AGENDA
Planning Commission Regular Meeting
Tuesday, April 22, 2025
6:30 PM
City Council Chambers, City Hall

1. **CALL TO ORDER/PLEDGE OF ALLEGIANCE**
   a. Oath of Office / Appointment and Re-appointment of Planning Commissioners
2. **ADDITIONS TO AGENDA**
3. **AUDIENCE INPUT**
4. **CONSENT AGENDA**
   a. Minutes of the March 17, 2025 Regular Meeting Minutes
5. **OLD BUSINESS**
6. **PUBLIC HEARINGS**
   a. Request by David Kensinger and Appro Development for approval of a site plan review to construct a combination coffeeshop and wine bar.
   b. Request for a Planned Unit Development final site and building plan and a minor amendment to the Prestwick Place Planned Unit Development Agreement to construct a 10,000 square foot restaurant.
   c. Request for an Amendment to the Rosemount Comprehensive Guide Plan Land Use Map
7. **NEW BUSINESS**
8. **DISCUSSION**
9. **ADJOURNMENT**

ROSEMOUNT
MINNESOTA

EXECUTIVE SUMMARY

Planning Commission Regular Meeting: April 22, 2025

AGENDA ITEM:	Oath of Office / Appointment and Re-appointment of Planning Commissioners	**AGENDA SECTION:** CALL TO ORDER/PLEDGE OF ALLEGIANCE
PREPARED BY:	Liz Kohler, Community Development Technician	**AGENDA NO.** 1.a.
ATTACHMENTS:		**APPROVED BY:** AK
RECOMMENDED ACTION: Administer the Oath of Office		

BACKGROUND

The City of Rosemount's City Council appointed Furhath Arnob as a new Planning Commissioner, and reappointed Brenda Rivera and Jeff Ellis for terms that will expire on March 31, 2028.

Minnesota State Statute 358.05 requires that City officials, appointed or elected, must take and sign an Oath of Office before transacting any business or exercising any privilege of office.

RECOMMENDATION

Administer the Oath of Office

ROSEMOUNT PLANNING COMMISSION
REGULAR MEETING PROCEEDINGS
MARCH 17, 2025

CALL TO ORDER/PLEDGE OF ALLEGIANCE

Pursuant to due call and notice thereof a regular meeting of the Planning Commission was held on Monday, March 17, 2025, at 6:30 PM. in Rosemount Council Chambers, 2875 145th Street West.

Chairperson Kenninger called the meeting to order with Commissioners Beadner, Buggi, Reed, and Rivera. Commissioner Ellis was absent.

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

The Pledge of Allegiance was said.

ADDITIONS TO AGENDA

None.

AUDIENCE INPUT

None.

CONSENT AGENDA

Chairperson Kenninger noted that the minutes should start including a record of who was absent and stated that Kohler had made the alteration to the February 25, 2025, minutes.
Motion by Kenninger **Second by** Buggi

Motion to approve the minutes
Ayes: 5.
Nays: None. Motion Carried.

a. Minutes of the February 25, 2025 Regular Meeting Minutes

OLD BUSINESS

None.

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.

Planner Hogan presented on 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. The

school district referendum in 2023 included improvements or expansions on existing schools, which included Rosemount High School. Their proposed project includes a new activity center and an expansion of the existing building with a three-story classroom addition which will increase student capacity by 300 students. It also includes a new parking lot in front of the activity center and renovations to the existing building to improve the kitchen, courtyards, student center, and accessibility to the library.

Hogan presented the site location and mentioned that there is a new elementary school and middle school being built, but the additions will be to the existing high school. The project meets all minimum standards of the public institutional zoning district. She discussed parking and access, indicating that the parking does currently meet the parking requirements for secondary schools. The additions will require more parking, which will be met by the new parking lot. She noted that MnDOT will be placing a roundabout in 2025, starting in the summer and should be completed by the fall.

She also presented the landscaping plan and stated that all minimum requirements would be met with the project, including tree replacements. Hogan presented site lighting plans and noted that the plans do meet all city requirements. She showed the architectural elevations, floor plans, and renderings. Staff recommended approval.

Commissioner Reed asked about the parking requirements and asked if there was an expected increase in the student population since parking already seemed to be an issue. Hogan indicated that the question should be asked of the applicant. Commissioner Reed also asked about the construction of the roundabout and if there is a way to address any backup during that construction. Hogan responded that conversations are ongoing between the city and MnDOT about the traffic on highway 3. Commissioner Reed asked if there was anything that would be changed with drop-off or pickup to alleviate the traffic. Hogan replied that the school did make some adjustments in 2017 to move bus traffic toward Chili Avenue. Commissioner Reed asked about the phasing of the project in correlation with the roundabout. Hogan responded that the applicant would have a better idea of the phasing plan.

Commissioner Rivera asked how the code requirements for parking were made. Hogan responded that the consultants that were brought in and used the standards of other cities for parking in secondary schools. Commissioner Beadner asked if the old code requirements would have been met if they were still in effect. Hogan replied that it would. Nemcek noted that the city is aware of the parking issues and said that it would be good to hear from the school district on student population.

Commissioner Buggi asked if there was going to be access to the school through the activity center and if that might cause traffic issues. Staff noted that it would be helpful to have the school district comment on that matter.

Chairperson Kenninger opened the public hearing.

Pete Roback
12820 Biscayne Ave W
Roback stated that the main priority of the school district is a safe intersection for teenage drivers, and they believe the roundabout should increase safety for those students. He also stated that the previous enrollment of 2500 students have decreased by about 350 students due to creating new boundaries for school attendance. He stated that all seniors were able to get parking and most, if not all juniors with a

lottery for tenth grade students. He added that there is also plenty of staff parking.

Chairperson Kenninger asked if there were any options regarding the flow of traffic onto Highway 3. Roback responded that they have been having conversations with MnDOT about that. Roback also stated that the main entrance is the only entrance that students can go through, and they will not be able to enter through the activity center, so it shouldn't cause much backup. Commissioner Reed asked if it was possible to add another lane to the road coming off 142nd St W that would allow for one lane to go toward the parking lot and the other to the drop off lane. Roback replied that they are open to looking at options, but congestion may be inevitable right before or after school hours.

Commissioner Beadner asked what the expected timeline is for the project. Roback replied that they are hoping to do some preliminary work in May and the roundabout is expected to begin construction on June 9. The roundabout is expected to be completed by the time school reopens in the fall. The rest of the project should be completed in two and a half to three years. Commissioner Beadner asked about the decision to add a skyway. Roback identified that there was an issue with service lines going through that area.

Todd Franz
13942 South Robert Trail
He stated that the traffic coming out of the community center has intensified over the last couple of years. He stated that he has seen several accidents on this section of Highway 3.

Nicole Benson
14038 Burgandy Ave
Benson stated that she is concerned about the traffic as well, especially as it relates to left-hand turns into the community center and if that will back up traffic into the roundabout. She stated that the idea of adding 60 more cars could cause problems.

Kathy Tousignant
3581 143rd St W
She is concerned about the timeline for the project and where parking for the construction crew will be and voiced concerns about Chili Avenue. She stated that students had been parking on their street for a long time and once it became bad, the parking on the street was removed. She also said that there are issues with speeding and students stopping at stop signs. She asked what was being monitored for traffic and if the neighborhood would be reopened for parking.

Cindy Gibson
3520 143rd St W
She said she is excited to see the expansion but shares a lot of concerns with Tousignant about traffic and parking. She also stated concerns about the roundabout not being done before the school year and traffic being directed toward Chili Avenue.

Roback returned to the podium. Chairperson Kenninger asked if the 60 parking stalls would be used for student parking and where construction crews would be parking. Roback responded that the equipment for the construction would be in the location of the proposed parking lot. He said that most of the heavy construction won't begin until after the roundabout is completed. He noted that the roundabout would be placed one to two years before the parking lot will go in. He stated that the school is still

trying to decide if those stalls will be used for student parking and that it will likely be determined by how the roundabout works.

Commissioner Beadner asked if there had been any consideration of adding a third access road. Roback stated that there have been conversations, but there are concerns from engineering. Commissioner Rivera asked about road closures during the roundabout construction. Roback confirmed that during construction Chili Avenue would be the only access to the high school.

Motion by Kenninger **Second by** Reed

Motion to close the public hearing

Ayes: 5.

Nays: None. Motion Carried.

Chairperson Kenninger asked about staff direction on traffic and providing information to residents about the topic. Kienberger responded that there are many moving parts to the project and there have been a lot of conversations regarding student parking and the overflow. He shared that there is always constant dialogue between the school and the city, as well as with the police department. He also noted that South Robert Trail is a state highway and therefore a MnDOT project, so the city does not have a lot of control over the roundabout project. Chairperson Kenninger asked if staff knew what was being monitored in the area around the school by the monitors that the resident had mentioned. Kienberger responded that he did not know, but they could follow up with public works or the police department.

Commissioner Reed indicated that he was excited about the plans but thought this would be a good time to identify concerns about traffic. Chairperson Kenninger asked who residents could reach out to with concerns about Highway 3. Kienberger responded that MNDOT has a website that may have more information but stated that the city's public works department could also be a helpful resource.

Motion by Beadner **Second by** Reed

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.

Ayes: 5.

Nays: None. Motion Carried.

b. Request by Kamal Omar and Appro Development for approval of a Site Plan Review

and Conditional Use Permit

Senior Planner Nemcek presented on a request by Kamal Omar and Appro Development for approval of a site plan review and conditional use permit. The project will be an automotive repair shop and office space which is a conditional use in the B-2 district. He stated that the site plan proposes reconfiguring stormwater ponds to a shape that is more conducive to development, requires the vacation of certain easements, and generally meets the requirements of the city code. He showed the site location and site plan. He also showed a survey to better see the stormwater ponding. The project meets the zoning site standards and exceeds the parking standards. He stated that site access will exist in two spots. Nemcek presented the landscape plan and identified that the project meets the requirements. He also presented the elevations and site lighting plan for the project.

The project requires a conditional permit due to the major automotive repair being a conditional use in the B-2 district. Nemcek brought up three of the most relevant conditions, including maintenance occurring within the building, outdoor storage requirements, and junk or unlicensed vehicle storage.

Nemcek stated that trash enclosure final plans must be provided, the three parcels shall be combined into a single parcel, and the existing perimeter and ponding easements shall be vacated, and new easements dedicated. Staff recommended approval.

Commissioner Beadner asked if this would finalize the street. Nemcek replied that there would be one parcel left. Commissioner Beadner also asked about traffic at the intersection. Nemcek responded that the project is on a private road and access was determined by the Biscayne Business Park PUD.

Chairperson Kenninger opened the public hearing.

Jim Connely
21476 Grenada Ave.
He stated that he was the applicant and could answer any questions.

Motion by Kenninger **Second by** Buggi

Motion to close the public hearing.

Ayes: 5.

Nays: None. Motion Carried.

Chairperson Kenninger expressed excitement about the project.

Motion by Rivera **Second by** Reed

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.

Ayes: 5.
Nays: None. Motion Carried.

Motion by Rivera **Second by** Buggi

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.

Ayes: 5.
Nays: None. Motion Carried.

NEW BUSINESS

None.

DISCUSSION

Chairperson Kenninger said the next meeting will be on April 22nd and the new commissioner will be present. She noted that she would not be present at the April meeting. She also stated that Commissioner Whitman had resigned from his position and thanked him for his work on the Commission.

Nemcek identified that the Rosemount Community Expo would be taking place on April 5 at Rosemount High School.

ADJOURNMENT

There being no further business to come before the Planning Commission at the regular commission meeting, the meeting was adjourned at 7:39 p.m.

Respectfully submitted,

Liz Kohler
Community Development Technician

ROSEMOUNT
MINNESOTA

EXECUTIVE SUMMARY

Planning Commission Regular Meeting: April 22, 2025
Tenative City Council Meeting: Site Plan Reviews are the purview of the Planning Commission. The action taken, unless appealed, is final.

AGENDA ITEM:	Request by David Kensinger and Appro Development for approval of a site plan review to construct a combination coffeeshop and wine bar.	**AGENDA SECTION:** PUBLIC HEARINGS
PREPARED BY:	Anthony Nemcek , Senior Planner	**AGENDA NO.** 6.a.
ATTACHMENTS:	Site Location, Site Plan, Exterior Elevations, Drive-through Screening Design, Landscape Plan, Photometric Plan, Utility Plan, Engineer's review memo dated February 14, 2025	**APPROVED BY:** AK

RECOMMENDED ACTION: Motion to approve the proposed site plan allowing David Kensinger and Appro Development to construct a combination coffee shop/wine bar at 14557 South Robert Trail, subject to the following conditions:

1. Directional signage should be installed near the exit of the drive-thru giving cars entering from Highway 3 the right of way.
2. If the applicant decides to use landscaping for screening of the drive-through, the proposed landscaping shall be 6' in height and screen to 90% opacity in conformance with the zoning ordinance.
3. Only lighting necessary for security shall be illuminated after business hours.
4. A crosswalk shall be striped connecting the sidewalk along The Morrison and that of the subject property.

BACKGROUND

Property Owner	The Morrison Partners, LLC.
Applicants	David Kensinger and Appro Development
Site Area	12,307 square feet
Current Zoning	MX-1 Downtown Mixed Use
Land Use Designation	DT-Downtown

The Planning Commission is being asked to review the site plan for a proposed combination coffee shop/wine bar. The proposed business also includes a drive-through component. The subject property on which the business will be constructed is located in the northeast corner of the site occupied by The Morrison apartments. The subject property is the site of a previously-approved restaurant called Tap

Society that did not move forward beyond the site plan approval phase. The MX-1 Downtown Mixed Use zoning district has no minimum parking or setback requirements, nor is there a minimum drive-through stacking requirement in this zoning district. While the on-site parking and setbacks will be described, this report will focus on access and traffic circulation given its proximity to the intersection of 145th Street West and South Robert Trail/Highway 3. Staff finds the proposed site plan meets the requirements of the zoning ordinance and is recommending approval. Within staff's recommendation is a condition that directional signage be provided that will help mitigate traffic impacts.

SITE PLAN REVIEW

Legal Authority Site Plan Reviews are quasi-judicial actions by the Planning Commission. Generally, if the site plan conforms with the Comprehensive Plan and meets the requirements of the zoning ordinance, it must be approved. The proposed development is located within The Morrison planned unit development, which contains provisions allowing deviations from the zoning ordinance specific to the apartment building. No deviations apply to the proposed coffee shop, nor is the applicant proposing any.

Land Use and Zoning

The proposed development of a coffee shop and wine bar is consistent with the anticipated uses identified in the Comprehensive Plan. The zoning code identifies bars, restaurants, and specialty food and beverage shops as permitted uses in the MX-1 Downtown Mixed Use district. Drive-through facilities are permitted accessory uses so long as they meet the standards contained within the zoning code. The site standards for the MX-1 district contain no minimum setback, meaning structures can be built right up to the property boundaries. The MX-1 District has a maximum lot coverage of 90%. At the time of the apartment building's approval, the entire PUD area was used to calculate lot coverage. The subject property has been entirely paved since the apartment building was developed, so lot coverage within the subject property is decreasing with the proposed development. The total lot coverage is 85.2%.

Site Layout and Design

The building will be located central to the subject property, with the main entrance along the south frontage of the building and a service entrance on the north. The applicant is proposing a drive-through facility that is laid out similar to the drive-through at Culvers. The ordering and pickup window will be located on the east side of the building with room for stacking occurring south of the building. A parking lot peninsula extends out further than typical to keep vehicles in the stacking area from blocking parked cars from exiting. The site plan also has a patio area with outdoor seating in the southwest corner of the building.

Pedestrian Circulation

The site plan contains pedestrian connections with the adjacent sidewalk along South Robert Trail. Pedestrian crossings are striped on the drive-through lane, and a sidewalk is provided around the entire building, except the eastern facade where the drive-through is located. A pedestrian ramp is located in the northwest corner of the site, and the applicant should work with the owner of The Morrison to stripe a crosswalk connecting the sidewalk along the front of The Morrison and that of the subject property, as was included in the previously approved site plan for Tap Society.

Parking and Access.

As previously stated, there is no minimum parking requirement in the MX-1 district to allow for and encourage traditional downtown development that is walkable and pedestrian-friendly. The site plan provides 12 stalls, and the applicant is encouraged to have conversations with the owners/operators of nearby businesses to identify shared parking opportunities, particularly with those businesses whose peak times differ from those of the proposed business. The applicant is the current owner of Rosemount Floral, located at the corner of 145th Street West and South Robert Trail, and is very cognizant of the perceived parking constraints in this part of Rosemount. While the subject property has been striped for parking since it was paved while awaiting development, the parking stalls within the subject property were not included in the parking calculations for the apartment building. Any loss of parking due to the proposed development are stalls that were never intended to serve the apartment building long-term.

As more of this type of destination business locates downtown, and development that takes advantage of the parking provisions of the MX-1 district occurs, City initiatives to make visitors to the downtown aware of the abundance of parking available at public surface lots will be helpful in alleviating the perception that there is a shortage of off-street parking in the downtown.

As part of the Morrison site, the proposed business benefits from three access points into the site. There are two full access points on 145th Street West and South Robert Trail, and an entrance-only access along the northern property boundary. These access points were reviewed and approved by MnDOT during the approval of the PUD and overall site plan for The Morrison. To ensure traffic entering the site using the entrance-only access from South Robert Trail is not impeded by drive-through traffic, staff is recommending directional signage at the drive-through exit telling drivers to yield the right-of-way to those vehicles entering from South Robert Trail. The applicant submitted a copy of the reciprocal agreement between the applicant and the owner of The Morrison that allows the coffee shop access across The Morrison property from both 145th Street West and South Robert Trail. This will help ensure free-flowing traffic circulation into and through the site while mitigating impacts on the adjacent public streets.

Drive-Through

Drive-throughs are permitted accessory uses in the MX-1 zoning district, subject to certain standards. Unlike the B-1 district, the MX-1 district does not have standards related to vehicle stacking, menu boards, etc. The applicant's plan submittal shows stacking of ten vehicles in the drive-through, more than the six required in the B-1 and MX-2 districts. Given the cross-access agreement between the applicant and the owner of The Morrison, there is much more room than that available for vehicle stacking if that were ever needed. The plans provided by the applicant show landscaping being the primary screening of the stacking area, but the applicant is also considering a combination of walls and landscaping that meets the code requirement for screening. The walls would be built using a combination of wood-stamped concrete and metal accent panels with landscaping interspersed to avoid a continuous wall along the sidewalk. Signage will be incorporated into the wall. The wall/landscape combination hasn't been budgeted out, so the applicant would like to reserve the ability to use landscaping as the source of screening, which staff is supportive of as that is consistent with other drive-through facilities. Drawings of the wall/landscape screening concept are included in the attachments.

Outdoor Dining

Like drive-through facilities, the zoning ordinance allows outdoor dining as an accessory use, subject to conditions that are designed to limit the effects of the outdoor seating or dining area on contiguous properties or rights-of-way. Namely, the area must not be located in any required setback areas, of which there are none in the MX-1 district. Nor should the area be located where it abuts a residential use/district. Staff does not consider properties within the MX-1 Downtown Mixed Use district, although potentially residential in nature, to be residential uses as identified in the City's Land Use Plan. The Code does not allow the seating area to interfere with circulation in any required parking, loading, maneuvering or pedestrian area, which the proposed outdoor seating/dining area does not. Lastly, no public address system shall be audible from a noncommercial or nonindustrial use or district. Violations of this standard are enforced by the City separately from the site plan review process.

Building Materials

The proposed building will be a single story in height and well below the 45-foot maximum building height. The elevations provided by the applicant show stone exterior materials that meet the requirements of the code. Awnings over the storefront windows and vertical pilasters provide architectural detailing to create visual interest. A wood-like sign band at the southeast corner of the building augments the cornice featured along the roofline.

Trash Enclosure

The applicant's plans show the trash enclosure being incorporated into the building using the same materials. It is located on the western building elevation away from the public right-of-way and meets the requirements of the zoning code.

Landscaping

The applicant's landscape plan meets the code requirement for the number of trees and foundation plants. The code requires one tree for every 3,000 square feet of site area. Based on the site's 12,307 square foot area, 4 trees are required. Additionally, 10% of the parking lot area needs to be landscaped. Based on 6,635 square feet, parking lot landscaping of 664 square feet is required. The applicant has provided 900 square feet. One tree per 10 parking stalls is required in that landscaped area. Lastly, the code requires one shrub or foundation planting per ten linear feet of building perimeter. The plan shows shrubs along the northern property boundary, in the parking lot landscaping, and around the outdoor dining area. Trees are placed in the parking lot peninsulas and near the outdoor dining area. The table below shows the requirements compared to the landscaping provided in the applicant's landscape plan.

Standard	Formula	Required	Provided
Trees	1 per 3,000 sf	4	4
Foundation Plants	1 per 10 linear feet	23	177
Parking Lot Landscaping	10% and one tree per 10 stalls	666 square feet and 2 trees	900 sf and 3 trees

Site Lighting

The applicant's lighting plan shows wall-mounted lights placed at a height of 13 feet, below the

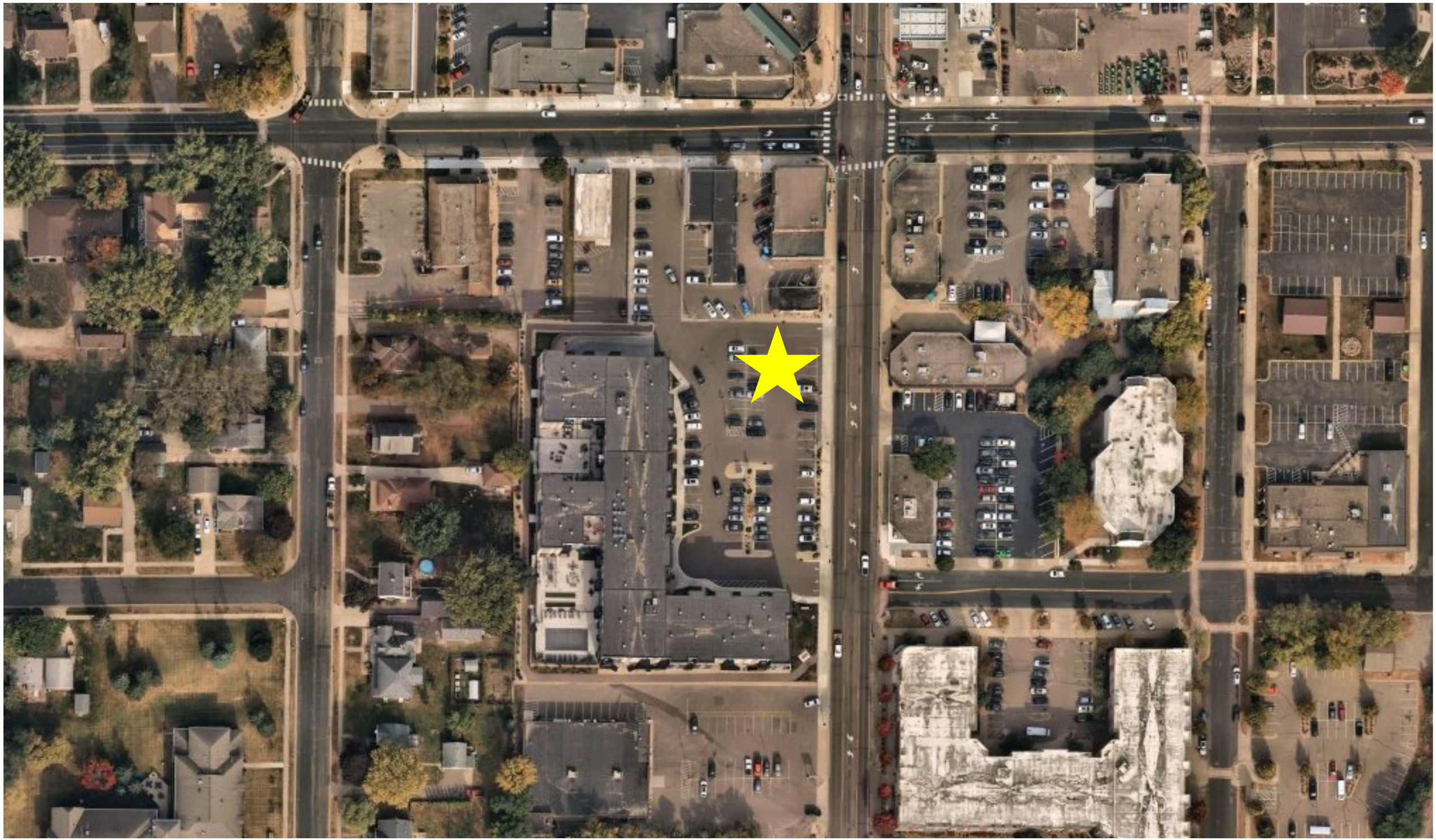
maximum allowed by the City Code. The photometric analysis confirms that the lighting levels at the property boundaries do not exceed the maximum of .5 lumen at adjacent residential properties or 1.0 lumen at adjacent commercial property boundaries.

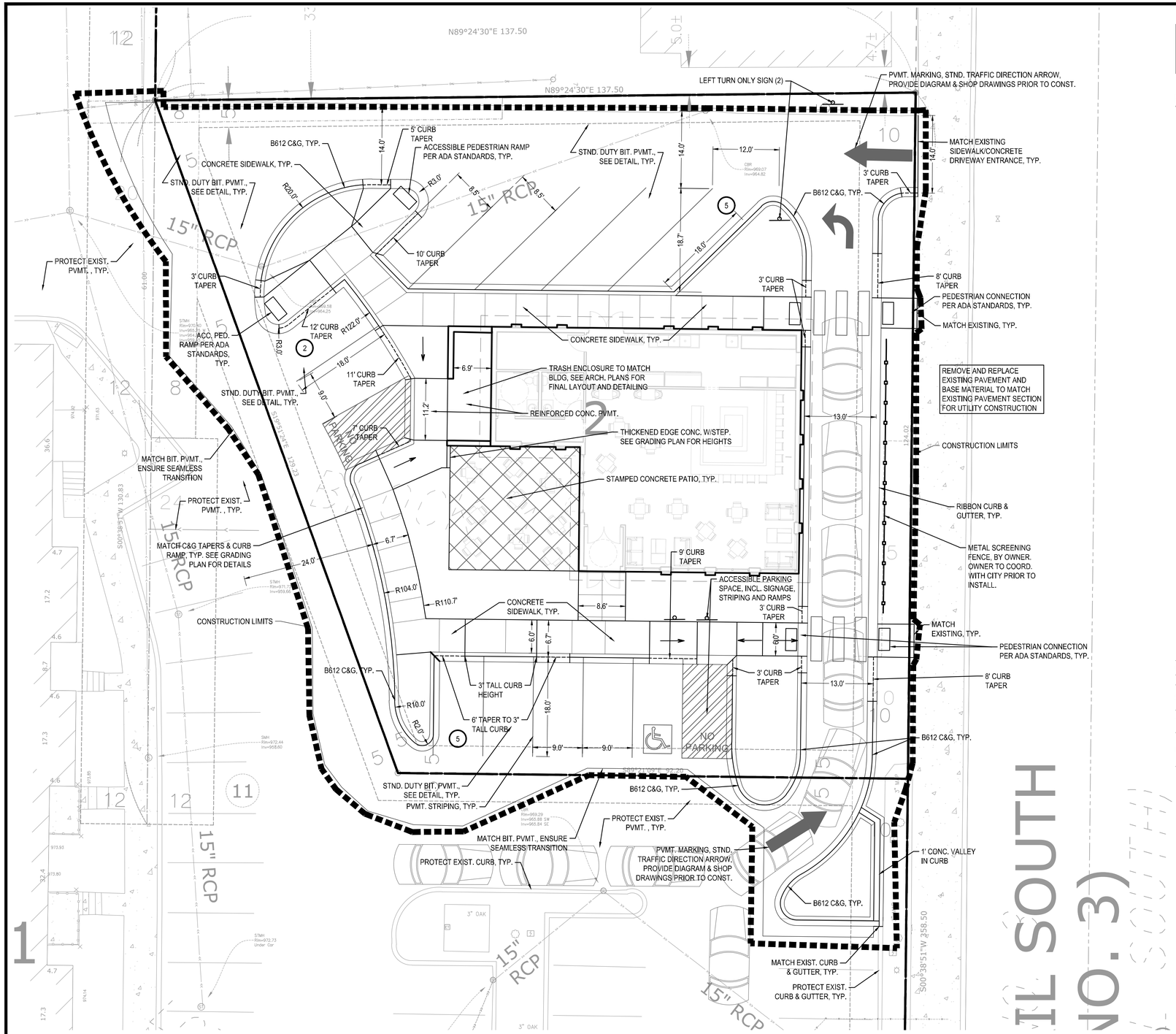
Engineering and Utilities

The City's engineer has drafted a memorandum reviewing the proposed development. The memo is attached. The site will make use of existing utility connections to sewer west of the subject property on The Morrison site and water within South Robert Trail. No new public infrastructure is proposed or required for this project.

RECOMMENDATION

Staff finds that the proposed site plan meets the requirements of the zoning ordinance. In many aspects, particularly related to parking and vehicle stacking, the site plan exceeds the MX-1 district requirements. Staff recommends approval of the site plan review, subject to the conditions listed in the recommended action above.





SITE AREA TABLE:

SEE PREVIOUS PROJECT FOR SITE AREA CALCULATIONS. THESE CALCULATIONS HAVE BEEN APPROVED BY THE CITY FOR THE ENTIRE SITE. NO MAJOR DEVIATIONS HAVE OCCURRED BETWEEN THE ORIGINAL PLAN AND THIS PROPOSED PLAN.

CITY OF ROSEMOUNT SITE SPECIFIC NOTES:

1. RESERVED FOR CITY SPECIFIC NOTES.

REMOVAL NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN.
3. REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH MNDOT, STATE AND LOCAL REGULATIONS.
4. REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
5. EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.
6. REMOVED MATERIALS SHALL BE DISPOSED OF TO A LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
7. ABANDON, REMOVAL, CONNECTION, AND PROTECTION NOTES SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE WITH PROPOSED PLANS.
8. EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
9. PROPERTY LINES SHALL BE CONSIDERED GENERAL CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED ON THE DRAWINGS. WORK WITHIN THE GENERAL CONSTRUCTION LIMITS SHALL INCLUDE STAGING, DEMOLITION AND CLEAN-UP OPERATIONS AS WELL AS CONSTRUCTION SHOWN ON THE DRAWINGS.
10. MINOR WORK OUTSIDE OF THE GENERAL CONSTRUCTION LIMITS SHALL BE ALLOWED AS SHOWN ON THE PLAN AND PER CITY REQUIREMENTS. FOR ANY WORK ON ADJACENT PRIVATE PROPERTY, THE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER PRIOR TO ANY WORK.
11. DAMAGE BEYOND THE PROPERTY LIMITS CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN A MANNER APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT OR IN ACCORDANCE WITH THE CITY.
12. PROPOSED WORK (BUILDING AND CIVIL) SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
13. SITE SECURITY MAY BE NECESSARY AND PROVIDED IN A MANNER TO PROHIBIT VANDALISM, AND THEFT, DURING AND AFTER NORMAL WORK HOURS, THROUGHOUT THE DURATION OF THE CONTRACT. SECURITY MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY.
14. VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED FOR DELIVERY AND INSPECTION ACCESS DURING NORMAL OPERATING HOURS. AT NO POINT THROUGHOUT THE DURATION OF THE CONTRACT SHALL CIRCULATION OF ADJACENT STREETS BE BLOCKED WITHOUT APPROVAL BY THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
15. ALL TRAFFIC CONTROLS SHALL BE PROVIDED AND ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL REMAIN OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
16. SHORING FOR BUILDING EXCAVATION MAY BE USED AT THE DISCRETION OF THE CONTRACTOR AND AS APPROVED BY THE OWNERS REPRESENTATIVE AND THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
17. STAGING, DEMOLITION, AND CLEAN-UP AREAS SHALL BE WITHIN THE PROPERTY LIMITS AS SHOWN ON THE DRAWINGS AND MAINTAINED IN A MANNER AS REQUIRED BY THE CITY.
18. ALL EXISTING SITE TRAFFIC/REGULATORY SIGNAGE TO BE INVENTORIED AND IF REMOVED FOR CONSTRUCTION SHALL BE RETURNED TO LGU.
19. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

OPERATIONAL NOTES:

SNOW REMOVAL	ALL SNOW SHALL BE STORED ON-SITE OUTSIDE PARKING LOT. WHEN FULL, REMOVAL CO. SHALL REMOVE EXCESS OF-SITE
TRASH REMOVAL:	TRASH SHALL BE PLACED IN EXTERIOR TRASH AREA AND REMOVED BY COMMERCIAL CO. ON A REGULAR SCHEDULE.
DELIVERIES:	MAIL/PARCEL DELIVERIES SHALL OCCUR AT THE FRONT DOOR VIA STANDARD COMMERCIAL DELIVERY VEHICLES (UPS, FED-EX, USPS). COMMERCIAL DELIVERIES SHALL OCCUR AT MULTIPLE LOCATIONS AROUND THE BLDG. AT SPECIFIC, LOW TRAFFIC TIMES.

SITE PLAN LEGEND:

- LIGHT DUTY BITUMINOUS PAVEMENT. SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DEATIL.
- HEAVY DUTY BITUMINOUS PAVEMENT. SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- CONCRETE PAVEMENT AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, SEE DETAIL.
- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED. HC = ACCESSIBLE SIGN NP = NO PARKING FIRE LANE ST = STOP CP = COMPACT CAR PARKING ONLY

Know what's **below.** **Call** before you dig.

1" = 10'-0"

CP ____-__

CivilSite GROUP
Civil Engineering * Surveying * Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
KENSINGER COFFEE
SOUTH ROBERT TRAIL, ROSEMOUNT, MN 55068

OWNER
APPRO DEVELOPMENT, INC.
21476 GRENADA AVENUE, LAKEVILLE, MN 55044

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.

David J. Knaeble
DATE 03/25/25 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
01/28/2025	CITY SUBMITTAL
3/25/2025	CITY RESUBMITTAL

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	763-234-7523
DRAWN BY	KB, DK
REVIEWED BY	DK
PROJECT NUMBER	19336.03

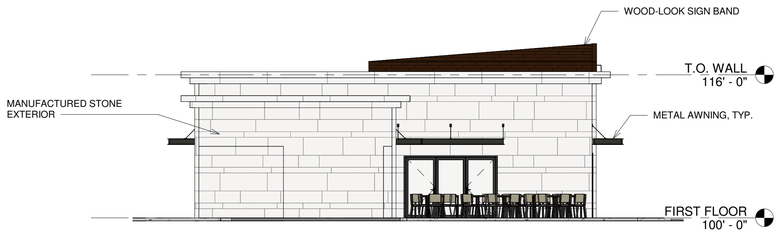
REVISION SUMMARY

DATE	DESCRIPTION

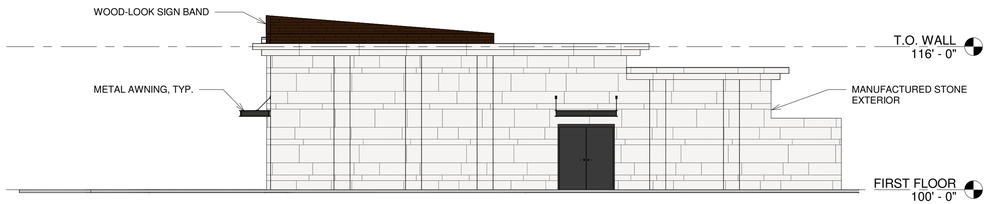
SITE PLAN

C2.0

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1 A3-1 WEST ELEVATION
1/8" = 1'-0"



2 A3-1 NORTH ELEVATION
1/8" = 1'-0"



3 A3-1 SOUTH ELEVATION
1/8" = 1'-0"



4 A3-1 EAST ELEVATION
1/8" = 1'-0"



5 A3-1 3D VIEW 1



6 A3-1 3D VIEW 2



7 A3-1 3D VIEW 3

APPRO DEVELOPMENT
design | build | develop

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

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PRELIMINARY
NOT FOR CONSTRUCTION

No.	Description	Date

COFFEE SHOP

S ROBERT TRAIL,
ROSEMOUNT, MN 55068

EXTERIOR ELEVATIONS

Project number	24-01-0128
Date	03/25/2025
Drawn by	NNR
Checked by	RWR

A3-1

Scale 1/8" = 1'-0"

3/25/2025 3:18:46 PM



WOOD STAMPED CONCRETE

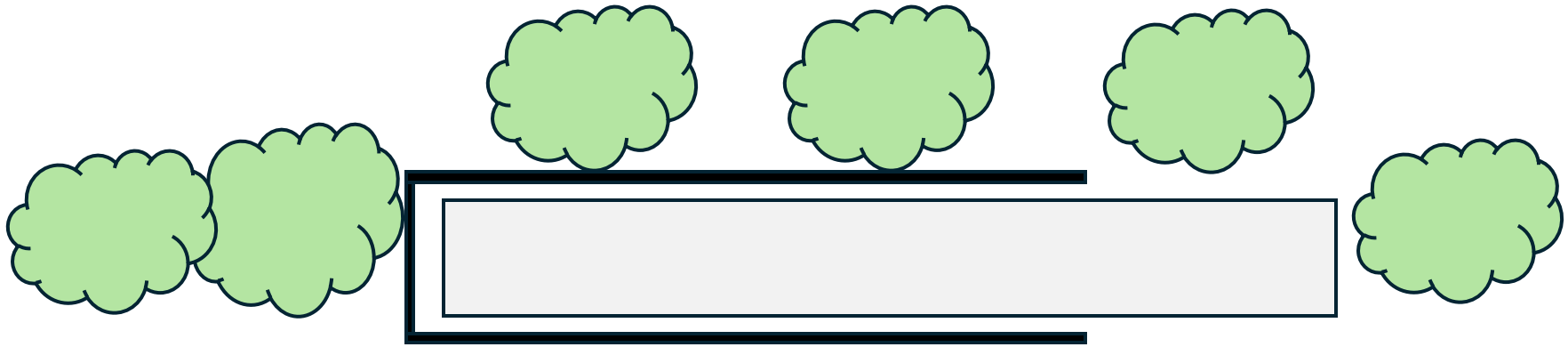
BACK LIT METAL SIGN

FRONT VIEW

Black Rock/Gravel



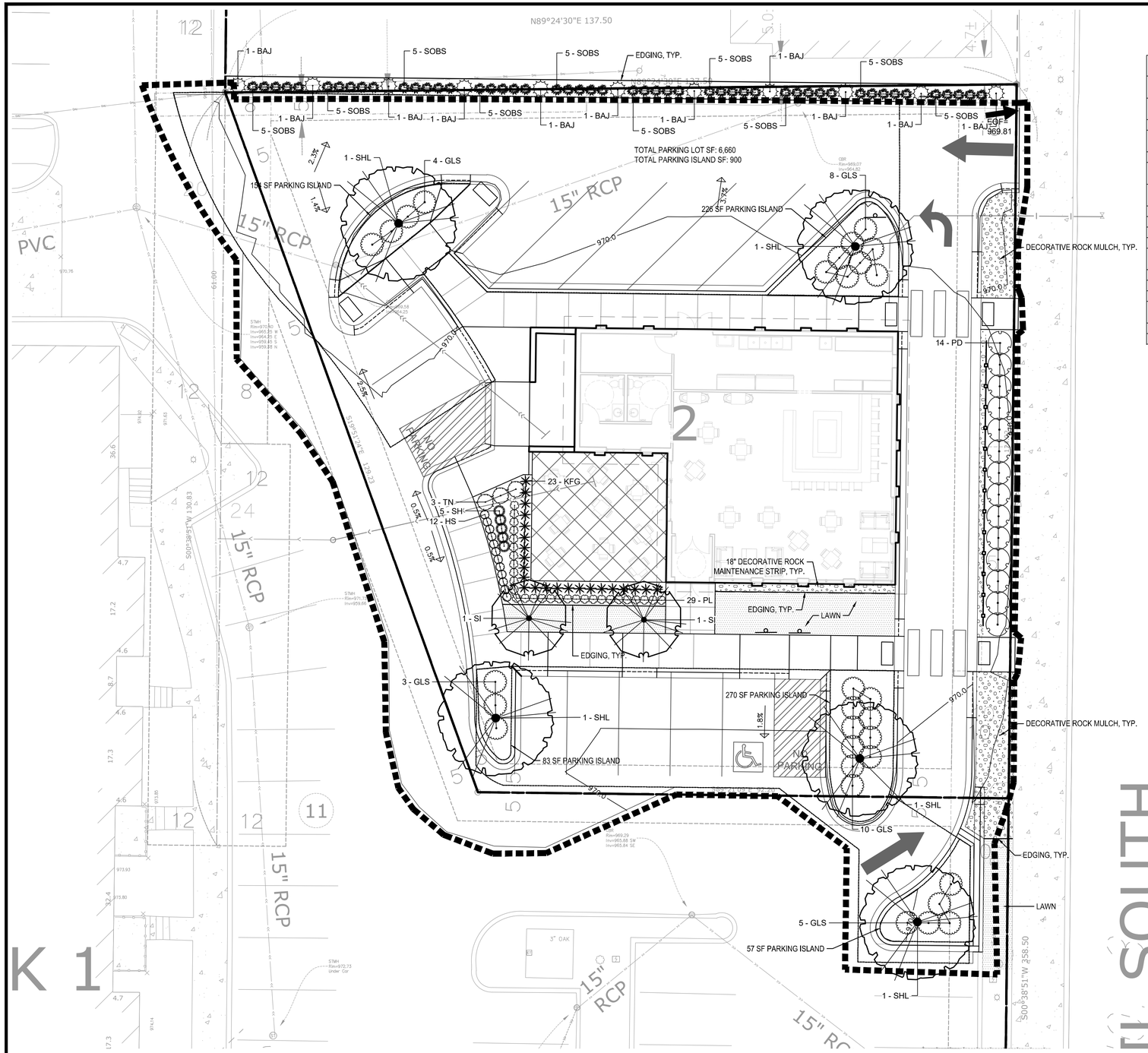
REFERENCE



TOP VIEW


LOLA
COFFEE | WINE | BARRISTA BAR

CP ____-__



PLANT SCHEDULE

CODE	QTY	COMMON / BOTANICAL NAME	CONT	NATIVE PLANTS
DECIDUOUS TREES				
SHL	5	Skyline Honey Locust / Gleditsia triacanthos 'Skyline'	2.5" Cal. B&B	
ORNAMENTAL TREES				
SI	2	Ivory Silk Japanese Tree Lilac / Syringa reticulata 'Ivory Silk'	1.5" CAL. B&B	
CODE	QTY	COMMON / BOTANICAL NAME	SIZE	NATIVE PLANTS
SHRUBS				
BAJ	11	Blue Arrow Juniper / Juniperus Scopulorum `Blue Arrow`	#3 CONT	
PD	14	Little Devil™ Dwarf Ninebark / Physocarpus opulifolius 'Donna May'	#3 CONT	
GLS	30	Gro-Low Fragrant Sumac / Rhus aromatica `Gro-Low`	#3 CONT	Pot
TN	3	Nova Japanese Yew / Taxus cuspidata 'Nova'	#5 CONT	
GRASSES				
KFG	23	Feather Reed Grass / Calamagrostis x acutiflora `Karl Foerster`	#2 CONT	Pot
SOBS	50	Standing Ovation Little Bluestem Grass / Schizachyrium scoparium `Standing Ovation`	#2 CONT	Pot
SH	5	Prairie Dropseed / Sporobolus heterolepis	#1 CONT	
PERENNIALS				
HS	12	Stella Supreme Daylily / Hemerocallis x 'Stella Supreme'	#1 CONT	
PL	29	Little Spire Russian Sage / Perovskia atriplicifolia 'Little Spire'	#1 CONT	

REQUIRED LANDSCAPE CALCULATIONS

ZONING: (DT) DOWNTOWN DISTRICT
ADJACENT ZONING: N-E-S- (DT) DOWNTOWN DISTRICT; W = (R1A) LOW DENSITY RESIDENTIAL

1. PARKING LOT LANDSCAPING (PER CHAPTER 4 OF CITY CODE)
   - 1.1. SCREENING: MINIMUM 50% OPACITY SCREEN TO A HEIGHT OF AT LEAST 4' REQUIRED.
   - 1.2. LANDSCAPING:
     - 1.2.A. MINIMUM 10% OF PARKING AREA TO BE LANDSCAPED.
       TOTAL PARKING AREA: 6,660 SF TOTAL X 10% = 666 SF LANDSCAPING REQ'D (900 SF PROVIDED)
     - 1.2.B. ONE ISLAND PER 6,000 SF OF VEHICULAR USE.
       6,635 / 6,000 SF = 1.1 ISLANDS REQ'D; 324 SF (REQUIRED LANDSCAPE ISLAND SQUARE FOOTAGE)
2. REQUIRED TREE AND FOUNDATION PLANTINGS
   - 2.1. 1 TREE PER THREE THOUSAND (3,000) SF OF LAND AREA REQUIRED:
     - 2.1.A. 12,307 SF / 3,000 SF = 4 REQUIRED TREES
   - 2.2. ONE LINEAR FOOT OF FOUNDATION PLANTINGS PER TEN (10) LINEAR FEET OF ANY PRINCIPAL OR ACCESSORY STRUCTURE PERIMTER.
     - 2.2.A. 228 LF / 10 = 22.8 LF OF FOUNDATION PLANTINGS REQUIRED
3. LANDSCAPING REQUIREMENTS (PER CHAPTER 6 OF CITY CODE)
   - 3.1. TREE PRESERVATION - NOT APPLICABLE.
   - 3.2. BUFFER YARD REQUIREMENTS (DT - DOWNTOWN DISTRICT)
     - 3.2.A. N-E-S BOUNDARIES = NO BUFFER REQ'D
     - 3.2.B. W BOUNDARY = (R1A) LOW DENSITY RESIDENTIAL
       - 3.2.B.A. 10' WIDE BUFFER YARD REQ'D; 50% OPACITY WITH TREES, SHRUBS, AND SOD. MINIMUM HEIGHT OF 3'.

REQUIRED LANDSCAPE CALCULATIONS , AS SHOWN BELOW, WERE APPROVED BY THE CITY FOR THE ENTIRE SITE. THIS CALCULATION HAS BEEN INCLUDED FOR REFERENCE ONLY. NO REDUCTIONS OF REQUIRED PLANT MATERIALS ARE PROPOSED AS PART OF THIS PLAN.

SEE SHEET L1.1 FOR IRRIGATION & GENERAL LANDSCAPE NOTES NOTES, MULCH AND PLANTING SCHEDULE, AND LANDSCAPE DETAILS

LANDSCAPE PLAN LEGEND:

GROUND COVERS		
	409 sf	ROCK MAINTENANCE STRIP / ROCK MAINTENANCE STRIP
	481 sf	BLUE GRASS SOD / SOD

PROPOSED CANOPY TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED EVERGREEN TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED ORNAMENTAL TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED PERENNIAL PLANT SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

EDGING - SHALL BE COMMERCIAL GRADE, 4" DEPTH ALUMINUM, BLACK OR DARK GREEN IN COLOR, INCLUDE ALL CONNECTORS, STAKES, & ALL APPURTENANCES PER MANUF. INSTRUC./SPECS.

DECORATIVE BOULDERS (ROUNDED & BLOCK STYLE), 18"-30" DIA.

CONSTRUCTION LIMITS

Know what's below. Call before you dig.

1" = 10'-0"
5'-0" 0 10'-0"

CivilSite GROUP
Civil Engineering * Surveying * Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
KENSINGER COFFEE
SOUTH ROBERT TRAIL, ROSEMOUNT, MN 55068

OWNER
APPRO DEVELOPMENT, INC.
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Patrick J. Sarver
DATE 03/25/25 LICENSE NO. 24904

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
01/28/2025	CITY SUBMITTAL
3/25/2025	CITY RESUBMITTAL

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	763-234-7523
DRAWN BY	KB, DK
REVIEWED BY	DK
PROJECT NUMBER	19336.03

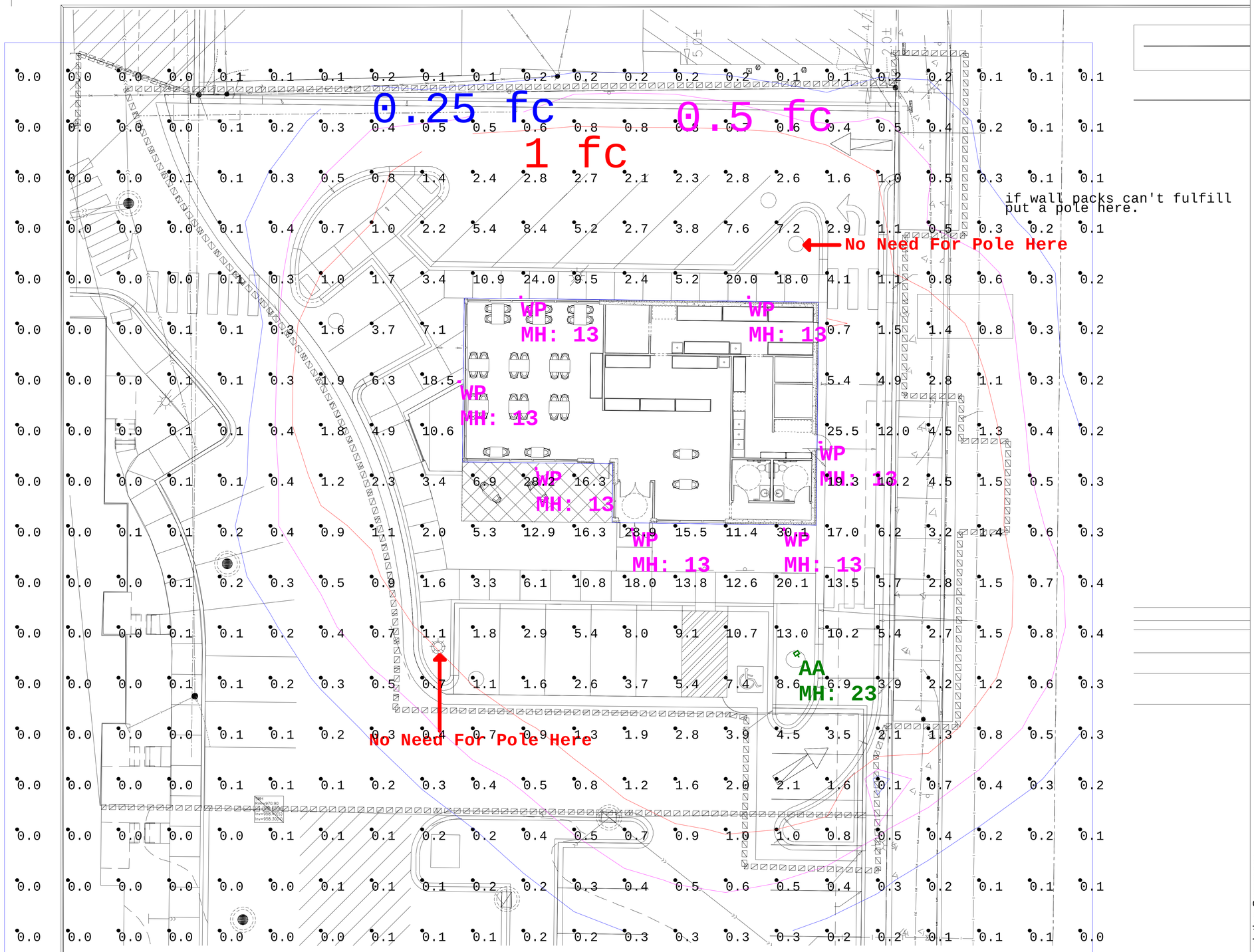
REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN

L1.0

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Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Ground_Planar	Illuminance	Fc	2.28	30.1	0.0	N.A.	N.A.

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	1	AA	Single	0.910	21117	149.17	149.17
	7	WP	Single	0.910	12833	102.77	719.39

Description
A17-4T150N SLIM17FAFC100_4K at 0_ CCT Setting

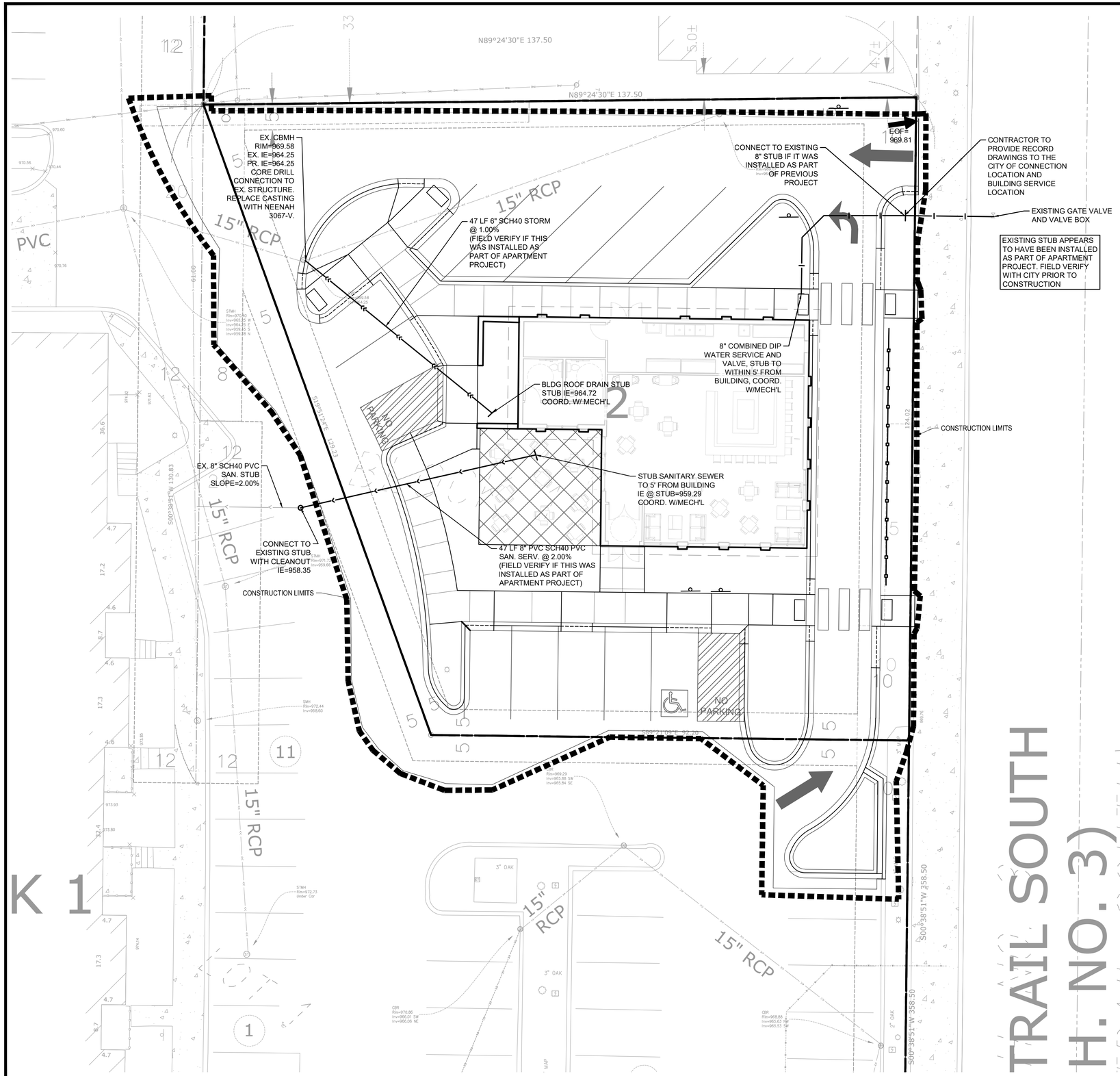
VIKING electric
A Sonepar Company

#	Date	Comments
Revisions		

Drawn By: Daniel Budke
Checked By:
Date:1/17/2025
Scale:

Kensinger Coffee

CP ____-__



GENERAL UTILITY NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
3. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.
4. CASTINGS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DIRECTION OF THE OWNER.
5. PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.
6. UTILITIES CONNECTIONS ON THE PLAN ARE SHOWN TO WITHIN 5' OF THE BUILDING FOOTPRINT. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE FINAL CONNECTION TO BUILDING LINES. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS.
7. CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.15 FEET PER DETAILS. RIM ELEVATIONS SHOWN ON THIS PLAN DO NOT REFLECT SUMPED ELEVATIONS.
8. ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
9. HYDRANT TYPE, VALVE, AND CONNECTION SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS. HYDRANT EXTENSIONS ARE INCIDENTAL.
10. A MINIMUM OF 8 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN, UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. EXTRA DEPTH WATERMAIN IS INCIDENTAL.
11. A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.
12. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION.
13. CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE-DRILLED.
14. COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.
15. COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.
16. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL PAVEMENT CONNECTIONS SHALL BE SAWCUT. ALL TRAFFIC CONTROLS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
17. ALL STRUCTURES, PUBLIC AND PRIVATE, SHALL BE ADJUSTED TO PROPOSED GRADES WHERE REQUIRED. THE REQUIREMENTS OF ALL OWNERS MUST BE COMPLIED WITH. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
18. CONTRACTOR SHALL COORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.
19. CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES. COORDINATE THE INSTALLATION OF IRRIGATION SLEEVES NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.
20. CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.
21. FOR ALL SITES LOCATED IN CLAY SOIL AREAS, DRAIN TILE MUST BE INSTALLED AT ALL LOW POINT CATCH BASINS 25' IN EACH DIRECTION. SEE PLAN AND DETAIL. INSTALL LOW POINT DRAIN TILE PER PLANS AND GEOTECHNICAL REPORT RECOMMENDATIONS AND REQUIREMENTS.

CITY OF ROSEMOUNT UTILITY NOTES:

1. WATER VALVES MAY ONLY BE OPERATED BY CITY PUBLIC WORKS STAFF.

UTILITY PLAN LEGEND:

- CATCH BASIN
- MANHOLE
- GATE VALVE AND VALVE BOX
- PROPOSED FIRE HYDRANT
- DRAINTILE
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- FES AND RIP RAP
- TRENCH DRAIN
- CONSTRUCTION LIMITS

Know what's **below.** **Call** before you dig.

1" = 10'-0"
5'-0" 0 10'-0"

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Golden Valley, MN 55422
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SOUTH ROBERT TRAIL, ROSEMOUNT, MN 55068

OWNER
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21476 GRENADA AVENUE, LAKEVILLE, MN 55044

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David J. Knaeble
DATE 03/25/25 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
01/28/2025	CITY SUBMITTAL
3/25/2025	CITY RESUBMITTAL

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	763-234-7023
DRAWN BY	KB, DK
REVIEWED BY	DK
PROJECT NUMBER	19336.03

REVISION SUMMARY

DATE	DESCRIPTION

UTILITY PLAN

C4.0

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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: February 14, 2025

Re: Kensinger Coffee - Site Review
WSB Project No. 028072-000

We reviewed the documents provided by Civil Site Group on January 28, 2025. Documents reviewed include:

- Site Plan Application Set of Drawings, dated 1/28/25
- Photometric Plan, dated 1/17/25

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:

1. General
    a. Submit for and provide copies to the City of all required permits from regulatory agencies (MCES, Minnesota Pollution Control Agency, Minnesota Department of Health, NPDES, etc.)
    b. Address redline comments on attached plan sheets

2. Utilities
    a. Applicant to submit for Minnesota Department of Labor plumbing plan review and provide approved plans to City prior to permit issuance.
    b. Casting replacement needed for existing catch basin to go from circular flat grate to rectangular curbline grate.

3. Streets, Signage and Street Lighting
    a. No comments at this time

4. Landscape
    a. No comments at this time

701 XENIA AVENUE S | SUITE 300 | MINNEAPOLIS, MN | 55416 | 763.541.4800 | WSBENG.COM

Grading, Drainage, and Erosion Control Comments:

5. General
    a. Stormwater for the site drains to existing public storm sewer which eventually discharges to Erickson Pond. Since the site is proposing to decrease impervious from existing to proposed and the overall drainage patter remains unchanged, stormwater management requirements are assumed to be met by the existing pond.
6. Ponds and Wetlands
    a. No comments.
7. Emergency Overflow Routes:
    a. No comments.
8. Retaining Walls:
    a. No comments.
9. Erosion Control:
    a. No comments.
10. Grading:
    a. No comments.

Stormwater Management Plan:

11. General Storm Sewer Design
    a. Provide storm sewer sizing calculations and a drainage area map for the proposed storm sewer connection.
    b. Confirm if the existing structure would need to be replaced given the pipe angle between the existing and proposed pipes.
        i. Confirm the casting will be replaced since the catch basin is proposed in the curb line.
12. Water Quantity
    a. No comments.
13. Rate/Volume Control
    a. No comments.
14. Freeboard
    b. No comments.
15. Water Quality
    c. No comments.
16. Easements
    d. No comments.

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.

ROSEMOUNT
MINNESOTA

EXECUTIVE SUMMARY

Planning Commission Regular Meeting: April 22, 2025
Tenative City Council Meeting: May 20, 2025

AGENDA ITEM:	Request for a Planned Unit Development final site and building plan and a minor amendment to the Prestwick Place Planned Unit Development Agreement to construct a 10,000 square foot restaurant.	**AGENDA SECTION:** PUBLIC HEARINGS
PREPARED BY:	Julia Hogan, Planner	**AGENDA NO.** 6.b.
ATTACHMENTS:	Site Location, Final Plat, Erosion Control Plan, Site Plan, Truck Turning Movement, Site Details, Grading Plan, Utility Plans, Landscape Plan, Photometric Plan, Engineer's Memorandum Dated April 11, 2025, Parks and Recreation Memorandum dated April 17, 2025	**APPROVED BY:** AK

RECOMMENDED ACTION:
Motion to approve the Planned Unit Development Final Site and Building Plan to allow for the construction of a 10,000 square foot restaurant with outdoor dining areas on Lot 1, Block 1, Prestwick Place 27th Addition, subject to the following conditions:

1. Approval by the City Council for a minor amendment to the Prestwick Place Planned Unit Development Agreement.
2. Compliance with all comments and requirements of the City's Engineer detailed in the Engineer's Memorandum dated April 11, 2025.
3. Conformance with all comments and requirements outlined in the City's Park and Recreation Directors Memorandum dated April 17, 2025.
4. The applicant shall apply for a sign permit for any site signage.
5. Submittal of a landscape surety equal to 110% of the value of trees planted on the property.
6. The applicant shall work with City Staff to address tree location issues on site and resubmit an updated landscape plan prior to the issuance of a building permit.
7. Conformance with all the required standards associated with outdoor dining.
8. No public address system shall be audible from adjacent non-commercial property boundaries.
9. Non-essential lighting shall be turned off after business hours.
10. Light fixtures within 100 feet of a residential property line shall be no higher than 20 feet.

BACKGROUND

Applicant:	Korey Bannerman
Property Owner:	LTF Real Estate Company, Inc.

Site Location:	Southeast Quadrant of the intersection of Akron Avenue and Connemara Trail
Site Area in Acres:	Approximately 2.6 Acres
Current Zoning:	Mx-2 PUD - Highway Mixed Use Planned Unit Development
Comp Plan Designation:	CC - Community Commerical

The Planning Commission is being asked to consider requests by Korey Bannerman for a PUD final site and building plan to construct a 10,000 square-foot restaurant with outdoor dining spaces. A minor amendment to the Prestwick Place Planned Unit Development Agreement to allow for a decrease in the off-street parking and exterior building materials requirements is also being requested. Because minor amendments to PUDs are the sole purview of the City Council, staff is recommending the Planning Commission include the approval of a minor amendment to the Prestwick Place Planned Unit Development Agreement as a condition of their approval of the final site and building plan. Staff is recommending approval of the requests, subject to the conditions listed in the recommended action.

BACKGROUND

The subject property is part of the Prestwick Place Planned Unit Development that was originally approved in 2007. It is designated in the City's comprehensive land use plan for commercial uses and has been zoned accordingly since the original PUD approval. The City Council reviewed and approved a preliminary plat for the development area in August 2022. At that time, the City Council also considered a major amendment to the Prestwick Place Planned Unit Development that removed some of the prescriptive requirements for the development of this area. At its meeting in July 2022, the Planning Commission approved a site plan for the construction of the Life Time athletic facility, which was approved.

In addition to the parcel containing Life Time, the preliminary plat also contained four outlots that would encompass stormwater ponding as well as future development areas within the plat. The final plat still contained the general layout of the preliminary plat, but adjustments were made to the right of way area for the extension of Aspen Avenue and the four outlots were reduced to three as the stormwater needs were further refined. The Final Plat was approved by the City Council in March 2023.

This proposed project encompasses one of those three outlots that were approved with Prestwick Place 23rd Addition for commercial development. The applicant applied for a final plat to split Outlot A, Prestwick Place 23rd Addition into two parcels with one of the parcels becoming buildable, and the other remaining an outlot. The final plat for this was approved by City Council at their April 15, 2025 meeting, and the proposed project will be constructed on Lot 1, Block 1, Prestwick Place 27th Addition.

ISSUE ANALYSIS

Legal Authority

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

Land Use and Zoning
The site is guided for CC-Community Commercial uses in the City's comprehensive land use plan, and it is within the MX-2 Highway Mixed Use zoning district. The site is also covered by the Prestwick Place overlay district. Any deviations that were approved with previous phases of development within the PUD are only permitted within those development areas. Likewise, the proposed deviations currently being reviewed only apply to the subject parcel being reviewed with these requests.

The proposed use and buildings are allowed by the zoning ordinance and are consistent with the comprehensive plan. The outdoor dining area is permitted with standards within the MX-2 zoning district as well. A thorough review of those standards is provided later in this report.

Building Setbacks

Frontage	**Required Setback**		**Provided Setback**	
	Building	**Parking**	**Building**	**Parking**
North	10 feet	10 feet	>10 feet	10 feet
East (Private Road)	30 feet	10 feet	>30 feet	>10 feet
South (Private Road)	10 feet	10 feet	>10 feet	>10 feet
West (Akron Avenue)	40 feet	30 feet	>40 feet	>30 feet

The proposed restaurant building is shown to be located in the southwest corner of the site with the parking areas shown to be east and north of the principal structure. The site plan shows the development meets all other setback requirements, including the additional setback requirement along the west side of the property due to its location along Akron Avenue, which is categorized as a collector road.

Exterior Materials
The applicant has provided exterior elevations that include a breakdown in the percentage of each material. The zoning ordinance requires at least 50% of the building to be finished with brick or stone and no more than 10% EIFS. The applicant is requesting a minor amendment to the Prestwick Place PUD for the ability to include up to 31% EIFS and to allow for the building to consist of less than 50% brick or stone. The applicants' plans show that on average the building will consist of 31% brick, 24% will consist of CMUs and 18% will consist of glass. The plans show that the bottom 10 feet of the building will consist of those materials and the top of the building will contain EIFs with glass placed throughout the building. Staff is supportive of the minor amendment request which will go to City Council for their approval as minor amendments to PUDs are the sole purview of the City Council. The applicant submitted exterior elevations and floor plans which are included as attachments.

Parking and Access
There will be two vehicular accesses to the site. The main access to the site will be full access and will be located in the northeast corner of the site. This access will come from a private road that runs north to south adjacent to Lifetime Fitness. The second access to the site will be right in, right out and is located in the southwestern area of the site. This access will come from a private road that extends east off of Akron Avenue. The parking stall areas on the site are shown to be in the northern and

eastern areas of the site as the principal building is shown to be located in the southwestern area of the site. There are pedestrian sidewalks shown around three sides of the proposed building, as well as existing sidewalks shown along the private road east of the site and along Akron Avenue west of the site.

The applicant also provided the number of parking stalls that are proposed to be on site. For restaurant use, the City Code requires 1 stall per 4 persons of the maximum occupancy. In the submitted plans it shows that the site will have 154 parking stalls provided, which is a shortfall of 7 stalls. Staff does not see this shortfall as an issue as there are potential opportunities for cross parking with either the future commercial development to the north or with Life Time. The applicant is requesting a Minor Amendment to the Prestwick Place Planned Unit Development Agreement to allow for the deficit of 7 parking stalls on site, which staff are supportive of. Minor Amendments to PUDs are the sole purview of the City Council.

Use	**Parking required**
Restaurant	161 stalls
Total Provided	154 stalls

Landscaping

The applicant has provided a landscape plan that generally meets the requirements of the City's zoning ordinance based on the size of the subject property. The City Code requires 1 tree per 3,000 square feet of site area, which in this case results in a requirement of 38 trees. There are 38 trees proposed throughout the site, which includes 18 deciduous trees, 3 existing deciduous trees, 8 coniferous trees and 9 ornamental trees. There are additional requirements related to the landscaping of the parking areas. The code requires landscaping around the parking lot equal to 10% of the total parking area, a minimum of one island, peninsula or the like must be located within 6,000 square feet of vehicular used area and a minimum of 1 tree shall be required per 10 parking spaces. In the landscape plan that was submitted there was a shortfall of 1,047 square feet of landscaped parking area. After discussion with the applicant, they said they were able to find space near the northern property line on site to add additional parking lot landscaping to meet the minimum requirement. On the landscape plan, it shows that there are 14 peninsulas/islands throughout the parking lot area, which meets the minimum requirement of 10 peninsulas/islands. The plan also shows 1 tree per 10 parking spaces requirements is being met on site as well.

The City Code also requires foundation plantings or shrubbery in an amount based on the total linear feet of building perimeter. Based on the size of the buildings, a total of 43 foundation plantings are required. The applicant has provided a total of 90 foundation plantings which consist of 28 deciduous shrubs, 18 coniferous shrubs and 44 ornamental grasses. These plantings are shown to be placed along the perimeter of the building, including around the main level outdoor dining area, along the islands throughout the parking area and also along the main access point into the site.

The following table lays out the landscaping requirements for the site.

	Calculation Formula	Number Required	Number Provided
Site Trees	1 per 3,000 sf	113,256/3,000=38 trees	38 trees
Foundation Plantings	1 per 10 linear feet	426/10=43 foundation plants	90 foundation plants

While reviewing the landscape plan, the City's engineering department noticed an issue with the placement of trees west of the principal building. There is a 30-foot Metropolitan Council Sanitary Sewer & Utility Easement area along the western property boundary. Since there are no structures or landscaping allowed within easement areas, the applicant will need to change the placement of the trees that are shown to be located within that easement area. The applicant will need to work with staff to adjust the placement of those trees and an updated landscape plan will need to be resubmitted to the city for administrative approval prior to the issuance of a building permit. This will be included as a condition of approval with the recommended action.

Parks and Open Space

The proposed development has been reviewed by the City's Park and Recreation Department in conformance with the City's adopted Master Plan. In reviewing the City's Parks Master Plan, no parks are identified in the subject property. Therefore, staff is recommending the City collect cash-in-lieu of park dedication. Based on the City's 2025 fee list, the total cash-in-lieu of land dedication for this project is $23,400 ($9,000 per acre x 2.6 acres). Staff is also recommending that the developer considers adding additional pedestrian access along the south side of the property.

Site Lighting

The applicant's submittal includes a site lighting plan with photometric study to ensure compliance with the zoning ordinance. A combination of wall and pole-mounted lighting will be used. The plans do not show the height of the poles on which the lights will be mounted, but the zoning ordinance maximum is 30-feet except if it is within 100-feet of a residential use, then the maximum height is 20-feet. This standard will be called out as a condition of approval.

Trash Enclosure

The applicant's plans show a trash enclosure that is located on the north side of the principal building, located west of a proposed storage area connected to the building. The plans show that the enclosure will be constructed of materials that complement the principal structure, and that there will be no conflicts with traffic movements on site to access the trash enclosure.

Engineering

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

Standards – Outdoor Dining Area Containing Seating for Eleven or More

Outdoor dining is an accessory use that is permitted with standards in the MX-2 Highway Mixed Use zoning district. The proposed use must comply with the specific performance standards for outdoor dining which are outlined in Section 11-6-8.A. of the City Code. These standards evaluate the city's land use and zoning performance standards and the potential impact of the proposed use on the surrounding neighborhood. These standards and staff findings for each are provided below.

1. The site and enclosure(s) shall be designed to limit the effects of outdoor seating or dining areas on contiguous properties and/or public rights of way.
Findings: The outdoor patio on the main level of the building will be over 39-feet away from the western property line and over 180-feet from the nearest residential property line. The outdoor patio on the second floor of the principal building will be even further away from the western property line and residential property line. The applicant's plans include foundation plantings along the western side of the building where the outdoor dining space will be located, as well as a variety of trees. The distance and landscape design will limit the effects of the areas on contiguous properties and the public right-of-way.

2. The seating area shall be located on private property along the front, side or rear of the principal building but shall not be located within a required setback or on the side abutting any residential use or district.
Findings: The outdoor seating areas will be located on the western side of the principal building and meet the required setback standards. The outdoor dining areas will not be abutting any residential use or district.

3. The seating area shall not interfere with circulation in any required parking, loading, maneuvering or pedestrian area. A minimum four-foot (4') passageway shall be maintained along the private sidewalk for pedestrians.
Findings: The plans provided by the applicant show a sidewalk for pedestrians along half of the western side of the building and along the side of the southern and eastern sides of the building. There is pedestrian access to the sidewalk from the outdoor dining area on the main level of the building. The outdoor seating area does not appear to interfere with circulation of any required parking, loading, maneuvering or pedestrian areas.

4. No public address system shall be audible from a noncommercial or nonindustrial use or district.
Finding: A condition of this approval will note that no public address system shall be audible from any residential use or district.

5. The seating area shall be located in a controlled or cordoned area acceptable to the city with at least one opening to an acceptable pedestrian walk. Findings: The applicants' plans show that the outdoor dining area on the main level will be located directly west of the existing building and will be enclosed by decorative patio fencing. The plans also show access via a gate to a sidewalk that gives access to the front of the building and as well as the parking area. The outdoor dining area on the second floor will not have direct access to a sidewalk, but there will be access to sidewalks by either stairs or an elevator.

The applicant’s plan shows the western property’s patio area to be a contiguous area delineated by landscaping. If a fence is desired, staff will review the plans during the standards permit review process to ensure an opening to the sidewalk is provided. The eastern property’s patio area is shown to have access to the sidewalk that runs along the western and southern portions of the building.

6. When a liquor license is granted, an uninterrupted enclosure is required and the enclosure shall only have access through the principal building.

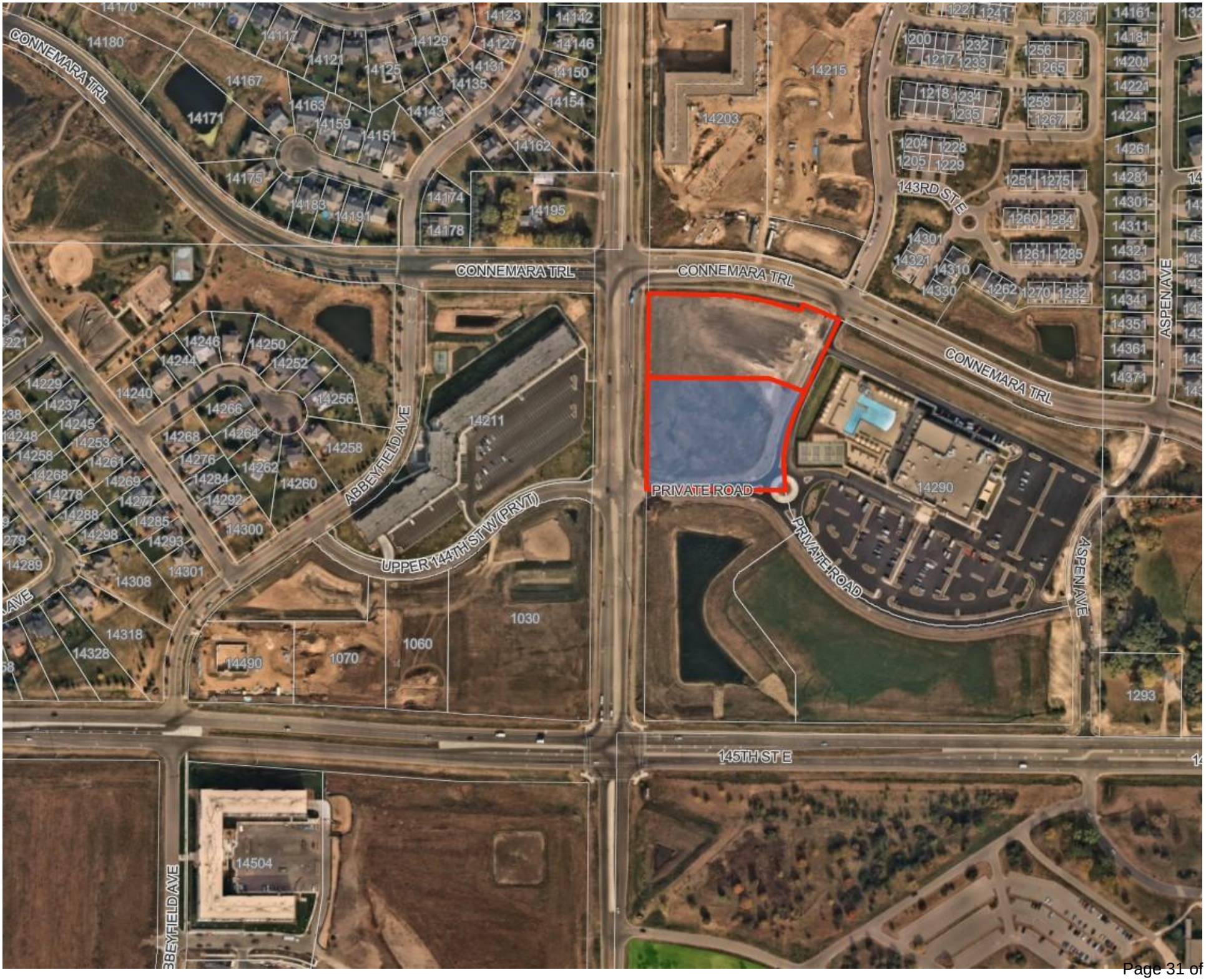
Findings: The plans show that both outdoor dining areas will be enclosed by decorative patio fencing/railings. Both outdoor areas have main accesses from the principal building.

7. The seating area shall not be permitted within two hundred feet (200') of any residential use or district as measured at the property line and shall be separated from residential use or district by the principal structure or other method of screening acceptable to the city. The minimum distance from a residential use or district may be reduced should the city determine the applicant has added sufficient elements to reduce the impact of this use.

Findings: The outdoor dining areas are shown to be located at least 350-feet from the closest residential structure, which is the Wicklowe apartment building located west of the subject site. There is a variety of screening proposed on site to help with buffering of the outdoor dining areas, which includes landscaping and fencing. Akron Avenue will also act as a buffer between the subject site and the high-density residential site.

RECOMMENDATION

Staff is recommending approval of the PUD Final Site and Building Plan for a 10,000 square foot restaurant with an outdoor dining area, subject to conditions. A minor amendment to the Prestwick Place Planned Unit Development Agreement related to off-street parking and exterior materials requirements must be approved by the City Council. This recommendation is based on information provided by the applicant and reviewed in this report.


CONNEMARA TRL
CONNEMARA TRL
CONNEMARA TRL
CONNEMARA TRL
143RD ST E
ASPEN AVE
ABBEYFIELD AVE
UPPER 144TH ST W (PRVT)
PRIVATE ROAD
PRIVATE ROAD
ASPEN AVE
145TH ST E
ABBEYFIELD AVE
14211
14290
14215
14203
14195
14504
14490
1030
1060
1070
1293

SITE DEVELOPMENT PLANS
FOR

COPPER PINT

LOT 1, BLOCK 1, PRESTWICK PLACE 23RD ADDITION
ROSEMOUNT, MN 55068

PROJECT TEAM:

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.

PREPARED BY: ALAN L. CATCHPOOL
767 EUSTIS STREET, SUITE 100
ST. PAUL, MN 55114
TELEPHONE (651) 645-4197

OWNER / DEVELOPER
KOREY BANNERMAN

5273 WEST 95TH STREET
BLOOMINGTON, MN 55437
TELEPHONE: 612-685-2292
CONTACT: KOREY BANNERMAN

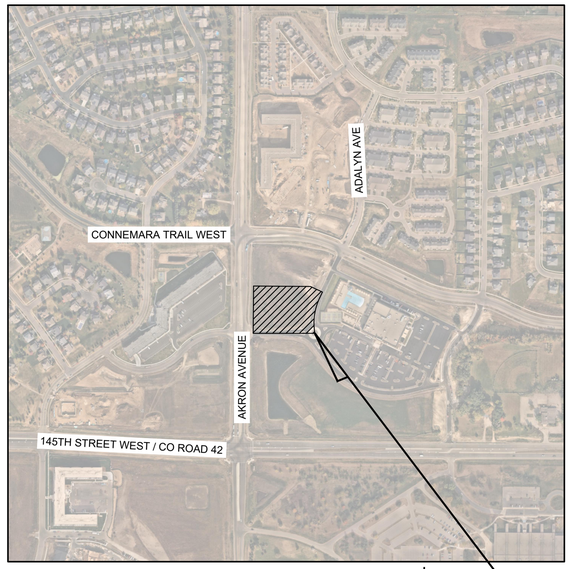
LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.

PREPARED BY: RYAN A. HYLLESTED, P.L.A.
767 EUSTIS STREET, SUITE 100
ST. PAUL, MN 55114
TELEPHONE (651) 645-4197

SURVEYOR
WESTWOOD PROFESSIONAL SERVICES
12701 WHITEWATER DRIVE, SUITE #300, MINNETONKA, MN 55343
TELEPHONE: (952) 937-5150
CONTACT: NATHAN STINDTMAN, PS

GEOTECHNICAL ENGINEER
BRAUN INTERTEC
11001 HAMPSHIRE AVENUE S
BLOOMINGTON, MN 55438
TELEPHONE: 952-995-2268
CONTACT: BRAD MCCARTER, PE

ARCHITECT
ARCHITECTURAL CONSORTIUM
1600 W LAKE STREET, SUITE 127
MINNEAPOLIS, MN 55408
TELEPHONE: 612-314-4372
CONTACT: CHRIS MUELLER



VICINITY
N.T.S.

NOTES:

1. CONTRACTOR SHALL CONFIRM THAT THE EXISTING CONDITIONS FOR THE SITE MATCH WHAT IS SHOWN ON THE DRAWINGS INCLUDED PRIOR TO CONSTRUCTION.
2. IF REPRODUCED, THE SCALES SHOWN ON THESE PLANS ARE BASED ON A 22x34 SHEET.
3. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICES COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
4. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

Sheet List Table

Sheet Number	Sheet Title
C000	COVER SHEET
C100	GENERAL NOTES
V100	ALTA SURVEY
V101	FINAL PLAT
V102	FINAL PLAT
C200	SITE DEMOLITION PLAN
C300	EROSION AND SEDIMENT CONTROL PLAN - PHASE 1
C301	EROSION AND SEDIMENT CONTROL PLAN - PHASE 2
C302	EROSION AND SEDIMENT CONTROL DETAILS
C400	SITE PLAN
C401	TRUCK TURNING MOVEMENT
C401	SITE DETAILS
C402	SITE DETAILS
C403	SITE DETAILS
C500	GRADING AND DRAINAGE PLAN
C501	STORM SEWER PLAN
C502	GRADING DETAILS
C600	UTILITY PLAN
C601	UTILITY DETAILS
C602	UTILITY DETAILS
L100	LANDSCAPE PLAN
L101	LANDSCAPE DETAILS
PH100	PHOTOMETRIC PLANS
PH101	PHOTOMETRIC PLANS

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

SBM #1 TOP NUT OF HYDRANT NEAR THE SOUTH PROPERTY LINE
ELEVATION=931.67

SBM #2 SANITARY MANHOLE
ELEVATION=940.98

Know what's **below.**
Call before you dig.

No.	REVISIONS	DATE	BY

Kimley»Horn
2026 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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

ALAN L CATCHPOOL
DATE: 03/19/2025 LIC. NO. 47969 MN

KHA PROJECT	161293000
DATE	03/19/2025
SCALE	AS SHOWN
DESIGNED BY	KAH
DRAWN BY	KAH
CHECKED BY	ALC

COVER SHEET

COPPER PINT
PREPARED FOR
KOREY BANNERMAN
ROSEMOUNT MN

SHEET NUMBER
C000

K:\TWC_LDEV\Korey Bannerman\3 Design\CAD\PlanSheets\C0-COVER SHEET.dwg March 20, 2025 - 9:14am

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

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

K:\TWC_LDEV\Korey Bannerman\3 Design\CAD\PlanSheets\C1-GENERAL NOTES.dwg March 20, 2025 - 9:14am

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS OF THE LOCAL JURISDICTION AND STATE DEPARTMENT OF TRANSPORTATION AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK. UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.
3. PERFORM ALL WORK IN COMPLIANCE WITH APPLICABLE CITY REGULATIONS, STATE CODES, AND O.S.H.A. STANDARDS. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING THE NECESSARY MATERIALS & LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS, AND IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE APPROPRIATE APPROVING AUTHORITIES.
4. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
5. THE EXISTING SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS QUALITY LEVEL "D" UNLESS OTHERWISE NOTED. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ACSE 38/02, ENTITLED STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF SUBSURFACE QUALITY DATA BY THE FHA. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
9. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
10. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER DIRECTLY FROM THE TESTING AGENCY.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
12. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
13. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
15. SHOULD CONTRACTOR ENCOUNTER ANY DEBRIS LADEN SOIL, STRUCTURES NOT IDENTIFIED IN THE DOCUMENTS, OR OTHER SOURCE OF POTENTIAL CONTAMINATION, THEY SHALL IMMEDIATELY CONTACT THE ENGINEER AND OWNER.
16. CONTRACTOR SHALL NOTIFY OWNER AND/OR ENGINEER 48 HOURS IN ADVANCE OF THE FOLLOWING ACTIVITIES: PRE-CONSTRUCTION MEETING, SUBGRADE PREPARATION, BASE INSTALLATION, ASPHALT INSTALLATION, UNDERGROUND PIPING AND UTILITIES INSTALLATION, INSTALLATION OF STRUCTURES, CHECK VALVES, HYDRANTS, METERS, ETC., SIDEWALK INSTALLATION, CONNECTIONS TO WATER AND SEWER MAINS, TESTS OF UTILITIES.

THIRD PARTY SUPPLEMENTAL INFORMATION

KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED WITHIN SUPPLEMENTAL INFORMATION PROVIDED BY THIRD PARTY CONSULTANTS.

1. **BOUNDARY & TOPOGRAPHIC SURVEY**
   PERFORMED BY: WESTWOOD PROFESSIONAL SERVICES
   ADDRESS: 12701 WHITEWATER DRIVE, SUITE #300, MINNETONKA, MN 55343
   PHONE: (952) 937-5150
   DATED: 03/14/2025
2. **GEOTECHNICAL EVALUATION REPORT**
   PERFORMED BY: BRAUN INTERTEC
   ADDRESS: 11001 HAMPSHIRE AVENUE S, BLOOMINGTON, MN 55438
   DATED: 03/04/2025
3. **CONSTRUCTION TESTING**
   TEST REPORTS REQUIRED FOR CLOSE OUT INCLUDE, BUT ARE NOT LIMITED TO:
   - DENSITY TEST REPORTS
   - BACTERIOLOGICAL TESTS OF WATER SYSTEM
   - PRESSURE TEST OF WATER/SEWER
   - LEAK TESTS ON SEWER SYSTEM AND GREASE TRAPS
   - ANY OTHER TESTING REQUIRED BY THE AGENCY/MUNICIPALITY

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
4. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, AND SHALL MAINTAIN COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS FOR THE DURATION OF CONSTRUCTION.
5. THE CONTRACTOR SHALL FIELD ADJUST AND/OR PROVIDE ADDITIONAL EROSION CONTROL BMP'S AS NEEDED TO PREVENT EROSION AND OFF-SITE SEDIMENT DISCHARGE FROM THE CONSTRUCTION SITE. LOG AND RECORD ANY ADJUSTMENTS AND DEVIATIONS FROM THE APPROVED EROSION CONTROL PLANS WITHIN THE SWPPP DOCUMENTS STORED IN THE JOB SITE TRAILER.
6. BMPS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION AS REQUIRED BY ALL JURISDICTIONS UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A CERTIFIED PERSON AT LEAST ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5-INCH OR GREATER RAINFALL EVENT.
7. EROSION & SEDIMENT CONTROL BMPS SHALL BE MAINTAINED IN ACCORDANCE WITH THE FOLLOWING:
   7.1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
   7.2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO VERIFY THAT A HEALTHY STAND OF VEGETATION IS MAINTAINED. SEEDED AREAS SHOULD BE FERTILIZED, WATERED AND RE-SEEDED AS NEEDED. REFER TO THE LANDSCAPE PLAN AND PROJECT SPECIFICATIONS.
   7.3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE SILT FENCE.
   7.4. THE ROCK CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC ADDITIONS OF ROCK TOP DRESSING AS CONDITIONS DEMAND.
   7.5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC ADDITIONS OF TOP DRESSING IF THE TEMPORARY PARKING CONDITIONS DEMAND.
   7.6. PERFORM ALL MAINTENANCE OPERATIONS IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

PAVING AND STRIPING NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTION'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE LOCAL CITY OR COUNTY SPECIFICATIONS AND STANDARDS, OR THE STATE DOT SPECIFICATIONS AND STANDARDS IF NOT COVERED BY LOCAL CITY OR COUNTY REGULATIONS.
2. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D) AND CITY STANDARDS.
3. CONTRACTOR SHALL FURNISH ALL PAVEMENT MARKINGS FOR FIRE LANES, ROADWAY LANES, PARKING STALLS, ACCESSIBLE PARKING SYMBOLS, ACCESS AISLES, STOP BARS AND SIGNS, AND MISCELLANEOUS STRIPING WITHIN THE PARKING LOT AS SHOWN ON THE PLANS.
4. ALL EXPANSION JOINTS SHALL EXTEND THROUGH THE CURB.
5. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET.
6. ALL JOINTS, INCLUDING EXPANSION JOINTS WITH REMOVABLE TACK STRIPS, SHALL BE SEALED WITH JOINT SEALANT.
7. THE MATERIALS AND PROPERTIES OF ALL CONCRETE SHALL MEET THE APPLICABLE REQUIREMENTS IN THE A.C.I. (AMERICAN CONCRETE INSTITUTE) MANUAL OF CONCRETE PRACTICE.
8. CONTRACTOR SHALL APPLY A SECOND COATING OVER ALL PAVEMENT MARKINGS PRIOR TO ACCEPTANCE BY OWNER FOLLOWED BY A COAT OF GLASS BEADS AS APPLICABLE PER THE PROJECT DOCUMENTS.
9. ANY EXISTING PAVEMENT, CURBS AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE TO THE SATISFACTION OF THE ENGINEER AND OWNER.
10. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY SUITABLE ACCESSIBLE ROUTES (PER A.D.A). GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2% . IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
11. MAXIMUM JOINT SPACING IS TWICE THE DEPTH OF THE CONCRETE PAVEMENT IN FEET.

GRADING AND DRAINAGE NOTES

1. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL ADJUST BMP'S AS NECESSARY AND REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
3. CONTRACTOR SHALL ENSURE THERE IS POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS SO THAT SURFACE RUNOFF WILL DRAIN BY GRAVITY TO NEW OR EXISTING DRAINAGE OUTLETS. CONTRACTOR SHALL ENSURE NO PONDING OCCURS IN PAVED AREAS AND SHALL NOTIFY ENGINEER IF ANY GRADING DISCREPANCIES ARE FOUND IN THE EXISTING AND PROPOSED GRADES PRIOR TO PLACEMENT OF PAVEMENT OR UTILITIES.
4. CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES THAT ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION. EXISTING CASTINGS AND STRUCTURES TO REMAIN SHALL BE ADJUSTED TO MATCH THE PROPOSED FINISHED GRADES.
5. BACKFILL FOR UTILITY LINES SHALL BE PLACED PER DETAILS, STANDARDS, AND SPECIFICATIONS SO THAT THE UTILITY WILL BE STABLE. WHERE UTILITY LINES CROSS THE PARKING LOT, THE TOP 6 INCHES SHALL BE COMPACTED SIMILARLY TO THE REMAINDER OF THE LOT. UTILITY DITCHES SHALL BE VISUALLY INSPECTED DURING THE EXCAVATION PROCESS TO ENSURE THAT UNDESIRABLE FILL IS NOT USED.
6. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF 4" OF TOPSOIL AT COMPLETION OF WORK. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
7. AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORM RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.
8. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT FULL DEPTH FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
9. THE CONTRACTOR SHALL INSTALL PROTECTION OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
11. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO STATE DOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
12. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL GROWTH IS ESTABLISHED TO MINIMUM COVERAGE OF 70% IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
14. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
15. THE CONTRACTOR SHALL ENSURE THAT LANDSCAPE ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
16. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS AND STATE DOT SPECIFICATIONS.
17. PAVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATION OF THE SITE SPECIFIC GEOTECHNICAL EVALUATION REPORT AND CITY & STATE DOT SPECIFICATIONS.
18. SPOT ELEVATIONS REPRESENT THE FINISHED SURFACE GRADE OR FLOWLINE OF CURB UNLESS OTHERWISE NOTED.
19. LIMITS OF CONSTRUCTION ARE TO THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED ON THE PLAN.
20. IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS.
21. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION WITHOUT COMPENSATION.
22. BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
23. ALL PROPOSED GRADES ONSITE SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS. ANY SLOPES STEEPER THAN 4:1 REQUIRE EROSION AND SEDIMENT CONTROL BLANKET.
24. ADHERE TO ALL TERMS AND CONDITIONS AS NECESSARY IN THE GENERAL N.P.D.E.S. PERMIT AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
25. ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

WATER STORM SEWER & SANITARY SEWER NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES, GRAVITY SEWER LINES, AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.
3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
5. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. WATER FOR FIRE FIGHTING SHALL BE MADE AVAILABLE FOR USE BY THE CONTRACTOR PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
8. UNDERGROUND UTILITY LINES SHALL BE SURVEYED BY A STATE LICENSED PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.
9. CONTRACTOR SHALL PERFORM, AT THEIR OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.
10. BETWEEN WATER AND SEWER MANHOLES AND PIPES, CONTRACTOR SHALL PROVIDE FOR A MINIMUM HORIZONTAL CLEARANCE OF 10-FEET AND A MINIMUM VERTICAL SEPARATION OF 18-INCHES.
11. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
12. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GASKETED AND/OR GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT UNLESS OTHERWISE STATED BY CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS.
13. UNLESS OTHERWISE STATED IN CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS, ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER". EXISTING CASTINGS AND STRUCTURES WITHIN PROJECT LIMITS SHALL BE ADJUSTED TO MEET THESE CONDITIONS AND THE PROPOSED FINISHED GRADE.
14. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
15. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
16. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR FROM INVERT IN TO INVERT OUT.
17. ROOF DRAINS SHALL BE CONNECTED TO STORM SEWER BY PREFABRICATED WYES OR AT STORM STRUCTURES. ROOF DRAINS AND TRUCK WELL DRAIN SHALL RUN AT A MINIMUM 2.0% SLOPE, UNLESS NOTED OTHERWISE, AND TIE IN AT THE CENTERLINE OF THE STORM MAIN.
18. PROVIDE INSULATION OF UNDERGROUND ROOF DRAINS AND SANITARY SEWER SERVICES IF ADEQUATE FROST DEPTH CANNOT BE PROVIDED.
19. THE CONTRACTOR SHALL PROTECT EXISTING UNDERGROUND UTILITIES AND APPURTENANCES THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION OPERATIONS.
20. THE LOCATION OF EXISTING UTILITIES, STORM DRAINAGE STRUCTURES AND OTHER ABOVE AND BELOW-GRADE IMPROVEMENTS ARE APPROXIMATE AS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE AND INVERT ELEVATIONS OF EACH PRIOR TO THE START OF CONSTRUCTION.
21. A MINIMUM SEPARATION OF 5-FEET IS REQUIRED BETWEEN UNDERGROUND UTILITIES AND TREES UNLESS A ROOT BARRIER IS UTILIZED.
22. GAS, PHONE AND ELECTRIC SERVICES SHOWN FOR INFORMATIONAL PURPOSES ONLY. DRY UTILITY COMPANIES MAY ALTER THE DESIGN LAYOUT DURING THEIR REVIEW. CONTRACTOR TO COORDINATE FINAL DESIGN AND INSTALLATION WITH UTILITY COMPANIES.
23. COORDINATE UTILITY INSTALLATION WITH IRRIGATION DESIGN AND INSTALLATION.
24. ALL DIMENSIONS ARE TO FLOW LINE OF CURB UNLESS OTHERWISE NOTED. PERIMETER WALL DIMENSIONS ARE TO INSIDE WALL FACE. REFERENCE ARCHITECTURAL PLANS FOR EXACT WALL WIDTH AND SPECIFICATIONS.
25. REFERENCE ARCHITECTURAL PLANS (BY OTHERS) FOR EXACT BUILDING DIMENSIONS, MATERIALS SPECIFICATIONS.
26. REFERENCE M.E.P. PLANS (BY OTHERS) FOR MECHANICAL EQUIPMENT DIMENSIONS AND SPECIFICATIONS.
27. CONTRACTOR SHALL REFERENCE STRUCTURAL PLANS (BY OTHERS) FOR FOOTING AND FOUNDATION PAD PREPARATION SPECIFICATIONS.
28. CONTRACTOR SHALL REFERENCE M.E.P PLANS (BY OTHERS) FOR ROUTING OF PROPOSED ELECTRICAL & COMMUNICATIONS SERVICES AND SITE LIGHTING LAYOUT.

No.	REVISIONS	DATE	BY

Kimley»Horn
2025 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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

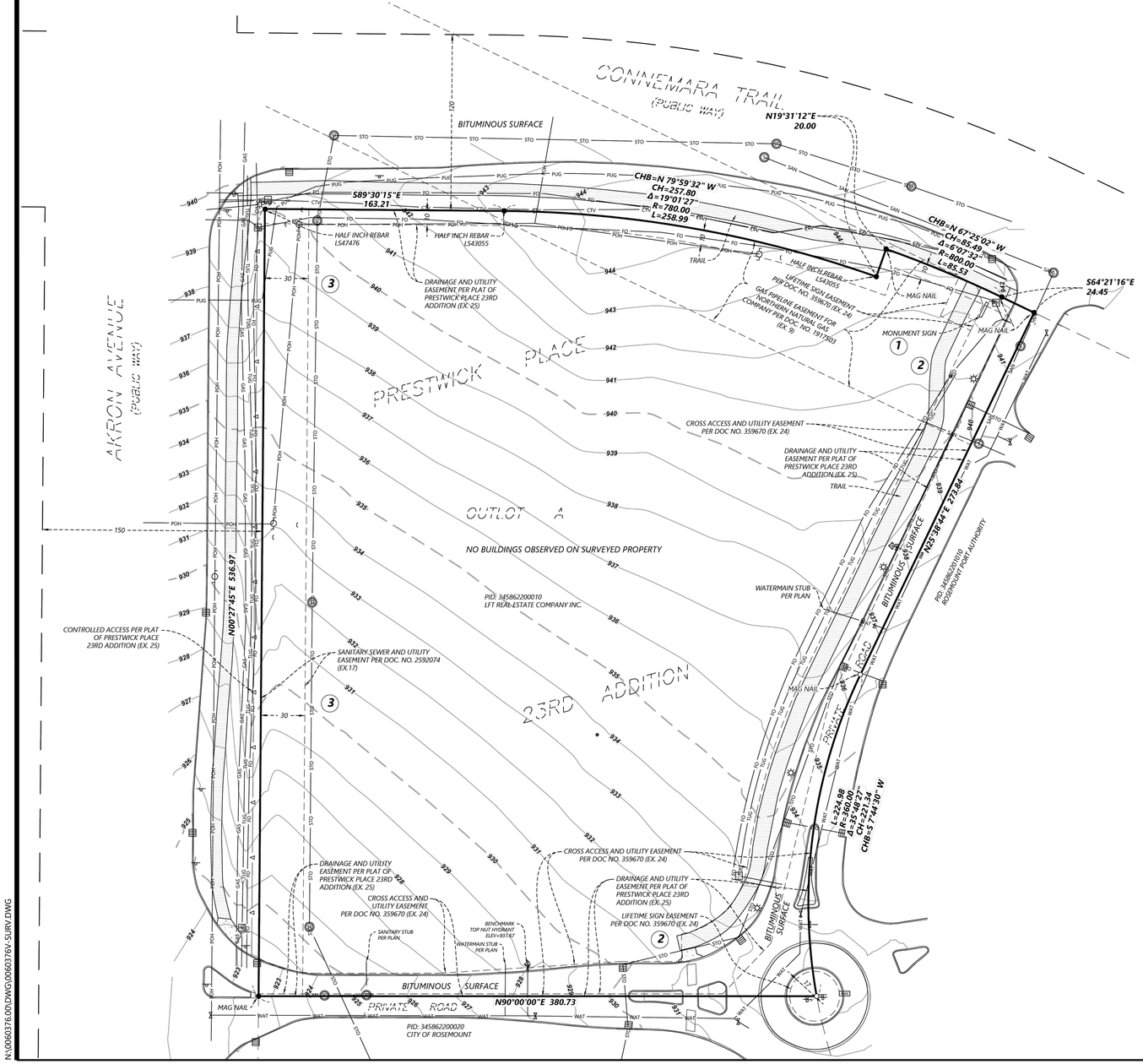
ALAN L. CATCHPO

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Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

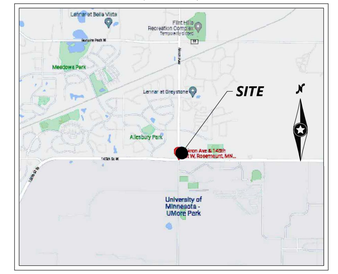
LEGEND

- SANITARY MANHOLE
- SEWER CLEANOUT
- SEPTIC COVER
- STORM MANHOLE
- CATCH BASIN
- CATCH BASIN MANHOLE
- FLARED END SECTION
- HYDRANT
- GATE VALVE
- WATER METER
- CURB STOP BOX
- WATER MANHOLE
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC MANHOLE
- STREET LIGHT
- GUY WIRE
- POWER POLE
- TELEPHONE BOX
- TELEPHONE MANHOLE
- HAND HOLE/JUNCTION BOX
- CABLE TV BOX
- CABLE TV MANHOLE
- FIBER OPTIC MANHOLE
- FIBER OPTIC PEDESTAL
- NATURAL GAS METER
- NATURAL GAS VALVE
- STEEL/WOOD POST
- SIGN
- IRRIGATION VALVE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CONTROLLED ACCESS
- EASEMENT LINE
- CABLE TELEVISION LINE
- WATERMAIN
- GAS LINE
- POWER OVERHEAD
- POWER UNDERGROUND
- SANITARY SEWER
- STORM SEWER
- TELEPHONE UNDERGROUND
- FIBER OPTIC
- FENCE LINE
- CONTROLLED ACCESS
- CURB & GUTTER
- CONCRETE SURFACE
- BITUMINOUS SURFACE
- FOUND MONUMENT (SEE LABEL)
- SET IRON PIPE LS 53596



VICINITY MAP

(NOT TO SCALE)



LEGAL DESCRIPTION

The following information was provided in First American Title Insurance Company File Number NCS-1118270-MPLS which has an effective date of July 07, 2023:

Parcel 1: Outlot A and Outlot C, Prestwick Place 23rd Addition, according to the recorded plat thereof, Dakota County, Minnesota. Abstract Property.

Parcel 2: Non-exclusive easements as set forth in the Declaration of Easements and Covenants By Rosemount Port Authority, City of Rosemount and LTF Real Estate Company, Inc., dated June 30, 2023, recorded July 7, 2023, as Document No. 3593670.

******SURVEYORS NOTE******

The above legal description contains more land that what was surveyed and certified to on this survey.

This survey is certified to Outlot A, Prestwick Place 23rd Addition, according to the recorded plat thereof, Dakota County, Minnesota. Abstract Property

SCHEDULE B II TITLE ITEM NOTES

The following notes correspond to the numbering system of Schedule B II of the above mentioned title commitment. Items 1-8 are not survey related and are not addressed hereon. Items 10-16 and 18-23 have been intentionally deleted from the title commitment.

9. Easement for pipeline purposes in favor of Northern Natural Gas Company, as contained and described in the following:
A) Easement dated August 22, 1940, recorded September 6, 1940 as Document No. 157379 in Book 48 of Miscellaneous at Page 388;
B) Conveyance, Assignment and Bill of Sale dated December 31, 1990, recorded April 30, 1992 as Document No. 1041083; and
C) Modification and Amendment of Easement Grant dated April 9, 2002, recorded July 18, 2002 as Document No. 1917503.
(SAID EASEMENTS ARE SHOWN HEREON)

17. Easement for sanitary sewer and utility purposes in favor of the Metropolitan Council, as contained and described in the Easement dated March 24, 2008, recorded May 22, 2008 as Document No. 2592074. ***(SAID EASEMENTS ARE SHOWN HEREON)***

24. Terms, conditions, easements, covenants and restrictions of the Declaration of Easements and Covenants By Rosemount Port Authority, City of Rosemount and LTF Real Estate Company, Inc., dated June 30, 2023, recorded July 7, 2023, as Document No. 3593670. ***(SAID EASEMENTS ARE SHOWN HEREON)***

25. Easements for utility and drainage purposes and access restriction to County State Aid Highway No. 42 (also identified as 145th Street) and to County State Aid Highway No. 73 (also identified as Akron Avenue) as shown on the recorded plat of Prestwick Place 23rd Addition. ***(SAID EASEMENTS ARE SHOWN HEREON)***

As amended by the Quitclaim Deed dated June 30, 2023, recorded July 7, 2023, as Document No. 3593666. ***(SAID DEED DOES NOT AFFECT SUBJECT PROPERTY)***

26. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, to the extent such lien or claim of lien arises out of or is in connection with construction work performed on the Land by or at the request of the Insured, its contractors, subcontractors or agents.

27. Covenants, Restrictions, Terms, and Conditions of the Site Development Agreement dated June 30, 2023, recorded July 7, 2023, as Document No. 3593671. ***(AFFECTS SUBJECT PROPERTY, AGREEMENT DESCRIBES TERMS, RESTRICTIONS OF DEVELOPING AND CONSTRUCTION OF SUBJECT PROPERTY. NO EASEMENT DESCRIBED IN SAID DOCUMENT)***

28. Covenants, Restrictions, Terms, and Conditions as set forth in the Memorandum of Deferred Assessments dated June 30, 2023, recorded July 7, 2023, as Document No. 3593673. ***(AFFECTS SUBJECT PROPERTY, SAID MEMORANDUM PURPOSE IS TO GIVE NOTICE OF THE DEFERRED EXISTING ASSESSMENTS)***

TABLE A OPTIONAL ITEM NOTES

1. *Monuments have been found or placed as shown hereon*
2. *The address of the surveyed property is unassigned but generally lies at the intersection of Akron Avenue and 145th Street, Rosemount, Minnesota.*
3. *The subject property appears to lie within Zone X according to FEMA Flood Insurance Rate Map Community - Panel Number 27037C0230E which has an effective date of 12/2/2011.*
4. *The subject property contains 227,051 sq. ft. or 5.212 acres.*
5. *Elevations and ground contours shown hereon are based on the NAVD88 vertical datum relative to Benchmark: TOP NUT HYDRANT near the south property line, which has an elevation of 931.67 feet as shown on survey.*
8. *The surveyor has made a good faith effort to show all substantial, above ground, visible, and permanent features observed during the course of the survey.*
9. *The subject property contains 0 regular parking stalls, 0 handicapped stalls and 0 motorcycle stalls.*

11(a). There were no site utility plans and/or reports provided by the client.

11(b). A public utility marking request was made by the surveyor (One Call Ticket No. 250200319). The underground utility lines shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned nor do we guarantee the accuracy or completeness of the markings and maps provided.

13. *Names of adjoining owners are shown according to the Dakota County GIS Map.*
16. *Portions of the subject property were under or appear to have had recent construction as shown hereon.*
17. *Portions of the subject property or adjoining streets and sidewalks were recently finished at the time of survey, said areas are indicated hereon.*
18. *Any plottable offsite easements provided in the Title Insurance Commitment are shown hereon.*

GENERAL NOTES

1. *Bearings of property lines shown hereon are based on the Dakota County coordinate system, (NAD 83 - 86 Control Adjustment).*
2. *Lengths of lines and distances between features are measured in US-Survey Feet.*
3. *Elevations and ground contours shown hereon are relative to the NAVD88 vertical datum and are relative to Benchmark X on Sanitary Manhole which has an elevation of 940.98'.*

STATEMENT OF POSSIBLE ENCROACHMENTS

The following items are items observed by the surveyor which may constitute an encroachment onto/from the subject property and are provided to drawn the users attention, the items below may not in fact constitute an encroachment.

1. *LIFETIME SIGN LANDS OUTSIDE OF SIGN EASEMENT*
2. *TRAIL FALLS OUTSIDE OF EASEMENT*
3. *STORM SEWER LINE FALLS OUTSIDE OF EASEMENT*

SURVEYOR'S CERTIFICATE

To: LTF Lease Company, LLC, a Delaware limited liability company; First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 8, 9, 11(a), 11(b), 13, 16, 17, and 18 of Table A thereof.

The fieldwork was completed on 1/28/2025.

Date of Map: 3/14/2025

Mathew J. Welinski
Minnesota License No. 53596
matt.welinski@westwoodps.com

1" = 40'

0' 40' 80' 120'

N:\0060376.00\DWG\0060376V-SURV.DWG

DESIGNED: -
CHECKED: NAS
DRAWN: JWM
HORIZONTAL SCALE: 40'
VERTICAL SCALE: 1' OR 5'

REVISIONS:

PREPARED FOR:
KIMLEY-HORN
767 EUSTIS STREET, SUITE 100
ST. PAUL, MINNESOTA, 55144

OUTLOT A
Prestwick Place 23rd Addition
Rosemount, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.
TBPELS ENGINEERING FIRM REGISTRATION NO. 11756
TBPELS SURVEYING FIRM REGISTRATION NO. 10074301

ALTA/NSPS LAND TITLE SURVEY

PROJECT NUMBER: 0060376.00

SHEET NUMBER: **V100**

DATE: 03/14/25

PRESTWICK PLACE 24TH ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: *That _____, owner of the following described property:*

Outlot A, PRESTWICK PLACE 23RD ADDITION, according to the recorded plat thereof, Dakota County, Minnesota.

Has caused the same to be surveyed and platted as PRESTWICK PLACE 24TH ADDITION and does hereby donate and dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said _____, a _____, has caused these presents to be signed by its proper officers this _____ day of _____, 20_____.

_____.

By _____, its _____

By _____

Its _____

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on _____, by _____ of _____ a_____, the _____, a _____, on behalf of the _____

_____ *(Signature)*

_____ *(Name Printed)*

Notary Public, _____

My Commission Expires _____

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

Dated this _____ day of _____ , 20_____ .

_____

Mathew Welinski, Licensed Land Surveyor

MINNESOTA LICENSE NO. 53596

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me on _____ by Mathew Welinski, Land Surveyor, Minnesota License No. 53596.

_____ *(Signature)*

_____ *(Name Printed)*

Notary Public, _____

My Commission Expires _____

CITY COUNCIL, CITY OF ROSEMOUNT, STATE OF MINNESOTA

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

_____ *Mayor*

_____ *Clerk*

COUNTY SURVEYOR, COUNTY OF DAKOTA, STATE OF MINNESOTA

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

_____

Todd B. Tollefson

Dakota County Surveyor

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

We do hereby certify that on the 6th day of June, 2023 the Board of Commissioners of Dakota County, Minnesota approved this plat of ***PRESTWICK PLACE 24TH ADDITION*** *and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2 and pursuant to the Dakota County Contiguous Plat Ordinance.*

_____ *Chair, County Board*

Attest _____ *County Treasurer-Auditor*

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

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

_____, *Director*

Amy A. Koethe, Department of Property Taxation and Records

COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that this plat of ***PRESTWICK PLACE 24TH ADDITION*** *was filed in the office of the County Recorder for public record on this _____ day of _____, 20___, at _____ o'clock _____.M., and was duly filed in Book _____ of Plats, Page _____ , as Document Number _____.*

COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that this plat of ***PRESTWICK PLACE 24TH ADDITION*** *was filed in the office of the County Recorder for public record on this _____ day of _____, 20___, at _____ o'clock _____.M., and was duly filed in Book _____ of Plats, Page _____ , as Document Number _____.*

_____

Amy A. Koethe, County Recorder

Westwood
Professional Services, Inc.

PRESTWICK PLACE 24TH ADDITION

CONNEMARA TRAIL

ADALYN AVENUE

PRESTWICK PLACE 22ND ADDITION

COUNTY ROAD NO. 73 (AKRON AVENUE)

PRESTWICK

PLACE

OUTLOT A

23RD

ADDITION

LOT 1

BLOCK 1

Fd. 1/2 Inch Rebar; LS #47476

Fd. 1/2 Inch Rebar; LS #43055

Fd. PK Nail

S89°30'15"E 163.21

CHB=N 79°59'32" W
CH=257.80
Δ=19°01'27"
R=780.00
L=258.99

N19°31'12"E 20.00

CHB=N 67°25'02" W
CH=85.49
Δ=6°07'32"
R=800.00
L=85.53

S64°21'16"E 24.45

Drainage & Utility Easement per PRESTWICK PLACE 23RD ADDITION

Gas Pipeline Easement for Northern Natural Gas Company per Doc. No. 1917503

Drainage & Utility Easement

N25°38'44"E 273.84

589°32'15"E 350.96

S65°08'18"E 82.34

N00°27'45"E 536.97

Metropolitan Council Sanitary Sewer & Utility Easement per Doc No. 2592074

West line of Outlot A, PRESTWICK PLACE 23RD ADDITION

L=224.98
R=3360.00
Δ=3°49'27"
CH=224.93
CHB=S 7°44'30" W

Drainage & Utility Easement per PRESTWICK PLACE 23RD ADDITION

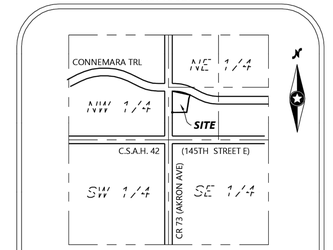
N90°00'00"E 380.73

Fd. PK Nail

150 30 10 120 100 30 10 10 15.08 27.92 10 249.80 293.18 255.46 60.38 28 32 1.62 1.62 28.38 28.38

VICINITY MAP

(NOT TO SCALE)



CITY OF ROSEMOUNT
SECTION 27, TOWNSHIP 115, RANGE 19

SCALE IN FEET

0' 40' 80' 120'

SCALE: 1 INCH = 80 FEET

○ SET 1/2" BY 14" IRON PIPE WITH CAP #53596

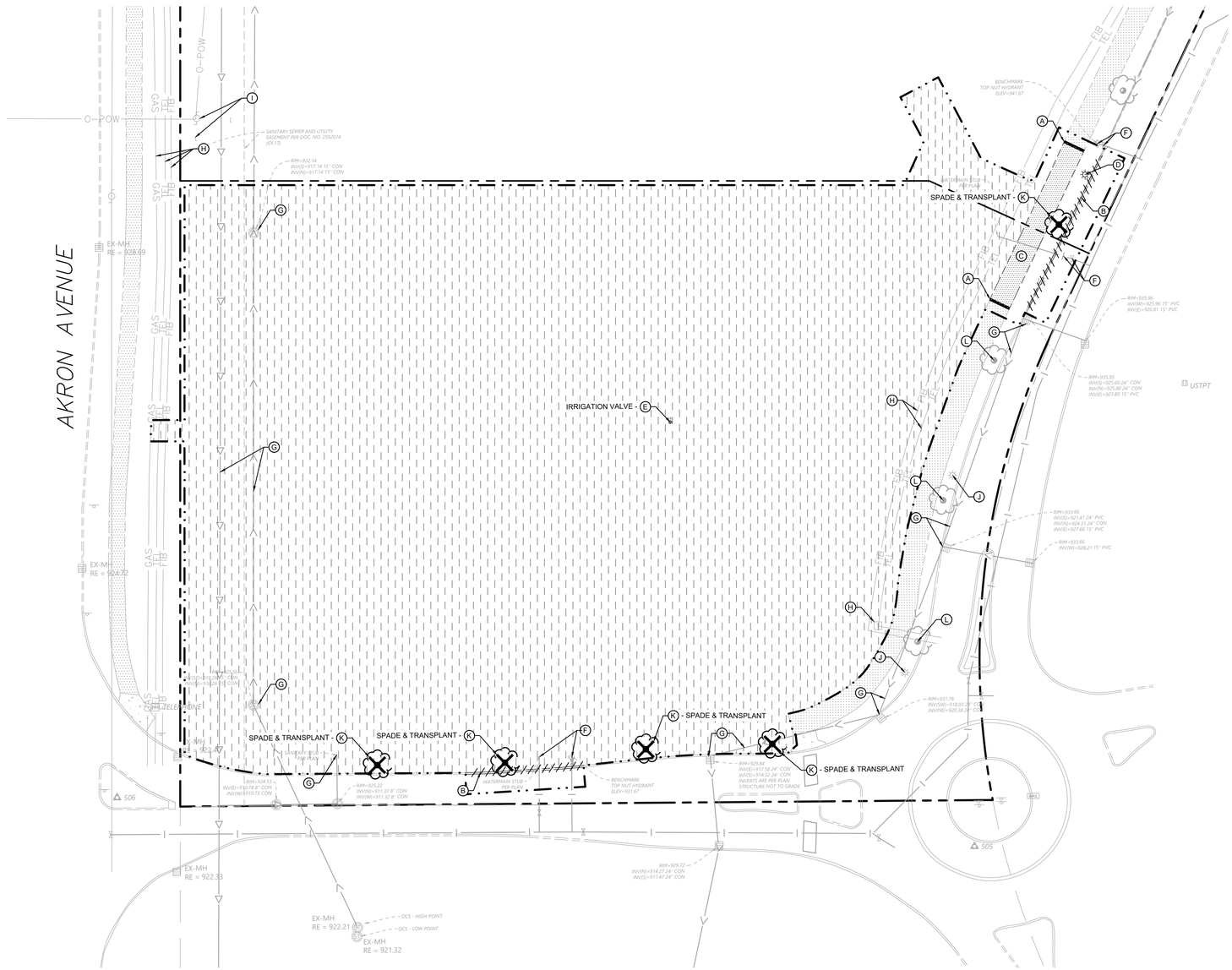
● FOUND MONUMENT AS NOTED ON SURVEY

BEARINGS SHOWN ARE BASED UPON THE WEST LINE OF OUTLOT A, PRESTWICK PLACE 23RD ADDITION WHICH IS ASSUMED TO BEAR N00°27'45"E

Δ DENOTES RESTRICTED ACCESS TO DAKOTA COUNTY PER THE DAKOTA COUNTY CONTIGUOUS PLAT ORDINANCE

Westwood
Professional Services, Inc.

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KEYNOTE LEGEND

A	SAWCUT EXISTING PAVEMENT
B	REMOVE EXISTING CURB
C	REMOVE EXISTING PAVEMENT
D	REMOVE & RELOCATE EXISTING LIGHT POLE, REVISE ELECTRICAL AS REQUIRED
E	REMOVE & RELOCATE ADJACENT PUBLIC SIDEWALK
F	PROTECT EXISTING WATER LINE / HYDRANT / VALVE
G	PROTECT EXISTING SEWER LINE / STRUCTURE
H	PROTECT EXISTING UTILITY LINE / STRUCTURE
I	PROTECT EXISTING UTILITY POLE & GUY WIRES
J	PROTECT EXISTING LIGHT POLE
K	REMOVE EXISTING TREE
L	PROTECT EXISTING TREE

LEGEND

	PROPERTY LINE
	REMOVE BITUMINOUS SURFACE
	CLEARING & GRUBBING
	FULL DEPTH SAWCUT
	REMOVE TREE
	REMOVE CONCRETE CURB & GUTTER
	LIMITS OF CONSTRUCTION
O—POW	EXISTING OVERHEAD POWER LINE
x—x—x	EXISTING CHAINLINK FENCE
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
W	EXISTING WATERMAIN
GAS	EXISTING GAS MAIN
TEL	EXISTING UNDERGROUND TELEPHONE
CTV	EXISTING UNDERGROUND CABLE
928	EXISTING CONTOUR
	EXISTING CURB & GUTTER
	EXISTING SIGN
	EXISTING FLARED END SECTION
D	EXISTING STORM MANHOLE
	EXISTING STORM CATCHBASIN
GAS METER	EXISTING GAS METER
	EXISTING POST INDICATOR VALVE
	EXISTING WELL
	EXISTING AUTOMATIC SPRINKLER
	EXISTING ROOF DRAIN
	EXISTING GATE VALVE
	EXISTING HYDRANT
	EXISTING METAL COVER
E	EXISTING ELECTRICAL METER
	EXISTING AIR CONDITIONER
	EXISTING TELEPHONE MANHOLE
	EXISTING CABLE BOX
	EXISTING GUY WIRE
	EXISTING POWER POLE
	EXISTING LIGHT POLE
	EXISTING TREE
	EXISTING TREE LINE

DEMOLITION PLAN NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS ON THE PLANS CAN BE CONSTRUCTED. FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE PROJECT DOCUMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING OF THE DEBRIS IN A LAWFUL MANNER AND IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS. THE CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS FOR DEMOLITION AND DISPOSAL FROM THE APPROPRIATE LOCAL AND STATE AGENCIES. CONTRACTOR SHALL PROVIDE COPIES OF THE PERMIT AND RECEIPTS OF DISPOSAL OF MATERIALS TO THE OWNER AND OWNERS REPRESENTATIVE, INCLUDING THE TYPE OF DEBRIS AND LOCATION WHERE IT WAS DISPOSED.
3. THE CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ADJACENT PROPERTIES AT ALL TIMES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE CONSTRUCTION MANAGER AND COORDINATION WITH THE ADJACENT PROPERTIES AND/OR THE CITY.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES TO PROVIDE LOCATIONS OF EXISTING UTILITIES WITHIN PROPOSED WORK AREA.
6. EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD PLAN DATA AND/OR FIELD UTILITY MARKINGS AND ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION. ADDITIONAL UNMARKED OBSTACLES MAY EXIST ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED UNDERGROUND FEATURES. GIVE NOTICE TO AFFECTED UTILITY COMPANIES REGARDING REMOVAL OF SERVICE LINES AND CAP ANY ABANDONED LINES BEFORE PRECEDING WITH THE PROPOSED WORK.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ANY ROAD RIGHT-OF-WAY DURING CONSTRUCTION.
8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE CONSTRUCTION MANAGER. MAINTENANCE OF TRAFFIC CONTROL SHALL BE COORDINATED IN ACCORDANCE WITH THE CITY, COUNTY, AND STATE DOT AS NECESSARY.
9. CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL NOTIFY ADJACENT PROPERTY OWNERS IF ACCESS WILL BE INTERRUPTED OR ALTERED AT ANY TIME DURING CONSTRUCTION.
10. PRIOR TO THE START OF DEMOLITION, INSTALL EROSION CONTROL BMP'S IN ACCORDANCE WITH THE EROSION & SEDIMENT CONTROL PLANS / SWPPP.
11. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT OR CURB, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
12. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE CITY WATER AND FIRE DEPARTMENTS TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE AND SURROUNDING PROPERTIES THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
13. IN THE EVENT A WELL IS FOUND, THE CONTRACTOR SHALL CONTACT THE ENGINEER AND OWNER IMMEDIATELY. ALL WELLS SHALL BE SEALED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH STATE REQUIREMENTS.
14. IN THE EVENT THAT UNKNOWN CONTAINERS OR TANKS ARE ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE OWNER AND/OR OWNERS REPRESENTATIVE IMMEDIATELY. ALL CONTAINERS SHALL BE DISPOSED OF AT A PERMITTED LANDFILL PER THE PROJECT DOCUMENTS.
15. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY EXISTING DRAINTILE IS ENCOUNTERED ON SITE; ACTIVE DRAINTILE SHALL NOT BE REMOVED WITHOUT APPROVAL FROM THE ENGINEER.
16. IF CONTAMINATED MATERIAL IS ENCOUNTERED ON THE PROJECT SITE, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE OWNER AND ENGINEER IMMEDIATELY.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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

No.	REVISIONS	DATE	BY

Kimley»Horn
2025 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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

ALAN L. CATCHPOOL
DATE: 03/19/2025 LIC. NO. 47969 MN

KHA PROJECT	161293000
DATE	03/19/2025
SCALE	AS SHOWN
DESIGNED BY	KAH
DRAWN BY	KAH
CHECKED BY	ALC

SITE DEMOLITION PLAN

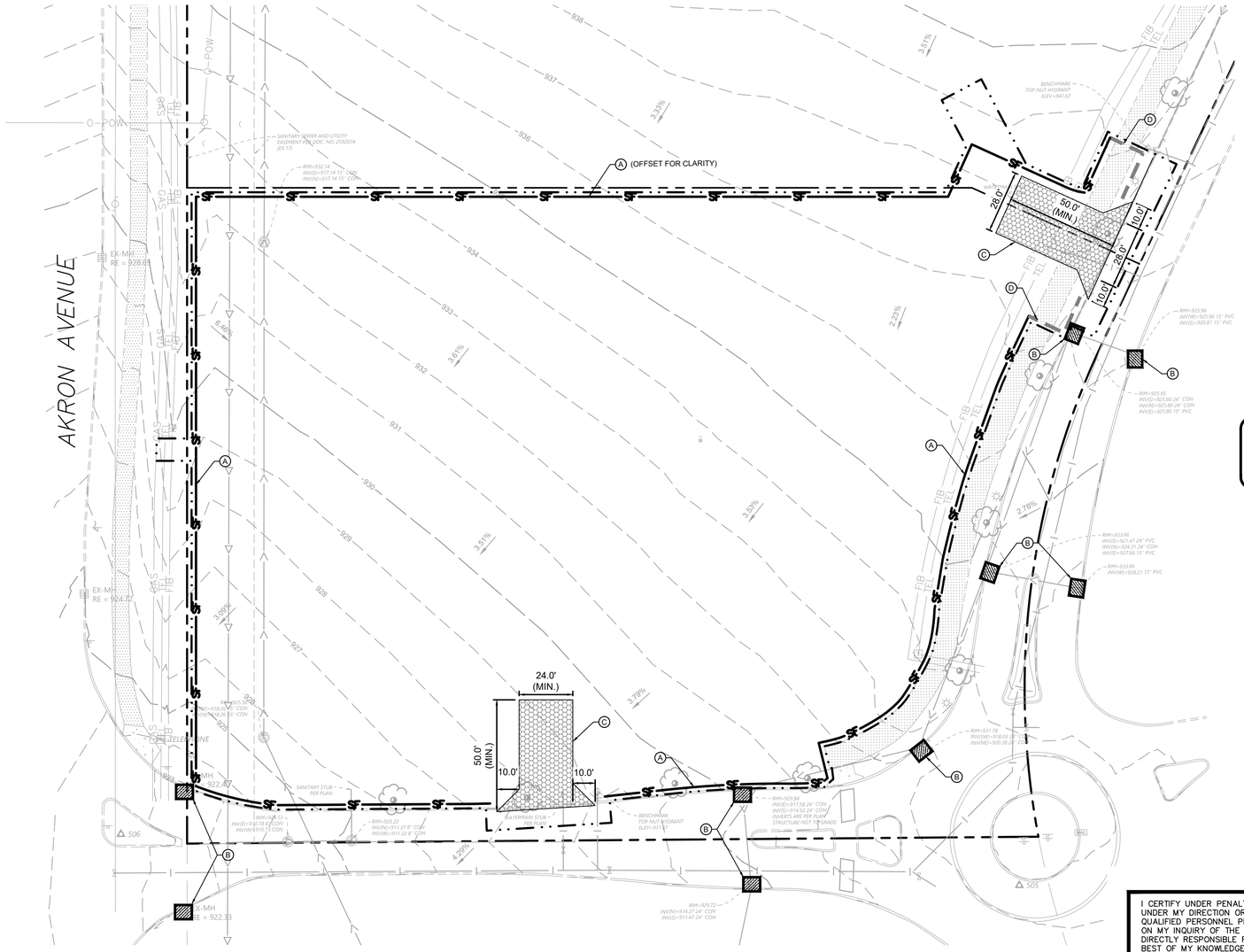
COPPER PINT
PREPARED FOR
KOREY BANNERMAN
ROSEMOUNT MN

SHEET NUMBER
C200

K:\TWC_LDEV\Korey Bannerman\3 Design\CAD\PlanSheets\C2-DEMO PLAN.dwg March 20, 2025 - 9:17am

K:\TWC_LDEV\Korey Bannerman\3 Design\CAD\PlanSheets\C3-EROS PH1 PLAN.dwg March 20, 2025 - 9:17am

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KEYNOTE LEGEND

- (A) SILT FENCE
- (B) INLET PROTECTION
- (C) ROCK CONSTRUCTION ENTRANCE
- (D) BIO ROLL

LEGEND

- ROCK ENTRANCE
- INLET PROTECTION
- SF — SILT FENCE
- LIMITS OF DISTURBANCE
- BIOROLL

AREA SUMMARY	
TOTAL PROPERTY AREA	2.60 AC
EXISTING IMPERVIOUS AREA	0.07 AC
EXISTING PERVIOUS AREA	2.20 AC
PROPOSED IMPERVIOUS AREA	1.69 AC
PROPOSED PERVIOUS AREA	0.57 AC
TOTAL DISTURBED AREA	2.27 AC

PHASE I BMP QUANTITIES	
SILT FENCE	±1,200 LF
INLET PROTECTION	9 EA
ROCK CONSTRUCTION ENTRANCE	2 EA
BIO ROLL	±75 LF

CONTRACTOR IS RESPONSIBLE FOR PREVENTING TRACK-OUT OF SEDIMENT FROM THE SITE BY EQUIPMENT AND VEHICLES. SHOULD TRACK-OUT BECOME A PROBLEM. CONTRACTOR SHALL PROVIDE AND INSTALL A SELF-CONTAINED WHEEL WASH SYSTEM AT NO ADDITIONAL COST TO THE OWNER.

DEVELOPER/OWNER:

SITE OPERATOR/GENERAL CONTRACTOR:

* SEE LA PLANS FOR DETAILS AND SPECIFICATIONS FOR ABOVE REFERENCED SEED DESIGN

* PLANTING OUTSIDE THE PLANTING WINDOW(S) SHALL NOT OCCUR UNLESS APPROVED BY THE CITY AND ENGINEER. TEMPORARY OR PERMANENT IRRIGATION AND ESTABLISHMENT OF WEED CONTROL PREVENTION ACTIVITIES FOR NATIVE SEEDED AREAS MUST BE PROVIDED FOR APPROVAL OF PLANTING OUTSIDE OF PLANTING WINDOW.

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNED: _____ DATE: 03/19/2025
ALAN L. CATCHPOOL, P.E.
MnDOT DESIGN OF SWPPP CERTIFIED

KIMLEY-HORN AND ASSOCIATES, INC.
ALAN L. CATCHPOOL, P.E.
767 EUSTIS STREET, SUITE 100
ST. PAUL, MN 55114
(651)-643-0428

SEEDING INSTALLATION AND ESTABLISHMENT SCHEDULE	
0-14 DAYS	MNDOT 22-111 SPRING PLANTING DATES: APRIL 1 - JULY 20 FALL PLANTING DATES: JULY 20 - OCTOBER 20
PERMANENT STABILIZATION	MNDOT 25-131 FOR LOW MAINTENENCE TURF WITH EROSION CONTROL BLANKETS SPRING PLANTING DATES: APRIL 1 - JUNE 1 FALL PLANTING DATES: JULY 20 - SEPTEMBER 20 SALT TOLERANT SOD APRIL 15 - JUNE 10

EROSION CONTROL PLAN NOTES

1. ALL PERIMETER SILT FENCE AND ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL CONSTRUCT DRAINAGE BASINS PRIOR TO SITE GRADING.
3. THE CONTRACTOR SHALL INSTALL CATCH BASIN EROSION CONTROL MEASURES.
4. WITHIN ONE WEEK (7 DAYS) OF SITE GRADING, ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED, SOD, OR ROCK BASE. REFER TO LANDSCAPE PLANS FOR MATERIALS.
5. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY, STATE, AND WATERSHED DISTRICT PERMITS.
6. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES, INCLUDING THE REMOVAL OF SILT IN FRONT OF SILT FENCES DURING THE DURATION OF THE CONSTRUCTION.
7. ANY EXCESS SEDIMENT IN PROPOSED BASINS SHALL BE REMOVED BY THE CONTRACTOR.
8. REMOVAL ALL EROSION CONTROL MEASURES AFTER VEGETATION IS ESTABLISHED.
9. THE CONTRACTOR SHALL REMOVE ALL SOILS AND SEDIMENT TRACKED ONTO EXISTING STREETS AND PAVED AREAS AND SHALL SWEEP ADJACENT STREETS AS NECESSARY IN ACCORDANCE WITH CITY REQUIREMENTS.
10. IF BLOWING DUST BECOMES A NUISANCE, THE CONTRACTOR SHALL APPLY WATER FROM A TANK TRUCK TO ALL CONSTRUCTION AREAS.
11. ANY AND ALL DEWATERING ACTIVITIES SHALL BE CONTINUED AS TO NOT CAUSE EROSION OR OTHER NUISANCE ISSUES.
12. MINIMUM OF 70% PERENNIAL VEGETATION COVERAGE AND REMOVAL OF EROSION CONTROL BMPS ARE REQUIRED FOR NOTICE OF TERMINATION (NOT) LETTER AND APPROVAL.
13. CONTRACTOR IS REQUIRED TO COORDINATE EROSION PREVENTION ACTIVITIES INCLUDING VEGETATION ESTABLISHMENT AS PART OF WEEKLY EROSION CONTROL LOOK-AHEAD SCHEDULES.
14. CONTRACTOR SHALL PLANT SEED AND SOD PER MNDOT SPECIFICATION 2575, PLANTING SCHEDULE BELOW SHOWN FOR REFERENCE.
15. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, AND SHALL MAINTAIN COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS FOR THE DURATION OF CONSTRUCTION.
16. THE CONTRACTOR SHALL FIELD ADJUST AND/OR PROVIDE ADDITIONAL EROSION CONTROL BMP'S AS NEEDED TO PREVENT EROSION AND OFF-SITE SEDIMENT DISCHARGE FROM THE CONSTRUCTION SITE. LOG AND RECORD ANY ADJUSTMENTS AND DEVIATIONS FROM THE APPROVED EROSION CONTROL PLANS WITHIN THE SWPPP DOCUMENTS STORED IN THE JOB SITE TRAILER.

SWPPP UPDATES AND AMENDMENTS

THE GC MUST UPDATE THE SWPPP, INCLUDING THE JOBSITE BINDER AND SITE MAPS, TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE. UPDATES SHALL BE MADE DAILY TO TRACK PROGRESS WHEN ANY OF THE FOLLOWING ACTIVITIES OCCUR: BMP INSTALLATION, MODIFICATION OR REMOVAL, CONSTRUCTION ACTIVITIES (E.G., PAVING, STORM SEWER INSTALLATION, FOOTING INSTALLATION, ETC.), CLEARING, GRUBBING OR GRADING, OR TEMPORARY OR PERMANENT STABILIZATION.

THE CONTRACTOR MAY MODIFY OR ADD ADDITIONAL BMPS, WITHOUT ENGINEER APPROVAL, IN AN EMERGENCY SITUATION TO PREVENT SEDIMENT DISCHARGE OR PROTECT WATER QUALITY; HOWEVER, GC MUST NOTIFY THE ENGINEER AS SOON AS PRACTICAL AS TO THEIR ACTIONS TO DISCUSS THE NEED FOR ADDITIONAL OR SUPPLEMENTAL MEASURES AND TO OBTAIN THE REQUIRED APPROVALS. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE TO ENSURE COMPLIANCE WITH THE PERMIT AND PROTECTION OF DOWNSTREAM WATER QUALITY.

AMENDING THE SWPPP DOES NOT MEAN THAT IT HAS TO BE REPRINTED. IT IS ACCEPTABLE TO ADD ADDENDA, SKETCHES, NEW SECTIONS, DETAILS, AND/OR REVISED DRAWINGS THAT HAVE THE ENGINEER NAME IN PRINT, ARE STAMPED, SIGNED, DATED, AND ARE ACCOMPANIED BY WRITTEN COPY OF THE ASSOCIATED RFI AND ITS RESPONSE FROM ENGINEER. ENGINEERED ITEMS MUST BE SIGNED AND STAMPED BY THE ENGINEER OF RECORD FOR THE PROJECT.

PHASE 1 SEQUENCE OF CONSTRUCTION

1. INSTALL PERIMETER EROSION CONTROL (I.E. SILT FENCE) AND INLET PROTECTION AT EXISTING STORMWATER INLETS.
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT
3. PREPARE TEMPORARY PARKING AND STORAGE AREA.
4. CONSTRUCT AND STABILIZE DIVERSIONS.
5. CLEAR AND GRUB THE SITE.
6. BEGIN MASS SITE GRADING AND ROUGH GRADE SITE SUFFICIENTLY TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
7. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
8. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE OR AS REQUIRED BY THE NPDES AND/OR CITY GRADING PERMIT(S).

NOTE: THE SEQUENCE OF CONSTRUCTION IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

Know what's **below.**
Call before you dig.

No.	REVISIONS	DATE	BY

Kimley»Horn
2025 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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

ALAN L. CATCHPOOL
DATE: 03/19/2025 LIC. NO. 47969 MN

KHA PROJECT	
161293000	
DATE	03/19/2025
SCALE	AS SHOWN
DESIGNED BY	KAH
DRAWN BY	KAH
CHECKED BY	ALC

EROSION AND SEDIMENT CONTROL PLAN - PHASE 1

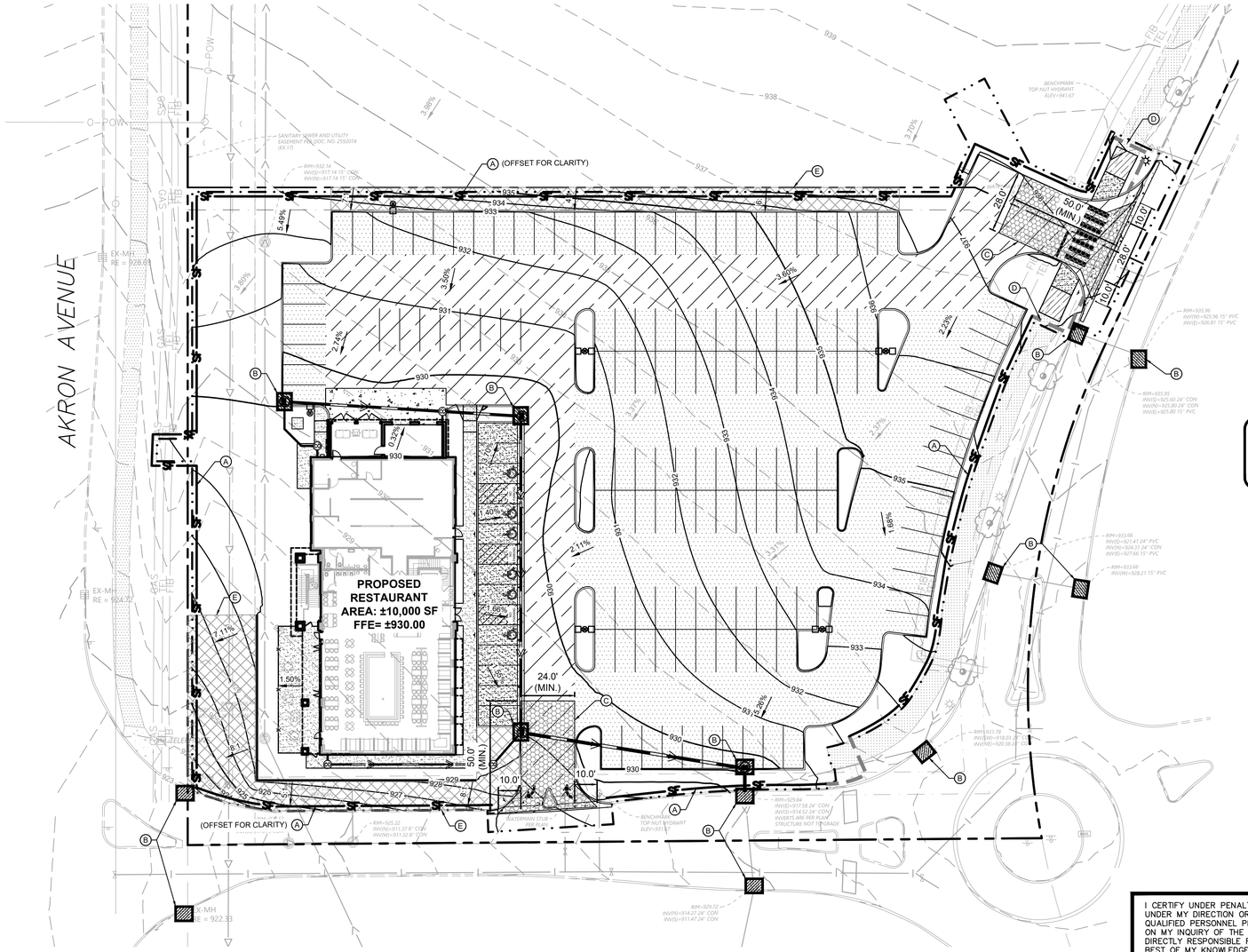
COPPER PINT

PREPARED FOR

KOREY BANNERMAN

ROSEMOUNT MN

SHEET NUMBER
C300



KEYNOTE LEGEND

- (A) SILT FENCE
- (B) INLET PROTECTION
- (C) ROCK CONSTRUCTION ENTRANCE
- (D) BIO ROLL
- (E) EROSION CONTROL BLANKET

LEGEND

- ROCK ENTRANCE
- EROSION CONTROL BLANKET
- INLET PROTECTION
- SF — SILT FENCE
- LIMITS OF DISTURBANCE
- BIOROLL

AREA SUMMARY	
TOTAL PROPERTY AREA	2.60 AC
EXISTING IMPERVIOUS AREA	0.07 AC
EXISTING PERVIOUS AREA	2.20 AC
PROPOSED IMPERVIOUS AREA	1.69 AC
PROPOSED PERVIOUS AREA	0.57 AC
TOTAL DISTURBED AREA	2.27 AC

PHASE II BMP QUANTITIES	
SILT FENCE	±1,200 LF
INLET PROTECTION	13 EA
ROCK CONSTRUCTION ENTRANCE	2 EA
BIO ROLL	±115 LF
EROSION CONTROL BLANKET	±4,425 SF

CONTRACTOR IS RESPONSIBLE FOR PREVENTING TRACK-OUT OF SEDIMENT FROM THE SITE BY EQUIPMENT AND VEHICLES. SHOULD TRACK-OUT BECOME A PROBLEM. CONTRACTOR SHALL PROVIDE AND INSTALL A SELF-CONTAINED WHEEL WASH SYSTEM AT NO ADDITIONAL COST TO THE OWNER.

DEVELOPER/OWNER:

SITE OPERATOR/GENERAL CONTRACTOR:

* SEE LA PLANS FOR DETAILS AND SPECIFICATIONS FOR ABOVE REFERENCED SEED DESIGN

* PLANTING OUTSIDE THE PLANTING WINDOW(S) SHALL NOT OCCUR UNLESS APPROVED BY THE CITY AND ENGINEER. TEMPORARY OR PERMANENT IRRIGATION AND ESTABLISHMENT OF WEED CONTROL PREVENTION ACTIVITIES FOR NATIVE SEEDED AREAS MUST BE PROVIDED FOR APPROVAL OF PLANTING OUTSIDE OF PLANTING WINDOW.

EROSION CONTROL PLAN NOTES

1. ALL PERIMETER SILT FENCE AND ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL CONSTRUCT DRAINAGE BASINS PRIOR TO SITE GRADING.
3. THE CONTRACTOR SHALL INSTALL CATCH BASIN EROSION CONTROL MEASURES.
4. WITHIN ONE WEEK (7 DAYS) OF SITE GRADING, ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED, SOD, OR ROCK BASE. REFER TO LANDSCAPE PLANS FOR MATERIALS.
5. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY, STATE, AND WATERSHED DISTRICT PERMITS.
6. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES, INCLUDING THE REMOVAL OF SILT IN FRONT OF SILT FENCES DURING THE DURATION OF THE CONSTRUCTION.
7. ANY EXCESS SEDIMENT IN PROPOSED BASINS SHALL BE REMOVED BY THE CONTRACTOR.
8. REMOVAL ALL EROSION CONTROL MEASURES AFTER VEGETATION IS ESTABLISHED.
9. THE CONTRACTOR SHALL REMOVE ALL SOILS AND SEDIMENT TRACKED ONTO EXISTING STREETS AND PAVED AREAS AND SHALL SWEEP ADJACENT STREETS AS NECESSARY IN ACCORDANCE WITH CITY REQUIREMENTS.
10. IF BLOWING DUST BECOMES A NUISANCE, THE CONTRACTOR SHALL APPLY WATER FROM A TANK TRUCK TO ALL CONSTRUCTION AREAS.
11. ANY AND ALL DEWATERING ACTIVITIES SHALL BE CONTINUED AS TO NOT CAUSE EROSION OR OTHER NUISANCE ISSUES.
12. MINIMUM OF 70% PERENNIAL VEGETATION COVERAGE AND REMOVAL OF EROSION CONTROL BMPS ARE REQUIRED FOR NOTICE OF TERMINATION (NOT) LETTER AND APPROVAL.
13. CONTRACTOR IS REQUIRED TO COORDINATE EROSION PREVENTION ACTIVITIES INCLUDING VEGETATION ESTABLISHMENT AS PART OF WEEKLY EROSION CONTROL LOOK-AHEAD SCHEDULES.
14. CONTRACTOR SHALL PLANT SEED AND SOD PER MNDOT SPECIFICATION 2575, PLANTING SCHEDULE BELOW SHOWN FOR REFERENCE.
15. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, AND SHALL MAINTAIN COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS FOR THE DURATION OF CONSTRUCTION.
16. THE CONTRACTOR SHALL FIELD ADJUST AND/OR PROVIDE ADDITIONAL EROSION CONTROL BMP'S AS NEEDED TO PREVENT EROSION AND OFF-SITE SEDIMENT DISCHARGE FROM THE CONSTRUCTION SITE. LOG AND RECORD ANY ADJUSTMENTS AND DEVIATIONS FROM THE APPROVED EROSION CONTROL PLANS WITHIN THE SWPPP DOCUMENTS STORED IN THE JOB SITE TRAILER.

SWPPP UPDATES AND AMENDMENTS

THE GC MUST UPDATE THE SWPPP, INCLUDING THE JOBSITE BINDER AND SITE MAPS, TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE. UPDATES SHALL BE MADE DAILY TO TRACK PROGRESS WHEN ANY OF THE FOLLOWING ACTIVITIES OCCUR: BMP INSTALLATION, MODIFICATION OR REMOVAL, CONSTRUCTION ACTIVITIES (E.G., PAVING, STORM SEWER INSTALLATION, FOOTING INSTALLATION, ETC.), CLEARING, GRUBBING OR GRADING, OR TEMPORARY OR PERMANENT STABILIZATION.

THE CONTRACTOR MAY MODIFY OR ADD ADDITIONAL BMPS, WITHOUT ENGINEER APPROVAL, IN AN EMERGENCY SITUATION TO PREVENT SEDIMENT DISCHARGE OR PROTECT WATER QUALITY; HOWEVER, GC MUST NOTIFY THE ENGINEER AS SOON AS PRACTICAL AS TO THEIR ACTIONS TO DISCUSS THE NEED FOR ADDITIONAL OR SUPPLEMENTAL MEASURES AND TO OBTAIN THE REQUIRED APPROVALS. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE TO ENSURE COMPLIANCE WITH THE PERMIT AND PROTECTION OF DOWNSTREAM WATER QUALITY.

AMENDING THE SWPPP DOES NOT MEAN THAT IT HAS TO BE REPRINTED. IT IS ACCEPTABLE TO ADD ADDENDA, SKETCHES, NEW SECTIONS, DETAILS, AND/OR REVISED DRAWINGS THAT HAVE THE ENGINEER NAME IN PRINT, ARE STAMPED, SIGNED, DATED, AND ARE ACCOMPANIED BY WRITTEN COPY OF THE ASSOCIATED RFI AND ITS RESPONSE FROM ENGINEER. ENGINEERED ITEMS MUST BE SIGNED AND STAMPED BY THE ENGINEER OF RECORD FOR THE PROJECT.

PHASE 2 SEQUENCE OF CONSTRUCTION

1. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE.
2. CONSTRUCT UNDERGROUND SITE UTILITIES AND STORM SEWER.
3. INSTALL APPROPRIATE INLET PROTECTION AT ANY NEW STORM SEWER STRUCTURES AS EACH STRUCTURE IS CONSTRUCTED.
4. COMPLETE SITE GRADING AND PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
5. PLACE PAVEMENT BASE MATERIAL AND INSTALL SUBDRAINAGE SYSTEM.
6. CONSTRUCT PAVEMENTS, CURB & GUTTER, AND SIDEWALKS.
7. AS APPROPRIATE, REPLACE & MAINTAIN INLET PROTECTION DEVICES WITHIN PAVED AREAS AS WORK PROGRESSES.
8. COMPLETE FINAL GRADING AND INSTALL OF PERMANENT STABILIZATION (SEEDING, SODDING, ETC.) WITHIN LANDSCAPED AREAS.
9. WHEN THE SITE HAS ACHIEVED FINAL STABILIZATION AS DEFINED BY THE APPLICABLE EROSION CONTROL PERMITS, REMOVE ALL REMAINING TEMPORARY EROSION & SEDIMENT CONTROL BMP'S AND RE-STABILIZE ANY AREAS DISTURBED BY THE REMOVAL.

NOTE: THE SEQUENCE OF CONSTRUCTION IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY.

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNED: _____ DATE: 03/19/2025
ALAN L. CATCHPOOL, P.E.
MnDOT DESIGN OF SWPPP CERTIFIED

KIMLEY–HORN AND ASSOCIATES, INC.
ALAN L. CATCHPOOL, P.E.
767 EUSTIS STREET, SUITE 100
ST. PAUL, MN 55114
(651)–643–0428

SEEDING INSTALLATION AND ESTABLISHMENT SCHEDULE	
0-14 DAYS	MNDOT 22-111 SPRING PLANTING DATES: APRIL 1 - JULY 20 FALL PLANTING DATES: JULY 20 - OCTOBER 20
PERMANENT STABILIZATION	MNDOT 25-131 FOR LOW MAINTENENCE TURF WITH EROSION CONTROL BLANKETS SPRING PLANTING DATES: APRIL 1 - JUNE 1 FALL PLANTING DATES: JULY 20 - SEPTEMBER 20 SALT TOLERANT SOD APRIL 15 - JUNE 10

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

Know what's below. Call before you dig.

No.	REVISIONS	DATE	BY

Kimley»Horn
2025 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
ALAN L. CATCHPOOL
DATE: 03/19/2025
MN LIC. NO. 47969

KHA PROJECT	161293000
DATE	03/19/2025
SCALE	AS SHOWN
DESIGNED BY	KAH
DRAWN BY	KAH
CHECKED BY	ALC

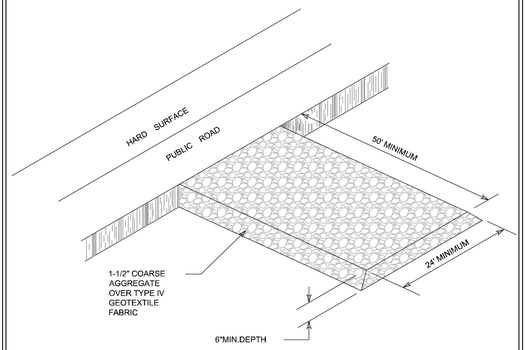
EROSION AND SEDIMENT CONTROL PLAN - PHASE 2

COPPER PINT
PREPARED FOR
KOREY BANNERMAN
ROSEMOUNT MN

SHEET NUMBER
C301

K:\TWC_LDEV\Korey Bannerman\3 Design\CAD\PlanSheets\C3-EROS PH2 PLAN.dwg March 20, 2025 - 9:18am
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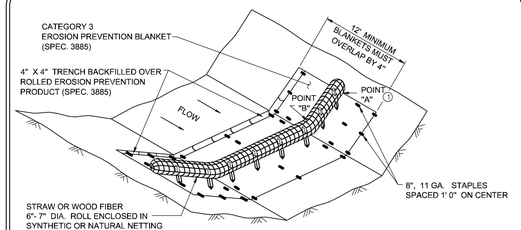
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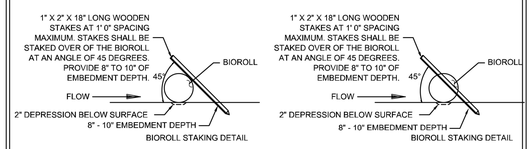
Notes:
1. CRUSHED CONCRETE IS NOT ALLOWED
2. CONSTRUCTION ENTRANCE SHALL BE A MINIMUM OF 24' X 50'
3. GEOTEXTILE FABRIC REQUIRED UNDERNEATH COARSE AGGREGATE
4. MAINTENANCE IS INCIDENTAL

ROSEMOUNT SPIRIT OF PRIDE AND PROGRESS Standard Plate Library for the City of Rosemount	ROCK CONSTRUCTION ENTRANCE	Special Details Date: 01-10-06 Revised: EC-1

FOR REFERENCE ONLY

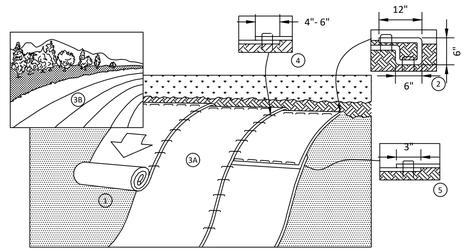


SEDIMENT CONTROL BLANKET SYSTEM
(TYPE 3 SPEC. 3889)



Maintenance
1. FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SHOULD THE SEDIMENT CONTROL LOG DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USEABLE LIFE AND THE BARRIER STILL BE NECESSARY. THE SEDIMENT CONTROL LOG SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY 1/3 HEIGHT OF THE BARRIER, OR AS DIRECTED BY THE ENGINEER.
4. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED, SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.
5. ALL MATERIAL & INSTALLATION MUST CONFORM TO THE REQUIREMENTS OF THE CURRENT EDITION OF THE MNDOT CONSTRUCTION SPECIFICATIONS SECTION 3889.

ROSEMOUNT SPIRIT OF PRIDE AND PROGRESS Standard Plate Library for the City of Rosemount	BIO-ROLL BLANKET	Special Details Date: 01-19-06 Revised: 02-01-23 EC-2

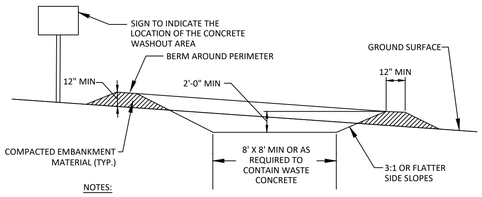


1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS PER MANUFACTURES RECOMMENDATION.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 4"-6" OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3"OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12"APART ACROSS ENTIRE BLANKET WIDTH.
6. PLACE STAPLES/STAKES PER MANUFACTURE RECOMMENDATION FOR THE APPROPRIATE SLOPE BEING APPLIED.

NOTES:
1. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
2. FOLLOW EROSION CONTROL TECHNOLOGY COUNCIL SPECIFICATION FOR PRODUCT SELECTION

1 EROSION CONTROL BLANKET

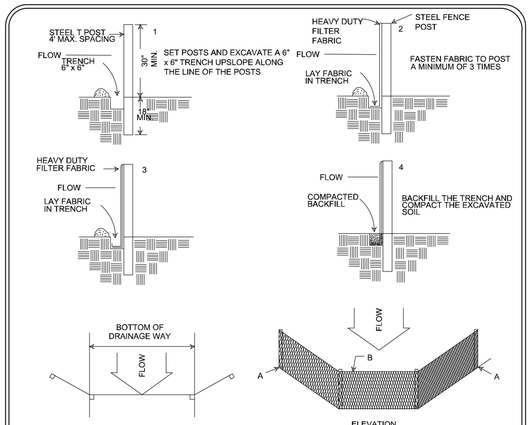
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NOTES:
1. CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
2. CONCRETE WASHOUT AREA SHALL BE LINED WITH MINIMUM 10 MIL THICK PLASTIC LINER.
3. VEHICLE TRACKING CONTROL IS REQUIRED IF ACCESS TO CONCRETE WASHOUT AREA IS OFF PAVEMENT.
4. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
5. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
6. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN ACCEPTED WASTE SITE.
7. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER ACCEPTED BY THE CITY.

CW CONCRETE WASHOUT AREA
N.T.S.

FOR REFERENCE ONLY

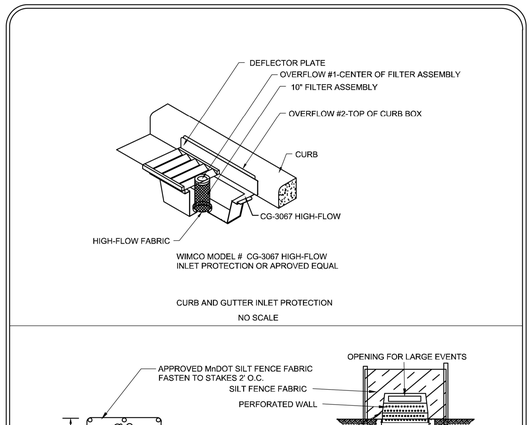


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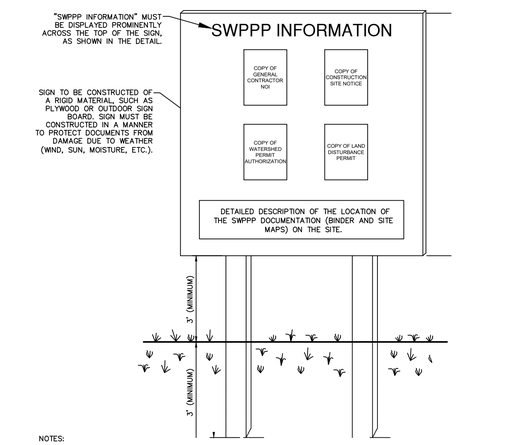
Maintenance
1. FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USEABLE LIFE AND THE BARRIER STILL BE NECESSARY. THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY 1/3 HEIGHT OF THE BARRIER, OR AS DIRECTED BY THE ENGINEER.
4. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED, SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.
5. WETLANDS, WATER BODIES, STEEP SLOPES, AND HIGHLY ERODABLE SOILS ARE TO BE PROTECTED BY TWO ROWS OF H.I. SILT FENCE PLACED 5 FEET APART.
6. ALL MATERIAL & INSTALLATION MUST CONFORM TO THE REQUIREMENTS OF THE CURRENT EDITION OF THE MNDOT CONSTRUCTION SPECIFICATIONS TABLE 3886.2-1, 3886.2-2, 3886.2-3.

ROSEMOUNT SPIRIT OF PRIDE AND PROGRESS Standard Plate Library for the City of Rosemount	PLACEMENT & CONSTRUCTION OF SILT FENCE BARRIER	Special Details Date: 01-06-05 Revised: 02-01-23 EC-3

FOR REFERENCE ONLY



ROSEMOUNT SPIRIT OF PRIDE AND PROGRESS Standard Plate Library for the City of Rosemount	STORM SEWER INLET PROTECTION	Special Details Date: 01-19-06 Revised: EC-6



NOTES:
1. THE SWPPP INFORMATION SIGN MUST BE LOCATED IN A PROMINENT, PUBLICLY ACCESSIBLE LOCATION NEAR THE MAIN ENTRANCE OF THE SITE, SUCH THAT THE DOCUMENTATION CAN BE READ WITHOUT ACCESSING THE JOBSITE, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A TRAFFIC SAFETY HAZARD.
2. ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.
3. ALL PAGES OF NOTICES OF INTENT AND PERMIT AUTHORIZATIONS MUST BE POSTED. THE CONTRACTOR MAY UTILIZE ACCESSIBLE WATERPROOF FOLDERS TO STORE THESE DOCUMENTS IF IT WILL BE DIFFICULT TO POST ALL PAGES INDIVIDUALLY.
4. CONTRACTOR SHALL POST OTHER STORMWATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCIES.
5. SUBSEQUENT PERMIT MODIFICATION REQUESTS OR RENEWAL APPLICATIONS AND THEIR ASSOCIATED AUTHORIZATIONS OR RESPONSES SHALL BE POSTED ON THE SWPPP SIGN.
6. SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
7. CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THE SWPPP INFORMATION SIGN.

2 SWPPP INFORMATION SIGN

N.T.S.

No.	REVISIONS	DATE	BY

Kimley»Horn
2025 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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

ALAN L. CATCHPOOL
MN LIC. NO. 47969
DATE: 03/19/2025

KHA PROJECT: 161293000
DATE 03/19/2025
SCALE AS SHOWN
DESIGNED BY KAH
DRAWN BY KAH
CHECKED BY ALC

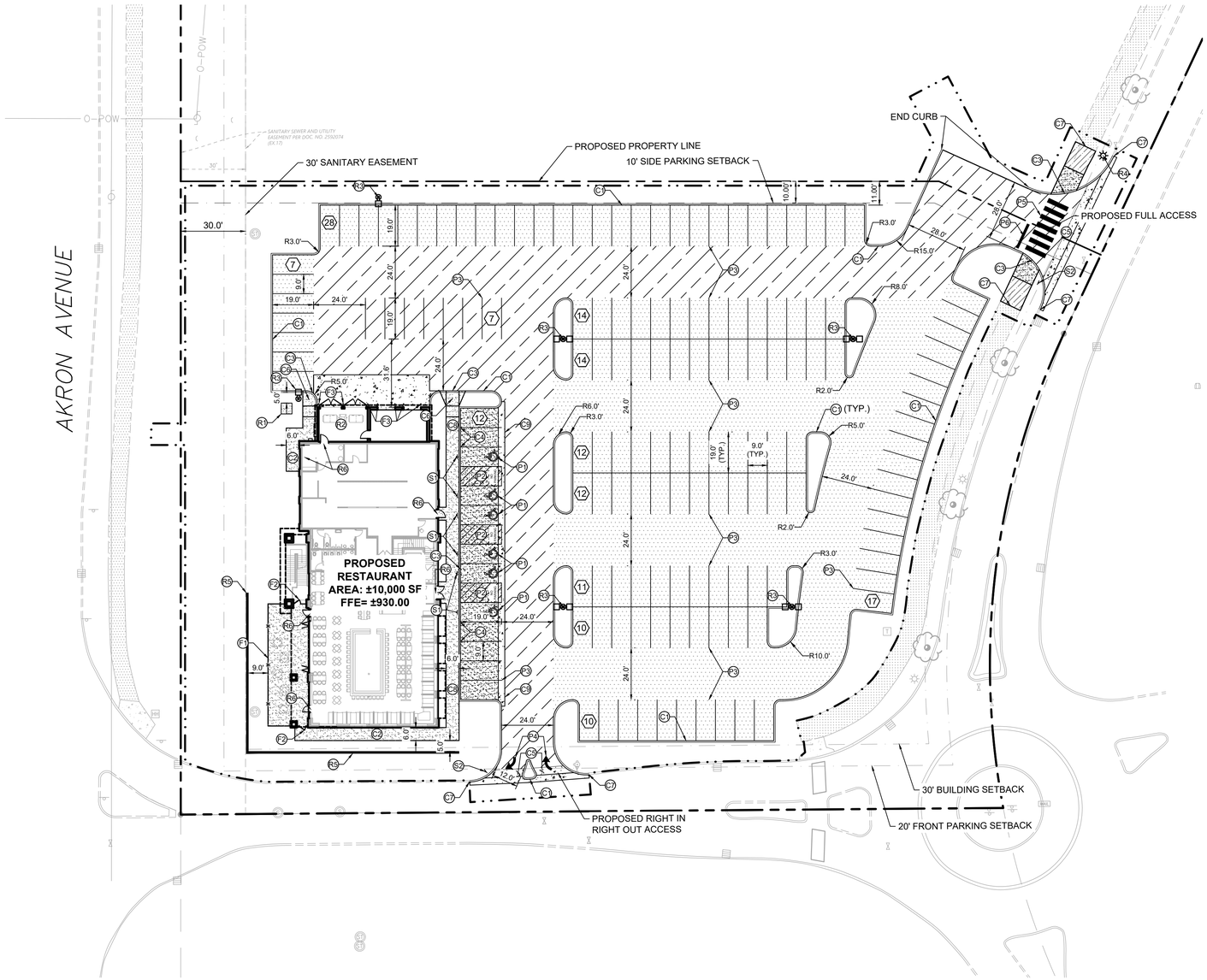
EROSION AND SEDIMENT CONTROL DETAILS

COPPER PINT
PREPARED FOR
KOREY BANNERMAN
ROSEMOUNT MN

SHEET NUMBER
C302

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K:\TWC_LDEV\Korey Bannerman\3 Design\CAD\Plan\Sheets\C3-EROS DETAILS.dwg March 20, 2025 - 9:18am



KEYNOTE LEGEND

CURB, SIDEWALK & PAVEMENT

- (C1) 6" CONCRETE CURB & GUTTER (B612) - SEE DETAIL
- (C2) CONCRETE SIDEWALK - SEE DETAIL
- (C3) SIDEWALK FLUSH WITH PAVEMENT - SEE DETAIL / GRADING PLAN
- (C4) CURB TRANSITION FROM 6" TO FLUSH - SEE GRADING PLAN
- (C5) COMMERCIAL DRIVEWAY APRON - SEE DETAIL
- (C6) ACCESSIBLE CURB RAMP - SEE DETAIL
- (C7) MATCH EXISTING EDGE OF PAVEMENT/ CURB & GUTTER
- (C8) INTEGRAL CONCRETE CURB & SIDEWALK
- (C9) 3' CONCRETE VALLEY GUTTER PER ST-7 DETAIL

SITE FIXTURES

- (F1) PATIO FENCE - SEE ARCHITECTURAL PLANS
- (F2) PATIO FENCE SWING GATE - SEE ARCHITECTURAL PLANS
- (F3) 6" CONCRETE FILLED PIPE BOLLARD - SEE DETAIL

PAVEMENT MARKINGS

- (P1) ACCESSIBLE PARKING SYMBOL & LOADING AREA - SEE DETAIL
- (P2) STRIPED WHITE CROSS-HATCH AREA 4" SOLID LINES @ 45° 2' O.C.
- (P3) 4" WIDE WHITE PAINTED SOLID PARKING LOT LINE
- (P4) PAINTED WHITE DIRECTIONAL ARROW - SEE DETAIL
- (P5) PAINTED WHITE CROSSWALK - SEE DETAIL
- (P6) 24" WIDE PAINTED WHITE STOP BAR - SEE DETAIL

SIGNAGE

- (S1) ACCESSIBLE PARKING SIGNAGE - SEE DETAIL
- (S2) STOP SIGN - SEE DETAIL

REFERENCE NOTES

- (R1) TRANSFORMER/EQUIPMENT PAD - REFER TO MEP PLANS
- (R2) TRASH ENCLOSURE - REFER TO ARCHITECTURAL PLANS
- (R3) LIGHT POLE & BASE - REFER TO SITE ELECTRICAL PLAN
- (R4) RELOCATED LIGHT POLE & BASE
- (R5) RETAINING WALL (BY OTHERS) - REFER TO GRADING PLAN
- (R6) AT-GRADE BUILDING ENTRY & STRUCTURAL STOOP - REFER TO ARCHITECTURAL & STRUCTURAL PLANS

LEGEND

- PROPERTY LINE
- SETBACK LINE
- DRAINAGE AND UTILITY EASEMENT
- PROPOSED FENCE
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- STANDARD DUTY ASPHALT PAVMENT — SEE DETAILS FOR SECTION
- HEAVY DUTY ASPHALT PAVEMENT — SEE DETAILS FOR SECTION
- HEAVY DUTY CONCRETE PAVEMENT — SEE DETAILS FOR SECTION
- STANDARD DUTY CONCRETE PAVEMENT / SIDEWALK — SEE DETAILS FOR SECTION
- ASPHALT TRAIL — SEE DETAILS FOR SECTION

SITE PLAN NOTES

1. REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF STOOPS, TRUCK DOCKS, TRASH ENCLOSURES & PRECISE BUILDING DIMENSIONS. REFER TO THE SITE ELECTRICAL PLAN FOR LOCATIONS OF PROPOSED LIGHT POLES, CONDUITS, AND ELECTRICAL EQUIPMENT.
2. REFER TO CERTIFIED SITE SURVEY OR PLAT FOR EXACT LOCATION OF EXISTING EASEMENTS, PROPERTY BOUNDARY DIMENSIONS, AND ADJACENT RIGHT-OF-WAY & PARCEL INFORMATION.
3. DIMENSIONS AND RADII ARE DRAWN TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT, AND AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
4. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING EXISTING SITE IMPROVEMENTS THAT CONFLICT WITH THE PROPOSED WORK, INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNS, LIGHT POLES, ABOVEGROUND UTILITIES, ETC. PERFORM WORK IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS. COST SHALL BE INCLUDED IN BASE BID.
5. TYPICAL PARKING STALL DIMENSIONS SHALL BE 9.0-FEET IN WIDTH AND 19-FEET IN LENGTH UNLESS OTHERWISE INDICATED.
6. MONUMENT SIGN(S) ARE DETAILED ON THE ARCHITECTURAL PLANS AND ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIGN DIMENSIONS, LOCATION AND REQUIRED PERMITS WITH THE OWNER.\
7. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.

PROPERTY SUMMARY	
TOTAL PROPERTY AREA	2.60 AC
DISTURBED AREA	2.27 AC
EXISTING IMPERVIOUS AREA	0.07 AC
EXISTING PERVIOUS AREA	2.20 AC
PROPOSED IMPERVIOUS AREA	1.69 AC
PROPOSED PERVIOUS AREA	0.57 AC
NET INCREASE IN IMPERVIOUS AREA	1.62 AC

SITE DATA	
EXISTING ZONING	MX-2 HIGHWAY MIXED USE
PROPOSED LAND USE	COMMERCIAL
PARKING SETBACKS	FRONT = 20' SIDE/REAR = 10'
BUILDING SETBACKS	FRONT = 30' SIDE = 10' REAR = 10'

BUILDING DATA	
TOTAL BUILDING AREA	±10,000 SF
PERCENT OF TOTAL PROPERTY AREA	8.8%
MAXIMUM BUILDING HEIGHT	35 FT

PARKING SUMMARY	
REQUIRED PARKING	161 SPACES @ 1/4 PERSONS OF MAX OCCUPANCY
TOTAL PROPOSED PARKING	154 SPACES
REQUIRED ACCESSIBLE PARKING	6 STANDARD SPACES
PROPOSED ACCESSIBLE PARKING	6 STANDARD SPACES

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

Know what's **below.** **Call** before you dig.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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

ALAN L. CATCHPOOL
MN LIC. NO. 47969
DATE: 03/19/2025

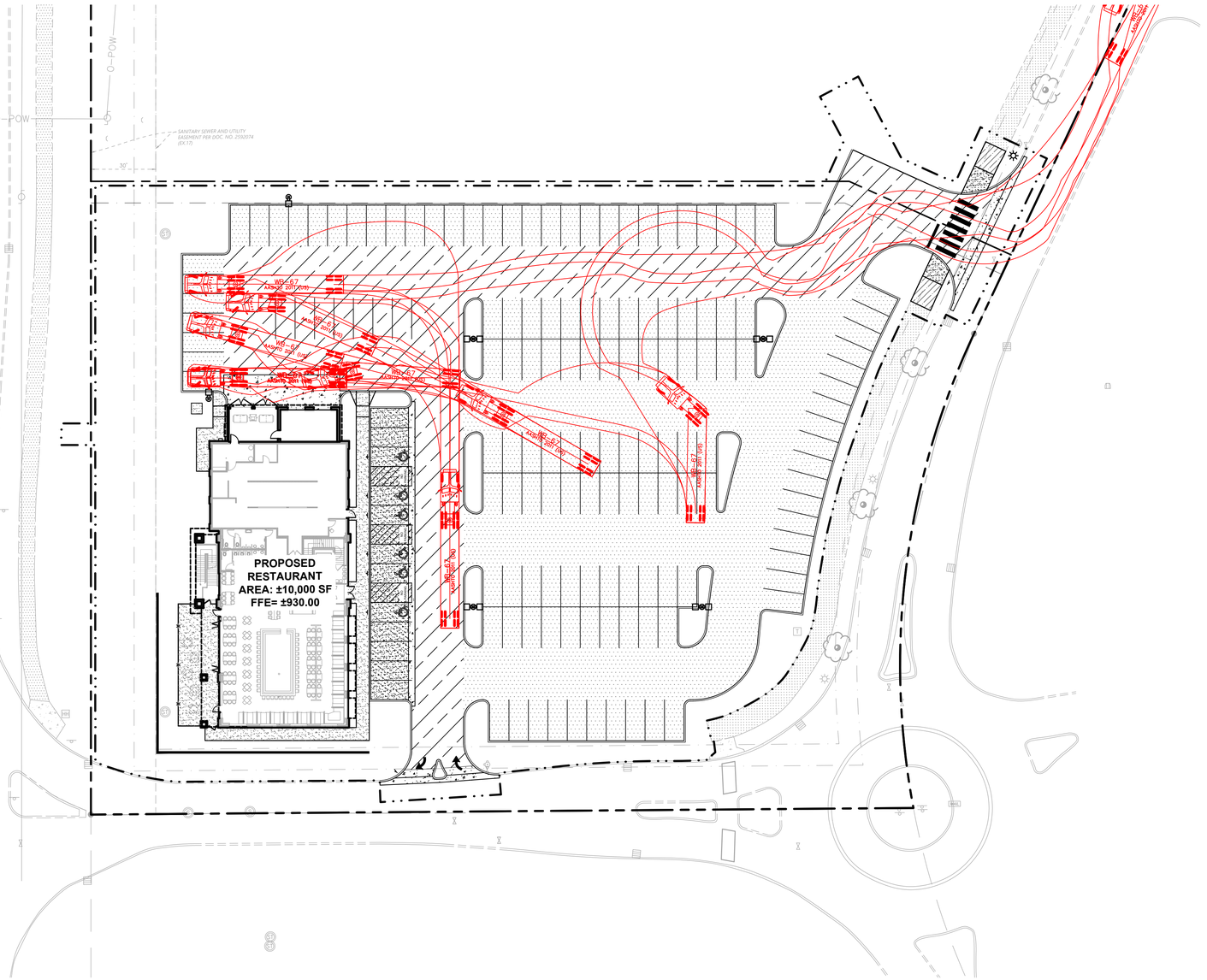
KHA PROJECT		DESIGNED BY	KAH
161293000		DRAWN BY	KAH
DATE		CHECKED BY	ALC
03/19/2025			
SCALE	AS SHOWN		

SITE PLAN

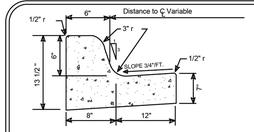
COPPER PINT
PREPARED FOR
KOREY BANNERMAN
ROSEMOUNT MN

SHEET NUMBER
C400

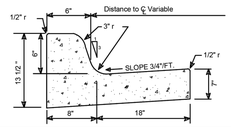
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This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization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


AKRON AVENUE
O—POW
SANITARY SEWER AND UTILITY EASEMENT PER DOC. NO. 2592074 (EX.17)
30'
PROPOSED RESTAURANT
AREA: ±10,000 SF
FFE= ±930.00
WB-67
WB-67
WB-67

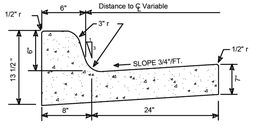
K:\TWC_LDEV\Korey Bannerman\3 Design\CAD\PlanSheets\C4-SITE DETAILS.dwg March 20, 2025 - 9:20am
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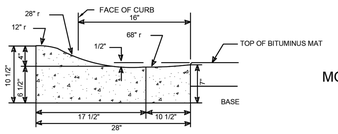
Mn/DOT B 612



Mn/DOT B 618



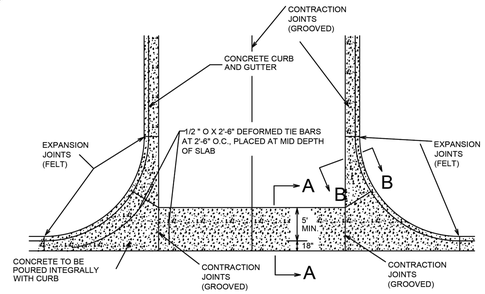
Mn/DOT B 624



MODIFIED 'S' DESIGN

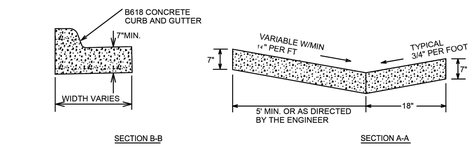
NOTES:
1. MINIMUM OF 3" CLASS 5 AGGREGATE BASE UNDER ALL CURB AND GUTTER.
2. STAMP "W" AT CURB STOP AND VALVE BOX LOCATIONS.

ROSEMOUNT SPIRIT OF PRIDE AND PROGRESS		Special Details	
Standard Plate Library for the City of Rosemount	CONCRETE CURB AND GUTTER	Date: 01-06-05 / Revised: 02-01-23	ST-1



PLAN

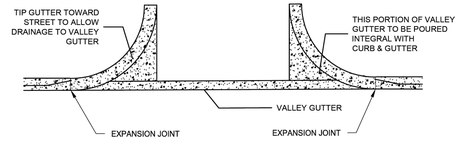
NO SCALE

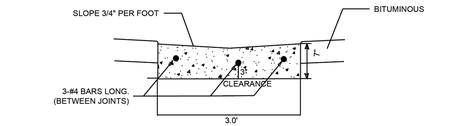


SECTION B-B SECTION A-A

NOTES:
1. STEEL TO BE USED WHEN DRIVEWAY SLAB IS NOT POURED INTEGRAL WITH GUTTER (SEE ABOVE).
2. WHERE SIDEWALKS EXIST OR ARE PROPOSED, THE CURB AT THE SIDEWALK SHALL BE DROPPED AND A PEDESTRIAN RAMP INSTALLED.
3. 2% MAXIMUM CROSS-SLOPE ON SIDEWALKS.
4. JOINT WIDTH SHALL BE AS SPECIFIED IN Mn/DOT 2521. APPROVAL OF LARGER JOINT WIDTHS SHALL BE AS SPECIFIED IN SP-18.3 OF DIVISION 2 IN THE CITY OF ROSEMOUNT GENERAL SPECIFICATIONS.

ROSEMOUNT SPIRIT OF PRIDE AND PROGRESS		Special Details	
Standard Plate Library for the City of Rosemount	COMMERCIAL AND MULTI-FAMILY DRIVEWAY WITH CURB	Date: 01-11-06 / Revised: 02-08-23	ST-6

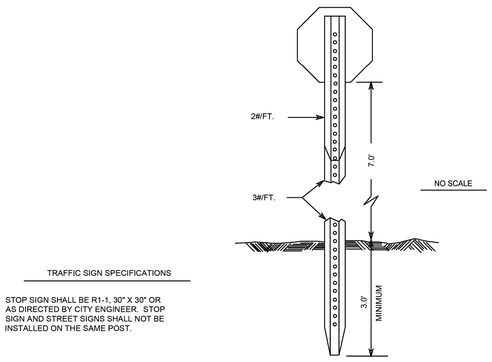




NO SCALE

NOTES:
1. SEE PLATE NO. ST-2 FOR CONCRETE CURB AND GUTTER DETAILS
2. #4 ROD TO BE USED IN VALLEY GUTTER FROM EXPANSION JOINT TO EXPANSION JOINT
3. PAID AS 7" CONCRETE VALLEY GUTTER

ROSEMOUNT SPIRIT OF PRIDE AND PROGRESS		Special Details	
Standard Plate Library for the City of Rosemount	TYPICAL CONCRETE VALLEY GUTTER	Date: 02-04-02 / Revised: 02-08-23	ST-7



NO SCALE

TRAFFIC SIGN SPECIFICATIONS

STOP SIGN SHALL BE R1-1, 30" X 30" OR AS DIRECTED BY CITY ENGINEER. STOP SIGN AND STREET SIGNS SHALL NOT BE INSTALLED ON THE SAME POST.

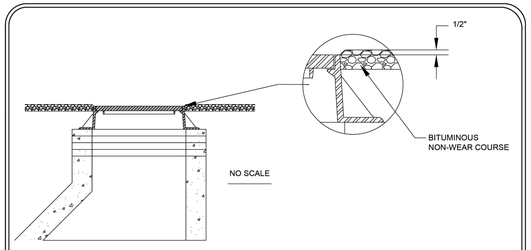
ALUMINUM SHALL BE 5052-H38 OR 6061-T6 ALLOY.
GAUGE SHALL BE: .080 ON THE LONGEST SIDE UP TO 30"
.100 ON THE LONGEST SIDE OVER 30"

REFLECTING SHEETING SHALL BE DIAMOND GRADE 3 (DG3). ALL SIGNS CONFORM TO SECTION 3352, SIGNS AND MARKERS STANDARD SPECIFICATIONS FOR HIGHWAY

CHANNEL POST SPECIFICATIONS

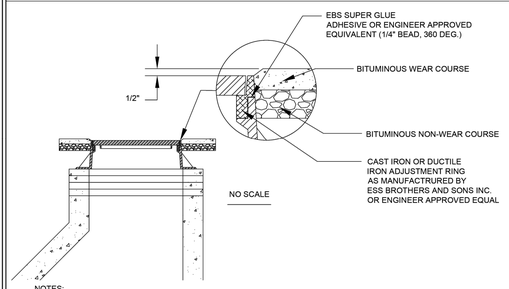
GALVANIZED STEEL CHANNEL POSTS SHALL WEIGH 2LB./FT. OR 3LB./FT. AS REQUIRED. POSTS SHALL BE PUNCHED ON 1" CC. POSTS SHALL BE OF THE 4-RIB DESIGN.

ROSEMOUNT SPIRIT OF PRIDE AND PROGRESS		Special Details	
Standard Plate Library for the City of Rosemount	TRAFFIC SIGN	Date: 01-06-05 / Revised: 02-01-23	SI-1



NOTES:
1. ALL CASTINGS AND INFILTRATION BARRIERS SHALL BE INSTALLED AS DETAILED ABOVE PRIOIR TO PLACEMENT OF THE FIRST LIFT BITUMINOUS PAVEMENT

BITUMINOUS BASE COURSE ADJUSTMENT DETAIL



NOTES:
1. THE HEIGHT OF THE CAST IRON OR DUCTILE IRON ADJUSTMENT RING IS DETERMINED BY THE THICKNESS OF THE WEAR COURSE.
2. CAST IRON OR DUCTILE IRON ADJUSTMENT RINGS TO BE INSTALLED AS PER MANUFACTURE'S RECOMENDATION.

BITUMINOUS WEAR COURSE ADJUSTMENT DETAIL

ROSEMOUNT SPIRIT OF PRIDE AND PROGRESS		Special Details	
Standard Plate Library for the City of Rosemount	CASTING ADJUSTMENT DETAIL	Date: 11-26-05 / Revised:	ST-9

No.	REVISIONS	DATE	BY

Kimley»Horn
2025 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

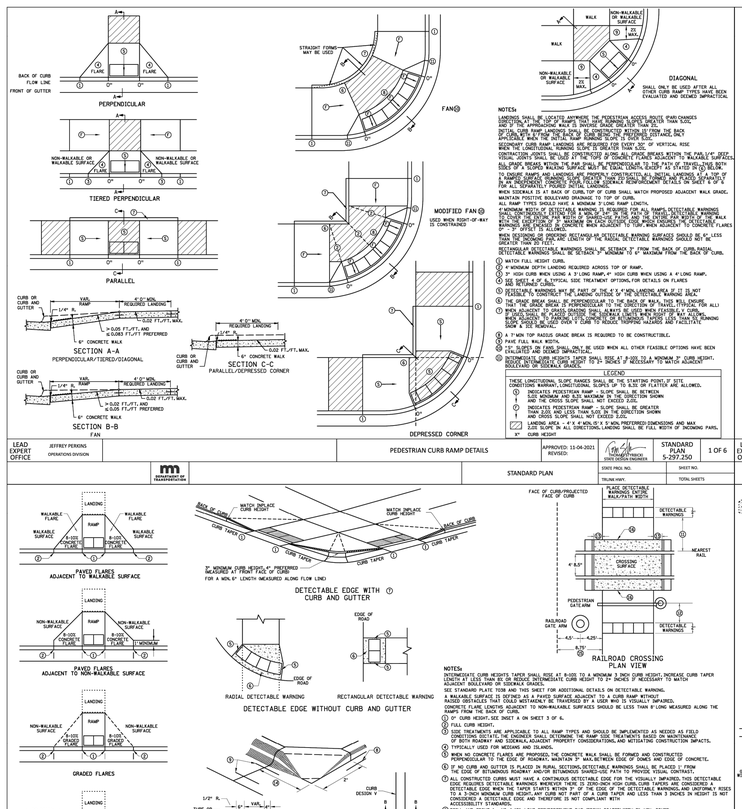
FOR REFERENCE ONLY

KHA PROJECT	161293000
DATE	03/19/2025
SCALE	AS SHOWN
DESIGNED BY	KAH
DRAWN BY	KAH
CHECKED BY	ALC

SITE DETAILS

COPPER PINT
PREPARED FOR
KOREY BANNERMAN
ROSEMOUNT MN

SHEET NUMBER
C401



NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION OR SLOPE. LANDINGS SHALL BE A MINIMUM 5' LONG RAMP LENGTH. LANDINGS SHALL BE 5' MIN. LONG IN THE DIRECTION OF TRAVEL.

DETAIL CURB RAMP LANDINGS SHALL BE ORIENTATED WITHIN 15° FROM THE BACK OF CURB. LANDINGS SHALL BE LOCATED WITHIN THE CROSSWALK AND SHALL BE FLUSH WITH THE ENTIRE WIDTH OF THE INTERNAL RAMP DRAINAGE SLOPE.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL SLOPE IS GREATER THAN 5.0%.

CONSTRUCTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR. 1/4" DEEP TOOLED JOINTS SHALL BE USED AT THE TOP GRADE BREAK OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL. THEY SHALL BE FREE OF LIPS, WITH A MAXIMUM ALLOWABLE GRADE BREAK OF 1/4" AT THE FINISH SURFACE.

TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONSTRUCTED, ALL INITIAL LANDINGS AT A TOP OF A RAMPED SURFACE AND THE FIRST SECONDARY LANDING AT THE BOTTOM OF A RAMP SHALL BE INSPECTED BY ENGINEERING STAFF OR BY AN APPROVED THIRD PARTY INSPECTOR.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.

4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL BE LOCATED WITHIN THE BOTTOM 2' OF ALL RAMPS. DETECTABLE WARNINGS SHALL NOT BE LOCATED ON ANY SLOPE GREATER THAN 5% OR CROSS SLOPE GREATER THAN 2%.

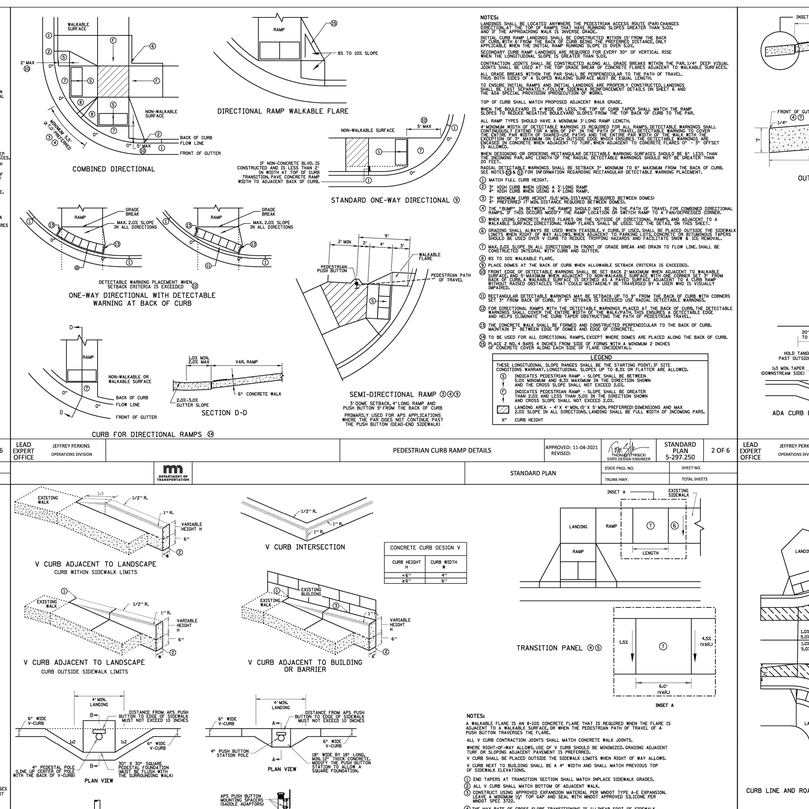
TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

CURB RAMPS SHALL BE LOCATED SUCH THAT THE CURB RAMP FLARE SHALL MATCH THE RAMP. RAMP SHALL BE LOCATED SUCH THAT THE TOP OF CURB IS NOT WITHIN THE RAMP.

RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 2" MINIMUM AND 8" MAXIMUM FROM THE BACK OF CURB. SEE NOTES ⑧ ⑨ FOR INFORMATION REGARDING RECTANGULAR DETECTABLE WARNING PLACEMENT.

① WATCH FULL CURB HEIGHT.
② 6" MINIMUM DEPTH LANDING REQUIRED ACROSS TOP OF RAMP.
③ 3" HIGH CURB WHEN USING A 3' LONG RAMP, 6" HIGH CURB WHEN USING A 4' LONG RAMP.
④ SEE SHEET C-4 FOR TYPICAL SIDE TREATMENT OPTIONS, FOR DETAILS ON FLARES SLOPES AND LENGTHS.
⑤ DETECTABLE WARNINGS MAY BE PART OF THE 4' X 4' MIN LANDING AREA IF IT DOES NOT INTERFERE TO CONSTRUCT THE LANDING AND THE 2% MAXIMUM CROSS SLOPE.
⑥ THE GRADE BREAK SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL AND FREE OF LIPS, WITH A MAXIMUM ALLOWABLE GRADE BREAK OF 1/4" AT THE FINISH SURFACE. THIS APPLIES TO ALL GRADE BREAKS WITHIN THE PAR, INCLUDING THE GUTTER PAN AND THE ENTRY AND EXIT POINTS OF THE RAMP.
⑦ 2" MINIMUM, 8" MAXIMUM DETECTABLE WARNING SURFACE SETBACK FROM BACK OF CURB. DETECTABLE WARNINGS SHALL BE SETBACK 8" MINIMUM TO 6" MAXIMUM FROM THE BACK OF TURNED FLARES OR 2" OFFSET IS ALLOWED.
⑧ RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 2" FROM THE BACK OF CURB RADIAL. DETECTABLE WARNINGS SHALL BE SETBACK 8" MINIMUM TO 6" MAXIMUM FROM THE BACK OF TURNED FLARES.
⑨ RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 2" MINIMUM AND 8" MAXIMUM FROM THE BACK OF CURB. DETECTABLE WARNINGS SHALL BE SETBACK 8" MINIMUM TO 6" MAXIMUM FROM THE BACK OF TURNED FLARES.
⑩ DETECTABLE WARNINGS SHALL BE PLACED ON THE SIDE OF THE GATES OPPOSITE THE RAIL, 2' FROM THE APPROACHING SIDE OF THE GATE ARM. THIS CRITERIA GOVERNS OVER NOTE ⑪.
⑪ CROSSING SURFACE SHALL EXTEND 2' MINIMUM PAST THE OUTSIDE EDGE OF WALK OR SHARED-USE PATH.
⑫ 3' FOR MEDIANS AND SPLITTER ISLANDS. NOSE CAN BE REDUCED TO 2' ON FREE RIGHT ISLANDS.
⑬ SIDEWALK TO BE PLACED FLUSH/ 6.0% MIN FROM THE FACE OF CURB/PROJECTED FACE OF CURB. THIS ENSURES MIN. CLEARANCE BETWEEN THE SIDEWALK AND GATE ARM COUNTERWEIGHT SUPPORTS.
⑭ CONSTRUCT WITH EXPANSION MATERIAL PER MNDOT SPECIFICATION 3702 TYPES A-C. EXPANSION MATERIAL SHALL MATCH FULL HEIGHT OF ADJACENT CONCRETE.

LEAD EXPERT OFFICE	JEFFREY PERKINS OPERATIONS DIVISION	PEDESTRIAN CURB RAMP DETAILS	APPROVED: 11-04-2021 REVISED:	STANDARD PLAN 5-297.250	1 OF 6
	STANDARD PLAN		STATE PROJ. NO.	SHEET NO.	
			TRUNK HWY.	TOTAL SHEETS	



NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION OR SLOPE. LANDINGS SHALL BE A MINIMUM 5' LONG RAMP LENGTH. LANDINGS SHALL BE 5' MIN. LONG IN THE DIRECTION OF TRAVEL.

DETAIL CURB RAMP LANDINGS SHALL BE ORIENTATED WITHIN 15° FROM THE BACK OF CURB. LANDINGS SHALL BE LOCATED WITHIN THE CROSSWALK AND SHALL BE FLUSH WITH THE ENTIRE WIDTH OF THE INTERNAL RAMP DRAINAGE SLOPE.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL SLOPE IS GREATER THAN 5.0%.

CONSTRUCTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR. 1/4" DEEP TOOLED JOINTS SHALL BE USED AT THE TOP GRADE BREAK OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL. THEY SHALL BE FREE OF LIPS, WITH A MAXIMUM ALLOWABLE GRADE BREAK OF 1/4" AT THE FINISH SURFACE.

TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONSTRUCTED, ALL INITIAL LANDINGS AT A TOP OF A RAMPED SURFACE AND THE FIRST SECONDARY LANDING AT THE BOTTOM OF A RAMP SHALL BE INSPECTED BY ENGINEERING STAFF OR BY AN APPROVED THIRD PARTY INSPECTOR.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.

4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL BE LOCATED WITHIN THE BOTTOM 2' OF ALL RAMPS. DETECTABLE WARNINGS SHALL NOT BE LOCATED ON ANY SLOPE GREATER THAN 5% OR CROSS SLOPE GREATER THAN 2%.

TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

CURB RAMPS SHALL BE LOCATED SUCH THAT THE CURB RAMP FLARE SHALL MATCH THE RAMP. RAMP SHALL BE LOCATED SUCH THAT THE TOP OF CURB IS NOT WITHIN THE RAMP.

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① WATCH FULL CURB HEIGHT.
② 6" MINIMUM DEPTH LANDING REQUIRED ACROSS TOP OF RAMP.
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④ SEE SHEET C-4 FOR TYPICAL SIDE TREATMENT OPTIONS, FOR DETAILS ON FLARES SLOPES AND LENGTHS.
⑤ DETECTABLE WARNINGS MAY BE PART OF THE 4' X 4' MIN LANDING AREA IF IT DOES NOT INTERFERE TO CONSTRUCT THE LANDING AND THE 2% MAXIMUM CROSS SLOPE.
⑥ THE GRADE BREAK SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL AND FREE OF LIPS, WITH A MAXIMUM ALLOWABLE GRADE BREAK OF 1/4" AT THE FINISH SURFACE. THIS APPLIES TO ALL GRADE BREAKS WITHIN THE PAR, INCLUDING THE GUTTER PAN AND THE ENTRY AND EXIT POINTS OF THE RAMP.
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⑧ RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 2" FROM THE BACK OF CURB RADIAL. DETECTABLE WARNINGS SHALL BE SETBACK 8" MINIMUM TO 6" MAXIMUM FROM THE BACK OF TURNED FLARES.
⑨ RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 2" MINIMUM AND 8" MAXIMUM FROM THE BACK OF CURB. DETECTABLE WARNINGS SHALL BE SETBACK 8" MINIMUM TO 6" MAXIMUM FROM THE BACK OF TURNED FLARES.
⑩ BIS TO 10S WALKABLE FLARE.
⑪ FRONT EDGE OF DETECTABLE WARNING SHALL BE SET BACK 2' MAXIMUM WHEN ADJACENT TO BALLARDS. WHEN ALLOWABLE SETBACK CRITERIA IS EXCEEDED, A CONTINUOUS DETECTABLE WARNING SHALL BE PLACED ACROSS THE ENTIRE FRONT OF THE RAMP TO PROTECT RAISED OBSTACLES THAT COULD ACCIDENTALLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.
⑫ BALLARDS SHALL BE 6" DIAMETER STEEL PIPE, FILLED WITH CONCRETE AND PAINTED YELLOW. BALLARDS SHALL BE PLACED 3' FROM THE FACE OF CURB AND 3' FROM EACH OTHER. BALLARDS SHALL BE 4' TALL WITH 3' EXPOSED ABOVE GROUND.
⑬ FOR CONTINUOUS DETECTABLE WARNING, DETECTABLE WARNING SHALL BE PLACED 2' FROM THE FACE OF CURB WITH CORNERS SET 2' FROM BACK OF CURB. SEE NOTE ⑪ FOR DETECTABLE WARNING PLACEMENT.
⑭ WHEN USING CONCRETE PAVERS ON THE OUTSIDE OF DIRECTIONAL RAMPS AND ADJACENT TO A SIDEWALK SURFACE, CONSTRUCT A CONCRETE WALK ALIGNMENT 2' WIDE TO ENSURE THE PAVERS DO NOT SETTLE.
⑮ GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. A CURB IS USED SHALL BE PLACED OUTSIDE THE SIDEWALK OR PAR. WHEN A CURB IS USED, THE CURB SHALL BE PLACED 2' FROM THE FACE OF CURB/PROJECTED FACE OF CURB. CURB SHALL BE HIGH CURB IF CURB IS USED. SEE SHEET C-4 FOR CURB TYPE DETAILS.
⑯ MAX SIDE SLOPE IN ALL DIRECTIONS IN FRONT OF GRADE BREAK AND DRAIN TO FLOW LINE, SHALL BE CONSTRUCTED WITHIN THE LIMITS OF THE RAMP AND BOTTOM.
⑰ BIS TO 10S WALKABLE FLARE.
⑱ PLACE DOWELS AT THE BACK OF CURB WHEN ALLOWABLE SETBACK CRITERIA IS EXCEEDED.
⑲ FRONT EDGE OF DETECTABLE WARNING SHALL BE SET BACK 2' MAXIMUM WHEN ADJACENT TO BALLARDS. WHEN ALLOWABLE SETBACK CRITERIA IS EXCEEDED, A CONTINUOUS DETECTABLE WARNING SHALL BE PLACED ACROSS THE ENTIRE FRONT OF THE RAMP TO PROTECT RAISED OBSTACLES THAT COULD ACCIDENTALLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.
⑳ BALLARDS SHALL BE 6" DIAMETER STEEL PIPE, FILLED WITH CONCRETE AND PAINTED YELLOW. BALLARDS SHALL BE PLACED 3' FROM THE FACE OF CURB. BALLARDS SHALL BE 4' TALL WITH 3' EXPOSED ABOVE GROUND.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE USED AT THE STARTING POINT/P. SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

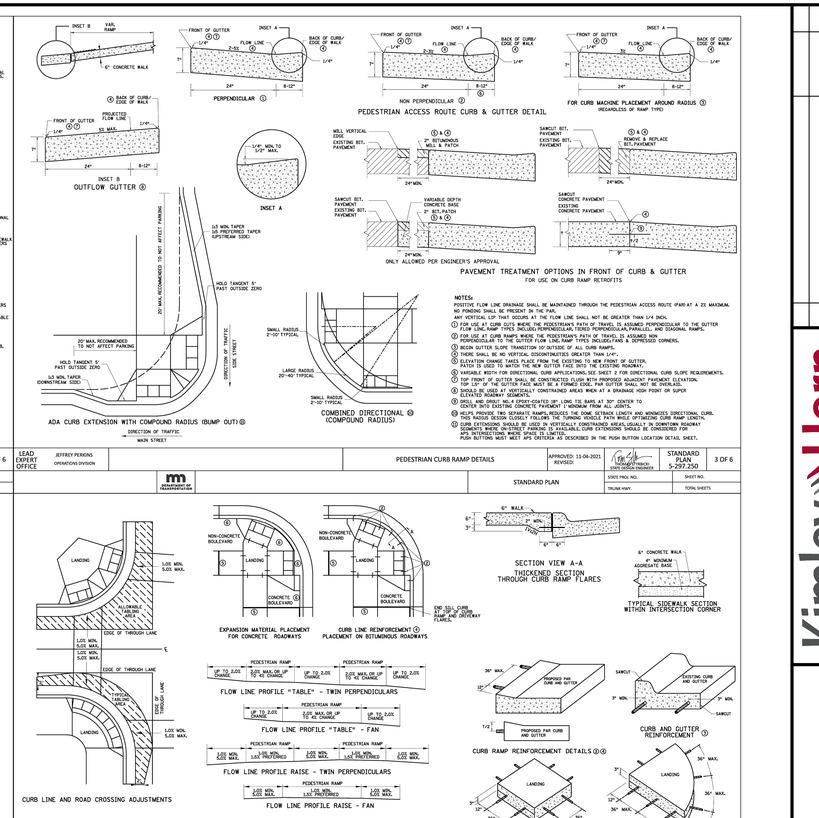
① INDICATES PEDESTRIAN RAMP — SLOPE SHALL BE BETWEEN 5.0% AND 8.3% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.

② INDICATES PEDESTRIAN RAMP — SLOPE SHALL BE GREATER THAN 8.0% AND LESS THAN 8.3% IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.

LANDING AREA — 4' X 4' MIN, 5' X 5' MIN PREFERRED DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.

4" CURB HEIGHT

LEAD EXPERT OFFICE	JEFFREY PERKINS OPERATIONS DIVISION	PEDESTRIAN CURB RAMP DETAILS	APPROVED: 11-04-2021 REVISED:	STANDARD PLAN 5-297.250	2 OF 6
	STANDARD PLAN		STATE PROJ. NO.	SHEET NO.	
			TRUNK HWY.	TOTAL SHEETS	



NOTES:

POSITIVE FLOW LINE DRAINAGE SHALL BE MAINTAINED THROUGH THE PEDESTRIAN ACCESS ROUTE (PAR) AT A 2% MAXIMUM. NO PONDING SHALL BE PRESENT IN THE PAR.

ANY VERTICAL LIP THAT THE FLOW LINE SHALL NOT BE GREATER THAN 1/4 INCH.

① FOR USE AT CURB CUTS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE PERPENDICULAR, TIERED PERPENDICULAR, PARALLEL, AND DIAGONAL RAMPS.

② FOR USE AT CURB RAMPS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED NON PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE TIERED PERPENDICULAR, PARALLEL, AND DEPRESSED CORNERS.

③ BEGIN GUTTER PAN TRANSITION OUTSIDE OF ALL CURB RAMPS.

④ THERE SHALL BE NO VERTICAL DISCONTINUITIES GREATER THAN 1/4".

⑤ ELEVATION CHANGES TAKES PLACE FROM THE EXISTING TO NEW FRONT OF GUTTER. PATCH IS USED TO MATCH THE NEW GUTTER FACE INTO THE EXISTING ROADWAY.

⑥ VARIABLE WIDTH FOR DIRECTIONAL CURB APPLICATIONS. SEE SHEET 2 FOR DIRECTIONAL CURB SLOPE REQUIREMENTS.

⑦ TOP FRONT OF GUTTER SHALL BE CONSTRUCTED FLUSH WITH PROPOSED ADJACENT PAVEMENT ELEVATION. TOP LIP OF THE GUTTER PAN MUST BE FREE FROM THE GUTTER FINAL MAY BE OVERLAID.

⑧ SHOULD BE USED AT VERTICALLY CONSTRAINED AREAS WHEN AT A DRAINAGE HIGH POINT OR SUPER ELEVATION TRANSITION.

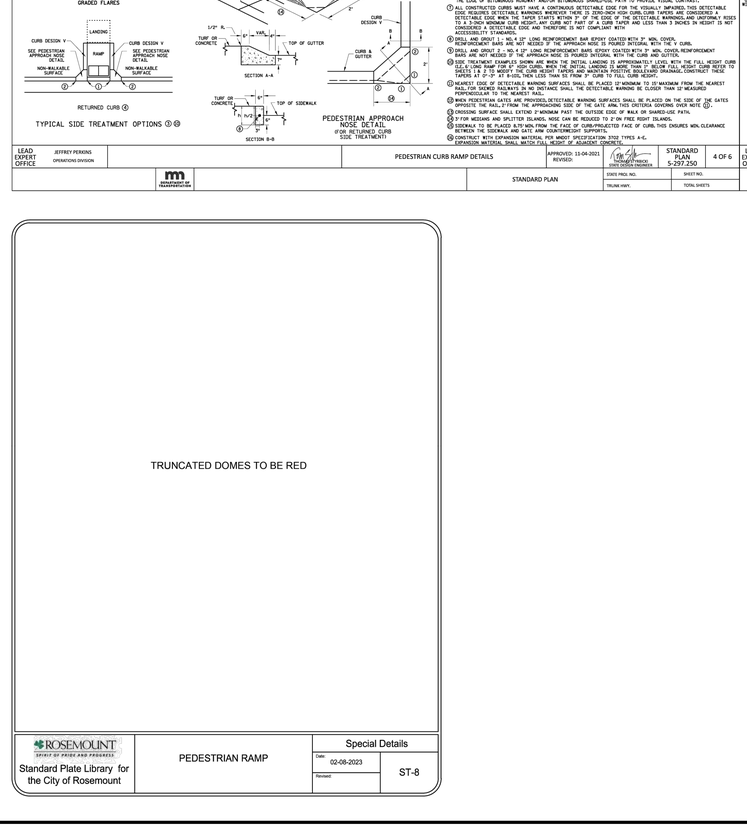
⑨ DRILL AND GROUT #4 EPOXY-COATED 12" LONG TIE BARS AT 30" CENTER TO CENTER INTO EXISTING CONCRETE PAVEMENT 7"MINIMUM FROM ALL JOINTS.

⑩ HELP TO PROVIDE VISUAL CONTRAST BETWEEN THE WALK SURFACE AND WINGWALLS DIRECTIONAL CURB. ⑪ SHOULD BE USED SPARINGLY ONLY WHEN OTHER FEASIBLE OPTIONS HAVE BEEN INVESTIGATED AND FOUND TO BE INFEASIBLE. CONSTRUCT WITH EXPANSION MATERIAL PER MNDOT SPECIFICATION 3702 TYPES A-C. EXPANSION MATERIAL SHALL MATCH FULL HEIGHT OF ADJACENT CONCRETE.

⑫ CURB EXTENSIONS SHOULD BE USED IN VERTICALLY CONSTRAINED AREAS, USUALLY IN DOWNTOWN ROADWAY SEGMENTS WHERE ON-STREET PARKING IS AVAILABLE. CURB EXTENSIONS SHALL BE CONSIDERED FOR APS INTERSECTIONS WHERE SPACE IS LIMITED.

⑬ PUSH BUTTONS MUST MEET APS CRITERIA AS DESCRIBED IN THE PUSH BUTTON LOCATION DETAIL SHEET.

LEAD EXPERT OFFICE	JEFFREY PERKINS OPERATIONS DIVISION	PEDESTRIAN CURB RAMP DETAILS	APPROVED: 11-04-2021 REVISED:	STANDARD PLAN 5-297.250	3 OF 6
	STANDARD PLAN		STATE PROJ. NO.	SHEET NO.	
			TRUNK HWY.	TOTAL SHEETS	



NOTES:

INTERMEDIATE CURB HEIGHTS TAPER SHALL RISE AT A 6.0% TO A MINIMUM 3" CURB HEIGHT. INCREASE CURB TAPER LENGTH AT LESS THAN 6% OR REDUCE INTERMEDIATE CURB HEIGHT TO 2" INCHES IF NECESSARY TO MATCH ADJACENT BOULEVARD OR SIDEWALK GRADES.

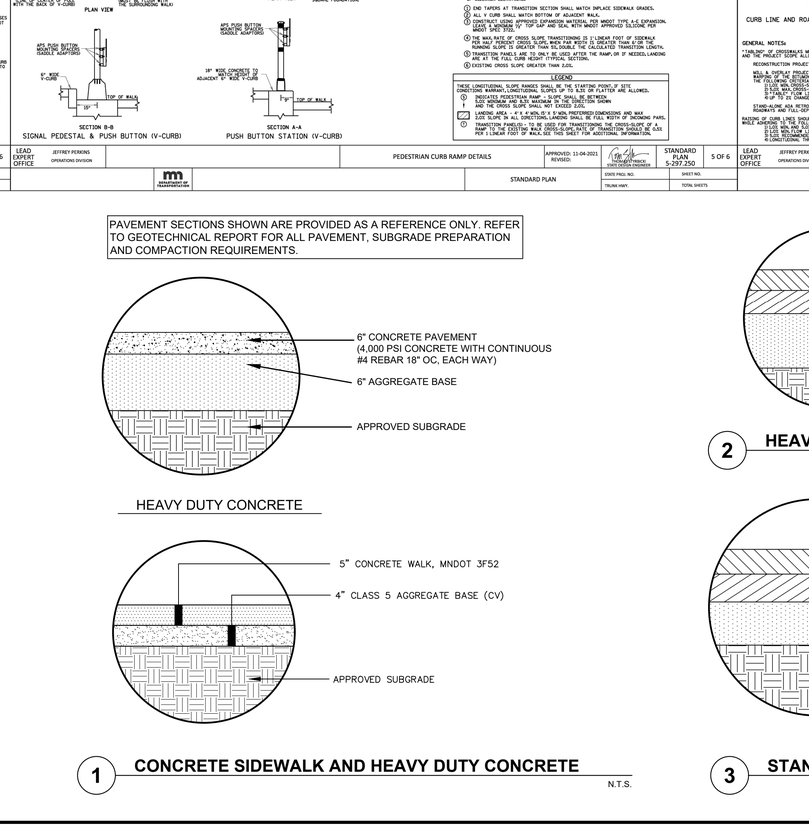
SEE STANDARD PLATE 7030 AND THIS SHEET FOR ADDITIONAL DETAILS ON DETECTABLE WARNING.

RADIAL DETECTABLE WARNING SHALL BE USED AT ALL CURB RAMPS WHERE THE PATH OF TRAVEL IS NOT RAISED OBSTACLES THAT COULD ACCIDENTALLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.

CONCRETE FLARE LENGTHS ADJACENT TO NON-WALKABLE SURFACES SHOULD BE LESS THAN 8' LONG MEASURED ALONG THE RAMP'S FROM THE BACK OF CURB.

① 2" CURB HEIGHT, SEE INSET A ON SHEET 3 OF 6.
② FULL CURB HEIGHT.
③ SIDE TREATMENTS ARE APPLICABLE TO ALL RAMP TYPES AND SHOULD BE IMPLEMENTED AS NEEDED AS FIELD CONDITIONS WARRANT. WHENEVER THE RAMP SIDE TREATMENTS BASED ON MONITORING OF BOTH ROADWAY AND SIDEWALK/ADJACENT PEDESTRIAN FACILITIES INDICATES CONSTRUCTION IMPACTS, TYPICALLY USED FOR MEDIANS AND ISLANDS.
④ WHEN NO CONCRETE FLARES ARE PROVIDED, THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED TO PROVIDE A 6" MINIMUM, 8" MAXIMUM DETECTABLE WARNING SETBACK FROM BACK OF CURB/ EDGE OF ROAD.
⑤ IF NO CURB AND GUTTER IS PLACED IN RURAL SECTIONS, DETECTABLE WARNINGS SHALL BE PLACED 2' FROM THE EDGE OF ROADWAY/EDGE OF SHOULDER TO PROVIDE VISUAL CONTRAST.
⑥ ALL CONSTRUCTED CURBS MUST HAVE A CONTINUOUS DETECTABLE EDGE FOR THE VISUALLY IMPAIRED. THIS DETECTABLE EDGE REQUIRES DETECTABLE WARNINGS WHENEVER THERE IS ZERO-INCH HIGH CURB. CURB TAPERS ARE CONSIDERED A DETECTABLE EDGE WHEN THE TAPER STARTS WITHIN 3' OF THE EDGE OF THE DETECTABLE WARNINGS, AND UNIFORMLY RISES TO A FULL CURB HEIGHT WITHIN 3' OF THE BACK OF THE RAMP. CURB TAPERS LESS THAN 3 INCHES IN HEIGHT IS NOT CONSIDERED A DETECTABLE EDGE AND THEREFORE IS NOT COMPLIANT WITH ACCESSIBILITY STANDARDS.
⑦ DRILL AND GROUT #4 EPOXY-COATED 12" LONG REINFORCEMENT BAR EPOXY COATED WITH 3" MIN. COVER. REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE CURB AND GUTTER.
⑧ DRILL AND GROUT 2 - NO. 4 12" LONG REINFORCEMENT BARS EPOXY COATED WITH 3" MIN. COVER. REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE CURB AND GUTTER.
⑨ SIDE TREATMENT EXAMPLES SHOWN ARE WHEN THE INITIAL LANDING IS APPROXIMATELY LEVEL WITH THE FULL HEIGHT CURB AT THE BACK OF RAMP. WHEN THE INITIAL LANDING IS NOT LEVEL WITH THE FULL HEIGHT CURB, REFER TO SHEETS 1 & 2 TO MODIFY THE CURB HEIGHT TAPERS AND MAINTAIN POSITIVE BOULEVARD DRAINAGE. CONSTRUCT FLARE TAPERS AT 0°-15° AT 8-10D, THEN LESS THAN 5% FROM 3" CURB TO FULL CURB HEIGHT.
⑩ NEAREST EDGE OF DETECTABLE WARNING SURFACES SHALL BE PLACED 12' MINIMUM TO 21' MAXIMUM FROM THE NEAREST RAIL. FOR SKEWED RAILWAYS IN NO INSTANCE SHALL THE DETECTABLE WARNING BE CLOSER THAN 12' MEASURED PERPENDICULAR TO THE NEAREST RAIL.
⑪ WHEN PEDESTRIAN GATES ARE PROVIDED, DETECTABLE WARNING SURFACE SHALL BE PLACED ON THE SIDE OF THE GATES OPPOSITE THE RAIL, 2' FROM THE APPROACHING SIDE OF THE GATE ARM. THIS CRITERIA GOVERNS OVER NOTE ⑫.
⑫ CROSSING SURFACE SHALL EXTEND 2' MINIMUM PAST THE OUTSIDE EDGE OF WALK OR SHARED-USE PATH.
⑬ 3' FOR MEDIANS AND SPLITTER ISLANDS. NOSE CAN BE REDUCED TO 2' ON FREE RIGHT ISLANDS.
⑭ SIDEWALK TO BE PLACED FLUSH/ 6.0% MIN FROM THE FACE OF CURB/PROJECTED FACE OF CURB. THIS ENSURES MIN. CLEARANCE BETWEEN THE SIDEWALK AND GATE ARM COUNTERWEIGHT SUPPORTS.
⑮ CONSTRUCT WITH EXPANSION MATERIAL PER MNDOT SPECIFICATION 3702 TYPES A-C. EXPANSION MATERIAL SHALL MATCH FULL HEIGHT OF ADJACENT CONCRETE.

LEAD EXPERT OFFICE	JEFFREY PERKINS OPERATIONS DIVISION	PEDESTRIAN CURB RAMP DETAILS	APPROVED: 11-04-2021 REVISED:	STANDARD PLAN 5-297.250	4 OF 6
	STANDARD PLAN		STATE PROJ. NO.	SHEET NO.	
			TRUNK HWY.	TOTAL SHEETS	



NOTES:

A WALKABLE FLARE IS AN 8-10S CONCRETE FLARE THAT IS REQUIRED WHEN THE FLARE IS ADJACENT TO A WALKABLE SURFACE WHERE THE PEDESTRIAN PATH OF TRAVEL OF A PUSH BUTTON TRAVERSES THE FLARE.

ALL V CURB CONSTRUCTION JOINTS SHALL MATCH CONCRETE WALK JOINTS.

WHERE RIGHT-OF-WAY ALLOWS, USE OF V CURB SHOULD BE MINIMIZED, GRADING ADJACENT TO V CURB SHALL BE CONSTRUCTED WITHIN THE RIGHT-OF-WAY.

V CURB SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT-OF-WAY ALLOWS.

V CURB NEXT TO BUILDING SHALL BE A 4" WIDTH AND SHALL MATCH PREVIOUS TOP OF SIDEWALK ELEVATIONS.

① END TAPERS AT TRANSITION SECTION SHALL MATCH INPLACE SIDEWALK GRADES.
② ALL V CURBS SHALL MATCH BOTTOM OF ADJACENT WALK.
③ CONSTRUCT USING APPROVED EXPANSION MATERIAL PER MNDOT TYPE A-C EXPANSION MATERIAL SHALL MATCH FULL HEIGHT OF TOP SAP AND SEAL WITH MNDOT APPROVED SILICONE PER MNDOT SPECIFICATIONS.
④ THE MAX RATE OF CROSS SLOPE TRANSITIONING IS 1/LINEAR FOOT OF SIDEWALK FOR HALF PERIODIC CROSS SLOPE WHEN THE PATH IS CREATED FROM THE RAMP. THE RUNNING SLOPE IS GREATER THAN 5%.DOUBLE THE CALCULATED TRANSITION LENGTH.
⑤ TRANSITION PANELS ARE TO ONLY BE USED AFTER THE RAMP/LIP OF WEDGES.LANDING HAS BEEN CONSTRUCTED TO MEET THE CRITERIA IN THESE SECTIONS.
⑥ EXISTING CROSS SLOPE GREATER THAN 2.0%.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE USED AT THE STARTING POINT/P. SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

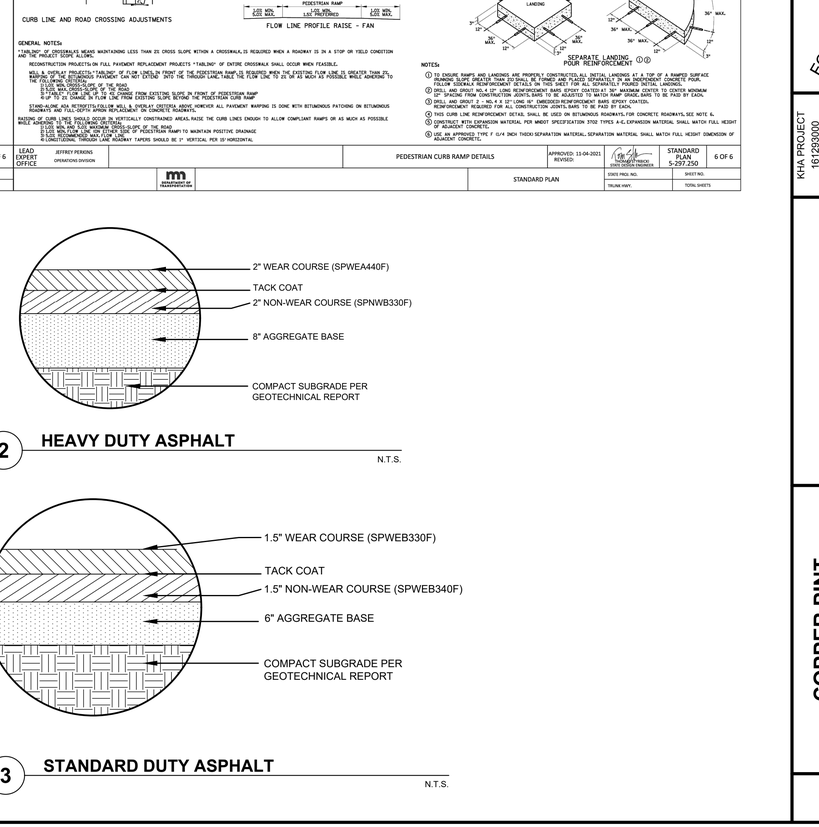
① INDICATES PEDESTRIAN RAMP — SLOPE SHALL BE BETWEEN 5.0% AND 8.3% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.

② INDICATES PEDESTRIAN RAMP — SLOPE SHALL BE GREATER THAN 8.0% AND LESS THAN 8.3% IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.

LANDING AREA — 4' X 4' MIN, 5' X 5' MIN PREFERRED DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.

4" CURB HEIGHT

LEAD EXPERT OFFICE	JEFFREY PERKINS OPERATIONS DIVISION	PEDESTRIAN CURB RAMP DETAILS	APPROVED: 11-04-2021 REVISED:	STANDARD PLAN 5-297.250	5 OF 6
	STANDARD PLAN		STATE PROJ. NO.	SHEET NO.	
			TRUNK HWY.	TOTAL SHEETS	



GENERAL NOTES:

"TAILING" OF CROSSWALKS MEANS MAINTAINING LESS THAN 2% CROSS SLOPE WITHIN A CROSSWALK IS REQUIRED WHEN A ROADWAY IS IN A STOP OR YIELD CONDITION AND THE PROJECT SCOPE ALLOWS.

RECONSTRUCTION PROJECTS ON FULL PAVEMENT REPLACEMENT PROJECTS "TAILING" OF ENTIRE CROSSWALK SHALL OCCUR WHEN FEASIBLE.

MILL & OVER-LAY PROJECTS-"TAILING" OF FLOW LINES IN FRONT OF THE PEDESTRIAN RAMP IS REQUIRED WHEN EXISTING FLOW LINE IS GREATER THAN 2%. WARPING OF THE BITUMINOUS PAVEMENT CAN NOT EXTEND INTO THE THROUGH LANE/TABLE TOP. FLOW LINE TO 20 OR AS MUCH AS POSSIBLE WHILE ADHERING TO THE CRITERIA BELOW:

D LESS MIN./CROSS-SLOPE OF THE ROAD.
D LESS MIN./CROSS-SLOPE OF THE RAMP.
D LESS MIN./CROSS-SLOPE OF THE ROAD.
4'-0" TO 20' CHANGE IN FLOW LINE FROM EXISTING SLOPE BEYOND THE PEDESTRIAN CURB RAMP

STAND-ALONE ADA RETROFITS-FOLLOW MILL & OVERLAY CRITERIA ABOVE HOWEVER ALL PAVEMENT WARPING IS DONE WITH BITUMINOUS PATCHING ON BITUMINOUS ROADWAYS AND FULL-DEPTH APRON REPLACEMENT ON CONCRETE ROADWAYS.

RAISING OF CURB LINES SHOULD OCCUR ON VERTICALLY CONSTRAINED AREAS.RAISE THE CURB LINES ENOUGH TO ALLOW COMPLIANT RAMPS OR AS MUCH AS POSSIBLE WHILE ADHERING TO THE CRITERIA BELOW:

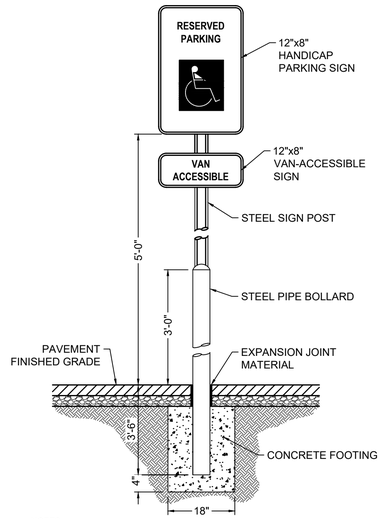
D LESS MIN. AND PLUS MAXIMUM CROSS-SLOPE OF THE ROAD.
D LESS MIN./FLOW LINE ON EITHER SIDE OF PEDESTRIAN RAMPS TO MAINTAIN POSITIVE DRAINAGE
D LESS MIN./CROSS-SLOPE OF THE RAMP.
D LONGITUDINAL THROUGH LANE ROADWAY TAPERS SHOULD BE 3" VERTICAL PER 12' HORIZONTAL.

NOTES:

① TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONSTRUCTED, ALL INITIAL LANDINGS AT A TOP OF A RAMPED SURFACE AND THE FIRST SECONDARY LANDING AT THE BOTTOM OF A RAMP SHALL BE INSPECTED BY ENGINEERING STAFF OR BY AN APPROVED THIRD PARTY INSPECTOR. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON THIS SHEET FOR ALL SEPARATELY POURED INITIAL LANDINGS.
② DRILL AND GROUT NO. 4 12" LONG REINFORCEMENT BARS EPOXY COATED AT 30" MAXIMUM CENTER TO CENTER MINIMUM 12" SPACING FROM CONSTRUCTION JOINTS.BARS TO BE ADJUSTED TO MATCH RAMP GRADE.BARS TO BE PAID BY EACH.
③ DRILL AND GROUT 2 - NO. 4 X 12' LONG 18" EMBEDDED REINFORCEMENT BARS EPOXY COATED. REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE CURB.
④ THIS CURB LINE REIN

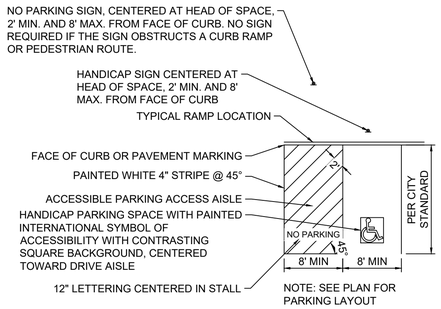
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K:\TWC_LDEV\Korey Bannerman\3 Design\CAD\PlanSheets\C4-SITE DETAILS.dwg March 20, 2025 - 9:20am

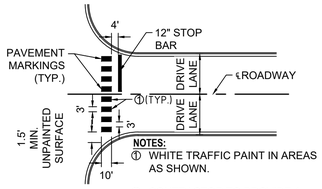


NOTES:
1. SIGNS SHALL BE 18 GAUGE STEEL, WITH BAKED ENAMEL WHITE LETTERS AND BORDER ON BLUE BACKGROUND, WHERE APPLICABLE.
2. POST SHALL BE 3"x3" 11-GAUGE GALVANIZED SQUARE STEEL
3. BOLLARD SHALL BE 6"Ø SCH-40 STEEL PIPE FILLED WITH CONCRETE & PAINTED YELLOW
4. SIGNS SHALL COMPLY WITH LOCAL MUTCD REQUIREMENTS

1 ACCESSIBLE PARKING SIGN IN BOLLARD
NO SCALE



2 ACCESIBLE PARKING STRIPING & SIGNAGE
NO SCALE

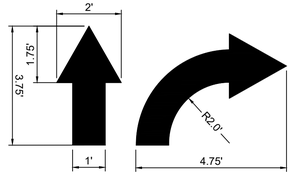


NOTES:
① WHITE TRAFFIC PAINT IN AREAS AS SHOWN.

② CONTRACTOR TO PROVIDE A SAMPLE PANEL FOR APPROVAL

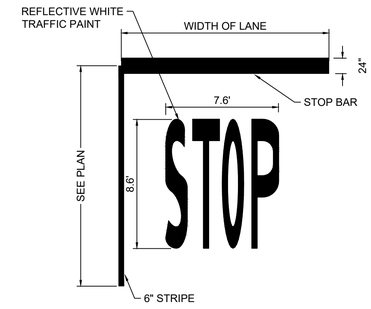
NOTES: CROSSWALKS:
1. PAINTED AREAS ARE TO BE CENTERED ON CENTER AND LANE LINES, EVEN IF INTERSECTION IS NOT ALIGNED.
2. LOCATION OF ZEBRA CROSSWALKS AND STOP BARS, SIGNAL LOOPS AND PED RAMPS ARE APPROXIMATE. FINAL LOCATIONS ARE TO BE DETERMINED AND FIELD VERIFIED DURING CONSTRUCTION BY THE FIELD ENGR.
3. ZEBRA CROSSWALKS ARE TO BE PARALLEL TO THE DRIVING LANE OR LANES. EVEN IF THE STREET IS ON AN ANGLE TO THE INTERSECTION.
4. A MIN. OF 1.5' CLEAR DISTANCE MUST BE LEFT ADJACENT TO THE CURB. IF LAST PAINTED AREA FALLS INTO THIS AREA, IT MUST BE OMITTED.

5 PEDESTRIAN CROSSWALK
NO SCALE

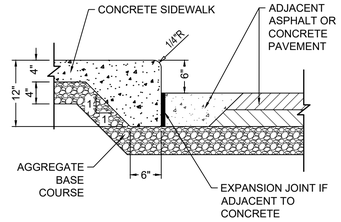


NOTE: ALL TRAFFIC FLOW ARROWS TO BE SOLID WHITE REFLECTIVE TRAFFIC PAINT AS PER DIMENSIONS ABOVE

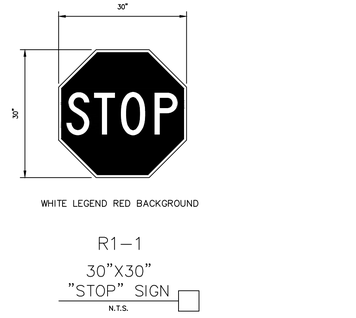
3 TRAFFIC ARROW
NO SCALE



4 STOP BAR
NO SCALE



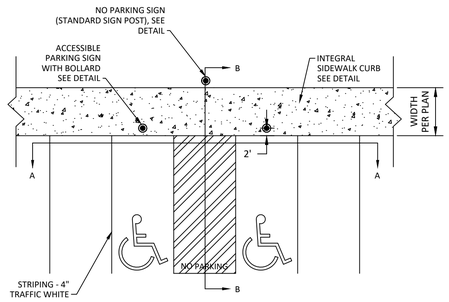
6 INTEGRAL CONCRETE CURB & SIDEWALK
NO SCALE



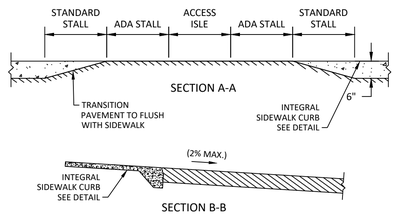
WHITE LEGEND RED BACKGROUND

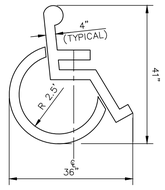
R1-1
30"X30"
"STOP" SIGN
N.T.S.

7 STOP SIGN
N.T.S.



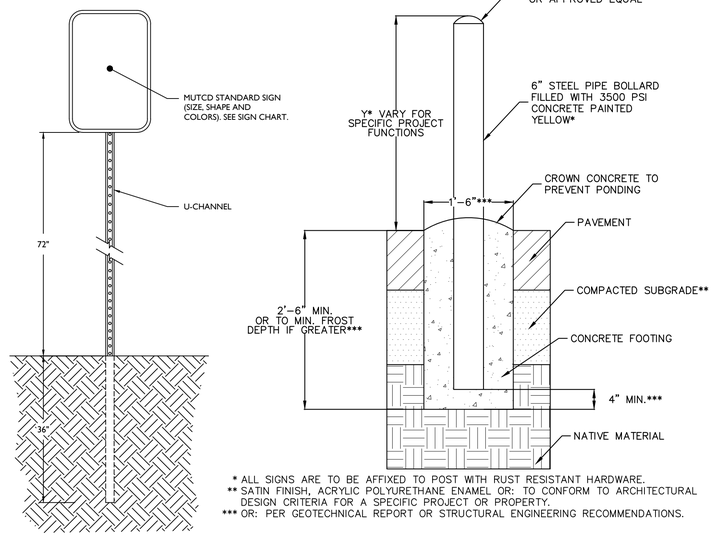
PLAN VIEW OF ADA PARKING





ACCESSIBLE PARKING SYMBOL
N.T.S.

8 ADA PARKING LAYOUT WITH INTEGRAL CURB
N.T.S.



* ALL SIGNS ARE TO BE AFFIXED TO POST WITH RUST RESISTANT HARDWARE.
** SATIN FINISH, ACRYLIC POLYURETHANE ENAMEL OR: TO CONFORM TO ARCHITECTURAL DESIGN CRITERIA FOR A SPECIFIC PROJECT OR PROPERTY.
*** OR: PER GEOTECHNICAL REPORT OR STRUCTURAL ENGINEERING RECOMMENDATIONS.

9 STANDARD SIGN POST & STEEL PIPE BOLLARD
N.T.S.



- WHITE SYMBOL ON BLUE BACKGOUND
- LEGEND & BORDER: WHITE
- BACKGROUND: BLUE
- K-1479 12"x6" PLAQUE TYPICAL AT ALL VAN ACCESSIBLE PARKING SPACES

NOTES:
1. ALL LETTERS ARE 1" AERIES "C" PER MUTCD.
2. SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
3. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WITH WHITE LEGEND AND BORDER.
4. CONTRACTOR SHALL VERIFY FINE AMOUNT.
5. ONE(1) SIGN REQUIRED FOR EACH PARKING SPACE.
6. INSTALLED HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND STATE OF MINNESOTA ACCESSIBILITY CODE.
7. ALL ACCESSIBLE FEATURES TO BE IN STRICT ACCORDANCE WITH A.D.A STANDARDS AND LOCAL LAWS.
8. WHERE PROVIDED, THE BOTTOM OF "VAN ACCESSIBLE" SIGN SHALL BE BETWEEN 60"-66" FROM THE PARKING SURFACE.

ACCESSIBLE PARKING SIGNAGE
N.T.S.

10 ACCESSIBLE PARKING SIGNAGE
N.T.S.

No.	REVISIONS	DATE	BY

Kimley»Horn
2025 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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

ALAN L. CATCHPOOL — MN LIC. NO. 47969 — DATE: 03/19/2025

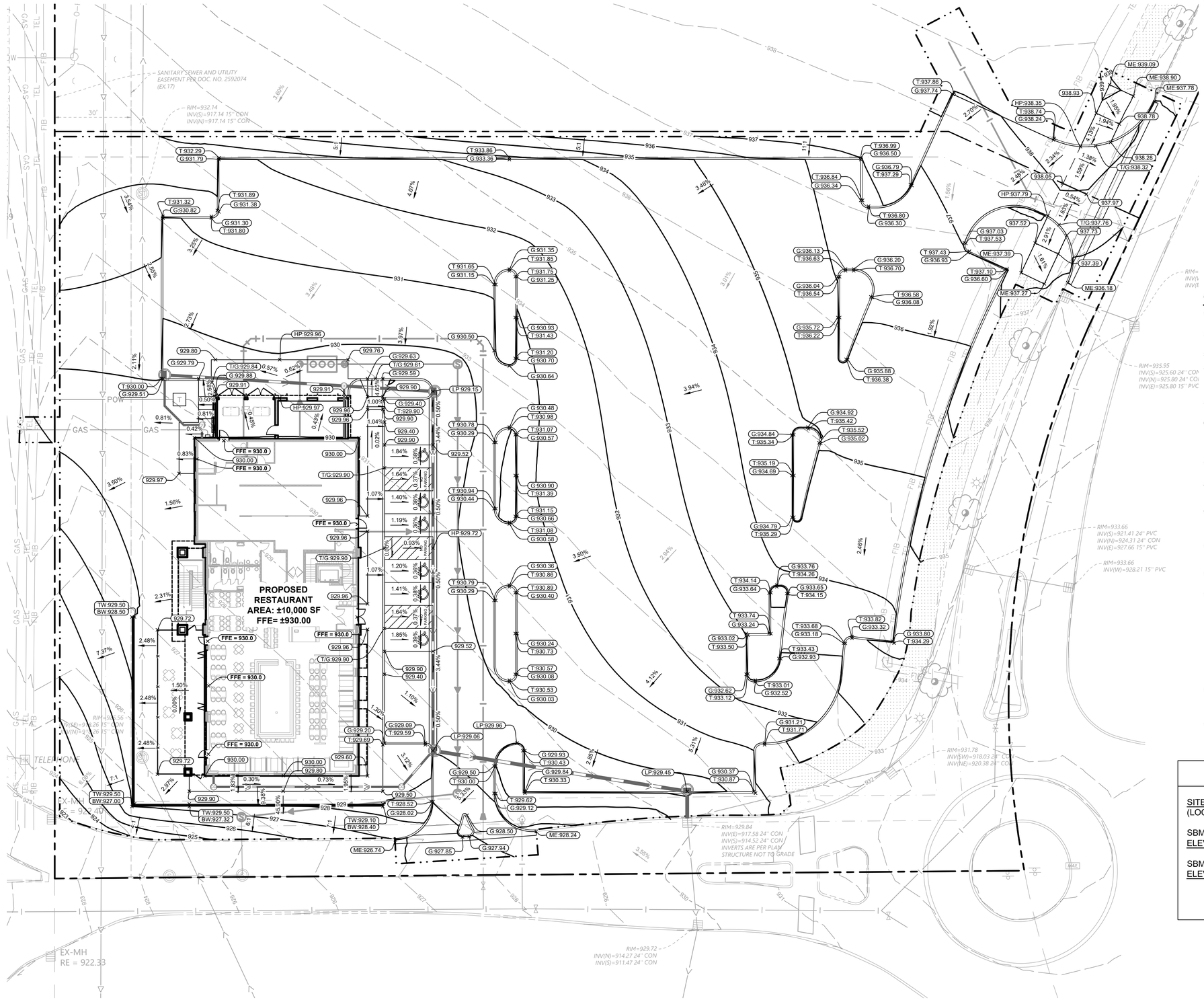
KHA PROJECT	161293000
DATE	03/19/2025
SCALE	AS SHOWN
DESIGNED BY	KAH
DRAWN BY	KAH
CHECKED BY	ALC

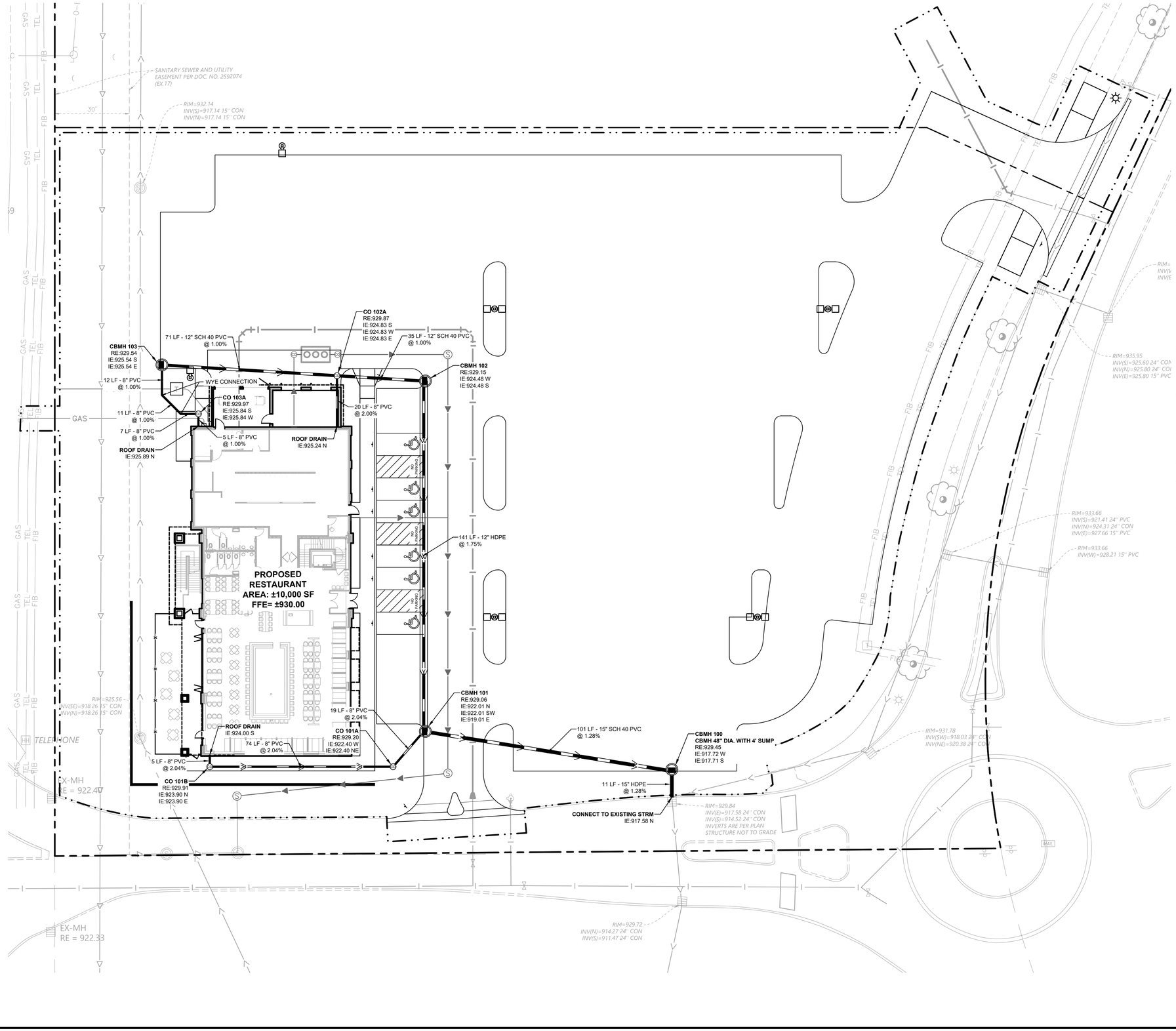
SITE DETAILS

COPPER PINT
PREPARED FOR
KOREY BANNERMAN
ROSEMOUNT MN

SHEET NUMBER
C403

K:\ITWC_LDE\Korey Bannerman\3 Design\CAD\PlanSheets\C5-GRADING PLAN.dwg March 20, 2025 - 9:46am
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PROPOSED RESTAURANT
AREA: ±10,000 SF
FFE= ±930.00
FFE = 930.0
TW:929.50
BW:928.50
TW:929.50
BW:927.00
TW:929.50
BW:927.32
TW:929.10
BW:928.40
HP:929.96
HP:929.97
HP:929.72
LP:929.15
LP:929.96
LP:929.06
LP:929.45
T/G:929.84
T/G:929.61
T/G:929.90
T/G:929.90
T/G:929.90
ME:926.74
ME:928.24
ME:939.09
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G:930.29
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LEGEND

- PROPERTY LINE
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER

STORM SEWER NOTES

1. INSTALL STORM SEWER IN ACCORDANCE WITH CITY OF ROSEMOUNT, SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. STORM SEWER PIPE SHALL BE AS FOLLOWS:
   RCP PER ASTM C-76, FOR ALL PIPE UNDER THE ROADWAY
   HDPE: 0" - 10" PER AASHTO M-252
   HDPE: 12" OR GREATER PER ASTM F-2306
   SUBSOIL DRAIN PER MN PLUMBING CODE SECTION 1102.5, PE PER ASTM F405 OR PVC PER ASTM D2729
   PVC SDR 26 PER ASTM D-3034
   WHEN STORM SEWER CROSSES ABOVE WATERMAIN: STORM SEWER FITTINGS SHALL BE PVC SHC 40 PER ASTM D-1785 (18" MINIMUM VERTICAL CLEARANCE OUTER EDGE TO OUTER EDGE)

   STORM SEWER FITTINGS SHALL BE AS FOLLOWS:
   RCP PER ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
   HDPE PER ASTM 3212
   PVC PER ASTM D-3034, JOINTS PER ASTM D-3212
   WHEN STORM SEWER CROSSES ABOVE WATERMAIN: STORM SEWER FITTINGS SHALL BE PVC SHC 40 PER ASTM D-2665 (18" MINIMUM VERTICAL CLEARANCE OUTER EDGE TO OUTER EDGE)
4. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
5. FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF LAND DISTURBING ACTIVITIES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
6. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
   REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS. REFER TO THE GRADING PLAN FOR DETAILED SURFACE ELEVATIONS.
7. EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
8. COORDINATE WITH THE PLUMBING PLANS FOR THE LOCATION, SIZE AND ELEVATION OF THE PROPOSED UNDERGROUND ROOF DRAIN CONNECTIONS.
9. WHERE STORM SEWER ROOF DRAINS HAVE LESS THAN 4-FEET OF COVER IN PAVED AREAS OR 3-FEET OF COVER IN LANDSCAPE AREAS, PROVIDE 3-INCH THICK INSULATION A MINIMUM OF 5-FEET IN WIDTH, CENTERED ON THE PIPE.
10. ALL STORM SEWER PIPE JOINTS SHALL BE WATER-TIGHT CONNECTIONS.
11. ALL STORM SEWER PIPE CONNECTIONS TO MANHOLES SHALL BE GASKETED AND WATER TIGHT. BOOTED COUPLERS AT THE STRUCTURE OR A WATER STOP WITH NON-SHRINK GROUT MAY BE USED IN ACCORDANCE WITH LOCAL CODES.
12. CONTRACTOR SHALL AIR TEST ALL STORM SEWER PIPE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

Know what's **below.** **Call** before you dig.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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

ALAN L. CATCHPOOL
MN LIC. NO. 47969
DATE: 03/19/2025

KHA PROJECT	161293000
DATE	03/19/2025
SCALE	AS SHOWN
DESIGNED BY	KAH
DRAWN BY	KAH
CHECKED BY	ALC

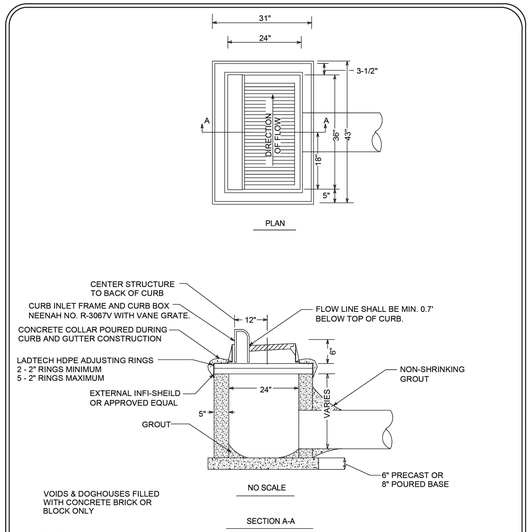
STORM SEWER PLAN

COPPER PINT
PREPARED FOR
KOREY BANNERMAN
ROSEMOUNT MN

SHEET NUMBER
C501

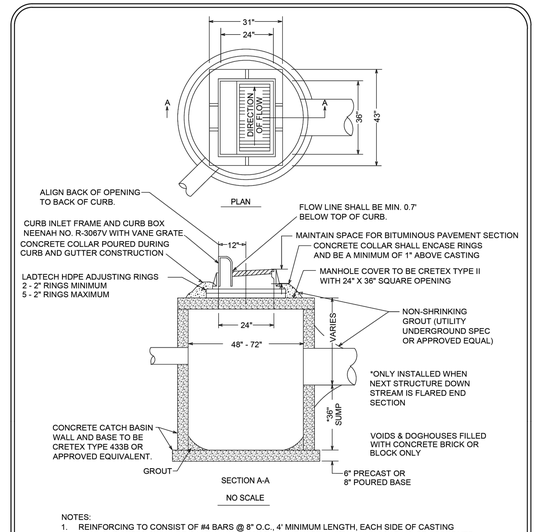
K:\TWC_LDEV\Korey Bannerman\3 Design\CAD\PlanSheets\C5-STORM SEWER PLAN.dwg March 20, 2025 - 9:21am
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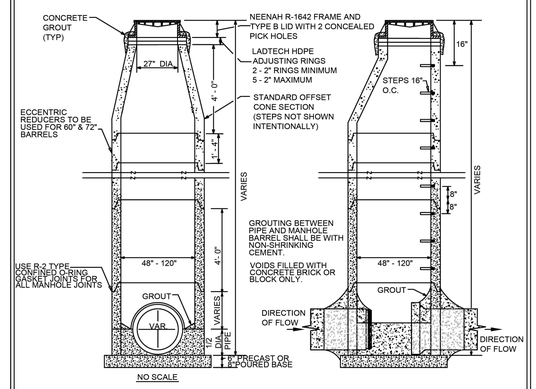
NOTES:
1. REINFORCING TO CONSIST OF #4 BARS @ 8" O.C., 4' MINIMUM LENGTH, EACH SIDE OF CASTING
2. GROUT BOTTOM TO DRAIN TO CENTER
3. PIPE CUT-OUTS TO BE LOCATED WHERE REQUIRED
4. INLET PROTECTION TO BE INSTALLED IN CATCH BASIN AND MAINTAINED AS DIRECTED BY THE ENGINEER

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



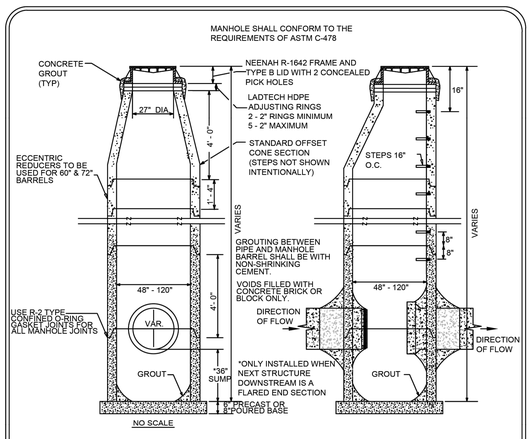
NOTES:
1. REINFORCING TO CONSIST OF #4 BARS @ 8" O.C., 4' MINIMUM LENGTH, EACH SIDE OF CASTING
2. MANHOLE STEPS SHALL BE CAST ALUMINUM OR MA INDUSTRY WITH VINYL COATING OR APPROVED EQUIVALENT AND SHALL BE LOCATED @ 16" O.C. PARALLEL WITH THE CURB
3. GROUT BOTTOM TO DRAIN TO CENTER
4. PIPE CUT-OUTS TO BE LOCATED WHERE REQUIRED
5. INLET PROTECTION TO BE INSTALLED IN CATCH BASIN AND MAINTAINED AS DIRECTED BY THE ENGINEER
6. STEPS SHALL ALIGN WITH THE OPENING TO PROVIDE ACCESS TO THE CATCH BASIN
7. MAXIMUM DEPTH FROM TOP OF CASTING TO FIRST STEP SHALL NOT BE MORE THAN 16"

ROSEMOUNT		Special Details	
Standard Plate Library for the City of Rosemount	CATCH BASIN SUMP MANHOLE	Date: 03-01-01 Revised: 02-08-23	SD-2



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

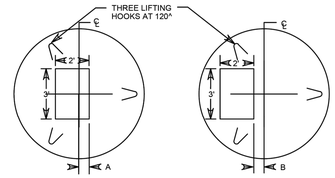
ROSEMOUNT		Special Details	
Standard Plate Library for the City of Rosemount	STANDARD MANHOLE FOR STORM DRAIN	Date: 01-06-05 Revised: 01-21-15	SD-3



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

ROSEMOUNT		Special Details	
Standard Plate Library for the City of Rosemount	STANDARD MANHOLE WITH SUMP FOR STORM DRAIN	Date: 01-6-05 Revised: 02-08-23	SD-4

MANHOLE TOP SLAB WITH OFF-SET 2' x 3' HOLE					
STRUCTURE DIAMETER (in.)	COVER DIAMETER (in.)	MINIMUM t (in.)	A (in.)	B (in.)	WEIGHT OF COVER (lbs)
48	58	6	9		930
54	65	8	6		1710
60	72	8	3		2230
66	79	8	0		2810
72	86	8		3	3440
78	93	8		6	4120
84	100	8		9	4860
90	108	8		12	5760
96	114	8		15	6490
102	120	8		18	7260
108	126	12		21	12100
120	144	12		24	16100



PRECAST COVER DETAIL
NO SCALE

NOTE:
CONTRACTOR TO SUBMIT REINFORCEMENT DETAIL FOR PRECAST COVER TO ENGINEER FOR APPROVAL.

ROSEMOUNT		Special Details	
Standard Plate Library for the City of Rosemount	PRECAST COVER DETAIL	Date: 02-02-07 Revised:	SD-6

No.	REVISIONS	DATE	BY

Kimley»Horn
2025 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
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FOR REFERENCE ONLY

KHA PROJECT	161293000
DATE	03/19/2025
SCALE	AS SHOWN
DESIGNED BY	KAH
DRAWN BY	KAH
CHECKED BY	ALC

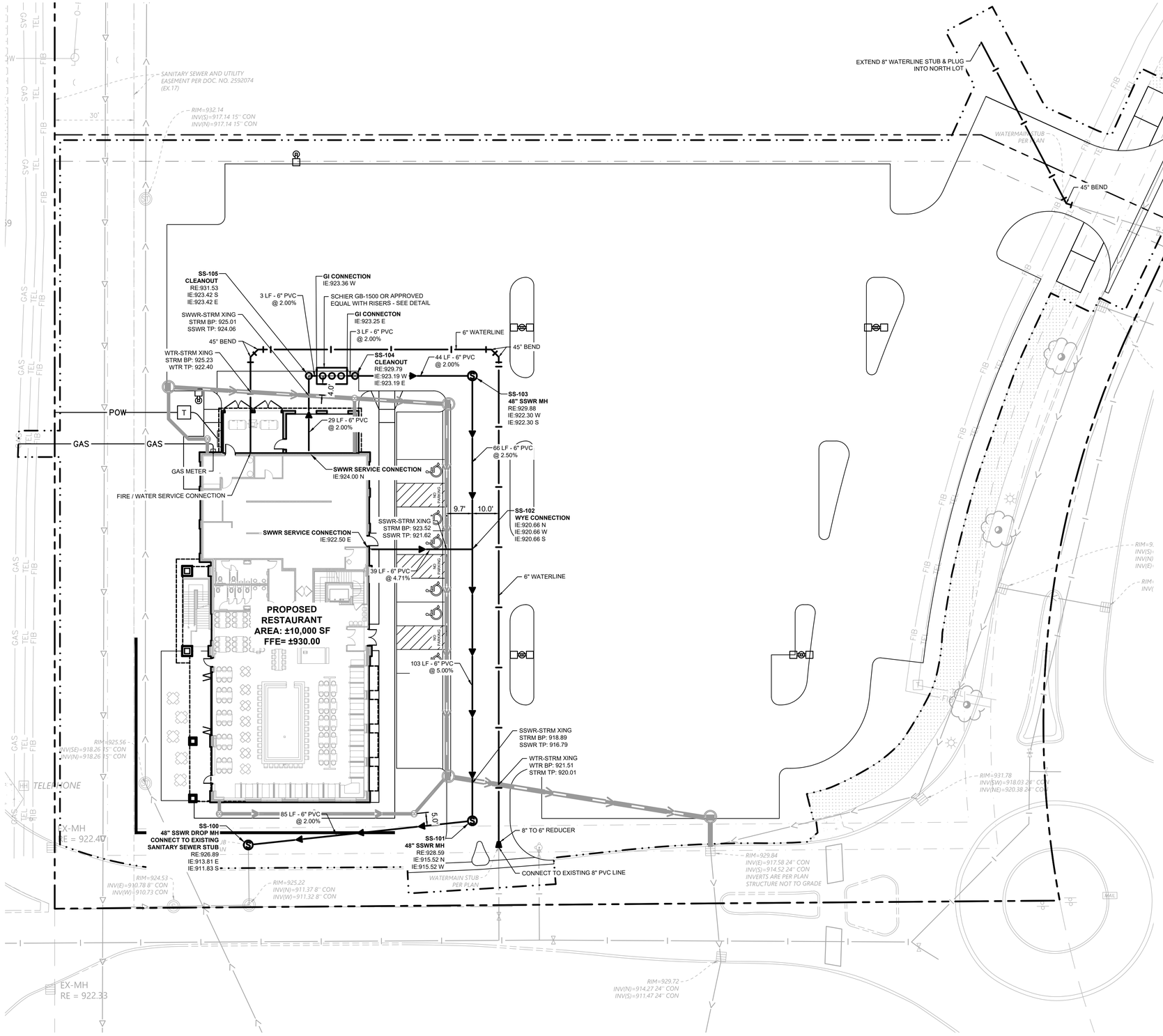
GRADING DETAILS

COPPER PINT
PREPARED FOR
KOREY BANNERMAN
ROSEMOUNT MN

SHEET NUMBER
C502

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K:\TWC_LDE\Korey Bannerman\3 Design\CAD\PlanSheets\C6-UTILITY PLAN.dwg March 20, 2025 - 9:22am



LEGEND

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

NORTH

GRAPHIC SCALE IN FEET
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811
Know what's **below.**
Call before you dig.

UTILITY PLAN NOTES

1. INSTALL UTILITIES IN ACCORDANCE WITH APPLICABLE CITY SPECIFICATIONS, STATE PLUMBING CODE, AND BUILDING PERMIT REQUIREMENTS.
2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
4. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
   6" PVC SCHEDULE 40 PER ASTM D-3034
   DUCTILE IRON PIPE PER AWWA C150
5. WATER LINES SHALL BE AS FOLLOWS:
   CLASS 200 UNDER COUNTY ROADS, OTHERWISE CLASS 150
   4" AND LARGER DUCTILE IRON PIPE PER AWWA C150
   SMALLER THAN 3" PIPING SHALL BE COPPER TUBE TYPE "K" PER ANSI 816.22 OR PVC, 200 P.S.I., PER ASTM D1784 AND D2241.
6. WHEN CONNECTING TO AN EXISTING UTILITY LINE, FIELD VERIFY THE LOCATION, DEPTH, AND SIZE OF THE EXISTING PIPE(S) PRIOR TO INSTALLATION OF THE NEW LINES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
7. PLACE AND COMPACT ALL FILL MATERIAL PRIOR TO INSTALLATION OF PROPOSED UNDERGROUND UTILITIES. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
8. MAINTAIN A MINIMUM OF 7'-6" COVER ON ALL WATER LINES.
9. FOR WATER LINES AND STUB-OUTS UTILIZE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR COBALT BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.
10. MAINTAIN 18-INCH MINIMUM VERTICAL SEPARATION WHERE SEWER PIPE CROSSES WATER LINES (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE). PROVIDE 10-FOOT HORIZONTAL SEPARATION BETWEEN SEWER PIPE AND WATER LINES.
11. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (OR ANY OBSTRUCTION EXISTING AND PROPOSED), THE SANITARY PIPE MATERIAL SHALL BE PVC SCHEDULE 40 OR PVC C900 AND HAVE MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18-INCH VERTICAL SEPARATION MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
12. ALL PVC & HDPE SEWER AND WATER PIPE SHALL HAVE A TRACER WIRE INSTALLED IN THE TRENCH AND TERMINATED PER THE DETAILS.
13. UNDERGROUND UTILITY LINES SHALL BE INSTALLED, INSPECTED AND APPROVED PRIOR TO PLACING BACKFILL.
14. IN PAVEMENT AREAS, RAISE MANHOLE CASTINGS TO BE FLUSH WITH PROPOSED FINISHED SURFACE GRADE. IN GREEN AREAS, MANHOLE CASTINGS TO BE FLUSH WITH FINISHED GROUND ELEVATION & INSTALL A WATERTIGHT LID.
15. REFER TO PLUMBING PLANS FOR LOCATION, SIZE AND ELEVATION OF UTILITY SERVICE CONNECTIONS AND ROOF DRAINS TO THE INTERIOR BUILDING SYSTEMS. BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) & METERS ARE LOCATED INSIDE THE BUILDING.
16. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
17. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
18. REFER TO THE SITE ELECTRICAL PLANS FOR SPECIFICATIONS OF THE PROPOSED SITE LIGHTING AND ELECTRICAL EQUIPMENT.
19. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS. REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS. REFER TO THE GRADING PLAN FOR DETAILED SURFACE ELEVATIONS.
20. EXCESS MATERIAL, ABANDONED UTILITY ITEMS, AND OTHER UNUSABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
21. COORDINATE WITH THE PLUMBING PLANS FOR THE LOCATION, SIZE AND ELEVATION OF THE PROPOSED UNDERGROUND ROOF DRAIN CONNECTIONS.
22. WHERE STORM SEWER ROOF DRAINS HAVE LESS THAN 4-FEET OF COVER IN PAVED AREAS OR 3-FEET OF COVER IN LANDSCAPE AREAS, PROVIDE 3-INCH THICK INSULATION A MINIMUM OF 5-FEET IN WIDTH, CENTERED ON THE PIPE.
23. ALL STORM SEWER PIPE JOINTS SHALL BE WATER-TIGHT CONNECTIONS.
24. ALL STORM SEWER PIPE CONNECTIONS TO MANHOLES SHALL BE GASKETED AND WATER TIGHT. BOOTED COUPLERS AT THE STRUCTURE OR A WATER STOP WITH NON-SHRINK GROUT MAY BE USED IN ACCORDANCE WITH LOCAL CODES.
25. CONTRACTOR SHALL AIR TEST ALL STORM SEWER PIPE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.

No.	REVISIONS	DATE	BY

Kimley»Horn
2025 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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

ALAN L. CATCHPOOL
DATE: 03/19/2025 MN LIC. NO. 47969

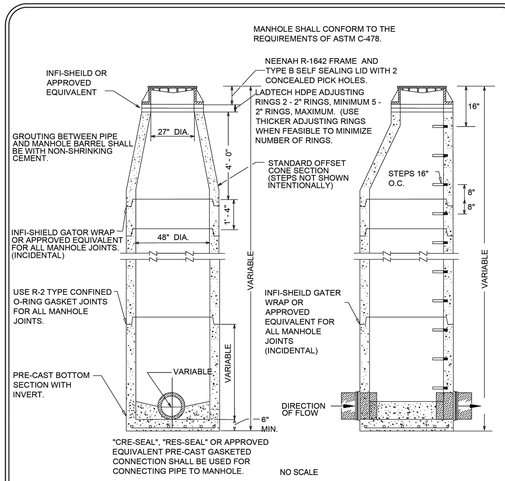
KHA PROJECT	
161293000	
DATE	03/19/2025
SCALE	AS SHOWN
DESIGNED BY	KAH
DRAWN BY	KAH
CHECKED BY	ALC

UTILITY PLAN

COPPER PINT
PREPARED FOR
KOREY BANNERMAN
ROSEMOUNT MN

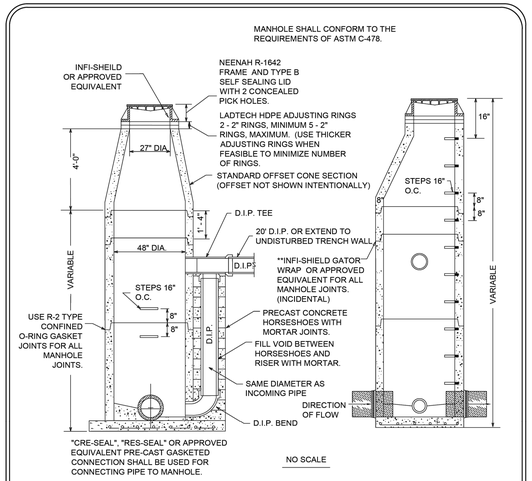
SHEET NUMBER
C600

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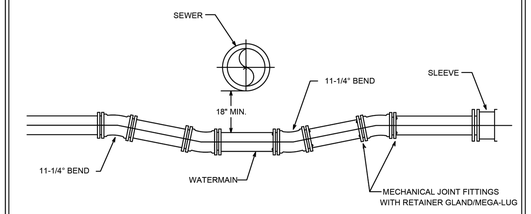
NOTES:
1. ALL CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE DRILLED
2. MANHOLE STEPS SHALL BE CAST IN ALUMINUM OR MA INDUSTRY WITH VINYL COATING OR APPROVED EQUIVALENT AND SHALL BE LOCATED ON THE DOWN STREAM SIDE OF MANHOLE
3. STEPS SHALL BE PLACED SO THAT THE OFFSET VERTICAL PORTION OF THE CONE IS FACING DOWN STREAM
4. MANHOLE COVERS SHALL BE CAST WITH THE WORDS "SANITARY SEWER"
5. THE INITIAL & FINAL RAISING OF CASTINGS SHALL BE CONSIDERED INCLUDED IN THE UNIT PRICE BID FOR CASTING ASSEMBLY
6. MAXIMUM DEPTH FROM TOP OF CASTING TO FIRST STEP SHALL NOT BE MORE THAN 16"
7. STEPS SHALL ALIGN WITH THE OPENING TO PROVIDE ACCESS TO THE MANHOLES
8. ALL MANHOLES TO HAVE INFI-SHIELD OR ENGINEER APPROVED EQUIVALENT EXTERNAL MANHOLE CHIMNEY SEAL OR AS APPROVED BY ENGINEER

ROSEMOUNT	STANDARD MANHOLE FOR SANITARY SEWER	Special Details	
Standard Plate Library for the City of Rosemount		Date: 01-11-06	SS-1
		Revised: 02-08-23	



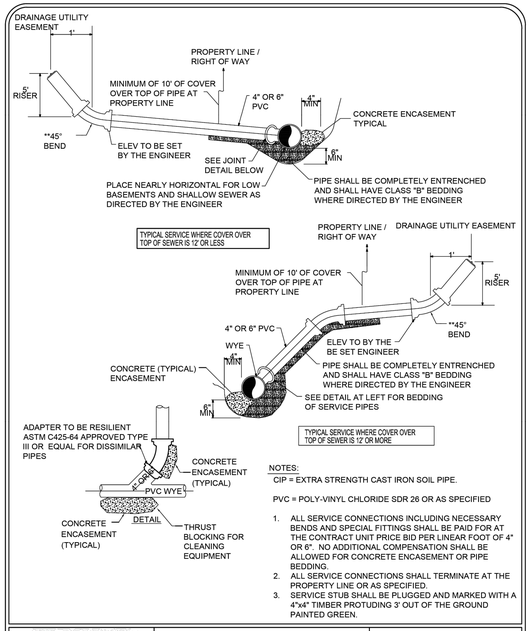
NOTES:
1. ALL CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE DRILLED
2. MANHOLE STEPS SHALL BE CAST IN ALUMINUM OR MA INDUSTRY WITH VINYL COATING OR APPROVED EQUIVALENT AND SHALL BE LOCATED ON THE DOWN STREAM SIDE OF MANHOLE
3. STEPS SHALL BE PLACED SO THAT THE OFFSET VERTICAL PORTION OF THE CONE IS FACING DOWN STREAM
4. MANHOLE COVERS SHALL BE CAST WITH THE WORDS "SANITARY SEWER"
5. THE INITIAL & FINAL RAISING OF CASTINGS SHALL BE CONSIDERED INCLUDED IN THE UNIT PRICE BID FOR CASTING ASSEMBLY
6. MAXIMUM DEPTH FROM TOP OF CASTING TO FIRST STEP SHALL NOT BE MORE THAN 16"
7. STEPS SHALL ALIGN WITH THE OPENING TO PROVIDE ACCESS TO THE MANHOLES
8. ALL MANHOLES TO HAVE INFI-SHIELD OR ENGINEER APPROVED EQUIVALENT EXTERNAL MANHOLE CHIMNEY SEAL OR AS APPROVED BY ENGINEER
9. INSIDE DROPS ARE NOT ALLOWED

ROSEMOUNT	STANDARD DROP FOR SANITARY SEWER	Special Details	
Standard Plate Library for the City of Rosemount		Date: 01-06-05	SS-2
		Revised: 02-08-23	



NOTES:
1. MINIMUM OF FOUR (4) 11¼° BENDS.
2. ¾" STAINLESS STEEL TIE RODS INSTALLED TO RESTRAIN ALL JOINTS.
3. INSULATION IS REQUIRED WHEN 18" MINIMUM IS NOT MET.

ROSEMOUNT	WATERMAIN OFFSET	Special Details	
Standard Plate Library for the City of Rosemount		Date: 02-01-97	W-7
		Revised: 02-01-23	

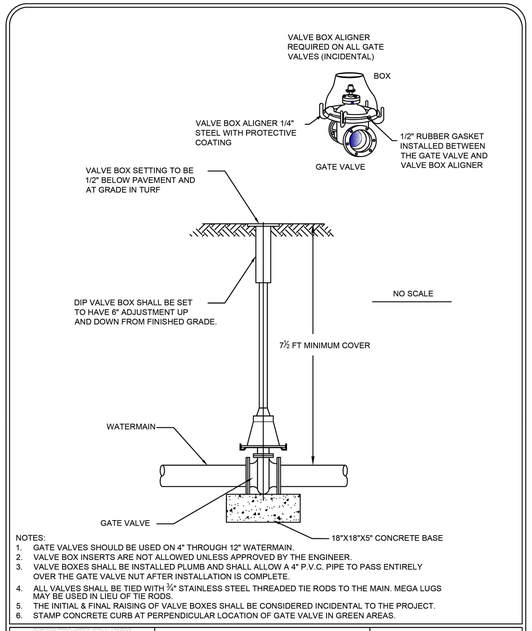


NOTES:
CIP = EXTRA STRENGTH CAST IRON SOIL PIPE.

PVC = POLY-VINYL CHLORIDE SDR 26 OR AS SPECIFIED

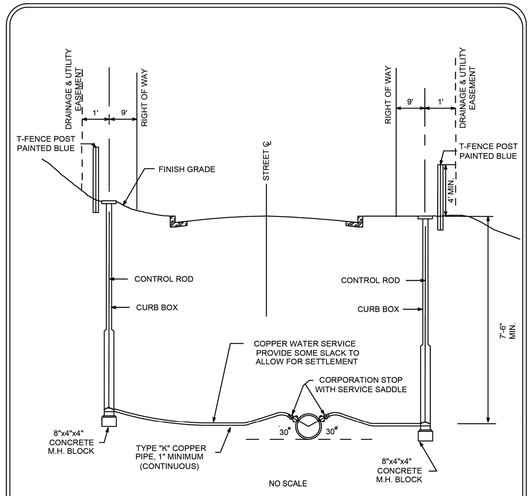
1. ALL SERVICE CONNECTIONS INCLUDING NECESSARY BENDS AND SPECIAL FITTINGS SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE BID PER LINEAR FOOT OF 4" OR 6". NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR CONCRETE ENCASEMENT OR PIPE BEDDING.
2. ALL SERVICE CONNECTIONS SHALL TERMINATE AT THE PROPERTY LINE OR AS SPECIFIED.
3. SERVICE STUB SHALL BE PLUGGED AND MARKED WITH A 4"x4" TIMBER PROTUDING 3' OUT OF THE GROUND PAINTED GREEN.

ROSEMOUNT	TYPICAL SERVICE CONNECTION FOR SANITARY SEWER	Special Details	
Standard Plate Library for the City of Rosemount		Date: 02-14-02	SS-3
		Revised: 02-01-23	



NOTES:
1. GATE VALVES SHOULD BE USED ON 4" THROUGH 12" WATERMAIN.
2. VALVE BOX INSERTS ARE NOT ALLOWED UNLESS APPROVED BY THE ENGINEER.
3. VALVE BOXES SHALL BE INSTALLED PLUMB AND SHALL ALLOW A 4" P.V.C. PIPE TO PASS ENTIRELY OVER THE GATE VALVE NUT AFTER INSTALLATION IS COMPLETE.
4. ALL VALVES SHALL BE TIED WITH ¾" STAINLESS STEEL THREADED TIE RODS TO THE MAIN. MEGA LUGS MAY BE USED IN LIEU OF TIE RODS.
5. THE INITIAL & FINAL RAISING OF VALVE BOXES SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.
6. STAMP CONCRETE CURB AT PERPENDICULAR LOCATION OF GATE VALVE IN GREEN AREAS.

ROSEMOUNT	GATE VALVE AND BOX INSTALLATION	Special Details	
Standard Plate Library for the City of Rosemount		Date: 02-01-98	W-6
		Revised: 02-08-23	



NOTES:
1. CURB BOXES & RODS SHALL BE ADJUSTABLE UP AND DOWN FOR 7½' OF COVER - MINNEAPOLIS PATTERN.
2. COPPER IS TO BE ONE PIECE, NO JOINTS, COUPLINGS, ETC., ALLOWED FROM MAIN TO CURB STOP
3. WATER SERVICE AND SANITARY SEWER SERVICE SHALL HAVE A 3' HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION.
4. CURB BOXES LOCATED IN DRIVEWAYS OR PARKING LOTS SHALL BE COVERED WITH A FORD A-1 METER BOX COVER
5. STAMP CONCRETE CURB AT PERPENDICULAR LOCATION TO THE CURB STOP.

ROSEMOUNT	TYPICAL WATER SERVICE	Special Details	
Standard Plate Library for the City of Rosemount		Date: 01-06-05	W-4
		Revised: 02-01-23	

No.	REVISIONS	DATE	BY

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WWW.KIMLEY-HORN.COM

FOR REFERENCE ONLY

KHA PROJECT	161293000
DATE	03/19/2025
SCALE	AS SHOWN
DESIGNED BY	KAH
DRAWN BY	KAH
CHECKED BY	ALC

UTILITY DETAILS

COPPER PINT
PREPARED FOR
KOREY BANNERMAN
ROSEMOUNT MN

SHEET NUMBER
C601

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K:\TWC_LDE\Korey Bannerman\3 Design\CAD\PlanSheets\C6-UTILITY DETAILS.dwg March 20, 2025 - 9:23am

SPECIFICATIONS

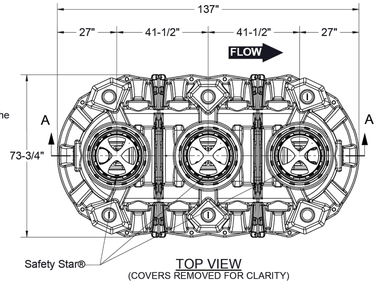
Notes:
1. 6" plain end inlet/outlet
2. Unit weight - w/ cast iron covers: 1,290 lbs. (for wet weight add 12,525 lbs.)
3. Maximum operating temperature: 150º F continuous
4. Capacities - Liquid: 1,500 gal.;
   Grease: 10,061 lbs. (1,379 gal.) @100GPM
   Grease: 9,446 lbs. (1,294 gal.) @200GPM
   Solids: 318 gal.
5. Satisfies Miami DERM 99% efficiency requirements; retaining the following capacities at 99% efficiency:
   9,897 lbs. (1,356 gal.) @100GPM
   8,093 lbs. (1,109 gal.) @200GPM
6. For gravity drainage applications only.
7. Do not use for pressure applications.
8. Cover placement allows full access to tank for proper maintenance.
9. Vent not required unless per local code.
10. Engineered inlet and outlet diffusers with inspection ports are removable to inspect / clean piping.
11. Integral air relief / Anti-siphon / Sampling access.
12. Adjustable cover adapters provide up to 4" of additional height.
13. Designed for below-grade, above-grade, indoor or outdoor installations.
14. Safety Star®, access restrictor built into each cover adapter, prevents accidental entry to tanks (450 lb rating).

ENGINEER SPECIFICATION GUIDE

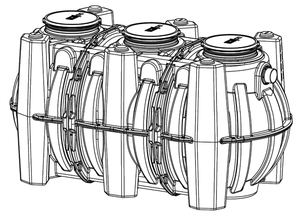
Schier Great Basin™ grease interceptor model # GB-1500 shall be lifetime guaranteed and made in USA of seamless, molded polyethylene with minimum 7/16" uniform wall thickness. Interceptor shall be furnished for above or below-grade installation with adjustable cover adapter and Safety Star® access restrictor built into each cover adapter. This unit is certified for hydromechanical performance to ASME A112.14.3/CSA B481.1-2022 (Type D) as well as certified to ANSI/CAN/IAPMO Z1001-2021 for gravity grease interceptors. Flow control not required. Interceptor flow rate shall be 100 GPM or 200 GPM. Interceptor grease capacity shall be 10,061 lbs. Cover shall provide water/gas-tight seal and have minimum 16,000 lbs. load capacity.

CERTIFIED PERFORMANCE

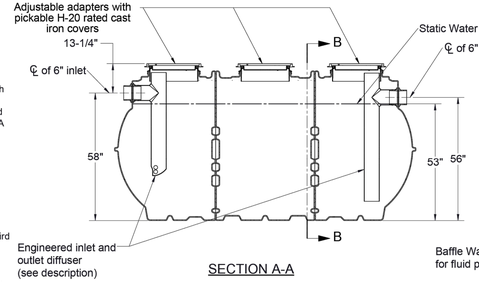
Great Basin™ hydromechanical grease interceptors are third party performance-tested and listed by IAPMO to ASME A112.14.3/CSA B481.1-2022 (Type D) grease interceptor standards and greatly exceed requirements for grease separation and storage. They are compliant to the Uniform Plumbing Code and the International Plumbing Code.



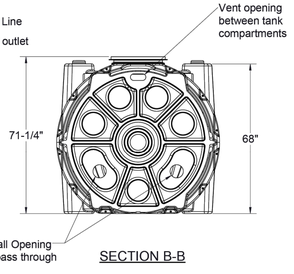
TOP VIEW
(COVERS REMOVED FOR CLARITY)



ISOMETRIC VIEW



SECTION A-A



SECTION B-B

Satisfies Miami DERM 99% efficiency requirements. Product labels are permanently attached to inside and outside of unit for easy viewing.

SPECIFICATION SHEET

MODEL NUMBER: GB-1500

PART NUMBER: 4085-001-01

DESCRIPTION: GREASE INTERCEPTOR 100 GPM / 200 GPM, 6" PLAIN INLET/OUTLET, H-20 RATED PICKABLE CAST IRON COVERS

DWG BY:	DATE:	REV:	ECO:
T.ASAY	12/13/2022	C	121423CS

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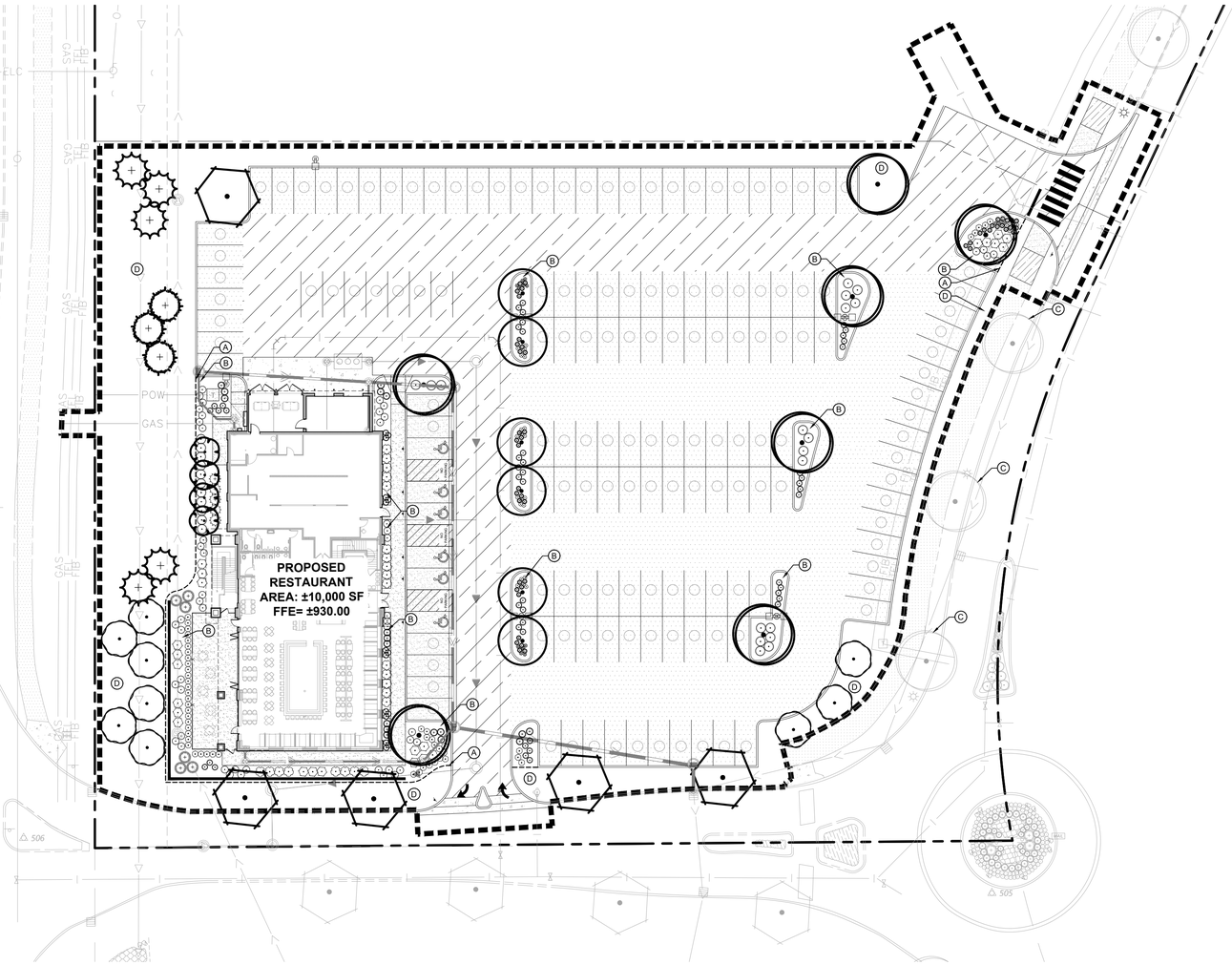
FOR REFERENCE ONLY

KHA PROJECT	161293000
DATE	03/19/2025
SCALE	AS SHOWN
DESIGNED BY	KAH
DRAWN BY	KAH
CHECKED BY	ALC

UTILITY DETAILS

COPPER PINT
PREPARED FOR
KOREY BANNERMAN
ROSEMOUNT MN

SHEET NUMBER
C602



LANDSCAPE LEGEND

- EXISTING DECIDUOUS TREE (TYP.)
- EXISTING SHRUB (TYP.)
- EXISTING PERENNIALS (TYP.)
- EDGER (TYP.)
- APPROXIMATE LIMITS OF SEEDING/ SEEDING ALL DISTURBED AREAS (TYP.)

LANDSCAPE KEYNOTES (A)

(A) EDGER (TYP.)
(B) DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
(C) EXISTING TREE TO REMAIN (TYP.)
(D) SOD (TYP.)

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

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	N/A	CAL.
CONIFEROUS TREE						
	BHS	3	BLACK HILLS SPRUCE	PICEA GLAUCA `DENSATA`	B & B	6`-12` HT.
	WHP	5	WHITE PINE	PINUS STROBUS	B & B	6`-12` HT.
ORNAMENTAL TREE						
	NRB	4	EASTERN REDBUD	CERCIS CANADENSIS	B & B	1.75" CAL MI
	QUA	9	QUAKING ASPEN	POPULUS TREMULOIDES	B & B	1.5" CAL.
OVERSTORY TREE						
	BOL	7	BOULEVARD LINDEN	TILIA AMERICANA `BOULEVARD`	B & B	2.5" CAL.
	IHL	6	IMPERIAL HONEYLOCUST	GLEDITSIA TRIACANTHOS VAR. INERMIS `IMPERIAL`	B & B	2.5" CAL.
	KCY	5	ESPRESSO KENTUCKY COFFEETREE	GYMNOCLADUS DIOICA `ESPRESSO`	B & B	2.5" CAL.

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONTAINER	SPACING
CONIFEROUS SHRUBS						
	SGJ	6	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS `SEA GREEN`	#5 CONT.	5` O.C.
	TAU	5	TAUTON YEW	TAXUS X MEDIA `TAUNTONII`	#5 CONT.	5` O.C.
	WBM	18	MUGO WHITE BUD PINE	PINUS MUGO `WHITE BUD`	#5 CONT.	3` O.C.
DECIDUOUS SHRUBS						
	GLS	29	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA `GRO-LOW`	#5 CONT.	4` O.C.
	LDN	23	LITTLE DEVIL NINEBARK	PHYSOCARPUS OPULIFOLIUS `DONNA MAY` TM	#5 CONT.	4` O.C.
	WIL	23	DWARF BLUE ARCTIC WILLOW	SALIX PURPUREA 'NANA'	#5 CONT.	4` O.C.
PERENNIALS						
	ALL	15	MILLENIUM ORNAMENTAL ONION	ALLIUM X `MILLENIUM`	#1 CONT.	1.5` O.C.
	PCF	26	POWWOW WHITE CONEFLOWER	ECHINACEA PURPUREA 'PAS702918'	#1 CONT 12" HT 6" SPR	18" O.C.
	WLC	51	WALKER'S LOW CATMINT	NEPETA X FAASSENII 'WALKER'S LOW"	#1 CONT.	30" O.C.
PERENNIALS AND GRASSES						
	HMS	51	HEAVY METAL SWITCHGRASS	PANICUM VIRGATUM 'HEAVY METAL'	#1 CONT.	3` O.C.
	KFC	62	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	#1 CONT	30" O.C.
	PDH	48	PRAIRIE DROPSEED	SPOROBOLUS HETEROLEPIS	#1 CONT	24" O.C.

ORDINANCE CHART

ZONING: MX-2

REQUIREMENT	REQUIRED	PROVIDED
PLANTING QUANTITIES 1 tree / 3,000 S.F. land area. Spacing must include trees at the boulevard at 50' minimum. Minimum of 75% total stock to be deciduous trees. 1 foundation planting / 10 L.F. of building perimeter. Shrubs shall be planted a minimum of ⅓ the mature size of typical growth habits.	38 TREES = 113,256 S.F. / 3,000 43 FOUNDATION PLANTINGS = 426 L.F. / 10	38 TREES 18 deciduous trees 3 existing deciduous trees 8 coniferous trees 9 ornamental trees 90 FOUNDATION PLANTINGS 28 deciduous shrubs 18 coniferous shrubs 44 ornamental grasses
PARKING LOT LANDSCAPING: Minimum of 10% of the parking area shall be landscaped. This landscaping shall be located on islands, peninsulas or the like within the perimeter of the parking area. A minimum of one island, peninsula or the like shall be located within each 6,000 square feet of vehicular used area. A minimum of 1 tree shall be required / 10 parking spaces. Remaining area to be landscaped with shrubs and groundcover not to exceed 2 feet in height.	5,768 S.F. LANDSCAPED PARKING AREA = 57,681 S.F. * .01 10 PENINSULA, ISLAND OR THE LIKE = 57,681 S.F. / 6,000 S.F. 16 TREES = 154 parking spaces / 10	4,721 S.F. LANDSCAPED PARKING AREA 14 PENINSULA, ISLAND OR THE LIKE 16 TREES
GENERAL: Deciduous trees shall have a clear trunk of at least 5 feet above the ground and a caliper of at least 2.5 inches. Coniferous trees shall be at least 4 feet in height.		

NOTE:
QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

ABBREVIATIONS:
B&B = BALLED AND BURLAPPED CAL. = CALIPER HT. = HEIGHT MIN. = MINIMUM O.C. = ON CENTER SP. = SPECIES QTY. = QUANTITY

No.	REVISIONS	DATE	BY

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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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

RYAN A. HYLLESTED, PLA
DATE: 03/19/2025 LIC. NO. 53828 MN

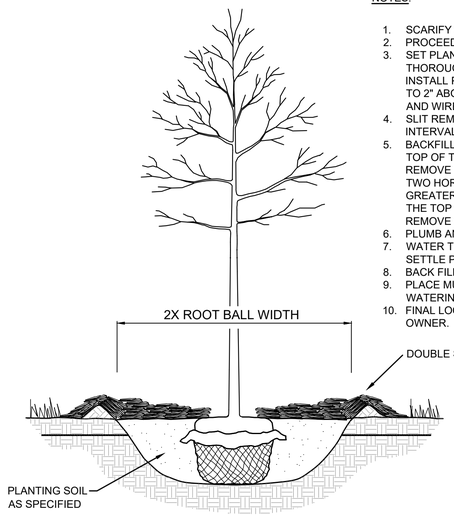
KHA PROJECT	161293000
DATE	03/19/2025
SCALE	AS SHOWN
DESIGNED BY	CFK
DRAWN BY	CFK
CHECKED BY	RAH

LANDSCAPE PLAN

COPPER PINT
PREPARED FOR
KOREY BANNERMAN
ROSEMOUNT MN

SHEET NUMBER
L100

K:\TWC_LDEV\Korey Bannerman\3 Design\CAD\PlanSheets\L1-LANDSCAPE PLAN.DWG March 20, 2025 - 9:24am
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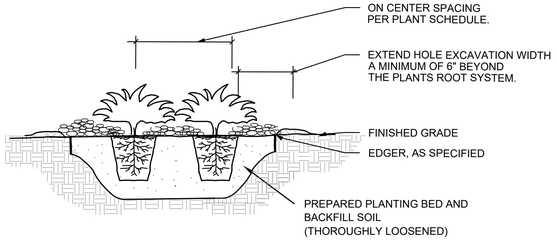


NOTES:

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED PLANTING SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT.
4. SLIT REMAINING TREATED BURLAP AT 6" INTERVALS.
5. BACKFILL TO WITHIN APPROXIMATELY 12" OF THE TOP OF THE ROOTBALL, THEN WATER PLANT. REMOVE THE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM THE TOP 1/3 OF THE BALL. REMOVE ALL TWINE. REMOVE OR CORRECT STEM GIRDLING ROOTS.
6. PLUMB AND BACKFILL WITH PLANTING SOIL.
7. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
8. BACK FILL VOIDS AND WATER SECOND TIME.
9. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
10. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

1 TREE PLANTING DETAIL

SCALE: N.T.S. L101



NOTES:

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING OF TOP AND ROOT.
3. REMOVE CONTAINER AND SCORE OUTSIDE OF SOIL MASS TO REDIRECT AND PREVENT CIRCLING FIBROUS ROOTS. REMOVE OR CORRECT STEM GIRDLING ROOTS.
4. PLUMB AND BACKFILL WITH PLANTING SOIL.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACK FILL VOIDS AND WATER SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
8. MIX IN 3-4" OF ORGANIC COMPOST.

2 SHRUB / PERENNIAL PLANTING DETAIL

SCALE: N.T.S. L101

3 STEEL EDGER DETAIL

SCALE: N.T.S. L101

LANDSCAPE NOTES

PLANTING

1. CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
   ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
   ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
   ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
   ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
   CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
9. INSTALL PLANTS BY PLANT INSTALLATION PERIOD INFORMATION IN THE LATEST STANDARD PLANTING DETAILS FROM MNDOT. PLANTINGS BEFORE OR AFTER THESE DATES ARE DONE AT RISK.
10. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
11. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLARE IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLARE. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLARE SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
12. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
13. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
14. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
15. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.

SOIL

16. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
17. BACKFILL SOIL AND TOPSOIL TO ADHERE TO MNDOT STANDARD SPECIFICATION 3877 (LOAM TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.

MULCH

18. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH. DOUBLE SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH DOUBLE SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND NATURAL IN COLOR (DYE-FREE), OR APPROVED EQUAL. ROCK MULCH TO BE TRAP ROCK, BUFF LIMESTONE, RIVER ROCK, 1 1/2" DIAMETER, AT MINIMUM 3" DEPTH, OR APPROVED EQUAL. APPLY PRE-EMERGENT HERBICIDE PRIOR TO MULCH PLACEMENT PER MANUFACTURER RECOMMENDATIONS, USE PREEN OR PRE-APPROVED EQUAL. ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).

EDGER

19. EDGING TO BE COMMERCIAL GRADE COL-MET (OR EQUAL) STEEL EDGING; 3/16" THICK x 5" TALL, COLOR BLACK, OR SPADED EDGE, AS INDICATED. STEEL EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH TOP OF EDGER AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. WHERE EDGING TERMINATES AT A SIDEWALK, BEVEL OR RECESS ENDS TO PREVENT TRIP HAZARD. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).

SOD

20. ALL DISTURBED AREAS TO BE SODDED UNLESS OTHERWISE NOTED. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED, PER MNDOT SPECIFICATIONS AND SUPPLIER/MANUFACTURER RECOMMENDATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.

IRRIGATION

21. PROVIDE IRRIGATION / PROVIDE NEW SYSTEM, OR MODIFY EXISTING IRRIGATION PER OWNERS DIRECTION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR. SYSTEM SHALL INCLUDE A RAIN SENSOR AND APPROPRIATE TECHNOLOGY. CONTROLLER TO BE COMMERCIAL GRADE, EPA WATERSENSE APPROVED, CAPABLE OF FLOW SENSING AND OPERATING A MASTER VALVE ON / OFF BY STATION. IRRIGATION SYSTEM TO INCLUDE FLOW SENSOR AND WIRED RAIN / FREEZE SENSOR. PROVIDE MASTER VALVE. THE IRRIGATION SYSTEM SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. ZONE PARAMETERS: HEAD-TO-HEAD COVERAGE AND NO SPRAYING OVER WALKS. SEPARATE LAWN ZONES BY MICROCLIMATE- LAWN ON NORTH SIDE OF BUILDING VS LAWN ON SOUTH SIDE OF BUILDING, LAWN ON SLOPE VS LAWN ON LEVEL GRADE. LAWN AREAS TO HAVE MULTI-STREAM ROTARY SPRINKLERS/ SPRAYS/ ROTORS. SHRUB AND PERENNIAL BED AREAS TO HAVE DRIP. TREES IN LAWN AREA TO BE COVERED BY MULTI-STREAM ROTARY SPRINKLERS/ SPRAYS/ ROTORS. TREES IN SHRUBS / PERENNIAL BED AREA TO BE WATERED WITH DRIP IRRIGATION. ALL IRRIGATION HEADS TO BE PRESSURE REGULATED.

ESTABLISHMENT

22. PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
23. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.

WARRANTY

24. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
25. MAINTAIN TREES, SHRUBS, SEED AND OTHER PLANTS UNTIL PROJECT COMPLETION, BUT IN NO CASE, LESS THAN FOLLOWING PERIOD; 1 YEAR AFTER PROJECT COMPLETION. MAINTAIN TREES, SHRUBS, SEED AND OTHER PLANTS BY PRUNING, CULTIVATING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. REPLENISH MULCH TO THE REQUIRED DEPTH. MAINTAIN LAWNS FOR 60 DAYS AFTER INSTALLING SOD INCLUDING MOWING WHEN SOD RECITES 4" IN HEIGHT. WEED PLANTING BEDS AND MULCH SAUCERS AT MINIMUM ONCE A MONTH DURING THE GROWING SEASON. PROVIDE A MONTHLY REPORT TO THE OWNER ON WEEDING AND OTHER MAINTENANCE RESPONSIBILITIES.

No.	REVISIONS	DATE	BY

Kimley»Horn
2026 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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

RYAN A. HYLLESTED, PLA
MN
LIC. NO. 53828
DATE: 03/18/2025

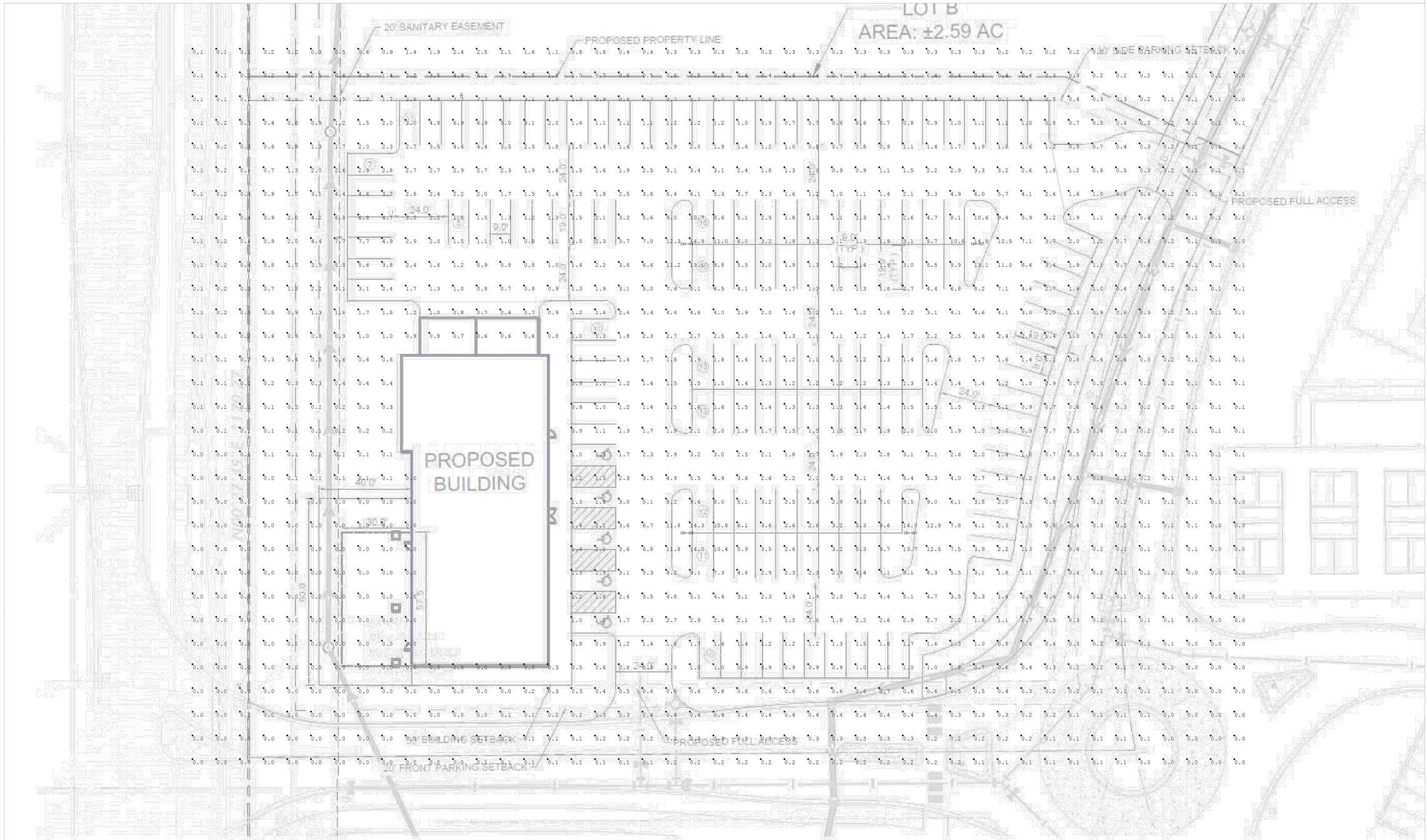
KHA PROJECT 161293000
DATE 03/19/2025
SCALE AS SHOWN
DESIGNED BY CFK
DRAWN BY CFK
CHECKED BY RAH

LANDSCAPE DETAILS

COPPER PINT
PREPARED FOR
KOREY BANNERMAN
ROSEMOUNT MN

SHEET NUMBER
L101

K:\TWC_LDEV\Korey Bannerman\3 Design\CAD\PlanSheets\L1-LANDSCAPE DETAILS.DWG March 20, 2025 - 9:25am
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SHEET:
PH100

Scale: 1 inch= 20 Ft.

The Lighting Analysis, estimate, Energy Analysis and/or Visual Simulation (*Lighting Design) provided by ROUZER is for illustrative purposes only. Actual performance of lighting systems may vary from the design criteria due to factors including, but not limited to, tolerances in equipment, field conditions, voltage variations, and atmospheric conditions. Actual results may vary from the design criteria based on the accuracy of the inputs provided. Field measurements have not been made unless specifically stated

Calculation Summary											
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**	**Description**	**PtSpcLr**	**PtSpcTb**	**Meter Type**
CalcPts_1	Illuminance	Fc	1.52	14.9	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG	10	10	Horizontal
Parking Lot	Illuminance	Fc	3.07	14.9	0.6	5.12	24.83				

Luminaire Schedule												
Symbol	**Qty**	**Tag**	**Label**	**Arrangement**	**Lum. Lumens**	**Arr. Lum. Lumens**	**LLF**	**Description**	**Lum. Watts**	**Arr. Watts**	**Total Watts**	**Filename**
	2	A	A17-4T150	SINGLE	21117	21117	1.000	A17-4T150	149.17	149.17	298.34	a17-4t150.ies
	4	A2	A17-4T150 2 @ 180	BACK-BACK	21117	42234	1.000	A17-4T150	149.17	298.34	1193.36	a17-4t150.ies

******LAYOUT AND BOM ARE SUBJECT TO APPROVAL******

Expanded Luminaire Location Summary						
LumNo	**Tag**	**X**	**Y**	**MTG HT**	**Orient**	**Tilt**
1	A	193.04	325.54	23	270	0
2	A	141.89	265.95	23	0	0
3	A2	290.27	263.28	23	0	0
3	A2	286.27	263.28	23	180	0
4	A2	412.94	263.28	23	0	0
4	A2	408.94	263.28	23	180	0
5	A2	290.27	141.16	23	0	0
5	A2	286.27	141.16	23	180	0
6	A2	384.63	141.16	23	0	0
6	A2	380.63	141.16	23	180	0
Total Quantity: 10						

NOTES:
* The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of the designer.

* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

* RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal Patents issued or pending apply.

SHEET:
PH101

The Lighting Analysis, estayout, Energy Analysis and/or Visual Simulation (*Lighting Design) furnished by ROUZER is a calculated representation of lighting system performance based upon design parameters and information supplied by the customer. Actual performance may vary from the actual field conditions. Although the lighting design is based upon data obtained from sources believed to be reliable, such data has not been field verified by ROUZER and therefore actual measured results may vary from the anticipated performance. Lighting designs may require periodic maintenance and adjustment to reduce variation. ROUZER neither warrants, either implied or stated with regard to actual performance of the lighting system nor assumes any responsibility for the use of this design. ROUZER neither warrants, either implied or stated, nor represents the appropriateness, completeness or reliability of any information, opinions, advice or statements made by any party other than ROUZER. Any party who uses or relies upon such information, opinions, advice or statements does so entirely at their own risk. ROUZER specifically disclaims any liability or responsibility for such information, opinions, advice or statements made by any party other than ROUZER. The Lighting Design is issued for the purpose of a project's construction documentation package and is not intended for construction nor as being part of a project's construction documentation package.

Scale: as noted
Date:1/17/2025
Filename: Willy McCoys Rosemount.AGI
Drawn By: Eric Nephew

Job Name:
Willy McCoys Rosemount
Lighting Layout
Version A

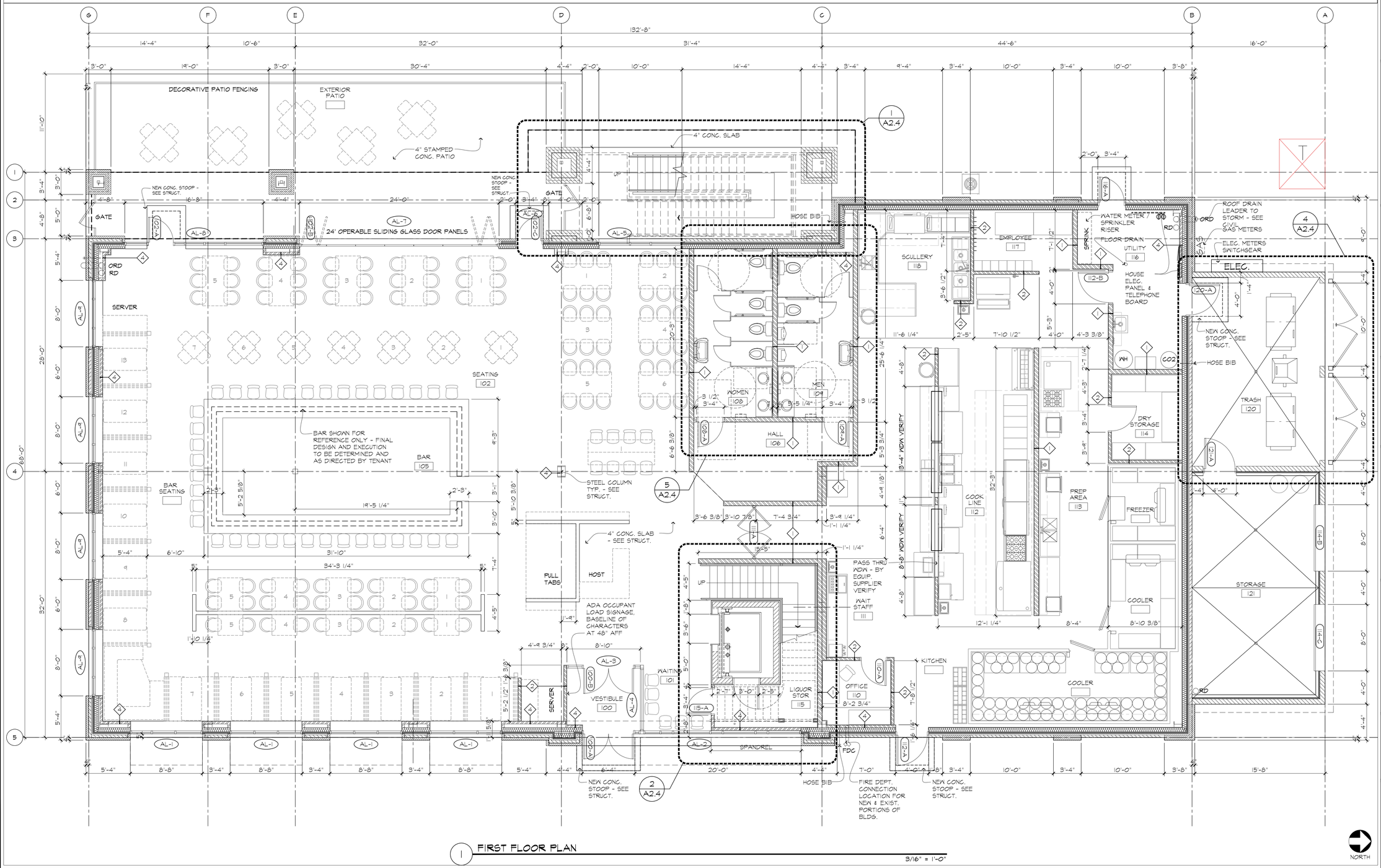
Prepared For: Viking

ROUZER GROUP

Filename: C:\Users\Eric\Rouzer Group\Rouzer Inside - Rouzer Inside Documents\RAB\Rouzer Layouts\Erics AGI\Willy McCoys Rosemount.AGI

GENERAL PLAN NOTES

1. SEE CIVIL FOR SITE UTILITY LOCATIONS. G.C. TO COORDINATE WALL PENETRATIONS AT THE BUILDING LINE. COORD. W/ MEP FOR ADDITIONAL INFO. G.C. SHALL COORDINATE AS NECESSARY WITH ALL PARTIES.
2. SEE A4.0 FOR INTERIOR WALL TYPES.
3. ALL FURNITURE FIXTURES, AND EQUIPMENT SHOWN FOR REFERENCE ONLY - COORD. W/ TENANT AND KITCHEN SUPPLIER AS NECESSARY.
4. G.C. TO COORD. ALL BLOCKING AND BACKING IN WALLS FOR FIXTURES, FURNITURE, EQUIPMENT, ARTWORK ETC AS APPLIES - COORD. WITH ALL PARTIES AS NECESSARY.
5. PROVIDE ADA TRANSITION FLOOR STRIPS AT ALL FLOOR FINISH CHANGES AS REQ'D BY CODE.
6. HOSE BIB AND ELEC. OUTLET TYP. AT EACH SIDE OF BUILDING.
7. COORDINATE PLUMBING AND PLUMBING VENTS - G.C. TO COORD. WITH ALL PARTIES AND INSURE ANY PENETRATIONS ARE WATER TIGHT & PER MFR. DETAILS
8. PROVIDE EXIT AND EGRESS LIGHTING.



1 FIRST FLOOR PLAN

3/16" = 1'-0"

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Mark	Revision / Issue	Date
	CITY SUBMITTAL	03-19-25

PRELIMINARY NOT FOR CONSTRUCTION

COPPER PINT RESTAURANT

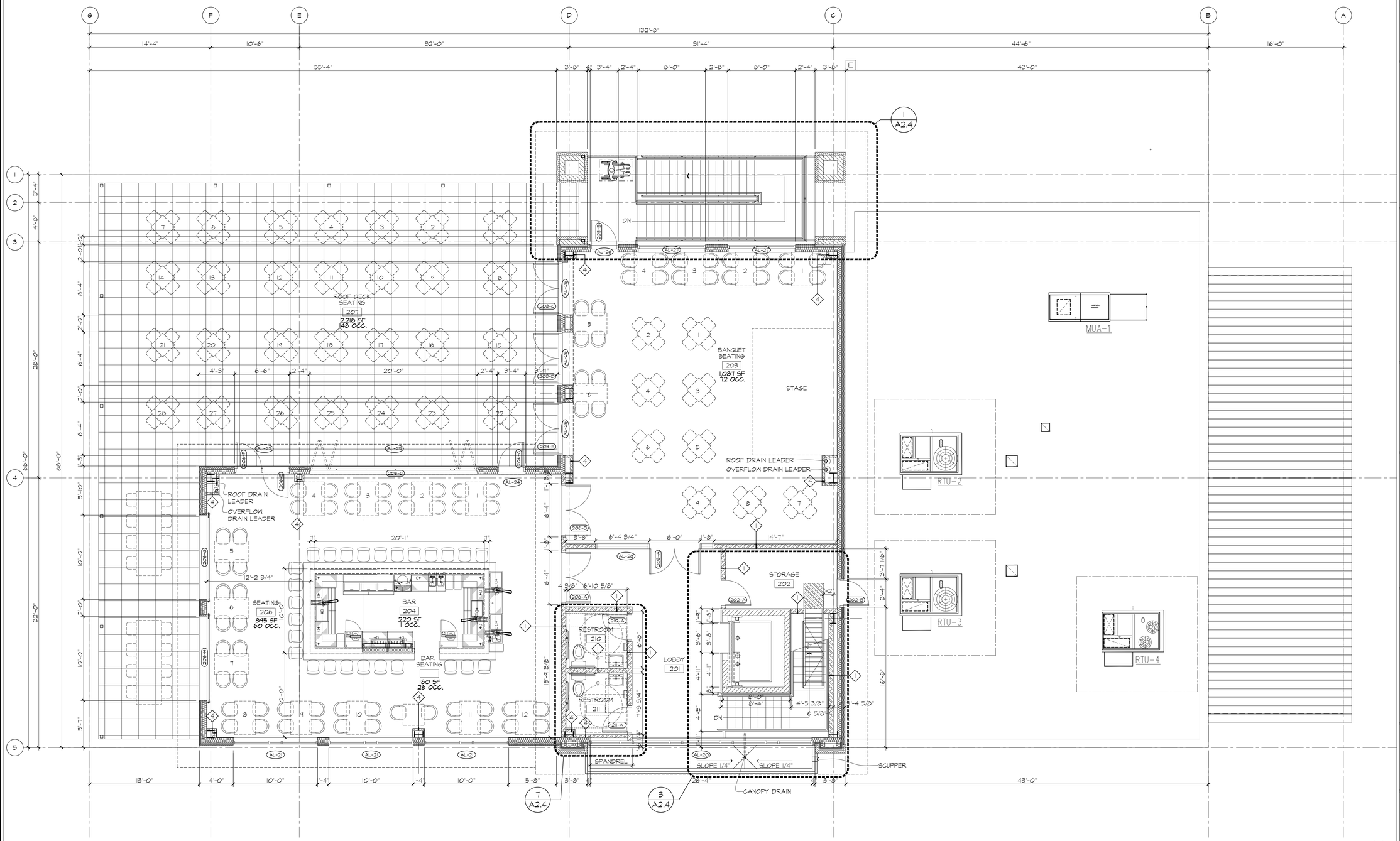
ROSEMOUNT , MN

FIRST FLOOR PLAN

PROJECT NUMBER:	24-1057-01
ISSUED DATE:	03/14/25
DRAWN BY:	CM
CHECKED BY:	KA

A2.1

Architectural Consortium, L.L.C. 2024



1 SECOND FLOOR PLAN

3/16" = 1'-0"

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	CITY SUBMITTAL	03-19-25

PRELIMINARY NOT FOR CONSTRUCTION

COPPER PINT RESTAURANT

ROSEMOUNT , MN

SECOND FLOOR PLAN

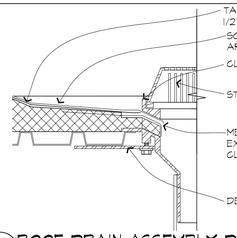
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ISSUED DATE:	03/14/25
DRAWN BY:	CM
CHECKED BY:	KA

A2.2

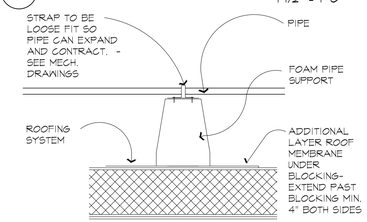
Architectural Consortium, L.L.C. 2024

TYPICAL ROOF CONSTRUCTION:

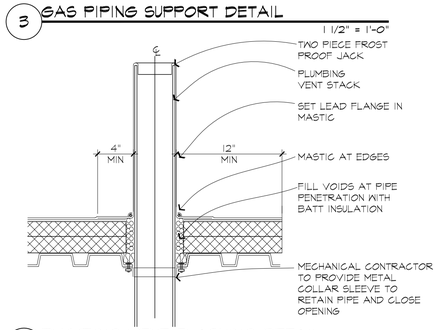
A. FULLY ADHERED TPO MEMBRANE ROOF.
B. R-30 MINIMUM INSULATION REQUIRED. POLYISO INSULATION WITH STAGGERED SEAMS.
C. AT THE PEDESTAL PAVER DECK SYSTEM, ROOF SYSTEM AND DETAILS SHALL COMPLY WITH MEMBRANE MANUFACTURERS 20 YEAR WARRANTY REQUIREMENTS FOR USE WITH A PEDESTAL PAVER ROOF SYSTEM. VERIFY REQUIREMENTS WITH MEMBRANE MANUFACTURER.
D. SEE SHEET A2.3 FOR TYPICAL ROOF DETAILS. DETAILS ARE FOR GENERAL INTENT ONLY - REFER TO MFR'S SPECIFIC DETAILS FOR SPECIFIC APPLICABLE ROOFING SYSTEM.
E. EXTEND MEMBRANE FLASHING UP PARAPET & UNDER METAL CAP/FASCIA PER ROOFING MANUFACTURERS STANDARD DETAIL.
F. PROVIDE TAPERED RIGID INSUL. CRICKETS AT ALL EQUIPMENT CURBS, ROOF HATCH, EXHAUST FANS, RTU'S AND SIMILAR TYPE ITEMS TO INSURE PROPER DRAINAGE.
G. PROVIDE PLUMBING VENTS PER TENANT DRAWINGS. FLASH ROOF PENETRATIONS.
H. PROVIDE PIPING SUPPORTS FOR ALL GAS PIPING ON ROOF
I. ROOFTOP EQUIPMENT IS SHOWN FOR SCHEMATIC PURPOSES ONLY. ADDITIONAL ROOFTOP EQUIPMENT IS ANTICIPATED. CONTRACTOR SHALL PROVIDE TYPE I EXHAUST DUCT/S AND CURBS TO CONNECT KITCHEN EXHAUST HOOD/S TO EXHAUST FANS ON THE ROOF. MAKE-UP AIR UNITS AS REQUIRED TO BALANCE THE EXHAUST SHALL ALSO BE PROVIDED. GENERAL CONTRACTOR TO COORDINATE BETWEEN TENANT AND DESIGN-BUILD MECHANICAL. SEE STRUCTURAL FOR ADDITIONAL NOTES. SUBMIT FINAL ROOFTOP EQUIPMENT LAYOUT FOR REVIEW. PROVIDE DIMENSIONS FROM GRID LINES ALONG WITH EQUIPMENT HEIGHTS AS PART OF SUBMITTAL.
J. PROVIDE PLUMBING VENTS AS REQUIRED.



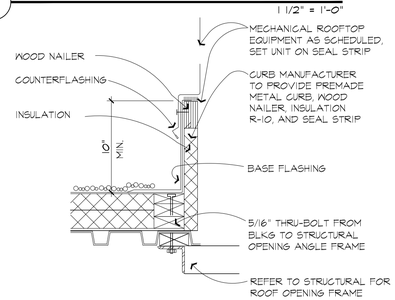
2 ROOF DRAIN ASSEMBLY DETAIL
1 1/2" = 1'-0"



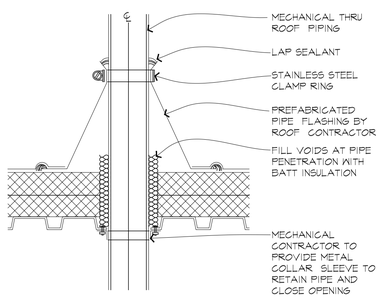
3 GAS PIPING SUPPORT DETAIL
1 1/2" = 1'-0"



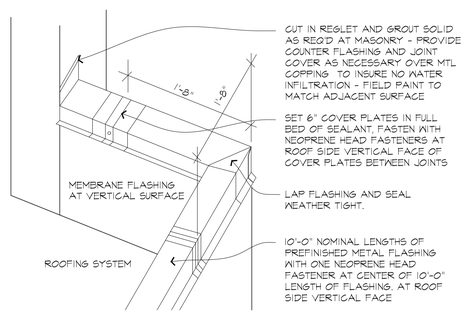
4 PLUMBING VENT FLASHING DETAIL
1 1/2" = 1'-0"



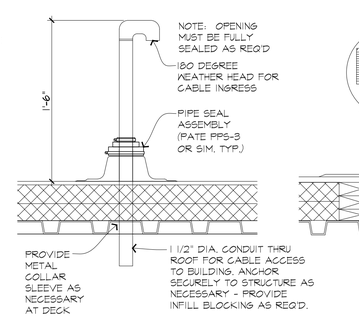
5 RTU CURB DETAIL
1 1/2" = 1'-0"



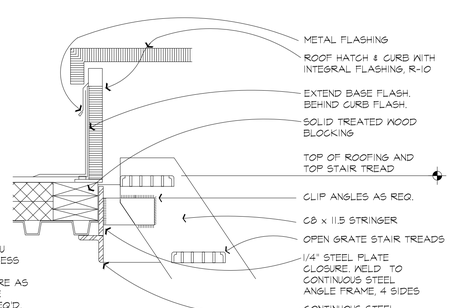
6 COLD PIPE FLASHING DETAIL
1 1/2" = 1'-0"



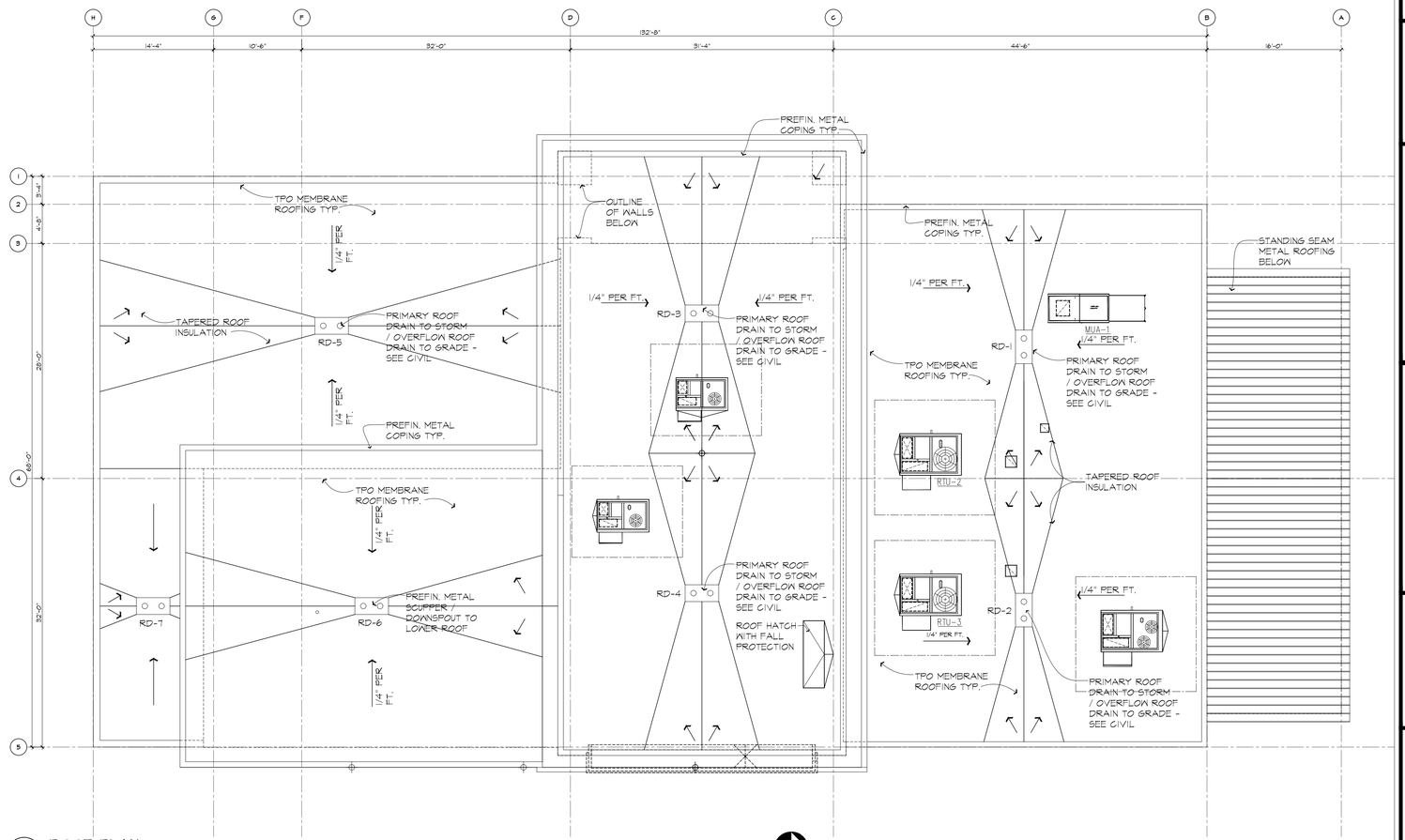
7 COPING ISOMETRIC
NO SCALE



8 TYPICAL CONDUIT FLASHING
1 1/2" = 1'-0"



9 ROOF HATCH DETAIL
1 1/2" = 1'-0"



1 ROOF PLAN
1/8" = 1'-0"
NORTH

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Mark	Revision / Issue	Date
	CITY SUBMITTAL	03-19-25

PRELIMINARY NOT FOR CONSTRUCTION

COPPER PINT RESTAURANT

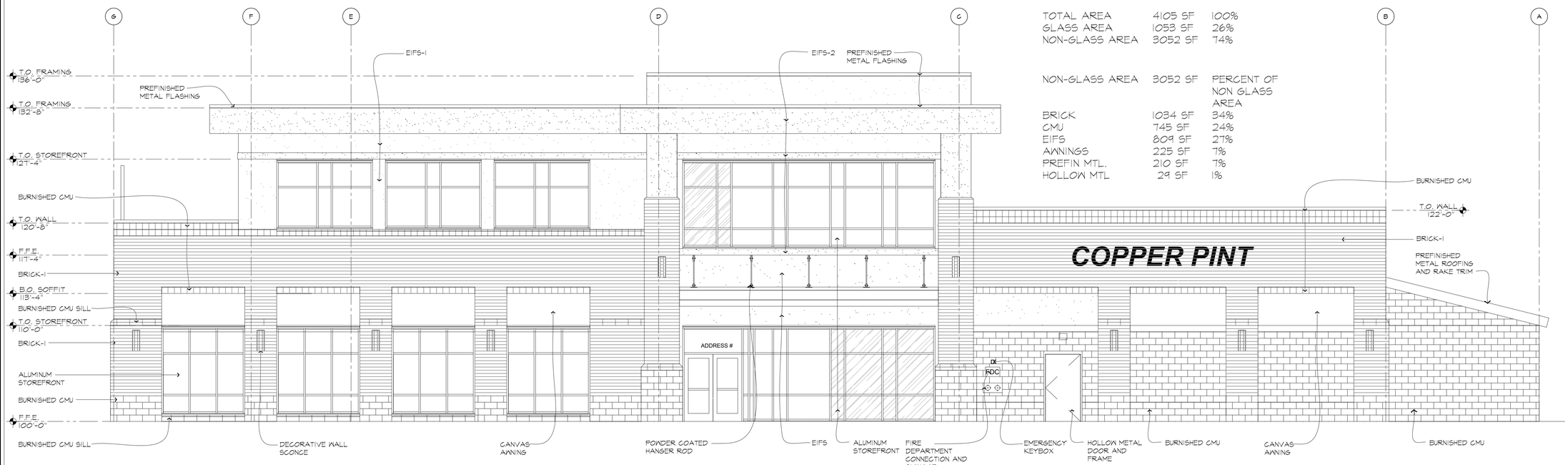
ROSEMOUNT , MN

ROOF PLAN

PROJECT NUMBER:	24-1057-01
ISSUED DATE:	03/14/25
DRAWN BY:	CM
CHECKED BY:	KA

A2.3

Architectural Consortium, L.L.C. 2024



1 EAST ELEVATION

3/16" = 1'-0"

TOTAL AREA	4105 SF	100%
GLASS AREA	1053 SF	26%
NON-GLASS AREA	3052 SF	74%

NON-GLASS AREA	3052 SF	PERCENT OF NON GLASS AREA
BRICK	1034 SF	34%
CMU	745 SF	24%
EIFS	809 SF	27%
AWNINGS	225 SF	7%
PREFIN MTL.	210 SF	7%
HOLLOW MTL	29 SF	1%

GENERAL NOTES:

1. MORTAR AT CMU TO BE COLORED TO MATCH BLOCK.
2. PROVIDE BACKER ROD AND SEALANT AT ALL MATERIAL CHANGES.
2. C.J. = CONTROL JOINT E.J. = EXPANSION JOINT SEALANT TO MATCH MORTAR @ CMU. SEE A4.1 FOR TYP DETAILS
3. ALL EXPOSED DECORATIVE CMU TO HAVE WATER REPELLENT APPLIED.
4. ALL EXPOSED DECORATIVE CMU TO HAVE INTEGRAL WATER REPELLANT WITHIN MIX USED TO FORM UNITS AS WELL AS IN MORTAR.
5. DECORATIVE BURNISHED CMU TO HAVE HIGHLIGHTER APPLIED AFTER APPLICATION OF WATER REPELLENT AS APPLIES.
6. PROVIDE FIRE DEPARTMENT KEY BOX & ADDRESS NUMBERS AS REQUIRED BY CITY.
7. TENANT SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT AS REQ'D BY CITY. PROVIDE JUNCTION BOX AND CONDUIT AS REQUIRED AT SIGN LOCATIONS. COORDINATE WITH SIGNAGE CONTRACTOR.

NOTES AND EXTERIOR MATERIALS LEGEND

- CMU-1: AMCON #TBD "TBD"
- BRICK (FIELD): TBD
- EIFS-1: DRYVIT #TBD "TBD" QUARZPUTZ FINISH
- EIFS-2: DRYVIT #TBD "TBD" SANDBLAST FINISH

ALUM. STOREFRONT: DARK BRONZE ANODIZED

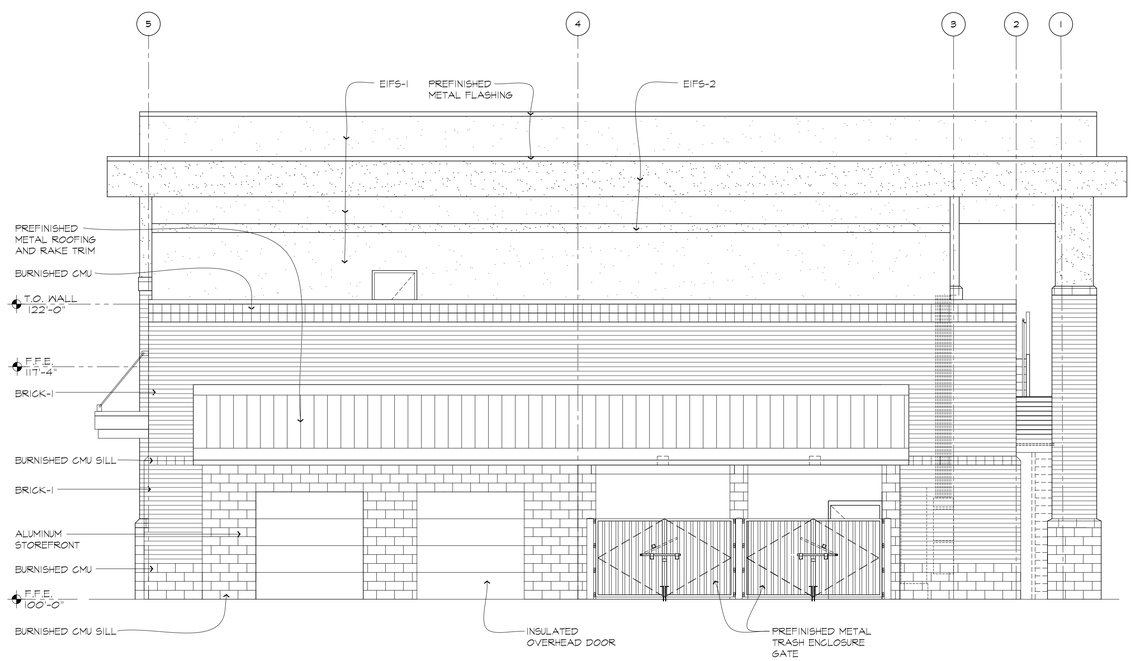
1" INSULATED GLASS:
1/4" PPG SOLARBAN 60 ON CLEAR LOW-E #2
1/2" AIRSPACE - ARGON FILLED
1/4" CLEAR GLASS

STEEL COPINGS, CANOPIES, FLASHINGS:

MTL-1: UNACLAD "DARK BRONZE"

TOTAL AREA	2528 SF	100%
GLASS AREA	0 SF	26%
NON-GLASS AREA	2528 SF	74%

NON-GLASS AREA	2528 SF	PERCENT OF NON GLASS AREA
BRICK	525 SF	21%
CMU	552 SF	22%
EIFS	909 SF	36%
PREFIN MTL.	377 SF	13%
HOLLOW MTL & OHD	165 SF	7%



2 NORTH ELEVATION

1/8" = 1'-0"

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Mark	Revision / Issue	Date
	CITY SUBMITTAL	03-19-25

PRELIMINARY NOT FOR CONSTRUCTION

COPPER PINT RESTAURANT

ROSEMOUNT , MN

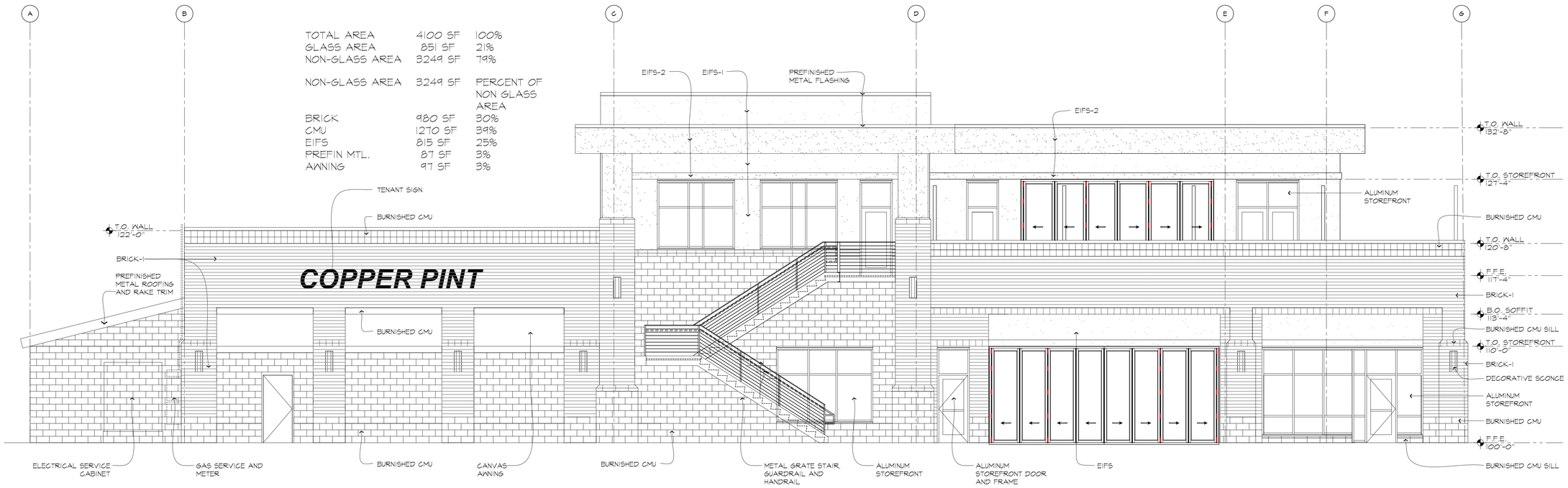
EXTERIOR ELEVATIONS

PROJECT NUMBER:	24-1057-01
ISSUED DATE:	03/14/25
DRAWN BY:	CM
CHECKED BY:	KA

A3.1

Architectural Consortium, L.L.C. 2024

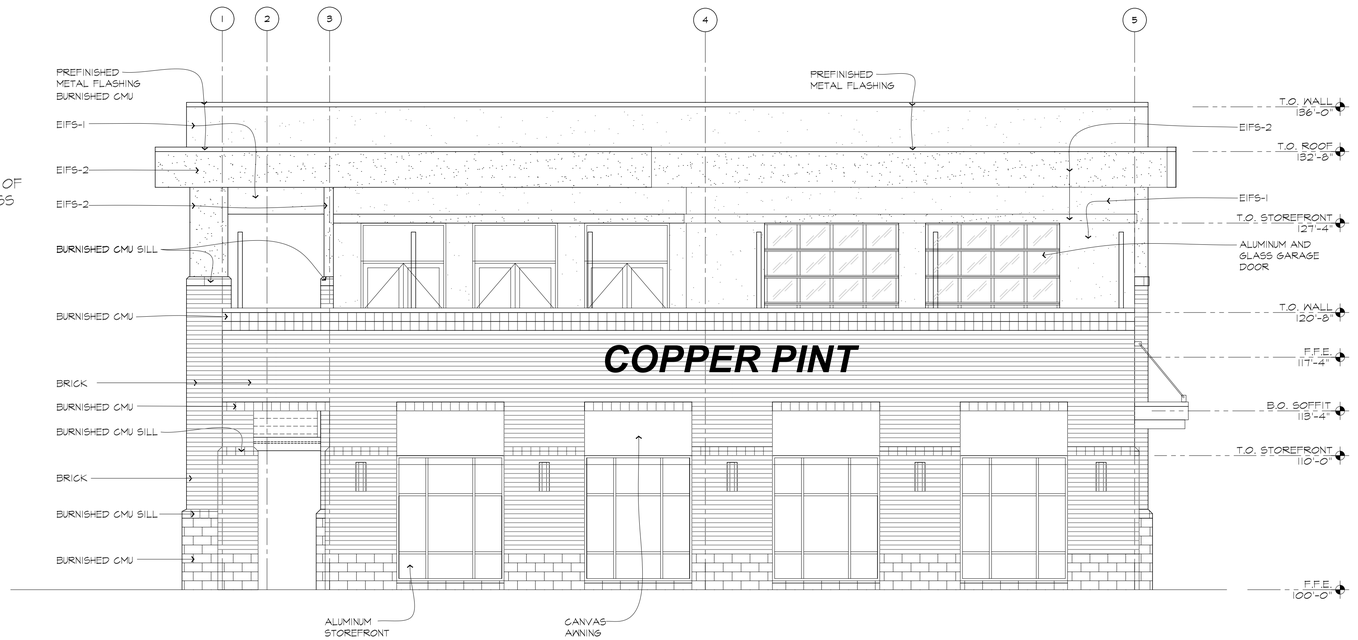
TOTAL AREA	4100 SF	100%
GLASS AREA	851 SF	21%
NON-GLASS AREA	3249 SF	79%
NON-GLASS AREA	3249 SF	PERCENT OF NON GLASS AREA
BRICK	980 SF	30%
CMU	1270 SF	39%
EIFS	815 SF	25%
PREFIN MTL.	87 SF	3%
AWNING	97 SF	3%



1 WEST ELEVATION

3/16" = 1'-0"

TOTAL AREA	2564 SF	100%
GLASS AREA	546 SF	26%
NON-GLASS AREA	2018 SF	79%
NON-GLASS AREA	2018 SF	PERCENT OF NON GLASS AREA
BRICK	762 SF	38%
CMU	270 SF	13%
EIFS	725 SF	36%
AWNINGS	108 SF	5%
PREFIN MTL.	143 SF	7%



2 SOUTH ELEVATION

1/8" = 1'-0"

ARCHITECTURAL CONSORTIUM L.L.C.

1600 West Lake Street, Suite 127 612-436-4030
Minneapolis, MN 55408 www.archconsort.com

Mark	Revision / Issue	Date
	CITY SUBMITTAL	03-19-25

PRELIMINARY NOT FOR CONSTRUCTION

COPPER PINT RESTAURANT

ROSEMOUNT , MN

EXTERIOR ELEVATIONS

PROJECT NUMBER:	24-1057-01
ISSUED DATE:	03/14/25
DRAWN BY:	CM
CHECKED BY:	KA

A3.2

Architectural Consortium, L.L.C. 2024

Memorandum

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

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

Date: April 11, 2025

Re: Copper Pint
Engineering Review
WSB Project No. 028722-000

We reviewed the documents provided by Kimley Horn on March 24, 2025. Documents reviewed include:

- Copper Pint – City Submittal Drawing Set, dated 3/19/2025

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

Engineering Review:

1. General
    a. The project consists of the construction of an approximately 10,000 sf restaurant building on a 2.60-acre site as part of platting a commercial area. There is a 2.61-acre outlot for future development. The total platted area is 5.21 acres.
    b. The site is located south of Connemara Trail and east of Akron Avenue (CR 75).

2. Existing Conditions/Site Demolition Plan
    a. Verify easement for existing regional pond outlet pipe and structures
        i. Provide easement equal to 1:1 slope with utility invert or a minimum 20' (whichever is greater) if existing easement is not present
    b. Update existing utility service information
    c. Clarify what is happening with the existing irrigation valve (shown) and associated pipe if present
        i. Show existing irrigation pipe if present
        ii. Update Keynote Legend

3. Site Plan
    a. Provide available ghost platting of future site to the north
    b. Note that turning movements for delivery vehicles appear a bit cumbersome and stray from heavy duty bituminous installation
    c. Provide pedestrian access to adjacent public trail to the west

701 XENIA AVENUE S | SUITE 300 | MINNEAPOLIS, MN | 55416 | 763.541.4800 | WSBENG.COM

4. Utility Plans
    a. Fire official to review fire coverage and emergency access
    b. Verify that the separation between the hydrant and the back of curb near the south entrance meets City Detail requirements (5')
    c. Water service is 8" DIP per record plan
    d. Label water service material as PVC C900 SDR XX
    e. Provide minimum 20' wide utility easement for the water service stub being extended to the lot to the north
    f. Provide castings (Ford A1 typ.) for cleanouts in paved surfaces
    g. Call out pipe diameters with inverts and directions for all structure labels
    h. Call out to core drill existing storm sewer structure

5. Details & Specifications
    a. No comments.

6. Landscape Plan
    a. No comments.

Grading, Drainage, and Erosion Control Comments:

7. General
    a. Submit all permits once obtained.
    b. Show/record a drainage and utility easement over the outlet pipe from the regional basin to Connemara Trail.

8. Grading Plan
    a. Add a callout for the regional basin name, NWL, HWL, and snowmelt event HWL that the site discharges to.
    b. Label EOF locations, elevations, and routes for all low points in the paved and greenspace areas.

9. Erosion Control
    a. Create a separate SWPPP document within the plan set that contains all required information per the NPDES permit.
    b. Add the final stabilization method to the plans.

Stormwater Management Plan:

10. General Storm Sewer Design
    a. All storm sewer facilities shall be designed to accommodate a 10-year rainfall event. Provide rational calculations and a drainage area map.
    b. Show that the existing storm sewer that the site ties into has adequate capacity and was designed to take the proposed flow.
    c. Show that inlets have been designed so the maximum flow they receive is 3 cfs in the 10-year event.
    d. Add the casting types to the plans.
    e. The minimum lateral pipe size shall be 15" in diameter.

11. Freeboard
    a. Provide at least 1.5 feet of separation from the emergency overflow elevation of the low point to the building low opening.

12. Water Quality
    a. The regional basin provides stormwater management for 75% impervious coverage of the site based on drainage area delineation P-DA-1 in the Stormwater Management Plan for the Life Time Fitness site. Provide this calculation for the site to ensure the 75% impervious coverage for the parcel within the drainage area boundary is not exceeded.

ROSEMOUNT
PARKS AND RECREATION

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: April 17, 2025

Subject: Copper Pint Project

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

PARKS DEDICATION
The parks dedication requirement for this commercial development is 10% of the land area or the cash in lieu of land at $9,000 per acre. The total cash in lieu of land dedication for the project is $23,400 ($9,000 per acre x 2.6 acres).

TRAILS AND SIDEWALKS
Staff recommends that the developer look to add increased pedestrian access along the south side of the lot.

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

ROSEMOUNT
MINNESOTA

EXECUTIVE SUMMARY

Planning Commission Regular Meeting: April 22, 2025
Tenative City Council Meeting: May 20, 2025

AGENDA ITEM:	Request for an Amendment to the Rosemount Comprehensive Guide Plan Land Use Map	**AGENDA SECTION:** PUBLIC HEARINGS
PREPARED BY:	Anthony Nemcek , Senior Planner	**AGENDA NO.** 6.c.
ATTACHMENTS:	Site Location, Amendment Exhibit, 2040 Land Use Map, Applicant's Narrative, Future Land Use East Side Utilities Study	**APPROVED BY:** AK
RECOMMENDED ACTION: Motion to recommend the City Council adopt the proposed Comprehensive Guide Plan amendment to change the land use designation from CC-Community Commercial, AG-Agriculture, HDR-High Density Residential, MDR-Medium Density Residential, and LDR-Low Density Residential to BP-Business Park, and to extend the Metropolitan Urban Services Boundary to include the subject property, subject to acceptance by the City Council of the Dakota East AUAR.		

BACKGROUND

The Planning Commission is being asked to consider a request submitted to the Community Development department by Kimley-Horn on behalf of MNLCO Dakota County Four, LLC., and MNLCO Dakota County, LLC., for a Comprehensive Guide Plan Amendment. The proposed amendment would change the designated future land use of approximately 420 acres in the eastern portion of the City from a combination of Agriculture, Community Commercial, and High-, Medium-, and Low-Density Residential to Business Park. The proposed amendment would also expand the Metropolitan Urban Services Area (MUSA) to include the subject property.

The Subject property, comprised of seven parcels held by two different landowners, is currently undergoing an Alternative Urban Areawide Review (AUAR) for anticipated development as either a mixed-business campus (light industrial) or a technology park (data center). Early on in the AUAR process, as the scope of the review was being identified, the need for an amendment to the site's land use designation in the City's Comprehensive Plan was called out. The AUAR was published in the EQB Monitor on March 18 for the 30-day review public comment period ending April 17, 2025. Comments received during the review period will be incorporated into the final AUAR before acceptance by the City Council.

Prior to any development of the site, in addition to the proposed Comp Plan Amendment, several approvals will be required. The site will need to go through the platting process to create the parcels that will contain future development sites. A Planned Unit Development agreement will be needed to define the parameters through which the site can develop and impacts on adjacent properties can be addressed and mitigated. The PUD process also includes rezoning the site from its current AG-Agriculture zoning district into conformance with the Comprehensive Plan, if the proposed amendment

is approved. Finally, final site and building plans will need to be approved for each site within the subject property prior to the issuance of any building permits. Throughout the entitlement process, the City will be negotiating a development agreement that underscores the developer's, and the City's, responsibility as it relates to bringing municipal services like sewer and water to the subject property. This is important considering the site would be developed out of sequence with the natural progression of how infrastructure would typically reach the site.

In this report, staff has provided context related to the goals and policies within the Comprehensive Plan, the impacts of the proposed amendment to other chapters of the Plan, how the subject property fits within future upgrades to County Road 42 and Minnesota Highway 55, as well as issues of concern to the Metropolitan Council. Staff is recommending approval of the proposed amendment based on the overall net benefit to the City as a whole that development of the subject property would bring.

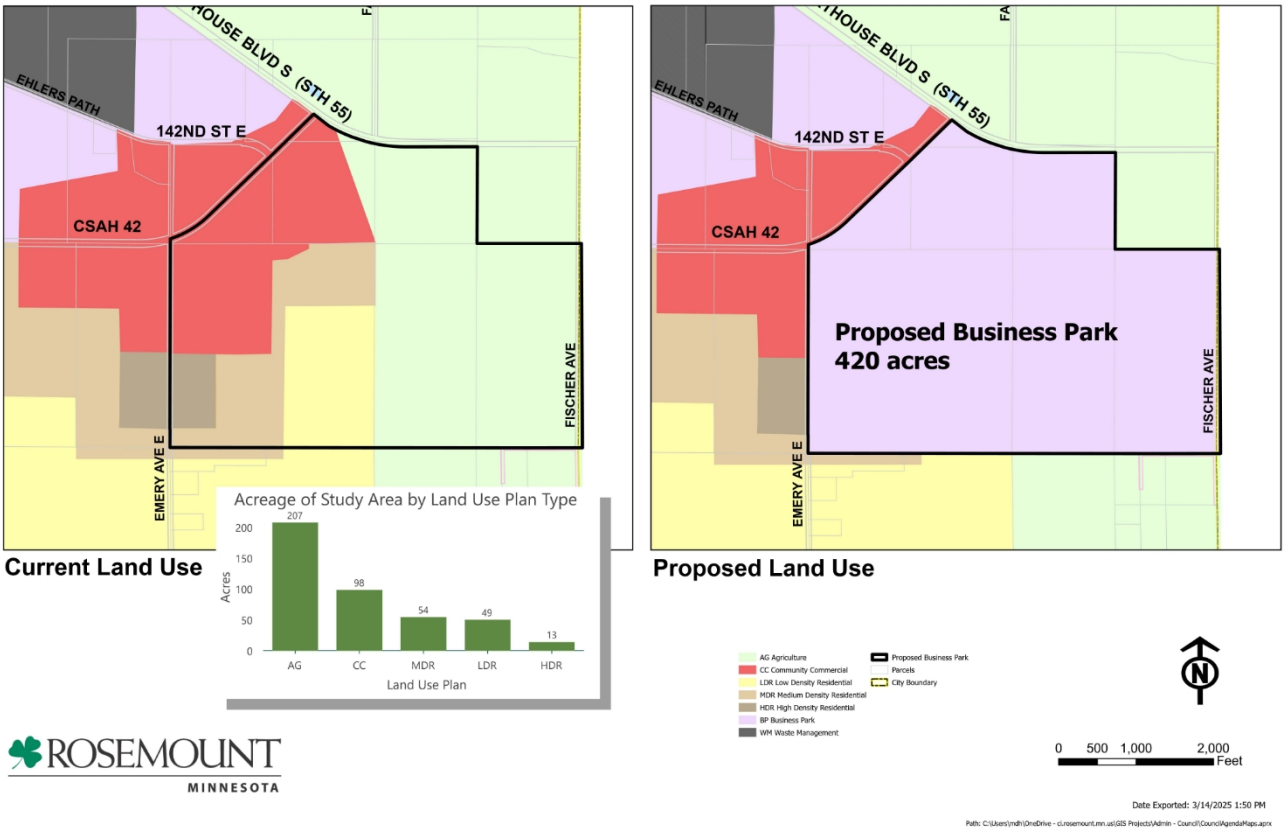
ISSUE ANALYSIS

Legal Authority

Amendments to the City's Comprehensive Plan are legislative in nature. This means that the Planning Commission and City Council have wide discretion when considering this type of request. Weight should be given to the Ten Guiding Principles of the Comprehensive Plan and the Goals and Policies found in various chapters of the Comprehensive Plan. Additionally, there are other issues to consider. What is the context in which the subject property sits in relation to Rosemount as well as Nininger Township? How does the site fit into the long-term transportation plans of not only the transportation chapter of the comprehensive plan, but also the County and State's future transportation plans?

Proposed Amendment

The subject property comprises 7 parcels in the eastern part of the City between Fisher and Emery Avenues and south of Highway 55 and County Road 42. One exception parcel in the northeast portion of the site is not included in this request. The proposed amendment would change the current designations within the site from Agriculture, Community Commercial, High-, Medium-, and Low-Density Residential to Business Park. In addition to the changes to the designated land uses, the proposed amendment would also expand the Metropolitan Urban Services Area (MUSA) to include the subject property. The applicant has provided a narrative to support their request, which is attached. This staff report is reflective of staff's deliberations and considerations made separately from the applicant's provided narrative.



The table below shows the current acreages of the different land use designations.

Current 2040 Land Use Designation	Acres
AG Agriculture	207
CC Community Commercial	98
HDR High Density Residential	13
MDR Medium Density Residential	54
LDR Low Density Residential	49

Because the City's Future Land Use Plan only looks out 20 years from its most recent update, the reality is that much of the land designated as Agriculture will be designated for other uses in a future Comprehensive Plan update. Also, because we can see how commercial development is occurring in the vicinity of Akron and 42, it is likely that there is too much land designated for Community Commercial in this part of Rosemount. Like the area around Akron and 42, staff finds that there are

several constraints that would limit the amount of commercial development that would occur in this area. Most are tied to the fact that residential development cannot radiate out from the commercial area in all directions due to existing industrial uses, the Mississippi River to the north, and the likelihood that Nininger Township will remain rural for the foreseeable future. Typically, right-sizing of future land use designations would occur during the regular 10-year update cycle. Most recently, the future land use map was amended to expand the SKB landfill. This amendment replaced 42 acres of BP-designated land with Waste Management.

Components of the Comprehensive Plan that lend support to adopting the amendment are the Guiding Principles of the Comprehensive Plan, the goals and policies outlined in the Land Use chapter of the plan, *Chapter 6: Economic Competitiveness,* and even *Chapter 7: Resilience*. Two of the ten guiding principles refer to increasing the diversity of development and encouraging more high-quality tax base generating business park development in the northeast portion of the community. *Chapter 3: Land Use* offers goals and policies established by the City, such as providing appropriate land uses to create a diversified economy, and to create transitions between uses of differing intensities. The Business Park land use designation provides a transition between the industrial and waste management uses along Highway 55 and the future residential growth to the south.

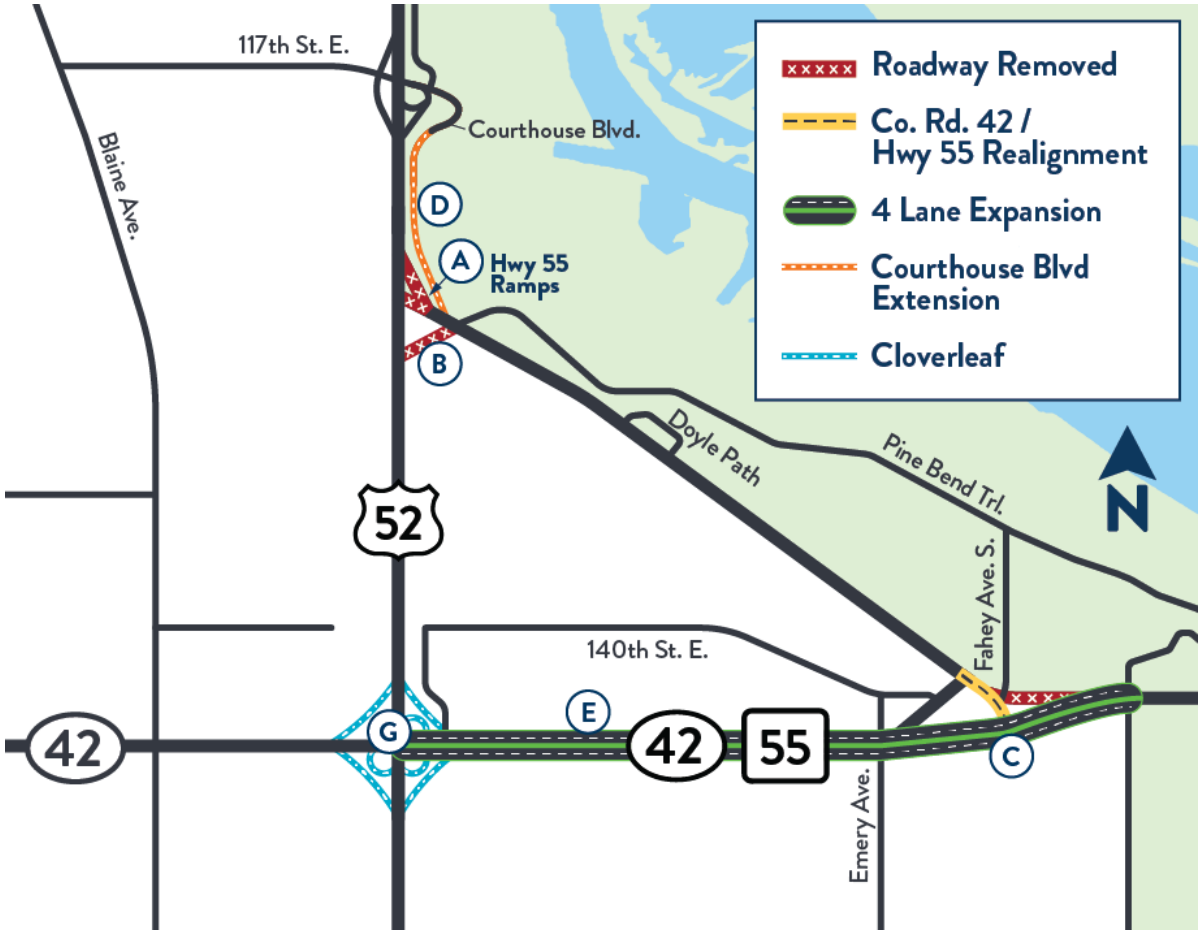
The Comprehensive Plan contains an entire chapter on economic competitiveness. *Chapter 6: Economic Competitiveness* acknowledges Rosemount's long history of industrial development, but calls out the need to limit further expansion of heavy industrial uses beyond the currently guided and zoned areas. Therefore, jobs created by business park and lighter industrial development should be relied upon to add to the employment base in Rosemount. Further, the goals and policies within this chapter call for "expanding Rosemount's employment base to provide jobs that can support an entire household" as well as a "variety of commercial and industrial businesses to ensure a sufficient mix of employment opportunities." The implementation of these goals identifies that "allocating sufficient land for commercial, light industrial, and business park uses will capitalize on the large amount of quality available undeveloped land."

The 2040 Comprehensive Plan, for the first time, included a chapter on resiliency. The Chapter includes resiliency goals related to infrastructure, energy, healthy communities, and economic resiliency. The goals related to economic resiliency call for supporting a diverse tax base so that there is not an over-reliance on any one property owner, and to work with large landholders to entice Business Park development. Lastly, the City Council's adopted strategic goals call for growing and enhancing Rosemount, and identifies business park development as a way to showcase a varied and resilient economy.

Highway 55 and County Road 42 Realignment

The subject property lies in the direct vicinity of major upgrades to Highway 55 and County Road 42 that are being considered by MnDOT. The project would combine 55 and 42 along the existing east/west section of 42 in Rosemount, close the existing interchange at Highways 55 and 52, and revert Courthouse Boulevard to a local road. The resulting realignment will bisect the northern portion of the subject property and allow it to be combined with the land northwest of County Road 42 and southwest of Courthouse Boulevard. The project will shift the focus of a future commercial node more strongly to Emery Avenue where there will likely be a signal light at some point. This will reduce demand for commercial development at the existing 42/55 intersection. The map below shows one

scenario for the potential realignment. Final design and phasing have not been determined by MnDOT at this time.



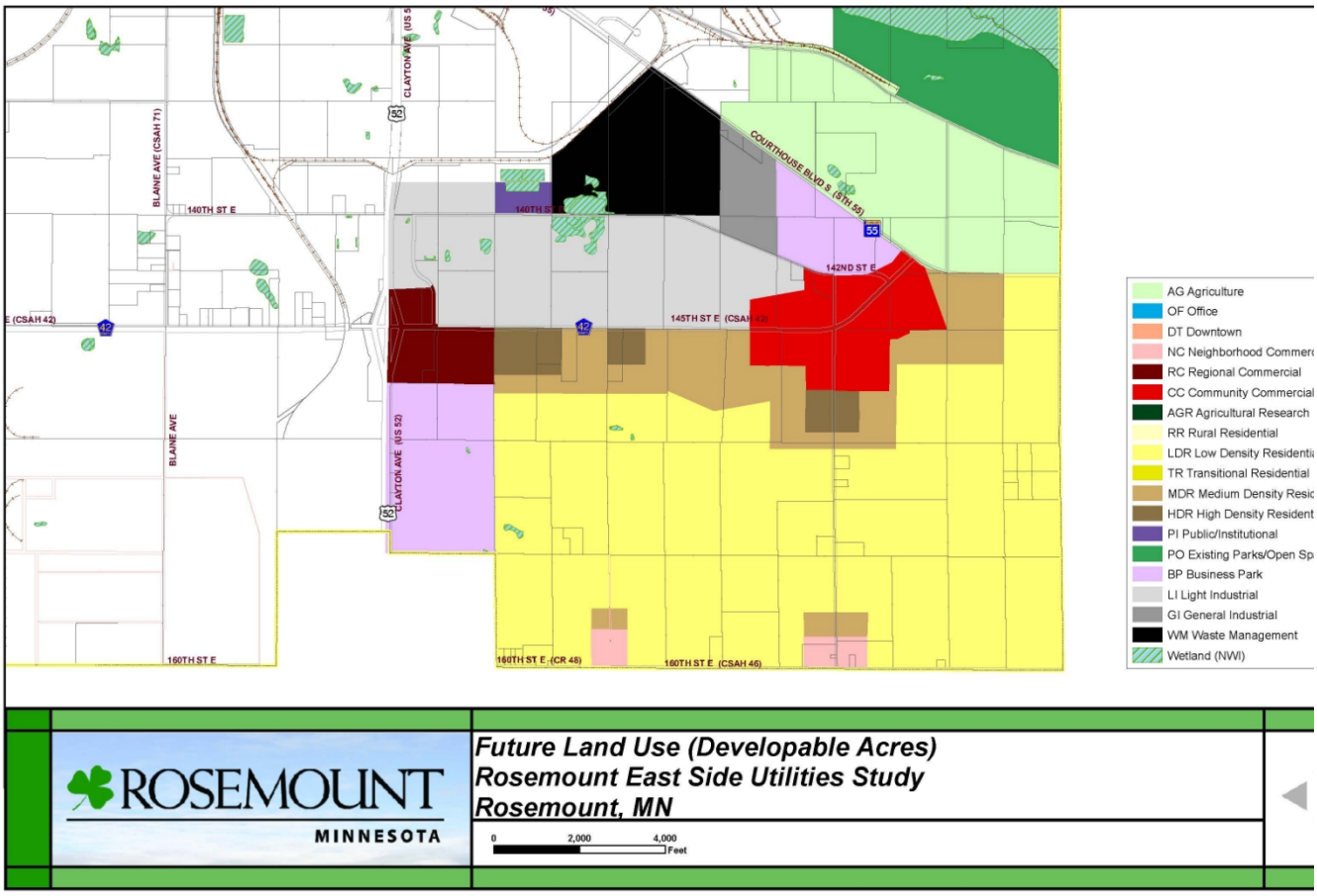
Metropolitan Council Considerations

City staff has had ongoing discussions with Met Council staff about the implications of the proposed Comp Plan amendment. These discussions have primarily related to the removal of land designated for high- and medium-density housing. The Met Council sees land designated for those types of housing as instrumental for cities to meet their affordable housing allocation goals. The proposed amendment will not affect the Met Council's calculation of current Land Guided for Affordable Housing (LGAH) because that land wouldn't be developed for housing until beyond 2030. The Met Council is also critical of the increased demand on its wastewater management system that would result from a data center use on the site. Staff has found that if the site were fully built out as a mixed business campus or as currently designated in the City's comprehensive plan, the actual water usage would be similar or higher than that used by a data center campus. That being said, because the site is outside the current MUSA, the Met Council would need to analyze the impacts of the site being brought online sooner than anticipated. The proposed amendment, if approved by the City Council, will be reviewed by the Met Council. Met Council approval is required before any Land Use Plan amendment is final.

Implications for Other Chapters of the Comprehensive Plan

The proposed amendment to the City's adopted Land Use Plan, if approved, would eliminate the need for one mini-park in the City's Park Plan. The park plan is reactionary in nature and guided by the land

use plan. In addition to the adopted land use plan, a study of a potential complete buildout scenario in the eastern portion of the City has been used to guide long-term sewer and water system plans. Potential development of the subject property would require work to ensure the new anticipated use on the site fits within the planned services to other portions of this area in Rosemount.



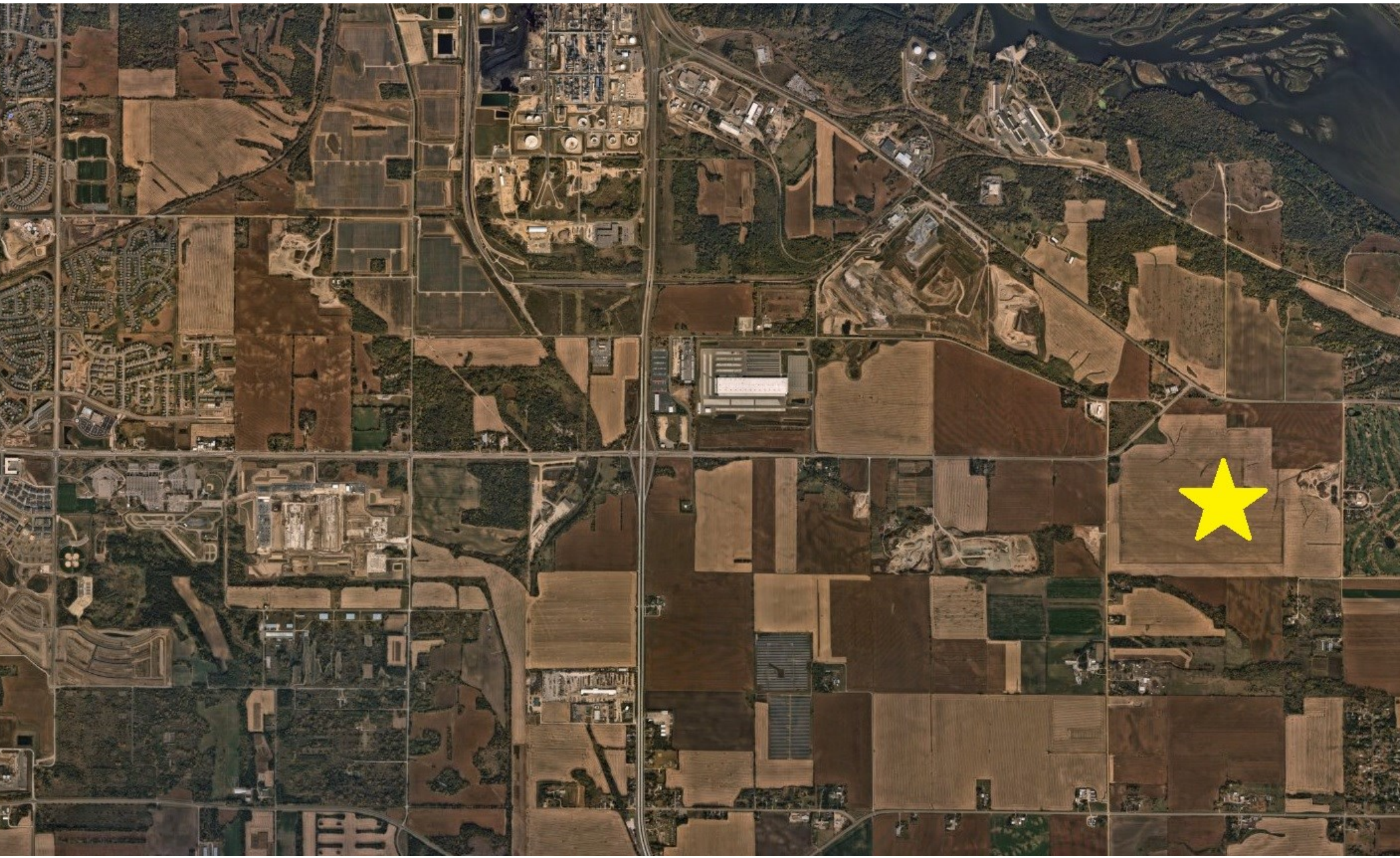
Dakota East Technology Park AUAR

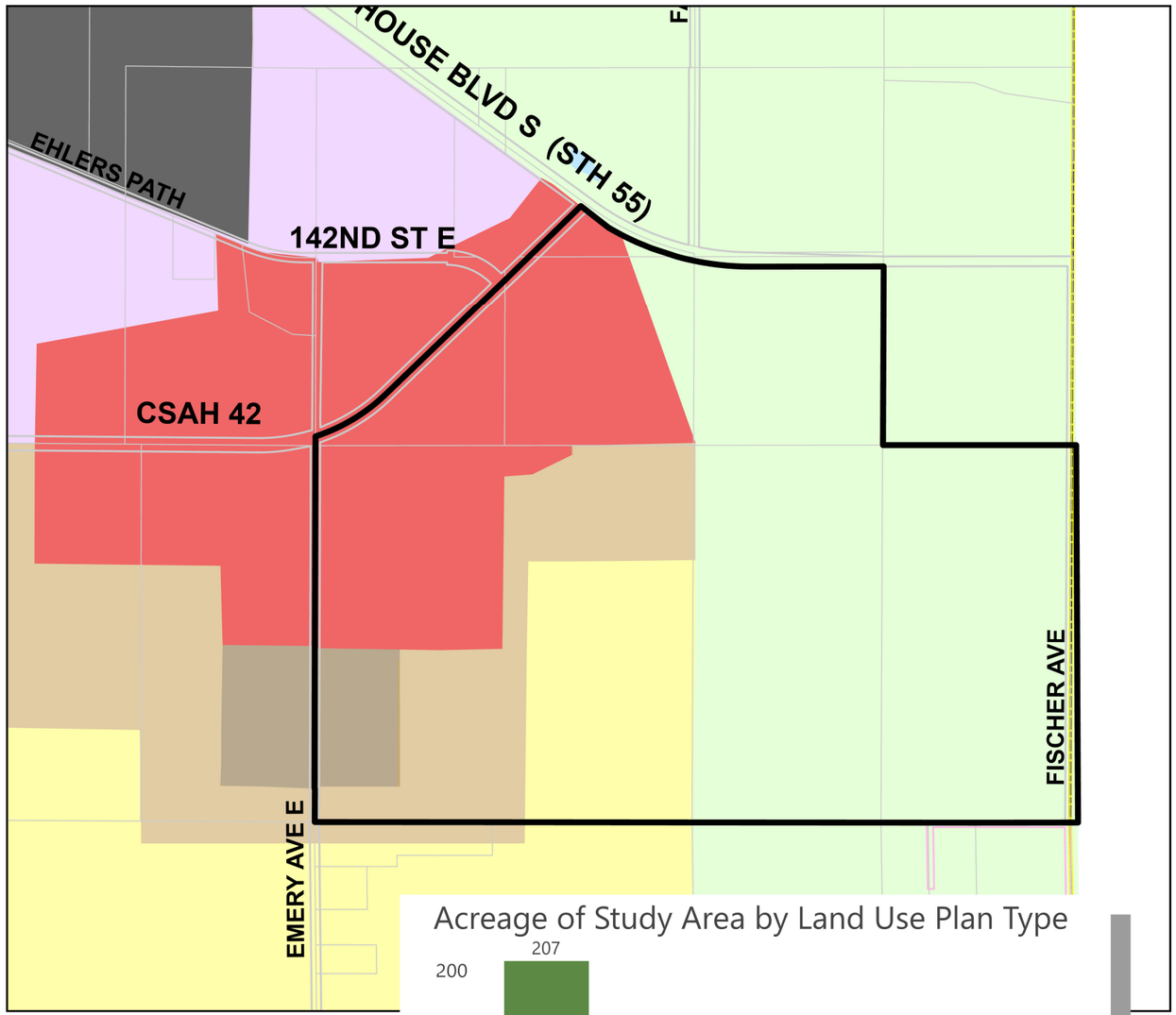
At its meeting on February 4, the City Council ordered the preparation of an Alternative Urban Areawide Review (AUAR) ahead of anticipated development of the site. A draft of the AUAR was published in March for a 30-day comment period which closed on April 17. The comments received are being reviewed by the City and will be incorporated into the AUAR. If the impacts of a development scenario described in the AUAR are identified, mitigation measures will be spelled out in the final AUAR. Because the Met Council does not consider Comprehensive Plan amendments when there is an open AUAR within a proposed amendment area, staff is recommending that the approval of the amendment by the City Council be subject to the Council's acceptance of the final Dakota East Technology Park AUAR.

RECOMMENDATION

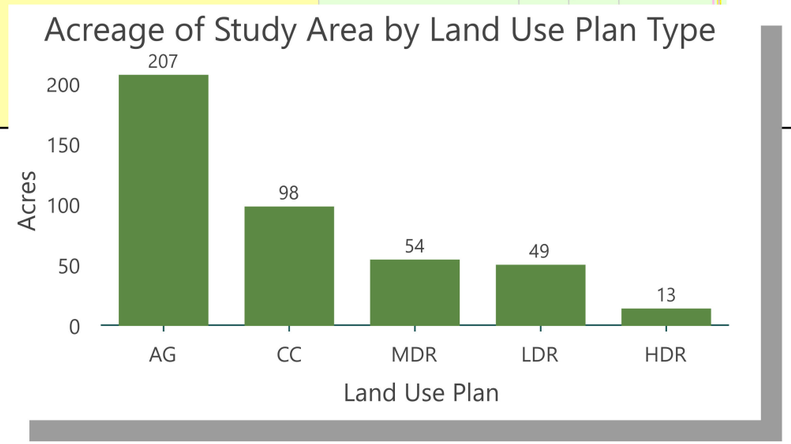
Staff finds that the proposed amendment to the City's Future Land Use Map, which includes an extension of the Metropolitan Urban Services Area, is consistent with the Comprehensive Plan in several ways, namely in the Guiding Principles of the Comprehensive Plan, and in provisions found in

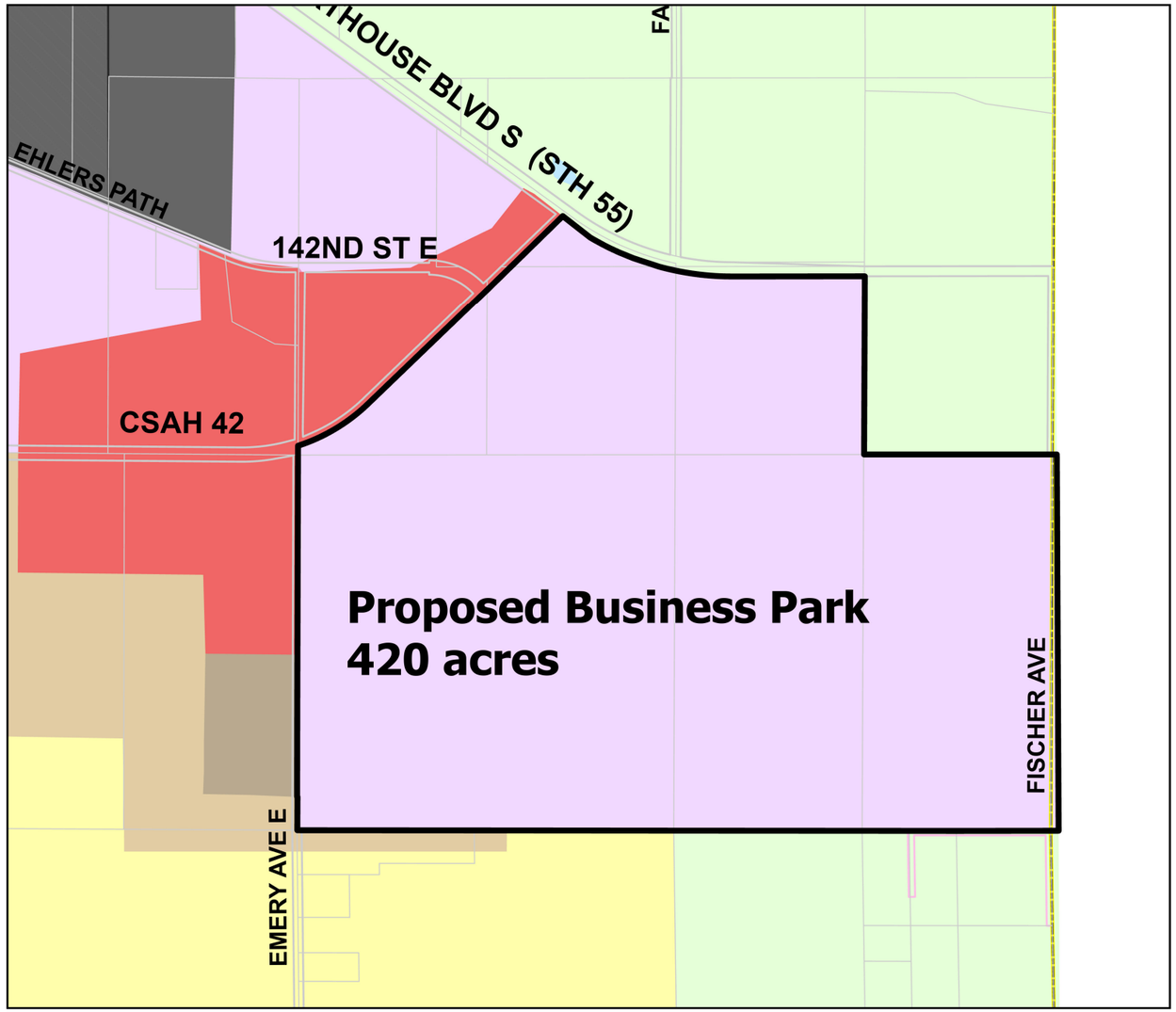
the Land Use, Economic Competitiveness, and Resiliency chapters of the plan. The amendment is also consistent with the Council's adopted strategic goals which call for growing and enhancing Rosemount. For these reasons, staff is supportive of the request and recommends approval. Approval of the proposed Comp Plan amendment is only the first step in the entitlement process. Additional approvals related to platting of the site, approval of a Planned Unit Development, and final site and building plan reviews will be needed before any actual development can begin.





Current Land Use





Proposed Land Use

AG Agriculture
CC Community Commercial
LDR Low Density Residential
MDR Medium Density Residential
HDR High Density Residential
BP Business Park
WM Waste Management
Proposed Business Park
Parcels
City Boundary

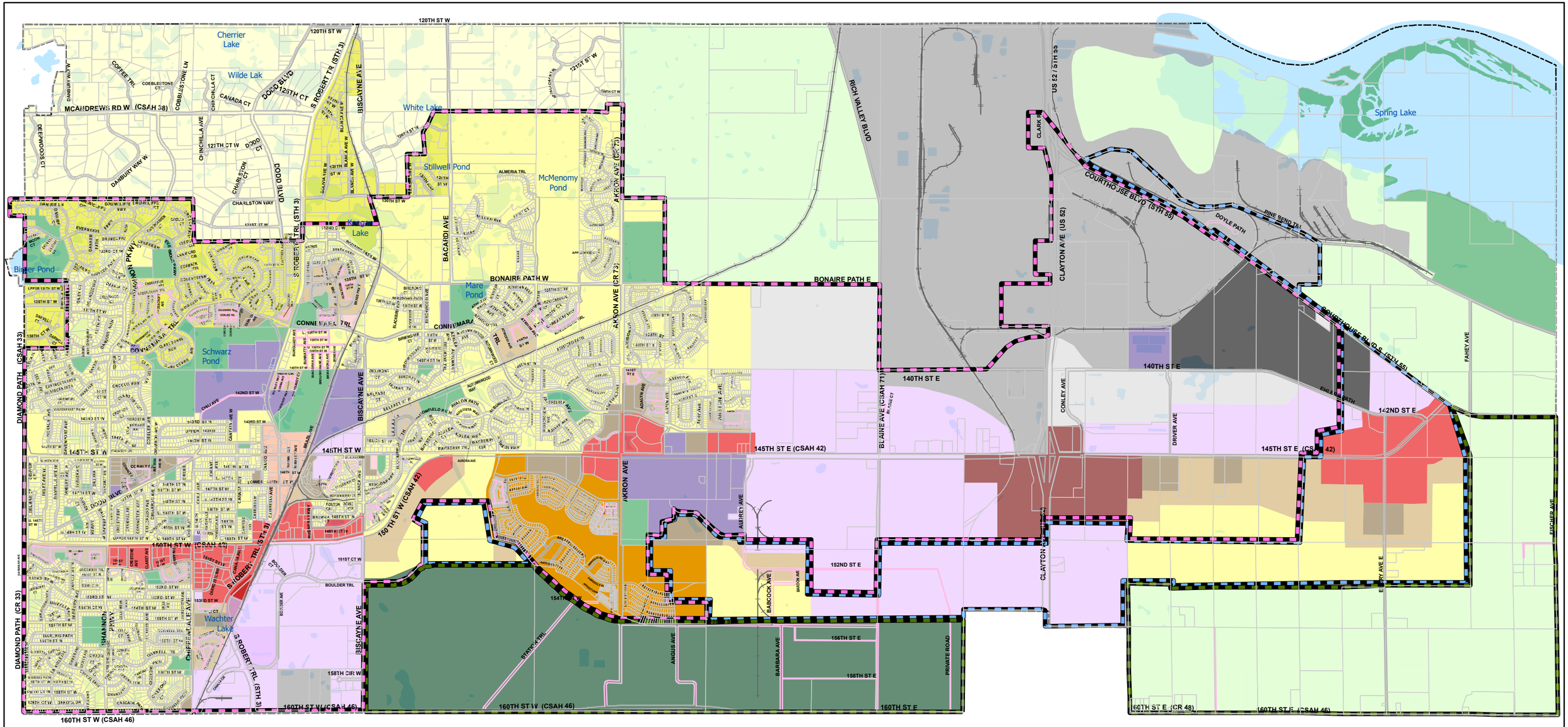
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ROSEMOUNT MINNESOTA

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2040 Land Use Plan

Metropolitan Urban Service Area

- 2030 MUSA
- 2040 MUSA
- 2040+ MUSA

Land Use

- AG Agriculture
- DT Downtown
- NC Neighborhood Commercial
- RC Regional Commercial
- CC Community Commercial
- AGR Agricultural Research
- RR Rural Residential
- LDR Low Density Residential
- TR Transitional Residential
- MR Multi-Use Residential
- MDR Medium Density Residential
- HDR High Density Residential
- PI Public/Institutional
- PO Existing Parks/Open Space
- BP Business Park
- LI Light Industrial
- GI General Industrial
- WM Waste Management
- Water

ROSEMOUNT
MINNESOTA

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4/15/2025

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March 10, 2025

Anthony Nemcek
Senior Planner
City of Rosemount
2875 145th Street
Rosemount, MN 55068

Dear Mr. Nemcek,

Kimley-Horn, on behalf of MNLCO Dakota County, LLC, is submitting an application for a **Comprehensive Plan Amendment** and **Metropolitan Urban Service Area (MUSA) Boundary Amendment** for a proposed ±447-acre development site in the southeast quadrant of County Road 42 and Highway 55. According to the Rosemount 2040 Comprehensive Plan (the "Plan") the current 2040 Future Land Use of the property is designated as a mix of Commercial, Residential, and Agricultural. The future land use of the properties surrounding the subject site are residential and Agricultural to the south and southwest, Community Commercial, Residential, and Business Park to the west and northwest, and Agricultural to the north. The current land use of the surrounding area of the proposed development is predominantly agricultural and undeveloped, with a few residential properties and a golf course. The Developer's plans will require a Comprehensive Plan Amendment to guide the property toward Business Park (BP). The developer is seeking to develop the property for a Business Park focused on technology user(s); the Business Park land use encompasses the desire of the development to generate well-paying jobs and are constructed of high-quality buildings, providing a diversified tax base to the community. Adjacent properties to the northwest are also designated as Business Park. The development will also require rezoning of the property to PUD with an underlying zoning of B-2, with a mixed business campus use, which will provide flexibility in development guidelines; the rezoning application will be submitted as a separate future application.

The future 2040 land use designation of the property is "Community Commercial", "Medium Density Residential", "High Density Residential", and "Low Density Residential", and "Agricultural". Based on the densities allowed under the respective zoning designations, the property could be developed with 1,450 residential units and 500,000 square feet of commercial space. Thus, this site is envisioned for a fairly dense development scenario that would generate significant traffic and require an extension of municipal water and wastewater systems.

The purpose and intent of the Business Park land use category is to "promote development of businesses with a large number of employees that offer wages to support an entire family and that are further constructed of high-quality buildings providing both beauty and tax base to the community. Establishments within the business park district are intended to have little or no outdoor storage, with the majority of the business activities occurring completely indoors." Where Business Park land uses are developed, municipal water and sewer are encouraged.

One of the goals of the City's 2040 Comprehensive Plan is to focus on growth for the Southeast Planning Area, an area east of US Highway 52 and south of County Road 42. Properties surrounding

and nearby the subject property are designated for Business Park, residential, general industrial and regional commercial. The proposed development would be a catalyst for growth and development to the eastern part of the City through the extension of water, wastewater, and other utility infrastructure, and dedication of right-of-way for future roadway improvements. These vital initial steps for growth will diversify the City's economy and add good-paying jobs to the labor market.

The proposed development will have a positive impact on the City's growth strategy through several key components:

TRANSPORTATION:

The proposed development lies at the intersection of County State Aid Highway (CSAH) 42 and Highway 55, a juncture of two main highways within the City's limits. Minnesota Department of Transportation (MN DOT) and Dakota County have engaged in a joint study to evaluate the need to realign Highway 55 for safer traffic flow to CSAH 42. Subject to a determination by MNDOT, the proposed development would allocate the necessary space for future right-of-way to facilitate the potential reconfiguration of these two key roadways. The goal of this joint study is to provide safety improvements for residents and greater connectivity to eastern portions of the metro area.

The primary access points to the site are along Emery Avenue and Fischer Avenue, each of which are planned Major Collector roadways. As part of the proposed development, a portion of the necessary right-of-way will be dedicated for each of the future roadway expansions. As the development will utilize each of the roadways for site access, roadway improvements will be made for Emery and Fischer Avenue to facilitate construction and operation, which may include paving, installation of curb and gutter, and added turn lanes for safety improvements near the site. The full extent of traffic mitigation measures will be evaluated as part of the project's Traffic Impact Analysis in conjunction with the City of Rosemount, Dakota County, and MN Department of Transportation.

With regards to public sanitary and water utilities, the City of Rosemount and Metropolitan Council utilize a planning tool, Metropolitan Urban Service Area (MUSA) boundary, to anticipate and prepare for infrastructure needs such as sanitary sewer and water supply. The current MUSA boundary for the development area is split between the 2040 and Future 2040+ service area. The proposed development will require an **amendment of the MUSA boundary** to encompass the development area for the current year. Additionally, the Developer of the property is working in partnership with the City and Metropolitan Council to identify and plan for infrastructure upgrades to enable development of this site and surrounding properties in accordance with the Comprehensive Plan's vision for future growth in this area. A planning study for the public utilities extensions is underway to ensure the existing infrastructure is sized appropriately for development in this portion of the City. The developer of the site will pay their proportionate share of any infrastructure upgrades and the timing of such upgrades will accelerate additional development in this area.

WATER SUPPLY:

The eastern portion of the City of Rosemount is primarily rural with water supply limited to 4" and 6" municipal water lines serving residents and businesses. The proposed development will initiate the expansion of the City's municipal water supply to a higher capacity pipe of at least 12" supply lines east along CSAH 42 and 140th Street to the subject site. In addition to the extension of trunk water main, the development will require extension of water infrastructure within Emery and Fischer Avenue to serve the proposed development, enabling easier connectivity for future retail, commercial, residential, or other development in this portion of the City as envisioned under the current Comprehensive Plan.

The proposed development may require the use of water for functional needs of the prospective user(s), such as administrative and ancillary support buildings. There are existing onsite irrigation wells which currently serve the agricultural fields. The development is evaluating and prefers to utilize existing onsite water appropriations from the agricultural wells to serve the site's cooling needs, reducing burden on the City's water supply infrastructure. By using existing appropriations for the properties cooling water needs, the City can continue to serve the surrounding residents and businesses without significant additional upgrades or improvements beyond those which are part of the current comprehensive plan and Capital Improvement Plan of the City or that benefit the city's growth.

WASTEWATER:

The eastern portion of the City of Rosemount is primarily served by septic fields for existing residences and businesses. The proposed development will require the extension of approximately 6,600 feet of sanitary sewer trunk main to the site along CSAH 42, which is currently identified in the City's Comprehensive Plan. This sanitary sewer trunk main will provide municipal wastewater services to a significant number of properties along the route, enabling easier development in the eastern portion of the City.

The user may utilize water for operational cooling demands. The preferred method of cooling water discharge is to utilize onsite rapid infiltration basins for non-contact cooling water within the site boundary. If the onsite infiltration basins can be used, demand for public wastewater facilities is significantly reduced, limited only to discharge for domestic sewage, primarily from the administrative portions of the buildings.

If the use of onsite rapid infiltration basins or other means of onsite disposal are not feasible, the developer plans to utilize sanitary sewer main extension for the proposed project. The extension will ultimately discharge to a Metropolitan Council (MCES) lift station and the Empire wastewater treatment plant. The wastewater flows would be incrementally increased as part of the phased development anticipated to start in 2028 and finish in late 2030's.

SURFACE WATER:

The City of Rosemount's Comprehensive Stormwater Management Plan utilizes a series of regional basins to provide flood protection and stormwater treatment throughout the City. This development will continue this approach by utilizing onsite ponding areas which will provide stormwater treatment and flow attenuation in accordance with City guidelines. The onsite regional basins constructed as part of this development will create a more resilient stormwater management system to alleviate flooding in

larger rainfall events, as well as clean and infiltrate water into the native soil, recharging the groundwater aquifers.

PARKS AND OPEN SPACE:

The eastern portion of the City of Rosemount currently has limited parks and open spaces within the City's municipal boundary. The proposed development will spark additional commercial and residential development surrounding the project area, enabling more parks and open spaces to be developed in the vicinity. The City of Rosemount allocates parks and open space with each development. Subject to a future site plan and subdivision process, development of this property will either allot a portion of the developable area toward public open space or provide funds in lieu of parkland dedication for the City to use for parks and open space improvements.

In addition to municipal infrastructure, Dakota County has plans for a multi-use trail along CSAH 42 immediately northwest of the development. The project is planned to allocate right-of-way space which the County can utilize for installing the community's multi-use trail. The multi-use trail will provide greater connectivity from the central areas of Rosemount to the eastern edges for its residents' use.

CITY SERVICES:

The proposed development is intended to be primarily mission critical users, which provides a large tax base while having minimal impact on the City's infrastructure and services. The development is anticipated to generate low operational traffic relative to a commercial or residential development, low impact on the City's school system, limited noise during normal operation conditions, enhancements to other critical infrastructure such as fiberoptic and power networks, and provide a range of good-paying jobs for the community.

The project will generate a large increase in the tax base and spark development and public infrastructure upgrades for the eastern portion of the city. The proposed development conforms to the City's desire for a diversified economy while limiting the impact on the existing and future infrastructure.

ECONOMIC COMPETITIVENESS

The Rosemount 2040 Comprehensive Plan identifies numerous goals that underscore the importance of the City remaining competitive from an economic development perspective. The City recognizes it is important to maintain cooperative relationships with the primary employers already established due to their importance of supporting the economic base but also to "ensure that their education programs prepare trained workers for current and future Rosemount businesses. This illustrates the importance of industrial business for employment within the community, and also points to opportunities for additional tax base expansion into other business sectors such as retail, services, or financial." The Plan identifies that, in 2015, "nearly 400 Rosemount residents in the wholesale trade field need to leave Rosemount to work every day. Continuing to provide sufficient business park and industrial/mixed use land within the Comprehensive Plan would allow these businesses to locate within Rosemount."

The Plan further notes that "There are a significant number of Rosemount residents who are employed in…fields from which the new businesses could draw their employees. It is anticipated that there will

be a continued labor shortage over the next decade as the population ages and the birth rate declines. The commute information, coupled with the education attainment of Rosemount residents, serves as a proxy for an available workforce in the City. In the future, with additional residential growth, promoting the availability of a community workforce will be one of the City's business attraction strategies."

According to the Comprehensive Plan, in 2015, there were a total of 12,243 Rosemount residents employed while there were only 7,822 jobs offered in the City. This resulted in at least 4,400 residents leaving Rosemount for employment (assuming that not every job in Rosemount is filled by a Rosemount resident). According to data provided by Lightcast, at this point in 2025, there are 12,653 residents employed with 7,660 jobs provided by businesses in the City. Thus, while the employment rate of Rosemount residents has increased by 410, the number of jobs offered by businesses in the City has actually decreased by 162 over the last decade. As evidenced by this data, a significant number of residents must commute outside the City for employment. The Comprehensive Plan notes that, "Providing places of employment within the community for Rosemount workers will reduce the overall cost of commuting and strengthen the local economy. Reduced commuting costs can have a positive impact on the local economy by freeing up income that would normally be spent getting to and from work for more discretionary spending."

There are several "Economic Development Element Goals and Policies" of the Comprehensive Plan which are identified to spur economic growth in Rosemount and which could be realized with the proposed development of this site, subject to the change in the Land Use Designation to "Business Park":

- Expand Rosemount's employment base to provide jobs that can support an entire household
    - Provide additional light industrial land to support wholesale trade, warehousing, and utility businesses
    - Work cooperatively with Dakota County Technical College, Rosemount School District #196 and other educational institutions within Dakota County to train workers with the skills needed for existing and future Rosemount businesses
- Expand Rosemount's employment base to provide employment opportunities for all residents
    - Provide land that would support a variety of commercial and industrial businesses to ensure a sufficient mix of employment opportunities for all skilled Rosemount residents
- Balance economic growth within the overall tax base of Rosemount
    - Provide land available for a balance of commercial and industrial businesses, including expanding the retail and office commercial sectors while continuing to support industrial businesses

The proposed technology park envisioned for the subject property is expected to create approximately 420 permanent new jobs that can be filled by local residents. These jobs consist of security, IT technicians, data center operations technicians, HVAC technicians, electricians, engineers, etc. While there are management and technical roles where a college degree is preferred, many of the positions can be filled by people that do not have a degree, attended a trade school, or are veterans. Additionally, the technology campus would generate approximately 2,000 skilled-labor jobs stemming from almost all trades: construction workers, excavators, electricians, plumbers, inspectors, general contractors, flooring installers, roofers, carpenters, painters, pipefitters, crane operators, cost estimators, safety managers, civil engineers, traffic control operators, and many others. Most of these jobs can be filled

by residents of the community and many local businesses in the construction industry will benefit from the job creation generated by this development. Many of the degree programs offered at Dakota County Technical College ("DCTC") are directly tied to the technology and construction industries. DCTC offers diplomas, certificates and degrees in Information Systems Management, Network Administration, Software Development, Commercial HVAC & Refrigeration, Civil Engineering & Land Surveying, Commercial HVAC/R Technology, Construction Management, electrical construction and maintenance, and welding.

According to the Plan, in 2018, the average yearly wage for jobs within Rosemount for a worker in a professional field was $51,447. Data provided by Greater MSP shows that the current median salary in the City of Rosemount is $84,657 (source: Lightcast, 2025). Jobs in this technology industry have an average annual salary of $100,000. Thus, the use envisioned for this site could facilitate many residents of Rosemount and Dakota County, having the opportunity to achieve a degree or diploma at DCTC and then be employed locally as they start their career and realize a significant professional trajectory over many years. There is also a local economic multiplier effect resulting from this industry. An independent analysis from PwC found that each direct job in the data center industry supported an average of 6.4 additional jobs elsewhere in the economy. This includes jobs in industries that support other businesses in the community, such as hotels, restaurants, and retail.

SUMMARY

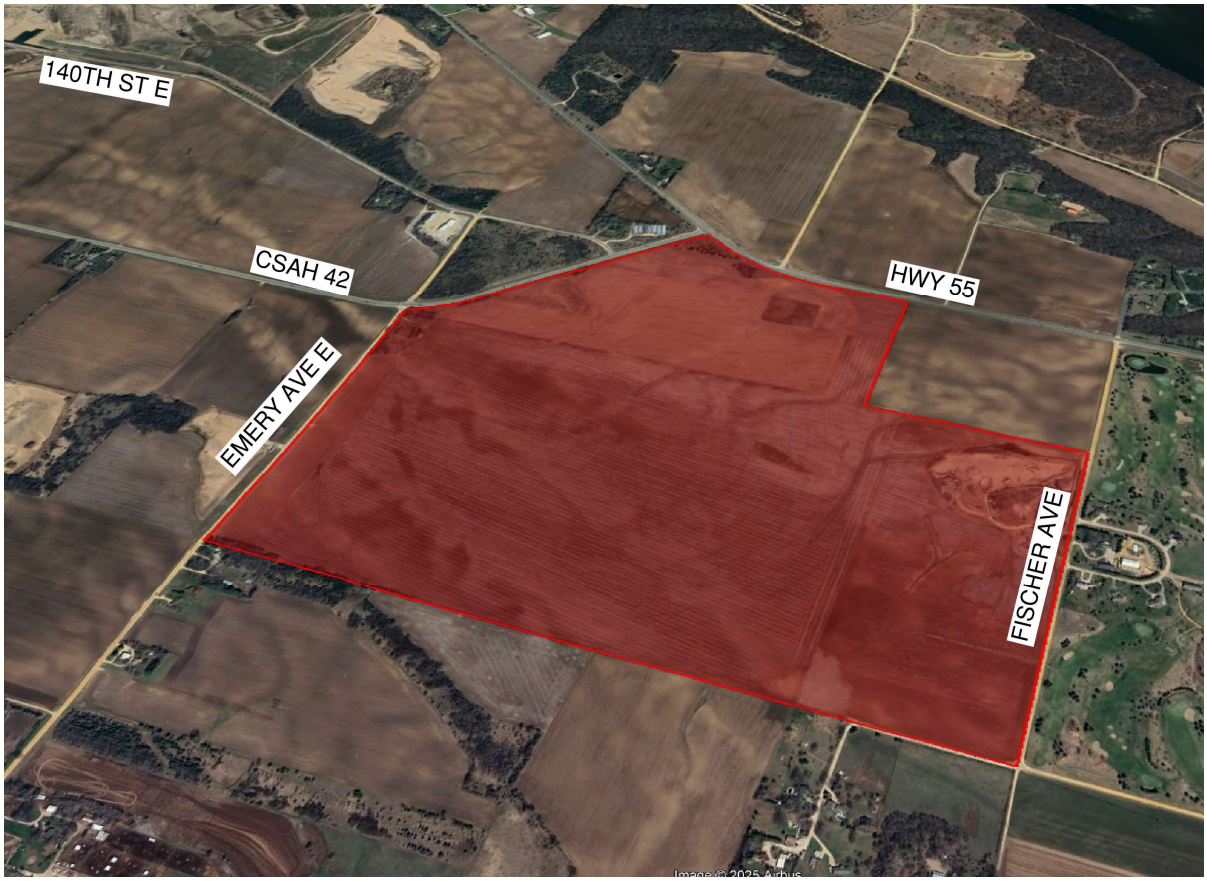
This Comprehensive Plan Amendment and MUSA Boundary Amendment application is being submitted for a prospective state-of-the-art technology park development in the eastern portion of the City of Rosemount. This proposed development closely aligns with the City's vision for economic growth by introducing a technology-driven employment hub that will generate high-paying jobs, diversify the tax base, and catalyze infrastructure expansion in the southeastern planning area. The project will extend municipal water, wastewater, and roadway networks, accelerating the City's strategic growth while minimizing strain on existing resources. With a commitment to sustainable design, economic competitiveness, and workforce development – leveraging partnerships with local higher education institutions – this Business Park is anticipated to provide approximately 420 permanent jobs and 2,000 skilled-labor construction roles, supporting local employment and regional economic vitality. The proposed amendment ensures Rosemount remains an attractive destination for innovation, investment, and community-focused development.

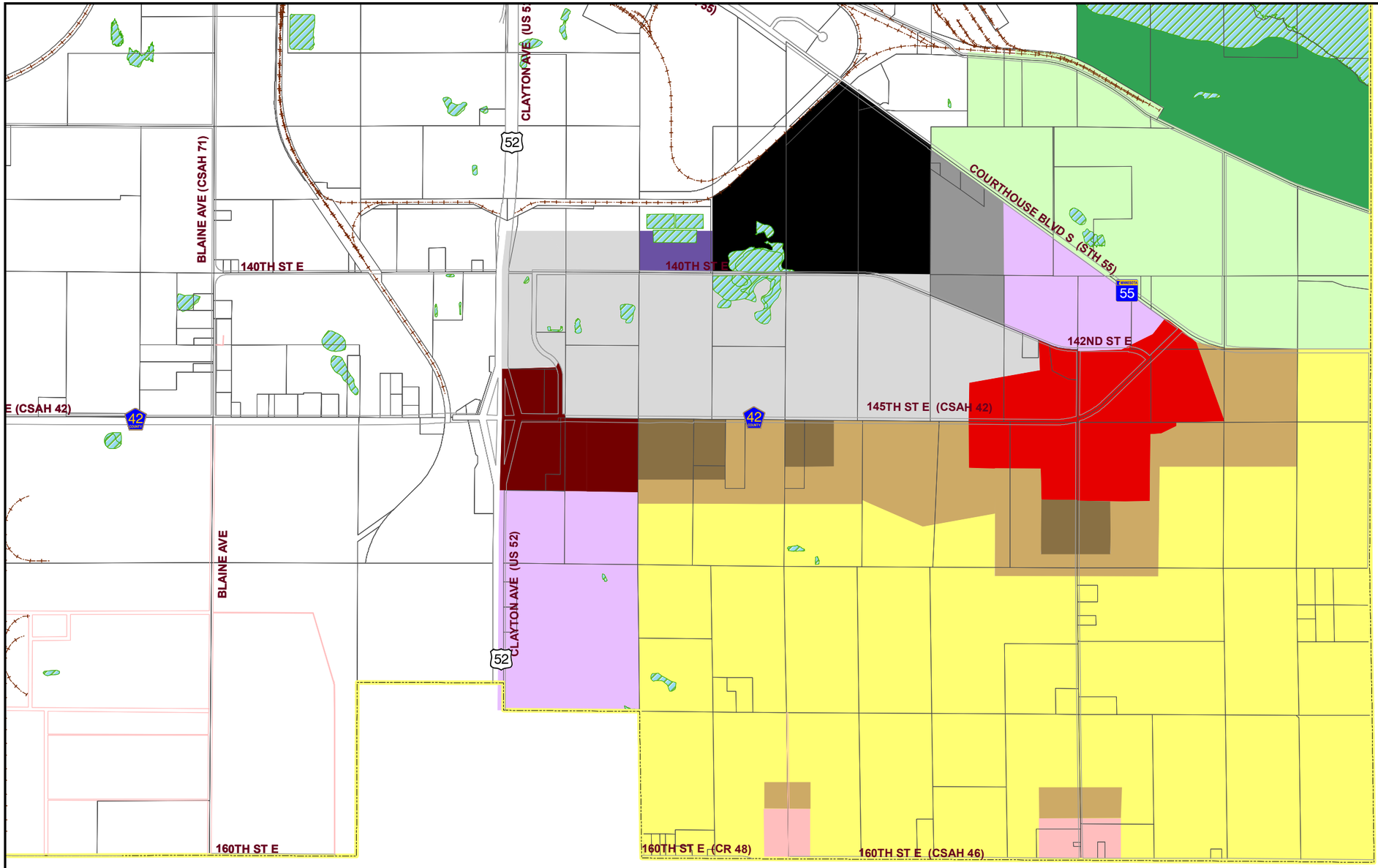
Sincerely,



Christian Jones, P.E.
Project Manager

Figure 1: Proposed Development Area





ROSEMOUNT
MINNESOTA

Future Land Use (Developable Acres)
Rosemount East Side Utilities Study
Rosemount, MN

0 2,000 4,000 Feet

N

Path: T:\GIS\CityMaps\DepartmentalMaps\Community\Development\East Side Utility Study\Future Land Use East Side Utilities Study.mxd