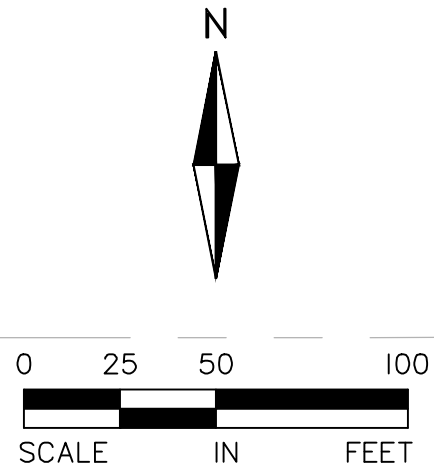
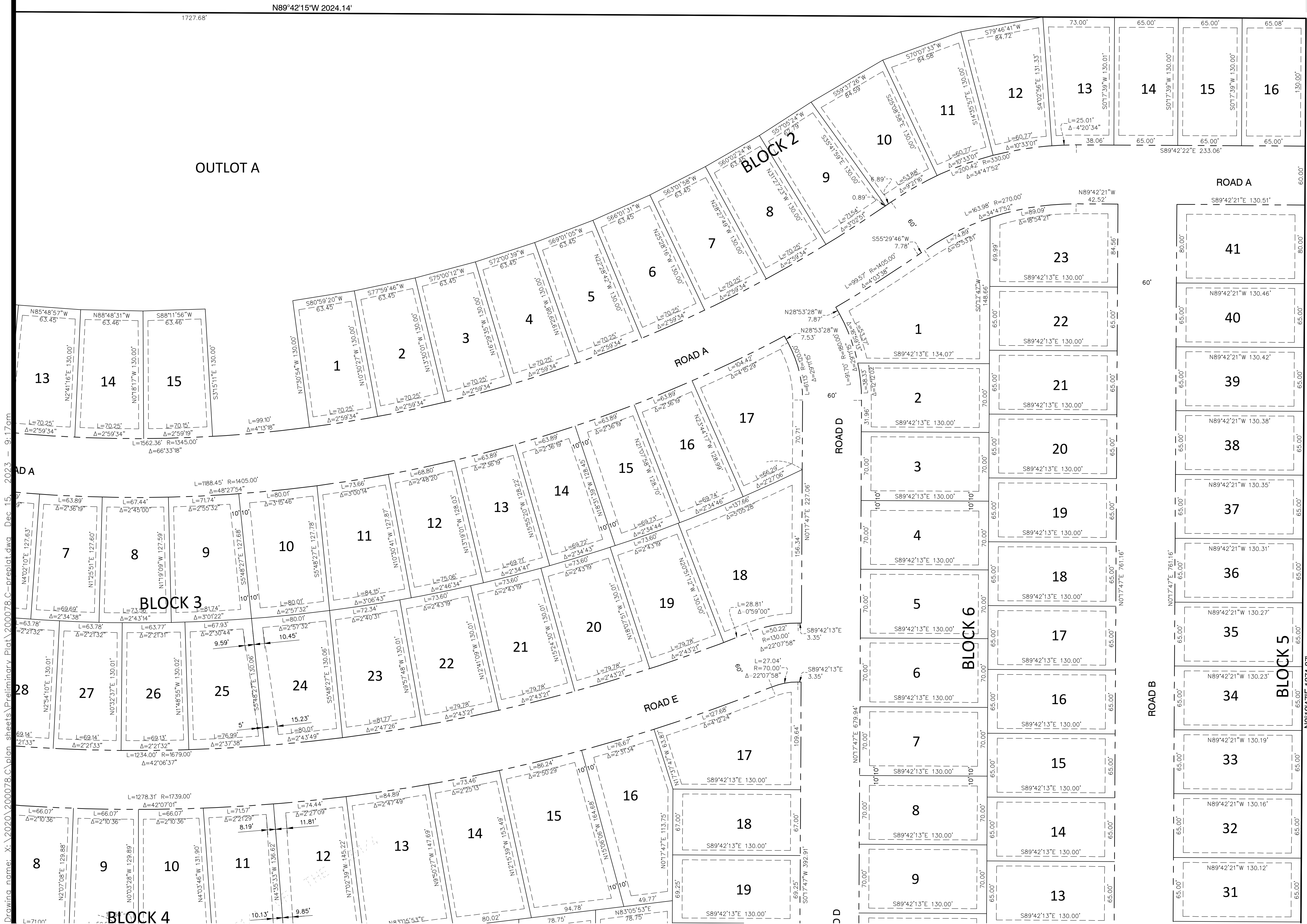
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FOR REVIEW ONLY
CLARK WICKLUND, PE
Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
12-18-23	CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: CJW
DRAWN: AKA
PROJECT NO: 220-0078.CO





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AMBER FIELDS - 15TH ADDITION
ROSEMOUNT, MINNESOTA
PRELIMINARY PLAT SUBMITTAL
PRELIMINARY PLAT - VIEW C

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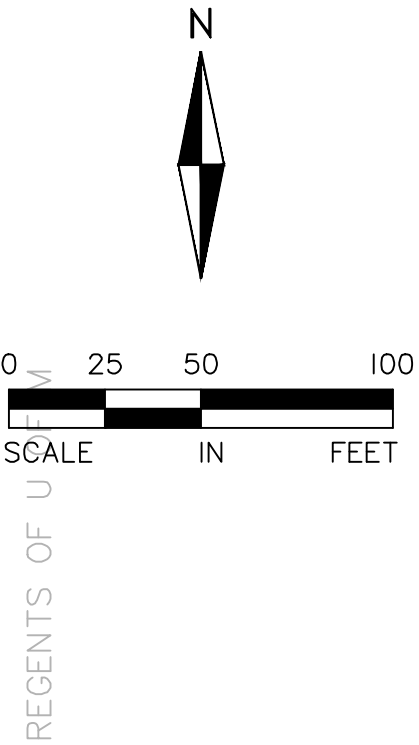
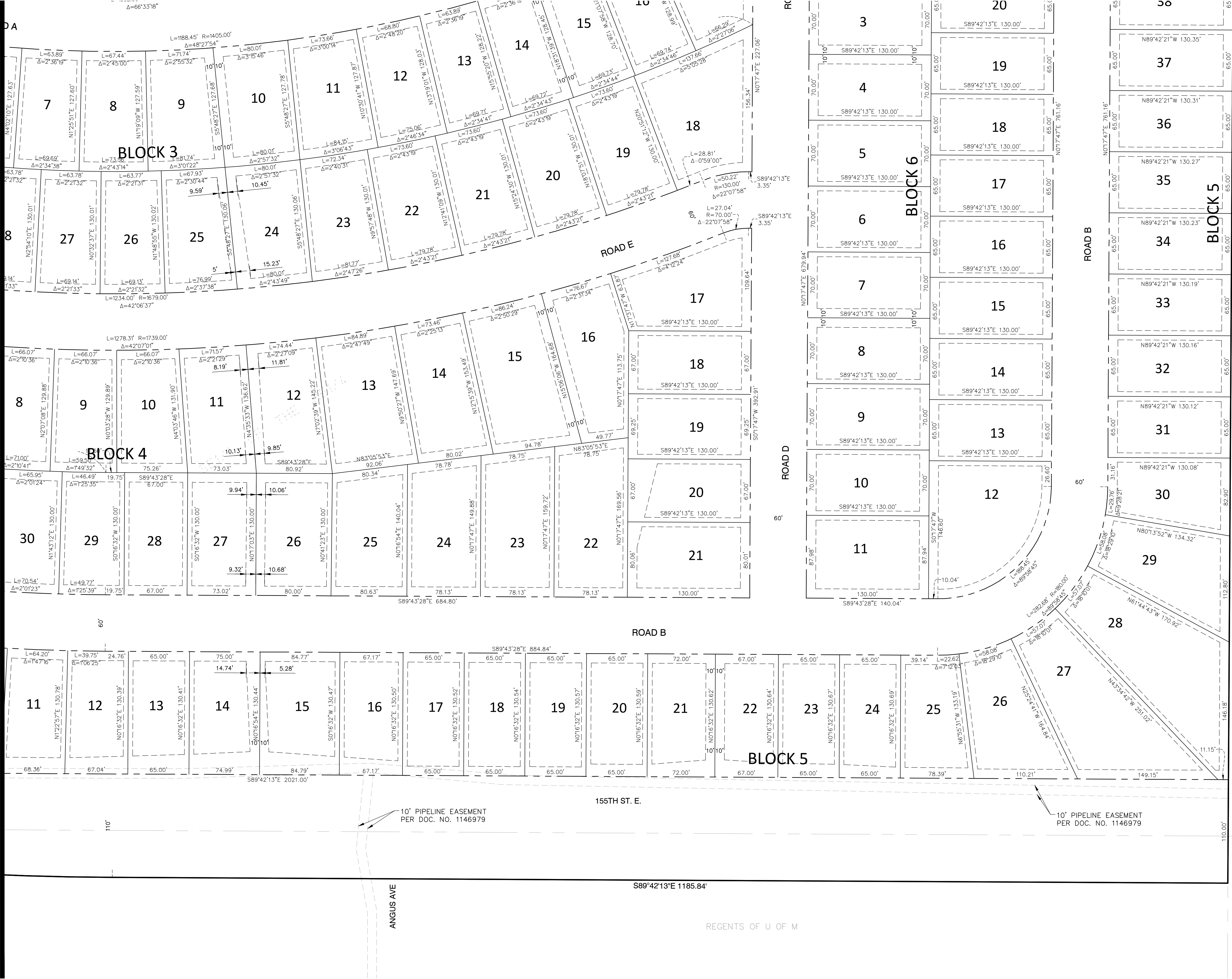
CLARK WICKLUND, PE
Date: 12-18-23 License No. 12-18-23

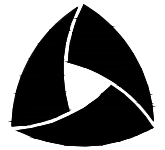
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BY	DATE
DATE	ISSUE
12-18-23	CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: CJW
DRAWN: AKA
PROJECT NO: 220-0078.CO

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AMBER FIELDS - 15TH ADDITION
ROSEMOUNT, MINNESOTA
PRELIMINARY PLAT SUBMITTAL
PRELIMINARY PLAT - VIEW D

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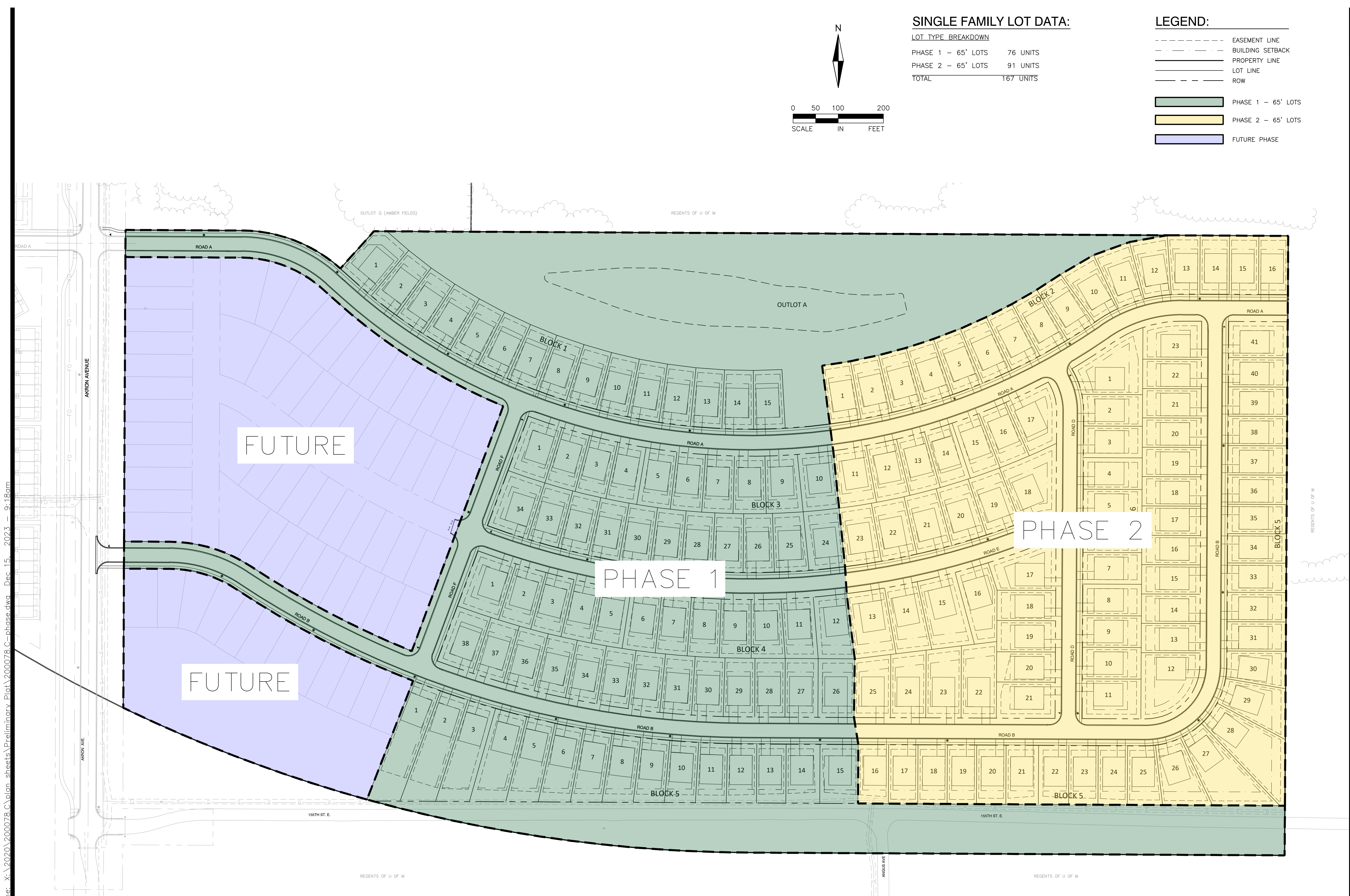
CLARK WICKLUND, PE
Date: _____ License No. _____

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
12-18-23	CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: CJW
DRAWN: AKA
PROJECT NO: 220-0078.CO

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AMBER FIELDS - 15TH ADDITION
ROSEMOUNT, MINNESOTA
PRELIMINARY PLAT SUBMITTAL
PHASING PLAN

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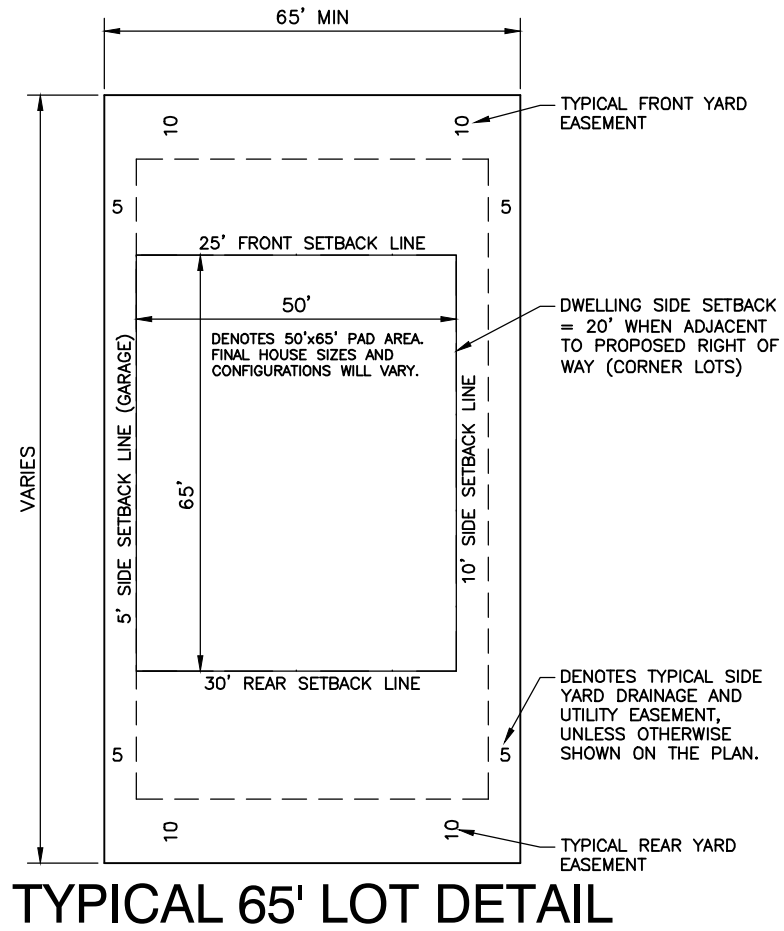
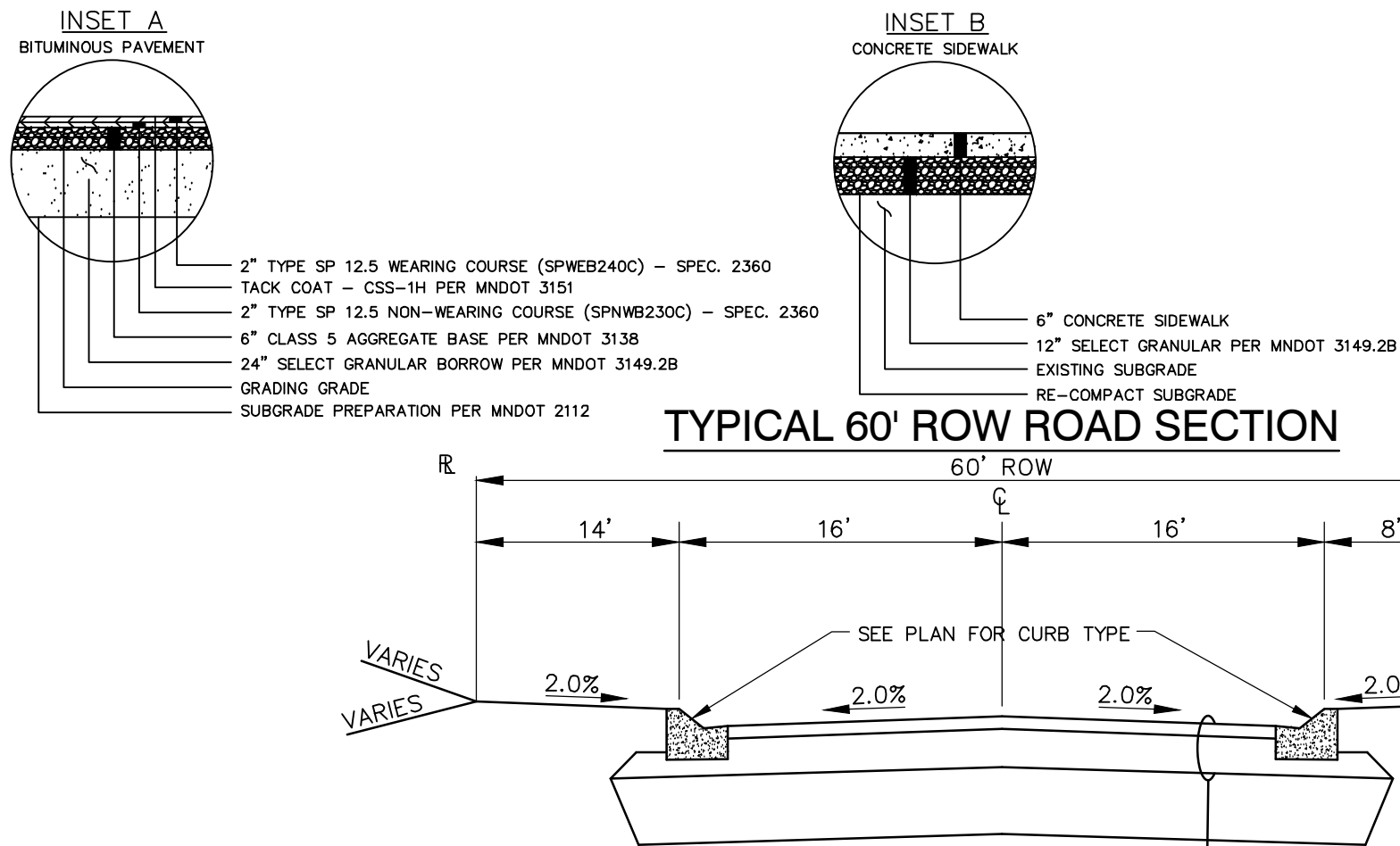
CLARK WICKLUND, PE
Date: 12-18-23 License No. 12-18-23

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
12-18-23	CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: CJW
DRAWN: AKA
PROJECT NO: 220-0078.CO

Drawing name: X:\2020\200078.C\plan sheets\Preliminary Plat\200078.C-site.dwg Dec 15, 2023 - 9:19am



DENSITY CALCULATIONS:

AREA AND DENSITY

GROSS AREA	77.58 AC
OUTLOT A	8.02 AC
OUTLOT B	11.25 AC
OUTLOT C	4.62 AC
ROW (155TH ST E)	4.41 AC
NET AREA	49.28 AC

TOTAL UNITS	167 UNITS
DENSITY	3.39 UNITS/AC

SINGLE FAMILY LOT DATA:

LOT TYPE BREAKDOWN

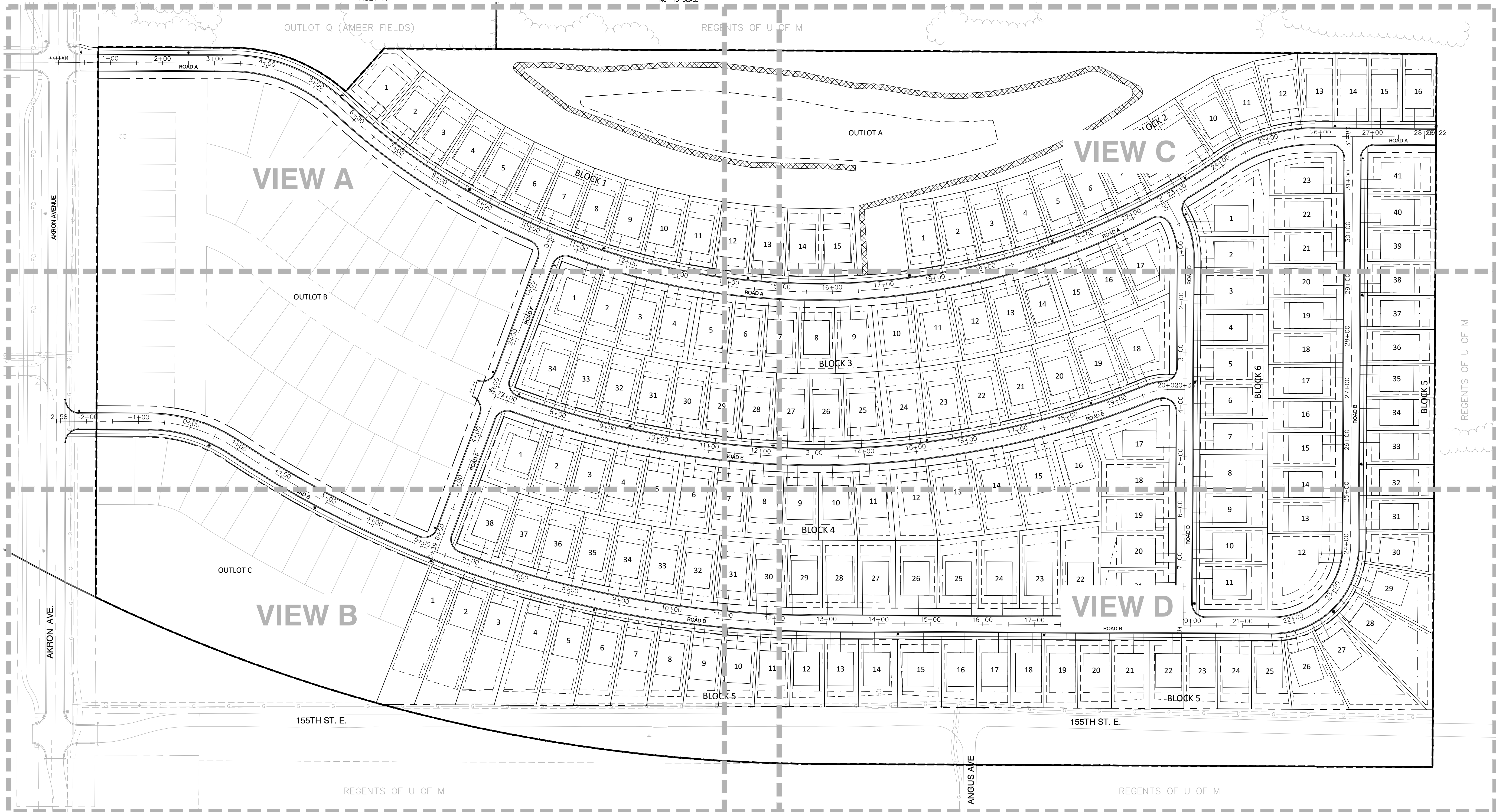
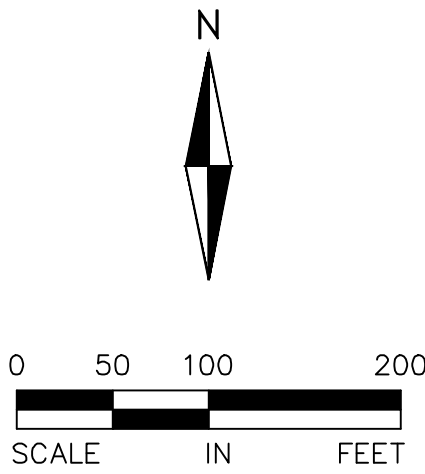
65' LOTS:	167 UNITS
SETBACKS	
FRONT	25 FT
SIDE W/ GARAGE	5 FT
SIDE W/O GARAGE	10 FT
SIDE (ROW)	20 FT
REAR	30 FT

SITE PLAN NOTES:

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

LEGEND:

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



AMBER FIELDS - 15TH ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

SITE PLAN - OVERALL VIEW

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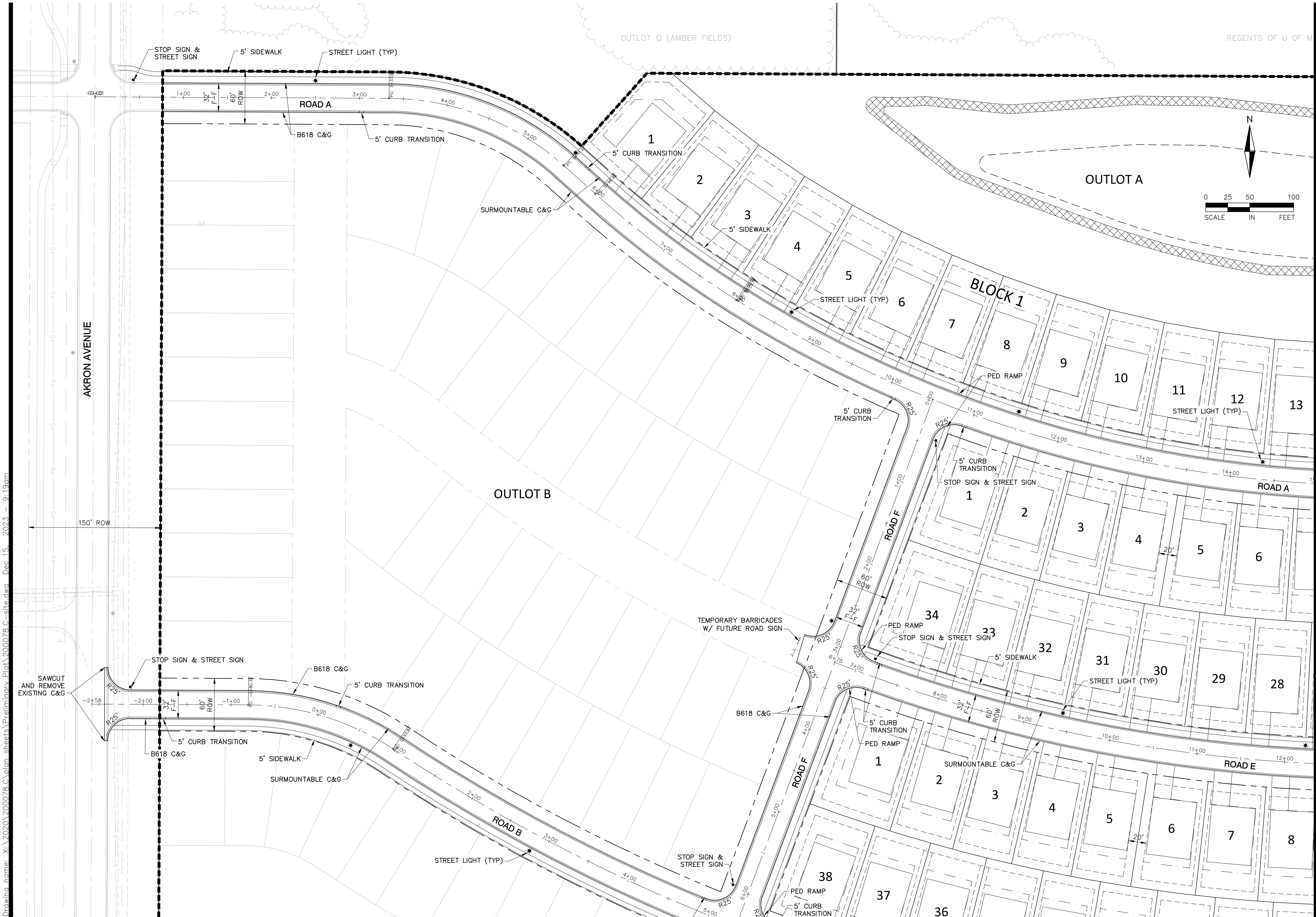
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Date: License No.

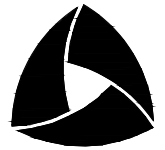
QUALITY ASSURANCE/CONTROL

BY DATE
DATE ISSUE
12-18-23 CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: CJW
DRAWN: AKA
PROJECT NO: 220-0078.CO

Drawing name: X:\2020\2000078.C\plan sheets\Preliminary Plat\2000078.C-site.dwg Dec. 15, 2023 -- 9:19am





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SITE PLAN - VIEW A

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BY	DATE
DATE	ISSUE
12-18-23	CITY SUBMITTAL

PROJECT TEAM DATA	
DESIGNED:	CJW
DRAWN:	AKA
PROJECT NO:	220-0078.CO

10

SHEET 10 of 42

Drawing name: X:\2020\200078.C\plan sheets\Preliminary Plat\200078.C-site.dwg Dec. 15, 2023 -- 9:19am





AMBER FIELDS - 15TH ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

SITE PLAN - VIEW C

the laws of the State of
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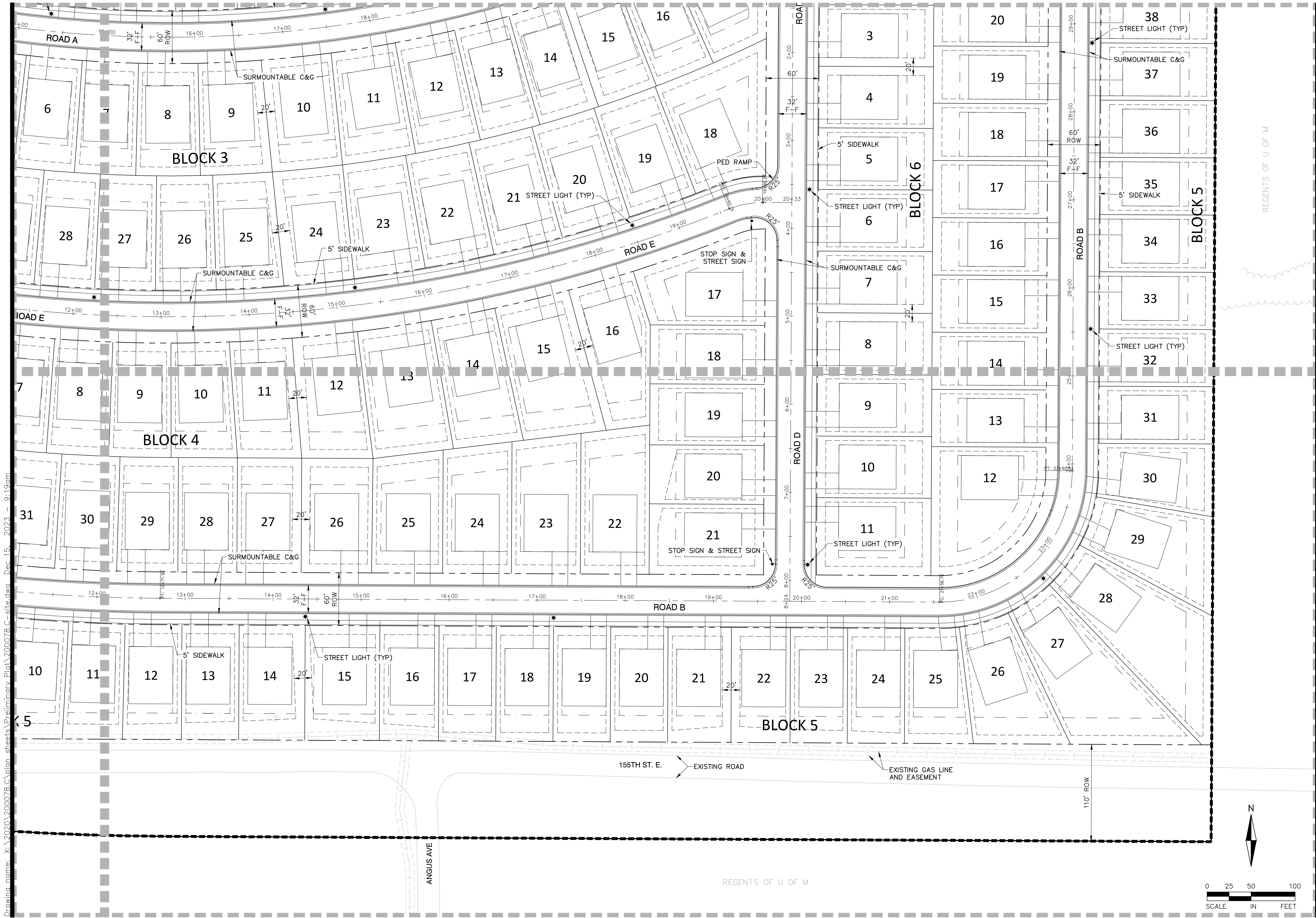
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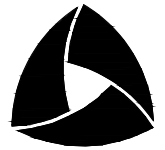
DESIGNED:	CJW
DRAWN:	AKA
PROJECT NO:	220-0078.CO

12

SHEET 12 of 42

Drawing name: X:\2020\200078 C\plan sheets\Preliminary Plat\200078 C-site.dwg Dec 15, 2023 -- 9:19am





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 SITE PLAN - VIEW D

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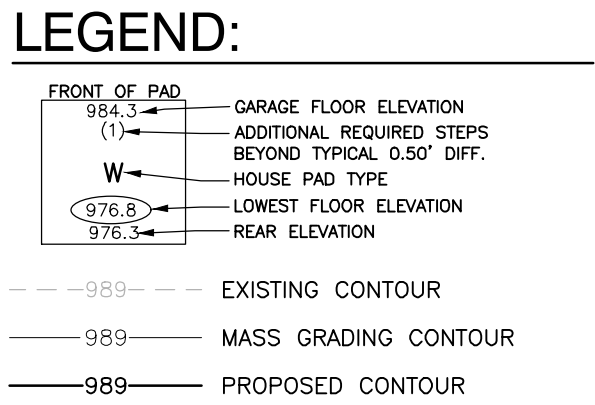
PROJECT TEAM DATA	
DESIGNED:	CJW
DRAWN:	AKA
PROJECT NO:	220-0078.CO

13

SHEET 13 of 42



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



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AMBER FIELDS - 15TH ADDITION
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PRELIMINARY PLAT SUBMITTAL
GRADING AND DRAINAGE PLAN

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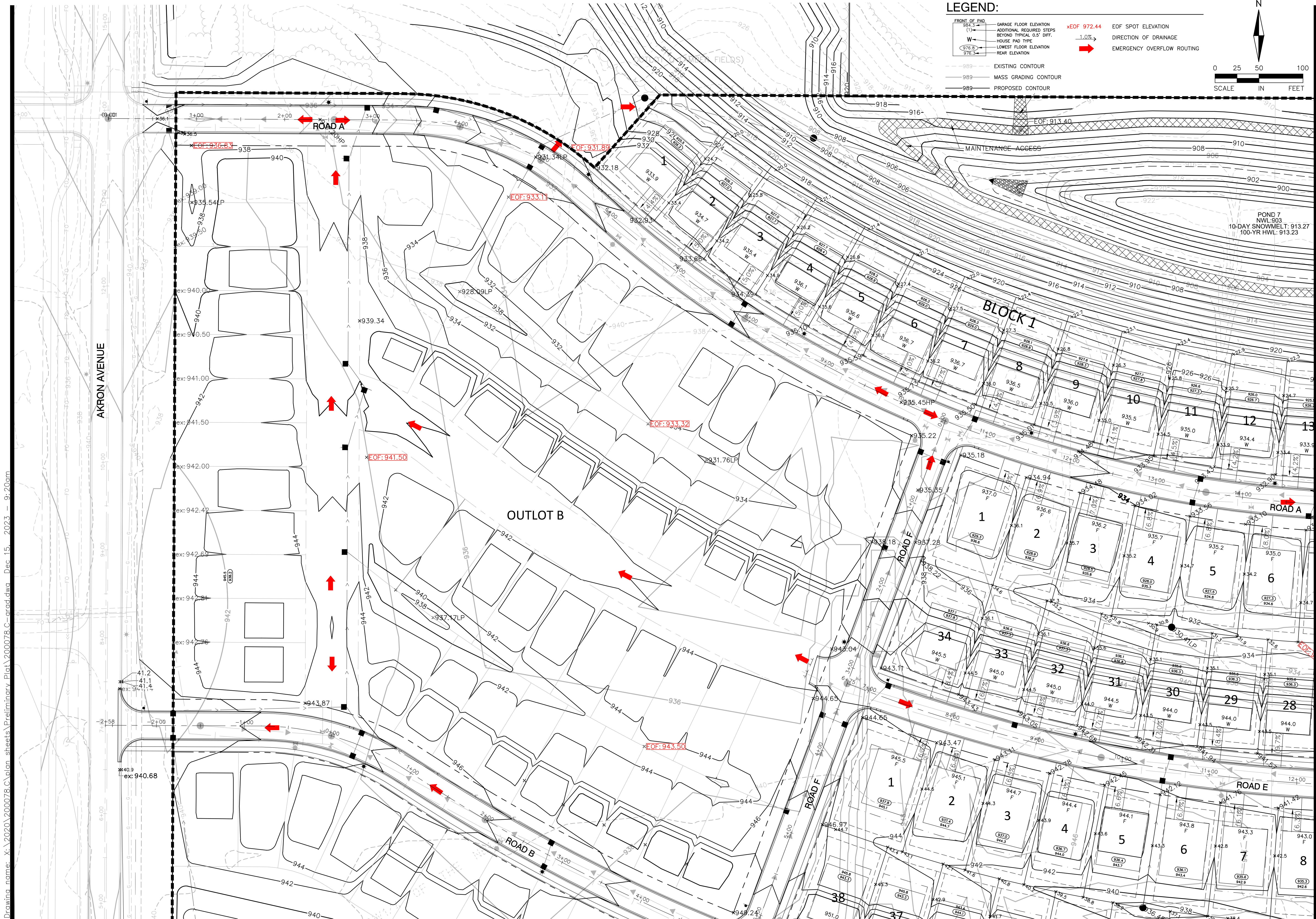
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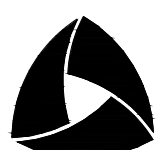
BY	DATE
DATE	ISSUE
12-18-23	CITY SUBMITTAL

PROJECT TEAM DATA

DESIGNED:	CJW
DRAWN:	AKA
PROJECT NO:	220-0078.CO

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GRADING AND DRAINAGE PLAN - VIEW A

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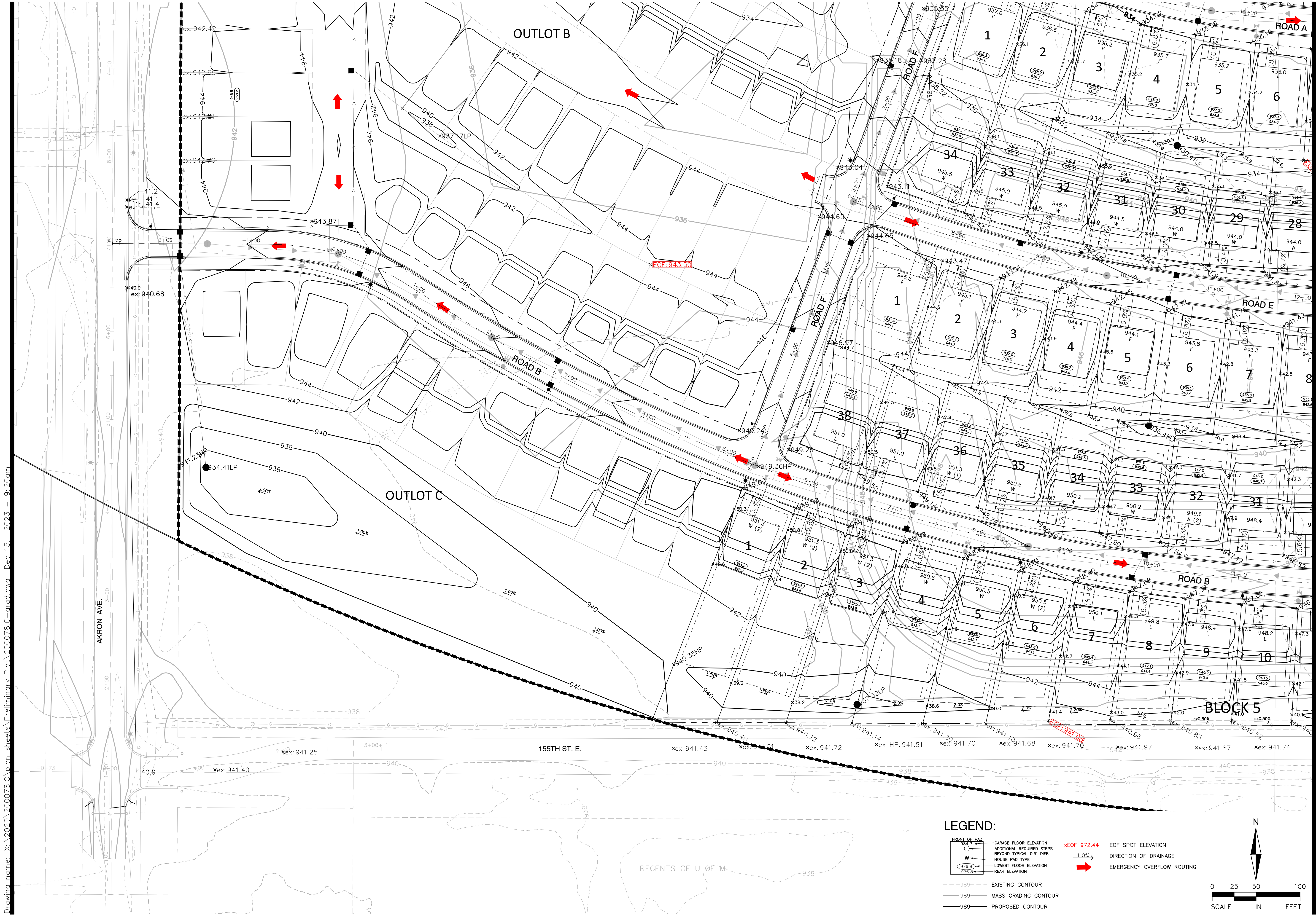
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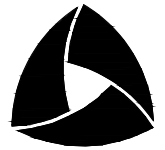
PROJECT TEAM DATA	
DESIGNED:	CJW
DRAWN:	AKA
PROJECT NO:	220-0078.CO

15

SHEET 15 of 42

Drawing name: X:\2020\2000078 C\plan sheets\Preliminary Plat\2000078 C-grad.dwg Dec 15 2023 - 9:20am





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GRADING AND DRAINAGE PLAN - VIEW B

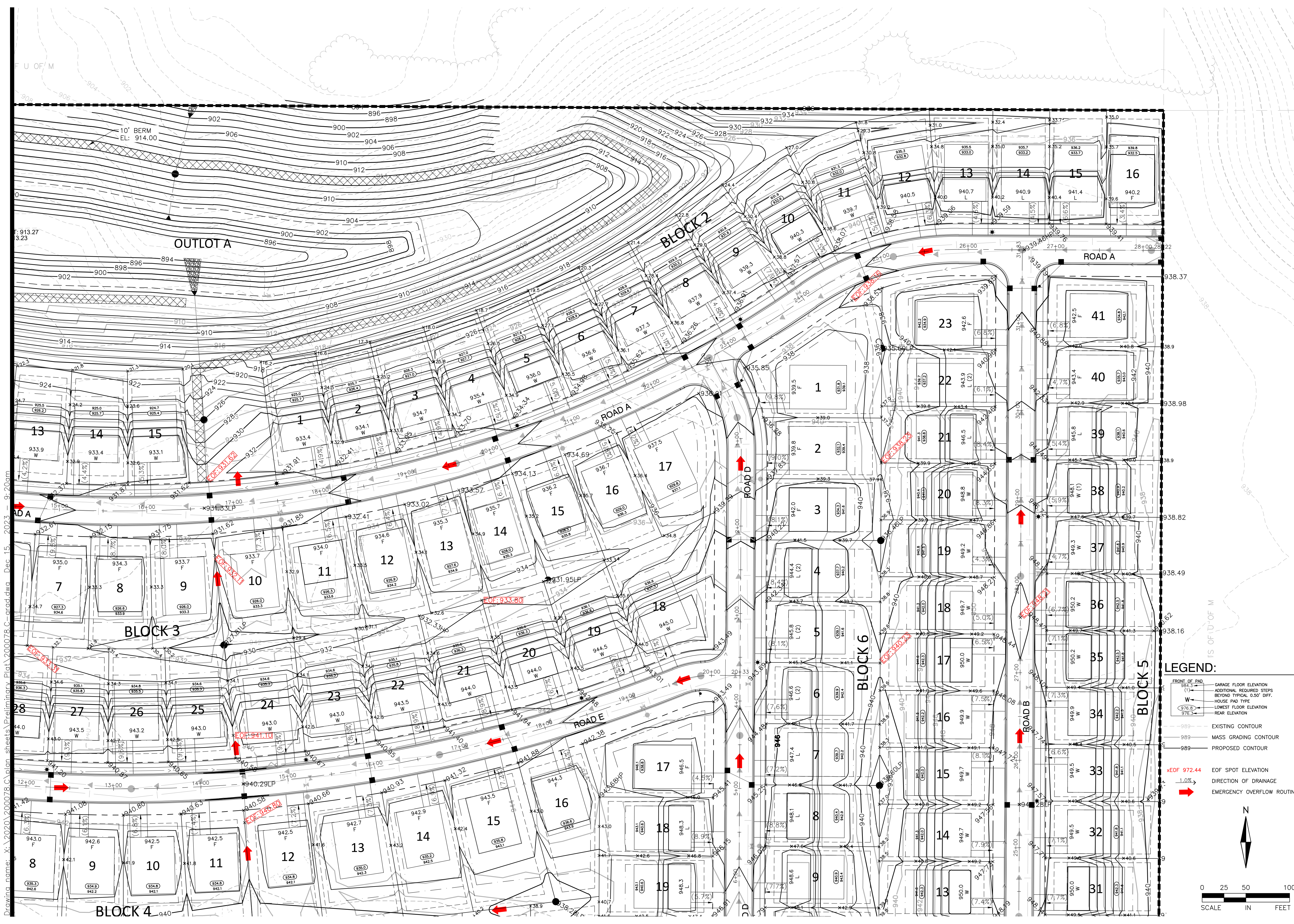
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DATE	ISSUE
12-18-23	CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: CJW
DRAWN: AKA
PROJECT NO: 220-0078.CO



Drawing name: X:\2020\200078 C:\plan sheets\Preliminary Plat\200078 C-\grad.dwg, Dec 15, 2023, 9:20am

AMBER FIELDS - 15TH ADDITION
ROSEMOUNT, MINNESOTA
PRELIMINARY PLAT SUBMITTAL
GRADING AND DRAINAGE PLAN - VIEW C

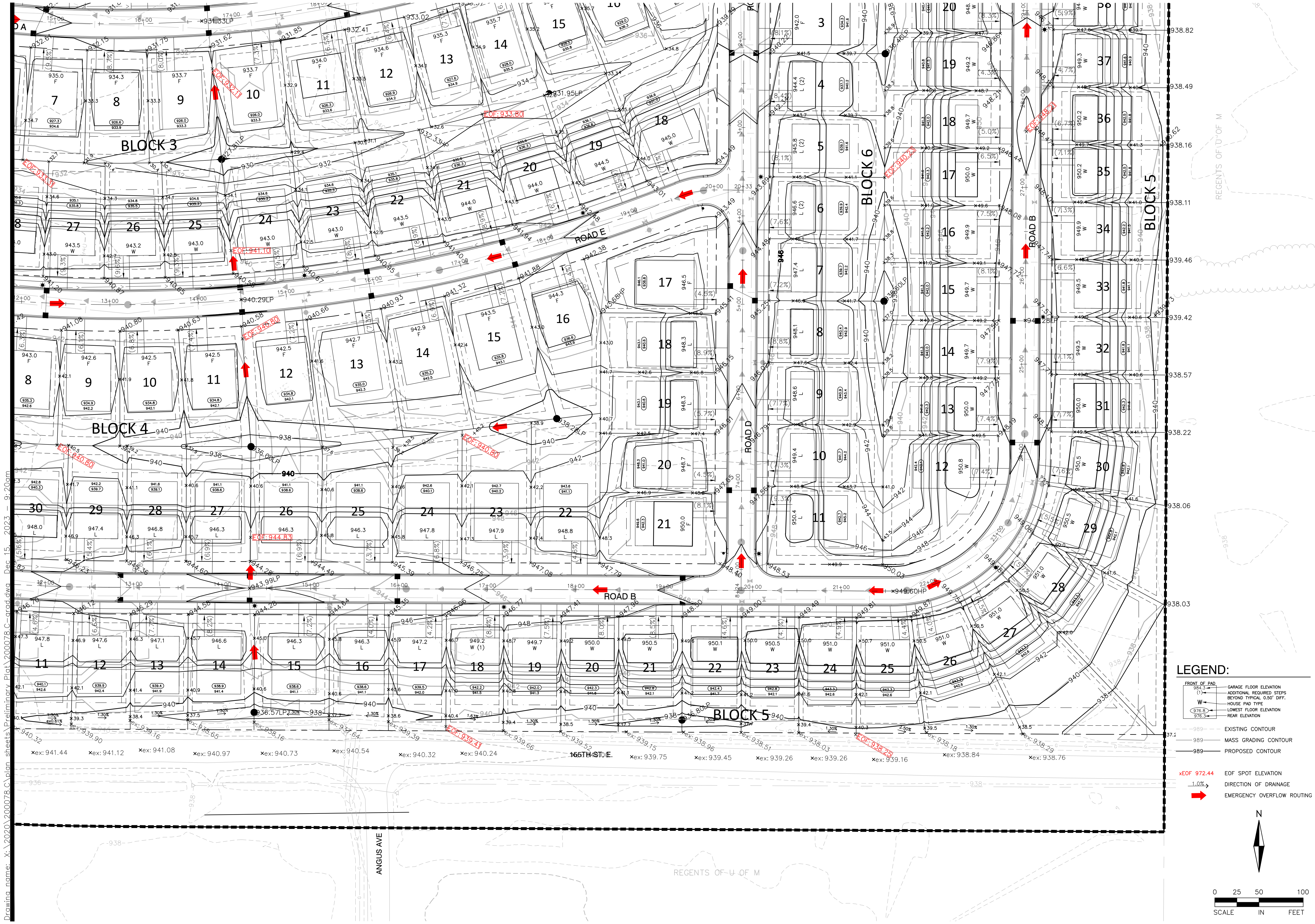
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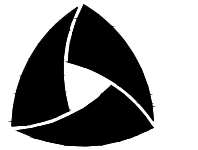
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DATE	ISSUE
12-18-23	CITY SUBMITTAL

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DESIGNED: _____ C/JW
DRAWN: _____ AKA
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GRADING AND DRAINAGE PLAN - VIEW D

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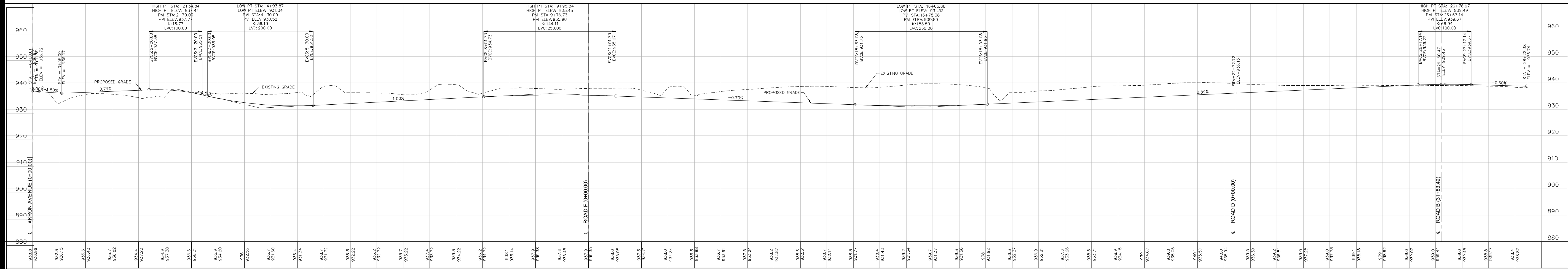
BY	DATE
DESIGNED:	CJW
DRAWN:	AKA
PROJECT NO:	220-0078.CO

PROJECT TEAM DATA

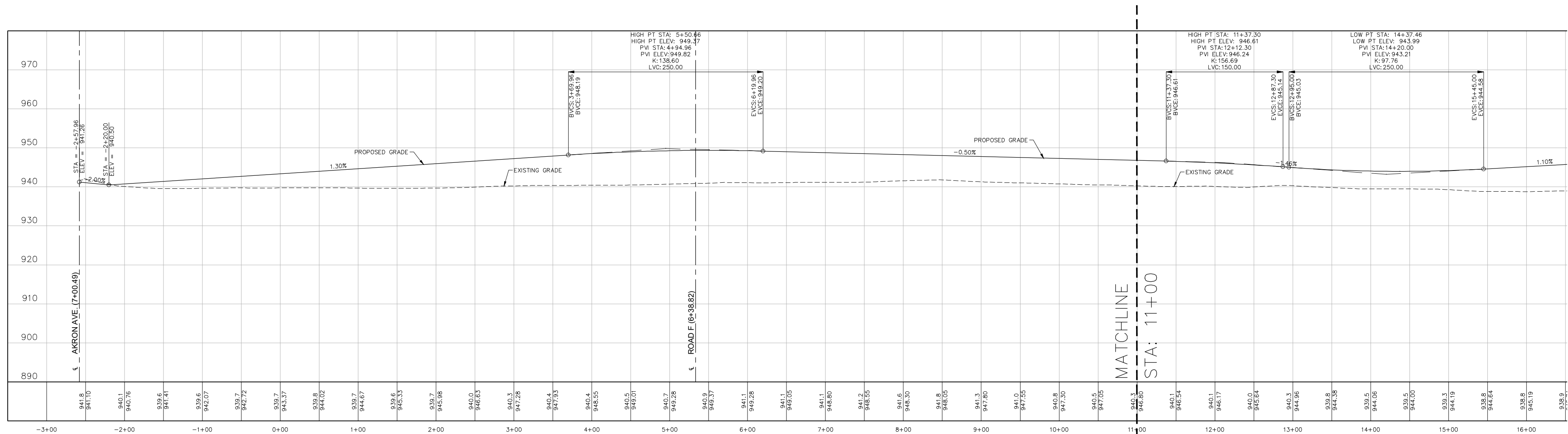
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SHEET 18 of 42

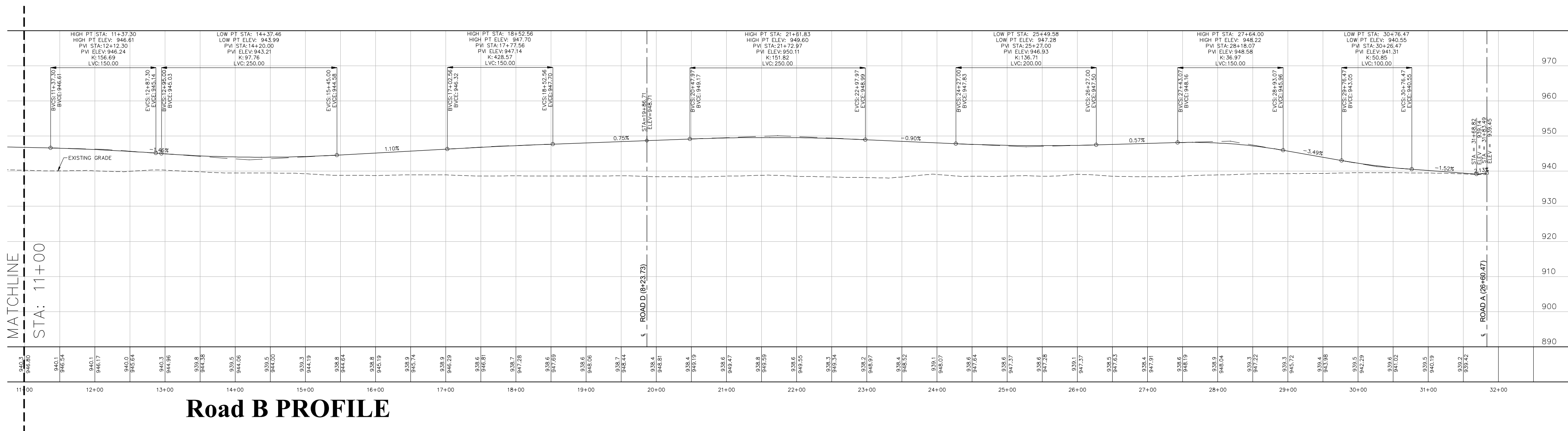
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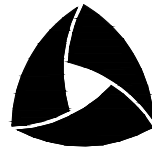
Road A PROFILE



Road B PROFILE



Road B PROFILE



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PROJECT TEAM DATA	
DESIGNED:	CJW
DRAWN:	AKA
PROJECT NO:	220-0078.CO

Profile view of the proposed road grade. The graph shows elevation (890 to 970) versus stationing (930.6 to 943.2). It includes existing grade, proposed grade, and vertical curve data. Key features include a 0.65% grade, a -0.53% grade, and a 0.65% grade. Vertical curve data points are provided for various stations.

Station	Existing Grade (ELEV)	Proposed Grade (ELEV)
930.6	938.85	938.85
930.7	939.74	939.74
930.8	940.05	940.05
930.9	940.10	940.10
931.0	940.71	940.71
931.1	941.04	941.04
931.2	941.35	941.35
931.3	941.60	941.60
931.4	941.85	941.85
931.5	942.05	942.05
931.6	942.20	942.20
931.7	942.35	942.35
931.8	942.50	942.50
931.9	942.65	942.65
932.0	942.80	942.80
932.1	942.95	942.95
932.2	943.10	943.10
932.3	943.25	943.25
932.4	943.40	943.40
932.5	943.55	943.55
932.6	943.70	943.70
932.7	943.85	943.85
932.8	944.00	944.00
932.9	944.15	944.15
933.0	944.30	944.30
933.1	944.45	944.45
933.2	944.60	944.60
933.3	944.75	944.75
933.4	944.90	944.90
933.5	945.05	945.05
933.6	945.20	945.20
933.7	945.35	945.35
933.8	945.50	945.50
933.9	945.65	945.65
934.0	945.80	945.80
934.1	945.95	945.95
934.2	946.10	946.10

The profile view shows the vertical alignment of a road section. The horizontal axis represents stationing from 940.0 to 905.0. The vertical axis represents elevation in feet, ranging from 890 to 970. The profile includes an existing grade (dashed line) and a proposed grade (solid line). Key features include:

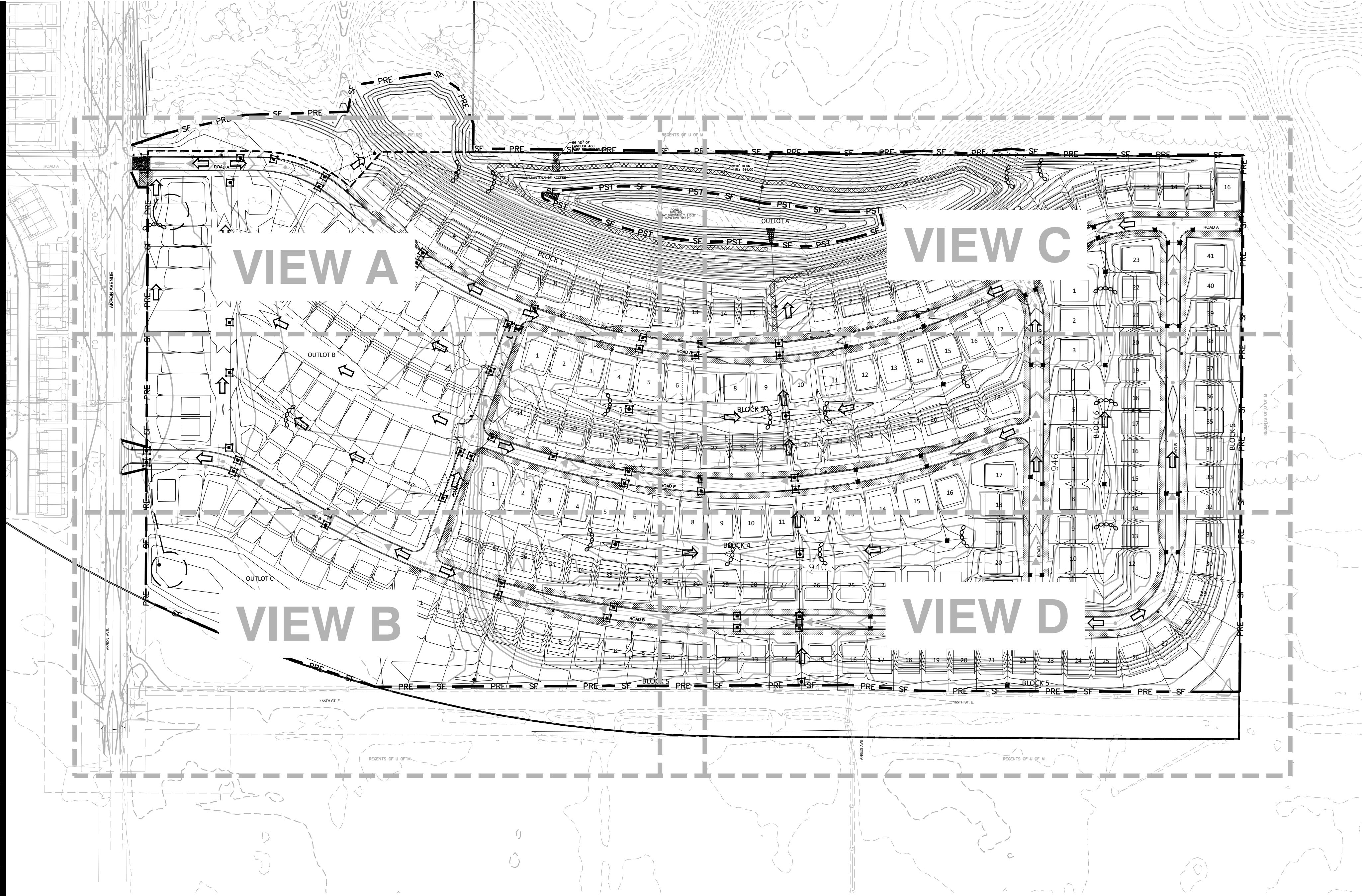
- Vertical Curve 1 (Left):**
 - High PT STA: 3+78.57
 - High PT Elev: 944.78
 - PVI STA: 3+03.57
 - PVI Elev: 943.48
 - K: 68.67
 - LVC: 100.00
- Vertical Curve 2 (Right):**
 - Low PT STA: 0+50.00
 - Low PT Elev: 934.70
 - PVI STA: 1+00.00
 - PVI Elev: 935.45
 - K: 41.06
 - LVC: 100.00
- Grade Segments:**
 - 1.75% Proposed Grade
 - 3.94% Existing Grade
 - 2.00% Existing Grade
- Other Data Points:**
 - Point A (944.9): ELEV = 944.92, LVC = 946.51
 - Point B (944.9): ELEV = 944.92, LVC = 946.51
 - Point C (944.9): ELEV = 944.92, LVC = 946.51
 - Point D (944.9): ELEV = 944.92, LVC = 946.51
 - Point E (944.9): ELEV = 944.92, LVC = 946.51
 - Point F (944.9): ELEV = 944.92, LVC = 946.51
 - Point G (944.9): ELEV = 944.92, LVC = 946.51
 - Point H (944.9): ELEV = 944.92, LVC = 946.51
 - Point I (944.9): ELEV = 944.92, LVC = 946.51
 - Point J (944.9): ELEV = 944.92, LVC = 946.51
 - Point K (944.9): ELEV = 944.92, LVC = 946.51
 - Point L (944.9): ELEV = 944.92, LVC = 946.51
 - Point M (944.9): ELEV = 944.92, LVC = 946.51
 - Point N (944.9): ELEV = 944.92, LVC = 946.51
 - Point O (944.9): ELEV = 944.92, LVC = 946.51
 - Point P (944.9): ELEV = 944.92, LVC = 946.51
 - Point Q (944.9): ELEV = 944.92, LVC = 946.51
 - Point R (944.9): ELEV = 944.92, LVC = 946.51
 - Point S (944.9): ELEV = 944.92, LVC = 946.51
 - Point T (944.9): ELEV = 944.92, LVC = 946.51
 - Point U (944.9): ELEV = 944.92, LVC = 946.51
 - Point V (944.9): ELEV = 944.92, LVC = 946.51
 - Point W (944.9): ELEV = 944.92, LVC = 946.51
 - Point X (944.9): ELEV = 944.92, LVC = 946.51
 - Point Y (944.9): ELEV = 944.92, LVC = 946.51
 - Point Z (944.9): ELEV = 944.92, LVC = 946.51

Profile view of a road section showing elevation (880 to 960) versus stationing (942.28 to 957.27). The profile includes a solid line for the road grade and a dashed line for the existing ground. Key features include three vertical curves: a 400.00' curve at station 943.01, a 300.00' curve at station 947.14, and a 250.00' curve at station 952.39. The road crosses three roadways: ROAD B (0+00.00), ROAD C (0+00.00), and ROAD D (2+56.38).

Station	Elevation (ft)	Curve Type	Curve Length (ft)	Grade (%)
942.28	944.28	Existing Ground	-	-
942.65	944.25	Existing Ground	-	-
943.01	943.01	Curve Start	400.00	-0.60%
943.7	943.37	Curve End	400.00	-0.60%
943.97	944.27	Existing Ground	-	-
944.37	944.37	Curve Start	300.00	1.84%
945.4	944.75	Curve End	300.00	1.84%
946.3	944.3	Existing Ground	-	-
947.14	944.3	Curve Start	250.00	0.95%
948.2	944.27	Curve End	250.00	0.95%
948.7	944.25	Existing Ground	-	-
949.74	943.74	Curve End	250.00	0.95%
950.7	943.74	Existing Ground	-	-
951.27	943.74	Curve End	250.00	0.95%
952.39	943.74	Curve End	250.00	0.95%
953.7	943.74	Existing Ground	-	-
954.2	943.74	Existing Ground	-	-
954.6	943.74	Existing Ground	-	-
955.2	943.74	Existing Ground	-	-
955.7	943.74	Existing Ground	-	-
956.3	943.74	Existing Ground	-	-
956.8	943.74	Existing Ground	-	-
957.27	943.74	Existing Ground	-	-

Page 88 of 212

Drawing name: X:\2020\200078 C:\plan sheets\Preliminary Plat\200078 C-escp.dwg Dec 15, 2023 -- 9:22am



- SEDIMENT BARRIERS**
1. SILT FENCE (MnDOT 3886)
 2. CURB LOG
 3. ROCK WEEPER
- INLET PROTECTION DEVICES**
1. WIMCO (MnDOT TYPE A & C)
 2. INFRASAFE STORM DRAIN/CULVERT
 3. SILT SACK (MnDOT TYPE A)
 4. DANDY BAG (MnDOT TYPE B)
- ANTI-TRACKING CONTROL**
1. 2" CRUSHED CLEAR ROCK (LAND DEVELOPMENT)
- TEMPORARY SEED MIX**
1. MnDOT-21-111 (OATS 21-120 DAY STABILIZATION)
 2. MnDOT-22-111 (1-2 YR. STABILIZATION)

- PERMANENT SEED MIX/STABILIZATION**
1. MnDOT 25-151 (RESIDENTIAL TURF)
 2. SOD
- STABILIZATION BMP'S**
1. STRAW/HAY MnDOT TYPE 1 MULCH
 2. EROSION CONTROL BLANKET MnDOT CAT. 3
 3. HYDROMULCH MnDOT TYPE 5
 4. TURF REINFORCEMENT MAT SC250 NORTH AMERICAN GREEN OR EQUAL-MNDOT CAT 6
- GRADING ACTIVITY**
1. CONCRETE WASHOUT IS DONE BY TRUCK WITH A MOBILE WASHOUT SYSTEM PROVIDED AND COMPLETED BY THE CONCRETE CONTRACTOR.

LEGEND:

- EASEMENT LINE
--- LOT LINE
--- PROPERTY LINE
--- ROW
--- SETBACK LINE
--- EXISTING CONTOUR
--- PROPOSED CONTOUR
--- DIRECTION OF DRAINAGE
--- PROPOSED STORM SEWER
--- PROPOSED STORM INLET
- PRE SF PROPOSED SILT FENCE (PRE-GRADING)
PST SF PROPOSED SILT FENCE (POST-GRADING)
- INLET PROTECTION
BIO-ROLLS/LOGS
DO NOT DISTURB AREAS

ACTIVE SWPPP MAP LEGEND

* FIELD MANAGER TO COLOR CODE DURING CONSTRUCTION AS NECESSARY

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

SWPPP BMP QUANTITIES (PER PLAN):

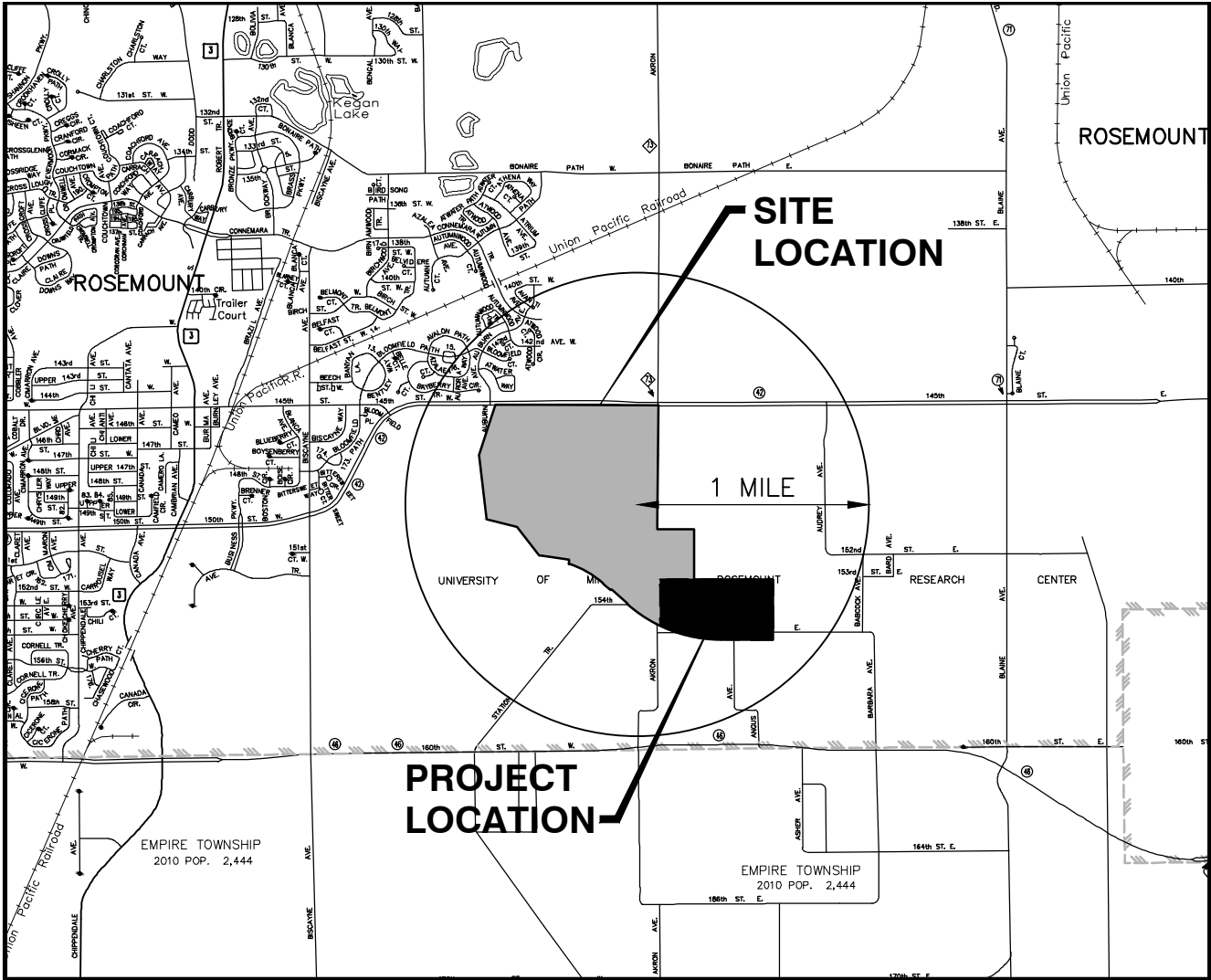
DISTURBED AREA	75.49 AC
SILT FENCE (PRE- CONSTRUCTION)	7,792 LF
SILT FENCE (POST- CONSTRUCTION)	1,674 LF
INLET PROTECTION	97 EA
SEED/SOD POST GRADING AREA	1.55 AC

EROSION CONTROL RESPONSIBLE PARTY:

TBD

CONTRACTOR:

TBD



VICINITY MAP
SCALE: 1" = 4000'

NOTE TO CONTRACTOR:

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

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

NOTES:

1. SEE SHEET 26 FOR ALL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS.
2. ELECTRONIC COPY OF THE WEEKLY INSPECTION REPORTS SHALL BE PROVIDED TO THE ENGINEERING PROJECT COORDINATOR EACH WEEK.
3. THE STORMWATER POLLUTION PREVENTION PLAN SHALL BE MANAGED BY A PERSON THAT IS TRAINED, KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMPs WHO WILL OVERSEE THE IMPLEMENTATION OF THE SWPPP AND THE INSTALLATION, INSPECTION AND MAINTENANCE OF THE EROSION AND SEDIMENT CONTROL BMPs BEFORE AND DURING CONSTRUCTION OF THE DEVELOPMENT AS A WHOLE.
4. INSPECTIONS SHALL BE CONDUCTED ON A WEEKLY BASIS AND WITHIN 24 HOURS OF A 0.5" OR GREATER RAIN EVENT WITHIN A 24-HOUR PERIOD. THESE INSPECTIONS SHALL BE SUBMITTED TO THE CITY ON A WEEKLY BASIS FOR RECORD KEEPING PURPOSES.
5. SWPPP INSPECTOR INFORMATION MUST BE PROVIDED AT THE PRE-CONSTRUCTION MEETING AND WHO THAT CONTACT WILL BE DURING GRADING, UTILITY AND STREET IMPROVEMENTS AND DURING BUILDING OF HOMES.
6. TEMPORARY SEDIMENT BASINS AND FLOCCULANT TREATMENT WILL BE REQUIRED PRIOR TO DISCHARGING WATER FROM THE CONSTRUCTION SITE.
7. 6" OF TOPSOIL TO BE SPREAD OVER DISTURBED AREAS TO REDUCE LONG-TERM WATER USE FOR IRRIGATION AND TO IMPROVE STORMWATER RUNOFF QUALITY.
8. ONSITE DEWATERING SHALL NOT CAUSE EROSION. DEWATERING DISCHARGE SHALL NOT BE DIRECTED INTO INFILTRATION AREAS.

CONSTRUCTION SEQUENCING:

MASS GRADING PHASE:

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

STREET & UTILITY PHASE:

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

AMBER FIELDS - 15TH ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

EROSION AND SEDIMENT CONTROL PLAN - OVERALL VIEW

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

CLARK WICKLUND, PE
Date: License No.

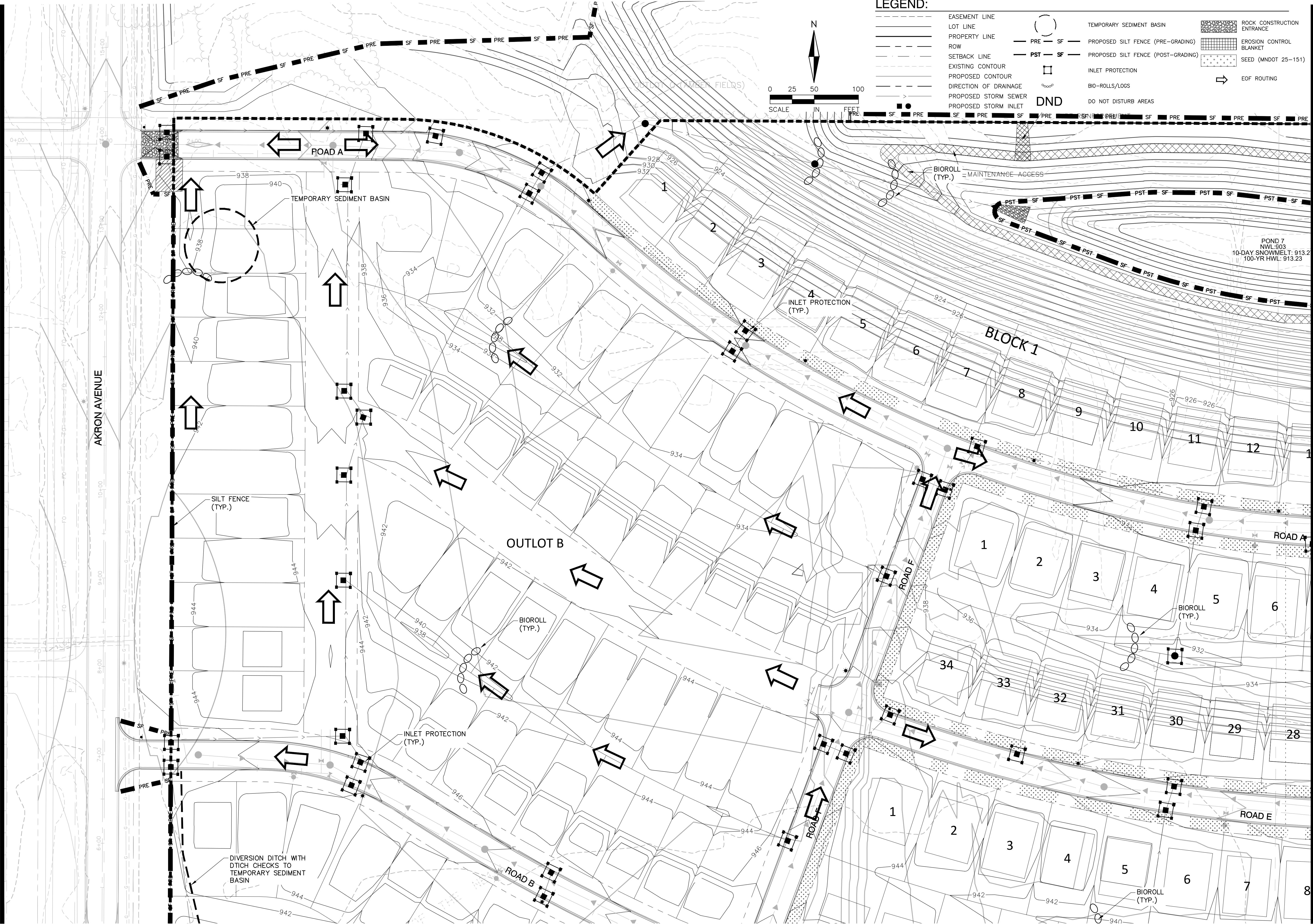
QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
12-18-23	CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: CJW
DRAWN: AKA
PROJECT NO: 220-0078.CO

21

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AMBER FIELDS - 15TH ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

EROSION AND SEDIMENT CONTROL PLAN - VIEW A

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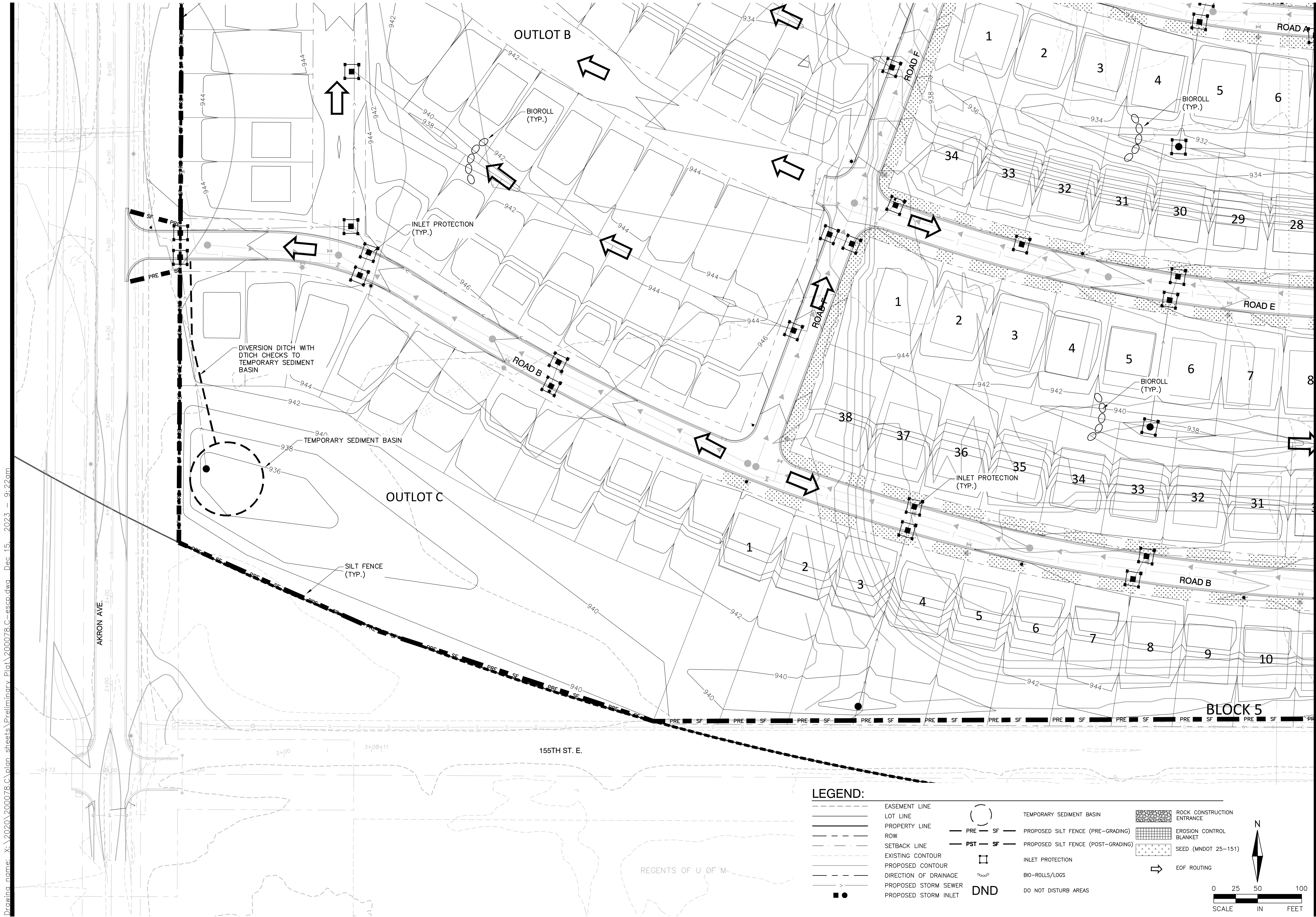
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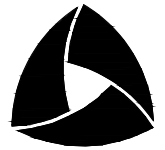
QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
12-18-23	CITY SUBMITTAL

PROJECT TEAM DATA	
DESIGNED:	CJW
DRAWN:	AKA
PROJECT NO:	220-0078.CO

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ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

EROSION AND SEDIMENT CONTROL PLAN - VIEW B

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QUALITY ASSURANCE/CONTROL

BY	DATE

PROJECT TEAM DATA

DESIGNED:	CJW
DRAWN:	AKA
PROJECT NO:	220-0078.CO

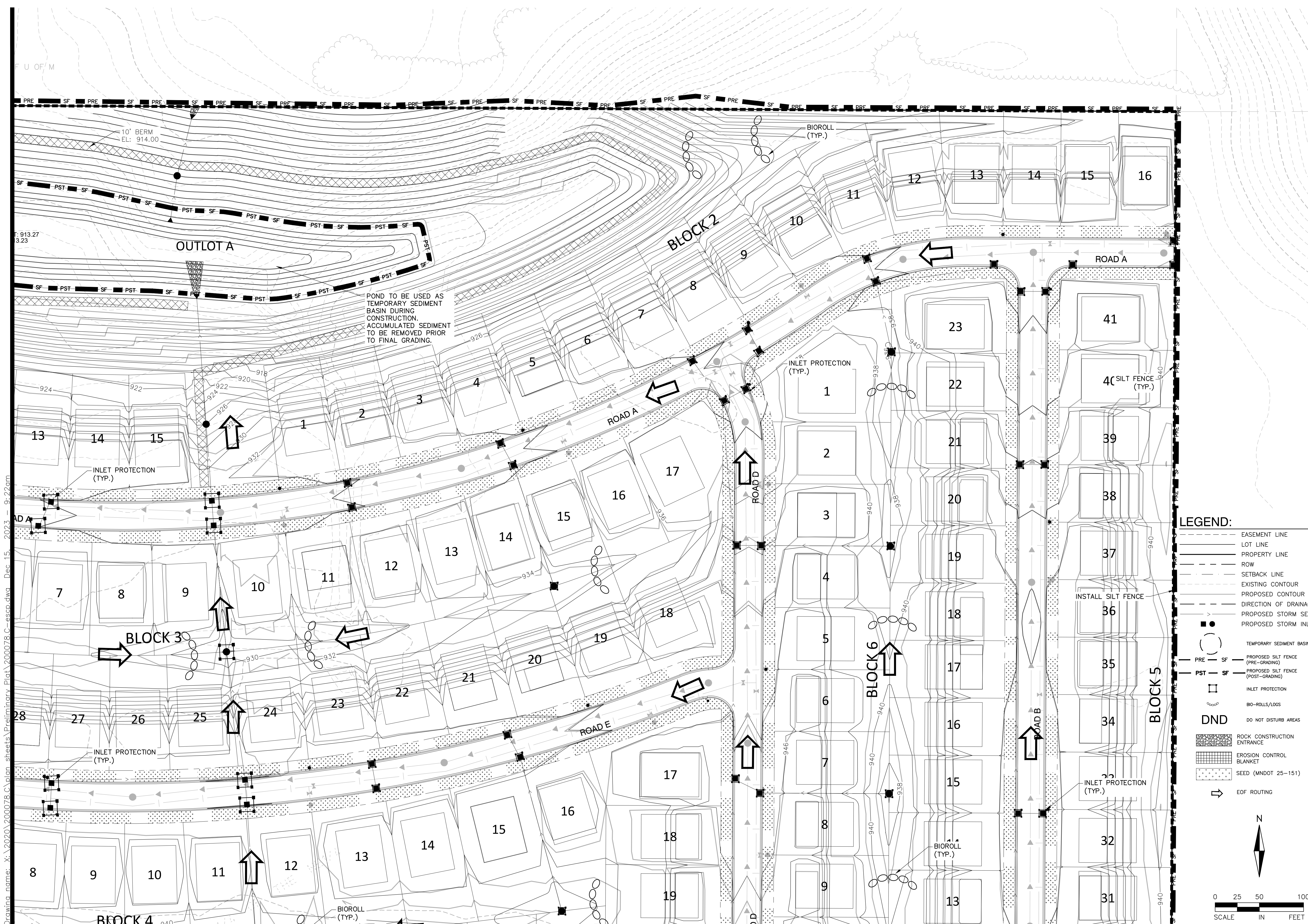
23

SHEET 23 of 42

LEGEND:

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

0 25 50 100
SCALE IN FEET



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LEGEND:

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

Scale: 0 25 50 100
SCALE IN FEET

North Arrow: N

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ROSEMOUNT, MINNESOTA

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EROSION AND SEDIMENT CONTROL PLAN - VIEW C

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FOR REVIEW ONLY
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DATE	ISSUE
12-18-23	CITY SUBMITTAL

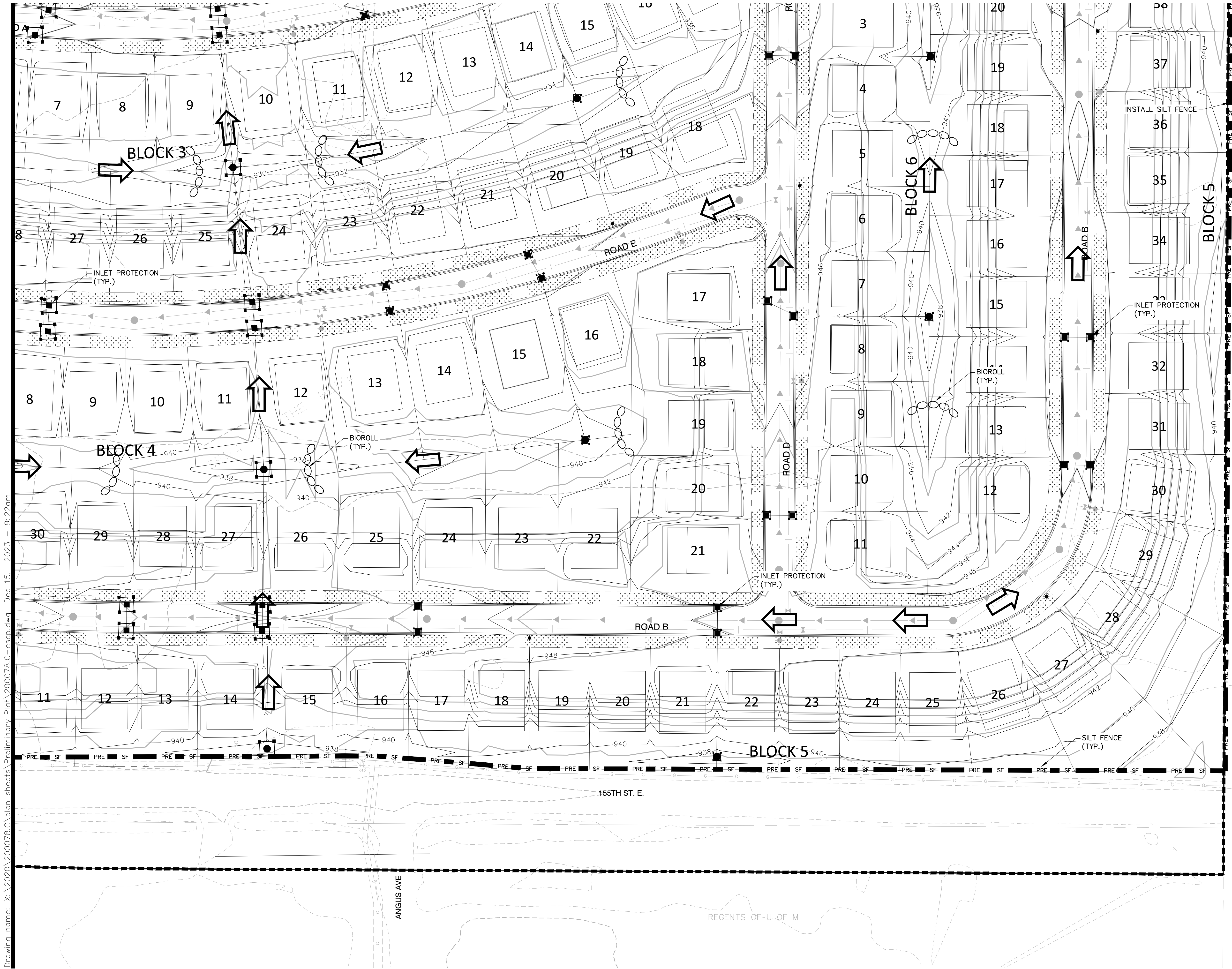
PROJECT TEAM DATA

DESIGNED:	CJW
DRAWN:	AKA
PROJECT NO:	220-0078.CO

24

SHEET 24 of 42

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LEGEND:

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

N

0 25 50 100
SCALE IN FEET

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AMBER FIELDS - 15TH ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

EROSION AND SEDIMENT CONTROL PLAN - VIEW D

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Date: 12-18-23 License No. 12-18-23

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BY	DATE
DATE	ISSUE
12-18-23	CITY SUBMITTAL

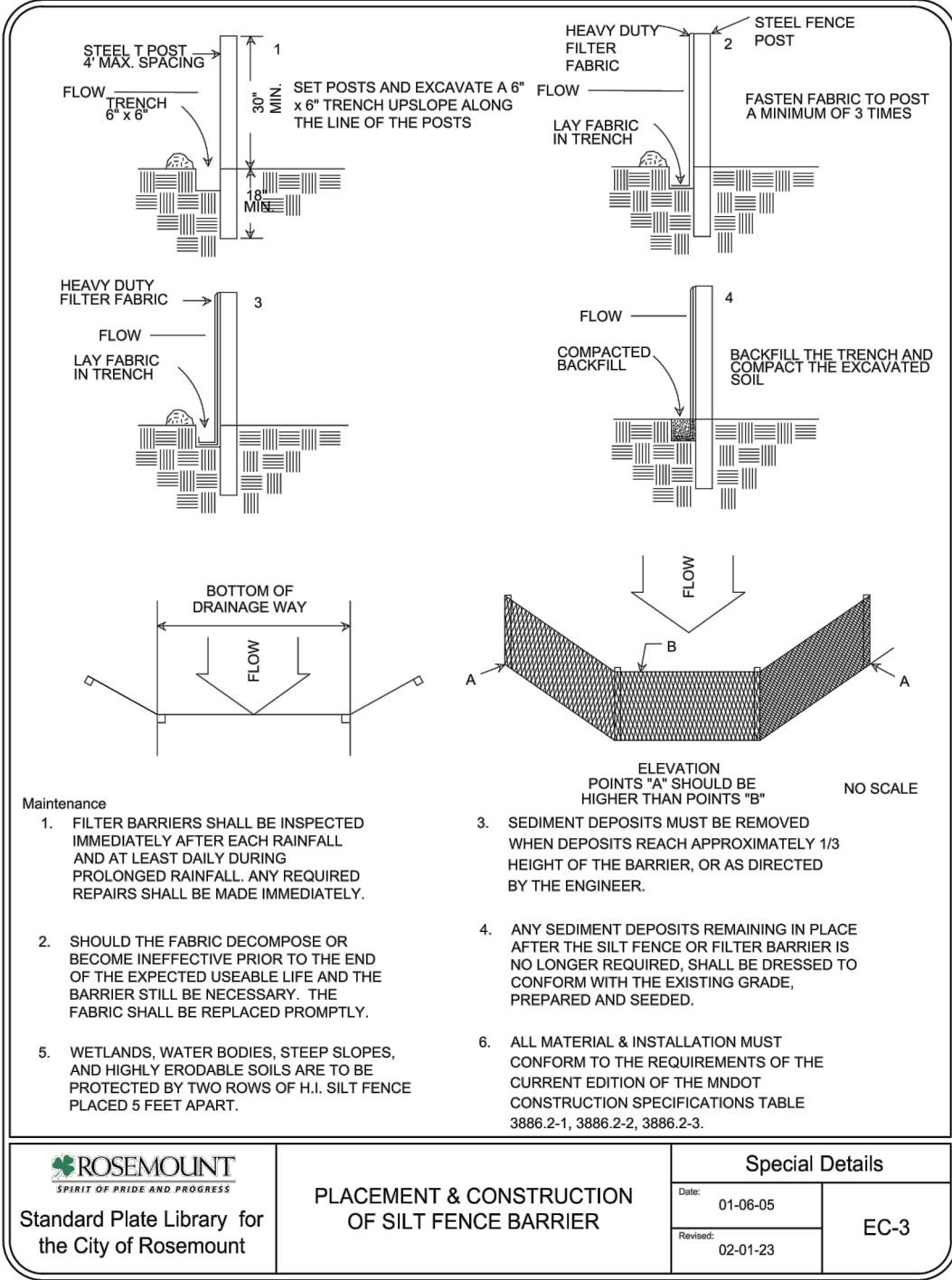
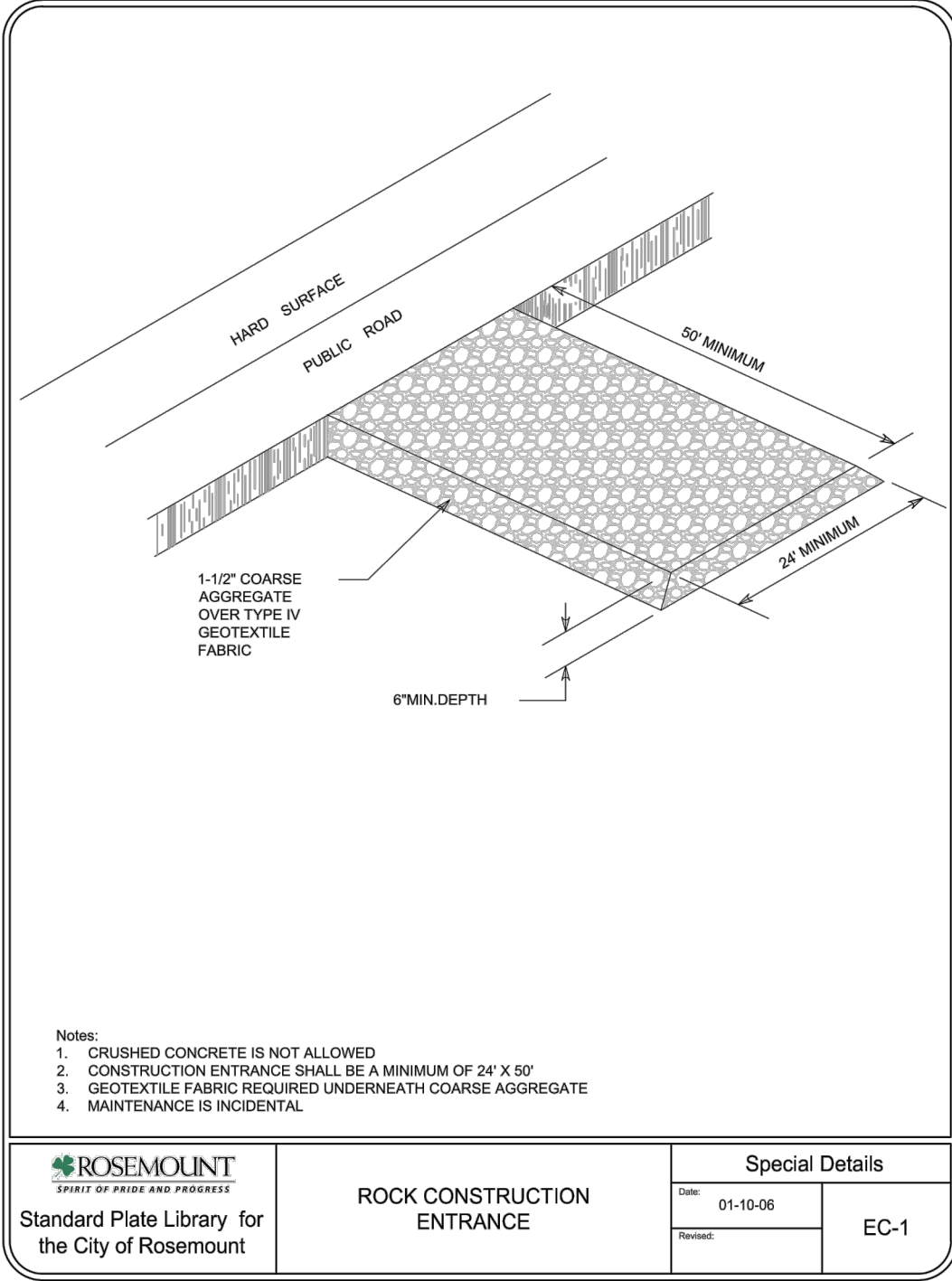
PROJECT TEAM DATA

DESIGNED:	CJW
DRAWN:	AKA
PROJECT NO:	220-0078.CO

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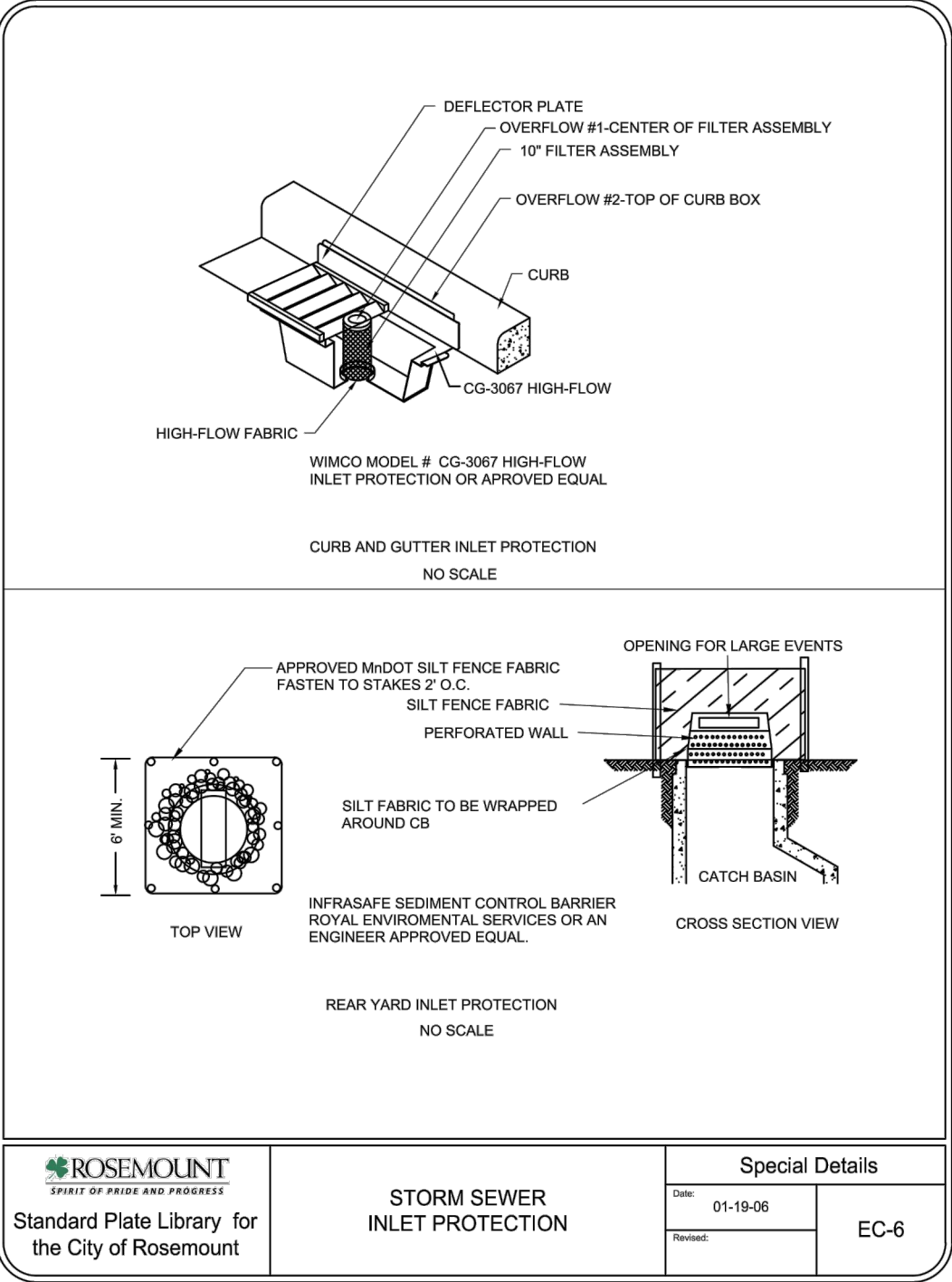
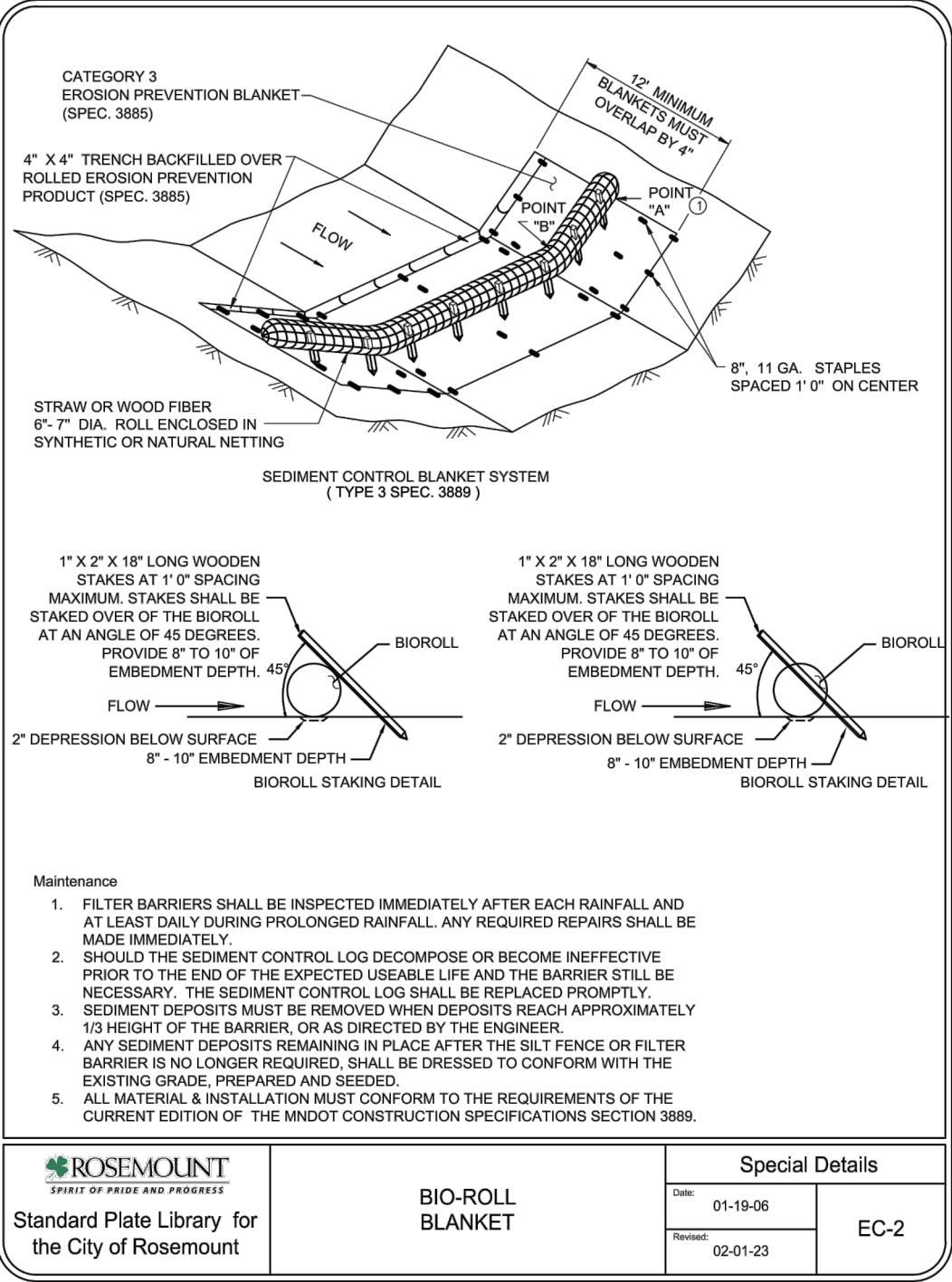
SHEET 25 of 42

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SEDIMENT CONTROL PRACTICES:

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

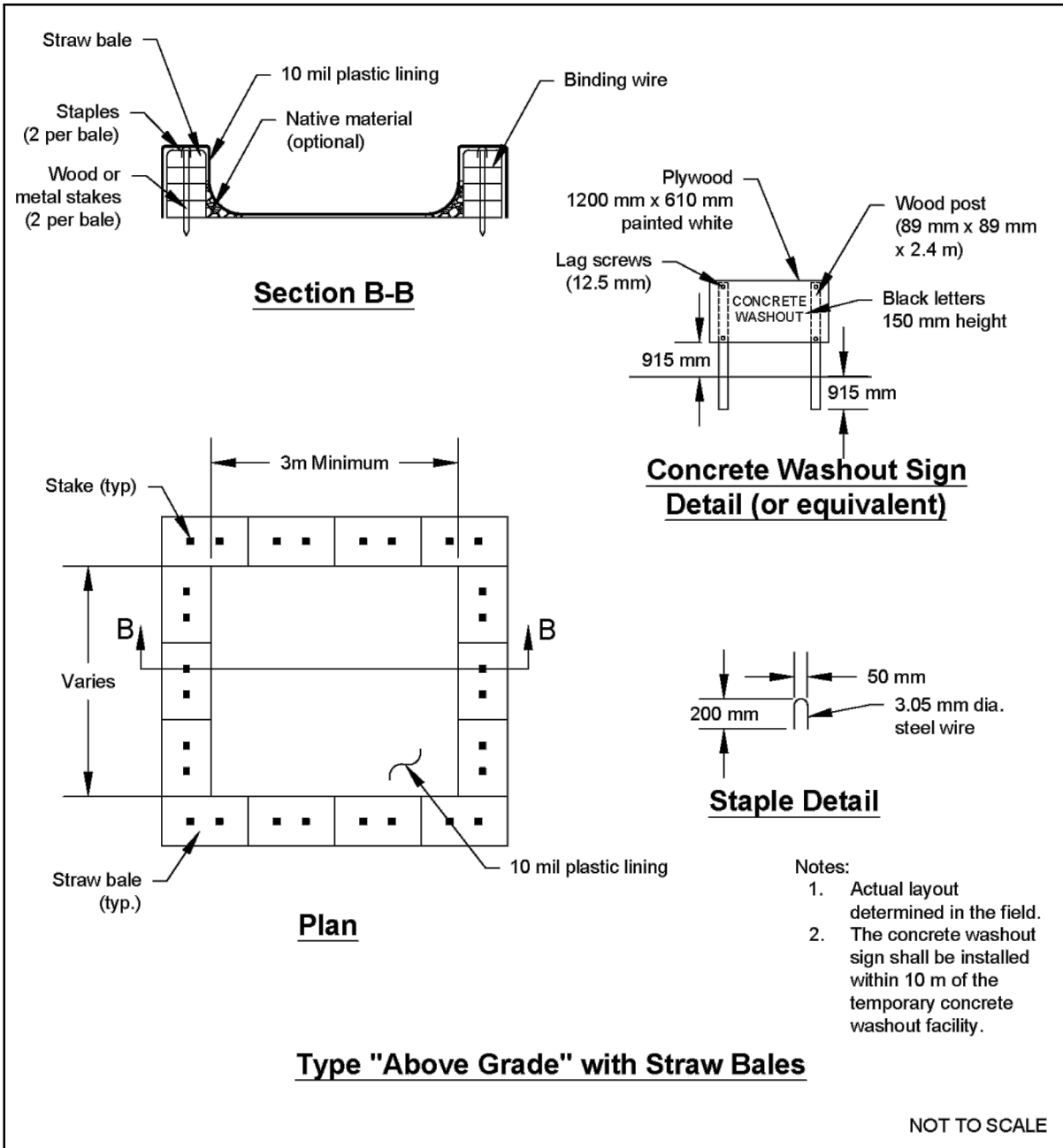


EROSION CONTROL SCHEDULE:

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

EROSION CONTROL GENERAL NOTES:

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



CONCRETE WASHOUT DETAIL

EROSION AND SEDIMENT CONTROL MAINTENANCE PROGRAM:

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

POLLUTION PREVENTION MANAGEMENT MEASURES:

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

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

PERMANENT COVER:

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

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

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

DEWATERING:

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

FINAL STABILIZATION:

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

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

ALLIANT

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

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AMBER FIELDS - 15TH ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

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

CLARK WICKLUND, PE
Date: License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
12-18-23	CITY SUBMITTAL

PROJECT TEAM DATA	
DESIGNED:	CJW
DRAWN:	AKA
PROJECT NO:	220-0078.CO

SANITARY SEWER SCHEDULE:

FROM	MH	TO	PIPE O.D. [IN]	PIPE SLOPE [%]	PIPE LENGTH [FT]	INVERT FROM	INVERT TO	RIM ELEV	STRUCTURE SIZE [IN]	MANHOLE BUILD [FT]	PIPE TYPE
1	STUB	8	8	0.40	160.0	912.20	912.56	937.37	48	24.17	SDR-26 PVC
2	1	8	8	0.50	143.3	913.02	913.30	933.56	48	18.54	SDR-26 PVC
3	2	8	8	0.50	99.5	914.61	914.12	931.34	48	16.73	SDR-35 PVC
4	3	8	8	0.50	293.5	916.18	914.71	934.15	48	17.97	SDR-35 PVC
5	4	8	8	0.50	255.8	917.56	916.28	935.35	48	17.79	SDR-35 PVC
6	5	8	8	0.40	307.1	918.89	917.66	933.18	48	14.29	SDR-35 PVC
7	6	8	8	0.40	323.1	920.28	918.99	931.34	48	11.06	SDR-35 PVC
8	7	8	8	0.80	276.8	922.60	920.38	933.34	48	10.74	SDR-35 PVC
9	8	8	8	0.50	313.1	924.57	922.70	936.16	48	11.59	SDR-35 PVC
10	9	8	8	0.75	240.2	926.48	924.67	938.28	48	11.80	SDR-35 PVC
11	10	8	8	0.50	147.6	927.31	926.58	939.46	48	12.15	SDR-35 PVC
12	11	8	8	0.50	147.5	928.15	927.41	938.82	48	10.67	SDR-35 PVC
13	11	8	8	1.60	373.2	933.38	927.41	947.91	48	14.53	SDR-35 PVC
14	13	8	8	0.90	389.0	936.99	933.48	947.88	48	10.89	SDR-35 PVC
15	14	8	8	0.80	102.6	937.91	937.09	948.80	48	10.89	SDR-35 PVC
16	15	8	8	0.60	137.6	938.83	938.01	949.59	48	10.76	SDR-35 PVC
17	9	8	8	0.50	75.3	925.05	924.67	935.90	48	10.85	SDR-35 PVC
18	17	8	8	2.30	363.4	933.51	925.15	944.35	48	10.84	SDR-35 PVC

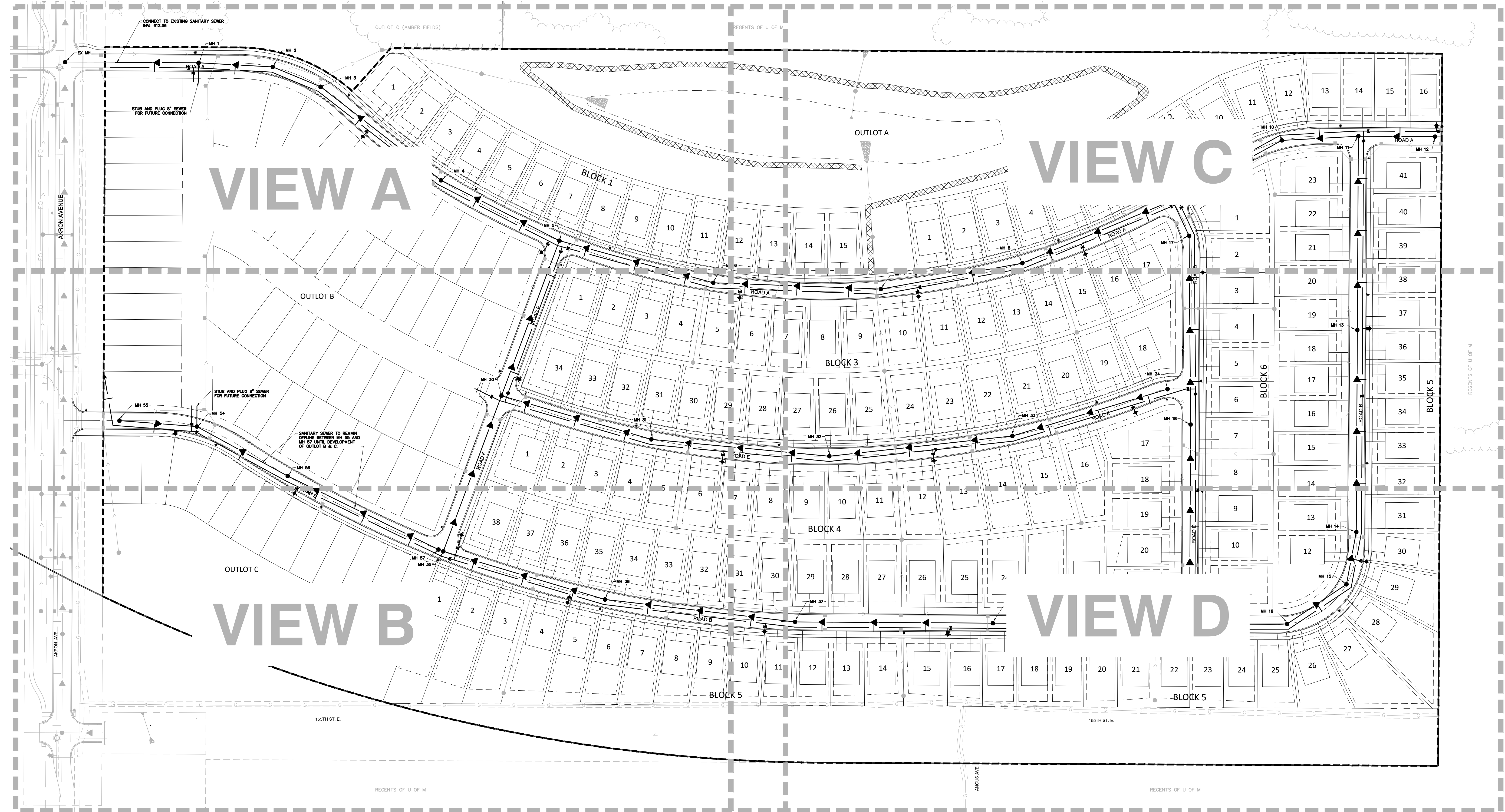
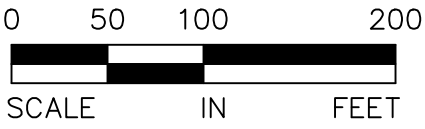
FROM	MH	TO	PIPE O.D. [IN]	PIPE SLOPE [%]	PIPE LENGTH [FT]	INVERT FROM	INVERT TO	RIM ELEV	STRUCTURE SIZE [IN]	MANHOLE BUILD [FT]	PIPE TYPE
19	18	8	8	1.10	329.8	937.24	933.61	947.98	48	10.74	SDR-35 PVC
30	5	8	8	0.50	318.8	925.03	923.44	943.46	48	18.43	SDR-35 PVC
31	30	8	8	0.50	300.7	926.64	925.13	942.22	48	15.58	SDR-35 PVC
32	31	8	8	0.50	344.1	928.46	926.74	940.49	48	12.03	SDR-35 PVC
33	32	8	8	0.50	354.4	930.33	928.56	941.04	48	10.71	SDR-35 PVC
34	33	8	8	0.60	312.1	932.30	930.43	943.10	48	10.80	SDR-35 PVC
35	30	8	8	0.50	320.0	928.53	949.35	948.01	48	20.82	SDR-26 PVC
36	35	8	8	0.50	324.7	930.26	928.63	948.01	48	17.75	SDR-26 PVC
37	36	8	8	0.50	368.5	932.20	930.36	945.90	48	13.70	SDR-35 PVC
38	37	8	8	0.50	380.8	934.20	932.30	945.28	48	11.08	SDR-35 PVC
39	38	8	8	0.90	378.7	937.71	934.30	946.71	48	11.00	SDR-35 PVC
16	39	8	8	0.60	187.6	938.94	937.81	949.59	48	Duplicate	SDR-35 PVC
50	1	8	8	0.50	312.1	925.01	923.45	939.85	48	14.84	SDR-35 PVC
51	50	8	8	0.50	84.1	929.22	928.80	939.96	48	10.74	SDR-35 PVC
52	51	8	8	0.60	314.0	931.20	929.32	942.01	48	10.81	SDR-35 PVC
53	52	8	8	0.60	223.5	932.65	931.30	943.39	48	10.74	SDR-35 PVC
54	50	8	8	0.50	368.7	927.05	925.11	943.37	48	16.32	SDR-35 PVC
55	54	8	8	2.40	149.4	930.74	927.15	941.41	48	10.67	SDR-35 PVC
56	54	8	8	3.79	199.2	935.09	927.55	945.98	48	10.89	SDR-35 PVC
57	56	8	8	1.00	322.8	938.42	935.19	949.34	48	10.92	SDR-35 PVC

UTILITY NOTES:

- ALL UTILITY WORK WITHIN THE RIGHT-OF-WAY SHALL COMPLY WITH THE CITY OF ROSEMOUNT ENGINEERING GUIDELINES, DETAILS, AND SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
- EXISTING UTILITIES, SERVICE LOCATIONS, AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
- MAINTAIN A MIN. 18" VERTICAL SEPARATION AT ALL PIPE CROSSINGS, LOWER WATERMAIN AS NECESSARY. WATER AND SANITARY SEWER LINES TO MAINTAIN 10' HORIZONTAL SEPARATION.
- PROVIDE POLYSTYRENE INSULATION FOR ALL STORM SEWER AND WATERMAIN CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 2'.
- NOTIFY GOPHER STATE ONE CALL 48 HOURS IN ADVANCE OF ANY UTILITY WORK.
- PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS-FIELD MANUAL" LATEST REVISION, FOR ANY CONSTRUCTION WITHIN PUBLIC R.O.W.
- ALL SANITARY MANHOLES TO BE 48" DIAMETER CONCRETE W/NEENAH R-1642 CASTING, UNLESS NOTED OTHERWISE.
- WATERMAIN, SERVICES, AND VALVES SHALL BE INSTALLED WITH MINIMUM 7.5' OF COVER.
- WATER SERVICES SHALL BE 1" DIA. TYPE "K" COPPER W/ 1" CORP. STOP WITH SADDLE AND 1" CURB BOX.
- SEWER SERVICES SHALL BE 4" PVC, SDR 26 W/ MINIMUM 2% SLOPE UNLESS OTHERWISE NOTED ON THE PLANS.
- WATER SERVICES MAY BE PLACED IN SAME TRENCH AS SEWER SERVICES PROVIDED THAT A 18" VERTICAL & A 36" HORIZONTAL SEPARATION ARE MAINTAINED AND PIPE MATERIALS MEET THE CITY AND BUILDING CODES.
- ALL CURB BOXES SHALL BE ADJUSTED TO AN ELEVATION OF 1" BELOW FINISHED GRADE.
- ALL WATERMAIN SHALL BE C900 PVC.
- IRRIGATION PLANS TO BE COMPLETED BY OTHERS.

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



AMBER FIELDS - 15TH ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

SANITARY SEWER AND WATERMAIN PLAN - OVERALL VIEW

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

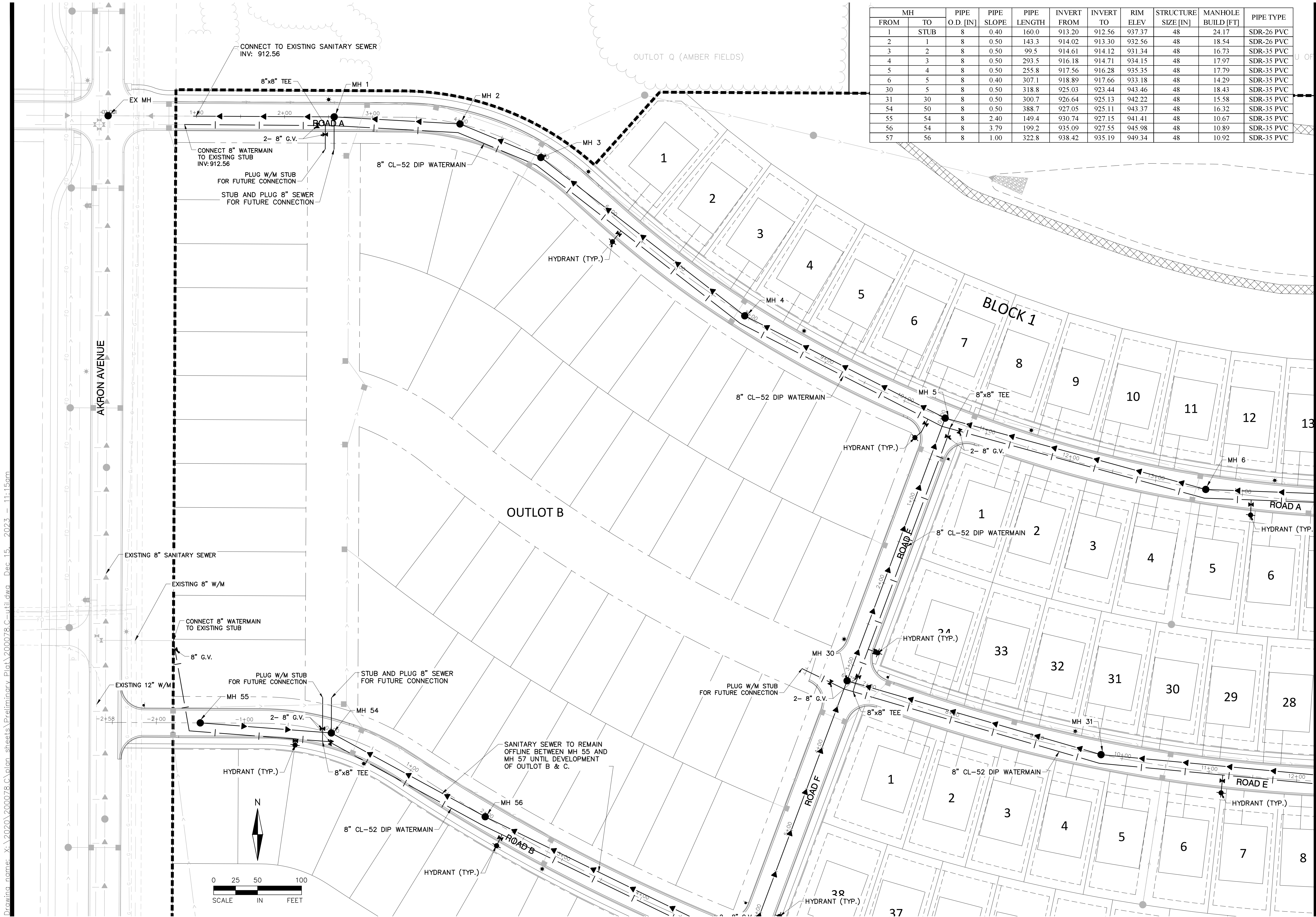
CLARK WICKLUND, PE
Date: 12-18-23 City: SUBMITTAL License No.

QUALITY ASSURANCE/CONTROL

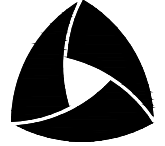
BY	DATE
DATE	ISSUE
12-18-23	CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: CJW
DRAWN: AKA
PROJECT NO: 220-0078.CO

Drawing name: X:\2020\200078 C:\plan sheets\Preliminary Plat\200078 C-uttl.dwg, Dec 15, 2023 - 11:15am



MH		PIPE	PIPE	PIPE	INVERT	INVERT	RIM	STRUCTURE	MANHOLE	PIPE TYPE
FROM	TO	O.D. [IN]	SLOPE	LENGTH	FROM	TO	ELEV	SIZE [IN]	BUILD [FT]	
1	STUB	8	0.40	160.0	913.20	912.56	937.37	48	24.17	SDR-26 PVC
2	1	8	0.50	143.3	914.02	913.30	932.56	48	18.54	SDR-26 PVC
3	2	8	0.50	99.5	914.61	914.12	931.34	48	16.73	SDR-35 PVC
4	3	8	0.50	293.5	916.18	914.71	934.15	48	17.97	SDR-35 PVC
5	4	8	0.50	255.8	917.56	916.28	935.35	48	17.79	SDR-35 PVC
6	5	8	0.40	307.1	918.89	917.66	933.18	48	14.29	SDR-35 PVC
30	5	8	0.50	318.8	925.03	923.44	943.46	48	18.43	SDR-35 PVC
31	30	8	0.50	300.7	926.64	925.13	942.22	48	15.58	SDR-35 PVC
54	50	8	0.50	388.7	927.05	925.11	943.37	48	16.32	SDR-35 PVC
55	54	8	2.40	149.4	930.74	927.15	941.41	48	10.67	SDR-35 PVC
56	54	8	3.79	199.2	935.09	927.55	945.98	48	10.89	SDR-35 PVC
57	56	8	1.00	322.8	938.42	935.19	949.34	48	10.92	SDR-35 PVC



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



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AMBER FIELDS - 15TH ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

SANITARY SEWER AND WATERMAIN 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 PROFESSIONAL ENGINEER under the laws of the State of MINNESOTA

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

CLARK WICKLUND, PE
Date: _____ License No. _____

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
12-18-23	CITY SUBMITTAL

PROJECT TEAM DATA

DESIGNED:	CJW
DRAWN:	AKA
PROJECT NO:	220-0078.CO

28

SHEET 28 of 42

AMBER FIELDS - 15TH ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

SANITARY SEWER AND WATERMAIN PLAN - VIEW B

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
------	-------

12-18-23	CITY SUBMITTAL
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A blank coordinate plane with a horizontal x-axis and a vertical y-axis intersecting at the origin. The axes are represented by thin black lines.

A blank coordinate plane with a horizontal x-axis and a vertical y-axis intersecting at the origin. The axes are represented by thin black lines.

PROJECT TEAM DATA

DESIGNED: CJW

PROJECT NO: 330-0078 CO

00

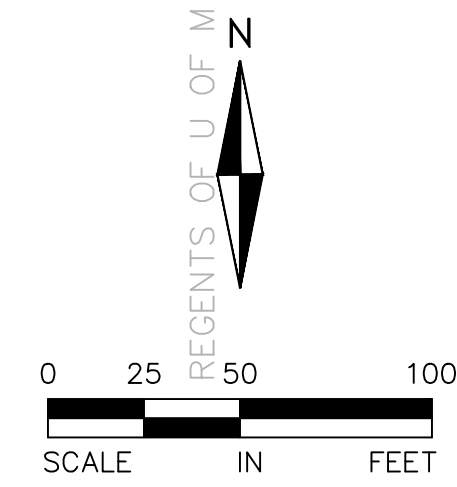
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SHEET 29 of 42

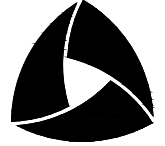
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MH		PIPE O.D. [IN]	PIPE SLOPE	PIPE LENGTH	INVERT FROM	INVERT TO	RIM ELEV	STRUCTURE SIZE [IN]	MANHOLE BUILD [FT]	PIPE TYPE
FROM	TO									
30	5	8	0.50	318.8	925.03	923.44	943.46	48	18.43	SDR-35 PVC
31	30	8	0.50	300.7	926.64	925.13	942.22	48	15.58	SDR-35 PVC
35	30	8	0.50	320.0	928.53	926.93	949.35	48	20.82	SDR-26 PVC
36	35	8	0.50	324.7	930.26	928.63	948.01	48	17.75	SDR-26 PVC
37	36	8	0.50	368.5	932.20	930.36	945.90	48	13.70	SDR-35 PVC
54	50	8	0.50	388.7	927.05	925.11	943.37	48	16.32	SDR-35 PVC
55	54	8	2.40	149.4	930.74	927.15	941.41	48	10.67	SDR-35 PVC
56	54	8	3.79	199.2	935.09	927.55	945.98	48	10.89	SDR-35 PVC
57	56	8	1.00	322.8	938.42	935.19	949.34	48	10.92	SDR-35 PVC

Drawing name: X:\2020\2000078 C\plan sheets\Preliminary Plat\2000078 C-utility.dwg, Dec 15, 2023 - 11:15am



MH		PIPE O.D. [IN]	PIPE SLOPE	PIPE LENGTH	INVERT FROM	INVERT TO	RIM ELEV	STRUCTURE SIZE [IN]	MANHOLE BUILD [FT]	PIPE TYPE
FROM	TO									
13	11	8	1.60	373.2	933.38	927.41	947.91	48	14.53	SDR-35 PVC
14	13	8	0.90	389.0	936.99	933.48	947.88	48	10.89	SDR-35 PVC
15	14	8	0.80	102.6	937.91	937.09	948.80	48	10.89	SDR-35 PVC
16	15	8	0.60	137.6	938.83	938.01	949.59	48	10.76	SDR-35 PVC
37	36	8	0.50	368.5	932.20	930.36	945.90	48	13.70	SDR-35 PVC
38	37	8	0.50	380.8	934.20	932.30	945.28	48	11.08	SDR-35 PVC
39	38	8	0.90	378.7	937.71	934.30	948.71	48	11.00	SDR-35 PVC
16	39	8	0.60	187.6	938.94	937.81	949.59	48	Duplicate	SDR-35 PVC
18	17	8	2	363	934	925	944	48	11	SDR-35 PVC
19	18	8	1	330	937	934	948	48	11	SDR-35 PVC
32	31	8	1	344	928	927	940	48	12	SDR-35 PVC
33	32	8	1	354	930	929	941	48	11	SDR-35 PVC
34	33	8	1	312	932	930	943	48	11	SDR-35 PVC



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LENNAR

AMBER FIELDS - 15TH ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

SANITARY SEWER AND WATERMAIN PLAN - VIEW D

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

FOR REVIEW ONLY

PRELIMINARY

NOT FOR CONSTRUCTION

CLARK WICKLUND, PE

Date

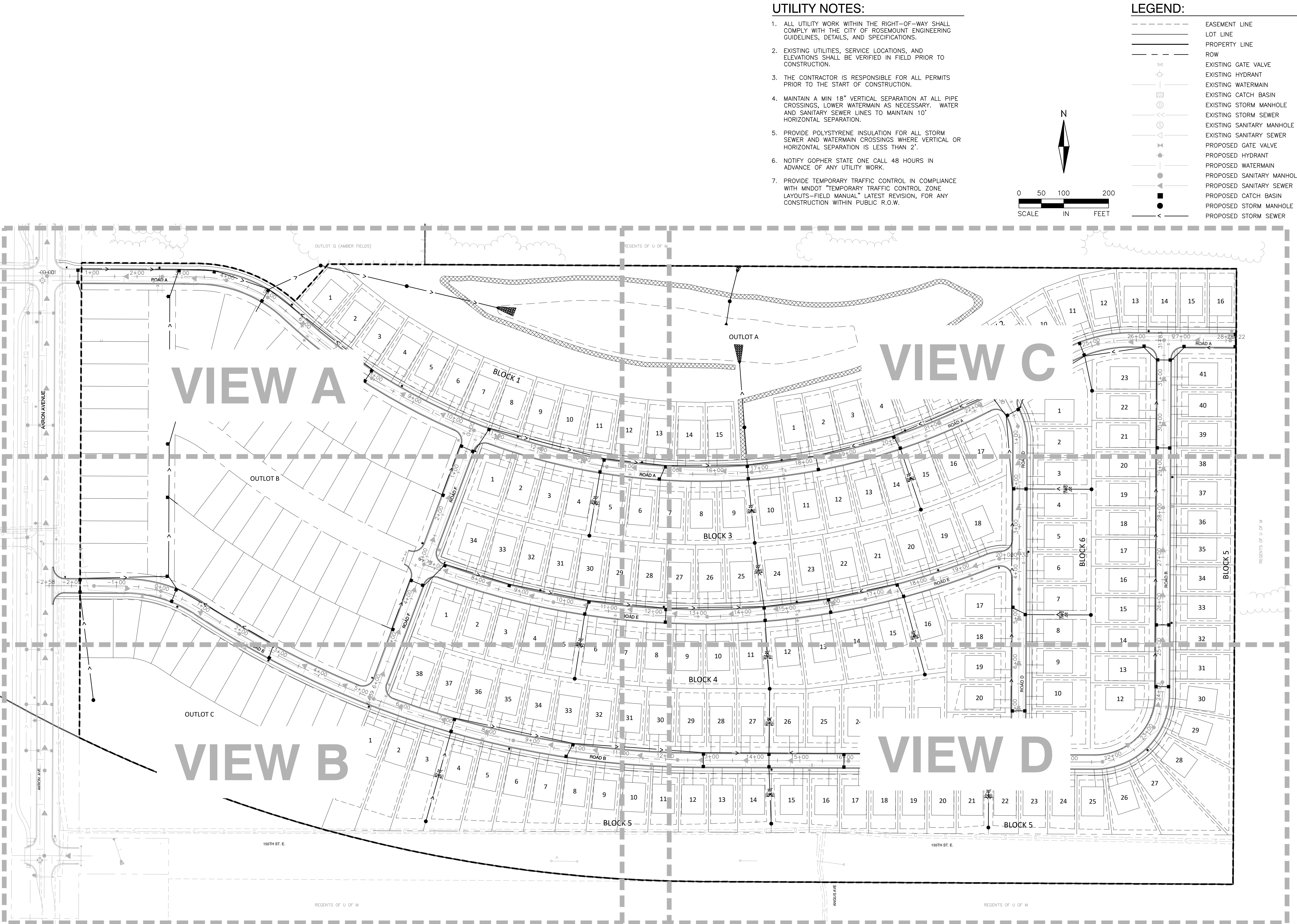
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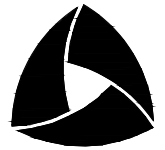
QUALITY ASSURANCE/CONTROL	
BY	DATE
DATE	ISSUE
12-18-23	CITY SUBMITTAL
PROJECT TEAM DATA	
DESIGNED:	CJW
DRAWN:	AKA
PROJECT NO:	220-0078.CO

31

SHEET 31 of 42

Drawing name: X:\2020\200078.C\plan sheets\Preliminary Plat\200078.C-strm.dwg Dec 15, 2023 -- 9:24am





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AMBER FIELDS - 15TH ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

STORM SEWER PLAN - OVERALL VIEW

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QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
12-18-23	CITY SUBMITTAL

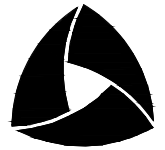
PROJECT TEAM DATA

DESIGNED:	CJW
DRAWN:	AKA
PROJECT NO:	220-0078.CO

Drawing name: X:\2020\200078.C\plan sheets\Preliminary Plat\200078.C-strm.dwg, Dec 15, 2023, 9:24am



Drawing name: X:\2020\200078 C\plan sheets\Preliminary Plat\200078 C-storm.dwg Dec 15, 2023 -- 9:24am



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AMBER FIELDS - 15TH ADDITION

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STORM SEWER PLAN - VIEW B

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Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
12-18-23	CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: CJW
DRAWN: AKA
PROJECT NO: 220-0078.CO

34

SHEET 34 of 42



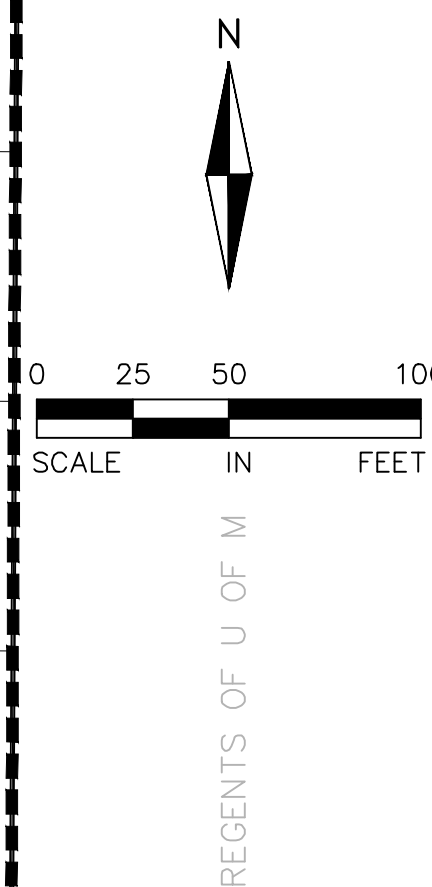
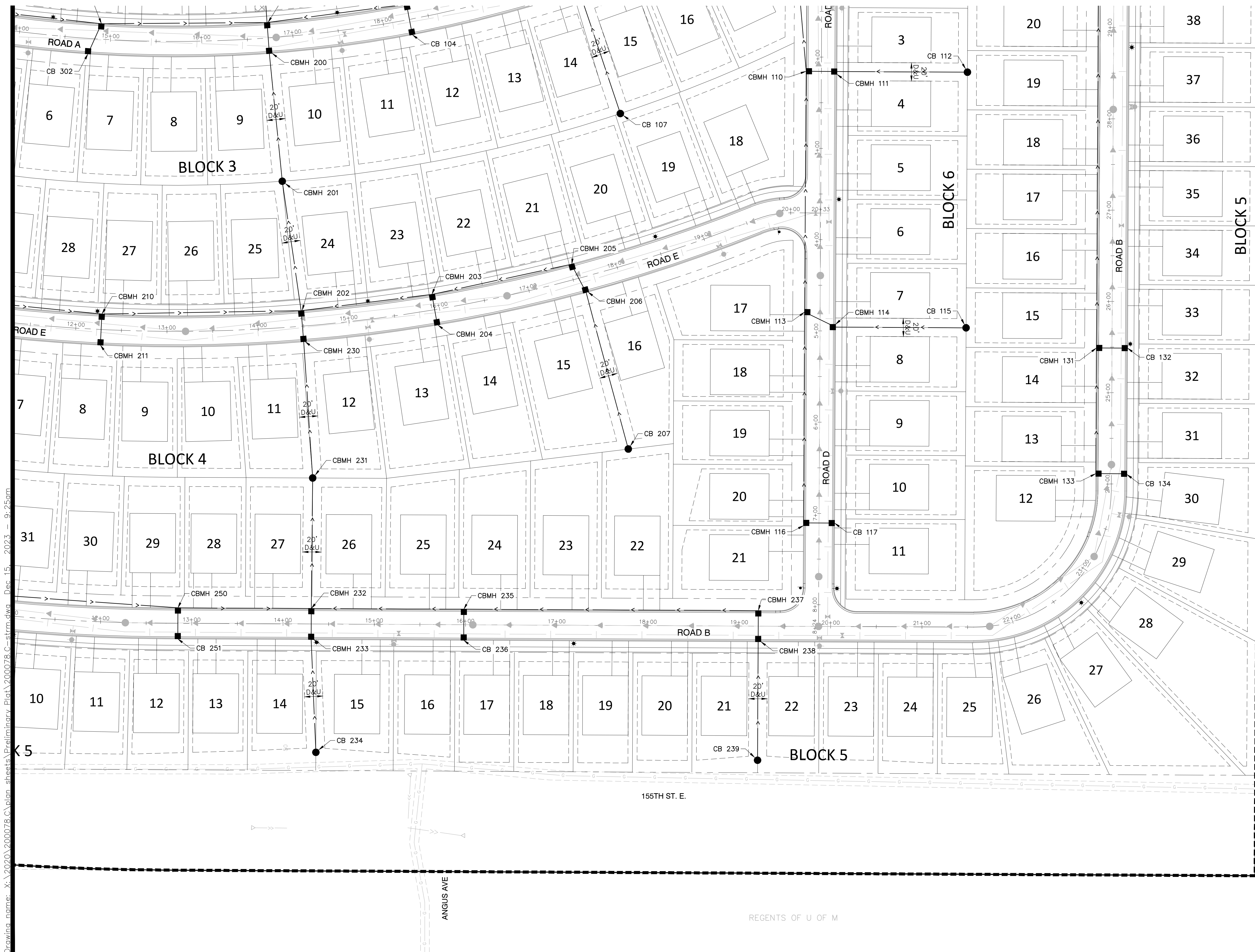
STORM SEWER PLAN - VIEW C

QUALITY ASSURANCE/CONTROL

[illegible]

PROJECT TEAM DATA

DESIGNED:	CJW
DRAWN:	AKA
PROJECT NO:	220-0078.CO



Drawing name: X:\2020\200078 C\plan sheets\Preliminary Plat\200078 C-strm.dwg Dec 15, 2023 -- 11:16am

STORM SEWER SCHEDULE:

MH/CB		PIPE DIA.	P. SLOPE	PIPE	PIPE LENGTH	FROM	TO	RIM ELEV.	STR.	BUILD
FROM	TO	[IN.]	[%]	TYPE	[FT]	INVERT	INVERT		TYPE	[FT]
CB 462	CBMH 461	15	0.50	RCP	239.4	931.46	930.26	934.41	27	2.95
CBMH 461	CBMH 460	18	0.50	RCP	33.7	930.01	929.84	940.70	48	10.69
CBMH 460	CBMH 445	18	0.50	RCP	197.1	929.74	928.76	940.70	48	10.96
CB 448	CBMH 447	15	0.50	RCP	33.4	942.81	942.64	946.76	2x3	3.95
CBMH 447	CBMH 445	15	1.25	RCP	249.4	942.54	939.43	946.69	48	4.15
CB 446	CBMH 445	15	0.50	RCP	34.0	939.52	939.35	943.47	2x3	3.95
CBMH 445	CBMH 444	21	0.50	RCP	32.5	938.85	938.69	943.48	48	4.63
CBMH 444	CBMH 442	21	0.50	RCP	176.1	928.66	927.78	943.26	48	14.60
CB 443	CBMH 442	15	0.50	RCP	122.9	934.22	933.61	937.17	27	2.95
CBMH 442	CBMH 440	24	0.50	RCP	119.1	927.53	926.93	942.85	48	15.32
CB 441	CBMH 440	15	0.50	RCP	34.0	936.70	936.53	940.65	2x3	3.95
CBMH 440	CBMH 424	24	0.50	RCP	70.8	925.73	925.38	940.66	48	14.93
CB 430	CBMH 429	15	0.50	RCP	34.0	938.12	937.95	942.07	2x3	3.95
CBMH 429	CBMH 427	15	0.60	RCP	210.0	937.85	936.59	942.07	48	4.22
CB 428	CBMH 427	15	0.50	RCP	34.0	936.74	936.57	940.69	2x3	3.95
CBMH 427	CBMH 425	18	0.60	RCP	171.6	936.32	935.29	940.69	48	4.37
CB 426	CBMH 425	15	0.50	RCP	34.6	935.60	935.43	939.55	2x3	3.95
CBMH 425	CBMH 424	21	0.50	RCP	44.9	935.04	934.82	939.59	60	4.55
CBMH 424	CBMH 422	27	0.50	RCP	33.4	925.13	924.96	939.89	48	14.76
CB 423	CBMH 422	15	0.50	RCP	37.8	935.42	935.23	939.37	2x3	3.95
CBMH 422	CBMH 420	27	0.50	RCP	233.4	924.86	923.70	939.22	48	14.36
CB 421	CBMH 420	15	0.50	RCP	34.0	933.05	932.88	937.00	2x3	3.95
CBMH 420	CBMH 409	27	0.50	RCP	64.2	923.60	923.28	937.00	48	13.40
CB 412	CBMH 411	15	0.70	RCP	82.7	932.59	932.01	935.54	27	2.95
CBMH 411	CBMH 410	15	0.50	RCP	33.3	931.91	931.74	936.00	48	4.09
CBMH 410	CBMH 409	15	0.50	RCP	255.2	931.64	930.37	936.00	48	4.36
CBMH 409	CBMH 408	27	0.50	RCP	79.3	923.18	922.78	936.17	60	13.00
CBMH 408	CBMH 403	27	0.50	RCP	127.9	922.68	922.04	933.12	48	10.44
CB 407	CBMH 406	15	0.50	RCP	159.0	925.14	924.34	928.09	27	2.95
CBMH 406	CBMH 403	18	0.50	RCP	33.3	924.09	923.93	931.02	48	6.93
CB 405	CBMH 404	15	0.50	RCP	33.7	929.80	929.63	933.75	2x3	3.95
CBMH 404	CBMH 403	15	0.90	RCP	291.8	929.53	926.91	933.75	48	4.22
CBMH 403	MH 402	30	1.10	RCP	127.0	921.79	920.39	931.02	60	13.23
MH 402	MH 401	30	3.00	RCP	197.2	908.71	902.80	924.94	60	16.23
MH 401	FES 400	30	0.50	RCP	210.0	902.80	901.75	907.50	60	4.70
CB 310	CBMH 309	15	0.50	RCP	222.9	928.81	927.70	931.76	27	2.95
CBMH 309	CBMH 308	15	0.50	RCP	116.7	927.60	927.01	937.46	48	9.86
CBMH 308	CBMH 307	15	0.50	RCP	34.1	926.91	926.74	934.27	48	7.36
CBMH 307	CBMH 306	18	0.50	RCP	63.0	926.49	926.18	934.30	48	7.81
CBMH 306	CBMH 303	18	0.50	RCP	264.7	926.08	924.75	934.89	48	8.81
CB 305	CBMH 304	15	0.50	RCP	140.8	927.46	926.76	930.41	27	2.95
CBMH 304	CBMH 303	18	0.50	RCP	34.3	926.51	926.33	932.97	48	6.46
CBMH 303	CBMH 301	24	0.50	RCP	137.8	924.25	923.56	932.94	48	8.69
CB 302	CBMH 301	15	0.50	RCP	36.3	928.05	927.87	932.00	2x3	3.95
CBMH 301	CBMH 102	24	0.50	RCP	181.4	923.46	922.56	931.91	48	8.45
CB 256	CBMH 255	15	0.50	RCP	205.0	934.37	933.34	937.32	27	2.95
CBMH 255	CBMH 254	15	0.50	RCP	34.0	933.24	933.07	948.39	48	15.15
CBMH 254	CBMH 252	18	0.50	RCP	269.5	932.82	931.48	948.38	48	15.56
CB 253	CBMH 252	15	0.50	RCP	35.9	943.14	942.96	947.09	2x3	3.95
CBMH 252	CBMH 250	21	0.50	RCP	291.1	931.23	929.77	947.03	48	15.80
CB 251	CBMH 250	15	0.50	RCP	34.0	940.92	940.75	944.87	2x3	3.95
CBMH 250	CBMH 232	24	0.50	RCP	146.1	929.52	928.79	944.87	48	15.35
CB 239	CBMH 238	15	0.50	RCP	129.8	933.85	933.20	936.80	27	2.95
CBMH 238	CBMH 237	15	0.50	RCP	34.0	933.10	932.93	947.91	48	14.81
CBMH 237	CBMH 235	15	0.50	RCP	322.6	932.83	931.22	947.91	48	15.08
CB 236	CBMH 235	15	0.50	RCP	34.0	940.91	940.74	944.86	2x3	3.95
CBMH 235	CBMH 232	18	0.50	RCP	167.1	930.97	930.13	944.86	48	13.89
CB 234	CBMH 233	15	0.50	RCP	123.7	933.62	933.00	936.57	27	2.95
CBMH 233	CBMH 232	15	0.50	RCP	34.0	930.38	930.21	943.69	48	13.31
CBMH 232	CBMH 231	27	0.50	RCP	143.0	928.54	927.83	943.69	72	15.15
CBMH 231	CBMH 230	27	0.50	RCP	149.6	927.73	926.98	936.00	48	8.27
CBMH 230	CBMH 202	27	0.50	RCP	34.0	925.31	925.14	939.98	48	14.67
CB 220	CBMH 219	15	0.50	RCP	76.1	938.63	938.25	941.58	27	2.95
CBMH 219	CBMH 218	15	0.50	RCP	116.6	938.15	937.57	946.21	48	8.06
CBMH 218	CBMH 217	15	0.50	RCP	33.7	937.47	937.30	944.14	48	6.67
CBMH 217	CBMH 216	15	0.50	RCP	67.7	937.20	936.86	944.16	48	6.96
CBMH 216	CBMH 215	15	0.50	RCP	149.9	936.76	936.01	943.24	48	6.48
CBMH 215	CBMH 212	15	0.50	RCP	181.0	935.91	935.01	942.46	48	6.55
CB 214	CBMH 213	15	0.65	RCP	142.9	933.53	932.60	936.48	27	2.95
CBMH 213	CBMH 212	18	0.50	RCP	34.4	932.50	932.33	941.52	48	9.02
CBMH 212	CBMH 210	24	0.50	RCP	172.1	931.83	930.97	941.50	48	9.67
CB 211	CBMH 210	15	0.50	RCP	34.0	936.64	936.47	940.59	2x3	3.95
CBMH 210	CBMH 202	24	0.50	RCP	218.4	930.87	929.78	940.58	48	9.71
CB 207	CBMH 206	15	0.50	RCP	177.7	935.33	934.44	938.28	27	2.95
CBMH 206	CBMH 205	18	0.50	RCP	34.8	934.19	934.02	941.29	48	7.10
CBMH 205	CBMH 203	18	0.50	RCP	156.4	933.92	933.14	941.24	48	7.32
CB 204	CBMH 203	15	0.50	RCP	34.0	936.36	936.19	940.31	2x3	3.95
CBMH 203	CBMH 202	21	0.50	RCP	144.3	932.89	932.16	940.31	48	7.42
CBMH 202	CBMH 201	30	1.00	RCP	143.3	924.89	923.46	939.98	60	15.09
CBMH 201	CBMH 200	33	0.60	RCP	140.7	923.36	922.51	927.81	60	4.45
CBMH 200	CBMH 102	33	0.60	RCP	34.0	922.41	922.21	931.03	60	8.62

MH/CB		PIPE DIA. [IN.]	P. SLOPE [%]	PIPE TYPE	PIPE LENGTH [FT]	FROM INVERT	TO INVERT	RIM ELEV.	STR. TYPE	BUILD [FT]
FROM	TO									
CB 134	CBMH 133	15	0.50	RCP	34.0	943.71	943.54	947.66	2x3	3.95
CBMH 133	CBMH 131	15	0.50	RCP	137.7	943.44	942.75	947.66	48	4.22
CB 132	CBMH 131	15	0.50	RCP	34.0	943.02	942.85	946.97	2x3	3.95
CBMH 131	CBMH 129	21	0.75	RCP	394.4	942.25	939.29	946.97	60	4.72
CB 130	CBMH 129	15	0.50	RCP	34.0	939.95	939.78	943.90	2x3	3.95
CBMH 129	CBMH 127	21	2.40	RCP	196.0	939.19	934.49	943.90	60	4.71
CB 128	CBMH 127	15	0.50	RCP	34.0	935.33	935.16	939.28	2x3	3.95
CBMH 127	CBMH 126	24	0.65	RCP	38.9	934.24	933.99	939.28	60	5.04
CBMH 126	CBMH 123	24	0.75	RCP	133.9	933.89	932.88	938.91	48	5.02
CB 125	CBMH 123	15	0.50	RCP	33.4	933.70	933.53	937.65	2x3	3.95
CB 124	CBMH 123	15	0.50	RCP	78.7	932.74	932.35	935.69	27	2.95
CBMH 123	CBMH 121	27	0.50	RCP	153.1	931.35	930.58	937.65	72	6.30
CB 122	CBMH 121	15	0.50	RCP	33.7	932.32	932.15	936.27	2x3	3.95
CBMH 121	CBMH 120	27	1.40	RCP	41.2	930.48	929.90	936.26	60	5.78
CBMH 120	CBMH 109	30	0.50	RCP	33.6	929.65	929.49	935.09	60	5.44
CB 117	CBMH 116	15	0.50	RCP	34.0	943.07	942.90	947.02	2x3	3.95
CBMH 116	CBMH 113	15	1.05	RCP	230.9	942.80	940.38	947.02	48	4.22
CB 115	CBMH 114	15	0.50	RCP	143.0	933.65	932.94	936.60	27	2.95
CBMH 114	CBMH 113	18	0.50	RCP	37.7	932.69	932.50	944.65	48	11.97
CBMH 113	CBMH 110	21	0.50	RCP	263.9	932.25	930.93	944.49	48	12.24
CB 112	CBMH 111	15	0.50	RCP	143.0	933.55	932.84	936.50	27	2.95
CBMH 111	CBMH 110	15	0.50	RCP	33.7	932.74	932.57	939.63	48	6.90
CBMH 110	CBMH 109	24	0.50	RCP	162.9	930.83	930.01	939.62	48	8.79
CBMH 109	CBMH 108	33	0.60	RCP	60.1	929.24	928.87	935.09	72	5.85
CBMH 108	CBMH 105	33	0.60	RCP	235.5	928.77	927.36	935.62	72	6.85
CB 107	CBMH 106	15	0.50	RCP	141.5	929.00	928.29	931.95	27	2.95
CBMH 106	CBMH 105	18	0.50	RCP	34.5	928.04	927.87	933.55	48	5.51
CBMH 105	CBMH 103	36	0.75	RCP	178.4	925.86	924.52	933.49	72	7.63
CB 104	CBMH 103	15	0.50	RCP	34.0	927.92	927.75	931.87	2x3	3.95
CBMH 103	CBMH 102	36	0.60	RCP	154.2	924.42	923.50	931.87	60	7.45
CBMH 102	FES 100	42	0.60	RCP	83.8	921.16	920.65	931.03	84	13.87
MH 101	FES 100	42	0.52	RCP	147.5	902.01	901.25	926.00	48	23.99

LANDSCAPE SCHEDULE:

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

Note: Quantities on plan supercedes schedule in event of discrepancy

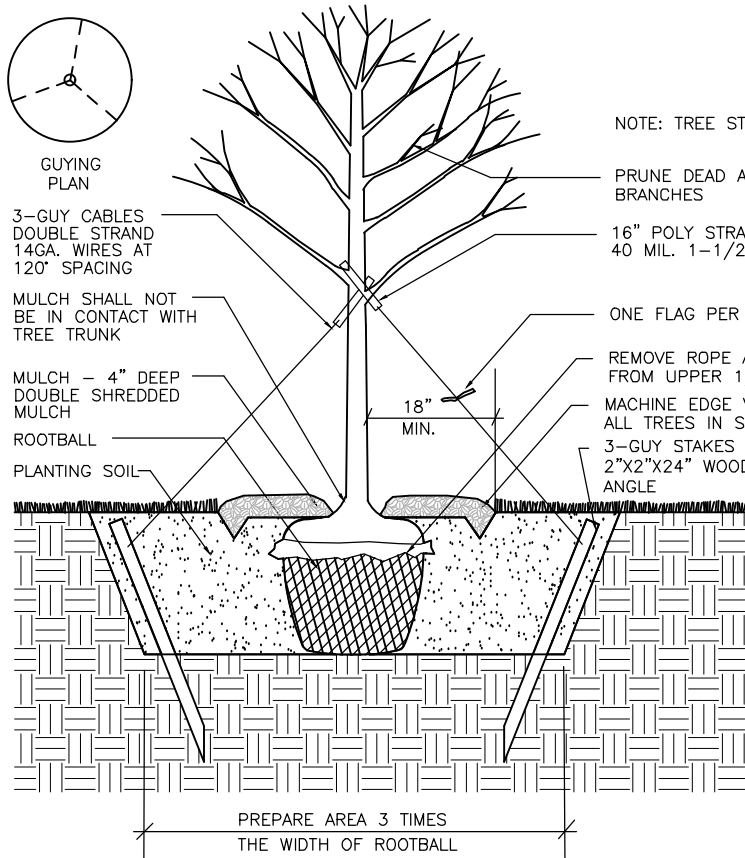
LANDSCAPE NOTES:

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

MITIGATION & LANDSCAPE REQUIREMENTS:

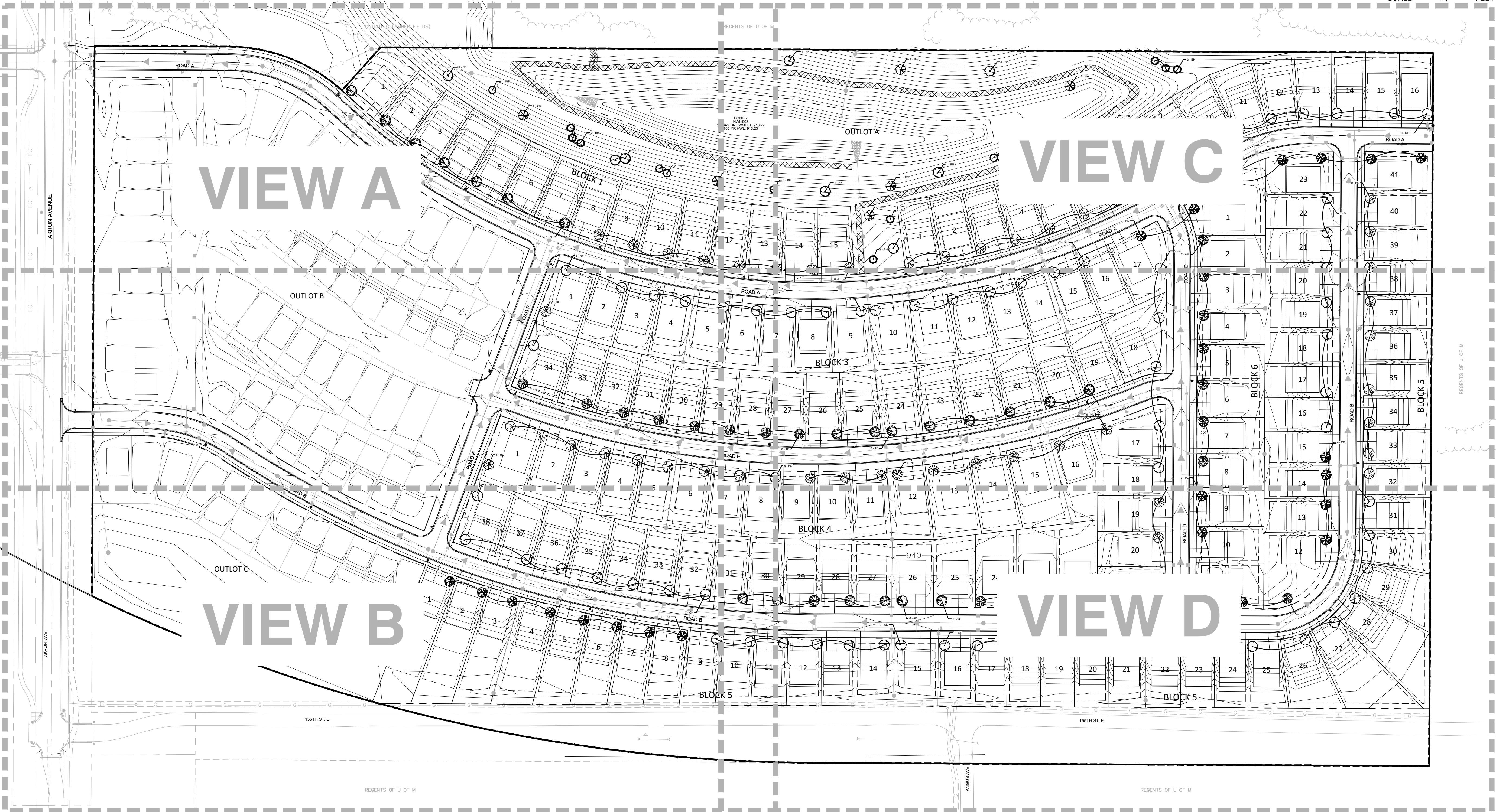
MITIGATION:
OVERALL REQUIRED (PER PUD): 1,983 INCHES
-PROVIDED IN PREVIOUS ADDITIONS: 462.5 INCHES
-PROVIDED THIS ADDITION: 82.5 INCHES
REMAINING MITIGATION: 1,438 INCHES

SINGLE FAMILY:
1 TREE PER UNIT FRONTAGE
TOTAL SINGLE FRONT LOTS: 167
TOTAL CORNER LOTS: 13 (2 TREES PER LOT REQUIRED)
REQUIRED TREES: 180
PROVIDED TREES: 210



TREE PLANTING DETAIL

1 NOT TO SCALE



AMBER FIELDS - 15TH ADDITION
ROSEMOUNT, MINNESOTA
PRELIMINARY PLAT SUBMITTAL
LANDSCAPE PLAN - OVERALL VIEW

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

CLARK WICKLUND, PE
Date: License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
12-18-23	CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: MK
DRAWN: TM
PROJECT NO: 220-0078.CO



LANDSCAPE PLAN - VIEW A

ROSEMOUNT, MINNESOTA

CLARK WICKLUND, PE

Date _____ License No. _____

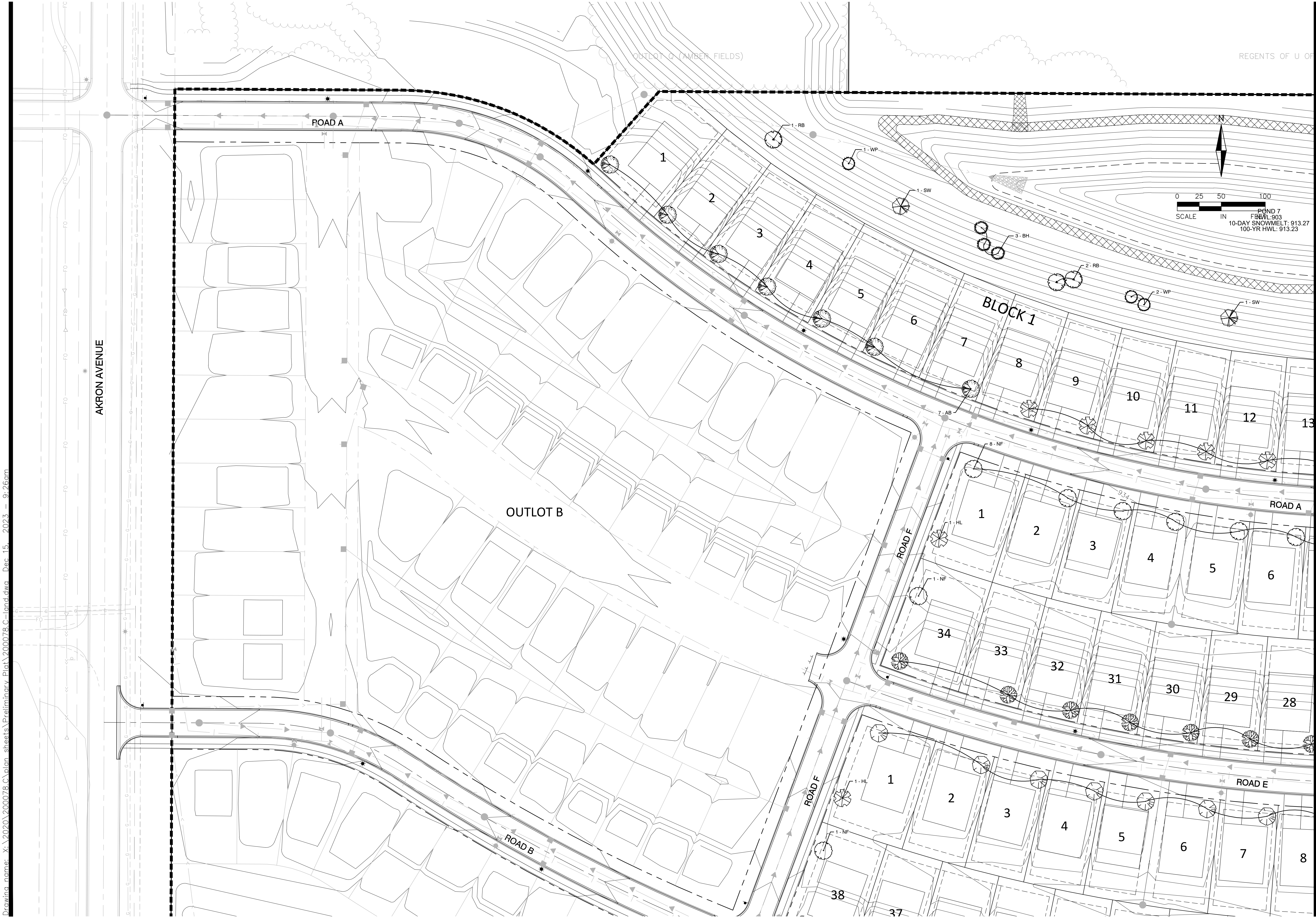
QUALITY ASSURANCE/CONTROL

[illegible]

PROJECT TEAM DATA
DESIGNED: MK
DRAWN: TM
PROJECT NO: 220-0078.CO

39

SHEET 39 of 42



Drawing name: X:\2020\200078 C\plan sheets\Preliminary Plat\200078 C-land.dwg Dec 15 2023 9:26am





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



Maplewood Development, Inc.



Lennar

AMBER FIELDS - 15TH ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

LANDSCAPE PLAN - VIEW B

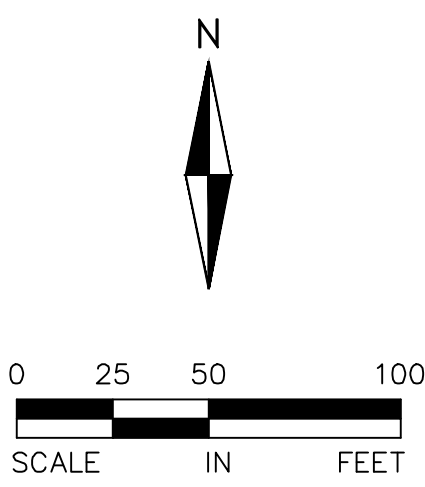
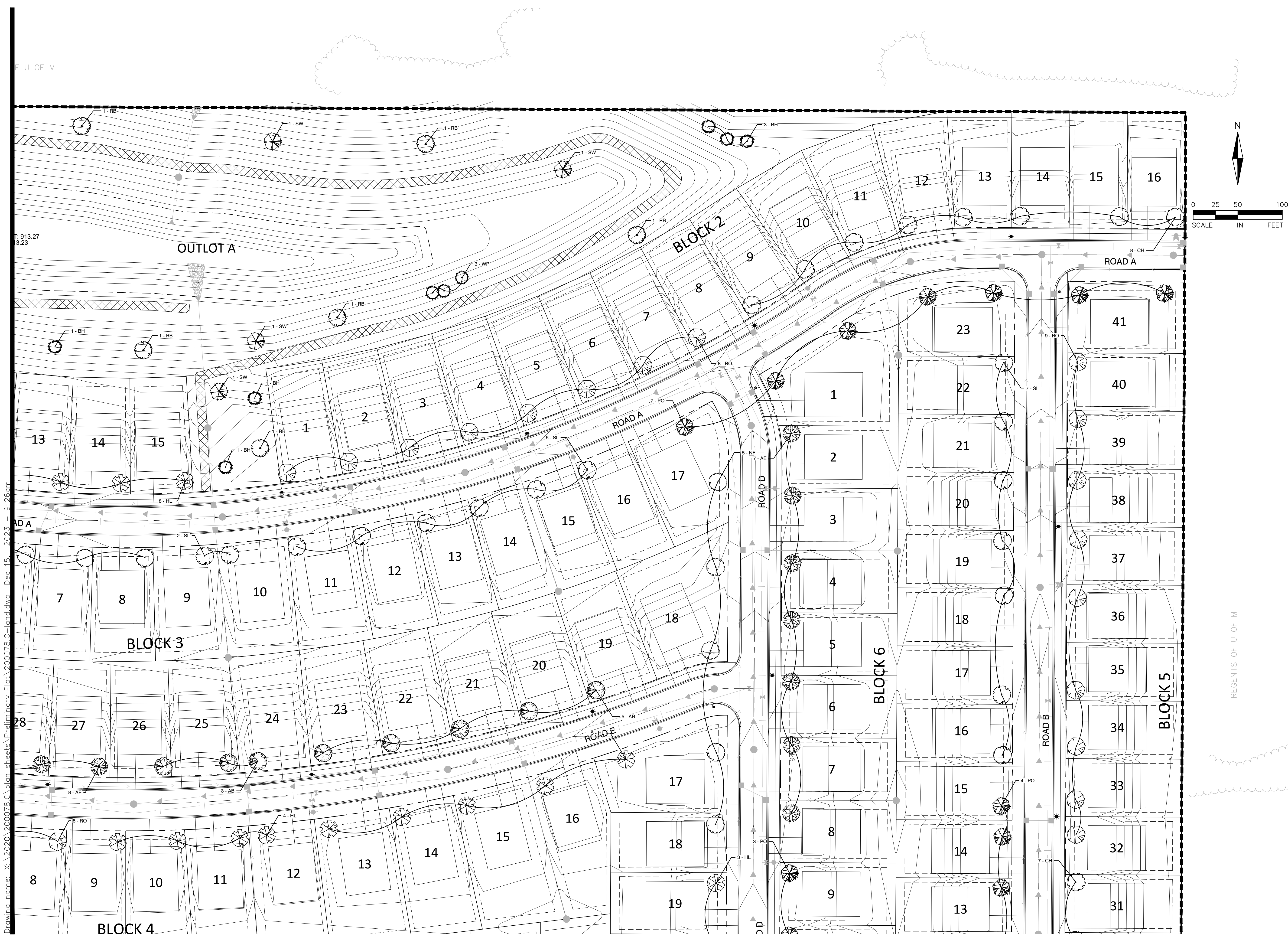
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed LANDSCAPE ARCHITECT under the laws of the State of MINNESOTA

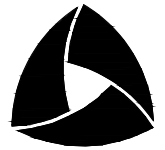
CLARK WICKLUND, PE
 Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
12-18-23	CITY SUBMITTAL

PROJECT TEAM	DATA
DESIGNED:	MK
DRAWN:	TM
PROJECT NO:	220-0078.CO





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



LENNAR

AMBER FIELDS - 15TH ADDITION
ROSEMOUNT, MINNESOTA
PRELIMINARY PLAT SUBMITTAL
LANDSCAPE PLAN - VIEW C

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

FOR REVIEW ONLY
CLARK WICKLUND, P.E.
Date: _____ License No. _____
PRELIMINARY
NOT FOR CONSTRUCTION

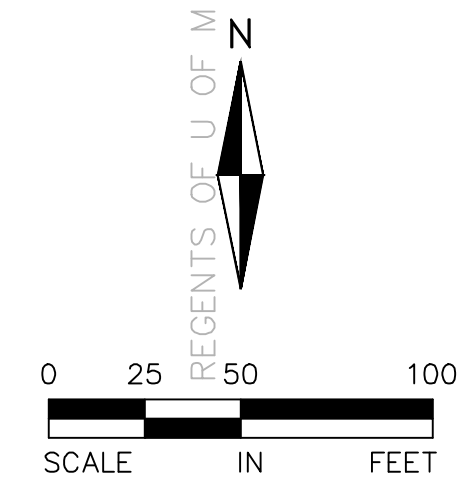
QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
12-18-23	CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: _____ MK
DRAWN: _____ TM
PROJECT NO: 220-0078.CO

Drawing name: X:\2020\200078 C\plan sheets\Preliminary Plat\200078 C-land.dwg Dec 15, 2023 9:26am

Drawing name: X:\2020\2000078 C\plan sheets\ Preliminary Plat\2000078 C-land.dwg, Dec 15, 2023 - 9:26am





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



LENNAR

AMBER FIELDS - 15TH ADDITION
ROSEMOUNT, MINNESOTA
PRELIMINARY PLAT SUBMITTAL
LANDSCAPE PLAN - VIEW D

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

CLARK WICKLUND, P.E.
Date: License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
12-18-23	CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: MK
DRAWN: TM
PROJECT NO: 220-0078.CO

AMBER FIELDS TWENTY FIRST 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 D, AMBER FIELDS FIFTEENTH ADDITION according to the recorded plat thereof, Dakota County, Minnesota.

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

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

Signed: Earl Street Partners II, LLC

by _____
Mario J. Cocchiarella, Chief Manager

STATE OF MINNESOTA
COUNTY OF _____

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

Signature

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

SURVEYORS CERTIFICATE

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

Dated this _____ day of _____, 20 ____.

Daniel Ekrem, Licensed Land Surveyor
Minnesota License No. 57366

STATE OF MINNESOTA
COUNTY OF _____

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

Signature

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

CITY COUNCIL, CITY OF ROSEMOUNT, MINNESOTA

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

By: _____
Mayor Clerk

COUNTY SURVEYOR, COUNTY OF DAKOTA, STATE OF MINNESOTA

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

Todd B. Tollefson
Dakota County Surveyor

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 TWENTY FIRST 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 _____.

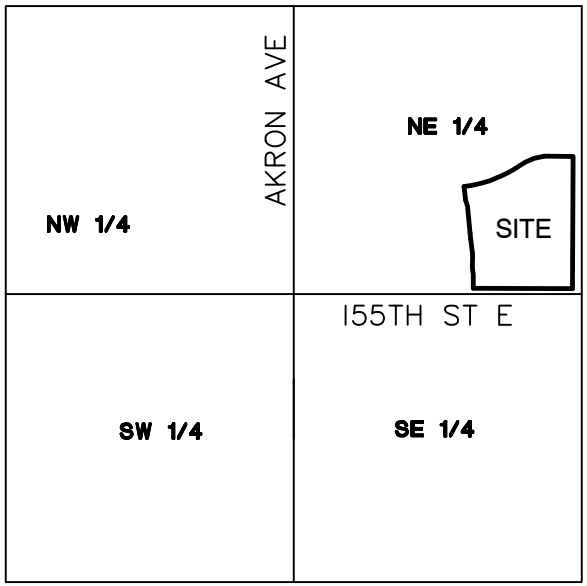
Amy A. Koethe, County Recorder



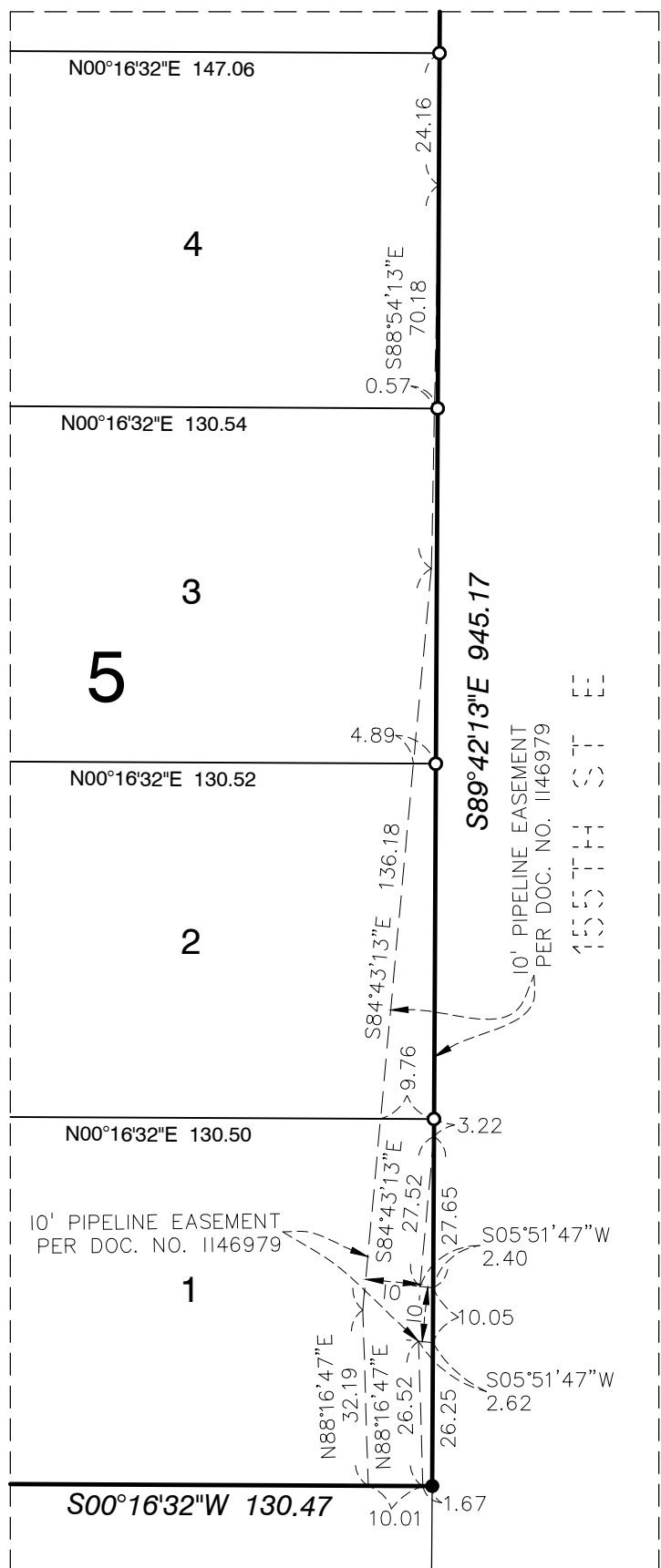
AMBER FIELDS TWENTY FIRST ADDITION

SW 1/4 OF NW 1/4 OF
SEC 35 T 115 R 19

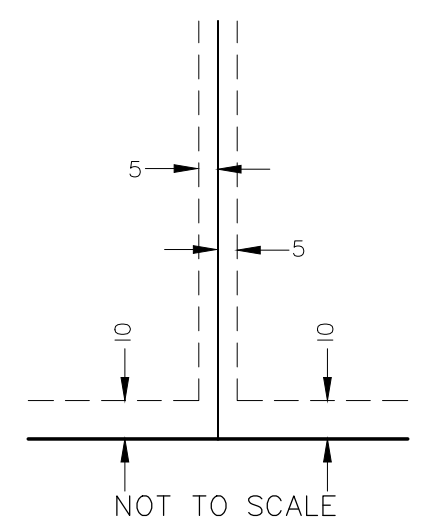
VICINITY MAP SECTION 34, T115, R19 NOT TO SCALE



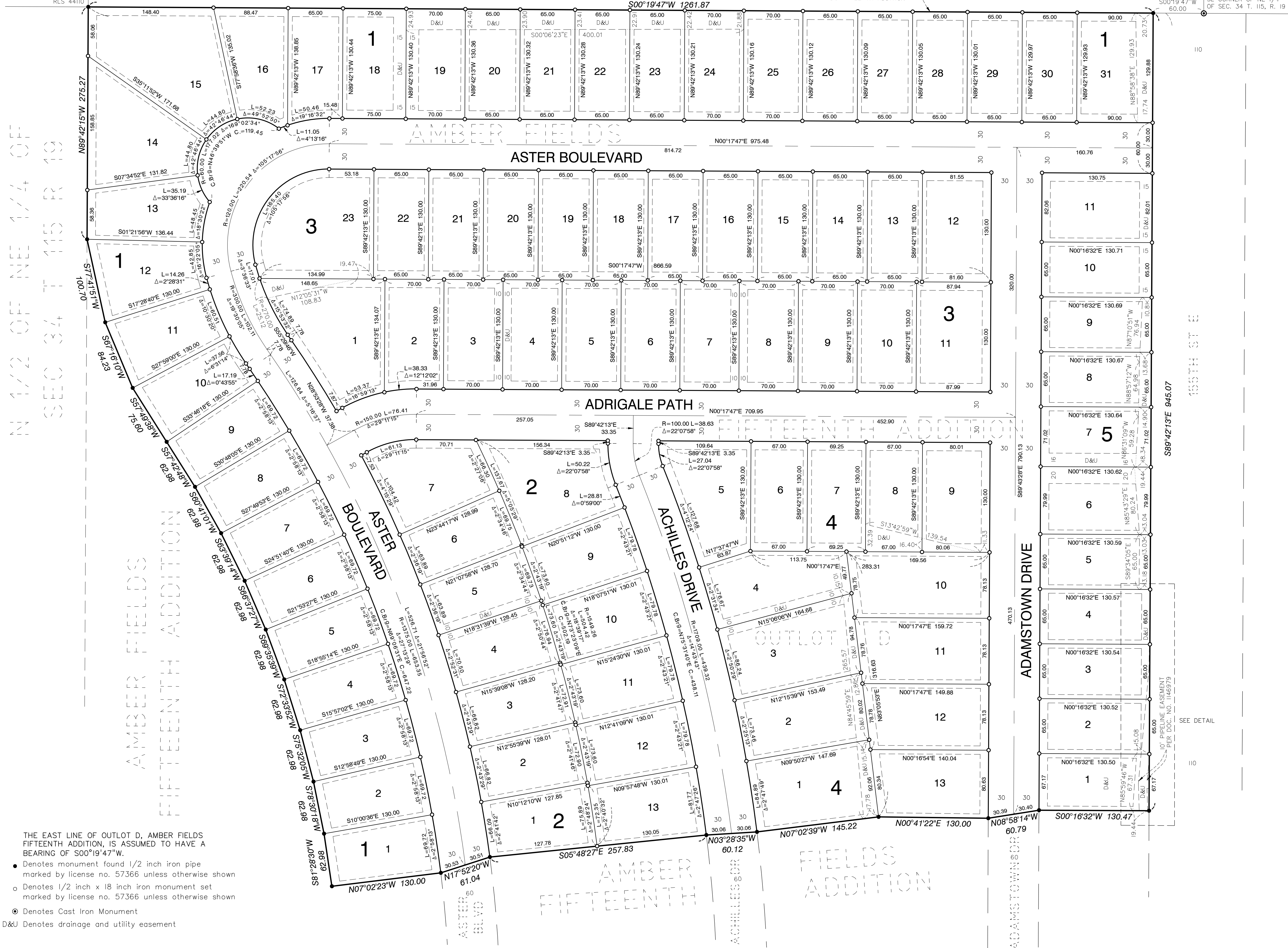
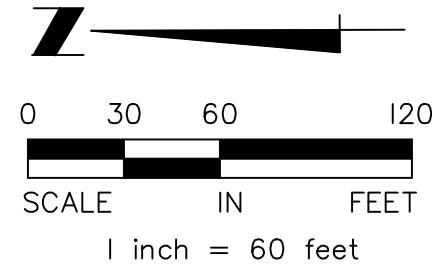
DETAIL NOT TO SCALE



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 EAST LINE OF OUTLOT D, AMBER FIELDS FIFTEENTH ADDITION, IS ASSUMED TO HAVE A BEARING OF S00°19'47"W.
- Denotes monument found 1/2 inch iron pipe marked by license no. 57366 unless otherwise shown
 - Denotes 1/2 inch x 18 inch iron monument set marked by license no. 57366 unless otherwise shown
 - Denotes Cast Iron Monument
- D&U Denotes drainage and utility easement

Memorandum

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

From: Amanda Sachi, PE
Laura Pietila, PE
Kris Keller, PE

Date: October 21, 2024

Re: Amber Fields 21st Addition – Phase 2 Final Plat Review
WSB Project No. 026444-000

We have reviewed the documents provided by Alliant Engineering on October 14, 2024. Documents reviewed include:

- Amber Fields 21st Addition Final Plat Civil Set, dated 10/14//24
- Amber Fields 21st Addition Plat, dated 10/14//24

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

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

1. General
 - a. Address redline comments on attached plan sheets
2. Utilities
 - a. Provide minimum vertical 18" separation between watermain and storm sewer
 - i. Insulate when separation is less than 36"
 1. Shown in several locations however, there were a few locations missed (See redline comments)
 - b. There is minimal separation (approximately 1' or less) between the storm sewer and sanitary sewer in several locations.
 - i. Verify minimum required separation from Public Works and possibly look to revise alignments to provide more separation to allow for adequate compaction during construction
 - ii. Applicant indicated that they had discussions with their contractor and that the crossings are constructable with sufficient compaction
3. Streets, Signage and Street Lighting
 - a. No comments
4. Landscape

- a. No comments

Stormwater Management

5. General Storm Sewer Design

- a. Provide rational method storm sewer sizing calculations and an associated catch basin drainage area map to confirm storm sewer is sized for a 10-year storm event.
- b. Junction manholes should be designed with approach angles greater-than 90 degrees (revise at CBMH-153, CBMH-137, CBMH-113).
- c. Increase junction manhole CBMH-137 to a 72" diameter to accommodate pipe sizes and approach angles designed.
- d. Junction manholes should be designed to limit the hydraulic head increase by matching flow lines (revise at CBMH-105).

6. Water Quantity

- a. No comments

7. Rate/Volume Control

- a. No comments

8. Freeboard

- a. Provide 1.5 feet of freeboard between low openings and EOFs. See redlines on PDF.

9. Water Quality

- a. No comments

10. Easements

- a. No comments

11. Erosion Control

- a. Bio-logs should be installed at a spacing equal to $100 \times (\text{height of log in feet}) / \text{Slope in percent}$
 - i. Revise backyard bio-logs in blocks 2, 3, and 4.

General

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



M E M O R A N D U M

To: Adam Kienberger, Community Development Director
Anthony Nemcek, Senior Planner
Julia Hogan, Planner

From: Dan Schultz, Parks and Recreation Director

Date: January 17, 2024

Subject: Amber Field 15th Addition

The Parks and Recreation Department recently reviewed the plans for the Amber Fields 15th Addition. After reviewing the plans, the Parks and Recreation Department staff has the following comments:

Parks Dedication

The parks dedication for the 15th addition will be met through developer installed improvements as outlined in the subdivision agreement.

Regional Greenway

The Vermillion Highlands Regional Greenway is identified in the City's Parks Master Plan as being located in this area. The developer should propose how they will accommodate a 10-foot-wide Regional Greenway Trail in the 15th addition.

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

City Council Regular Meeting: February 18, 2025

AGENDA ITEM: Prestwick Place 24 Addition, Accept Improvements	AGENDA SECTION: CONSENT AGENDA
PREPARED BY: Brian Erickson, City Engineer	AGENDA NO. 6.i.
ATTACHMENTS: Resolution, Prestwick Place 24th	APPROVED BY: LJM
RECOMMENDED ACTION: Adopt a resolution accepting Prestwick Place 24 Addition, City Project 2022-29 Public Improvements for Perpetual Maintenance	

BACKGROUND

The public improvements as part of the Prestwick Place 24 Addition, City Project 2022-29 included extension of the sanitary sewer for the northwest quadrant of Akron Avenue and 145th Street (County State Aid Highway 42). Construction was completed during the 2024 construction season. The developer has provided as-built documentation and staff has requested final invoices for the installed work as well as associated lien waivers.

RECOMMENDATION

Upon City acceptance of the work, public improvements constructed in Prestwick Place 24, City Project 2022-29, shall become city property. Staff recommends that City Council adopt the resolutions accepting the improvements for perpetual maintenance.

**CITY OF ROSEMOUNT
DAKOTA COUNTY, MINNESOTA**

RESOLUTION 2025-XX

**A RESOLUTION ACCEPTING PUBLIC IMPROVEMENT
FOR PRESTWICK PLACE 24TH ADDITION
CITY PROJECT 2022-29**

WHEREAS, the developer has requested the City accept the public improvements, and;

WHEREAS, the developer has provided the as-built record drawings, and;

WHEREAS, the developer is preparing the final close out documents including lien waivers and final pay applications.

BE IT RESOLVED, by the City Council of the City of Rosemount, Minnesota. The public work completed under said agreement is hereby accepted for perpetual maintenance and ownership.

ADOPTED this 18th day of February 2025.

Jeffery D. Weisensel, Mayor

ATTEST:

Erin Fasbender, City Clerk



Prestwick Place 24th Addition



City Council Regular Meeting: February 18, 2025

AGENDA ITEM: Donation Acceptance from Merchants Bank	AGENDA SECTION: CONSENT AGENDA
PREPARED BY: Michelle Rambo, Office Specialist	AGENDA NO. 6.j.
ATTACHMENTS: Resolution	APPROVED BY: LJM
RECOMMENDED ACTION: Motion to approve the acceptance and expenditure of \$1000 from Merchants Bank to be used for community events during Leprechaun Days.	

BACKGROUND

The Parks and Recreation department received a donation from Merchants Bank for \$1000. The donation will be used during Leprechaun Days for community events.

RECOMMENDATION

Motion to approve the acceptance and expenditure of \$1000 from Merchants Bank for community events during Leprechaun Days.

**CITY OF ROSEMOUNT
DAKOTA COUNTY, MINNESOTA**

RESOLUTION 2025 - XX

A RESOLUTION ACCEPTING A DONATION TO THE CITY

WHEREAS, the City of Rosemount is generally authorized to accept donations of real and personal property pursuant to Minnesota Statutes Section 465.03 et seq. for the benefit of its citizens and is specifically authorized to accept gifts;

WHEREAS, the following persons and entities have offered to contribute the cash amounts set forth below to the city:

Merchants Bank

\$1000

WHEREAS, the terms or conditions of the donations, if any, are as follows:

Parks & Recreation: Leprechaun Days community events – Blarney Stone Hunt, Youth Fishing Derby and Wet-n-Wild Day.

WHEREAS, all such donations have been contributed to the city for the benefit of its citizens, as allowed by law; and

WHEREAS, the City Council finds that it is appropriate to accept the donations offered.

THEREFORE, NOW BE IT RESOLVED by the City Council of the City of Rosemount as follows:

1. The donations described above are accepted and shall be used to establish and/or operate services either alone or in cooperation with others, as allowed by law.
2. The city clerk is hereby directed to issue receipts to each donor acknowledging the city's receipt of the donor's donation.

ADOPTED this ____ day of ____, ____, by the City Council of the City of Rosemount.

Jeffery D. Weisensel, Mayor

ATTEST:

Erin Fasbender, City Clerk

City Council Regular Meeting: February 18, 2025

AGENDA ITEM: Lifetime Change Orders #14 and #15	AGENDA SECTION: CONSENT AGENDA
PREPARED BY: Dan Schultz, Parks & Recreation Director	AGENDA NO. 6.k.
ATTACHMENTS: CO #14 2 6 25, CO #15 2 14 25	APPROVED BY: LJM
RECOMMENDED ACTION: Motion to approve Change Order #14 and #15 for the Life Time facility as listed in the Attached Documents as PCO 72 – 83 and PCO 84 - 96	

BACKGROUND

In May of 2023, the City Council began to award construction contracts for the construction of the Life Time facility. The project is progressing as expected and we have encountered some necessary changes during construction. The changes that are requested are being submitted as change orders #14 and #15 to the City Council for your review and consideration.

The changes are detailed on the attached Contract and Change Order Approval Summaries dated 2/6/25 and 2/14/25. The requests are for a total of \$40,332.97 in change order costs for change order #14 and would be funded through monies provided by Lifetime. Change order #15 will be adding funds back into the contingency fund through project deducts in the amount of \$275,887.89.

RECOMMENDATION

Staff is recommending the City Council approve change orders #14 and #15 for the Lifetime Facility as identified in the attached document as PCO 73 - 83 and PCO 84 - 96.

CONTRACT AND CHANGE ORDER

APPROVAL SUMMARY - 2.6.25

Change Description	Change Amount	Vendor	Contract
PCO # 073 Misc Glazing/Aluminum Changes			
	\$4,676.00	Midland Glass Co.	0034101-08A: Storefronts, Entrances & Curtainwall
Total:	\$4,676.00		
PCO # 074 RFI # 372 Front Door Operators			
	\$1,040.00	Midland Glass Co.	0034101-08A: Storefronts, Entrances & Curtainwall
	\$4,526.74	Muska Electric Company	0034101-26A: Electrical
Total:	\$5,566.74		
PCO # 075 Salon Work Station Wiring			
	\$2,573.12	Muska Electric Company	0034101-26A: Electrical
Total:	\$2,573.12		
PCO # 076 Electrical Inspector Requirements			
	\$8,989.48	Harty Mechanical, Inc.	0034101-23A: HVAC & Plumbing
	\$1,700.30	Muska Electric Company	0034101-26A: Electrical
Total:	\$10,689.78		
PCO # 077 RFI # 369 EF-7 VFD Replacement			
	\$764.16	Muska Electric Company	0034101-26A: Electrical
Total:	\$764.16		
PCO # 078 Reception Desk Changes			
	\$3,674.00	Nationwide fixture Installation, Inc.	0034101-06A: Millwork and Fixture Installation
	\$600.00	Jerry's Floor Store	0034101-09C: Flooring & Granite
	\$2,778.02	Muska Electric Company	0034101-26A: Electrical
Total:	\$7,052.02		
PCO # 079 Modify Menu Boards			
	\$1,887.00	Muska Electric Company	0034101-26A: Electrical
Total:	\$1,887.00		
PCO # 080 AP Relocation/Yoga Light Removal/GFCI for Prom Controls			
	\$2,230.95	Muska Electric Company	0034101-26A: Electrical
Total:	\$2,230.95		
PCO # 081 Credit for Eliminating Vapor Barrier			
	(\$17,000.00)	Ace Surfaces North America Inc.	0034101-32C: Ace surfaces North America, Inc.
Total:	(\$17,000.00)		
PCO # 082 PR # 14 Yoga Mirrors & Alpha Racks			
	\$4,430.00	Olympic Companies, Inc.	0034101-09A: Drywall, Carpentry, Fireproofing & Painting
	\$2,213.20	Nationwide fixture Installation, Inc.	0034101-06A: Millwork and Fixture Installation
	\$15,250.00	Midland Glass Co.	0034101-08A: Storefronts, Entrances & Curtainwall
Total:	\$21,893.20		
PCO # 083 Aluminum ADA Railings at Whirlpool Modifications			
	(\$5,896.00)	Global Specialty Contractors, Inc.	0034101-13A: Aquatics
	\$5,896.00	Midland Glass Co.	0034101-08A: Storefronts, Entrances & Curtainwall
Total:	\$0.00		
Grand Total for this Change Order:	\$40,332.97		
Contingency Deficit to Date with this Change Order:	(\$295,996.67)		

CONTRACT AND CHANGE ORDER APPROVAL SUMMARY - 2.14.25

Change Description	Change Amount	Vendor	Contract
PCO # 084 Modify Door KA101			
	\$1,804.00	Midland Glass Co.	0034101-08A: Storefronts, Entrances & Curtainwall
Total:	\$1,804.00		
PCO # 085 Adjust Exit Devices Height at CF103 & CF109F Per Health Inspector Requirement			
	\$2,817.00	Midland Glass Co.	0034101-08A: Storefronts, Entrances & Curtainwall
Total:	\$2,817.00		
PCO # 086 Green Grasses at Front Planters			
	\$3,950.00	Nature's Creation	0034101-12A: Faux Frondescence
Total:	\$3,950.00		
PCO # 087 Adjusted Sprinkler Pipe in Movement Room			
	\$1,692.90	Summit Companies	0034101-21A: Fire Suppression
Total:	\$1,692.90		
PCO # 088 Tile Repairs from Trade Damage			
	\$4,715.00	Jerry's Floor Store	0034101-09C: Flooring & Granite
Total:	\$4,715.00		
PCO # 89 Allowance Deduction for Concrete			
	(\$71,065.00)	B&D Associates, LLC	0034101-03A: Foundations & Masonry
Total:	(\$71,065.00)		
PCO # 90 Allowance Deduction for Millwork Installation			
	(\$6,970.71)	Nationwide Fixture Installation, Inc.	0034101-06A: Millwork and Fixture Installation
Total:	(\$6,970.71)		
PCO # 091 Allowance Deduction for Doors & Hardware			
	(\$3,062.00)	Twin City Hardware Co, Inc.	0034101-08B: Doors & Openings
Total:	(\$3,062.00)		
PCO # 092 Allowance Deduction Framing & Drywall			
	(\$54,192.00)	Olympic Companies, Inc.	0034101-09A: Drywall, Carpentry, Fireproofing & Painting
Total:	(\$54,192.00)		
PCO #093 Allowance Deduction Final Cleaning			
	(\$65,000.00)	Jerry's Floor Store	0034101-11B: Athletic Equipment
Total:	(\$65,000.00)		
PCO #094 Allowance Deduction for Aquatics			
	(\$17,000.00)	Global Specialty Contractors, Inc.	0034101-13A: Aquatics
Total:	(\$17,000.00)		
PCO #095 Allowance Deduction for Mechanical			
	(\$31,996.77)	Harty Mechanical, Inc.	0034101-23A: HVAC & Plumbing
Total:	(\$31,996.77)		
PCO #096 Allowance Deduction for Electrical			
	(\$41,580.31)	Muska Electric Company	0034101-26A: Electrical
Total:	(\$41,580.31)		
Grand Total for this Change Order:	(\$275,887.89)		
Contingency Deficit to Date with this Change Order:	(\$20,108.78)		

City Council Regular Meeting: February 18, 2025
 Tentative City Council Meeting: February 18, 2025

AGENDA ITEM:	Request by North Wind Test, LLC., for Preliminary and Final Plat approval and rezoning of 60 acres from A-2 to B-2	AGENDA SECTION:	NEW BUSINESS
PREPARED BY:	Anthony Nemcek , Senior Planner	AGENDA NO.	9.a.
ATTACHMENTS:	Ordinance, Resolution, Excerpt from the January 28 Planning Commission meeting minutes, Site Location, Rezoning Exhibit, Land Use Plan, Plat, Preliminary Site Plan, 151st Street & Blaine Avenue Improvements , Parks and Recreation Review Memo dated January 21, 2025, Engineer's memo dated January 23, 2025, Traffic Impact Analysis	APPROVED BY:	LJM
RECOMMENDED ACTION: Motion to adopt an ordinance rezoning of the subject parcel from A-2 Agriculture to B-2 Employment. Motion to adopt a resolution approving the North Wind Addition preliminary and final plats, subject to conditions.			

BACKGROUND

The City Council is being asked to consider requests by North Wind Test, LLC., for the approval of preliminary and final plats and a rezoning of the site from A-2 Agriculture to B-2 Employment. The applicant is planning to develop an aerospace research and testing facility on the 60-acres within the Plat area, which is located immediately south of Meta's data center project and west of Blaine Avenue. The applicant is referring to the project as the Minnesota Aerospace Complex. In addition to the larger, primary parcel, the plat also includes a parcel in the northeast corner of the site that will be the location of a future substation to serve the site. A preliminary site plan is attached as reference. The Council should note that in addition to the requests being made at this meeting, North Wind Test will also require approval of a Planned Unit Development to allow for multiple principal uses on a single parcel, and final site and building plan approval prior to site development. The applicant will be making requests for those approvals at a later date. Staff finds the plat in conformance with the lot standards of the B-2 Employment zoning district, and the proposed rezoning is consistent with the City's comprehensive land use plan. The Planning Commission and staff are recommending approval of these two requests.

Applicant North Wind Test, LLC.

Property Owner	University of Minnesota
Site Area	60.7 Acres
Current Zoning	A-2 Agriculture
Proposed Zoning	B-2 Employment
Comp Plan Designation	Business Park

PLANNING COMMISSION ACTION

The Planning Commission held a public hearing during its January 28, 2025, meeting to review the requests and receive public comment. The Commission asked for clarification of the plans for the roadway that currently runs through the site. Staff described the existing roadway's status as a private, University-owned road and how it would be replaced by the new east/west road along the northern site boundary. The Commission also asked about the traffic impact analysis that was included with the packet and how it fits in with other development occurring in the area. Staff described that how the analysis is one piece of the puzzle and is taking other development into account in its analysis. The Commission also asked how the responsibility for the remediation of environmental concerns would be determined. Staff deferred to the applicant as that responsibility would be determined as part of the purchase agreement.

In addition to staff's presentation of this item, the Planning Commission heard a presentation by a representative for the applicant who introduced the company and its vision for the Minnesota Aerospace Complex. The Commission received public comments in support of the project from representatives of the property owner, the St. Paul Building and Construction Trades Council, and Greater MSP.

Following the close of the public hearing, the Commission asked if there would be large equipment hauled on the roads being brought in for testing. The applicant described the use of scale models for testing and that all testing occurs inside buildings. The Planning voted unanimously to recommend approval of both the rezoning and plats.

Legal Authority

The City Council is being asked to consider two requests. The first request, approval of preliminary and final plats, is quasi-judicial in nature, meaning the Council is acting as a judge to determine if the requested plats are in conformance with the requirements and standards of the zoning ordinance. If the proposed plat conforms with the code, it must be approved. The second request, rezoning the site from A-2 to B-2, is legislative in nature. This means the City has wide discretion when deciding to approve or deny the request. That being said, if a requested rezoning is consistent with the City's Comprehensive Land Use plan, it should generally be approved.

Land Use and Zoning

The site is currently located within the A-2 Agricultural zoning district. The applicant is proposing a rezoning of the subject property from A-2 to B-2 Employment. The proposed rezoning is consistent with the City's adopted Comprehensive Land Use Plan, which designates the site for Business Park land uses. The BP-Business Park zoning district was replaced by the B-2 Employment zoning district in the City's 2024 zoning code update. Therefore, staff recommends approval of the rezoning and will be reviewing the proposed plat using the B-2 lot dimension standards.

Plat

The applicant is requesting approval of both the preliminary and final plats for the North Wind Addition. The proposed plat contains two parcels, one larger on that will contain the research facility and a smaller one in the northeast corner of the plat area that will contain an electrical substation. The plat also has land dedicated to a future 151st Street East right of way. This road runs east/west and will continue to be extended westward as development occurs. The preliminary site plan submitted by the applicant shows a temporary cul-de-sac at the western terminus of this road. The final plat reviewed by the Planning Commission proposed an outlot status for the northeast parcel. Since the Planning Commission meeting, the applicant has updated the plat to make that parcel a buildable lot to avoid the need of further plat approval ahead of development of the substation. No changes to the parcel boundaries were made with the update. The table below shows how the proposed plat compares to the dimensional standards of the B-2 Employment district.

Standard	Required	Proposed
Minimum Lot Width	120'	281.98'
Minimum Lot Area	1 acre	3.67 acres

All other site development standards, such as setbacks and building height, will be reviewed with a formal site plan review that will be requested by the applicant at a later date. A preliminary site plan is included in the attachments as a reference and to provide context for the Council.

Park Dedication

The Parks and Recreation department has reviewed the proposed plat and is making two recommendations. The first recommendation is for the applicant to pay a fee-in-lieu of land dedication. Based on the size of the plat area, that amounts to \$515,950 (60.7 acres @ \$8,500 per acre). The second recommendation from Parks and Rec staff relates to a future trail along Blaine Avenue. Meta's data center development included grading along Blaine Avenue to accommodate a future trail. When the time comes that Blaine Avenue receives full upgrades, the City will build the trail and assess the applicant for their share of the costs.

Engineering

The site will be served by newly constructed sewer and water within 151st Street East. This service will be brought down the Blaine Avenue extension. Plans for these improvements are attached to this report. The City's engineering staff has reviewed the preliminary plat and provided a memorandum, which is attached. The memorandum contains comments related to the street improvement and utility plans. Additionally, the applicant has drafted a traffic impact analysis (TIA) which the County reviewed and provided the following feedback:

- **Modeling Data:** The County requested the Synchro traffic models be provided in Version 11 format for review and records.
- **Signal Timing and Warrants:** A more detailed signal warrant analysis is needed for long-term (2040) conditions, including sensitivity analysis to predict when volume thresholds might be met.
- **Queueing and Storage:** The report should include 95th percentile queue lengths and available storage capacity to address potential congestion at key intersections.

- Future Geometry: Assumptions should align with planned road improvements, such as those funded by the TED Grant.
- Mitigation Needs: Recommendations include adding turn lanes and signal timing adjustments at intersections like CSAH 42 & US Highway 52 ramps and CSAH 42 & Blaine Avenue to address projected traffic increases.
- Safety Considerations: Long-term planning should address potential safety concerns, including excessive delays and queue spillbacks, especially at major intersections.

These updates aim to ensure the TIA aligns with County standards and adequately addresses the impact of proposed developments on the roadway network.

RECOMMENDATION

Staff finds the requested rezoning to be consistent with the designated land use of the site within the City's adopted Comprehensive Land Use Plan. Staff also finds the proposed plat to conform with the requirements and standards of the zoning ordinance. The Planning Commission and staff are recommending approval of both requested actions subject to conditions.

**City of Rosemount
Ordinance No. B-XXX**

**AN ORDINANCE AMENDING ORDINANCE B
CITY OF ROSEMOUNT ZONING ORDINANCE**

North Wind Addition

THE CITY COUNCIL OF THE CITY OF ROSEMOUNT, MINNESOTA, ORDINANCE AS FOLLOWS:

Section 1. Ordinance B, adopted September 19, 1989, entitled “City of Rosemount Zoning Ordinance,” is hereby amended to rezone property from A-2 Agricultural to B-2 Employment within the City of Rosemount legally described as follows:

That part of the Northeast Quarter of Section 35, Township 115 North, Range 19 West described as follows:

Commencing at the northeast corner of said Section 35; thence South 00 degrees 27 minutes 47 seconds West, assumed bearing, along the east line of said Northeast Quarter, a distance of 300.01 feet to the south line of the North 300.00 feet of said Section 35, also being the south line of the plat of ROSEMOUNT TECHNOLOGY ADDITION and the point of beginning of the parcel to be described; thence continuing South 00 degrees 27 minutes 47 seconds West, along said east line of the Northeast Quarter, a distance of 1278.36 feet; thence South 89 degrees 56 minutes 07 seconds West, a distance of 2068.51 feet; thence North 00 degrees 23 minutes, 47 seconds East, a distance of 1279.056 feet to said south line of the North 300.00 feet of Section 35; thence North 89 degrees 57 minutes 16 seconds East, along said south line of the North 300.00 feet of Section 35, a distance of 2070.00 feet to the point of beginning.

Section 2. The Zoning Map of the City of Rosemount, referred to and described in said Ordinance No. B as that certain map entitled “Zoning Map of the City of Rosemount,” shall not be republished to show the aforesaid rezoning, but the Clerk shall appropriately mark the said zoning map on file in the Clerk’s office for the purpose of indicating the rezoning hereinabove provided for in this Ordinance and all of the notation references and other information shown thereon are hereby incorporated by reference and made part of this Ordinance.

Section 3. This ordinance shall be effective immediately upon its passage and publication according to law.

ENACTED AND ORDAINED into an Ordinance this 18th day of February, 2025.

CITY OF ROSEMOUNT

Jeffery D. Weisensel, Mayor

ATTEST:

Erin Fasbender, City Clerk

**CITY OF ROSEMOUNT
DAKOTA COUNTY, MINNESOTA**

RESOLUTION 2025-XX

**A RESOLUTION APPROVING THE PRELIMINARY AND FINAL PLATS
FOR NORTH WIND ADDITION**

WHEREAS, North Wind Test, LLC, (Applicant) has submitted applications to the City of Rosemount for Preliminary and Final Plats concerning property legally described as follows:

That part of the Northeast Quarter of Section 35, Township 115 North, Range 19 West described as follows:

Commencing at the northeast corner of said Section 35; thence South 00 degrees 27 minutes 47 seconds West, assumed bearing, along the east line of said Northeast Quarter, a distance of 300.01 feet to the south line of the North 300.00 feet of said Section 35, also being the south line of the plat of ROSEMOUNT TECHNOLOGY ADDITION and the point of beginning of the parcel to be described; thence continuing South 00 degrees 27 minutes 47 seconds West, along said east line of the Northeast Quarter, a distance of 1278.36 feet; thence South 89 degrees 56 minutes 07 seconds West, a distance of 2068.51 feet; thence North 00 degrees 23 minutes, 47 seconds East, a distance of 1279.056 feet to said south line of the North 300.00 feet of Section 35; thence North 89 degrees 57 minutes 16 seconds East, along said south line of the North 300.00 feet of Section 35, a distance of 2070.00 feet to the point of beginning.

WHEREAS, on January 28, 2025, the Planning Commission of the City of Rosemount reviewed the Preliminary and Final Plats for North Wind Addition; and

WHEREAS, on January 28, 2025, the Planning Commission recommended approval of the Preliminary and Final Plats for North Wind Addition, subject to conditions; and

WHEREAS, on February 18th, 2025, the City Council of the City of Rosemount reviewed the Planning Commission's recommendation and the Preliminary and Final Plats for North Wind Addition.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Rosemount hereby approves the Preliminary and Final Plats for North Wind Addition, subject to the following conditions:

1. Execution of a subdivision agreement.
2. Development fees not paid for Lot 1 Block 2 must be submitted prior to issuance of a building permit for the future substation.
3. Payment of \$515,950 in lieu of park land dedication.

4. The developer is responsible for the costs of constructing a bituminous trail along the western side of the Blaine Avenue extension.
5. Conformance with the comments contained within the engineer's memo dated January 23, 2025.
6. Payment of trunk area charges in the amount of:
 - i. Sanitary Sewer Trunk Charge: \$1,705/acre
 - ii. Watermain Trunk Charge: \$6,500/acre
 - iii. Storm Sewer Trunk Charge: \$6,865/acre

ADOPTED this 18th day of February 2025, by the City Council of the City of Rosemount.

Jeffery D. Weisensel, Mayor

ATTEST:

Erin Fasbender, City Clerk

**EXCERPT FROM THE JANUARY 28, 2025 PLANNING COMMISSION
MEETING MINUTES**

- c. Request by North Wind Test, LLC., for Preliminary and Final Plat approval and rezoning of 60 acres from A-2 to B-2

Senior Planner Nemcek presented on a request by North Wind Test the Preliminary and Final Plat and rezoning of 60 acres from A-2 Agricultural to B-2 Employment. Nemcek presented the site location and the proposed plat of two parcels. One buildable lot and one outlot which would be the site of a future substation; however, it could be a buildable lot. Nemcek stated that the rezoning is consistent with the City's land use plan and the area has recently been brought into the MUSA boundary to allow for development. He also showed a preliminary site plan.

Staff is recommending that the commission recommend that city council approve the request for a preliminary and final plat and the rezoning.

Commissioner Reed asked for clarification of the plans for the roadway that currently runs through the site. Nemcek described the existing roadway's status as a private, University-owned road and how it would be replaced by the new east/west road along the northern site boundary. Chairperson Kenninger asked about the traffic impact analysis that was included with the packet and how it fits in with other development occurring in the area. Nemcek described that how the analysis is one piece of the puzzle and is taking other development into account in its analysis. Commissioner Reed asked how the responsibility for the remediation of environmental concerns would be determined. Nemcek deferred to the applicant as that responsibility would be determined as part of the purchase agreement. Chairperson Kenninger opened the public hearing.

David Meyer

358 East Filmore Ave St Paul

Meyer gave an overview of North Wind and their previous work and buildings. Their goal is to establish a premier aerospace testing complex site. North wind will be operating it themselves for the next 50 to 100 years. They are partnered with the University of Minnesota and their college of science and engineering.

Leslie Krueger

3191 15th Ave SE Minneapolis

Kreter stated that she is representing the Regents of the University of Minnesota. She gave an overview of the history of the site and brought up that the site has an area of environmental concern associated with it. She said that the MPCA is supervising the University of Minnesota and North Wind to ensure compliance. Kreter said the project will extend the public infrastructure as well.

Donald Mullen

353 West 7th St Saint Paul

Mullen stated that he was speaking in favor of the project and that it could be really good for the community.

Amanda Taylor

1805 Standford Ave St Paul

Taylor stated that she was present on behalf of Greater MSP the regional economic development partnership for the Minneapolis-St Paul region. Taylor spoke in favor of the project as it enables opportunity and economic investment. She said the project will advance the region's leadership and innovation, technology and research and development. It would be the country's premier aerospace testing complex and a competitive asset for the city.

Motion by Kenninger Second by Reed

Motion to close the public hearing

Ayes: 7.

Nays: None. Motion carried.

Chairperson Kenninger stated that she felt it was an exciting project. Commissioner Reed stated that he was also excited to see the collaboration on the cleanup. Commissioner Beadner asked if large equipment would be brought in for the testing. Meyer stated that they will be completing testing on scale models. Chairperson Kenninger asked about noise and if testing will be indoors. Meyer confirmed that it would be indoors and would be quiet.

Motion by Reed Second by Beadner

Motion to recommend the City Council approve a rezoning of the subject parcel from A2 - Agriculture to B-2 Employment.

Ayes: 7.

Nays: None. Motion Carried.

Motion by Reed Second by Beadner

Motion to recommend the City Council approve the North Wind Addition preliminary and final plats, subject to the following conditions:

1. Execution of a subdivision agreement.

2. Development fees not paid for Outlot A must be submitted are due prior to approval of a building permit for the future substation.
3. Payment of \$515,950 in lieu of park land dedication.
4. The developer is responsible for the costs of constructing a bituminous trail along the western side of the Blaine Avenue extension.
5. Conformance with the comments contained within the engineer's memo dated January 23, 2025.
6. Approval of a rezoning of the subject property from A-2 to B-2 in conformance with the City's Comprehensive Plan.

Ayes: 7.

Nays: None. Motion Carried.





Current Zoning - A-1

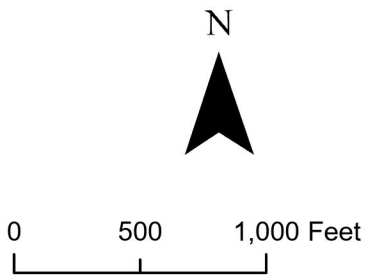


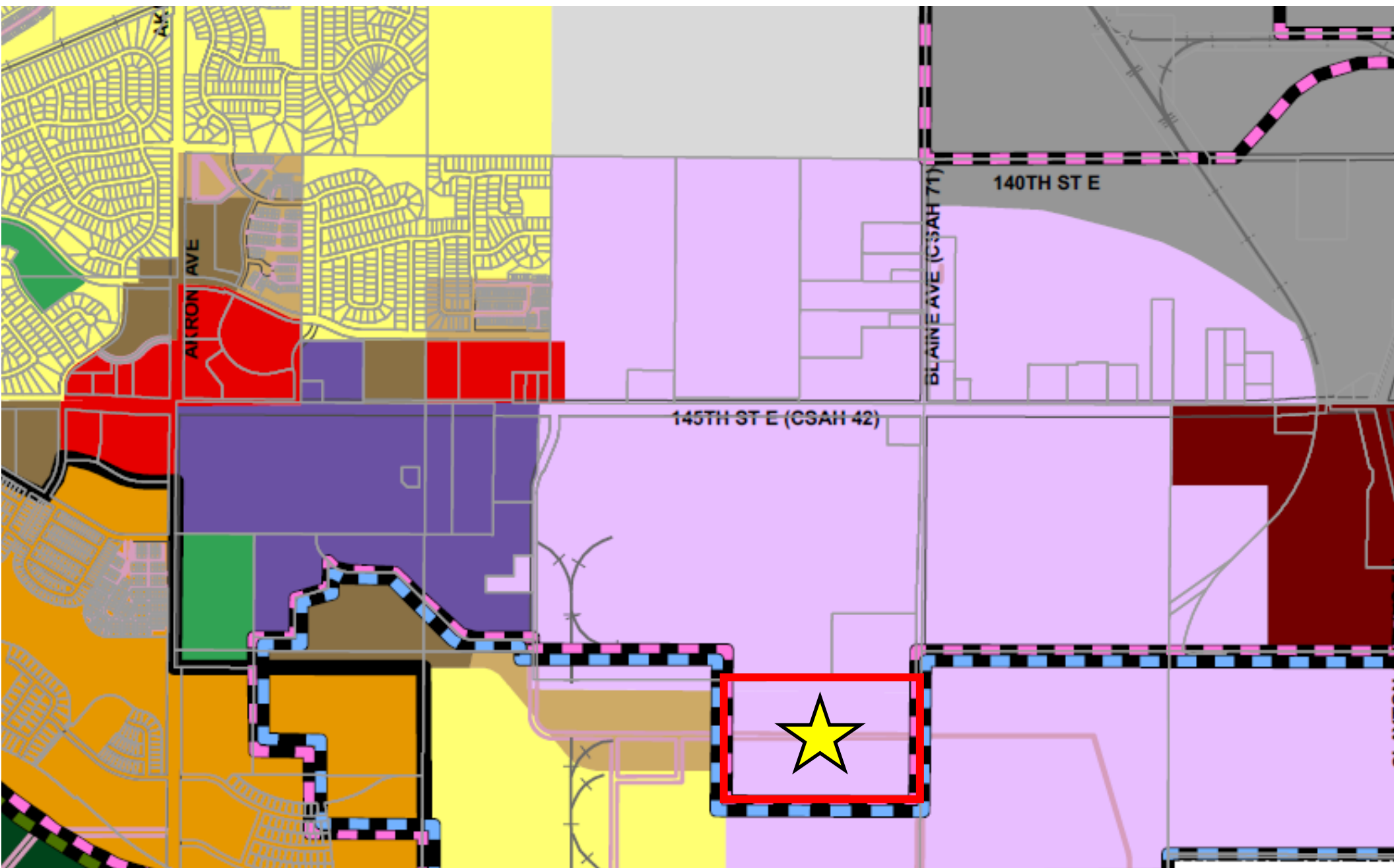
Proposed Zoning - B-2



- Parcels
- Development Site

- A-1 - Agricultural Preserve District
- B-2 - Employment District
- PUD





NORTH WIND ADDITION

KNOW ALL BY THESE PRESENTS: That North Wind Test LLC, a Minnesota limited liability company, owner of the following described property:

That part of the Northeast Quarter of Section 35, Township 115 North, Range 19 West described as follows:

Commencing at the northeast corner of said Section 35; thence South 00 degrees 27 minutes 47 seconds West, assumed bearing, along the east line of said Northeast Quarter, a distance of 300.01 feet to the south line of the North 300.00 feet of said Section 35, also being the south line of the plat of ROSEMOUNT TECHNOLOGY ADDITION and the point of beginning of the parcel to be described; thence continuing South 00 degrees 27 minutes 47 seconds West, along said east line of the Northeast Quarter, a distance of 1278.36 feet; thence South 89 degrees 56 minutes 07 seconds West, a distance of 2068.51 feet; thence North 00 degrees 23 minutes 47 seconds East, a distance of 1279.05 feet to said south line of the North 300.00 feet of Section 35; thence North 89 degrees 57 minutes 16 seconds East, along said south line of the North 300.00 feet of Section 35, a distance of 2070.00 feet to the point of beginning.

Has caused the same to be surveyed and platted as NORTH WIND ADDITION, and does hereby dedicate to the public for public use the public ways and easements for drainage and utility purposes as shown on this plat.

In witness whereof said North Wind Test LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this

_____ day of _____, 20____.

Signed: North Wind Test LLC, a Minnesota limited liability company,

By _____, President of North Wind Test LLC, a Minnesota limited liability company.

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20____, by _____, President of North Wind Test LLC, a Minnesota limited liability company.

Signature of Notary

Printed Name of Notary

Notary Public _____ County, _____

My commission expires _____

I Eric A. Roeser 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____.

Eric A. Roeser, Licensed Land Surveyor
Minnesota License No. 47476

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20____, by Eric A. Roeser, Land Surveyor, Minnesota License No. 47476.

Signature of Notary

Printed Name of Notary

Notary Public _____ County, _____

My commission expires _____

CITY COUNCIL, CITY OF ROSEMOUNT, COUNTY OF DAKOTA, STATE OF MINNESOTA

This plat of NORTH WIND ADDITION was approved and accepted by the City Council of the City of Rosemount, Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By: _____, Mayor

By: _____, Clerk

COUNTY SURVEYOR, COUNTY OF DAKOTA, STATE OF MINNESOTA

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

By: _____
Todd B. Tollefson
Dakota County Surveyor

COUNTY BOARD, COUNTY OF DAKOTA, STATE OF MINNESOTA

We do hereby certify that on the 28th day of November, 2023, the Board of Commissioners of Dakota County, Minnesota, approved this plat of NORTH WIND ADDITION, and said plat is in compliance with the provisions of 505.03, Subd. 2, and pursuant to the Dakota County Contiguous Plat Ordinance.

By: _____
Chair, County Board

Attest: _____
County Treasurer — Auditor

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

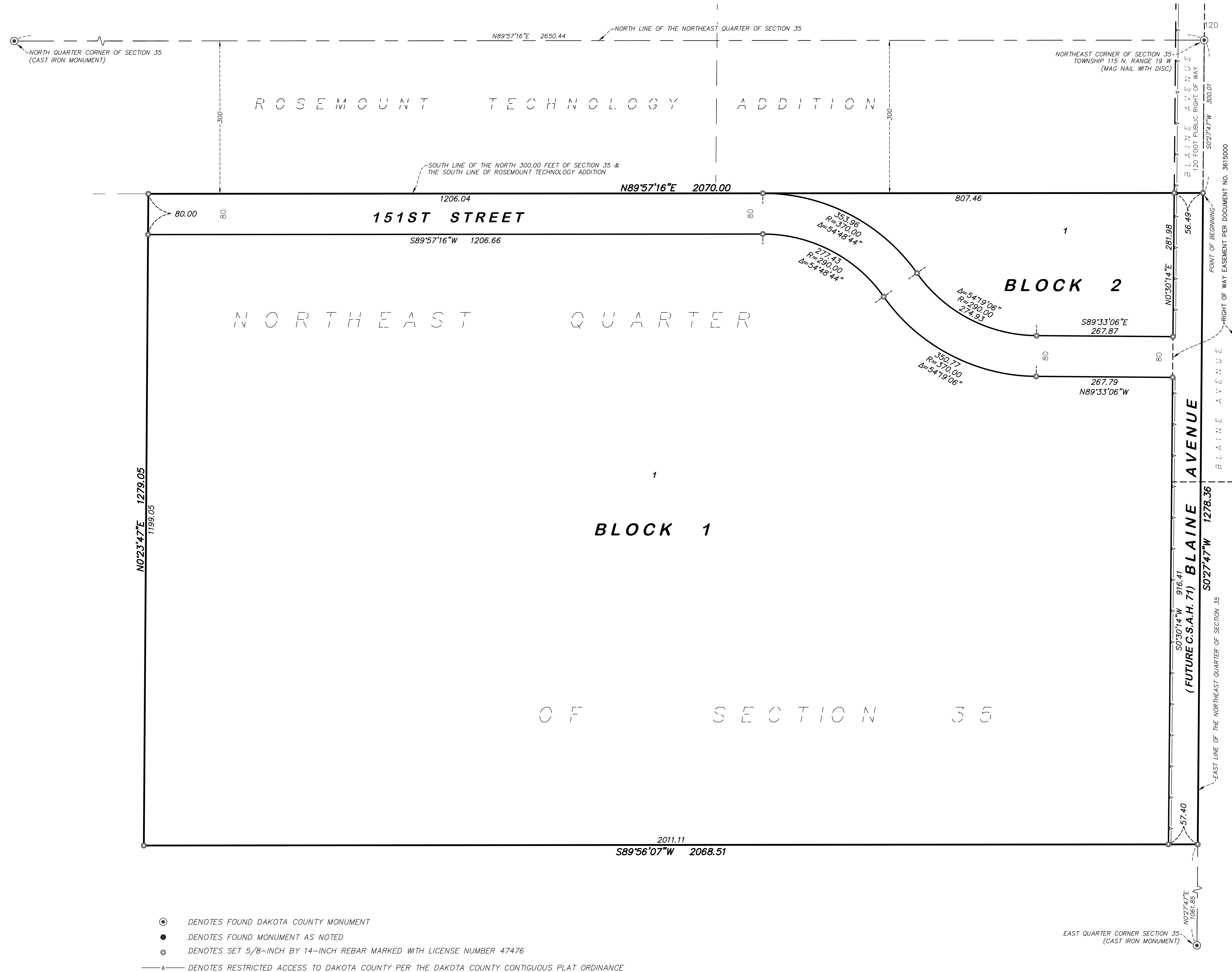
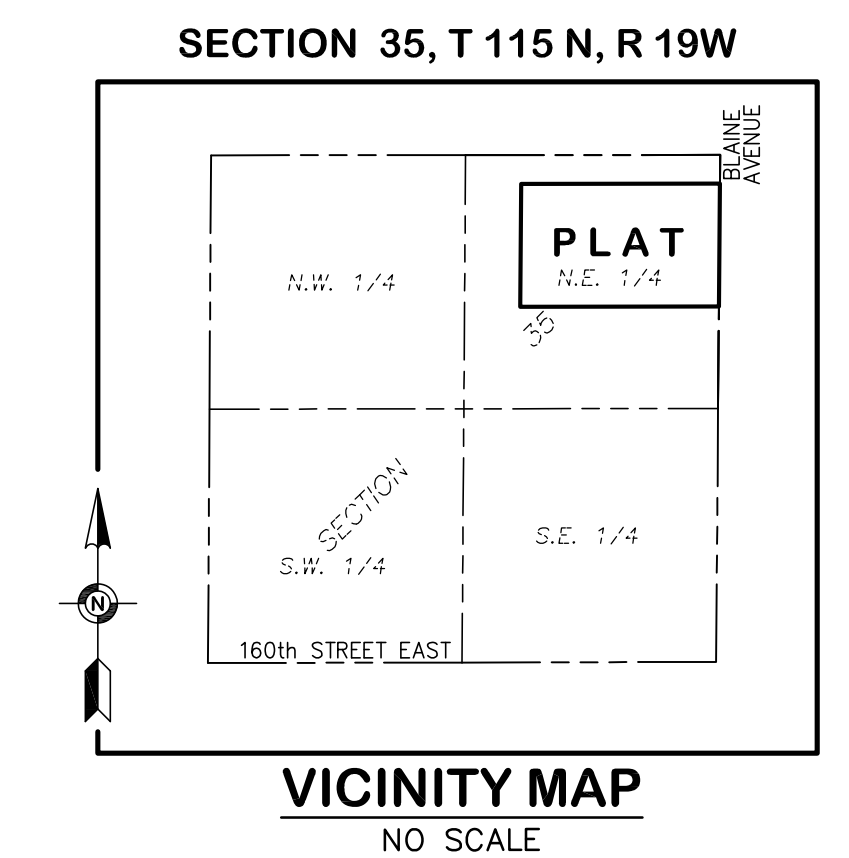
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year _____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20____.

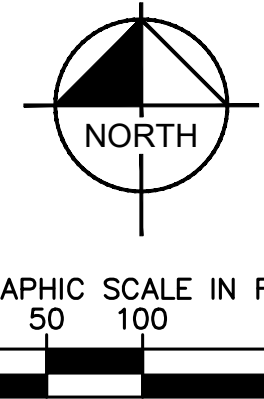
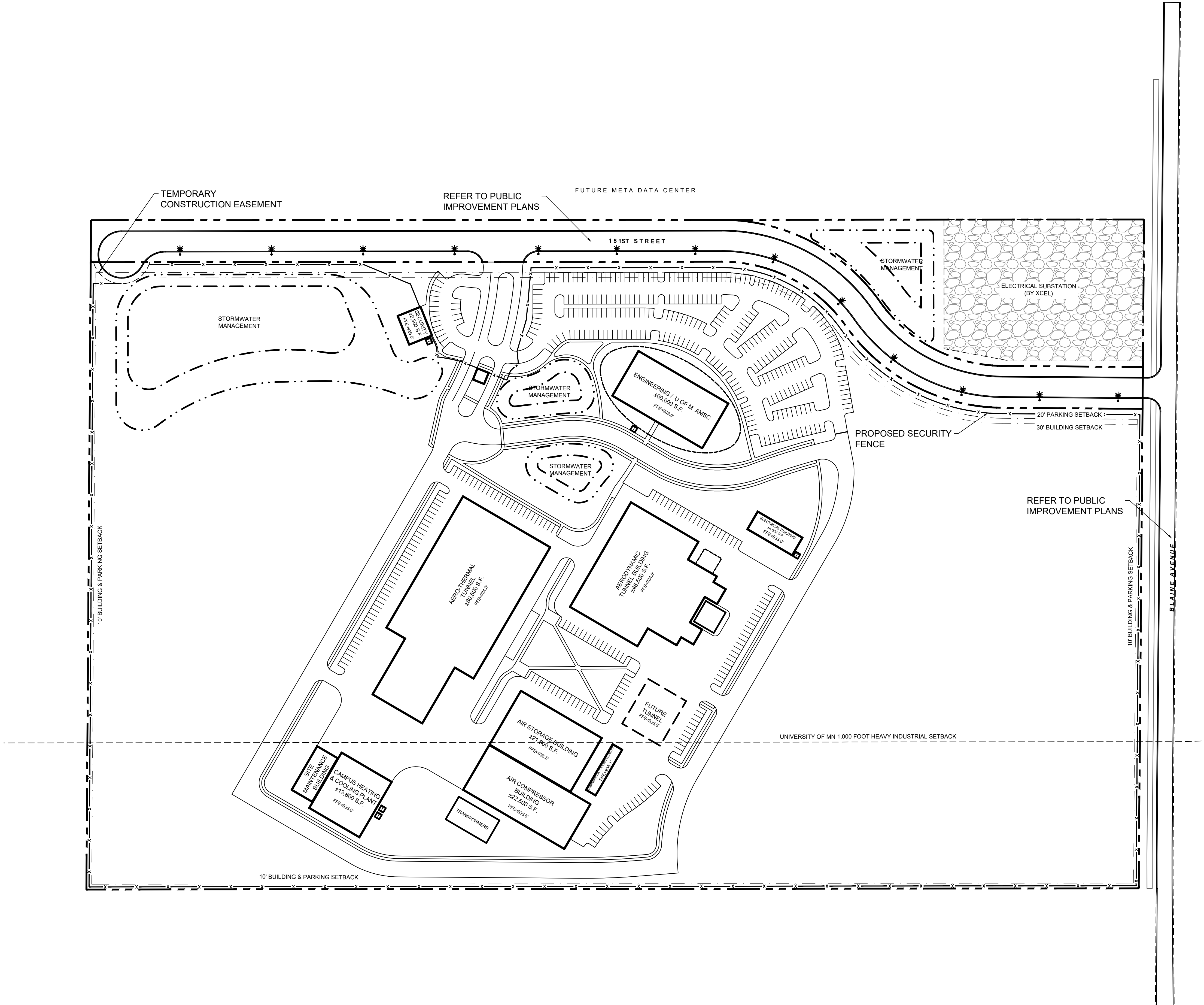
By: _____
Amy A. Koethe, Director,
Department of Property Taxation and Records

COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that this plat of NORTH WIND ADDITION was filed in the office of the County Recorder for public record this _____ day of _____, 202____, at _____ o'clock ____ M., and was duly filed in Book _____ of Plats, Page _____, as Document Number _____.

By: _____
Amy A. Koethe, County Recorder





- LEGEND**
- PROPERTY LINE
 - SETBACK LINE
 - NORMAL WATER LEVEL
 - TOP OF BASIN
 - DRAINAGE AND UTILITY EASEMENT
 - PROPOSED FENCE
 - RETAINING WALL
 - PROPOSED CURB AND GUTTER
 - STANDARD DUTY ASPHALT PAVEMENT
SEE DETAILS FOR SECTION
 - HEAVY DUTY ASPHALT PAVEMENT
SEE DETAILS FOR SECTION
 - RIGHT OF WAY PAVEMENT
SEE DETAILS FOR SECTION
 - HEAVY DUTY CONCRETE PAVEMENT
SEE DETAILS FOR SECTION
 - STANDARD DUTY CONCRETE PAVEMENT / SIDEWALK
SEE DETAILS FOR SECTION
 - ASPHALT TRAIL
SEE DETAILS FOR SECTION
 - GRAVEL PAVEMENT
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 DOCKS, TRASH ENCLOSURES & 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 20-FEET IN LENGTH UNLESS OTHERWISE INDICATED.
 - MONUMENT SIGN(S) ARE DETAILED ON THE ARCHITECTURAL PLANS AND ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIGN DIMENSIONS, LOCATION AND REQUIRED PERMITS WITH THE OWNER.

SITE DATA	
EXISTING ZONING	A-2 AGRICULTURAL
PROPOSED ZONING	B-2 EMPLOYMENT
PARKING SETBACKS	SIDE/REAR = 10' FRONT = 20'
BUILDING SETBACKS	SIDE/REAR = 10' FRONT = 30'

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT FALCON PREPARED FOR NORTH WIND TEST LLC	SHEET NUMBER C400	ROSEMOUNT MN	 © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344 PHONE 612-315-1272 WWW.KIMLEY-HORN.COM	No.	REVISIONS	DATE	BY

K:\TWC_LDEV\CalSpan\3 Design\CAD\PlanSheets\Off-Site\Falcon-COVER.dwg December 27, 2024 -- 10:43am

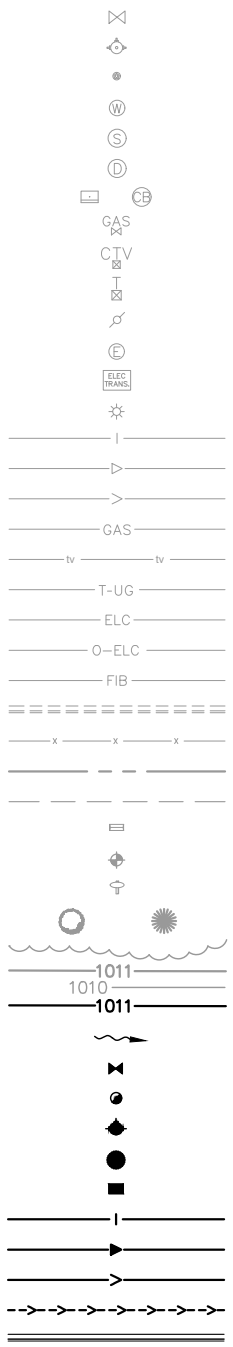
DAKOTA COUNTY
CITY OF ROSEMOUNT
151ST STREET AND BLAINE AVENUE ROADWAY IMPROVEMENTS

CONSTRUCTION PLAN FOR GRADING, PAVING, AGGREGATE BASE, BITUMINOUS SURFACING, WATERMAIN, STORM
SEWER AND INTERSECTION IMPROVEMENTS

LOCATED ON: BLAINE AVENUE FROM 1200' SOUTH OF 151ST STREET E TO 860' NORTH OF 151ST STREET E (GEOGRAPHIC DESCRIPTION)

LOCATED ON: 151ST STREET FROM 1500' WEST OF BLAINE AVENUE TO BLAINE AVENUE

LEGEND

- 

EXISTING GATE VALVE

EXISTING HYDRANT

EXISTING CURB BOX

EXISTING WATERMAIN MANHOLE

EXISTING SANITARY MANHOLE

EXISTING STORM MANHOLE

EXISTING CATCH BASIN

EXISTING GAS VALVE

EXISTING CABLE TV BOX

EXISTING TELEPHONE BOX

EXISTING POWER POLE

EXISTING ELECTRICAL MANHOLE

EXISTING ELECTRICAL TRANSFORMER

EXISTING LIGHT POLE

EXISTING WATERMAIN

EXISTING SANITARY SEWER

EXISTING STORM SEWER

EXISTING GAS MAIN

EXISTING CABLE TV

EXISTING UNDERGROUND TELEPHONE LINE

EXISTING UNDERGROUND POWER

EXISTING OVERHEAD POWER

EXISTING FIBER LINE

EXISTING CURB AND GUTTER

EXISTING FENCE

EXISTING RIGHT-OF-WAY

EXISTING EASEMENT

EXISTING MAILBOX

EXISTING SOIL BORING

EXISTING STREET SIGN

EXISTING TREE

EXISTING TREE LINE

EXISTING CONTOUR

PROPOSED CONTOUR

DRAINAGE ARROW

PROPOSED BUTTERFLY VALVE

PROPOSED GATE VALVE

PROPOSED HYDRANT

PROPOSED MANHOLE (STORM/SANITARY)

PROPOSED CATCH BASIN

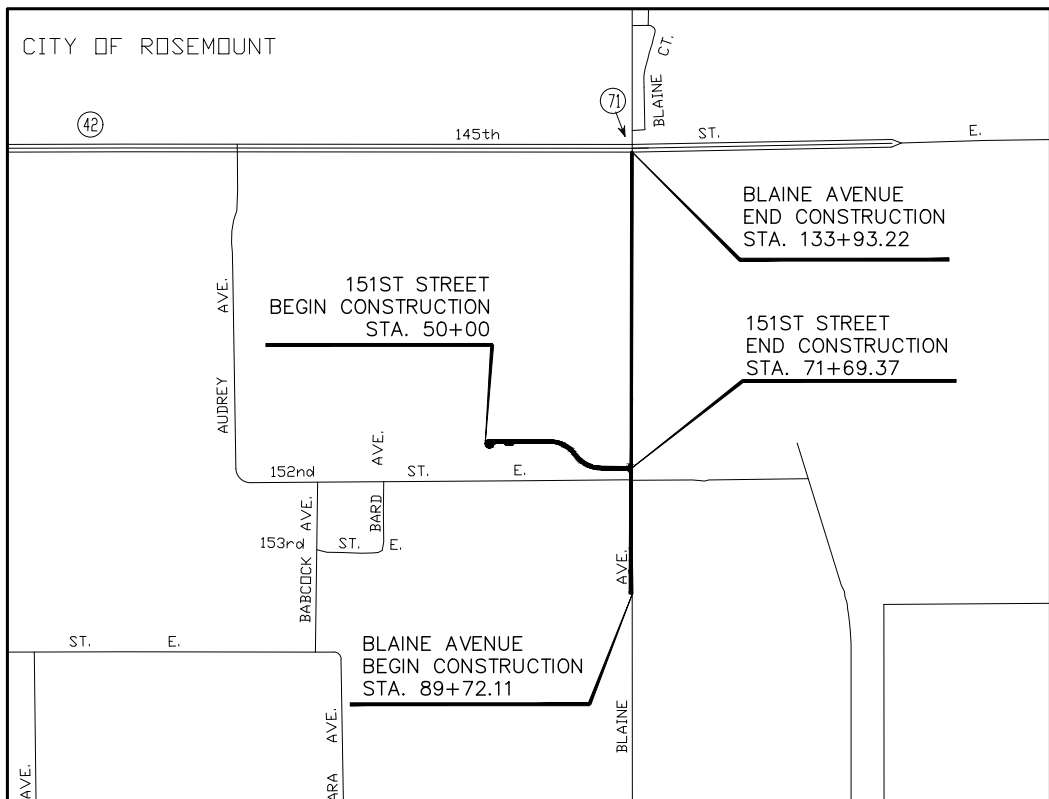
PROPOSED WATERMAIN

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

PROPOSED DRAIN TILE

PROPOSED CURB AND GUTTER



NOTE:
THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-22, ENTITLED "STANDARD GUIDELINES FOR INVESTIGATING AND DOCUMENTING EXISTING UTILITIES".

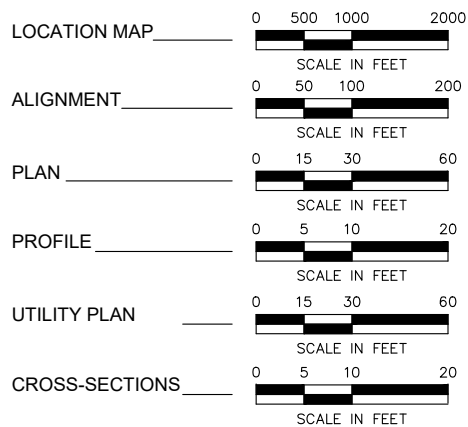
THE EXACT LOCATION OF UNDERGROUND UTILITIES SHOWN IN THIS PLAN SET ARE UNKNOWN. THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE PRIOR TO STARTING ANY EXCAVATION.

GOPHER STATE ONE CALL SYSTEM.....1-800-252-1166

DESIGN DESIGNATION: BLAINE AVENUE
STA. 89+72.11 TO STA. 110+24+64
LOCAL ROAD
Functional Classification:
No. of Traffic Lanes = 2 No. of Parking Lanes = 0
ADT (Current Year) 2022 = 2300 Design Speed 55 mph
ADT (Future Year) 2042 = 4800 Based on STOPPING Sight Distance
DHV (Design Hr. Vol.) 2042 = 2150 Height of eye 3.5 Height of Object
D (Directional Distr.) = N.A. % Design Speed not achieved at:
T (Heavy Commercial) = N.A. % STA. N/A TO STA. N/A MPH N.A.
R-VALUE = 30 20 YR BESALS 2,786,000 Design Load 10 ton

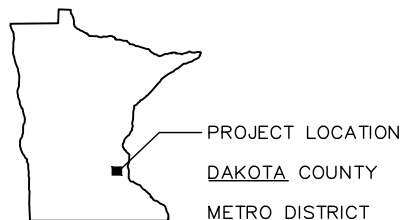
DESIGN DESIGNATION: 151ST STREET
STA. 50+00 TO STA. 71+69.37
LOCAL ROAD
Functional Classification:
No. of Traffic Lanes = 2 No. of Parking Lanes = 0
ADT (Current Year) 2022 = X Design Speed 30 mph
ADT (Future Year) 2042 = X Based on STOPPING Sight Distance
DHV (Design Hr. Vol.) 2042 = X Height of eye 3.5 Height of Object 2.0
D (Directional Distr.) = N.A. % Design Speed not achieved at: N.A.
T (Heavy Commercial) = N.A. % STA. N.A. TO STA. N.A. MPH N.A.
R-VALUE = X 20 YR BESALS X Design Load X ton

PLAN SET SCALES



BLAINE AVE
GROSS LENGTH 2421 FEET 0.459 MILES
EXCEPTION LENGTH N/A FEET N/A MILES
NET LENGTH 2421 FEET 0.459 MILES

151ST STREET
GROSS LENGTH 2169 FEET 0.412 MILES
EXCEPTION LENGTH N/A FEET N/A MILES
NET LENGTH 2169 FEET 0.412 MILES



PLAN REVISIONS		
DATE	SHEET NO.	APPROVED BY

GOVERNING SPECIFICATIONS

THE 2020 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN. ALL TRAFFIC CONTROL SIGNING AND DEVICES SHALL CONFORM TO THE MMUTCD, INCLUDING THE FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	CONSTRUCTION NOTES AND UTILITY CONTACTS
3-12	CITY STANDARD PLATES AND DETAILS
13	TYPICAL SECTIONS
14-15	ALIGNMENT PLAN AND TABULATION
16-27	REMOVAL PLANS
28-36	STREET AND STORM SEWER CONSTRUCTION PLAN AND PROFILE
37-48	SANITARY SEWER CONSTRUCTION PLAN AND PROFILE

PRELIMINARY PLANS

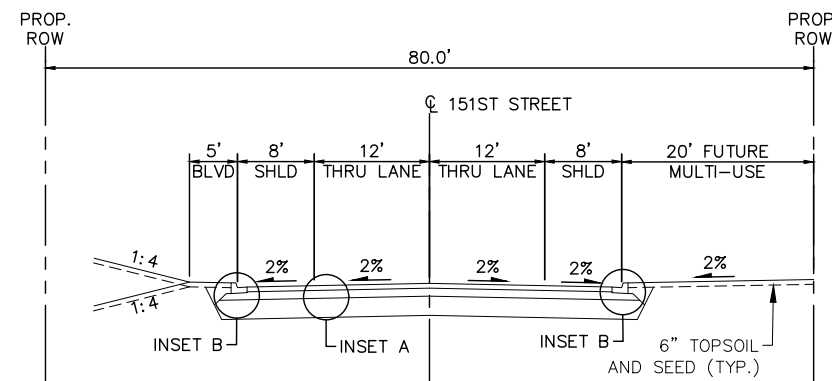
Kimley»Horn

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

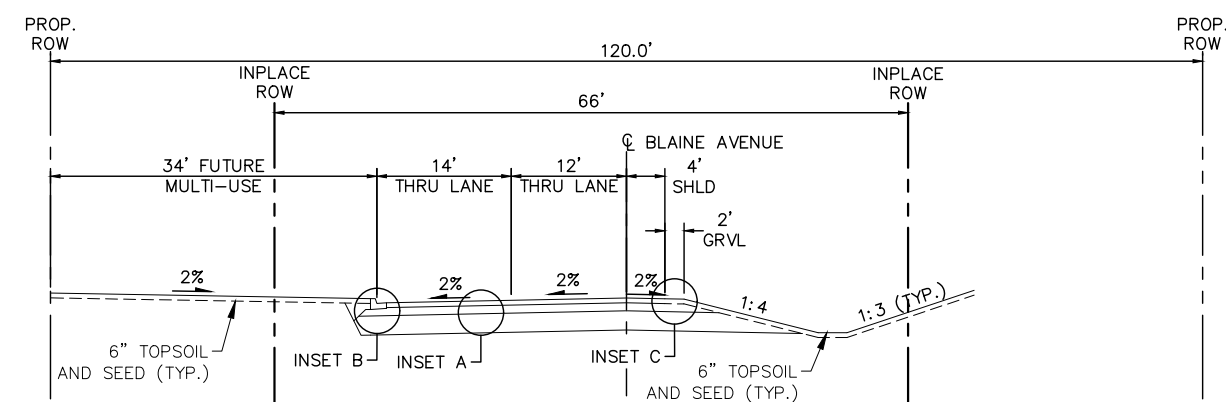
DATE 12/31/2024 LIC. NO. 60826

ENGINEER MICHAEL J. KINNING, P.E.

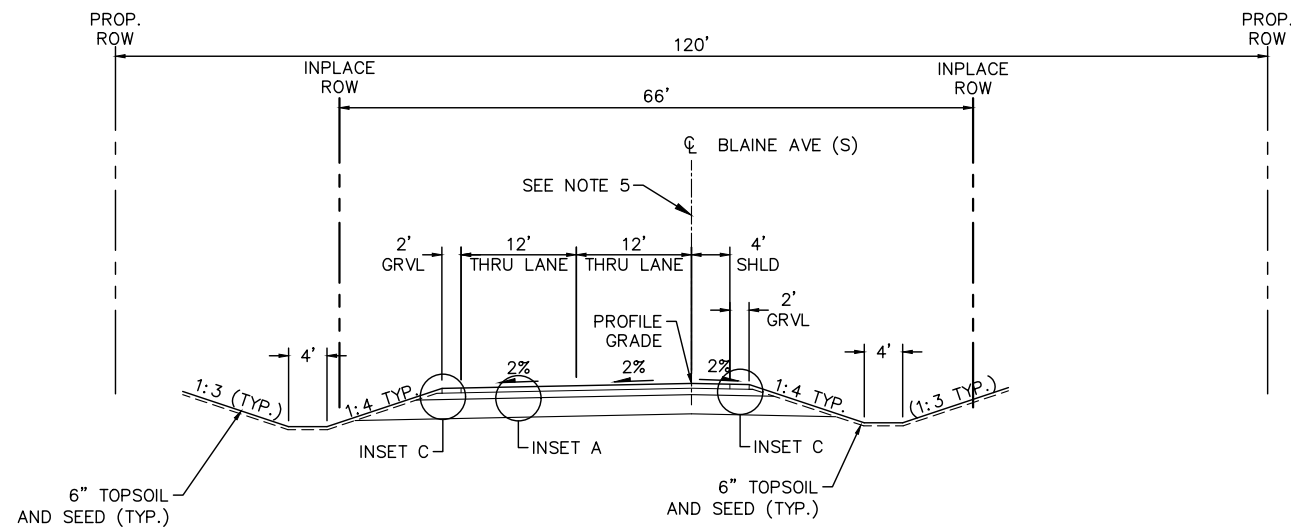
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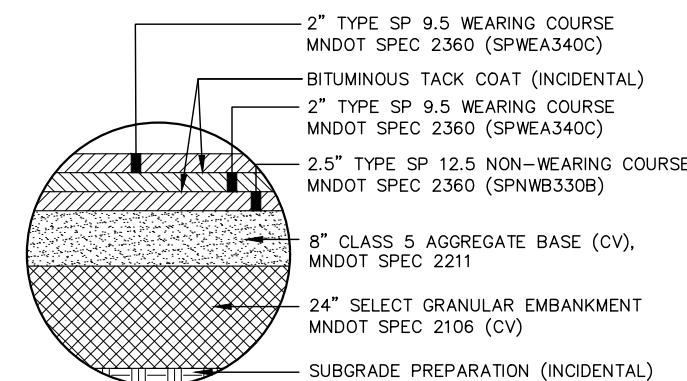
PROPOSED TYPICAL SECTION – 151ST STREET
STA. 50+00 TO STA. 71+69.37



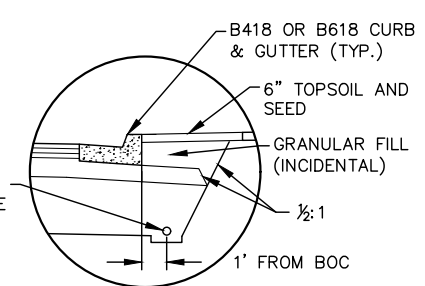
PROPOSED TYPICAL SECTION – BLAINE AVE
STA. 93+21 TO STA. 108+67



PROPOSED TYPICAL SECTION – BLAINE AVE
STA. 89+72 TO STA. 93+21
AND STA. 108+67 TO STA. 134+50

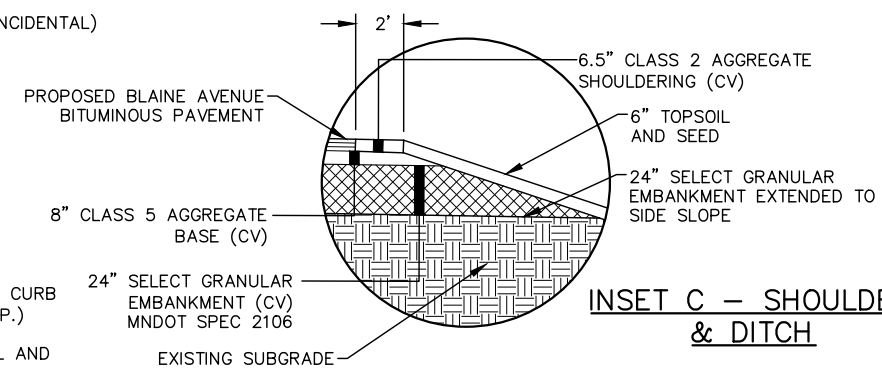


INSET A – BITUMINOUS PAVEMENT

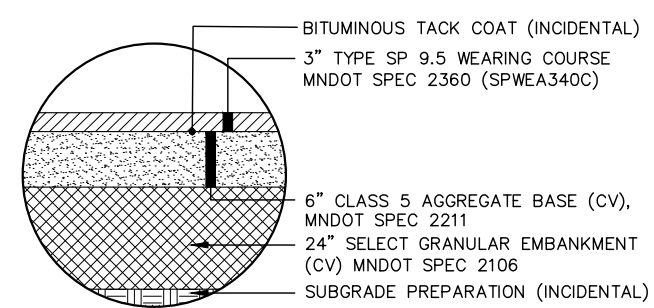


INSET B – CURB AND
GUTTER

- NOTES:
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. ALL CROSS SLOPES ARE IN PERCENT GRADE.
 3. ALL STATIONING IS BASED ON 152ND STREET OR BLAINE AVENUE.
 4. CONTRACTOR TO VERIFY INPLACE ELEVATIONS OF INPLACE PAVEMENT ALONG BLAINE AVENUE WHERE PROPOSED PAVEMENT TIES IN. IF ELEVATIONS DIFFER FROM PLANS, NOTIFY THE ENGINEER BEFORE INSTALLING CURB.
 5. CENTERLINE OFFSET VARIES. SEE CONSTRUCTION PLAN FOR DETAILS.



INSET C – SHOULDER
& DITCH



INSET D – BITUMINOUS DRIVEWAY PAVEMENT

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				DATE: 12/31/2024
				PROJECT NO. 161157000



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MICHAEL J. KINNING, P.E.
DATE: 12/31/2024 MN LIC. NO. 60826

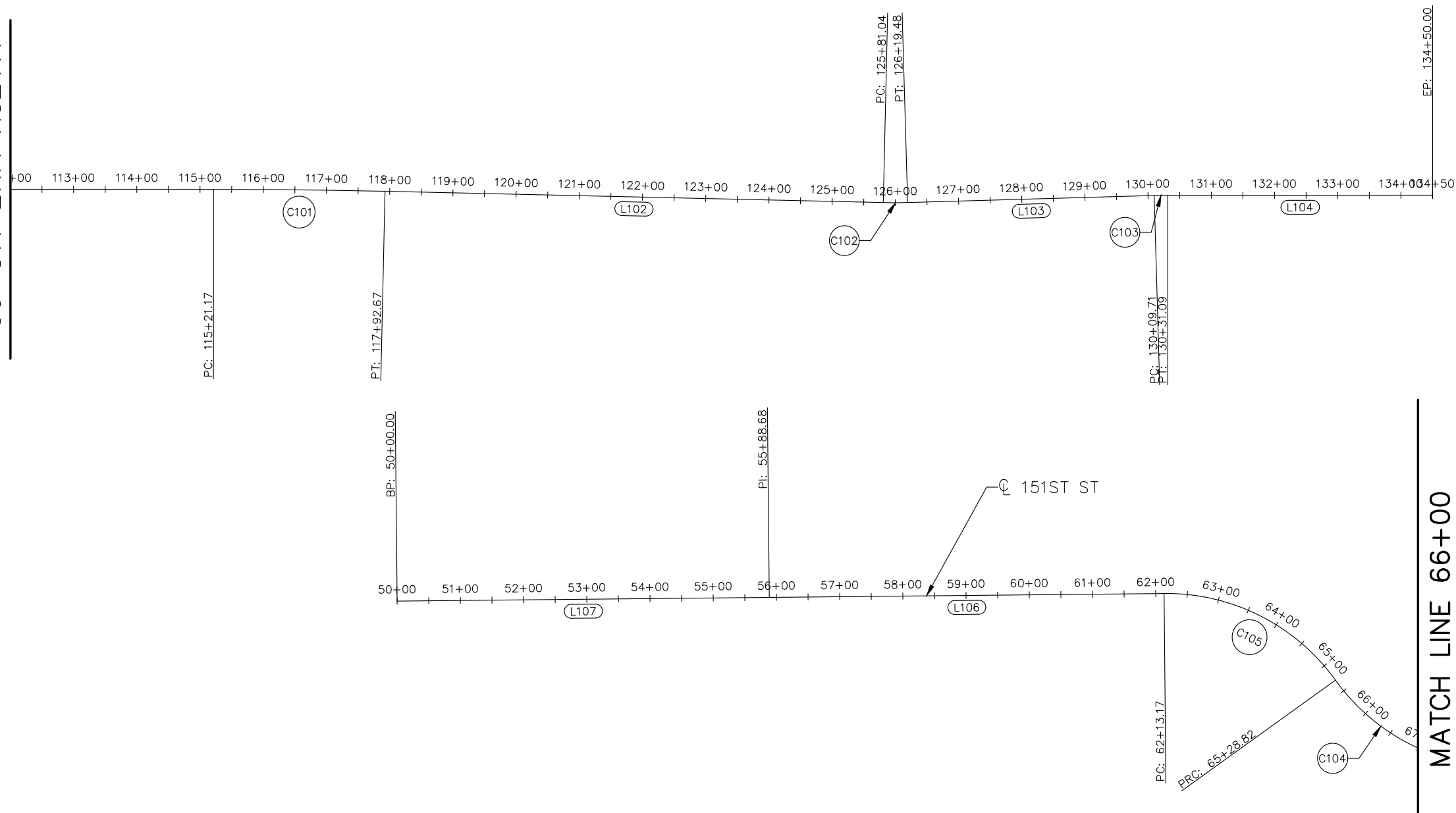
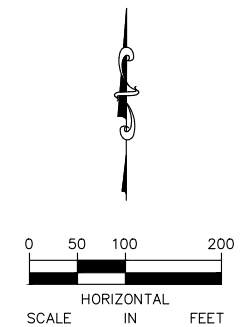
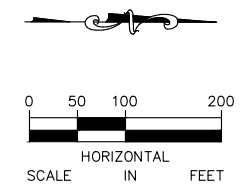
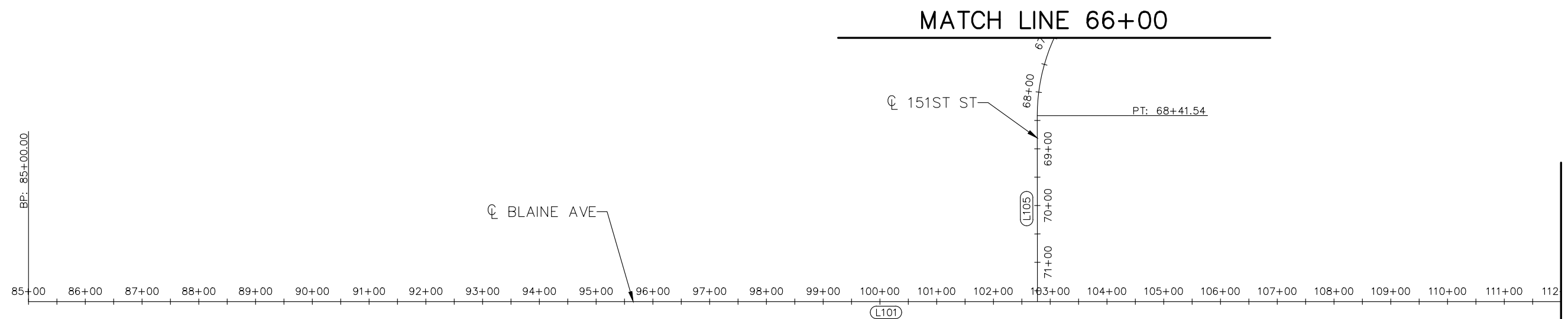
CITY OF ROSEMOUNT
151ST STREET AND BLAINE AVENUE
ROADWAY IMPROVEMENTS

ROSEMOUNT
MINNESOTA

TYPICAL SECTIONS
BLAINE AVENUE & 151ST STREET

SHEET NO.
13

48



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CITY OF ROSEMOUNT
151ST STREET AND BLAINE AVENUE
ROADWAY IMPROVEMENTS

 ROSEMOUNT
MINNESOTA

ALIGNMENT PLAN AND TABULATION

SHEET NO.
14
48

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ALIGNMENT DATA BLAINE AVE														
SEGMENT NUMBER	BEGINNING STATION	ENDING STATION	PI STATION	NOTES	DELTA	DEGREE	RADIUS (FT)	TANGENT (FT)	LENGTH (FT)	BEGINNING COORDINATES NORTHING	BEGINNING COORDINATES EASTING	ENDING COORDINATES NORTHING	ENDING COORDINATES EASTING	AZIMUTH
L101	85+00.00	115+21.17							3021.17	192471.71	567993.36	195492.76	568019.93	0°30'14"
C101	115+21.17	117+92.67	116+56.92		1°17'47"	0°28'38.87"	12000.00	135.75	271.50	195492.76	568019.93	195764.20	568025.39	0°30'14" 1°48'01"
L102	117+92.67	125+81.04							788.38	195764.20	568025.39	196552.19	568050.16	1°48'01"
C102	125+81.04	126+19.48	126+00.27		2°56'12"	7°38'21.97"	750.00	19.22	38.44	196552.19	568050.16	196590.62	568050.38	1°48'01" 358°51'49"
L103	126+19.48	130+09.71							390.23	196590.62	568050.38	196980.77	568042.64	358°51'49"
C103	130+09.71	130+31.09	130+20.40		1°37'58"	7°38'21.97"	750.00	10.69	21.37	196980.77	568042.64	197002.15	568042.52	358°51'49" 0°29'47"
L104	130+31.09	134+50.00							418.91	197002.15	568042.52	197421.05	568046.15	0°29'47"

ALIGNMENT DATA 151ST ST														
SEGMENT NUMBER	BEGINNING STATION	ENDING STATION	PI STATION	NOTES	DELTA	DEGREE	RADIUS (FT)	TANGENT (FT)	LENGTH (FT)	BEGINNING COORDINATES NORTHING	BEGINNING COORDINATES EASTING	ENDING COORDINATES NORTHING	ENDING COORDINATES EASTING	AZIMUTH
L107	50+00.00	55+88.68							588.68	194529.48	565931.29	194530.10	566519.97	89°56'23"
L106	55+88.68	62+13.17							624.49	194530.10	566519.97	194530.75	567144.47	89°56'23"
C105	62+13.17	65+28.82	63+84.24		54°48'15"	17°21'44.49"	330.00	171.07	315.65	194530.75	567144.47	194391.24	567414.28	89°56'23" 144°44'39"
C104	65+28.82	68+41.54	66+98.04		54°17'44"	17°21'44.49"	330.00	169.22	312.72	194391.24	567414.28	194251.74	567681.17	144°44'39" 90°26'54"
L105	68+41.54	71+69.37							327.83	194251.74	567681.17	194249.17	568008.99	90°26'54"

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MICHAEL J. KINNING, P.E.
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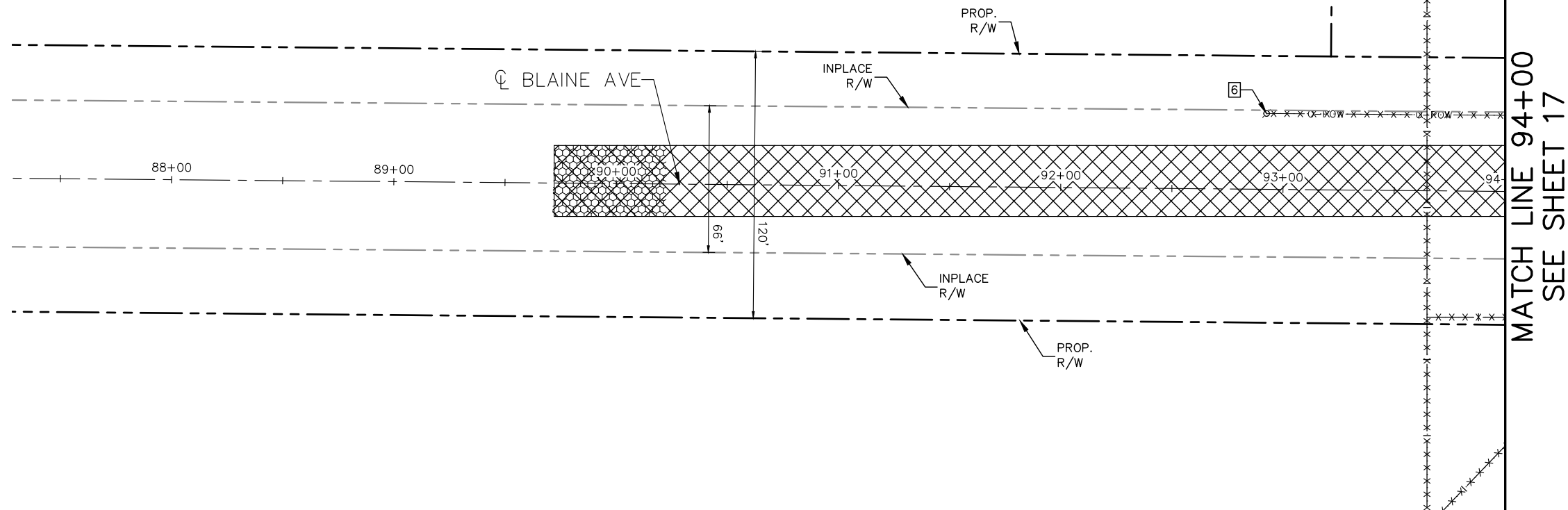
CITY OF ROSEMOUNT
151ST STREET AND BLAINE AVENUE
ROADWAY IMPROVEMENTS

ALIGNMENT PLAN AND TABULATION

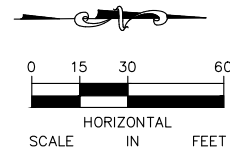
SHEET NO.
15

48

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MATCH LINE 94+00
SEE SHEET 17



LEGEND

	REMOVE BITUMINOUS PAVEMENT
	CLEARING & GRUBBING
	REMOVE GRAVEL
	REMOVE CONCRETE CURB & GUTTER
	REMOVE UTILITY LINES
	ROCK ENTRANCE
	CONSTRUCTION LIMITS
	PAVEMENT SAWCUT (FULL DEPTH)

GENERAL REMOVAL NOTES:

- 1) CONTRACTOR SHALL CALL GOPHER STATE ONE CALL AT 651-454-0002. ALL UTILITIES MUST BE LOCATED PRIOR TO THE START OF CONSTRUCTION.
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- 6) FLARED END REMOVAL IS INCIDENTAL TO STORM SEWER PIPE REMOVAL.

NOTES LEGEND

- 1 REMOVE EXISTING SIGN
- 2 PROTECT INPLACE STORM SEWER PIPE
- 3 PROTECT INPLACE SIGN
- 4 PROTECT INPLACE UTILITY POLE
- 5 PROTECT INPLACE UTILITY HANDHOLE
- 6 RELOCATE UTILITY (BY OTHERS)
- 7 PROTECT INPLACE UTILITY MANHOLE
- 8 REMOVE STORM SEWER PIPE
- 9 REMOVE STORM SEWER MANHOLE
- 10 PROTECT INPLACE FLARED-END SECTION

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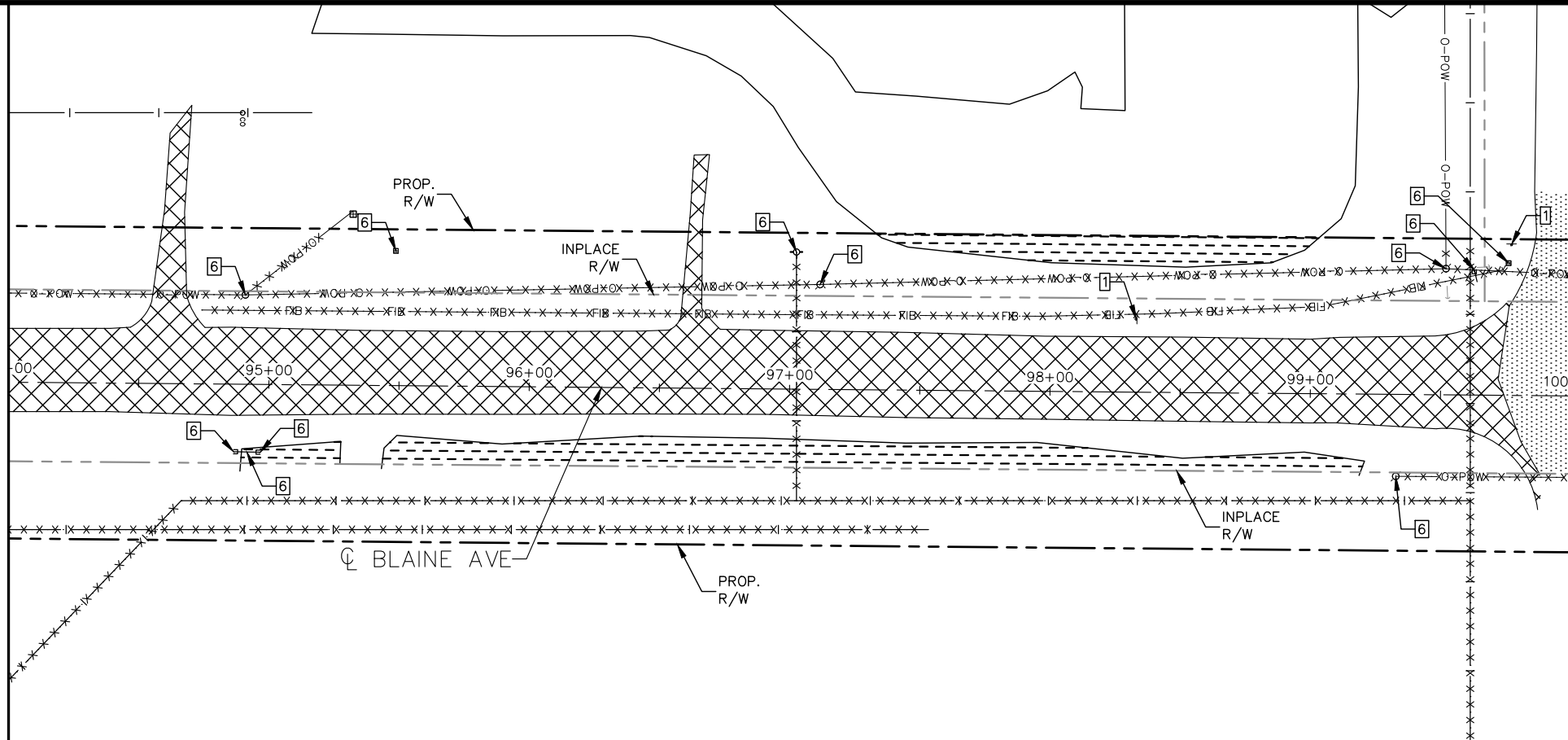
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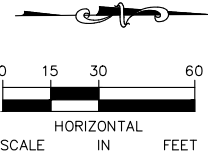
	CITY OF ROSEMOUNT 151ST STREET AND BLAINE AVENUE ROADWAY IMPROVEMENTS	SHEET NO. 16
REMOVAL PLANS BLAINE AVENUE STA. 89+72 TO STA. 94+00		48

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MATCH LINE 94+00
SEE SHEET 16



MATCH LINE 100+00
SEE SHEET 18



LEGEND

	REMOVE BITUMINOUS PAVEMENT
	CLEARING & GRUBBING
	REMOVE GRAVEL
	REMOVE CONCRETE CURB & GUTTER
	REMOVE UTILITY LINES
	ROCK ENTRANCE
	CONSTRUCTION LIMITS
	PAVEMENT SAWCUT (FULL DEPTH)

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CITY OF ROSEMOUNT
151ST STREET AND BLAINE AVENUE
ROADWAY IMPROVEMENTS

REMOVAL PLANS
BLAINE AVENUE
STA. 94+00 TO STA. 100+00

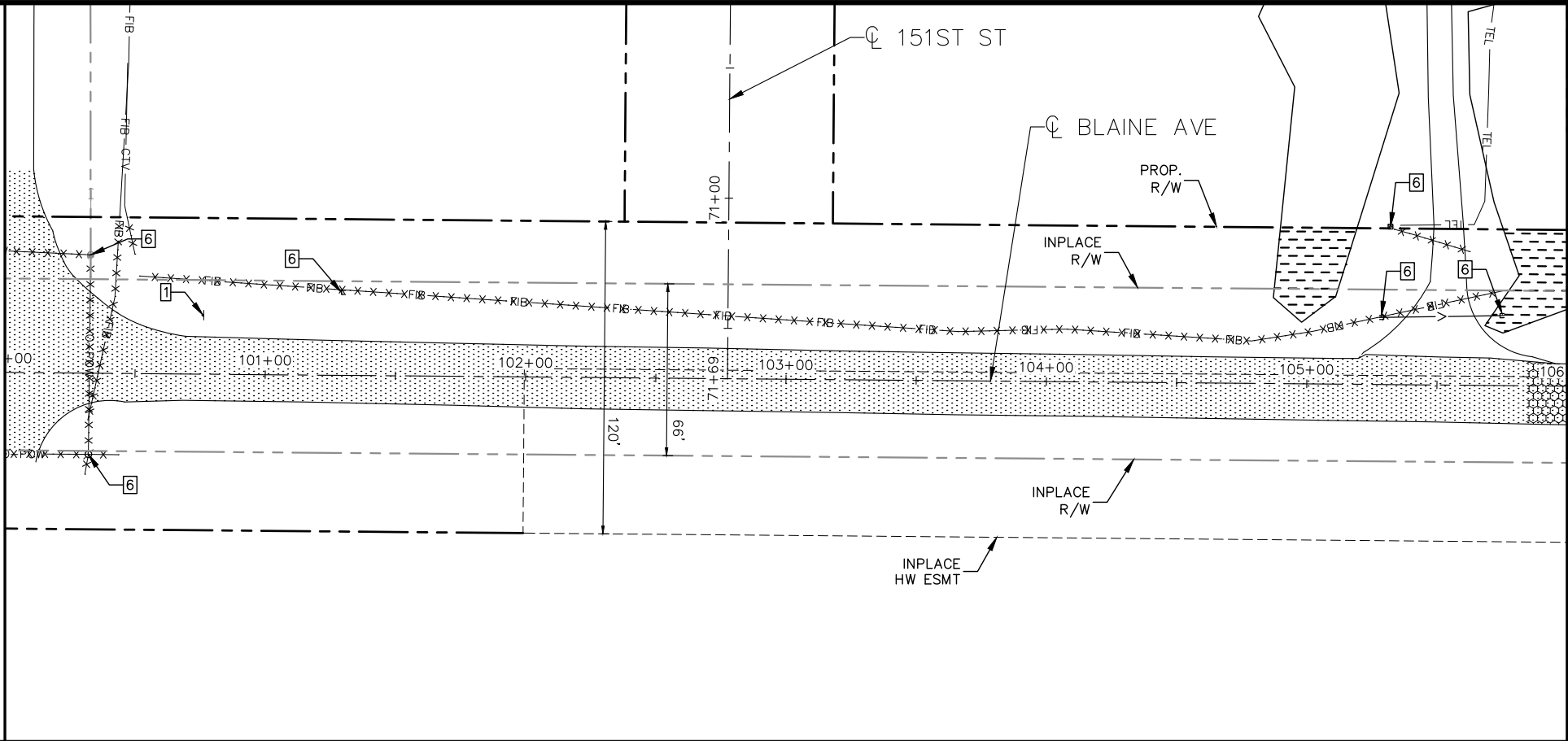
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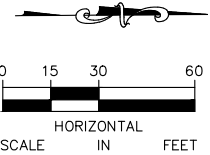
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MATCH LINE 100+00
SEE SHEET 17



MATCH LINE 106+00
SEE SHEET 19



LEGEND

- REMOVE BITUMINOUS PAVEMENT
- CLEARING & GRUBBING
- REMOVE GRAVEL
- REMOVE CONCRETE CURB & GUTTER
- REMOVE UTILITY LINES
- ROCK ENTRANCE
- CONSTRUCTION LIMITS
- PAVEMENT SAWCUT (FULL DEPTH)

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CITY OF ROSEMOUNT
151ST STREET AND BLAINE AVENUE
ROADWAY IMPROVEMENTS

REMOVAL PLAN
BLAINE AVENUE
STA. 100+00 TO STA. 106+00

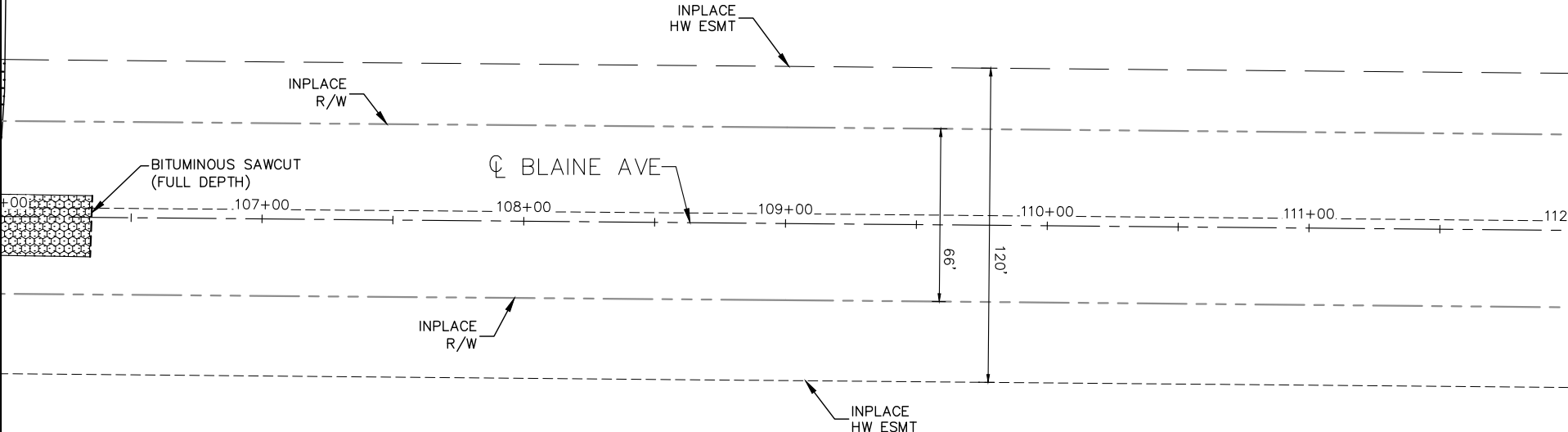
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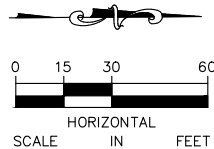
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MATCH LINE 106+00
SEE SHEET 18



MATCH LINE 112+00
SEE SHEET 20



LEGEND

- REMOVE BITUMINOUS PAVEMENT
- CLEARING & GRUBBING
- REMOVE GRAVEL
- REMOVE CONCRETE CURB & GUTTER
- REMOVE UTILITY LINES
- ROCK ENTRANCE
- CONSTRUCTION LIMITS
- PAVEMENT SAWCUT (FULL DEPTH)

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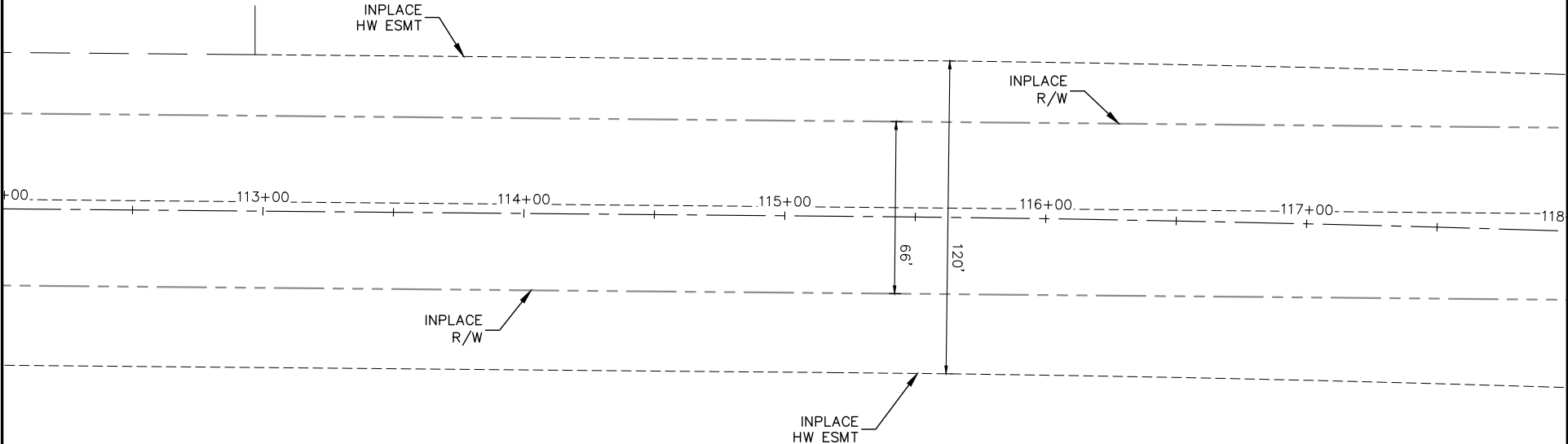
CITY OF ROSEMOUNT
151ST STREET AND BLAINE AVENUE
ROADWAY IMPROVEMENTS

REMOVAL PLANS
BLAINE AVENUE
STA. 106+00 TO STA. 112+00

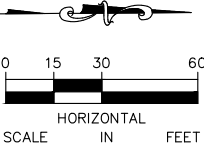
SHEET NO.
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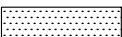
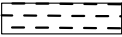
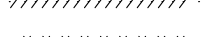
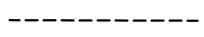
MATCH LINE 112+00
SEE SHEET 19



MATCH LINE 118+00
SEE SHEET 21



LEGEND

-  REMOVE BITUMINOUS PAVEMENT
-  CLEARING & GRUBBING
-  REMOVE GRAVEL
-  REMOVE CONCRETE CURB & GUTTER
-  REMOVE UTILITY LINES
-  ROCK ENTRANCE
-  CONSTRUCTION LIMITS
-  PAVEMENT SAWCUT (FULL DEPTH)

GENERAL REMOVAL NOTES:

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- 5) CONTRACTOR TO VERIFY REMOVAL LIMITS WITH ENGINEER PRIOR TO SAWCUTTING.
- 6) FLARED END REMOVAL IS INCIDENTAL TO STORM SEWER PIPE REMOVAL.

NOTES LEGEND

- 1 REMOVE EXISTING SIGN
- 2 PROTECT INPLACE STORM SEWER PIPE
- 3 PROTECT INPLACE SIGN
- 4 PROTECT INPLACE UTILITY POLE
- 5 PROTECT INPLACE UTILITY HANDHOLE
- 6 RELOCATE UTILITY (BY OTHERS)
- 7 PROTECT INPLACE UTILITY MANHOLE
- 8 REMOVE STORM SEWER PIPE
- 9 REMOVE STORM SEWER MANHOLE
- 10 PROTECT INPLACE FLARED-END SECTION

No.	Date	Revisions	App.	DRAWING NAME Falcon-REM.dwg
				DESIGNED BY: MJK
				DRAWN BY: DAT
				CHECKED BY: MJK
				DATE: 12/31/2024
				PROJECT NO. 161157000



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.

MICHAEL J. KINNING, P.E.
DATE: 12/31/2024 MN LIC. NO. 60826



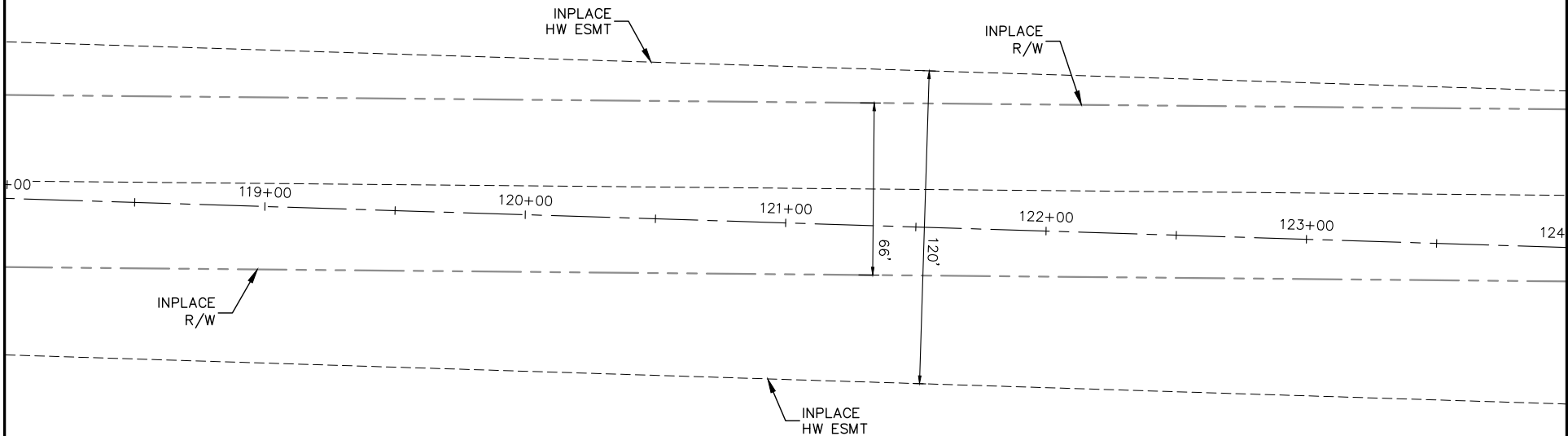
CITY OF ROSEMOUNT
151ST STREET AND BLAINE AVENUE
ROADWAY IMPROVEMENTS

REMOVAL PLANS
BLAINE AVENUE
STA. 112+00 TO STA. 118+00

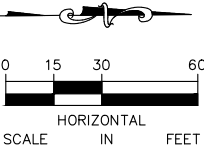
SHEET NO.
20
48

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MATCH LINE 118+00
SEE SHEET 20



MATCH LINE 124+00
SEE SHEET 22



LEGEND

- REMOVE BITUMINOUS PAVEMENT
- CLEARING & GRUBBING
- REMOVE GRAVEL
- REMOVE CONCRETE CURB & GUTTER
- REMOVE UTILITY LINES
- ROCK ENTRANCE
- CONSTRUCTION LIMITS
- PAVEMENT SAWCUT (FULL DEPTH)

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- 5 PROTECT INPLACE UTILITY HANDHOLE
- 6 RELOCATE UTILITY (BY OTHERS)
- 7 PROTECT INPLACE UTILITY MANHOLE
- 8 REMOVE STORM SEWER PIPE
- 9 REMOVE STORM SEWER MANHOLE
- 10 PROTECT INPLACE FLARED-END SECTION

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MICHAEL J. KINNING, P.E.
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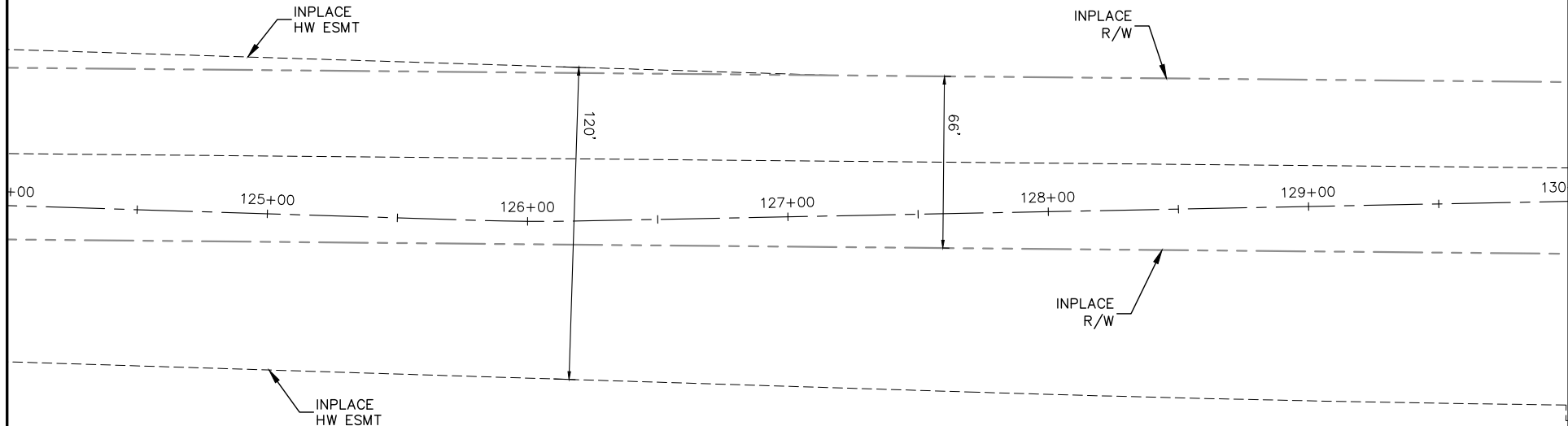
CITY OF ROSEMOUNT
151ST STREET AND BLAINE AVENUE
ROADWAY IMPROVEMENTS

REMOVAL PLAN
BLAINE AVENUE
STA. 118+00 TO STA. 124+00

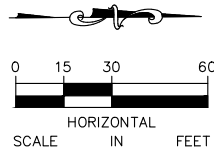
SHEET NO.
21
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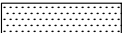
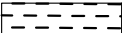
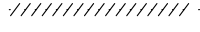
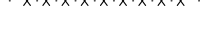
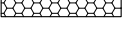
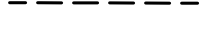
MATCH LINE 124+00
SEE SHEET 21



MATCH LINE 130+00
SEE SHEET 23



LEGEND

-  REMOVE BITUMINOUS PAVEMENT
-  CLEARING & GRUBBING
-  REMOVE GRAVEL
-  REMOVE CONCRETE CURB & GUTTER
-  REMOVE UTILITY LINES
-  ROCK ENTRANCE
-  CONSTRUCTION LIMITS
-  PAVEMENT SAWCUT (FULL DEPTH)

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- 4 PROTECT INPLACE UTILITY POLE
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- 8 REMOVE STORM SEWER PIPE
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- 10 PROTECT INPLACE FLARED-END SECTION

No.	Date	Revisions	App.	DRAWING NAME Falcon-REM.dwg
				DESIGNED BY: MJK
				DRAWN BY: DAT
				CHECKED BY: MJK
				DATE: 12/31/2024
				PROJECT NO. 161157000

Kimley»Horn

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MICHAEL J. KINNING, P.E.
DATE: 12/31/2024 MN LIC. NO. 60826

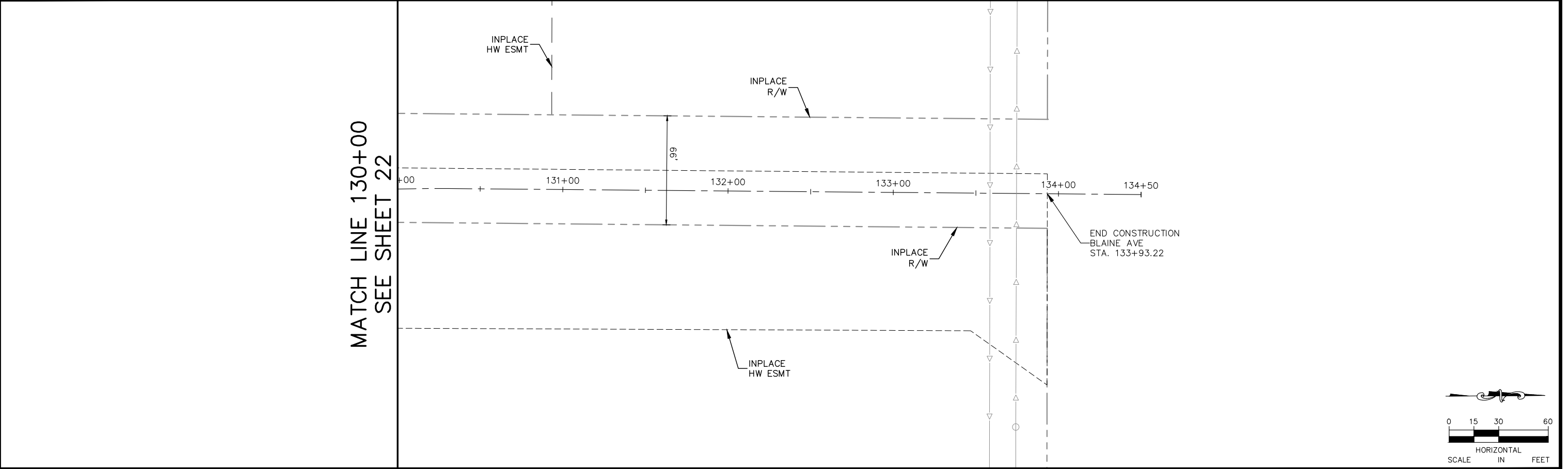


CITY OF ROSEMOUNT
151ST STREET AND BLAINE AVENUE
ROADWAY IMPROVEMENTS

REMOVAL PLAN
BLAINE AVENUE
STA. 124+00 TO STA. 130+00

SHEET NO.
22
48

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LEGEND

- REMOVE BITUMINOUS PAVEMENT
- CLEARING & GRUBBING
- REMOVE GRAVEL
- REMOVE CONCRETE CURB & GUTTER
- REMOVE UTILITY LINES
- ROCK ENTRANCE
- CONSTRUCTION LIMITS
- PAVEMENT SAWCUT (FULL DEPTH)

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- 8 REMOVE STORM SEWER PIPE
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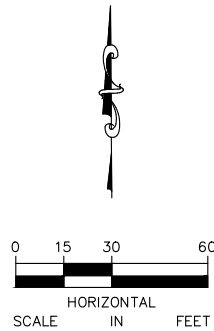
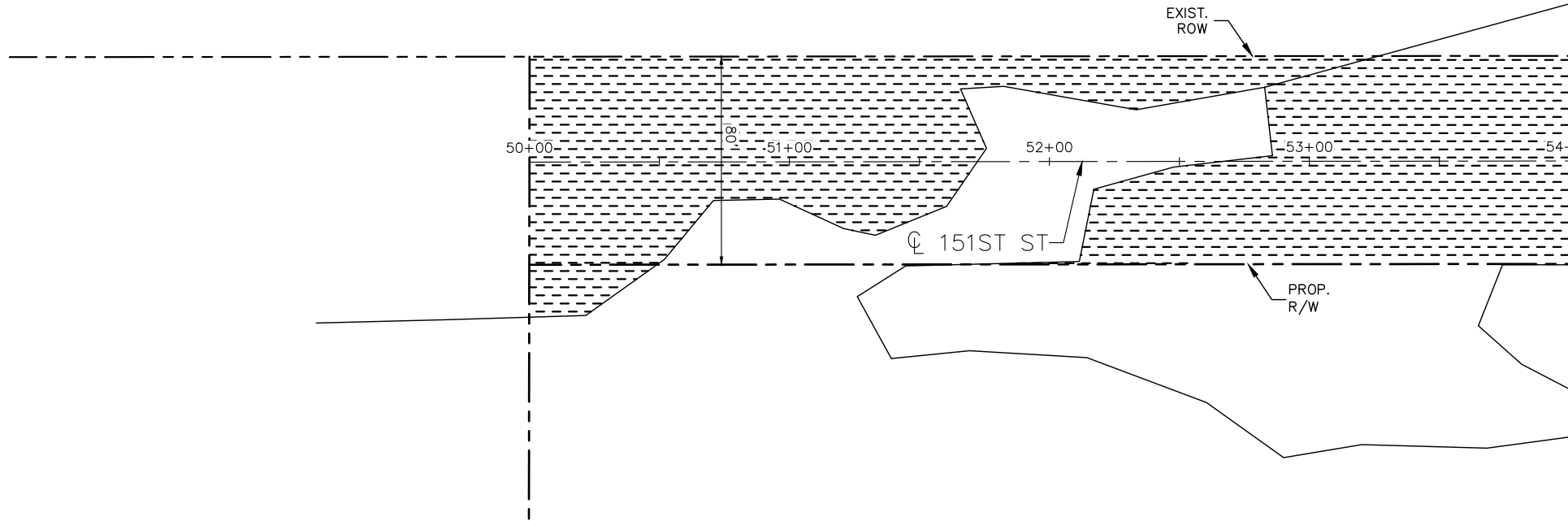
MICHAEL J. KINNING, P.E.
DATE: 12/31/2024 MN LIC. NO. 60826

CITY OF ROSEMOUNT
151ST STREET AND BLAINE AVENUE
ROADWAY IMPROVEMENTS

REMOVAL PLAN
BLAINE AVENUE
STA. 130+00 TO STA. 133+93

SHEET NO.
23
48

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LEGEND

	REMOVE BITUMINOUS PAVEMENT
	CLEARING & GRUBBING
	REMOVE GRAVEL
	REMOVE CONCRETE CURB & GUTTER
	REMOVE UTILITY LINES
	ROCK ENTRANCE
	CONSTRUCTION LIMITS
	PAVEMENT SAWCUT (FULL DEPTH)

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No.	Date	Revisions	App.	DRAWING NAME
4	5/21/24	PLAN REVISION NO. 4	MJK	Falcon-REM.dwg
				DESIGNED BY: MJK
				DRAWN BY: DAT
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				DATE: 12/31/2024
				PROJECT NO. 161157000

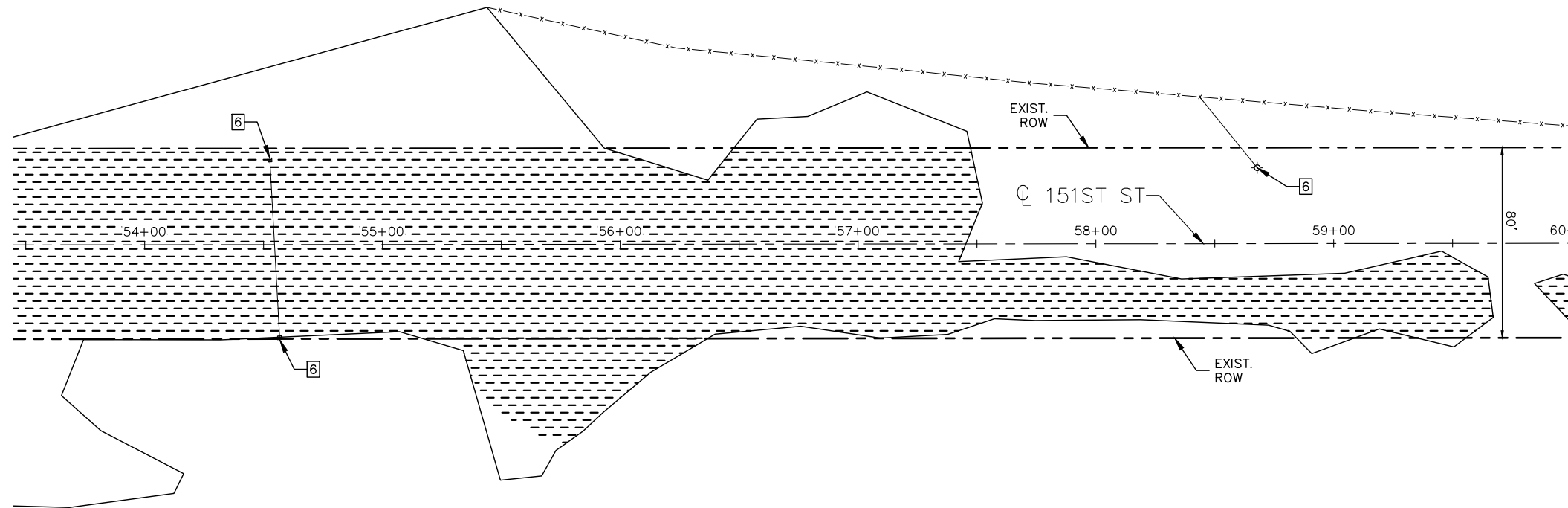
Kimley»Horn

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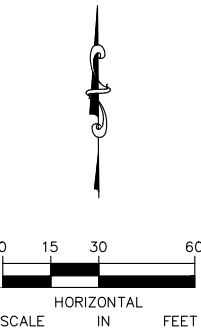
MICHAEL J. KINNING, P.E.
DATE: 12/31/2024 MN LIC. NO. 60826

	CITY OF ROSEMOUNT 151ST STREET AND BLAINE AVENUE ROADWAY IMPROVEMENTS	SHEET NO. 24
REMOVAL PLAN 151ST ST STA. 50+00 TO STA. 54+00		48

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MATCH LINE 60+00
SEE SHEET 26



LEGEND

	REMOVE BITUMINOUS PAVEMENT
	CLEARING & GRUBBING
	REMOVE GRAVEL
	REMOVE CONCRETE CURB & GUTTER
	REMOVE UTILITY LINES
	ROCK ENTRANCE
	CONSTRUCTION LIMITS
	PAVEMENT SAWCUT (FULL DEPTH)

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CITY OF ROSEMOUNT
151ST STREET AND BLAINE AVENUE
ROADWAY IMPROVEMENTS

REMOVAL PLAN
151ST ST
STA. 54+00 TO STA. 60+00

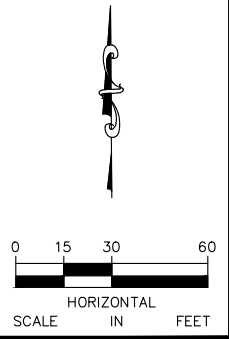
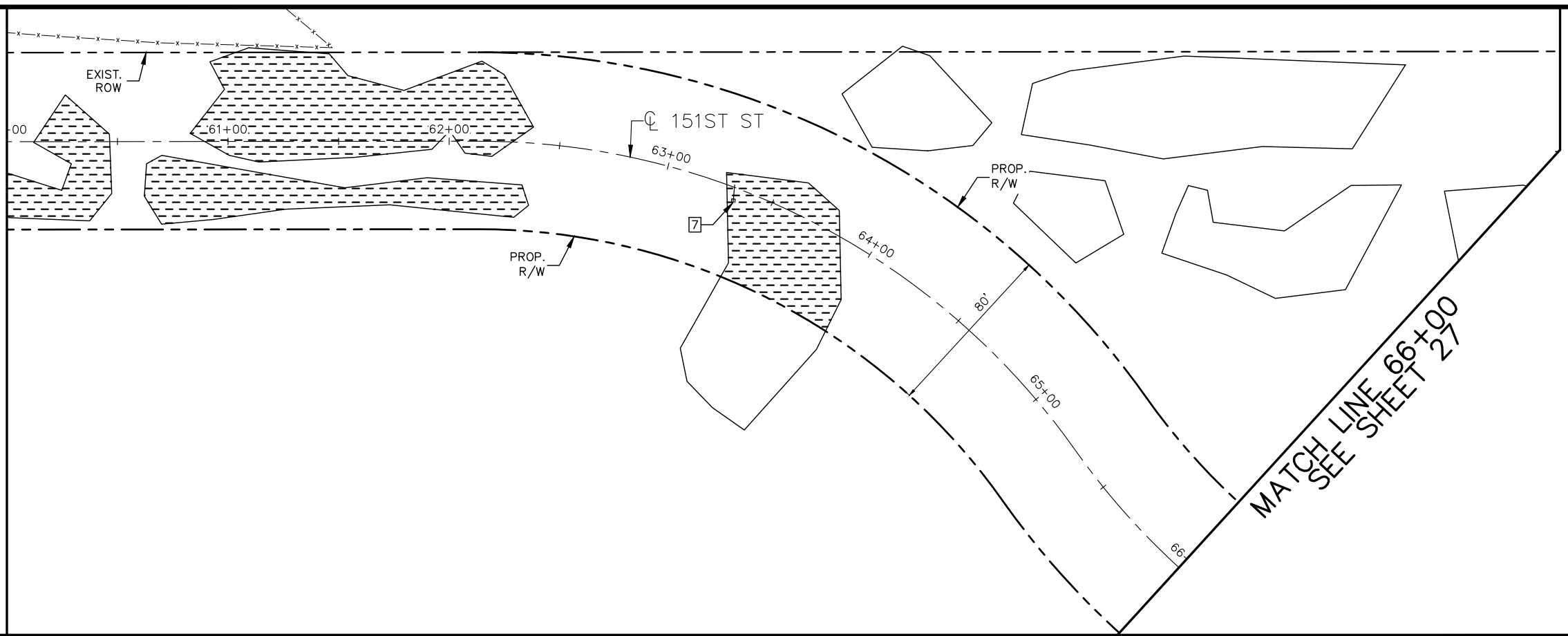
SHEET NO.

25

48

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MATCH LINE 60+00
SEE SHEET 25



LEGEND

- REMOVE BITUMINOUS PAVEMENT
- CLEARING & GRUBBING
- REMOVE GRAVEL
- REMOVE CONCRETE CURB & GUTTER
- REMOVE UTILITY LINES
- ROCK ENTRANCE
- CONSTRUCTION LIMITS
- PAVEMENT SAWCUT (FULL DEPTH)

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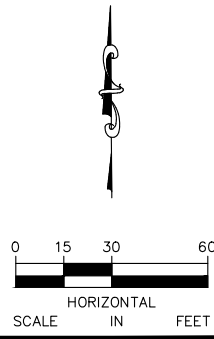
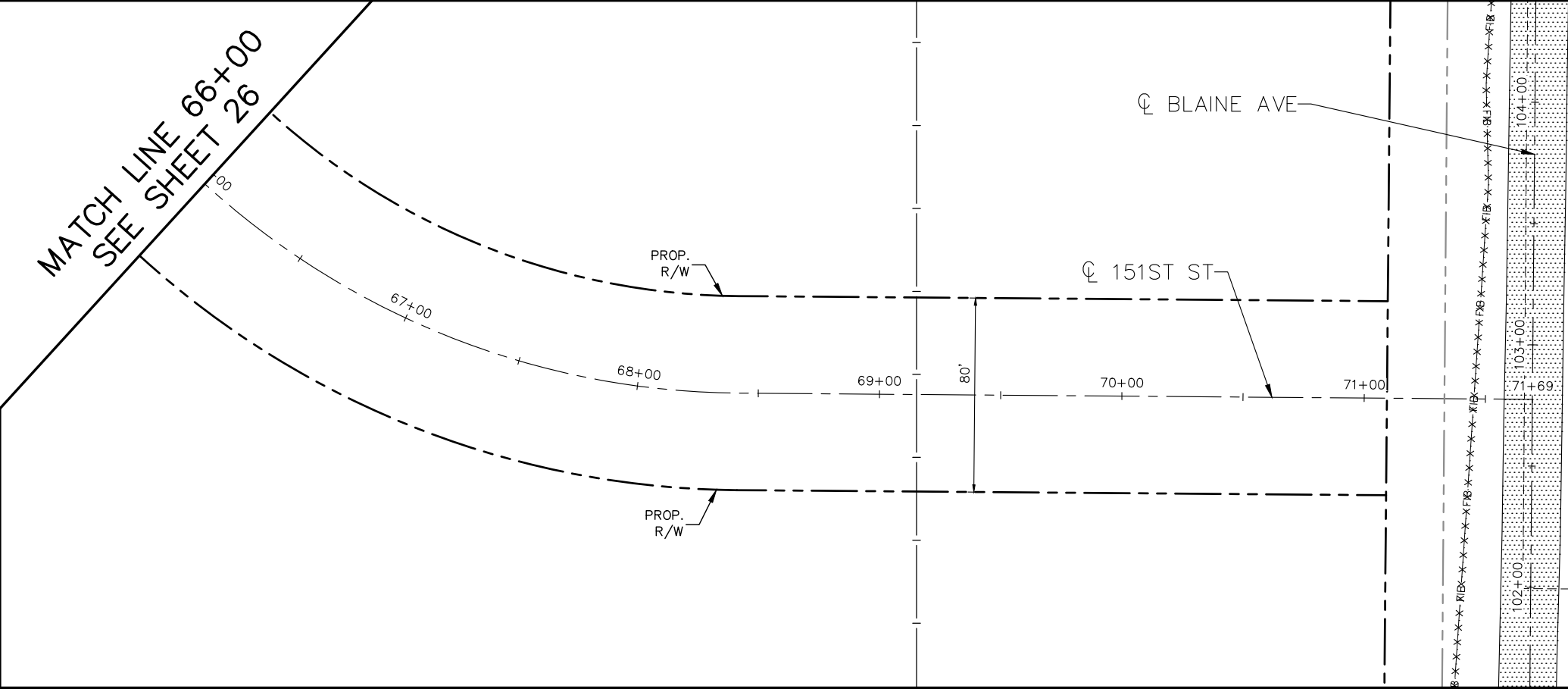
MICHAEL J. KINNING, P.E.
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CITY OF ROSEMOUNT
151ST STREET AND BLAINE AVENUE
ROADWAY IMPROVEMENTS

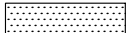
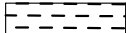
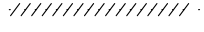
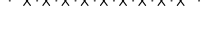
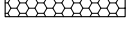
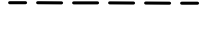
REMOVAL PLAN
151ST ST
STA. 60+00 TO STA. 66+00

SHEET NO.
26
48

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LEGEND

-  REMOVE BITUMINOUS PAVEMENT
-  CLEARING & GRUBBING
-  REMOVE GRAVEL
-  REMOVE CONCRETE CURB & GUTTER
-  REMOVE UTILITY LINES
-  ROCK ENTRANCE
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- 2) ALL EXISTING ROADWAY & STREET SIGNS WITHIN THE CONSTRUCTION LIMITS SHALL BE SALVAGED BY THE CONTRACTOR FOR REINSTALLATION UPON COMPLETION OF CONSTRUCTION.
- 3) CONTRACTOR SHALL PROTECT ALL EXISTING UTILITY STRUCTURES THAT ARE NOT BEING REMOVED OR RELOCATED.
- 4) TRENCH BOXES OR OTHER TRENCH STABILIZATION METHODS MAY BE REQUIRED DURING CONSTRUCTION TO MINIMIZE REMOVAL LIMITS.
- 5) CONTRACTOR TO VERIFY REMOVAL LIMITS WITH ENGINEER PRIOR TO SAWCUTTING.
- 6) FLARED END REMOVAL IS INCIDENTAL TO STORM SEWER PIPE REMOVAL.

NOTES LEGEND

- 1 REMOVE EXISTING SIGN
- 2 PROTECT INPLACE STORM SEWER PIPE
- 3 PROTECT INPLACE SIGN
- 4 PROTECT INPLACE UTILITY POLE
- 5 PROTECT INPLACE UTILITY HANDHOLE
- 6 RELOCATE UTILITY (BY OTHERS)
- 7 PROTECT INPLACE UTILITY MANHOLE
- 8 REMOVE STORM SEWER PIPE
- 9 REMOVE STORM SEWER MANHOLE
- 10 PROTECT INPLACE FLARED-END SECTION

No.	Date	Revisions	App.	DRAWING NAME
4	5/21/24	PLAN REVISION NO. 4	MJK	Falcon-REM.dwg
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				DRAWN BY: DAT
				CHECKED BY: MJK
				DATE: 12/31/2024
				PROJECT NO. 161157000



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MICHAEL J. KINNING, P.E.
DATE: 12/31/2024 MN LIC. NO. 60826

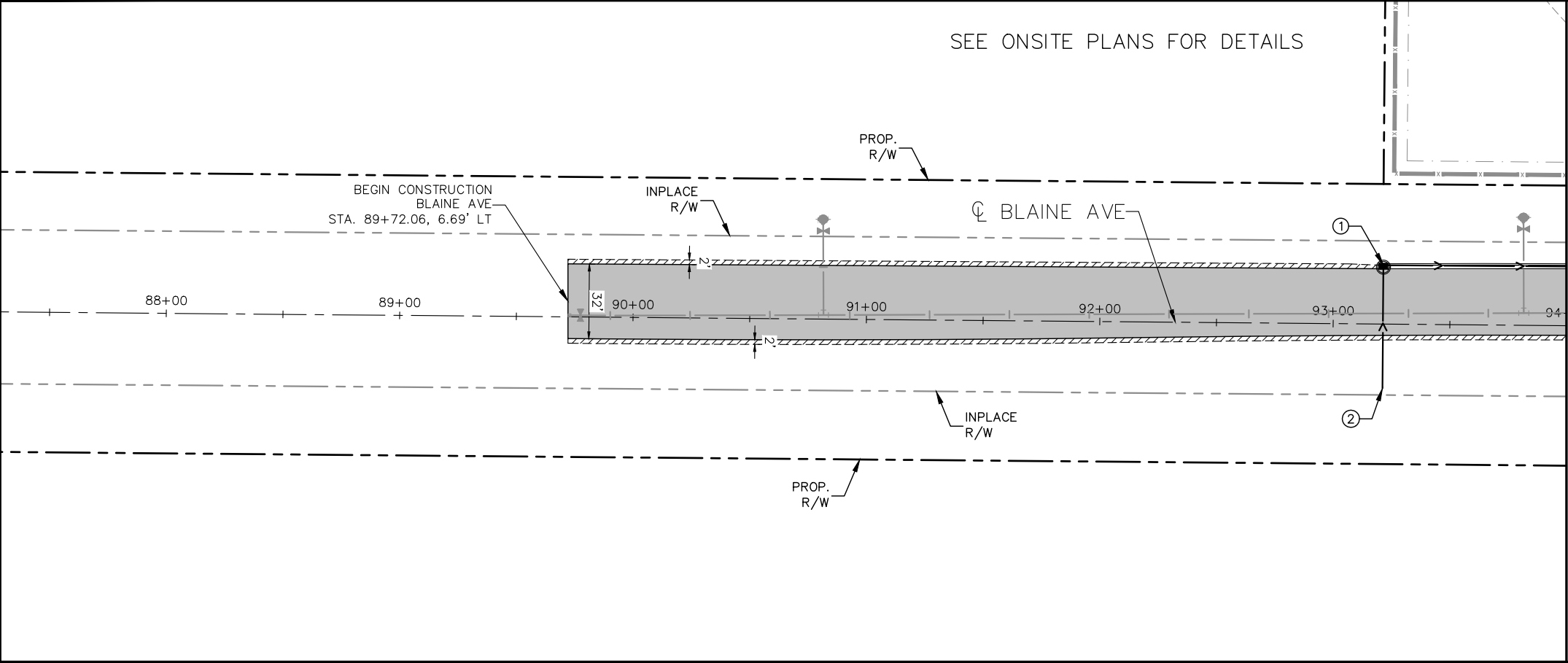


CITY OF ROSEMOUNT
151ST STREET AND BLAINE AVENUE
ROADWAY IMPROVEMENTS

REMOVAL PLAN
151ST ST
STA. 66+00 TO STA. 71+69

SHEET NO.
27
48

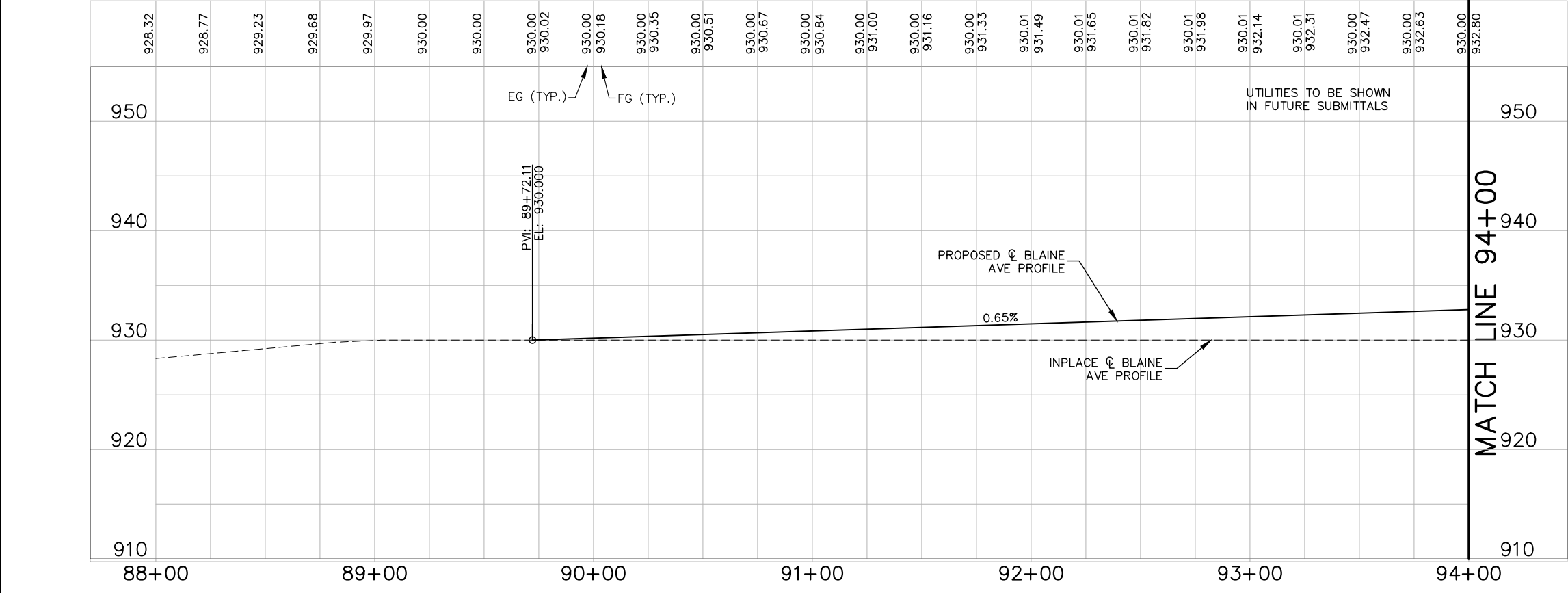
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- NOTES LEGEND:
- ① CURB TAPER - SEE SHEET 12
 - ② CONSTRUCT BULKHEAD
 - ③ CURB CUT FOR PEDESTRIAN RAMP, SEE SHEETS 3-8 FOR DETAILS

- LEGEND:
- BITUMINOUS ROADWAY (INSET A)
 - BITUMINOUS DRIVEWAY (INSET D)
 - GRAVEL SHOULDER (INSET C)
 - PROPOSED LIGHT POLE (DESIGNED BY OTHERS)
 - 2.5 CALIPER INCH OVERSTORY TREES

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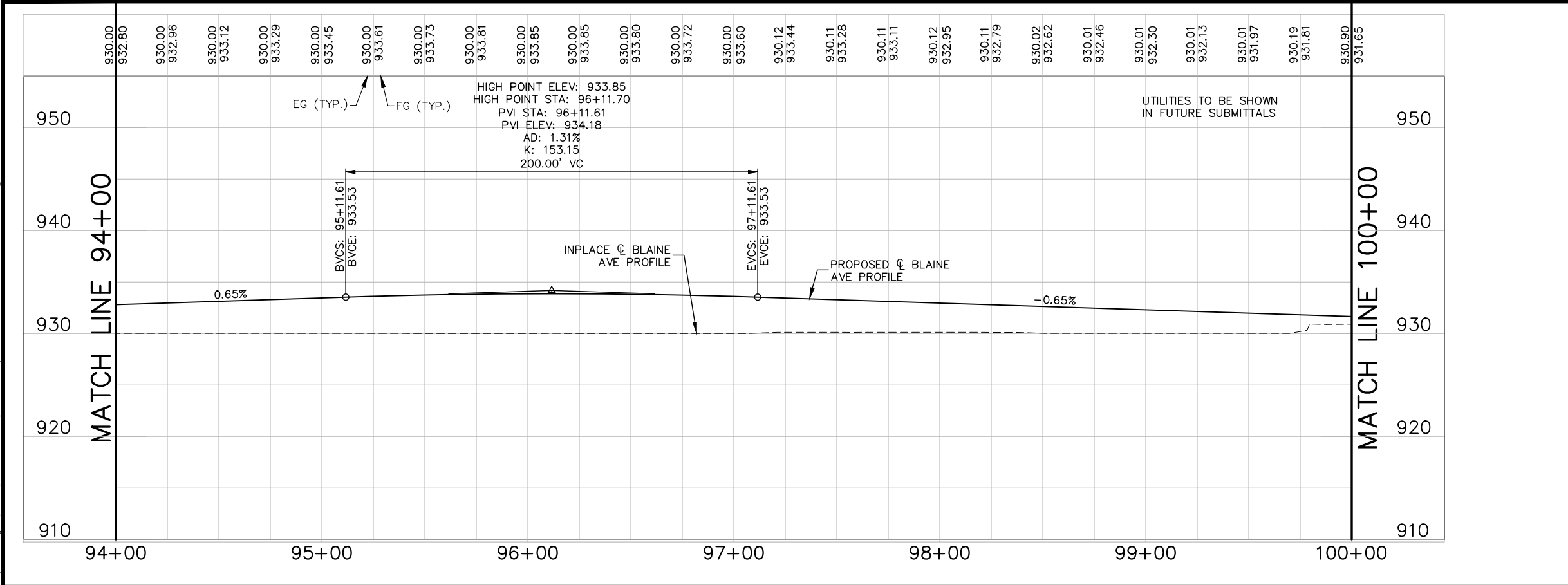
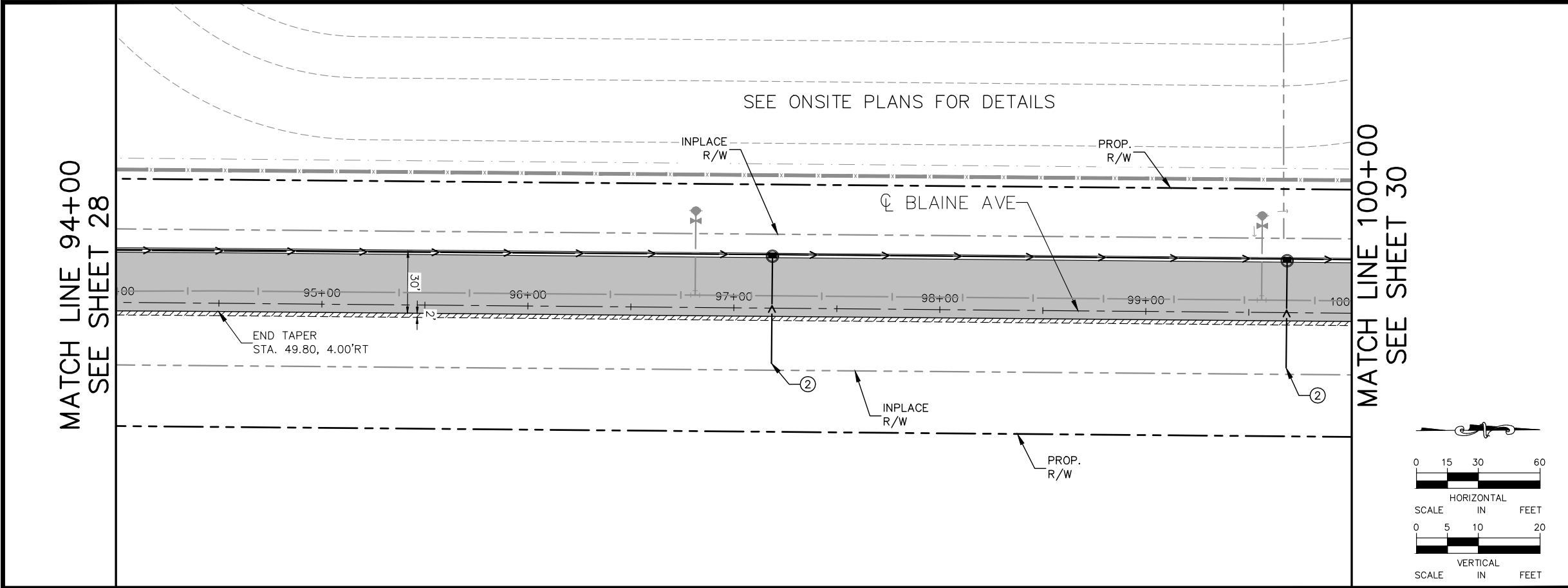
DATE: 12/31/2024 MN LIC. NO. 60826

CITY OF ROSEMOUNT
151ST STREET AND BLAINE AVENUE
ROADWAY IMPROVEMENTS

STREET AND STORM SEWER
PLAN AND PROFILE
BLAINE AVENUE
STA. 89+72 TO STA. 94+00

SHEET NO.
28
48

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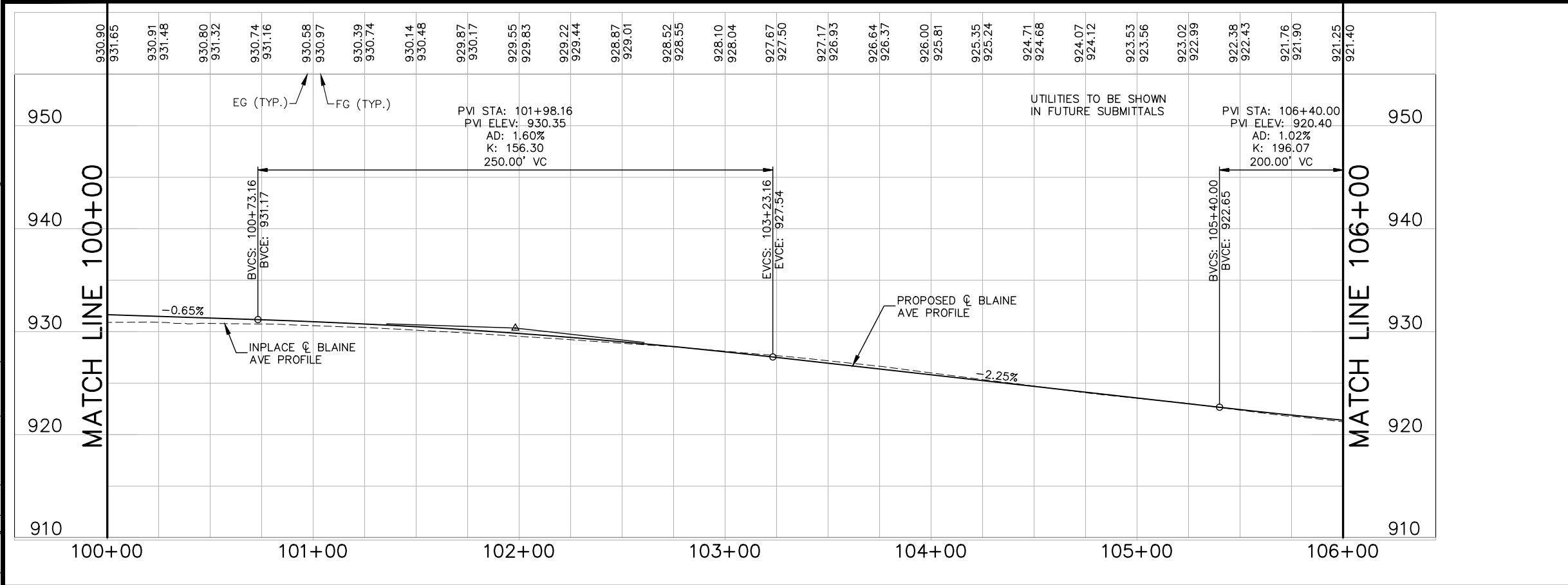
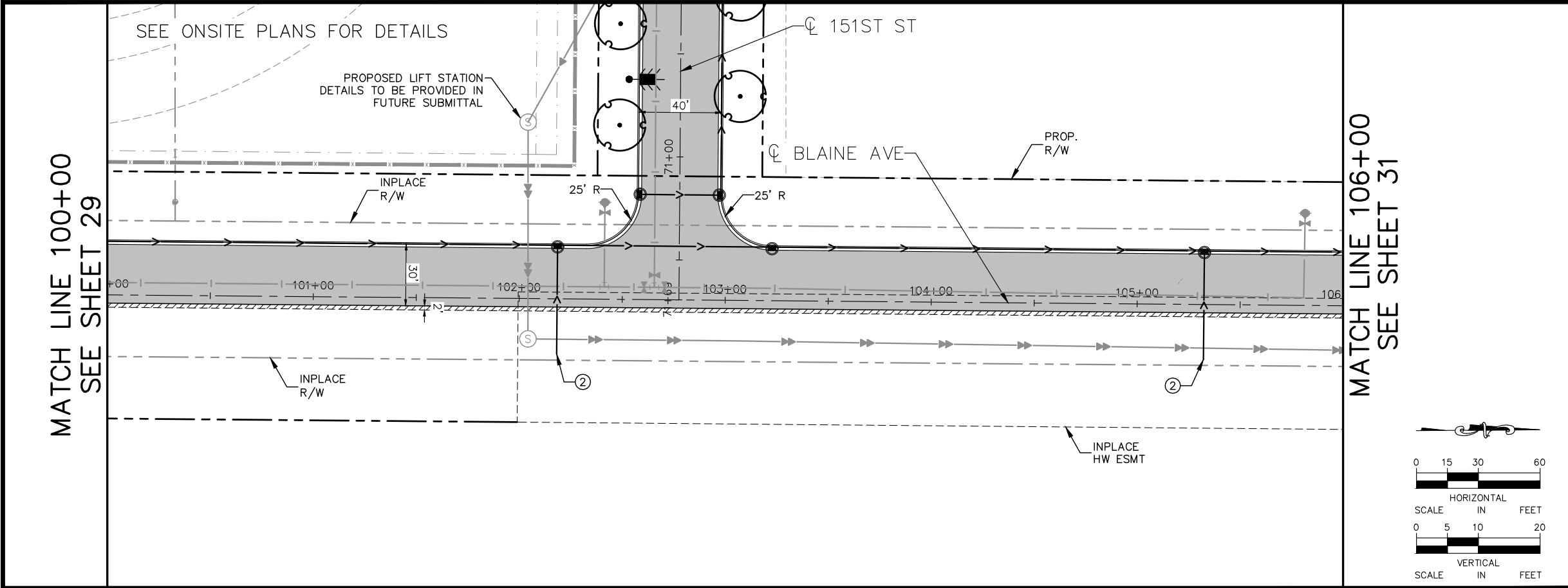
ROSEMOUNT
MINNESOTA

CITY OF ROSEMOUNT
151ST STREET AND BLAINE AVENUE
ROADWAY IMPROVEMENTS

STREET AND STORM SEWER
PLAN AND PROFILE
BLAINE AVENUE
STA. 94+00 TO STA. 100+00

SHEET NO.
29
48

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CITY OF ROSEMOUNT
151ST STREET AND BLAINE AVENUE
ROADWAY IMPROVEMENTS

ROSEMOUNT
MINNESOTA

STREET AND STORM SEWER
PLAN AND PROFILE
BLAINE AVENUE
STA. 100+00 TO STA. 106+00

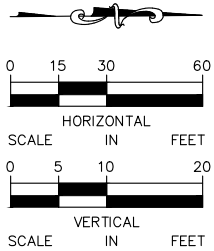
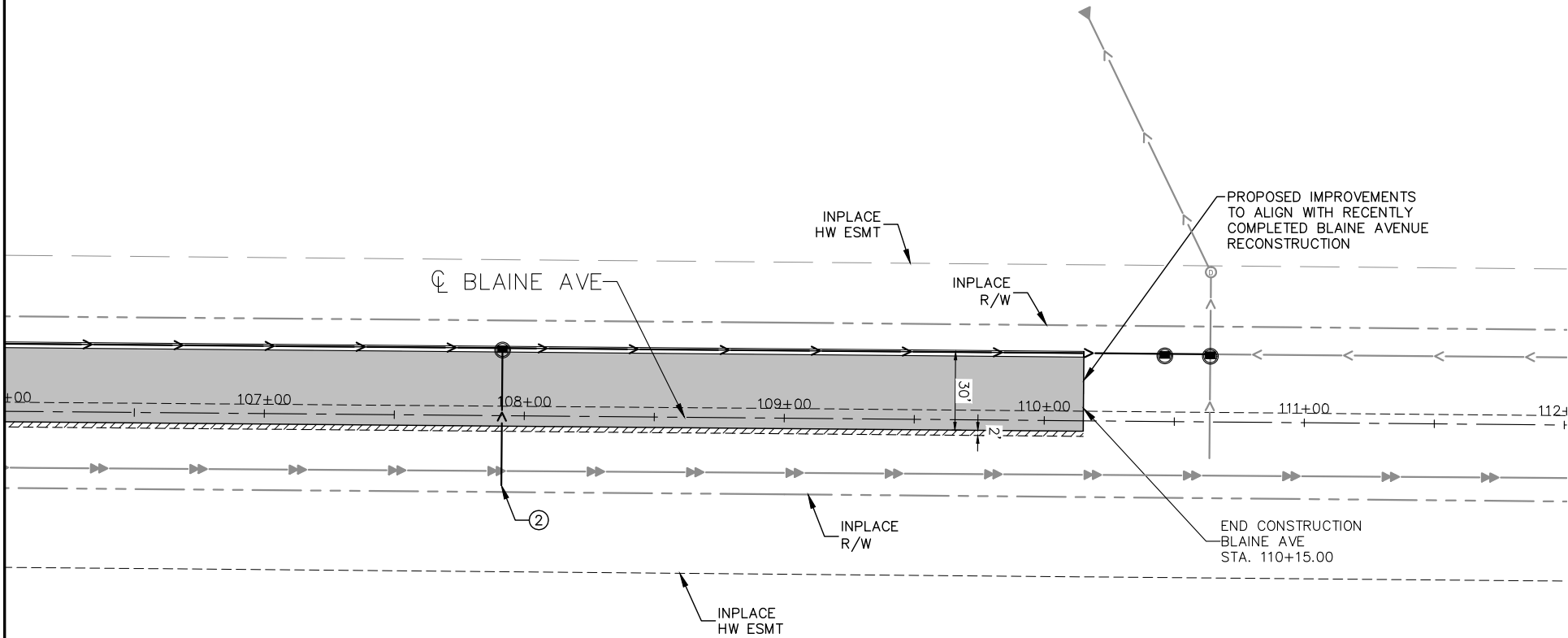
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MATCH LINE 106+00
SEE SHEET 30



NOTES LEGEND:

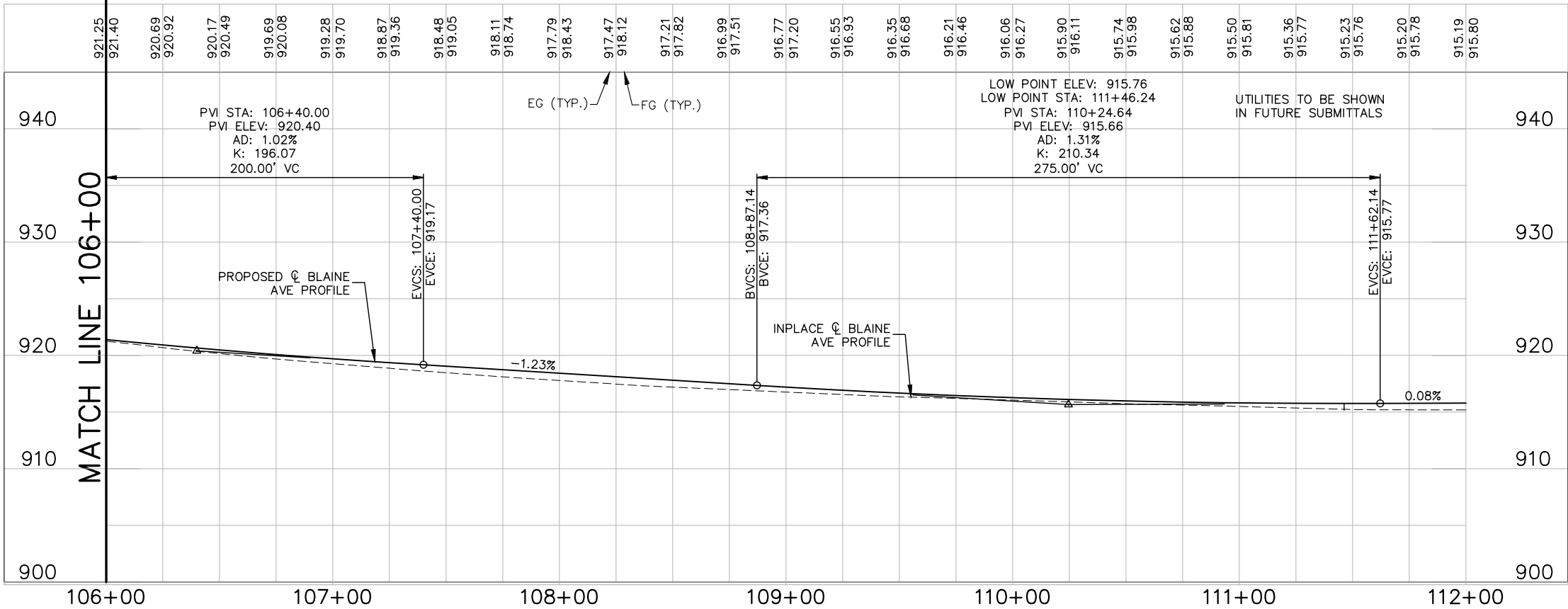
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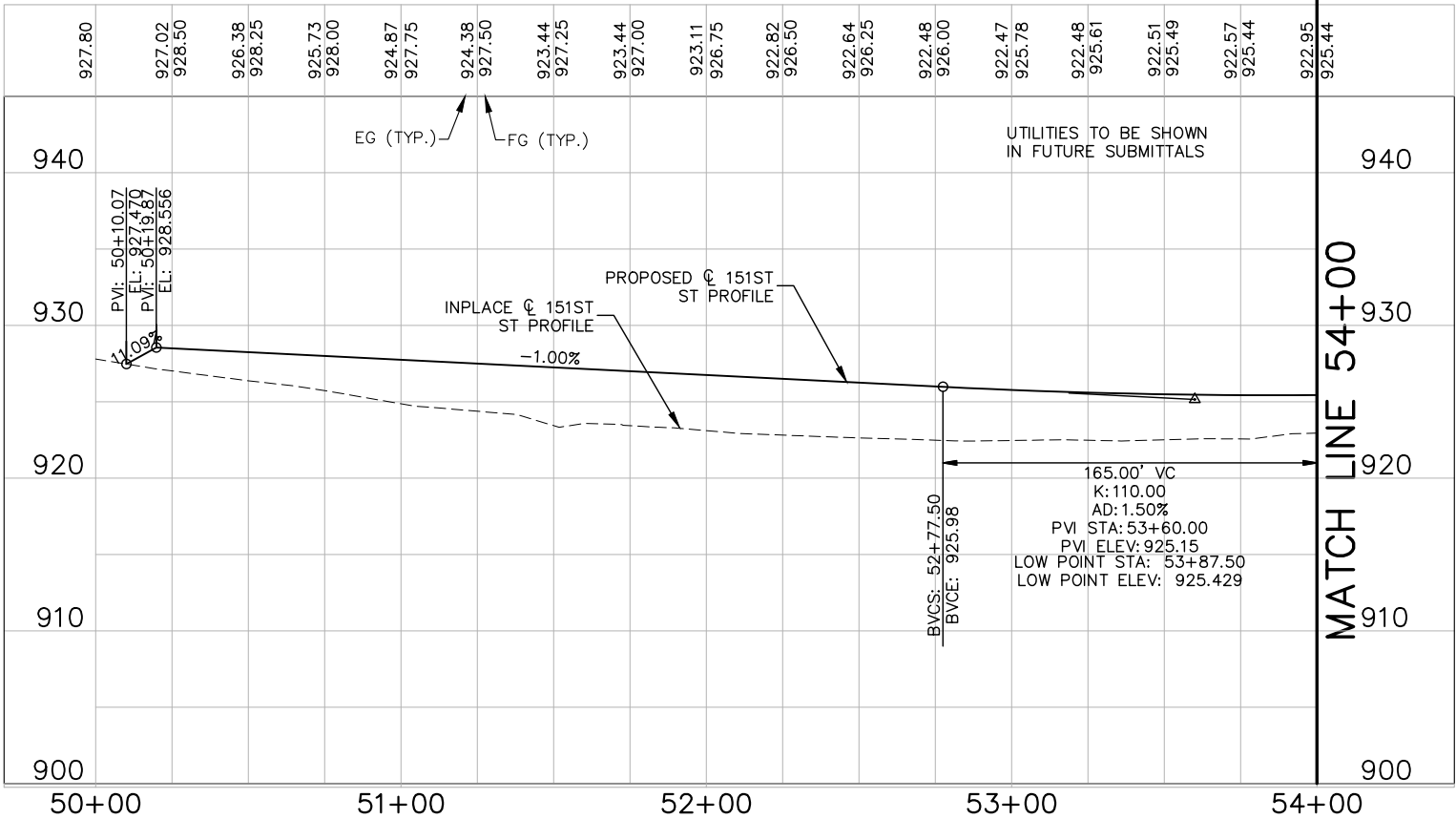
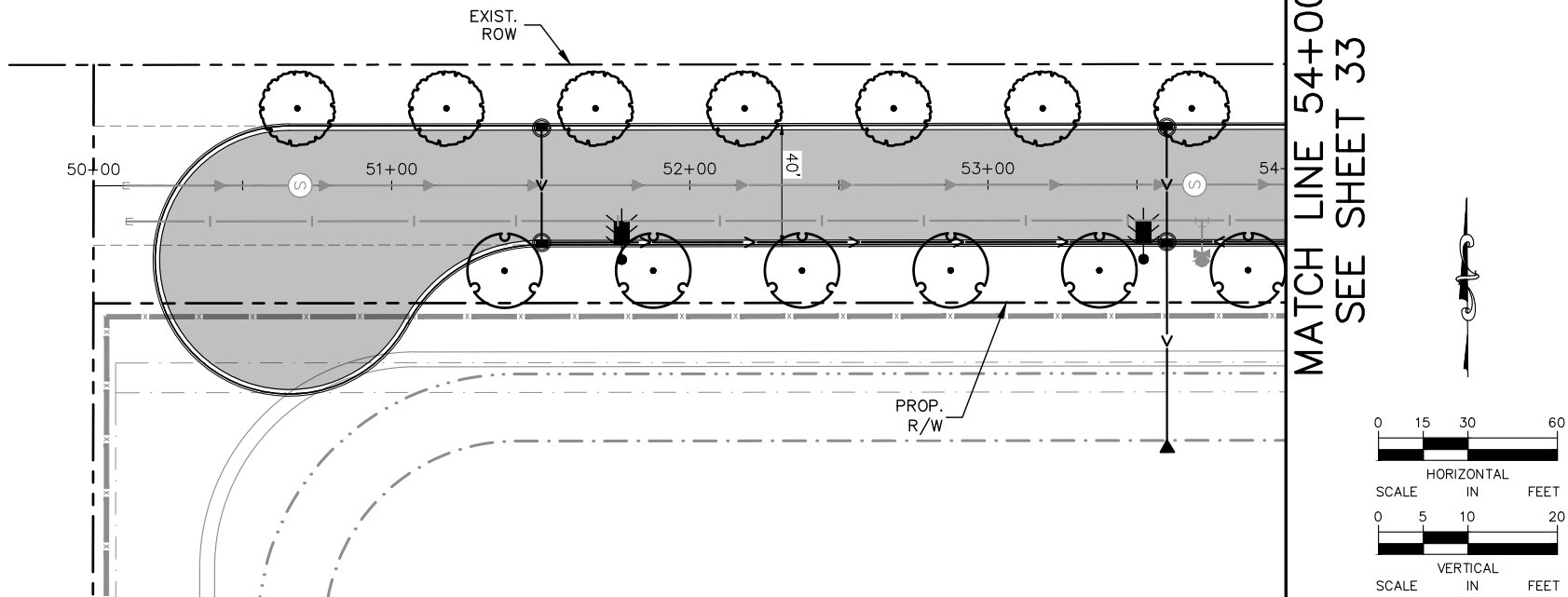
CITY OF ROSEMOUNT
151ST STREET AND BLAINE AVENUE
ROADWAY IMPROVEMENTS

ROSEMOUNT
MINNESOTA

STREET AND STORM SEWER
PLAN AND PROFILE
BLAINE AVENUE
STA. 106+00 TO STA. 112+00

SHEET NO.
31
48

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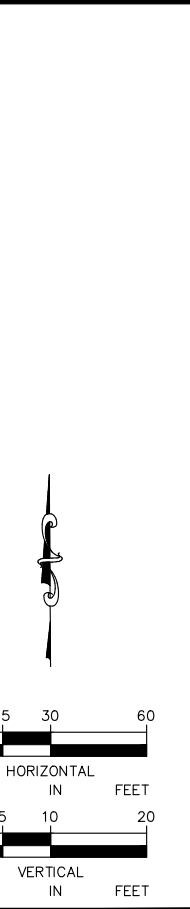
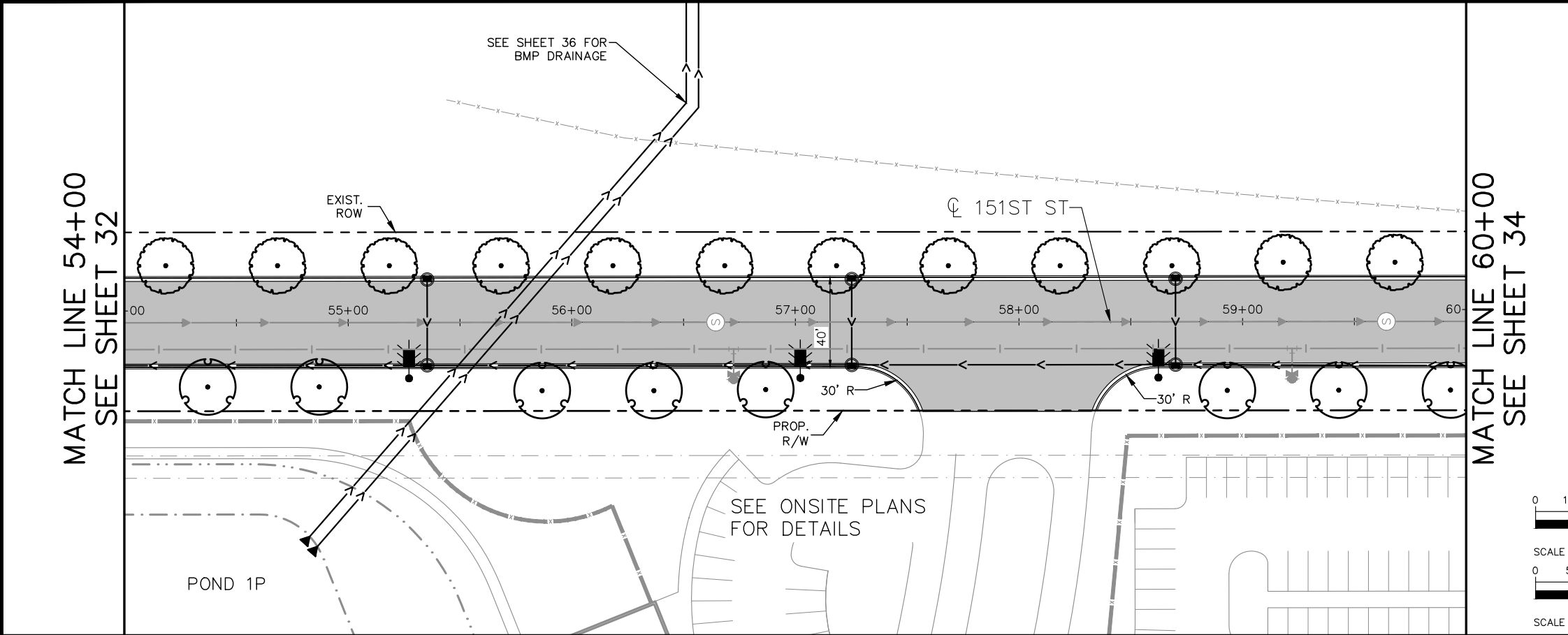
CITY OF ROSEMOUNT
151ST STREET AND BLAINE AVENUE
ROADWAY IMPROVEMENTS

ROSEMOUNT
MINNESOTA

STREET AND STORM SEWER
PLAN AND PROFILE
151ST ST
STA. 50+00 TO STA. 54+00

SHEET NO.
32
48

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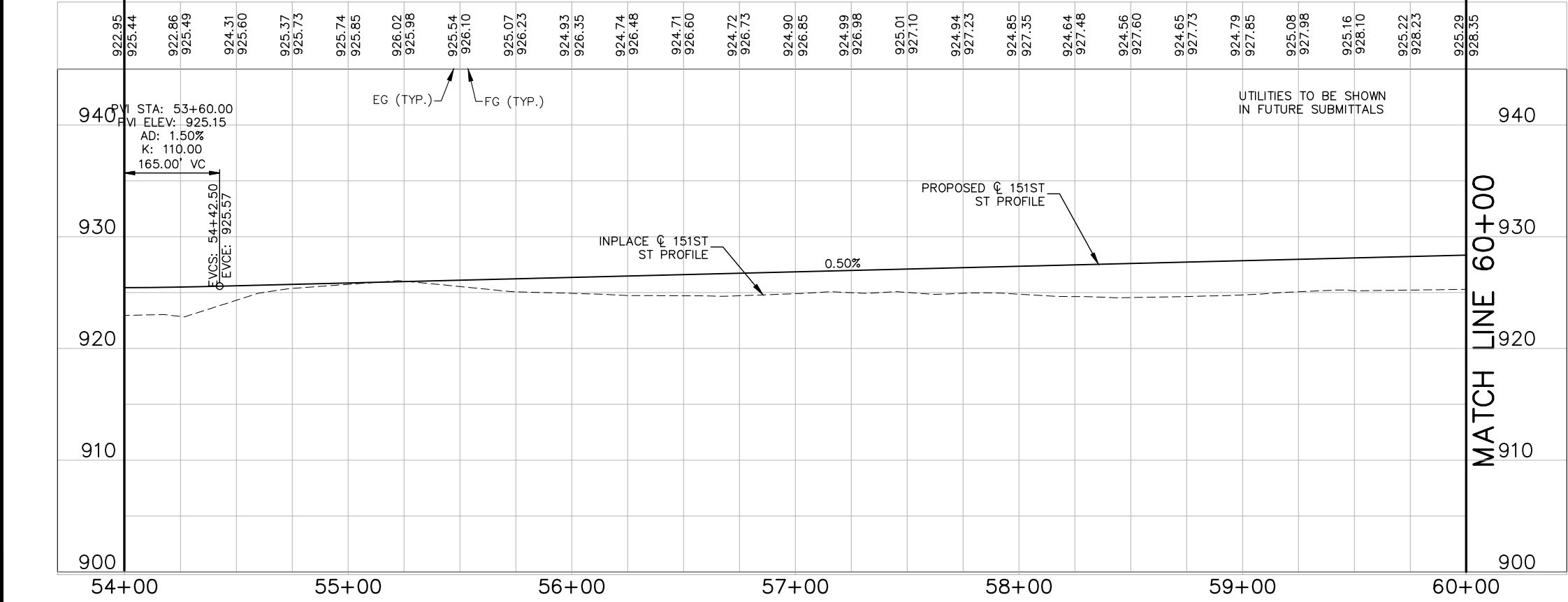
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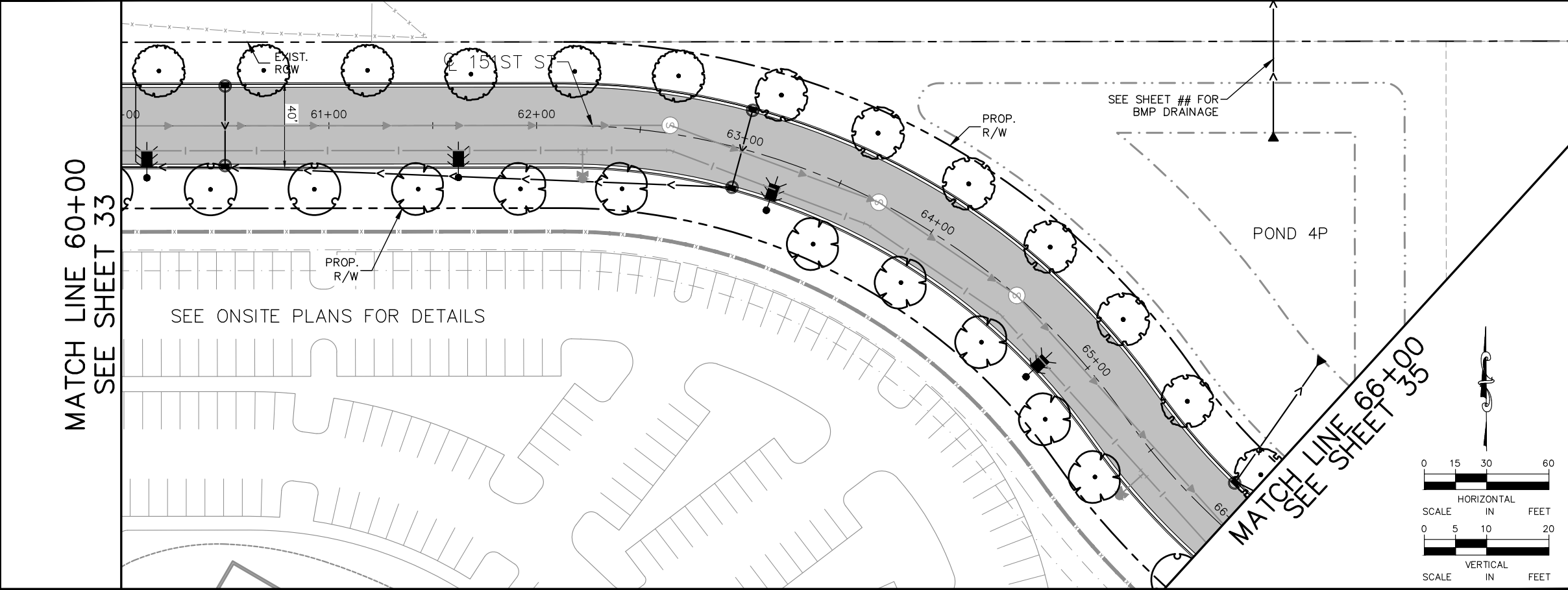
CITY OF ROSEMOUNT
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ROSEMOUNT
MINNESOTA

STREET AND STORM SEWER
PLAN AND PROFILE
151ST ST
STA. 54+00 TO STA. 60+00

SHEET NO.
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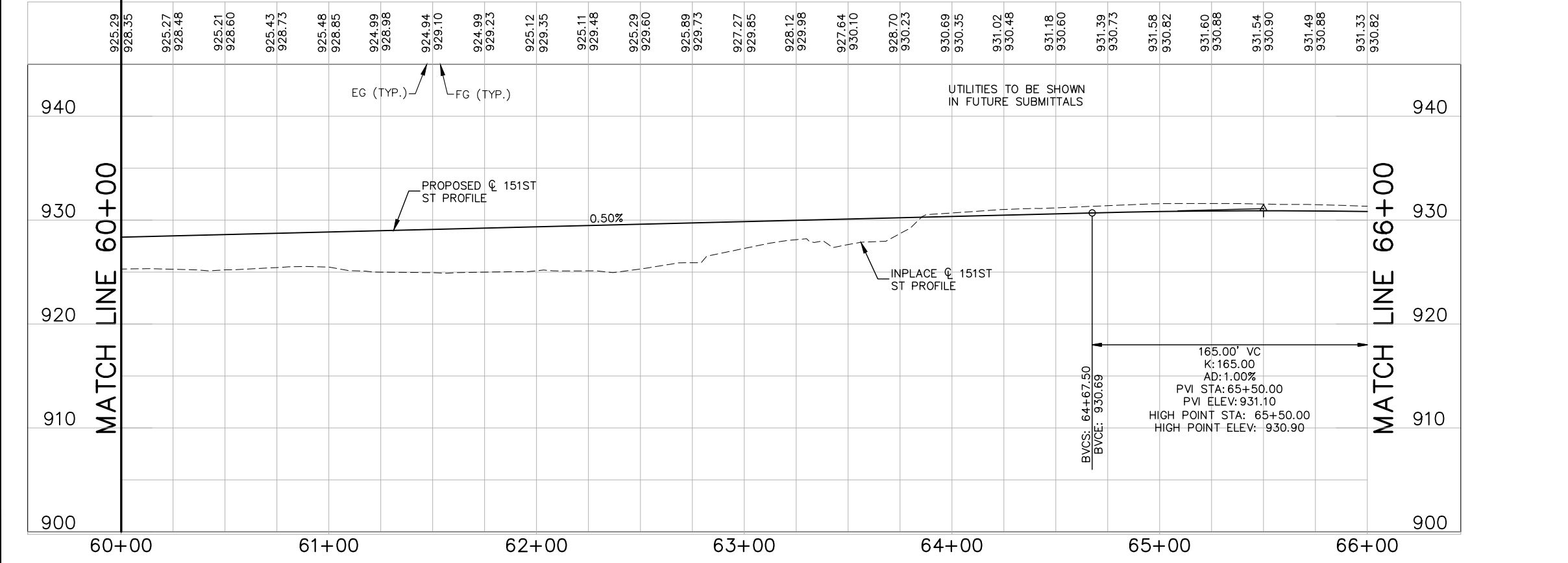
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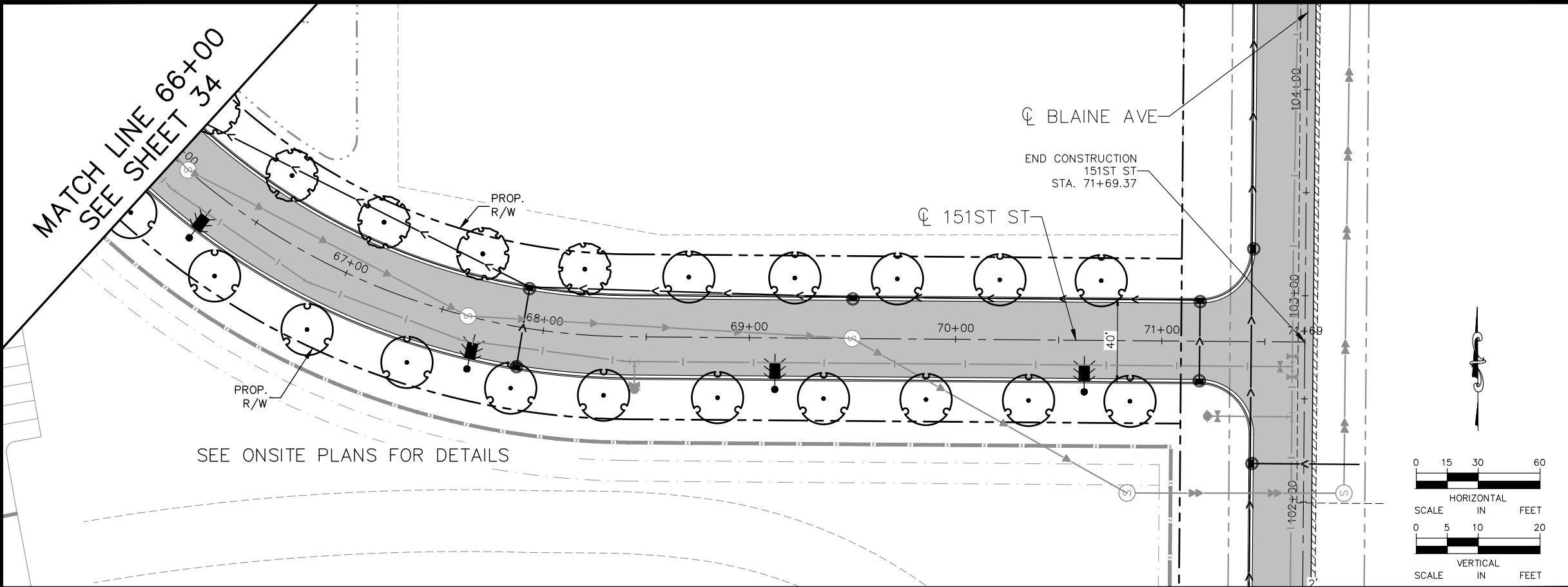
STREET AND STORM SEWER
PLAN AND PROFILE
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STA. 60+00 TO STA. 66+00

SHEET NO.

34

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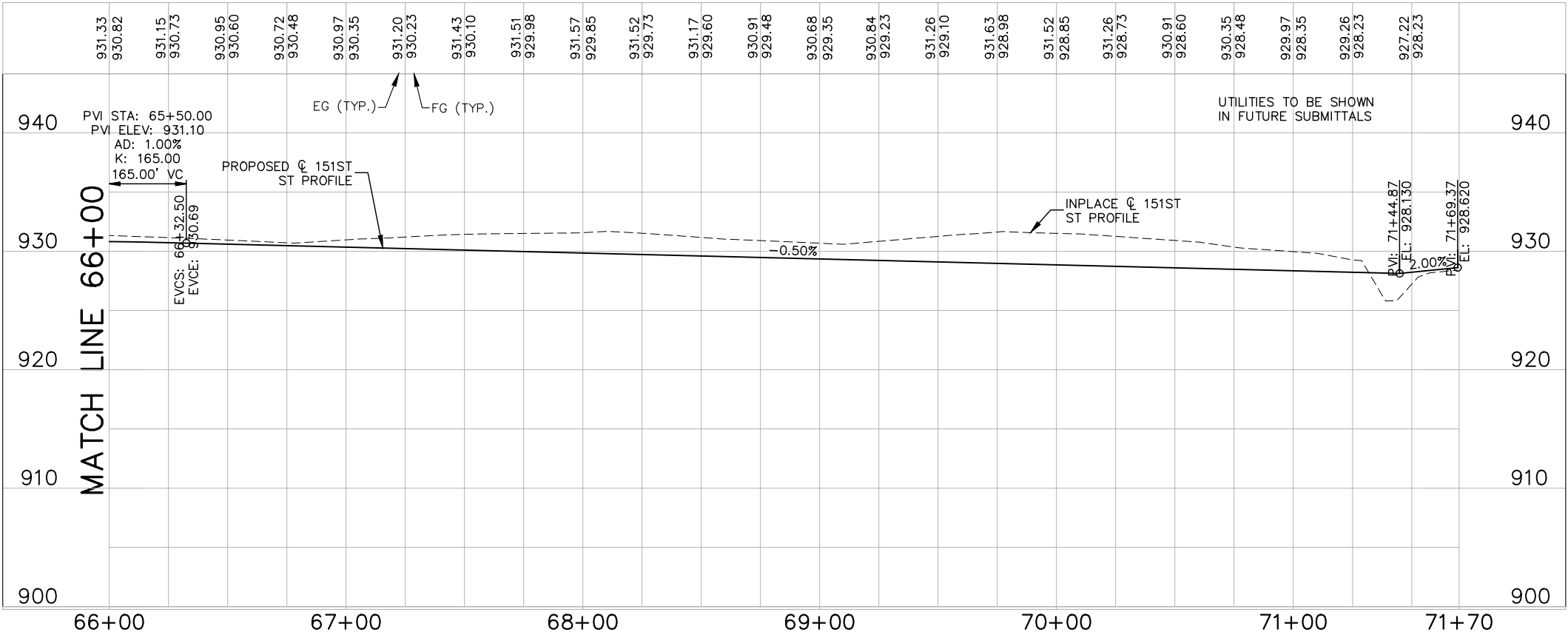
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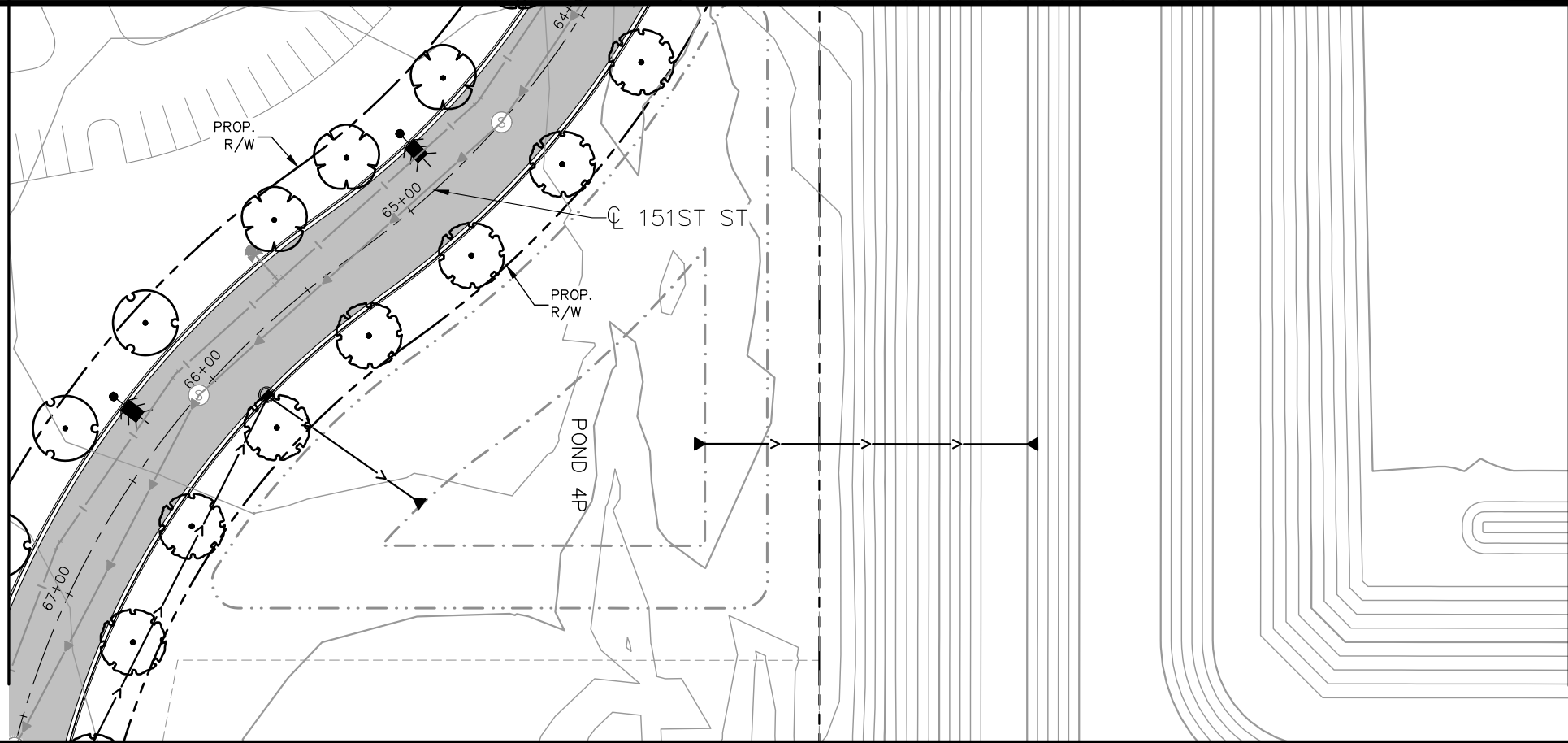
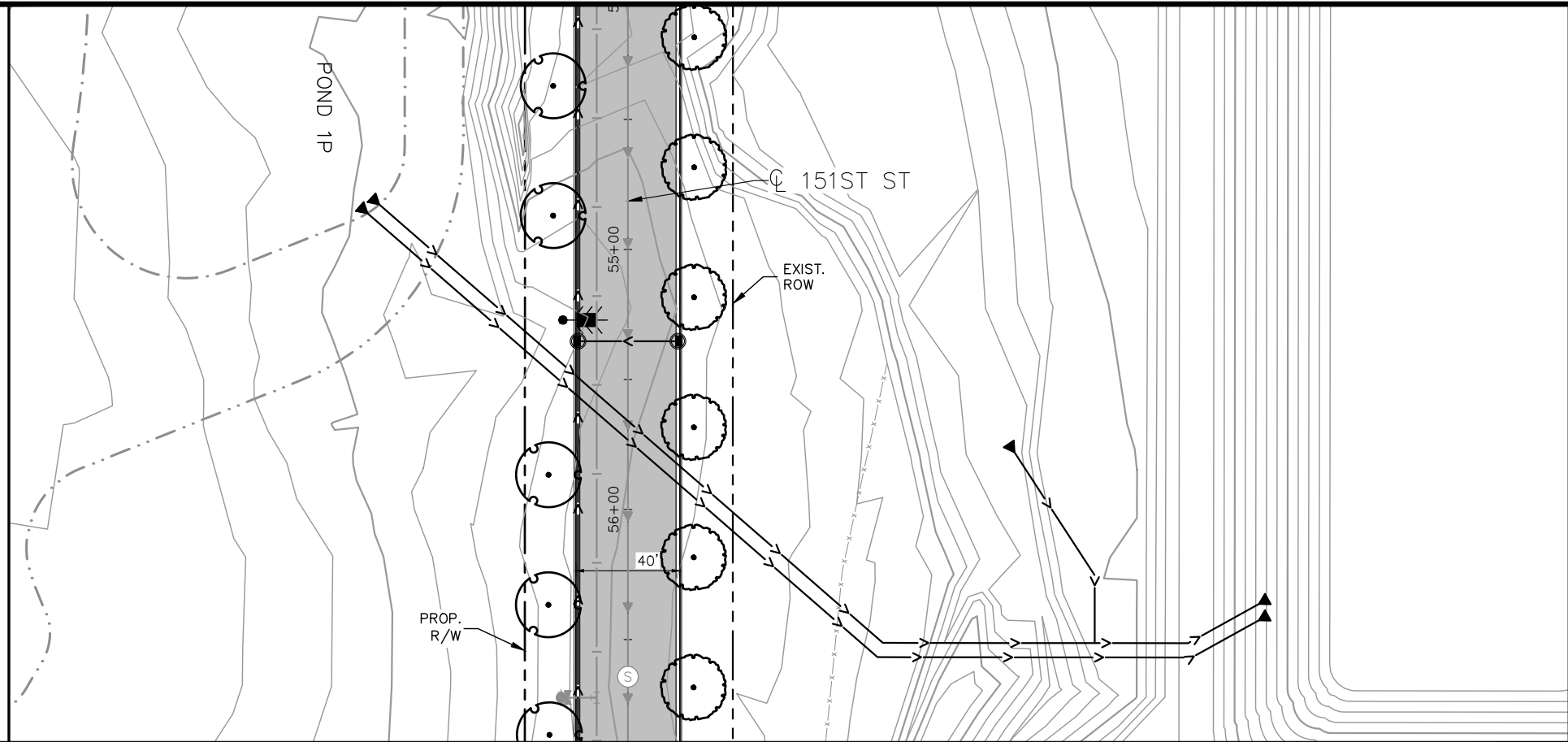
CITY OF ROSEMOUNT
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ROSEMOUNT
MINNESOTA

STREET AND STORM SEWER
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151ST ST
STA. 66+00 TO STA. 71+69

SHEET NO.
35
48

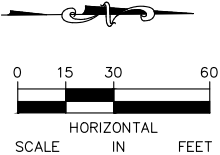
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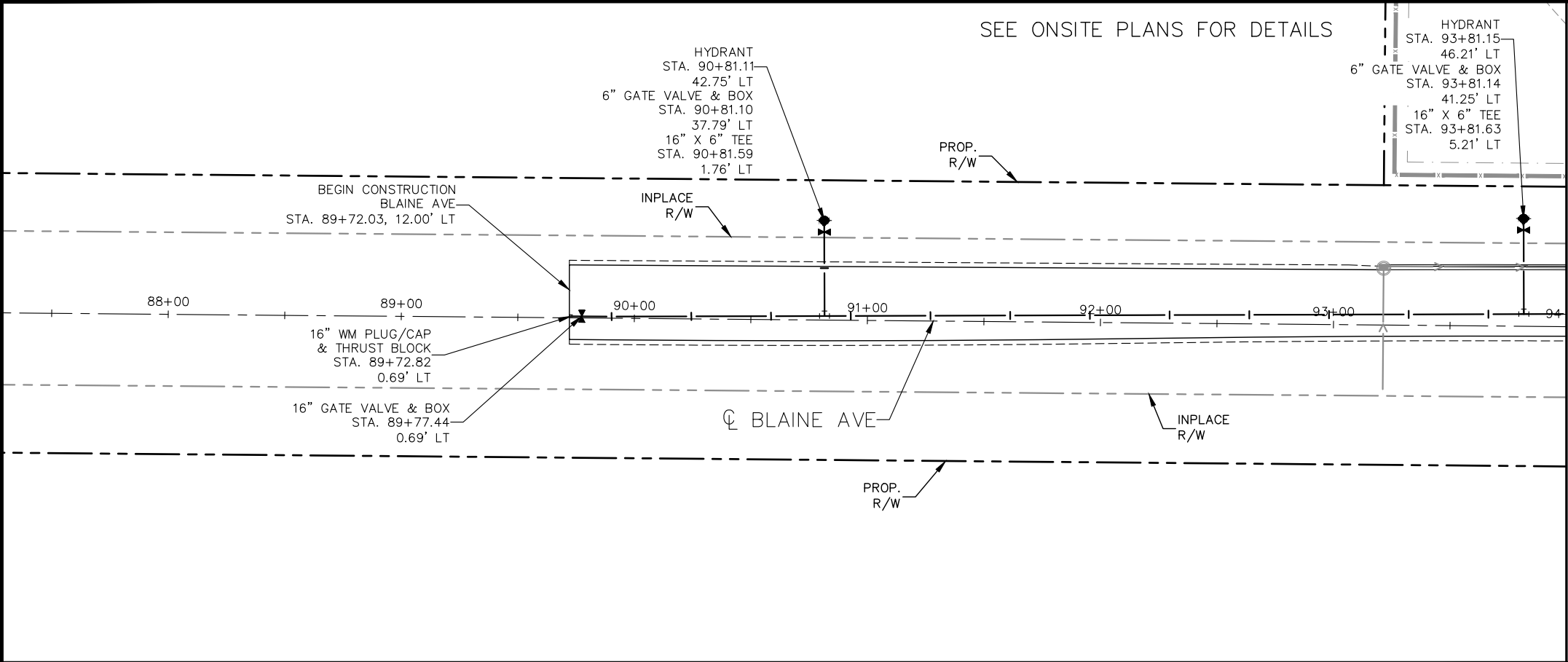
STREET AND STORM SEWER
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151ST ST - BMPS

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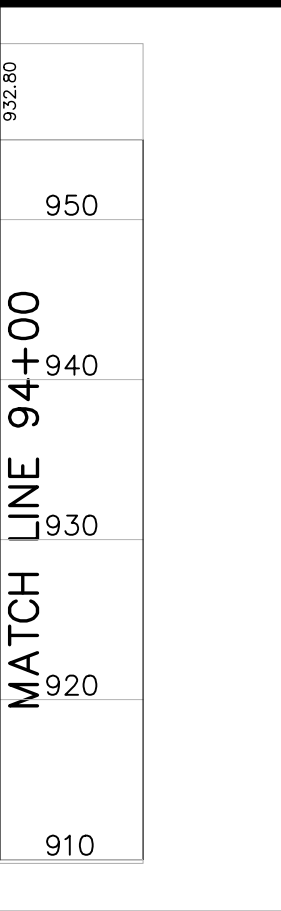
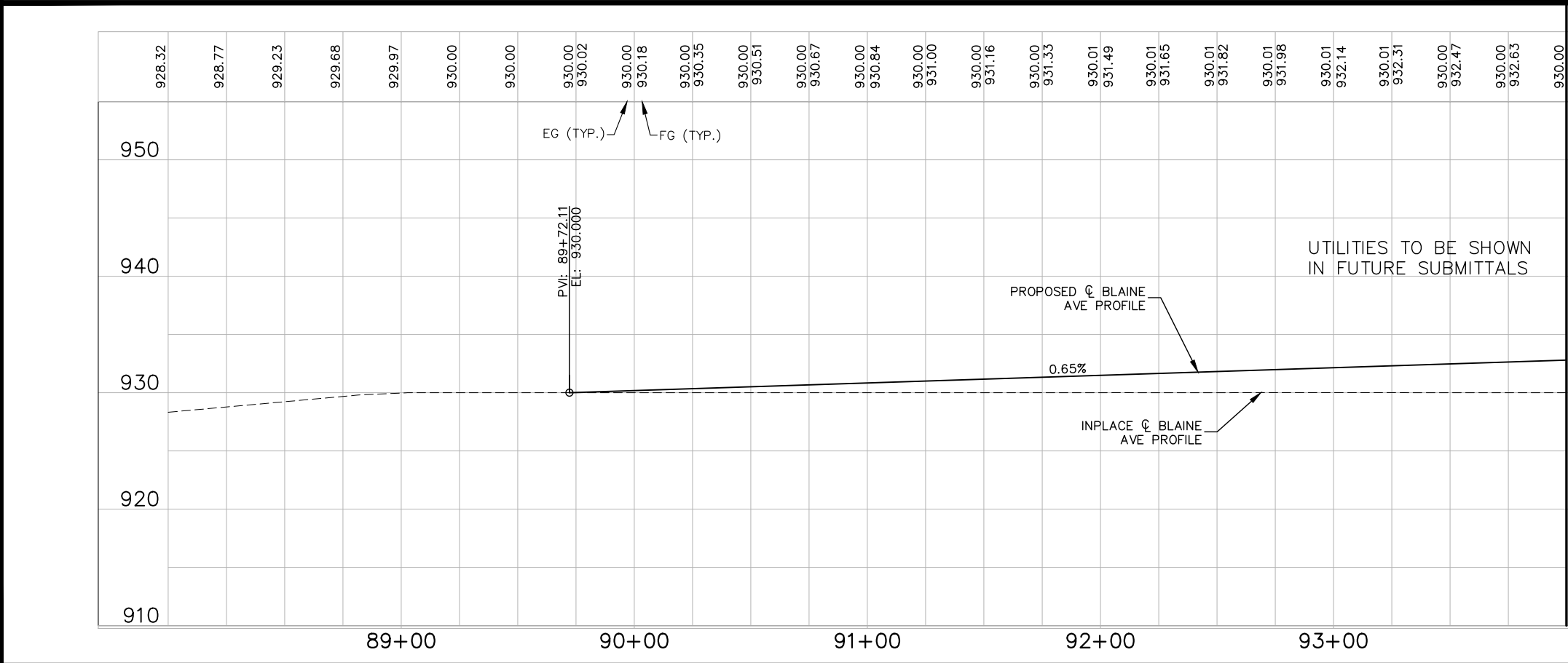
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- GENERAL NOTES:
1. PIPE, HYDRANTS, SERVICES, STRUCTURES, AND APPURTENANCES TO BE CONSTRUCTED PER CITY OF ROSEMOUNT SPECIFICATIONS, STANDARD PLATES, DETAILS IN THE CONSTRUCTION DOCUMENTS, AND CEAM STANDARD SPECIFICATIONS.
 2. PROVIDE FITTINGS AND ADAPTERS AS NECESSARY TO CONNECT TO EXISTING.
 3. ALL WATERMAIN CROSSING SHALL MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN OUTER PIPES.
 4. PROVIDE INSULATION AS NECESSARY PER DETAIL ON SHEET 12.



No.	Date	Revisions	App.	DRAWING NAME
				Falcon-SAN_WM_P&P.dwg
				DESIGNED BY: MJK
				DRAWN BY: DAT
				CHECKED BY: MJK
				DATE: 12/31/2024
				PROJECT NO. 161157000



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.

MICHAEL J. KINNING, P.E.
DATE: 12/31/2024 MN LIC. NO. 60826

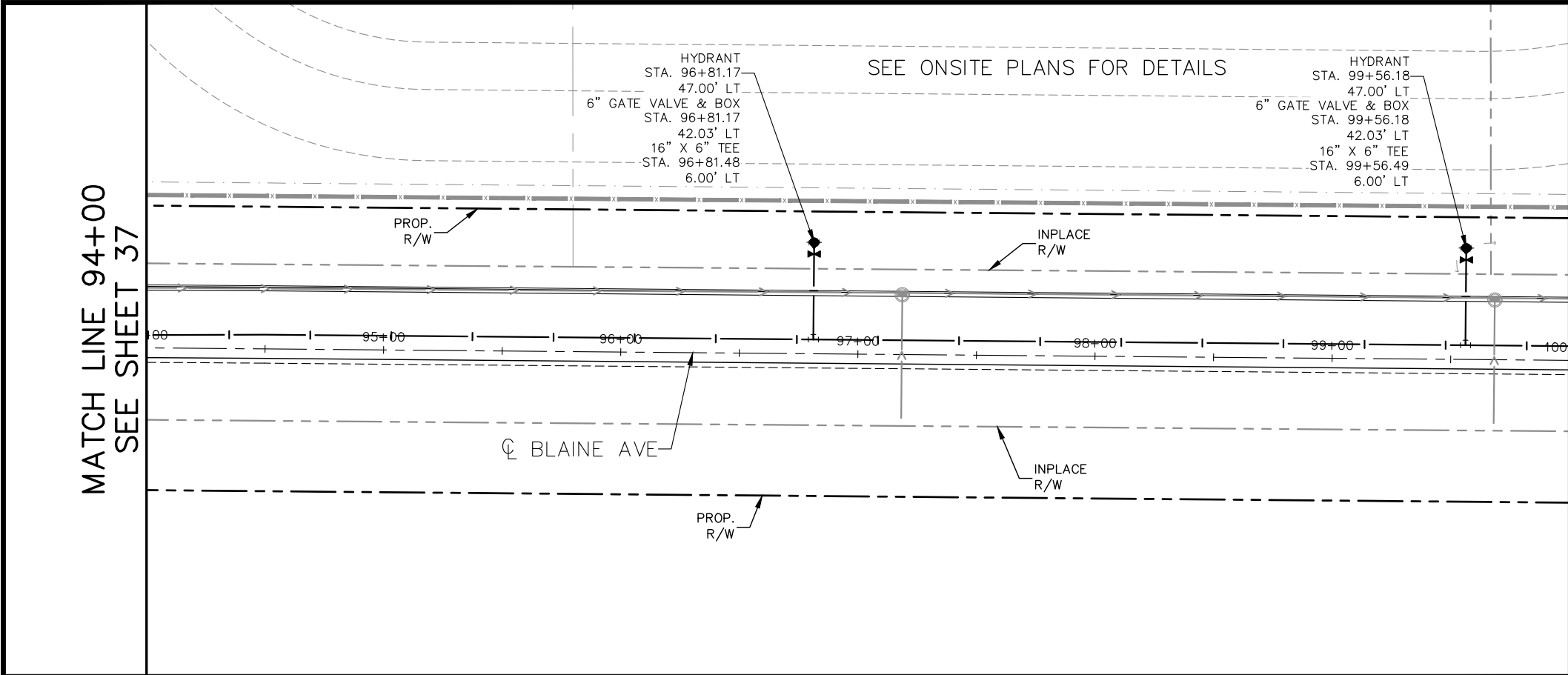
CITY OF ROSEMOUNT
151ST STREET AND BLAINE AVENUE
ROADWAY IMPROVEMENTS

ROSEMOUNT MINNESOTA

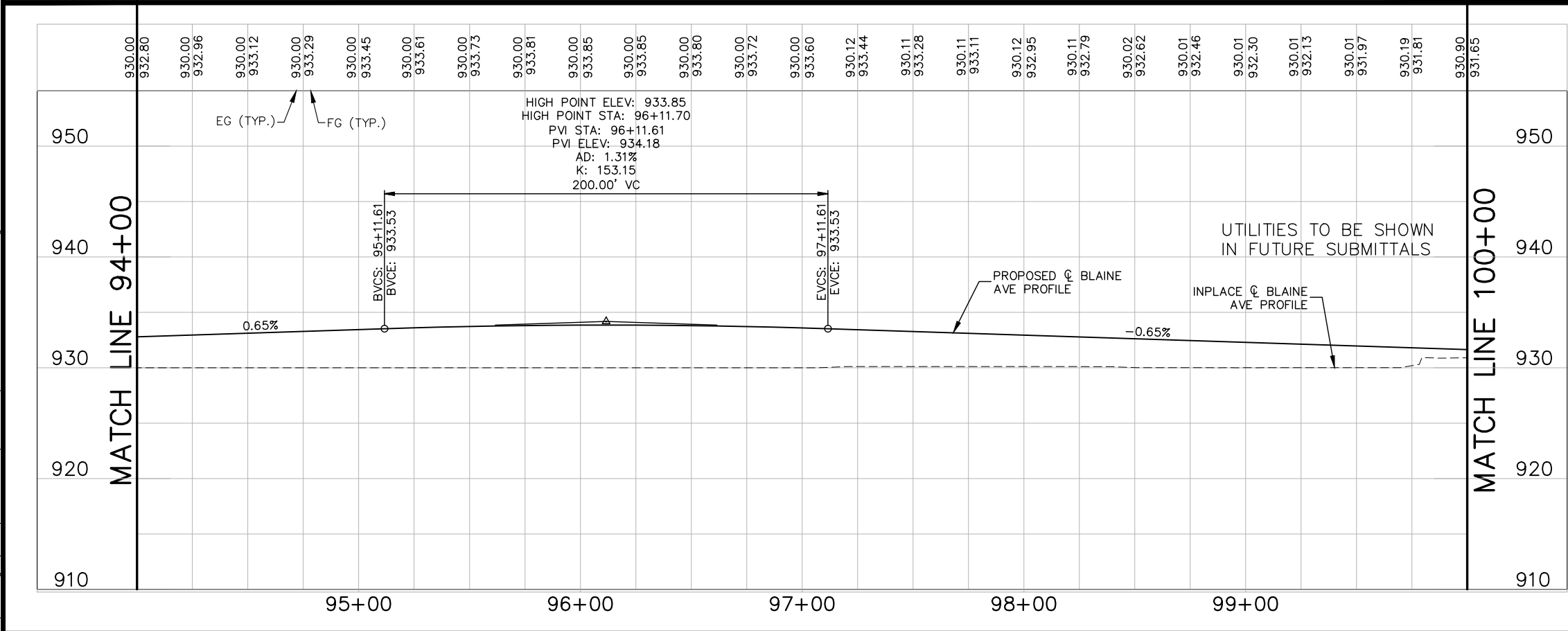
SANITARY SEWER AND WATERMAIN
PLAN AND PROFILE
BLAINE AVENUE
STA. 89+72 TO STA. 94+00

SHEET NO.
37
48

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- GENERAL NOTES:
1. PIPE, HYDRANTS, SERVICES, STRUCTURES, AND APPURTENANCES TO BE CONSTRUCTED PER CITY OF ROSEMOUNT SPECIFICATIONS, STANDARD PLATES, DETAILS IN THE CONSTRUCTION DOCUMENTS, AND CEAM STANDARD SPECIFICATIONS. TO CONNECT TO EXISTING.
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Kimley»Horn

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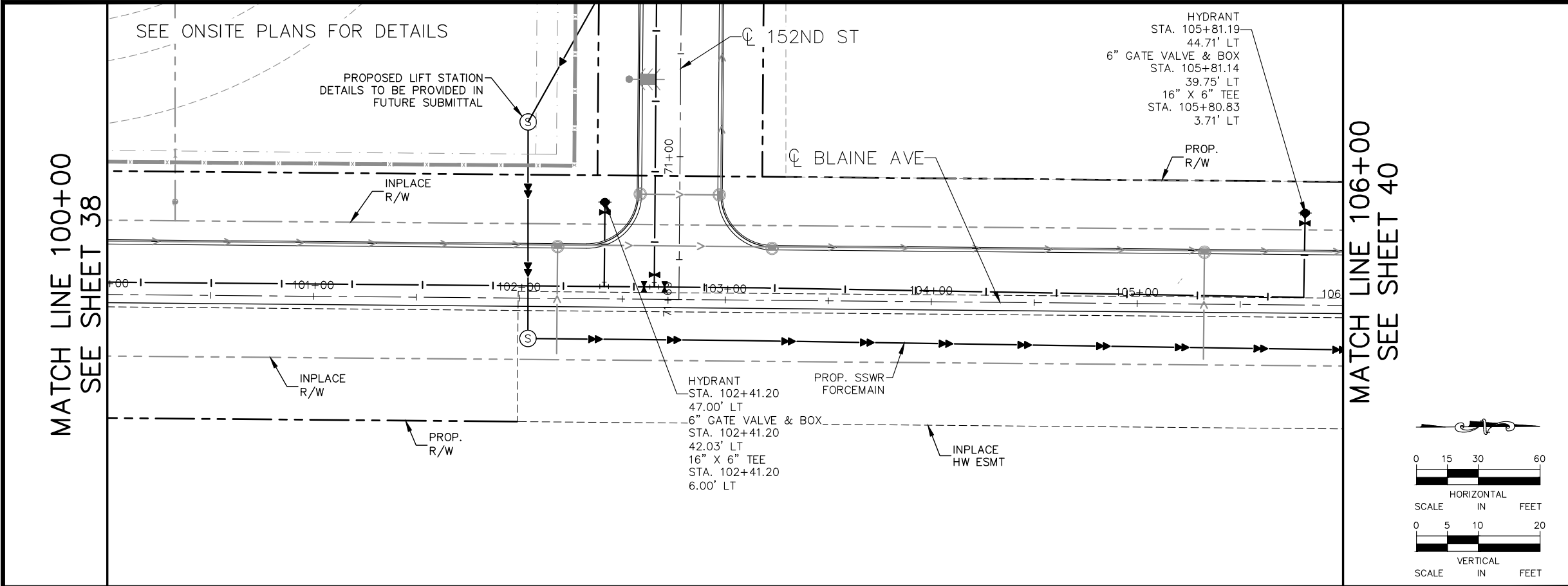
CITY OF ROSEMOUNT
151ST STREET AND BLAINE AVENUE
ROADWAY IMPROVEMENTS

ROSEMOUNT
MINNESOTA

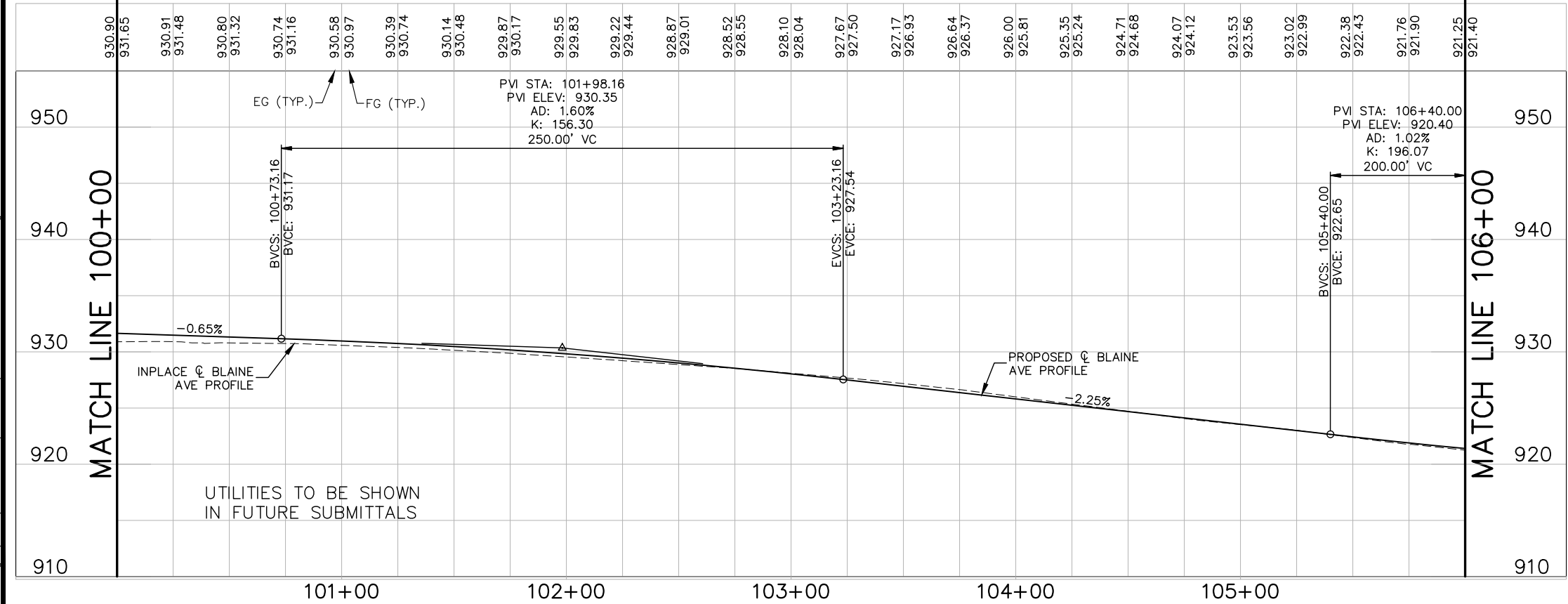
SANITARY SEWER AND WATERMAIN
PLAN AND PROFILE
BLAINE AVENUE
STA. 94+00 TO STA. 100+00

SHEET NO.
38
48

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- GENERAL NOTES:
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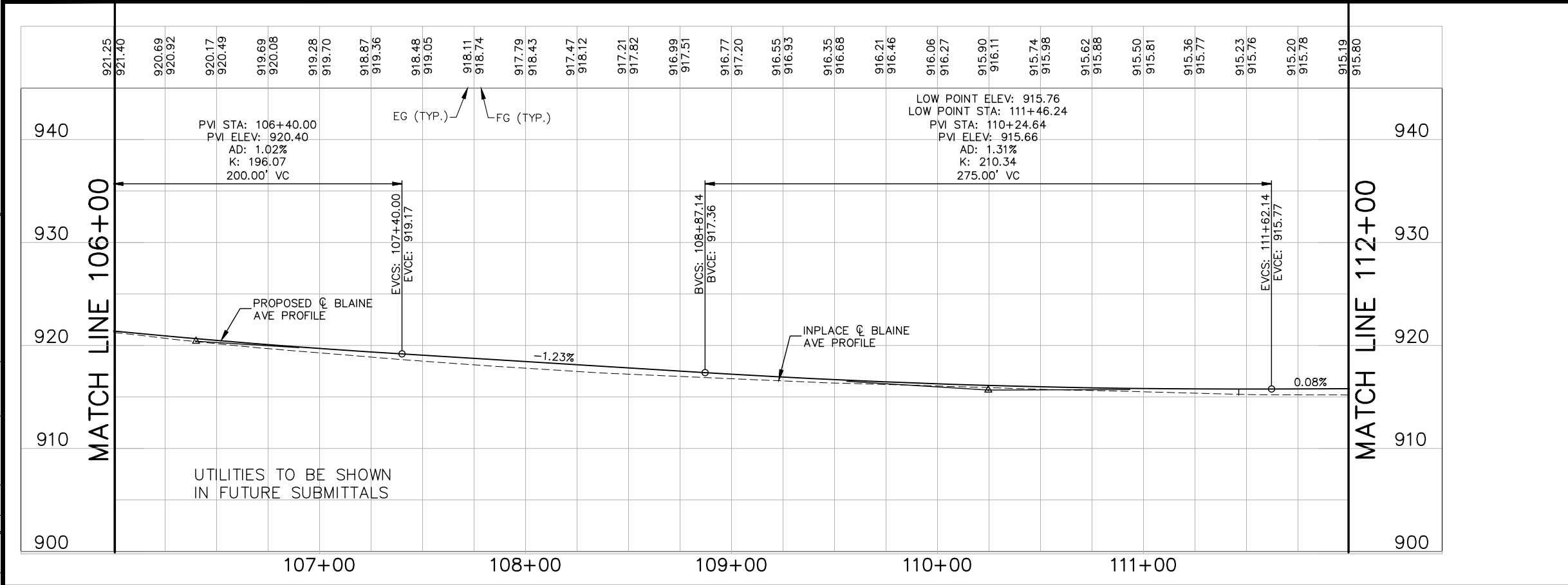
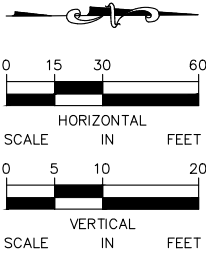
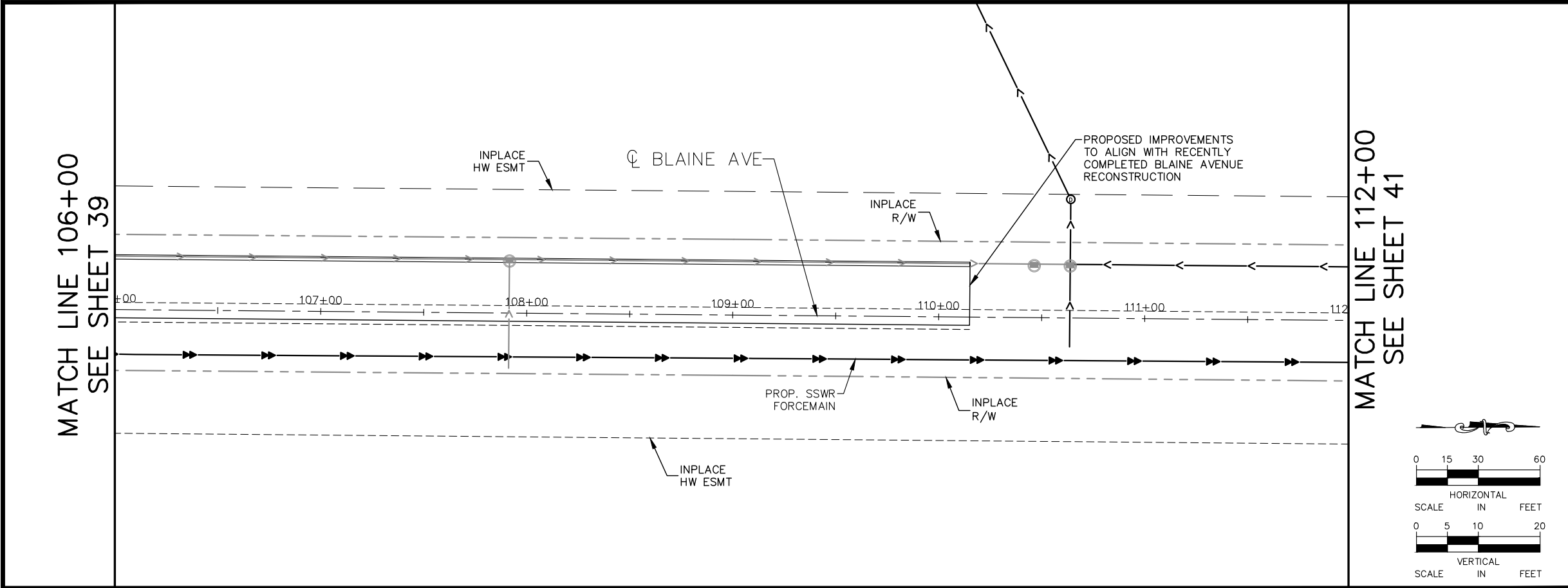
CITY OF ROSEMOUNT
151ST STREET AND BLAINE AVENUE
ROADWAY IMPROVEMENTS

ROSEMOUNT
MINNESOTA

SANITARY SEWER AND WATERMAIN
PLAN AND PROFILE
BLAINE AVENUE
STA. 100+00 TO STA. 106+00

SHEET NO.
39
48

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CITY OF ROSEMOUNT
151ST STREET AND BLAINE AVENUE
ROADWAY IMPROVEMENTS

ROSEMOUNT
MINNESOTA

SANITARY SEWER AND WATERMAIN
PLAN AND PROFILE
BLAINE AVENUE
STA. 106+00 TO STA. 112+00

GENERAL NOTES:

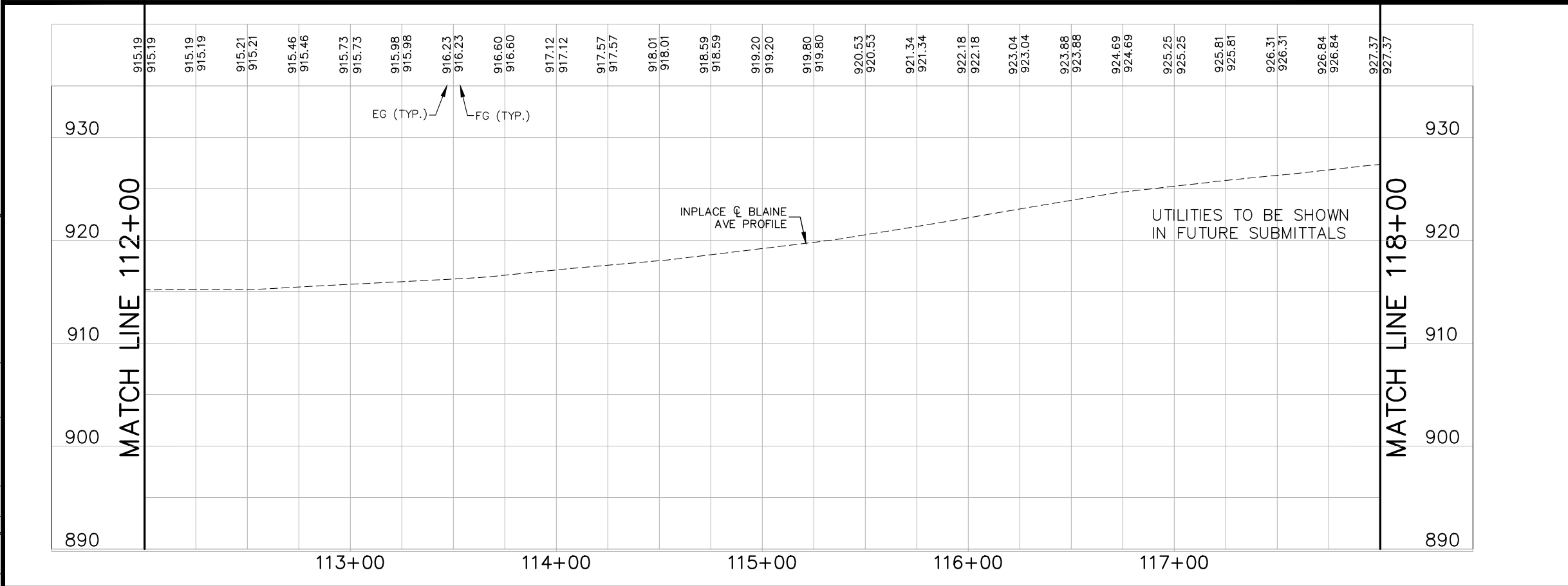
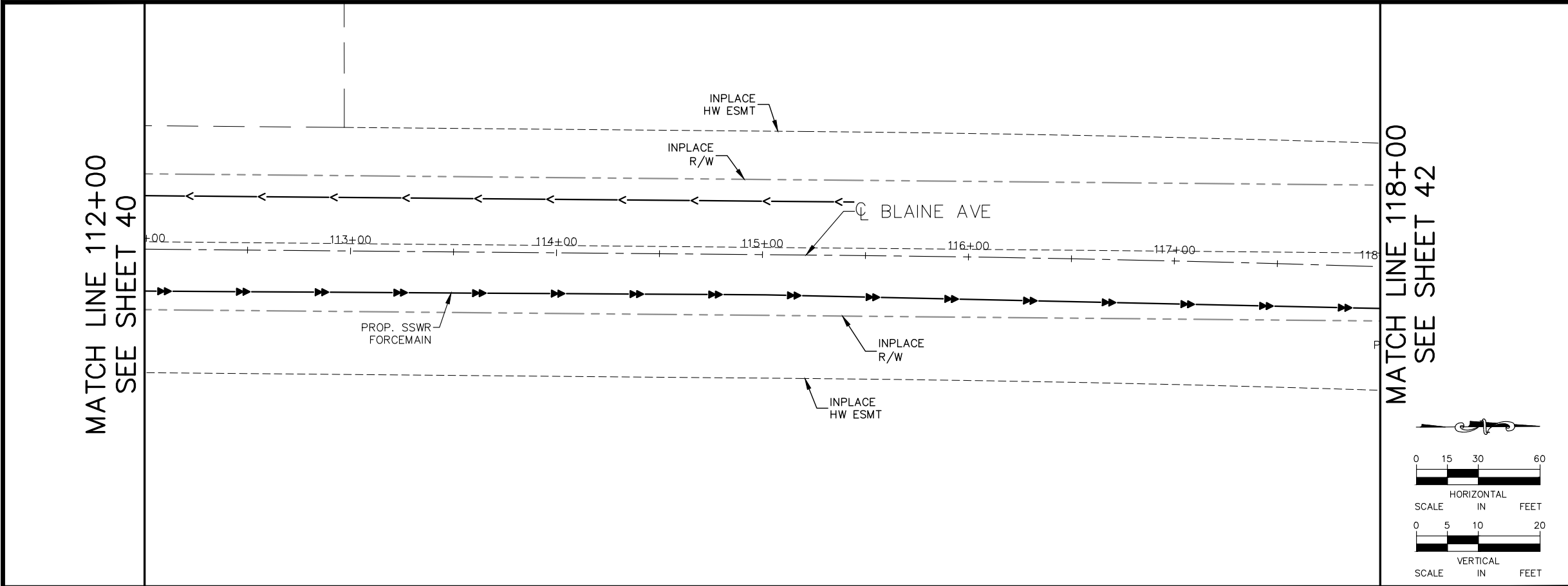
- PIPE, HYDRANTS, SERVICES, STRUCTURES, AND APPURTENANCES TO BE CONSTRUCTED PER CITY OF ROSEMOUNT SPECIFICATIONS, STANDARD PLATES, DETAILS IN THE CONSTRUCTION DOCUMENTS, AND CEAM STANDARD SPECIFICATIONS.
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SHEET NO. 40

48

Page 169 of 212

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- GENERAL NOTES:
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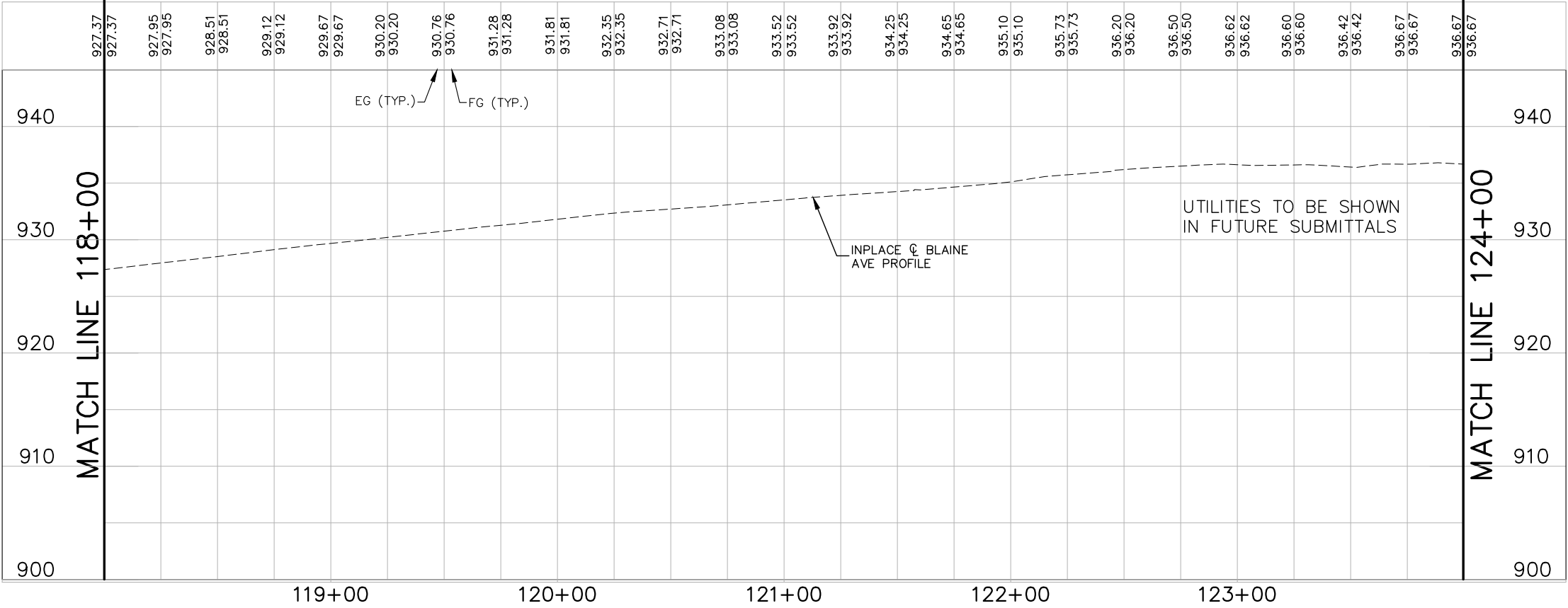
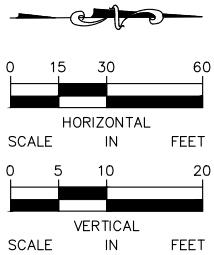
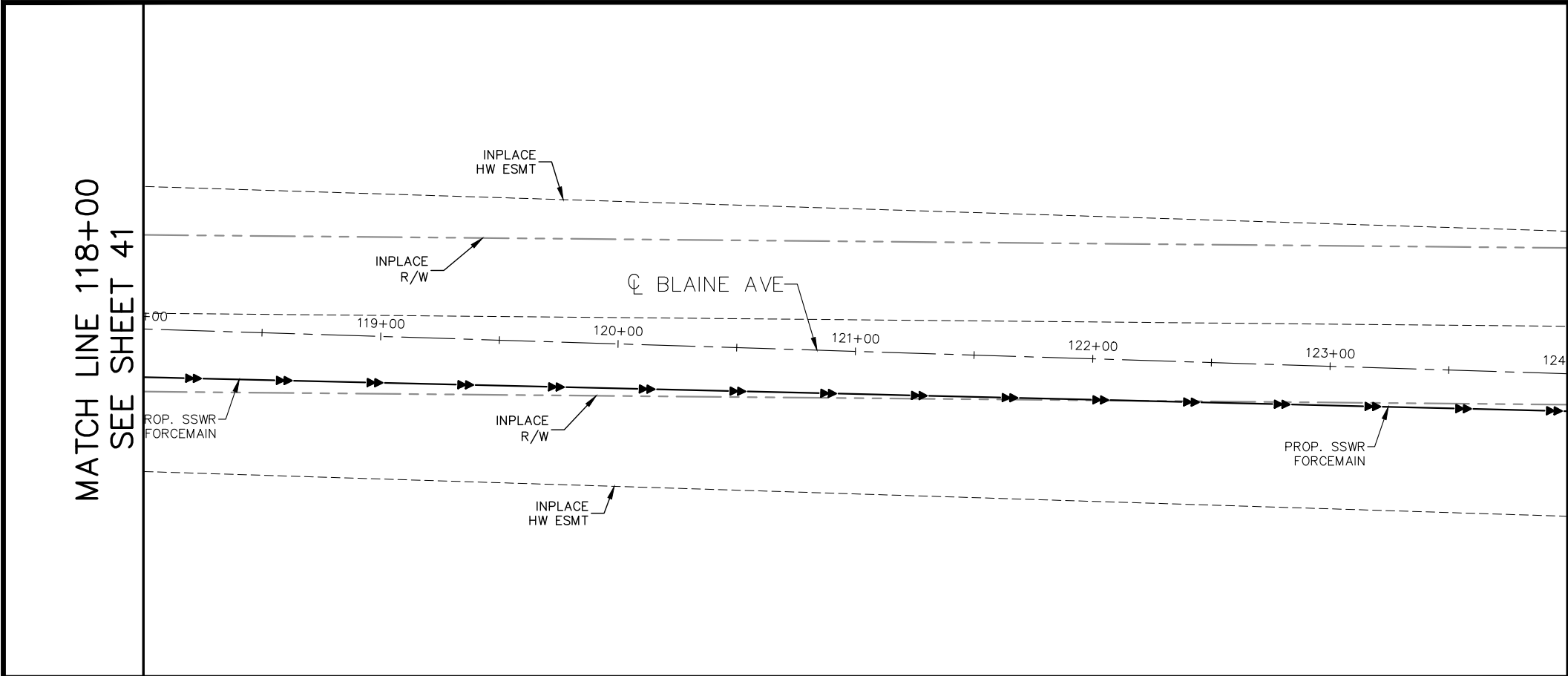
MICHAEL J. KINNING, P.E.
DATE: 12/31/2024 MN LIC. NO. 60826

CITY OF ROSEMOUNT
151ST STREET AND BLAINE AVENUE
ROADWAY IMPROVEMENTS

ROSEMOUNT MINNESOTA
SANITARY SEWER AND WATERMAIN
PLAN AND PROFILE
BLAINE AVENUE
STA. 112+00 TO STA. 118+00

SHEET NO.
41
48

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- GENERAL NOTES:
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CITY OF ROSEMOUNT
151ST STREET AND BLAINE AVENUE
ROADWAY IMPROVEMENTS

ROSEMOUNT MINNESOTA

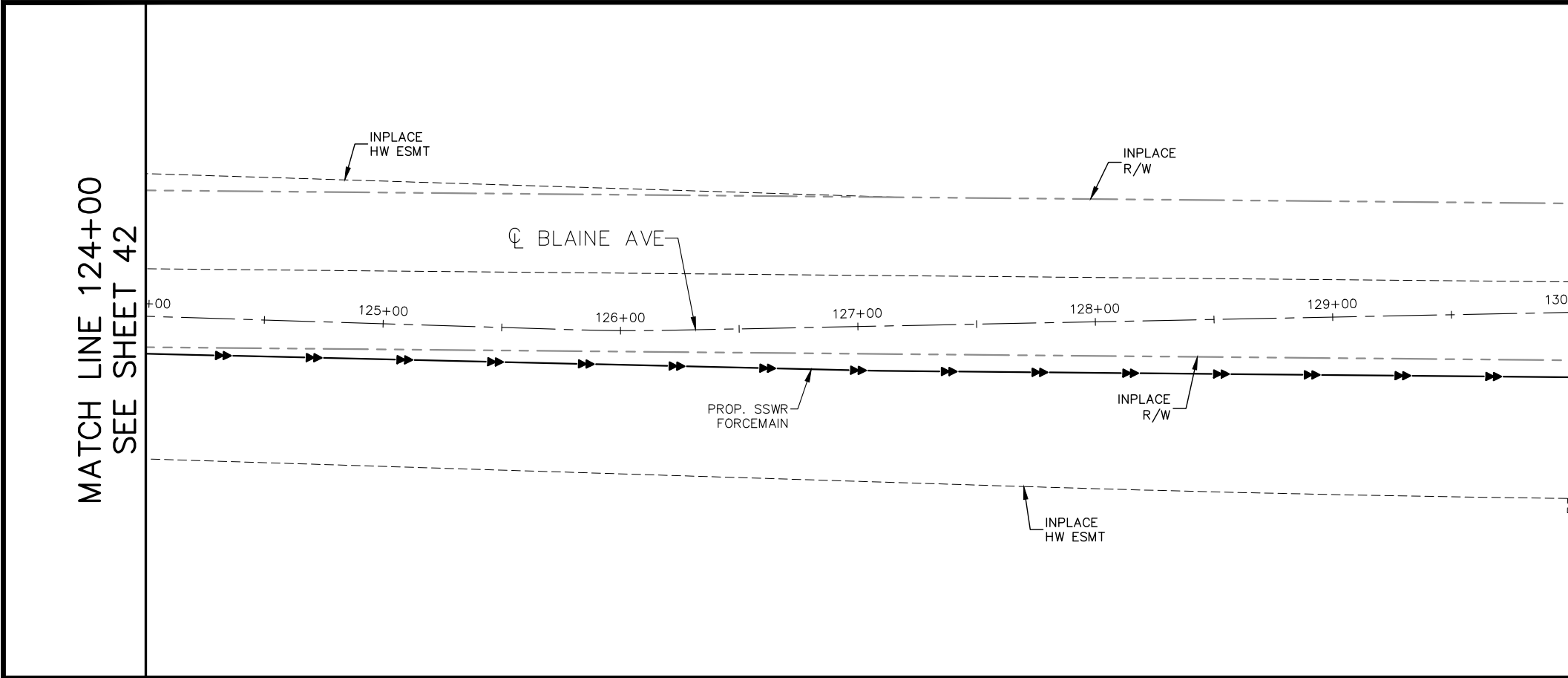
SANITARY SEWER AND WATERMAIN
PLAN AND PROFILE
BLAINE AVENUE
STA. 118+00 TO STA. 124+00

SHEET NO.

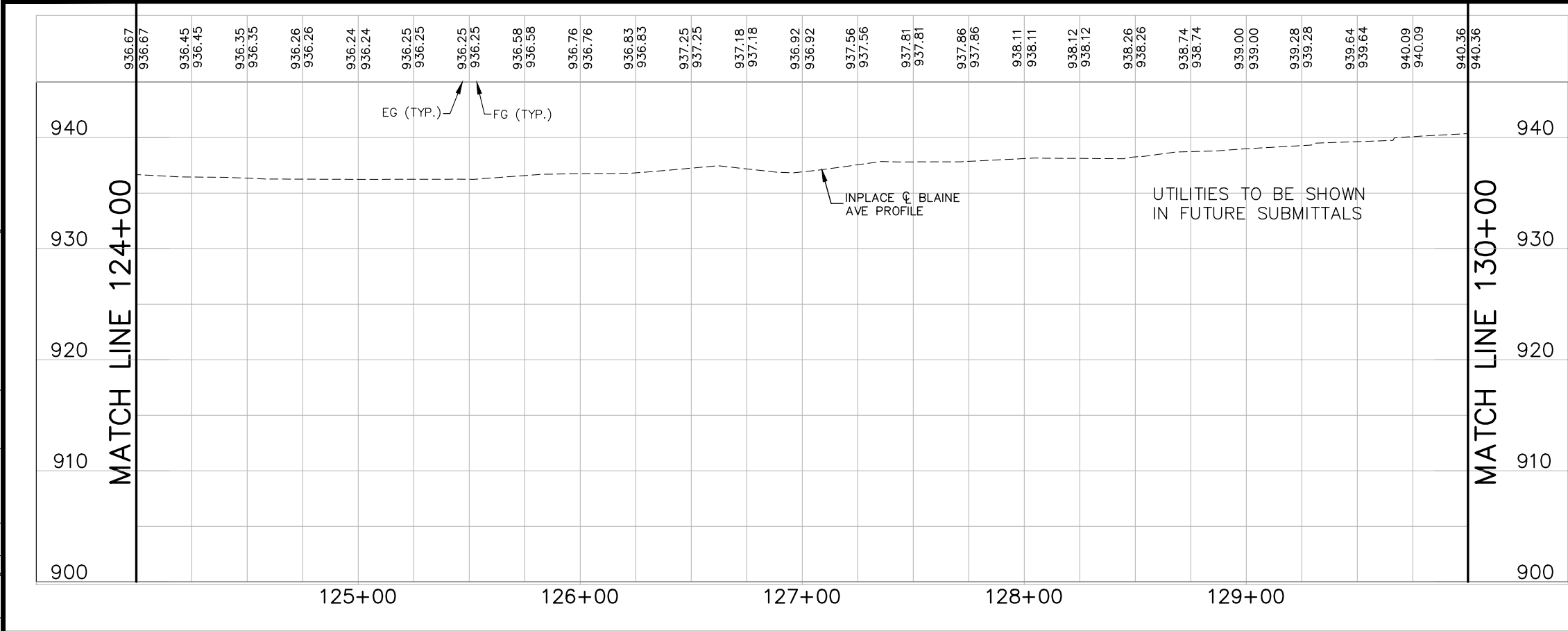
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48

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- GENERAL NOTES:
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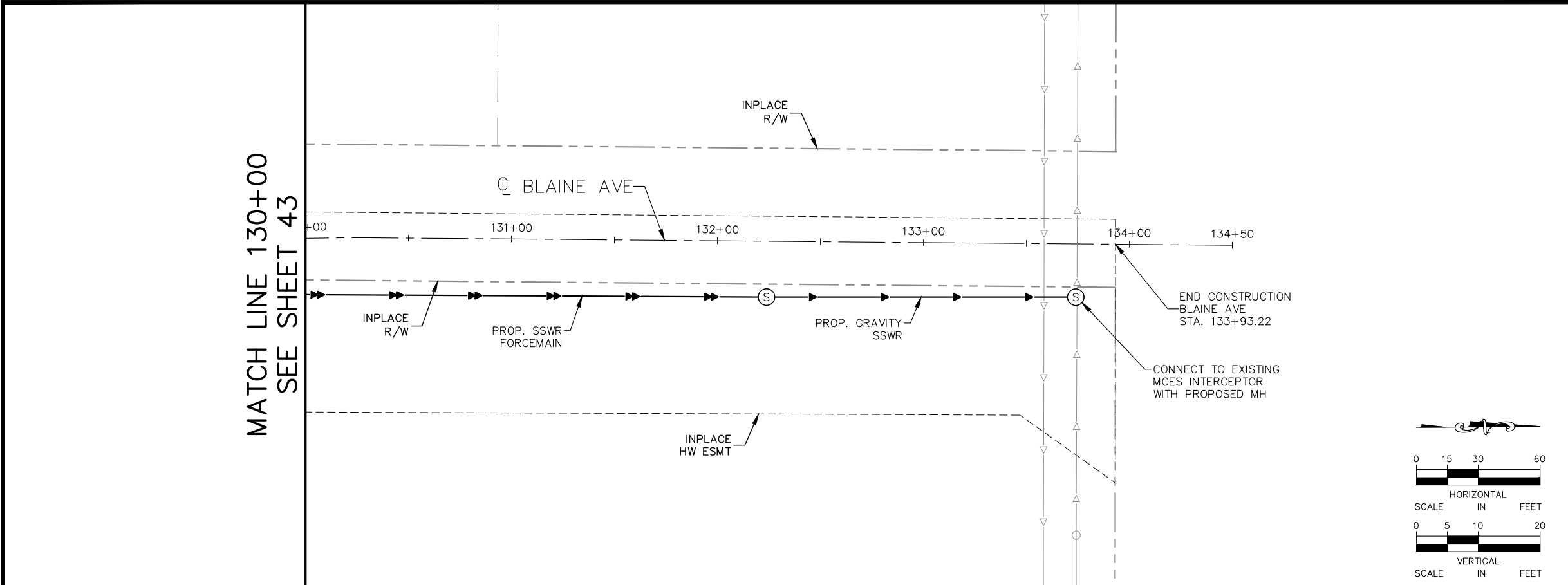
CITY OF ROSEMOUNT
151ST STREET AND BLAINE AVENUE
ROADWAY IMPROVEMENTS

ROSEMOUNT MINNESOTA

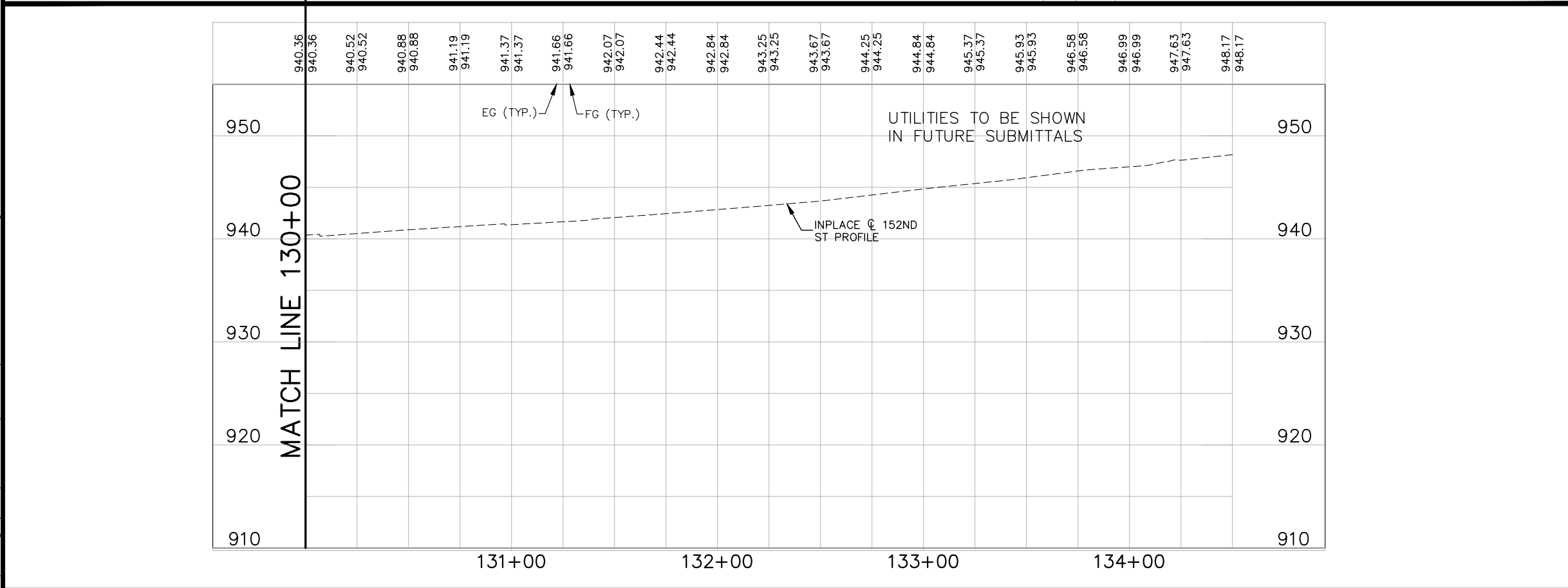
SANITARY SEWER AND WATERMAIN
PLAN AND PROFILE
BLAINE AVENUE
STA. 124+00 TO STA. 130+00

SHEET NO.
43
48

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- GENERAL NOTES:
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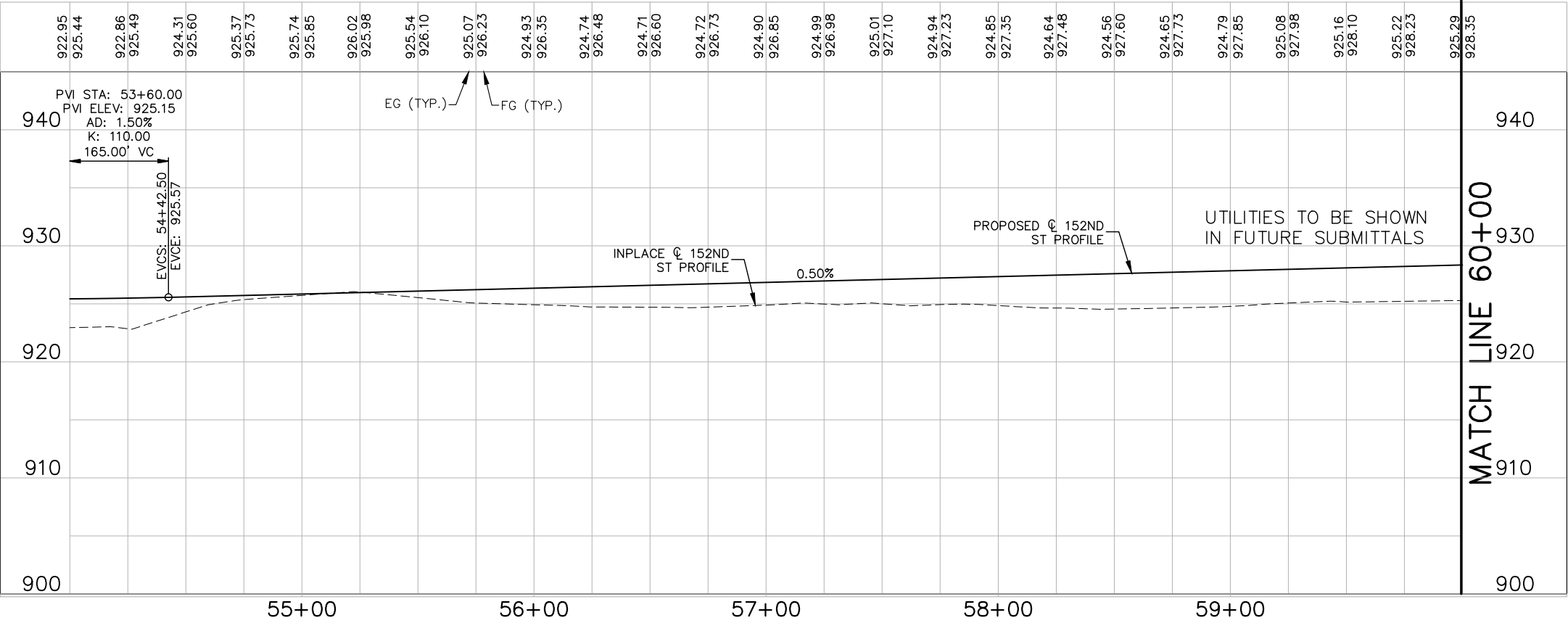
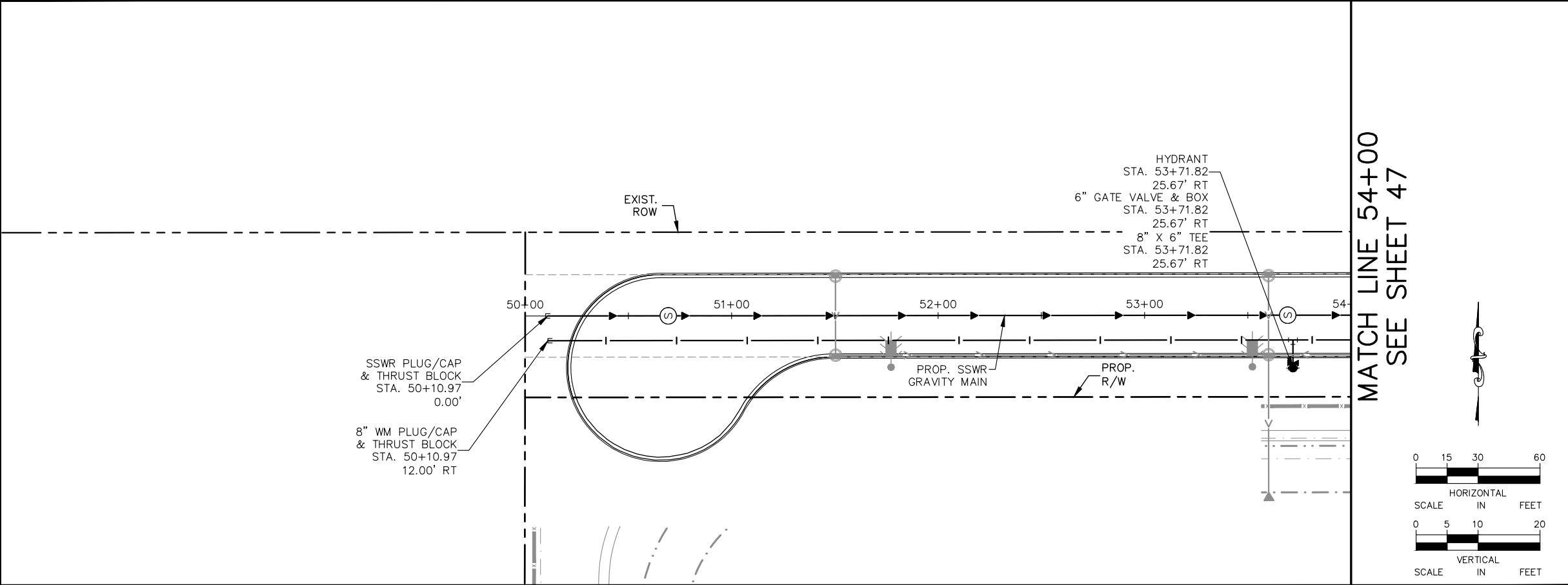
DATE: 12/31/2024 MN LIC. NO. 60826

CITY OF ROSEMOUNT
151ST STREET AND BLAINE AVENUE
ROADWAY IMPROVEMENTS

SANITARY SEWER AND WATERMAIN
PLAN AND PROFILE
BLAINE AVENUE
STA. 130+00 TO STA. 133+93

SHEET NO.
44
48

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No.	Date	Revisions	App.	DRAWING NAME
4	5/21/24	PLAN REVISION NO. 4	MJK	Falcon-SAN_WM_P&P.dwg
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				DATE: 12/31/2024
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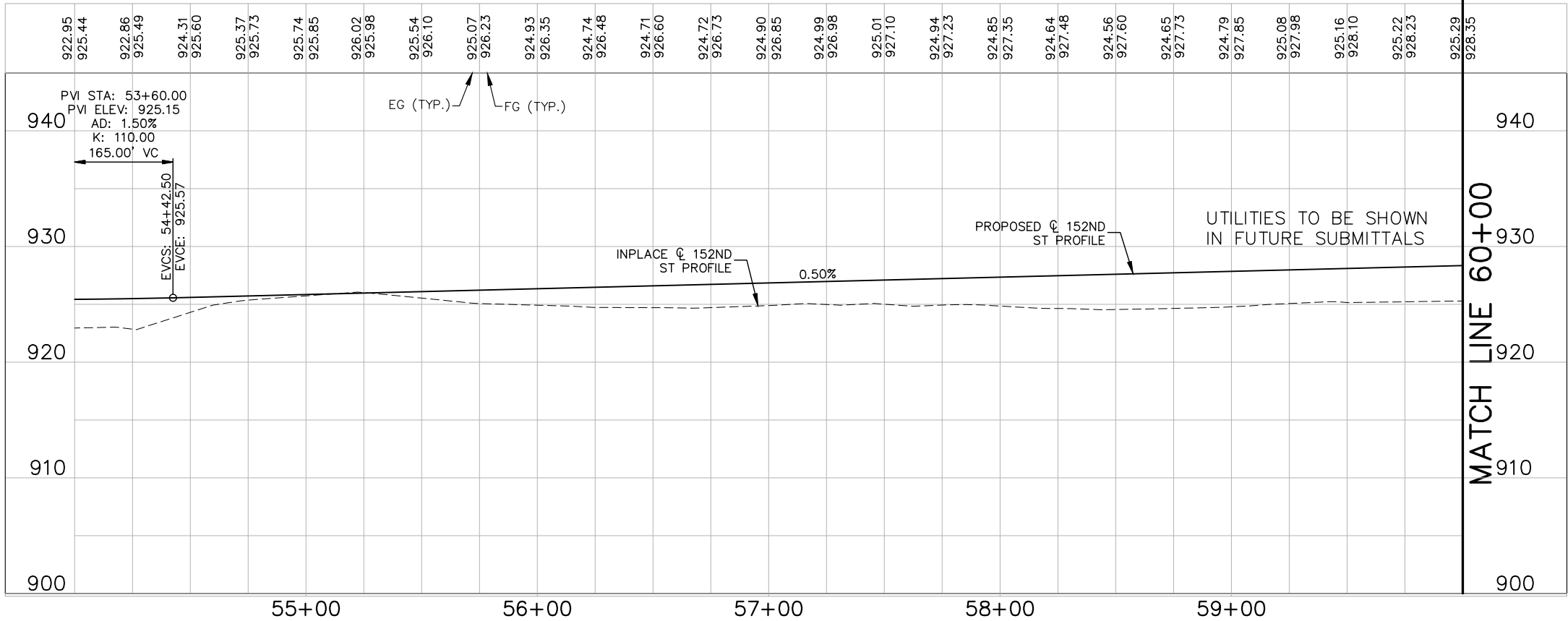
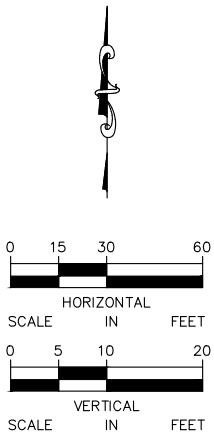
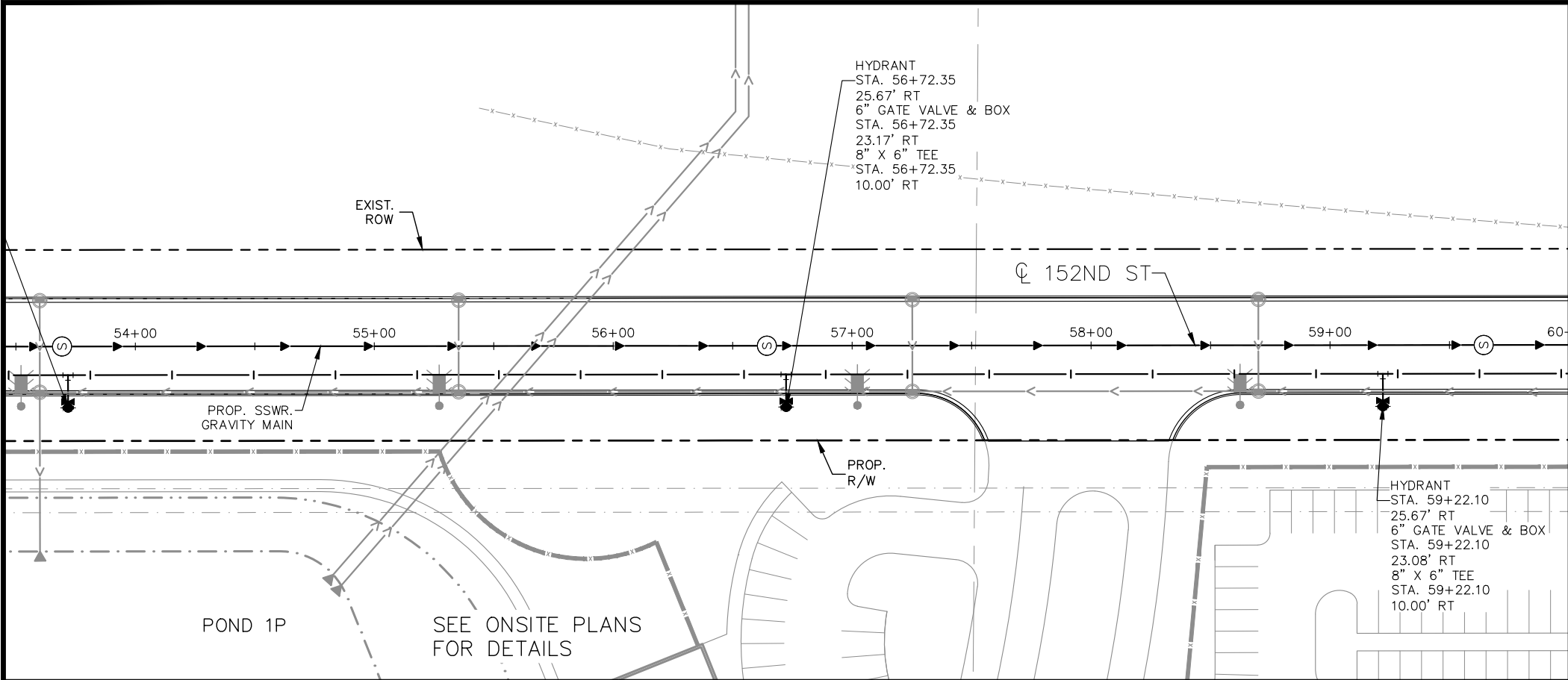
CITY OF ROSEMOUNT
151ST STREET AND BLAINE AVENUE
ROADWAY IMPROVEMENTS

ROSEMOUNT
MINNESOTA

SANITARY SEWER AND WATERMAIN
PLAN AND PROFILE
151ST ST
STA. 50+00 TO STA. 54+00

SHEET NO.
45
48

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CITY OF ROSEMOUNT
151ST STREET AND BLAINE AVENUE
ROADWAY IMPROVEMENTS

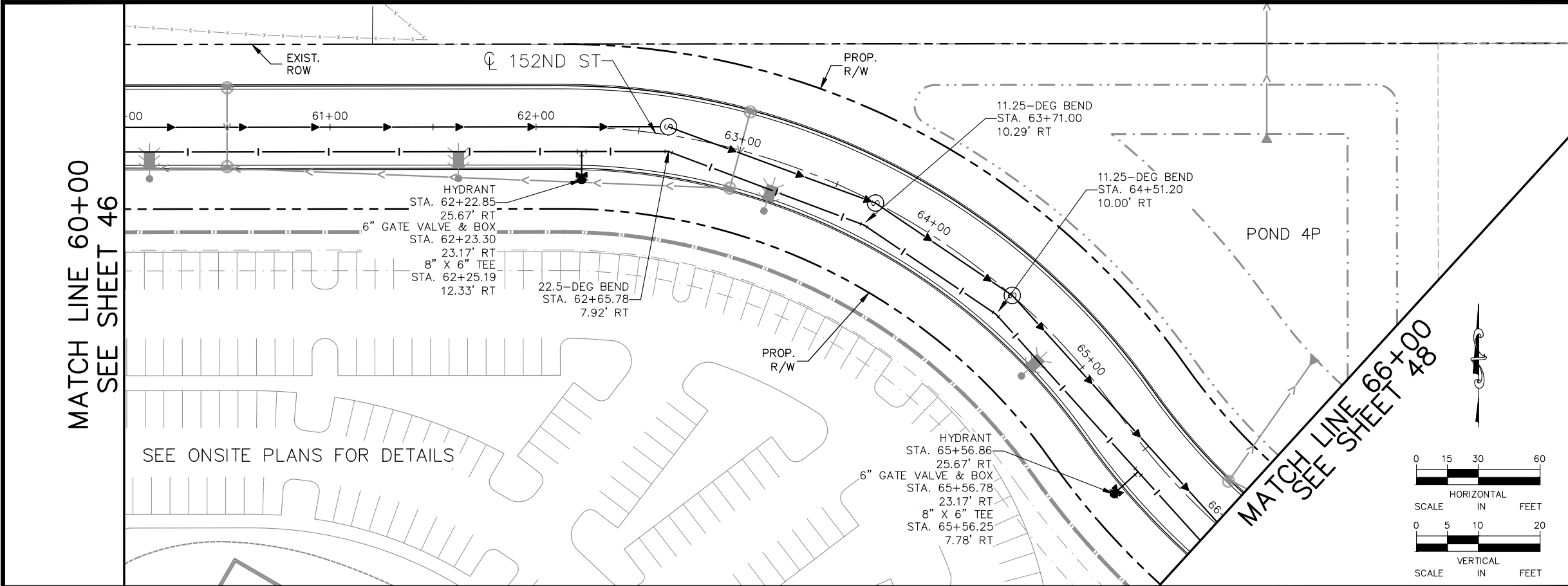
ROSEMOUNT MINNESOTA

SANITARY SEWER AND WATERMAIN
PLAN AND PROFILE
151ST ST
STA. 55+53 TO STA. 60+00

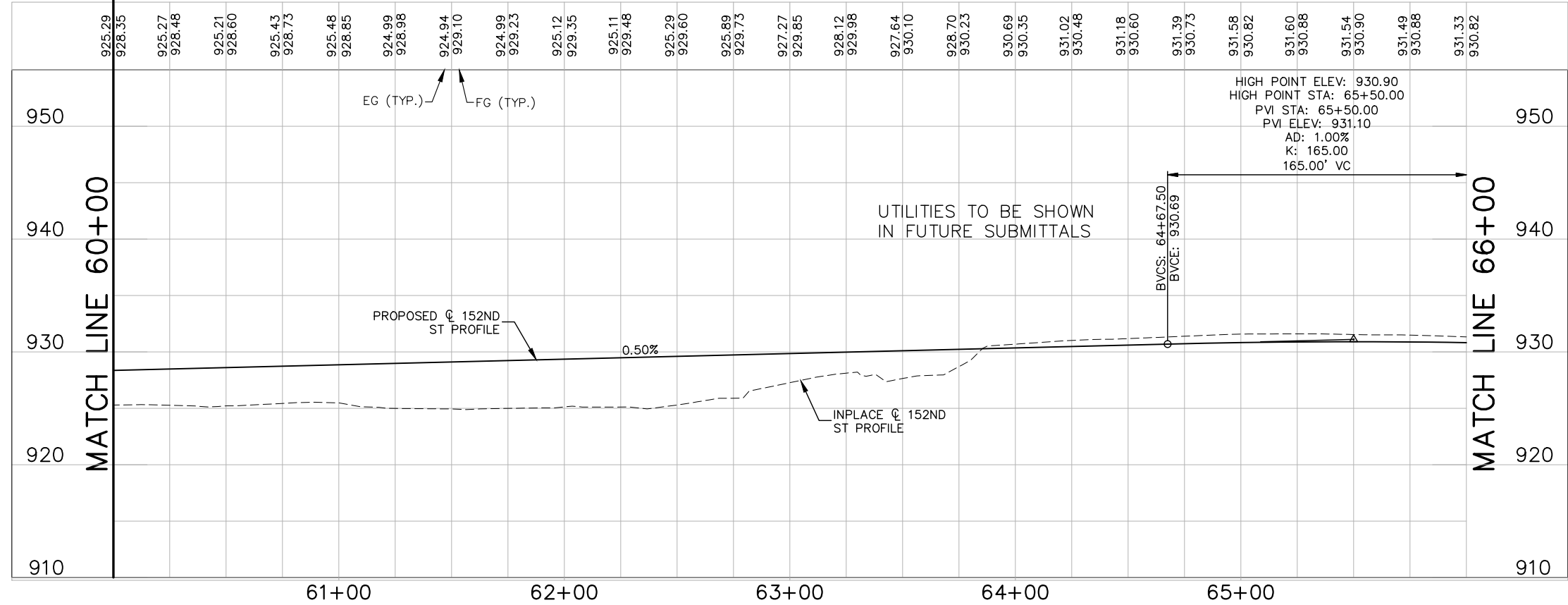
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SHEET NO.
46
48

K:\TWC_LDE\Ca\Span\3 Design\CAD\PlanSheets\Off-Site\Falcon-SAN_WM_P&P.dwg December 27, 2024 - 10:59am



- GENERAL NOTES:
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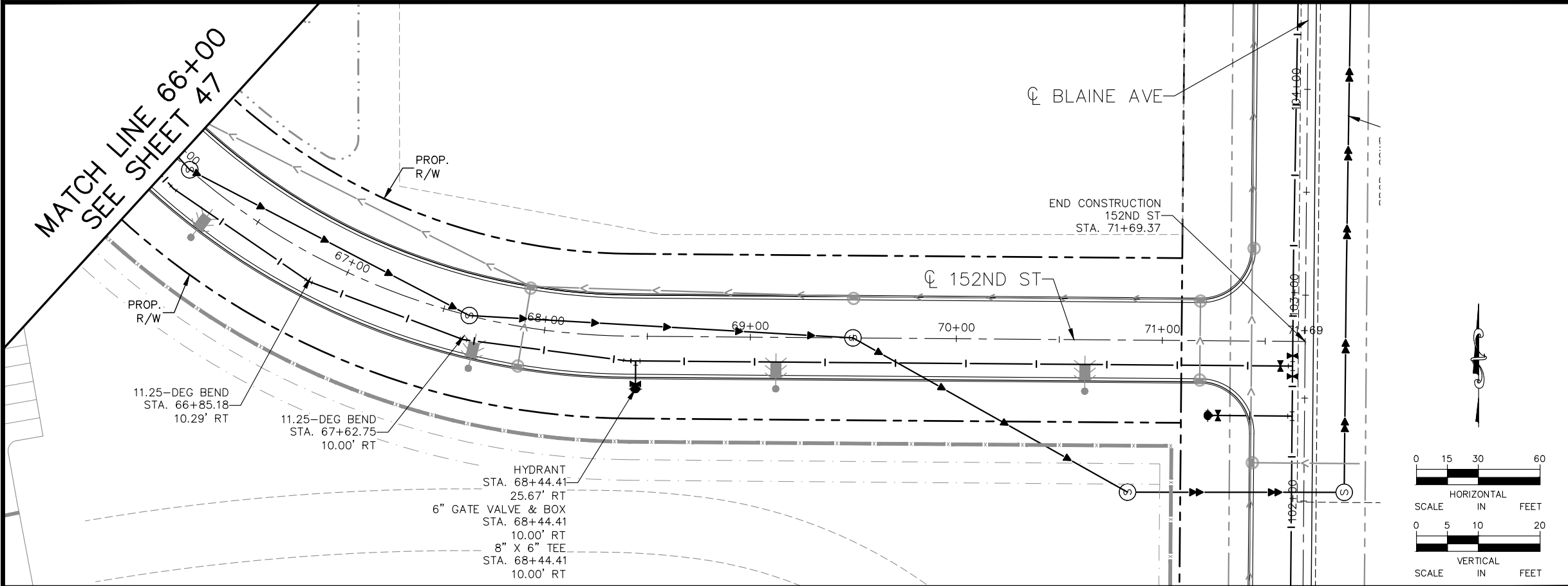
ROSEMOUNT MINNESOTA
SANITARY SEWER AND WATERMAIN
PLAN AND PROFILE
151ST ST
STA. 60+00 TO STA. 66+00

SHEET NO.

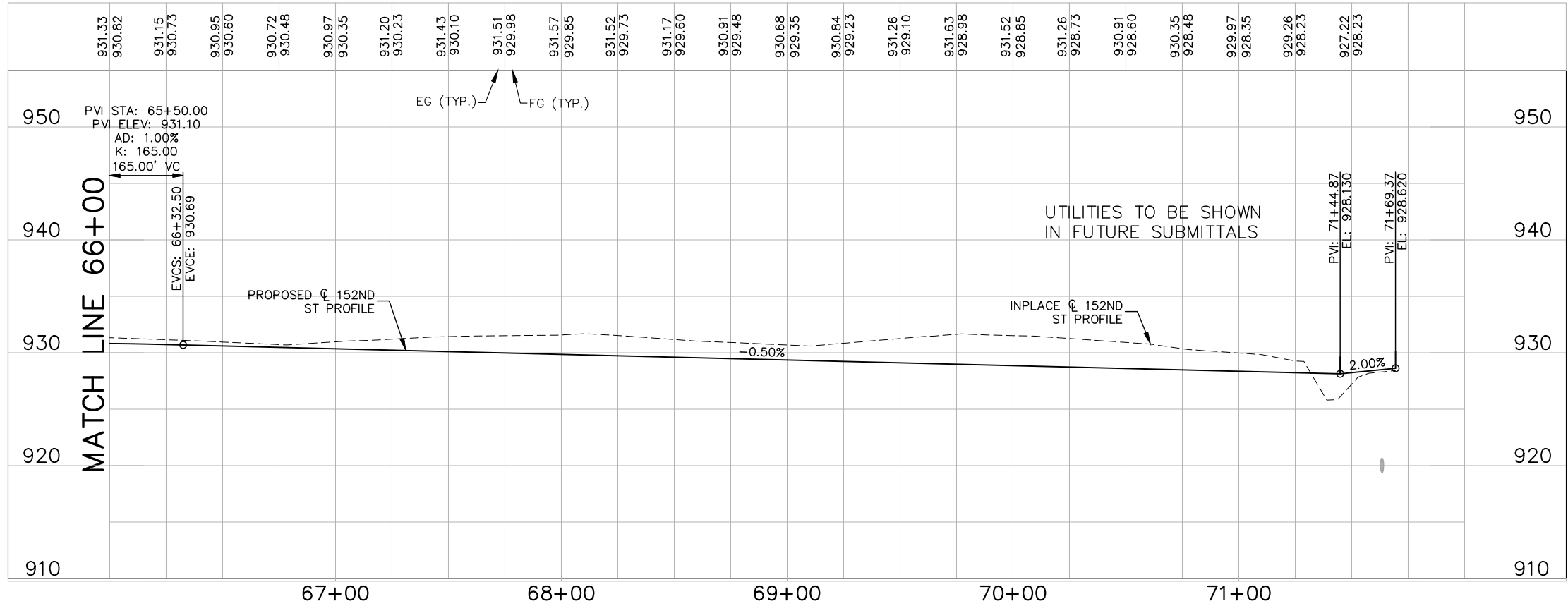
47

48

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ROSEMOUNT
MINNESOTA

SANITARY SEWER AND WATERMAIN
PLAN AND PROFILE
151ST ST
STA. 66+00 TO STA. 71+69

SHEET NO.
48
48



M E M O R A N D U M

To: Adam Kienberger, Community Development Director
Anthony Nemcek, Senior Planner
Julia Hogan, Planner

From: Dan Schultz, Parks and Recreation Director

Date: January 21, 2025

Subject: Project Falcon

The Parks and Recreation Department recently reviewed the plans for the Akron Ridge Development and has the following comments:

Local Trails and Sidewalks

The public trail shown on the east side of the property works toward the City's goal of having a well-connected community. Staff does recommend that the 8-foot-wide trail shown on the plans be installed by the developer as part of this development.

Parks Dedication

Because the City is not looking to acquire parkland in this development, the parks dedication for this development would be cash in-lieu of land. The cash dedication for 60.7 acres @ \$8,500 per acre would be \$515,950.

Please let 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

From: Amanda Sachi
Bill Alms
Henry Meeker
Mallori Fitzpatrick
Kris Keller

Date: January 23, 2025

Re: Project Falcon Engineering Review
WSB Project No. 027776-000

We have reviewed the documents for project 'Falcon', a proposed research campus located south of future 151st/152nd Street west of Blaine Avenue in the eastern portion of the City provided by Kimley Horn on December 31, 2024.

Documents reviewed include:

- Project Falcon Site Development Plans, dated 12/27/2024
- Project Falcon Stormwater Report, dated 12/20/2024
- Project Falcon – Draft Traffic Impact Analysis Report, dated 12/2024
- 151st Street and Blaine Avenue Roadway Improvements Plans, dated 12/31/2024

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

General 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.)
 - b. Future submittals will need to be at City approved scales (maximum 50:1 plan view). Future reviews may include additional comments generated by the increased detail provided by the refined scale.

Site Plan Comments:

1. General
 - a. Provide typical pavement sections for all surfaces based on geotechnical information and recommendations for the site.
 - b. Provide turning movements for all emergency, delivery and garbage vehicles.

- c. See additional redline comments on Sheet C400

Grading Plan Comments:

1. General

- a. Provide enlarged grading plans at maximum 1" = 50' scale meeting requirements found in City Engineering Guidelines.
- b. Provide EOF elevations and routes for all low points in the paved areas and green spaces

Utility Comments:

1. General

Sanitary sewer and watermain infrastructure for the Project Falcon site was not shown on the provided drawings and the storm sewer information was limited. Future utility submittals will need to meet all requirements found in the City Specifications, Engineering Guidelines, and Standard Detail Plates. Provide assumptions and calculations for sizing proposed sanitary sewer and watermain infrastructure.

- a. A detailed review of the layout and elevations of the utility piping, including storm sewer, will be conducted with the future submittals.
- b. Utility stubs are to be coordinated with the design of the 151st Street and Blaine Avenue Roadway Improvements.
- c. Clarify need for any separate "domestic/potable" and "fire water" water mains with the project

2. 151st Street and Blaine Avenue Project

- a. Further discussions with the City will need to be had regarding the size and location of the sanitary sewer, the breakdown of gravity main and forcemain in serving this site as well as adjacent areas, and with the location and design of the proposed lift station.
- b. Show the connection to the existing watermain and status of the existing hydrant installed at the south end with the original Blaine Ave reconstruction project
- c. Provide existing utility and surface features to all plan sheets to better identify the impact of new construction to existing facilities.
- d. The 151st Street watermain will need to be 12" to serve the commercial/industrial areas
- e. Provide a temporary hydrant at the west end of 151st Street
- f. Provide utility stubs on the south side of 151st Street to best match the location and size requirements of the Project Falcon site

Stormwater Management Comments:

1. General

- a. A NPDES permit will be required since over an acre of disturbance is proposed.
- b. Signed plans will be required for final permit approval.
- c. An operations and maintenance agreement is required to specify parties responsible for specific stormwater maintenance obligations, especially with the mixed on- and offsite BMPs.
- d. Confirmation will be needed from the Meta site to allow access and reconstruction of the BMP E and G outlet control structures.
- e. The electronic version of the HydroCAD model is requested to be submitted with future submittals to aid in review.
- f. Additional comments are likely to be generated due to the lack of detailed grading and storm sewer plans in this submittal.

2. Ponds and Wetlands

- a. It is recommended that all pretreatment BMPs be consolidated into one contiguous basin rather than scattered across the site. This seems feasible for ponds 1P, 2P, and 3P without major site redesign.
- b. Applicant to show maintenance access routes to the proposed NURP basins on the plans. The City Engineering guidelines note maintenance access paths should be a minimum width of 10 feet at 8% maximum grade and a maximum 2% cross slope.

3. Emergency Overflow Routes:

- a. Applicant to show the emergency overflow elevations and locations for all proposed basins and site low points on the plans.

4. Retaining Walls:

- a. None apparent in plans, but comments may come up with more detailed submittals.

5. Erosion Control:

- a. Erosion control plans must be included with future submittals.
- b. A SWPPP narrative will be required with future submittals since the site will disturb over one acre. This narrative must include street sweeping for dust control.
- c. As the proposed site is greater than 50 acres, erosion control elements will be reviewed by the MPCA and City according to the checklist found at <https://www.pca.state.mn.us/sites/default/files/wq-strm2-47.doc>.

6. Grading:

- a. 4:1 max slopes appear to be met around the site but will need to be confirmed with more detailed plans.

Stormwater Management Plan:

1. General Storm Sewer Design

- a. Storm sewer capacity calculations must be provided in future submittals to confirm storm sewer is being sized for the 10-year storm event.
- b. Spread and run analysis must be provided for the full buildout conditions of Blaine Avenue.
 - i. City standards require a maximum 10-yr flow of 3 cfs to any single inlet. Inlets should be placed so as to minimize flows across intersections.
- c. Applicant to provide storm sewer profiles for review of routing and utility crossings for any ROW, trunk storm sewer, or publicly maintained systems.
- d. Storm sewer should be consolidated to reduce the number of outfalls to the maximum extent possible.
- e. Per City standard details, sheet piling will be required for all flared end sections on pipe diameters 24" and greater.
- f. Flow velocities into BMPs must be 6 fps or less.

2. Water Quantity

- a. None currently, but comments may come up with more detailed submittals.

3. Rate/Volume Control

- a. Use of the Meta site regional BMPs for volume control is appreciated. However, the City's volume control formula for infiltration area must still be met. The constructed BMPs E and G were designed assuming 0.8 in/hr infiltration, working backwards gives the allowable total inflow areas below. As designed, BMP E has too much contributing drainage area. However, rebalancing the tributary areas could allow the City rule to still be met as the total proposed drainage areas is still less than the total maximum allowable.

	Infiltration Area (ac)	Planned Drainage Area (ac)	Max Allowable Drainage Area (ac)	Proposed Drainage Area (ac)
BMP E	5.90	106.94	113.46	116.17
BMP G	1.45	22.33	27.88	24.69
Combined	7.35	129.27	141.34	140.86

4. Freeboard

- a. Site EOFs, including low points, will be needed to confirm freeboard.
- b. If buildings are proposed with subgrade floors, the low floor elevation must be kept with 1' of freeboard above BMP EOFs and HWLs.

5. Water Quality

- a. There is a significant excess of dead storage in BMP G of the Meta site, 4.299 ac-ft of pond volume for a total 2.5" event inflow volume of 1.335 ac-ft. Proposed onsite NURP basin 4P may be eliminated if all runoff can be routed via storm sewer to the BMP G dead storage. Untreated stormwater runoff cannot be routed directly to the infiltration surface of BMP G though.

6. Easements

- a. Drainage and Utility Easements required over all publicly owned stormwater facilities and access routes. This comment will be reviewed in more detail with future submittals.

Transportation Comments:

1. General

- a. Additional redline comments are on the attached draft Traffic Impact Analysis Report
- b. Appendices referenced in the report were not included
 - i. Additional review to follow submittal of exhibits and analysis results



Traffic Impact Analysis

PROJECT FALCON

ROSEMOUNT, MINNESOTA

DECEMBER 2024

Prepared By:

Kimley»Horn

TRAFFIC IMPACT ANALYSIS

PROJECT FALCON

ROSEMOUNT, MINNESOTA

REPORT CERTIFICATION

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

Jacob Rojer, P.E., PTOE

License No. 56767

Date

TABLE OF CONTENTS

1. INTRODUCTION..... 2

2. ANALYSIS OF EXISTING CONDITIONS 4

3. ANALYSIS OF FUTURE BACKGROUND CONDITIONS 7

4. BUILD CONDITIONS ANALYSIS 14

5. TURN LANE WARRANT ANALYSIS..... 20

6. CONCLUSION AND RECOMMENDATIONS 21

7. APPENDIX 24

APPENDIX

- A. EXHIBITS
- B. TURNING MOVEMENT COUNTS
- C. SITE LAYOUT EXHIBIT
- D. SIMTRAFFIC ANALYSIS RESULTS

Missing all appendices- full review can not be completed without all exhibits and analysis results

1. INTRODUCTION

Kimley-Horn and Associates, Inc., (Kimley-Horn) was retained to prepare a traffic impact study for a proposed research center in Rosemount, Minnesota. The site is located on the west side of Blaine Avenue and south of the under-construction data center located at the southwest corner of CSAH 42 & Blaine. The development consists of a campus-style research center which would include approximately 200,000 square feet of space dedicated to research and development in the short-term, expected to increase to 490,000 square feet in the long-term. An aerial view of the study location and surrounding roadway network is presented in **Exhibit 1**.

As part of this study, the existing roadway network was analyzed to determine the current operations at the study intersections. In order to assess the potential impact of the development scenarios on the area roadway network, site-generated trips were established and added to the background traffic volumes. Background traffic volumes included the other major development projects in the vicinity. Future traffic conditions were evaluated for the approximate Opening Year of the proposed development (2029) and a long term “Design Year” (2040). The Design Year was selected as 2040 to align with recent traffic studies conducted in the area and the Dakota County 2040 Transportation Plan.

This report presents and documents data collection, summarizes the evaluation of existing and projected future traffic conditions on the surrounding roadways, and identifies recommendations to address the potential impact of site-generated traffic on the adjacent roadway network.

1.1 ANALYSIS METHODOLOGIES

Synchro/SimTraffic 12th edition capacity analysis software was used to evaluate existing operational conditions at the study intersections. The capacity of an intersection quantifies its ability to accommodate traffic volumes and is expressed in terms of level of service (LOS), measured in average delay per vehicle. LOS grades range from A to F, with LOS A as the highest (best traffic flow and least delay), LOS E as saturated or at-capacity conditions, and LOS F as the lowest (oversaturated conditions).

The LOS grades shown below, which are provided in the Transportation Research Board’s Highway Capacity Manual (HCM), quantify and categorize the driver’s discomfort, frustration, fuel consumption, and travel times experienced as a result of intersection control and the resulting traffic queuing. A detailed description of each LOS rating can be found in **Table 1-1**.

Table 1-1 Level of Service Grading Descriptions

Level of Service	Description ¹
A	Minimal control delay; traffic operates at primarily free-flow conditions; unimpeded movement within traffic stream.
B	Minor control delay at signalized intersections; traffic operates at a fairly unimpeded level with slightly restricted movement within traffic stream.
C	Moderate control delay; movement within traffic stream more restricted than at LOS B; formation of queues contributes to lower average travel speeds.
D	Considerable control delay that may be substantially increased by small increases in flow; average travel speeds continue to decrease.
E	High control delay; average travel speed no more than 33 percent of free flow speed.
F	Extremely high control delay; extensive queuing and high volumes create exceedingly restricted traffic flow.

¹Highway Capacity Manual, 7th Edition.

The range of control delay for each rating (as detailed in the HCM) is shown in **Table 1-2**.

Table 1-2 Level of Service Grading Criteria

Level of Service ¹	Average Control Delay (s/veh) at:	
	Unsignalized Intersections	Signalized Intersections
A	0 – 10	0 – 10
B	> 10 – 15	> 10 – 20
C	> 15 – 25	> 20 – 35
D	> 25 – 35	> 35 – 55
E	> 35 – 50	> 55 – 80
F ²	> 50	> 80

¹Highway Capacity Manual, 7th Edition

²All movements with a Volume to Capacity (v/c) ratio greater than 1 receive a rating of LOS F.

At side-street stop-controlled intersections, overall delay is not reported, and the worst side street delay is reported in its place. The overall delay at side-street stop-controlled intersections can misrepresent the actual level of delay drivers experience since most vehicles on the main road experience zero delay.

2. ANALYSIS OF EXISTING CONDITIONS

Kimley-Horn conducted a review of the study area including existing land uses in the surrounding area, the adjacent street system, current traffic volumes and operating conditions, lane configurations and traffic controls at nearby intersections, and other key roadway characteristics. This section of the report details information on the existing conditions. An aerial view of the existing conditions and lane movements are shown in **Exhibit 2**.

2.1 AREA LAND USES

The land uses of the site and the surrounding area are primarily agricultural, with some arterial commercial located north of the site on a frontage road east of US Highway 52.

EXISTING ROADWAY CHARACTERISTICS

The following provides a description of the roadways within the study area:

CSAH 42 (145th Street) is an east-west roadway located north of the proposed development. Within the study area, CSAH 42 is a four-lane, divided roadway with turn lanes provided at most intersections. The 2021 Annual Average Daily Traffic (AADT) is 5,742 vehicles per day (VPD) east of US 52 and 18,317 VPD west of US 52. The speed limit on CSAH 42 is 55 miles per hour (MPH).

US Highway 52 (TH 52) is a north-south roadway that is located east of the proposed development. TH 52 is a four-lane divided roadway with interchanges provided at major intersecting roadways. The 2021 AADT is 38,588 VPD north of CSAH 42 and 32,275 VPD south of CSAH 42. The speed limit on TH 52 is 65 MPH.

Blaine Avenue (CSAH 71) is a north-south roadway that runs along the eastern boundary of the AUAR development. Blaine Avenue is a two-lane undivided roadway. The 2021 ADT is 5,347 VPD. The speed limit on Blaine Avenue is 50 MPH.

Audrey Avenue is a north-south roadway south of the AUAR development. Audrey Avenue is a two-lane undivided roadway. The speed limit on Audrey Avenue is 35 MPH.

Akron Avenue (CR 73) is a north-south roadway that is located west of the AUAR development. South of CSAH 42, Akron Avenue is a two-lane undivided roadway with dedicated turn lanes provided at major intersection roadways. North of CSAH 42, Akron Avenue is a two-lane divided roadway with dedicated turn lanes provided at major intersecting roadways. The 2021 ADT, north of CSAH 42, is 2,750 VDT. No speed limit is posted, so a speed limit of 55 MPH was assumed.

140th Street is an east-west roadway east of the AUAR development. 140th Street is a two-lane undivided roadway. The 2019 AADT is 285 VPD east of the site.

Connemara Trail is an east-west roadway west of the AUAR development. Connemara Trail is a two-lane undivided with dedicated turn lanes provided at major intersecting roadways. The posted speed limit is 40 PM. West of Akron Avenue, the 2018 AADT is 1,400 VPD.

The existing geometry and intersection control for the intersections in the study area that will be included in this analysis are shown in **Exhibit 2**.

2.3 PEDESTRIAN AND BICYCLE INFRASTRUCTURE

Based on review of the Dakota County 2040 Transportation Plan, a greenway is planned north of CSAH 42 which would cross MN 55 at the intersection with CSAH 42. There is no existing or planned pedestrian or bicycle infrastructure at the proposed development site.

2.4 TRAFFIC COUNT DATA

Turning Movement Counts (TMCs) were collected at the study intersections on Thursday, June 2, 2022. For each study intersection as listed below, a 13-hour TMC was collected:

- CSAH 42 & US Highway 52 Southbound Ramps
- CSAH 42 & US Highway 52 Northbound Ramps
- CSAH 42 & Blaine Avenue
- CSAH 42 & Audrey Avenue
- CSAH 42 & Akron Avenue

Why were new turning movement counts not collected if these are 2.5 years old?

The traffic count data indicates that peak hour traffic volumes occur within the study area from 7:00 to 8:00 AM and 4:30 to 5:30 PM on a typical weekday. Traffic volumes were then normalized to the Existing year (2024) by applying the selected growth rates for each respective roadway (see Section 3.2). Existing (2024) peak hour traffic volumes are shown on **Exhibit 3**.

2.5 EXISTING (2024) CONDITIONS CAPACITY ANALYSIS

Existing (2024) conditions capacity analysis was conducted to develop an understanding of the baseline operating conditions currently present at the study area. Existing geometry and intersection control are shown in **Exhibit 2**, while the existing traffic volumes are shown in **Exhibit 3**. The results of Existing (2024) conditions capacity analysis are summarized in **Table 2-1**.

all intersections?

Based on the analysis results, the study intersection movements are estimated to currently operate at LOS D or better under Existing (2024) conditions with the exception of a few movements. The northbound left turn at CSAH 42 & US 52 Northbound Ramps which operates at LOS F during the AM peak hour and LOS E during the PM peak hour. The northbound through movement at this intersection operates at LOS F during the PM peak hour, but this movement sees a volume of less than five (5) vehicles per hour during this period. Based on mitigation recommendations for other traffic studies completed in the area, it is anticipated that both ramps will be signalized by the Opening Year (2029) which will help mitigate the existing side street delays.

The southbound left and through movements at CSAH 42 & Blaine Avenue operate at LOS E during the PM peak hour, with the northbound through seeing a volume of less than five (5) vehicles per hour. This intersection is planned for signalization in the long-term as the side street delays rise, but the delays under the Existing (2024) conditions do not necessitate any mitigation changes.

The queueing results from SimTraffic were reviewed, and all 95th percentile queues remain within their respective storage bays. SimTraffic analysis reports are provided in the appendix.

Reference traffic studies that make this assumption about the signalization of these ramp intersections

Last paragraph of section 1.1 indicated the worst side-street delay is reported for overall delay

Table 2-1 Existing Year (2024) Level of Service

Intersection	Control	Approach	Operations by Movement							
			AM Peak Hour				PM Peak Hour			
			Left	Through	Right	Overall	Left	Through	Right	Overall
CSAH 42 & US 52 Northbound Ramps	Side Street Stop	EB	A (7.2)	A (0.5)	-	- (-)	A (4.9)	A (1.8)	-	- (-)
		WB	-	A (1.3)	A (0.3)		-	A (1.3)	A (0.3)	
		NB	F (84.2)	-	A (4.1)		E (42.7)	F (51.9)	A (3.6)	
		SB	-	-	-		-	-	-	
CSAH 42 & US 52 Southbound Ramps	Side Street Stop	EB	-	A (1.0)	A (0.0)	- (-)	-	A (0.8)	A (0.5)	- (-)
		WB	A (6.0)	A (1.0)	-		A (4.5)	A (2.3)	-	
		NB	-	-	-		-	-	-	
		SB	B (13.0)	C (16.2)	A (4.6)		C (21.3)	B (10.6)	B (10.0)	
CSAH 42 & Blaine Avenue	Side Street Stop	EB	A (5.1)	A (2.7)	-	- (-)	A (7.5)	A (4.1)	A (2.8)	- (-)
		WB	A (5.8)	A (1.5)	A (1.4)		-	A (2.6)	A (2.8)	
		NB	- (-)	A (0.0)	A (1.7)		C (16.0)	D (26.4)	A (5.0)	
		SB	C (16.0)	B (14.0)	A (4.9)		E (38.3)	E (41.5)	B (13.4)	
CSAH 42 & Audrey Avenue	Side Street Stop	EB	-	A (3.7)	A (4.3)	- (-)	-	A (3.0)	A (3.5)	- (-)
		WB	A (3.9)	A (2.1)	-		A (4.0)	A (2.9)	-	
		NB	C (15.1)	-	-		C (18.0)	-	A (2.6)	
		SB	-	-	-		-	-	-	
CSAH 42 & Akron Avenue	Signal	EB	B (16.9)	A (5.1)	A (1.7)	A (7.4)	C (20.5)	A (4.2)	A (0.6)	B (11.6)
		WB	-	A (8.5)	A (3.8)		C (25.3)	B (14.7)	A (7.6)	
		NB	B (17.6)	C (21.4)	A (3.5)		C (23.1)	C (34.3)	A (3.5)	
		SB	B (14.1)	B (19.0)	A (4.0)		C (24.2)	B (17.4)	A (6.3)	

Is this correct? Delay appears to be low

3. ANALYSIS OF FUTURE BACKGROUND CONDITIONS

Analysis of the future background conditions was carried out to determine the baseline operating conditions for the Opening Year (2029) and Design Year (2040) of the proposed development. A review of future traffic growth and planned geometric changes for the study roadways was conducted for the analysis.

3.1 FUTURE GEOMETRY

Review of the *Dakota County 2040 Transportation Plan* and other Traffic Impact Studies conducted in the project vicinity indicated that the following changes are expected to occur under future conditions, regardless of the proposed development:

- Highway 52/42 Interchange realignment: A study will be conducted focusing on Highway 55 traffic traveling to/from Hastings. Options are being explored regarding the realignment of the interchanges between these highways. For the purposes of this analysis, it is assumed that the existing roadway layouts are maintained, and the intersections are instead improved with smaller geometric and control changes.
 - It is assumed that a permanent signal will be installed at MN 55 & CSAH 42 by Opening Year (2029).
 - Based on traffic studies conducted for parcels which are currently under development, it is anticipated that both US Highway 52 Ramp intersections along CSAH 42 will be signalized by Opening Year (2029).
- CSAH 42 & Blaine Avenue: A signal is assumed to be installed in the long-term—this is included in all Design Year (2040) conditions.
- CSAH 42 & Audrey Avenue: A southbound approach is planned which will connect to Connemara Trail to the north, with Connemara Trail itself planned for an extension to Blaine Avenue. This would include the installation of a signal at the intersection of CSAH 42 & Audrey Avenue. Both the northbound and southbound approaches would be reconstructed with one through lane and turn lanes for each movement. This is included in all Design Year (2040) conditions.

This intersection is not included within this study

The mitigations listed above are included in all future analysis conditions (No-Build and Build). Further analysis along the CSAH 42 and MN 55 corridor will be conducted when determining the final alignment of the highways.

3.2 FUTURE BACKGROUND GROWTH

The growth factor for the nearby study roadways was determined by comparing recent AADT data to the 2040 projected AADTs included in the *Dakota County 2040 Transportation Plan*.

Table 3-1 provides the Historical AADTs, Projected AADTs and average growth rate at each location. With a range of growth rates between differing roadways, individual growth rates were used for each study roadway.

Table 3-1: Roadway AADT Projections and Growth Rates

Roadway Segment		Projected 2040 Traffic Volume	Adjusted Existing		Growth Rate
		AADT	Year	AADT	
CSAH 42	West of US 52	17,100	2016	12,900	1.2%
	East of US 52	12,200	2019	6,100	3.4%
US Highway 52	North of CSAH 42	46,100	2022	35,450	1.5%
	South of CSAH 42	37,200	2022	29,180	1.4%
Blaine Avenue	North of CSAH 42	1,650	2021	4,800	5.8%
Akron Avenue	North of CSAH 42	2,500	2019	9,400	6.5%
	South of CSAH 42	5,400	2019	405	13.1%

Based on review of historical AADT trends in the area and consideration the future developments anticipated to occur, the following growth rates were applied to the TMCs:

- A 1.0% growth rate was applied to the US Highway 52 ramp volumes, per the Rosemount Industrial AUAR.
- A 1.5% growth rate was applied to CSAH 42 in order to account for other possible developments in the area (per Rosemount Industrial AUAR). This is much lower than the shown growth rates in the table above since the inclusion of background development trips will account for further growth.
- A 3.5% growth rate was applied to Blaine Avenue and Audrey Avenue.
- A 6.5% growth rate was applied to Akron Avenue north of CSAH 42 and 13.1% south of CSAH 42.

Note that growth rates selected do not align exactly with the growth rate determined by the table above. Knowledge of future developments in the area and the effects that these will have on the future daily traffic volumes was also taken into account so as to present a more precise estimation of the traffic growth.

3.3 FUTURE BACKGROUND DEVELOPMENT

Based on the future development plans of nearby projects, there are many developments anticipated to occur along the CSAH 42 corridor in the coming years. The following developments are expected to occur under future background conditions:

- Project Bigfoot: A data center which is currently under construction directly north of the proposed development (at the southwest corner of CSAH 42 & Blaine Avenue). This is expected to be complete by the studied Opening Year (2029).
- Rich Valley Golf Course (RVGC) redevelopment: A Fed-Ex distribution center is nearly finished along CSAH 42 east of US Highway 52. A smaller industrial area to the south of the distribution center is also slated for near-term development. The full site development is included in the Opening Year (2029) analysis scenarios.
- Rosemount Industrial: The site on the northwest corner of CSAH 42 & Blaine Avenue had an AUAR update completed in 2024. Along with this development, Audrey Avenue would see the addition of a north approach connecting to Connemara Trail. This is included in the Design Year (2040) analysis scenarios. An adjustment was made for the Audrey Avenue connection to Connemara Trail under the Design Year (2040) conditions to account for trips rerouting from Akron Avenue to Audrey Avenue when the connection from Connemara Trail to CSAH 42 is completed.

- Connemara Trail Residential: Multiple developments (primarily residential) are expected to occur along Akron Avenue. Many of these developments have already begun construction while others will occur in the future. These developments are accounted for with high growth rates along Akron Avenue and site trips were not added separately from growth.
- Blaine Avenue Industrial: This development is expected to occur in the long-term and will draw additional trips to Blaine Avenue. It is located at the southeast corner of CSAH 42 & Blaine Avenue and is expected to be an Industrial Park or similar development, but the details of the development are largely unknown at this time. Based on the site's characteristics and the UMore AUAR assumptions, it is expected could reasonably be developed to provide 1,000,000 square feet of industrial space. Background site trips for this development were included in the Design Year (2040) analysis conditions.
- Rich Valley East Site: The site directly east of the RVGC development is slated for development in the long-term. Because the timeline and details of this development are not known at this time, this development will not be included for in the future analysis scenarios.

The Opening Year (2029) No-Build traffic volumes were calculated by growing the Existing (2024) traffic volumes (**Exhibit 3**) by the selected growth rates for 5 years to the anticipated opening year of the proposed development (2029) and adding the background traffic for the RVGC and Project Bigfoot developments, as described above. The resultant Opening Year (2029) No-Build traffic volumes are shown in **Exhibit 4**.

The Design Year (2040) No-Build traffic volumes were calculated by growing the Existing (2024) traffic volumes (**Exhibit 3**) by the selected growth rates for 16 years to the selected Design Year (2040) and adding the background traffic for the RVGC, Project Bigfoot, Rosemount Industrial, and Blaine Avenue Industrial developments, as described above. A small adjustment was also made for the Audrey Avenue connection to Connemara Trail. The adjustment accounts for trips which currently make a southbound left or westbound right turn at Akron Avenue but could save time by turning at Audrey Avenue instead if possible. This predominately applies to trips to or from the new fitness center and residential developments east of Akron Avenue. The resultant Design Year (2040) No-Build traffic volumes are shown in **Exhibit 5**.

3.4 OPENING YEAR (2029) NO-BUILD CAPACITY ANALYSIS

An Opening Year (2029) No-Build Condition analysis was completed to develop an understanding of the baseline operating conditions for the study area in the opening year without the addition of the development traffic. Existing (2024) geometry and intersection control was assumed for the analysis, along with the background changes to intersection control discussed in Section 3.2. The Opening Year (2029) No-Build traffic volumes are shown in **Exhibit 4**. Results of the Opening Year (2029) No-Build conditions capacity analysis are provided in **Table 3-2**.

Most movements at the study intersections are anticipated to operate at LOS D or better during the AM and PM peak hours, with a few exceptions. The eastbound left turn movement at CSAH 42 & US 52 Northbound Ramps operates at LOS E during the PM peak hour. The eastbound left turn movement is anticipated to be nearing capacity under Opening Year (2029) No-Build conditions, with over 500 left turns. It is expected that this movement will require mitigation in the long-term if the existing diamond interchange configuration is maintained.

At the CSAH 42 & US 52 Southbound Ramps intersection, the westbound left is expected to operate at LOS F during the AM Peak hour. This is primarily due to the long cycle length applied for the CSAH 42 corridor and is not expected to pose an issue, with the movement seeing a volume of less than 30 vehicles per hour during the AM peak hour.

Incomplete sentence

The intersection of CSAH 42 & Blaine Avenue is expected to see poor side street operations during the PM peak hour, with multiple movements on the northbound and south approaches anticipated to operate at LOS F. The southbound left turn movement is expected to see the highest delays at just under 100 seconds per vehicle. The intersection is planned for future signalization, though it is not anticipated that a signal will be done in the short-term. The intersection should be monitored to ensure delays don't begin to pose a serious issue at the intersection, and a signal should be installed if or when that occurs.

Short-term background growth is anticipated to have some impact on the

A review of the queueing results indicated that all 95th percentile queues are anticipated to remain within their respective storage bay, except for the eastbound left turns at CSAH 42 & US 52 Northbound Ramps which is expected to see queues reach as far as the southbound ramps intersection. No immediate mitigation is required for this, but dual eastbound left turn lanes are expected to be required in the long-term. The SimTraffic analysis reports are provided in the appendix.

Table 3-2: Opening Year (2029) No-Build Level of Service

Intersection	Control	Approach	Operations by Movement							
			AM Peak Hour				PM Peak Hour			
			Left	Through	Right	Overall	Left	Through	Right	Overall
CSAH 42 & US 52 Northbound Ramps	Signal	EB	C (29.9)	A (4.1)	-	C (21.5)	E (68.6)	A (5.9)	-	D (39.0)
		WB	-	C (30.8)	B (11.8)		-	C (28.0)	B (13.5)	
		NB	D (54.0)	-	A (6.2)		D (45.8)	D (39.0)	A (6.7)	
		SB	-	-	-		-	-	-	
CSAH 42 & US 52 Southbound Ramps	Signal	EB	-	B (12.1)	A (1.2)	B (14.0)	-	B (19.0)	A (2.4)	B (16.8)
		WB	F (92.8)	A (4.3)	-		D (51.0)	B (11.6)	-	
		NB	-	-	-		-	-	-	
		SB	D (41.0)	D (45.8)	B (11.5)		D (39.5)	A (0.0)	B (16.3)	
CSAH 42 & Blaine Avenue	Side Street Stop	EB	A (5.8)	A (3.1)	A (2.4)	- (-)	A (8.5)	A (4.8)	A (2.1)	- (-)
		WB	A (5.5)	A (2.5)	A (2.2)		-	A (3.3)	A (3.2)	
		NB	- (-)	A (0.0)	A (2.3)		F (76.3)	F (87.4)	B (11.6)	
		SB	D (33.7)	C (19.2)	A (9.4)		F (99.5)	F (56.4)	F (69.7)	
CSAH 42 & Audrey Avenue	Side Street Stop	EB	-	A (4.2)	A (4.2)	- (-)	-	A (3.8)	A (3.3)	- (-)
		WB	A (7.8)	A (2.6)	-		A (4.9)	A (3.2)	-	
		NB	B (12.6)	-	A (3.2)		D (25.0)	-	A (5.6)	
		SB	-	-	-		-	-	-	
CSAH 42 & Akron Avenue	Signal	EB	C (20.8)	A (6.1)	A (2.5)	A (9.3)	C (25.2)	A (5.2)	A (1.8)	B (14.3)
		WB	-	B (10.5)	A (5.1)		B (19.3)	B (17.3)	A (8.3)	
		NB	C (21.3)	C (25.0)	A (5.5)		C (26.8)	D (38.5)	A (4.7)	
		SB	B (17.1)	B (19.9)	A (4.8)		C (29.6)	C (21.6)	A (9.3)	

3.5 DESIGN YEAR (2040) NO-BUILD CAPACITY ANALYSIS

The Design Year (2040) No-Build Condition analysis was completed to develop an understanding of the baseline operating conditions for the study area in the long-term without the addition of the development

Last paragraph of section 1.1 indicated the worst side-street delay is reported for overall delay

traffic. Existing (2024) geometry and intersection control was assumed for the analysis, along with the background changes to intersection control discussed in Section 3.2. The Design Year (2040) No-Build Traffic Volumes are shown in **Exhibit 5**. Results of the Design Year (2040) No-Build capacity analysis is included below in **Table 3-3**.

Under Design Year (2040) No-Build conditions, the study intersections are expected to see significantly higher levels of delay due to background growth and development. Some mitigation measures will be required, with numerous movements expected to operate at LOS E or F.

At CSAH 42 & US 52 Southbound Ramps, the southbound right turn is over capacity during the AM and PM peak hours, operating at LOS F during each. An additional southbound right turn lane will be required in order to mitigate this issue.

peak hour?

At CSAH 42 & US 52 Northbound Ramps, the eastbound left turn movement is significantly above capacity, and the resultant queues extend through the CSAH 42 & US 52 Southbound Ramps intersection and well beyond. Installation of an additional eastbound left turn lane will likely be necessary under the Design Year (2040) No-Build conditions.

At CSAH 42 & Blaine Avenue and CSAH 42 & Audrey Avenue, a traffic control change will likely be required to alleviate the side street delays.

such as a signal?

The SimTraffic Queueing results were reviewed, and the following 95th percentile queues are expected to exceed their storage bays:

- Eastbound left at CSAH 42 & US 52 Northbound Ramps
- Southbound Right at CSAH 42 & US 52 Southbound Ramps

Table 3-3 Design Year (2040) No-Build Level of Service

Intersection	Control	Approach	Operations by Movement							
			AM Peak Hour				PM Peak Hour			
			Left	Through	Right	Overall	Left	Through	Right	Overall
CSAH 42 & US 52 Northbound Ramps	Signal	EB	D (42.8)	A (3.3)	-	C (31.3)	E (63.9)	A (5.7)	-	D (43.2)
		WB	-	C (34.3)	B (18.7)		-	D (35.2)	B (19.6)	
		NB	E (59.7)	-	A (7.1)		D (50.3)	E (75.7)	A (6.6)	
		SB	-	-	-		-	-	-	
CSAH 42 & US 52 Southbound Ramps	Signal	EB	-	C (21.9)	A (1.2)	D (48.8)	-	F (96.1)	A (7.1)	E (68.3)
		WB	F (88.5)	A (4.4)	-		F (86.5)	A (8.0)	-	
		NB	-	-	-		-	-	-	
		SB	F (88.8)	F (100+)	F (100+)		E (62.6)	E (74.6)	F (83.3)	
CSAH 42 & Blaine Avenue	Side Street Stop Control	EB	F (50.0)	D (26.0)	B (11.8)	- (-)	F (83.6)	F (70.2)	E (35.0)	- (-)
		WB	F (100+)	D (34.0)	B (10.9)		F (70.8)	B (14.3)	A (6.4)	
		NB	- (-)	E (38.0)	B (10.2)		F (80.3)	F (90.3)	F (97.1)	
		SB	E (47.2)	E (42.6)	B (10.3)		F (55.8)	E (44.4)	B (14.5)	
CSAH 42 & Audrey Avenue	Side Street Stop Control	EB	-	B (13.8)	A (8.2)	- (-)	-	A (9.6)	A (5.7)	- (-)
		WB	F (77.1)	C (17.8)	-		F (78.6)	B (13.5)	-	
		NB	E (42.1)	-	A (4.0)		E (44.5)	-	A (9.6)	
		SB	-	-	-		-	-	-	
CSAH 42 & Akron Avenue	Signal	EB	C (31.2)	B (11.0)	A (3.4)	B (17.9)	D (44.4)	B (12.7)	A (2.5)	C (31.1)
		WB	-	B (16.2)	A (9.3)		D (53.9)	D (42.9)	B (17.5)	
		NB	C (30.6)	D (41.4)	A (9.6)		D (44.9)	E (55.1)	A (6.7)	
		SB	D (42.3)	C (25.8)	B (10.4)		D (39.2)	D (41.3)	C (21.0)	

3.6 DESIGN YEAR (2040) NO-BUILD MITIGATED CAPACITY ANALYSIS

A Design Year (2040) No-Build Mitigated conditions capacity analysis was conducted to determine the anticipated long-term background operating conditions with the installation of necessary capacity improvements. In addition to the improvements discussed in Section 3.5, the following mitigation measures were included in this analysis:

- Install an additional eastbound left turn lane at CSAH 42 & US Highway 52 Northbound Ramps
- Install an additional southbound right turn lane at CSAH 42 & US Highway 52 Southbound Ramps

The Design Year (2040) No-Build conditions traffic volumes are shown in **Exhibit 5**. Results of the Design Year (2040) capacity analysis are shown below in **Table 3-4**. With the mitigations implemented, the overall operations are anticipated to improve significantly. Some side street movements and left turn movements along CSAH 42 continue to operate at LOS E or LOS F, but the overall operations are acceptable for all intersections and none of the movements operating below LOS D are expected to pose a significant issue. The traffic operations are acceptable with the mitigations listed above.

with mitigation measures

Table 3-4 Design Year (2040) No-Build Mitigated Level of Service

Intersection	Control	Approach	Operations by Movement							
			AM Peak Hour				PM Peak Hour			
			Left	Through	Right	Overall	Left	Through	Right	Overall
CSAH 42 & US 52 Northbound Ramps	Signal	EB	B (19.8)	A (2.9)	-	C (22.3)	B (16.0)	A (4.1)	-	B (19.5)
		WB	-	D (35.1)	A (9.9)		-	D (36.2)	B (16.4)	
		NB	E (64.0)	-	A (7.8)		D (49.6)	F (92.6)	A (6.5)	
		SB	-	-	-		-	-	-	
CSAH 42 & US 52 Southbound Ramps	Signal	EB	-	A (7.7)	A (0.7)	B (16.2)	-	C (26.7)	A (3.0)	C (20.6)
		WB	F (86.7)	A (4.8)	-		F (86.1)	A (8.0)	-	
		NB	-	-	-		-	-	-	
		SB	D (42.8)	D (52.3)	C (25.7)		D (36.9)	A (0.0)	B (19.2)	
CSAH 42 & Blaine Avenue	Signal	EB	D (54.2)	C (27.5)	B (13.3)	C (31.4)	E (62.3)	C (27.6)	A (9.4)	C (25.0)
		WB	E (60.3)	C (30.5)	B (11.5)		E (55.4)	B (17.0)	A (6.6)	
		NB	D (45.6)	D (49.8)	A (9.3)		D (41.9)	D (39.5)	C (28.2)	
		SB	D (48.7)	D (38.8)	A (9.7)		D (43.4)	D (36.5)	B (12.8)	
CSAH 42 & Audrey Avenue	Signal	EB	-	B (14.5)	A (8.4)	B (17.8)	-	B (10.5)	A (5.8)	B (15.6)
		WB	E (57.0)	B (15.6)	-		E (64.2)	B (13.8)	-	
		NB	D (48.0)	-	B (12.1)		D (48.6)	-	A (9.7)	
		SB	-	-	-		-	-	-	
CSAH 42 & Akron Avenue	Signal	EB	C (33.4)	B (11.2)	A (3.1)	B (18.1)	D (49.2)	B (12.7)	A (2.6)	C (27.9)
		WB	-	B (16.4)	A (8.0)		E (69.5)	C (33.1)	B (15.6)	
		NB	C (34.7)	D (39.7)	B (10.7)		D (40.1)	E (60.3)	A (7.5)	
		SB	D (40.3)	C (27.2)	B (11.9)		D (37.1)	D (37.7)	C (26.9)	

4. BUILD CONDITIONS ANALYSIS

This section of the report outlines the proposed development scenario, summarizes site-specific traffic characteristics, and develops future traffic projections for the build condition of the proposed research center.

4.1 DEVELOPMENT CHARACTERISTICS AND SITE ACCESS

The proposed development is anticipated to include up to 490,000 square feet of research and development center. Access to the site would be provided on Blaine Avenue on the east side of the site.

4.2 TRIP GENERATION

Proposed development traffic was determined based on data from the Institute of Transportation Engineers' (ITE) *Trip Generation*, 11th Edition. The manual provides peak hour trips rates/equations, inbound-outbound percentages that can be attributed to the proposed site. Based on a review of land uses provided in the manual, LUC 760 (Research and Development Center) was determined to be the most appropriate fit to represent the trip generation of the proposed development.

Table 4-1 provides a summary of trip generation for the proposed development. Based on the trip generation calculation, the short-term development is anticipated to generate 2,216 daily trips, including 206 total trips during the AM Peak Hour (169 entering and 37 exiting), and 196 total trips during the PM Peak Hour (31 entering, 165 exiting).

In the long-term, additional development is expected to increase the trip generation of the site to 5,429 daily trips, with 505 AM peak hour trips (414 entering and 91 exiting) and 480 PM peak hour trips (77 entering and 403 exiting).

Table 4-1: Proposed Development Trip Generation

Land Use Description	Intensity / Units	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Short-Term Trip Generation								
LUC 760 - Research and Development Center	200 kSF	2,216	169	37	206	31	165	196
Long-Term Trip Generation (Total)								
LUC 760 - Research and Development Center	490 kSF	5,429	414	91	505	77	403	480

(Year 2029)

(Year 2040)

4.3 DIRECTIONAL DISTRIBUTION

The estimated distribution of site-generated traffic on the surrounding roadway network was developed based on a review of the roadway network, area development pattern, and distributions used for previous Traffic Studies. The anticipated directional distribution of passenger vehicle site traffic for the proposed development is listed below.

- 60% to/from the north on US Highway 52
- 25% to/from the west on CSAH 42
- 15% to/from the south on US Highway 52

The full site trip distribution is shown in **Exhibit 6**. In general, most vehicles are anticipated to access the development from Highway 52 north of the site. Note that Blaine Avenue is not expected to be paved south of the site and therefore trips to/from the south along Blaine Avenue are not expected to represent a significant portion of the total site trips.

The site traffic assignment, representing traffic volumes associated with the proposed development at the study intersections, is a function of the estimated trip generation (**Table 4-1**) and the directional distribution listed above. The site trip assignment is shown in **Exhibit 7**.

The Opening Year (2029) Build traffic volumes were calculated by adding the total Development Site Trips (**Exhibit 7**) to the Opening Year (2029) No-Build traffic volumes (**Exhibit 4**). The Opening Year (2029) Build traffic volumes are shown in **Exhibit 8**.

The Design Year (2040) Build traffic volumes were calculated by adding the total Development Site Trips (**Exhibit 7**) to the Design Year (2040) No-Build traffic volumes (**Exhibit 5**). The Design Year (2040) Build traffic volumes are shown in **Exhibit 9**.

4.4 OPENING YEAR (2029) BUILD CAPACITY ANALYSIS

The Opening Year (2029) Build conditions analysis was conducted to determine the impacts of the proposed development on the short-term operations of the adjacent roadway network. Existing (2024) geometry and intersection control was assumed for the analysis, along with the background changes to intersection control discussed in Section 3.2.

CSAH 42

Based on the results of the Opening Year (2029) Build conditions analysis, the westbound left turn movement at the MN 50 & US 52 Southbound Ramps intersection is anticipated to operate at LOS F during the AM and PM peak hour. Delays here are not beyond what is anticipated for busy corridor such as CSAH 42 and with the overall delay at the intersection being acceptable, this level of operations does not necessitate mitigation.

The intersection of CSAH 42 & Blaine Avenue is expected to see poor side street operations, particularly during the PM peak hour with delays of more than 100 seconds anticipated for many of the side street movements. As discussed previously, the intersection will be signalized in the future, but it is not expected to happen in the short-term. A signal warrant analysis for the Opening Year (2029) Build conditions is included in Section 5. Until signalization occurs, the side street approaches of intersection are expected to operate with longer delays.

The SimTraffic 95th percentile queueing results and the following queueing issues were identified:

- CSAH 42 & US 52 Northbound Ramps: Queues from the eastbound left turn lane reach the CSAH 42 & US Highway 52 intersection during the PM peak hour.
 - However, this is not expected to cause significant operational issues and does not require immediate mitigation.
- CSAH 42 & 52 Southbound Ramps: Queues for the southbound right turn lane are approaching the storage bay's capacity during the PM peak hour.
 - In the long-term, installation of a second southbound right turn was recommended based on the results shown in Section 3.5. This will reduce the anticipated southbound right turn queues significantly.
- CSAH 42 & Blaine Avenue: During both peak hours, significant queues are present, particularly at the southbound approach which sees 95th percentile queues of 350' during the PM peak hour.

- Installation of a signal at CSAH 42 & Blaine Avenue will resolve the queueing issues and excessive delays.

The results of the Opening Year (2029) Build scenario analysis is shown in Error! Not a valid bookmark self-reference.. SimTraffic analysis reports are included in the appendix.

[Table 4-2 \(fix link\)](#)

Table 4-2: Opening Year (2029) Build Level of Service

Intersection	Control	Approach	Operations by Movement							
			AM Peak Hour				PM Peak Hour			
			Left	Through	Right	Overall	Left	Through	Right	Overall
CSAH 42 & US 52 Northbound Ramps	Signal	EB	C (32.5)	A (4.3)	-	C (22.5)	D (36.8)	A (4.7)	-	C (28.4)
		WB	-	C (31.0)	B (12.5)		-	D (37.6)	B (17.1)	
		NB	D (49.6)	-	A (6.1)		D (46.3)	D (44.5)	A (5.6)	
		SB	-	-	-		-	-	-	
CSAH 42 & US 52 Southbound Ramps	Signal	EB	-	B (12.5)	A (1.5)	B (14.9)	-	C (20.8)	A (2.6)	B (18.3)
		WB	F (93.7)	A (4.4)	-		F (88.1)	A (5.2)	-	
		NB	-	-	-		-	-	-	
		SB	D (43.0)	D (49.2)	B (14.9)		D (37.8)	D (46.3)	C (20.5)	
CSAH 42 & Blaine Avenue	Side Street Stop	EB	A (6.3)	A (3.7)	A (3.1)	- (-)	A (9.0)	A (5.0)	A (3.2)	- (-)
		WB	A (9.5)	A (2.7)	A (1.8)		B (12.1)	A (3.4)	A (2.7)	
		NB	E (47.5)	E (36.4)	A (4.0)		F (100+)	F (100+)	C (17.5)	
		SB	F (75.8)	D (31.2)	D (30.5)		F (100+)	F (100+)	F (100+)	
CSAH 42 & Audrey Avenue	Side Street Stop	EB	-	A (4.6)	A (4.5)	- (-)	-	A (3.8)	A (3.3)	- (-)
		WB	A (9.1)	A (2.6)	-		A (5.8)	A (3.4)	-	
		NB	C (20.9)	-	A (9.0)		D (32.7)	-	A (5.4)	
		SB	-	-	-		-	-	-	
CSAH 42 & Akron Avenue	Signal	EB	C (20.3)	A (6.6)	A (2.3)	A (9.8)	C (26.4)	A (5.3)	A (1.8)	B (14.5)
		WB	-	B (11.3)	A (5.1)		C (25.1)	B (18.0)	A (8.9)	
		NB	B (18.5)	C (27.7)	A (7.2)		C (27.0)	D (40.4)	A (4.7)	
		SB	B (18.6)	B (19.0)	A (5.3)		C (27.1)	C (33.9)	A (9.9)	
Blaine Avenue & Falcon Access	Side Street Stop	EB	A (4.3)	-	-	- (-)	A (0.5)	-	-	- (-)
		WB	-	-	-		-	-	-	
		NB	-	A (0.0)	-		-	A (0.1)	-	
		SB	-	A (1.1)	A (1.7)		-	A (6.6)	A (3.3)	

4.5 DESIGN YEAR (2040) BUILD CAPACITY ANALYSIS

Capacity analysis was conducted for the Design Year (2040) build conditions to determine the long-term effects of the proposed development. Existing (2024) geometry and intersection control was assumed for the analysis, along with the background changes to intersection control discussed in Section 3.2. The Design Year (2040) build traffic volumes are shown in **Exhibit 9**. Capacity analysis results for the Design Year (2040) build conditions are provided in **Table 4-3**.

Results of the Design Year (2040) Build conditions analysis shows that with the addition of the proposed development site traffic and long-term background growth, operations at the US 52 Ramps and at Blaine Avenue will be poor unless mitigation is implemented. The southbound approach at CSAH 42 & US 52 Southbound Ramps operates at LOS F during the AM peak hour due to the amount of southbound right turning vehicles here. The eastbound left turn movement at CSAH 42 & US 52 Northbound Ramps are significantly over capacity during the PM peak hour and queues from this movement cause severe issues at the downstream intersections. As was recommended under Design Year (2040) No-Build conditions, all

A review of queueing results indicated that all 95th percentile queue lengths are maintained within their existing storage length.

Table 4-3 Design Year (2040) Build Level of Service

Intersection	Control	Approach	Operations by Movement							
			AM Peak Hour				PM Peak Hour			
			Left	Through	Right	Overall	Left	Through	Right	Overall
CSAH 42 & US 52 Northbound Ramps	Signal	EB	D (49.8)	A (4.5)	-	D (42.9)	E (65.4)	A (6.3)	-	D (44.7)
		WB	-	D (35.6)	C (20.8)		-	D (35.3)	C (22.2)	
		NB	F (100+)	-	C (20.3)		D (49.8)	C (31.5)	A (5.8)	
		SB	-	-	-		-	-	-	
CSAH 42 & US 52 Southbound Ramps	Signal	EB	-	D (37.4)	A (2.0)	D (53.8)	-	F (98.1)	A (6.6)	E (76.1)
		WB	F (90.3)	A (4.1)	-		F (89.6)	A (8.2)	-	
		NB	-	-	-		-	-	-	
		SB	F (89.5)	F (100+)	F (100+)		E (77.9)	C (34.9)	F (100+)	
CSAH 42 & Blaine Avenue	Signal	EB	E (64.8)	D (44.9)	C (20.9)	E (72.4)	F (100+)	F (100+)	F (100+)	F (151.7)
		WB	F (100+)	C (29.4)	A (9.6)		F (100+)	B (16.6)	A (7.2)	
		NB	D (48.5)	D (40.9)	B (13.0)		F (100+)	F (100+)	F (100+)	
		SB	D (50.4)	D (47.7)	A (7.3)		E (68.7)	C (30.6)	B (17.5)	
CSAH 42 & Audrey Avenue	Signal	EB	-	B (15.3)	A (9.1)	B (16.6)	-	A (9.8)	A (5.3)	B (15.2)
		WB	D (53.4)	B (11.3)	-		E (64.0)	B (13.7)	-	
		NB	D (48.3)	-	B (10.8)		D (48.0)	-	A (9.2)	
		SB	-	-	-		-	-	-	
CSAH 42 & Akron Avenue	Signal	EB	C (31.8)	B (11.2)	A (3.5)	C (21.6)	D (53.0)	B (12.9)	A (2.4)	C (29.5)
		WB	-	B (14.8)	A (6.0)		F (80.7)	D (36.0)	B (15.9)	
		NB	C (33.3)	D (35.7)	B (10.7)		D (43.0)	F (58.6)	A (7.7)	
		SB	E (66.6)	C (34.9)	B (13.0)		D (38.3)	C (33.1)	C (27.4)	
Blaine Avenue & Falcon Access	Side Street Stop	EB	A (4.7)	-	-	- (-)	C (15.0)	-	-	- (-)
		WB	-	-	-		-	-	-	
		NB	-	A (0.1)	-		-	A (0.4)	-	
		SB	-	A (3.2)	A (6.1)		-	A (2.5)	A (3.7)	

Any northbound mitigation measures recommended?

4.6 DESIGN YEAR (2040) BUILD MITIGATED CAPACITY ANALYSIS

A Design Year (2040) Build Mitigated capacity analysis was conducted in order to test the effects of the proposed mitigations on the roadway network. The Design Year (2040) build traffic volumes are shown in **Exhibit 9**. Along with the background mitigations discussed in Section 3.1, the following mitigations were included in the analysis:

- Install an additional eastbound left turn lane at CSAH 42 & US 52 Northbound Ramps
- Install an additional southbound right turn lane at CSAH 42 & US 52 Southbound Ramps
- Install an additional westbound left turn lane at CSAH 42 & Blaine Avenue.
 - This will require an additional receiving lane at the south leg of Blaine Avenue.
- Install an overlap phase for CSAH 42 & Blaine Avenue northbound rights.

Was the NBR turn lane extended?

Results of the Design Year (2040) Build Mitigated capacity analysis are included in **Table 4-4**.

All intersections operate at LOS C or better in the AM and PM peak hours. Some side street and left turning movements operate at LOS E or F, but the overall delays for the intersections are acceptable considering the traffic levels anticipated for the Design Year (2040) Build conditions. The SimTraffic 95th percentile queueing results were reviewed, and the following potential queueing issues were identified:

- CSAH 42 & Blaine Avenue: Westbound left turn queues are at the storage capacity during the AM peak hour. Northbound Right turns are at the storage capacity during the PM peak hour.

All other 95th percentile queues are expected to remain within their storage bays. Based on the expected 95th percentile queue lengths for their respective movements, it is recommended that at least 350' of storage length should be provided for the westbound left turn movement at CSAH 42 & Blaine Avenue. The northbound right turn movement would require 500' of storage to contain the anticipated PM peak hour queues. Alternatively, installation of an additional northbound right turn lane could be considered. The final need for these mitigations is heavily influenced by the buildout of the industrial parcel at the southeast corner of Blaine Avenue & CSAH 42. The mitigation needs at CSAH 42 & Blaine should be reevaluated when the development plans for this parcel become clearer.

Table 4-4 Design Year (2040) Build Mitigated Level of Service

Intersection	Control	Approach	Operations by Movement							
			AM Peak Hour				PM Peak Hour			
			Left	Through	Right	Overall	Left	Through	Right	Overall
CSAH 42 & US 52 Northbound Ramps	Signal	EB	C (27.5)	A (5.5)	-	C (24.3)	C (31.5)	A (6.2)	-	C (28.2)
		WB	-	C (34.4)	A (9.5)		-	C (33.7)	B (17.8)	
		NB	D (47.3)	-	A (7.3)		D (53.8)	D (51.1)	A (7.0)	
		SB	-	-	-		-	-	-	
CSAH 42 & US 52 Southbound Ramps	Signal	EB	-	B (13.1)	A (1.6)	C (21.2)	-	D (40.1)	A (5.0)	C (28.0)
		WB	D (48.1)	A (5.9)	-		F (87.3)	A (9.3)	-	
		NB	-	-	-		-	-	-	
		SB	D (40.5)	-	C (34.1)		D (44.8)	E (58.5)	C (21.6)	
CSAH 42 & Blaine Avenue	Signal	EB	D (49.1)	C (30.8)	B (16.0)	C (29.2)	E (74.1)	D (45.6)	B (13.2)	D (40.0)
		WB	D (50.1)	B (18.8)	A (9.5)		E (62.5)	C (22.3)	A (8.1)	
		NB	D (45.9)	E (59.4)	B (13.7)		D (44.3)	E (69.6)	E (66.8)	
		SB	E (62.8)	E (58.6)	B (13.3)		D (36.2)	D (47.9)	B (15.5)	
CSAH 42 & Audrey Avenue	Signal	EB	-	B (16.9)	B (10.0)	B (18.9)	-	B (13.4)	A (7.0)	C (20.6)
		WB	E (58.8)	B (15.3)	-		E (71.0)	C (22.5)	-	
		NB	D (53.5)	-	B (11.6)		D (44.8)	-	A (9.7)	
		SB	-	-	-		-	-	-	
CSAH 42 & Akron Avenue	Signal	EB	D (37.1)	B (14.2)	A (3.5)	B (18.8)	D (54.4)	B (12.7)	A (2.6)	C (31.3)
		WB	-	C (21.6)	B (10.3)		E (59.2)	D (38.4)	B (19.8)	
		NB	D (37.1)	D (44.4)	B (13.1)		D (41.4)	E (59.3)	A (7.5)	
		SB	C (26.3)	C (25.6)	B (11.6)		D (41.8)	C (32.5)	C (28.4)	
Blaine Avenue & Falcon Access	Side Street Stop	EB	A (4.7)	-	-	- (-)	A (7.1)	-	-	- (-)
		WB	-	-	-		-	-	-	
		NB	-	A (0.0)	-		-	A (0.5)	-	
		SB	-	A (2.9)	A (5.8)		-	A (1.4)	A (2.0)	

Be consistent with naming of this road throughout report

5. SIGNAL WARRANT ANALYSIS

A signal warrant analysis was conducted at the intersection of CSAH 42 & CSAH 71 (Blaine Avenue) for the Opening Year (2029) Build conditions to determine if the installation of a signal is justifiable at the intersection in the short-term. Volumes for the signal warrant were developed using the 13-hour turning movement count as a basis. Since there is no ITE time-of-day distribution given for the Research and Development Center land use, the time-of-day distribution for the Project Falcon development was instead taken as the average of two similar land uses. The time-of-day distribution was estimated based on LUC 110 (Warehousing) and LUC 710 (General Office Building) which are similar in nature to the proposed development and result in peaking characteristics which are relatively similar to the Research and Development Center land use.

The signal warrant was conducted following the MnMUTCD signal warrant guidelines, with warrants 1a, 1b, 1c, 2, and 3 being analyzed. Analysis of the signal warrant results is included below in **Table 5-1**. Because there is a northbound right turn lane, northbound right turns were excluded from the warrant analysis. Southbound left turns were not excluded as they share an approach lane with through and left turning vehicles.

for CSAH 42 & Blaine Avenue

Table 5-1: Signal Warrant Analysis Summary

Warrant	Description	Hours Met	Hours Required	Satisfied/ Not Satisfied
Opening Year (2029) Build Traffic Volumes				
Warrant 1A	Eight-Hour (Min. Vehicular Volume)	0	8	Not Satisfied
Warrant 1B	Eight-Hour (Interruption of Continuous Traffic)	4	8	Not Satisfied
Warrant 1C	Eight-Hour (Combination of 1A and 1B)	2	8	Not Satisfied
Warrant 2	Four-Hour	4	4	Satisfied
Warrant 3	Peak Hour	2	1	Satisfied

Based on the results of the signal warrant analysis, Warrant 1A, 1B, and 1C are not met under Opening Year (2029) Build conditions while Warrant 2 and Warrant 3 are met. Based on the guidance from Dakota County, a signal will likely not be installed at this intersection until Warrant 1A, 1B, or 1C is met.

6. CONCLUSION AND RECOMMENDATIONS

A traffic analysis was performed to quantify the impacts of a proposed research center development on the adjacent roadway network and study intersections. The proposed site is located south of the Country Road 42 along the west side of Blaine Avenue in Rosemount, Minnesota. An Existing Year (2024) analysis was conducted, with No-Build, and Build conditions each analyzed for the Opening Year (2029) and the Design Year (2040).

6.1 PROJECT CHARACTERISTICS

The proposed research center is located south of the on the west side of Blaine Avenue south of CSAH 42 in Rosemount, Minnesota. The site is directly south of the under-construction data center located at the southwest corner of CSAH 42 & Blaine Avenue. The site is mostly used for agriculture, with some University of Minnesota owned buildings on site. The development would include about 200,000 square feet of space dedicated to research and development in the short-term, which could increase to about 490,000 square feet in the long-term. The proposed access point would be along Blaine Avenue. The study area intersections include the following:

- CSAH 42 & US Highway 52 Southbound Ramps
- CSAH 42 & US Highway 52 Northbound Ramps
- CSAH 42 & Blaine Avenue
- CSAH 42 & Audrey Avenue
- CSAH 42 & Akron Avenue

The listed intersections were analyzed in the following scenarios:

- Existing Year (2024)
- Opening Year (2029) No-Build
- Opening Year (2029) Build
- Design Year (2040) No-Build
- Design Year (2040) Build

Based on the need for mitigations, additional analysis was performed for Design Year (2040) Build mitigated conditions.

6.2 EXISTING YEAR (2024) CAPACITY ANALYSIS SUMMARY

A capacity analysis was conducted for Existing Year (2024) traffic conditions at the study intersections to determine baseline existing conditions. Based on the analysis, all intersections are anticipated to operate at acceptable LOS except for CSAH 42 & US Highway 52 Northbound Ramps which is expected to be signalized by the Opening Year (2029). There are no queuing issues at the study intersections.

6.3 OPENING YEAR (2029) NO-BUILD CAPACITY ANALYSIS SUMMARY

A capacity analysis was conducted for the Opening Year (2029) No-Build traffic conditions at the study intersections to determine baseline conditions for the 2029 analysis year. Traffic signals were assumed at the US Highway 52 Ramps for the analysis. Based on the analysis, all intersections are expected to operate at a generally acceptable LOS with the exception of CSAH 42 & Blaine Avenue which sees LOS F operations for some side street movements. This intersection is planned for long-term signalization, and it

is recommended the signal should be installed as soon as reasonably achievable, to prevent excessive delays along Blaine Avenue and potential safety issues which could result from these delays.

6.4 OPENING YEAR (2029) BUILD CAPACITY ANALYSIS SUMMARY

A capacity analysis was conducted for the Opening Year (2029) Build traffic conditions at the study intersections. Traffic signals were assumed at the US Highway 52 Ramps for the analysis. Based on the analysis, all intersections are expected to operate at a generally acceptable LOS, except for CSAH 42 & Blaine Avenue, which sees multiple side street movements operate at LOS F. The buildout of the research center does further increase the need for a traffic signal, results of a signal warrant analysis showed that the Opening Year (2029) Build conditions are meets volume Warrants 2 and 3. However, it does not meet Warrant 1 which is required per Dakota County Guidance.

6.5 DESIGN YEAR (2040) NO-BUILD CAPACITY ANALYSIS SUMMARY

A capacity analysis was conducted for the Design Year (2040) No-Build traffic conditions at the study intersections to determine baseline conditions for the 2040 analysis year. Traffic signals were assumed at the US Highway 52 Ramps, at Blaine Avenue, and at Audrey Avenue for the analysis. Based on the analysis, the US Highway 52 Ramps are expected to operate poorly without further mitigation. It is recommended that an additional eastbound left turn lane at CSAH 42 & US Highway 52 Northbound Ramps be installed, as well as an additional southbound right turn lane at CSAH 42 & US Highway 52 Southbound Ramps.

6.6 DESIGN YEAR (2040) BUILD CAPACITY ANALYSIS SUMMARY

A capacity analysis was conducted for the Design Year (2040) Build traffic conditions at the study intersections. Traffic signals were assumed at the US Highway 52 Ramps, Blaine Avenue, and Audrey Avenue for the analysis. Based on the analysis, the US Highway 52 Ramps and CSAH 42 & Blaine Avenue intersections operate poorly with long delays and will require further mitigation. In addition to the added eastbound left and southbound right at US Highway 52 Ramps proposed for the Design Year (2040) No-Build conditions, it is recommended that an additional westbound left turn lane be installed at CSAH 42 & Blaine Avenue. The northbound right turn lane at CSAH 42 & Blaine Avenue would need to be at least 500' in length plus an overlap phase implemented in order to store the anticipated 95th percentile queues. Alternatively, an additional northbound right turn lane could be considered.

6.7 DESIGN YEAR (2040) BUILD MITIGATED CAPACITY ANALYSIS SUMMARY

A capacity analysis was conducted for the Design Year (2040) Build Mitigated traffic conditions at the study intersections to ensure the proposed mitigation is sufficient to fix the operational issues anticipated at the study intersections. Based on the analysis, all study intersections operate at LOS D or better with no significant queueing issues and no major movements seeing operations at worse than LOS E. The proposed mitigations are sufficient to maintain acceptable operations throughout the Design Year (2040) Build scenario.

6.8 MITIGATION PLAN

The following provides a summary of mitigation improvements that were identified as part of the traffic analysis for the proposed development.

Existing (2024) Conditions

- No recommended mitigation

Opening Year (2029) No-Build Conditions

- Install traffic signals at CSAH 42 & US Highway 52 Northbound and Southbound Ramps.

Opening Year (2029) Build Conditions

- All Opening Year (2029) No-Build Mitigations
- Install side street stop control at the site access point.

Design Year (2040) No-Build Conditions

- All Opening Year (2029) No-Build Mitigations
- Install a traffic signal at CSAH 42 & Blaine Avenue
- With the buildout of the north approach of Audrey Avenue at CSAH 42: install a traffic signal.
- Install an additional westbound left turn lane at CSAH 42 & US 52 Northbound Ramps (assuming the existing interchange configuration is maintained).
- Install an additional southbound right turn lane at CSAH 42 & US 52 Southbound Ramps (assuming the existing interchange configuration is maintained).

Design Year (2040) Build Conditions

- All Design Year (2040) No-Build Mitigations
- With the buildout of the north approach of Audrey Avenue at CSAH 42: install a traffic signal.
- Install an additional westbound left turn lane at CSAH 42 & US 52 Northbound Ramps (assuming the existing interchange configuration is maintained).
- Install an additional southbound right turn lane at CSAH 42 & US 52 Southbound Ramps (assuming the existing interchange configuration is maintained).
- Install an additional westbound left turn lane at CSAH 42 & Blaine Avenue with at least 300' of storage.
- Install an overlap phase and increase the northbound right storage length to at least 500' at CSAH 42 & Blaine Avenue (an additional northbound right turn lane could be installed instead).

Already included in No
Build Mitigations

7. APPENDIX

Appendix A: Exhibits

Appendix B: Turning Movement Counts

Appendix C: SimTraffic Reports

Missing all appendices- full review can not be completed without all exhibits and analysis results

DRAFT

Search Results from 02/19/2025 to 02/28/2025

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Main Calendar

Parks and Recreation Commission Meeting

February 24, 2025, 7:00 PM - 8:00 PM

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Planning Commission Meeting

February 25, 2025, 6:30 PM - 7:30 PM

[More Details](#)

Youth Commission Meeting

February 26, 2025, 3:45 PM - 4:45 PM @ 360 Communities

[More Details](#)

Fire Department Recruitment Night

February 26, 2025, 6:00 PM - 8:00 PM @ Fire Station No. 1

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March 2025

Su	M	Tu	W	Th	F	Sa
23	24	25	26	27	28	1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31	1	2	3	4	5

Main Calendar

City Council Work Session Meeting

March 4, 2025, 5:00 PM - 6:00 PM

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City Council Meeting

March 4, 2025, 7:00 PM - 8:00 PM

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Fire Department Recruitment Night

March 8, 2025, 8:00 AM - 10:00 AM @ Fire Station No. 1

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Planning Commission Meeting

March 17, 2025, 6:30 PM - 7:30 PM

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Port Authority

March 18, 2025, 6:00 PM - 7:00 PM

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City Council Meeting

March 18, 2025, 7:00 PM - 8:00 PM

[More Details](#)

Youth Commission Meeting

March 19, 2025, 3:45 PM - 4:45 PM

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Fire Department Recruitment Night

March 19, 2025, 6:00 PM - 8:00 PM @ Fire Station No. 1

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ASK LUCKY

Parks and Recreation Commission Meeting

March 24, 2025, 7:00 PM - 8:00 PM

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Utility Commission Meeting

March 31, 2025, 5:30 PM - 7:00 PM

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