



AGENDA

Planning Commission Regular Meeting

Monday, March 17, 2025

6:30 PM

City Council Chambers, City Hall

- 1. CALL TO ORDER/PLEDGE OF ALLEGIANCE**
- 2. ADDITIONS TO AGENDA**
- 3. AUDIENCE INPUT**
- 4. CONSENT AGENDA**
 - a. Minutes of the February 25, 2025 Regular Meeting Minutes
- 5. OLD BUSINESS**
- 6. PUBLIC HEARINGS**
 - a. Request by Independent School District 196 for a Site Plan and Building Design Review for a proposed expansion and renovation to the existing Rosemount High School.
 - b. Request by Kamal Omar and Appro Development for approval of a Site Plan Review and Conditional Use Permit
- 7. NEW BUSINESS**
- 8. DISCUSSION**
- 9. ADJOURNMENT**

**ROSEMOUNT PLANNING COMMISSION
REGULAR MEETING PROCEEDINGS
FEBRUARY 25, 2025**

CALL TO ORDER/PLEDGE OF ALLEGIANCE

Pursuant to due call and notice thereof a regular meeting of the Planning Commission was held on Tuesday, February 25, 2025, at 6:30 PM. in Rosemount Council Chambers, 2875 145th Street West.

Chairperson Kenninger called the meeting to order with Commissioners Rivera, Reed, Beadner, Ellis, and Whitman.

Staff present included the following; Community Development (CD) Director Adam Kienberger, Senior Planner Anthony Nemcek, Planner Julia Hogan, Parks and Recreation Director Dan Schultz, and CD Technician Liz Kohler.

The pledge of allegiance was said.

ADDITIONS TO AGENDA

Staff identified one change to move the request by Danner Inc for the renewal of their small-scale mineral extraction permit to the Public Hearing section. Chairperson Kenninger stated that it would be moved to the public hearing section and identified as item A and the request by Riveter Real Estate LLC would become item B.

AUDIENCE INPUT

None.

CONSENT AGENDA

Chairperson Kenninger noted a correction on page 4 of the minutes from the January 28 meeting and asked Kohler if the correction had been made. Kohler confirmed that it had been.

Motion by Kenninger **Second by** Ellis

Motion to approve the consent agenda with the modification to page 4

Ayes: 6.

Nays: None. Motion Carried.

- a. Minutes of the January 28, 2025 Regular Meeting Minutes

OLD BUSINESS

- a. Request by Magellan Land Development for approval of rezoning land from A-2 - Agricultural to R-2 - Low to Medium Density Residential, and a Preliminary Plat to develop 58 townhome units.

Planner Hogan presented the request by Magellan Land Development for the approval of a rezoning

from A-2 Agricultural to R-2 Low to Medium Density Residential and a Preliminary Plat to develop 58 townhome units. She showed land use maps and explained that the site is designated for low-density residential space and the project meets the requirements for an R-2 zoning. She showed the site plan, architectural renderings, the landscape plan, and explained access to the development. Hogan stated that land has been benched for a future trail to be placed.

Hogan stated that the public hearing for this item was on January 28 and spurred some discussion, leading to the item being continued. Staff recommended approval.

Commissioner Reed asked for further clarification on the trail. Nemcek responded that it must be graded for a trail but not necessarily placed at this time.

Commissioner Ellis asked if the Parks and Recreation Director could speak to some of the issues that had been brought up about the property.

Parks and Recreation Director Schultz explained that the property was donated in 2007. Schultz stated that he had no recollection of talking to the homeowner to the north of the park about a fence prior to the fall of 2024. He said that there is a possibility of revisiting the idea of building a fence if there are footpaths being created through someone's property because of the park or other issues arising. He also discussed plans for the future trail along the east side of Akron Avenue. Schultz stated that there are lines marking off eight feet that could provide a space for residents to walk along if crossing Akron Avenue is an issue. He also said that if the project moves forward, they can work with the county to implement a better crosswalk.

Commissioner Whitman asked if Schultz was saying that there wasn't enough evidence currently to warrant a fence being put in by the city. Schultz responded that he would say there is not enough evidence currently. Schultz stated that signage and additional landscaping could be placed on the edge of the park to deter people from entering the property to the north. He also stated that a trail could be developed on the property to the north if the property owners ever do sell. He also said that if the area is developed further, it's likely that it will get more attention from the county.

Commissioner Beadner asked if Flint Hills agreed to the creation of another trail on their property if the city would work on that. Schultz replied that the city would be interested in working with them and the county on that if it was something they wanted to pursue.

Jason Palmby
7129 Heatherton Trail

Palmby stated that there is a gas line that runs across that area of the Flint Hills property and is deterring Flint Hills from establishing a trail.

Chairperson Kenninger opened the floor for public comment. She stated that a few letters were received by the commission.

Greg Bergacker
13080 Akron Avenue

Bergacker stated that Schultz had told them that the city would be putting a fence in.

Chairperson Kenninger closed the public comment period.

Commissioner Reed asked if there was anything that could be added to the rules of the homeowner's association.

Emily Becker

5354 Parkdale Drive, St Louis Park

Becker from MI Homes stated that there could be something put into the homeowner's association regulations or additional signage.

Chairperson Kenninger asked if the students would be bussed from this area. Hogan confirmed that they would be. Chairperson Kenninger asked about the infrastructure of the site. Hogan confirmed that the infrastructure is present and can handle the new development. Chairperson Kenninger asked if the road was built to accommodate the project. Hogan responded that it was built to accommodate further development and that the county plat commission did not have any comments aside from a right-hand turn lane into the site.

Commissioner Whitman asked if any conditions could be added to the approval in an official way, so it was more than a verbal agreement that signage or language in the HOA regulations was added. Staff confirmed that it could be added into a motion.

Motion by Reed Second by Ellis

Motion to recommend the City Council approve a Zoning Map amendment to rezone the site from A-2 – Agricultural to R2 – Low to Medium Density Residential.

Ayes: 6.

Nays: None. Motion Carried.

Motion by Kenninger Second by Reed

Motion to recommend the City Council approve the Preliminary Plat for Akron Ridge, subject to:

- a. Execution of a Subdivision Agreement.
- b. Conformance with all requirements of the City Engineer as detailed in the attached memorandum dated January 10, 2025.
- c. Conformance with all requirements stated within the Dakota County Plat Commission Memorandum.
- d. Payment of \$74,580 as a Landscape Surety.
- e. Compliance with the conditions and standards within the Parks and Recreation Director's memorandum dated January 21, 2025.
- f. Payment of all applicable fees including GIS, Park Dedication and other fees identified in the current fee schedule.
- g. Incorporation of any easements necessary to accommodate drainage, ponding, streets and utilities.
- h. Payment of trunk area charges in the amount of:
 1. Sanitary Sewer Trunk Charge: \$1,075/acre
 2. Watermain Trunk Charge: \$6,500/acre
 3. Storm Sewer Trunk Charge: \$6,865/acre
- i. The declarations of the townhome residents include directions that they should not

trespass on the property to the south and stating where the property lines are.

Ayes: 6.

Nays: None. Motion Carried.

PUBLIC HEARINGS

- a. Request by Danner, Inc. for renewal of its Small Scale Mineral Extraction Permit for 2025

Planner Hogan presented on a request for the renewal of a Small Scale Mineral Extraction permit for Danner Inc for 2025. She showed the site location, aerial photos, and the site plan. She also presented on the stockpiling testing results and additional site photos. Staff recommended approval.

Chairperson Kenninger opened the public hearing.

Motion by Kenninger Second by Beadner

Motion to close the public hearing

Ayes: 6.

Nays: None. Motion Carried.

Motion by Rivera Second by Beadner

Motion to recommend the City Council approve the Danner, Inc. Small Scale Mineral Extraction Permit for 2025, subject to the terms and conditions in the attached 2025 Draft Conditions for Mineral Extraction.

Ayes: 6.

Nays: None. Motion Carried.

- b. Request by Riveter Real Estate LLC for a major amendment to the Omni Orchards Farm Winery PUD Agreement and a final site and building plan.

Planner Nemcek presented on a request by Riveter Real Estate LLC for a major amendment to the Omni Orchards farm winery PUD agreement and final site and building plan. Nemcek showed the site location and explained that the current use is residential, but the existing home and pole barn will be removed for this project. He showed a site plan and stated that the area that has been used for overflow parking will be paved and create a connection to the new parking lot that serves the new building.

Nemcek presented the received floor plan. He also discussed the capacity for parking and explained that in the current parking lot there is an excess of 26 stalls which will meet the holistic site parking requirements. He showed the external elevations. Nemcek also presented the landscape plan and stated that it is a unique plan because of the orchard component of the site. The only issue that would need to be addressed by the applicant is the requirement of 1 tree per 10 stalls and this has been added as a condition of approval. No new public infrastructure is necessary for the site as sewer and water are already located on Biscayne Avenue. The final stormwater pond design is being completed and is a condition of approval. Staff recommended approval.

Chairperson Kenninger asked about parking requirements based on seating in the event space and if the count included the tasting room or not. Nemcek responded that because of the extra parking in the current parking lot the total number of spaces will meet the code requirement for both the event space

and the tasting room. She also asked if the parking will be paved. Nemcek confirmed that it will be. He also stated that there is additional overflow parking to the south that is not going to be paved because it is designated for a future road. Commissioner Ellis asked if the previously identified parking included the overflow parking to the south. Nemcek confirmed that it did not.

Chairperson Kenninger opened the public hearing.

Zack Ward

15701 Biscayne

The owners came up to the podium and stated that they are using the event space as a general event space and the tasting room will be used more typically as a winery.

Chairperson Kennigner asked if they would be used at the same time. Ward responded that there would be very little overlap. Chairperson Kennigner also asked about an opening date. Ward responded that October first would be the desired opening date.

Motion by Kenninger Second by Reed

Motion to close public hearing

Ayes: 6.

Nays: None. Motion Carried.

Commissioner Beadner asked about the intersection of County Road 42 and Biscayne Avenue. Nemcek responded that the county will be realigning the intersection to make it a perpendicular intersection and improve sight lines. The signals will be in prior to or concurrent with the opening of the new middle school.

Motion by Kenninger Second by Reed

Motion to recommend the City Council approve a Major Amendment to the Omni Farm Winery planned unit development agreement expanding the PUD area to include the property located at 15675 Biscayne Avenue.

Ayes: 6.

Nays: None. Motion Carried.

Motion by Kenninger Second by Beadner

Motion to approve a final site and building plan for an event space at the Omni farm winery located at 15675 Biscayne Avenue, subject to the following conditions:

1. Submittal of a landscape surety equal to 110% of the value of trees planted on the property.
2. The landscape plan shall be updated to relocate 13 trees to the landscaped areas of the parking lot.
3. Compliance with the requirements of the City Engineer dated February 14th, 2025.

Ayes: 6.

Nays: None. Motion Carried.

NEW BUSINESS

None.

DISCUSSION

Chairperson Kenninger noted that the next Planning Commission meeting will take place on March 17th. Instead of the usual Tuesday meeting, it will be held on Monday, but will go back to Tuesdays for April and May. Commissioner Ellis stated that he will likely be unable to attend the March 17th meeting.

ADJOURNMENT

There being no further business to come before the Planning Commission at the regular commission meeting, the meeting was adjourned at 7:31 p.m.

Respectfully submitted,

Liz Kohler
Community Development Technician

Planning Commission Regular Meeting: March 17, 2025

Tentative City Council Meeting: Site Plan Reviews are solely the purview of the Planning Commission, and, unless denied and appealed, are not reviewed by the City Council.

AGENDA ITEM:	Request by Independent School District 196 for a Site Plan and Building Design Review for a proposed expansion and renovation to the existing Rosemount High School.	AGENDA SECTION:	PUBLIC HEARINGS
PREPARED BY:	Julia Hogan, Planner	AGENDA NO.	6.a.
ATTACHMENTS:	Site Location, Applicant's Narrative, Survey, Phasing Plan, Site Plan, Geometric Plan, Erosion Control Plan, Grading and Drainage Plan, Utility Plan, Landscape Plan, Civil Details, Tree Preservation Data, Parking Lot Photometric Plan, Architectural Plans, Exterior Elevations, Exterior Renderings, Parking and Traffic Memorandum	APPROVED BY:	AK
RECOMMENDED ACTION: Motion to approve the site plan and building design to allow Independent School District 196 to renovate and expand the existing Rosemount High School, subject to the following conditions: 1. Conformance with all conditions outlined in the City's engineering and stormwater management standards prior to the issuance of a building permit. 2. The applicant must make payment of any required sewer connection charges due to the building additions and expansions as determined by the Metropolitan Council prior to the issuance of a building permit. 3. Submission of a landscape security equal to one hundred and ten percent (110%) of the total cost of plantings. 4. Any signage shall require a separate sign permit and meet the requirements of signs in the PI zoning district. 5. Exterior lighting poles shall not exceed 30 feet in height.			

BACKGROUND SUMMARY

Applicant:	Independent School District 196 (Rosemount, Apple Valley, Eagan Public Schools)
Location:	3335 142 nd Street West
Area in Acres:	Approx 70.5 Acres

Comp. Guide Plan Designation:
Current Zoning:

PI – Public/Institutional
PI – Public and Institutional District

The Planning Commission is being asked to conduct a site plan and building design review to allow Independent School District 196 (Rosemount, Apple Valley, Eagan Public Schools) to renovate and expand the existing Rosemount High School. The proposed project will include adding a new activity center which incorporates a four-court fieldhouse, two-station auxiliary gymnasium, new strength and performance space, multipurpose community rooms, offices and other support spaces. It will also include an expansion of the existing building that includes a three-story classroom addition for 300 student additional capacity and expanded circulation spaces. A new parking lot area is also planned to accommodate the capacity expansion in front of the proposed activity center. Renovations to the existing building will also be done with this project which includes improving foodservice experience for students, along with enhancing accessibility to the library and replacement of building systems and components. Staff is recommending approval of the request subject to the conditions listed in the recommended action above.

BACKGROUND

The City of Rosemount currently has one large school campus area that includes the Rosemount High School, Rosemount Middle School and Rosemount Elementary School, all of which have been located on the present site west of Robert Trail South since the mid 1960s. Portions of the middle school and elementary schools were on or near their present locations prior to construction of the high school. Over time, each of the buildings on the campus has been modified and expanded to accommodate the needs of a growing district and to add space for a growing student population. Independent School District 196 is now the 4th largest district in Minnesota with the current Rosemount schools serving over 4,500 students.

In 2015, Independent School District 196 (ISD 196) proposed a \$180 million dollar bond referendum that was ultimately approved by district voters. Based on district analysis at the time, the Rosemount campus was one of the sites in need of improvements in the areas of 1) safety, security, and ease of access at the building entrances, 2) bus and parental drop-off areas, and 3) pedestrian safety in and around parking and loading areas. In 2017, ISD 196 submitted a site plan and building design review and conditional use permit to construct several buildings, and parking and access improvements to the Rosemount campus. These requests were reviewed and approved by the city in October 2017.

In recognition of the need for safety and security and space for growth around the school district, ISD 196 proposed a combined \$493 million dollar bond referendum in 2023. The first portion of the referendum was for \$374 million dollars, which would include safety and security improvements at all district schools, a new elementary school, a new Rosemount middle school, and repurposing of existing schools. Additions were also proposed for various other schools within the district, along with Rosemount High School. The second portion of the referendum was for \$119 million dollars, which was to include improvements and an activity center at each of the district's four high schools. The referendum ultimately was approved, and was the state's largest successful public school funding request in Minnesota history.

ISD 196 has already moved forward with both the new elementary and middle school in Rosemount. The City Council approved the rezoning, minor subdivision, and conditional use permit for the new

elementary school on a 34.51-acre site west of Akron Avenue and south of Bonaire Path at their March 19, 2024, regular meeting, and the school is planned to be completed in time for the fall 2025 school year. The City Council approved the rezoning, conditional use permit, and preliminary and final plats for the new middle school at their September 17, 2024, regular meeting. The approved new middle school will be located on 75.6 acres of land south of 150th Street West and east of Biscayne Avenue, and plans to open for the fall 2027 school year.

ISSUE ANALYSIS

Site Plan and Design Review

The purpose of a site plan review is to evaluate each project as it relates to the performance and site design standards of the zoning ordinance. Site plan approval is required for all commercial, industrial, institutional and multi-family development projects. In this case, the applicant is proposing to construct a series of improvements and additions to the existing Rosemount High School. Staff has determined that these improvements and expansions meet the requirements for site plan review.

Site plan applications are approved by the Planning Commission and considered a Quasi-Judicial action. As such, the city has a set of standards and requirements for review. Generally, if a site plan application meets the ordinance requirements, it must be approved. These standards are outlined in 11-9-1 (Site and Building Plan Review).

One of the unique aspects concerning the school district's requests is that the site pre-dates many of the City's current zoning regulations, including stormwater management, parking, and landscaping requirements. In addition, the proposed improvements do not substantially increase the amount of impervious coverage onsite or decrease the available parking. In circumstances such as these, staff generally advises applicants to bring the site into conformance with current zoning requirements as much as practical, even though they may otherwise be allowed to continue an existing legal non-conformity. For any new construction or additions beyond current conditions, the applicant will need to comply with all applicable code requirements.

Land Use & Zoning

The subject property is guided for PI – Public/Institutional in accordance with the 2040 Future Land Use Plan. The current zoning of the property follows this designation and is consistent with the expected zoning for secondary schools. The continued use and improvement of the High School is consistent with the Comprehensive Plan and allowed under the City's zoning for the property.

Lot and Building Standards.

The Rosemount High School site covers over 70 acres, with a significant amount of open space dedicated for ball fields, play areas and the wooded hillside adjacent to Carroll's Woods Park. The proposed additions and expansions include: a new activity center that extends east off of the existing building and will have access to the school from a skyway, a three-story classroom addition that extends southwest off of the library, expanded circulation space around the existing courtyards in the school, improvements to the student center and kitchen area, and improvements to accessibility in the library. These projects are subject to the minimum lot requirements, setbacks and site and building standards of the PI - Public and Institutional zoning district. None of the proposed building expansions/improvements are located within any required setback areas for the PI zoning district, so staff is not providing a detailed breakdown of the proposed additions/expansions as they meet the

requirement.

Exterior Building Materials

The PI – Public Institutional building materials standards require the building to be at least 50% brick or natural stone. The remaining 50% of the wall surface may be specialty integral colored concrete block, tile, architectural textured concrete cast in place or better. Up to 10% of the building can be used for materials not listed above as accents. Buildings are required to have “360 degree” architecture so that all sides of the building meet architectural standards. The building elevation plans that were submitted by the applicant show materials that are complementary to the existing high school building. The proposed activity center is shown to be a mixture of architectural precast concrete, brick and metal panels. The skyway that will connect the existing school with the new activity center will be a combination of glass and metal panels. The new classroom additions will consist mostly of brick and will be cohesive with the northern exterior of the existing building. The colors and patterns that are proposed for the additions/expansions are influenced and replicated from the existing building design. Much of the design is drawn from the additions that were made in 2017/2018. While metal paneling and siding are not normally permitted in the PI – Public Institutional zoning district, the metal panel/siding façade is of a quality considered “equal to or better” in the permitted materials within the code. The applicant has provided 3D renderings of the proposed additions/expansions and are included in the attachments.

Access & Parking

The main access to the Rosemount High School site comes from 142nd Street West, which extends west off of South Robert Trail. There is secondary access to the site that comes from Chili Avenue, which extends south from the site to the adjacent residential neighborhood and connects with 145th Street West. The bus pickup/drop-off area is located on the southwest side of the school and has direct access to Chili Avenue. The parent pickup/drop off area is shown on the east side of the front entrance and accesses the site from 142nd Street West from South Robert Trail. The main parking lot areas on site are located south of the bus and parent pickup/drop-off areas. Access to these areas comes from both Chili Avenue and 142nd Street West.

Some of the changes that were made back in 2017 to the Rosemount School Campus included relocation of the bus drop-off areas and general loading and unloading areas around the high school. These changes were expected to alter some of the traffic patterns around the campus and, specifically, the streets being used by buses to drop off and pick up students. Because of these changes, the city required the school district to complete a traffic study to identify and examine the existing and future traffic conditions at intersections in the area.

The study found that the site improvements at the time would not change the overall levels of traffic coming to and from the school site. The changes would alter types of traffic at intersections in the area since the primary intent of the improvements was to separate bus, parent/student drivers, and pedestrian traffic from each other. Some of the major alterations to the site included having the high school buses being directed to the Chili Avenue entrance, since that street provided the most direct connection to the bus loading and unloading areas in front of the school. This was to help with reducing the bus traffic at the South Robert Trail entrance to the school. Another major alteration made with the direct connection between Chili Avenue and South Robert Trail through the high school

site was eliminated. This was to help to eliminate some of the previous cut-through traffic between the two streets.

The traffic study did note that certain intersections in the area were experiencing large loads and delays during the morning and afternoon peak time periods. Traffic levels and delays at these interactions were not projected to substantially change with the improvements made. The highly congested intersections included South Robert Trail and 142nd Street West and Chili Avenue and 145th Street West. The city recommended that the school district continue conversations with both the city and MnDOT about proper management of traffic along South Robert Trail at the school entrance.

Starting in the summer of 2025, MnDOT will be constructing a roundabout at the intersection of South Robert Trail and 142nd Street West to improve safety, reduce delays and enhance the overall operations at the entrance of the High School site. In addition to adding the roundabout, additional drainage and realigning of the bike/pedestrian crosswalks to include pedestrian access at the roundabout will be completed. This work is shown to take place over the summer and be completed by the fall.

As part of the improvements to the site with this project includes a new curbed, asphalt parking lot that is planned near the new activity center. The lot will include accessible parking stalls along with space for EV charging stations, and will add a total of 60 stalls to the high school site. Access to the new parking lot area will come from an existing driveway off of 142nd Street West. The high school site currently has a total of 948 stalls. There are 814 stalls throughout the school lots and an additional 134 stalls in the Irish Dome lot. The existing parking stall count exceeds the minimum requirement for off-street parking standards in the PI zoning district for secondary schools. Secondary Schools require 1 stall per classroom plus 1 stall per 20 students. Currently, there are 81 classrooms within the school and a total of 2,114 students that attend the high school. This totals out to be 187 stalls that are required on site. The proposed additions/expansions to the high school will require an additional 27 parking stalls be incorporated on site. The proposed new school lot will add another 60 stalls and will bring the total parking count on site to 1,008 stalls.

Current Rosemount High School Parking Stall Count		
Use	Required	Provided
School, Secondary	187 Stalls Required (1 per classroom plus 1 per 20 students)	948 Stalls (All School Lots – 814 stalls) (Irish Dome Lot – 134 stalls)

Proposed Rosemount High School Parking Stall Count Addition		
Use	Required	Provided
School, Secondary	27 Stalls Required (1 per classroom plus 1 per 20 students)	60 Stalls

The school district does acknowledge and intends to continue some utilization of off-site public parking for a variety of scenarios. Staff asked the school district if they had plans on adding additional parking to the existing middle school site since the new middle school will be opening in Fall 2027. The school district explained that no decisions have been made on the specific re-use of the old middle school and that the district intends to address facility and planning needs at the time of re-use.

Parks and Trails

The school campus has a fairly extensive network of sidewalks and trails providing internal connections between the existing three schools, access to the play area and ball field on the site, links to the surrounding neighborhoods, and connections to the Carroll's Woods trail system.

The Rosemount High School project that was approved in 2017 addressed some of the pedestrian safety concerns that were previously identified on site. This project included the reconstruction of the parking lot and parking/drop-off area in front of the school. The improvements created separate bus loading and unloading and parental drop-off/parking areas in front of the high school, with a pedestrian walkway that divides three larger parking areas for general parking. These improvements were made to improve pedestrian safety by eliminating numerous points of conflict between cars, buses and pedestrians. This proposed project will maintain the existing sidewalk and trail system.

Landscaping

A landscape plan was provided by the applicant which shows the number of existing trees on site, location and type of trees that will be added to the site and replacement tree requirement calculations. Currently, there are 1542 trees located throughout the high school site. 1336 trees are located on the western part of the site, which is a part of Carroll's woods. There are also 206 trees that are proposed to remain that are not a part of the wooded area on the west side of the site. The minimum tree requirement for the site is 1510 trees, and the existing trees on the site meet this requirement.

There was additional landscaping added to the site with the Rosemount School Campus project in 2017. Landscaping was added to the interior and perimeter areas of the high school parking lots. Also added to that project was a pedestrian walkway through the middle of the lot that included trees along either side of the sidewalk. The school district added 46 deciduous trees and 45 coniferous trees (91 total) within the interior portions of the parking area where only 21 trees existed previously.

The submitted landscape plan also showed the breakdown of the replacement tree calculations. A total of 26 trees and 389 caliper inches are to be removed from the site to allow for the construction of the additions/expansions. A total of 194.5 caliper inches is required to be replaced on site which the applicant is proposing a total of 134 trees and 328.5 caliper inches to be replaced on site. The applicant also submitted a tree survey of the site to determine the impact of the additions and subsequent site work. The replacement trees are planned to be integrated into the landscaping around the new additions and throughout the site.

The additional landscaping will include a variety of trees, shrubs and plantings not only around the perimeter of the new additions, but also integrated around the new stormwater management systems and new parking lot area.

Site Lighting

New LED lighting is planned around the perimeter of the new parking lot area and along the exterior of the building additions. The pole lights around the parking lot will be 25-feet tall and include integral motion sensor for dimming down to 15% when no movement or occupants are detected. The proposed pole lighting height is in compliance with the zoning code as the maximum height for exterior lighting is 30-feet if they are not within 100-feet of a residential use or district, which these lights will not be. Exterior doors at the new activity center will have an adjacent building-mounted or canopy-mounted light. The parking lot and exterior door lights will remain on all night for safety and security. All lights will be full-cutoff to eliminate light pollution. The applicant has submitted a photometric plan exhibit of the new parking lot area, and the plans demonstrate compliance with the City's light intensity standards.

Engineering

Detailed grading, erosion control, utility plans, and stormwater management plans were provided as part of the applicant's submittal and are in the process of being reviewed by the City's engineer and the City's engineering/stormwater consultants. Since the applicant was required to submit revised storm sewer information, an engineering memo was unable to be completed and provided as part of the agenda packet. One comment that was outlined by the engineering department was that there is a sanitary sewer connection proposed for 143rd Street West. This road is part of the City's 2025 Improvement Project that will be starting in the spring. All work within the 143rd Street West right of way should be completed prior to City construction in the area. Coordination of timing and restoration requirements will need to be done between the applicant and the city.

The applicant is required to follow all requirements that are outlined by the City's engineering and stormwater standards prior to the issuance of a building permit. Staff will continue to work with the applicant to get all engineering/stormwater comments resolved.

RECOMMENDATION

Staff is recommending approval of the site plan and building design review for Independent School District 196 to allow for the proposed expansion and renovation to the existing Rosemount High School. This recommendation is based on the materials submitted by the applicant, the findings made in this report and the conditions outlined in the Recommended Actions section above.





February 25, 2025

Adam Kienberger
Community Development Director
City of Rosemount
Community Development
2875 145th Street West
Rosemount, Minnesota 55068

Re: Independent School District #196
Rosemount High School Additions and Renovations – Narrative
Commission No. 232218

Dear Adam:

In May 2023, Independent School District #196 - Rosemount-Eagan-Apple Valley passed a Bond Referendum to improve and expand Facilities Districtwide. One element of the Referendum was to renovate and expand Rosemount High School, along with improvements to indoor air quality.

The project will include expansion of the existing building with a new Activity Center addition that incorporates a four-court fieldhouse, two-station auxiliary gymnasium, a new Strength and Performance space, Multipurpose Community Rooms, toilet facilities, offices, and other support spaces. Expansion of the existing building also includes a three-story classroom addition for 300 student additional capacity and expanded circulation spaces. A new parking lot is also planned to accommodate the capacity expansion. Renovations of the existing building include improving the Foodservice experience for students, along with enhancing accessibility to the Library and replacement of building systems and components throughout.

As part of the City Code of Rosemount, the additions incorporate the architectural standards set forth in the Zoning Code, §11-7-2 through the application and articulation of exterior wall materials and colors. The proposed materials are intended to complement the existing building through the use of brick, metal panels, architectural precast, and glass. The colors and patterns are influenced and replicated from the existing building in how they are applied and grouped. Much of it is drawn from the successful additions in 2018.

As part of the Zoning Code §11-7-3, a new curbed, asphalt parking lot is planned near the new Activity Center. The lot will include accessible parking stalls along with space for EV charging stations and adds a total of sixty stalls to the overall site. Access to the new lot utilizes an existing driveway from 142nd Street West. Overall, onsite parking counts exceed City Ordinance, but the additional parking reflects recommended addition based upon the District's experience with parking needs for the School's operation.

Wold Architects and Engineers
332 Minnesota Street, Suite W2000
Saint Paul, MN 55101
woldae.com | 651 227 7773

**PLANNERS
ARCHITECTS
ENGINEERS**



As part of the Zoning Code §11-7-6, a variety of trees, shrubs, and plantings are proposed around the perimeters of the new additions and throughout the site. Additionally, the additions and subsequent new stormwater management systems and parking lot impact existing athletic fields, and as such, replacement fields and improvements to select fields are planned.

As part of the Zoning Code §11-7-7, the District has undergone a tree survey of the site to determine the impact of the additions and subsequent site work. Replacement of removed trees are planned to be integrated into the landscaping around the new additions and throughout the site.

Under the Zoning Code, §11-7-8, new LED lighting is planned for around the perimeter of the new parking lot and along the exterior perimeter of the building additions. The pole lights at the parking lot will be approximately 25-feet tall and include an integral motion sensor for dimming down to 15% when no movement / occupants are detected. Exterior doors at the new Activity Center will have an adjacent building-mounted or canopy-mounted light. The parking lot and exterior door lights will remain on all night for safety and security. All lights will be full-cutoff to eliminate light pollution. The footcandles at property lines will not exceed 1fc.

Sincerely,

Wold Architects and Engineers

Sean W. Kelly | AIA
Associate

cc: Mark Stotts, ISD #196
Stephanie Rudie, ISD #196
R. Scott McQueen, Wold
Sal Bagley, Wold
Kristen Sachwitz, Wold

DESCRIPTION OF PROPERTY SURVEYED

Per Warranty Deed Document Number 598465
That part of the South Half of the Southwest Quarter of Section 20, Township 115, Range 19, Dakota County, Minnesota described as follows: Commencing at the southwest corner of said South Half of the Southwest quarter, thence North 02 minutes 02 seconds West (assumed bearing) along the west line thereof a distance of 24.75 feet; thence North 88 degrees 14 minutes 18 seconds East, parallel with the south line of said South Half of the Southwest Quarter a distance of 1027.13 feet to the point of beginning of the land to be described; thence North 1 degree 45 minutes 42 seconds West a distance of 775.50 feet; thence North 88 degrees 14 minutes 18 seconds East, parallel with said south line a distance of 850.00 feet; thence South 1 degree 45 minutes 42 seconds East a distance of 775.50 feet; thence South 88 degrees 14 minutes 18 seconds West, parallel with said south line a distance of 850.00 feet to the point of beginning.

AND
PER BOOK 276 PAGE 112
Part of Lot 6, Auditor's Subdivision No. 1, Rosemount, being more fully described as follows: Beginning at a point 708 feet North and 1328.3 feet East of the Southwest corner of the Northwest Quarter of Section 29, Township 115 North, Range 19 West; thence North and parallel with the center line of said Section 29, a distance of 1846.9 feet to a point 84.75 feet South and 1468.7 feet West of the North quarter corner of said Section 29, thence East and parallel with the North line of said Section 29, a distance of 855 feet; thence South and parallel with the aforesaid North and South center line of said Section 29, a distance of 540 feet; thence East 266.7 feet to the center of State Trunk Highway No. 218; thence Southeasterly along the center line of said Highway 647 feet to the North line of the school property extended to the center line of said Highway; thence West 931.8 feet to the Northwest corner of school property (being the Northwest corner of that property described in Book 239 of Deeds, Page 351, in the office of the Register of Deeds in and for Dakota County, Minnesota); thence South and along the West line of said school property 668 feet to the point of beginning. Except commencing at a point on the West line of State Trunk Highway No. 218, which point is 400 feet due North of the North line of Murphy Street in the Village of Rosemount; thence West 100 feet; thence North 160 feet; thence East to the West line of said State Trunk Highway No. 218; thence Southerly along the West line to the place of beginning. Containing 28.28 acres more or less exclusive of highway right of way.

AND
PER DOC. NO. 377326 FINAL CERTIFICATE #70605
All that part of Lot Six (6) Auditor's Subdivision No. One (1), Rosemount, Dakota County, Minnesota, described as follows, to-wit: commencing at a point on the West line of State Trunk Highway No. 218 as now established, 400 feet North of the North line of Murphy Street, thence West 100 feet, thence North 160 feet, thence East to the West line of said Highway No. 218, thence Southerly to the point of beginning, according to the plat thereof now on file and of record in the office of the Register of Deeds within and for said County and State.

AND
PER BOOK 287 PAGE 83
All that part of Lot 6 in Auditor's Subdivision No. 1 to the Village of Rosemount, Dakota County, Minnesota, described as follows: Commencing at a point 24.75 feet South from the Northwest corner of the Northwest Quarter(NW ¼) of Section 29, Township 115, Range 19, running thence South 1294 feet; thence East 165 feet; thence South 1318.75 feet, thence East 1171.67 feet, thence North 946 feet, thence East 571.25 feet, more or less, to the SW corner of the School Lot, thence running North along the West line of said School Lot 400 feet; thence East along the North line of said School Lot 384.55 feet, to the West line of the Dodd Road, thence northerly along the west line of said Dodd road to a point 24.75 feet South of the North Line of said Northwest Quarter (NW1/4) of said Section 29, thence West 2427.8 feet to the place of beginning; EXCEPTING THEREFROM, HOWEVER, those certain tracts described in the following described documents on file in the office of the Register of Deeds of Dakota County, Minnesota; 213 of Deeds, page 229, 213 of Deeds, page 554, 239 of Deeds, page 351, 239 of Deeds, page 352, 239 of Deeds, page 508, 245 of Deeds, page 112, 249 of Deeds, page 24, 276 of Deeds, page 112, 255 of Deeds, page 367, 255 of Deeds, page 368, 255 of Deeds, page 401, 255 of Deeds, page 402, 269 of Deeds, page 254 [plotted as MOTZ'S ADDITION], 271 of Deeds, page 39 [plotted as MOTZ'S SECOND ADDITION], 271 of Deeds, at page 153 [plotted as MOTZ'S THIRD ADDITION], 271 of Deeds, page 487 [plotted as MOTZ'S FOURTH ADDITION], 276 of Deeds, page 112; AND ALSO EXCEPTING THEREFROM, the South 540 feet of the North 600 feet of the East 235 feet of said tract; according to the plat of said Auditor's Subdivision No. 1 now on file and of record in the office of the Register of Deeds within and for said County and State.

AND
PER BOOK 294 PAGE 466
The South 540 feet of the North 600 feet of the East 235 feet of Lot Six (6) in Auditor's Subdivision No. 1 to the Village of Rosemount, Dakota County, Minnesota, according to the plat thereof now on file and of record in the office of the Register of Deeds within and for said county and state.

AND
PER WARRANTY DEED RECORD NO. 151 PAGE 447
Commencing at a point of the westerly line of Dodd Road; the following described courses from the center of sction Twenty Nine (29), Township One Hundred and Fifteen (115), Range Nineteen (19), 446 feet North on North and South Quarter line and 614.30 feet on an angle of 19 degrees 30 minutes turned west from said quarter line and 34.78 feet west, this point being the place of beginning to describe the following tract of land; thence west and parallel with the quarter line 131.72 feet; thence South and parallel with the quarter line 55 feet; thence west and parallel with the quarter line 374.70 feet, thence North and parallel with the quarter line 400 feet; thence east and parallel with the quarter line 384.35 feet to the westerly line of said Road; thence Southeasterly along the westerly line of said road 363.03 feet to the place of beginning. Containing four (4) acres of land.

AND
PER BOOK OF DEEDS 213 PAGE 554
Part of Lot Six (6) of Auditor's Subdivision No. 1, Rosemount, described as follows, to-wit: Commencing at a point which is 374.70 feet west of the southwest corner of Lot Twenty-Seven (27) of said Auditor's Subdivision No. 1, Rosemount, which is the point of beginning is also the southwest corner of Lot 400 feet, thence running north along the west line of said school lot 400 feet, thence North 160 feet, thence East 100 feet, thence South 400 feet, thence east 326.7 feet to the place of beginning, containing 3 acres, more or less, according to the plat thereof now on file and of record in the office of the Register of Deeds within and for said Dakota County, Minnesota.

AND
PER BOOK 239 OF DEEDS, PAGE 348 (RECITED FROM 2689934)
Part of Lot numbered six (6), Auditor's Subdivision Number One (1), in the village of Rosemount, described as follows, to-wit: Commencing at a point one thousand three hundred thirty six feet and 67/100 (1336.67) feet east and two hundred thirty six (236) feet north of the southwest corner of the northwest quarter (SW cor of NW ¼) of section numbered twenty nine (29), Township one hundred fifteen (115) Range nineteen (19), thence running east eighty five (85) feet, thence south thirty three (33) feet, thence east two hundred twenty two and 5/10 (222.5) feet, thence south twenty (20) feet, thence East eighty (80) feet, thence north seven hundred sixty three (763) feet, thence west three hundred eighty five (385) feet, thence south seven hundred ten (710) feet to the place of beginning, containing six and fifty three one hundredths (6.53) acres of land, more or less.

EXCEPT
PER BOOK 238 OF DEEDS, PAGE 637
Part of Lot six (6), Auditor's Subdivision No. one (1) Rosemount, described as follows: Commencing at a point sixty (60) feet west and two hundred three (203) feet north of the southwest corner of Lot eight (8) in said Auditor's Subdivision No. one (1), thence north one hundred twelve (112) feet, thence east three hundred eighty five and sixty three hundredths (385.63) feet, to the West end of John Street, as now located, thence north sixty (60) feet, thence west four hundred fourteen and sixty three hundredths (414.63) feet, thence south two hundred twenty five (225) feet, thence East eight and thirty seven hundredths (8.37) feet, thence north fifty three (53) feet, thence East twenty and sixty three hundredths (20.63) feet to the point of beginning.

ALSO EXCEPT
PER BOOK 191 OF DEEDS, PAGE 531
All that part of Lot six (6), Auditor's Subdivision Number One (1), Rosemount, described as follows: Beginning at a point on the north line of John Street, which point is one thousand three hundred twenty eight and 30/100 ths (1328.30) feet East and four hundred eight (408) feet North of the southwest corner of the northwest quarter (NW ¼) of Section 29, Township 115, Range 19, thence North from said point of beginning three hundred (300) feet, thence east twenty nine (29) feet, thence South three hundred (300) feet, thence West twenty nine (29) feet to the point of beginning, all according to the plat thereof now on file and of record in the office of the register of deeds in and for said County and State. The above described land to be used by said Village of Rosemount for street purposes.

ALSO EXCEPT
PER QUIT CLAIM DEED DOCUMENT NUMBER 2519177
All of Lot Ten (10), and that part of Lot Six (6), described as follows:
Beginning at the Northeast corner of Lot Ten (10), thence North 20 feet along an extension of the East line of Lot 10, thence West 55 feet along a line parallel to and 20 feet North of the North line of Lot 10, thence South 20 feet along the extension of the West line to the Northwest corner of Lot 10, thence East along the North line of Lot 10 to the point of Beginning, all in Auditor's Subdivision 1, Village of Rosemount, according to the recorded plat thereof, Dakota County Minnesota.

ALSO EXCEPT (RECITED FROM 2689934)
That part of Lot six (6), Auditor's Subdivision No. 1, Rosemount, described as follows. Commencing at the Northwest (NW) corner of Lot Eleven (11), in said Auditor's Subdivision No. 1, Rosemount; thence North Twenty (20) feet; thence East Fifty and Sixty-three hundredths (50.63) feet, thence South Twenty (20) feet; thence West along the North line of said Lot Eleven (11) Fifty and Sixty-three hundredths (50.63) feet, to the place of beginning, according to the plat thereof now on file and of record in the office of the Register of Deeds within and for said County and State.

AND
PER BOOK OF DEEDS 255 PAGE 368
All that part of Lot six (6) Auditor's Subdivision No. one (1) Rosemount, described as follows: Commencing one thousand three hundred thirty six and sixty seven hundredths (1336.67) feet East and one hundred eighty three (183) feet north of the southwest corner of the Northwest quarter (NW ¼) of Section twenty nine (29), Township one hundred fifteen (115), Range nineteen (19) West, thence north and parallel to the East line of said northwest quarter (NW ¼) seven hundred sixty three (763) feet, thence east two hundred thirty eight and sixty five hundredths (238.65) feet, thence North four hundred thirty (430) feet to the northwest corner of the present school property, thence west two hundred forty seven and two hundredths (247.02) feet, thence south eleven hundred ninety three (1193) feet to the northwest corner of the present Carl A. Reichtzgel property, thence east eight and thirty seven hundredths (8.37) feet to the place of beginning, containing two and fifty eight hundredths (2.58) acres of land.

AND
PER BOOK OF DEEDS 255 PAGE 367
All that part of Lot Six (6), Auditor's Subdivision No. One (1), Rosemount, described as follows: Commencing one thousand three hundred thirty-six and sixty-seven hundredths (1336.67) feet East and One hundred eighty-three (183) feet North of the Southwest corner of the Northwest quarter (NW ¼) of Section Twenty-nine (29), Township One hundred fifteen (115), Range Nineteen (19) West, thence North and parallel to the East line of said Northwest quarter (NW ¼) seven hundred sixty-three (763) feet, thence East Two hundred thirty-eight and sixty-five hundredths (238.65) feet to a point of beginning; thence from said point of beginning North thirty (30) feet, thence East One hundred forty eight and eighty-five hundredths (148.85) feet, thence South thirty (30) feet, thence West One hundred forty-eight and eighty-five hundredths (148.85) feet to the point of beginning .125 acres of land.

AND
PER BOOK OF DEEDS 242 PAGE 264
Part of Lot numbered six (6) Auditor's Subdivision No. one (1) in the Village of Rosemount, further described as follows: Commencing at the northeast corner of Lot numbered nine (9) in said Auditor's Subdivision No. one (1), thence East one hundred five and sixty three hundredths (105.63) feet, thence north one hundred sixty five (165) feet, thence West twenty seven and one half (27 ½) feet, thence south one hundred forty five (145) feet, thence West seventy eight and thirteen hundredths (78.13) feet, thence south twenty (20) feet to the point of beginning.

AND
PER BOOK OF DEEDS 255 PAGE 238
Part of Lot numbered Six (6), Auditor's Subdivision Number One (1) in the Village of Rosemount, described as follows: Commencing at a point One Thousand Three Hundred Thirty-six and sixty-seven hundredths (1336.67) feet East and Two Hundred Three (203) feet North of the Southwest corner of the Northwest Quarter (SW corner of NW ¼) of Section numbered twenty-nine (29), Township one hundred fifteen (115), Range nineteen (19), thence running east eighty-five (85) feet, thence north Thirty-three (33) feet, thence west eighty-five (85) feet, thence South Thirty-three (33) feet to the point of beginning.

AND
PER BOOK OF DEEDS 239 PAGE 349
Lots numbered twelve (12), thirteen (13), fourteen (14), fifteen (15), sixteen (16), and seventeen (17), in Block numbered one (1), Thomas T. Conley's Addition to the Village of Rosemount.

AND
PER BOOK OF DEEDS 239 PAGE 350
Lot #18, in Block one, Thomas T. Conley's Addition to [R]osemount, according to the plat now on record within the office of the Register of Deeds within and for said county and state.

PLAT RECORDING INFORMATION

The plat of Auditor's Subdivision No. 1 Rosemount was filed of record on April 18, 1906, in Book G of Plats page 57.
The plat of THOMAS T. CONLEY'S ADDITION was filed of record on October 19, 1917 as document number 80016.

[] Bearings and/or dimensions listed within brackets are per plat or record documents.

TITLE COMMITMENT

This survey was prepared without the benefit of current title work. Easements, appurtenances, and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a current title insurance commitment or attorney's title opinion.

GENERAL NOTES

- 1.) Survey coordinate basis: Dakota County System NAD83 (1986 adjustment)
- 2.) Wetlands shown hereon are per delineation markers observed in the process of conducting the fieldwork. Markers were set by Pinnacle Engineering, November 30, 2023.

UTILITY NOTES

- 1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.
- 2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- 3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket numbers 233210795 and 233210895.
- 4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.
- 5.) Communication Easement Document Number 2143734 is shown in its approximate location due to generalization of direction and distances within the document. It appears to cover areas of an existing communication line. Communication line deviates from easement calls.
- 6.) Private utilities are shown as marked by Hance Locating Services, Inc. on December 4, 2023. Private utilities are those utilities installed for the use of their owner, typically by someone other than a Gopher State One Call registered utility operator.

AREA

Area = 4,529,546 square feet or 103.98 acres

SURVEY CONTROL STATIONS

(P,N,E,Z)

LEGEND

- Denotes iron monument set marked with P.L.S. No. 44900
- Denotes found iron monument
- ⊗ Denotes 1.17 inch diameter copper magnetized marker with disc cap affixed stamped LS-44900 set
- ◆ Denotes found cast iron monument
- AGP Denotes above ground pipe
- AIS Denotes advertisement/informational sign
- BE Denotes building entrance
- BH Denotes beehive catch basin
- BTL Denotes beavertail curb
- CB Denotes catch basin
- CBX Denotes control box
- CBX Denotes communication box
- CIP Denotes cast iron pipe
- CMH Denotes communication manhole
- CMP Denotes corrugated metal pipe
- CO Denotes clean out
- COL Denotes building column
- CS Denotes curb stop
- CWB Denotes concrete wall base
- DT Denotes drain tile
- DUST Denotes dust collector
- ED Denotes electric box
- EM Denotes electric meter
- EO Denotes electric outlet
- FES Denotes flared end section
- FH Denotes fire hookup
- FOL Denotes fiber optic line
- FP Denotes flag pole
- G Denotes gutter
- GLP Denotes goal post
- GM Denotes gas meter
- GR Denotes guard post
- GRDL Denotes ground light
- GW Denotes guy wire
- HCPB Denotes handiicap door push button
- HCR Denotes disabled ramp
- HDS Denotes disabled sign
- HH Denotes handhole
- HHC Denotes communication handhole
- HHE Denotes electric handhole
- HHF Denotes fiber optic handhole
- HYD Denotes fire hydrant
- INV Denotes structure invert
- LP Denotes light pole
- MC Denotes metal cover
- MB Denotes mail box
- MG Denotes metal grate
- MH Denotes manhole
- OD Denotes overhead door
- ONE Denotes overhead electric line
- OHU Denotes overhead utility lines
- PH Denotes per plan
- PEP Denotes polyethylene pipe
- PIV Denotes post indicator valve
- PKS Denotes parking sign
- PP Denotes power pole
- PPLP Denotes power and light pole
- PPT Denotes power pole with transformer
- PPU Denotes power pole with underground utility
- PVC Denotes polyvinylchloride pipe
- PVC Denotes ribbon curb
- RCP Denotes reinforced concrete pipe
- RD Denotes roof drain
- SAN Denotes sanitary manhole
- SAN S Denotes sanitary sewer
- SANC Denotes sanitary cleanout
- SMH Denotes storm manhole
- ST S Denotes storm sewer
- STC Denotes surmountable curb
- STKP Denotes stock pile
- TAD Denotes truncated domes plate
- TC Denotes top of concrete curb
- TCS Denotes traffic control sign
- TD Denotes trench drain
- TL Denotes traffic light
- TN Denotes tennis net
- TRANS Denotes transformer
- UGC Denotes underground communication line
- UGE Denotes underground electric line
- VCP Denotes vitrified clay pipe
- W Denotes water line
- WV Denotes water valve

- ARB Denotes Arborvitae
- BIR Denotes Birch tree
- CATA Denotes Catalpa tree
- COT Denotes Cottonwood tree
- CRAB Denotes Crabapple tree
- EVG Denotes evergreen tree
- HACK Denotes Hackberry tree
- LIND Denotes Linden tree
- LOC Denotes Locust tree
- MPL Denotes Maple tree
- PNL Denotes Pine tree
- SHB Denotes shrub
- SPR Denotes Spruce tree
- TR Denotes deciduous tree

BENCHMARKS (BM)

- 1.) Top of top nut of fire hydrant at northeast corner of High School
Elevation = 932.14 feet
- 2.) Top of top nut of fire hydrant 35 feet southeast of High School building entrance 27
Elevation = 943.95 feet
- 3.) Top of top nut of fire hydrant 40 feet southwest of High School building entrance 2
Elevation = 942.53 feet
- 4.) Top of top nut of fire hydrant midway between High School building entrance 7 and 8
Elevation = 944.85 feet
- 5.) Top of top nut of fire hydrant 45 feet west of High School building entrance 11
Elevation = 944.63 feet
- 6.) Top of scribed "X" in light pole base northwest of High School tennis courts
Elevation = 942.79 feet
- 7.) Top of spike in south face of power pole, west of track on the north side of High School entrance road
Elevation = 944.88 feet
- 8.) Top of spike in south face of power pole, east of track on the north side of High School entrance road
Elevation = 944.88 feet
- 9.) Top of top nut of first fire hydrant north of High School entrance on the west side of Highway 3
Elevation = 965.01 feet
- 10.) Top of top nut of first fire hydrant north of pedestrian tunnel on the west side of Highway 3
Elevation = 959.97 feet
- 11.) Top of top nut of fire hydrant northwest of Middle School loading dock
Elevation = 981.64 feet
- 12.) Top of top nut of fire hydrant south of drive entrance to north Middle School parking lot
Elevation = 975.26 feet
- 13.) Top of top nut of fire hydrant east of southeast corner of Middle School
Elevation = 974.60 feet
- 14.) Top of top nut of fire hydrant southwest of southeast Middle School parking lot
Elevation = 981.34 feet
- 15.) Top of top nut of fire hydrant in the southeast quadrant of I43rd St. and Cameo Ave.
Elevation = 977.27 feet
- 16.) Top of top nut of fire hydrant 50 feet south of southeast corner of Elementary School
Elevation = 981.83 feet
- 17.) Top of top nut of fire hydrant in the northwest quadrant of I44th St. and Canada Ave.
Elevation = 944.85 feet

FLOOR ELEVATIONS

- ① Denotes door number

High School

- Door 1 = 943.17 feet – Top of tile inside door
Door 3 = 943.01 feet – Top of concrete outside door
Door 4 = 942.88 feet – Top of concrete outside door
Door 5 = 942.91 feet – Top of concrete outside door
Door 6 = 942.98 feet – Top of metal threshold
Door 7 = 942.96 feet – Top of metal threshold
Door 8 = 943.01 feet – Top of concrete outside door
Door 9 = 943.01 feet – Top of tile inside door
Door 10 = 943.00 feet – Top of concrete outside door
Door 23 = 932.81 feet – Top of concrete outside door
Door 24 = 932.86 feet – Top of concrete outside door
Door 25 = 942.92 feet – Top of concrete outside door
Door 26 = 942.99 feet – Top of concrete outside door
Door 27 = 943.00 feet – Top of concrete outside door

Middle School

- Door 1 = 978.33 feet – Top of tile inside door
Door 2 = 982.37 feet – Top of concrete outside door
Door 4 = 982.24 feet – Top of concrete outside door
Door 5 = 982.26 feet – Top of concrete outside door
Door 6 = 982.27 feet – Top of concrete outside door
Door 7 = 982.26 feet – Top of concrete outside door
Door 8 = 982.15 feet – Top of concrete outside door
Door 9 = 982.26 feet – Top of concrete outside door
Door 10 = 982.22 feet – Top of concrete outside door
Door 11 = 982.19 feet – Top of concrete outside door
Door 12 = 982.29 feet – Top of concrete outside door
Door 13 = 978.16 feet – Top of concrete outside door
Door 16 = 977.98 feet – Top of concrete outside door
Door 17 = 977.99 feet – Top of concrete outside door
Door 18 = 978.33 feet – Top of concrete outside door

Elementary School

- Door 1 = 982.04 feet – Top of tile inside door
Door 2 = 982.06 feet – Top of concrete outside door
Door 3 = 982.09 feet – Top of metal threshold
Door 4 = 982.03 feet – Top of concrete outside door
Door 5 = 982.05 feet – Top of concrete outside door
Door 6 = 982.05 feet – Top of concrete outside door
Door 7 = 982.07 feet – Top of concrete outside door
Door 8 = 982.06 feet – Top of concrete outside door
Door 9 = 982.08 feet – Top of concrete outside door
Door 10 = 981.98 feet – Top of concrete outside door
Door 11 = 981.98 feet – Top of concrete outside door
Door 12 = 982.01 feet – Top of concrete outside door
Door 13 = 982.01 feet – Top of concrete outside door
Door 14 = 982.07 feet – Top of concrete outside door
Door 15 = 982.05 feet – Top of concrete outside door
Door 16 = 982.05 feet – Top of concrete outside door
Door 17 = 982.15 feet – Top of metal grate outside door
Door 18 = 982.02 feet – Top of concrete outside door

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

Dated this 1st day of February, 2024

SUNDE LAND SURVEYING, LLC

By *Arlene J. Carlson*
Arlene J. Carlson, P.L.S., Minn. Lic. No. 44900

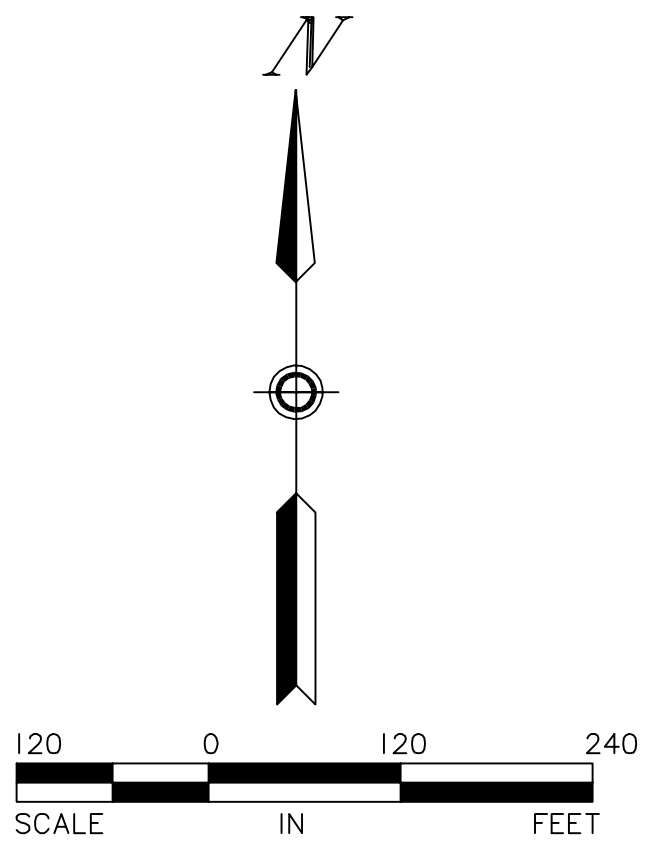
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Revision	By	Date
	KDK	

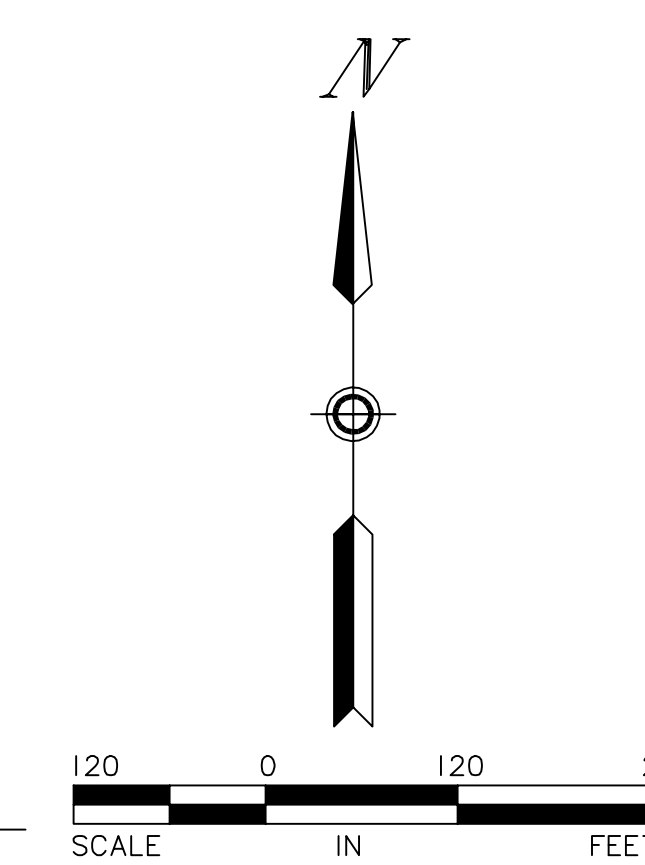
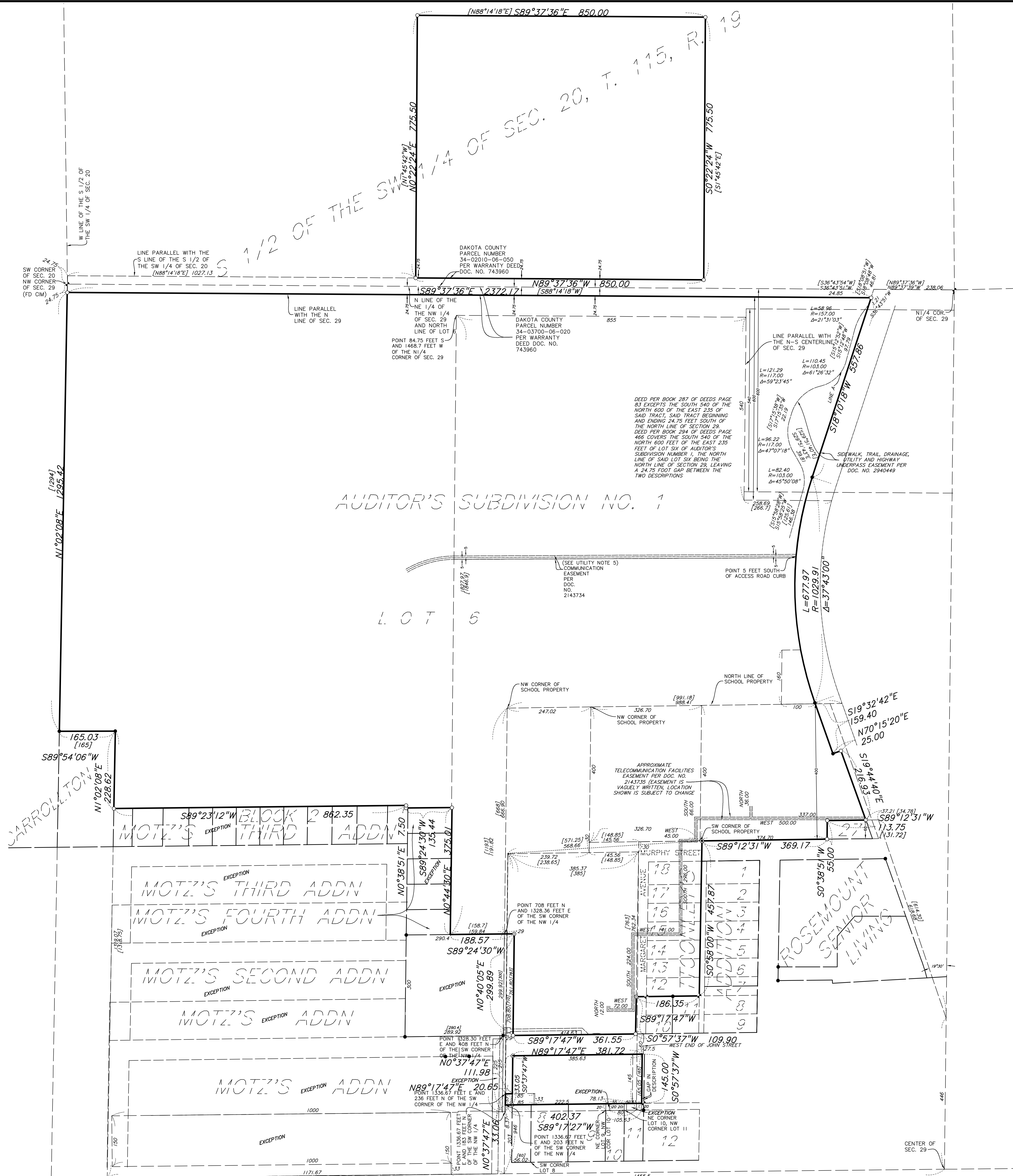
Drawing Title:
**BOUNDARY, LOCATION, TOPOGRAPHIC
and UTILITY SURVEY FOR:
ISD 196
Rosemount Elementary, Middle, High Schools**

SUNDE
LAND SURVEYING
www.sunde.com

Main Office:
9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420-3435
952-881-2450 (Fax: 952-888-9526)

Project: 24-061-G
Township: 115 Range: 19 Section: 20/29
Date: 02/01/2024
Sheet: 1 of 11





Dated this 1st day of February, 2024

Certified by: *Ailee J. Carlson*
Ailee J. Carlson, P.L.S. Minn. Lic. No. 44900

SUNDE
LAND SURVEYING
www.sunde.com

Main Office:
9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420-3435
952-881-2455 (Fax: 952-888-9526)

File: 94061001.dwg Sheet: 2 of 11



SCHWARZ POND
ICE ELEVATION = 924.0 FEET
DEC. 4, 2023

Dated this 1st day of February, 2024

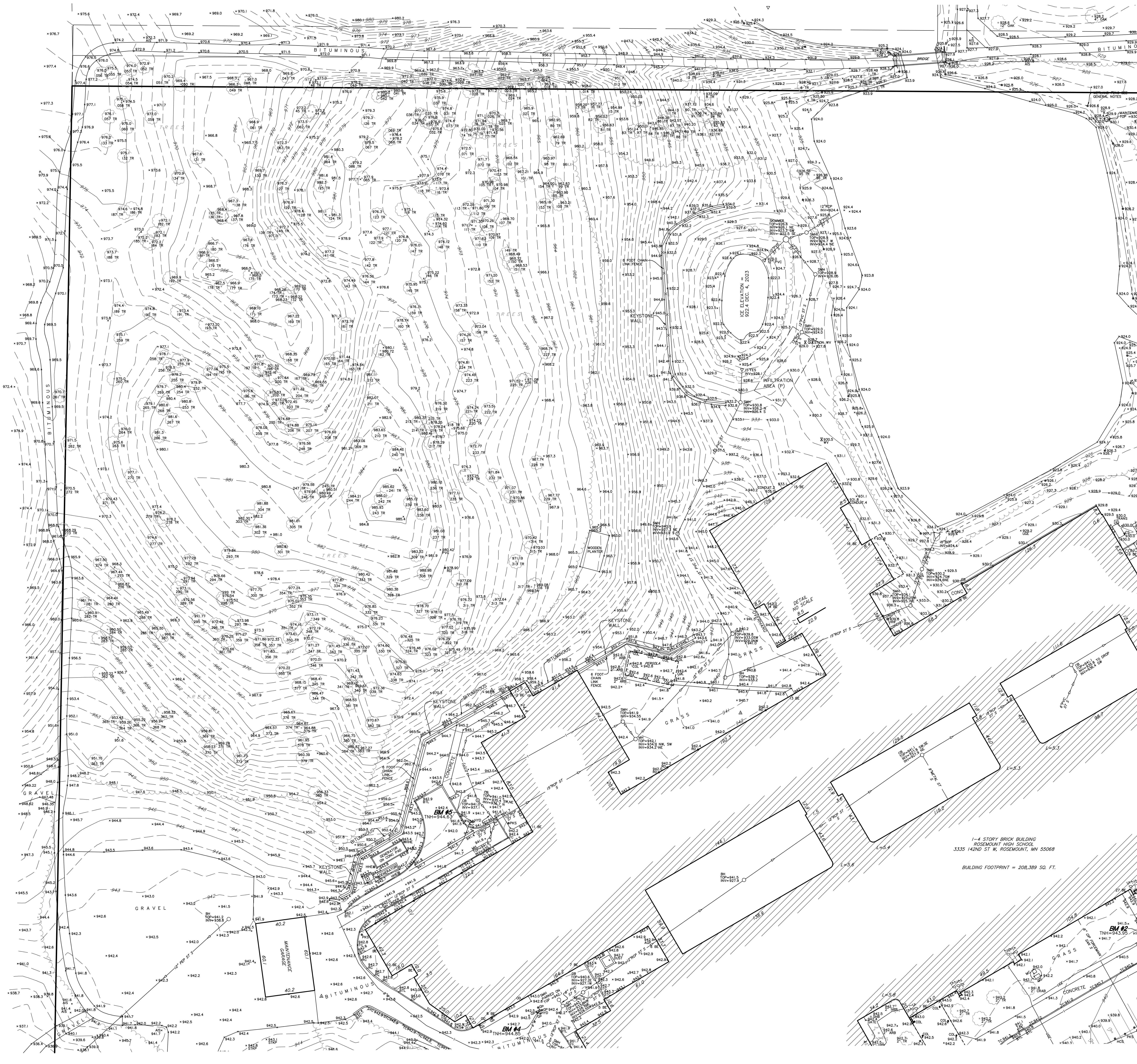
Certified by: *Athee J. Carlson*
Athee J. Carlson, P.L.C. Minn. Lic. No. 44900

30 0 30 60
SCALE IN FEET

SUNDE
LAND SURVEYING
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Main Office:
9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420-3435
952-881-2455 (Fax: 952-888-9528)

File: 9406(G00).dwg Sheet: 3 of 11



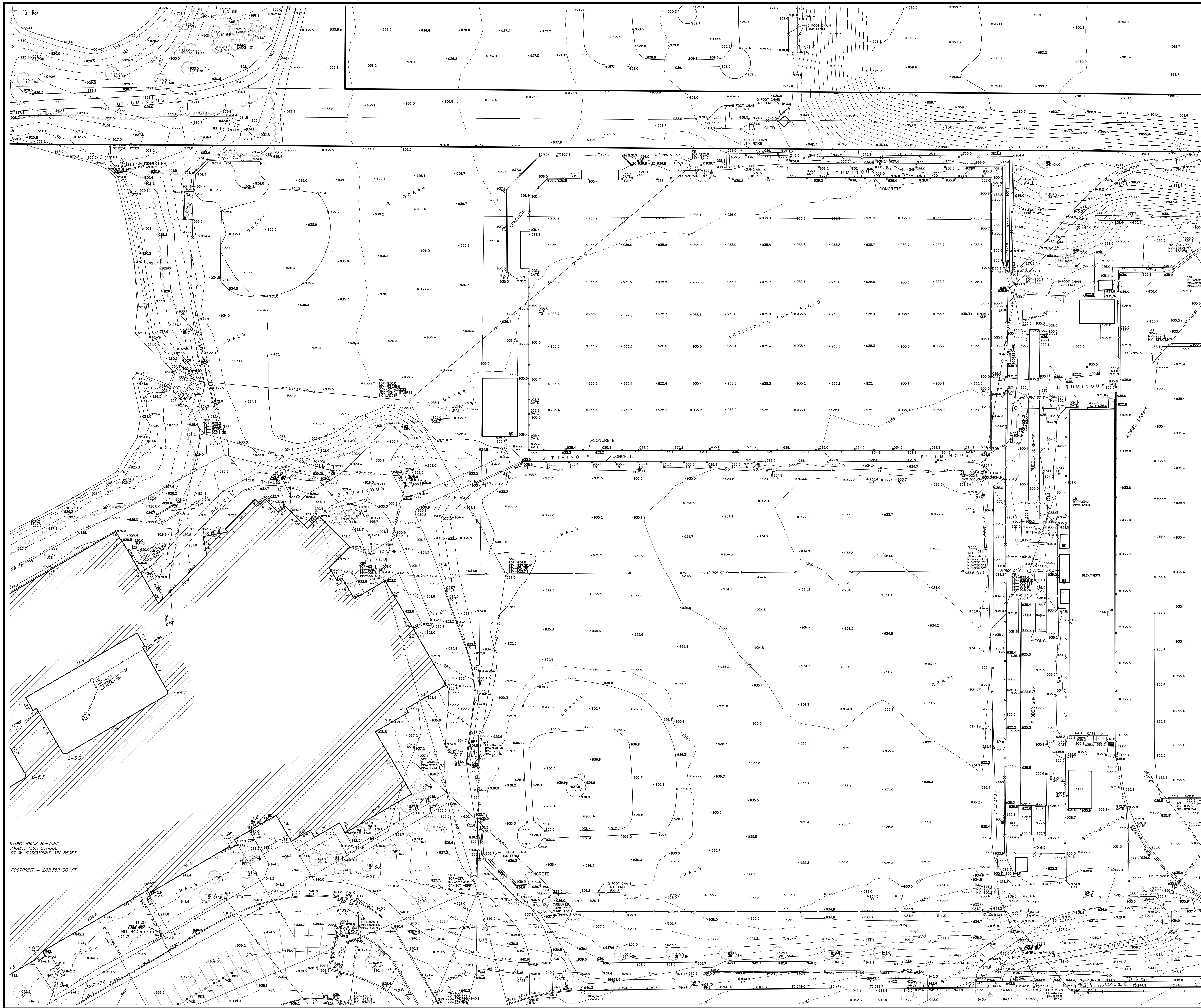
Dated this 1st day of February, 2024
Certified by: *Arlee J. Carlson*
Arlee J. Carlson, P.L.S. Minn. Lic. No. 44900

Added trees NW of High School MAP 10/14/2024

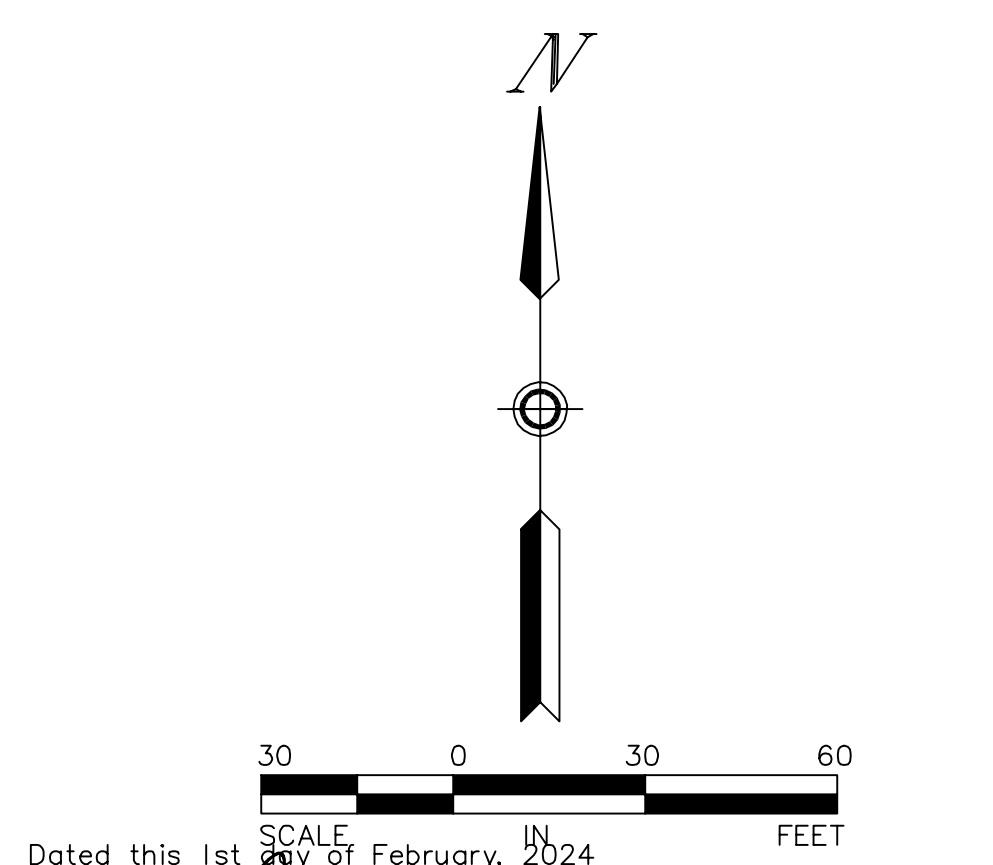
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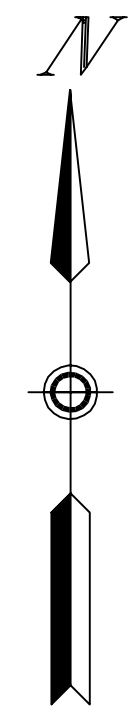
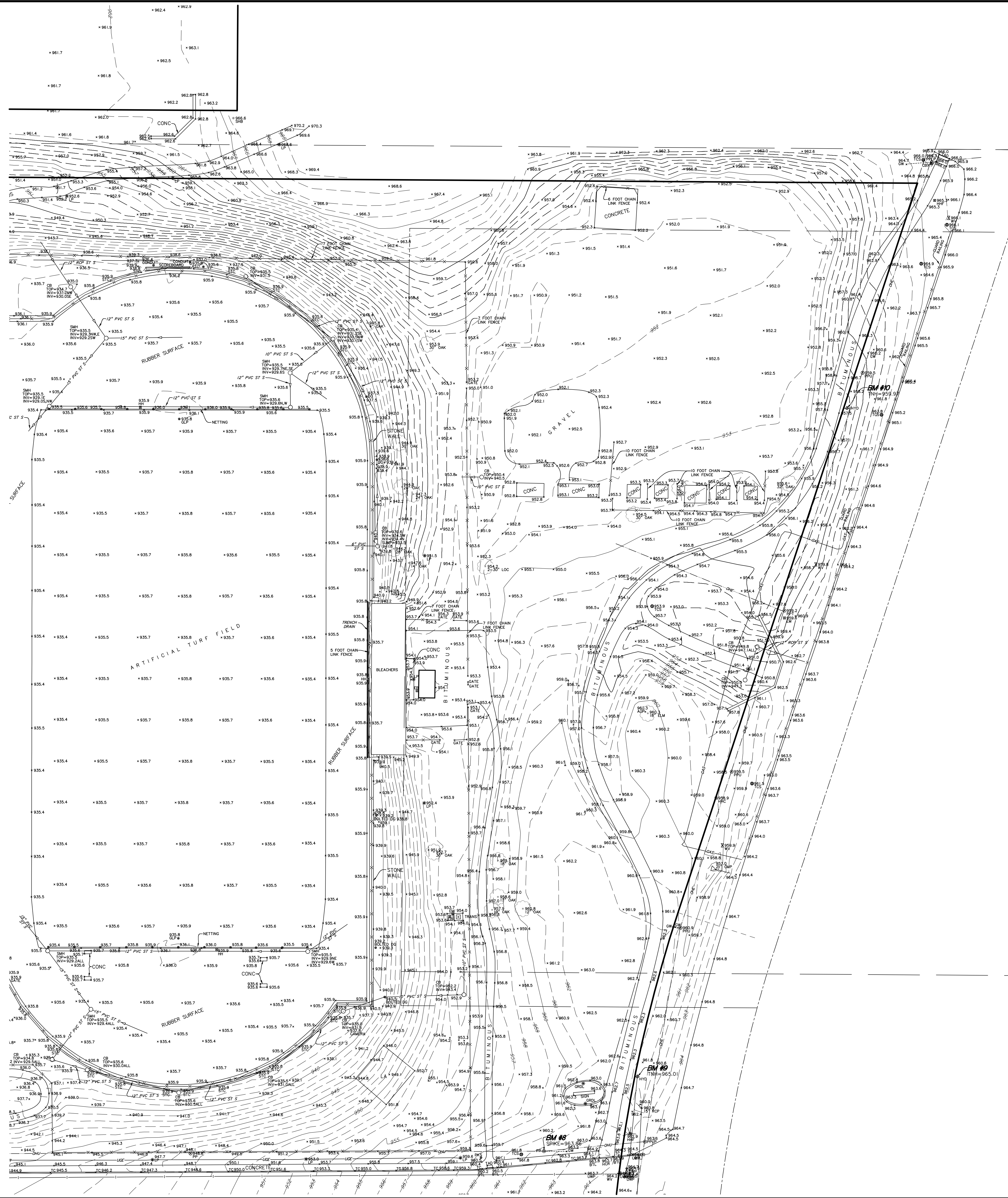
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952-881-2455 (Fax: 952-888-9528)

File: 940612001--R1.dwg Sheet: 4 of 11



STORY BRICK BUILDING
FOOTPRINT = 208,389 SQ. FT.



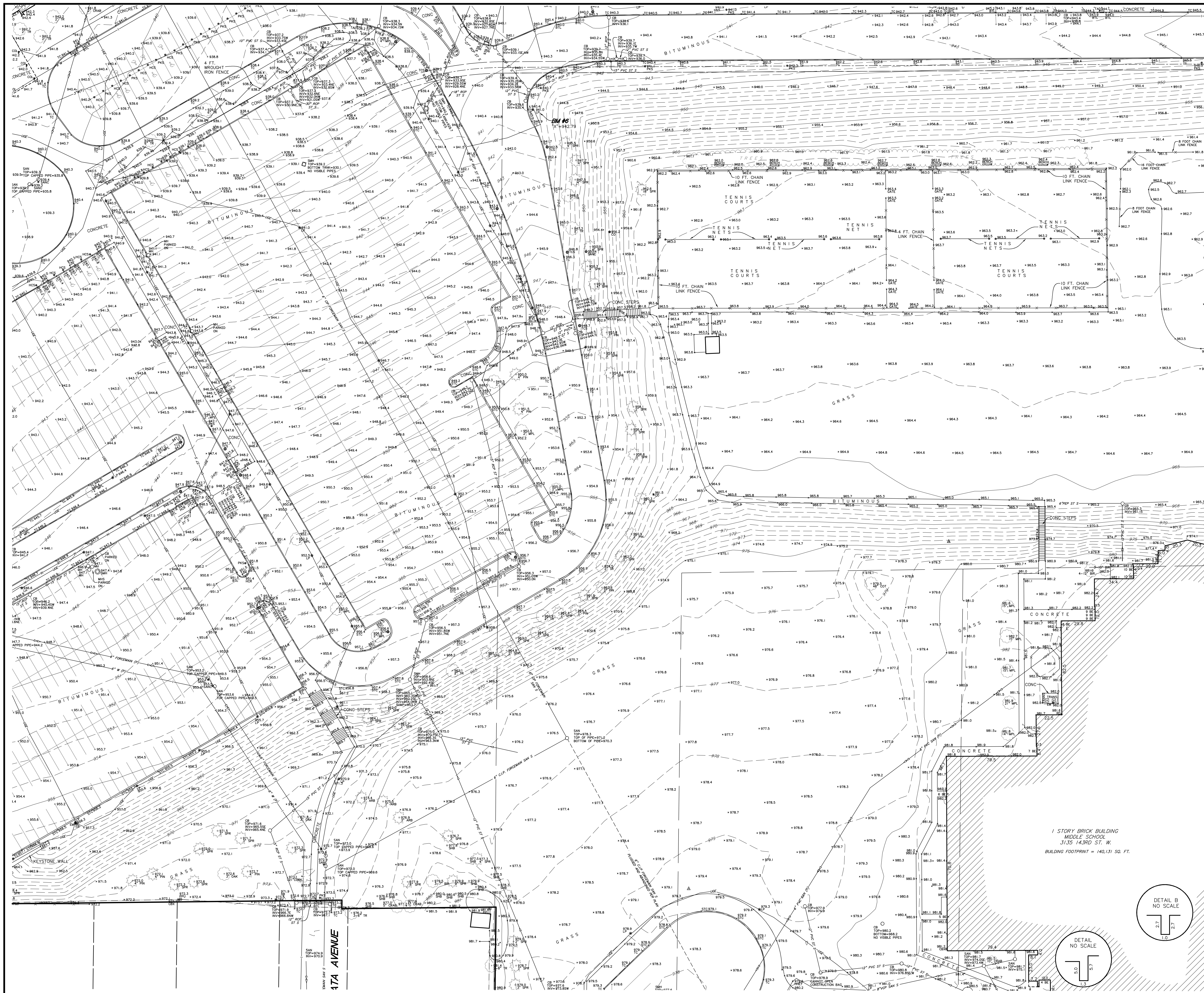


Dated this 1st day of February, 2024
Certified by: *Ailee J. Carlson*
Ailee J. Carlson, P.L.S. Minn. Lic. No. 44900

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File: 94061001.dwg Sheet: 6 of 11



30 0 30 60
FEET

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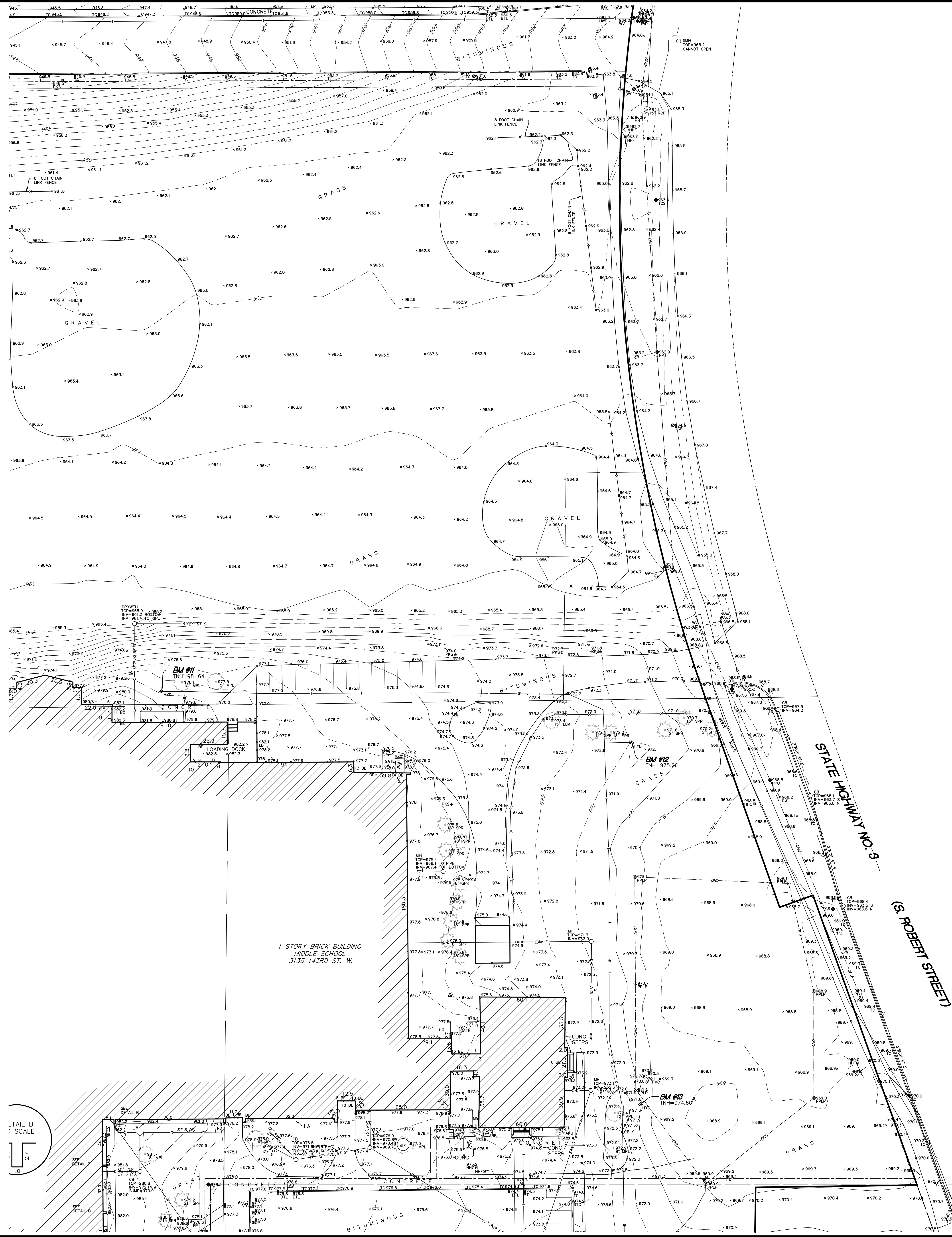
DETAIL B
NO SCALE

DETAIL C
NO SCALE

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File: 9406(G00).dwg Sheet: 8 of 11



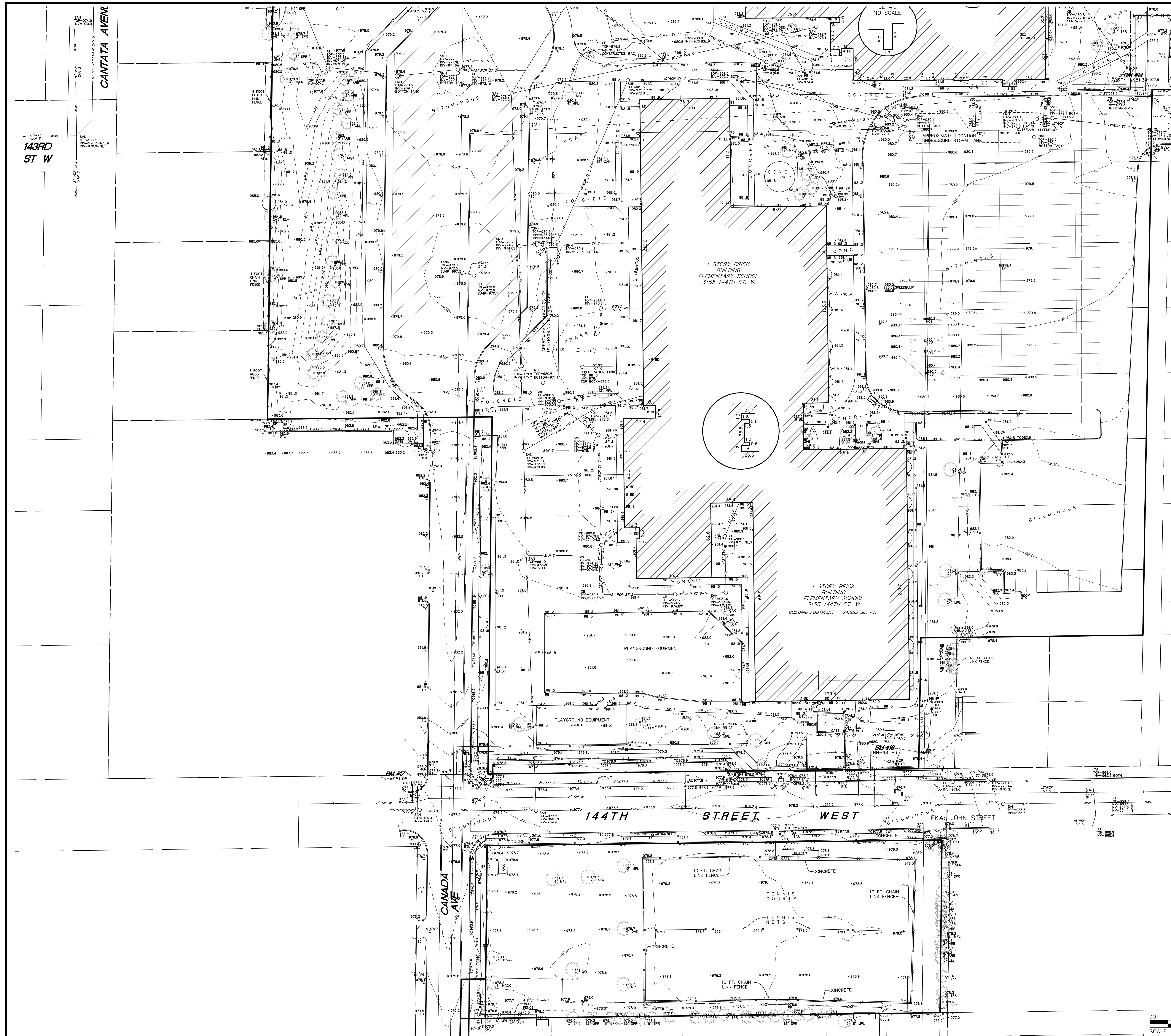
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File: 940610001.dwg Sheet: 9 of 11



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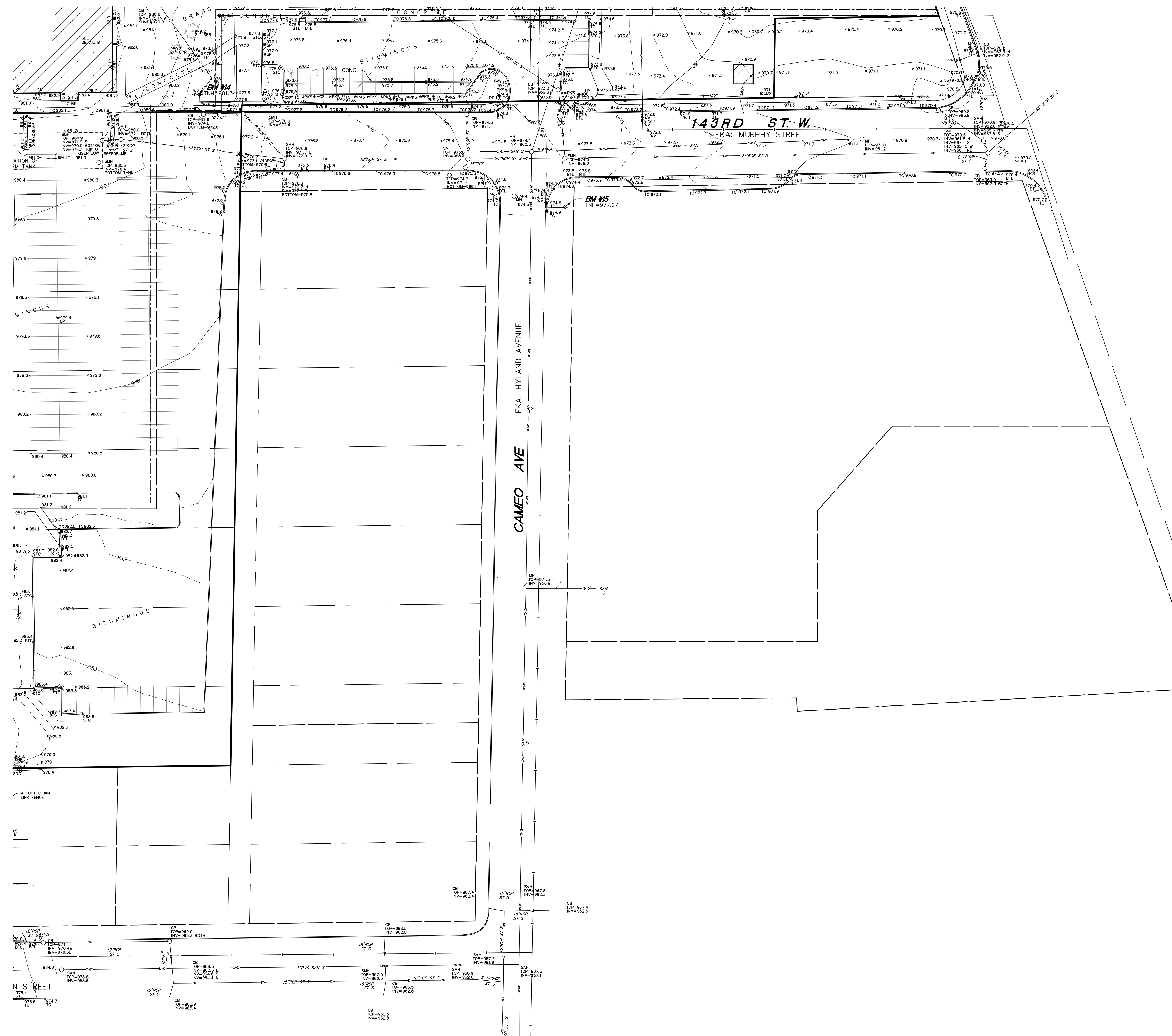


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File: 94061001.dwg

Sheet: 10 of 11



Dated this 1st day of February, 2024

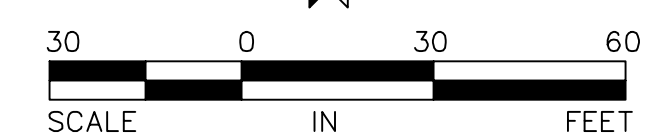
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File: 940610001.dwg

Sheet: 11 of 11



**Independent School
District #196**
3455 153rd Street West
Rosemount, MN 55068



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Email: goldenvally@bolton-menk.com
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Comm: **232218**
Date: **02/26/2025**
Drawn: **MET**
Check: **WJD**


North

Scale: _____

C0.01

Page 29 of 1



C

H

**Independent School
District #196**
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**BOLTON
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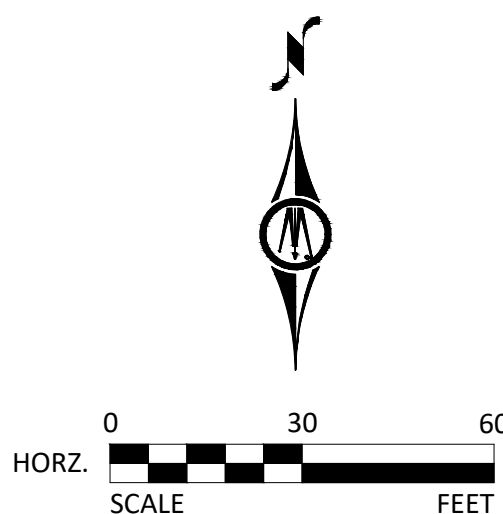
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WILLIAM J. DIEDER
Registration Number **59532** Date **02/26/2025**

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Scale

Page 30 of 1



**Independent School
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PROFESSIONAL ENGINEER

under the laws of the State of **MINNESOTA**

Registration Number **59532** Date **02/26/2025**

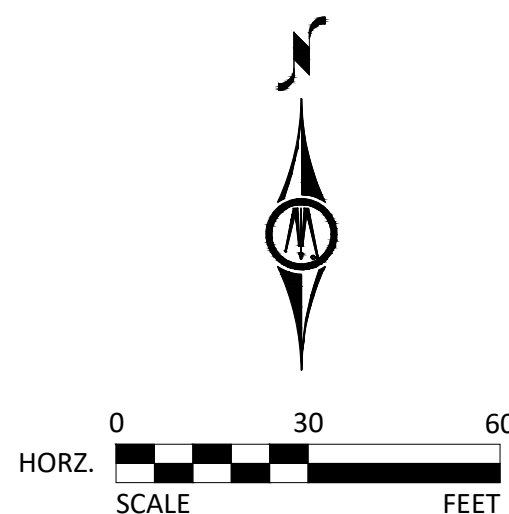
Comm: **232218**
Date: **02/26/2025**
Drawn: **MET**
Check: **WJD**


North

Scale:

C0.03

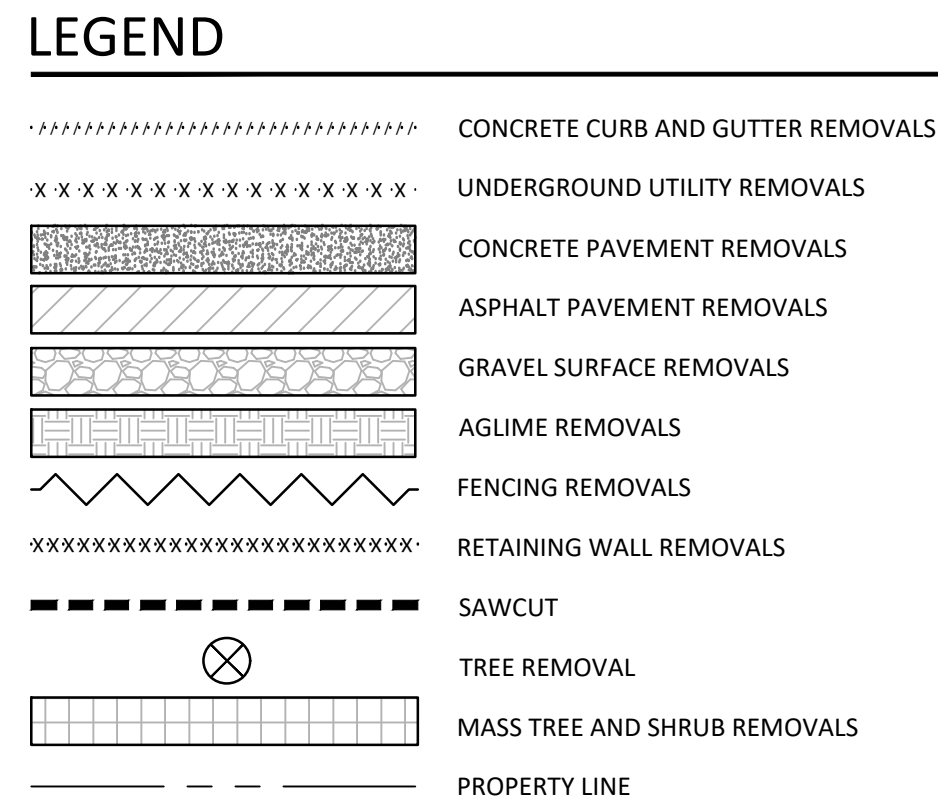
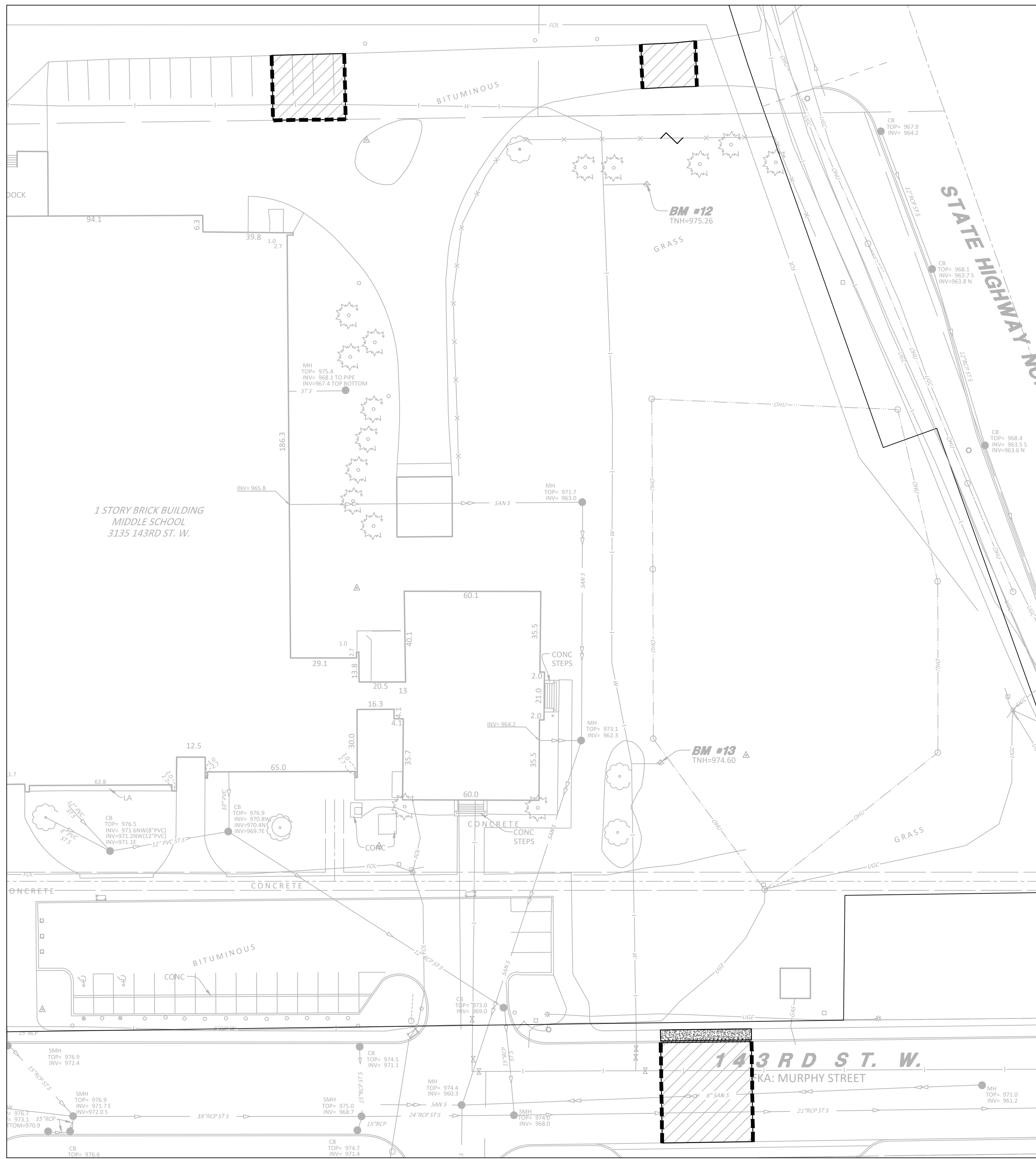
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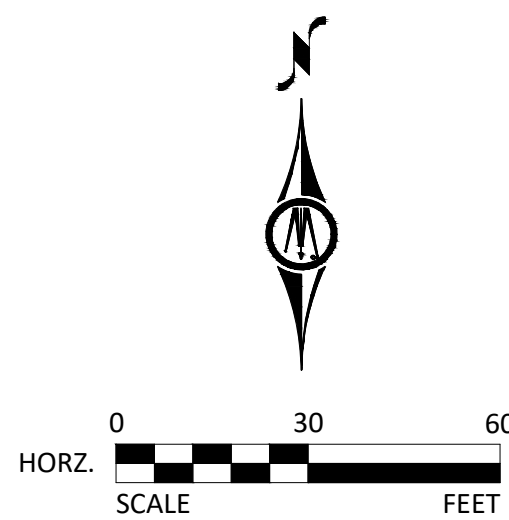
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XXXXXXXXXXXXXXXXXXXX	UNDERGROUND UTILITY REMOVALS
	CONCRETE PAVEMENT REMOVALS
	ASPHALT PAVEMENT REMOVALS
	GRAVEL SURFACE REMOVALS
	AGLIME REMOVALS
	FENCING REMOVALS
XXXXXXXXXXXXXXXXXXXX	RETAINING WALL REMOVALS
-----	SAWCUT
	TREE REMOVAL
	MASS TREE AND SHRUB REMOVALS
-----	PROPERTY LINE

1. REFER TO SHEET C0.02, REMOVALS PLAN WEST, FOR NOTES.
2. REFER TO SHEET C3.01, GRADING AND DRAINAGE PLAN WEST, FOR GENERAL NOTES

C



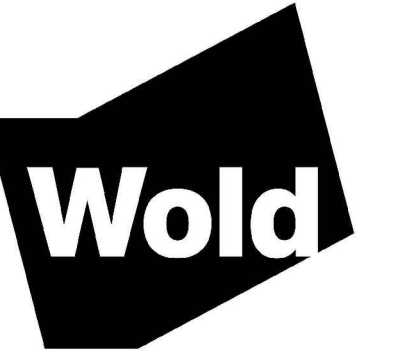
- ## NOTES
1. REFER TO SHEET C0.02, REMOVALS PLAN WEST, FOR NOTES.
 2. REFER TO SHEET C3.01, GRADING AND DRAINAGE PLAN WEST, FOR GENERAL NOTES.



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Scale:

C0.04



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WILLIAM J. DIEDER
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[illegible]

Scale:

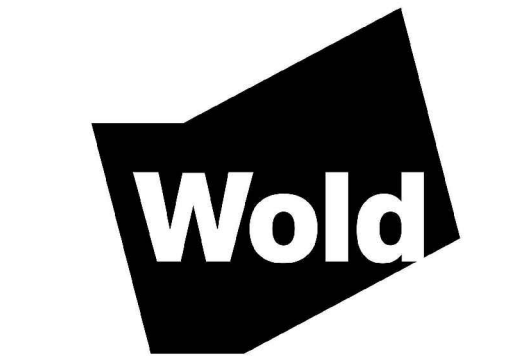
C1.00

MN

C

Rosemount High School Additions and Renovations
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Independent School District #196
3455 153rd Street West
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WILLIAM J. DIEDIE
Registration Number 59532 Date 02/26/2025

Description	Revisions	
	Date	Num

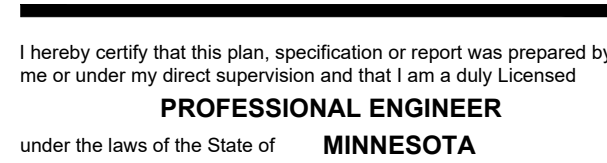
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Date: 02/26/2025
Drawn: MET
Check: WJD
North

SITE PLAN WEST

Scale:

C1.01

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Comm: **232218**
Date: **02/26/2025**
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North

Scale:

Page 35 of 1

C



NOTES

1. REFER TO SHEET C1.01, SITE PLAN WEST, FOR NOTES.
2. REFER TO SHEET C3.01, GRADING AND DRAINAGE PLAN WEST, FOR GENERAL NOTES.

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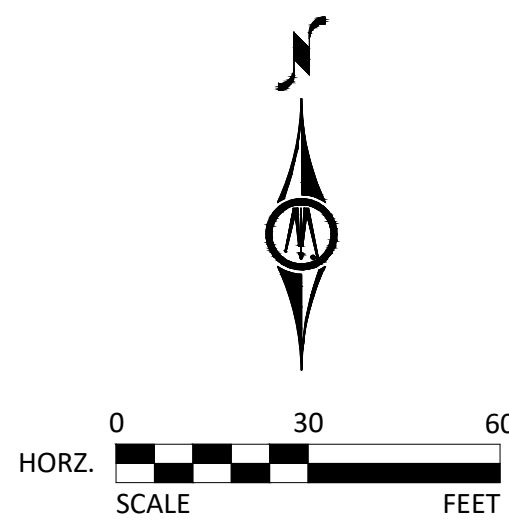
WILLIAM J. DIEDER
Registration Number **59532** Date **02/26/2025**

Comm: 232218
Date: 02/26/2025
Drawn: MET
Check: WJD

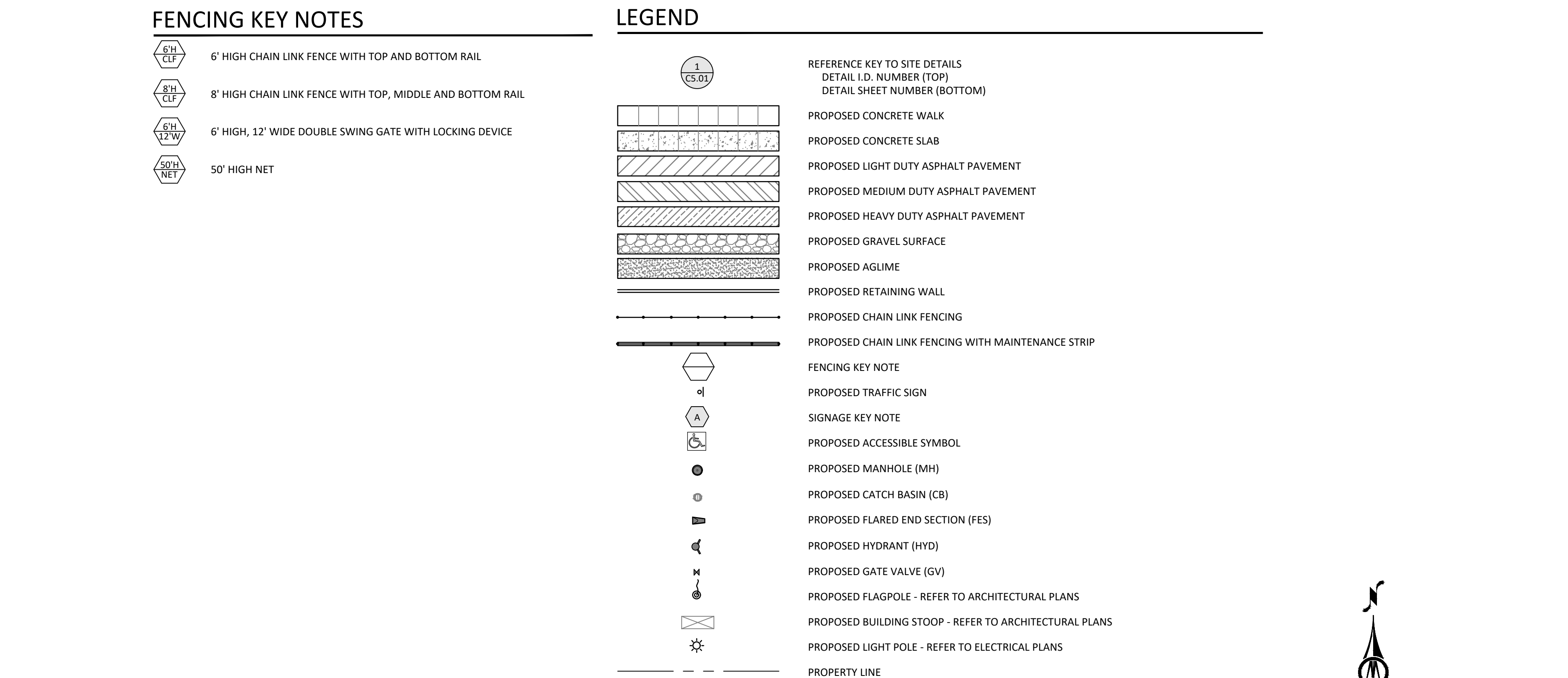
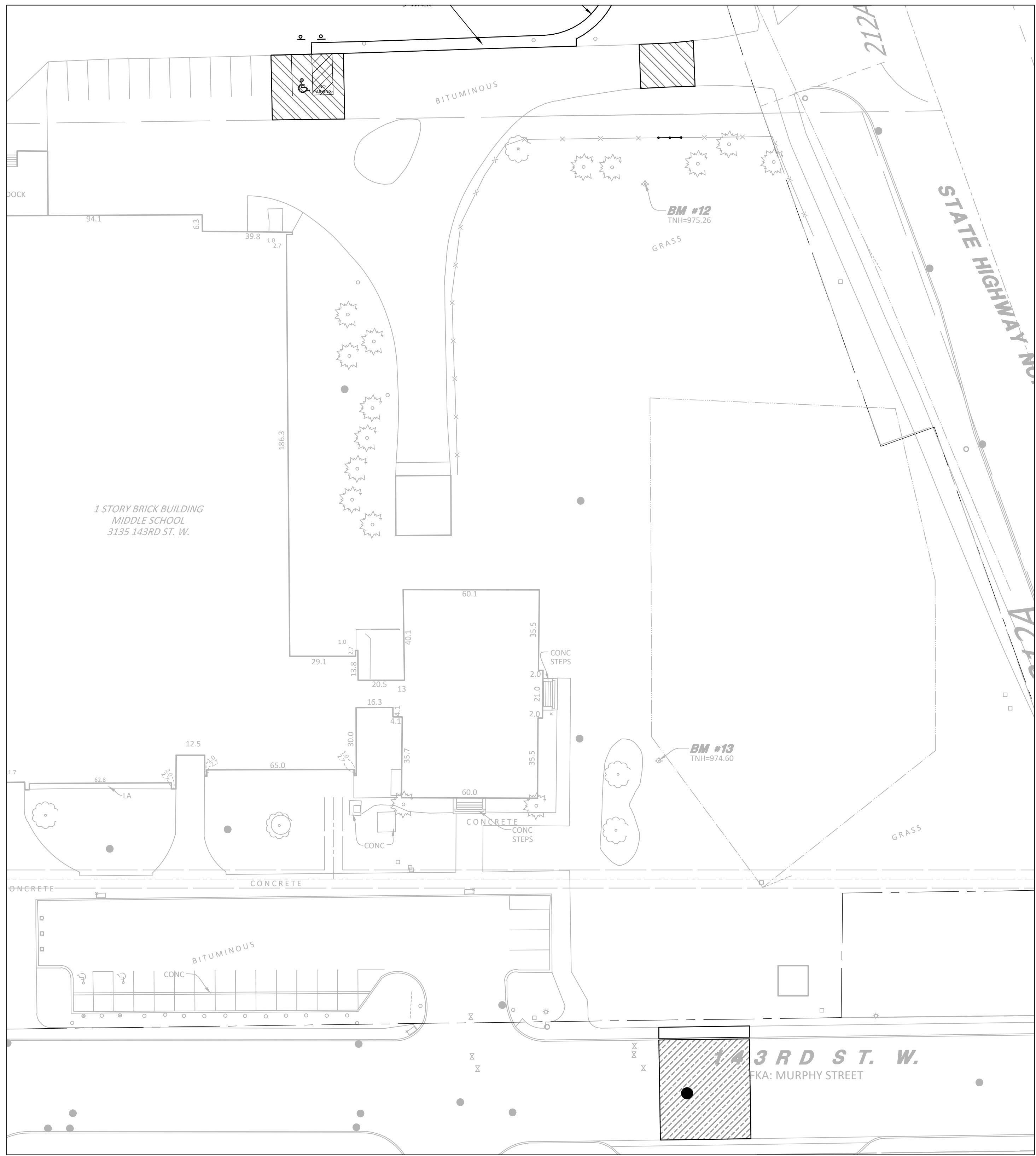


C1.03

Page 36 of 1



C



1. REFER TO SHEET C1.01, SITE PLAN WEST, FOR NOTES.
2. REFER TO SHEET C3.01, GRADING AND DRAINAGE PLAN WEST, FOR GENERAL NOTES.

A north arrow pointing upwards, with a circle around the center. Below the arrow is a graphic scale bar marked from 0 to 60 feet. The bar is divided into alternating black and white segments. The word "SCALE" is written below the 0 mark, and "FEET" is written below the 60 mark. The word "HORZ." is written to the left of the 0 mark.

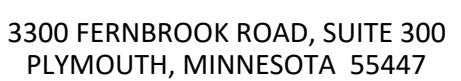
C1.04

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[illegible]

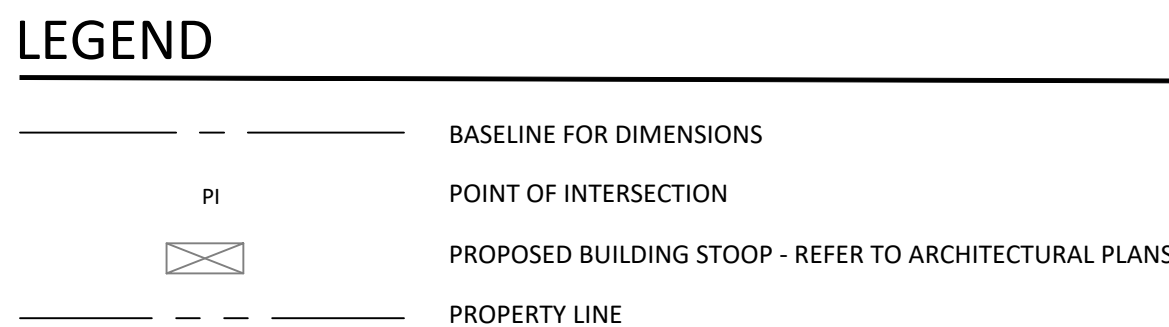
Comm: **232218**
Date: **02/26/2025**
Drawn: **MET**
Check: **WJD**


North

Scale: _____

C1.06

Page 39 of 1



1. REFER TO SHEET C1.05, GEOMETRIC PLAN WEST, FOR NOTES.
2. REFER TO SHEET C3.01, GRADING AND DRAINAGE PLAN WEST, FOR GENERAL NOTES.

A horizontal scale bar labeled "HORIZ." on the left. The bar has a checkerboard pattern of black and white squares from 0 to 30 feet, and is solid black from 30 to 60 feet. The numbers 0, 30, and 60 are positioned above the bar. The word "SCALE" is below the 0 mark, and "FEET" is below the 60 mark.



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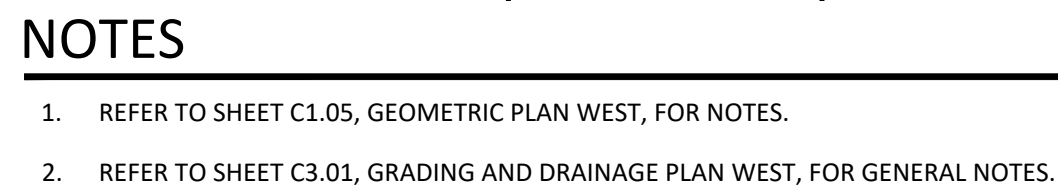
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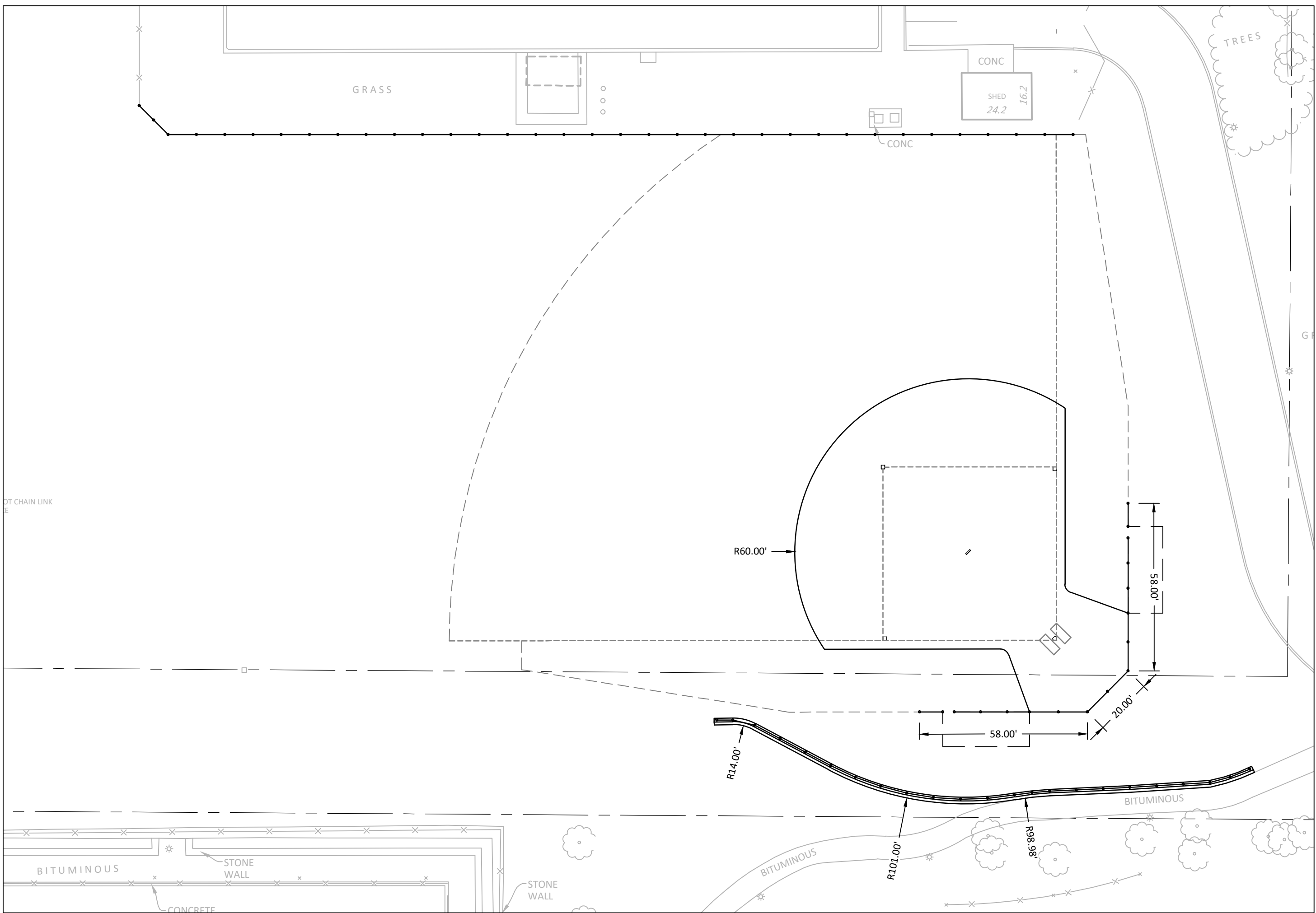
GEOMETRIC PLAN
EAST

C1.07

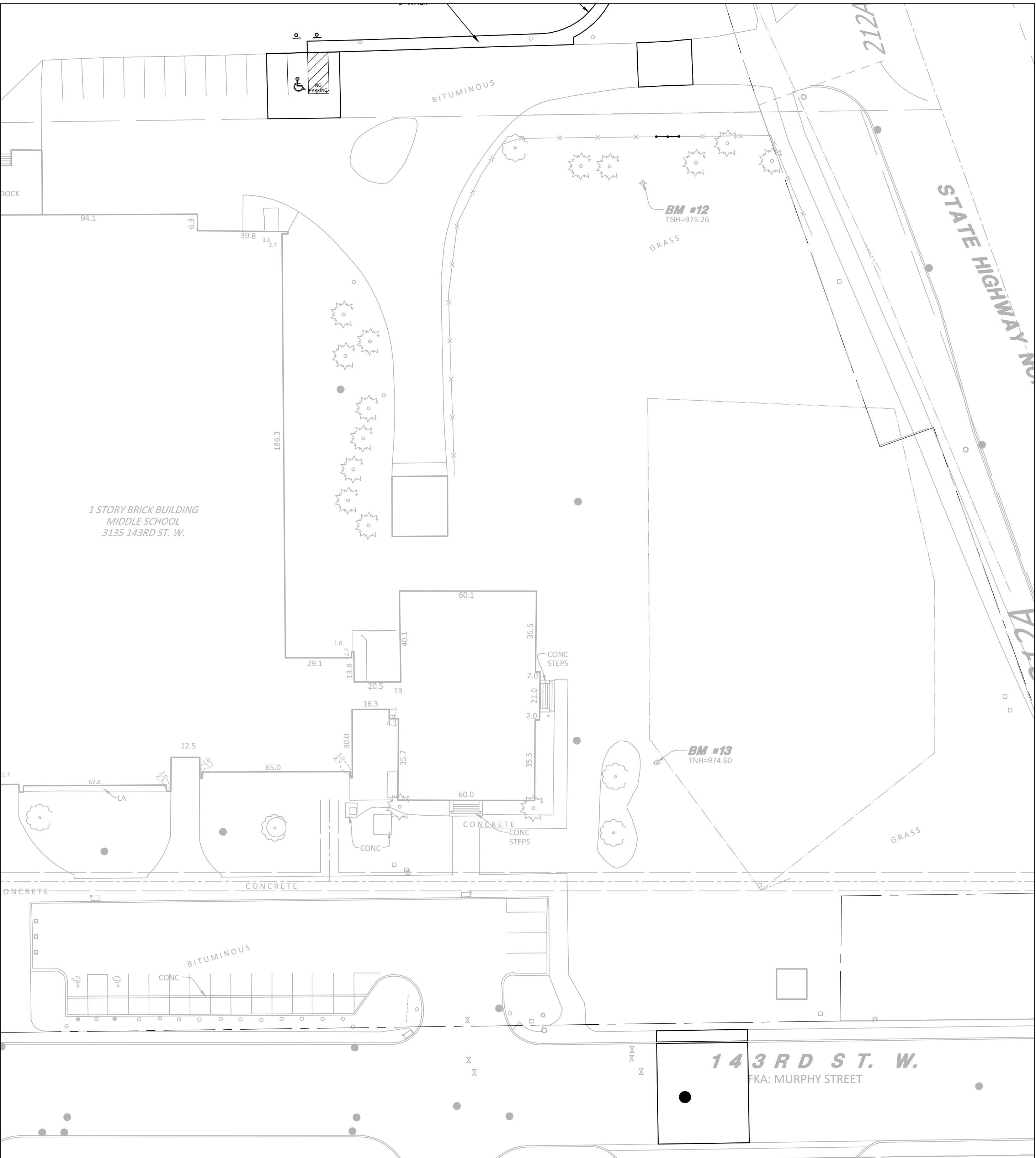


MN

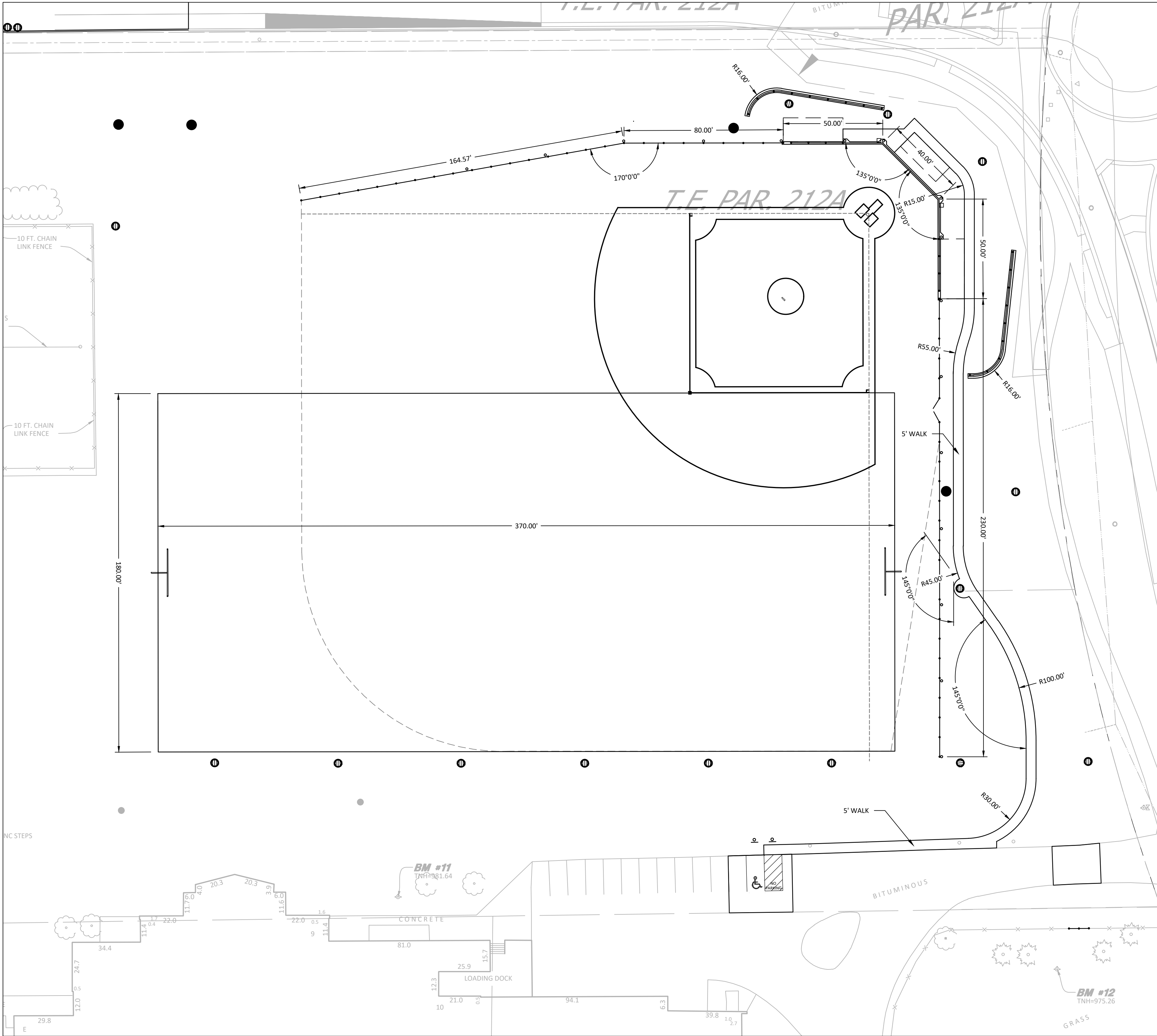
C



1
C1.08
NORTHEAST FIELD



3
C1.08
SOUTH



2
C1.08
SOUTHEAST FIELD

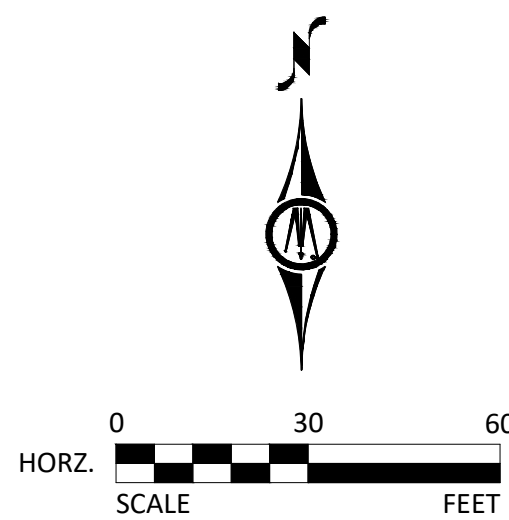
LEGEND

- BASELINE FOR DIMENSIONS
- POINT OF INTERSECTION
- PROPOSED BUILDING STOOP - REFER TO ARCHITECTURAL PLANS
- PROPERTY LINE

NOTES

- REFER TO SHEET C1.05, GEOMETRIC PLAN WEST, FOR NOTES.
- REFER TO SHEET C3.01, GRADING AND DRAINAGE PLAN WEST, FOR GENERAL NOTES.

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and Renovations
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District #196
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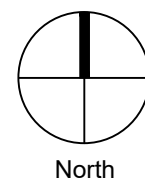
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	Date	Num

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GEOMETRIC PLAN
FIELDS

Scale:

C1.08

MN

C

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LEGEND



REFERENCE KEY TO SITE DETAILS
DETAIL I.D. NUMBER (TOP)
DETAIL SHEET NUMBER (BOTTOM)

955

EXISTING CONTOUR

955

PROPOSED CONTOUR

PROPOSED SPOT ELEVATION

ME = MATCH EXISTING

EOF = EMERGENCY OVERFLOW

TC = TOP OF CURB

TW = FINISH GRADE AT HIGH SIDE OF WALL

BW = FINISH GRADE AT LOW SIDE OF WALL

PROPOSED GRADING LIMITS

PROPOSED STORM SEWER

PROPOSED DRAIN TILE (DT) / SUBSURFACE DRAINS (SD)

PROPOSED MANHOLE (MH)

PROPOSED CATCH BASIN (CB)

PROPOSED FLARED END SECTION (FES)

INLET PROTECTION DEVICE AT STORM SEWER INLET

PROPOSED SILT FENCE

PROPOSED SEDIMENT CONTROL LOG

PROPOSED ROCK CONSTRUCTION ENTRANCE

PROPOSED EROSION CONTROL BLANKET

PROPOSED TEMPORARY DIVERSION BERM

PROPOSED BUILDING STOOP - REFER TO ARCHITECTURAL PLANS

PROPERTY LINE

NOTES

- REFER TO SHEET C3.01, GRADING AND DRAINAGE PLAN WEST, FOR GENERAL NOTES.
- REFER TO SWPPP NARRATIVE, SHEET XXX, FOR CONSTRUCTION SEQUENCING AND EROSION CONTROL REQUIREMENTS.
- MAINTAIN ADJACENT PROPERTY AND PUBLIC STREETS CLEAN FROM CONSTRUCTION CAUSED DIRT AND DEBRIS ON A DAILY BASIS. PROTECT DRAINAGE SYSTEMS FROM SEDIMENTATION AS A RESULT OF CONSTRUCTION RELATED DIRT AND DEBRIS.
- MAINTAIN DUST CONTROL DURING GRADING OPERATIONS.
- ALL EROSION CONTROL METHODS SHALL COMPLY WITH MPCA AND OTHER LOCAL REGULATIONS.
- IF EROSION AND SEDIMENT CONTROL MEASURES TAKEN ARE NOT ADEQUATE AND RESULT IN DOWNSTREAM SEDIMENTATION, CLEAN OUT DOWNSTREAM STORM SEWERS AND OTHER CONVEYANCE DEVICES AS NECESSARY, INCLUDING ASSOCIATED RESTORATION.
- INLET PROTECTION DEVICE AT STORM SEWER INLETS. AT THE INLETS TO ALL STORM SEWER STRUCTURES, PROVIDE A PRODUCT FROM THE FOLLOWING LIST OF APPROVED PRODUCTS:
a. ROAD DRAIN "TOP SLAB", MANUFACTURED BY WIMCO
b. ROAD DRAIN "CURB & GUTTER", MANUFACTURED BY WIMCO
c. INFRASAFE "SEDIMENT CONTROL BARRIER", MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS, INC.
d. INFRASAFE "DEBRIS COLLECTION DEVICE", MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS, INC.
e. INFRASAFE "CULVERT INLET PROTECTOR", MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS, INC.
f. DANDY SACK, MANUFACTURED BY DANDY PRODUCTS, INC.
g. DANDY CURB SACK, MANUFACTURED BY DANDY PRODUCTS, INC.
h. OR APPROVED EQUAL.
- PRIOR TO CONSTRUCTION, DELINEATE TURF AND VEGETATED AREAS NOT TO BE DISTURBED WITH ORANGE SNOW FENCE. DO NOT ALLOW CONSTRUCTION TRAFFIC, EQUIPMENT, OR MATERIALS TO UTILIZE, ACCESS, OR OTHERWISE ENTER THE DELINEATED AREAS. MINIMIZE SOIL COMPACTION AND DISRUPTION OF TOPSOIL IN AREAS OUTSIDE THE CONSTRUCTION LIMITS TO COMPLY WITH THE MN CONSTRUCTION STORMWATER PERMIT.

**CITY SUBMITTAL
NOT FOR CONSTRUCTION**

0 30 60
HORIZ SCALE FEET

Comm: 232218
Date: 02/26/2025
Drawn: MET
Check: WJD
North

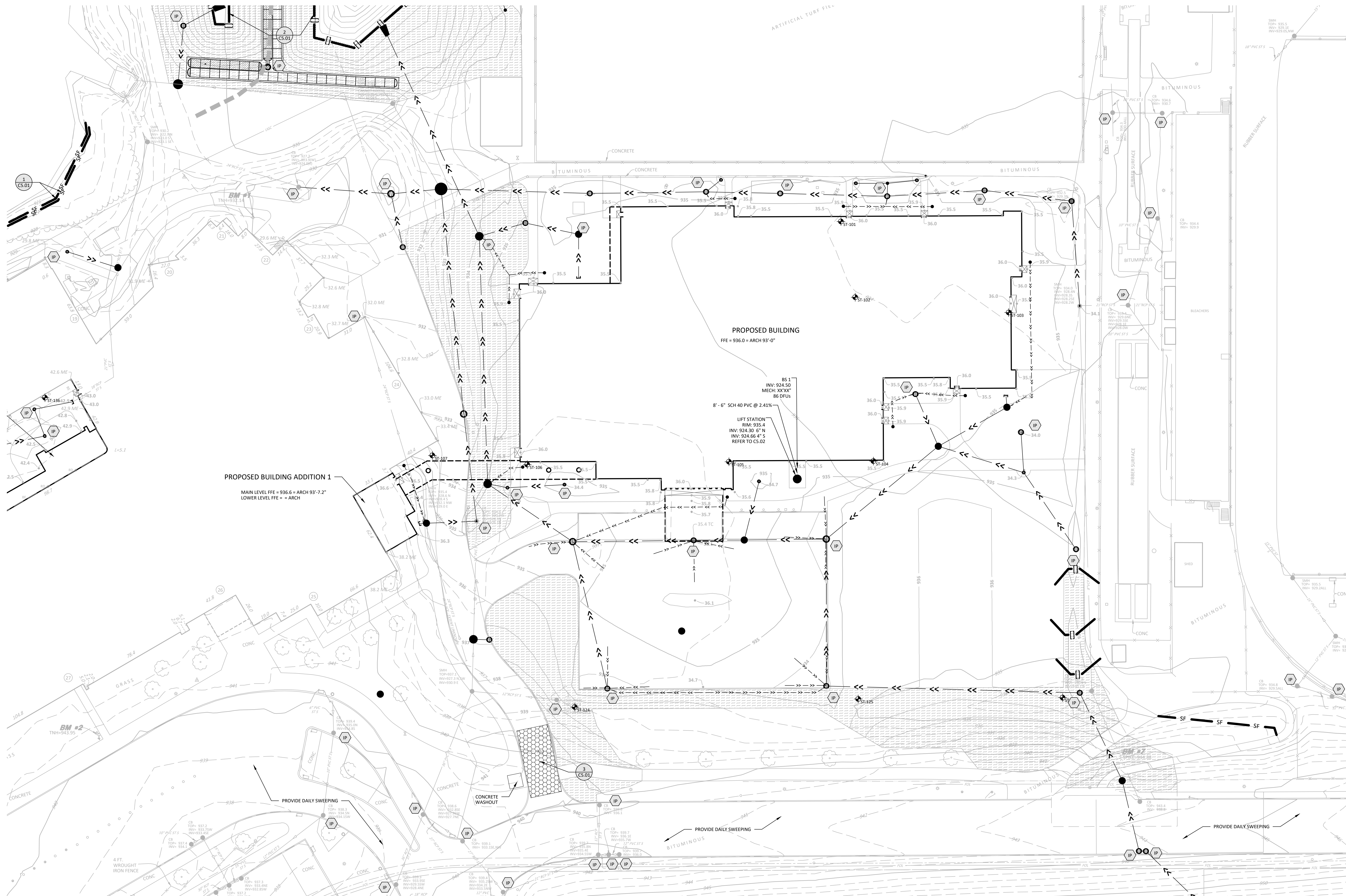
**EROSION
CONTROL PLAN
WEST**

Scale:

C2.01

MN

C



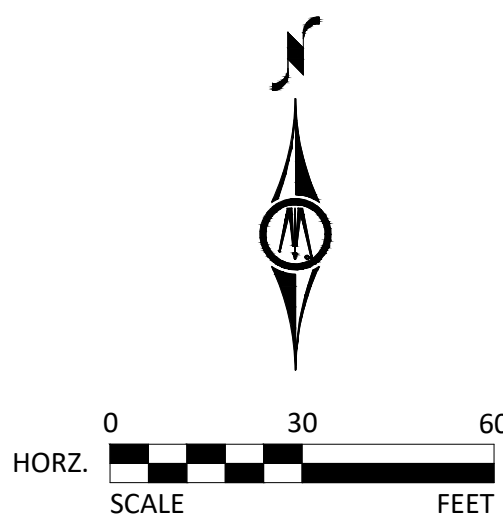
LEGEND

- 1
CS.01
- 955
955
- 54.6
- EXISTING CONTOUR
PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
ME = MATCH EXISTING
EOF = EMERGENCY OVERFLOW
TC = TOP OF CURB
TW = FINISH GRADE AT HIGH SIDE OF WALL
BW = FINISH GRADE AT LOW SIDE OF WALL
- PROPOSED GRADING LIMITS
- PROPOSED STORM SEWER
- PROPOSED DRAIN TILE (DT) / SUBSURFACE DRAINS (SD)
- PROPOSED MANHOLE (MH)
- PROPOSED CATCH BASIN (CB)
- PROPOSED FLARED END SECTION (FES)
- INLET PROTECTION DEVICE AT STORM SEWER INLET
- PROPOSED SILT FENCE
- PROPOSED SEDIMENT CONTROL LOG
- PROPOSED ROCK CONSTRUCTION ENTRANCE
- PROPOSED EROSION CONTROL BLANKET
- PROPOSED TEMPORARY DIVERSION BERM
- PROPOSED BUILDING STOOP - REFER TO ARCHITECTURAL PLANS
- PROPERTY LINE

NOTES

- REFER TO SHEET C2.01, EROSION CONTROL PLAN WEST, FOR NOTES.
- REFER TO SHEET C3.01, GRADING AND DRAINAGE PLAN WEST, FOR GENERAL NOTES.

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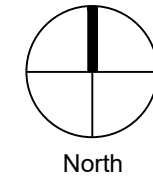
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WILLIAM J. DIEDIE
Registration Number **59532** Date **02/26/2025**

Description	Revisions	
	Date	Num

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EROSION
CONTROL PLAN
CENTRAL

Scale:

C2.02

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Comm: **232218**
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Drawn: **MET**
Check: **WJD**


North

Scale

C2.03

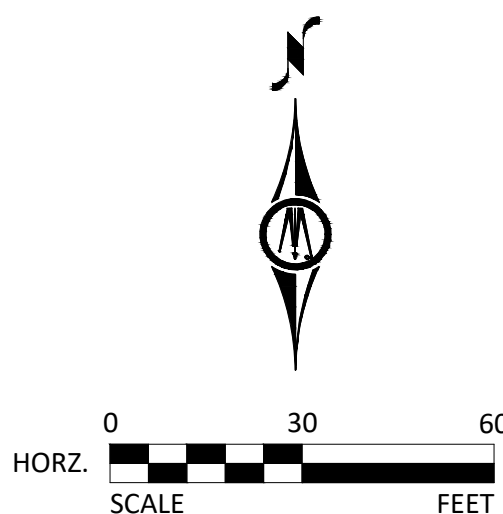
Page 44 of 11



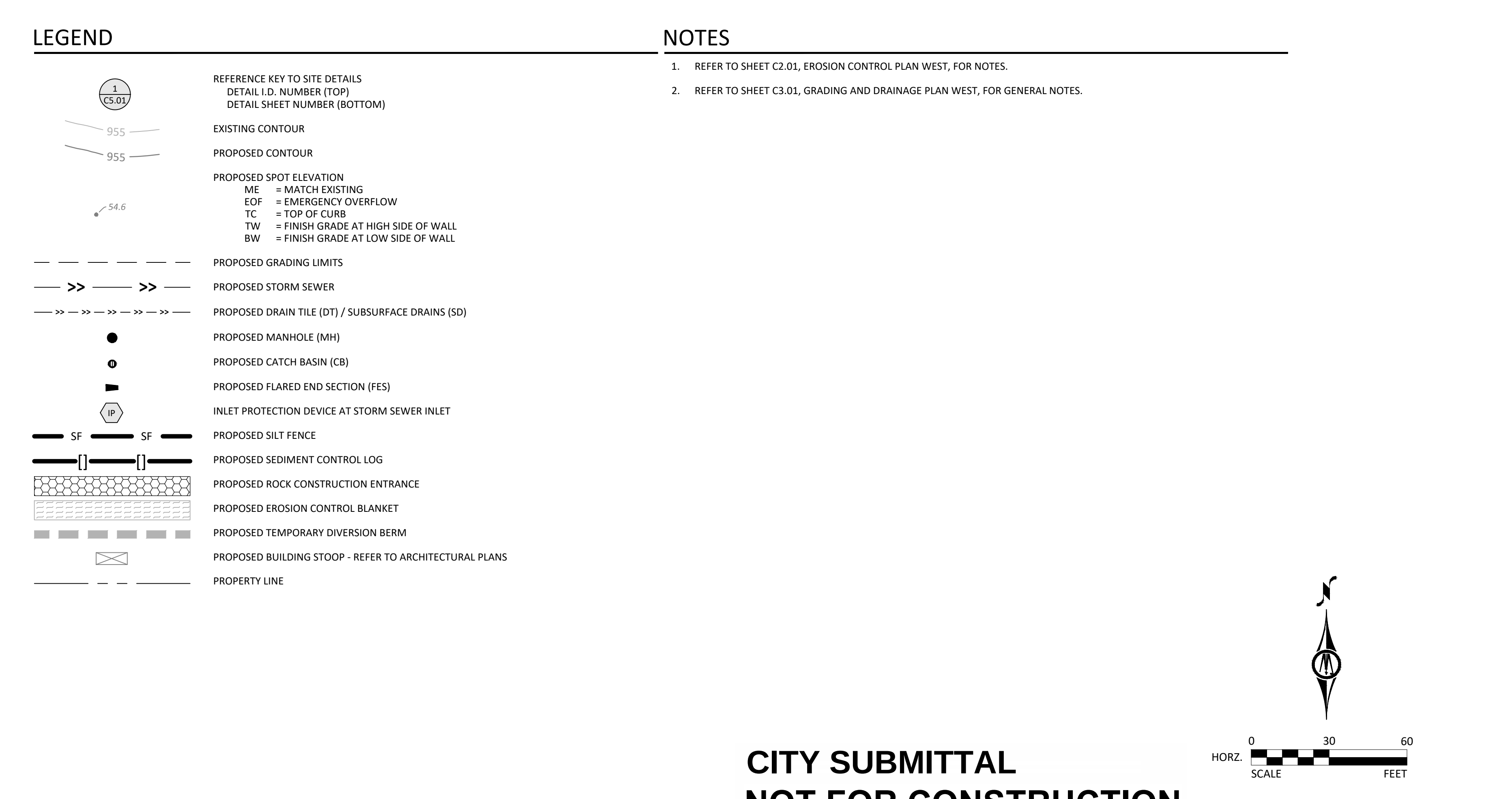
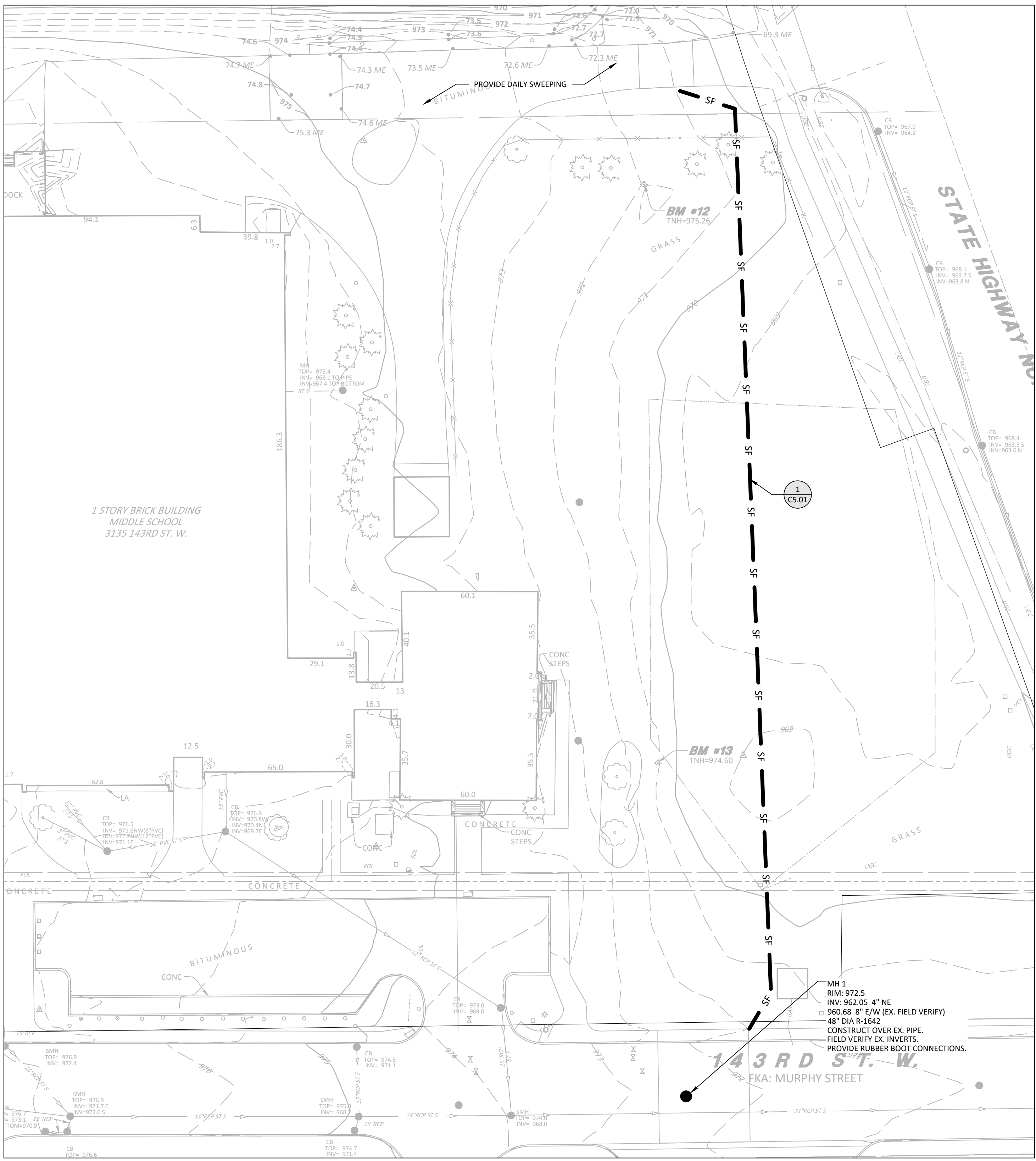
- ## NOTES

1. REFER TO SHEET C2.01, EROSION CONTROL PLAN WEST, FOR NOTES.
2. REFER TO SHEET C3.01, GRADING AND DRAINAGE PLAN WEST, FOR GENERAL NOTES.

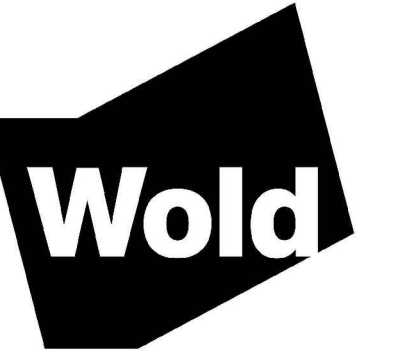
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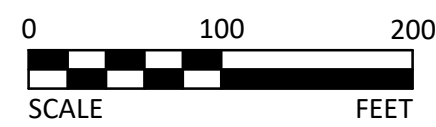
C2.04



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- | | |
|---|---------------------------------------|
|  | PROJECT BOUNDARY |
|  | SOIL TYPE |
|  | IMPAIRED, SPECIAL OR PROTECTED WATERS |
|  | NATIONAL WETLANDS INVENTORY |
|  | DWSMA, LOW VULNERABILITY |
|  | STEEP SLOPES (>33.3%) |
|  | RECEIVING WATERS |



Map Unit Symbol	Soil Name	Hyd. Soil Group	Erodibility
MUSYM	MUNAME	HYDGRP	MUHELCL
49B	Antigo silt loam, 1 to 8 percent slopes	B	PHEL
106D2	Lester loam, 10 to 16 percent slopes, moderately eroded	C	HEL
155C	Chetek sandy loam, 8 to 15 percent slopes	B	HEL
155E	Chetek sandy loam, 15 to 25 percent slopes	B	HEL
279C	Otterholt silt loam, 6 to 15 percent slopes	B	HEL
344	Quam silt loam	C/D	---
454B	Mahtomedi loamy sand, 3 to 8 percent slopes	A	PHEL
454C	Mahtomedi loamy sand, 8 to 15 percent slopes	A	HEL
454E	Mahtomedi loamy sand, 15 to 25 percent slopes	A	HEL
857A	Urban land-Waukegan complex, 0 to 1 percent slopes	---	NHEL
865B	Urban land-Hubbard complex, 0 to 6 percent slopes	---	NHEL
963D2	Timula-Bold silt loams, 12 to 18 percent slopes, eroded	B	HEL

NHEL - Not Highly Erodible Land
PHEL - Potentially Highly Erodible Land
HEL - Highly Erodible Land

DESCRIPTION	SHEET NO.
SITE MAP	C2.01
DIRECTION OF FLOW	C2.XX
FINAL STABILIZATION	C2.XX
SOILS	C2.03
DRAINAGE STRUCTURES	C1.XX
DRAINAGE TABULATION	C1.XX
STORM SEWER PLAN & PROFILE SHEETS	C5.XX - C5.XX
EROSION & SEDIMENT CONTROL DETAILS	C2.04
EROSION CONTROL TABULATION	C2.XX
TURF ESTABLISHMENT TABULATION	C2.XX
NARRATIVE & NOTES	C2.01 - C2.02

IMPAIRED, SPECIAL OR PROTECTED WETLAND BUFFER

EXISTING STORMWATER POND

KARST AREAS

CALCAREOUS FEN

DELINEATED WETLAND

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WILLIAM J. DIEDE
Registration Number **59532** Date **02/26/2025**

[illegible]

Comm: 232218
Date: 02/26/2025
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Check: WJD


North

SWPPP SOILS

Scale:

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C2.04


**BOLTON
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Email: goldenvally@bolton-menk.com
www.bolton-menk.com

<PROJECT NAME -YEAR>
CITY OF ROSEMOUNT
DAKOTA COUNTY, MINNESOTA



PROJECT AREAS:

Planned Construction Start Date:

XX/XX/XXXX

PERMANENT STORMWATER MANAGEMENT SYSTEM:

Type of storm water management used if more than 1 acre of new impervious surface is created.

PROJECT LOCATION:

[illegible]

DESCRIPTION OF CONSTRUCTION ACTIVITIES AND STORMWATER MANAGEMENT:

Construction activities include: Site grading, sanitary sewer and water main extensions, temporary erosion and sediment control, and permanent stabilization.

Stormwater currently runs off into localized storm sewer that drains to Schwarz Pond. After construction is complete stormwater will continue to drain into Schwarz Pond with no change in drainage patterns.



Receiving waters, including surface water, wetlands, Public Waters, and stormwater ponds, within 1-mile of the project boundary are identified on the USGS 7.5 min quad map above. Receiving waters that are impaired, the impairment, and WLA are listed as follows. All specific BMPs relative to construction activities listed in the permit for special, prohibited, restricted, or impaired have been incorporated into this plan. All specific BMPs listed in approved TMDLs and those BMPs listed for construction related waste load allocations have also been incorporated.

¹ Special, prohibited, and restricted waters are listed in Section 23 of the MN Construction Stormwater General Permit (MNR100001).

² Identified as impaired under section 303 (d) of the federal Clean Water Act for phosphorus, turbidity, TSS, dissolved oxygen, and/or aquatic biota

³ Construction Related TMDLs include those related to: phosphorus, turbidity, TSS, dissolved oxygen, and/or aquatic biota.

IMPLEMENTATION SCHEDULE AND PHASING: The Contractor is required to provide an updated schedule and site management plan meeting the minimum requirements of Section 1717 of the Minnesota Standard Specifications for Construction.

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Date: 02/20/2023
 By: MEY

Drawn: MEI

Check: WJD

North

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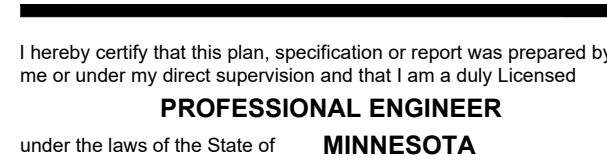
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C2.05

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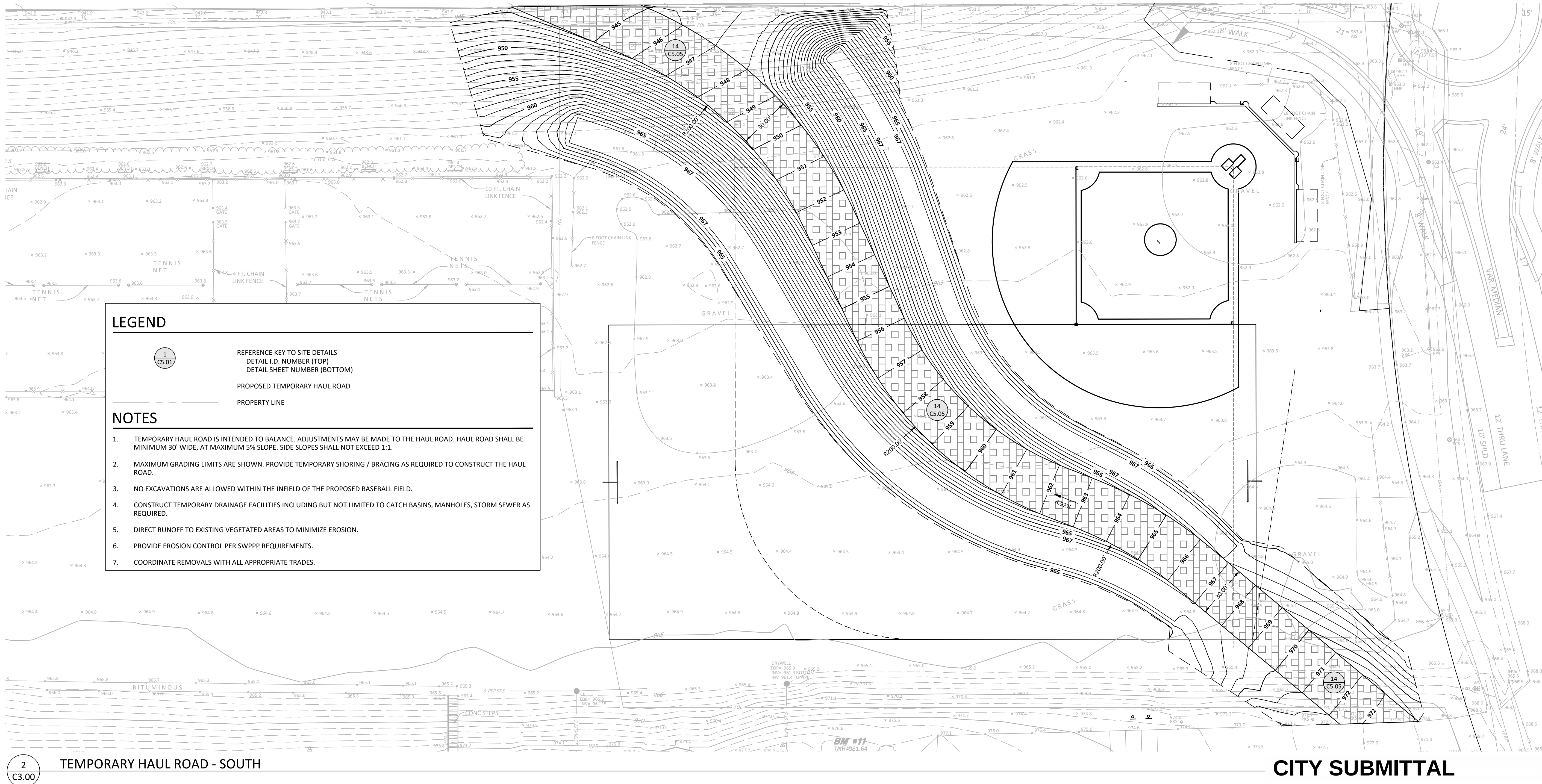
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North

Scale

C3.00

Page 49 of 11



MN

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21. WHERE NEW SOD MEETS EXISTING SOD, CUT A CLEAN, SHARP EDGE TO ALLOW FOR A CONSISTENT, UNIFORM, AND STRAIGHT JOINT BETWEEN NEW SOD AND EXISTING TURFGRASS. JAGGED OR UNEVEN JOINTS WILL NOT BE ACCEPTED. REMOVE TOPSOIL AT THE JOINT BETWEEN NEW SOD AND EXISTING TURFGRASS, AS REQUIRED, TO ALLOW NEW SOD SURFACE TO BE FLUSH WITH EXISTING TURFGRASS SURFACE

- STAKE CORB AND GUTTER ALIGNMENTS TO ALLOW CORB INLET TYPE EXIST BASINS TO PROPERLY ALIGN WITH CORB AND GUTTER.
- CITY SUBMITTAL**
- SCALE

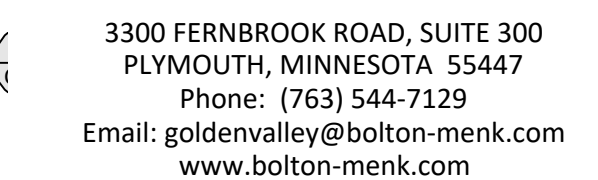
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FEET

Wold

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- ## BUILDING PAD SOIL CORRECTION QUANTITY

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

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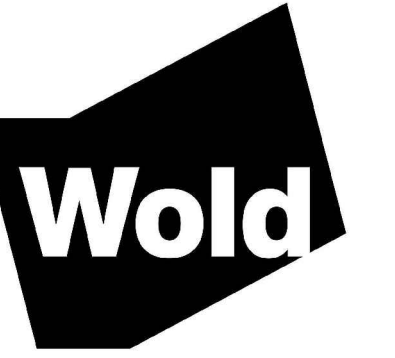
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[illegible]

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North

GRADING AND DRAINAGE PLAN CENTRAL

Scale: _____

C3.02

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WILLIAM J. DIEDE
Registration Number 59532 Date 02/26/2025

Comm: 232218
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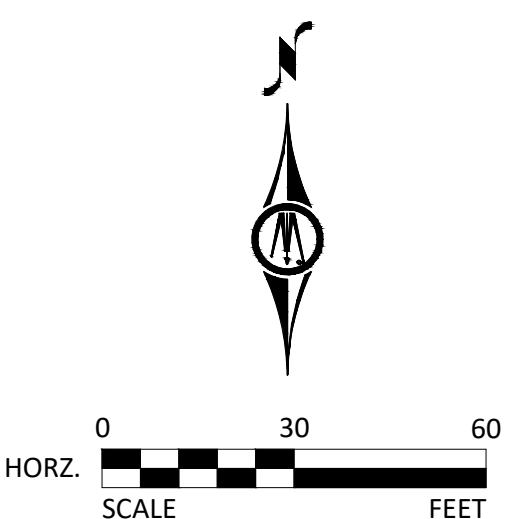

North

GRADING AND DRAINAGE PLAN EAST

C3.03

MN

C





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Check: WJD


North



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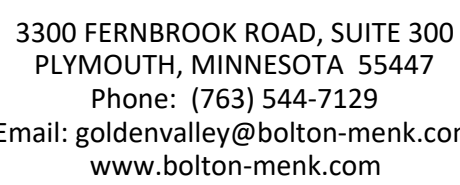
MW

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MY



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C



 PROPOSED FLARED END SECTION (FES) 

 PROPOSED HYDRANT (HYD) 

 PROPOSED GATE VALVE (GV) 

 PROVIDE MINIMUM 18" VERTICAL SEPARATION AT CROSSING - PROVIDE VERTICAL BENDS IN WATERMAIN AS REQUIRED TO ACCOMPLISH; CENTER ONE LENGTH WATERMAIN PIPE ON CROSSING 

 CONNECT DRAIN TILE TO STRUCTURE AND PROVIDE BACKWATER VALVE 

 CENTER ONE LENGTH OF SOLID PVC PIPE ON WATERMAIN AT CROSSING

 PROPOSED BUILDING STOOP - REFER TO ARCHITECTURAL PLANS

 PROPERTY LINE

1. REFER TO SHEET C3.01, GRADING AND DRAINAGE PLAN WEST, FOR GENERAL NOTES.
2. REFER TO SHEET C4.01, UTILITY PLAN WEST, FOR UTILITY NOTES.



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WILLIAM J. DIEDE
Registration Number **59532** Date **02/26/2025**

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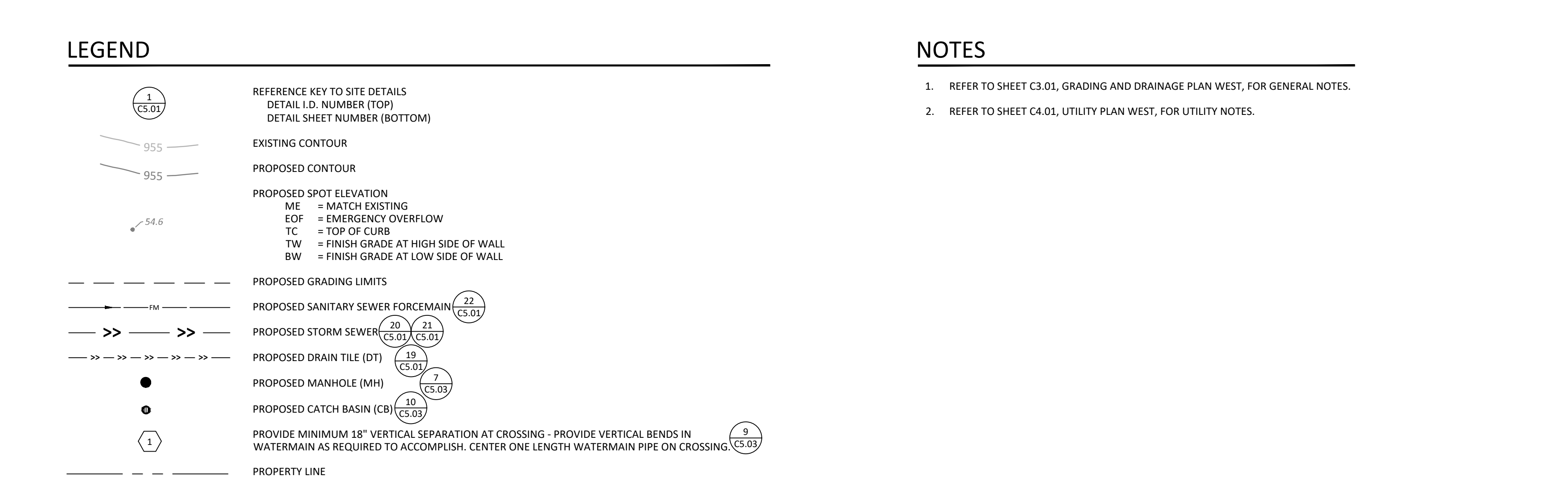
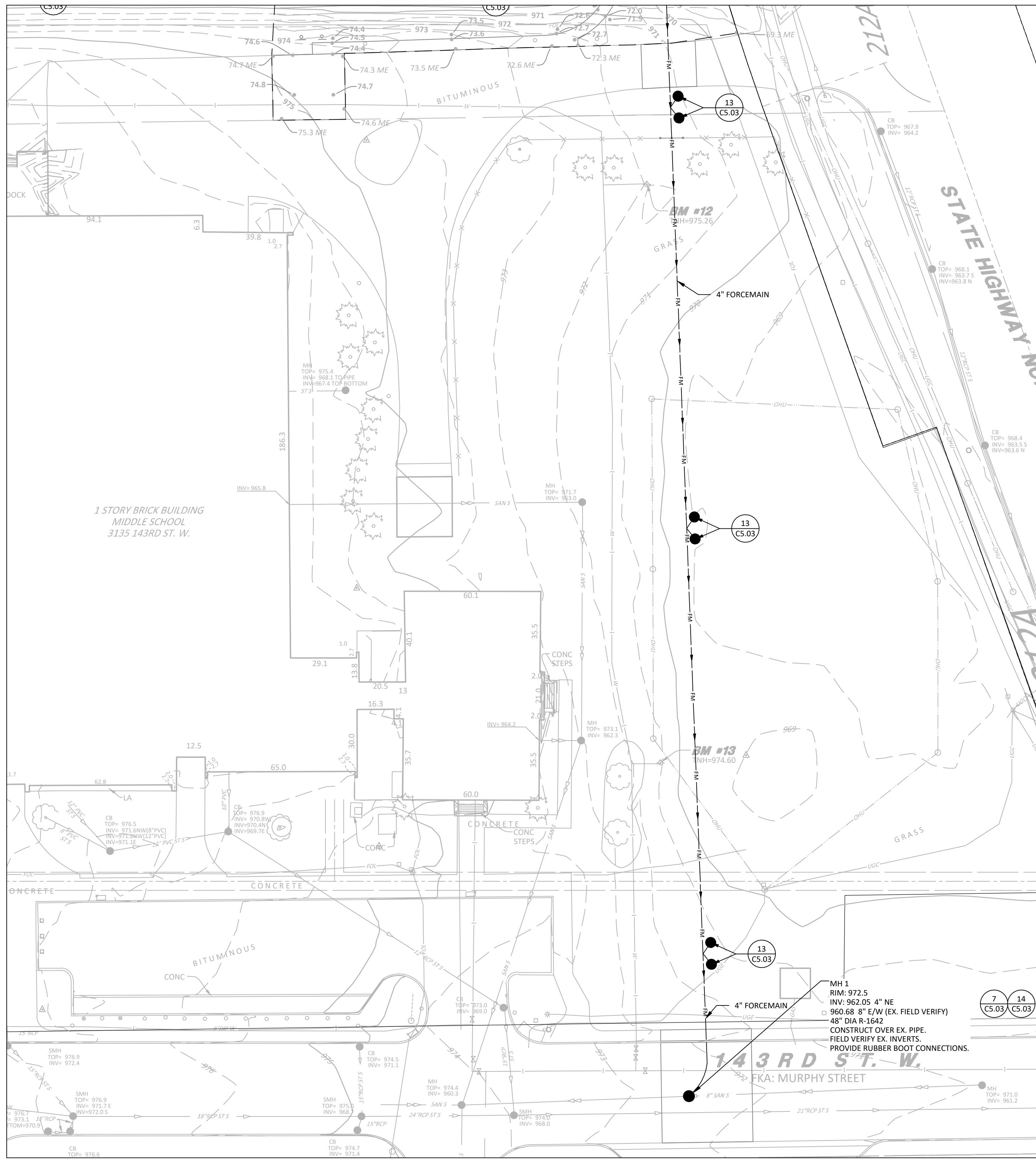

North

UTILITY PLAN EAST

Scale:

C4.03

C



A north arrow pointing upwards, with a stylized 'N' at the top. Below the arrow is a graphic scale bar labeled 'SCALE' and 'FEET'. The scale bar has markings for 0, 30, and 60 feet. The word 'HOR.' is written to the left of the 0 mark.

C4.04

Page 57 of 100

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WILLIAM J. DIEDE
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North

Scale

LO.01

Page 58 of 11

C



PLANT SCHEDULE						
CODE	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	CONTAINER
TREES						
ACRF	22	ACER RUBRUM 'FRANKSRED'	RED SUNSET™ MAPLE	2.5" CAL		B&B
ACRN	5	ACER RUBRUM 'NORTHWOOD'	NORTHWOOD RED MAPLE	2.5" CAL		B&B
ACSB	22	ACER SACCHARUM 'BAISTA'	FALL FIESTA® SUGAR MAPLE	2.5" CAL		B&B
ACSJ	7	ACER SACCHARUM 'JEFCAH'	UNITY™ SUGAR MAPLE	2.5" CAL		B&B
ACSP	1	ACER SACCHARUM 'PNI 0285'	GREEN MOUNTAIN SUGAR MAPLE	2.5" CAL		B&B
ACF	5	ACER X FRESMANI 'SIENNA'	SIENNA GLEN™ MAPLE	2.5" CAL		B&B
MJ	13	MALUS X 'JEWELCOLE'	RED JEWEL™ CRABAPPLE	2" CAL		B&B
OSVI	13	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	2.5" CAL		B&B
QUBI	8	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5" CAL		B&B
QUMA	12	QUERCUS MACROCARPA	BURR OAK	2.5" CAL		B&B
CONIFERS						
PIGL	13	PICEA GLAUCA	WHITE SPRUCE	6" HT.	B&B	
PIBA	13	PINUS BANKSIANA	JACK PINE	6" HT.		B&B
PISV	6	PINUS SYLVESTRIS	SCOTCH PINE	6" HT.	B&B	
CODE QTY BOTANICAL NAME COMMON NAME SPREAD HEIGHT CONTAINER						
SHRUBS						
AL	70	ARONIA MELANOCARPA 'UCONNAN165'	LOW SCAPE MOUND® BLACK CHOKEBERRY	18" - 24"		#2 CONT.
CS	34	CORNUS ALBA 'SIBIRICA'	REDBARK DOGWOOD	5 GAL		
CH	10	CORNUS HESSEI 'UMN970507'	GARDEN GLOW™ DOGWOOD	42" - 48" SPR.		#5 CONT.
CL	46	DIERVILLA LONICERA 'MICHIGAN SUNSET'	DWARF BUSH HONEYSUCKLE	24" - 36"		#5 CONT.
ILVN	96	ILEX VOMITORIA 'NANA'	DWARF YAUPOH	5 GAL		
SS	62	SPIRAEA SORBIFOLIA 'SEM'	SEM FALSE SPIREA	24" - 36"		#5 CONT.
VR	134	VIBURNUM OBOVATUM 'RAULSTON'S HARDY'	RAULSTON'S HARDY VIBURNUM	5 GAL		
PERENNIALS						
ABZ	144	AMSONIA X 'BLUE ICE'	BLUE ICE BLUESTAR	12 - 15" SPR.		#1 CONT.
AA	54	ASTER DUMOSIUS 'ALERT'	ALERT FALL ASTER	15 - 18" SPR.		#1 CONT.
CK	163	CLAMAGROSSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	24" - 30"		#1 CONT.

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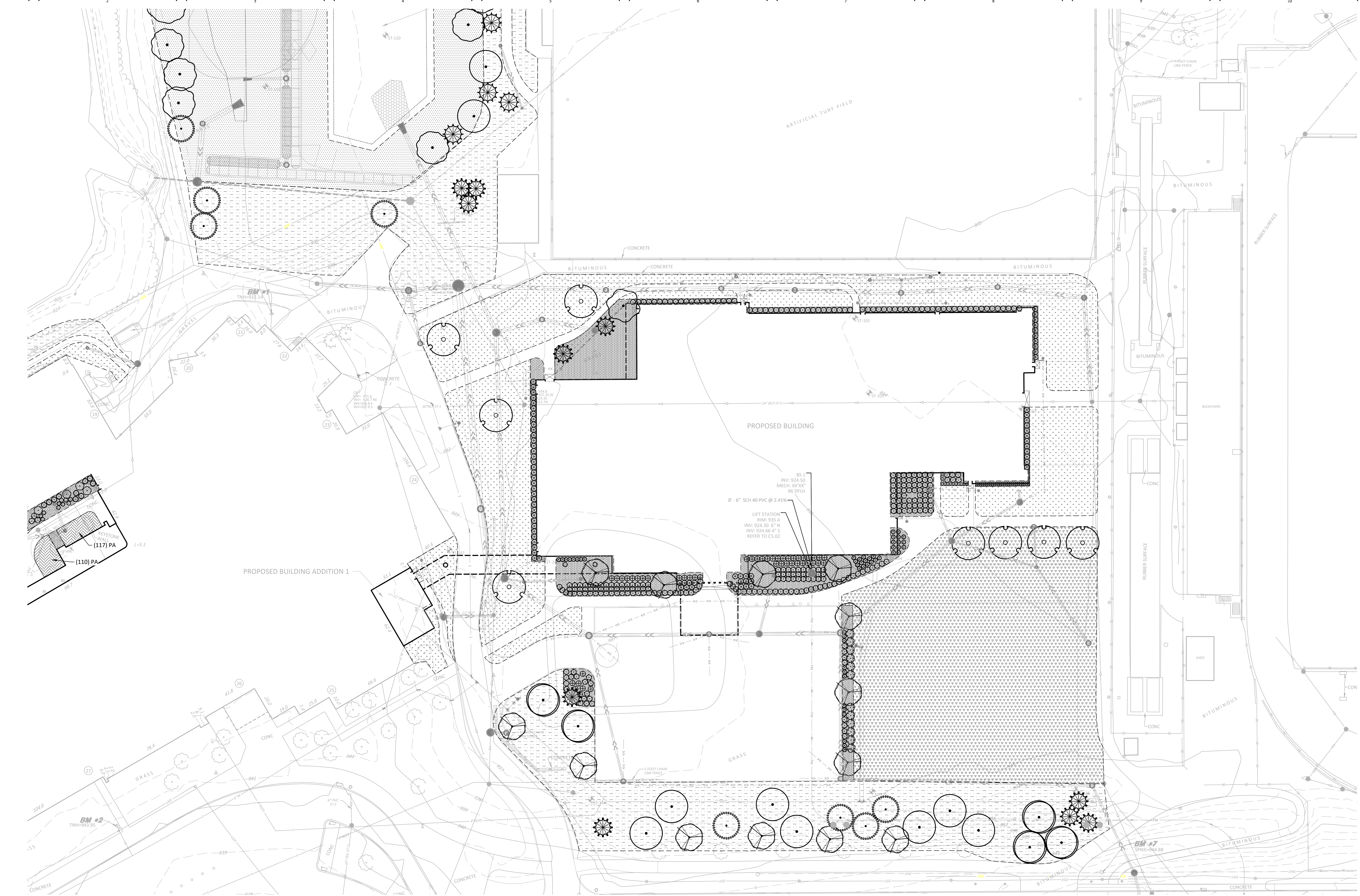
WILLIAM J. DIEDE
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Scale:

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CODE	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	CONTAINER
TREES						
ACRF	22	ACER RUBRUM 'FRANKSRED'	RED SUNSET® MAPLE	2.5" CAL.		B&B
ACRN	5	ACER RUBRUM 'NORTHWOOD'	NORTHWOOD RED MAPLE	2.5" CAL.		B&B
ACSB	22	ACER SACCHARINUM 'BALISTA'	FALL FALISTAR® SUGAR MAPLE	2.5" CAL.		B&B
ACST	7	ACER SACCHARINUM 'JEFCAN'	UNITY® SUGAR MAPLE	2.5" CAL.		B&B
ACSP	1	ACER SACCHARUM 'PNI 0285'	GREEN MOUNTAIN® SUGAR MAPLE	2.5" CAL.		B&B
ACFS	1	ACER X FREEMANI 'SIENNA'	SIENNA GLEN® MAPLE	2.5" CAL.		B&B
MI	13	MALUS X 'JEWELCOTE'	RED JEWEL™ CRABAPPLE	2" CAL.		B&B
OSTV	13	OSTYA VIRGINIANA	AMERICAN HOPHORNBEAM	2.5" CAL.		B&B
QUIB	8	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5" CAL.		B&B
QUIMA	12	QUERCUS MACROCARPA	BURR OAK	2.5" CAL.		B&B
CONIFERS						
PICGL	11	PICEA GLAUCA	WHITE SPRUCE	6" HT.	B&B	
PIBA	13	PINUS BANSIANA	CHAL PINE	6" HT.		B&B
PISY	6	PINUS SYLVESTRIS	SCOTCH PINE	6" HT.	B&B	
CODE	QTY	BOTANICAL NAME	COMMON NAME	SREAD	HEIGHT	CONTAINER
SHRUBS						
AI	70	ARONIA MELANOCARPA 'UCONNMAN165'	LOW SCAPE MOUND® BLACK CHOKEBERRY	18" - 24"		#2 CONT.
CS	34	CORNUS ALBA 'SIBIRICA'	REDBARK DOGWOOD	5 GAL.		
CH	10	CORNUS HESSEI 'UMN970507'	GARDEN GLOW® DOGWOOD	42" -48" SPR.		#5 CONT.
DI	10	DIERILLA LONICERA 'MICHIGAN SUNSET'	DWARF BUSH HONEYSUCKLE	24" -36"		#5 CONT.
ILVN	96	ILEX VOMITORIA 'NANA'	DWARF YUCCA	5 GAL.		
SS	62	SPIRAEA SORBIFOLIA 'SEM'	SEM FALDE SPIREA	24" - 36"		#5 CONT.
VR	134	VIBURNUM OBOVATUM 'RAULTSON'S HARDY'	RAULTSON'S HARDY VIBURNUM	12" -15"		
PERENNIALS						
AB2	14	AMSONIA X 'BLUE ICE'	BLUE ICE BLUESTAR	12" -15" SPR.		#1 CONT.
AX	54	ASTER DUNSTONUS 'ALERT ICE'	ALERT FALSTER	12" -15" SPR.		#1 CONT.
CA	163	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	24" - 30"		#1 CONT.

REFERENCE KEY TO SITE DETAILS
 DETAIL I.D. NUMBER (TOP)
 DETAIL SHEET NUMBER (BOTTOM)

PROPOSED SO LIMITS
 PROPOSED SEED MIX #1
 PROPOSED SEED MIX #2
 PROPOSED NATIVE SEEDING
 PROPOSED SHRUB / MULCH BED
 PROPOSED LANDSCAPE ROCK BED

PROPOSED LIGHT POLE - REFER TO ELECTRICAL PLANS
 PROPERTY LINE

1. REFER TO SHEET XXXX, XXXXXXXX, FOR GENERAL NOTES.
2. REFER TO SWPPP NARRATIVE, SHEET XXX, FOR CONSTRUCTION SEQUENCING AND EROSION CONTROL REQUIREMENTS.
3. LANDSCAPE ARCHITECT MUST INSPECT AND APPROVE FINE GRADING BEFORE CONTRACTOR PROCEEDS WITH SODDING OR SEEDING.
4. ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD, WHICH ARE NOT DESIGNATED TO BE PAVED OR RECEIVE AGULME, SHALL RECEIVE AT LEAST 6" OF TOPSOIL AND SHALL BE SODDED OR SEEDDED. ALL AREAS NOT DESIGNATED FOR SOD OR A SPECIFIC SEED MIX, WHICH ARE DISTURBED BY CONSTRUCTION, SHALL BE SEEDDED WITH SEED MIX #1.
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6. FAILURE OF TURF DEVELOPMENT: IN THE EVENT THE CONTRACTOR FAILS TO PROVIDE AN ACCEPTABLE TURF, RE-SOD OR RE-SEED ALL APPLICABLE AREAS, AT NO ADDITIONAL COST TO THE OWNER, TO THE SATISFACTION OF THE ENGINEER OR LANDSCAPE ARCHITECT.
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9. ALL TREES AND SHRUBS SHALL RECEIVE 4" DEPTH OF WOOD MULCH, UNLESS OTHERWISE SPECIFIED.
10. ALL PLANT MATERIALS SHALL BE NO. 1 QUALITY, NURSERY GROWN AND SPECIMENS MUST BE MATCHED.
11. ALL DECIDUOUS TREES ALONG DRIVES OR WITHIN PARKING LOTS SHALL BE BRANCHING NO LOWER THAN 6'.



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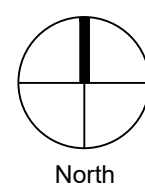
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PROFESSIONAL ENGINEER
 under the laws of the State of **MINNESOTA**

WILLIAM J. DIEDER
Registration Number **59532** Date **02/26/2025**

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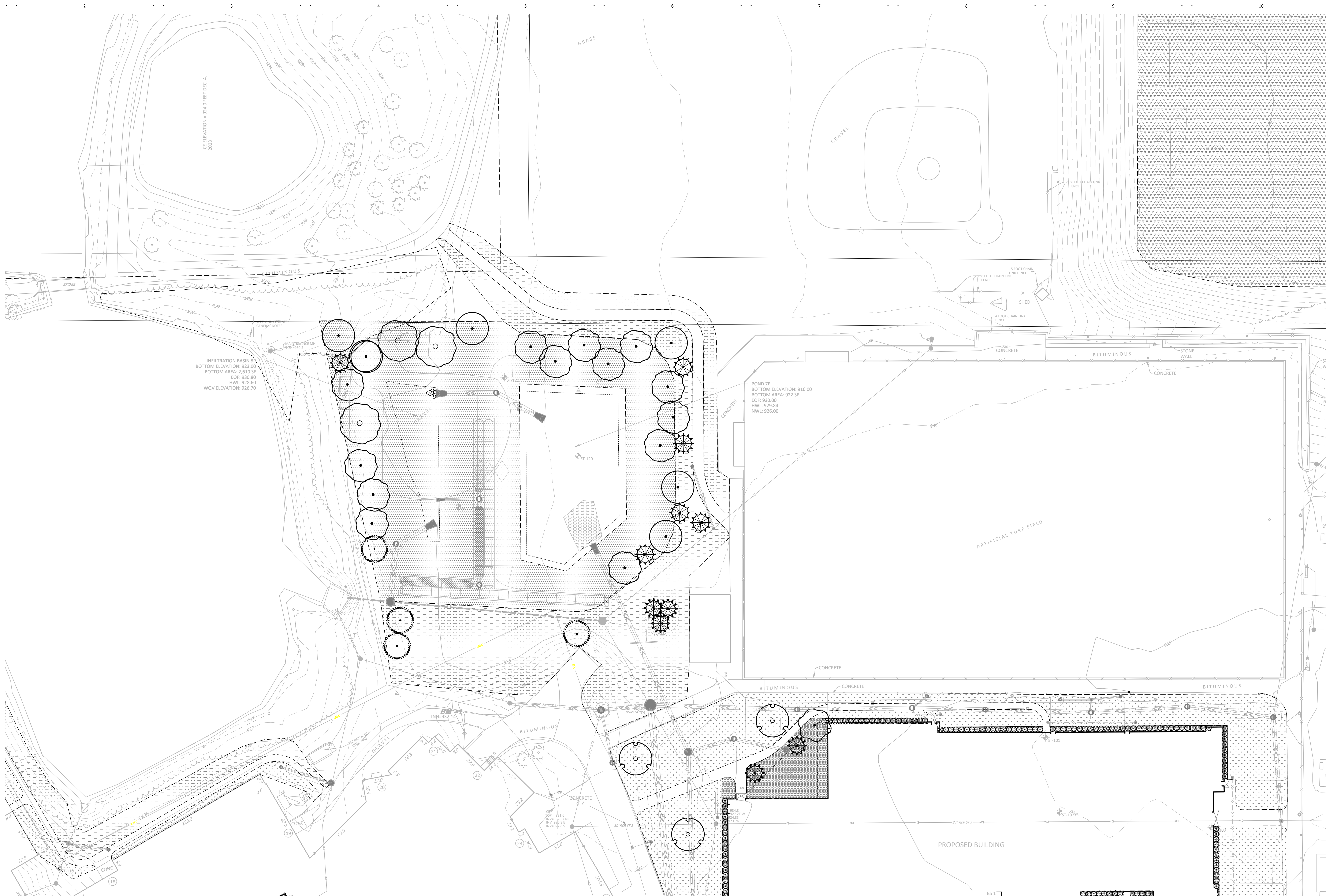
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LANDSCAPING
PLAN EAST

Scale:

L0.03



CODE	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	CONTAINER
TREES						
ACRF	22	ACER RUBRUM 'FRANKSRED'	RED SUNSET™ MAPLE	2.5" CAL.		B&B
ACRN	5	ACER RUBRUM 'NORTHWOOD'	NORTHWOOD RED MAPLE	2.5" CAL.		B&B
ACSB	22	ACER SACCHARUM 'BAILSTA'	FLAT HILLSTA® SUGAR MAPLE	2.5" CAL.		B&B
ACST	7	ACER SACCHARUM 'JEFCAN'	UNITY® SUGAR MAPLE	2.5" CAL.		B&B
ACSP	1	ACER SACCHARUM 'PNI 0285'	GREEN MOUNTAIN® SUGAR MAPLE	2.5" CAL.		B&B
ACFS	1	ACER X FREEMANI 'SIENNA'	SIENNA GLASS® MAPLE	2.5" CAL.		B&B
MJ	13	MALUS X 'JEWELCOLE'	RED JEWEL™ CRABAPPLE	2" CAL.		
OSV	13	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	2.5" CAL.		B&B
QUBI	8	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5" CAL.		B&B
QUMA	12	QUERCUS MACROCARPA	BURR OAK	2.5" CAL.		B&B
CONIFERS						
PIGL	11	PICEA GLAUCA	WHITE SPRUCE	6" HT.	B&B	
PIBA	13	PINUS BANSKIANA	JACK PINE	6" HT.		B&B
PISY	6	PINUS SYLVESTRIS	SCOTCH PINE	6" HT.	B&B	
SHRUBS						
AL	70	ARONIA MELANOCARPA 'UCONNMAN165'	LOW SCAPE MOUND® BLACK CHOKEBERRY	18" - 24"		#2 CONT.
CS	34	CORNUS ALBA 'SIBIRICA'	REDBARK DOGWOOD	5 GAL.		
CH	10	CORNUS HESSE 'UNIM0750D'	GARDEN GLOW™ DOGWOOD	42" - 48" SPR.		#5 CONT.
CH	46	DIERVILLA LONGICORA 'MICHIGAN SUNSET'	DWARF BUSH HONEYSUCKLE	24" - 36" SPR.		#5 CONT.
ILVN	96	ILEX VOMITORIA 'NANA'	DWARF YUCCA	5 GAL.		
SS	62	SPIRAEA SORBIFOLIA 'SEM'	SEM FALSA SPIREA	24" - 36"		#5 CONT.
VR	134	VIBURNUM OBOVATUM 'RAULSTON'S HARDY'	RAULSTON'S HARDY VIBURNUM	12 GAL.		
PERENNIALS						
AB2	14	AMSONIA X 'BLUE ICE'	BLUE ICE BLUEASTER	15" - 18" SPR.		#1 CONT.
AL	54	ASTER DUMOSUS 'ALERT'	ALERT! FALST ASTER	15" - 18" SPR.		#1 CONT.
CK	163	CALAMAGOSTIS X ACUTIFLORA 'RALF FOERSTER'	RALF FOERSTER FEATHER REED GRASS	24" - 30"		#1 CONT.

REFERENCE KEY TO SITE DETAILS

DETAIL I.D. NUMBER (TOP)
 DETAIL SHEET NUMBER (BOTTOM)

PROPOSED SOD LIMITS

PROPOSED SEED MIX #1

PROPOSED SEED MIX #2

PROPOSED NATIVE SEEDING

PROPOSED SHRUB / MULCH BED

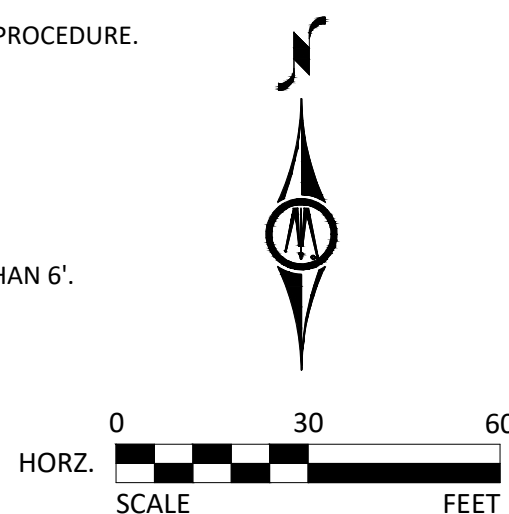
PROPOSED LANDSCAPE ROCK BED

PROPOSED LIGHT POLE - REFER TO ELECTRICAL PLANS

PROPERTY LINE

1. REFER TO SHEET CXXX, XXXXXXX, FOR GENERAL NOTES.
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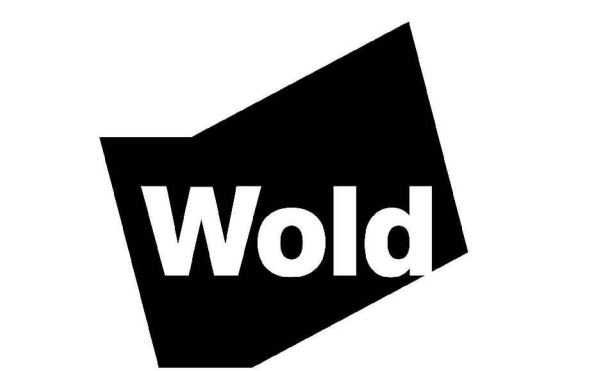


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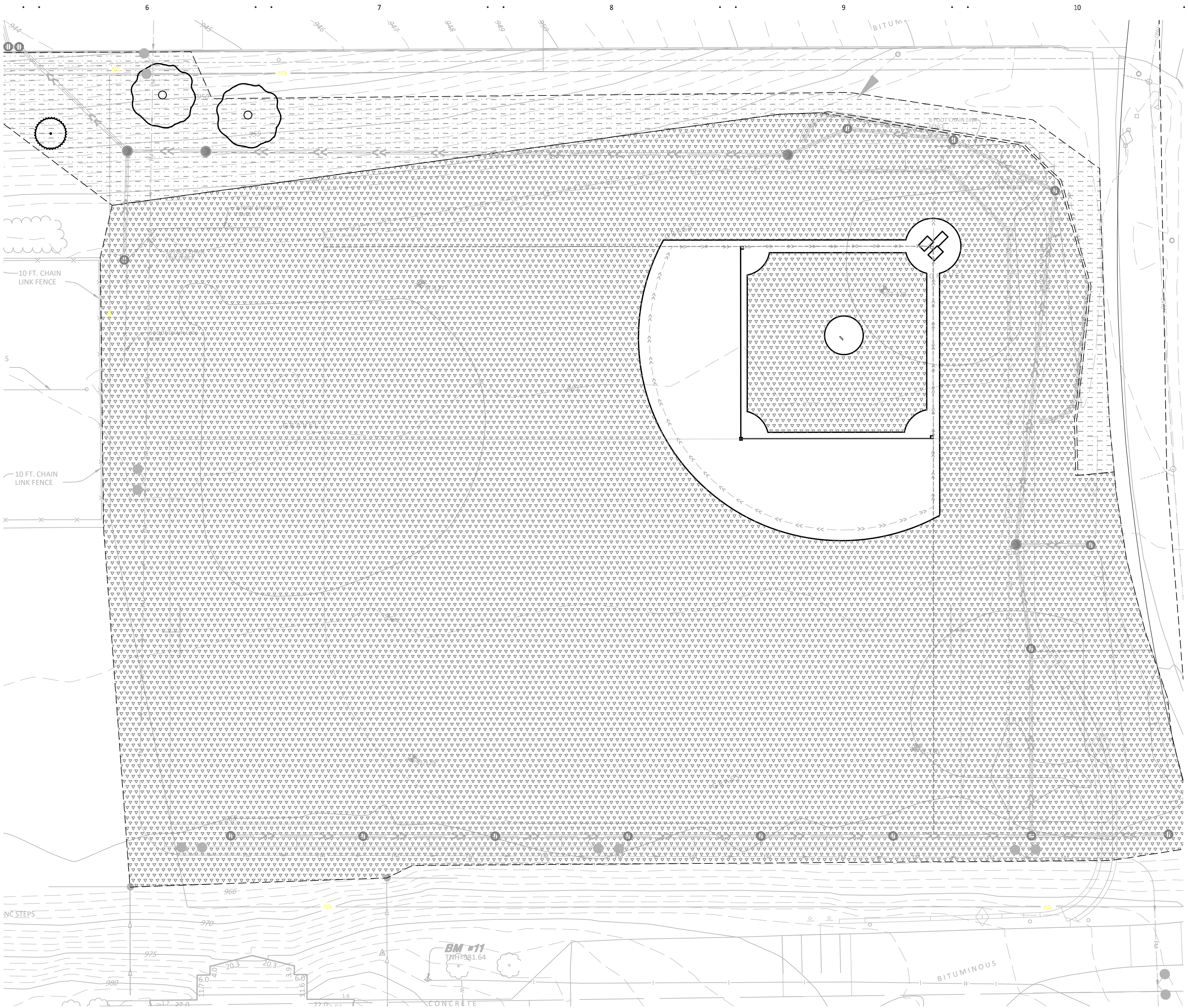
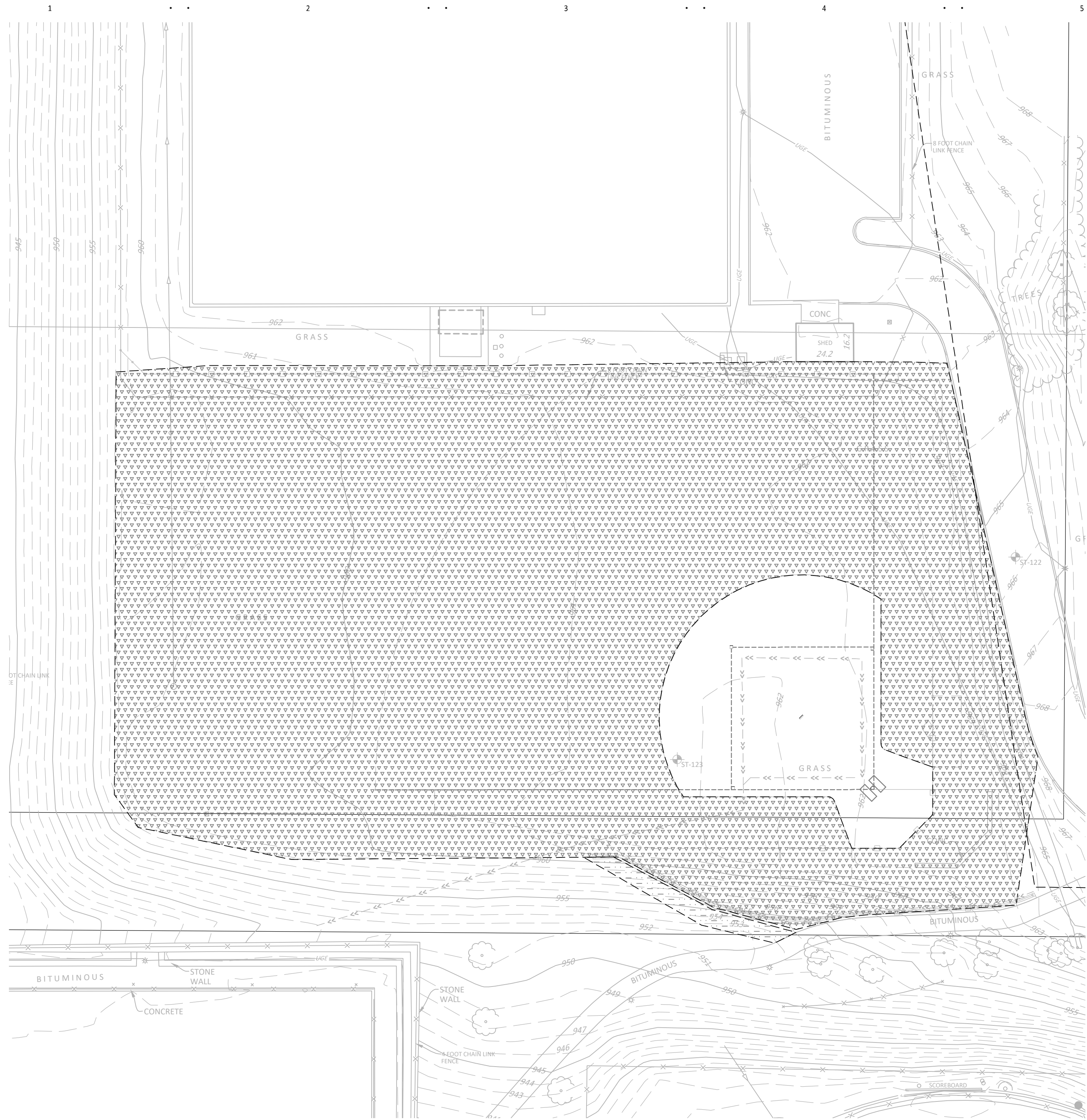
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Tree Number	Common Name	Diameter
225	Black Cherry	8
226	Bur Oak	22
230	Black Cherry	15
231	Black Cherry	6
232	Black Cherry	8
233	Black Cherry	8
234	Black Cherry	12
235	Cottonwood	12
236	Pin Oak	10
237	Bur Oak	15
238	Bur Oak	18
239	Black Cherry	20
306	Black Cherry	10
309	Bur Oak	17
310	Bur Oak	23
311	Red Oak	15
312	Black Cherry	10
313	Bur Oak	20
314	Black Cherry	9
315	White Oak	18
316	Bur Oak	27
317	Bur Oak	27
318	Red Oak	15
319	Red Oak	12
320	Red Oak	14
326	Bur Oak	16
Total		389
Total Caliper for trees to be replaced		194.5

LANDSCAPE CALCULATIONS

- REPLACEMENT TREE CALCULATIONS:
- REMOVED TREE COUNT: 26
 - REMOVED CALIPER INCHES: 389
 - TOTAL CALIPER INCHES TO BE REPLACED: 194.5
 - REPLACEMENT TREE COUNT: 121 AT 2.5" CALIPER (302.5')
13 AT 2.0" CALIPER (26')
 - REPLACEMENT TREE TOTAL CALIPER INCHES: 328.5
- LANDSCAPE TREE REQUIREMENT CALCULATION:
- SITE: 4,528,585 SF (103.9 AC)
 - SITE TREE REQUIREMENTS: 1510 TREES
 - EXISTING TREES ON SITE:
 - 206 TREES ON SITE TO REMAIN (NON FORESTED AREAS)
 - 1336 TREE ON SITE (IN FORESTED AREA, 401,020 SF @ 1 TREE PER 300 SF)

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	CONTAINER
TREES						
ACRF	22	ACER RUBRUM 'FRANKSRED'	RED SUNSET® MAPLE	2.5" CAL.		B&B
ACRN	5	ACER RUBRUM 'NORTHWOOD'	NORTHWOOD RED MAPLE	2.5" CAL.		B&B
ACSB	22	ACER SACCHARUM 'BAILSTA'	FALL FIESTA® SUGAR MAPLE	2.5" CAL.		B&B
ACSJ	7	ACER SACCHARUM 'JEFCAN'	UNITY® SUGAR MAPLE	2.5" CAL.		B&B
ACSP	1	ACER SACCHARUM 'PNI 0285'	GREEN MOUNTAIN® SUGAR MAPLE	2.5" CAL.		B&B
ACFS	1	ACER X FREEMANII 'SIENNA'	SIENNA GLEN® MAPLE	2.5" CAL.		B&B
IMI	13	MALUS X 'JEWELCOLE'	RED JEWEL™ CRABAPPLE	2" CAL.		B&B
OSVI	13	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	2.5" CAL.		B&B
QUBI	8	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5" CAL.		B&B
QUMA	12	QUERCUS MACROCARPA	BURR OAK	2.5" CAL.		B&B
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PIGL	11	PICEA GLAUCA	WHITE SPRUCE	6' HT.	B&B	
PIBA	13	PINUS BANKSIANA	JACK PINE	6' HT.	B&B	
PISY	6	PINUS SYLVESTRIS	SCOTCH PINE	6' HT.	B&B	
CODE	QTY	BOTANICAL NAME	COMMON NAME	SPREAD	HEIGHT	CONTAINER
SHRUBS						
AL	70	ARONIA MELANOCARPA 'U'CONNAM165'	LOW SCAPE MOUND® BLACK CHOKEBERRY	18" - 24"		#2 CONT.
CS	34	CORNUS ALBA 'SIBIRICA'	REDBARK DOGWOOD	5 GAL.		
CH	10	CORNUS HESSEI 'UMN970507'	GARDEN GLOW™ DOGWOOD	42 - 48" SPR.		#5 CONT.
CL	46	DIERVILLA LONICERA 'MICHIGAN SUNSET'	DWARF BUSH HONEYSUCKLE	24" - 36"		#5 CONT.
ILVN	96	ILEX VOMITORIA 'NANA'	DWARF YALPOIN	5 GAL.		
SS	62	SPIRAEA SORBIFOLIA 'SEM'	SEM FALSE SPIREA	24" - 36"		#5 CONT.
YR	134	VIBURNUM OBOVATUM 'RAULSTON'S HARDY'	RAULSTON'S HARDY VIBURNUM	5 GAL.		
PERENNIALS						
AB2	14	AMSONIA X 'BLUE ICE'	BLUE ICE BLUESTAR	12 - 15" SPR.		#1 CONT.
AA	54	ASTER DUMOSUS 'ALERT'	ALERT FALL ASTER	15 - 18" SPR.		#1 CONT.
CK	163	CALAMAGROSIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	24" - 30"		#1 CONT.

LEGEND

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DETAIL SHEET NUMBER (BOTTOM)
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- PROPOSED LANDSCAPE ROCK BED
- PROPOSED LIGHT POLE - REFER TO ELECTRICAL PLANS
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NOTES

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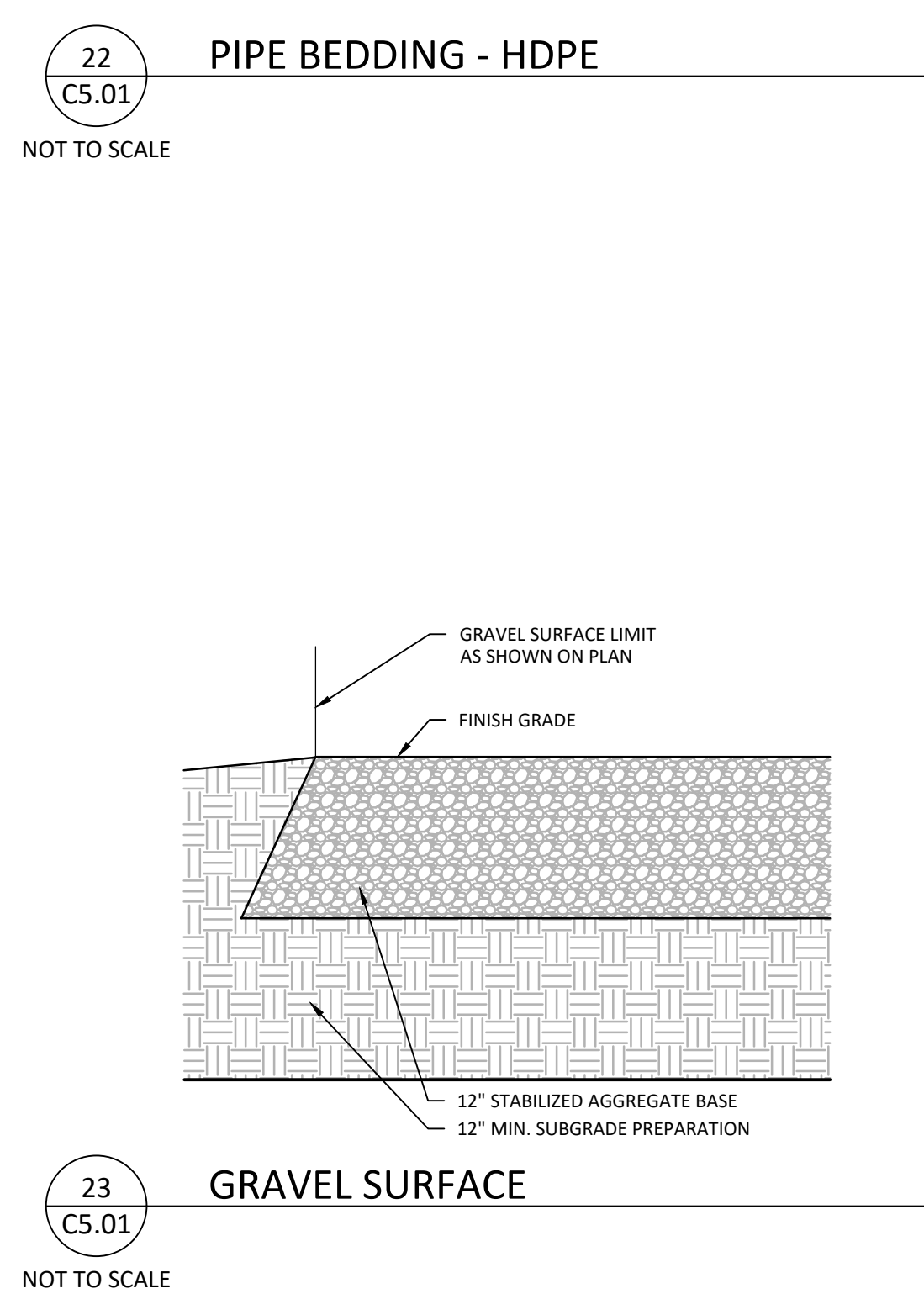
WILLIAM J. DIEDIE		
Registration Number	59532	Date 02/26/2025
Description	Revisions	Num
	Date	

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Date: 02/26/2025
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LANDSCAPING
PLAN FIELDS

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Rosemount High School Additions and Renovations
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DETAILS

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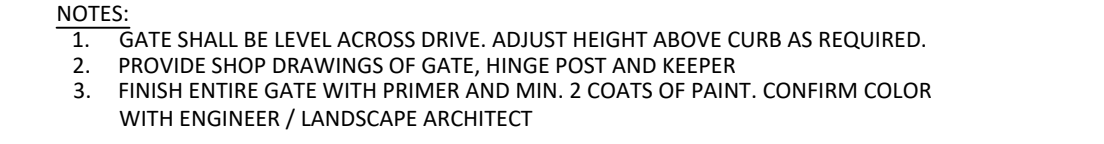
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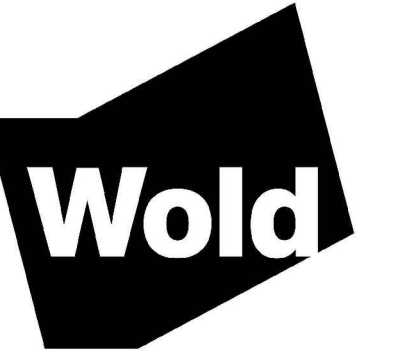
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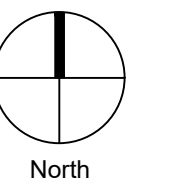
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IRRIGATION PLAN WEST

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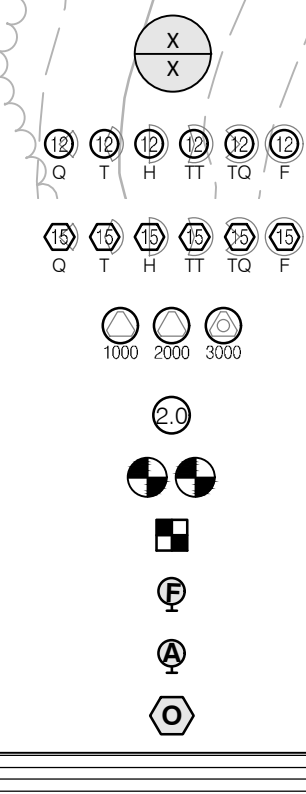
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LEGEND



REFERENCE KEY TO SITE DETAILS
DETAIL I.D NUMBER (TOP)
DETAIL SHEET NUMBER (BOTTOM)

TURF SPRAY SPRINKLERS 6" POP-UP

SHRUB SPRAY SPRINKLERS - 12" POP-UP

TURF ROTARY SPRINKLER - 6" POP-UP

TURF ROTOR - 4IN. POP-UP

PLASTIC ELECTRIC REMOTE CONTROL VALVE - GLOBE CONFIGURATION

DRIPLINE FLUSH VALVE

DDIS SYSTEM OPERATION IS

AREA TO RECEIVE DRIPLINE



QUICK COUPLER VALVE

PLASTIC ELECTRIC MASTER VALVE - GLOBE CONFIGURATION

PROPOSED FLOW SENSOR

PROPOSED POINT OF CONNECTION

PROPOSED IRRIGATION CO

PROPOSED RAIN SENSOR

PROPOSED LINE SURGE PROTECTOR

IRRIGATION LATERAL LINE: POLYETHYLENE PIPE SDR-7

IRRIGATION LATERAL LINE: FVC CLASS 200 SDR

DATE PLANTING: 04/20/2016 DATE RECEIVED: 03/23/2016

PROPERTY LINE

NOTES

1. REFER TO SHEET 105, XXXXXXX, FOR GENERAL NOTES.

2. INSTALL SPRINKLER HEADS AND LOCATE UNDERGROUND UTILITIES PRIOR TO TRENCHING.

3. IDENTIFY LOCATION AND DEPTH OF UNDERGROUND ELECTRIC LINES, FIBER LINES, AND OTHER COMMUNICATION LINES PRIOR TO IRRIGATION INSTALLATION.

4. LAY OUT WORK IN GENERAL CONFORMANCE WITH THE DRAWINGS, ADJUST NOZZLES, SPRINKLER ARCS, OR HEAD AND PIPE LOCATIONS TO COMPLEMENT ACTUAL FIELD CONDITIONS. MAINTAIN HEAD-TO-HEAD COVERAGE. BALANCE DISTRIBUTION RATE AMONG ALL SPRINKLERS WITHIN THE ZONE. ADD SUPPLEMENTAL SPRINKLERS AS NECESSARY TO PROVIDE HEAD-TO-HEAD COVERAGE.

5. PROVIDE ALL MISCELLANEOUS MATERIALS NECESSARY TO MAKE THE SYSTEM FULLY FUNCTIONAL.

6. IRRIGATION SYSTEM IS DESIGNED FOR 60(+/-) PSI AT THE BASE OF ALL SPRINKLER HEADS. WATER PRESSURE AT THE WATER SUPPLY HAS BEEN ASSUMED TO BE +/-70 PSI. NOTIFY LANDSCAPE ARCHITECT IF WATER SUPPLY PRESSURE DIFFERS.

7. WATER SUPPLY IS LOCATED AT THE PROPOSED 3" CAPPED FLANGE INSIDE THE MECHANICAL ROOM.

8. FOLLOW MANUFACTURERS RECOMMENDATIONS FOR PRODUCT SPECIFIC INSTALLATION.

9. MAIN LINE PIPING SHALL BE PVC CLASS 200 SDR 21.

10. WITHIN ATHLETIC FIELD AREAS, LATERAL PIPING SHALL BE PVC CLASS 160 SDR 26.

11. OUTSIDE OF ATHLETIC FIELDS, LATERAL PIPING 1-1/2" AND LARGER SHALL BE PVC CLASS 160 SDR 26, AND LATERAL PIPING 1/4" AND SMALLER MAY BE EITHER PVC CLASS 160 SDR 26 OR POLYETHYLENE PIPE SDR-7 PRESSURE RATED PIPE.

12. LATERAL PIPING WITH NO SIZE LABEL INDICATED ON THE DRAWINGS SHALL BE 1", PVC CLASS 160 SDR 26.

13. INSTALL LATERAL PIPING A MINIMUM 12 INCHES DEEP AND INSTALL MAIN LINE PIPING A MINIMUM 18 INCHES DEEP. NOTIFY LANDSCAPE ARCHITECT A MINIMUM 48 HOURS IN ADVANCE OF PIPING INSTALLATION.

14. USE TEFLON TAPE ON ALL THREADED JOINTS.

15. SET SPRINKLER HEADS, QUICK COUPLER VALVES, AND OTHER VALVES WITH STEMS PERPENDICULAR TO FINISHED GRADE.

16. PLACE ALL VALVES IN SERVICE BOXES.

17. ADJUST SPRINKLER HEADS FOR GRADE, AS NECESSARY, AFTER TURFGRASS HAS BEEN ESTABLISHED AND ALL SETTLEMENT AT SPRINKLER HEADS HAS OCCURRED. SET TOP OF SPRINKLER HEAD 1" BELOW FINISH GRADE OR 1" BELOW THE TURFGRASS ROOT ZONE. SET TOP OF SPRINKLER HEAD 1" BELOW CONCRETE SURFACES WHEN ADJACENT TO CONCRETE WALKS OR CONCRETE CURBS.

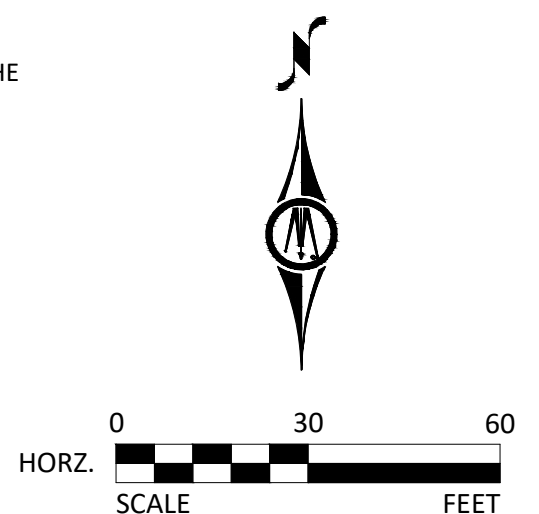
18. MAIN LINE PIPING 3" AND LARGER SHALL HAVE STRUT BLOCKING AT ALL ELLS, TEES, AND WYES.

19. MAIN LINE PIPING 4" AND LARGER SHALL USE JOINT RESTRAINTS.

20. CONDUCT PERFORMANCE TEST IN THE PRESENCE OF OWNER AND LANDSCAPE ARCHITECT FOLLOWING COMPLETION OF SYSTEM INSTALLATION. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

21. CONDUCT AND DEMONSTRATE TO THE OWNER THE WINTERIZATION AND SPRING START-UP PROCESS IN THE FALL FOLLOWING IRRIGATION SYSTEM COMPLETION.

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**Independent School
District #196**
3455 153rd Street West
Rosemount, MN 55068



**BOLTON
& MENK**

3300 FERNBROOK ROAD, SUITE 300
PLYMOUTH, MINNESOTA 55447
Phone: (763) 544-7129
Email: goldenvalley@bolton-menk.com
www.bolton-menk.com

WILLIAM J. DIEDE
Registration Number **59532** Date **02/26/2025**

Comm: **232218**
Date: **02/26/2025**
Drawn: **MET**
Check: **WJD**


North

Scale:

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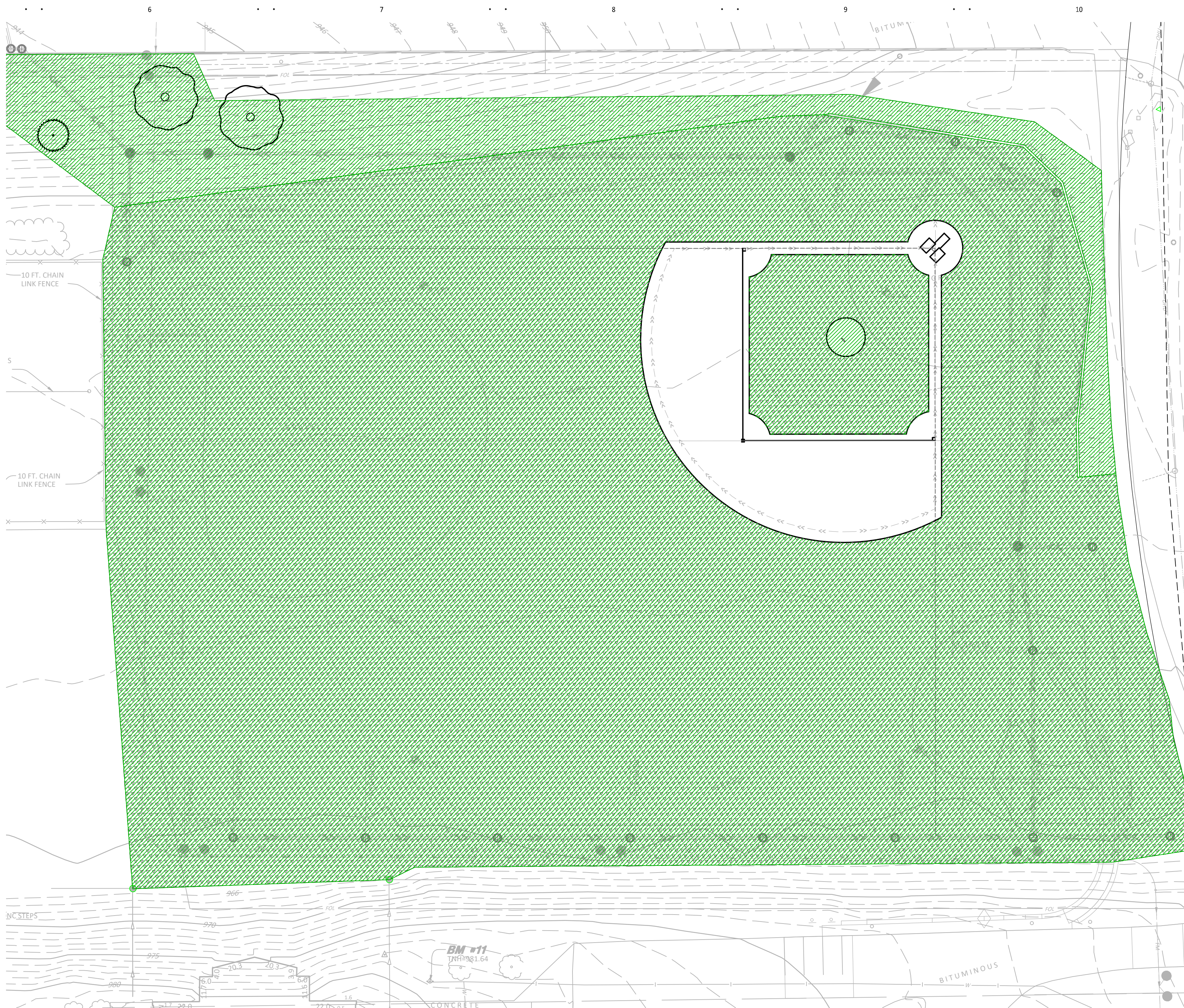


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	QUICK COUPLER VALVE
	PLASTIC ELECTRIC MASTER VALVE - GLOBE CONFIGURATION
	PROPOSED FLOW SENSOR
	PROPOSED POINT OF CONNECTION
	PROPOSED IRRIGATION CONTROLLER
	PROPOSED RAIN SENSOR
	PROPOSED LINE SURGE PROTECTOR
	IRRIGATION LATERAL LINE: POLYETHYLENE PIPE SDR-7
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21
	PIPE SLEEVE: PVC SCHEDULE 40
	PROPERTY LINE

1. REFER TO SHEET CXXX, XXXXXXXX, FOR GENERAL NOTES.
2. FIELD VERIFY SITE CONDITIONS AND LOCATE UNDERGROUND UTILITIES PRIOR TO TRENCHING.
3. VERIFY THE LOCATION AND DEPTH OF UNDERGROUND ELECTRIC LINES, FIBER LINES, AND OTHER COMMUNICATION LINES PRIOR TO IRRIGATION INSTALLATION.
4. LAY OUT WORK IN GENERAL CONFORMANCE WITH THE DRAWINGS. ADJUST NOZZLES, SPRINKLER ARCS, OR HEAD AND PIPE LOCATIONS TO COMPLEMENT ACTUAL FIELD CONDITIONS. MAINTAIN HEAD-TO-HEAD COVERAGE. BALANCE THE PRECIPITATION RATE AMONG ALL SPRINKLERS WITHIN THE ZONE. ADD SUPPLEMENTAL SPRINKLERS AS NECESSARY TO PROVIDE HEAD-TO-HEAD COVERAGE.
5. PROVIDE ALL MISCELLANEOUS MATERIALS NECESSARY TO MAKE THE SYSTEM FULLY FUNCTIONAL.
6. IRRIGATION SYSTEM IS DESIGNED FOR 60(+/-) PSI AT THE BASE OF ALL SPRINKLER HEADS. WATER PRESSURE AT THE WATER SUPPLY HAS BEEN ASSUMED TO BE +/- 70 PSI. NOTIFY LANDSCAPE ARCHITECT IF WATER SUPPLY PRESSURE DIFFERS.
7. WATER SUPPLY IS LOCATED AT THE PROPOSED 3" CAPED FLANGE INSIDE THE MECHANICAL ROOM.
8. FOLLOW MANUFACTURERS RECOMMENDATIONS FOR PRODUCT SPECIFIC INSTALLATION.
9. MAIN LINE PIPING SHALL BE PVC CLASS 200 SDR 21.
10. WITHIN ATHLETIC FIELD AREAS, LATERAL PIPING SHALL BE PVC CLASS 160 SDR 26.
11. OUTSIDE OF ATHLETIC FIELDS, LATERAL PIPING 1"-1/2" AND LARGER SHALL BE PVC CLASS 160 SDR 26, AND LATERAL PIPING 1/4" AND SMALLER MAY BE EITHER PVC CLASS 160 SDR 26 OR POLYETHYLENE PIPE-SDR 7 PRESSURE RATED PIPE.
12. LATERAL PIPING WITH NO SIZE LABEL INDICATED ON THE DRAWINGS SHALL BE 1", PVC CLASS 160 SDR 26.
13. INSTALL LATERAL PIPING A MINIMUM 12 INCHES DEEP AND INSTALL MAIN PIPING A MINIMUM 18 INCHES DEEP. NOTIFY LANDSCAPE ARCHITECT A MINIMUM 48 HOURS IN ADVANCE OF LINE PIPING INSTALLATION.

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

[illegible]

Scale:

10.04

Tag #	Botanical Name	Common Name	Diameter	Condition	Defects	Comments			
1	Quercus ellipsoidalis	Pin oak	15	Fair	DADB				
2	Acer saccharinum	Silver maple	10	Fair	DADB				
3	Acer saccharinum	Silver maple	6	Fair	DADB				
4	Ulmus americana	American elm	15	Fair	DADB				
5	Acer negundo	Boxelder	12	Fair	TA				
6	Acer negundo	Boxelder	21	Fair	DADB				
7	Populus deltoides	Cottonwood	16	Fair	DADB				
8	Celtis occidentalis	Hackberry	19	Fair	DADB				
9	Acer negundo	Boxelder	18	Fair	DADB				
10	Celtis occidentalis	Hackberry	9	Fair	DADB				
11	Quercus rubra	Red oak	29	Fair	DADB				
12	Prunus serotina	Black cherry	7	Fair	DADB				
13	Quercus rubra	Red oak	27	Fair	DADB				
14	Populus deltoides	Cottonwood	12	Fair	DADB				
15	Populus deltoides	Cottonwood	14	Fair	DADB				
16	Populus deltoides	Cottonwood	14	Fair	DADB				
17	Prunus serotina	Black cherry	6	Fair	DADB				
18	Quercus bicolor	Swamp white oak	10	Fair	DADB				
19	Populus deltoides	Cottonwood	14	Fair	DADB				
20	Prunus serotina	Black cherry	11	Dead	DADB				
21	Quercus ellipsoidalis	Pin oak	50	Fair	DADB				
22	Populus deltoides	Cottonwood	13	Fair	DADB				
23	Acer saccharum	Sugar maple	8	Fair	DADB				
24	Populus deltoides	Cottonwood	12	Fair	DADB				
25	Populus deltoides	Cottonwood	14	Fair	DADB				
26	Populus deltoides	Cottonwood	15	Fair	DADB				
27	Populus deltoides	Cottonwood	29	Fair	DADB				
28	Quercus rubra	Red oak	7	Fair	DADB				
29	Populus deltoides	Cottonwood	15	Fair	TA				
30	Quercus macrocarpa	Bur oak	12	Fair	DADB				
31	Quercus rubra	Red oak	7	Fair	DADB				
32	Populus deltoides	Cottonwood	12	Fair	DADB				
33	Prunus serotina	Black cherry	8	Fair	TA				
34	Populus deltoides	Cottonwood	12	Fair	DADB				
35	Populus deltoides	Cottonwood	13	Fair	DADB				
36	Quercus ellipsoidalis	Pin oak	9	Fair	DADB				
37	Quercus rubra	Red oak	7	Fair	DADB				
38	Populus deltoides	Cottonwood	12	Dead	DADB				
39	Populus deltoides	Cottonwood	12	Dead	DADB				
40	Populus deltoides	Cottonwood	12	Fair	DADB				
41	Quercus ellipsoidalis	Pin oak	7	Fair	DADB				
42	Quercus macrocarpa	Bur oak	19	Fair	DADB				
43	Quercus ellipsoidalis	Pin oak	8	Fair	DADB				
44	Quercus rubra	Red oak	45	Dead	DADB				
45	Quercus rubra	Red oak	29	Dead	DADB				
46	Quercus macrocarpa	Bur oak	12	Fair	DADB				
47	Quercus macrocarpa	Bur oak	22	Fair	DADB				
48	Quercus alba	White oak	20	Fair	DADB				
49	Prunus serotina	Black cherry	7	Fair	DADB				
50	Quercus rubra	Red oak	24	Dead	DADB				
51	Quercus macrocarpa	Bur oak	6	Fair	DADB				
52	Quercus rubra	Red oak	17	Dead	DADB				
53	Quercus rubra	Red oak	11	Dead	DADB				
54	Quercus macrocarpa	Bur oak	19	Fair	DADB				
55	Quercus macrocarpa	Bur oak	9	Fair	DADB				
56	Quercus macrocarpa	Bur oak	9	Fair	DADB				
57	Populus deltoides	Cottonwood	21	Dead	DADB				
58	Ulmus americana	American elm	15	Fair	DADB				
59	Ulmus americana	American elm	12	Fair	DADB				
60	Ulmus americana	American elm	15	Fair	DADB				
61	Quercus rubra	Red oak	35	Dead	DADB				
62	Quercus macrocarpa	Bur oak	15	Fair	DADB				
63	Quercus ellipsoidalis	Pin oak	40	Fair	TA				
64	Quercus macrocarpa	Bur oak	32	Fair	DADB				
65	Populus deltoides	Cottonwood	14	Fair	DADB				
66	Prunus serotina	Black cherry	6	Fair	TA				
67	Prunus serotina	Black cherry	17	Fair	DADB				
68	Populus deltoides	Cottonwood	12	Fair	DADB				
69	Quercus ellipsoidalis	Pin oak	6	Fair	DADB				
70	Quercus ellipsoidalis	Pin oak	11	Fair	DADB				
71	Quercus rubra	Red oak	12	Fair	DADB				
72	Quercus ellipsoidalis	Pin oak	15	Fair	DADB				
73	Quercus macrocarpa	Bur oak	6	Fair	DADB				
74	Quercus rubra	Red oak	7	Fair	DADB				
75	Populus deltoides	Cottonwood	12	Fair	DADB				
76	Quercus rubra	Red oak	16	Fair	DADB				
77	Populus deltoides	Cottonwood	12	Fair	DADB				
78	Quercus rubra	Red oak	6	Fair	DADB				
79	Prunus serotina	Black cherry	7	Fair	DADB				
80	Populus deltoides	Cottonwood	13	Fair	DADB				
81	Prunus serotina	Black cherry	10	Fair	DADB				
82	Quercus rubra	Red oak	8	Fair	DADB				
83	Prunus serotina	Black cherry	12	Fair	DADB				
84	Quercus rubra	Red oak	12	Fair	DADB				
85	Quercus rubra	Red oak	14	Fair	DADB				
86	Populus deltoides	Cottonwood	12	Fair	DADB				
87	Prunus serotina	Black cherry	8	Fair	TA				
88	Quercus rubra	Red oak	14	Fair	DADB				
89	Quercus ellipsoidalis	Pin oak	9	Fair	DADB				
90	Prunus serotina	Black cherry	7	Fair	DADB				
91	Quercus rubra	Red oak	10	Fair	DADB				
92	Prunus serotina	Black cherry	11	Fair	DADB				
93	Quercus rubra	Red oak	17	Poor	TA				
94	Acer negundo	Boxelder	13	Fair	DADB				
95	Juglans nigra	Black walnut	12	Fair	DADB				

Notes & Code Descriptions	
Multi-stem trees were measured by taking the total of all stems at 4.5ft above ground.	
DADB	Dead and dying branches
BA	Branch attachment
CDCC	Cavity, decay, canker, crack
BAHB	Broken and/or hanging branches
TA	Tree architecture
IDM	Insect/disease management
Condition Descriptions	
Staff consider signs of stress, poor structure, mechanical damage, soil and root problems, disease, and pests in the assessment of tree condition.	
Good	A good tree shows no significant problems.
Fair	A fair tree has minor problems that may be corrected with time or corrective action.
Poor	A poor tree has significant problems that are irrecoverable
Dead	A dead tree shows no sign of life.

Additional Arborist Information	
Several red oaks were found to be dead as a result of oak wilt disease. Terrain and understory will be difficult to traverse due to abundance of buckthorn and many fallen mature trees. Due to the difficult terrain, the tags may be in an unconventional order from having to traverse around fallen debris to reach certain areas of the woodland. While on site, arborist witnessed the removal of an aspen by a bulldozer, the client was notified and the arborist notified the bulldozer operator. Arborist started data collection in the Northeastern corner and moved East to West back and forth moving South. All tags on site are located on the Eastern side of the trunk.	

96	Salix nigra	Black willow	59	Fair	DADB	Multi stem			
97	Prunus serotina	Black cherry	7	Poor	TA				
98	Quercus rubra	Red oak	6	Fair	DADB				
99	Ulmus americana	American elm	14	Fair	DADB				
100	Prunus serotina	Black cherry	14	Fair	DADB				
101	Quercus rubra	Red oak	7	Fair	DADB				
102	Quercus rubra	Red oak	9	Dead	DADB				
103	Prunus serotina	Black cherry	9	Poor	DADB				
104	Prunus serotina	Black cherry	12	Fair	DADB				
105	Quercus rubra	Red oak	16	Fair	DADB				
106	Populus deltoides	Cottonwood	13	Fair	DADB				
107	Populus deltoides	Cottonwood	12	Fair	DADB				
108	Populus deltoides	Cottonwood	13	Fair	DADB				
109	Populus deltoides	Cottonwood	13	Fair	DADB				
110	Populus deltoides	Cottonwood	17	Fair	DADB				
111	Populus deltoides	Cottonwood	15	Fair	DADB				
112	Populus deltoides	Cottonwood	16	Fair	DADB				
113	Populus deltoides	Cottonwood	12	Fair	DADB				
114	Quercus macrocarpa	Bur oak	18	Fair	DADB				
115	Quercus macrocarpa	Bur oak	20	Fair	DADB				
116	Quercus rubra	Red oak	8	Fair	DADB				
117	Fraxinus pennsylvanica	Green ash	7	Fair	DADB				
118	Prunus serotina	Black cherry	12	Fair	DADB				
119	Prunus serotina	Black cherry	9	Fair	DADB				
120	Quercus macrocarpa	Bur oak	17	Fair	DADB				
121	Quercus macrocarpa	Bur oak	10	Poor	DADB				
122	Quercus macrocarpa	Bur oak	26	Fair	DADB				
123	Prunus serotina	Black cherry	7	Fair	DADB				
124	Acer negundo	Boxelder	12	Fair	DADB				
125	Quercus macrocarpa	Bur oak	15	Dead	DADB				
126	Quercus rubra	Red oak	8	Fair	DADB				
127	Quercus rubra	Red oak	17	Dead	DADB				
128	Quercus macrocarpa	Bur oak	21	Fair	DADB				
129	Quercus macrocarpa	Bur oak	13	Fair	DADB				
130	Quercus ellipsoidalis	Pin oak	25	Poor	I/DM				
131	Prunus serotina	Black cherry	9	Fair	DADB				
132	Ulmus americana	American elm	13	Fair	DADB				
133	Acer negundo	Boxelder	15	Fair	DADB				
134	Fraxinus pennsylvanica	Green ash	18	Dead	DADB				
135	Populus deltoides	Cottonwood	14	Fair	DADB				
136	Populus deltoides	Cottonwood	14	Fair	DADB				
137	Populus deltoides	Cottonwood	30	Fair	DADB	Multi stem			
138	Populus deltoides	Cottonwood	16	Fair	DADB				
139	Quercus macrocarpa	Bur oak	16	Fair	DADB				
140	Quercus macrocarpa	Bur oak	20	Fair	DADB				
141	Quercus macrocarpa	Bur oak	30	Fair	DADB				
142	Quercus rubra	Red oak	18	Fair	DADB				
143	Ulmus americana	American elm	12	Fair	DADB				
144	Prunus serotina	Black cherry	7	Fair	DADB				
145	Prunus serotina	Black cherry	6	Fair	DADB				
146	Prunus serotina	Black cherry	16	Fair	DADB				
147	Quercus macrocarpa	Bur oak	19	Fair	DADB				
148	Quercus macrocarpa	Bur oak	24	Fair	DADB				
149	Populus deltoides	Cottonwood	12	Fair	DADB				
150	Populus deltoides	Cottonwood	12	Fair	DADB				
151	Populus deltoides	Cottonwood	12	Fair	DADB				
152	Quercus ellipsoidalis	Pin oak	12	Fair	DADB				
153	Quercus rubra	Red oak	6	Fair	DADB				
154	Quercus rubra	Red oak	7	Fair	DADB				
155	Quercus rubra	Red oak	7	Fair	DADB				
156	Fraxinus pennsylvanica	Green ash	16	Dead	DADB				
157	Prunus serotina	Black cherry	8	Fair	DADB				
158	Prunus serotina	Black cherry	14	Fair	DADB				
159	Prunus serotina	Black cherry	15	Fair	DADB				
160	Quercus macrocarpa	Bur oak	24	Fair	DADB				
161	Quercus rubra	Red oak	34	Dead	DADB				
162	Quercus macrocarpa	Bur oak	24	Fair	DADB				
163	Quercus rubra	Red oak	7	Dead	DADB				
164	Populus deltoides	Cottonwood	12	Fair	DADB				
165	Populus deltoides	Cottonwood	12	Fair	DADB				
166	Populus deltoides	Cottonwood	12	Fair	DADB				
167	Populus deltoides	Cottonwood	12	Fair	DADB				
168	Populus deltoides	Cottonwood	12	Fair	DADB				
169	Prunus serotina	Black cherry	23	Fair	DADB				
170	Populus deltoides	Cottonwood	17	Dead	DADB				
171	Ulmus americana	American elm	15	Fair	DADB				
172	Populus deltoides	Cottonwood	16	Fair	DADB				
173	Populus deltoides	Cottonwood	16	Fair	DADB				
174	Populus deltoides	Cottonwood	18	Fair	DADB				
175	Populus deltoides	Cottonwood	13	Poor	DADB				
176	Quercus rubra	Red oak	13	Fair	DADB				
177	Ulmus americana	American elm	19	Fair	DADB				
178	Prunus serotina	Black cherry	17	Fair	DADB				
179	Populus deltoides	Cottonwood	13	Fair	DADB				
180	Quercus ellipsoidalis	Pin oak	7	Fair	DADB				
181	Populus deltoides	Cottonwood	15	Fair	DADB				
182	Ulmus americana	American elm	12	Fair	DADB				
183	Prunus serotina	Black cherry	13	Fair	DADB				
184	Populus deltoides	Cottonwood	13	Fair	DADB				
185	Populus deltoides	Cottonwood	14	Fair	DADB				
186	Ulmus americana	American elm	15	Fair	DADB				
187	Populus deltoides	Cottonwood	15	Fair	DADB				
188	Quercus ellipsoidalis	Pin oak	21	Fair	DADB				
189	Prunus serotina	Black cherry	17	Fair	DADB				
190	Populus deltoides	Cottonwood	15	Fair	DADB				
191	Prunus serotina	Black cherry	8	Fair	DADB				

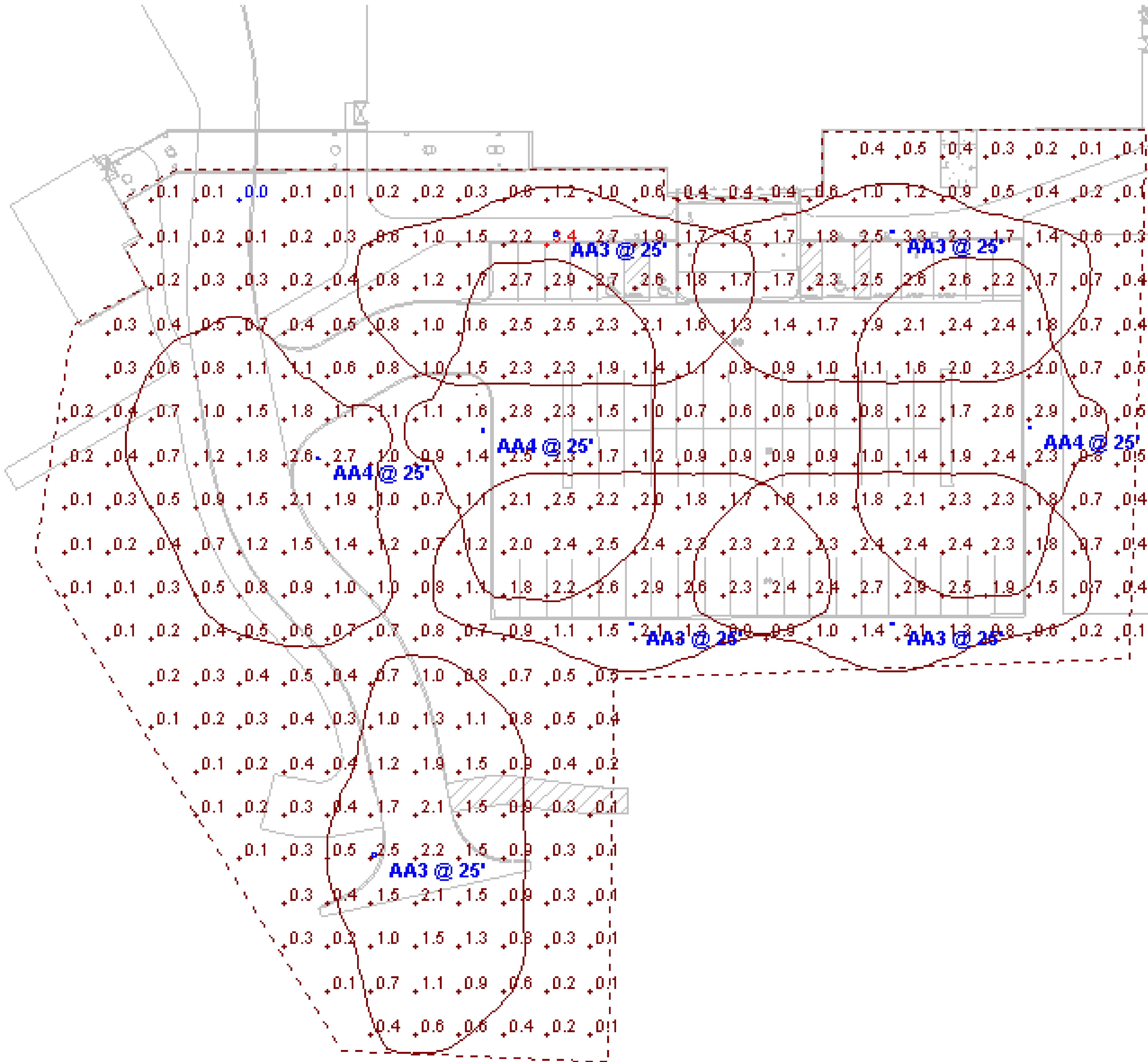
192	Populus deltoides	Cottonwood	15	Fair	DADB			
193	Prunus serotina	Black cherry	15	Fair	DADB			
194	Populus deltoides	Cottonwood	13	Dead	DADB			
195	Prunus serotina	Black cherry	16	Fair	DADB			
196	Ulmus americana	American elm	14	Fair	DADB			
197	Populus deltoides	Cottonwood	12	Fair	DADB			
198	Populus deltoides	Cottonwood	12	Fair	DADB			
199	Populus deltoides	Cottonwood	13	Fair	DADB			
200	Populus deltoides	Cottonwood	12	Fair	DADB			
201	Prunus serotina	Black cherry	7	Fair	DADB			
202	Fraxinus pennsylvanica	Green ash	7	Fair	DADB			
203	Populus deltoides	Cottonwood	15	Fair	DADB			
204	Populus deltoides	Cottonwood	14	Fair	DADB			
205	Populus deltoides	Cottonwood	12	Fair	DADB			
206	Populus deltoides	Cottonwood	13	Fair	DADB			
207	Prunus serotina	Black cherry	11	Fair	DADB			
208	Prunus serotina	Black cherry	12	Fair	DADB			
209	Prunus serotina	Black cherry	14	Poor	DADB			
210	Prunus serotina	Black cherry	9	Fair	DADB			
211	Populus deltoides	Cottonwood	14	Fair	DADB			
212	Quercus macrocarpa	Bur oak	20	Fair	DADB			
213	Prunus serotina	Black cherry	10	Fair	DADB			
214	Populus deltoides	Cottonwood	12	Fair	DADB			
215	Populus deltoides	Cottonwood	13	Fair	DADB			
216	Prunus serotina	Black cherry	9	Fair	DADB			
217	Prunus serotina	Black cherry	6	Fair	DADB			
218	Populus deltoides	Cottonwood	13	Fair	DADB			
219	Prunus serotina	Black cherry	15	Fair	DADB			
220	Prunus serotina	Black cherry	11	Fair	DADB			
221	Populus deltoides	Cottonwood	24	Fair	DADB			
222	Populus deltoides	Cottonwood	12	Fair	DADB			
223	Prunus serotina	Black cherry	12	Fair	DADB			
224	Prunus serotina	Black cherry	17	Fair	DADB			
225	Prunus serotina	Black cherry	16	Fair	DADB			
226	Prunus serotina	Black cherry	16	Fair	DADB			
227	Quercus macrocarpa	Bur oak	27	Fair	DADB			
228	Prunus serotina	Black cherry	8	Fair	DADB			
229	Quercus macrocarpa	Bur oak	22	Fair	DADB			
230	Prunus serotina	Black cherry	15	Fair	DADB			
231	Prunus serotina	Black cherry	6	Fair	DADB			
232	Prunus serotina	Black cherry	8	Fair	DADB			
233	Prunus serotina	Black cherry	8	Fair	DADB			
234	Prunus serotina	Black cherry	12	Fair	DADB			
235	Populus deltoides	Cottonwood	12	Fair	DADB			
236	Quercus ellipsoidalis	Pin oak	10	Fair	DADB			
237	Quercus macrocarpa	Bur oak	15	Fair	DADB			
238	Quercus macrocarpa	Bur oak	18	Fair	DADB			
239	Prunus serotina	Black cherry	20	Fair	DADB			
240	Quercus macrocarpa	Bur oak	20	Fair	DADB			
241	Prunus serotina	Black cherry	7	Fair	DADB			
242	Prunus serotina	Black cherry	16	Fair	DADB			
243	Prunus serotina	Black cherry	12	Fair	DADB			
244	Quercus ellipsoidalis	Pin oak	18	Fair	DADB			
245	Prunus serotina	Black cherry	8	Fair	DADB			
246	Fraxinus pennsylvanica	Green ash	15	Dead	DADB			
247	Quercus macrocarpa	Bur oak	7	Fair	DADB			
248	Populus deltoides	Cottonwood	12	Fair	DADB			
249	Populus deltoides	Cottonwood	14	Fair	DADB			
250	Populus deltoides	Cottonwood	13	Fair	DADB			
251	Quercus macrocarpa	Bur oak	22	Fair	DADB			
252	Populus deltoides	Cottonwood	16	Fair	DADB			
253	Prunus serotina	Black cherry	7	Fair	DADB			
254	Populus deltoides	Cottonwood	13	Fair	DADB			
255	Populus deltoides	Cottonwood	16	Fair	DADB			
256	Prunus serotina	Black cherry	6	Fair	DADB			
257	Quercus macrocarpa	Bur oak	7	Fair	DADB			
258	Quercus ellipsoidalis	Pin oak	14	Fair	DADB			
259	Populus deltoides	Cottonwood	14	Fair	DADB			
260	Ulmus americana	American elm	25	Fair	DADB			
261	Prunus serotina	Black cherry	30	Fair	DADB			
262	Acer negundo	Boxelder	18	Fair	DADB			
263	Quercus macrocarpa	Bur oak	20	Fair	DADB			
264	Ulmus americana	American elm	24	Fair	DADB			
265	Quercus ellipsoidalis	Pin oak	21	Fair	DADB			
266	Quercus rubra	Red oak	15	Fair	DADB			
267	Quercus rubra	Red oak	12	Fair	DADB			
268	Ulmus americana	American elm	14	Fair	DADB			
269	Populus deltoides	Cottonwood	12	Fair	DADB			
270	Prunus serotina	Black cherry	11	Fair	DADB			
271	Ulmus americana	American elm	14	Fair	DADB			
272	Prunus serotina	Black cherry	19	Fair	TA			
273	Prunus serotina	Black cherry	14	Fair	DADB			
274	Quercus macrocarpa	Bur oak	22	Fair	DADB			
275	Prunus serotina	Black cherry	14	Fair	DADB			
276	Quercus macrocarpa	Bur oak	7	Fair	DADB			
277	Prunus serotina	Black cherry	9	Fair	DADB			
278	Prunus serotina	Black cherry	13	Fair	DADB			
279	Quercus rubra	Red oak	12	Dead	DADB			
280	Prunus serotina	Black cherry	11	Fair	DADB			
281	Prunus serotina	Black cherry	12	Fair	DADB			
282	Prunus serotina	Black cherry	11	Fair	DADB			
283	Prunus serotina	Black cherry	13	Fair	DADB			
284	Populus deltoides	Cottonwood	16	Fair	DADB			
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286	Quercus macrocarpa	Bur oak	8	Fair	DADB			
287	Quercus rubra	Red oak	20	Fair	DADB			

288	Prunus serotina	Black cherry	11	Fair	DADB			
289	Quercus bicolor	Swamp white oak	12	Fair	DADB			
290	Quercus bicolor	Swamp white oak	11	Fair	DADB			
291	Quercus macrocarpa	Bur oak	10	Fair	DADB			
292	Quercus macrocarpa	Bur oak	7	Fair	DADB			
293	Quercus ellipsoidalis	Pin oak	19	Fair	DADB			
294	Quercus macrocarpa	Bur oak	11	Fair	DADB			
295	Quercus macrocarpa	Bur oak	11	Fair	DADB			
296	Prunus serotina	Black cherry	19	Fair	DADB			
297	Populus deltoides	Cottonwood	13	Fair	DADB			
298	Quercus macrocarpa	Bur oak	6	Fair	DADB			
299	Prunus serotina	Black cherry	9	Fair	DADB			
300	Quercus ellipsoidalis	Pin oak	20	Fair	DADB			
301	Quercus rubra	Red oak	23	Dead	DADB			
302	Fraxinus pennsylvanica	Green ash	14	Dead	DADB			
303	Quercus macrocarpa	Bur oak	9	Fair	DADB			
304	Quercus macrocarpa	Bur oak	9	Fair	DADB			
305	Ulmus americana	American elm	19	Fair	DADB			
306	Quercus ellipsoidalis	Pin oak	9	Fair	DADB			
307	Quercus rubra	Red oak	11	Fair	DADB			
308	Prunus serotina	Black cherry	10	Fair	DADB			
309	Quercus macrocarpa	Bur oak	17	Fair	DADB			
310	Quercus macrocarpa	Bur oak	23	Fair	DADB			
311	Quercus rubra	Red oak	15	Dead	DADB			
312	Prunus serotina	Black cherry	10	Fair	DADB			
313	Quercus macrocarpa	Bur oak	20	Fair	DADB			
314	Prunus serotina	Black cherry	9	Fair	DADB			
315	Quercus alba	White oak	18	Fair	DADB			
316	Quercus macrocarpa	Bur oak	27	Fair	DADB			
317	Quercus macrocarpa	Bur oak	27	Fair	DADB			
318	Quercus rubra	Red oak	15	Dead	DADB			
319	Quercus rubra	Red oak	12	Dead	DADB			
320	Quercus rubra	Red oak	14	Dead	DADB			
321	Quercus macrocarpa	Bur oak	6	Fair	DADB			
322	Quercus rubra	Red oak	14	Dead	DADB			
323	Quercus rubra	Red oak	15	Dead	DADB			
324	Quercus rubra	Red oak	6	Fair	DADB			
325	Quercus rubra	Red oak	15	Fair	DADB			
326	Quercus macrocarpa	Bur oak	18	Fair	DADB			
327	Quercus macrocarpa	Bur oak	16	Fair	DADB			
328	Quercus macrocarpa	Bur oak	21	Poor	DADB			
329	Prunus serotina	Black cherry	8	Fair	DADB			
330	Quercus ellipsoidalis	Pin oak	19	Fair	DADB			
331	Quercus macrocarpa	Bur oak	25	Fair	DADB			
332	Quercus macrocarpa	Bur oak	28	Fair	DADB			
333	Quercus macrocarpa	Bur oak	19	Fair	DADB			
334	Quercus macrocarpa	Bur oak	16	Fair	DADB			
335	Quercus ellipsoidalis	Pin oak	14	Dead	DADB			
336	Quercus ellipsoidalis	Pin oak	12	Fair	DADB			
337	Quercus rubra	Red oak	8	Fair	DADB			
338	Quercus macrocarpa	Bur oak	8	Fair	DADB			
339	Prunus serotina	Black cherry	7	Fair	DADB			
340	Quercus ellipsoidalis	Pin oak	15	Fair	DADB			
341	Quercus ellipsoidalis	Pin oak	13	Fair	DADB			
342	Quercus ellipsoidalis	Pin oak	7	Fair	DADB			
343	Quercus rubra	Red oak	15	Fair	DADB			
344	Prunus serotina	Black cherry	6	Fair	DADB			
345	Quercus rubra	Red oak	7	Fair	DADB			
346	Quercus ellipsoidalis	Pin oak	13	Fair	DADB			
347	Quercus rubra	Red oak	8	Poor	DADB			
348	Quercus rubra	Red oak	11	Poor	DADB			
349	Quercus rubra	Red oak	6	Poor	DADB			
350	Quercus rubra	Red oak	13	Fair	DADB			
351	Quercus rubra	Red oak	14	Poor	DADB			
352	Quercus rubra	Red oak	11	Fair	DADB			
353	Quercus rubra	Red oak	14	Dead	DADB			
354	Quercus rubra	Red oak	12	Dead	DADB			
355	Quercus ellipsoidalis	Pin oak	14	Fair	DADB			
356	Quercus macrocarpa	Bur oak	10	Fair	DADB			
357	Quercus ellipsoidalis	Pin oak	17	Fair	DADB			
358	Quercus macrocarpa	Bur oak	10	Fair	DADB			
359	Quercus macrocarpa	Bur oak	10	Fair	DADB			
360	Quercus macrocarpa	Bur oak	8	Fair	DADB			
361	Quercus macrocarpa	Bur oak	9	Fair	DADB			
362	Prunus serotina	Black cherry	17	Fair	DADB			
363	Ulmus americana	American elm	21	Fair	DADB			
364	Populus deltoides	Cottonwood	48	Fair	DADB			
365	Populus deltoides	Cottonwood	29	Fair	DADB			
366	Fraxinus pennsylvanica	Green ash	8	Dead	DADB			
367	Prunus serotina	Black cherry	19	Fair	DADB			
368	Prunus serotina	Black cherry	11	Fair	DADB			
369	Quercus rubra	Red oak	15	Fair	DADB			
370	Quercus ellipsoidalis	Pin oak	15	Fair	DADB			
371	Populus deltoides	Cottonwood	15	Fair	DADB			
372	Quercus macrocarpa	Bur oak	11	Fair	DADB	Damage to trunk from bulldozer		
373	Populus deltoides	Cottonwood	12	Fair	DADB			
374	Populus deltoides	Cottonwood	15	Fair	DADB			
375	Quercus ellipsoidalis	Pin oak	8	Fair	DADB			
376	Populus deltoides	Cottonwood	12	Fair	DADB			
377	Quercus rubra	Red oak	9	Fair	DADB			
378	Prunus serotina	Black cherry	8	Fair	DADB			
379	Prunus serotina	Black cherry	12	Fair	DADB	Edge of bulldozer area		
380	Ulmus americana	American elm	20	Fair	DADB			
381	Prunus serotina	Black cherry	6	Fair	DADB			
382	Quercus rubra	Red oak	18	Fair	DADB			
383	Ulmus americana	American elm	13	Fair	DADB			

384	Ulmus americana	American elm	13	Fair	DADB			
385	Prunus serotina	Black cherry	8	Fair	DADB	Edge of bulldozer area		

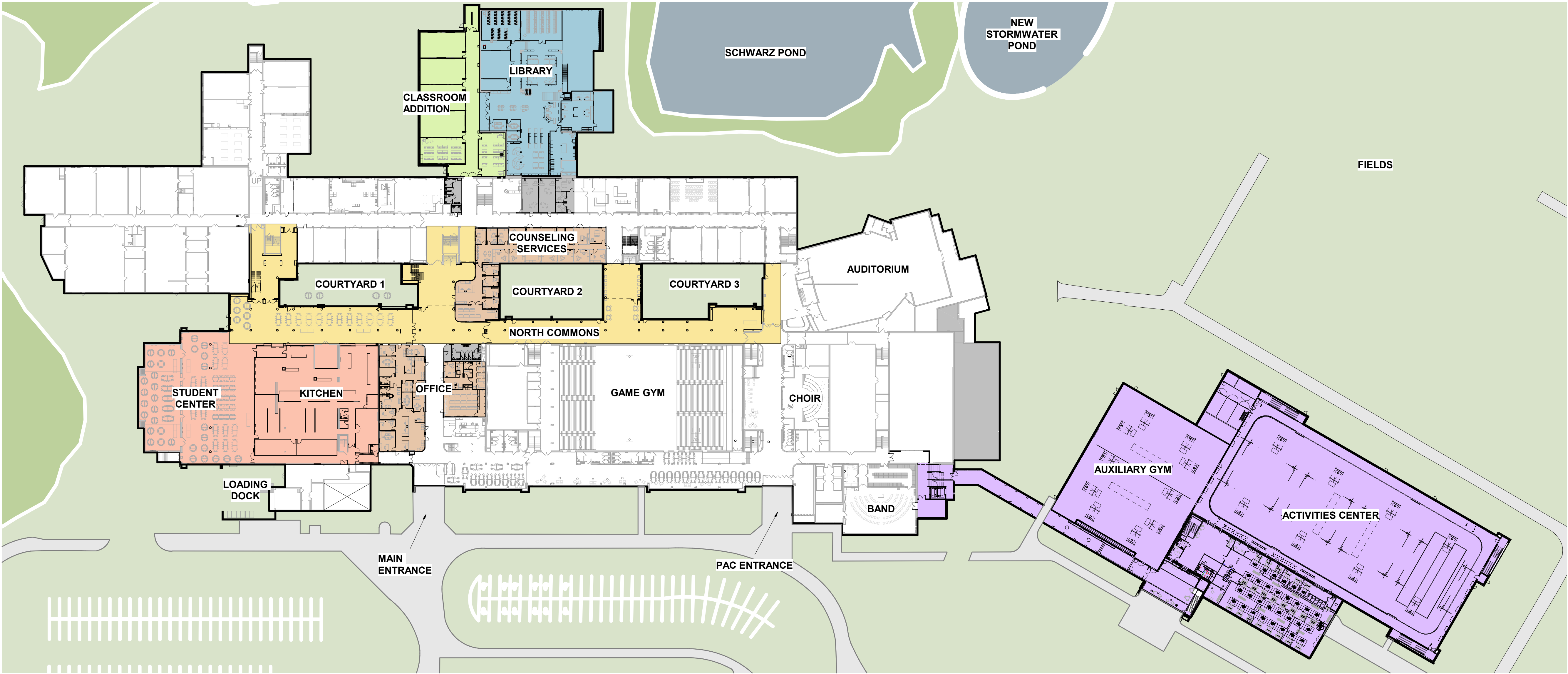
Statistics						
Description	Symbol	Avg	Min	Max/Min	Avg/Min	Max
Parking lot & Roadway	+	1.1 f	0.0 f	N/A	N/A	3.4 f

Category	Item	Value	Unit	Notes
AA3				
AA4				



Current View

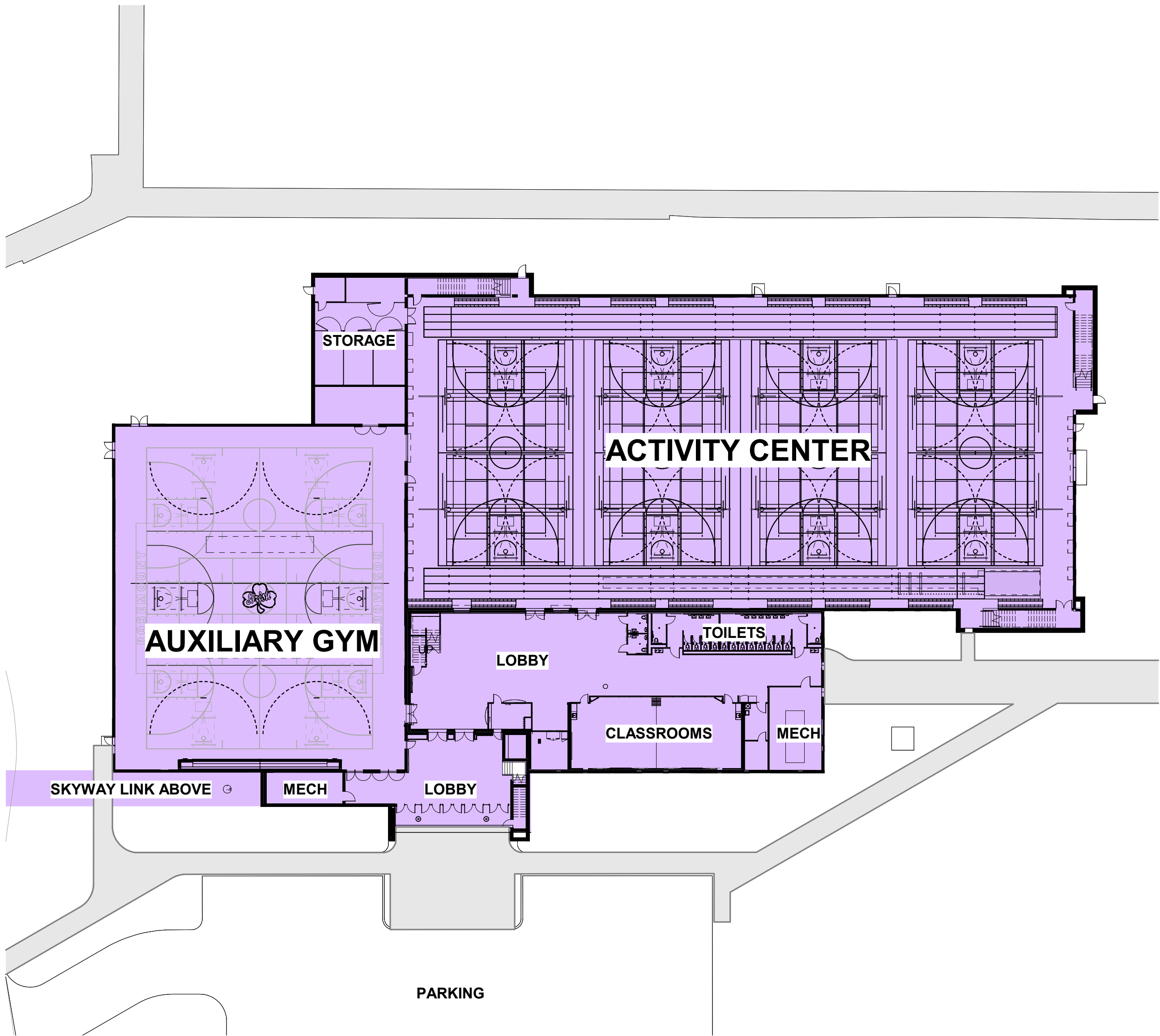
ACTIVITY CENTER PARKING LOT LIGHT PHOTOMETRIC



MAIN LEVEL FLOOR PLAN



**MAIN LEVEL
 THIRD LEVEL
 CLASSROOM ADDITION FLOOR PLANS**



AC MAIN LEVEL FLOOR PLAN

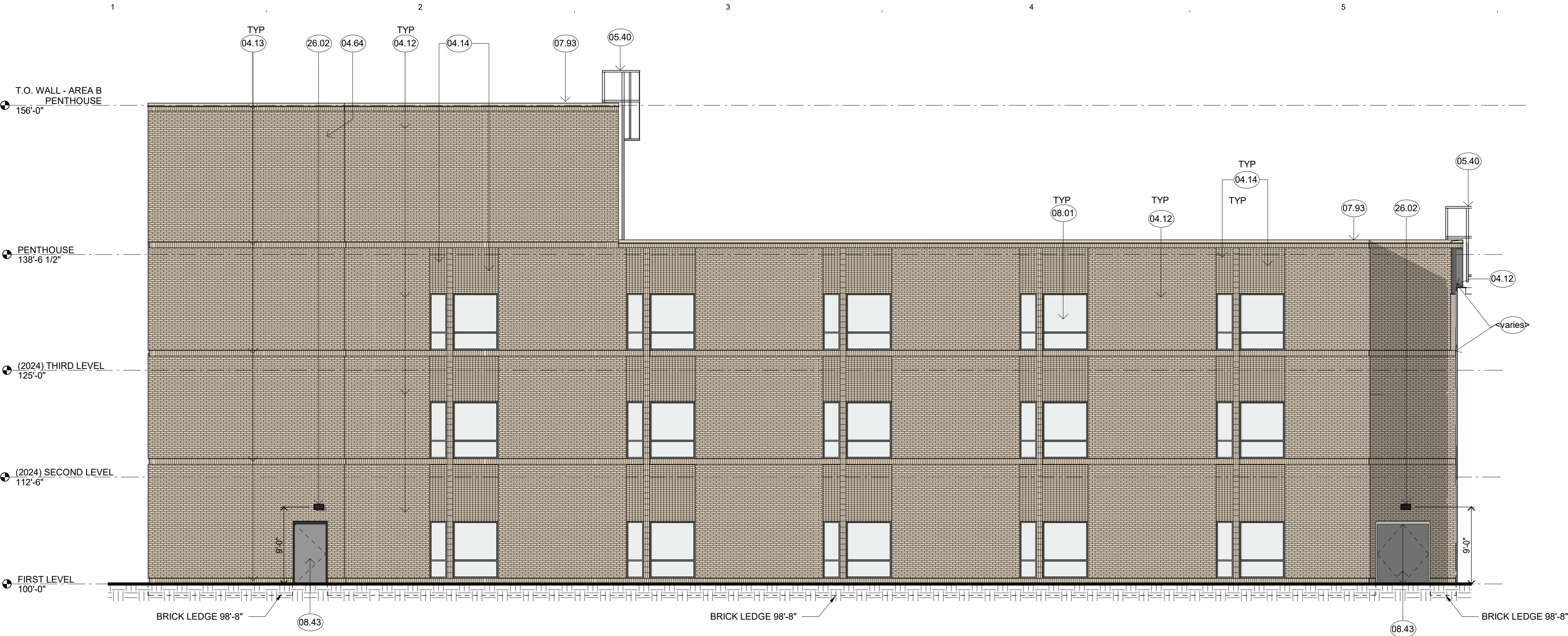


NORTH CLASSROOM ADDITION

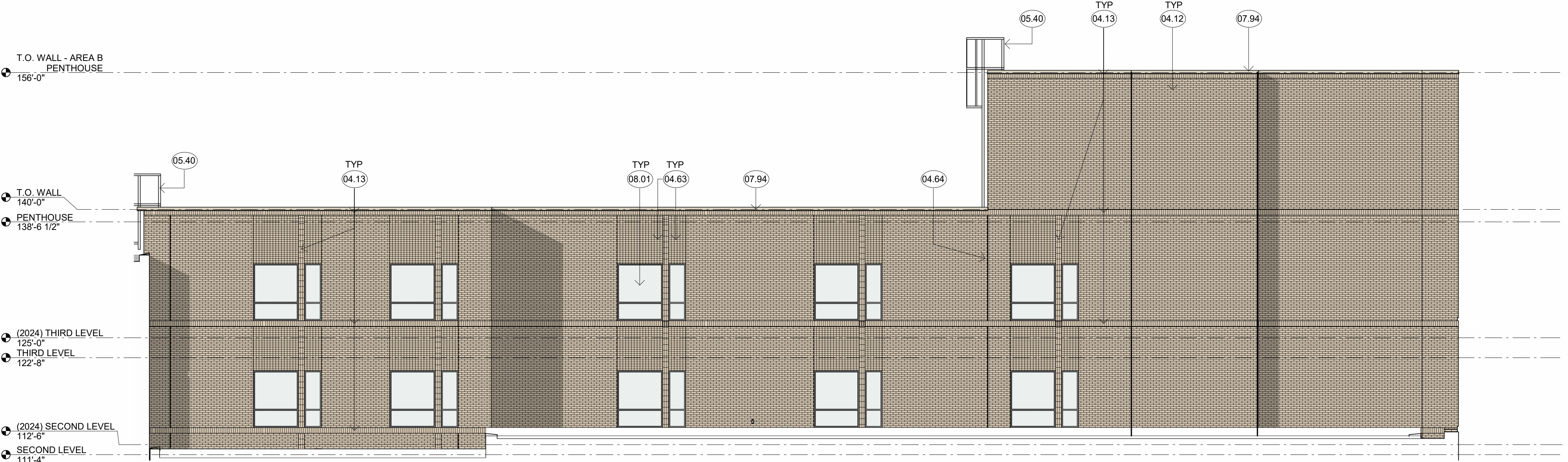


ACTIVITY CENTER ADDITION

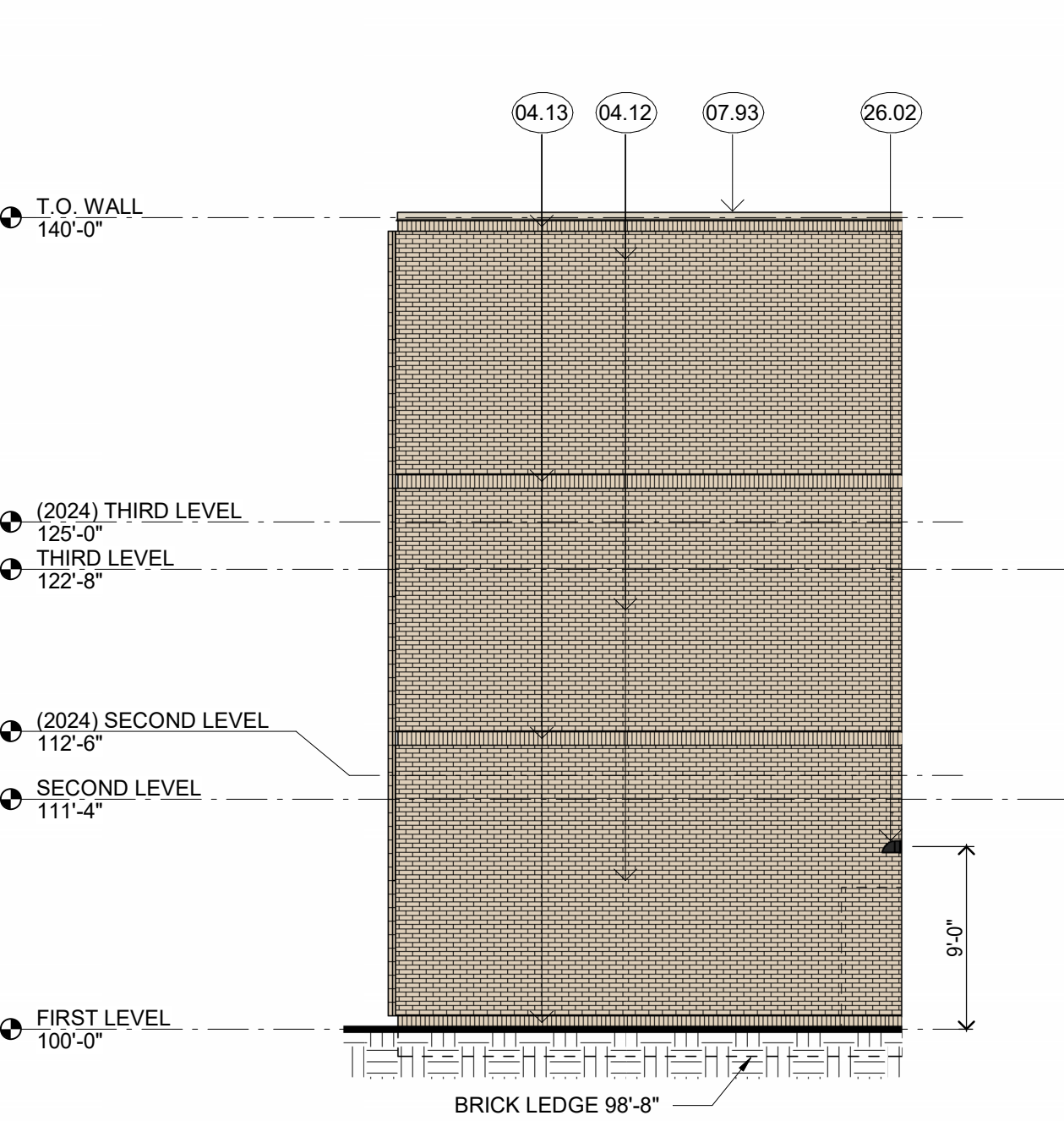
MN



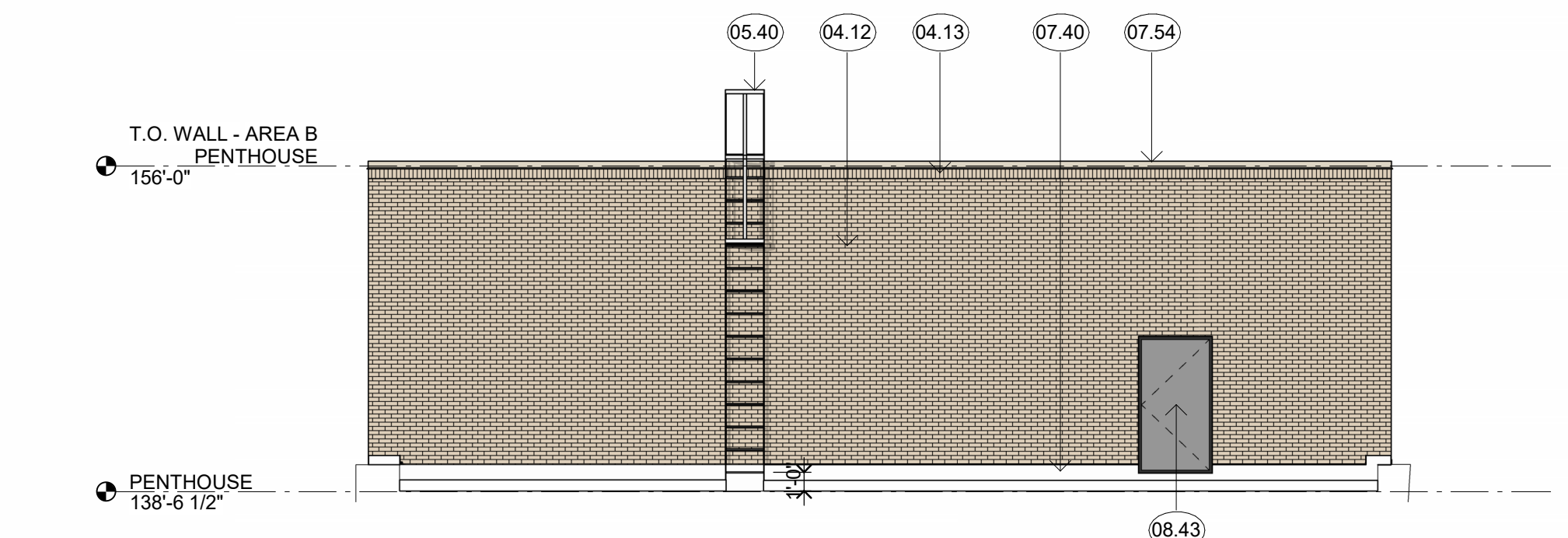
C1 EXTERIOR ELEVATION - AREA B - WEST
1/8" = 1'-0"



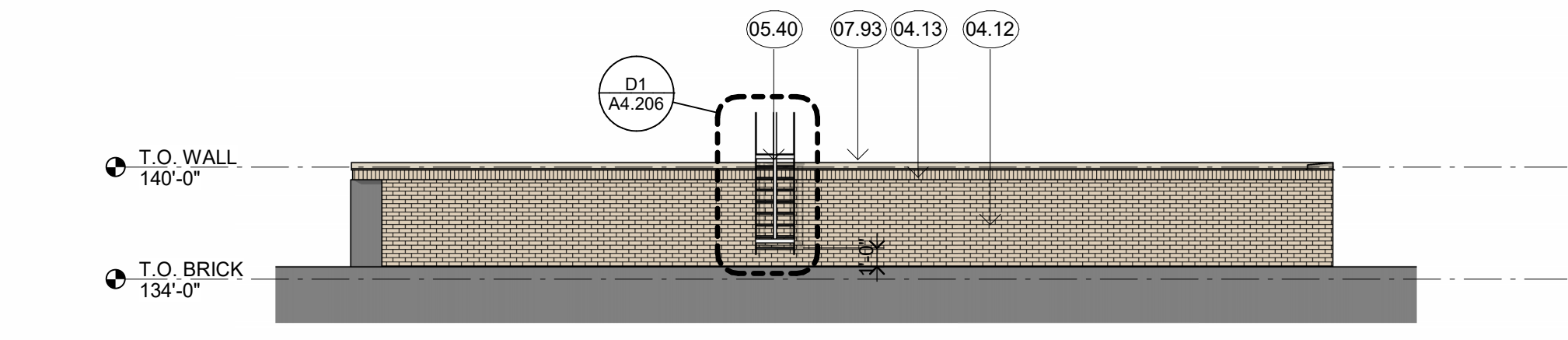
D1 EXTERIOR ELEVATION - AREA B - EAST
1/8" = 1'-0"



F1 EXTERIOR ELEVATION - AREA B - SOUTH
1/8" = 1'-0"



E2 EXTERIOR ELEVATION - AREA B - SOUTH PENTHOUSE
1/8" = 1'-0"



F2 EXTERIOR ELEVATION - AREA B - SOUTH
1/8" = 1'-0"

KEYNOTE LEGEND	
KEY	DESCRIPTION
04.12	BRICK 2 - RUNNING BOND
04.13	BRICK 2 - SOLDIER COURSE
04.14	BRICK 2 - ROWLOCK
04.63	BRICK ROWLOCK
04.64	BRICK EXPANSION JOINT
05.40	ROOF ACCESS LADDER
07.40	METAL FLASHING
07.54	PRE-FINISHED 8" METAL COPING (KYNAR PAINT FINISH)
07.93	PREFINISHED METAL COPING, 1
07.94	PREFINISHED METAL COPING, 2
08.01	EXTERIOR GLAZING, SEE OPENING TYPES
08.43	HOLLOW METAL DOOR AND FRAME
26.02	EXTERIOR LIGHT FIXTURE - SEE ELEC.
<varies>	

2024 Rosemount High School Additions and

3335 142nd St W, Rosemount, MN 55068

INDEPENDENT SCHOOL DISTRICT #196

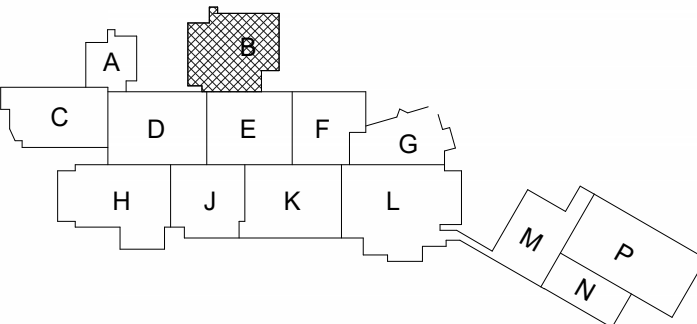
3455 153rd St W, Rosemount, MN 55068



WOLD ARCHITECTS AND ENGINEERS

332 Minnesota Street, Suite W2000 Saint Paul, MN 55101

woldae.com | 651 227 7773



KEY PLAN

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R. Scott McQueen
License Number: 20155 Date: 02/26/2025

Description	Revisions	
	Date	Num

Comm: 232218
Date: 02/26/2025
Drawn: KST/TF
Check: SK

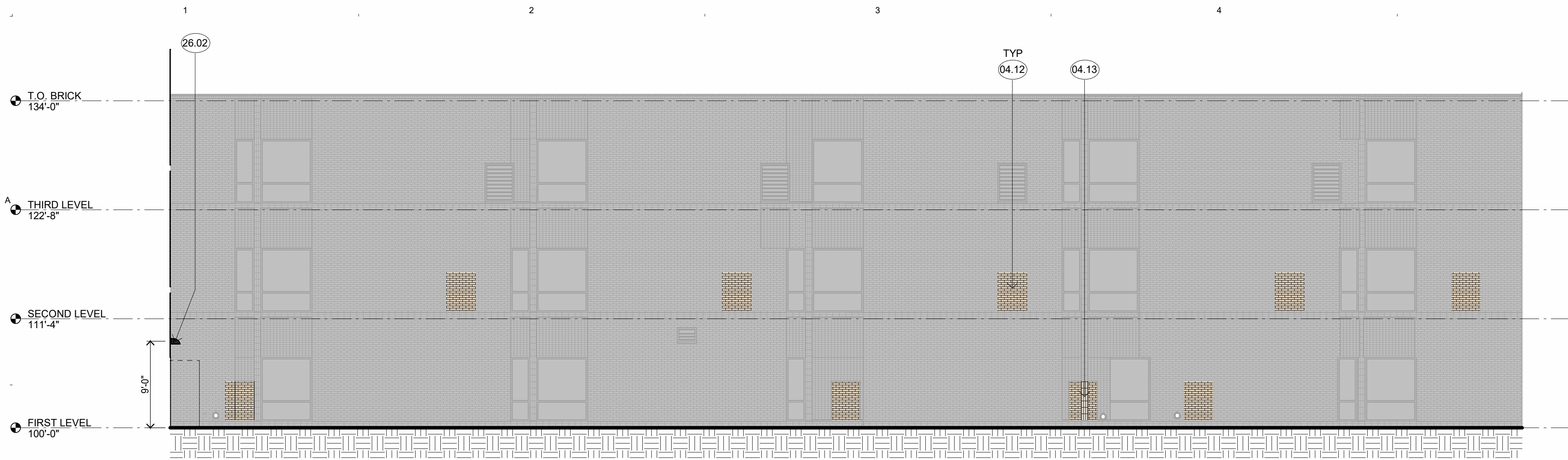
EXTERIOR ELEVATIONS - AREA B

Scale: As indicated

CITY SUBMITTAL
NOT FOR CONSTRUCTION

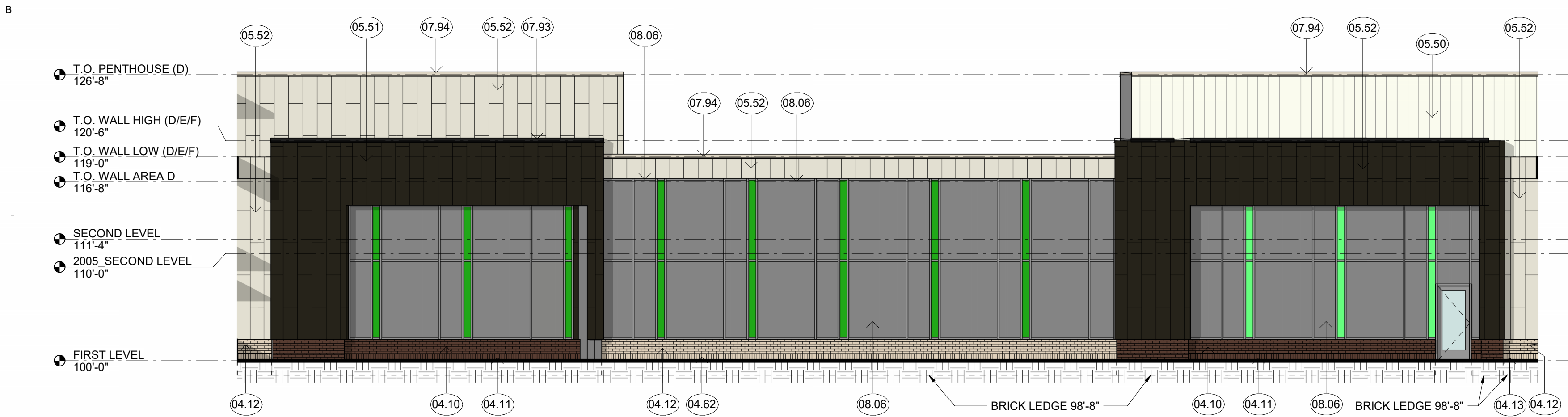
A5.102

MN



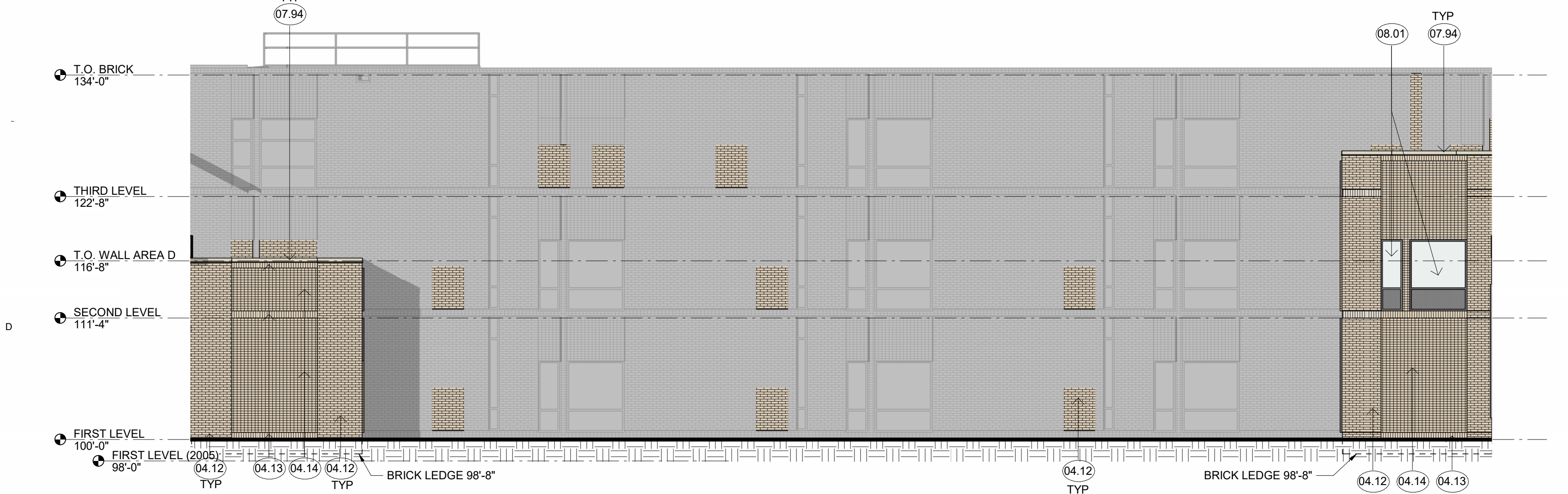
B1 EXTERIOR ELEVATION - AREA D - NORTH

1/8" = 1'-0"



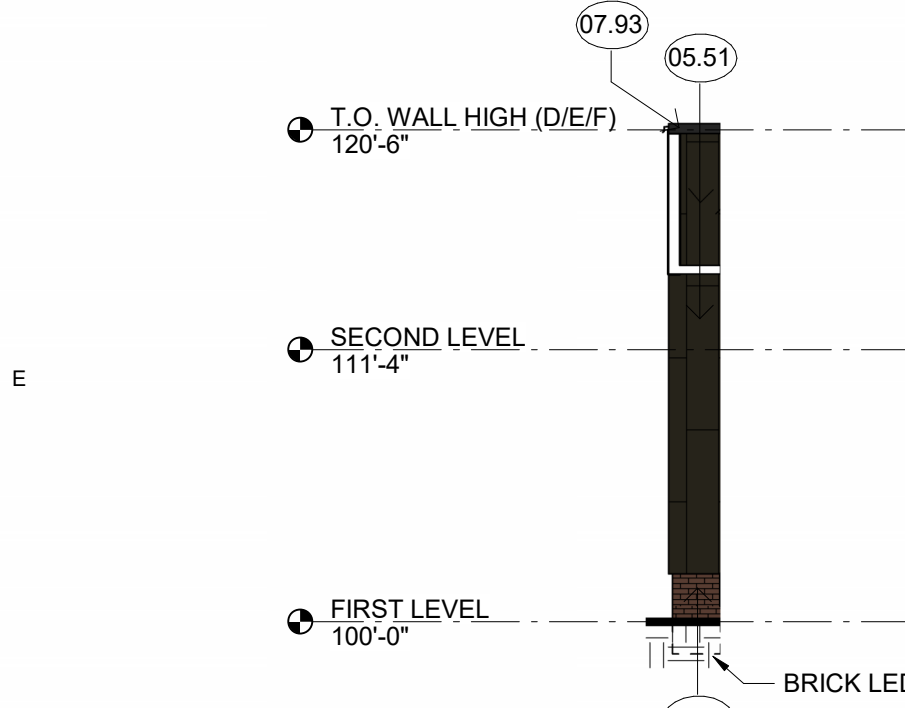
C1 EXTERIOR ELEVATION - AREA D - SOUTH COURTYARD

1/8" = 1'-0"



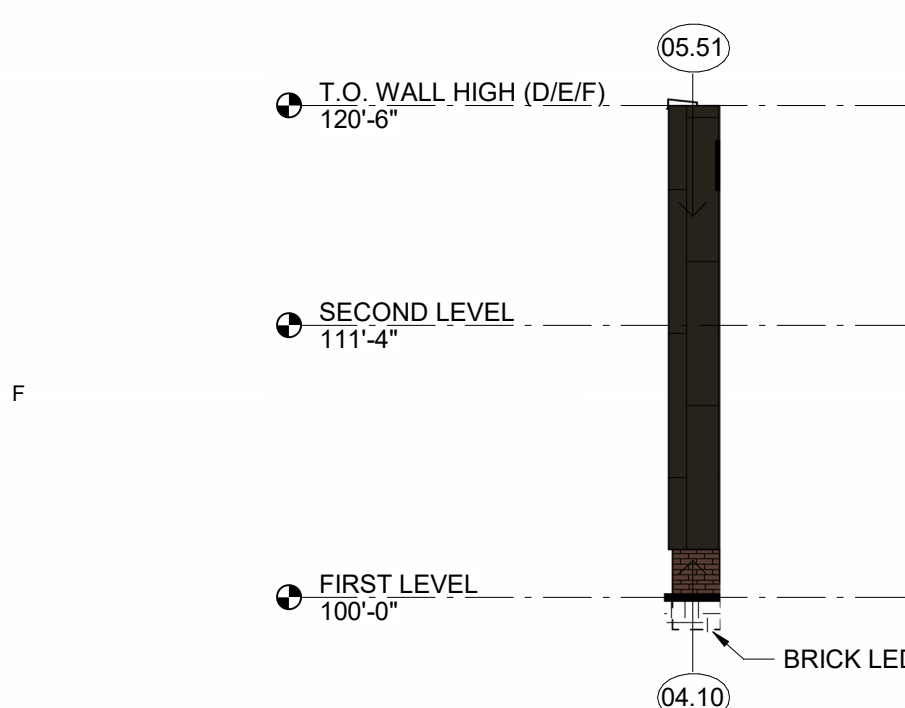
D1 EXTERIOR ELEVATION - AREA D - NORTH COURTYARD

1/8" = 1'-0"



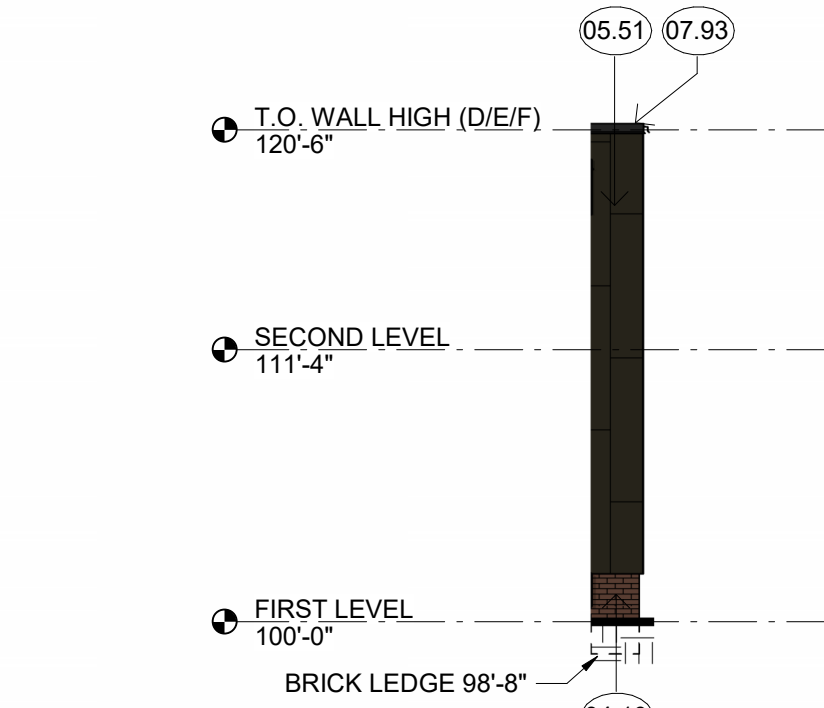
E1 EXTERIOR ELEVATION - AREA D COURTYARD - WEST

1/8" = 1'-0"



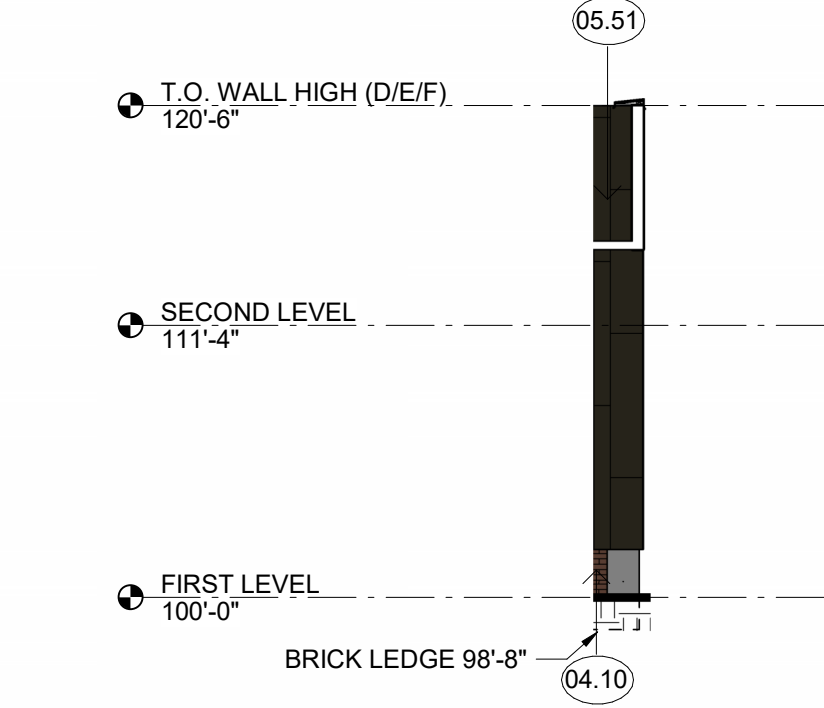
F1 EXTERIOR ELEVATION - AREA D COURTYARD - WEST

1/8" = 1'-0"



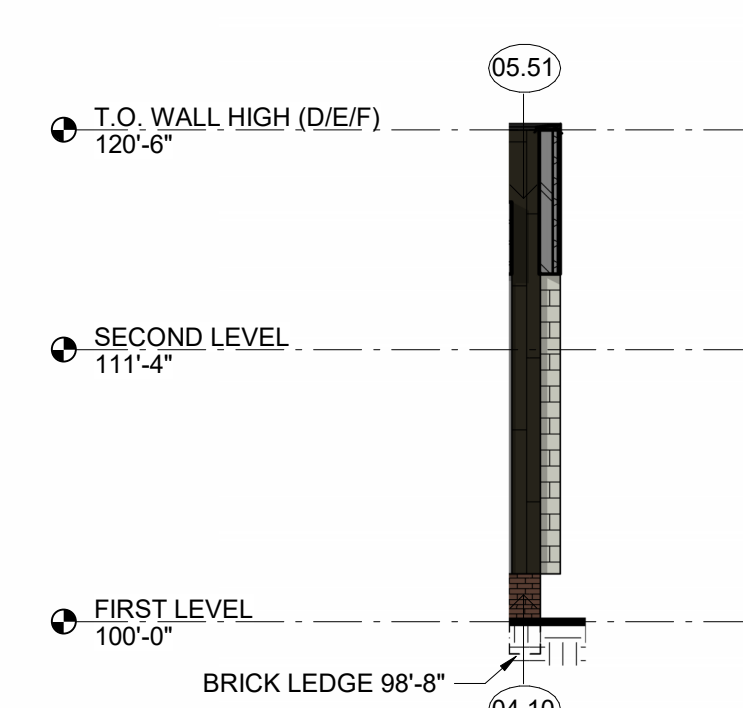
E2 EXTERIOR ELEVATION - AREA D COURTYARD - EAST

1/8" = 1'-0"



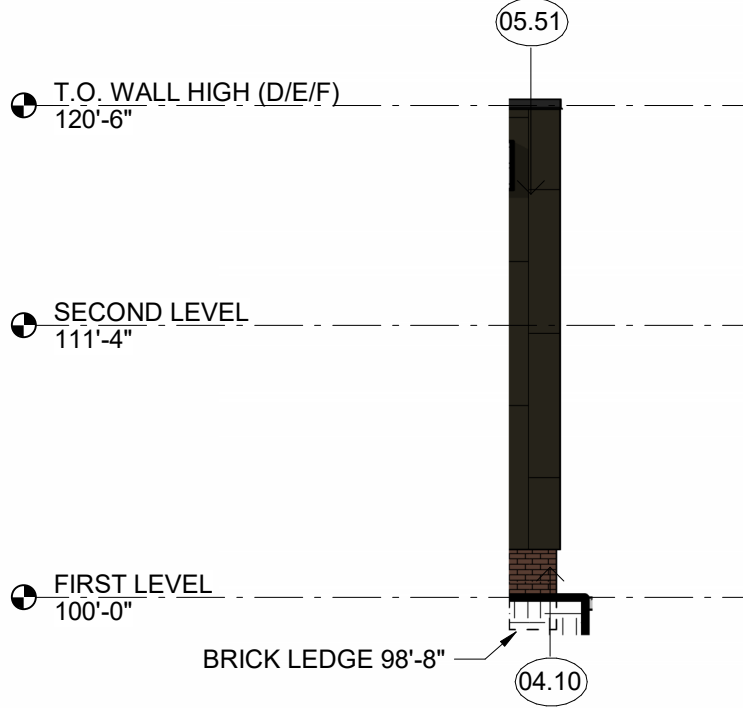
F2 EXTERIOR ELEVATION - AREA D COURTYARD - EAST

1/8" = 1'-0"



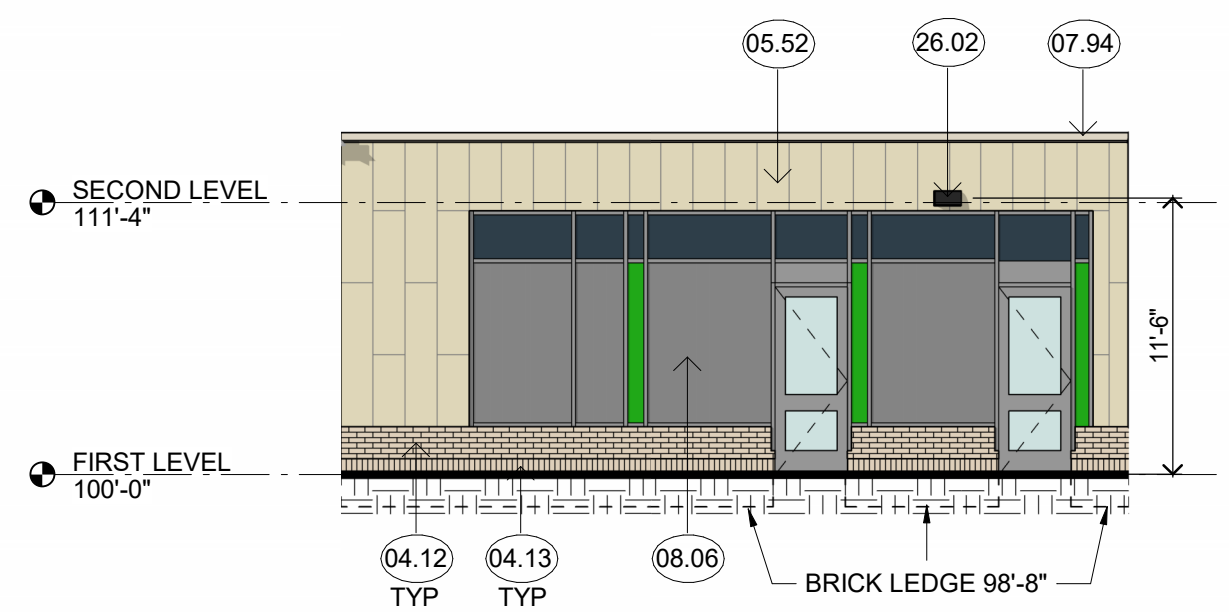
E4 EXTERIOR ELEVATION - AREA D COURTYARD - EAST

1/8" = 1'-0"



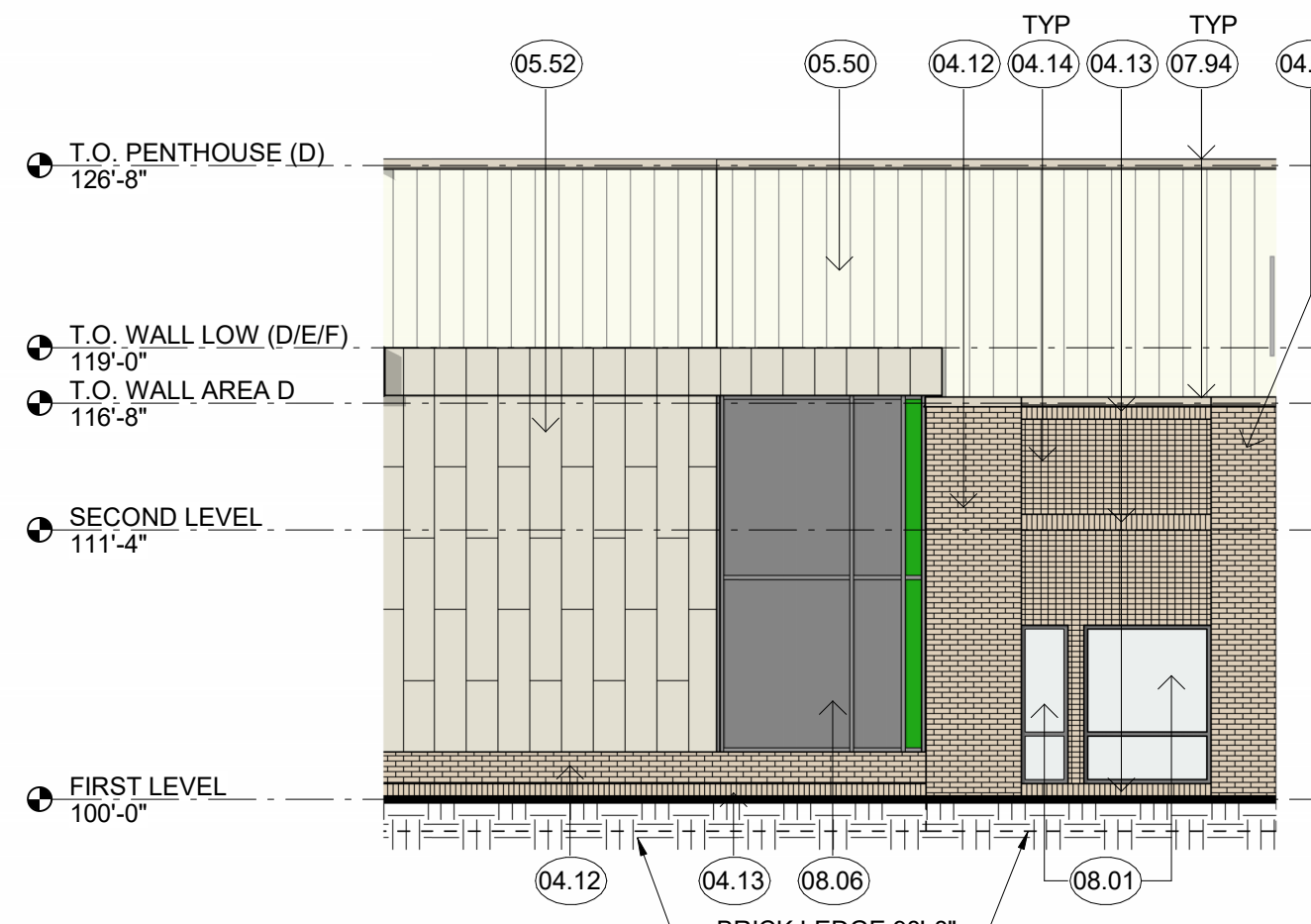
F4 EXTERIOR ELEVATION - AREA D COURTYARD - EAST

1/8" = 1'-0"



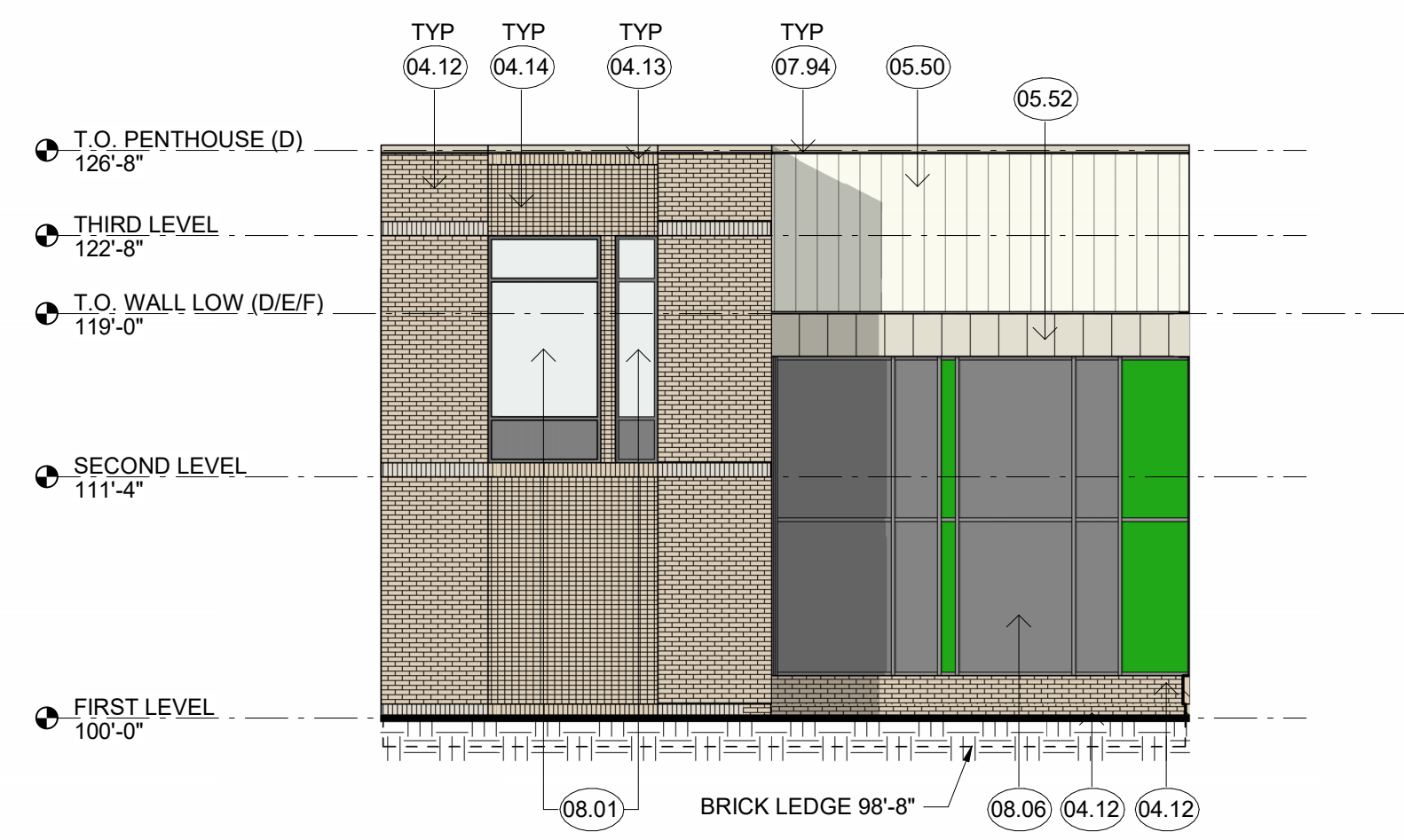
B5 EXTERIOR ELEVATION - AREA D - WEST

1/8" = 1'-0"



C5 EXTERIOR ELEVATION - AREA D - WEST COURTYARD

1/8" = 1'-0"



B7 EXTERIOR ELEVATIONS - AREA D - EAST COURTYARD

1/8" = 1'-0"

KEYNOTE LEGEND	
KEY	DESCRIPTION
04.10	BRICK 1 - RUNNING BOND
04.11	BRICK 1 - SOLDIER COURSE
04.12	BRICK 2 - RUNNING BOND
04.13	BRICK 2 - SOLDIER COURSE
04.14	BRICK 2 - ROWLOCK
04.62	BRICK SOLDIER COURSE, PROJECT 1/2" OFF VENEER FACE, MATCH ADJACENT MASONRY COLOR.
05.50	METAL WALL PANEL 1
05.51	FLAT-LOCK PANEL 1
05.52	FLAT-LOCK PANEL 2
07.93	PREFINISHED METAL COPING, 1
07.94	PREFINISHED METAL COPING, 2
08.01	EXTERIOR GLAZING, SEE OPENING TYPES
08.06	PREFINISHED ALUMINUM CURTAIN WALL SYSTEM
26.02	EXTERIOR LIGHT FIXTURE - SEE ELEC.

2024 Rosemount High School Additions and

3335 142nd St W, Rosemount, MN 55068

INDEPENDENT SCHOOL DISTRICT #196

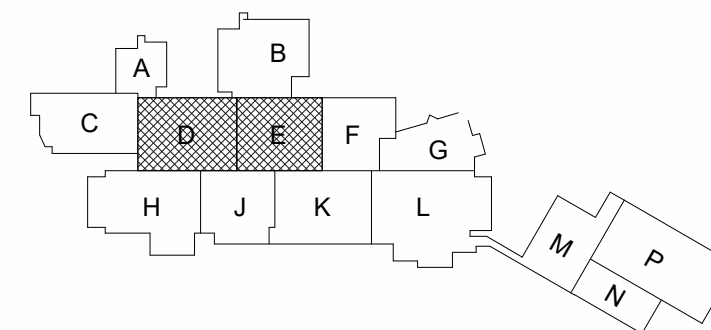
3455 153rd St W, Rosemount, MN 55068



WOLD ARCHITECTS AND ENGINEERS

332 Minnesota Street, Suite W2000 Saint Paul, MN 55101

woldae.com | 651 227 7773



KEY PLAN

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R. Scott McQueen License Number: 20155 Date: 02/26/2025

Description	Revisions	Num
	Date	

Comm: 232218 Date: 02/26/2025 Drawn: Author Check: Checker

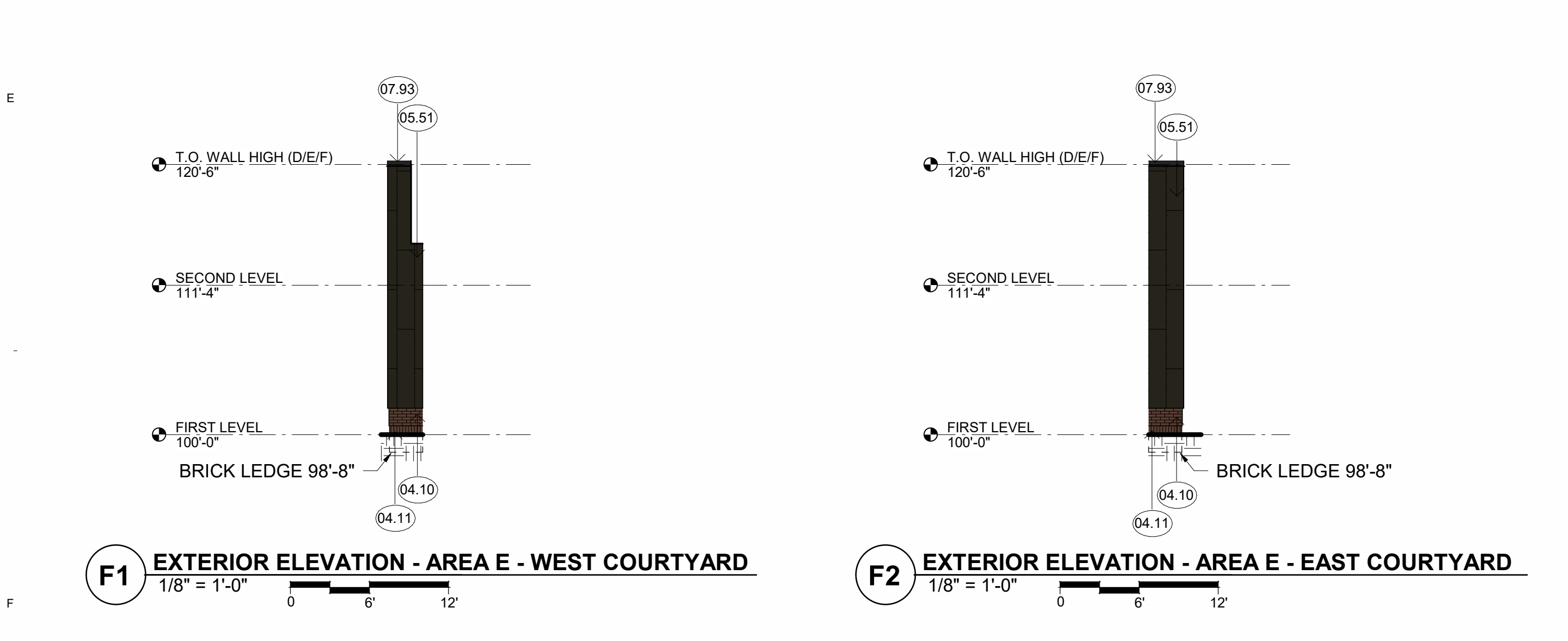
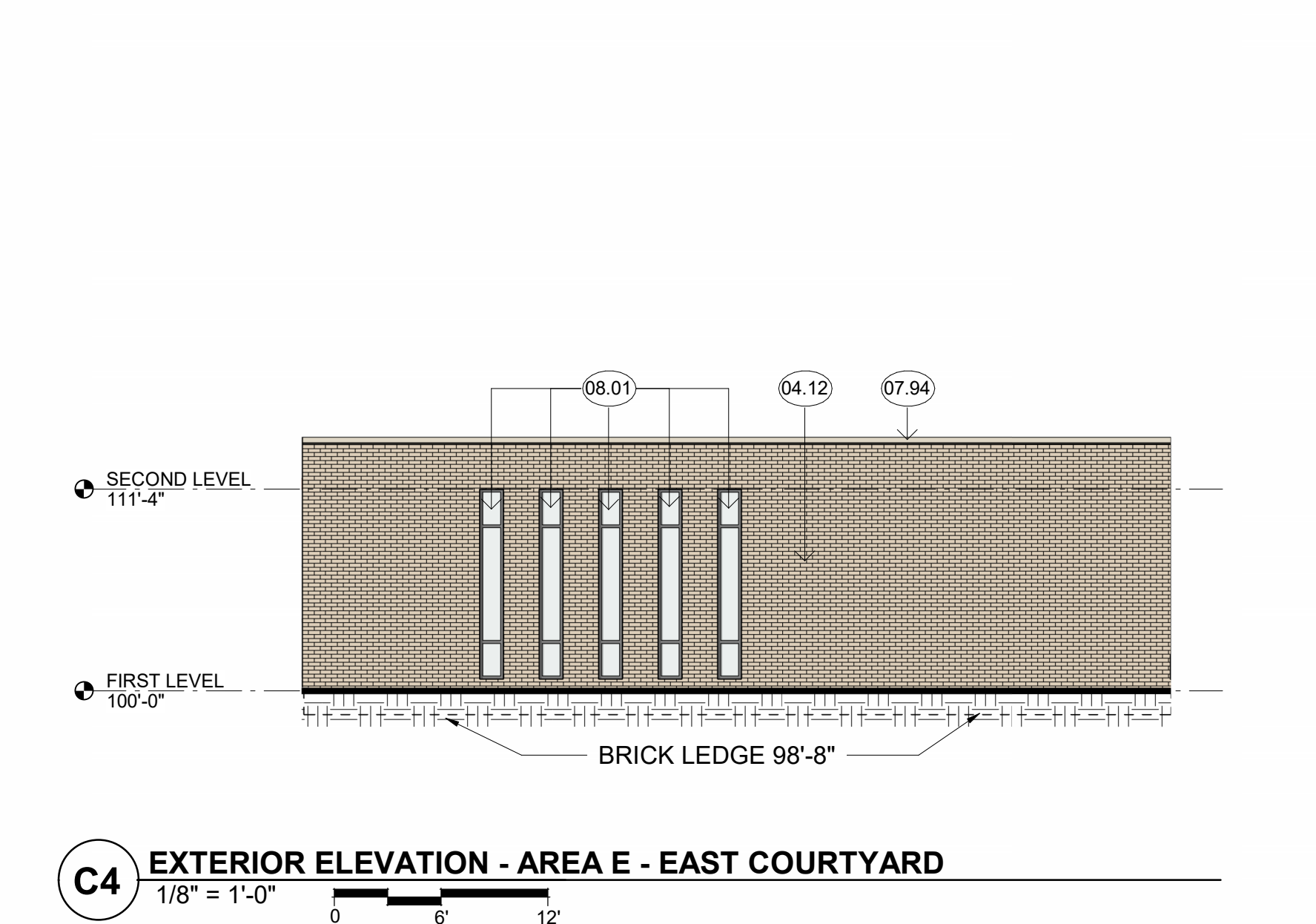
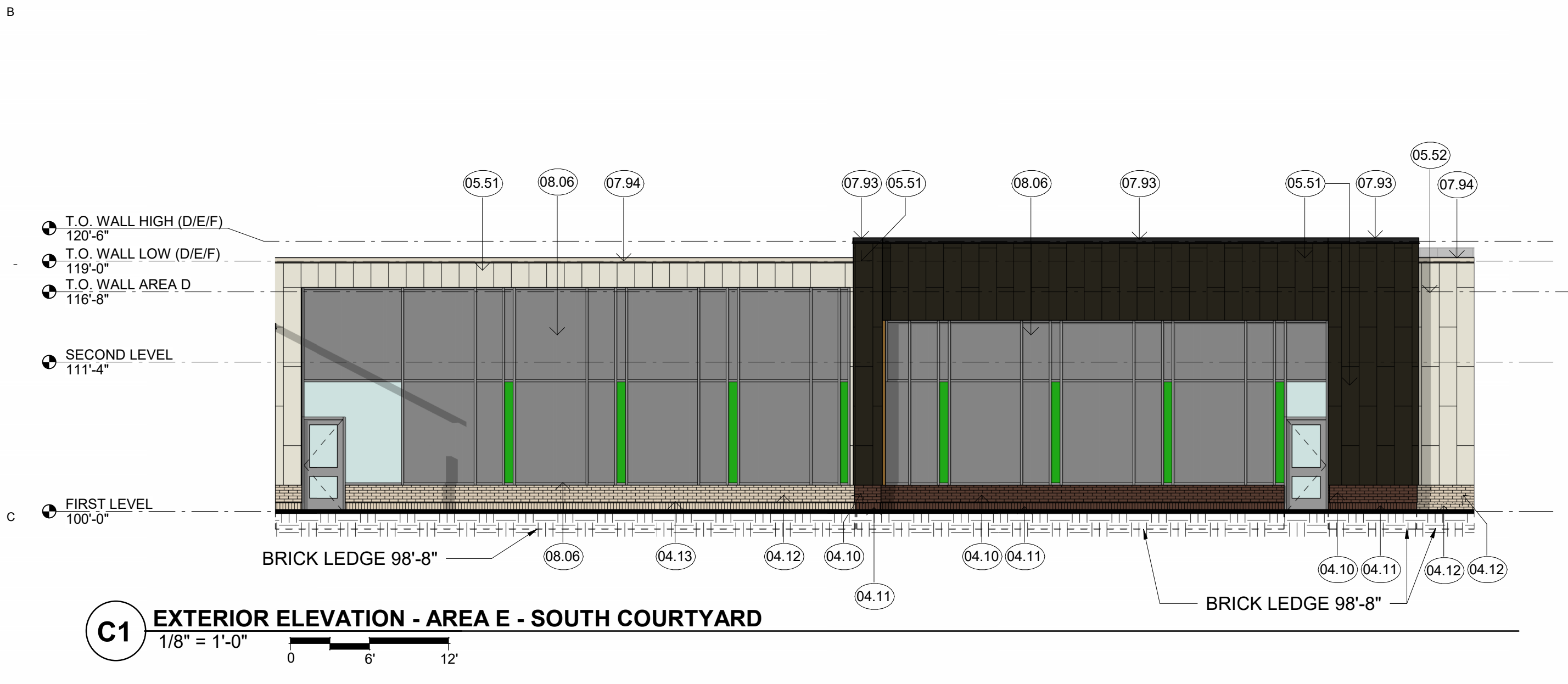
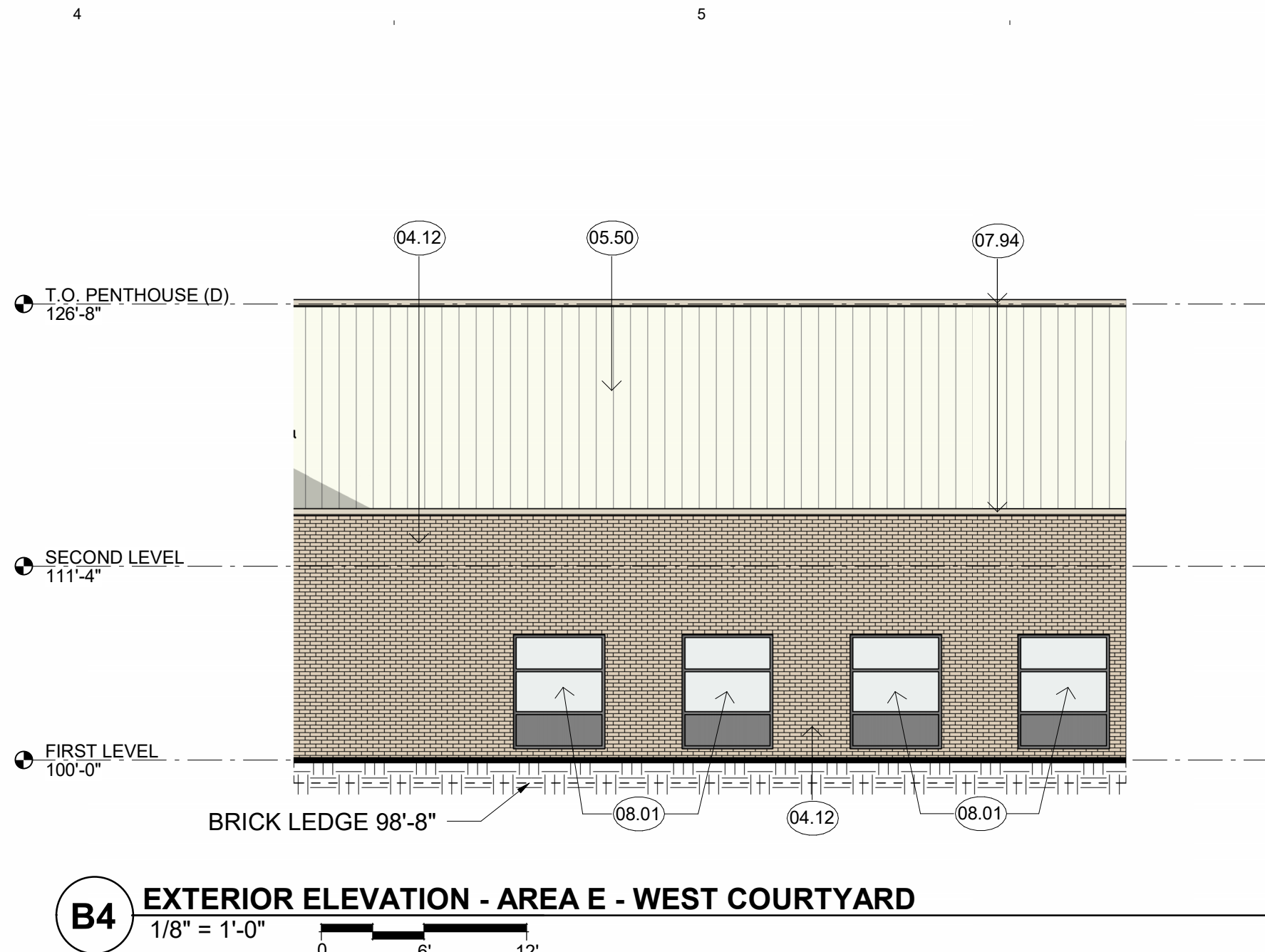
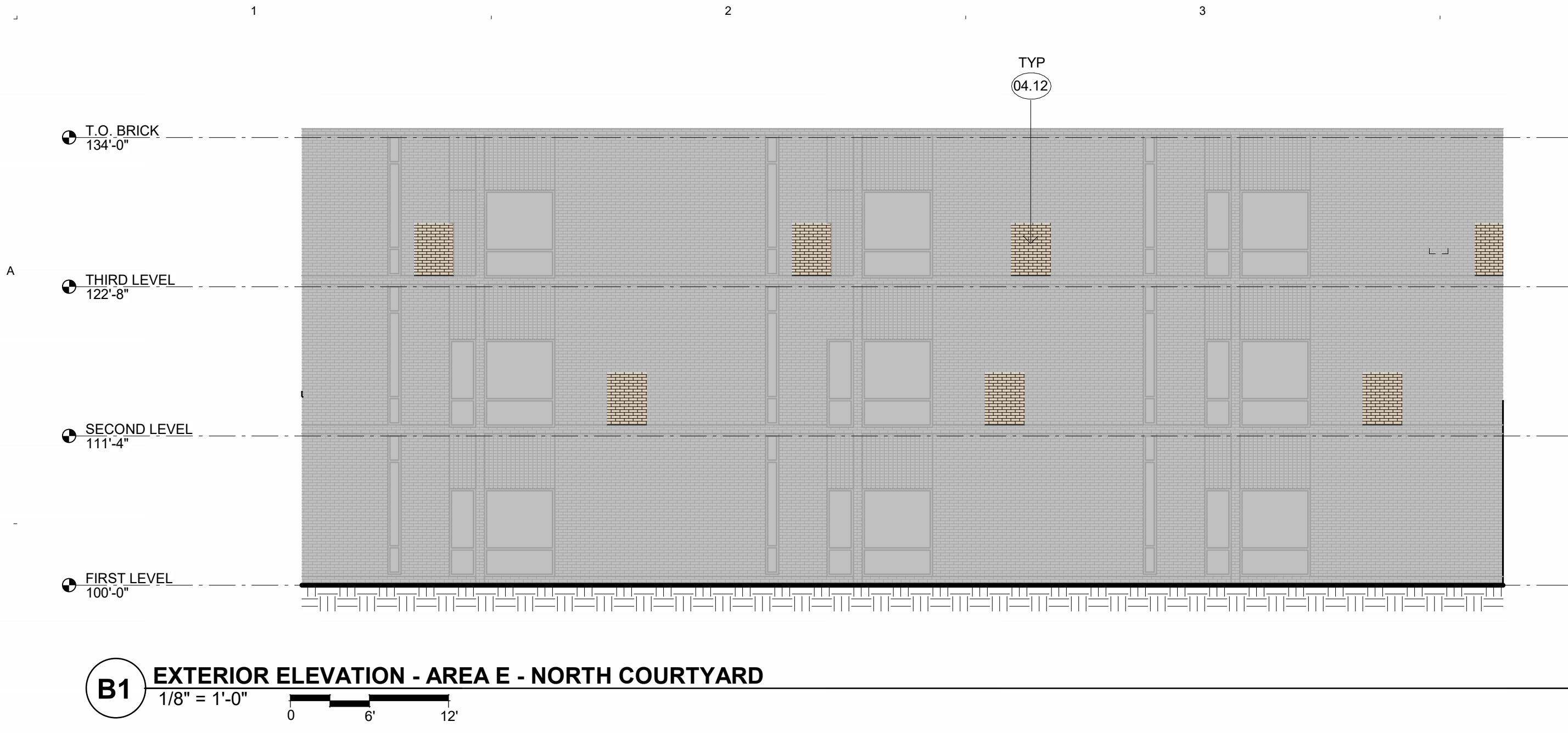
EXTERIOR ELEVATIONS - AREA D

Scale: As indicated

CITY SUBMITTAL NOT FOR CONSTRUCTION

A5.104

MN



KEYNOTE LEGEND	
KEY	DESCRIPTION
04.10	BRICK 1 - RUNNING BOND
04.11	BRICK 1 - SOLDIER COURSE
04.12	BRICK 2 - RUNNING BOND
04.13	BRICK 2 - SOLDIER COURSE
05.50	METAL WALL PANEL 1
05.51	FLAT-LOCK PANEL 1
05.52	FLAT-LOCK PANEL 2
07.93	PREFINISHED METAL COPING, 1
07.94	PREFINISHED METAL COPING, 2
08.01	EXTERIOR GLAZING, SEE OPENING TYPES
08.06	PREFINISHED ALUMINIUM CURTAIN WALL SYSTEM

2024 Rosemount High School Additions and

3335 142nd St W, Rosemount, MN 55068

INDEPENDENT SCHOOL DISTRICT #196

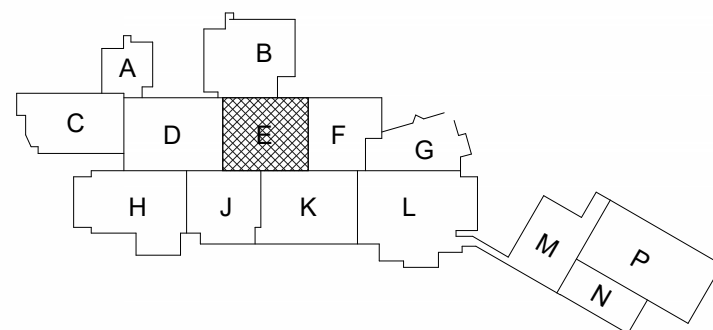
3455 153rd St W, Rosemount, MN 55068



WOLD ARCHITECTS AND ENGINEERS

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woldac.com | 651 227 7773



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R. Scott McQueen
License Number: 20155 Date: 02/26/2025

Revisions		
Description	Date	Num

Comm: 232218
Date: 02/26/2025
Drawn: Author
Check: Checker

EXTERIOR ELEVATIONS - AREA E

Scale: As indicated

CITY SUBMITTAL
NOT FOR CONSTRUCTION

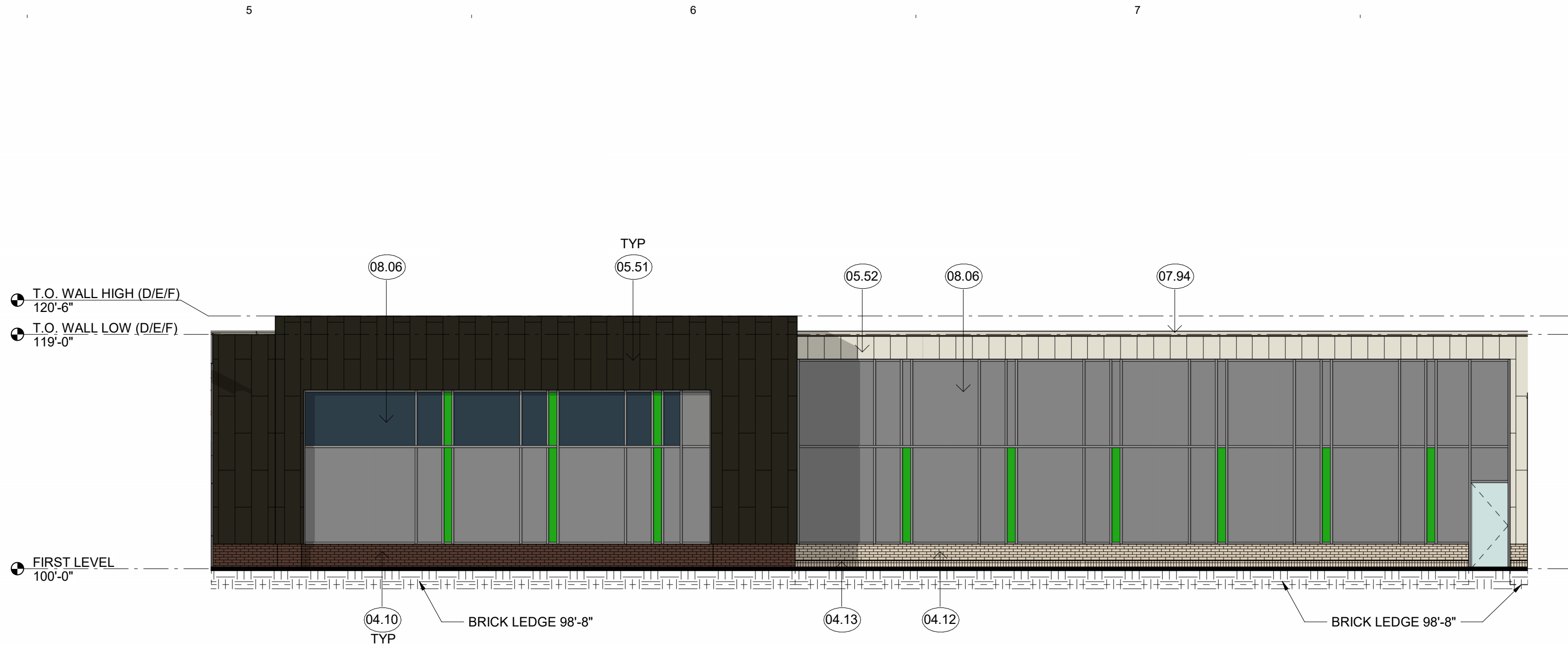
A5.105



B1 EXTERIOR ELEVATION - AREA F - SOUTH

1/8" = 1'-0"

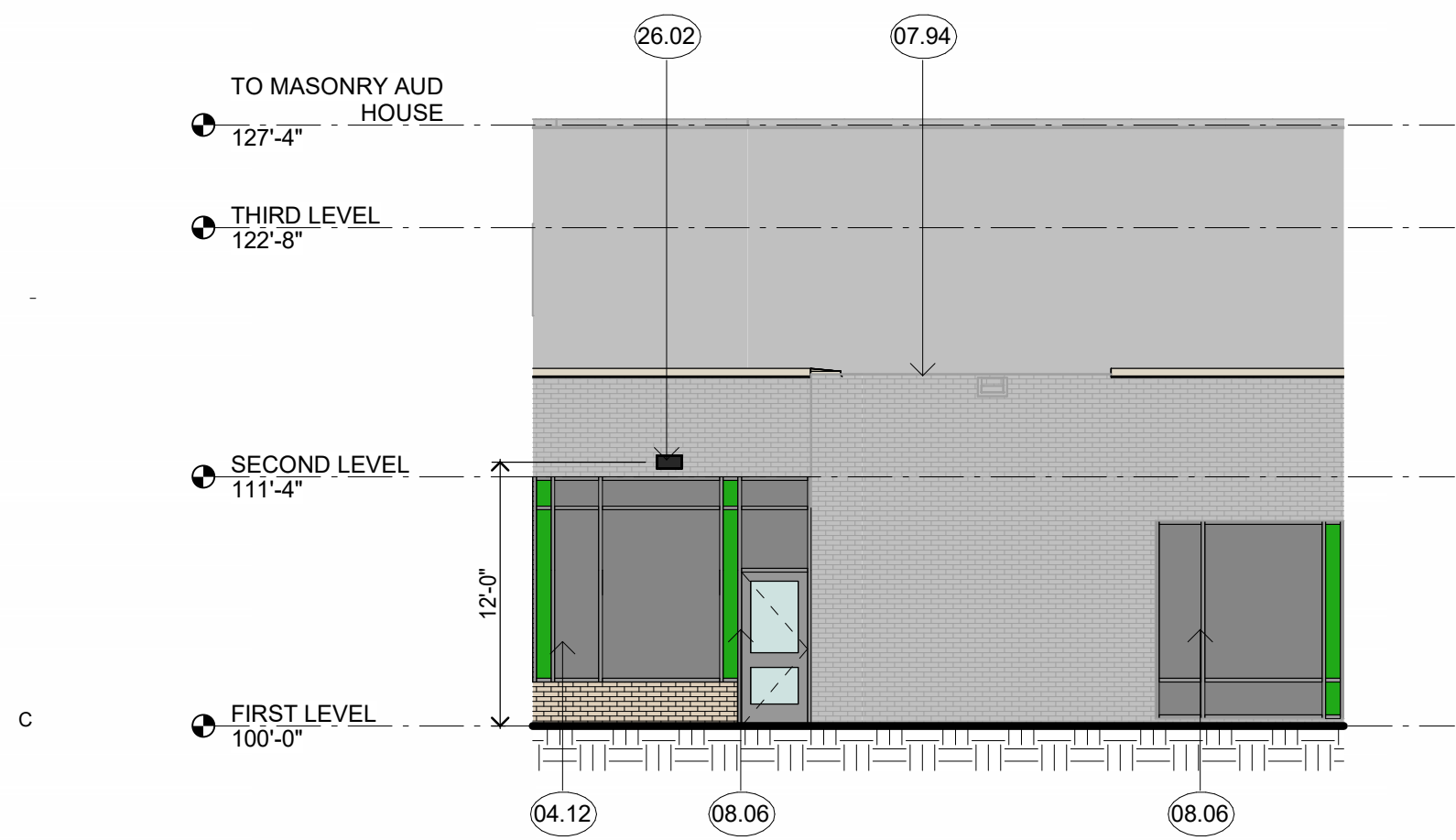
0 6' 12'



B5 EXTERIOR ELEVATIONS - AREA F - SOUTH COURTYARD

1/8" = 1'-0"

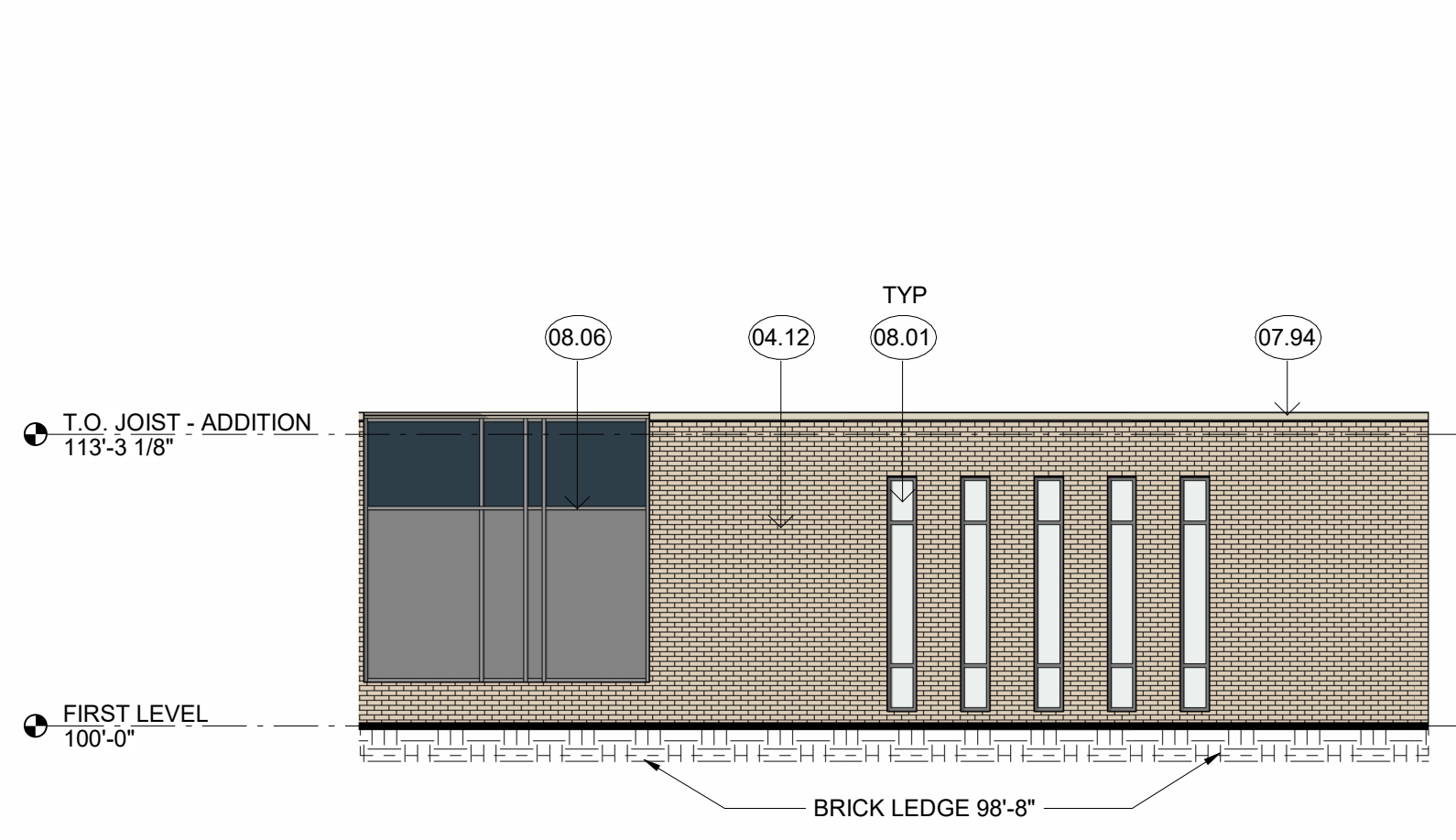
0 6' 12'



C1 EXTERIOR ELEVATION - AREA F - EAST COURTYARD

1/8" = 1'-0"

0 6' 12'

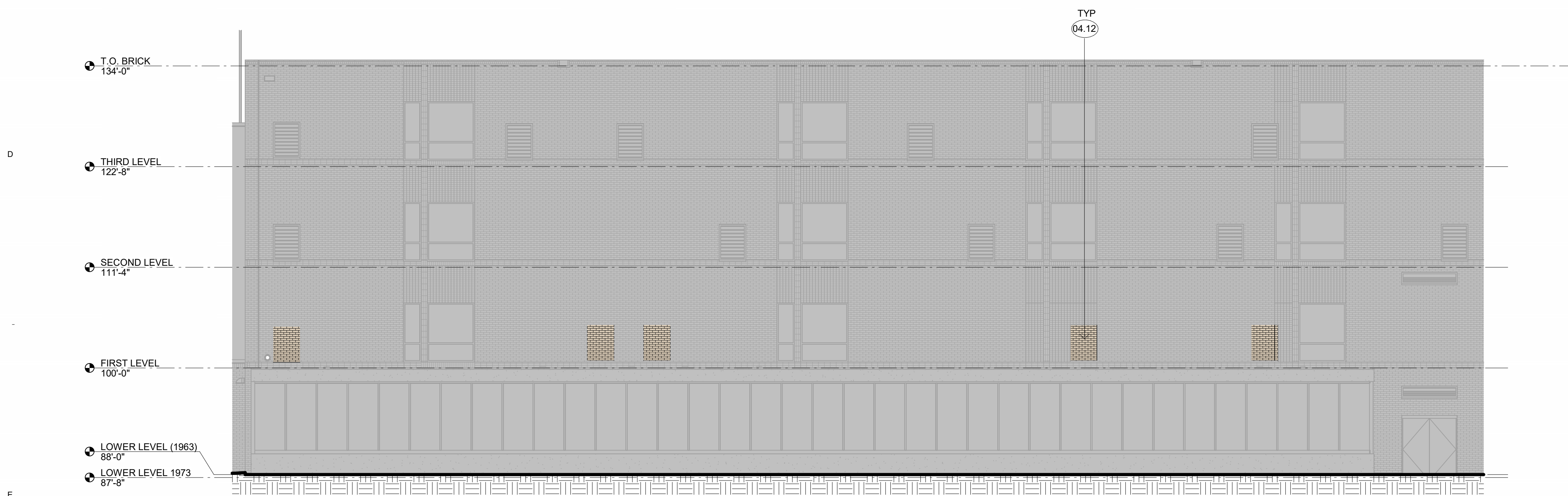


C3 EXTERIOR ELEVATION - AREA 'F' WEST COURTYARD

1/8" = 1'-0"

0 6' 12'

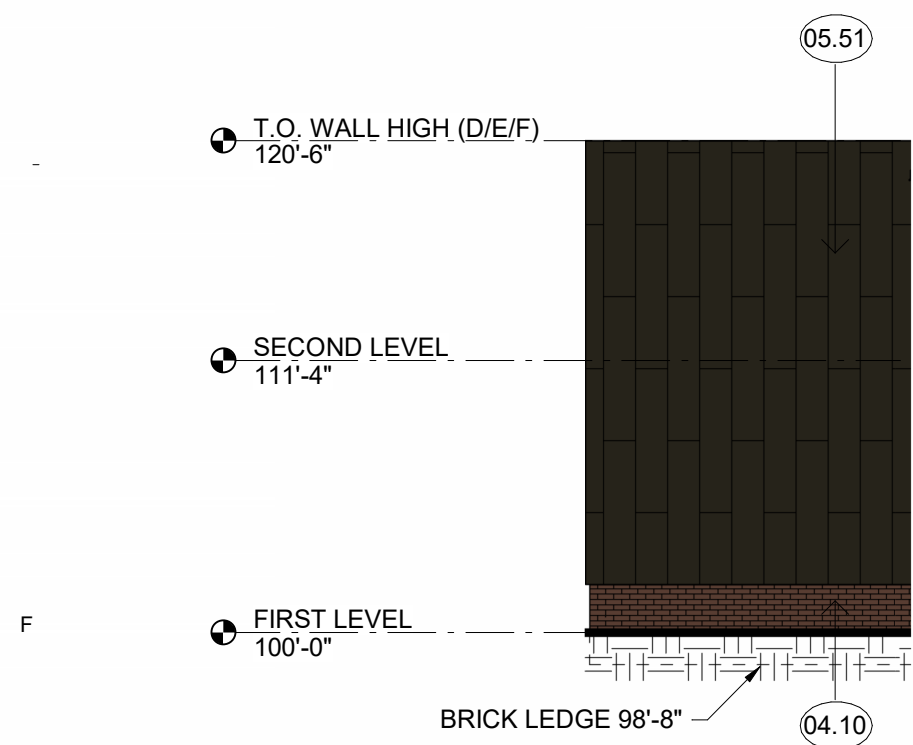
KEYNOTE LEGEND	
KEY	DESCRIPTION
04.10	BRICK 1 - RUNNING BOND
04.12	BRICK 2 - RUNNING BOND
04.13	BRICK 2 - SOLDIER COURSE
05.51	FLAT-LOCK PANEL 1
05.52	FLAT-LOCK PANEL 2
07.94	PREFINISHED METAL CORING 2
08.01	EXTERIOR GLAZING - SEE OPENING TYPES
08.06	PREFINISHED ALUMINIUM CURTAIN WALL SYSTEM
26.02	EXTERIOR LIGHT FIXTURE - SEE ELEC.



E1 EXTERIOR ELEVATION - AREA F - NORTH

1/8" = 1'-0"

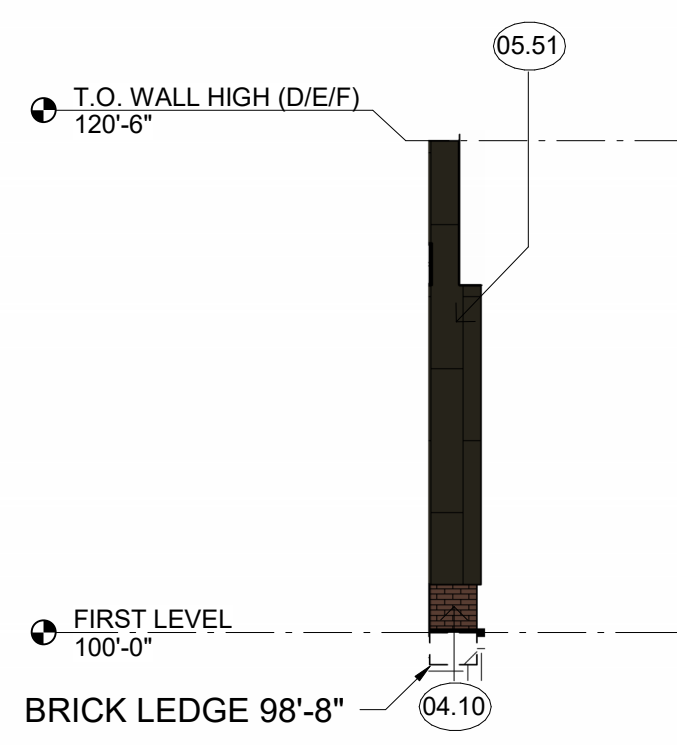
0 6' 12'



F1 EXTERIOR ELEVATION - AREA F - WEST COURTYARD

1/8" = 1'-0"

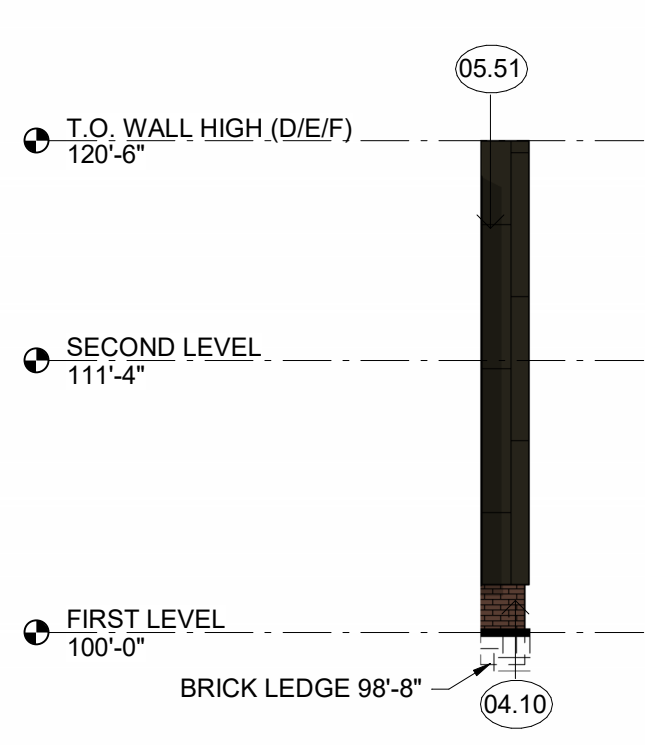
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F3 EXTERIOR ELEVATION - AREA F - EAST COURTYARD

1/8" = 1'-0"

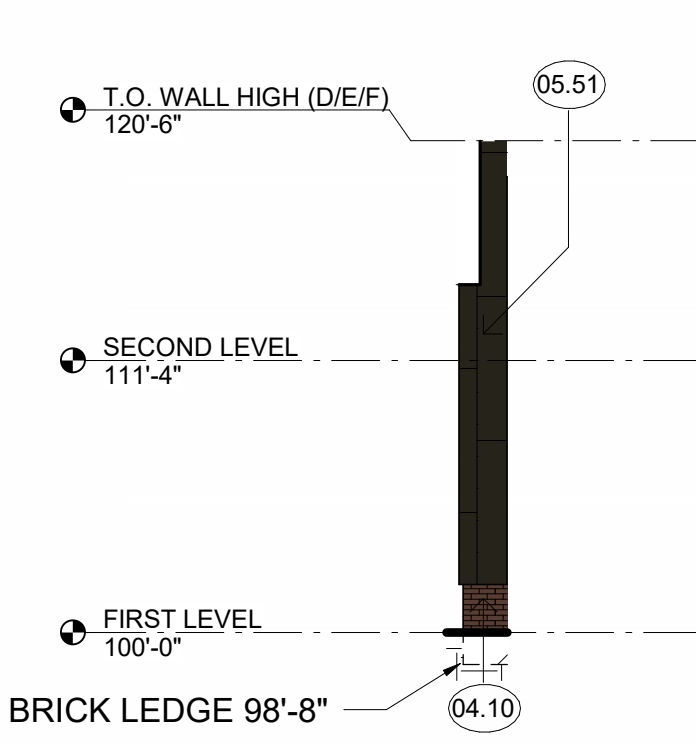
0 6' 12'



F4 EXTERIOR ELEVATION - AREA F - EAST COURTYARD

1/8" = 1'-0"

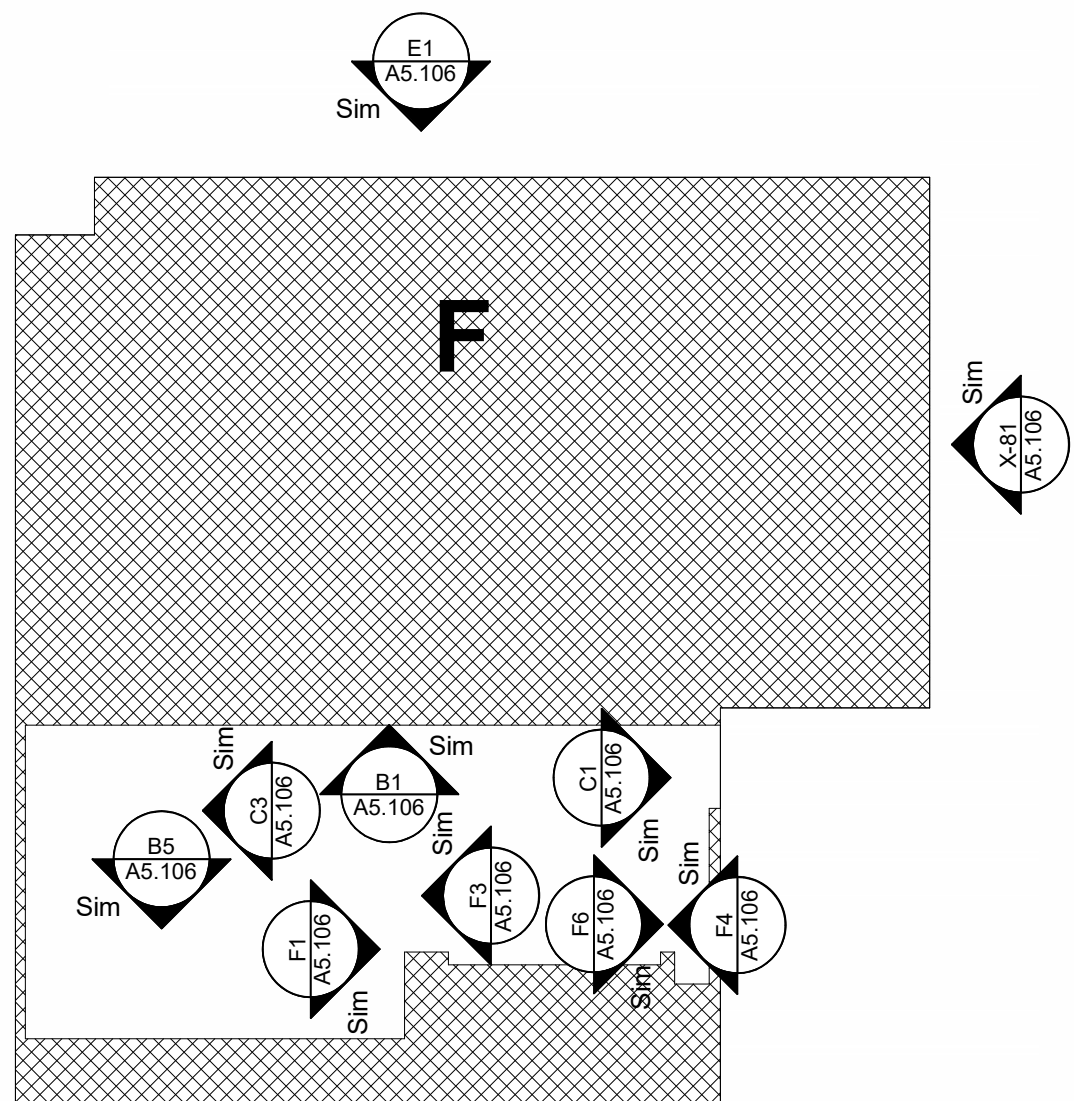
0 6' 12'



F6 EXTERIOR ELEVATION - AREA F - WEST COURTYARD

1/8" = 1'-0"

0 6' 12'



KEY PLAN

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R. Scott McQueen

License Number: 20155 Date: 02/26/2025

Description	Revisions	
	Date	Num

Comm: 232218

Date: 02/26/2025

Drawn: Author

Check: Checker

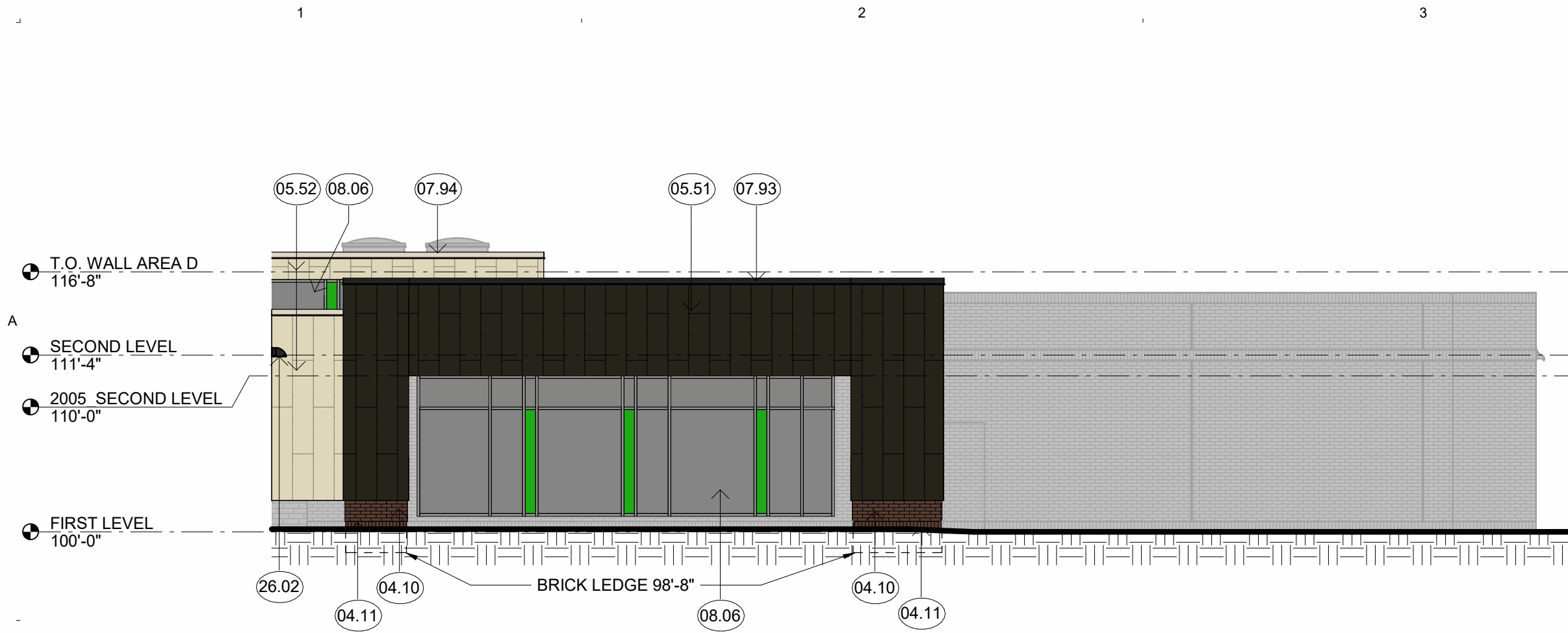
EXTERIOR ELEVATIONS - AREA F

Scale: As indicated

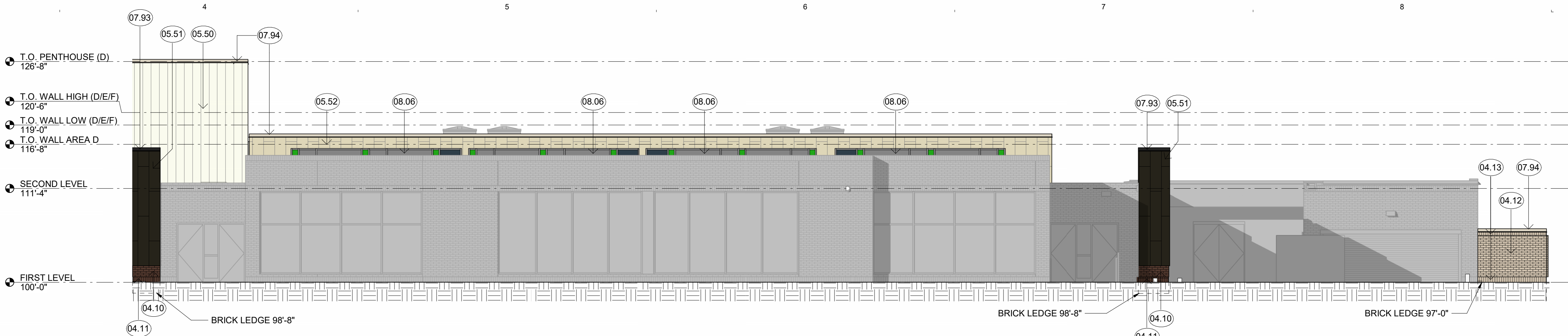
A5.106

CITY SUBMITTAL NOT FOR CONSTRUCTION

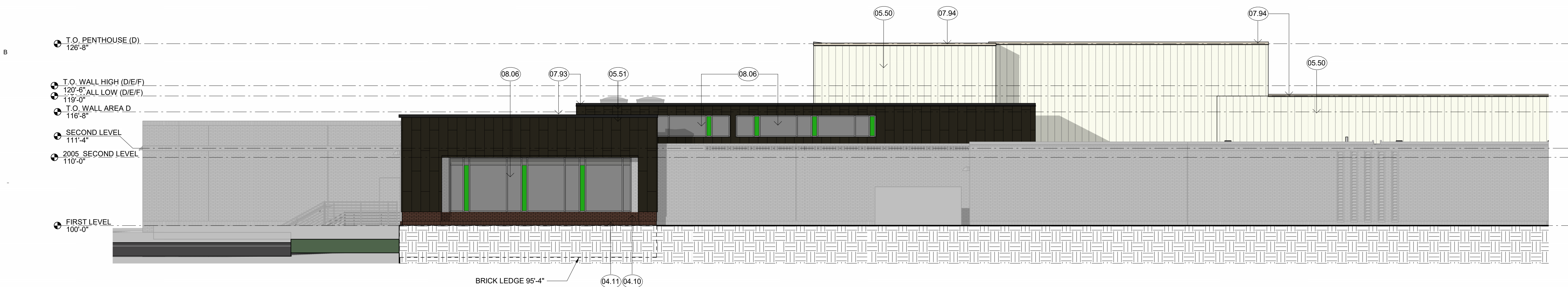
MN



B1 EXTERIOR ELEVATION - AREA H - NORTH
1/8" = 1'-0"

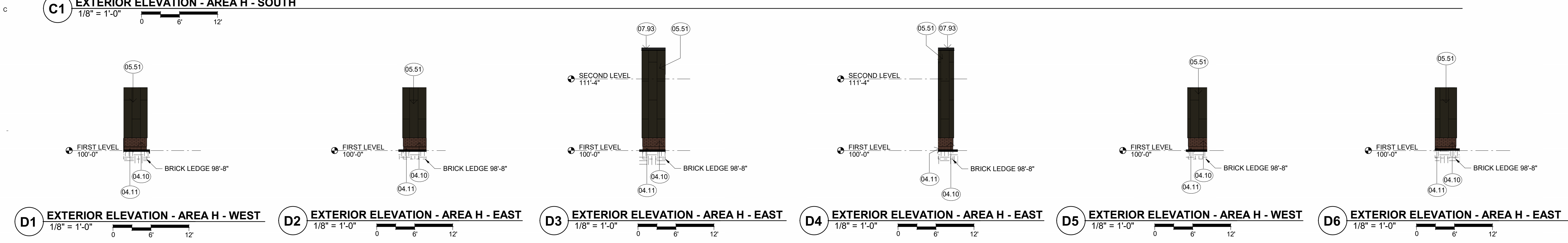


B3 EXTERIOR ELEVATION - AREA H - WEST
1/8" = 1'-0"



C1 EXTERIOR ELEVATION - AREA H - SOUTH
1/8" = 1'-0"

MATERIALS KEY	
KEY	MATERIAL
04.10	BRICK 1 - RUNNING BOND
04.11	BRICK 1 - SOLDIER COURSE
04.12	BRICK 2 - RUNNING BOND
04.13	BRICK 2 - SOLDIER COURSE
05.50	METAL WALL PANEL 1
05.51	FLAT-LOCK PANEL 1
05.52	FLAT-LOCK PANEL 2
07.93	PREFINISHED METAL COPING, 1
07.94	PREFINISHED METAL COPING, 2
08.02	EXTERIOR GLAZING, SEE CURTAINWALL ELEVATION
08.06	PREFINISHED ALUMINUM CURTAIN WALL SYSTEM
26.02	EXTERIOR LIGHT FIXTURE - SEE ELEC.



D1 EXTERIOR ELEVATION - AREA H - WEST
1/8" = 1'-0"

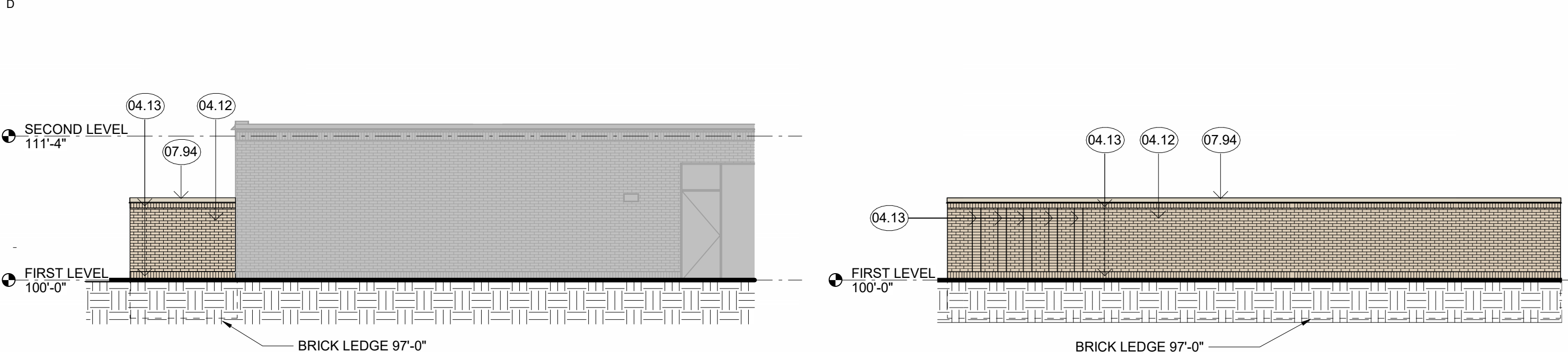
D2 EXTERIOR ELEVATION - AREA H - EAST
1/8" = 1'-0"

D3 EXTERIOR ELEVATION - AREA H - EAST
1/8" = 1'-0"

D4 EXTERIOR ELEVATION - AREA H - EAST
1/8" = 1'-0"

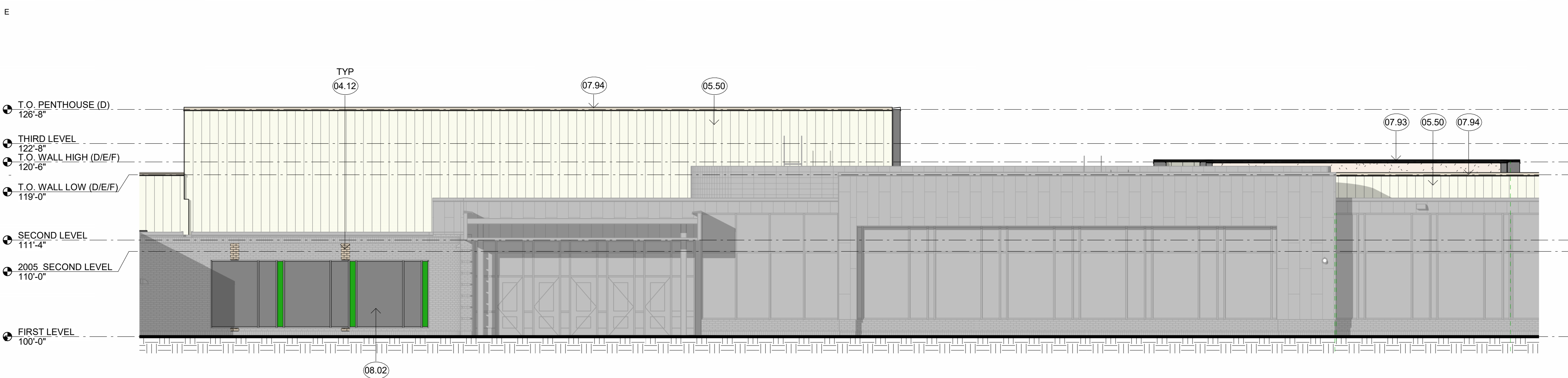
D5 EXTERIOR ELEVATION - AREA H - WEST
1/8" = 1'-0"

D6 EXTERIOR ELEVATION - AREA H - EAST
1/8" = 1'-0"



E1 EXTERIOR ELEVATION - AREA H - EAST
1/8" = 1'-0"

E2 EXTERIOR ELEVATION - AREA H TRASH ENCLOSURE - SOUTH
1/8" = 1'-0"



F1 EXTERIOR ELEVATION - AREA - 'J' SOUTH
1/8" = 1'-0"

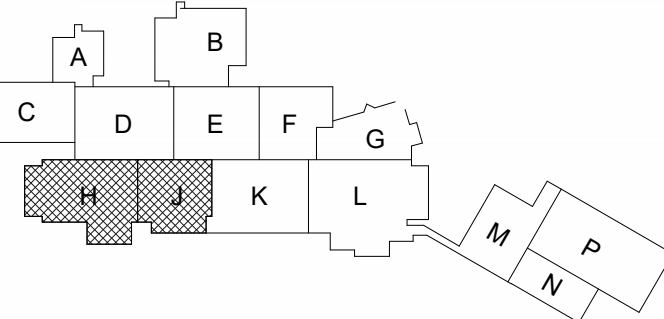
2024 Rosemount High School Additions and
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INDEPENDENT SCHOOL DISTRICT #196
3455 153rd St W, Rosemount, MN 55068



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R. Scott McQueen
License Number: 20155 Date: 02/26/2025

Description	Revisions	
	Date	Num

Comm: 232218
Date: 02/26/2025
Drawn: Author
Check: Checker

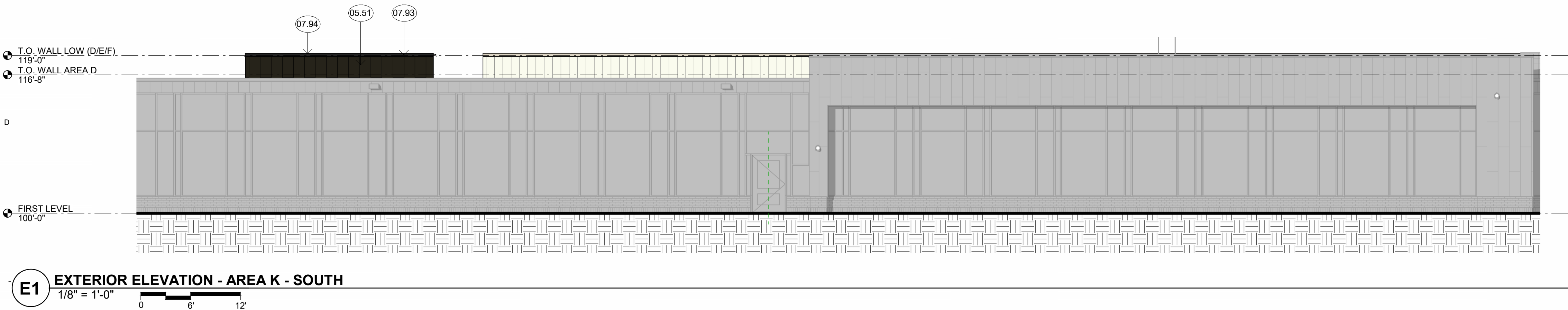
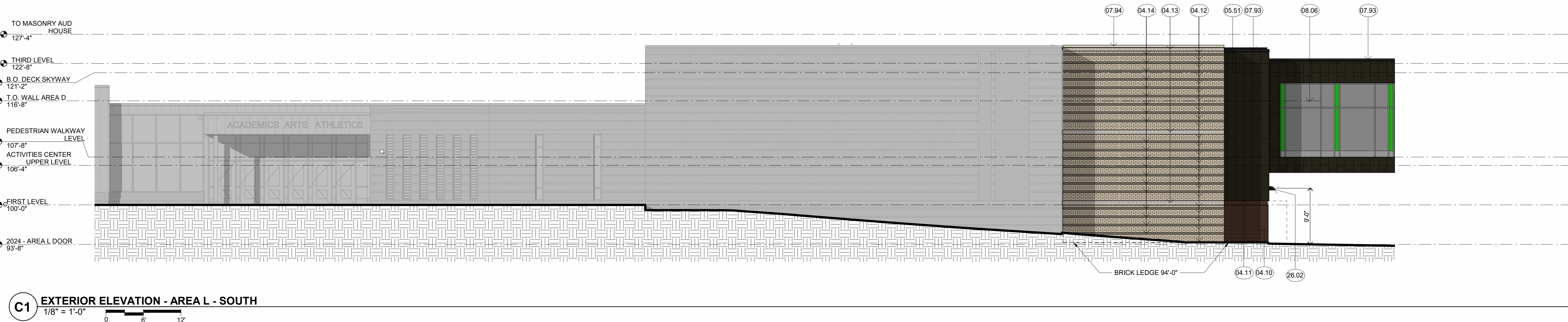
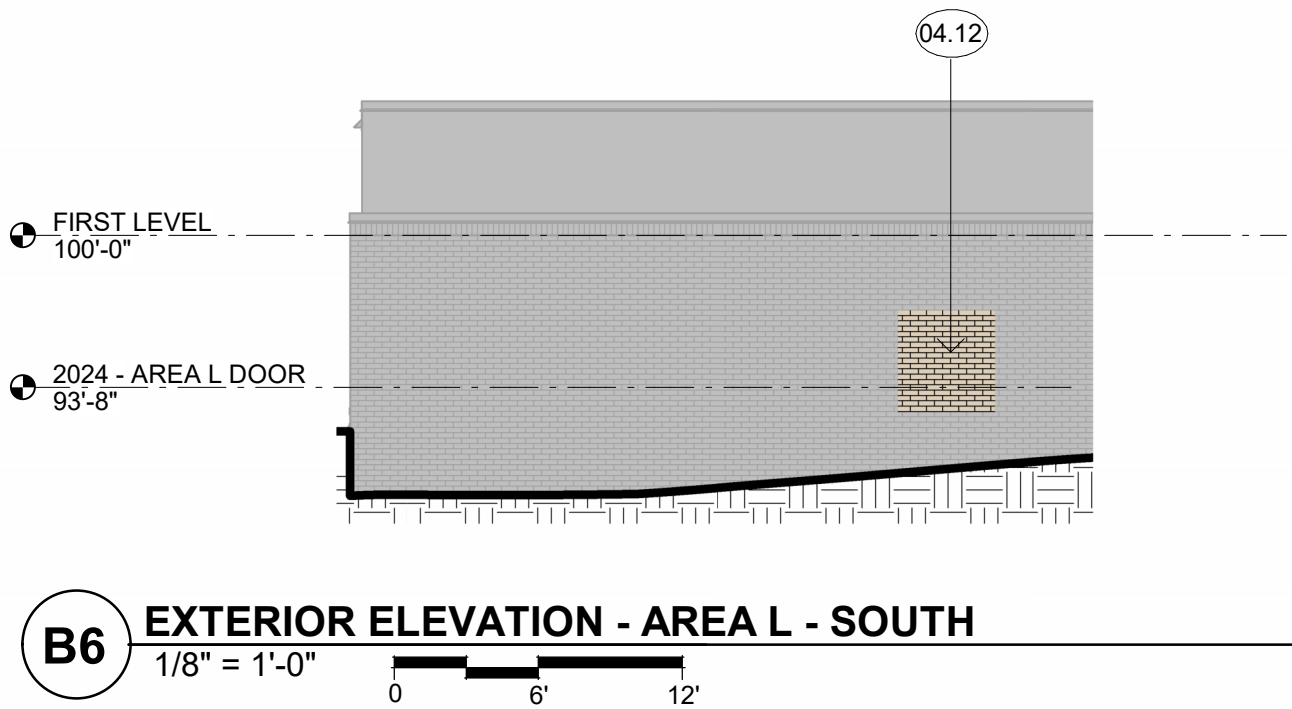
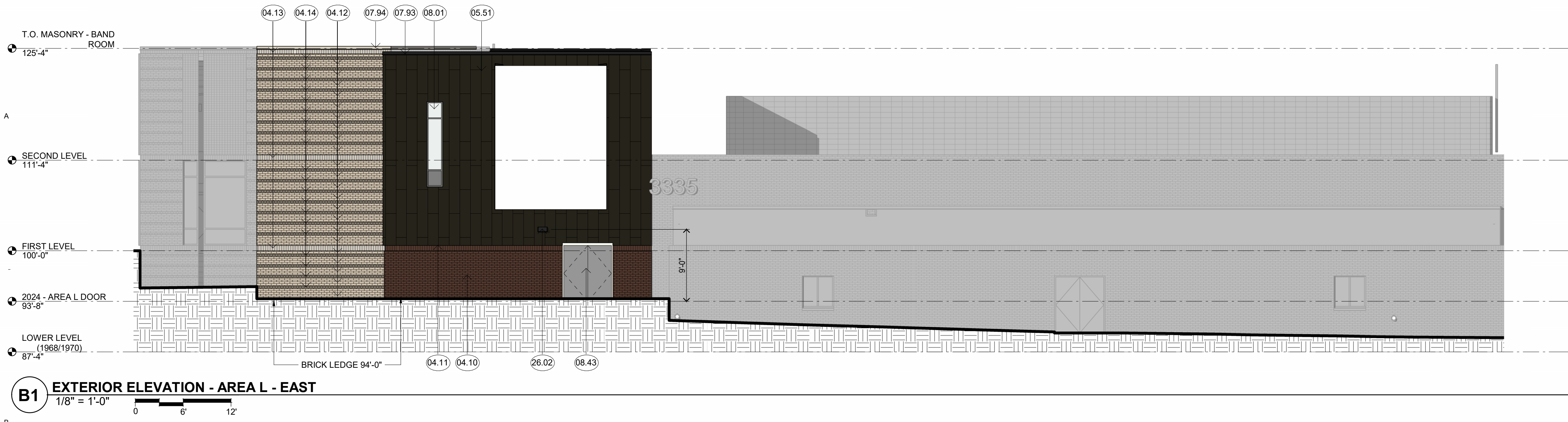
EXTERIOR ELEVATIONS - AREA H/J

Scale: As indicated

CITY SUBMITTAL NOT FOR CONSTRUCTION

A5.108

MN



MATERIALS KEY	
KEY	MATERIAL
04.10	BRICK 1 - RUNNING BOND
04.11	BRICK 1 - SOLDIER COURSE
04.12	BRICK 2 - RUNNING BOND
04.13	BRICK 2 - SOLDIER COURSE
04.14	BRICK 2 - ROWLOCK
05.51	FLAT-LOCK PANEL 1
07.93	PREFINISHED METAL COPING, 1
07.94	PREFINISHED METAL COPING, 2
08.01	EXTERIOR GLAZING, SEE OPENING TYPES
08.06	PREFINISHED ALUMINIUM CURTAIN WALL SYSTEM
08.43	HOLLOW METAL DOOR AND FRAME
26.02	EXTERIOR LIGHT FIXTURE - SEE ELEG.

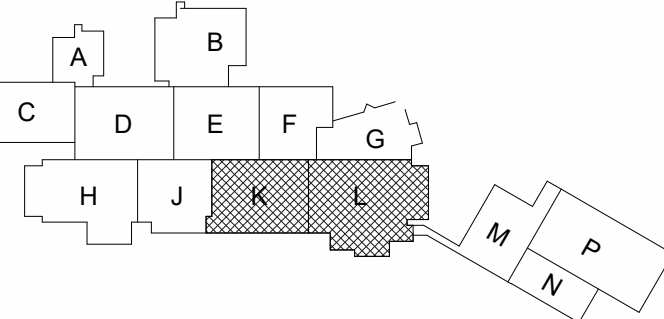
2024 Rosemount High School Additions and

INDEPENDENT SCHOOL DISTRICT #196



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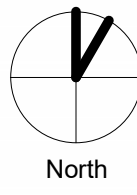
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Comm: 232218 Date: 02/26/2025 Drawn: LH Check: Checker



EXTERIOR ELEVATIONS - AREA K/L

Scale: As indicated

A5.109

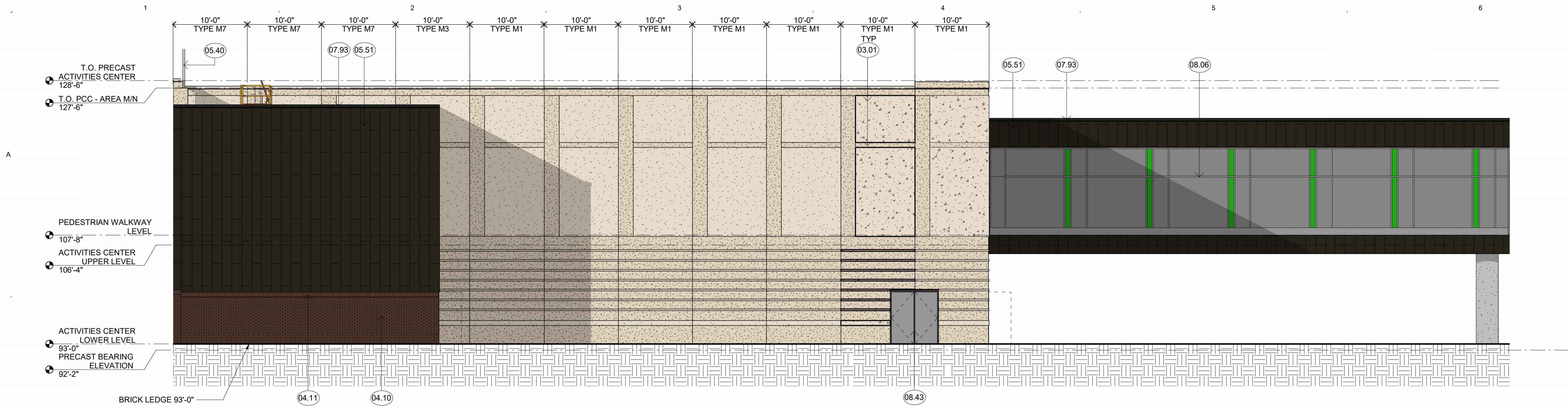
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2/26/2025 3:30:10 PM

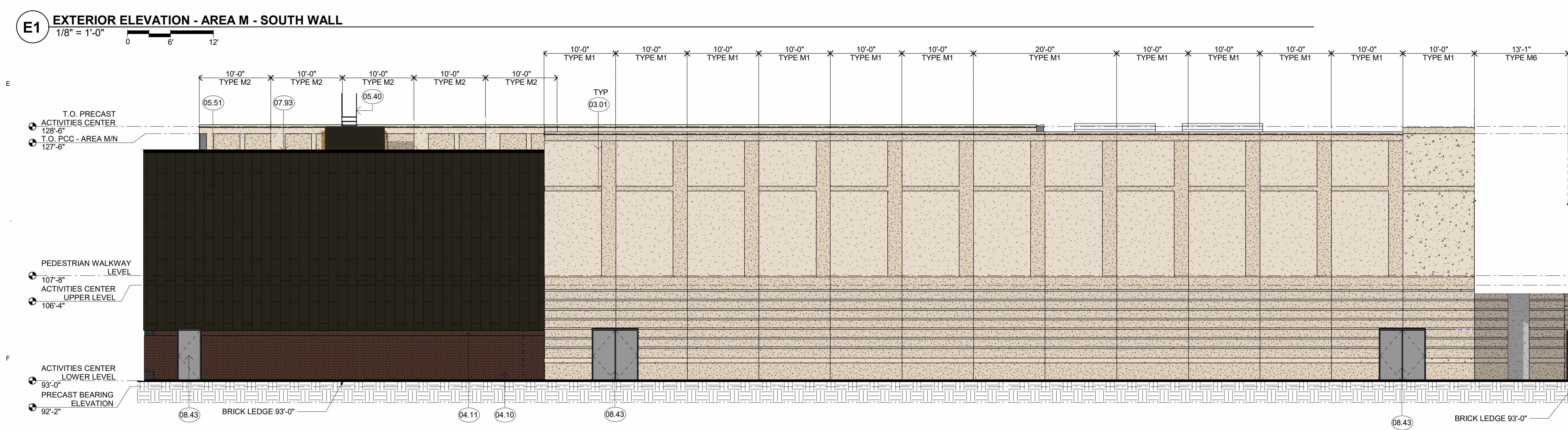
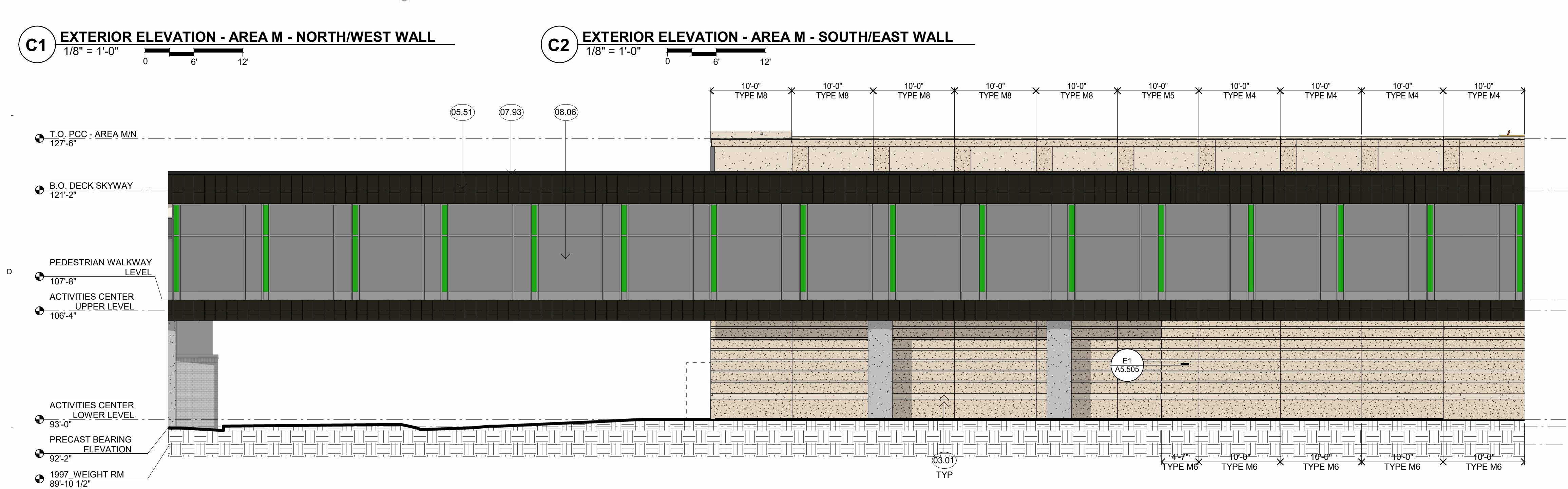
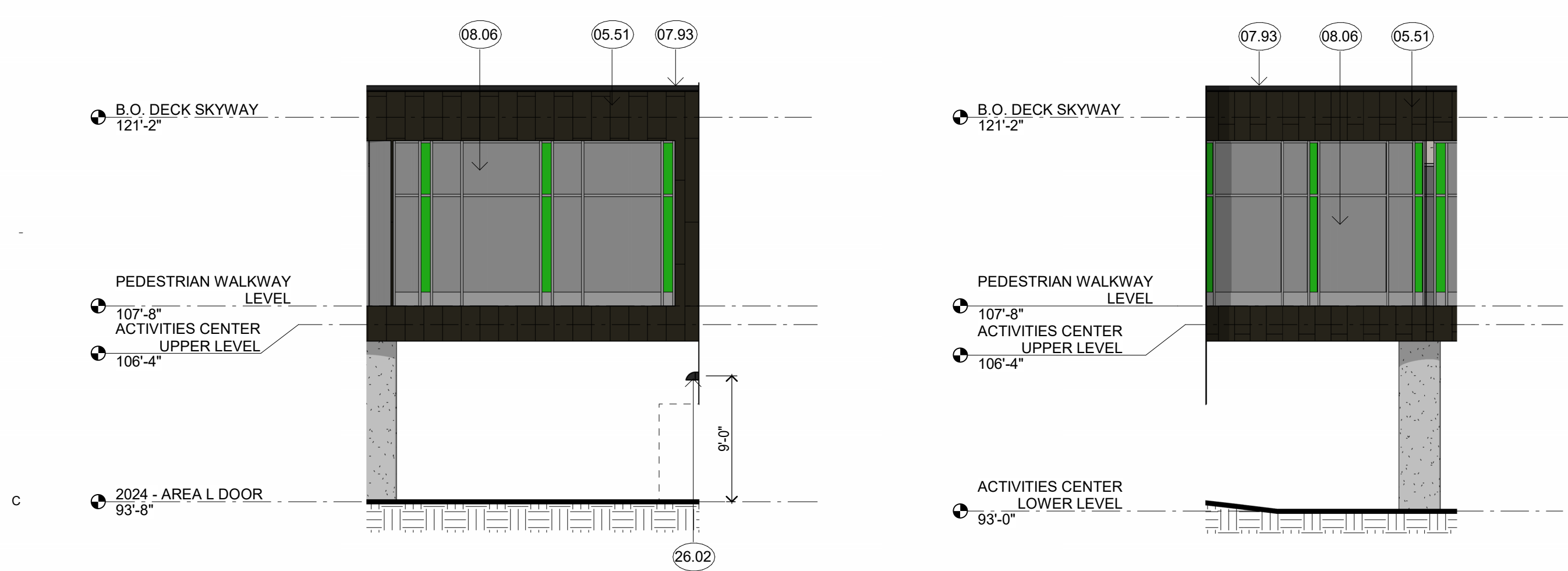
A



MN



B1 EXTERIOR ELEVATION - AREA M - NORTH WALL
1/8" = 1'-0"



F1 EXTERIOR ELEVATION - AREA M - WEST WALL
1/8" = 1'-0"

MATERIALS KEY	
KEY	MATERIAL
03.01	ARCHITECTURAL PRECAST CONCRETE, SEE PRECAST ELEVATIONS FOR FINISH TYPES AND TRANSITIONS
04.10	BRICK 1 - RUNNING BOND
04.11	BRICK 1 - SOLDIER COURSE
05.40	ROOF ACCESS LADDER
05.51	FLAT LOCK PANEL 1
07.93	PREFINISHED METAL COPING, 1
08.06	PREFINISHED ALUMINIUM CURTAIN WALL SYSTEM
08.43	HOLLOW METAL DOOR AND FRAME
26.02	EXTERIOR LIGHT FIXTURE - SEE ELEC.

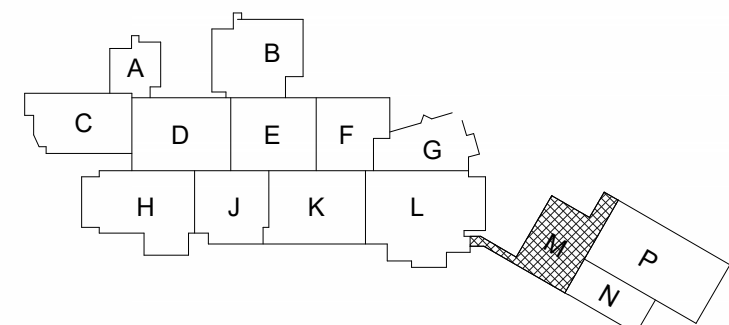
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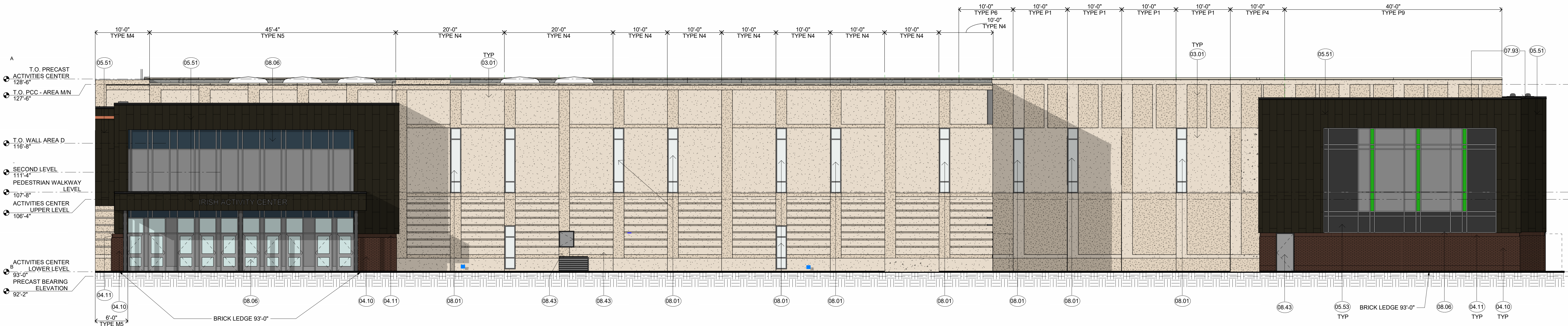
EXTERIOR ELEVATIONS - AREA M

Scale: As indicated

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A5.110

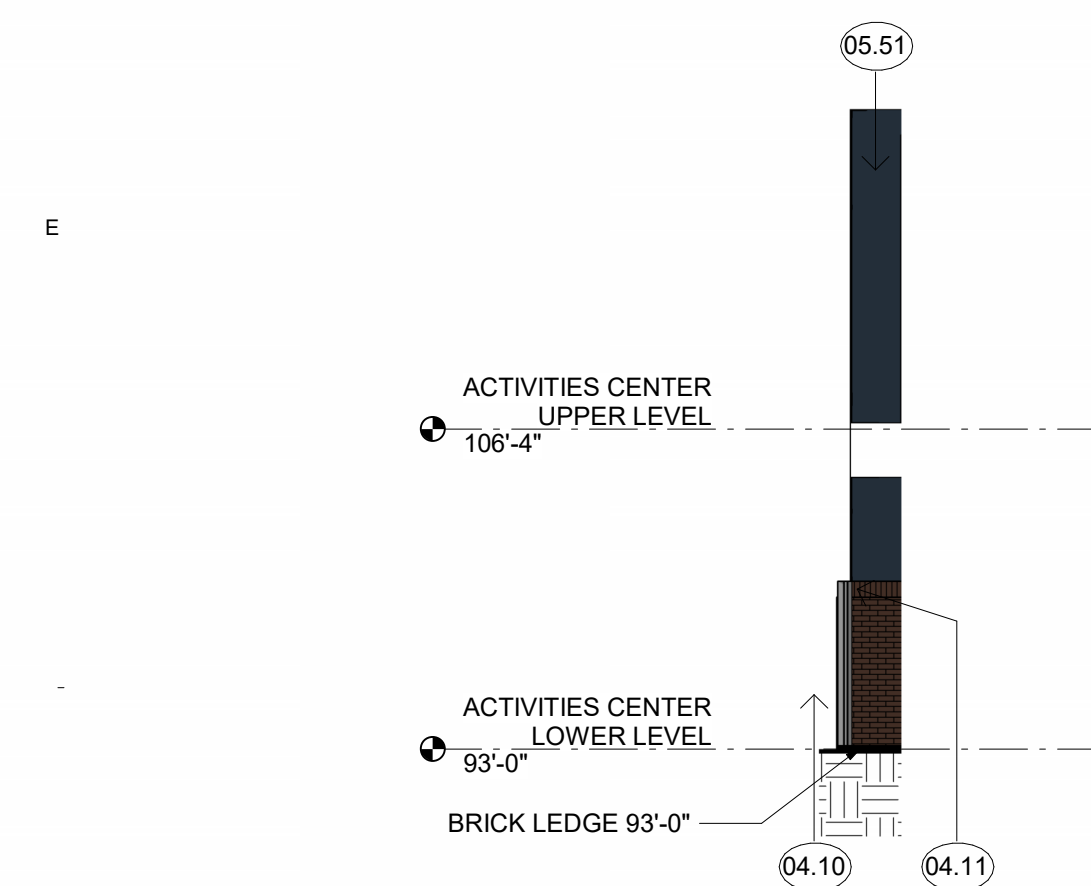
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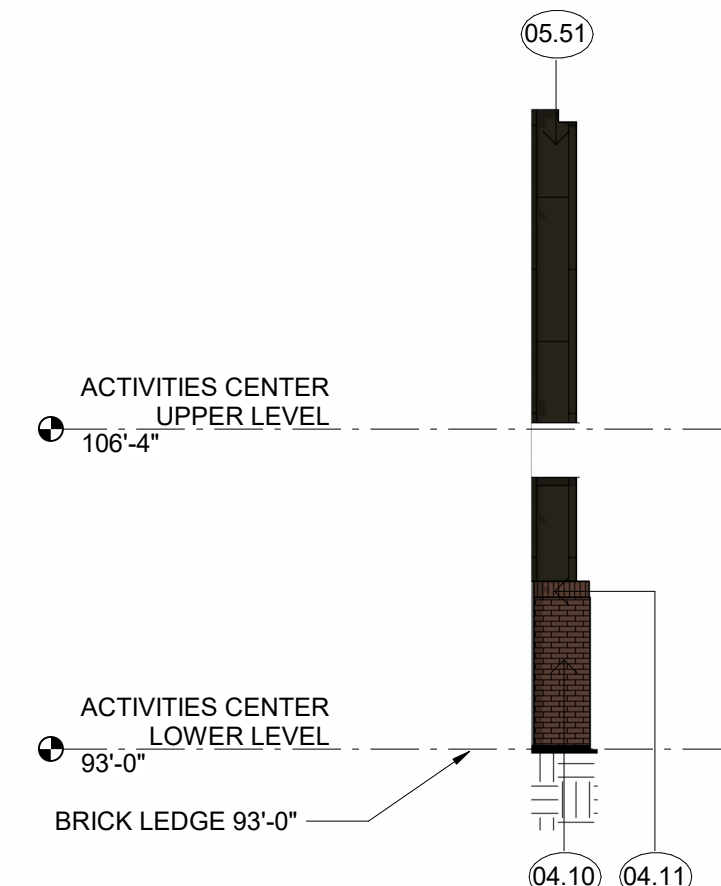
B1 EXTERIOR ELEVATION - AREA N & P - SOUTH
1/8" = 1'-0"



D1 EXTERIOR ELEVATION - AREA N & P - EAST
1/8" = 1'-0"



F1 EXTERIOR ELEVATION - AREA N - EAST
1/8" = 1'-0"



F2 EXTERIOR ELEVATION - AREA N - WEST
1/8" = 1'-0"

MATERIALS KEY	
KEY	MATERIAL
03.01	ARCHITECTURAL PRECAST CONCRETE, SEE PRECAST ELEVATIONS FOR FINISH TYPES AND TRANSITIONS
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04.11	BRICK 1 - SOLDIER COURSE
05.40	ROOF ACCESS LADDER
05.51	FLAT-LOCK PANEL 1
05.53	INSULATED INFILL PANEL 1
07.93	PREFINISHED METAL COPING 1
08.01	EXTERIOR GLAZING, SEE OPENING TYPES
08.06	PREFINISHED ALUMINUM CURTAIN WALL SYSTEM
08.43	HOLLOW METAL DOOR AND FRAME
08.44	STEEL COILING DOOR

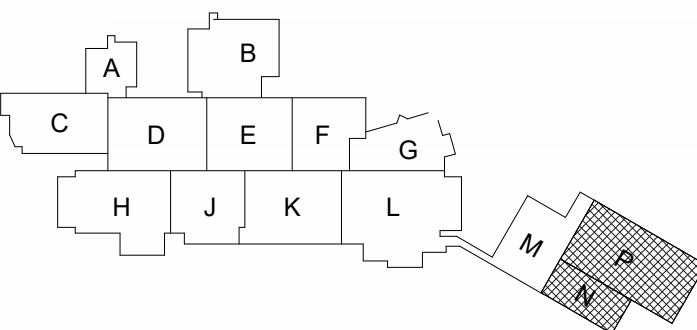
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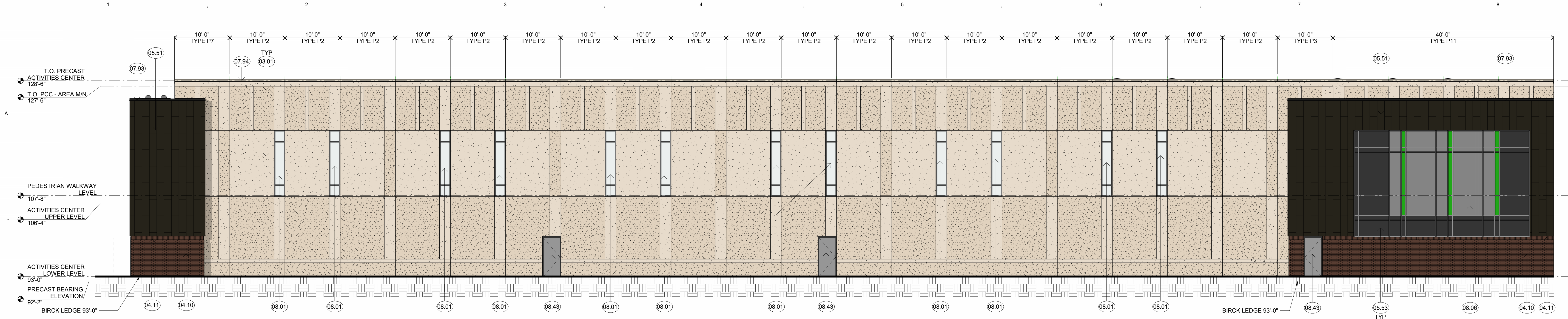
EXTERIOR ELEVATIONS - AREA N/P

Scale: As indicated

A5.111

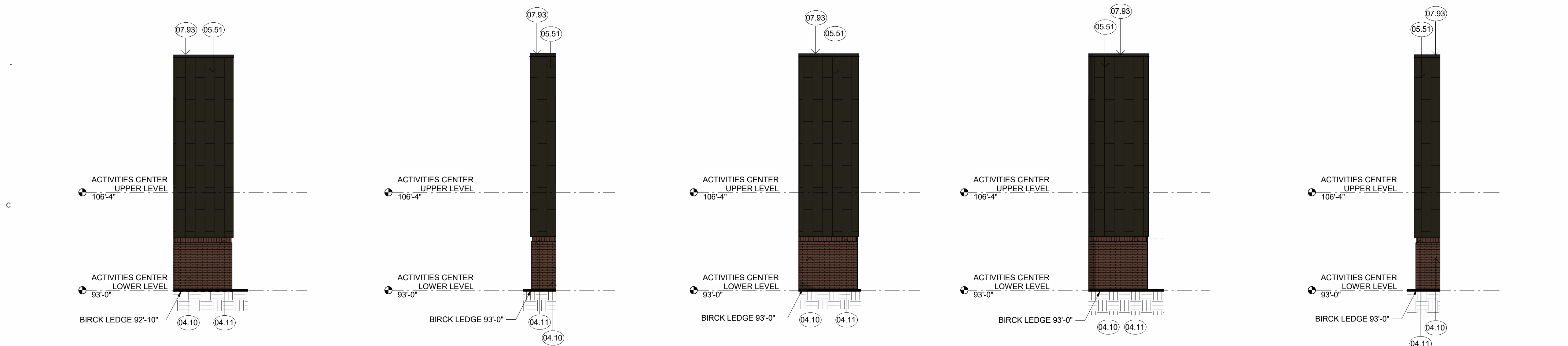
**CITY SUBMITTAL
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MN



B1 EXTERIOR ELEVATION - AREA P - NORTH
1/8" = 1'-0"

0 6 12



D1 EXTERIOR ELEVATION - AREA P - WEST
1/8" = 1'-0"

0 6 12

D2 EXTERIOR ELEVATION - AREA P - WEST
1/8" = 1'-0"

0 6 12

D3 EXTERIOR ELEVATION - AREA P - EAST
1/8" = 1'-0"

0 6 12

D4 EXTERIOR ELEVATION - AREA P - NORTH
1/8" = 1'-0"

0 6 12

D5 EXTERIOR ELEVATION - AREA P - SOUTH
1/8" = 1'-0"

0 6 12

KEYNOTE LEGEND	
KEY	DESCRIPTION
03.01	ARCHITECTURAL PRECAST CONCRETE. SEE PRECAST ELEVATIONS FOR FINISH TYPES AND TRANSITIONS
04.10	BRICK 1 - RUNNING BOND
04.11	BRICK 1 - SOLDIER COURSE
05.51	FLAT LOCK PANEL 1
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07.93	PREFINISHED METAL COPING, 1
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08.01	EXTERIOR GLAZING, SEE OPENING TYPES
08.06	PREFINISHED ALUMINIUM CURTAIN WALL SYSTEM
08.43	HOLLOW METAL DOOR AND FRAME

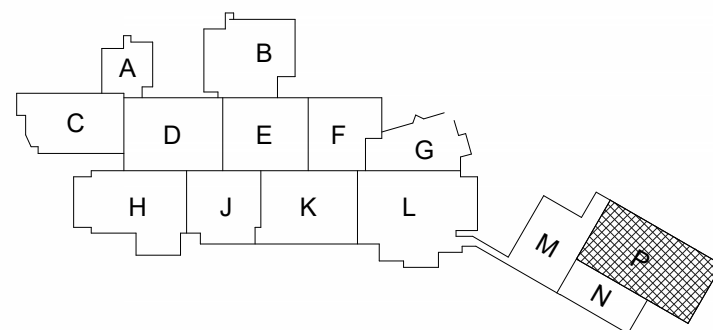
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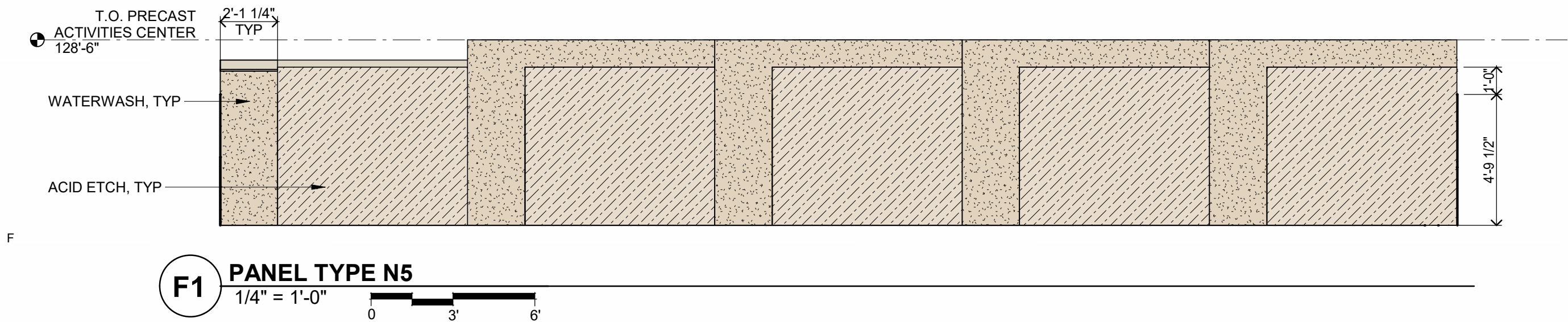
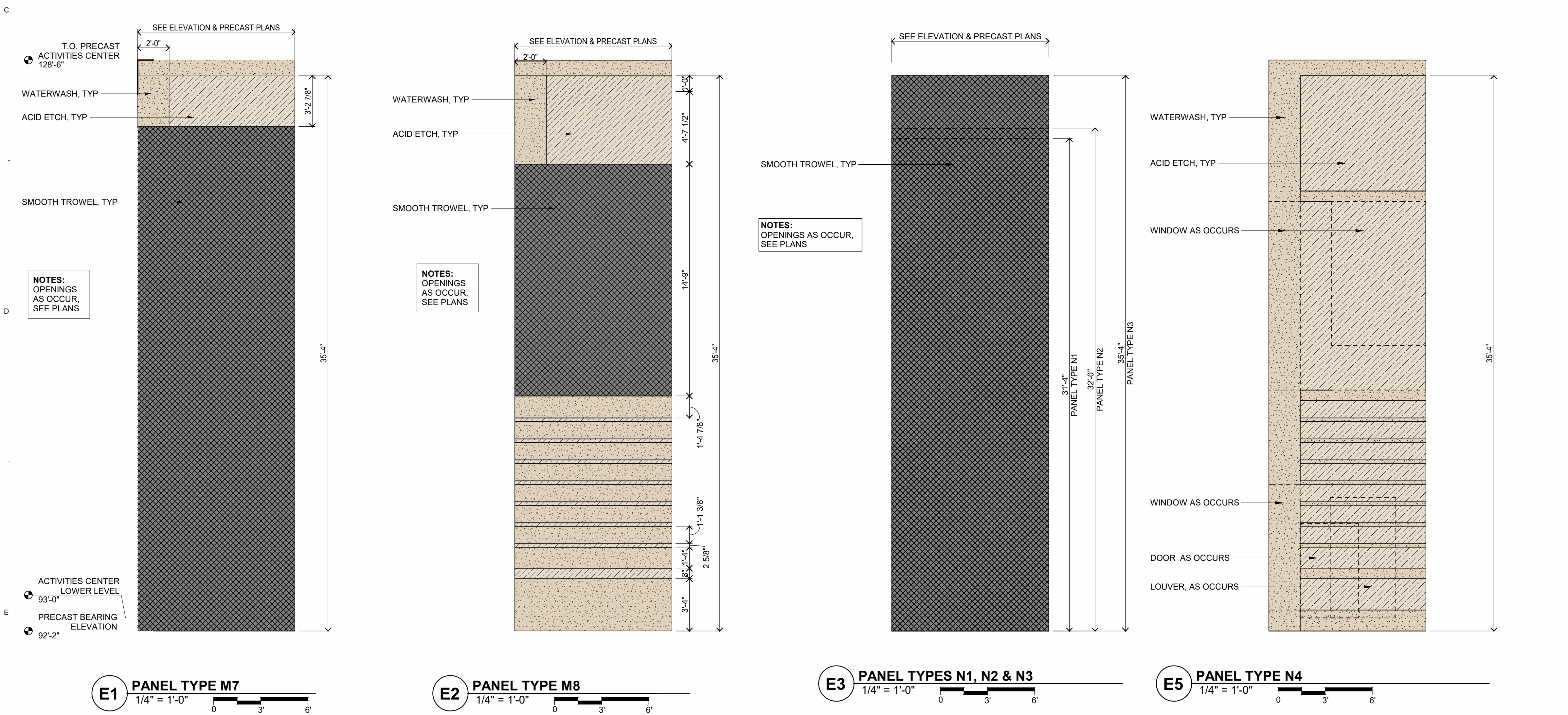
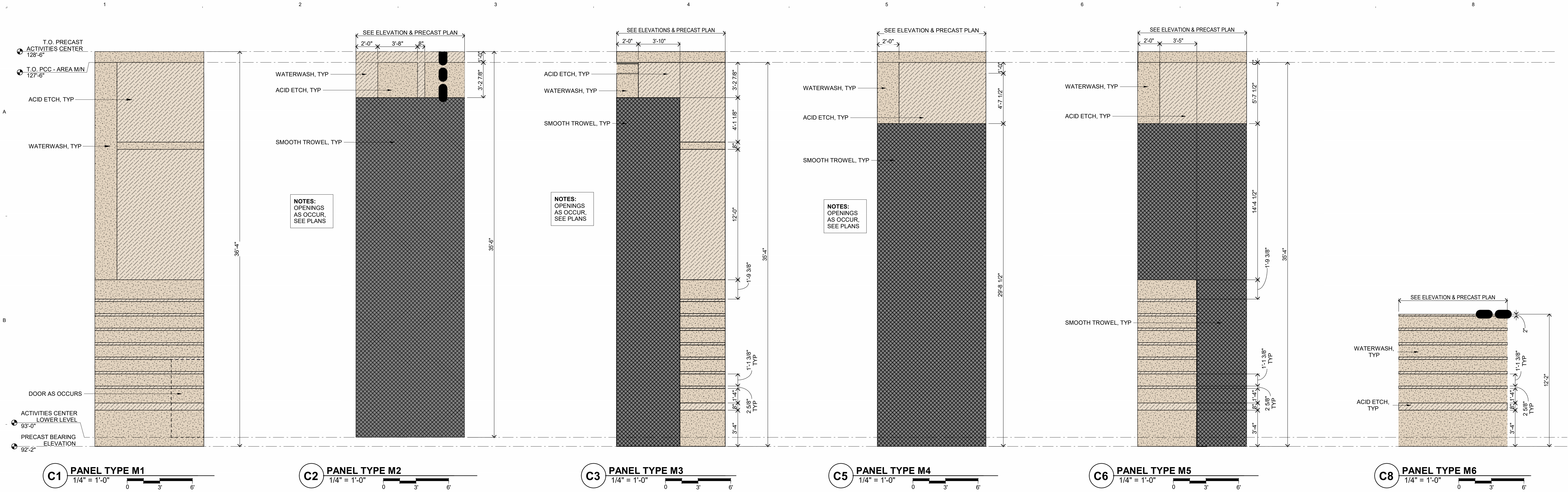
EXTERIOR ELEVATIONS - AREA P

Scale: As indicated

**CITY SUBMITTAL
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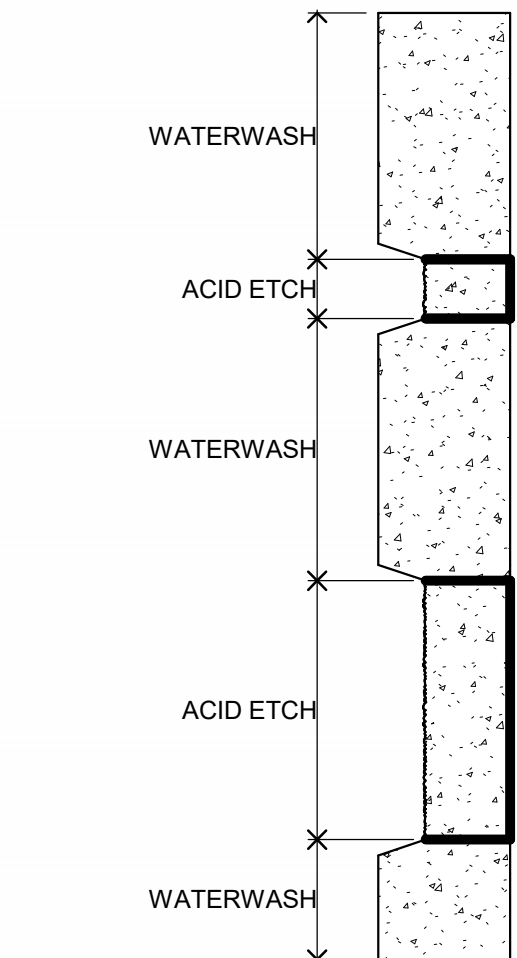
A5.112

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PRECAST FINISH LEGEND

- ACID ETCH REVEAL
- WATERWASH FINISH
- SMOOTH TROWEL FINISH



2024 Rosemount High School Additions and

3335 142nd St W, Rosemount, MN 55068

INDEPENDENT SCHOOL DISTRICT #196

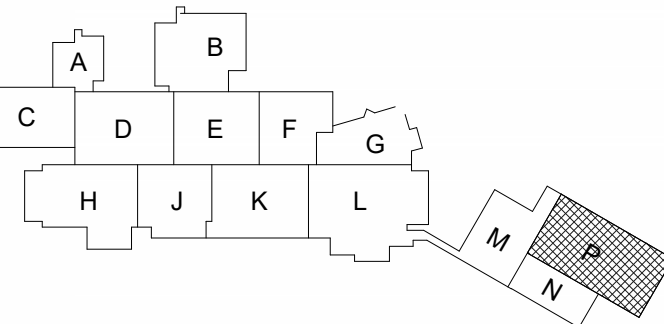
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Description	Revisions	Num
	Date	

Comm: 232218 Date: 02/26/2025 Drawn: KC Check: KS/SK

PRECAST ELEVATIONS-AREAS M & N

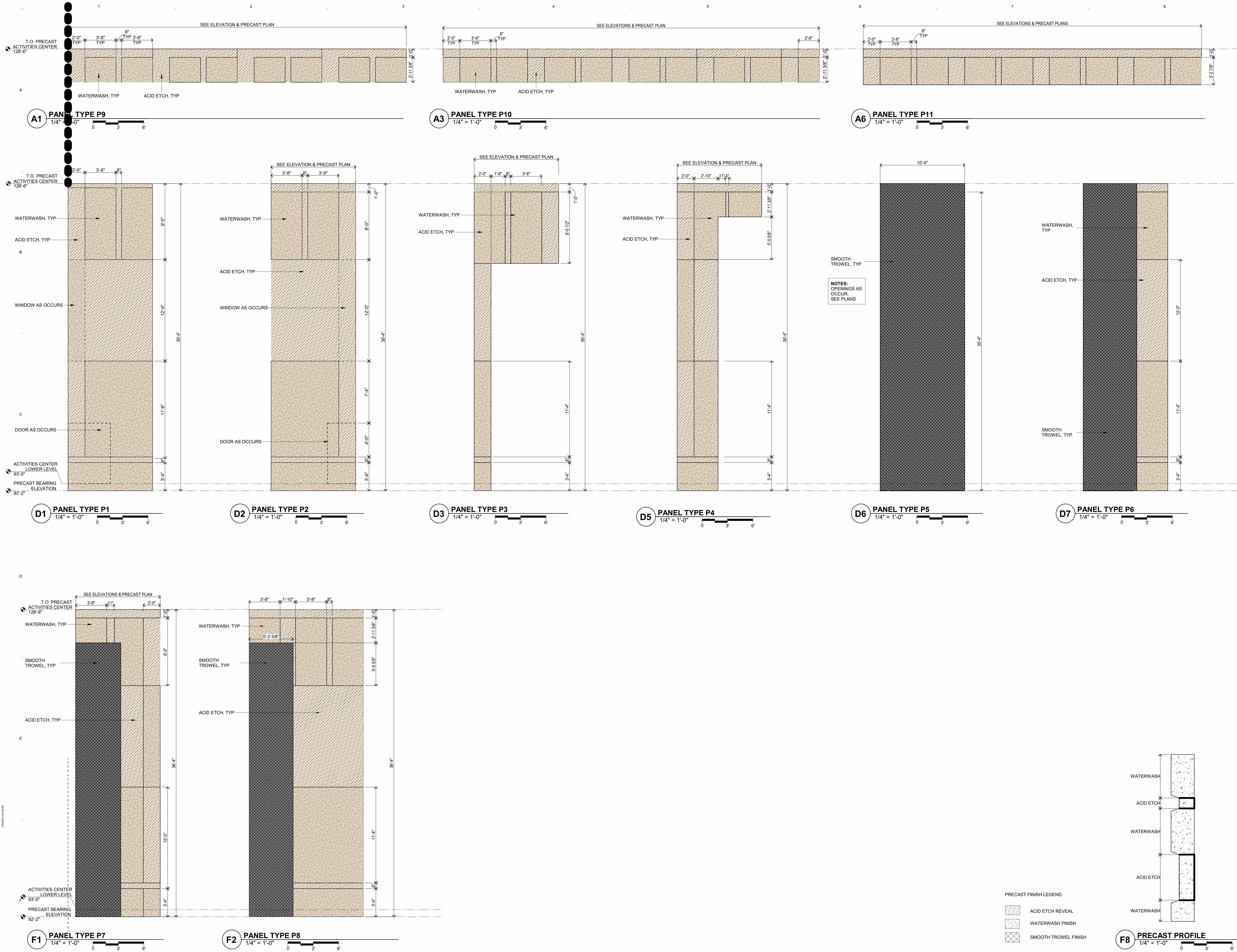
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A5.114

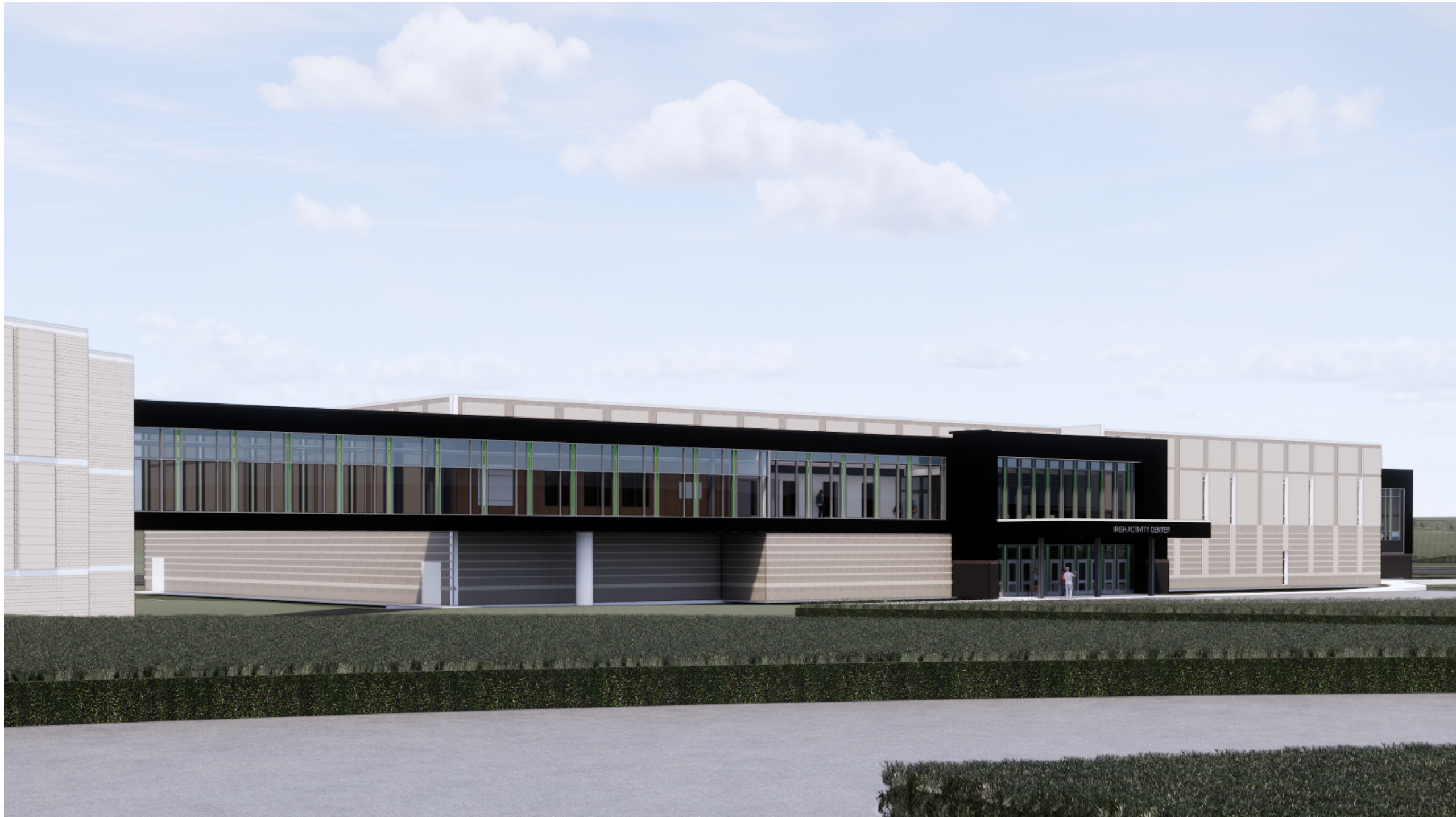
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VIEW OF MAIN BUILDING ENTRY



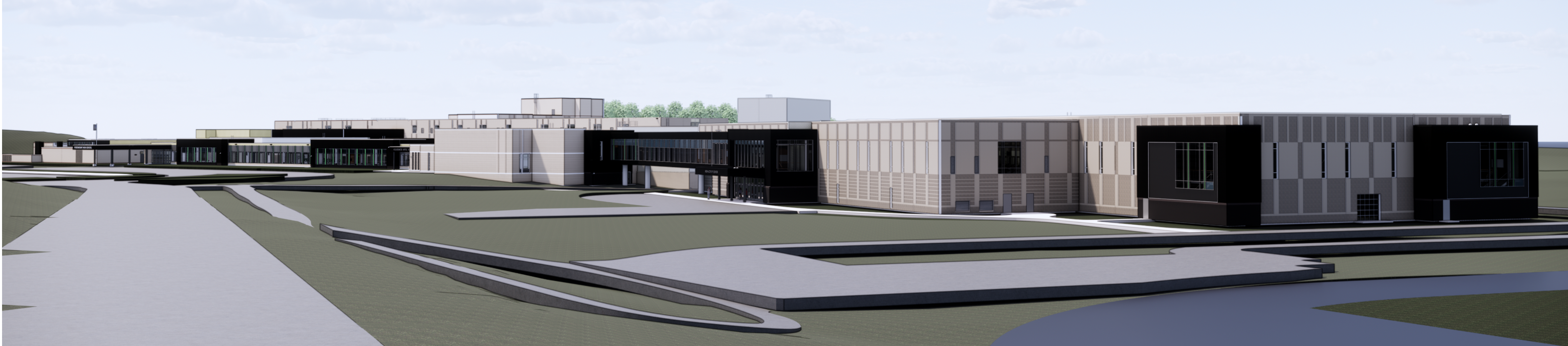
VIEW OF ACTIVITY CENTER



VIEW OF CLASSROOM ADDITIONS



VIEW OF ACTIVITY CENTER ENTRY



VIEW FROM 142ND ST



To: Julia Hogan, City of Rosemount

From: Kristen Sachwitz | KS
Scott McQueen | SM

Date: March 11, 2025

Comm. No: 232218

Subject: Independent School District #196
Rosemount High School Additions and Renovations

As part of the Zoning Code §11-7-3, a new curbed, asphalt parking lot is planned near the new Activity Center. The lot will include accessible parking stalls along with space for EV charging stations and adds a total of sixty stalls to the overall site. Access to the new lot utilizes an existing driveway from 142nd Street West. Overall, onsite parking counts exceed City Ordinance, but the additional parking reflects recommended addition based upon the District's experience with parking needs for the School's Operation.

The City's current Zoning Code leads to an inadequate number of stalls based upon our understanding of this High School Campus' Operations as shown in the following figure:

ORDINANCE 11-7-3: Table 7.1

School, secondary	1 per classroom plus 1 per 20 students
-------------------	--

CURRENT RHS STALL COUNT

81 CLASSROOMS/1 = 81 STALLS
2,114 STUDENTS/20 = 106 STALLS
187 TOTAL STALLS REQ'D

ALL SCHOOL LOTS = 814 STALLS
IRISH DOME LOT = 134 STALLS
948 CURRENT STALLS TOTAL

The City's Pre-2024 Ordinance was more in line with School Operations, and the current lot appears to exceed requirements.

PREVIOUS ORDINANCE 11-6-I, H:

Senior high schools	1 per classroom plus 1 per 20 students
Stadiums, arenas, auditoriums accessory to a school	1 per 6 seats

CURRENT RHS STALL COUNT

81 CLASSROOMS/1 = 81 STALLS
2,114 STUDENT CAP/20 = 106 STALLS
3,300 STADIUM SEATS/6 = 550 STALLS
650 AUDITORIUM SEATS/6 = 109
861 TOTAL STALLS REQ'D

ALL SCHOOL LOTS = 814 STALLS
IRISH DOME LOT = 134 STALLS
948 CURRENT STALLS TOTAL

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**PLANNERS
ARCHITECTS
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The Rosemount High School project's proposed sixty stall lot alone exceeds the current Ordinance for the additional three hundred student capacity.

ORDINANCE I I-7-3: Table 7.1

PROPOSED RHS STALL COUNT

School, secondary	1 per classroom plus 1 per 20 students
-------------------	--

12 CLASSROOMS/1 = 12 STALLS
300 STUDENTS/20 = 15 STALLS
27 TOTAL STALLS REQ'D

NEW SCHOOL LOT = 60 STALLS

60 STALLS TOTAL

The Project's Proposal of sixty additional stalls follows our understanding of current School Operations but does not necessarily address all parking needs for all scenarios.

ORDINANCE I I-7-3: Table 7.1

PROPOSED RHS STALL COUNT

School, secondary	1 per classroom plus 1 per 20 students
-------------------	--

93 CLASSROOMS/1 = 93 STALLS
2,414 STUDENTS/20 = 121 STALLS
214 TOTAL STALLS REQ'D

ALL CURRENT SCHOOL LOTS = 814 STALLS

NEW SCHOOL LOT = 60 STALLS

IRISH DOME LOT = 134 STALLS

1,008 CURRENT STALLS TOTAL

The District acknowledges and intends to continue some utilization of off-site public parking for a variety of scenarios (in lieu of decommissioning more play fields to build more parking).

As to the discussion regarding the Rosemount Middle School Campus and its re-use and subsequent changes that may take place there in the future, no decisions on specific re-use have been made yet. The District intends to address Facilities and Planning needs at that time of re-use. The current Rosemount Middle School is planned to move its Operations in the Fall of 2027.

cc: Pete Roback, ISD #196
Christopher Onyango-Robshaw, ISD #196
Carol Hauschild, ISD #196
Stephanie Rudie, ISD #196
Adam Kienberger, City of Rosemount
Sean Kelly, Wold
Sal Bagley, Wold

EM/EDU-MN-ISD 196/HS_Rosemount/232218/_Admin/Letters & Memos/2025.03.11 Memo to Julia Hogan

Planning Commission Regular Meeting: March 17, 2025

Tentative City Council Meeting: April 15, 2025

AGENDA ITEM:	Request by Kamal Omar and Appro Development for approval of a Site Plan Review and Conditional Use Permit	AGENDA SECTION:	PUBLIC HEARINGS
PREPARED BY:	Anthony Nemcek , Senior Planner	AGENDA NO.	6.b.
ATTACHMENTS:	Site Location, Current Conditions Survey, Grading Plan, Site Plan, Landscape Plan, Exterior Elevations, Building Floorplan, Site Lighting Plan , Engineer's Memo dated March 14, 2025, Parks and Recreation Director's memo dated March 10, 2025	APPROVED BY:	AK
RECOMMENDED ACTION: Motion to approve the Site Plan for an Automotive Repair Business at 2510, 2520, and 2530 158th Circle West, subject to the following conditions: 1. Approval of a Conditional Use Permit. 2. Payment of \$42,330 in-lieu of park land dedication. 3. Submittal of a landscaping surety in the amount of \$28,875. 4. Payment of trunk area charges for the three parcels. 5. Combination of the three parcels into a single parcel. 6. The applicant shall submit plans for a trash enclosure with a building permit application. 7. Vacation of existing perimeter drainage and utility easements between the parcels and over the existing ponds. 8. Dedication of new drainage and utility easements as required by the City's engineer. 9. Conformance with all requirements of the City Engineer contained in the memorandum dated March 14, 2025. Motion to recommend the City Council approve a Conditional Use Permit for an Automotive Repair, Major, use at 2510, 2520, and 2530 158th Circle West.			

BACKGROUND

Applicants	Kamal Omar and Appro Development
Property Owner	Camey Properties, LLC.
Site Location	2510, 2520, and 2530 158th Circle West
Site Area	4.9 Acres
Current Zoning	B-2 Employment PUD
Comp Plan Designation	BP-Business Park

The Planning Commission is being asked to consider two requests to allow for the development of a Major Automotive Repair business in the Biscayne Business Park. The proposed business is allowed as a conditional use in the B-2 Employment zoning district. Therefore, a conditional use permit is required in addition to approval of a site plan by the Planning Commission. Staff finds the requests to be consistent with the Comprehensive Land Use Plan and to conform with the requirements of the City Code. Staff recommends approval of the site plan and conditional use permit.

The subject property is located in the Biscayne Business Park, which is a planned unit development (PUD) that was approved in 2019. The PUD agreement contains two deviations from the zoning ordinance related to the lot standards. Specifically, the approved deviations allow for shared driveways and for parcels to be accessed via the private road within Biscayne Business Park. No deviations related to development standards such as setback reductions or building materials are part of the Biscayne Business PUD agreement.

ISSUE ANALYSIS

Legal Authority

Site Plan Reviews are quasi-judicial in nature in that the Planning Commission reviews the site plan against the standards of the City Code and judges whether the applicable standards are met.

Generally, if a site plan meets the Code requirements it must be approved. Conditional Use Permit (CUP) approvals are also quasi-judicial in nature. The Zoning Ordinance contains specific standards related to conditional uses that must be met for a CUP to be approved.

Site Plan Review

Land Use And Zoning

The subject property is zoned B-2 PUD: Employment Planned Unit Development, which is consistent with the BP-Business Park land use designation of the site within the City's Comprehensive Land Use Plan. The proposed use to be developed on the site, Automotive Repair, Major, is listed as a conditional use in that zoning district. The zoning ordinance defines this use as follows: *Repair garages and specialty establishments for motorcycles, passenger automobiles and trucks of all sizes, such as machine, body and fender, auto glass, painting, radiator, transmission, and vehicle upholstery services. May also include repair of machinery and equipment.* The proposed development will be for the repair and maintenance of heavy-duty trucks and tractor-trailers. A portion of the proposed building will also be used as office space, which is a permitted use in the B-2 zoning district.

The applicant has provided a site plan that meets the zoning code standards related to setback and lot coverage. The principal building will be located on the north side of the site and be the primary source of screening for the parking lot areas. Landscaping will be planted along the Biscayne Business Park's private drive to provide additional screening. The site plan shows the location of a trash enclosure which meets the Code requirement, but no elevations of said enclosure were included. The code requires trash enclosures to be constructed with materials that match or complement the principal structure. Staff will review plans for the trash enclosure prior to the issuance of a building permit for compliance with the code. Staff is recommending a condition of approval requiring the submittal of plans for the trash enclosure with a building permit application.

The table below shows a comparison of the requirements to those shown on the site plan.

Standard	Requirement	Provided
Front Yard Setback	30' (20' for parking)	33' (30' parking)
Side Yard Setback	10'	48.9' (25.2' parking)
Rear Yard Setback	10'	191.4' (44.7 parking)
Maximum Lot Coverage	75%	66.08%

In addition to setbacks and lot coverage shown in the table above, the site plan includes a building that will be 10.5% of the total site area.

Parking and Access

The site plan shows access to the site being made in two locations. On the eastern side of the subject property there is an existing, shared driveway. One access will be made using that drive and will primarily be used by employees and visitors. Parking for vehicles driven by employees and visitors will occur in a lot located in this portion of the site. The second access to the site will be made via a 36' wide driveway located towards the western portion of the site at the end of the cul-de-sac. This driveway is wider to accommodate semi-trucks being brought to the site for repair and maintenance. The driveway complies with the maximum driveway width of 36'.

The applicant's site plan exceeds the minimum parking requirement for the proposed use. The site plan provides 102 parking spaces compared to a minimum of 79 spaces required by the Zoning Ordinance. Much of the excess parking is provided as semi-truck spaces. Staff also notes that the parking requirements are likely a little higher than the actual need, given that the type of vehicle that will be worked on is much larger than passenger vehicles and requires more square footage than a typical automobile repair shop. The applicant has indicated that there will be 32 employees onsite (30 in the office and 2 in the shop). Because the proposed development will contain both an automotive repair shop and office space, there are two standards used to calculate the minimum amount of parking required. The table below depicts the parking requirements compared to the parking provided by the site plan.

Use	Ratio (Required)	Parking Provided
Office	1 space/300 s.f. (43 spaces)	
Automotive Repair, Major	1 space/300 s.f. plus 1 space/service bay (36)	
	79 spaces required	102 spaces provided

The amount of parking on site is broken down into the following types:

Automobile 42 spaces

Tractor 8 spaces

Semi-truck 52 spaces

Landscaping

The applicant has submitted a landscaping plan that appears to meet the City Code's minimum planting requirements. Based on the site area, 75 trees are required and the applicant's landscape plan shows 75 trees planted along the northeast and southern property boundaries. Additional trees are shown in the parking lot landscaped areas. The Code also requires foundation plantings and shrubbery at a ratio of one per ten linear feet of building perimeter. Based on the proposed building with 720 feet of perimeter, 72 shrubs are required. The applicant's landscape plan shows 153 plants. These plants are located in several areas throughout the site, both adjacent to the principal building and within the landscaped parking lot areas. Landscaping within the parking lot areas covers approximately 6,500 square feet or 6.1% of the parking lot area, in excess of the minimum 5% required by the Zoning Ordinance.

The table below shows a comparison between the requirement and the plantings provided.

Planting Type	Amount Required	Amount Provided
Trees	1 per 3,000 s.f. plus one per parking stall (75)	75 trees
Foundation Plants	1 per 10 linear feet of building perimeter (72)	153 plants

Building Materials and Massing

The application submittal materials include building elevations that show massing and materials that meet the requirements of the Zoning Ordinance. The building will be 24 feet in height, well below the 50-foot maximum height. The applicant shows precast concrete panels being used, with vertical elements of a secondary color placed at intervals no greater than 28 feet. The code requires walls longer than 100' in length to be visually broken up into segments no greater than 35 feet. All four sides of the building will be treated similarly, and the eastern side of the building where the office will be located will feature windows. Awnings will be located above the entries to differentiate them from the rest of the building. None of the entrances face a public right of way, therefore additional architectural treatment is not required.

Site Lighting

The applicant has submitted a site lighting plan and photometric study to ensure compliance with the Zoning Ordinance. The plan shows both pole- and wall-mounted lights. Pole-mounted lights will be placed at a height of 25 feet, and the wall-mounted lights will be at a height of 19 feet. Both types of lighting are below the maximum 30-foot height. None of the subject property abuts a residential use. Therefore, the maximum light allowed at the property boundary is 1.0 lumen. The photometric study confirms that the lighting plan conforms with the code maximum.

Engineering

The applicant's site plan proposed making use of three parcels in the Biscayne Business Park. The developer of this subdivision designed the stormwater management system to have a single pond for each parcel rather than a large pond to serve the entire subdivision. Because of this, the ponds serving

the three subject parcels impact how the site can be developed. The applicant's plans show the ponds being remade into a single pond that extends along the southern boundary of the subject parcels. In order to develop the site, the applicant will have to vacate existing drainage and utility easements along the internal boundaries of the existing parcels as well as the drainage and utility easements over the footprints of the existing ponds. The applicant will need to dedicate new easements that reflect the proposed site plan and layout of the newly created stormwater pond.

Conditional Use Permit

The Zoning Ordinance lists Automotive Repair, Major as a conditional use in the B-2 Employment. All conditional uses must meet seven general conditions in order to be permitted. These seven conditions are in addition to any use-specific conditions within the Zoning Ordinance. The Rosemount Zoning Ordinance has twelve standards that the Major Automotive Repair use must meet prior to a conditional use permit request being approved. Several of the standards are related to the ongoing operation of the proposed use. Therefore, the findings made by staff are that the applicant or operator of the use risks revocation of the CUP should the City find certain conditions are not being met. The standards are listed below along with staff's findings for each.

1. *Will not be detrimental to or endanger the public health, safety, or general welfare of the neighborhood or the city.* Finding: Staff finds that the proposed use will not be dangerous or detrimental, and staff notes the 2020 improvement project that upgraded Biscayne Avenue to urban standards and the ongoing work to improve safety at the intersection of Biscayne Avenue and County Road 42.
2. *Will be harmonious with the objectives of the comprehensive plan and city code provisions.* Finding: The proposed automotive repair shop and office are harmonious with the objectives of the Comprehensive Plan and City Code. The subject property is designated for Business Park development and the proposed use is consistent with the B-2 Employment zoning district. The site plan meets the development standards of the zoning ordinance for this B-2 district.
3. *Will be designed, constructed, operated and maintained so as to be compatible or similar in an architectural and landscape appearance with the existing or intended character of the general vicinity and will not change the essential character of that area, nor substantially diminish or impair property values within the neighborhood.* Finding: The proposed building is consistent with the architectural and landscape standards of the B-2 Employment zoning district.
4. *Will be served adequately by existing (or those proposed in the project) essential public facilities and services, including streets, police and fire protection, drainage, structures, refuse disposal, water and sewer systems and schools.* Finding: Public roads and utilities are already in place to serve the site. No additional improvements to municipal services will be required to support the proposed development.
5. *Will not involve uses, activities, processes, material equipment, and conditions of operation that will be hazardous or detrimental to any persons, property, or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors.* Finding: The proposed operation will occur within the principal building and will have to conform to all building codes related to a vehicle repair facility.
6. *Will have vehicular ingress and egress to the property which does not create traffic congestion or interfere with traffic on surrounding public streets.* Finding: The site will be accessed via two driveways that connect to a private drive. Any stacking of trucks entering or leaving the site will

occur on said private drive and not on Biscayne Avenue.

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

Finding: The subject property contains no natural, scenic or historic features of major importance. The site has already been prepared for development by the developer of the Biscayne Business Park. The building plans will be reviewed for conformance with the state building code and will be required to install systems to ensure municipal sewer, water and stormwater systems are not negatively impacted by the proposed use.

In addition to the above seven standards, the following standards apply for Major Automotive Repair uses:

1. *The site and building(s) shall be designed to limit the effects of this use on adjacent properties and public rights-of-way. No automotive repair use shall be located on a site abutting any residential use or district.* *Finding:* The site does not abut any residential uses or public rights-of-way. Landscaping will be used to minimize the impact of the site on adjacent properties.
2. *All repair, assembly, disassembly or maintenance of vehicles shall occur within a closed building, except minor maintenance, including tire inflation, adding oil, wiper replacement and the like. All overhead vehicle doors on the building shall remain closed except when a vehicle is entering or exiting the building.* *Finding:* The applicant's site and building plans show service bays within which repair, assembly, disassembly or maintenance of vehicles will occur.
3. *Gasoline pumps/sales shall require an additional conditional use permit subject to the performance standards outlined in this subsection for non-service motor fuel stations.* *Finding:* No gasoline pumps or sales are proposed with this project.
4. *Outdoor storage of parts, materials, and equipment may be allowed in the B-2 District subject to the performance standards outlined in those districts for outdoor storage and outdoor display or sales.* *Finding:* The proposed site plan contains no outdoor storage areas.
5. *Automotive repair uses shall designate on a site plan separate areas for customer parking and storage of inoperable vehicles awaiting repair or repaired vehicles awaiting pick up. These areas shall meet the design standards outlined in section [11-7-3](#), "Off Street Parking and Loading Requirements" of this title and be screened as follows:*
6. *Customer parking areas shall meet the applicable screening standards outlined in this title including, but not limited to, section [11-7-3](#), "Off Street Parking and Loading Requirements" of this title and this subsection.* *Finding:* No parking areas face public rights-of-way such that additional screening would be required.
7. *Inoperable vehicles awaiting repair or repaired vehicles awaiting pick up shall be stored behind the principal building. Landscaping and berming shall be a secondary source for screening said vehicles. Should landscaping and berming be found ineffective by the city, the city may approve screening walls and/or decorative fencing as an alternative. Screening walls shall be constructed of the same materials as the principal building and shall not extend more than twenty-five (25) feet without a change in architecture to reduce their mass and appearance. Stacking areas shall have a minimum ninety percent (90%) opacity screen to a height of six (6) feet.* *Finding:* The subject property does not abut any public rights-of-way. The primary source of screening from the private roadway is the principal building. The applicant's landscape plan also shows trees planted to provide secondary screening from the private roadway.

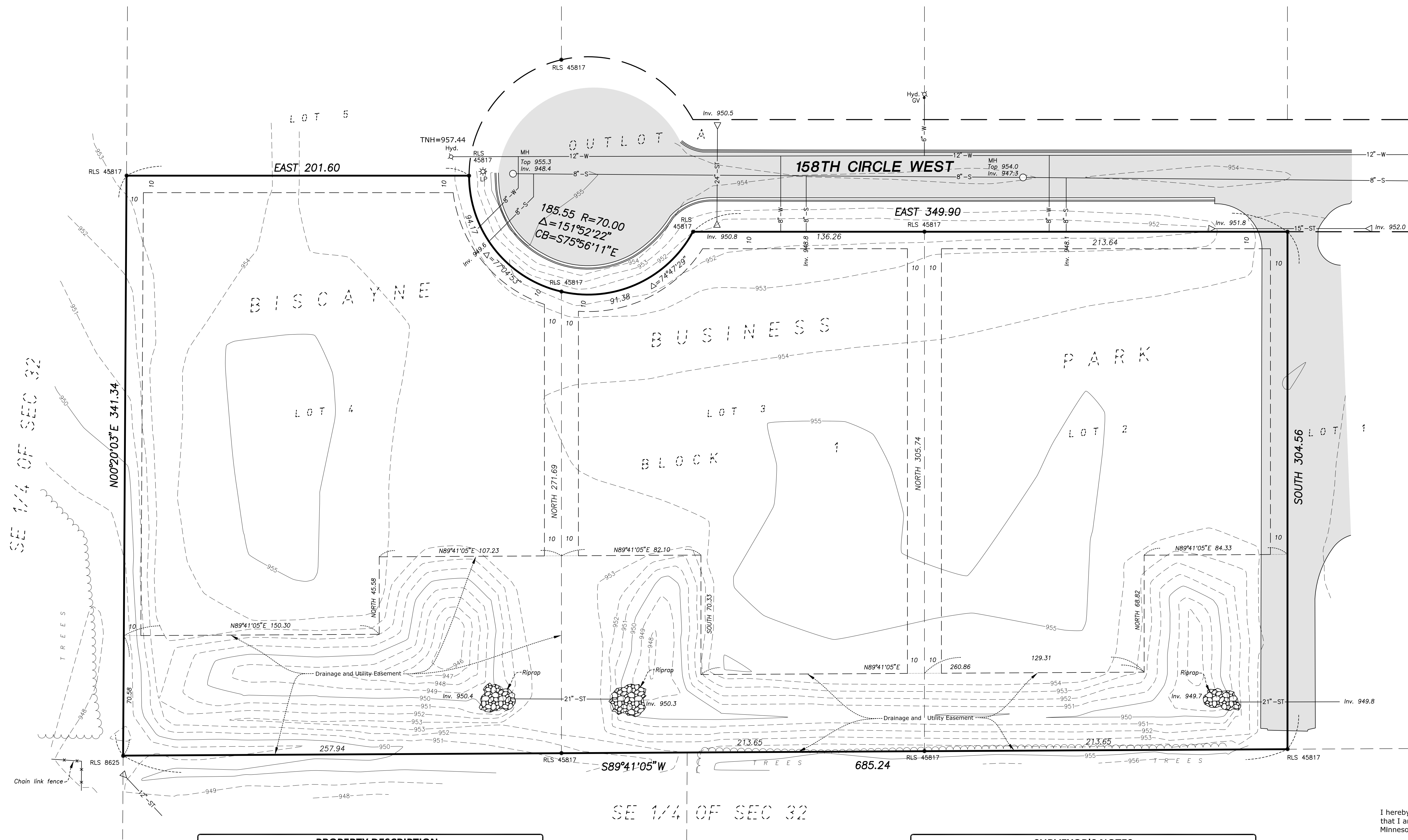
8. *In the B-1 and B-2 districts, junk or unlicensed vehicles awaiting repair or pick up shall be stored completely inside a closed building in accordance with the performance standards for outdoor storage outlined in section [11-6-8](#) of this chapter.* Finding: If it is found that this condition is not being met, the City retains the right to revoke the conditional use permit unless the applicant or operator can demonstrate that they are in compliance with the City Code.
9. *Parking of vehicles on public right-of-way shall be prohibited.* Finding: Parking is not allowed on Biscayne Avenue.
10. *All painting must be conducted in an approved paint booth. All paint booths and all other activities of the operation shall thoroughly control the emission of fumes, dust, or other particulate matter in compliance with Minnesota pollution control standards and applicable fire and building codes.* Finding: Noncompliance with this condition could result in revocation of the CUP for the subject property.
11. *All flammable materials, including liquids and rags, shall conform to the applicable provisions of the Minnesota fire code.* Finding: Noncompliance with this condition could result in revocation of the CUP for the subject property.
12. *No public address system shall be audible from a noncommercial or nonindustrial use or district.* Finding: The site is surrounded by commercial and industrial uses, therefore this condition is met.

RECOMMENDATION

Staff finds the submitted site plan to conform to the requirements of the Zoning Ordinance, subject to the recommended conditions listed at the top of this report and recommends approval of the site plan. Staff also recommends approval of the Conditional Use Permit request to develop a major automotive repair shop and office on the subject property.



Boundary and Topographic Survey for:
APPRO DEVELOPMENT
at 2510–2530 158th Circle West – Rosemount, Minnesota



PROPERTY DESCRIPTION

Lot 2, Block 1, BISCAYNE BUSINESS PARK, Dakota County, Minnesota.
AND
Lot 3, Block 1, BISCAYNE BUSINESS PARK, Dakota County, Minnesota.
AND
Lot 4, Block 1, BISCAYNE BUSINESS PARK, Dakota County, Minnesota.

SURVEYOR'S NOTES

- Orientation of the bearing system used for this survey is based on BISCAYNE BUSINESS PARK. Vertical Datum: NAVD 88.
- As shown on this survey map, underground utility lines and structures are shown in an approximate way only, according to information provided by others. Excavations were not made during the process of this survey to locate underground utilities and/or structures. A request that utilities be marked/located for this survey was made through Gopher State One Call (Ticket Nos. 243201169, 243201260 & 243201261) and the City of Rosemount. The underground utility lines and structures shown on this map represent the information provided to Rehder & Associates as a result of that request. The surveyor does not guarantee that the information provided was either complete or accurate or that there are no other underground utility lines and structures, active or abandoned, on or adjacent to the subject property.
- Area = 213,199 square feet or 4.89 acres.
- Top of top nut of hydrant located on the west side of the cul-de-sac of 158th Circle West = 957.44.

CERTIFICATION

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

Dated this 15th day of November, 2024
REHDER & ASSOCIATES, INC.

Matthew Thiel
Matthew Thiel, Land Surveyor
Minnesota License No. 63458

REHDER & ASSOCIATES, INC.
Civil Engineers & Land Surveyors

3440 Federal Drive, Suite 110
Eagan, MN 55122
Telephone: 651-452-5051
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NAME _____ Date _____
Reg. No. _____

EROSION CONTROL PLAN
AUTO REPAIR SHOP & OFFICE
CITY OF ROSEMOUNT

SHEET NUMBER

C3



- 1 - All elevations shown are to final surfaces.
- 2 - Contractor is responsible for obtaining a National Pollutant Discharge Elimination System (NPDES) General Storm Water Permit for Construction Activity before construction begins.

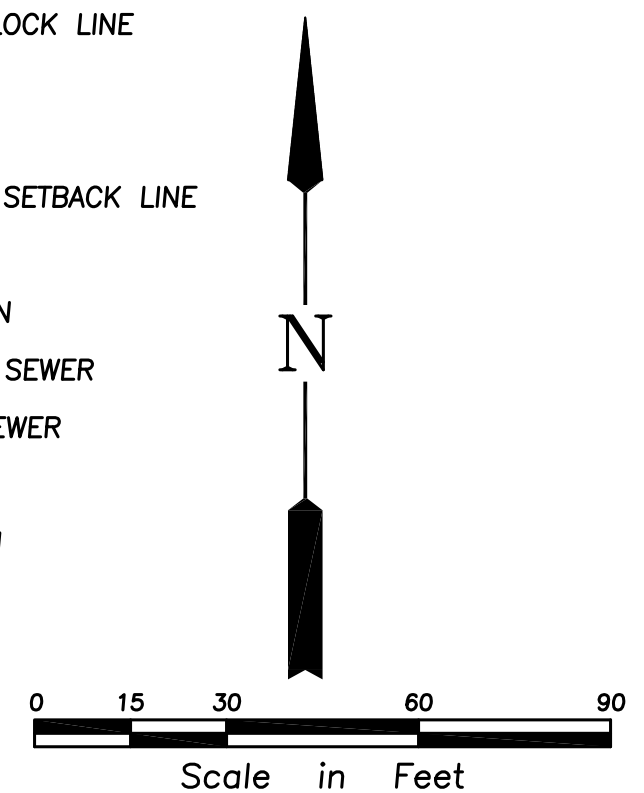
- ① - Contractor is responsible for all notifications and inspections required by General Storm Water Permit.
- ② - All erosion control measures shown shall be installed prior to grading operations and maintained until all areas disturbed have been restored.
- ③ - Sweep paved public streets as necessary where construction sediment has been deposited.
- ④ - Each area disturbed by construction shall be restored per the specifications within 14 days after the construction activity in that portion of the site has temporarily or permanently ceased.
- ⑤ - Temporary soil stockpiles must have silt fence around them and cannot be placed in surface waters, including storm water conveyances such as curb and gutter systems, or conduits and ditches.
- ⑥ - The normal wetted perimeter of any temporary or permanent drainage ditch or swale that drains water from any portion of the construction site, or diverts water around the site, must be stabilized within 200 lineal feet from the property edge, or from the point of discharge into any surface water. Stabilization of the last 200 lineal feet must be completed within 24 hours after connecting to a surface water.
- ⑦ - All pipe outlets must be provided with temporary or permanent energy dissipation within 24 hours of connection to a surface water.
- ⑧ - Excess concrete/water from concrete trucks shall be disposed of in portable washout concrete basin or disposed of in a contained area.

- ① - All sewer services to extend to a point 5' from proposed building.
- ② - Bring water main into proposed building and cap at the floor.
- ③ - Verify all service locations and inverts with mechanical engineer before construction.
- ④ - All watermain to have a minimum of 7.5' of cover.

STRUCTURE NO.	BARREL SIZE	NEENAH CASTING NO.
CB 1	48"	R-3067V
CB 2	24" X 36"	R-3067V
CB 3	48"	R-3067V
CB 4	48"	R-3067V
CB 5	24" X 36"	R-3067V
CB 6	48"	R-3067V
CB 7	24" X 36"	R-3067V

1. WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LAWS, CODES & REQUIREMENTS OF REGULATORY AGENCIES HAVING JURISDICTION.
2. NOTIFY THE OWNER'S ENGINEER OF DISCREPANCIES BETWEEN THE WORK AND APPLICABLE CODES. DO NOT WORK IN AN AFFECTED AREA UNTIL THE DISCREPANCY HAS BEEN RESOLVED.
3. VERIFY CODES IN EFFECT AT THE TIME OF THE NOTICE TO PROCEED AND STAY CURRENT WITH CODE CHANGES WHICH AFFECT THE WORK UNTIL SUBSTANTIAL COMPLETION.

	PROPOSED CATCH BASIN		BOUNDARY/ROW/BLOCK LINE
	PROPOSED GATE VALVE		EASEMENT
	PROPOSED FLARED END		EXISTING LOT LINE
	PROPOSED STORM SEWER		BUILDING/PARKING SETBACK LINE
	PROPOSED SANITARY SEWER		DRAINAGE ARROW
	PROPOSED WATERMAIN		EXISTING WATERMAIN
	PROPOSED CONCRETE		EXISTING SANITARY SEWER
	PROPOSED BITUMINOUS		EXISTING STORM SEWER
	PROPOSED CONTOUR		EXISTING CONTOUR
	PROPOSED ELEVATION		EXISTING ELEVATION
	SILT FENCE		
	INLET PROTECTION DEVICE		
	PROPOSED EC BLANKET CATEGORY 20 (MNDOT 3885)		



<u>TOTAL LOT AREA:</u>	<u>ZONING ORDINANCE USED:</u>
4.9 ACRES, 213,444 SF	CITY OF ROSEMOUNT
<u>ZONING:</u>	CODE OF ORDINANCES
B-2 EMPLOYMENT DISTRICT	ON-LINE
	DATE: 10-03-2023

PARKING SETBACKS:

FRONT:	20 FEET MINIMUM AT 158TH CIR W
SIDE/INTERIOR:	10 FEET MINIMUM
REAR:	10 FEET MINIMUM

SITE CONSTRAINTS:
 MAXIMUM IMPERVIOUS SURFACE LOT COVERAGE = 75% (SHOWN 66.08%)
 MAXIMUM BUILDING HEIGHT = 50'-0"
 MINIMUM BUILDING COVERAGE = 10% (21,344 SF)

PROPOSED BUILDING SIZE:
PROPOSED BUILDING: 22,400 SF
TOTAL: 22,400 SF

REQUIRED PARKING STALL SIZE: 90 DEGREES, 9'-0" x 19'-0"
(WITH 2' CURB
OVERHANG ALLOWED, 24'-0" AISLE)

REQUIRED PARKING STALL SIZE (SEMI): 90 DEGREES, 14'-0" x 75'-0"
(WITH 60'-0" AISLE)

REQUIRED PARKING STALL SIZE (TRACTOR): 90 DEGREES, 14'-0" x 28'-0"
(WITH 34'-0" AISLE)

PARKING SUMMARY:
PROPOSED BUILDING
 AUTOMOTIVE REPAIR, MAJOR: $9,600 \text{ SF} = 9,600 / 300 = 32$
 $= 1 \text{ STALL PER SERVICE BAY} = 1 * 4 = 4$
 PROFESSIONAL OFFICE: $12,800 \text{ SF} - 12,800 / 300 = 43$
 TOTAL SF = 22,400 SF, TOTAL PARKING REQUIRED 79

TOTAL AMOUNT OF REQUIRED PARKING =	79 SPACES
AMOUNT OF PARKING SHOWN ONSITE =	42 AUTO SPACES (4 ACC.)
	8 TRACTOR SPACES
	52 SEMI SPACES
	102 SPACES TOTAL

NUMBER OF EMPLOYEES AT BUILDING – 32 EMPLOYEES (2 SHOP, 30 OFFICE)

21476 GRENADA AVENUE
LAKEVILLE, MN 55044
PH: 952-469-2171
FAX: 952-469-2173
EMAIL: office@approdevelopment.com

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AUTO REAIR
SHOP AND OFFICE

58TH CIR W, ROSEMOUNT,
MN 55068

SITE PLAN

project number	24-01-0093
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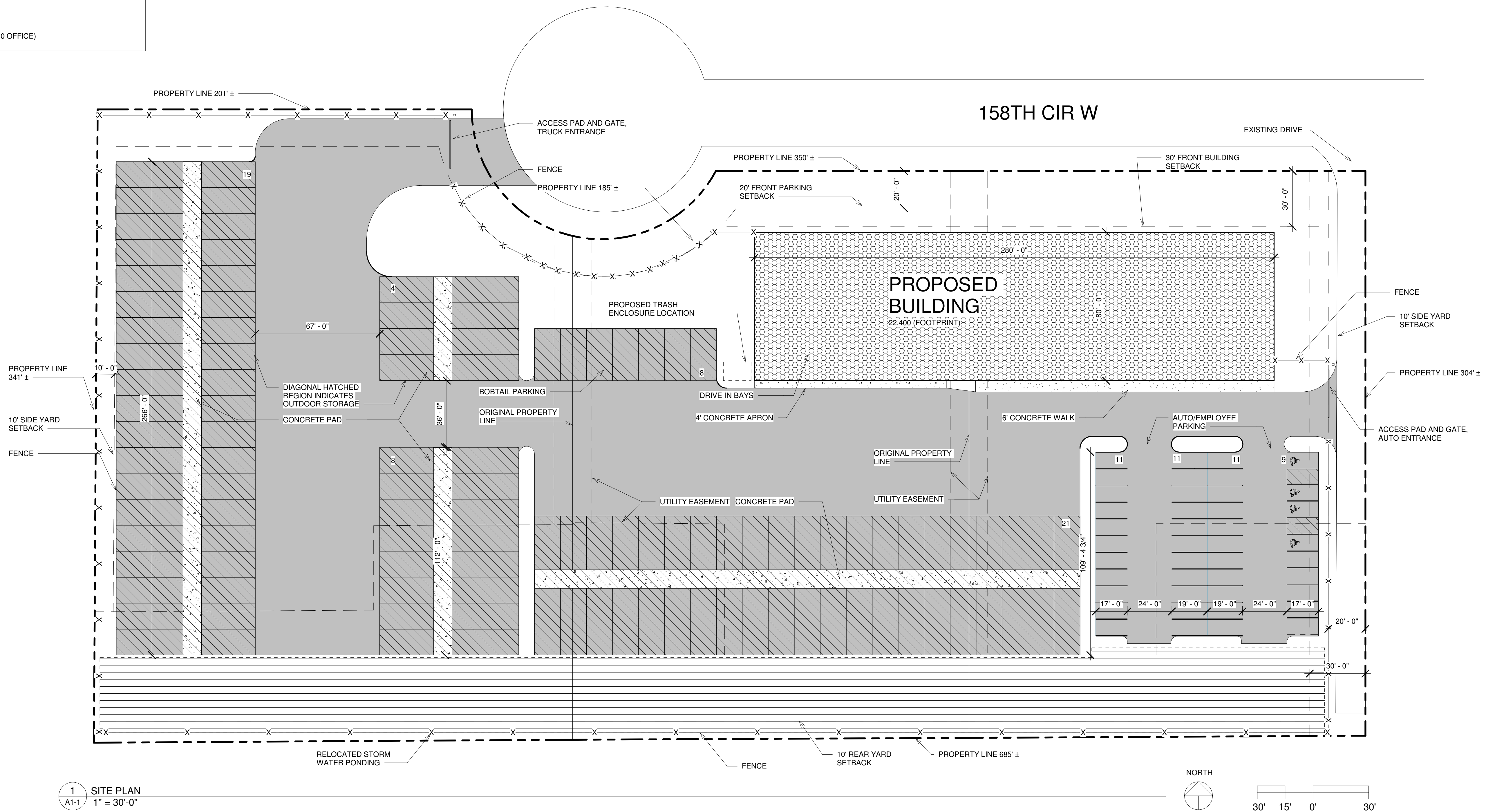
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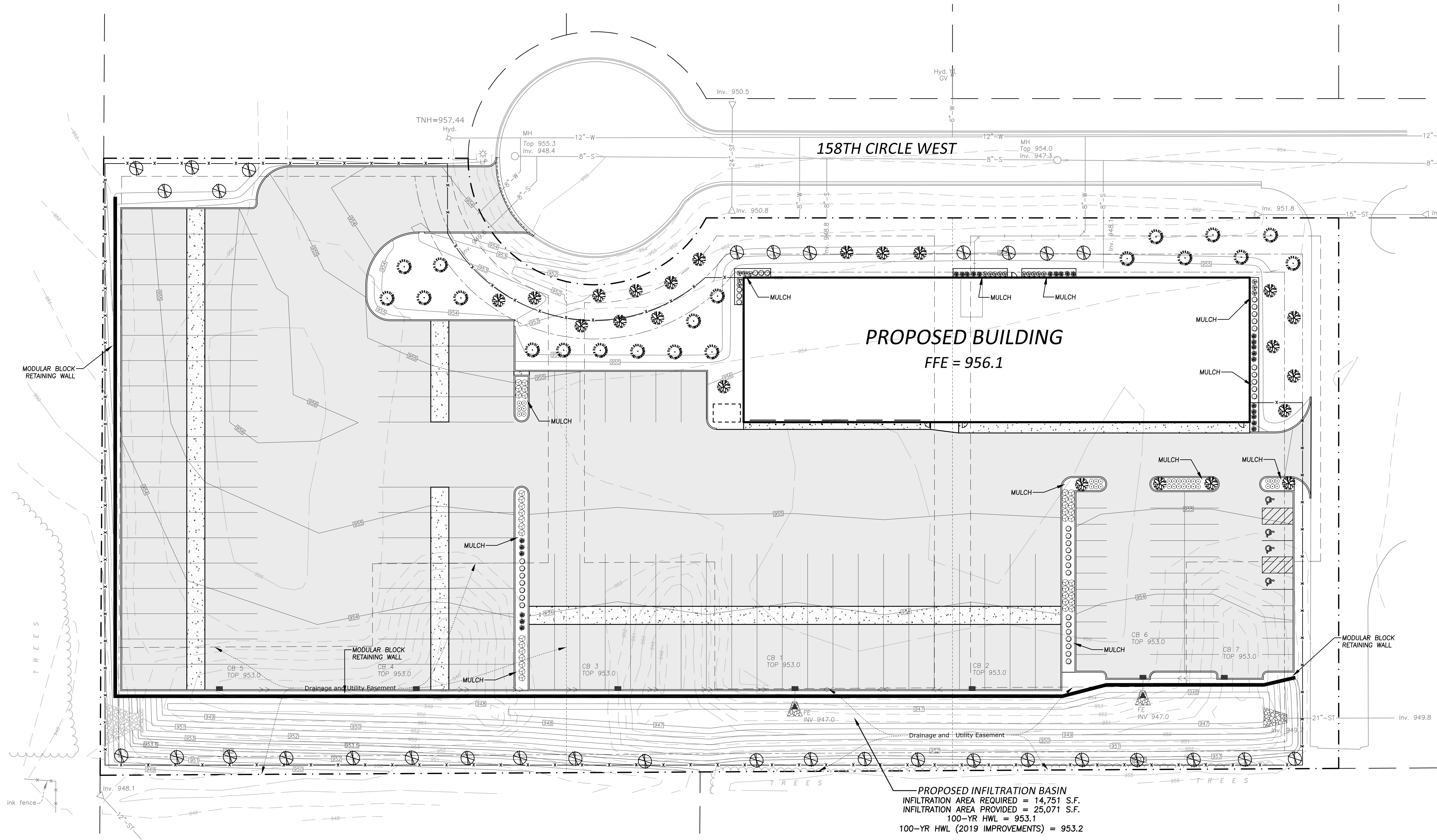
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A1-1

scale	As indicated
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1 SITE PLAN
A1-1 1" = 30'-0"



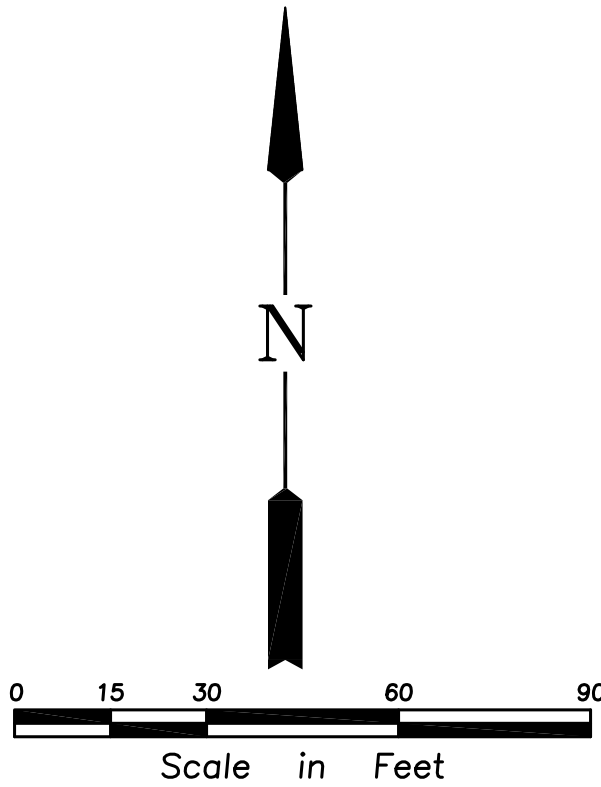
PLANT, SHRUB AND TREE LIST

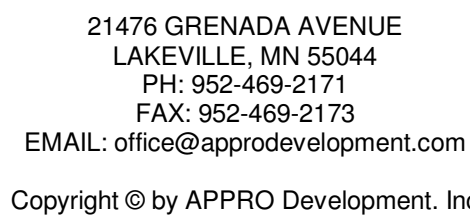
PLANTS & SHRUBS				
SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE/ROOT
	40	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 Container
	32	Hemerocallis 'Stella de Oro'	Stella d'Oro Daylily	#1 Container
	18	Aronia melanocarpa var. elata	Glossy Black Chokeberry	#2 Container
	37	Thuja occidentalis 'Holmstrup'	Holmstrup Eastern Arborvitae	#10 Container
	26	Juniperus chinensis 'Sea Green'	Sea Green Juniper	#5 Container
TOTAL	153			
TREES				
SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE/ROOT
	33	Ulmus davidiana var. japonica 'Discovery'	Discovery Elm	2 - 1/2" B&B
	20	Picea glauca var. dens	Black Hills Spruce	6' B&B
	22	Syringa reticulata subsp. reticulata	Japanese tree lilac	2 - 1/2" B&B
TOTAL	75			

LANDSCAPING REQUIREMENTS

TREE REQUIREMENTS:
1 TREE PER 3000 S.F. OF SITE AREA
SITE AREA = 4.89 ACRES = 213,008 S.F. = 71 TREES REQUIRED
1 TREE PER 10 PARKING SPACES
PARKING STALLS PROVIDED = 42 STALLS = 4 TREES REQUIRED
TOTAL TREES REQUIRED = 71 + 4 = 75 TREES REQUIRED

PLANTINGS REQUIREMENTS:
1 PLANTING PER 10 L.F. OF BUILDING PERIMETER
PROPOSED BLDG PERIMETER = 720 L.F. = 72 PLANTINGS



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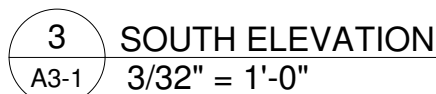
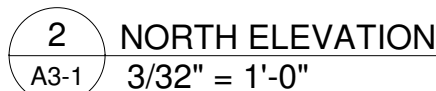
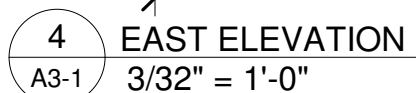
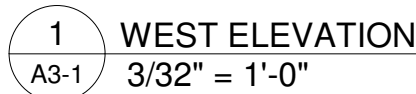
158TH CIR W, ROSEMOUNT,
MN 55068

Project number	24-01-0093
Date	02/25/2025
Drawn by	NNF
Checked by	RWF

Scale	As indicated
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PRECAST - EXPOSED AGGREGATE CORDUROY AND TROWELED SMOOTH FINISH, GRAY ROCK 1030,
FABCON
STANDARD SAND - BASE COST
PRECAST 2 - EXPOSED AGGREGATE CORDUROY AND TROWELED SMOOTH FINISH, WHITE ROCK 1053,
FABCON
CAP FLASHING - MATTE BLACK: UNA-CLAD
OAP FLASHING SCUPPERS/DOWNSPOUTS - MATTE BLACK, UNA-CLAD
ALUMINUM STOREROOF/WINDOWS - CLEAR ANNOXIDIZED GLASS - STD. GRAY TINT
HM DOORS AND FRAMES - PAINTED SW7669 SUMMIT GRAY
BOLLARDS - SAFETY YELLOW
GUARDRAILS/STAIRS - PAINTED SW 7669 SUMMIT GRAY
OVERHEAD DOORS - PRE-FINISHED WHITE
EXTERIOR LIGHT FIXTURES (WALL LIGHTS) - FACTORY PRE-FINISHED BLACK

PRECAST - EXPOSED AGGREGATE CORDUROY AND TROWELED SMOOTH FINISH, TAN ROCK 1012, FABCON
 STANDARD SAND - BASE COST
 PRECAST 2 - EXPOSED AGGREGATE CORDUROY AND TROWELED SMOOTH FINISH, TAN ROCK 2020, FABCON
 CAP FLASHING - MEDIUM BRONZE, UNA-CLAD
 OVERFLOW SCUPPERS/DOWNSPOUTS - MEDIUM BRONZE, UNA-CLAD
 ALUMINUM STOREFRONT/WINDOWS - CLEAR ANNOZIDED/ GLASS - STD. GRAY TINT
 H/LL DOORS AND FRAMES - PAINTED SW7669 SUMMIT GRAY
 BOLLARDS - SAFETY YELLOW
 GUARDRAIL/STAIRS - PAINTED SW 7669 SUMMIT GRAY
 OVERHEAD DOORS - PRE-FINISHED WHITE
 EXTERIOR LIGHT FIXTURES (WALL LIGHTS) - FACTORY PRE-FINISHED BLACK





PRELIMINARY
NOT FOR CONSTRUCTION

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AUTO REAIR
SHOP AND OFFICE

158TH CIR W, ROSEMOUNT,
MN 55068

MAIN LEVEL FLOOR PLAN

Project number	24-01-0093
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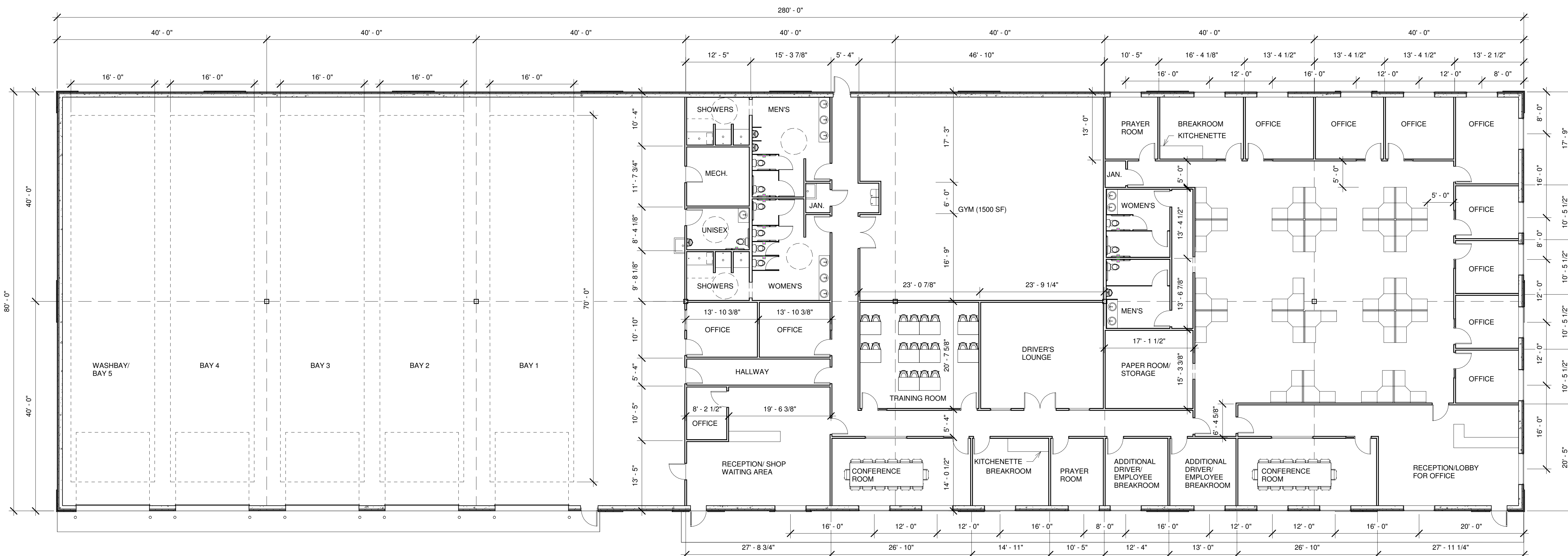
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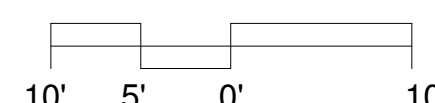
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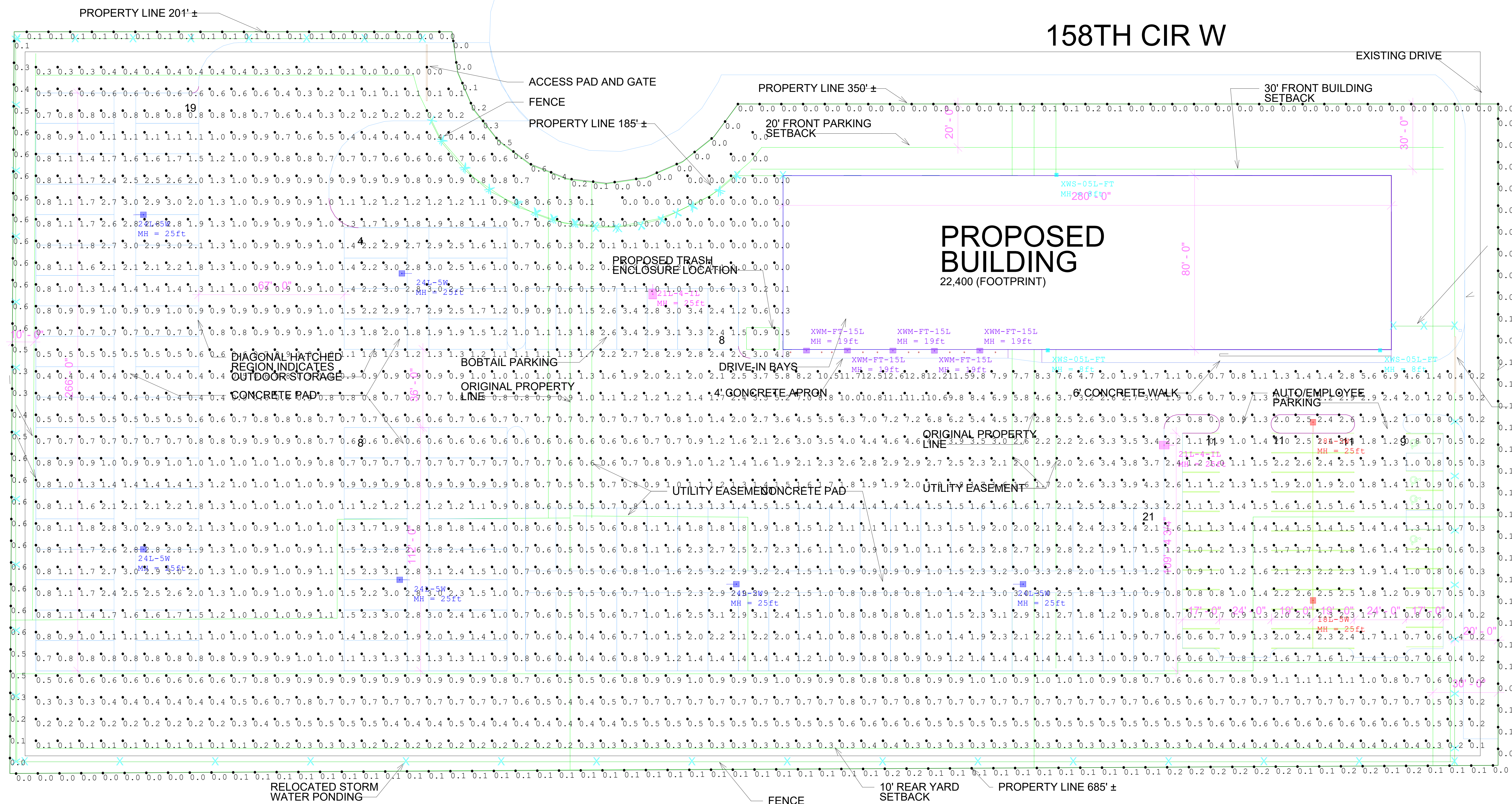
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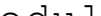
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1 MAIN LEVEL FLOOR PLAN
A2-1 1" = 10'-0"





Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Tag
	6	24L-SW	Single	MRS-LED-24L-SIL-SW-40-70CRI	0.900	23578	196	MH = 25ft
	2	21L-4-IL	Single	MRS-LED-21L-SIL-4-30-70CRI-IL	0.900	12434	165	MH = 25ft
	5	XWM-FT-15L	Single	XWM-FT-LED-15L-40	0.900	15189	98	MH = 19ft
	3	XWS-05L-FT	Single	XWS-LED-05L-SIL-FT-40-70CRI	0.900	5067	35	MH = 8ft
	2	18L-SW	Single	MRS-LED-18L-SIL-SW-40-70CRI	0.900	17636	135	MH = 25ft

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Prop Line	Illuminance	Fc	0.2	0.6	0.0	N.A.	N.A.
Site	Illuminance	Fc	1.4	12.8	0.0	N.A.	N.A.

Scale: 1 inch= 20 Ft.

These drawings are for conceptual use only and are not intended for construction. Fixture runs and quantities should be verified prior to order. Values represented are an approximation generated from manufacturers photometric inhouse or independent lab tests with data supplied by lamp manufacturers.

Memorandum

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

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

Date: March 14, 2025

Re: Appro Auto Repair Shop and Office - Site Review
WSB Project No. 028388-000

We reviewed the documents provided by Civil Site Group on February 27, 2025. Documents reviewed include:

- Site Plan Application Set of Drawings, dated 2/25/25

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

Civil Comments:

- General
 - 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.)
 - Address redline comments on attached plan sheets
- Utilities
 - Applicant to submit for Minnesota Department of Labor plumbing plan review and provide approved plans to City prior to permit issuance
 - Show existing 8" gate valves
 - Screw valve box top down below pavement and pave over service under western entrance
 - Provide GPS location shot on existing valve
 - Note to protect and or replace insulation with utility connections
 - Verify 7.5' cover over water service and provide insulation if less
 - Verify sanitary sewer service size.
 - Shown as 6" on record plans
- Streets, Signage and Street Lighting
 - Show fire truck turning movements
 - Dimension radii

- c. Parking areas need to meet ADA requirements

4. Landscape

- a. Provide information on infiltration basin restoration.

Grading, Drainage, and Erosion Control Comments:

5. General

- a. No comments.

6. Ponds and Wetlands

- a. No comments.

7. Emergency Overflow Routes:

- a. Include EOF elevations and locations for all low points in the parking lot and for the proposed basin.
- b. Confirm if the existing EOF elevation and location for the south basin is being maintained in the SE corner of the pond.

8. Retaining Walls:

- a. The retaining wall is greater than 4' tall. Provide certified retaining wall design. Confirm that the retaining wall in the easement will be allowed by the City.

9. Erosion Control:

- a. Provide SWPPP since disturbing greater than 1 acre.
- b. Show rock construction stabilization entrance.
- c. Provide information on infiltration basin restoration.

10. Grading:

- a. Pond slopes must be a maximum of 4:1 H:V slopes per City Engineering Guidelines.

Stormwater Management Plan:

11. General Storm Sewer Design

- a. Provide rational method storm sewer calculations and a catch basin drainage area map to confirm the storm sewer is sized for the 10-year event.
- b. Minimum storm sewer pipe diameter is 15". RCP pipes recommended under parking lot.
- c. Provide storm sewer detail plates.

12. Water Quantity

- a. No comments.

13. Rate/Volume Control

- a. No comments.

14. Freeboard

- b. No comments.

15. Water Quality

- a. Pretreatment sized to NURP standards is required prior to the infiltration areas. Provide documentation that pretreatment equivalent to a 2.5" rainfall event is provided.
 - i. Note, in the 2019 approved plan this was accomplished by providing permanent pool storage within the ponds below specified elevations (NWL of 949.75 for south and southeast ponds).

16. Easements

- c. Maintenance access to the basin should be covered under drainage and utility easement. Show proposed maintenance access.

General

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



M E M O R A N D U M

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

From: Dan Schultz, Parks and Recreation Director

Date: March 10, 2025

Subject: Biscayne Business Park – Omar Auto Repair

The Parks and Recreation Department recently reviewed the plans for the Omar Auto Repair project. After reviewing the plans, the Parks and Recreation Department staff has the following comments:

PARKS DEDICATION

As approved in 2019, the parks dedication requirement for this business park development was 10% of the land area or the cash in lieu of land at \$8,500 per acre. The total cash in lieu of land dedication for the entire development was \$112,880 (\$8,500 per acre x 13.28 acres, which does not include road ROW).

Staff recommend that the city collect cash in lieu of land for the Omar Auto Repair project and that the cash payment should be paid for each lot at the time of issuance of the building permit for the project. The price per lot is \$14,110.

At this time, staff is recommending the parks dedication be collected for three lots in the amount of \$42,330.

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