AGENDA
City Council Regular Meeting
Tuesday, May 20, 2025
7:00 PM
Council Chambers

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE

2. APPROVAL OF AGENDA

3. PRESENTATIONS, PROCLAMATIONS AND ACKNOWLEDGMENTS

a. Firefighter Swearing in Ceremony

b. Proclamation - National Public Works Week 2025

c. Update from Beyond the Yellow Ribbon

4. RESPONSE TO PUBLIC COMMENT

5. PUBLIC COMMENT

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

6. CONSENT AGENDA

a. Bill Listings

b. Minutes of the May 6, 2025 Regular Meeting Minutes

c. Minutes of the May 6, 2025 Work Session Proceedings

d. Resolution Approving Modified Assessment Agreement

e. 2024 Interfund Transfers

f. Request by M/I Homes for approval of the Akron Ridge Final Plat

g. Approval of amendments to the Port Authority Bylaws

h. Request for a Minor Amendment to the Prestwick Place PUD

i. Amber Fields 7th Addition, Final Acceptance

7. PUBLIC HEARINGS

a. Request by Keystone Development Partners for the vacation of certain areas of drainage and utility easements on Lots 7 and 8 in the Biscayne Business Park

b. Request by Morrison Partners, LLC., for the vacation of ingress and egress and parking easements within the Morrison 1st Addition Plat.

8. UNFINISHED BUSINESS

9. NEW BUSINESS

10. ANNOUNCEMENTS

a. City Staff Updates

b. Upcoming Community Calendar

11. ADJOURNMENT

ROSEMOUNT MINNESOTA

EXECUTIVE SUMMARY

City Council Regular Meeting: May 20, 2025

AGENDA ITEM: Firefighter Swearing in Ceremony	**AGENDA SECTION:** PRESENTATIONS, PROCLAMATIONS AND ACKNOWLEDGMENTS
PREPARED BY: Kip Springer, Fire Chief	**AGENDA NO.** 3.a.
ATTACHMENTS:	**APPROVED BY:** LJM
RECOMMENDED ACTION: Formally swearing in firefighters who have completed the requirements of probation	

BACKGROUND

Over the past few years, several firefighters haven't had the ability to be officially sworn in as firefighters following the successful completion of their probation. The Fire Department would like to have the City Council formally swear in Firefighters Jessica Bohlken, Noah Bularz, Brent Harms, Justin Hirman, Kimberly Lawrence, Michael Lee, Will McDonald, Anthony Ostgulen, Alex Salinas, Luke Severson and Tyler Undem.

As part of probation, they have all satisfied the training requirements that include Emergency Medical Responder, Firefighter I and II training as well as Hazardous Materials training .This group has represented the fire department with a high level of professionalism and integrity for the past few years and have full support of the department to formally be sworn in and recognized as regular status firefighters.

RECOMMENDATION

Staff recommends that the City Council swear in Firefighters Jessica Bohlken, Noah Bularz, Brent Harms, Justin Hirman, Kimberly Lawrence, Michael Lee, Will McDonald, Anthony Ostgulen, Alex Salinas, Luke Severson and Tyler Undem.

ROSEMOUNT MINNESOTA

EXECUTIVE SUMMARY

City Council Regular Meeting: May 20, 2025

AGENDA ITEM: Proclamation - National Public Works Week 2025	**AGENDA SECTION:** PRESENTATIONS, PROCLAMATIONS AND ACKNOWLEDGMENTS
PREPARED BY: Nick Egger, Public Works Director	**AGENDA NO.** 3.b.
ATTACHMENTS: NPWW 2025 Proclamation	**APPROVED BY:** LJM
RECOMMENDED ACTION: Read Proclamation to Declare May 18-24, 2025 as National Public Works Week	

BACKGROUND

This year marks the 65th year the American Public Works Association (APWA) has sponsored National Public Works Week across North America in effort to energize and educate the public on the importance of public works to their daily lives. APWA is proud to announce "People, Purpose, Presence" as the theme for the 2025 National Public Works Week.

The "People, Purpose, Presence" theme highlights the way public works professionals are at the foundation of providing an everyday high quality of life. As we celebrate National Public Works Week, we would like for the Council to take a moment to commend the following individuals for their tireless efforts and indispensable influence their work has on our everyday lives.

Derick Anderson	John Cusack	Lucas Jenkins	Bill Murphy
Erik Bangerter	Jason Dowell	Brady Johnson	Steven Nielsen
Tor Berkeland	Nick Egger	Riley Kaszynski	Ryan Rausch
Bryan Bodsberg	Brian Erickson	AJ Korpela	Travis Roschen
Tony Braun	Charlie Fredericks	James Lackore	Brady Schmitt
Jane Byron	Doug Holzer	Brent McGraw	Amy Simonson
Hunter Confair	Denver Jacobson	Aaron Menza	Joe Werden
	Chuck Jacobus	Kyle Morris	

Whether it is striving to complete important and transformational infrastructure projects, responding to water system emergencies, keeping our parks groomed, inviting, and safe, fighting epic snowfall events, or preparing and recovering from natural disasters, there is no question that our high-quality and professional staff demonstrate to the community the important role that public works plays in making our City vibrant and successful.

The Rosemount Public Works Department is a team of 30 people dedicated to maintaining a safe, clean, and enjoyable environment for all residents and businesses. They are a huge part of making Rosemount a great place to live and work. So please join us in celebrating this outstanding team of professionals!

RECOMMENDATION

Staff recommends the City Council proclaim May 18-24, 2025 as National Public Works Week.

ROSEMOUNT

PROCLAMATION

NATIONAL PUBLIC WORKS WEEK: MAY 18-24, 2025

"People, Purpose, Presence"

WHEREAS, the year 2025 marks the 65th annual National Public Works Week sponsored by the American Public Works Association

WHEREAS, public works professionals focus on infrastructure, facilities, emergency management, and services that are of vital importance to sustainable and resilient communities and the public health, high quality of life, and well-being of the people of Rosemount; and

WHEREAS, public works infrastructure, facilities, and services provided in our community of more than 28,000 residents and hundreds of businesses are an integral part of everyday life; and

WHEREAS, these infrastructures, facilities, and services could not be provided without dedicated public works professionals, who are federally mandated first responders, and the laborers, engineers, technicians, specialists, and managers at all levels of government and in the private sector who are responsible for building, improving, maintaining, and protecting our City's transportation systems, water supply, parks, drainage facilities, public buildings, and other structures and facilities essential for our residents; and

WHEREAS, the thirty staff members of our Public Works Department are the **People** who serve as the backbone of our organization, united by a common **Purpose** to protect the health, safety, well-being, and quality of life in our community; and whose **Presence** is felt daily through their visible commitment and quiet dedication to the people of Rosemount, and

NOW, THEREFORE BE IT RESOLVED THAT We, the City Council of the City of Rosemount, do hereby proclaim the week of May 18-24, 2025 as National Public Works Week, and we urge all citizens to join together with us to thank and pay tribute to our team of public works professionals, and to recognize the substantial contributions they make to advancing our quality of life.

DATED THIS 20th day of May, 2025.

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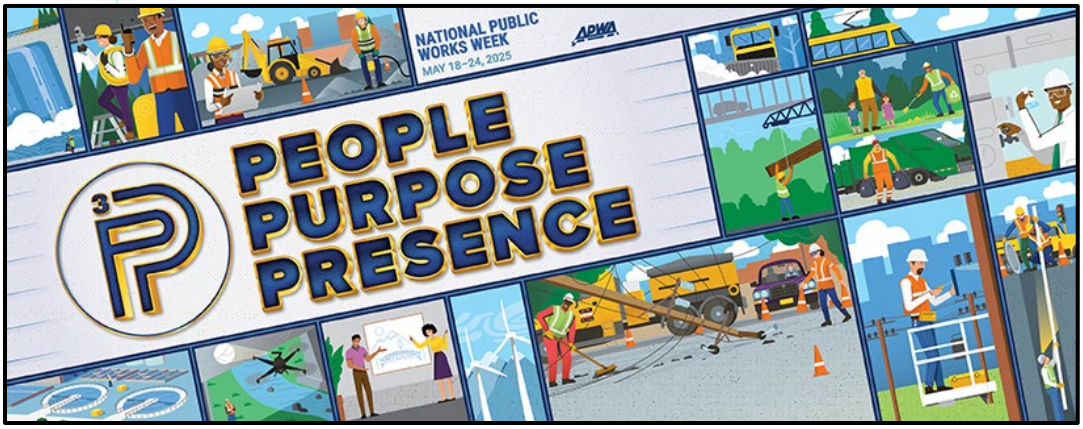
Jeffery D. Weisensel, Mayor



ROSEMOUNT MINNESOTA

EXECUTIVE SUMMARY

City Council Regular Meeting: May 20, 2025

AGENDA ITEM: Update from Beyond the Yellow Ribbon	**AGENDA SECTION:** PRESENTATIONS, PROCLAMATIONS AND ACKNOWLEDGMENTS
PREPARED BY: Logan Martin, City Administrator	**AGENDA NO.** 3.c.
ATTACHMENTS:	**APPROVED BY:** LJM
RECOMMENDED ACTION: None, receive update.	

BACKGROUND

Rosemount Beyond the Yellow Ribbon committee members will be present to discuss their recent programming and to remind residents of the services they provide. We greatly appreciate their partnership and the services they provide to the veterans throughout our community.

RECOMMENDATION

None, receive update

5/3/2025 -- 5/15/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
10039	**5/7/2025**		**103061 ICMA RETIREMENT CORP**							
	5/1/2025	3,099.31			5140	0501251654498	7020.2134.01		DEFERRED COMPENSATION - MISSIO	PAYROLL FUND
		3,099.31								
162198	**5/15/2025**		**106005 ABM**							
	5/15/2025	9,613.66	MAY CLEANING		5257	10000268082	1340.6381		BUILDING REPAIRS AND MAINTENAN	GOVERNMENT BUILDINGS
	5/15/2025	9,613.66	APRIL CLEANING		5258	10000257049	1340.6381		BUILDING REPAIRS AND MAINTENAN	GOVERNMENT BUILDINGS
		19,227.32								
162200	**5/15/2025**		**101463 ADVANCE AUTO PARTS**							
	5/15/2025	44.99	PARTS		5259	1596-402424	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	5/15/2025	215.32	PARTS		5260	1596-402337	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	5/15/2025	14.30	PARTS		5261	1596-401587	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	5/15/2025	54.59	PARTS		5262	1596-402142	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	5/15/2025	44.96	PARTS		5263	1596-402238	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	5/15/2025	272.20	SUPPLIES PARTS CLEANING		5264	1596-401360A	1330.6221		CLEANING SUPPLIES	FLEET MAINTENANCE
	5/15/2025	63.48	SUPPLIES PARTS CLEANING		5265	1596-401360B	1330.6224		SHOP SUPPLIES	FLEET MAINTENANCE
	5/15/2025	843.32	SUPPLIES PARTS CLEANING		5266	1596-401360C	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	5/15/2025	192.89	PARTS		5267	1596-402051	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	5/15/2025	19.24	PARTS		5268	1596-402123	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	5/15/2025	119.01	PARTS		5269	1596-402282	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	5/15/2025	42.70	PARTS		5270	1596-402662	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	5/15/2025	129.54	PARTS		5271	1596-402403	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	5/15/2025	44.96	PARTS		5272	1596-402071	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	5/15/2025	69.70	PARTS		5273	1596-402668	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	5/15/2025	60.28	PARTS		5274	1596-402121	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	5/15/2025	126.96	SHOP SUPPLIES		5275	1596-402357	1330.6224		SHOP SUPPLIES	FLEET MAINTENANCE
	5/15/2025	58.50-	PARTS CREDIT		5276	1596-402072	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	5/15/2025	672.31	PARTS		5277	1596-402397	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	5/15/2025	70.68	OIL		5278	1596-402689	1330.6223		OILS AND ADDITIVES	FLEET MAINTENANCE
	5/15/2025	76.38	PARTS		5279	1596-401415	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	5/15/2025	33.19	PARTS		5280	1596-401306	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	5/15/2025	235.14	PARTS		5281	1596-401293	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	5/15/2025	68.51	PARTS		5282	1596-401717	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	5/15/2025	164.40	OIL & SMALL TOOLS		5283	1596-401852A	1330.6223		OILS AND ADDITIVES	FLEET MAINTENANCE
	5/15/2025	705.50	OIL & SMALL TOOLS		5284	1596-401852B	1330.6241		SMALL TOOLS	FLEET MAINTENANCE
	5/15/2025	467.52	ADDITIVE		5285	1596-401862	1330.6223		OILS AND ADDITIVES	FLEET MAINTENANCE
	5/15/2025	144.72	PARTS		5286	1596-401755	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	5/15/2025	246.54	PARTS		5287	1596-402000	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	5/15/2025	22.07	PARTS		5288	1596-401634	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	5/15/2025	1,237.12	PARTS		5289	1596-401638	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
162200	**5/15/2025**		**101463 ADVANCE AUTO PARTS**						**Continued...**	
	5/15/2025	19.98	PARTS		5290	1596-401876	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	5/15/2025	77.25	MOWER MAINTENANCE		5291	1596-401594	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	5/15/2025	44.21	BATTERY		5292	1596-401563	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		6,585.46								
162201	**5/15/2025**		**103294 AMERICAN LEGAL PUBLISHING**							
	5/15/2025	937.30	SUPPLEMENT PAGES		5294	42017	1120.6310		PROFESSIONAL SERVICES	GENERAL GOVERNMENT
		937.30								
162202	**5/15/2025**		**102199 AMERICAN PUMP COMPANY**							
	5/15/2025	368.40	40' RUBBER HOSE FOR FLUSHING		5295	28077	6100.6237		UTILITY SYSTEM MAINTENANCE SUP	WATER UTILITY
		368.40								
162203	**5/15/2025**		**105656 ART PARTNERS GROUP**							
	5/15/2025	420.34	GARAGE PATCH DISPLAY		5296	20885	4316.6570		OFFICE EQUIP, FURNISHINGS, IT	2023-08 - PD & PW BUILDING (20
		420.34								
162204	**5/15/2025**		**100478 ASPEN MILLS**							
	5/15/2025	178.85	UNIFORMS - HOPKINS		5297	353162	1220.6144		EMPLOYEE ALLOWANCES	FIRE
		178.85								
162205	**5/15/2025**		**103440 ATOMIC ARCHITECTURAL SHEET METAL INC.**							
	5/15/2025	2,784.77	LIFE TIME FINAL PAY APP		5298	05.2025 PAYMENT	4312.6520		BUILDING AND STRUCTURES	2022-23 - LIFETIME CLUB
		2,784.77								
162206	**5/15/2025**		**101598 BHE COMMUNITY SOLAR LLC**							
	5/15/2025	2,330.97	MAR'25 SOLAR SUBSCRIPTION		5299	12208370A	6100.6371	W109	ELECTRIC	WATER UTILITY
	5/15/2025	449.61	MAR'25 SOLAR SUBSCRIPTION		5300	12208370B	6100.6371	W115	ELECTRIC	WATER UTILITY
		2,780.58								
162207	**5/15/2025**		**106164 BILLION & ARMITAGE**							
	5/15/2025	450.00	TRADEMARK REG 1267834.6		5301	61484	1110.6314		LEGAL SERVICES	LEGISLATIVE CONTROL
	5/15/2025	542.00	TRADEMARK REG 1267834.8		5302	61483	1110.6314		LEGAL SERVICES	LEGISLATIVE CONTROL
		992.00								
162208	**5/15/2025**		**102708 BLUEBEAM INC**							
	5/15/2025	520.00	BLUEBEAM LICENSE *4		5303	2315147	1240.6318		SOFTWARE FEES	BUILDING INSPECTIONS
		520.00								
162209	**5/15/2025**		**103378 BOELTER LLC**							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
162209	**5/15/2025**		**103378 BOELTER LLC**						**Continued...**	
	5/15/2025	22,020.22	LIFE TIME FINAL PAY APP		5304	712594-1	4312.6520		BUILDING AND STRUCTURES	2022-23 - LIFETIME CLUB
		22,020.22								
162210	**5/15/2025**		**101296 BOLTON & MENK INC**							
	5/15/2025	12,372.00	SANITARY LIFT STATION NO. 13		5305	361434	4321.6313		ENGINEERING SERVICES	2024-22 - SANITARY LIFT STATIO
		12,372.00								
162211	**5/15/2025**		**103530 BRAUN INTERTEC CORP**							
	5/15/2025	273.00	UMORE PARK BUILDING		5307	B426641	4100.6313	PUMORB	ENGINEERING SERVICES	PARK IMPROVEMENT
	5/15/2025	583.00	UMORE PARK BUILDING		5308	B425893	4100.6313	PUMORB	ENGINEERING SERVICES	PARK IMPROVEMENT
	5/15/2025	3,230.00	UMORE PARK BUILDING		5309	B425189	4100.6313	PUMORB	ENGINEERING SERVICES	PARK IMPROVEMENT
		4,086.00								
162212	**5/15/2025**		**106102 BRENNAN COMSTRUCTION OF MN INC.**							
	5/15/2025	146,202.15	UMORE PAY APP #2		5310	05.2025 PAYMENT	4100.6520	PUMORB	BUILDING AND STRUCTURES	PARK IMPROVEMENT
		146,202.15								
162213	**5/15/2025**		**101385 BUSINESS ESSENTIALS**							
	5/15/2025	25.59	OFFICE SUPPLIES		5311	WO-1345246-2	1510.6210		OFFICE SUPPLIES	PARK & RECREATION
	5/15/2025	83.73	OFFICE SUPPLIES		5312	WO-1344739-1	1510.6210		OFFICE SUPPLIES	PARK & RECREATION
	5/15/2025	57.94	OFFICE SUPPLIES		5313	WO-1342856-2	1510.6210		OFFICE SUPPLIES	PARK & RECREATION
	5/15/2025	71.16	OFFICE SUPPLIES		5314	WO-1343737-1	1510.6210		OFFICE SUPPLIES	PARK & RECREATION
	5/15/2025	109.23	OFFICE SUPPLIES		5315	WO-1342856-1	1510.6210		OFFICE SUPPLIES	PARK & RECREATION
		347.65								
162214	**5/15/2025**		**103489 CALLTOWER**							
	5/15/2025	2,210.21	APR'25 CTADMIN TEAMS		5316	202539058	1120.6321		TELEPHONE	GENERAL GOVERNMENT
		2,210.21								
162215	**5/15/2025**		**101083 CAMPBELL KNUTSON PA**							
	5/15/2025	12,677.15	APRIL LEGAL FEES		5317	LEGAL SERVICES 04.30.2025	1210.6314		LEGAL SERVICES	POLICE
		12,677.15								
162216	**5/15/2025**		**106122 CARDIO PARTNERS INC.**							
	5/15/2025	205.00	AED BATT		5318	600048091	1340.6233		BUILDING REPAIRS SUPPLIES	GOVERNMENT BUILDINGS
		205.00								
162217	**5/15/2025**		**103537 CENTRAL TURF & IRRIGATION SUPPLY**							
	5/15/2025	911.47	IRRIGATION PARTS		5319	65003365-00	1520.6231		EQUIPMENT REPAIR SUPPLIES	PARKS MAINTENANCE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
162217	**5/15/2025**		**103537 CENTRAL TURF & IRRIGATION SUPPLY**						**Continued...**	
		911.47								
162218	**5/15/2025**		**101596 CES IMAGING**							
	5/15/2025	446.10	PRINT HEAD FOR CH PLOTTER		5320	INV172865	2325.6220		OPERATING SUPPLIES	GIS
	5/15/2025	130.95	PLOTTER MAINTENANCE CARTRIDGE		5321	INV172409	2325.6210		OFFICE SUPPLIES	GIS
		577.05								
162219	**5/15/2025**		**102772 CHARTER COMMUNICATIONS**							
	5/15/2025	16.77	MONTHLY CABLE CHARGE		5322	175314201042125	1220.6322		INTERNET	FIRE
	5/15/2025	153.75	MONTHLY DUES 04/25		5323	113140301041425	1220.6322		INTERNET	FIRE
		170.52								
162220	**5/15/2025**		**102985 CINTAS CORP**							
	5/15/2025	167.45	CINTAS MEDICAL SUPPLIES FOR PD		5324	5265913409	1210.6210		OFFICE SUPPLIES	POLICE
		167.45								
162221	**5/15/2025**		**106166 CINTAS CORPORATION**							
	5/15/2025	105.87	MATS		5325	20405479	1340.6381		BUILDING REPAIRS AND MAINTENAN	GOVERNMENT BUILDINGS
	5/15/2025	36.69	MATS		5326	20405489	1340.6381		BUILDING REPAIRS AND MAINTENAN	GOVERNMENT BUILDINGS
	5/15/2025	274.87	MATS		5327	20405480	1340.6381		BUILDING REPAIRS AND MAINTENAN	GOVERNMENT BUILDINGS
	5/15/2025	32.57	MATS		5328	20405500	1340.6381		BUILDING REPAIRS AND MAINTENAN	GOVERNMENT BUILDINGS
	5/15/2025	137.42	MATS		5329	20405498	1340.6381		BUILDING REPAIRS AND MAINTENAN	GOVERNMENT BUILDINGS
	5/15/2025	95.19	MATS		5330	20402162	1340.6381		BUILDING REPAIRS AND MAINTENAN	GOVERNMENT BUILDINGS
	5/15/2025	32.57	MATS		5331	20402163	1340.6381		BUILDING REPAIRS AND MAINTENAN	GOVERNMENT BUILDINGS
	5/15/2025	36.69	MATS		5332	20402154	1340.6381		BUILDING REPAIRS AND MAINTENAN	GOVERNMENT BUILDINGS
	5/15/2025	110.81	MATS		5333	20402143	1340.6381		BUILDING REPAIRS AND MAINTENAN	GOVERNMENT BUILDINGS
	5/15/2025	36.51	MATS		5441	20402142	1340.6381		BUILDING REPAIRS AND MAINTENAN	GOVERNMENT BUILDINGS
		899.19								
162222	**5/15/2025**		**100185 CITY OF SHAKOPEE PARK & REC**							
	5/15/2025	648.39	DEPOSIT FOR SANDVENTURE		5334	05.2025 PAYMENT	1510.6226		OTHER OPERATING SUPPLIES	PARK & RECREATION
		648.39								
162223	**5/15/2025**		**100324 CITY OF WEST ST PAUL**							
	5/15/2025	4,176.28	1ST QTR'25 VOLUNTEER COORD		5335	2025-00000042	1120.6310		PROFESSIONAL SERVICES	GENERAL GOVERNMENT
		4,176.28								
162224	**5/15/2025**		**103559 COMPUTER INTEGRATION TECH**							
	5/15/2025	14,400.00	VMWARE VSPHERE ENTERPRISE 1 YR		5336	401335	1130.6318		SOFTWARE FEES	ADMINISTRATIVE SERVICES
		14,400.00								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
162224	**5/15/2025**		**103559 COMPUTER INTEGRATION TECH**						**Continued...**	
162225	**5/15/2025**		**106066 CONTINUA**							
	5/15/2025	14,102.16	SOUND MASKING SYSTEM PAYMENT 2		5337	216882	4316.6580		OTHER EQUIPMENT	2023-08 - PD & PW BUILDING (20
		14,102.16								
162226	**5/15/2025**		**101554 CORE & MAIN LP**							
	5/15/2025	26,456.22	3/4-IN IPERL METERS AND PARTS		5338	W840301	6100.6237.01		WATER METER PURCHASES	WATER UTILITY
	5/15/2025	146.58	DPD FREE CHLORINE REAGENT		5339	INV0015672	6100.6225		CHEMICAL SUPPLIES	WATER UTILITY
		26,602.80								
162227	**5/15/2025**		**103560 CORPORATE MECHANICAL INC**							
	5/15/2025	755.94	PM		5340	W83155A	1510.6384		MACHINERY & EQUIPMENT REPAIRS	PARK & RECREATION
	5/15/2025	755.95	PM		5341	W83155B	6500.6384		MACHINERY & EQUIPMENT REPAIRS	ICE ARENA
		1,511.89								
162228	**5/15/2025**		**103564 CROSS NURSERIES INC**							
	5/15/2025	7,067.50	TREES FOR ARBOR DAY		5342	53542A	1110.6220		OPERATING SUPPLIES	LEGISLATIVE CONTROL
	5/15/2025	500.00	TREES FOR ARBOR DAY		5343	53542B	2360.6220	00040507	OPERATING SUPPLIES	PARK & REC DONATIONS
		7,567.50								
162229	**5/15/2025**		**105655 CRU UTILITIES**							
	5/15/2025	2,000.00	REFUND HYDRANT METER DEPOSIT		5344	05.2025 REFUND PAYMENT1	6100.2201		DEPOSITS PAYABLE	WATER UTILITY
	5/15/2025	429.20-	REFUND HYDRANT METER DEPOSIT		5345	05.2025 REFUND PAYMENT2	6100.4801.04		COMMERCIAL UTILITY REVENUE	WATER UTILITY
	5/15/2025	34.87-	REFUND HYDRANT METER DEPOSIT		5346	05.2025 REFUND PAYMENT3	6100.2061		SALES TAX PAYABLE	WATER UTILITY
		1,535.93								
162230	**5/15/2025**		**103024 CUMMINS SALES AND SERVICE**							
	5/15/2025	1,770.59	CITY HALL GEN. PM		5347	E4-250417029	1330.6384		MACHINERY & EQUIPMENT REPAIRS	FLEET MAINTENANCE
		1,770.59								
162231	**5/15/2025**		**106187 CUSHING, KRISTEN D'ARPA**							
	5/15/2025	300.00	SC DAMAGE DEPOSIT REFUND		5470	79426190	1000.2204	00016100	P&R - REFUND CLEARING	GENERAL FUND BALANCE SHEET
		300.00								
162232	**5/15/2025**		**101709 CUSTOM CAP & TIRE**							
	5/15/2025	200.00	TIRES AND LABOR		5348	270075351A	1330.6384		MACHINERY & EQUIPMENT REPAIRS	FLEET MAINTENANCE
	5/15/2025	321.40	TIRES AND LABOR		5349	270075351B	1330.6232		TIRES	FLEET MAINTENANCE

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162232	**5/15/2025**		**101709 CUSTOM CAP & TIRE**						**Continued...**	
	5/15/2025	389.34	TIRES		5350	270075599	1330.6232		TIRES	FLEET MAINTENANCE
		910.74								
162233	**5/15/2025**		**103084 DAKOTA 911**							
	5/15/2025	41,535.00	MAY DAKOTA 911 FEES		5351	AR-0000000665	1210.6310		PROFESSIONAL SERVICES	POLICE
		41,535.00								
162234	**5/15/2025**		**103568 DAKOTA AWARDS & ENGRAVING**							
	5/15/2025	15.00	ERIC NAME PLATE		5352	29315	1190.6210		OFFICE SUPPLIES	PLANNING & ZONING
	5/15/2025	242.00	ENGRAVED PATROL NAME PLATES		5353	29269	4316.6570		OFFICE EQUIP, FURNISHINGS, IT	2023-08 - PD & PW BUILDING (20
	5/15/2025	77.50	RETIREMENT PLAQUE		5354	29270	1180.6465		RECOGNITION/WELLNESS	HUMAN RESOURCES
		334.50								
162235	**5/15/2025**		**100440 DAKOTA COUNTY CDA**							
	5/15/2025	85,047.80	2024 LAHA FUNDS TRANSFER		5355	2025-1	1120.6456		OTHER MISCELLANEOUS CHARGES	GENERAL GOVERNMENT
		85,047.80								
162236	**5/15/2025**		**103572 DAKOTA COUNTY FINANCE**							
	5/15/2025	34,754.69	2025 CJN PRO PHOENIX RMS FEE		5356	304012	1210.6451		DUES AND SUBSCRIPTIONS	POLICE
	5/15/2025	53,152.64	2025 CJN PARTNER FEE		5357	303013	1210.6451		DUES AND SUBSCRIPTIONS	POLICE
		87,907.33								
162237	**5/15/2025**		**100379 DAKOTA COUNTY PROPERTY**							
	5/15/2025	46.00	RECORDING FEE- ENCROACHMENT		5358	P 953826 REPROCESS	6300.6310		PROFESSIONAL SERVICES	STORM WATER UTILITY
		46.00								
162238	**5/15/2025**		**103587 DAKOTA ELECTRIC ASSOCIATION**							
	5/15/2025	259.02	LIFT STATION# 3		5359	200002080539 04/25	6200.6371	SSLS203	ELECTRIC	SEWER UTILITY
	5/15/2025	199.10	JAYCEE PARK TRAIL LIGHTS		5360	200002112506 04/25	1520.6371		ELECTRIC	PARKS MAINTENANCE
	5/15/2025	7,224.03	STREET LIGHTS		5361	200001066414 04/25	6400.6371		ELECTRIC	STREET LIGHT UTILITY
	5/15/2025	5.47	SIREN# 10		5362	200001519073 04/25	1320.6371		ELECTRIC	STREET MAINTENANCE
	5/15/2025	207.28	LIFT STATION# 4		5363	200001834654 04/25	6200.6371		ELECTRIC	SEWER UTILITY
	5/15/2025	21.61	CONNEMARA PARK SHELTER/LIGHTS		5364	200002004786 04/25	1520.6371		ELECTRIC	PARKS MAINTENANCE

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162238	**5/15/2025**		**103587 DAKOTA ELECTRIC ASSOCIATION**						**Continued...**	
	5/15/2025	21.32	IRRIGATION PUMP/SP CONTROL BLD		5365	200002007870 04/25	1520.6371		ELECTRIC	PARKS MAINTENANCE
	5/15/2025	123.29	STORM DRAIN LIFT STATION# 8		5366	200010038900 04/25	6300.6371	SWLS308	ELECTRIC	STORM WATER UTILITY
	5/15/2025	421.31	LIFT STATION# 5		5367	200010054799 04/25	6200.6371	SSLS205	ELECTRIC	SEWER UTILITY
	5/15/2025	63.92	LIFT STATION #12		5368	200010057891 04/25	6200.6371	SSLS212	ELECTRIC	SEWER UTILITY
	5/15/2025	19.09	WELCOME SIGN- NORTH		5369	200010050261 04/25	6400.6371		ELECTRIC	STREET LIGHT UTILITY
	5/15/2025	12.90	JAYCEE PARK CONTROL BLDG		5370	200002005379 04/25	1520.6371		ELECTRIC	PARKS MAINTENANCE
	5/15/2025	22.03	WENSMANN POND MONITORING ST'N		5371	200003157294 04/25	6300.6371		ELECTRIC	STORM WATER UTILITY
	5/15/2025	26.17	SIREN #13		5372	200003776226 04/25	1320.6371		ELECTRIC	STREET MAINTENANCE
	5/15/2025	33.22	STORM DRAIN LIFT STATION #7		5373	200005601588 04/25	6300.6371	SWLS307	ELECTRIC	STORM WATER UTILITY
	5/15/2025	2,728.24	WELL# 16		5374	200010007317 04/25	6100.6371	W116	ELECTRIC	WATER UTILITY
		11,388.00								
162239	**5/15/2025**		**100906 DELEGARD TOOL CO**							
	5/15/2025	77.34	TOOLS		5375	K45171/1	1330.6241		SMALL TOOLS	FLEET MAINTENANCE
		77.34								
162240	**5/15/2025**		**103595 DICK'S VALLEY SERVICE INC**							
	5/15/2025	150.00	HYUNDAI SONATA TOW BILL		5376	25-102550	1210.6452		TOWING CHARGES	POLICE
		150.00								
162241	**5/15/2025**		**106159 DOMAIN LISTINGS**							
	5/15/2025	288.00	WEBSITE DOMAIN SUBSCRIPTION		5377	DL-6849-9775	1120.6451		DUES AND SUBSCRIPTIONS	GENERAL GOVERNMENT
		288.00								
162242	**5/15/2025**		**100069 DRAIN PRO-PLUMBING INC**							
	5/15/2025	649.69	SERVICE CALL		5378	77835	6500.6384		MACHINERY & EQUIPMENT REPAIRS	ICE ARENA
		649.69								
162243	**5/15/2025**		**103603 EARL F ANDERSEN INC**							
	5/15/2025	2,496.20	SIGNS		5379	0139330-IN	1320.6236		SIGN REPAIR SUPPLIES	STREET MAINTENANCE

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162243	**5/15/2025**		**103603 EARL F ANDERSEN INC**						**Continued...**	
	5/15/2025	176.00	NO TRESSPASSING SIGNS		5380	0139264-IN	1320.6236		SIGN REPAIR SUPPLIES	STREET MAINTENANCE
	5/15/2025	6,925.00	GALVANIZED SIGN POSTS		5381	0139215-IN	1320.6236		SIGN REPAIR SUPPLIES	STREET MAINTENANCE
		9,597.20								
162244	**5/15/2025**		**103607 ECOLAB PEST**							
	5/15/2025	49.39	PEST CONTROL		5382	8151228	1340.6381		BUILDING REPAIRS AND MAINTENAN	GOVERNMENT BUILDINGS
	5/15/2025	61.52	PEST CONTROL		5383	7918578A	6500.6384		MACHINERY & EQUIPMENT REPAIRS	ICE ARENA
	5/15/2025	61.52	PEST CONTROL		5384	7918578B	1510.6384		MACHINERY & EQUIPMENT REPAIRS	PARK & RECREATION
	5/15/2025	100.00	PEST CONTROL		5385	7918577	1340.6381		BUILDING REPAIRS AND MAINTENAN	GOVERNMENT BUILDINGS
		272.43								
162245	**5/15/2025**		**100234 ELECTRIC PUMP**							
	5/15/2025	2,200.00	SERVICE AGREEMENT		5386	31086A	6100.6310		PROFESSIONAL SERVICES	WATER UTILITY
	5/15/2025	2,200.00	SERVICE AGREEMENT		5387	31086B	6200.6310		PROFESSIONAL SERVICES	SEWER UTILITY
	5/15/2025	2,200.00	SERVICE AGREEMENT		5388	31086C	6300.6310		PROFESSIONAL SERVICES	STORM WATER UTILITY
		6,600.00								
162246	**5/15/2025**		**106192 ELITE OUTDOOR SERVICES WIMN**							
	5/15/2025	2,178.59	APRIL SERVICES		5389	1242	1520.6385		OTHER REPAIRS AND MAINTENANCE	PARKS MAINTENANCE
		2,178.59								
162247	**5/15/2025**		**106097 ENFORCEMENT LIGHTING, LLC.**							
	5/15/2025	6,500.00	SQUAD 3540 BUILD		5390	2025 DODGE DURANGO#83088B	4050.6550.21		MOTOR VEHICLES-POLICE	EQUIPMENT IMPROVEMENT
		6,500.00								
162248	**5/15/2025**		**105307 EPIC WRAPS**							
	5/15/2025	1,975.00	3520 WRAP REMOVAL & NEW DESIGN		5391	71154	4050.6550.21		MOTOR VEHICLES-POLICE	EQUIPMENT IMPROVEMENT
	5/15/2025	1,475.00	SQUAD 3590 NEW CAR DESIGN		5392	71120	4050.6550.21		MOTOR VEHICLES-POLICE	EQUIPMENT IMPROVEMENT
	5/15/2025	1,475.00	SQUAD 35130 NEW DESIGN		5393	71133	4050.6550.21		MOTOR VEHICLES-POLICE	EQUIPMENT IMPROVEMENT
		4,925.00								
162249	**5/15/2025**		**103467 FAIRCHILD EQUIPMENT**							
	5/15/2025	243.41	PARTS		5394	PSO039133-1	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		243.41								
162250	**5/15/2025**		**106101 FAROOQ, RIZWAN**							
	5/15/2025	500.00	DAMAGE DEPOSIT REFUND		5563	85863948	1000.2204		P&R - REFUND CLEARING	GENERAL FUND BALANCE SHEET
		500.00								

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162251	**5/15/2025**		**103630 FRONTIER**						**Continued...**	
	5/15/2025	1,883.31	PHONE,INTERNET & CITY WIFI SRV		5395	651-188-0017 04/25A	1120.6321		TELEPHONE	GENERAL GOVERNMENT
	5/15/2025	106.40	PHONE,INTERNET & CITY WIFI SRV		5396	651-188-0017 04/25B	1120.6321		TELEPHONE	GENERAL GOVERNMENT
	5/15/2025	83.33	PHONE,INTERNET & CITY WIFI SRV		5397	651-188-0017 04/25C	6100.6321		TELEPHONE	WATER UTILITY
	5/15/2025	31.87	PHONE,INTERNET & CITY WIFI SRV		5398	651-188-0017 04/25D	6100.6321	WH102	TELEPHONE	WATER UTILITY
	5/15/2025	31.86	PHONE,INTERNET & CITY WIFI SRV		5399	651-188-0017 04/25E	6100.6321	WH103	TELEPHONE	WATER UTILITY
	5/15/2025	7.23	PHONE,INTERNET & CITY WIFI SRV		5400	651-188-0017 04/25F	6100.6321		TELEPHONE	WATER UTILITY
	5/15/2025	7.23	PHONE,INTERNET & CITY WIFI SRV		5401	651-188-0017 04/25G	6200.6321		TELEPHONE	SEWER UTILITY
	5/15/2025	7.23	PHONE,INTERNET & CITY WIFI SRV		5402	651-188-0017 04/25H	6300.6321		TELEPHONE	STORM WATER UTILITY
	5/15/2025	20.54	PHONE,INTERNET & CITY WIFI SRV		5403	651-188-0017 04/25I	6100.6322		INTERNET	WATER UTILITY
	5/15/2025	20.54	PHONE,INTERNET & CITY WIFI SRV		5404	651-188-0017 04/25J	6200.6322		INTERNET	SEWER UTILITY
	5/15/2025	20.55	PHONE,INTERNET & CITY WIFI SRV		5405	651-188-0017 04/25K	6300.6321		TELEPHONE	STORM WATER UTILITY
	5/15/2025	20.54	PHONE,INTERNET & CITY WIFI SRV		5406	651-188-0017 04/25L	6100.6321		TELEPHONE	WATER UTILITY
	5/15/2025	20.54	PHONE,INTERNET & CITY WIFI SRV		5407	651-188-0017 04/25M	6200.6321		TELEPHONE	SEWER UTILITY
	5/15/2025	20.55	PHONE,INTERNET & CITY WIFI SRV		5408	651-188-0017 04/25N	6300.6321		TELEPHONE	STORM WATER UTILITY
	5/15/2025	20.54	PHONE,INTERNET & CITY WIFI SRV		5409	651-188-0017 04/25O	6100.6321		TELEPHONE	WATER UTILITY
	5/15/2025	20.54	PHONE,INTERNET & CITY WIFI SRV		5410	651-188-0017 04/25P	6200.6321		TELEPHONE	SEWER UTILITY
	5/15/2025	20.55	PHONE,INTERNET & CITY WIFI SRV		5411	651-188-0017 04/25Q	6300.6321		TELEPHONE	STORM WATER UTILITY
	5/15/2025	17.57	PHONE,INTERNET & CITY WIFI SRV		5412	651-188-0017 04/25R	6100.6321	W107	TELEPHONE	WATER UTILITY
	5/15/2025	17.57	PHONE,INTERNET & CITY WIFI SRV		5413	651-188-0017 04/25S	1120.6321		TELEPHONE	GENERAL GOVERNMENT
	5/15/2025	1,750.00	PHONE,INTERNET & CITY WIFI SRV		5414	651-188-0017	1120.6322		INTERNET	GENERAL GOVERNMENT

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162251	**5/15/2025**		**103630 FRONTIER**						**Continued...**	
						04/25T				
		4,128.49								
162252	**5/15/2025**		**100156 GERTEN GREENHOUSES INC-446133**							
	5/15/2025	280.90	SEED AND REPLACEMENT PARTS		5416	237486/12	1520.6235		LANDSCAPING SUPPLIES	PARKS MAINTENANCE
	5/15/2025	1,232.00	POTTING SOIL		5417	131773/30	1520.6235		LANDSCAPING SUPPLIES	PARKS MAINTENANCE
	5/15/2025	197.96	CHAINSAW/TRIMMER PARTS		5418	237905/12	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		1,710.86								
162253	**5/15/2025**		**106186 GLANDER, ALESHA**							
	5/15/2025	150.00	DD REFUND		5293	86228779	1000.2204		P&R - REFUND CLEARING	GENERAL FUND BALANCE SHEET
		150.00								
162254	**5/15/2025**		**103256 GLOBAL SPECIALTY CONTRACTORS**							
	5/15/2025	20,048.80	LIFE TIME CONSTRUCTION APP 18		5419	05.2025 PAYMENT	4312.6520		BUILDING AND STRUCTURES	2022-23 - LIFETIME CLUB
		20,048.80								
162255	**5/15/2025**		**103635 GOPHER STATE ONE-CALL**							
	5/15/2025	476.55	LOCATES		5420	5040727A	6100.6310		PROFESSIONAL SERVICES	WATER UTILITY
	5/15/2025	476.55	LOCATES		5421	5040727B	6200.6310		PROFESSIONAL SERVICES	SEWER UTILITY
	5/15/2025	476.55	LOCATES		5422	5040727C	6300.6310		PROFESSIONAL SERVICES	STORM WATER UTILITY
		1,429.65								
162256	**5/15/2025**		**103639 GRAINGER**							
	5/15/2025	1,872.64	RACKING COMPONENTS		5423	9451487145	4316.6580		OTHER EQUIPMENT	2023-08 - PD & PW BUILDING (20
	5/15/2025	148.26	FILTER CARTRIDGE,WATER COOLER		5424	9499493824A	1510.6242		MINOR EQUIPMENT	PARK & RECREATION
	5/15/2025	148.26	FILTER CARTRIDGE,WATER COOLER		5425	9499493824B	6500.6242		MINOR EQUIPMENT	ICE ARENA
	5/15/2025	305.77	PARTS		5426	9478700751	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	5/15/2025	77.25	TIME CLOCK CITY HALL		5427	9481755727	1340.6231		EQUIPMENT REPAIR SUPPLIES	GOVERNMENT BUILDINGS
	5/15/2025	508.32	LIGHT BULBS WATER FILTERS		5428	9481527746	1340.6233		BUILDING REPAIRS SUPPLIES	GOVERNMENT BUILDINGS
		3,060.50								
162257	**5/15/2025**		**100387 GRAPHIC DESIGN INC**							
	5/15/2025	1,586.00	WELCOME PACKETS		5429	QB58470	1120.6350		PRINTING COSTS	GENERAL GOVERNMENT
		1,586.00								
162258	**5/15/2025**		**106180 HART, KATHY**							
	5/15/2025	300.00	SC DAMAGE DEPOSIT REFUND		5458	86515230	1000.2204		P&R - REFUND CLEARING	GENERAL FUND BALANCE SHEET
		300.00								

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162259	**5/15/2025**		**103645 HAWKINS INC**						**Continued...**	
	5/15/2025	7,638.48	CHEMICALS FOR WELLS HOUSES		5430	7054653	6100.6225		CHEMICAL SUPPLIES	WATER UTILITY
		7,638.48								
162260	**5/15/2025**		**102662 HAWTHORNE, JILL**							
	5/15/2025	222.00	SENIOR YOGA SUB		5453	05.2025 PAYMENT	1510.6310	00040603	PROFESSIONAL SERVICES	PARK & RECREATION
		222.00								
162261	**5/15/2025**		**106185 HEINZ, BRANDI**							
	5/15/2025	300.00	SC DAMAGE DEPOSIT REFUND		5306	86201366	1000.2204	00016100	P&R - REFUND CLEARING	GENERAL FUND BALANCE SHEET
		300.00								
162262	**5/15/2025**		**103213 HGA**							
	5/15/2025	352.98	RCC REMODEL DESIGN		5431	262398	1510.6312		ARCHITECT SERVICES	PARK & RECREATION
		352.98								
162263	**5/15/2025**		**103650 HIGHLAND SANITATION & RECYCLING**							
	5/15/2025	320.97	APRIL TRASH SERVICE		5432	1390710A	1510.6374		TRASH	PARK & RECREATION
	5/15/2025	303.81	APRIL TRASH SERVICE		5433	1390710B	6500.6374		TRASH	ICE ARENA
	5/15/2025	94.50	APRIL TRASH SERVICE		5434	1390710C	1510.6374	00040704	TRASH	PARK & RECREATION
	5/15/2025	64.74	APRIL TRASH SERVICE		5435	1390710D	1510.6374	00016100	TRASH	PARK & RECREATION
	5/15/2025	4,763.57	APRIL TRASH SERVICE		5436	1390710E	1340.6374		TRASH	GOVERNMENT BUILDINGS
		5,547.59								
162264	**5/15/2025**		**100454 HIRSHFIELD'S**							
	5/15/2025	196.99	PAINT, SUPPLIES		5437	37217870	1510.6233	00016100	BUILDING REPAIRS SUPPLIES	PARK & RECREATION
		196.99								
162265	**5/15/2025**		**103055 HOLCIM - MWR INC**							
	5/15/2025	45.83	1" AGGREGATE		5438	720940227	1320.6234		STREET MAINTENANCE SUPPLIES	STREET MAINTENANCE
		45.83								
162266	**5/15/2025**		**103214 HOME DEPOT U.S.A. INC**							
	5/15/2025	26,074.59	TIF OSPREY NOTE		5439	2025-01 OSPREY PMT1	2520.6711		PRINCIPAL - BONDS	TIF - OSPREY DISTRICT
	5/15/2025	13,265.41	TIF OSPREY NOTE		5440	2025-01 OSPREY PMT2	2520.6721		INTEREST - BONDS	TIF - OSPREY DISTRICT
		39,340.00								
162267	**5/15/2025**		**105309 IDEAL PRINTERS**							
	5/15/2025	285.00	SAFE CAM RACK CARDS		5442	46589	1210.6570		OFFICE EQUIP, FURNISHINGS, IT	POLICE

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162267	**5/15/2025**		**105309 IDEAL PRINTERS**						**Continued...**	
		285.00								
162268	**5/15/2025**		**103655 INDEPENDENT BLACK DIRT**							
	5/15/2025	300.00	PULVERIZED BLACK DIRT		5443	37616	1520.6226		OTHER OPERATING SUPPLIES	PARKS MAINTENANCE
	5/15/2025	300.00	PULVERIZED BLACK DIRT		5444	37576	1520.6226		OTHER OPERATING SUPPLIES	PARKS MAINTENANCE
	5/15/2025	99.00	GARDEN SOIL		5445	37512	1520.6235		LANDSCAPING SUPPLIES	PARKS MAINTENANCE
	5/15/2025	162.00	DIRT		5446	37544	1320.6235		LANDSCAPING SUPPLIES	STREET MAINTENANCE
	5/15/2025	135.00	BLACK DIRT		5447	37401	1320.6235		LANDSCAPING SUPPLIES	STREET MAINTENANCE
		996.00								
162269	**5/15/2025**		**100547 INNOVATIVE OFFICE SOLUTIONS**							
	5/15/2025	71.00	SQUEEGEE, FRONT/REAR		5448	IN4814886A	1510.6242		MINOR EQUIPMENT	PARK & RECREATION
	5/15/2025	71.00	SQUEEGEE, FRONT/REAR		5449	IN4814886B	1510.6242	00016100	MINOR EQUIPMENT	PARK & RECREATION
		142.00								
162270	**5/15/2025**		**106167 INSIGHT RESTORATION, LLC.**							
	5/15/2025	5,211.88	WATER DAMAGE MITIGATION		5450	8829	2375.6310	PFLINT	PROFESSIONAL SERVICES	INSURANCE
		5,211.88								
162271	**5/15/2025**		**100986 JANI-KING OF MINNESOTA**							
	5/15/2025	700.00	EVENT CLEANING		5451	MIN05250197	1510.6317		OTHER PROFESSIONAL SERVICES	PARK & RECREATION
	5/15/2025	160.00	EVENT CLEANING		5452	MIN05250196	1510.6317	00016100	OTHER PROFESSIONAL SERVICES	PARK & RECREATION
		860.00								
162272	**5/15/2025**		**103665 JIRIK SOD FARMS INC**							
	5/15/2025	3.00	SOD		5454	33841	1520.6235	PFLINT	LANDSCAPING SUPPLIES	PARKS MAINTENANCE
		3.00								
162273	**5/15/2025**		**106189 JLG ARCHITECTS**							
	5/15/2025	10,450.00	RINK DESIGN WORK		5455	250045-1	1120.6312		ARCHITECT SERVICES	GENERAL GOVERNMENT
		10,450.00								
162274	**5/15/2025**		**102086 KATH FUEL OIL SERVICE**							
	5/15/2025	2,010.00	LUBRICANTS		5457	824306	1330.6223		OILS AND ADDITIVES	FLEET MAINTENANCE
		2,010.00								
162275	**5/15/2025**		**103668 KENNEDY & GRAVEN, CHARTERED**							
	5/15/2025	110.22	PARKS & REC RETAINER OCT 2024		5459	184541	1120.6314		LEGAL SERVICES	GENERAL GOVERNMENT
	5/15/2025	2,093.20	POLICE DEPT RETAINER OCT. 2024		5460	184540	1120.6314		LEGAL SERVICES	GENERAL GOVERNMENT
	5/15/2025	664.20	PD RETAINER		5461	186542	1120.6314		LEGAL SERVICES	GENERAL GOVERNMENT

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162275	**5/15/2025**		**103668 KENNEDY & GRAVEN, CHARTERED**						**Continued...**	
	5/15/2025	457.69	PLANNING DEPT RETAINER		5462	184539	1120.6314		LEGAL SERVICES	GENERAL GOVERNMENT
	5/15/2025	495.50	ENG & PW RETAINER		5463	184538	1120.6314		LEGAL SERVICES	GENERAL GOVERNMENT
		3,820.81								
162276	**5/15/2025**		**103670 KIMBALL MIDWEST**							
	5/15/2025	588.39	SHOP SUPPLIES		5464	103276994	1330.6224		SHOP SUPPLIES	FLEET MAINTENANCE
		588.39								
162277	**5/15/2025**		**102013 KIMLEY-HORN & ASSOCIATES INC**							
	5/15/2025	5,965.61	PROF. SERV. CONNEMARA/AKRON		5465	31530844	4320.6313		ENGINEERING SERVICES	2024-20 - CONNEMARA & AKRON RO
	5/15/2025	9,389.76	PROF. SERV.- CONNEMARA/AKRON		5466	31208974	4320.6313		ENGINEERING SERVICES	2024-20 - CONNEMARA & AKRON RO
		15,355.37								
162278	**5/15/2025**		**102967 KIRCHNER LAWN & LANDSCAPE**							
	5/15/2025	1,200.00	CARROLS WOODS		5467	9333	4100.6235	PCARRO	LANDSCAPING SUPPLIES	PARK IMPROVEMENT
		1,200.00								
162279	**5/15/2025**		**103672 KLM ENGINEERING INC**							
	5/15/2025	3,300.00	2025 DRY TANK CLEANOUT		5468	10770	6100.6382	WT101	STRUCTURE REPAIRS AND MAINTENA	WATER UTILITY
		3,300.00								
162280	**5/15/2025**		**106176 KODEX, INC.**							
	5/15/2025	45.00	SUBPOENA FEE		5469	B015DD1C-0001	1210.6317		OTHER PROFESSIONAL SERVICES	POLICE
		45.00								
162281	**5/15/2025**		**103684 LEAGUE-MN CITIES INS TRUST - PREMIUMS**							
	5/15/2025	10,384.76	WC PREMIUM DUE TO AUDIT '23-24		5471	POLICY 1005022-7 AUDIT1	2375.6362		WORKERS COMPENSATION INSURANCE	INSURANCE
	5/15/2025	88.63	WC PREMIUM DUE TO AUDIT '23-24		5472	POLICY 1005022-7 AUDIT2	2100.6362		WORKERS COMPENSATION INSURANCE	PORT AUTHORITY
	5/15/2025	550.54	WC PREMIUM DUE TO AUDIT '23-24		5473	POLICY 1005022-7 AUDIT3	6100.6362		WORKERS COMPENSATION INSURANCE	WATER UTILITY
	5/15/2025	548.94	WC PREMIUM DUE TO AUDIT '23-24		5474	POLICY 1005022-7 AUDIT4	6200.6362		WORKERS COMPENSATION INSURANCE	SEWER UTILITY
	5/15/2025	517.71	WC PREMIUM DUE TO AUDIT '23-24		5475	POLICY 1005022-7	6300.6362		WORKERS COMPENSATION INSURANCE	STORM WATER UTILITY

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162281	**5/15/2025**		**103684 LEAGUE-MN CITIES INS TRUST - PREMIUMS**						**Continued...**	
						AUDIT5				
	5/15/2025	253.42	WC PREMIUM DUE TO AUDIT '23-24		5476	POLICY 1005022-7 AUDIT6	6500.6362		WORKERS COMPENSATION INSURANCE	ICE ARENA
		12,344.00								
162282	**5/15/2025**		**103683 LEAGUE-MN CITIES INS TRUST -WC TREATMENT**							
	5/15/2025	159.20	WORKERS COMP		5477	24382	2375.6362		WORKERS COMPENSATION INSURANCE	INSURANCE
		159.20								
162283	**5/15/2025**		**103257 LEJEUNE STEEL COMPANY**							
	5/15/2025	294,482.35	LIFE TIME PROJECT PAY APP 14		5478	2306-14	4312.6520		BUILDING AND STRUCTURES	2022-23 - LIFETIME CLUB
		294,482.35								
162284	**5/15/2025**		**106099 LIFE TIME, INC.**							
	5/15/2025	183.08	MAY 2025 MEMBERSHIP SUBSIDY		5479	CINV-181762	1120.6456		OTHER MISCELLANEOUS CHARGES	GENERAL GOVERNMENT
		183.08								
162285	**5/15/2025**		**100830 MANSFIELD OIL COMPANY**							
	5/15/2025	5,091.16	1,801 GAL DIESEL FUEL		5480	26480401	1330.6222		FUELS	FLEET MAINTENANCE
	5/15/2025	4,844.78	1,800 GAL DIESEL FUEL		5481	26322411	1330.6222		FUELS	FLEET MAINTENANCE
	5/15/2025	6,587.39	2,700 GAL UNLEADED FUEL		5482	26322409	1330.6222		FUELS	FLEET MAINTENANCE
		16,523.33								
162286	**5/15/2025**		**100510 MARCO TECHNOLOGIES LLC**							
	5/15/2025	1,620.74	BW/COLOR COPIES CITY OF RSMT		5484	INV13692223	1120.6392		OFFICE EQUIPMENT RENTALS	GENERAL GOVERNMENT
	5/15/2025	949.49	BW/COLOR COPIES CITY OF RSMT		5485	INV13809127	1120.6392		OFFICE EQUIPMENT RENTALS	GENERAL GOVERNMENT
		2,570.23								
162287	**5/15/2025**		**102326 MARCO TECHNOLOGIES LLC**							
	5/15/2025	196.13	CITY HALL COPIER		5483	555344407	1120.6392		OFFICE EQUIPMENT RENTALS	GENERAL GOVERNMENT
		196.13								
162288	**5/15/2025**		**102680 MARIE RIDGEWAY LICSW, LLC**							
	5/15/2025	810.00	APRIL INVOICE		5486	3203	1210.6310		PROFESSIONAL SERVICES	POLICE
	5/15/2025	1,350.00	THERAPY SESSIONS & RETAINER		5487	3168	1210.6310		PROFESSIONAL SERVICES	POLICE
		2,160.00								
162289	**5/15/2025**		**103690 MASTER ELECTRIC CO INC**							
	5/15/2025	357.40	STREET LIGHTS ON CONLEY AVE		5488	SD56178	6400.6384		MACHINERY & EQUIPMENT REPAIRS	STREET LIGHT UTILITY

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162289	**5/15/2025**		**103690 MASTER ELECTRIC CO INC**						**Continued...**	
	5/15/2025	1,681.47	RECEPTICLES FOR GENERATORS		5489	SD56179	6210.6381		BUILDING REPAIRS AND MAINTENAN	SEWER TRUNK FUND
		2,038.87								
162290	**5/15/2025**		**100638 MATHESON TRI-GAS INC**							
	5/15/2025	124.20	O2 BOTTLE REFILLS		5490	31427580	1220.6226		OTHER OPERATING SUPPLIES	FIRE
		124.20								
162291	**5/15/2025**		**100887 MCMULLEN INSPECTIONS INC**							
	5/15/2025	21,237.07	ELECTRICAL INVOICE MAY 2025		5491	MAY 2025 PAYMENT	1000.2281		ELECTRICAL INSPECTOR PAYABLE	GENERAL FUND BALANCE SHEET
		21,237.07								
162292	**5/15/2025**		**100368 MEDICINE LAKE TOURS**							
	5/15/2025	1,640.00	SENIOR BUS TRIP		5492	05.07.2025 COMM CENTER	1510.6310	00040601	PROFESSIONAL SERVICES	PARK & RECREATION
		1,640.00								
162293	**5/15/2025**		**103718 MEI TOTAL ELEVATOR SOLUTIONS**							
	5/15/2025	203.21	MONTHLY PM		5494	1127079	1340.6381		BUILDING REPAIRS AND MAINTENAN	GOVERNMENT BUILDINGS
		203.21								
162294	**5/15/2025**		**103697 MENARDS-APPLE VALLEY**							
	5/15/2025	826.71	MATERIALS FOR ENCLOSURE REPAIR		5495	92052	1520.6220		OPERATING SUPPLIES	PARKS MAINTENANCE
	5/15/2025	141.47	BUILDING SUPPLIES		5496	91620	1340.6233		BUILDING REPAIRS SUPPLIES	GOVERNMENT BUILDINGS
	5/15/2025	44.88	CLAMPS		5497	91384	1520.6241		SMALL TOOLS	PARKS MAINTENANCE
	5/15/2025	25.97	REPAIR SUPPLIES		5498	91371	1340.6233		BUILDING REPAIRS SUPPLIES	GOVERNMENT BUILDINGS
	5/15/2025	171.60	SNOW FENCE ETC		5499	91320	1520.6226	PHORSE	OTHER OPERATING SUPPLIES	PARKS MAINTENANCE
		1,210.63								
162295	**5/15/2025**		**100574 MENARDS-BURNSVILLE**							
	5/15/2025	379.98	40X60 TARP QTY 2		5500	38945	1320.6233		BUILDING REPAIRS SUPPLIES	STREET MAINTENANCE
		379.98								
162296	**5/15/2025**		**103700 METRO COUNCIL ENV SERV**							
	5/15/2025	278,320.00	APRIL 2025 METRO SAC PMT		5501	APR'25 PAYMENT01	2100.2063		METRO SAC PAYABLE	PORT AUTHORITY
	5/15/2025	2,783.20-	APRIL 2025 METRO SAC PMT		5502	APR'25 PAYMENT02	1120.4351		METRO SAC CHARGES	GENERAL GOVERNMENT
		275,536.80								

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162297	**5/15/2025**		**101363 METRO SALES INC**						**Continued...**	
	5/15/2025	67.00	PD COPIER		5503	INV2785867	1120.6392		OFFICE EQUIPMENT RENTALS	GENERAL GOVERNMENT
	5/15/2025	134.16	PW RESOURCE RM COPIER		5504	INV2782274	1120.6392		OFFICE EQUIPMENT RENTALS	GENERAL GOVERNMENT
	5/15/2025	113.43	CITY HALL COPIER		5505	INV2782275	1120.6392		OFFICE EQUIPMENT RENTALS	GENERAL GOVERNMENT
	5/15/2025	89.89	PD OFFICER RM COPIER		5506	INV2782272	1120.6392		OFFICE EQUIPMENT RENTALS	GENERAL GOVERNMENT
	5/15/2025	84.09	PW ADMIN COPIER		5507	INV2782273	1120.6392		OFFICE EQUIPMENT RENTALS	GENERAL GOVERNMENT
	5/15/2025	95.46	CITY HALL COLOR COPIER		5508	INV2781064	1120.6392		OFFICE EQUIPMENT RENTALS	GENERAL GOVERNMENT
	5/15/2025	50.80	PD COLOR COPIER		5509	INV2773642	1120.6392		OFFICE EQUIPMENT RENTALS	GENERAL GOVERNMENT
	5/15/2025	142.21	STEEPLE CENTER COLOR COPIER		5510	INV2772400	1120.6392		OFFICE EQUIPMENT RENTALS	GENERAL GOVERNMENT
		777.04								
162298	**5/15/2025**		**106188 MICHAELSON, MEGAN**							
	5/15/2025	300.00	SC DAMAGE DEPOSIT REFUND		5493	86201428	1000.2204	00016100	P&R - REFUND CLEARING	GENERAL FUND BALANCE SHEET
		300.00								
162299	**5/15/2025**		**100258 MIDLAND GLASS CO**							
	5/15/2025	28,657.70	LIFE TIME CONSTRUCTION APP 13		5511	0034101-08A-13	4312.6520		BUILDING AND STRUCTURES	2022-23 - LIFETIME CLUB
		28,657.70								
162300	**5/15/2025**		**103126 MIDWEST MACHINERY CO**							
	5/15/2025	108.10	PARTS		5512	10429254	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		108.10								
162301	**5/15/2025**		**106070 MIDWEST MACHINERY CO**							
	5/15/2025	53.66	PARTS		5513	10431159	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	5/15/2025	187.90	PARTS		5514	10431157	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		241.56								
162302	**5/15/2025**		**105284 MILLER MENDEL INC**							
	5/15/2025	90.00	BACKGROUND SOFTWARE FEE		5515	9336	1210.6310		PROFESSIONAL SERVICES	POLICE
	5/15/2025	13.50	BACKGROUND SOFTWARE FEE		5516	9158	1210.6310		PROFESSIONAL SERVICES	POLICE
	5/15/2025	1.75	BACKGROUND SOFTWARE FEE		5517	9519	1210.6317		OTHER PROFESSIONAL SERVICES	POLICE
		105.25								
162303	**5/15/2025**		**102009 MINDFUL HEALTH**							
	5/15/2025	648.00	SENIOR YOGA CLASSES		5518	04.24.2025 PAYMENT	1510.6310	00040603	PROFESSIONAL SERVICES	PARK & RECREATION
		648.00								
162304	**5/15/2025**		**100266 MN DEPT OF LABOR & INDUSTRY**							
	5/15/2025	7,703.36	APRIL 2025 SURCHARGE DUE		5519	APR'25 BDG	1000.2062.01		BUILDING PERMIT SURCHARGE	GENERAL FUND BALANCE SHEET

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162304	**5/15/2025**		**100266 MN DEPT OF LABOR & INDUSTRY**						**Continued...**	
						PERMIT SURCHG1				
	5/15/2025	61.00	APRIL 2025 SURCHARGE DUE		5520	APR'25 BDG PERMIT SURCHG2	1000.2062.02		BUILDING PERMIT SURCHARGE - SE	GENERAL FUND BALANCE SHEET
	5/15/2025	112.00	APRIL 2025 SURCHARGE DUE		5521	APR'25 BDG PERMIT SURCHG3	1000.2062.03		ELECTRICAL PERMIT SURCHARGE	GENERAL FUND BALANCE SHEET
	5/15/2025	77.00	APRIL 2025 SURCHARGE DUE		5522	APR'25 BDG PERMIT SURCHG4	1000.2062.04		PLUMBING PERMIT SURCHARGE	GENERAL FUND BALANCE SHEET
	5/15/2025	35.00	APRIL 2025 SURCHARGE DUE		5523	APR'25 BDG PERMIT SURCHG5	1000.2062.05		SEWER PERMIT SURCHARGE	GENERAL FUND BALANCE SHEET
	5/15/2025	49.00	APRIL 2025 SURCHARGE DUE		5524	APR'25 BDG PERMIT SURCHG6	1000.2062.06		HVAC PERMIT SURCHARGE	GENERAL FUND BALANCE SHEET
	5/15/2025	160.75-	APRIL 2025 SURCHARGE DUE		5525	APR'25 BDG PERMIT SURCHG7	1120.4321		OTHER GENERAL GOVERNMENT CHARGE	GENERAL GOVERNMENT
		7,876.61								
162305	**5/15/2025**		**103716 MN DEPT OF LABOR & INDUSTRY**							
	5/15/2025	100.00	RCC ELEVATOR LICENSES		5526	ALR0175665X01	1510.6384		MACHINERY & EQUIPMENT REPAIRS	PARK & RECREATION
	5/15/2025	100.00	RCC ELEVATOR LICENSES		5527	ALR0175665X02	6500.6384		MACHINERY & EQUIPMENT REPAIRS	ICE ARENA
	5/15/2025	100.00	ELEVATOR LIC.		5528	ALR0175447X	1340.6381		BUILDING REPAIRS AND MAINTENAN	GOVERNMENT BUILDINGS
		300.00								
162306	**5/15/2025**		**101168 MN OCC HEALTH - LOCKBOX 135054**							
	5/15/2025	760.00	PRE-EMPLOYMENT SCREENING		5529	491445	1180.6315		PRE-EMPLOYMENT SCREENING SERVI	HUMAN RESOURCES
		760.00								
162307	**5/15/2025**		**103732 MN VALLEY TESTING LABS**							
	5/15/2025	116.50	BAC-T SAMPLES		5530	1301886	6100.6310		PROFESSIONAL SERVICES	WATER UTILITY
		116.50								
162308	**5/15/2025**		**105628 MORTON SALT**							
	5/15/2025	43,225.05	WHITE ROAD SALT		5531	5403211017	1320.6234		STREET MAINTENANCE SUPPLIES	STREET MAINTENANCE
		43,225.05								
162309	**5/15/2025**		**103737 MTI DISTRIBUTING INC**							
	5/15/2025	512.40	PARTS		5532	1470275-00	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		512.40								
162310	**5/15/2025**		**103343 NEOTREKS INC**							
	5/15/2025	540.00	PLOW OPS		5533	4415	1320.6310		PROFESSIONAL SERVICES	STREET MAINTENANCE
		540.00								

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162310	**5/15/2025**		**103343 NEOTREKS INC**						**Continued...**	
162311	**5/15/2025**		**106184 NEXTUP PICKLEBALL PRODUCTS**							
	5/15/2025	1,640.17	PICKLEBALL PADDLE HOLDERS		5534	723	4100.6530	PPICKLE	IMPROVEMENTS OTHER THAN BUILDI	PARK IMPROVEMENT
		1,640.17								
162312	**5/15/2025**		**100216 NIEBUR TRACTOR & EQUIP**							
	5/15/2025	785.96	CHAINSAW BAR, CHAIN AND OTHER		5535	01-205630	1320.6241		SMALL TOOLS	STREET MAINTENANCE
		785.96								
162313	**5/15/2025**		**103747 NORTHERN SAFETY TECH**							
	5/15/2025	881.02	PARTS		5536	59330	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		881.02								
162314	**5/15/2025**		**100330 OERTEL ARCHITECTS**							
	5/15/2025	4,545.48	DESIGN OF UMORE PARK BUILDING		5537	24-20.10	4100.6312	PUMORB	ARCHITECT SERVICES	PARK IMPROVEMENT
	5/15/2025	4,485.00	UMORE BUILDING DESIGN		5538	24-20.7	4100.6312	PUMORB	ARCHITECT SERVICES	PARK IMPROVEMENT
		9,030.48								
162315	**5/15/2025**		**102613 PARAGON HOMES CORP**							
	5/15/2025	2,000.00	13401 CADAGON WAY		5539	2024-00418	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
		2,000.00								
162316	**5/15/2025**		**101942 PATCH MY PC LLC**							
	5/15/2025	2,249.10	PATCHMYPC		5540	34973	1130.6318		SOFTWARE FEES	ADMINISTRATIVE SERVICES
		2,249.10								
162317	**5/15/2025**		**100446 PDCM/DDP**							
	5/15/2025	736.00	55+ DRIVER DISCOUNT PROGRAM		5541	55385	1510.6310	00040603	PROFESSIONAL SERVICES	PARK & RECREATION
		736.00								
162318	**5/15/2025**		**102006 PELLICCI ACE ROSEMOUNT**							
	5/15/2025	15.54	GRILL FITTINGS		5542	13784/R	1520.6231		EQUIPMENT REPAIR SUPPLIES	PARKS MAINTENANCE
	5/15/2025	23.98	TAPE FOR SHOP FLOORS		5543	13783/R	1340.6224		SHOP SUPPLIES	GOVERNMENT BUILDINGS
	5/15/2025	9.99	RAIN GAUGE		5544	13671/R	1520.6231		EQUIPMENT REPAIR SUPPLIES	PARKS MAINTENANCE
	5/15/2025	106.95	GARDEN HOSE CONNECTIONS PARKS		5545	13731/R	1520.6220		OPERATING SUPPLIES	PARKS MAINTENANCE
	5/15/2025	56.93	PARTS		5546	13643/R	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	5/15/2025	47.88	FILTERS FOR BOILERS		5547	13687/R	1340.6233		BUILDING REPAIRS SUPPLIES	GOVERNMENT BUILDINGS
	5/15/2025	19.98	GLOVES/BAGS		5548	13656/R01	1180.6465		RECOGNITION/WELLNESS	HUMAN RESOURCES
	5/15/2025	14.99	GLOVES/BAGS		5549	13656/R02	1510.6221	00040699	CLEANING SUPPLIES	PARK & RECREATION
	5/15/2025	17.97	1/2" DOWELS		5550	13659/R	1520.6226		OTHER OPERATING SUPPLIES	PARKS MAINTENANCE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
162318	**5/15/2025**		**102006 PELLICCI ACE ROSEMOUNT**						**Continued...**	
	5/15/2025	55.45	3 HOSE COUPLERS/NOZZLE/SEAL		5551	13592/R	1210.6242		MINOR EQUIPMENT	POLICE
		369.66								
162319	**5/15/2025**		**101460 PERFORMANCE PLUS LLC**							
	5/15/2025	8,250.00	FIREFIGHTER ANNUAL PHYSICALS		5552	1032154	1220.6317		OTHER PROFESSIONAL SERVICES	FIRE
		8,250.00								
162320	**5/15/2025**		**103754 PILGRIM PROMOTIONS INC**							
	5/15/2025	1,929.84	TSHIRT ORDER SUMMER PROGRAMS		5553	16931A	2360.6226	00040203	OTHER OPERATING SUPPLIES	PARK & REC DONATIONS
	5/15/2025	493.00	TSHIRT ORDER SUMMER PROGRAMS		5554	16931B	1510.6226	00040101	OTHER OPERATING SUPPLIES	PARK & RECREATION
	5/15/2025	384.25	TSHIRT ORDER SUMMER PROGRAMS		5555	16931C	1510.6226	00040102	OTHER OPERATING SUPPLIES	PARK & RECREATION
	5/15/2025	768.50	TSHIRT ORDER SUMMER PROGRAMS		5556	16931D	1510.6226	00040103	OTHER OPERATING SUPPLIES	PARK & RECREATION
	5/15/2025	543.40	TSHIRT ORDER SUMMER PROGRAMS		5557	16931E	1510.6226		OTHER OPERATING SUPPLIES	PARK & RECREATION
		4,118.99								
162321	**5/15/2025**		**102030 POPP, STACEY**							
	5/15/2025	144.00	SENIOR YOGA CLASSES		5589	04.22.2025 PAYMENT	1510.6310	00040603	PROFESSIONAL SERVICES	PARK & RECREATION
		144.00								
162322	**5/15/2025**		**103764 R & R SPECIALTIES OF WI**							
	5/15/2025	40.00	77" BLADE SHARPENING		5558	0085320-IN	6500.6242		MINOR EQUIPMENT	ICE ARENA
		40.00								
162323	**5/15/2025**		**102870 RAIN BIRD INTERNATIONAL INC**							
	5/15/2025	3,325.00	CELL CARD RENEWAL		5559	64397	1520.6318		SOFTWARE FEES	PARKS MAINTENANCE
		3,325.00								
162324	**5/15/2025**		**101275 REFLECTIONS WINDOW WASHING LLC**							
	5/15/2025	990.00	WINDOW CLEANING		5560	9344	1510.6381	00016100	BUILDING REPAIRS AND MAINTENAN	PARK & RECREATION
		990.00								
162325	**5/15/2025**		**102615 REINDERS**							
	5/15/2025	182.89	PRESSURE SWITCH		5561	3407676-00	1520.6231	PFLINT	EQUIPMENT REPAIR SUPPLIES	PARKS MAINTENANCE
		182.89								
162326	**5/15/2025**		**103038 REPUBLIC SERVICES #923**							
	5/15/2025	215.00	25 ORGANICS HAULING - MAY		5562	0923-005968131	1340.6376		OTHER UTILITY SERVICES	GOVERNMENT BUILDINGS
		215.00								

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162327	**5/15/2025**		**106190 RJ KOOL MIDWEST**						**Continued...**	
	5/15/2025	362.00	WASHER REPAIR FS2		5564	INV21685	1340.6381		BUILDING REPAIRS AND MAINTENAN	GOVERNMENT BUILDINGS
		362.00								
162328	**5/15/2025**		**103770 ROSEMOUNT EXPRESS ACCOUNT**							
	5/15/2025	6.00	PLATES FOP FIRE TAHOE 249734		5565	CK# 1076	4050.6550.22		MOTOR VEHICLES-FIRE	EQUIPMENT IMPROVEMENT
	5/15/2025	32.00	BACKGROUND BCA CHECK		5566	CK# 1075	1210.6315		PRE-EMPLOYMENT SCREENING SERVI	POLICE
	5/15/2025	432.52	EVENT FOOD		5567	CK# 1074	1110.6460		MEETING EXPENSE	LEGISLATIVE CONTROL
	5/15/2025	33.25	CONTRACTOR FINGERPRINTS		5568	CK# 1070	1210.6315		PRE-EMPLOYMENT SCREENING SERVI	POLICE
		503.77								
162329	**5/15/2025**		**103777 SAM'S CLUB**							
	5/15/2025	1,648.56	EGG HUNT SUPPLIES		5569	1343A	1510.6226	00040599	OTHER OPERATING SUPPLIES	PARK & RECREATION
	5/15/2025	1,136.23	EGG HUNT SUPPLIES		5570	1343B	2360.6226	00040706	OTHER OPERATING SUPPLIES	PARK & REC DONATIONS
	5/15/2025	130.95	EGG HUNT SUPPLIES		5571	1343C	1510.6226	00040599	OTHER OPERATING SUPPLIES	PARK & RECREATION
	5/15/2025	99.34	APPRECIATION EVENT		5572	686	1110.6460		MEETING EXPENSE	LEGISLATIVE CONTROL
	5/15/2025	393.39	BUILDING SUPPLIES		5573	982	1340.6220		OPERATING SUPPLIES	GOVERNMENT BUILDINGS
	5/15/2025	40.74	YC RECRUITMENT TREATS		5574	610	1110.6460		MEETING EXPENSE	LEGISLATIVE CONTROL
	5/15/2025	27.96	SNACKS - CITY COUNCIL WS		5575	597	1110.6460		MEETING EXPENSE	LEGISLATIVE CONTROL
	5/15/2025	35.96	CITY HALL/PD SUPPLIES/VENDING		5576	1006A	1340.6251		FOOD FOR RESALE	GOVERNMENT BUILDINGS
	5/15/2025	423.05	CITY HALL/PD SUPPLIES/VENDING		5577	1006B	1340.6226		OTHER OPERATING SUPPLIES	GOVERNMENT BUILDINGS
	5/15/2025	112.70	CITY HALL/PD SUPPLIES/VENDING		5578	1006C	1340.6226		OTHER OPERATING SUPPLIES	GOVERNMENT BUILDINGS
	5/15/2025	57.84	CITY HALL/PD SUPPLIES/VENDING		5579	1006D	1340.6226		OTHER OPERATING SUPPLIES	GOVERNMENT BUILDINGS
		4,106.72								
162330	**5/15/2025**		**103780 SENTRY SYSTEMS INC**							
	5/15/2025	89.85	FIRE ALARM MONITORING		5582	801848	1340.6381		BUILDING REPAIRS AND MAINTENAN	GOVERNMENT BUILDINGS
		89.85								
162331	**5/15/2025**		**100194 SHI INTERNATIONAL CORP**							
	5/15/2025	239.00	MP56 TEAMS PHONE		5583	B19645351	1510.6220		OPERATING SUPPLIES	PARK & RECREATION
	5/15/2025	277.00	BARCO CLICKSHARE BUTTON BUNDLE		5584	B19665224	4316.6570		OFFICE EQUIP, FURNISHINGS, IT	2023-08 - PD & PW BUILDING (20
		516.00								
162332	**5/15/2025**		**100502 SOUTH METRO RENTAL INC**							
	5/15/2025	335.40	RENTAL		5585	139402	1520.6394		MACHINERY RENTALS	PARKS MAINTENANCE
		335.40								
162333	**5/15/2025**		**100298 SRF CONSULTING GROUP INC**							
	5/15/2025	726.04	PROF. SERVICES - ASPEN AVENUE		5586	16955.00-15	4318.6313		ENGINEERING SERVICES	2024-02 - ASPEN AVENUE EXTENSI
	5/15/2025	1,541.45	PROF. SERVICES - PED CROSS STU		5587	17740.00-9	1320.6313		ENGINEERING SERVICES	STREET MAINTENANCE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
162333	**5/15/2025**		**100298 SRF CONSULTING GROUP INC**						**Continued...**	
	5/15/2025	7,921.59	DUNMORE GREENWAY DESIGN		5588	12387.00-24	4100.6313	PGREEN	ENGINEERING SERVICES	PARK IMPROVEMENT
		10,189.08								
162334	**5/15/2025**		**102259 STERICYCLE INC**							
	5/15/2025	155.84	SHRED IT SERVICES		5590	8010692982	1210.6210		OFFICE SUPPLIES	POLICE
		155.84								
162335	**5/15/2025**		**103795 STREICHER'S**							
	5/15/2025	39.99	SQUAD BAG FOR ISSAC GRABOW		5591	I1760321	1210.6220		OPERATING SUPPLIES	POLICE
	5/15/2025	2,102.67	ISSAC GRABOW'S UNIFORMS/EQUIP		5592	I1759508	1210.6144		EMPLOYEE ALLOWANCES	POLICE
	5/15/2025	755.38	VELCRO NAME TAGS FOR MFF GEAR		5593	I1758081	1210.6220		OPERATING SUPPLIES	POLICE
	5/15/2025	39.98	ID PATCH FOR JALEN & BRAEDEN		5594	I1756299	1210.6144		EMPLOYEE ALLOWANCES	POLICE
		2,938.02								
162336	**5/15/2025**		**103144 STULC, SCOTT**							
	5/15/2025	300.00	DJ AT MEMORIAL DAY EVENT		5580	05.26.2025 PAYMENT	1510.6310		PROFESSIONAL SERVICES	PARK & RECREATION
	5/15/2025	300.00	DJ FOR ARBOR DAY		5581	05.2025 PAYMENT	1510.6310	00040599	PROFESSIONAL SERVICES	PARK & RECREATION
		600.00								
162337	**5/15/2025**		**101856 TACTICAL ADVANTAGE LLC**							
	5/15/2025	1,562.50	3 GLOCK FIREARMS		5595	2025-0008	1210.6220		OPERATING SUPPLIES	POLICE
		1,562.50								
162338	**5/15/2025**		**106181 TANGEN, GEORGE**							
	5/15/2025	300.00	SC DAMGE DEPOSIT REFUND		5415	86514925	1000.2204	00016100	P&R - REFUND CLEARING	GENERAL FUND BALANCE SHEET
		300.00								
162339	**5/15/2025**		**106165 TEST GAUGE INC.**							
	5/15/2025	442.00	IRRIGATION PARTS		5596	INV1-147377	1520.6220		OPERATING SUPPLIES	PARKS MAINTENANCE
		442.00								
162340	**5/15/2025**		**106191 THOMAS, JOANNE**							
	5/15/2025	100.00	EXPO PERFORMANCE		5456	1001	2100.6310		PROFESSIONAL SERVICES	PORT AUTHORITY
		100.00								
162341	**5/15/2025**		**100127 TKDA ASSOCIATES**							
	5/15/2025	1,975.43	TKDA ASSOCIATES		5597	2025002140	4323.6313		ENGINEERING SERVICES	2025-02 - 2025 STREET IMPROVEM
		1,975.43								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
162342	**5/15/2025**		**103811 TWIN CITY HARDWARE**						**Continued...**	
	5/15/2025	370.00	DOOR FOBS		5598	PSI2320310	1340.6220		OPERATING SUPPLIES	GOVERNMENT BUILDINGS
		370.00								
162343	**5/15/2025**		**103817 UNLIMITED SUPPLIES INC**							
	5/15/2025	109.45	WIRE TIES		5599	490243	1320.6224		SHOP SUPPLIES	STREET MAINTENANCE
	5/15/2025	593.52	SHOP SUPPLIES		5600	491019	1330.6224		SHOP SUPPLIES	FLEET MAINTENANCE
	5/15/2025	235.72	SUPPLIES NUTS AND BOLTS		5601	491212	1520.6220		OPERATING SUPPLIES	PARKS MAINTENANCE
		938.69								
162344	**5/15/2025**		**100191 VALLEY-RICH CO INC**							
	5/15/2025	994.04	WELL 9 GATE VALVE PACKING		5602	34249	6100.6384	W109	MACHINERY & EQUIPMENT REPAIRS	WATER UTILITY
		994.04								
162345	**5/15/2025**		**103824 VERIZON WIRELESS**							
	5/15/2025	13.85	BACK UP DIALER		5603	6111757132A	6100.6321		TELEPHONE	WATER UTILITY
	5/15/2025	13.85	BACK UP DIALER		5604	6111757132B	6200.6321		TELEPHONE	SEWER UTILITY
	5/15/2025	13.84	BACK UP DIALER		5605	6111757132C	6300.6321		TELEPHONE	STORM WATER UTILITY
	5/15/2025	.33	BACK UP DIALER		5606	6109263351	6100.6321		TELEPHONE	WATER UTILITY
	5/15/2025	41.64	CELLULAR SERVICE 04/23/2025		5607	6111757131A	1180.6321		TELEPHONE	HUMAN RESOURCES
	5/15/2025	283.33	CELLULAR SERVICE 04/23/2025		5608	6111757131B	1240.6321		TELEPHONE	BUILDING INSPECTIONS
	5/15/2025	74.17	CELLULAR SERVICE 04/23/2025		5609	6111757131C	1340.6321		TELEPHONE	GOVERNMENT BUILDINGS
	5/15/2025	33.34	CELLULAR SERVICE 04/23/2025		5610	6111757131D	1310.6321		TELEPHONE	ENGINEERING
	5/15/2025	57.44	CELLULAR SERVICE 04/23/2025		5611	6111757131E	1320.6321		TELEPHONE	STREET MAINTENANCE
	5/15/2025	202.57	CELLULAR SERVICE 04/23/2025		5612	6111757131F	1510.6321		TELEPHONE	PARK & RECREATION
	5/15/2025	282.00	CELLULAR SERVICE 04/23/2025		5613	6111757131G	1520.6321		TELEPHONE	PARKS MAINTENANCE
	5/15/2025	168.29	CELLULAR SERVICE 04/23/2025		5614	6111757131H	6100.6321		TELEPHONE	WATER UTILITY
	5/15/2025	168.29	CELLULAR SERVICE 04/23/2025		5615	6111757131I	6200.6321		TELEPHONE	SEWER UTILITY
	5/15/2025	274.24	CELLULAR SERVICE 04/23/2025		5616	6111757131J	6300.6321		TELEPHONE	STORM WATER UTILITY
	5/15/2025	46.64	CELLULAR SERVICE 04/23/2025		5617	6111757131K	1330.6321		TELEPHONE	FLEET MAINTENANCE
		1,673.82								
162346	**5/15/2025**		**101538 VERMILLION ELEVATOR INC**							
	5/15/2025	990.00	DIRT AND SEED		5618	270017	1520.6226		OTHER OPERATING SUPPLIES	PARKS MAINTENANCE
		990.00								
162347	**5/15/2025**		**103179 VIA ACTUARIAL SOLUTIONS**							
	5/15/2025	3,300.00	GASB 67/68 FIRE RELIEF		5619	RMF-2025-04	1120.6317		OTHER PROFESSIONAL SERVICES	GENERAL GOVERNMENT
		3,300.00								
162348	**5/15/2025**		**103375 WRIGHT-HENNEPIN COOP ELECTRIC**							

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162348	**5/15/2025**		**103375 WRIGHT-HENNEPIN COOP ELECTRIC**						**Continued...**	
	5/15/2025	27.95	FIRE PANEL MONITORING 05/31/20		5620	35032130718	1510.6384	00016100	MACHINERY & EQUIPMENT REPAIRS	PARK & RECREATION
		27.95								
162349	**5/15/2025**		**103832 WSB AND ASSOCIATES INC**							
	5/15/2025	319.50	DOOLIN HEIGHTS		5621	R-016720-000-28	4620.6313		ENGINEERING SERVICES	2020-17 - DOOLIN HEIGHTS
	5/15/2025	3,177.00	PROJECT MANAGEMENT		5622	R-028593-000-1	4100.6312	PUMORB	ARCHITECT SERVICES	PARK IMPROVEMENT
	5/15/2025	2,504.25	BLOOMFIELD PARK COURT IMPROVEM		5623	R-027966-000-3	4100.6312	PBLOOM	ARCHITECT SERVICES	PARK IMPROVEMENT
	5/15/2025	274.00	ENVIRONMENTAL COMPLIANCE INSPE		5624	R-023450-000-19	4100.6312	PFLINT	ARCHITECT SERVICES	PARK IMPROVEMENT
	5/15/2025	7,015.00	2025 ASST CITY ENGINEER SERV		5625	R-027450-000-2A	1310.6313		ENGINEERING SERVICES	ENGINEERING
	5/15/2025	4,845.00	2025 ASST CITY ENGINEER SERV		5626	R-027450-000-2B	1310.4131		BUILDING PERMIT REVENUE	ENGINEERING
	5/15/2025	14,096.00	MS4 & MONITORING 2024/2025		5627	R-025921-000-10	6300.6313		ENGINEERING SERVICES	STORM WATER UTILITY
		32,230.75								
162350	**5/15/2025**		**103833 XCEL ENERGY**							
	5/15/2025	10,804.11	NON METERED STREET LIGHTS		5628	51-6870492-3 04/25	6400.6371		ELECTRIC	STREET LIGHT UTILITY
	5/15/2025	135.81	PRV STATION		5629	51-0015012796-4 04/25	6100.6371	WH101	ELECTRIC	WATER UTILITY
	5/15/2025	52.50	AKRON AVE. PEDESTRIAN UNDERPAS		5630	51-0014938599-6 04/25	6400.6371		ELECTRIC	STREET LIGHT UTILITY
	5/15/2025	705.67	POLICE & PUBLIC WORKS BLDG		5631	51-0014435615-1 04/25	4316.6371		ELECTRIC	2023-08 - PD & PW BUILDING (20
	5/15/2025	736.53	UMORE LIGHTS & IRRIGATION		5632	51-0519839-2 04/25	1520.6371		ELECTRIC	PARKS MAINTENANCE
	5/15/2025	39.16	SIGNAL & STREET LIGHTS		5633	51-8053588-8 04/25	6400.6371		ELECTRIC	STREET LIGHT UTILITY
	5/15/2025	1,026.08	RSMT SC-ACTIVITY CENTER		5634	51-0011108910-3 04/25	1510.6371	00016100	ELECTRIC	PARK & RECREATION
		13,499.86								
25050601	**5/6/2025**		**100002 MN DEPT OF REVENUE**							
	5/1/2025	19,864.07			5135	0501251654493	7020.2131.03		STATE WITHHOLDING	PAYROLL FUND
		19,864.07								
25050602	**5/6/2025**		**103759 PUBLIC EMPLOYEE**							
	5/1/2025	88,463.33			5128	05012516544915	7020.2132.01		PERA WITHHOLDING	PAYROLL FUND
		88,463.33								
25050603	**5/6/2025**		**100001 INTERNAL REVENUE SERVICE**							
	5/1/2025	85.68			5121	0430251324491	7020.2131.02		FICA/MEDICARE WITHHOLDING	PAYROLL FUND

5/3/2025 -- 5/15/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
25050603	**5/6/2025**		**100001 INTERNAL REVENUE SERVICE**						**Continued...**	
	5/1/2025	43,444.05			5122	0501251654491	7020.2131.01		FEDERAL WITHHOLDING	PAYROLL FUND
	5/1/2025	46,989.38			5133	0501251654492	7020.2131.02		FICA/MEDICARE WITHHOLDING	PAYROLL FUND
		90,519.11								
25050701	**5/7/2025**		**103031 BPAS-BENEFIT PLANS ADMIN SRVS**							
	5/1/2025	45.00			5138	0501251654496	7020.2133.06		VEBA CONTRIBUTIONS	PAYROLL FUND
		45.00								
25050702	**5/7/2025**		**103710 MN CHILD SUPPORT**							
	5/1/2025	132.90			5124	05012516544911	7020.2136.01		CHILD SUPPORT	PAYROLL FUND
		132.90								
25050703	**5/7/2025**		**103741 NATIONWIDE RETIREMENT SOL**							
	5/1/2025	6,501.69			5126	05012516544913	7020.2134.03		DEFERRED COMPENSATION - NATION	PAYROLL FUND
		6,501.69								
25050704	**5/7/2025**		**103032 WEX HEALTH INC**							
	5/1/2025	4,012.18			5139	0501251654497	7020.2133.05		HSA CONTRIBUTIONS	PAYROLL FUND
		4,012.18								
25050705	**5/7/2025**		**103741 NATIONWIDE RETIREMENT SOL**							
	5/1/2025	6,501.69			5126	05012516544913	7020.2134.03		DEFERRED COMPENSATION - NATION	PAYROLL FUND
		6,501.69								
25050706	**5/7/2025**		**100447 MN STATE RETIREMENT SYSTEM**							
	5/1/2025	25,530.42			5136	0501251654494	7020.2134.02		DEFERRED COMPENSATION - MSRS	PAYROLL FUND
		25,530.42								
25050707	**5/7/2025**		**100447 MN STATE RETIREMENT SYSTEM**							
	5/1/2025	25,530.42			5136	0501251654494	7020.2134.02		DEFERRED COMPENSATION - MSRS	PAYROLL FUND
		25,530.42								
		1,798,250.67	Grand Total							

Payment Instrument Totals

Checks	1,528,050.55
EFT Payments	267,100.81
A/P ACH Payment	3,099.31
Total Payments	1,798,250.67

ROSEMOUNT CITY COUNCIL
REGULAR MEETING PROCEEDINGS
MAY 6, 2025

CALL TO ORDER/PLEDGE OF ALLEGIANCE

Pursuant to due call and notice thereof, a regular meeting of the Rosemount City Council was held on Tuesday, May 6, 2025, at 7:00 PM. in Rosemount Council Chambers, 2875 145th Street West.

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

The Pledge of Allegiance was said.

APPROVAL OF AGENDA

Motion by Weisensel **Second by** Theisen
Motion to approve the agenda
Ayes: 4.
Nays: None. Motion Carried.

PRESENTATIONS, PROCLAMATIONS AND ACKNOWLEDGMENTS

a. Public Service Week Proclamation

Logan Martin discussed the public service week events and expressed gratitude for the public servants in the city of Rosemount.

The council read the proclamation declaring May 4 through May 10, 2025 as Public Service Recognition week.

b. Presentation from the Rosemount Area Arts Council (RAAC)

Parks and Recreation Director Dan Schultz introduced the Rosemount Area Arts Council. Tony Sasso the chair of the Rosemount Area Arts Council (RAAC) presented about the beneficial events and services that RAAC provides. He discussed some of the concerts and theater events that RAAC puts on. He also mentioned the classes that they offer and a few of the upcoming events. He expressed gratitude for all their volunteers.

Council member Klimpel thanked RAAC for all they do. Council member Theisen commented that it seemed like they were continually growing. Council member Freske asked how residents could find them. Sasso responded that residents can go to their website. Council member Theisen asked if donations were taken through the website. Sasso responded that they do, but they also take donations at all their events. Mayor Weisensel expressed gratitude to RAAC.

c. 2025 National Police Week Proclamation

Police Chief Mikeal Dahlstrom discussed National Police Week. He talked about the events that will be taking place and the Concerns of Police Survivors conference he will be attending. He discussed the officers killed in the line of duty in Burnsville and acknowledged their names will be in section 17-WT-1 of the memorial wall in Washington D.C.

The council read the proclamation establishing May 11 through May 17, 2025 as National Police Week in the City of Rosemount.

RESPONSE TO PUBLIC COMMENT

None.

PUBLIC COMMENT

None.

CONSENT AGENDA

Motion by Weisensel **Second by** Klimpel

Motion to approve consent agenda.
Ayes: 4.
Nays: None. Motion Carried.

a. Bill Listings

b. Minutes of the April 15, 2025 Regular Meeting Minutes

c. Renewal of Consumption and Display (Set Up) Permit

d. Donation Acceptance from Donna and Dale Quamme

e. Service Agreement – Rosemount Area Arts Council (R

f. Limited Use Permit from MN DOT - Dunmore Greenway

g. Approve a Subdivision Agreement for Amber Fields 22nd

PUBLIC HEARINGS

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

a. Youth Commission Appointments

City Administrator Logan Martin acknowledged the interviews they had done recently for the Youth Commission and the appointment of the new youth commissioners.

Council member Klimpel brought up positive feelings about seeing the interest of the youth

commissioners and their involvement. Mayor Weisensel stated that there will be a legacy tree planting with the old and new commissioners. He listed the youth commissioners, acknowledging their commitment.

ANNOUNCEMENTS

a. City Staff Updates

City Administrator Logan Martin acknowledged the Real Estate Journal awards and noted that the city recently had firms submit their qualifications for consideration to move forward to the proposal level for the updated fire staffing and response model study.

Mayor Weisensel noted that the city was nominated for five awards at the Real Estate Journal awards. Council member Klimpel stated that Eric Van Oss won Economic Developer of the Year. Council member Freske noted that the city also won City of the Year for the second year in a row and the award for the Most Significant Investment Sale for the University of Minnesota and Meta transaction. She also acknowledged that the city was a finalist for the Government/Community Facility award for the new Police and Public Works building, as well as the Restaurant/Entertainment award for the Lifetime project. Council member Theisen recognized the staff work behind the scenes of all of the wins. Mayor Weisensel also expressed gratitude towards city staff.

b. Upcoming Community Calendar

Mayor Weisensel discussed upcoming events.

ADJOURNMENT

There being no further business to come before the City Council at the regular council meeting and upon a motion by Mayor Weisensel the meeting was adjourned at 7:33 p.m.

Respectfully submitted,

Liz Kohler
Community Development Technician

ROSEMOUNT CITY COUNCIL
WORK SESSION PROCEEDINGS
MAY 6, 2025

CALL TO ORDER
Pursuant to due call and notice thereof, a work session meeting of the Rosemount City Council was held on Tuesday, May 6, 2025, at 5:00 PM. in Rosemount Council Chambers, 2875 145th Street West. Mayor Weisensel called the meeting to order with Councilmembers Freske, Theisen and Klimpel. Councilmember Essler was absent.

a. FOLLOWING THE CITY COUNCIL REGULAR MEETING:

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

DISCUSSION

a. Dakota County Property Tax Discussion

Dakota County gave a presentation on assessing and property taxation. Amy Koethe, Dustin Hinrichs, Joel Miller gave an overview on assessing practices and the tax timeline. They also discussed the 2025 sales ratio study comparing county sales to Rosemount sales. They touched on 2025 value changes, new construction, value notices and the appeals process. They presented an overview of the tax base in Rosemount and the tax cycle. Dakota County also walked through the tax phases for an example parcel to help clarify the processes. They discussed tax fund distribution dates and additional collections.

b. Trail Pavement Management Program

Public Works Director Nick Egger discussed city trail maintenance. WSB and Associates was brought in to review city-owned and operated trails and give an existing condition rating. Egger stated that the city is doing well with keeping up with trail maintenance, but developing a system to continue that is probably necessary. He also explained issues with differing engineering standards for trails. Staff and the Council discussed goals for trail upkeep and how much energy and resources should be allocated to that goal.

Parks and Recreation Director Schultz also recommended maintaining the trails consistently and not avoiding that upkeep, so the city doesn't need to catch up with maintenance all at once. Schultz mentioned that trails do get inspected, but the standards should be increased. Council discussed identifying the trails with the heaviest traffic and the importance of looking at this in relation to the entire budget. Egger noted that two to three-year cycles of rating will likely be necessary to ensure the success of maintenance.

UPDATES

a. Staff Reports

Community Development Update
Community Development Director Adam Kienberger provided an update on approved planning commission items.

Mayor Weisensel adjourned the meeting at 6:51 p.m. to the regular meeting. Mayor Weisensel called the meeting back to order at 7:35 p.m.
Kienberger also gave an update on the Speedway property and the Willie McCoy's project that was recommended approval at the last planning commission meeting.

Public Works Update
Public Works Director Nick Egger discussed the administrative decision to close well seven except for in emergency situations. He mentioned that there will be greater enforcement standards regarding water usage in the summer for watering lawns, now that staff have the capacity.

Egger also discussed the reformatted construction updates page on the website. The council identified projects that are in discussion and residents are asking about that are further out. Egger also explained the communications plans to let residents know about it. Mayor Weisensel asked about materials being ready for events later in the month. Egger noted that the Highway 3 roundabout starts construction on June 9, and it is expected that traffic will open back up mid-August.

Police Update
Dahlstrom mentioned Julie's retirement as well as interviews, other upcoming retirements, and the open house.

Parks and Recreation Update
Schultz mentioned a possible open house for Central Park and the community center remodel's construction timeline contractually ending in August. He also noted that Cleanup Day was coming up and the Arbor Day event was well attended.

Council Update
Mayor Weisensel discussed the calendar, including the My Credit Union and First Rosemount Bank ribbon cuttings and the upcoming staff picnic. He also noted the use of the council calendar and that council members should be letting the city clerk know about being gone for long periods of time or missing big events.

Council member Freske discussed nominations for the Leprechaun Days parade grand marshal.

Mayor Weisensel mentioned that 2026 would be the 250th anniversary of the United States and recommended that the city consider a celebration.

ADJOURNMENT

There being no further business to come before the City Council at the work session council meeting and upon a motion by Mayor Weisensel the meeting was adjourned at 8:28 p.m.

Respectfully submitted,

Liz Kohler
Community Development Technician

ROSEMOUNT MINNESOTA

EXECUTIVE SUMMARY

City Council Regular Meeting: May 20, 2025

AGENDA ITEM:	Resolution Approving Modified Assessment Agreement for the Morrison	**AGENDA SECTION:** CONSENT AGENDA
PREPARED BY:	Eric Van Oss, Economic Development Coordinator	**AGENDA NO.** 6.d.
ATTACHMENTS:	Resolution , Assessment Agreement	**APPROVED BY:** LJM
RECOMMENDED ACTION: Motion to approve the attached resolution		

BACKGROUND

Ron Clark Construction is in the process of selling a portion of the Morrison site (14589 Robert Trail South) for commercial development. The two parcels will need to be replatted and the commercial parcel needs to be removed from the TIF district. The property is subject to the 2020 Assessment Agreement. Once replatted, there will be a revised legal description for the property containing the residential apartments.

As such, the Contract for Private Development needs to be amended to reflect the residential portion of the project only. This was approved by the Port at the May 20th meeting. The Council is being asked to approve the amended Assessment Agreement.

RECOMMENDATION

Motion to approve the attached resolution.

COUNTY OF DAKOTA
STATE OF MINNESOTA

RESOLUTION 2025- XX

RESOLUTION APPROVING MODIFIED ASSESSMENT AGREEMENT

BE IT RESOLVED by the City Council of the City of Rosemount, Minnesota (the "City") as follows:

Section 1. Background.

1.01. In 2020, the Rosemount Port Authority (the "Authority") and the city of Rosemount (the "City") approved a tax increment financing plan and established the KenRose Tax Increment Financing District (the "TIF District") pursuant to Minnesota Statutes, sections 469.174 through 469.179.

1.02. In connection with the TIF District, the Authority entered into a Contract for Private Development dated July 22, 2020 with The Morrison Partners, LLC (the "Developer") for a residential and commercial project.

1.03. The Authority and the Developer also entered into an Assessment Agreement dated February 4, 2020 establishing a Minimum Market Value for the residential component of the project.

1.04. The property subject to the 2020 Assessment Agreement is being replated, resulting in a revised legal description for the property containing the residential improvements.

1.05. The parties to the original Assessment Agreement have modified the document to reflect the revised legal description. There are no other changes to the Assessment Agreement.

1.06. Minnesota Statutes, section 469.177, subd. 8 requires approval of a modification of an Assessment Agreement by the city council.

1.07. Because the current estimated market value of the property ($26,798,900) exceeds the Minimum Market Value of $19,320,000 established by the Assessment Agreement, no approvals of the modification by the county or school district are required.

Section 2. Modification Approved.

2.01. The May, 2025 modification of the Assessment Agreement to change the legal description of the subject property is hereby approved.

2.02. City staff and consultants are hereby authorized and directed to record the modified Assessment Agreement with a copy of this resolution indicating approval by the City.

2.03. City staff and consultants are also hereby authorized and directed to take any and all additional actions necessary or convenient to carry out the intent of this resolution.

Section 3. Effective Date. This resolution is effective upon its adoption.

ADOPTED this 20th day of May, 2025.

_____
Jeffery D. Weisensel, Mayor

ATTEST:

_____
Erin Fasbender, City Clerk

ASSESSMENT AGREEMENT

and

ASSESSOR'S CERTIFICATION

By and among

ROSEMOUNT PORT AUTHORITY

and

THE MORRISON PARTNERS, LLC

and

COUNTY ASSESSOR FOR DAKOTA COUNTY, MINNESOTA

This Document was drafted by:

KENNEDY & GRAVEN, Chartered (RHB)
150 South Fifth Street, Suite 700
Minneapolis, MN 55402
(612) 337-9300

THIS ASSESSMENT AGREEMENT, dated as of this ___ day of _____, 2025, by and between the Rosemount Port Authority, a public body corporate and politic under the laws of Minnesota (the "Authority"), and The Morrison Partners, LLC, a Minnesota limited liability company (the "Owner").

WITNESSETH:

WHEREAS, on July 22, 2020, the Authority and the Owner entered into a Contract for Private Redevelopment concerning the property legally described on Exhibit A hereto, (the "Redevelopment Property"); and

WHEREAS, the Authority and the Owner have entered into the First Amendment to Contract for Private Development. The Contract for Private Development, as modified by the First Amendment to Contract for Private Development, is hereinafter referenced to as the "Agreement"; and

WHEREAS, pursuant to the Agreement, the Owner has constructed 124 units of multi-family rental housing on the Redevelopment Property (the "Minimum Improvements"); and

WHEREAS, the Authority and the Owner desire to establish a minimum market value for the Redevelopment Property and the Minimum Improvements constructed thereon, pursuant to Minnesota Statutes, section 469.177, Subd. 8; and

WHEREAS, the Authority and the County Assessor for Dakota County, Minnesota have reviewed the Minimum Improvements which the Owner has constructed on the Redevelopment Property pursuant to the Agreement.

NOW, THEREFORE, the parties to this Assessment Agreement, in consideration of the promises, covenants and agreements made herein and in the Agreement by each to the other, do hereby agree as follows:

1. The Minimum Market Value for the Redevelopment Property with the Minimum Improvements shall be $19,320,000. The parties agree that this Minimum Market Value shall be placed against the Redevelopment Property as of January 2, 2026, for taxes payable beginning in 2027.

2. The Minimum Market Value herein established shall be of no further force and effect and this Assessment Agreement shall terminate on the Termination Date. The Termination Date has the meaning given to it under the Agreement.

3. This Assessment Agreement shall be promptly recorded by the Owner. The Owner shall pay all costs of recording this Assessment Agreement.

4. Neither the preambles nor the provisions of this Assessment Agreement are intended to, nor shall they be construed as, modifying the terms of the Agreement. Unless the

context indicates clearly to the contrary, the terms used in this Assessment Agreement shall have the same meaning as the terms used in the Agreement.

5. This Assessment Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties.

6. Each of the parties has authority to enter into this Assessment Agreement and to take all actions required of it and has taken all actions necessary to authorize the execution and delivery of this Assessment Agreement.

7. In the event any provision of this Assessment Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

8. The parties hereto agree that they will, from time to time, execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such supplements, amendments and modifications hereto, and such further instruments as may reasonably be required for correcting any inadequate, or incorrect, or amended description of the Redevelopment Property, or for carrying out the expressed intention of this Assessment Agreement.

9. Except as provided in Section 8 hereof, this Assessment Agreement may not be amended nor any of its terms modified except by a writing authorized and executed by all parties hereto.

10. This Assessment Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

11. This Assessment Agreement shall be governed by and construed in accordance with the laws of Minnesota.

12. This Assessment Agreement has been executed by the Parties solely to modify the legal description of the Redevelopment Property and is not intended to modify the Minimum Market Value of the Redevelopment Property with the Minimum Improvements. It replaces and supersedes the Assessment Agreement dated February 4, 2020 by and between the Authority and the Owner.

****

ROSEMOUNT PORT AUTHORITY

By: _____

Chair

By: _____

Executive Director

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument as acknowledged before me this ____ day of _____, 2025, by _____ the Chair of the Rosemount Port Authority, a public body corporate and politic under the laws of Minnesota, on behalf of the Authority.

_____
Notary Public

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument as acknowledged before me this ____ day of _____, 2025, by _____ the Executive Director of the Rosemount Port Authority, a public body corporate and politic under the laws of Minnesota, on behalf of the Authority.

_____
Notary Public

OWNER:

THE MORRISON PARTNERS, LLC, a
Minnesota limited liability company

By: _____
Name: J. Michael Waldo
Its: President

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument was executed before me this _____ day of _____, 2025, by J. Michael Waldo, the President of The Morrison Partners, LLC, a Minnesota limited liability company, on behalf of the limited liability company.

_____
Notary Public

CERTIFICATION BY ASSESSOR

The undersigned, having reviewed the plans and specifications for the improvements which have been constructed and the market value assigned to the land upon which the improvements were constructed, and being of the opinion that the minimum market value contained in the foregoing Agreement appears reasonable, hereby certify as follows: The undersigned Assessor being legally responsible for the assessment of the described property, hereby certifies that the market value assigned to such land and improvements at 14555 Robert Trail S., legally described on Exhibit A attached hereto, shall be not less than $19,320,000 as of January 2nd, 2026, for taxes payable beginning in 2027, until termination of this Agreement.

_____
County Assessor for
Dakota County, Minnesota

STATE OF MINNESOTA)
) ss.
COUNTY OF DAKOTA)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by _____, the County Assessor, Dakota County, Minnesota.

_____
Notary Public

EXHIBIT A
TO ASSESSMENT AGREEMENT

The Redevelopment Property is legally described as follows:

Lot 1, Block 1, The Morrison 2nd Addition, Dakota County, Minnesota

ROSEMOUNT MINNESOTA

EXECUTIVE SUMMARY

City Council Regular Meeting: May 20, 2025

AGENDA ITEM: 2024 Interfund Transfers	**AGENDA SECTION:** CONSENT AGENDA
PREPARED BY: Teah Malecha, Administrative Services Director	**AGENDA NO.** 6.e.
ATTACHMENTS: Transfers 2024	**APPROVED BY:** LJM
RECOMMENDED ACTION: Motion to approve the 2024 interfund transfers.	

BACKGROUND

Each year the City transfers money between funds. Transfers of money occur for various reasons. The following provides a list of examples.

- Funding for current projects
- Closing completed project funds
- Administrative transfers for arena operations
- Debt service payment for enterprise fund portions and TIF districts
- Funding for the Capital Improvement Plan (CIP) Funds: street, building, and equipment

The attached comprehensive schedule details the interfund transfers that occurred during 2024. The transfers are grouped into six color-coded categories.

- Purple - Amounts highlighted in purple represent amounts that were included in the 2024 budget and transferred accordingly.
- Yellow - The amounts in yellow include various transfers to close project funds for projects that have been completed. The funds are returned to the source that originally financed the project.
- Maroon - The maroon amounts include transfers to fund projects which are paid for through the Street CIP Fund, special assessments, and various utility funds.
- Green - This amount was transferred to move the revenue to the correct fund.
- Blue - The amounts in blue are transfers of excess General Fund revenues. Per the Fund Balance Policy, surpluses exceeding 55 percent of next year's General Fund operating budget will be transferred out to be utilized for other City needs or projects. The estimated balance will be between 50 and 55 percent with these transfers. The excess transfers are to the Insurance, Building Improvement, Equipment Improvement, and Park Improvement funds.

The City will end the year with roughly $1,779,000 above the General Fund fund balance policy of 55 percent. The higher than anticipated revenue can be attributed to the record year for permit revenue, construction administration and plan review fees, and the lack of snow fall. After review of the current fund balances, staff is recommending the excess fund balance be transferred to the Insurance, Building

Improvement, Equipment Improvement, and Park Improvement funds. The transfers help to minimize the impact to the levy.

The Insurance Fund pays for the City's property/casualty and worker's compensation premiums along with claims made throughout the year. The cost of insurance has continued to increase with the majority of the increase being experienced in worker's compensation. This transfer is needed to bring the account into the black for the end of 2024. The Building Improvement Fund fund balance was used to pay the City's share of $673,000 for RCC remodel cost. The transfer is to repay that portion. There is an additional transfer of $357,000 into the Fund for future City Hall renovations. There are currently not any additional funds going into the Building Improvement Fund at this time. The Equipment Improvement Fund transfer is allocated to two new mowers in Public Works and a secure key system for the Fire Department. The Park Improvement Fund transfer will be used to fund a portion of Bonaire Path trail improvements.

These transfers have been completed annually as needed. This provides a clear picture to the City Council of the work performed internally.

RECOMMENDATION

Staff recommends approval of the 2024 interfund transfers.

TRANSFERS IN

TRANSFERS OUT

	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD
3			General Fund	Insurance Fund	Building Improvement Fund	Equipment Improvement Fund	Park Improvement Fund	Street CIP	G.O. Series 2023A	G.O. Series 2015A	2015A Bonds	Fire Station #1	2024 SIP	Aspen Ave Extention	Connemara - Akron Roundabout	Hwy 3 Roundabout	2025 SIP	Scannell Trunk Sewer	CSAH 42 - Blaine Ave	Connemara - Emerald Isle	Water Utility	Storm Water Utility	Water Core	Sewer Core	Storm Core	Arena		
4			**44,807**	**250,000**	**1,030,000**	**99,000**	**400,000**	**1,022,014**	**2,510,176**	**460,000**	**175,000**	**481,151**	**1,721,892**	**805,000**	**75,000**	**11,500**	**90,000**	**158,289**	**2,311,000**	**590,103**	**1,724**	**1,580**	**121,513**	**69,802**	**40,721**	**130,000**	**12,600,274**	
5		Fund	1000/101	2375/206	4000/202	4050/207	4100/205	4150/203	3006/382	3402/384	3601/612	4315/484	4317/492	4318/493	4320/427	4322/460	4323/413	4324/628	4504/418	4625/462	6100/601	6300/603	6110/605	6210/606	6310/607	6500/650	Totals	Difference
6	**2,375,738**	1120/101 - General Fund		250,000	1,030,000	99,000	400,000					451,151									1,724		9,062	4,800		130,000	2,375,738	-
7	**2,065,430**	4150/203 - Street CIP											1,457,430	443,000	75,000		90,000										2,065,430	-
8	**460,000**	2510/242 - TIF Downtown/Brock								460,000																	460,000	-
9	**39,386**	3005/332 - G.O. Series 2018A							39,386																		39,386	-
10	**103,218**	4308/455 - Adalyn Avenue						103,218																			103,218	-
11	**8,615**	3401/381 - G.O. Series 2008A							8,615																		8,615	-
12	**30,000**	4050/207 - Equipment CIP										30,000															30,000	-
13	**10,548**	4325/630 - 120th St Drainage																							10,548		10,548	-
14	**214,783**	4501/446 - Bonaire Path						163,058															51,131	594			214,783	-
15	**839,296**	4502/411 - Akron Ave Surface						755,738														1,580	61,320	20,658			839,296	-
16	**1,394**	4601/435 - Bella Vista 5th	1,394																								1,394	-
17	**3,284**	4606/419 - Greystone 8th	3,284																								3,284	-
18	**48,445**	4608/450 - Bella Vista 6th	4,695																					43,750			48,445	-
19	**10,396**	4609/454 - Caramore Crossing	10,396																								10,396	-
20	**2,892**	4610/451 - Prestwick Place 17th	2,892																								2,892	-
21	**5,470**	4611/452 - Prestwick Place 18th	5,470																								5,470	-
22	**1,800**	4612/453 - Prestwick Place 19th	1,800																								1,800	-
23	**15**	4613/458 - Prestwick Place 20th	15																								15	-
24	**2,392**	4614/426 - Bella Vista 7th	2,392																								2,392	-
25	**6,747**	4615/415 - Meadow Ridge 3rd	6,747																								6,747	-
26	**334**	4616/417 - Prestwick Place 21st	334																								334	-
27	**1,618**	4619/402 - Emerald Isle	1,618																								1,618	-
28	**14,823**	4624/461 - Emerald Isle 2nd																		14,823							14,823	-
29	**271**	4645/477 - Frana	271																								271	-
30	**1,215,037**	6100/601 - Water Utility							1,098,350				105,187			11,500											1,215,037	-
31	**2,706,567**	6110/605 - Water Trunk									175,000			172,000				18,393	2,311,000						30,174		2,706,567	-
32	**1,164,175**	6200/602 - Sewer Utility							1,118,275				45,900														1,164,175	-
33	**272,896**	6210/606 - Sewer Trunk												133,000				139,896									272,896	-
34	**358,925**	6300/603 - Storm Water Utility							245,550				113,375														358,925	-
35	**632,281**	6310/607 - Storm Trunk												57,000						575,281							632,281	-
36	**3,500**	6500/650 - Arena	3,500																								3,500	-
37	**12,600,274**		44,807	250,000	1,030,000	99,000	400,000	1,022,014	2,510,176	460,000	175,000	481,151	1,721,892	805,000	75,000	11,500	90,000	158,289	2,311,000	590,103	1,724	1,580	121,513	69,802	40,721	130,000	12,600,274	-

40 Transfers per original 2024 budget
41 Transfers to close funds.
42 Additional transfers that occurred during the year to fund projects
43 Transfer to reclass revenue
44 Transfer of excess General Fund

Cell: F6
Note: Teah Malecha:
True up

Cell: G6
Note: Teah Malecha:
RCC Remodel

Cell: H6
Note: Teah Malecha:
Mowers $74k + $25k fire

Cell: I6
Note: Teah Malecha:
Bonaire Path

Cell: W6
Note: Teah Malecha:
Interfund transfer for SA 383

Cell: Y6
Note: Teah Malecha:
Interfund Transfer for SA 383

Cell: Z6
Note: Teah Malecha:
Interfund transfer for SA 383

Cell: O7
Note: Teah Malecha:
Part SA advance

Cell: L8
Note: Teah Malecha:
Increase due to closure of Fund 381 - Transfer historically split 381/384

Cell: K9
Note: Teah Malecha:
To close bond fund

Cell: J10
Note: Teah Malecha:
To close project fund

Cell: K11
Note: Teah Malecha:
To close bond fund

Cell: AA13
Note: Teah Malecha:
To close project fund

Cell: J14
Note: Teah Malecha:
To close project fund

Cell: Y14
Note: Teah Malecha:
To close project fund

Cell: Z14
Note: Teah Malecha:
To close project fund

Cell: J15
Note: Teah Malecha:
To close project fund

Cell: X15
Note: Teah Malecha:
To close project fund

Cell: Y15
Note: Teah Malecha:
To close project fund

Cell: Z15
Note: Teah Malecha:
To close project fund

Cell: E16
Note: Teah Malecha:
To close project fund

Cell: E17
Note: Teah Malecha:

To close project fund

Cell: E18
Note: Teah Malecha:
To lose project fund

Cell: Z18
Note: Teah Malecha:
Bella Vista 6th Removal of Lift Station

Cell: E19
Note: Teah Malecha:
To close project fund

Cell: E20
Note: Teah Malecha:
To close project fund

Cell: E21
Note: Teah Malecha:
To close project fund

Cell: E22
Note: Teah Malecha:
To close project fund

Cell: E23
Note: Teah Malecha:
To close project fund

Cell: E24
Note: Teah Malecha:
To close project fund

Cell: E25
Note: Teah Malecha:
To close project fund

Cell: E26
Note: Teah Malecha:
To close project fund

Cell: E27
Note: Teah Malecha:
To close project fund

Cell: E29
Note: Teah Malecha:
To close project fund

Cell: K30
Note: Teah Malecha:
Transferred 2024 payment plus 2025 payment to meet fund requirements

Cell: K32
Note: Teah Malecha:
Transferred 2024 payment plus 2025 payment to meet fund requirements

Cell: K34
Note: Teah Malecha:
Transferred 2024 payment plus 2025 payment to meet fund requirements

ROSEMOUNT MINNESOTA

EXECUTIVE SUMMARY

City Council Regular Meeting: May 20, 2025

AGENDA ITEM:	Request by M/I Homes of Minneapolis/St. Paul, LLC for approval of the Akron Ridge Final Plat	**AGENDA SECTION:** CONSENT AGENDA
PREPARED BY:	Julia Hogan, Planner	**AGENDA NO.** 6.f.
ATTACHMENTS:	Resolution, Subdivision Agreement, Site Location, Final Plat, Final Plat Narrative, Preliminary Plat, Site Plan, Grading Plan, Sanitary Utility Plan, Storm Sewer Utility Plan, Existing Conditions, Removal Plan, Architectural Renderings	**APPROVED BY:** LJM

RECOMMENDED ACTION:
Motion to adopt a resolution approving the Akron Ridge Final Plat, subject to the conditions in the attached Resolution.

Motion to approve the subdivision agreement for Akron Ridge and authorize the Mayor and City Clerk to enter into the agreement.

BACKGROUND

Owner:	John and Joyce Remkus
Applicant:	M/I Homes of Minneapolis/St. Paul
Site Acres:	10 Acres
Residential Lots Created:	58 Townhome Lots
Gross Density:	6 Units/Acre
Comprehensive Plan Guiding:	LDR - Low Density Residential
Current Zoning:	R-2 - Low to Medium Density Residential

The City Council is being asked to consider a request by M/I Homes of Minneapolis/St. Paul for approval of a final plat for Akron Ridge to create 58 townhome lots. The subject property is located at 13040 Akron Avenue which is located directly east of Akron Avenue and approximately a ½ mile north of Bonaire Path. The 10-acre property was previously zoned A-2 Agricultural and currently contains a single-family home built in 1989. Preliminary plat and rezoning applications were submitted to the city for this project back in late 2024, which went forward to the Planning Commission at their January 28th and February 25th regular meetings. The applicant had requested the site be rezoned from A-2 – Agricultural to R-2 – Low to Medium Density Residential to accommodate the townhome development. The Planning Commission approved the rezoning and preliminary plat requests at their February 25, 2025, meeting. The requests then went to the City Council for their review and decision at their March 4, 2025, meeting. The Council approved the rezoning and preliminary plat requests for the Akron Ridge development. Staff is recommending approval of the final plat, subject to conditions listed

in the attached resolution.

ISSUE ANALYSIS

Legal Authority

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

General Subdivision Design

The plat area is located directly east of Akron Avenue and approximately ½ mile north of Bonaire Path and north of the Flint Hills Recreation Complex. The site will be accessed by a single public street that extends east and then south off of Akron Avenue. A private road extends east off a portion of the public street to access the proposed townhomes. There are also three private drives that extend south off of the main private road which will give access to a portion of the townhome units. There are guest parking stalls shown throughout the site, specifically on the southern portion of the main private road. There are two stormwater management areas shown on site, one located on the western side of the site, east of Akron Avenue and adjacent to the public street. The other ponding area is shown to be on the most eastern side of the site, adjacent to the eastern property line and east of the main private drive cul-de-sac. There are 58 townhome units proposed throughout the development area which are shown to be mixed throughout 4-unit and 6-unit townhome buildings.

Rezoning and Land Use

The site is designated for LDR – Low Density Residential land uses, which typically consists of single-family housing or townhomes with few units per building. The LDR land use designation allows for housing density of up to 6 units per acre. The subject property was previously zoned A-2 – Agricultural, which allowed for 1 unit per 40 acres. The applicant requested the site to be rezoned to R-2 – Low to Medium Density Residential to accommodate the 6 units per acre that is proposed throughout the development. The R-2 zoning district is an allowed secondary zoning district under the LDR – Low Density Residential land use category. The city was supportive of the site being rezoned to R-2 – Low to Medium Density residential as it met the density requirements laid out in the land use designation of the site. The City Council approved the rezoning of the site at their March 4, 2025, meeting.

Phasing

The applicant provided a phasing schedule that shows development initially occurring on the eastern portion of the site, the most western portion of the site, and the northern portion of the site. The public access road off of Akron Avenue, the main private road, both stormwater ponding areas and 30 townhome units will be a part of the first phase of development. The second phase will consist of the remaining 28 townhome units on the southern end of the site as well as three of the private drive areas.

Access and Streets

There is one access road shown into the preliminary plat area extending east off of Akron Avenue. This access road is shown to be a public road and extends south up to the southern property line. There is a private road that extends east off of the public street and gives access to the townhomes throughout the site. The private road ends in a cul-de-sac in the eastern portion of the property adjacent to the

future storm water ponding area. There are three private drive segments that extend south off of the main private drive road that gives access to the southern townhome units. The public street will be maintained by the developer until development occurs to the south, which then will transition to a publicly maintained road.

The city and applicant met with the Dakota County Plat Commission at their January 15, 2025, meeting to discuss the plat. The Plat Commission approved the preliminary and final plat for the site provided that the conditions outlined in the memorandum that was put together by the County be met. One of those conditions is a short right-turn lane will need to be installed with access to the site on Akron Avenue.

Parks And Open Space

The Parks and Recreation reviewed the plans for the Akron Ridge development during the preliminary plat stage of the project and provided review comments in the attached memorandum. The Parks and Recreation department recommended that an 8-foot-wide trail be benched in on the west side of the development along Akron Avenue. Staff also recommended that the developer provide the city with a payment to cover the cost of installing the trail.

Final Plat

Standards for reviewing subdivision requests are detailed in Title 12 of the Rosemount City Code. This section of the Code outlines the two-step Preliminary and Final Plat process for land subdivision. The final plat for Akron Ridge includes 58 townhome units throughout 12 buildings. 5 of the buildings will contain 6 units per building and 7 buildings will contain 4 units per building. Additionally, there is a 59th lot identified on the plat which will encompass the remaining open land/stormwater ponding area designated on the eastern end of the site. There is also one outlot shown on the plat called Outlot A, which is shown to be at the southwestern end of the site where additional stormwater ponding will be located. Dedicated roadway of the future public road and main access into the site from Akron Avenue is also shown on the plat. Staff finds the Final Plat is consistent with the Preliminary Plat and meets the requirements of the Zoning Ordinance.

RECOMMENDATION

Staff is recommending approval of the Akron Ridge Final Plat, subject to conditions listed in the resolution. This recommendation is based on information provided by the applicant and reviewed in this report.

CITY OF ROSEMOUNT
DAKOTA COUNTY, MINNESOTA

RESOLUTION 2025-XX

A RESOLUTION APPROVING THE FINAL PLAT FOR AKRON RIDGE

WHEREAS, M/I Homes of Minneapolis/St. Paul, LLC. (Applicant) has submitted an application to the City of Rosemount for a Final Plat concerning property legally described as follows:

> The South 328.09 feet of the North 394.09 feet of the West Half of the Northeast Quarter of Section 22, Township 115, Range 19, according to the Government Survey thereof, Dakota County, Minnesota.

WHEREAS, on May 20, 2025, the City Council of the City of Rosemount reviewed the Final Plat for Akron Ridge.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Rosemount hereby approves the Final Plat for Akron Ridge, subject to the following conditions:

A. Execution of a Subdivision Agreement.
B. Conformance with all requirements that are outlined by the City Engineer.
C. Adherence with all conditions associated with the Akron Ridge Preliminary Plat.
D. Compliance with the conditions and standards within the Parks and Recreation Director's memorandum dated January 21, 2025.
E. Payment of all applicable fees including GIS, Park Dedication and other fees identified in the current fee schedule.
F. Incorporation of any easements necessary to accommodate drainage, ponding, streets and utilities.
G. Payment of trunk area charges in the amount of:
    1. Sanitary Sewer Trunk Charge: $1,075/acre
    2. Watermain Trunk Charge: $6,500/acre
    3. Storm Sewer Trunk Charge: $6,865/acre

ADOPTED this 20th day of May 2025, by the City Council of the City of Rosemount.

_____
Jeffery D. Weisensel, Mayor

ATTEST:

_____
Erin Fasbender, City Clerk

SUBDIVISION AGREEMENT
Akron Ridge Addition

AGREEMENT dated this _____ day of _____ 2025, by and between the CITY OF ROSEMOUNT, a Minnesota municipal corporation, (the "**City**"), and M/I Homes of Minneapolis/St. Paul, LLC, a Delaware limited liability company, (the "**Developer**").

1. **Request for Plat Approval.** The Developer has asked the City to approve the subdivision of land and a plat of land to be known as AKRON RIDGE ADDITION, which land is legally described on ATTACHMENT ONE, attached hereto and hereby made a part hereof (the "**Subject Property**").

2. **Conditions of Plat Approval.** The City has approved the subdivision and the plat on the following conditions:

    a. Execution of a Subdivision Agreement.

    b. Adherence with the conditions of the Preliminary Plat and Final Plat approvals.

    c. Compliance with the conditions and standards within the City Engineer's Memorandum dated January 10, 2025.

    d. Compliance with the conditions and standards within the Park and Recreation Director's memorandum dated January 21, 2025.

    e. Payment of all applicable fees including GIS, Park Dedication and other fees identified in the current fee schedule.

    f. Incorporation of any easements necessary to accommodate drainage, ponding, trails, underpasses, conservation areas, streets and utilities.

    g. Provision of $74,580 for landscaping surety.

    h. Provision of $165,300 for Fee-In-Lieu of Park Dedication

    i. Drainage and utility easement with storm sewer infrastructure, except ponding or infiltration areas, may contain fences, but shall be required to include gates to provide truck access; shall prohibit sheds or other accessory structures; and shall prohibit landscaping that would impede drainage.

j. Albert Avenue shall remain privately maintained (e.g. snow removal, ice control, crack seal, etc.) until such time as it connects to the south as which point it will become a publicly maintained street.

3. **Phased Development.** The City may refuse to approve final plats of subsequent additions of the plat if the Developer has breached this Agreement and the breach has not been remedied. Development of subsequent phases may not proceed until Subdivision Agreements for such phases are approved by the City.

4. **Effect of Subdivision Approval.** For two (2) years from the date of this Agreement, no amendments to the City's Comprehensive Plan, except an amendment placing the plat in the current urban service area, or official controls shall apply to or affect the use, development density, lot size, lot layout or dedications of the approved plat unless required by state or federal law or agreed to in writing by the City and the Developer. Thereafter, notwithstanding anything in this Agreement to the contrary, to the full extent permitted by state law, the City may require compliance with any amendments to the City's Comprehensive Guide Plan, official controls, platting or dedication requirements enacted after the date of this Agreement.

5. **Development Plans.** The subject property shall be developed in accordance with the following plans, specifications and contract documents, original copies of which are on file with the City Engineer. The plans and contract documents may be prepared, subject to City approval, after entering this Agreement, but before commencement of any work on the Subject Property. If the plans vary from the written terms of this Agreement, the written terms shall control. The plans are:

Plan A – Plat

Plan B – Soil Erosion Control Plan and Schedule

Plan C – Drainage and Storm Water Runoff Plan

Plan D – Plans and Specifications for Public Improvements

Plan E – Grading Plan

Plan F – Street Lights

Plan G – Landscape Improvements

All Improvements, including Developer Improvements and City-Installed Public Infrastructure Improvements (if any) that lie within the public right-of-way or easements and are improvements listed in Minnesota Statutes, Section 429.021 (hereinafter Public Improvements) will be designed by the Developer and must be approved by the City Engineer. The Developer will prepare plans and specifications for Public Improvements which shall be approved by the City Engineer. Such approvals shall not be unreasonably withheld and the City shall approve or provide Developer with necessary revision comments within 30 calendar days of Developer submittal of Public Improvement plans and specifications. The City will perform all construction inspection for the Public Improvements, at the Developer's expense.

Construction inspection includes but is not limited to inspection, documentation, and monitoring.

6. **Installation by Developer.** The Developer shall install or cause to be installed and pay for the following (the "**Developer Improvements**"):

    a. Surveying and staking
    b. Surface improvements (paved streets, sidewalks, trails, etc.)
    c. Water main improvements
    d. Sanitary sewer improvements
    e. Storm sewer improvements
    f. Setting of lot and block monuments
    g. Gas, electric, telephone, and cable lines
    h. Site grading
    i. Landscaping
    j. Streetlights
    k. Other items as necessary to complete the development as stipulated herein or in other agreements

7. **Time of Performance.** The Developer shall install all required improvements, excepting the wear course of pavement, enumerated in Paragraph 6 that will serve the subject property by December 31, 2025, subject to delays due to inclement weather, casualty, labor strikes, material shortages, or other force majeure not within the Developer's reasonable control. The pavement wear course shall be completed by December 31, 2026. The Developer may, however, request an extension of time from the City. If an extension is granted, it shall be conditioned upon updating the security posted by the Developer to reflect cost increases and the extended completion date.

8. **City-Installed Public Infrastructure.** The following improvements (the "**City-Installed Public Infrastructure Improvements**") (also referred to as City Project 2024-33), shall be designed, inspected, surveyed and administered by the City, and installed in the Subject Property at Developer expense by a Contractor selected by the City through the public bidding process:

    a. None

9. **[This Section Intentionally Left Blank]**

10. **Security for Developer Improvements.** To guarantee compliance with the terms of this Agreement, payment of the costs of all Developer Improvements, and construction of all Developer Improvements (as noted in Paragraph 6), the Developer shall furnish the City with a cash deposit or irrevocable letter of credit from a local bank ("**Security**") in the amount of One Million Five Hundred Thirty-Two Thousand Seven Hundred Twenty-Two Dollars ($1,532,722.00). The amount of the security was calculated as follows:

Letter of Credit for Developer Improvements (due with signed agreement)

No.	Item	Cost	110%	Calculation
1	Grading and Erosion Control	$ 34,997.00	$ 38,497	$3500/ac x 9.999 acres. Minimum $25,000
2	Pond Restoration and Erosion Control Removal	$ 25,000	$ 27,500	Minimum $25,000
3	Survey Monumentation	$ 29,000	$ 31,900	$500/lot x 58 lots
4	Landscaping	$ 67,800	$ 74,580	Per City Planner (226 trees x $300)
5	Street Lights	$ 45,000	$ 49,500	$7500/light x 6 lights
6	Surface Improvements	$ 336,624	$ 420,780	125%
7	Water Main Improvements	$ 236,791	$ 295,989	125%
8	Sanitary Sewer Improvements	$ 218,590	$ 273,238	125%
9	Storm Sewer Improvements	$ 256,590	$ 320,738	125%
	Total	**$ 1,250,392**	**$ 1,532,722**	

Refer to Exhibit A and Exhibit B for an explanation of each item.

The bank and form of the letter of credit or other security shall be subject to the approval of the City Administrator. The letter of credit shall be automatically renewable until the City releases the developer from responsibility. The letter of credit shall secure compliance with all terms of this Agreement and all obligations of the Developer under it. The City may draw down on the letter of credit without notice if the obligations of the Developer have not been completed as required by this Agreement. In the event of a default under this Subdivision Agreement by the Developer, the City shall furnish the Developer with written notice by certified mail of Developers default(s) under the terms of this Subdivision Agreement. If the Developer does not remove said default(s) within two (2) weeks of receiving notice, the City may draw on the letter of credit and take such steps as it deems necessary to remedy the default. With City approval, the letter of credit may be reduced from time to time as financial obligations are paid and Developer Improvements and other Developer obligations are completed to the City's requirements.

11. **Grading Plan/Site Grading.** Site grading shall be completed by the Developer at its cost and approved by the City Engineer. The completion of grading activities will need to be coordinated by the City in conjunction with the installation of utilities. Developer shall furnish the City Engineer satisfactory proof of payment for the site grading work and shall submit a certificate of survey of the development to the City as the site grading is completed by phase, with street and lot grades. If the installation of utilities by the City is occurring simultaneously with the grading, the utility contractor shall have preference over the grading activities. No substantial grading activities can be completed over installed utilities unless otherwise protected. All improvements to the lots and the final grading shall comply with the grading plan as submitted and shall be the responsibility of the Developer.

12. **License.** The Developer hereby grants the City, its agents, employees, officers and contractors a license to enter the Subject Property to perform all work and inspections deemed appropriate by the City. Such license shall terminate as to all single-family residential lots within the subject property upon acceptance by the City of the public infrastructure improvements.

13. **Erosion Control.** Prior to site grading, and before any utility construction is commenced or building permits are issued, the erosion control plan, Plan B, shall be implemented, inspected

and approved by the City. All areas disturbed by the excavation and backfilling operations shall be reseeded within 72 hours after the completion of the work in that area. Except as otherwise provided in the erosion control plan, seed shall be rye grass or other fast-growing seed suitable to the existing soil to provide a temporary ground cover as rapidly as possible. All seeded areas shall be mulched and disc-anchored as necessary for seed retention.

All basement and/or foundation excavation spoil piles shall be kept completely off City right-of-way and shall be surrounded completely with an approved erosion control silt fence. Approved erosion control fencing shall be installed around the perimeter of each lot or at City-approved locations at the time of building permit issuance and remain in place until the lot is seeded or sodded. A 20-foot opening will be allowed on each lot for construction deliveries.

The parties recognize that time is critical in controlling erosion. If development does not comply with the erosion control plan and schedule, or supplementary instructions received from the City, the City may take such action as it deems appropriate to control erosion. This right also applies to the required erosion control for basement and/or foundation excavation spoil piles. The City will attempt to notify the Developer in advance of any proposed action, but failure of the City to do so will not affect the Developer's or City's rights or obligations hereunder. If the Developer does not reimburse the City for any cost the City incurred for such work within thirty (30) days, the City may draw down the letter of credit to pay any costs. No development will be allowed, and no building permits will be issued unless the Subject Property is in full compliance with the erosion control requirements.

14. **Planting and Seeding.** Landscaping shall be in accordance with Landscape Plans approved by the City Planner.

15. **Clean up**. The Developer shall clean streets of dirt and debris that has resulted from construction work by the Developer, its agents or assignees. The City will inspect the site on a weekly basis and determine whether it is necessary to take additional measures to clean dirt and debris from the streets. Costs for City inspection of onsite erosion and sediment control shall be at the Developer's expense. After a 24-hour verbal or written notice to the Developer, the City will complete or contract to complete the clean-up at the Developer's expense in accordance with the procedures specified in Paragraph 13. The Developer shall inspect and, if necessary, clean all catch basins, sumps, and ponding areas of erosion/siltation and restore to the original condition at the end of home construction within this development. All silt fence and other erosion control should be removed following the establishment of turf. These items are to be secured through the letter of credit as is noted in Exhibit A.

16. **Ownership of Improvements.** Upon completion and City acceptance of the work and construction required by this Agreement, the Public Improvements lying within public rights-of-way and easements shall become City property without further notice or action unless the improvements are specifically identified herein as private infrastructure.

17. **Warranty.** The Developer warrants all work required to be performed by it against poor material and faulty workmanship for a period of two (2) years after its completion and acceptance by the City or such longer period as is specified in plans and specifications for Public Improvements.

All trees, grass and sod shall be warranted to be alive, of good quality and disease free for twenty-four (24) months after planting.

Vegetation surrounding ponds and/or wetlands shall be warranted to be alive, of good quality and weed free for three (3) years after planting.

For each pond/wetland in the development, the developer shall provide to the City Engineer an inspection report by July 31st each year which includes the following:

a. Date of inspection.
b. Name of person responsible for inspection.
c. Photos of the pond/wetland area confirming the vegetation is established as intended.
d. Maintenance plan describing the required maintenance activities and tentative schedule.

18. <u>Responsibility for Costs</u>.

a. Except as otherwise specified herein, the Developer shall pay all costs incurred by it or the City in conjunction with the development of the Subject Property including, but not limited to, Soil and Water Conservation District charges, legal, planning, engineering and inspection expenses incurred in connection with approval and acceptance of the subdivision and the plat, the preparation of this Agreement and any amendments hereto, and all costs and expenses incurred by the City in monitoring and inspecting the development of the Subject Property.

b. The Developer shall reimburse the City for costs incurred in the preparation and enforcement of this Agreement, including engineering and attorney's fees. Upon request, the City shall provide invoices, in reasonable detail, as to any such fees. The estimated City fees of One Hundred Seventy-Two Thousand Two Hundred Eighty Dollars ($172,280) shall be deposited with the City at the time this Agreement is signed, and represent the following amounts:

City Fees (due with signed agreement)

No.	Item	Cost	Calculation
	Estimated Construction Cost	$ 1,048,595	Developer's Estimate (Lines 6 - 9 above)
1	Engineering Fees	$ 104,860	10% of Estimated Construction Cost
2	Attorney Fees	$ 3,000	Estimate
3	5% City Administrative Fees	$ 52,430	5% of Estimated Construction Cost
4	Street Light Energy Cost	$ 4,320	6 lights x 24 months x $30/month
5	GIS Fees	$ 3,480	$60/unit x 58 units
6	Trail Fog Seal	$ 1,442	$0.35/SF x 4,120 SF
7	Seal Coating	$ 2,749	$1.70/SY x 1,617 SY
	Total	**$ 172,280**	

If the actual City fees exceed this estimate, the Developer shall pay the additional costs to the City within thirty (30) business days of the request. If actual City fees are lower

than this estimate, any surplus funds will be returned to the developer when the project fund is reconciled and closed.

c. The Developer shall pay in full all bills submitted to it by the City for obligations incurred under this Agreement within thirty (30) business days after receipt. If the bills are not paid on time, the City may halt development work and construction including, but not limited to, the issuance of building permits for lots that the Developer may or may not have sold, until the bills are paid in full. Bills not paid within thirty (30) days shall accrue interest at the rate of six percent (6%) per year.

d. The Developer shall pay all energy costs for street lights installed within the Subject Property for 24-months at a cost of $30/month/light. After that, the City will assume the energy costs.

e. The Developer will pay the cost of sealcoating the public streets within the development at a cost of $1.70/SY. The sealcoating will be completed within three (3) years following wear course placement.

f. The Developer will pay the cost of fog sealing the public trails within the development at a cost of $0.35/SF. The fog sealing will be completed within three (3) years following trail installation.

19. <u>Indemnification</u>. The Developer shall hold the City and its officers, agents and employees harmless from claims made by itself and third parties for damages sustained or costs incurred resulting from plat or subdivision approval and development of the Subject Property, except for any costs or expenses arising from the intentional acts or gross negligence of the City, it's agents, employees or contractors. The Developer shall indemnify the City and its officers, agents and employees for all costs, damages or expenses that the City may pay or incur in consequence of such claims, including attorney's fees.

20. <u>Insurance</u>. The Developer agrees to take out and maintain or cause to be taken out and maintained until six months after the City has accepted the Subdivision Improvements, public liability and property damage insurance covering personal injury, including death, and claims for property damage which may arise out of Developer's work or the work of its contractors or subcontractors. Liability limits shall not be less than $500,000 when the claim is one for death by wrongful act or omission or for any other claim and $2,000,000 for any number of claims arising out of a single occurrence, and twice said limits when the claim arises out of the release or threatened release of a hazardous substance. The City shall be named as an additional insured on the policy. The certificate of insurance shall provide that the City must be given the same advance written notice of the cancellation of the insurance as is afforded to the Developer.

21. <u>Park and Utility Fees</u>. The Developer agrees to pay fees, charges and assessments set forth in this Section prior to, or at the time of execution of this agreement by the City:

a. Park dedication fees in the amount of $165,300
b. Storm Sewer Trunk Area Charges in the amount of $60,577
c. Sanitary Sewer Trunk Area Charges in the amount of $10,749

d. Watermain Trunk Area Charges in the amount of $64,994

Or other amounts for such fees as in effect at the time of plat approval.

22. <u>Service Charges</u>. The Developer understands that builders will be required to pay for the Subject Property fees, charges and assessments in effect at the time of issuance of building permits. The rates for each of these items will be set according to the current rate structure at the time the building permit is received. The fees, charges, and assessments in effect as of the date of this agreement are:

a. Metropolitan Council Environmental Services Availability Charges per SAC unit (current rate is $2,485).

b. Storm Sewer Connection Charges per single family unit and per multiple family unit (single family currently at $770; multi-family currently at $290 per housing unit).

c. Sanitary Sewer Availability Charges per SAC unit (currently at $1,200/SAC unit).

d. Water Availability Charges per SAC unit (currently at $2,475/SAC unit for single family residential and multi-family residential).

23. <u>Building Permits</u>. No occupancy permits shall be issued until:

a. The site grading is completed and approved by the City.
b. All public utilities are tested, approved by the City Engineer, and in service.
c. All curbing is installed and backfilled.
d. The first lift of bituminous is in place and approved by the City.
e. All building permit fees are paid in full.
f. No early building permits will be issued without prior authorization from the City Building Official.

The Developer, in executing this Agreement, assumes all liability and costs for damage or delays incurred by the City in the construction of Public Improvements caused by the Developer, its employees, contractors, subcontractors, material men or agents. No occupancy permits shall be issued until the public streets and utilities referred to in paragraph 6 and 8 are in and approved by the City (excluding the final wear course of bituminous), unless otherwise authorized in writing by the City Engineer.

24. <u>Record Drawings</u>. At project completion, Developer shall submit record drawings of all public and private infrastructure improvements in accordance with the City's Engineering Guidelines. No securities will be fully released until all record drawings have been submitted and accepted by the City Engineer.

25. <u>Developer's Default</u>. In the event of default by the Developer as to any of the work to be performed by it hereunder, the City may, at its option, perform the work and the Developer shall promptly reimburse the City for any expense incurred by the City, provided the Developer is first given notice of the work in default, not less than 48 hours in advance. This Agreement is a license for the City to act, and it shall not be necessary for the City to seek a

court order for permission to enter the land. When the City does any such work, the City may, in addition to its other remedies, draw on the letter of credit or other security described in section 10, or levy the cost in whole or in part as a special assessment against the Subject Property. Developer waives its rights to notice of hearing and hearing on such assessments and its right to appeal such assessments pursuant to Minnesota Statutes, Section 429.081.

26. <u>Miscellaneous</u>.

a. The Developer represents to the City that the development of the Subject Property, the subdivision and the plat comply with all city, county, metropolitan, state and federal laws and regulations including, but not limited to: subdivision ordinances, zoning ordinances and environmental regulations. If the City determines that the subdivision, or the plat, or the development of the Subject Property does not comply, the City may, at its option, refuse to allow construction or development work on the Subject Property until the Developer does comply. Upon the City's demand, the Developer shall cease work until there is compliance.

b. Third parties shall have no recourse against the City under this Agreement.

c. Breach of the terms of this Agreement by the Developer shall be grounds for denial of building permits, including lots sold to third parties.

d. If any portion, section, subsection, sentence, clause, paragraph or phase of this Agreement is for any reason held invalid, such decision shall not affect the validity of the remaining portion of this Agreement.

e. If building permits are issued prior to the completion and acceptance of Public Improvements, the Developer assumes all liability and costs resulting in delays in completion of Public Improvements and damage to Public Improvements caused by the City, the Developer, its contractors, subcontractors, material men, employees, agents or third parties.

f. The action or inaction of the City shall not constitute a waiver or amendment to the provisions of this Agreement. To be binding, amendments or waivers shall be in writing, signed by the parties and approved by written resolution of the City Council. The City's failure to promptly take legal action to enforce this Agreement shall not be a waiver or release.

g. This Agreement shall run with the land and may be recorded against the title to the subject property. The Developer shall take such steps, including execution of amendments to this Agreement, as are necessary to effect the recording hereof. After the Developer has completed the work required of it under this Agreement, at the Developer's request, the City will execute and deliver to the Developer a release.

h. Each right, power or remedy herein conferred upon the City is cumulative and in addition to every other right, power or remedy, express or implied, now or hereafter arising, available to the City, at law or in equity, or under any other agreement, and each and every right, power and remedy herein set forth or otherwise so existing may

be exercised from time to time as often and in such order as may be deemed expedient by the City and shall not be a waiver of the right to exercise at any time thereafter any other right, power or remedy.

i. The Developer may not assign this Agreement without the written permission of the City Council.

j. The Developer acknowledges that the City may issue additional requirements outside of the 2024 General Specifications and Standard Detail Plates for Street and Utility Construction or the 2008 Engineering Guidelines as the City is in the process of updating these documents. The review process may require additional time and expense due to this process, which shall be the Developer's responsibility. The Developer shall not be billed for the time required for the City to update and approve their revisions to the 2024 General Specifications and Standard Details Plates for Street and Utility Construction or the 2008 Engineering Guidelines.

27. <u>Notices</u>. Required notices to the Developer shall be in writing, and shall be either hand delivered to the Developer, its employees or agents, or mailed to the Developer by registered mail at the following address:

M/I Homes of Minneapolis/St. Paul, LLC
5354 Parkdale Drive, Suite 100
St. Louis Park, MN 55416

Notices to the City shall be in writing and shall be either hand delivered to the City Administrator, or mailed to the City by registered mail in care of the City Administrator at the following address:

City Administrator
Rosemount City Hall
2875 145th Street West
Rosemount, Minnesota 55068

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year first above written.

CITY OF ROSEMOUNT

By: _____
Jeffery D. Weisensel, Mayor

By: _____
Erin Fasbender, City Clerk

STATE OF MINNESOTA)
) SS
COUNTY OF DAKOTA)

The foregoing instrument was acknowledged before me this _____ day of _____ 2025, by **Jeffery D. Weisensel**, Mayor, and **Erin Fasbender**, City Clerk, of the City of Rosemount, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

_____
Notary Public

M/I Home of Minneapolis/St. Paul;

By: _____
John Rask, Area President

STATE OF MINNESOTA)
) SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____ 2025, by John Rask, the Area President of M/I Homes of Minneapolis/St. Paul, a Delaware limited liability company, on behalf of said corporation.

_____
Notary Public

Drafted By:
City of Rosemount
2875 145th Street West
Rosemount, MN 55068

EXHIBIT A

The following clarifies the various portions of the letter of credit for Developer Improvements that are outlined in the Subdivision Agreement:

Grading & Erosion Control. A restoration and erosion control bond to ensure re-vegetation and erosion control ($3,500/acre). Note: The minimum surety amount is set at $25,000.

Pond Restoration/Erosion Control Removal. A security to allow for cleaning of sedimentation ponds prior to City acceptance, and removal of any installed erosion control measures such as silt fence and wood fiber blanket following development of 75 percent of adjoining lots (estimated lump sum).

Survey Monumentation. An amount equal to 110% of the cost to monument all lots within the development.

Landscaping. An amount equal to 110% of the cost to complete the minimum required landscaping. If additional landscaping is planned, a surety for that cost is not required.

Street Lighting. An amount equal to 110% of the cost to complete the minimum required lighting. If additional lighting is planned, a surety for that cost is not required ($7,500 per light has been used to calculate this cost).

EXHIBIT B

(SUMMARY OF DEVELOPMENT FEES AND LOT AREAS)

EXHIBIT B

Akron Ridge Addition

(Page 1 of 2)

Letter of Credit for Developer Improvements (due with signed agreement)

No.	Item	Cost	110%	Calculation
1	Grading and Erosion Control	$ 34,997.00	$ 38,497	$3500/ac x 9.999 acres. Minimum $25,000
2	Pond Restoration and Erosion Control Removal	$ 25,000	$ 27,500	Minimum $25,000
3	Survey Monumentation	$ 29,000	$ 31,900	$500/lot x 58 lots
4	Landscaping	$ 67,800	$ 74,580	Per City Planner (226 trees x $300)
5	Street Lights	$ 45,000	$ 49,500	$7500/light x 6 lights
6	Surface Improvements	$ 336,624	$ 420,780	125%
7	Water Main Improvements	$ 236,791	$ 295,989	125%
8	Sanitary Sewer Improvements	$ 218,590	$ 273,238	125%
9	Storm Sewer Improvements	$ 256,590	$ 320,738	125%
	Total	**$ 1,250,392**	**$ 1,532,722**	

City Fees (due with signed agreement)

No.	Item	Cost	Calculation
	Estimated Construction Cost	$ 1,048,595	Developer's Estimate (Lines 6 - 9 above)
1	Engineering Fees	$ 104,860	10% of Estimated Construction Cost
2	Attorney Fees	$ 3,000	Estimate
3	5% City Administrative Fees	$ 52,430	5% of Estimated Construction Cost
4	Street Light Energy Cost	$ 4,320	6 lights x 24 months x $30/month
5	GIS Fees	$ 3,480	$60/unit x 58 units
6	Trail Fog Seal	$ 1,442	$0.35/SF x 4,120 SF
7	Seal Coating	$ 2,749	$1.70/SY x 1,617 SY
	Total	**$ 172,280**	

Development Fees (due before signed plat is released)

No.	Item	Cost	Calculation
1	Storm Sewer Trunk Charge	$ 60,577	$6865/net developable acre x 8.824 acres
2	Sanitary Sewer Trunk Charge	$ 10,749	$1075/acre x 9.999 acres
3	Water Trunk Charge	$ 64,994	$6500/acre x 9.999 acres
4	Park Dedication	$ 165,300	$2850/unit x 58 units
	Total	**$ 301,619**	

EXHIBIT B

Akron Ridge Addition

(Page 2 of 2)

TOTALS		
Block	Lots	Units
1	59	58
Total	**59**	**58**

Total Plat Area =	9.999	acres
Total Park Area =	0.000	acres
Future Plat Area =	0.000	acres
Developable Area * =	9.999	acres
Ponding to HWL =	1.175	acres
Net Developable Area =	8.824	acres

* Excludes future plat and park areas (all outlots)

Block	Lot	Units	SQ FT	Acres
1	1	1	2,041.90	0.047
1	2	1	1,703.10	0.039
1	3	1	1,703.10	0.039
1	4	1	1,703.10	0.039
1	5	1	1,703.10	0.039
1	6	1	2,041.90	0.047
1	7	1	2,041.90	0.047
1	8	1	1,703.10	0.039
1	9	1	1,703.10	0.039
1	10	1	1,703.10	0.039
1	11	1	1,703.10	0.039
1	12	1	2,041.90	0.047
1	13	1	2,041.90	0.047
1	14	1	1,703.10	0.039
1	15	1	1,703.10	0.039
1	16	1	1,703.10	0.039
1	17	1	1,703.10	0.039
1	18	1	2,041.90	0.047
1	19	1	2,041.90	0.047
1	20	1	1,703.10	0.039
1	21	1	1,703.10	0.039
1	22	1	1,703.10	0.039
1	23	1	1,703.10	0.039
1	24	1	2,041.90	0.047
1	25	1	2,041.90	0.047
1	26	1	1,703.10	0.039
1	27	1	1,703.10	0.039
1	28	1	1,703.10	0.039
1	29	1	1,703.10	0.039
1	30	1	2,041.90	0.047
1	31	1	2,041.90	0.047
1	32	1	1,703.10	0.039
1	33	1	1,703.10	0.039
1	34	1	2,041.90	0.047
1	35	1	2,041.90	0.047
1	36	1	1,703.10	0.039
1	37	1	1,703.10	0.039
1	38	1	2,041.90	0.047
1	39	1	2,041.90	0.047
1	40	1	1,703.10	0.039
1	41	1	1,703.10	0.039
1	42	1	2,041.90	0.047
1	43	1	2,041.90	0.047
1	44	1	1,703.10	0.039
1	45	1	1,703.10	0.039
1	46	1	2,041.90	0.047
1	47	1	2,041.90	0.047
1	48	1	1,703.10	0.039
1	49	1	1,703.10	0.039
1	50	1	2,041.90	0.047
1	51	1	2,041.90	0.047
1	52	1	1,703.10	0.039
1	53	1	1,703.10	0.039
1	54	1	2,041.90	0.047
1	55	1	2,041.90	0.047
1	56	1	1,703.10	0.039
1	57	1	1,703.10	0.039
1	58	1	2,041.90	0.047
1	59	0	279,635.78	6.420
Outlot A			9,842.36	0.226
Public R/W City			14,549.42	0.334
Public R/W County			24,607.04	0.565
Total Boundary			435,545.60	9.999

ATTACHMENT ONE

Akron Ridge Addition
Final Plat

AKRON RIDGE

KNOW ALL PERSONS BY THESE PRESENTS: That M/I Homes of Minneapolis/St. Paul, LLC, a Delaware limited liability company, owner of the following described property:

The South 328.09 feet of the North 394.09 feet of the West Half of the Northeast Quarter of Section 22, Township 115, Range 19, according to the Government Survey thereof, Dakota County, Minnesota.

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

In witness whereof said M/I Homes of Minneapolis/St. Paul, LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20 ___.

Signed: M/I Homes of Minneapolis/St. Paul, LLC

by _____
Susan E. Krohne, Manager

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ day of _____, 20 ___, by Susan E. Krohne, Manager of M/I Homes of Minneapolis/St. Paul, LLC, a Delaware limited liability company, on behalf of the limited liability company.

_____
Signature

_____
Printed Name
Notary Public, _____County, _____
My Commission Expires _____

SURVEYORS CERTIFICATE

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

Dated this _____ day of _____ , 20 ___.

_____
Daniel Ekrem, Licensed Land Surveyor
Minnesota License No. 57366

STATE OF MINNESOTA
COUNTY OF _____

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

_____
Signature

_____
Printed Name
Notary Public, _____County, Minnesota
My Commission Expires_____

CITY COUNCIL, CITY OF ROSEMOUNT, MINNESOTA

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

By: _____ _____
Mayor Clerk

COUNTY SURVEYOR, COUNTY OF DAKOTA, STATE OF MINNESOTA

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

_____
Todd B. Tollefson
Dakota County Surveyor

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

We do hereby certify that on the _____ day of _____, 20 ___, the Board of Commissioners of Dakota County, Minnesota, approved this plat of AKRON RIDGE 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.

By: _____
Chair, County Board

Attest:_____
County Treasurer - Auditor

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

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 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

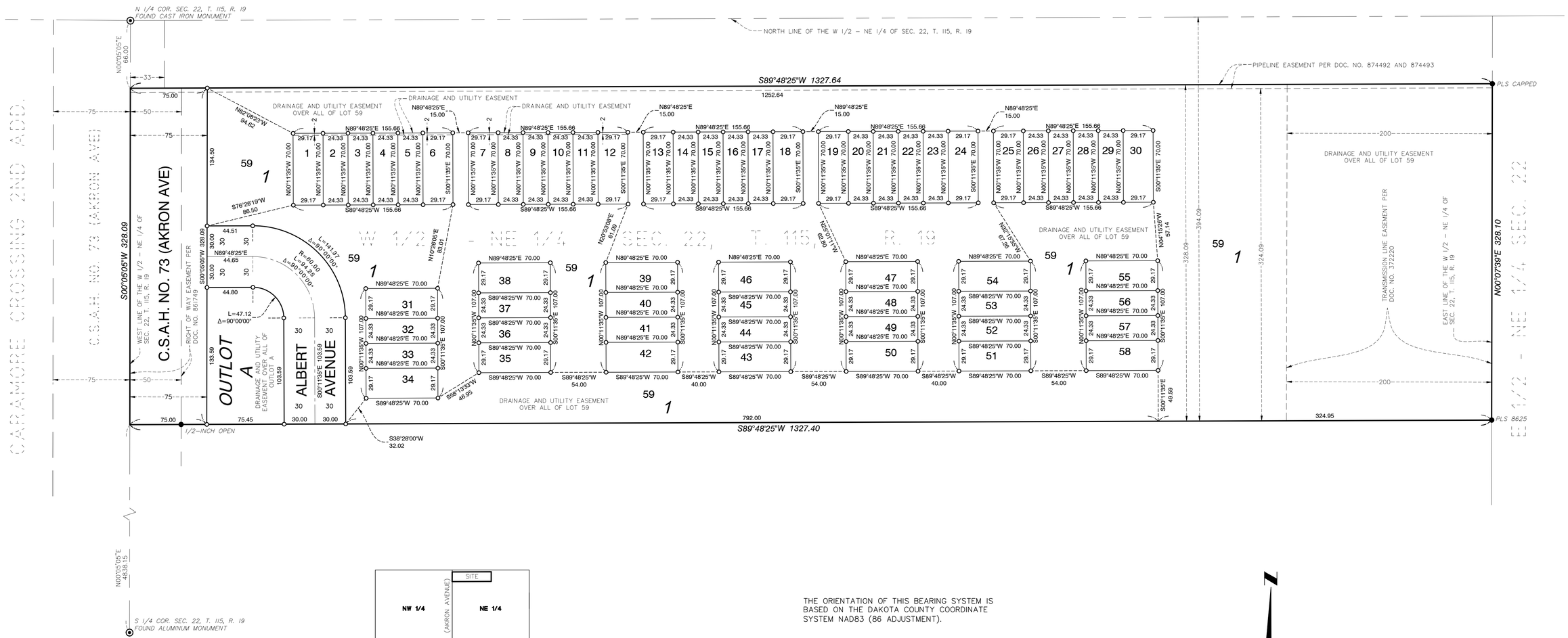
COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

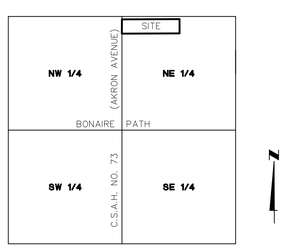
I hereby certify that this plat of AKRON RIDGE was filed in the office of the County Recorder for public record on this _____ day of _____, 20 ___, at ___ o'clock ___.M. and was duly filed in Book_____ of Plats, Page_____ , as Document Number _____ .

_____ _____
Amy A. Koethe, County Recorder

ALLIANT
ENGINEERING

AKRON RIDGE





VICINITY MAP

SECTION 22, T115, R19

NOT TO SCALE

THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE DAKOTA COUNTY COORDINATE SYSTEM NAD83 (86 ADJUSTMENT).

● Denotes monument found 1/2 inch iron pipe marked as shown

○ Denotes 1/2 inch x 18 inch iron monument set marked by license no. 57366 unless otherwise shown

Scale in feet

0 50 100 150

1 INCH = 50 FEET

ALLIANT ENGINEERING

McMenomy Pond
Recreation Complex

AKRON RIDGE

KNOW ALL PERSONS BY THESE PRESENTS: That M/I Homes of Minneapolis/St. Paul, LLC, a Delaware limited liability company, owner of the following described property:

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

In witness whereof said M/I Homes of Minneapolis/St. Paul, LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20 ___.

Signed: M/I Homes of Minneapolis/St. Paul, LLC

by _____
Susan E. Krohne, Manager

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ day of _____, 20 ___, by Susan E. Krohne, Manager of M/I Homes of Minneapolis/St. Paul, LLC, a Delaware limited liability company, on behalf of the limited liability company.

_____
Signature

_____
Printed Name
Notary Public, _____County, _____
My Commission Expires _____

SURVEYORS CERTIFICATE

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

Dated this _____ day of _____ , 20 ___.

_____
Daniel Ekrem, Licensed Land Surveyor
Minnesota License No. 57366

STATE OF MINNESOTA
COUNTY OF _____

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

_____
Signature

_____
Printed Name
Notary Public, _____County, Minnesota
My Commission Expires_____

CITY COUNCIL, CITY OF ROSEMOUNT, MINNESOTA

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

By: _____ _____
Mayor Clerk

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Dakota County Surveyor

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Chair, County Board

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County Treasurer - Auditor

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

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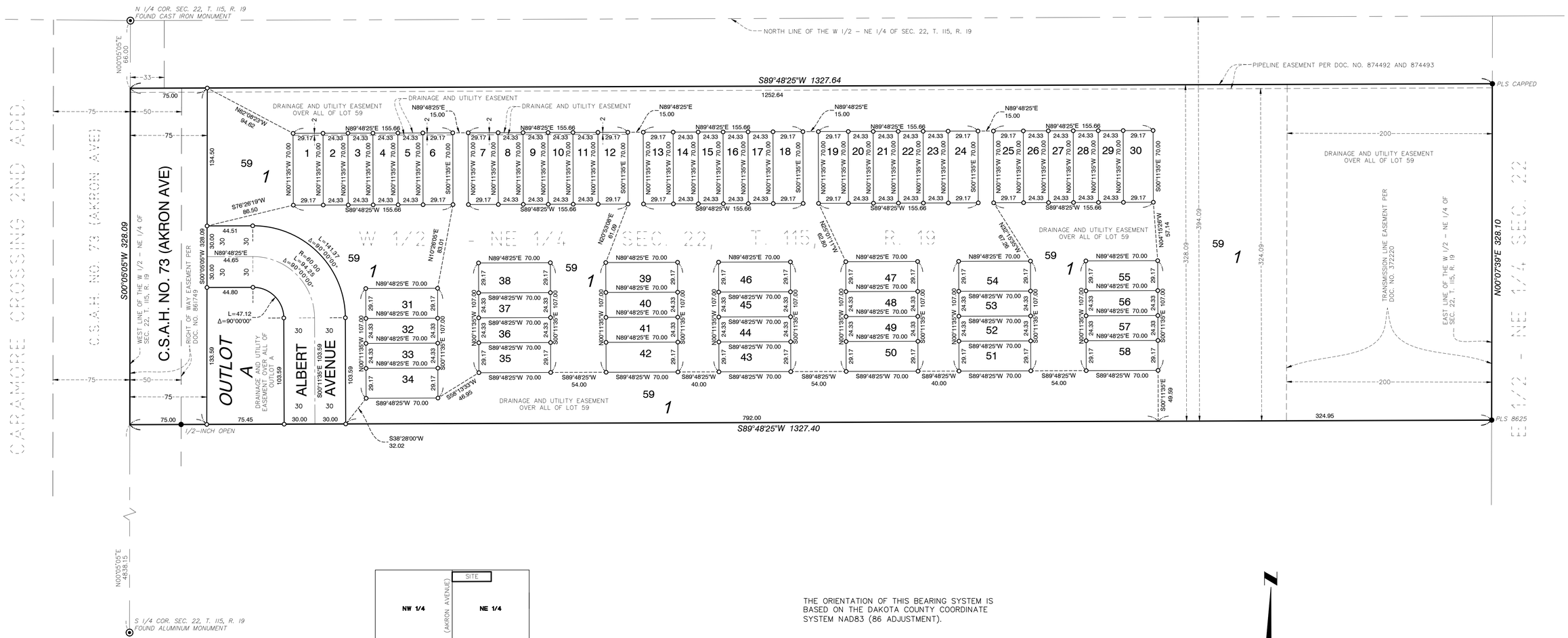
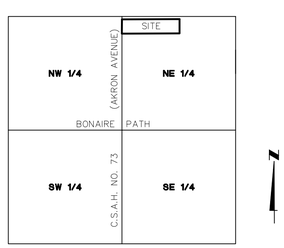
I hereby certify that this plat of AKRON RIDGE was filed in the office of the County Recorder for public record on this _____ day of _____, 20 ___, at ___ o'clock ___.M. and was duly filed in Book_____ of Plats, Page_____ , as Document Number _____ .

_____ _____
Amy A. Koethe, County Recorder

ALLIANT
ENGINEERING

AKRON RIDGE





VICINITY MAP

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Scale in feet

0 50 100 150

1 INCH = 50 FEET

ALLIANT ENGINEERING

AKRON RIDGE FINAL PLAT SUBMITTAL

INTRODUCTION

M/I Homes of Minneapolis/St. Paul, LLC is submitting application for the final plat for Akron Ridge. This will be the first and only addition and will include 58 townhome lots.

ABOUT M/I HOMES

M/I Homes has been in business for over 40 years and has built over 140,000 homes in 17 markets within the United States. They entered the Twin Cities Market in 2015 by purchasing Hans Hagen Homes. Hans Hagen Homes was founded over 50 years ago and was one of the largest and oldest home builders in the Minneapolis market.

DEVELOPMENT STANDARDS

Development standards approved with the Preliminary Plat.

TOWNHOME INFORMATION

We plan to include a two-story townhome product within this development that we feel will be a good fit with the surrounding neighborhood. The Carriage Collection offers a range of design features and options and ranges in size from 1,506 square feet to 1,772 square feet with 3 beds and 2.5 bathrooms, a covered entry, and patio in the rear.

RESTRICTIVE COVENANTS

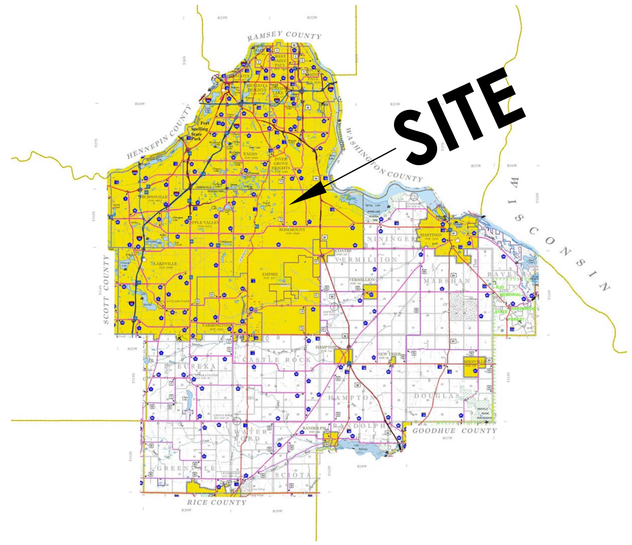
The townhomes will have an HOA that will provide for the maintenance of the overall common elements in the community, including landscaping and irrigation of the common areas, snow removal from sidewalks and private streets, and exterior maintenance. The HOA will also provide for restrictions on outdoor storage, parking (no boats, campers, or trailers) in order to keep the community looking orderly and well maintained. We are proposing that the city maintain the stormwater management.

AKRON RIDGE

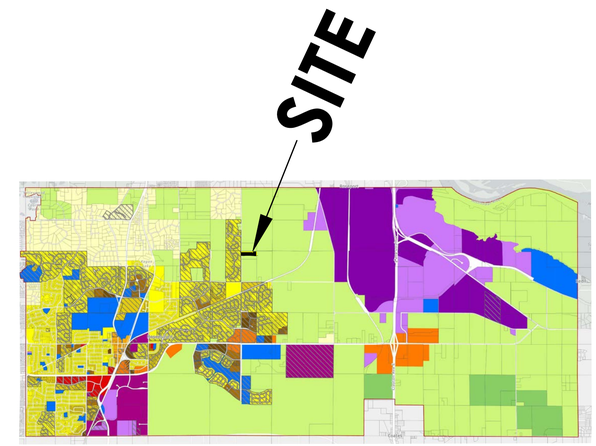
RESIDENTIAL DEVELOPMENT PROJECT

ROSEMOUNT, MN

MINNESOTA



DAKOTA COUNTY



CITY OF ROSEMOUNT

PROJECT LOCATION

INDEX OF CIVIL SITE DRAWINGS:

C0	PROJECT LOCATION PLAN
C1.1	PRELIMINARY PLAT & SITE PLAN
C2.1–C2.2	GRADING PLAN AND RETAINING WALL PLAN
C3.1	SANITARY & WATER UTILITY PLAN
C4.1	STORM SEWER UTILITY PLAN
C5.1	STORM WATER POLLUTION PREVENTION PLAN
C6.1	EXISTING CONDITIONS & REMOVAL PLAN
C7.1–7.2	PROFILES
C8.1–C8.4	DETAILS

OWNER/DEVELOPER:

Magellan Land Development

PO Box 302
Excelsior, MN 55331

Jason Palmby
612-220-6641
jason@palmby.com

PRELIMINARY PLANS FOR
AKRON RIDGE
Residential Development Project
13040 Akron Avenue
Rosemount, Minnesota 55068

PROJECT LOCATION PLAN

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

Date: 12/31/24 Reg. No. 24348

PREPARED BY: CIVIL ENGINEERING SITE DESIGN

118 East Broadway St.
PO Box 466
Monticello, MN 55362
Phone: 763-314-0929
www.civilesd.com

REVISIONS
10/31/24 UPDATE STREET PROFILE AND SANITARY DEPTH DATA.
11/27/24 UPDATE SITE LAYOUT WITH 4-UNIT BUILDINGS.
12/31/24 REVISE SITE LAYOUT FOR LARGER POND

VERTICAL SCALE 1 inch = ____ feet

HORIZONTAL SCALE 1 inch = ____ feet (FULL SIZE SHEET 22 x 34)

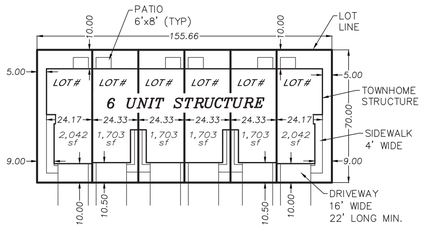
DATE 10/29/24	DRAWN BY SD	DESIGNED BY SD	CHECKED BY SD

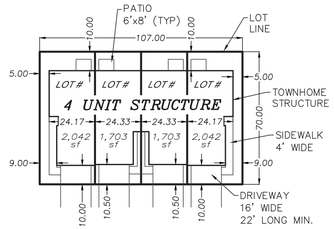
FILE NO. 00951

C0

Project Location Plan

TYPICAL LOT DIMENSION LAYOUT





SURVEY DATA

SURVEY INFORMATION PROVIDED BY:

NORTHWESTERN SURVEYING AND ENGINEERING INC.
20980 ROGERS DRIVE SUITE 500
ROGERS, MN 55374

DATED: 07/12/2024

BENCHMARK:
MNDOT 1906 N 5
NGVD88
ELEVATION = 933.059

EXISTING LEGAL DESCRIPTION

THE SOUTH 328.09 FEET OF THE NORTH 394.09 FEET OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 115, RANGE 19, ACCORDING TO THE GOVERNMENT SURVEY THEREOF, DAKOTA COUNTY, MINNESOTA.

SITE DATA

EXISTING PARCEL AREA =	435,546 SF =	10.00 AC
EXISTING ROAD R/W =	16,411 SF =	0.38 AC
NET DEVELOPMENT AREA =	419,135 SF =	9.62 AC

EXISTING TOTAL IMPERVIOUS AREA:	24,621 SF (0.56 AC)
PROPOSED TOTAL IMPERVIOUS AREA:	155,312 SF (3.56 AC)
NET ADDITIONAL IMPERVIOUS AREA:	130,691 SF (3.00 AC)
PERCENT TOTAL IMPERVIOUS AREA: (155,312 SF / 419,135 SF)	37.0%

EXISTING ZONING

A-2 AGRICULTURAL DISTRICT

PROPOSED ZONING

R-3 MEDIUM DENSITY RESIDENTIAL DISTRICT

PROPOSED UNITS / DENSITY

58 UNITS / 9.62 AC = 6.0 UNITS/AC

VISITOR PARKING

58 UNITS x 0.5 STALLS/UNIT = 29 STALL PROVIDED

PROPOSED PHASE SCHEDULE

PHASE 1: LOTS 1-30 (30 UNITS)	YEARS: 2025-2026
PHASE 2: LOTS 1-28 (28 UNITS)	YEARS: 2027-2028

NOTE:

1) PROPOSED OUTLOT A, LOT 31 BLOCK 1 (PHASE 1), AND LOT 29 BLOCK 1 (PHASE 2), ARE TO BE PLATTED WITH DRAINAGE AND UTILITY EASEMENT OVER ENTIRE PARCEL.

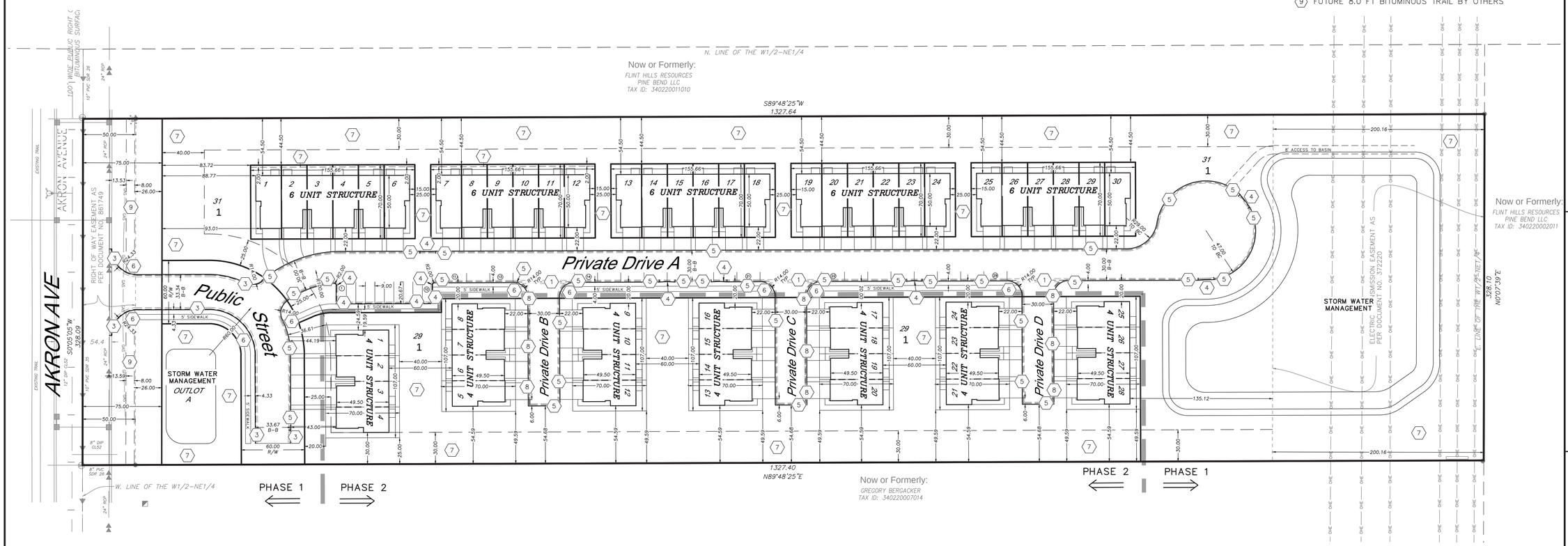
LEGEND:

- 908 — Existing Contours
- >> — Existing Storm Sewer
- x 908.2 — Existing Spot Elevation
- << — Existing Storm Sewer
- < — Existing Sanitary Sewer
- WM — Existing Watermain Sewer
- T — Existing Underground Telephone
- E — Existing Underground Electric
- Existing Tree Line
- Existing Easement Line
- Existing R/w Line
- Existing Boundary Line
- Existing Catch Basin
- Existing Manhole
- Existing Hydrant
- Existing Flared End Section
- Proposed Curb And Gutter Standard
- Proposed Curb And Gutter Tip-out
- Proposed Concrete Valley Gutter
- Proposed Concrete Light Duty Sidewalk
- Propose Lot Line
- Proposed Project Phase Line

0 50 100 150
GRAPHIC SCALE IN FEET

KEY NOTES:

1. 3 FT CONCRETE VALLEY GUTTER (SEE DETAIL)
2. NONE
3. B618 (6") CONCRETE CURB & GUTTER MIX 3F32 FOR MACHINE PLACEMENT (MnDOT 2461) MIX 3F52 FOR MANUAL PLACEMENT (MnDOT 2461)
4. B612 (6") CONCRETE CURB & GUTTER MIX 3F32 FOR MACHINE PLACEMENT (MnDOT 2461) MIX 3F52 FOR MANUAL PLACEMENT (MnDOT 2461)
5. D412 MODIFY (3") CONCRETE CURB & GUTTER MIX 3F32 FOR MACHINE PLACEMENT (MnDOT 2461) MIX 3F52 FOR MANUAL PLACEMENT (MnDOT 2461)
6. PED RAMP TO COMPLY WITH AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS. REFERENCE MNDOT STANDARD PLAN 5-297.250 INCLUDING CONTRASTING DETECTABLE WARNING DEVICES. DEPRESS BACK OF CURB AT RAMP. CONTRACTOR TO RESTORE SIDEWALK TO MATCH EXISTING PAVEMENT SECTION. (SEE DETAILS)
7. DRAINAGE & UTILITY EASEMENT
8. D412 MODIFY TIP-OUT (3") CONCRETE CURB & GUTTER MIX 3F32 FOR MACHINE PLACEMENT (MnDOT 2461) MIX 3F52 FOR MANUAL PLACEMENT (MnDOT 2461)
9. FUTURE 8.0 FT BITUMINOUS TRAIL BY OTHERS



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OWNER/DEVELOPER:

Magellan Land Development

PO Box 302
Excelsior, MN 55331

Jason Palmby
612-220-6641
jason@palmby.com

PRELIMINARY PLANS FOR
AKRON RIDGE
Residential Development Project
13040 Akron Avenue
Rosemount, Minnesota 55068

PRELIMINARY PLAT & SITE PLAN

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

Date: 12/31/24 Reg. No. 24348

PREPARED BY: CIVIL ENGINEERING SITE DESIGN
118 East Broadway St.
PO Box 466
Monticello, Minnesota 55362
Phone: 763-314-0929
www.civilesd.com

REVISIONS
10/31/24 UPDATE STREET PROFILE AND SANITARY DEPTH DATA.
11/27/24 UPDATE SITE LAYOUT WITH 4-UNIT BUILDINGS.
12/31/24 REVISE SITE LAYOUT FOR LARGER POND

VERTICAL SCALE 1 inch = ____ feet

HORIZONTAL SCALE 1 inch = ____ feet (FULL SIZE SHEET 22 x 34)

DATE	DRAWN BY	DESIGNED BY	CHECKED BY
10/29/24	SD	SD	SD

FILE NO. 00951

C1.1

Preliminary Plat & Site Plan

GENERAL GRADING NOTES:

1. Specifications applicable for this project: Current standard specifications for City of Rosemount, MN, and the latest Minnesota Department of Transportation Specifications for Highway Construction and all NPDES requirements except where modified by these contract documents.
2. OSHA requirements shall be followed for all work on this project.
3. The Contractor shall notify "Gopher State One Call" 48 hours prior to any excavation (1–800–252–1166.)
4. The Grading Contractor shall verify all locations and elevations of underground utilities with utility companies prior to any construction, and immediately notify the Engineer of any conflicts.
5. Erosion Control shall be constructed, as applicable, as sequenced below:
   A) Silt Fence.
   B) Rock Construction Entrance.
   C) Demolition
   D) Common excavation (grading).
   E) Seed and mulch or sod (See notes on Landscape plan).
6. Final Plat shall govern for easements and lot dimensions.
7. Any erosion control items necessary to protect adjacent properties shall be constructed by the Grading Contractor.
8. Erosion control maintenance shall be performed by the Grading Contractor, and removed as per the Contract Documents or as directed by the Engineer, followed by all necessary restoration of disturbed area. This work shall be incidental to the grading contract.
9. The Grading Contractor shall schedule the soils engineer to facilitate certification of all controlled fills in a timely fashion. Density tests shall meet the following:
   A) Within the upper 3' of streets, the Grading Contractor shall utilize approved soils that are within 1% of the optimum moisture content as defined by the Standard Proctor Test–ASTM: D–698 with compaction meeting 100% Standard Proctor Density and not exceeding this compaction by more than 1%. Below the upper 3', compaction shall meet 95% Standard Proctor Density, and be within 3% of the optimum moisture content. Grading tolerances shall be 0.1'.
   B) Grading tolerances for the remainder of the site shall be 0.25'.
10. All areas of unsuitable soils found in the pad described above that cannot be corrected shall be located in the field by the Grading Contractor. The Grading Contractor shall immediately notify the Engineer of these areas and provide information as to their size and location.
11. The Grading contractor shall provide positive drainage on the site at all times.
12. The Grading Contractor shall keep public streets and travel ways clear of soil and debris. Daily cleaning at the construction entrance shall be performed, especially at the end of each day's work.
13. All silt fence shall be removed at project completion.
14. All erosion control best management practices shall be per City standards.
15. Coordinate grading in electrical easement with utility provider.

SURVEY DATA

SURVEY INFORMATION PROVIDED BY:

NORTHWESTERN SURVEYING AND ENGINEERING INC.
20980 ROGERS DRIVE SUITE 500
ROGERS, MN 55374

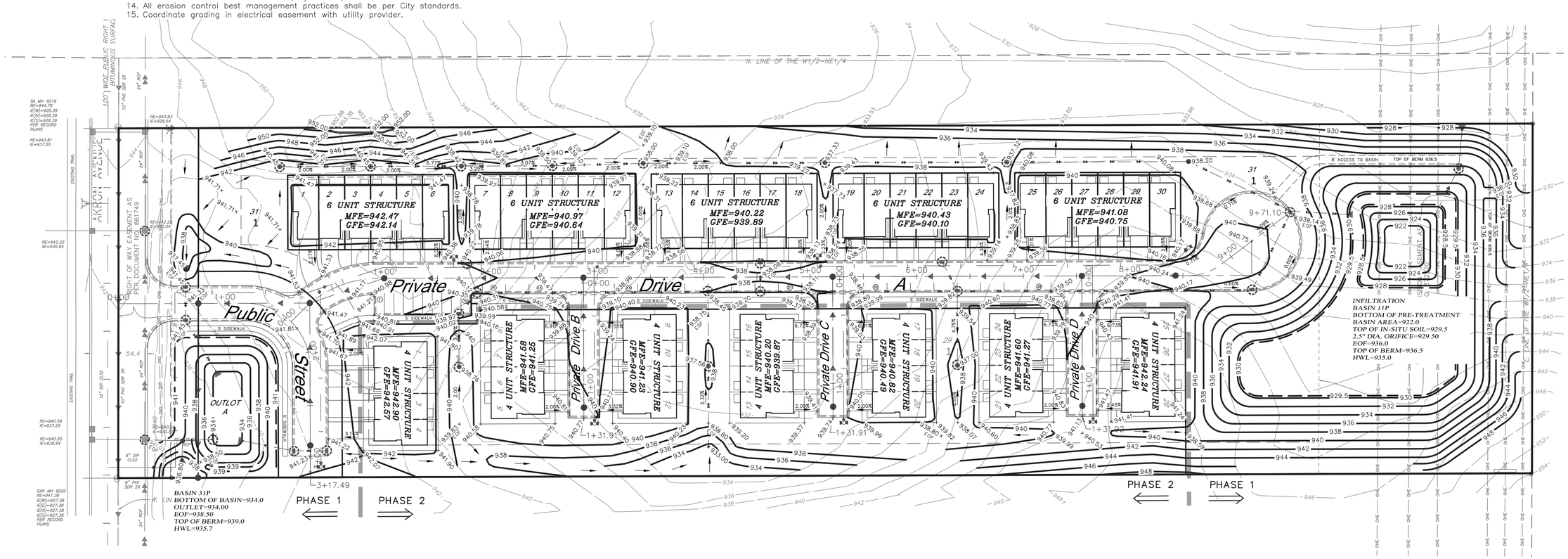
DATED: 07/12/2024

BENCHMARK:
MNDOT 1906 N 5
NGVD88
ELEVATION = 933.059

LEGEND:

908	Existing Contours
	Existing Storm Sewer
× 908.2	Existing Spot Elevation
908	Proposed Contours
	Proposed Storm Sewer
× ###.##	Proposed Spot Elevation
#.#%	Flow Direction
	Proposed Storm Sewer Inlet Protection
GFE=###.#	Proposed Garage Elevation
MFE=###.#	Proposed Main Floor Elevation

0 50 100 150
GRAPHIC SCALE IN FEET



INDEX OF CIVIL SITE DRAWINGS:

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C5.1	STORM WATER POLLUTION PREVENTION PLAN
C6.1	EXISTING CONDITIONS & REMOVAL PLAN
C7.1–7.2	PROFILES
C8.1–C8.4	DETAILS

OWNER/DEVELOPER:

Magellan Land Development

PO Box 302
Excelsior, MN 55331

Jason Palmby
612-220-6641
jason@palmby.com

PRELIMINARY PLANS FOR

AKRON RIDGE
Residential Development Project
13040 Akron Avenue
Rosemount, Minnesota 55068

GRADING & DRAINAGE PLAN

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

Date: 12/31/24 Reg. No. 24348

PREPARED BY: CIVIL ENGINEERING SITE DESIGN
118 East Broadway St.
PO Box 466
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FILE NO. 00951

C2.1

Grading & Drainage Plan

SURVEY DATA

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20980 ROGERS DRIVE SUITE 500
ROGERS, MN 55374

DATED: 07/12/2024

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NGVD88
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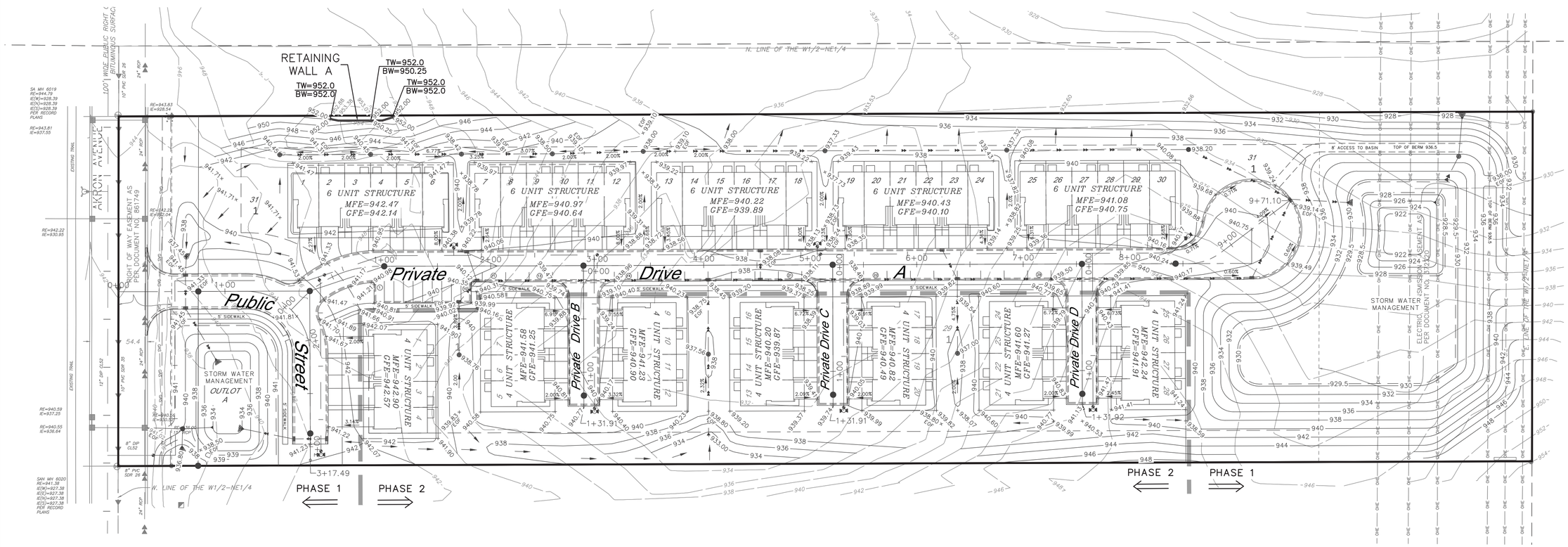

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RETAINING WALL PLAN

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FILE NO. 00951

C2.2

Retaining Wall Plan

GENERAL UTILITY NOTES:

1. SPECIFICATIONS APPLICABLE FOR THIS PROJECT: CURRENT STANDARD SPECIFICATIONS FOR THE CITY OF ROSEMOUNT AND THE LATEST VERSION OF THE STANDARD UTILITY SPECIFICATIONS BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
2. OSHA REQUIREMENTS SHALL BE FOLLOWED FOR ALL WORK ON THIS PROJECT.
3. THE CONTRACTOR SHALL NOTIFY GOPHER STATE ONE CALL 48 HOURS PRIOR TO ANY EXCAVATION.
4. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS AND ELEVATIONS OF UNDERGROUND UTILITIES WITH UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS.
5. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND FACILITIES TO ALLOW PROPER FUNCTIONING DURING AND AFTER CONSTRUCTION. ANY REQUIRED SUPPORTING STRUCTURES SHALL BE SUPPLIED BY THE CONTRACTOR AS WORK INCIDENTAL TO THE CONTRACT.
6. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS BETWEEN EXISTING UTILITIES AND THE PROPOSED CONSTRUCTION. THE ENGINEER WILL COORDINATE WITH THE UTILITY COMPANY IN QUESTION TO DETERMINE THE NEED FOR RELOCATION OF THE EXISTING UTILITY.
7. EXISTING CONDITIONS SUCH AS SAND IN MANHOLES OR VALVE BOXES SHALL BE IDENTIFIED BY THE CONTRACTOR AND THESE SHALL BE REPORTED TO THE ENGINEER PRIOR TO EXCAVATION BY THE CONTRACTOR. ONCE CONSTRUCTION HAS BEGUN, ALL DAMAGE TO UNDERGROUND UTILITIES WILL BE ASSUMED TO HAVE BEEN CAUSED BY THE CONTRACTOR. ANY REPAIRS NECESSARY SHALL BE PERFORMED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
8. FINAL PLAT SHALL GOVERN FOR EASEMENTS AND LOT LINES.
9. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND PROJECT ENGINEER 48 HOURS PRIOR TO STARTING WORK OR AS REQUIRED BY THE LOCAL JURISDICTION OR BE SUBJECT TO BEING SHUT DOWN.
10. THE CONTRACTOR SHALL PRESERVE AND PROTECT THE MARKERS AND MONUMENTS SET FOR THE SUBDIVISION OF THE LAND.
11. THE CONTRACTOR SHALL SCHEDULE THE SOILS ENGINEER TO FACILITATE CERTIFICATION OF ALL CONTROLLED FILLS IN A TIMELY MANNER. DENSITY TESTS SHALL MEET THE FOLLOWING:

A. WITHIN THE UPPER 3' OF STREETS OR PAVEMENT, THE GRADING CONTRACTOR SHALL UTILIZE APPROVED SOILS THAT ARE WITHIN 1% OF THE OPTIMUM MOISTURE CONTENT AS DEFINED BY ASTM D-698 STANDARD PROCTOR TEST MEETING 100% STANDARD PROCTOR DENSITY AND NOT EXCEEDING THIS COMPACTION BY MORE THAN 1% BELOW THE UPPER 3', COMPACTION SHALL MEET 95% STANDARD PROCTOR DENSITY AND BE WITHIN 3% OF THE OPTIMUM MOISTURE CONTENT. GRADING TOLERANCES SHALL AVERAGE 0.1', BUT SHALL NOT BE CONSISTENTLY HIGH OR LOW.

B. GRADING TOLERANCES FOR THE REMAINDER OF THE SITE SHALL BE 0.15'.

12. THE OWNER SHALL PAY FOR ALL TESTING OF SOILS COMPACTION. ANY AREAS WHICH FAIL TO MEET THE ABOVE STANDARDS SHALL BE CORRECTED AND RE-TESTED BY THE OWNER'S TESTING AGENCY AT THE CONTRACTOR'S EXPENSE.
13. CONTRACTOR SHALL PROVIDE TEMPORARY TRAFFIC CONTROL AS NEEDED IN COMPLIANCE WITH MnDOT TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS FIELD MANUAL (CURRENT VERSION) FOR CONSTRUCTION ADJACENT TO TRAVEL WAYS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF THE DEPTH OF EXISTING UTILITIES LISTED ON THIS PLAN PRIOR TO ORDERING OF ANY FITTINGS, STRUCTURES, CASTINGS, ETC. ENGINEER AND OWNER SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND AS DEPTHS ARE ESTIMATED.
15. CONTRACTOR TO COMPLY WITH ALL REGULATORY AGENCY PERMIT CONDITIONS FOR PERMITS OBTAINED BY THE OWNER AND FOR PERMITS OBTAINED BY THE GENERAL CONTRACTOR.
16. ALL WORK PERFORMED AND MATERIALS USED FOR CONSTRUCTION OF UTILITIES MUST CONFORM TO THE CITY OF ROSEMOUNT STANDARD SPECIFICATIONS AND DETAILS.

SANITARY AND WATER UTILITY NOTES:

1. ALL STATIONS FOR SANITARY SEWER SERVICES AS SHOWN ON THE PLANS ARE TO THE SANITARY SEWER SERVICE WYES WITH THE DOWNSTREAM MANHOLE BEING 0+00, UNLESS OTHERWISE NOTED.
2. ALL STATIONS FOR WATER SERVICES AS SHOWN ON THE PLANS ARE TO CORPORATIONS AT WATERMAIN IN THE STREET AND BASED ON CENTERLINE ROADWAY STATIONING.
3. ALL SANITARY SEWER SERVICE MATERIALS ARE 4" PVC SDR 26.
4. ALL WATER SERVICES ARE 1" (TYPE K) COPPER TUBING.
5. SANITARY AND WATER SERVICE PIPES MAY BE INSTALLED IN THE SAME TRENCH PARALLEL WITH 3.0 FEET HORIZONTAL SEPARATION, AND WATER SERVICE ON A BENCH A MINIMUM 18 INCHES ABOVE THE TOP OF SANITARY SEWER SERVICE.
6. SANITARY SERVICE ELEVATION IS INVERT IN PROXIMITY TO WATER SERVICE CURB STOP FOR EXISTING AND PROPOSED SERVICES. EXISTING SANITARY SERVICE ELEVATIONS.
7. CONTRACTOR TO ADJUST EXISTING WATER CURB STOP BOX ELEVATIONS TO GRADE.
8. CONTRACTOR TO CONFIRM NEW/PROPOSED SANITARY SEWER SERVICE LINES ARE INSTALLED AT 2.00% GRADE MINIMUM OR GREATER, UNLESS OTHERWISE NOTED.
9. ALL NEW/PROPOSED CURB BOXES ARE LOCATED AT A LOCATION 10' PAST PROPERTY LINE UNLESS NOTED OTHERWISE ON PLAN.
10. CONTRACTOR TO CONFIRM MINIMUM SEPARATION OF 18" BETWEEN ALL STORM SEWER, SANITARY SEWER, AND WATERMAIN. PROVIDE INSULATION AT ALL SEPARATIONS LESS THAN 2.0 FT, EXCLUDE INSULATION AT ALL SEPARATIONS 2.0 FT OR GREATER.
11. ALL STRUCTURE INVERTS ARE REFERENCED TO DIRECTION. EXAMPLE: IE(W)=WEST INVERT ELEVATION.
12. ALL MANHOLE RIMS IN PAVED AREAS SHALL BE DEPRESSED 0.05 FEET LOWER THAN FINISHED PAVEMENT GRADE
13. ALL WATERMAIN DIP FITTINGS, VALVE BOXES, AND HYDRANTS ARE WRAPPED IN POLYETHYLENE ENCASEMENT MATERIAL.
14. PVC PIPE CROSSING OVER WATERMAIN PIPE SHALL BE ASTM D 1785, ASTM D 2241, OR AWWA C900.
15. ALL WATERMAIN DIP MATERIALS AND STEEL MATERIALS ARE TO BE AMERICAN MADE.
16. TRACER WIRE IS TO BE INSTALLED ALONG ALL WATERMAIN PER CITY STANDARDS.
17. ALL CONSTRUCTION SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS AND DETAILS.
18. WATERMAIN AND SERVICE LINE INSTALLATION TO COMPLY WITH THE REQUIREMENTS OF SECTION 2611 OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), 2018 SPECIFICATIONS OR CURRENT EDITION.
19. ALL SANITARY SEWER SERVICE INVERTS ARE AT END OF PIPE AS SHOWN ON PLAN.
20. INSULATION TO BE PROVIDED FOR ALL SANITARY SEWER MAIN AND SERIVCES WITH 6.0 FT DEPTH OF COVER OR LESS.

LEGEND:

- 908 — Existing Contours
- Existing Storm Sewer
- x 908.2 — Existing Spot Elevation
- Existing Storm Sewer
- Existing Sanitary Sewer
- Existing Watermain Sewer
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0 50 100 150
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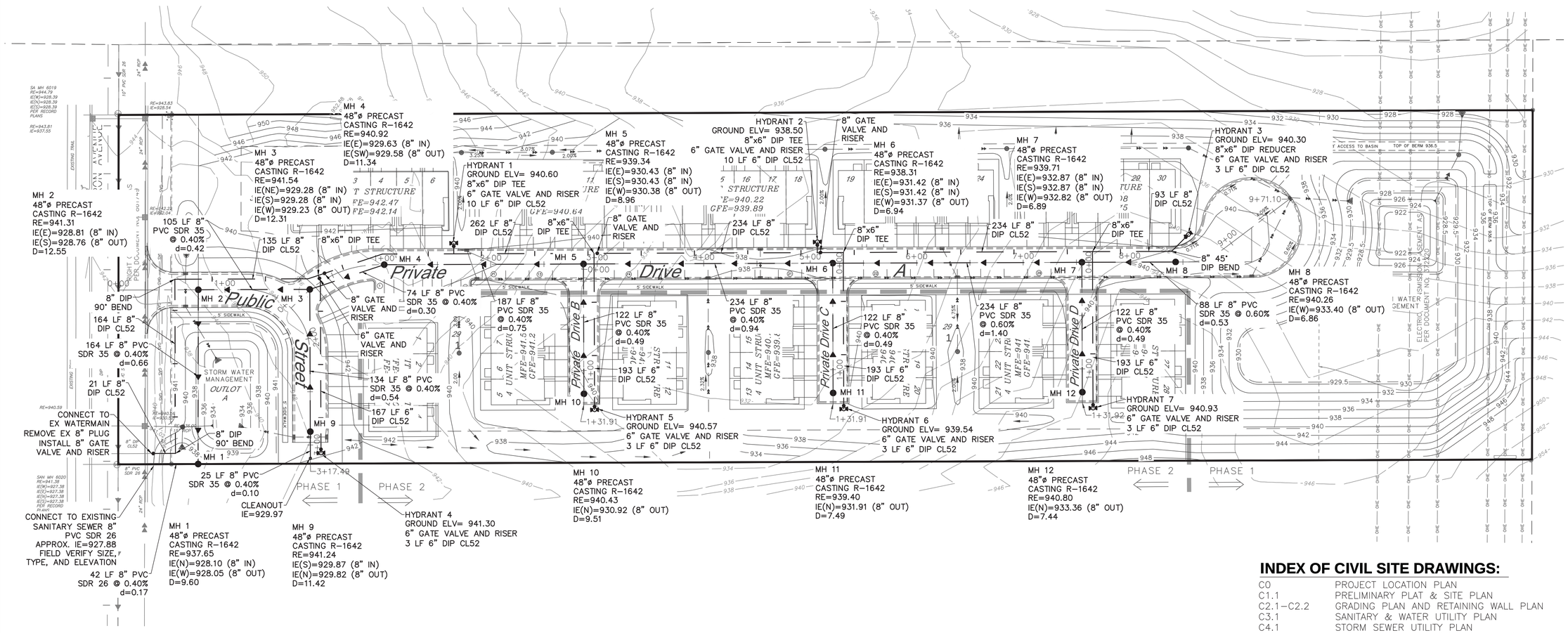
SANITARY & WATER UTILITY PLAN



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FILE NO. 00951

C3.1

Sanitary & Water Utility Plan

GENERAL UTILITY NOTES

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STORM SEWER UTILITY NOTES:

1. ALL MANHOLE CASTINGS IN PAVEMENT SHALL BE SUMPED 0.05'. ALL CATCHBASIN CASTINGS IN CURB SHALL BE SUMPED 0.17'. RIM ELEVATIONS SHOWN ON PLAN REFLECT SUMPED ELEVATIONS.
2. CASTINGS SHALL BE NEENAH R-1733 FOR MANHOLES, R-3067 FOR CATCH BASINS, AND R-4342 FOR YARD INLET (OR EQUIVALENT).
3. ALL STORM SEWER IN LAWN AREAS SHALL BE HDPE DUAL WALL PIPE AND UNDERNEATH ROADWAY PAVEMENT AREAS SHALL BE CLASS 5 REINFORCED CONCRETE PIPE (RCP) WITH WATER TIGHT JOINTS UNLESS NOTED OTHERWISE.
4. ALL FLARED END SECTIONS SHALL BE FITTED WITH GALVANIZED TRASH GUARDS.

LEGEND:

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- >> — Existing Storm Sewer
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- << — Existing Storm Sewer
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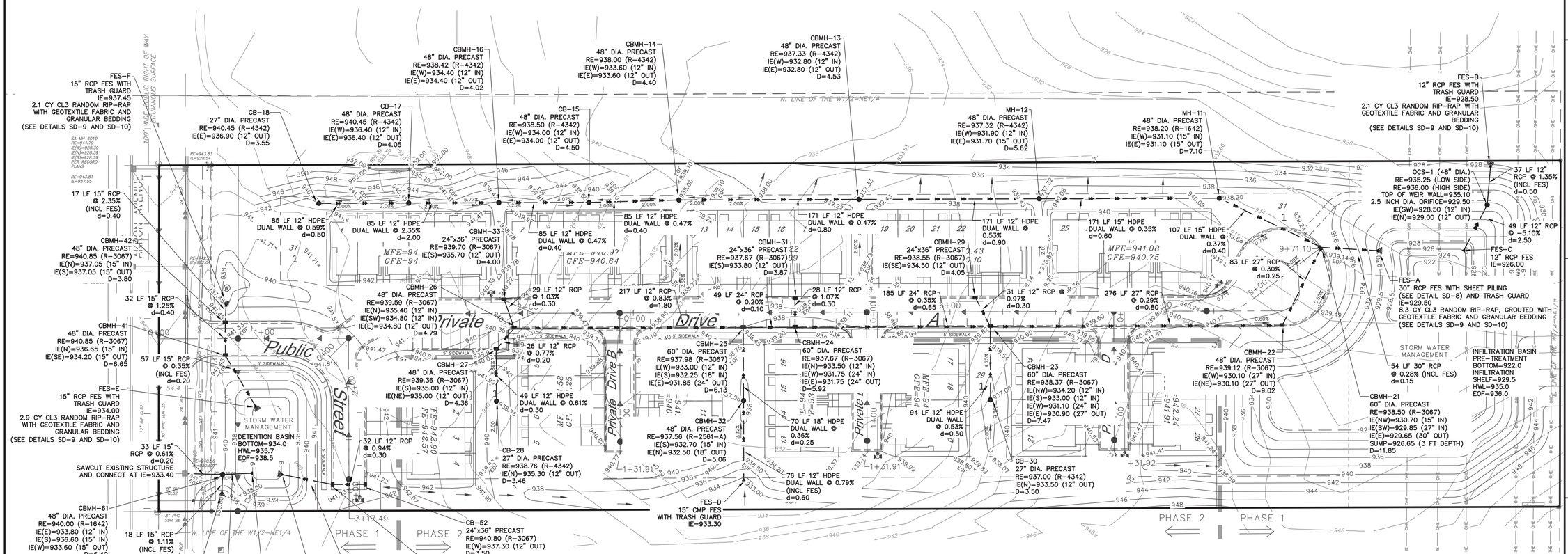

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STORM SEWER UTILITY PLAN

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FILE NO. 00951

C4.1

Storm Sewer Utility Plan

SWPPP NARRATIVE

This residential site project construction will consist of site clearing, grading, utilities, and streets. Construction is planned for 2025–2027.

First, perimeter silt fence and rock construction entrance shall be installed. Then site work shall commence. The contractor shall dispose all debris off-site within 24 hours. Then the site can be graded, utilities installed, including gas, electric, and communication utilities, buildings constructed, curbing and pavements installed, final grade tolerance, and landscape final stabilization. Once final grade is established and certified, the site shall be stabilized with seed and mulch or sod. Once vegetation is established, temporary erosion control measures shall be removed.

POLLUTION PREVENTION NOTES

Solid waste: collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction debris and other wastes must be disposed of properly off-site and must comply with MPCA requirements.

Hazardous materials: oils, gasoline, paint, and any hazardous substance must be properly stored, including secondary containment, to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal must be in compliance with MPCA regulations.

External washing of trucks or other construction vehicles is not allowed on site. No engine degreasing is allowed on site. No concrete washouts are allowed on site.

Concrete truck washout is not to be allowed on site unless washout waste is contained with no discharge to ground surface or site drainage facilities. Containment systems are to be located a minimum 50 feet away from drainage facilities and watercourses. Containment systems shall have an impermeable liner. Containment system shall be clearly marked with signage.

All sanitary waste must be collected from portable toilet units on site by a licensed waste management contractor. The units must be secured and shall be maintained on a regular basis as needed to prevent overfilling.

LOCATION OF SWPPP REQUIREMENTS IN PLANS

DESCRIPTION	LOCATION
STANDARD BMP DETAILS	DETAILS ON SHEET C8.1–8.4
STORMWATER CALCULATIONS	STORM SEWER REPORT
SITE MAP	STORM SEWER REPORT
DRAINAGE ROUTING	GRADING PLAN SHEET C2.1
SOILS DATA	GEOTECHNICAL REPORT

DESIGN CALCULATIONS

Design calculations, including soil types are on file with: Civil Engineering Site Design

SWPPP Designer: Scott Dahlke (Expires 2025)

EROSION CONTROL NOTES

1. All devices necessary to control erosion and sediment (I.E. perimeter silt fence, rock construction entrances, swales, ponds, berms, ETC.) shall be installed prior to any other construction operations.
2. After completion of final grading, exposed soils must be permanently stabilized within 7 days. Stabilization shall consist of disc–anchored seed & mulch, HECP with fiber reinforced matrix, erosion blanket with seed, or sod.
3. The site must be kept in a well drained condition at all times. The contractor shall be responsible for temporary ditches, or other means necessary to ensure proper drainage. The building pad must be provided with a positive outflow. This work shall be incidental to the grading contract.
4. Entering/exiting of the site shall occur only at rock construction entrance to reduce tracking of dirt onto paved streets. Sediment tracked onto streets during working hours must be reclaimed via street scraping and sweeping at the end of each working day.
5. Stormwater discharge pipe outlet energy dissipation shall be provided by rip–rap with size, quantity, and placement in accordance with City standards. Rip–rap installation shall be within 24 hours of pipe installation.
6. Install silt fence around all temporary inactive stockpiles which are not place within existing silt fence area or other perimeter erosion controls.
7. Stabilization of temporary or permanent drainage ditches that drain water from the construction site must be initiated within 24 hours of connecting the drainage ditch to any storm water conveyance system and must be completed using erosion blanket.
8. Sufficient personnel, equipment, and materials shall be mobilized within 24 hours of written order (ie. email) by the owner or owners representative to conduct corrective work and install temporary erosion control work in the case of an emergency.

VEGETATION GROUND COVER SCHEDULE

1. Stabilization of all exposed soil areas must be initiated immediately but in no case completed later than seven (7) days after the construction activity in that portion of the site has temporarily or permanently ceased. Seeding and mulching shall conform to the latest NPDES requirements for installation schedule with regards to grading.
2. Permanent turf ground cover shall include all disturbed areas be covered with a minimum 6" topsoil. Turf seed to be MnDOT mix 25–141 applied at 59 lbs/ac with MnDOT Type 3 mulch to be applied at 2 tons/ac and disc anchored in areas not covered by sod or erosion blanket. Seeding and mulching shall conform to the latest NPDES requirements for installation schedule with regards to grading.
3. Temporary ground cover to be MnDOT seed mix 22–111 shall be applied at 31 lbs/ac, or equivalent as approved by City. MnDOT Type 1 mulch shall be applied at 2 tons/ac and disc anchored in areas not covered by sod or erosion blanket.
4. Fertilizer for turf shall be MnDOT Type 3 22–5–10 and applied at 350 lb/ac. Disc fertilizer into top 3" of soil. Fertilizer. Specification reference is MnDOT 2574.
5. Dormant seed mix shall be used after November 1 or when temperatures do not exceed 40° F, using same rates specified above. No seed shall be placed on snow or ice greater than 2" in depth.
6. Any seeded areas that do not become established with vegetation shall be re–seeded at Contractor's expense.
7. Erosion blanket shall be installed in seed areas with ground surface slopes of 4H:1V or steeper.

EROSION CONTROL INSTALLATION SCHEDULE

1. Silt fence shall be installed or restored prior to any construction. Silt fence shall be located as shown to intercept runoff. The area located beyond the perimeter silt fence shall not be disturbed during construction.
2. Rock Construction Entrance shall be installed prior to grading operations.
3. All storm sewer inlets shall have inlet protection inserts installed. Inserts shall be "Road rain–Top Slab" or "Road Drain–Curb & Gutter" inlet protection devices as manufactured by WIMCO (or approved equal) and installed per manufacture's recommendations.
4. All erosion control installations shall remain in place and be maintained in good condition by the contractor until the site has been re–vegetated, at which time it shall be removed by the contractor. For proposed paved surface areas, the contractor may remove necessary silt fencing to construct roadway, while maintaining adequate erosion control in adjacent areas.
5. Sufficient topsoil shall be stockpiled to allow for the replacement of 6" topsoil for disturbed areas to be re–vegetated.
6. The contractor shall schedule site grading, utility installation and roadway construction so that the general site can be mulched and re–seeded soon after disturbance. Areas that will not be subject to construction traffic for 14 days shall be seeded and mulched or sodded within 7 days of final grading.

EROSION CONTROL MAINTENANCE SCHEDULE

1. Erosion control measures shall be inspected by the contractor's representative and maintained by the contractor every Friday and within 24 hours after any rainfall event larger than 1/2" until the project is completed. Maintenance requirements are as follows: silt fence – 1/3 height of fence or damaged, remove sediment and/or repair fence within 24 hours; rock entrance – refresh as necessary to conform to detail; inlet protection inserts – remove sediment after each rain event, clean or replace filter when clogged; surface water – drain and stabilize, within 7 days of discovery; and street sweeping – remove all sediment tracked onto paved surfaces within 24 hours or as directed by City Engineer.
2. Replacement – Fabric shall be replaced promptly when it decomposes or becomes ineffective before the barrier is no longer necessary.
3. Any sediment remaining in place after silt fence is no longer required shall be dressed to conform with the existing grade, prepared, and seeded with appropriate seed mix, as directed by the engineer.
4. Removal of the silt fence– Silt fences shall be removed when they have served their useful purpose, but not before the upward sloping area has been permanently stabilized.

RESPONSIBLE PARTY

Contact information for the responsible party for erosion control is:

Owner: Jason Palmby
PO BOX 302
Excelsior, MN 55331
612–220–6641

Contractor: To be Determined

Manager: To be Determined

EXISTING LEGAL DESCRIPTION

THE SOUTH 328.09 FEET OF THE NORTH 394.09 FEET OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 115, RANGE 19, ACCORDING TO THE GOVERNMENT SURVEY THEREOF, DAKOTA COUNTY, MINNESOTA.

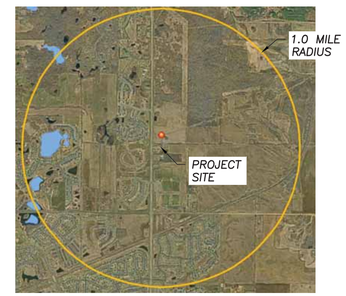
SITE DATA

EXISTING PARCEL AREA =	435,546 SF =	10.00 AC
EXISTING ROAD R/W =	16,411 SF =	0.38 AC
NET DEVELOPMENT AREA =	419,135 SF =	9.62 AC

EXISTING TOTAL IMPERVIOUS AREA:	24,621 SF (0.56 AC)
PROPOSED TOTAL IMPERVIOUS AREA:	155,312 SF (3.56 AC)
NET ADDITIONAL IMPERVIOUS AREA:	130,691 SF (3.00 AC)
PERCENT TOTAL IMPERVIOUS AREA: (155,312 SF / 419,135 SF)	37.0%

EROSION CONTROL QUANTITIES:

ITEM:	QUANTITY	UNIT
ROCK ENTRANCE	1	EA
SILT FENCE	2,526	LF
8" DIA BIO ROLL	824	LF
INLET PROTECTION	28	EA
EROSION BLANKET CAT. 20	7,834	SY



IMPAIRED WATER WITHIN 1 MILE RADIUS OF PROJECT: NONE

0 50 100 150
GRAPHIC SCALE IN FEET

LEGEND:

- 908 — Existing Contours
- Existing Storm Sewer
- 908 — Proposed Contours
- Proposed Storm Sewer
- Proposed Silt Fence
- Proposed Fiber Logs
- Proposed Storm Sewer Inlet Protection
- 1.9% — Flow Direction
- Proposed Erosion Blanket Cat. 20

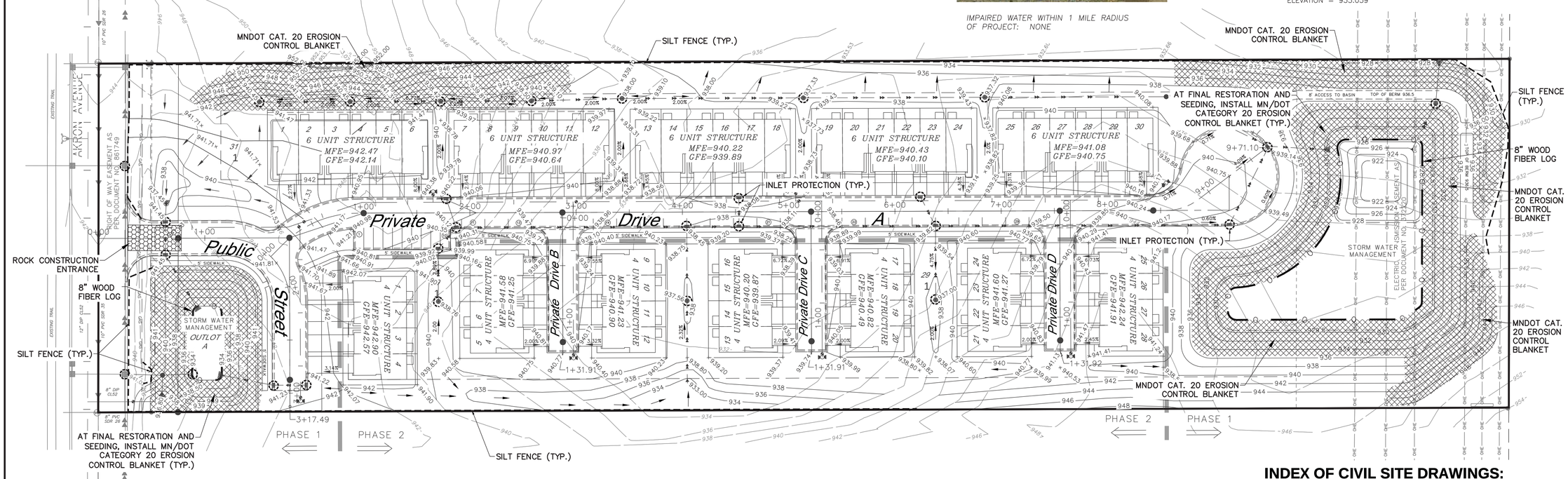
SURVEY DATA

SURVEY INFORMATION PROVIDED BY:

NORTHWESTERN SURVEYING AND ENGINEERING INC.
20980 ROGERS DRIVE SUITE 500
ROGERS, MN 55374

DATED: 07/12/2024

BENCHMARK:
MNDOT 1906 N 5
NGVD88
ELEVATION = 933.059



INDEX OF CIVIL SITE DRAWINGS:

C0	PROJECT LOCATION PLAN
C1.1	PRELIMINARY PLAT & SITE PLAN
C2.1–C2.2	GRADING PLAN AND RETAINING WALL PLAN
C3.1	SANITARY & WATER UTILITY PLAN
C4.1	STORM SEWER UTILITY PLAN
C5.1	STORM WATER POLLUTION PREVENTION PLAN
C6.1	EXISTING CONDITIONS & REMOVAL PLAN
C7.1–7.2	PROFILES
C8.1–C8.4	DETAILS

OWNER/DEVELOPER:

Magellan Land Development

PO Box 302
Excelsior, MN 55331

Jason Palmby
612-220-6641
jason@palmby.com

PRELIMINARY PLANS FOR
AKRON RIDGE
Residential Development Project
13040 Akron Avenue
Rosemount, Minnesota 55068

STORM WATER POLLUTION PREVENTION PLAN

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

Date: 12/31/24 Reg. No. 24348

PREPARED BY: CIVIL ENGINEERING SITE DESIGN
118 East Broadway St.
PO Box 466
Monticello, MN 55362
Phone: 763–314–0929
www.civilesd.com

REVISIONS
10/31/24 UPDATE STREET PROFILE AND SANITARY DEPTH DATA.
11/27/24 UPDATE SITE LAYOUT WITH 4–UNIT BUILDINGS.
12/31/24 REVISE SITE LAYOUT FOR LARGER POND

VERTICAL SCALE 1 inch = ____ feet

HORIZONTAL SCALE 1 inch = ____ feet (FULL SIZE SHEET 22 X 34)

DATE	DRAWN BY	DESIGNED BY	CHECKED BY
10/29/24	SD	SD	SD

FILE NO. 00951

C5.1

Storm Water Pollution Prevention Plan

DEMOLITION NOTES

1. Install perimeter sediment controls as soon as possible during clear and grub operations. See Erosion Control Plan.
2. Provide air quality control measures at the request of the Engineer or City Representatives. Take necessary measures to keep dust levels to a minimum. Provide sweeping of adjacent paving as needed, or as required by the City Engineer.
3. Locate and protect all utility lines prior to and during demolition. Utility locations shown are based on best available information and are not guaranteed. Contact private utility service for disconnection and removal.
4. Remove or relocate all existing site features that interfere with the proposed construction.
5. Protect existing site features that are to remain during construction. Replace anything damaged with new construction.
6. Pavement shall be saw cut at limits of removal unless noted otherwise. Do not impede existing traffic circulation to adjacent businesses or streets.
7. Sufficient topsoil shall be stockpiled to allow for the replacement of 6" of topsoil in disturbed areas to be re-vegetated.
8. All construction and post-construction parking shall be on-site. At no time shall parking, loading, or unloading be allowed on public streets.
9. Storage of materials or equipment shall not be allowed within public Right-of-Way and shall be maintained on site within project boundaries.

SURVEY DATA

SURVEY INFORMATION PROVIDED BY:

NORTHWESTERN SURVEYING AND ENGINEERING INC.
20980 ROGERS DRIVE SUITE 500
ROGERS, MN 55374

DATED: 07/12/2024

BENCHMARK:
MNDOT 1906 N 5
NGVD88
ELEVATION = 933.059

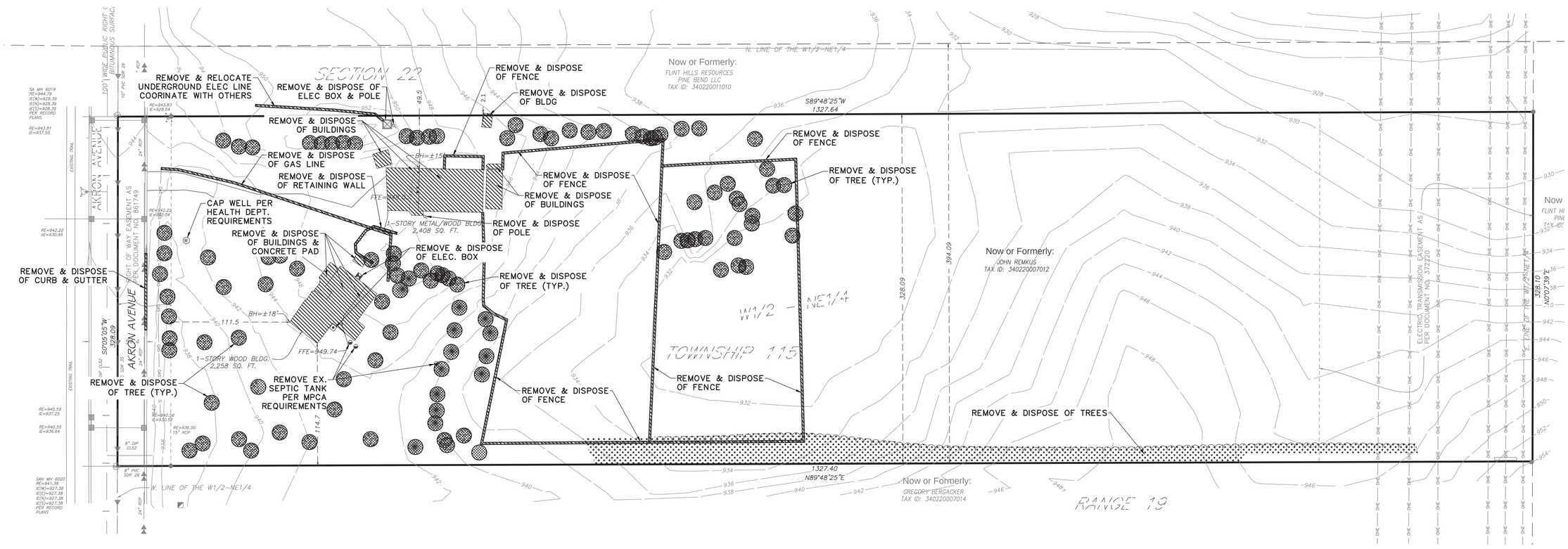
EXISTING LEGAL DESCRIPTION

THE SOUTH 328.09 FEET OF THE NORTH 394.09 FEET OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 115, RANGE 19, ACCORDING TO THE GOVERNMENT SURVEY THEREOF, DAKOTA COUNTY, MINNESOTA.

LEGEND:

- Existing Contours
- Existing Sanitary Sewer
- Existing Water Main
- Existing Storm Sewer
- Existing Trees
- Existing Bndy Line
- Proposed Demolition & Removal Area
- Proposed Tree Removal Area

0 50 100 150
GRAPHIC SCALE IN FEET



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C7.1–7.2	PROFILES
C8.1–C8.4	DETAILS

OWNER/DEVELOPER:

Magellan Land Development

PO Box 302
Excelsior, MN 55331

Jason Palmby
612-220-6641
jason@palmby.com

PRELIMINARY PLANS FOR

AKRON RIDGE
Residential Development Project

13040 Akron Avenue
Rosemount, Minnesota 55068

EXISTING CONDITION & REMOVAL PLAN

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

Date: 12/31/24 Reg. No. 24348

PREPARED BY:

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DATE	DRAWN BY	DESIGNED BY	CHECKED BY
10/29/24	SD	SD	SD

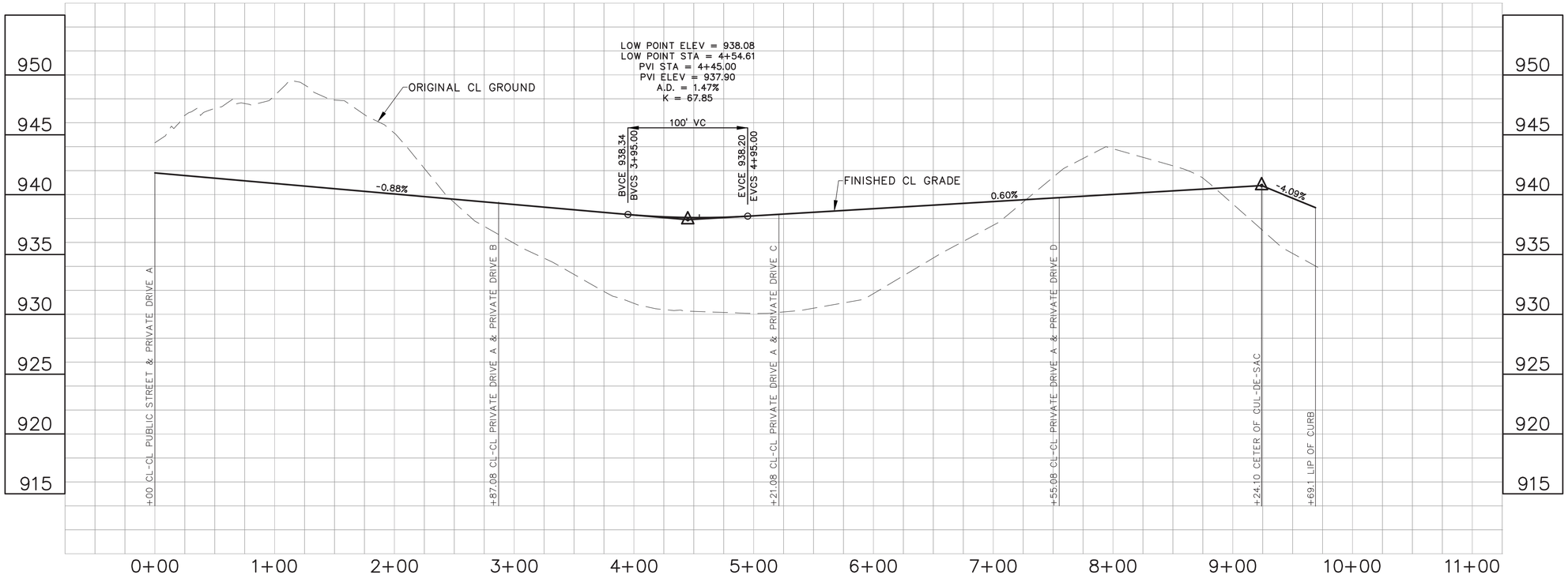
FILE NO. 00951

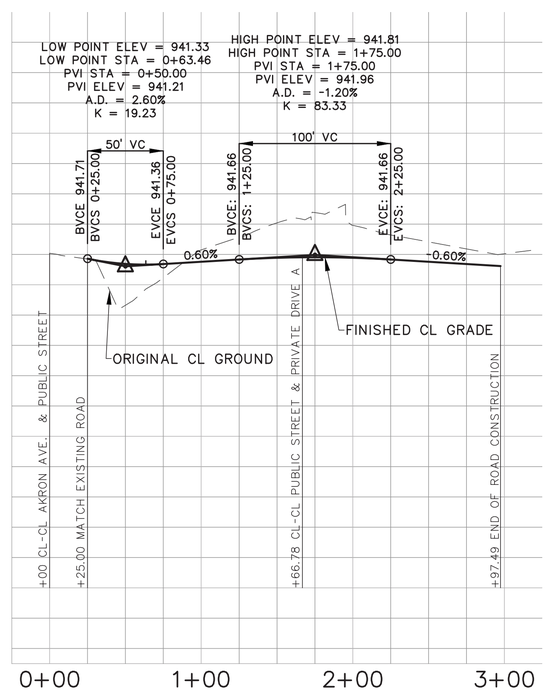
C6.1

Existing Conditions & Removal Plan

PRIVATE DRIVE A

HORIZ: 1"=50'
VERT: 1"=5'





PUBLIC STREET

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612-220-6641
jason@palmby.com

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Phone: 763-314-0929
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DATE 10/29/24	DRAWN BY SD	DESIGNED BY SD	CHECKED BY SD

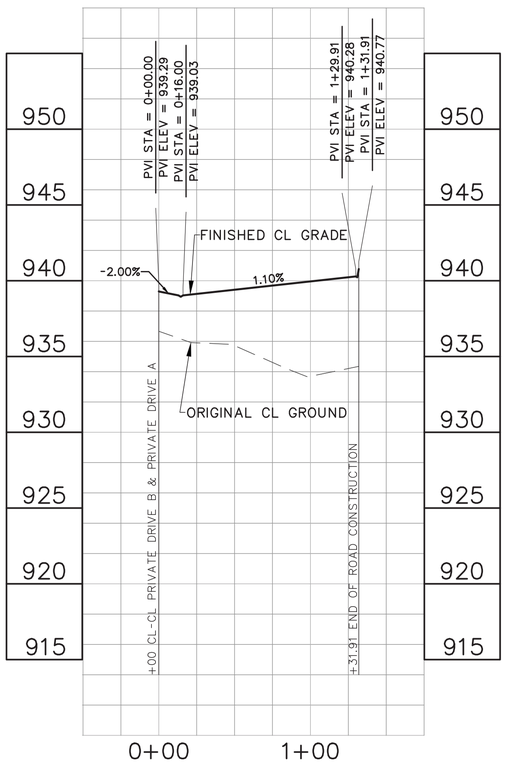
FILE NO. 00951

C7.1

Profiles

HORIZ: 1"=50'
VERT: 1"=5'

PRIVATE DRIVE B



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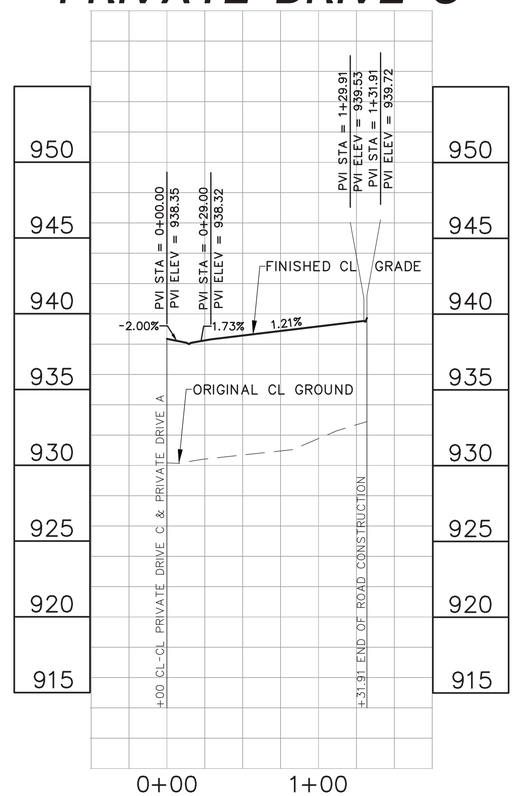

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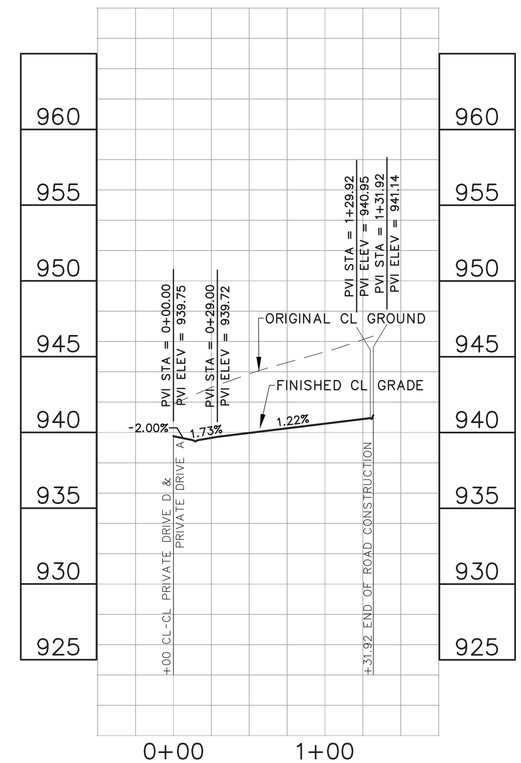

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OWNER/DEVELOPER:

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PO Box 302
Excelsior, MN 55331

Jason Palmby
612-220-6641
jason@palmby.com

PRELIMINARY PLANS FOR
AKRON RIDGE
Residential Development Project
13040 Akron Avenue
Rosemount, Minnesota 55068

PROFILES

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Date: 12/31/24 Reg. No. 24348

PREPARED BY:
CIVIL ENGINEERING
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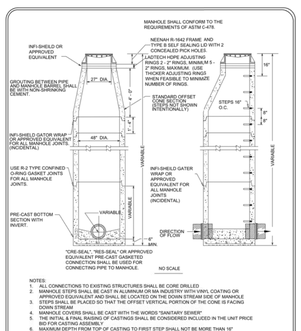
HORIZONTAL SCALE 1 inch = ____ feet (FULL SIZE SHEET 22 x 34)

DATE 10/29/24
DRAWN BY SD
DESIGNED BY SD
CHECKED BY SD

FILE NO. 00951

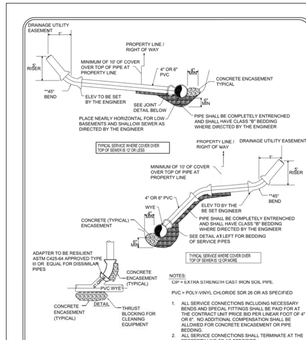
C7.2

Profiles



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 ENCAPSULATION ON THE PORTION OF THE STEP EMBEDDED IN THE CONCRETE 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 FOR THE MANHOLE ASSEMBLY
6. MAXIMUM DEPTH FROM TOP OF CASTING TO FIRST STEP SHALL NOT BE MORE THAN 10'
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 — SHAPE OF RIVER FAR FREEDOM
Standard Plate Library for the City of Rosemount
STANDARD MANHOLE FOR SANITARY SEWER
Special Details — Date 01-11-06; Revised 02-08-23; SS-1

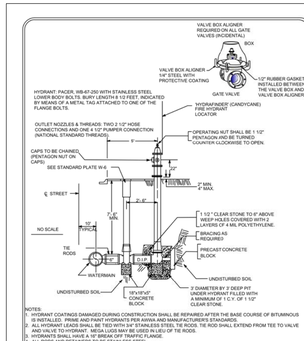


NOTES:
1. 12" x 6" x 1'X1'X6 STRENGTH CAST IRON SOIL PIPE.

PVC = POLY-VINYL CHLORIDE SDR 26 OR AS SPECIFIED

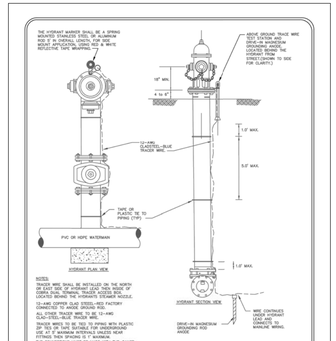
1. ALL SERVICE CONNECTIONS INCLUDING NECESSARY BENDS AND SPECIAL FITTINGS SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE BID PER LINEAR FOOT OF 4" SERVICE PIPE. NO SEPARATE MEASUREMENT WILL BE ALLOWED FOR CONCRETE ENCASEMENT OR PIPE BEDDING.
2. ALL SERVICE CONNECTIONS SHALL TERMINATE AT THE PROPERTY LINE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

ROSEMOUNT — SHAPE OF RIVER FAR FREEDOM
Standard Plate Library for the City of Rosemount
TYPICAL SERVICE CONNECTION FOR SANITARY SEWER
Special Details — Date 02-14-02; Revised 02-01-23; SS-3



NOTES:
1. HYDRANT COATING DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AFTER THE BASE COURSE OF BITUMINOUS IS INSTALLED. PRIME AND PAINT HYDRANTS PER AWWA AND MANUFACTURERS STANDARD.
2. ALL HYDRANT LEADS SHALL BE TIED WITH 3/4" STAINLESS STEEL TIE RODS. TIE ROD SHALL EXTEND FROM TEE TO VALVE AND VALVE TO HYDRANT. MEGA LUGS MAY BE USED IN LIEU OF TIE RODS.
3. ALL TIE RODS, NUTS, AND BOLTS TO BE 304 SS.
4. ALL RODS AND RETAINERS TO BE STAINLESS STEEL.
5. "YELLOW "OUT OF ORDER" TAG TO BE INSTALLED ON THE PUMPER CONNECTION AFTER BACKFILL.
6. THE INITIAL & FINAL RAISING OF VALVE BOXES SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT
2. TYPICAL HYDRANT SHALL BE PRIMED AND PAINTED "FIRE HYDRANT" RED PER AWWA AND MANUFACTURERS STANDARD.

ROSEMOUNT — SHAPE OF RIVER FAR FREEDOM
Standard Plate Library for the City of Rosemount
TYPICAL HYDRANT INSTALLATION
Special Details — Date 02-01-98; Revised 02-01-23; W-1



NOTES:
TRACER WIRE SHALL BE INSTALLED ON THE NORTH OR EAST SIDE OF HYDRANT LEAD TWEN INSIDE OF THE HYDRANT LEADS. TAPE TO BE LOCATED BEHIND THE HYDRANTS STEAMER NOZZLE.

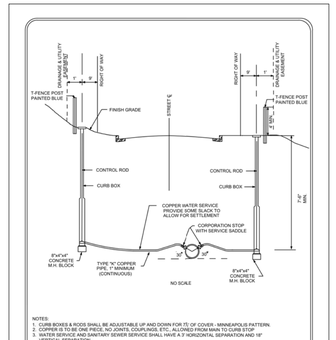
12-AWG COPPER CLAD STEEL-RED FACTORY COATED TO BE USED FOR TRACER WIRE.

ALL STEEL TRACER WIRE TO BE 12-AWG CLAD-STEEL-BLUE TRACER WIRE.

TRACER WIRE'S TO BE TIED TO PIPING WITH PLASTIC TIES. TAPE TO BE PLACED ALONG THE PIPE. USE AT 6' MAXIMUM INTERVALS UNLESS NEAR FITTINGS, TEES OR BENDS.

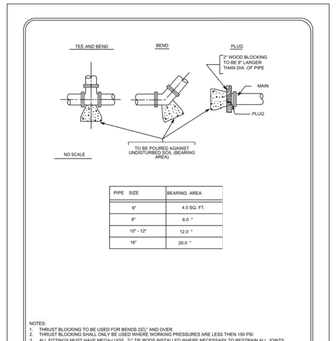
ALL TRACER WIRE SHALL BE 12 AWG COATED COPPER-CLAD STEEL (PROVIDED BY ANAMOSIC LOCKING CONNECTORS OR APPROVED EQUAL.

ROSEMOUNT — SHAPE OF RIVER FAR FREEDOM
Standard Plate Library for the City of Rosemount
HYDRANT TRACER WIRE DETAIL
Special Details — Date 02-01-23; Revised 02-01-23; TW-6



NOTES:
1. CURB BOXES & RODS SHALL BE ADJUSTABLE UP AND DOWN FOR 7'0" OF COVER - MINNEAPOLIS PATTERN
2. COPPER IS TO BE ONE PIECE, NO JOINTS, COUPLINGS, ETC., ALLOWED FROM MAIN TO CURB STOP
3. ALL WATER SERVICE CROSSING SANITARY SEWER SERVICE SHALL HAVE A 7' 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.

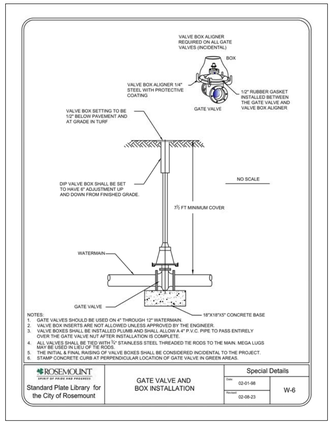
ROSEMOUNT — SHAPE OF RIVER FAR FREEDOM
Standard Plate Library for the City of Rosemount
TYPICAL WATER SERVICE
Special Details — Date 01-06-05; Revised 02-01-23; W-4



PIPE SIZE	BEARING AREA
6"	4.0 SQ. FT.
8"	6.0 "
10" - 12"	12.0 "
16"	20.0 "

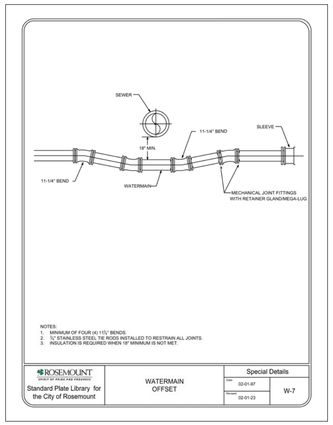
NOTES:
1. THRUST BLOCKING TO BE USED FOR BENDS 22½° AND OVER
2. ALL WATERMAIN PIPE SHALL BE PRESSURE TESTED WHERE PRESSURES ARE LESS THEN 150 PSI
3. ALL FITTINGS MUST HAVE MEGA-LUGS. TIE RODS INSTALLED WHERE NECESSARY TO RESTRAIN ALL JOINTS
4. POURED CONCRETE THRUST BLOCKING WILL BE REQUIRED ON ALL WATERMAIN PLUGS AND ON ALL FITTINGS FOR 12" DIAMETER PIPE AND LARGER

ROSEMOUNT — SHAPE OF RIVER FAR FREEDOM
Standard Plate Library for the City of Rosemount
THRUST BLOCKING FOR WATERMAIN
Special Details — Date 01-01-05; Revised 01-06-05; W-5



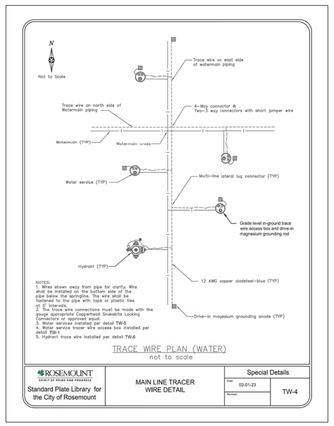
NOTES:
1. GATE VALVES SHOULD BE USED ON 4" THROUGH 12" WATERMAIN
2. VALVE BOX INSERTS ARE NOT ALLOWED UNLESS APPROVED BY THE ENGINEER
3. VALVE BOXES SHALL BE INSTALLED PLUMB AND SHALL ALLOW A 4" P.V.C. PIPE TO PASS ENTIRELY OVER THE GATE VALVE AT ANY INSTALLATION IS COMPLETE.
4. ALL VALVES SHALL BE TIED WITH 5/ 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 — SHAPE OF RIVER FAR FREEDOM
Standard Plate Library for the City of Rosemount
GATE VALVE AND BOX INSTALLATION
Special Details — Date 02-01-98; Revised 02-08-23; W-6



NOTES:
1. MINIMUM OF FOUR (4) 11½° BENDS.
2. ½" STAINLESS STEEL TIE RODS INSTALLED TO RESTRAIN ALL JOINTS.
3. INSULATION IS REQUIRED WHEN 18" MINIMUM IS NOT MET.

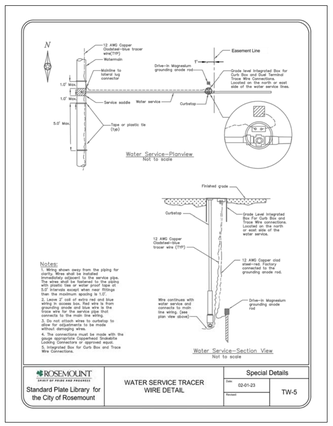
ROSEMOUNT — SHAPE OF RIVER FAR FREEDOM
Standard Plate Library for the City of Rosemount
WATERMAIN OFFSET
Special Details — Date 02-01-97; Revised 02-01-23; W-7



Notes:
1. Wires shown away from pipe for clarity. Wire should be installed as close to the top of pipe below the springline. The wire shall be fastened to the pipe with tape or plastic ties (typ).
2. The trace wire connections must be made with the gauge appropriate Copperhead Snakebite Locking Connectors or approved equal.
3. Water services installed per detail TW-5
4. Water service tracer wire access box installed per detail TW-5
5. Hydrant trace wire installed per detail TW-6

TRACE WIRE PLAN (WATER)
not to scale

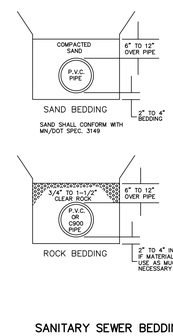
ROSEMOUNT — SHAPE OF RIVER FAR FREEDOM
Standard Plate Library for the City of Rosemount
MAIN LINE TRACER WIRE DETAIL
Special Details — Date 02-01-23; Revised; TW-4



Notes:
1. Wires shown away from the piping for clarity. Wires shall be installed parallel to the water service pipe. The wire shall be fastened to the piping with plastic ties or water proof tape (or approved equivalent) at 5' intervals. Tape the minimum spacing is 1.0'.
2. Leave 2' coil of extra red and blue wire at the curb box. Tape the red and blue grounding anode and blue wire to the curb box riser. The blue wire connects to the main line wiring.
3. Use a 12 AWG copper clad steel-blue wire to connect the curb box without damaging wires.
4. The connections must be made with the gauge appropriate Copperhead Snakebite Locking Connectors or approved equal.
5. Integrated Box for Curb Box and Trace Wire Connections.

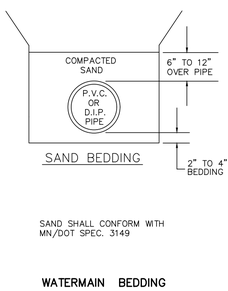
ROSEMOUNT — SHAPE OF RIVER FAR FREEDOM
Standard Plate Library for the City of Rosemount
WATER SERVICE TRACER WIRE DETAIL
Special Details — Date 02-01-23; Revised; TW-5

ALL SANITARY SEWER PIPE BEDDING MUST BE HAND COMPACTED FOR FIRST 6" TO 12" USING A "JUMPING JACK" COMPACTOR



SANITARY SEWER BEDDING

ALL WATERMAIN PIPE BEDDING MUST BE HAND COMPACTED FOR FIRST 6" TO 12" USING A "JUMPING JACK" COMPACTOR



WATERMAIN BEDDING

INDEX OF CIVIL SITE DRAWINGS:

C0	PROJECT LOCATION PLAN
C1.1	PRELIMINARY PLAT & SITE PLAN
C2.1–C2.2	GRADING PLAN AND RETAINING WALL PLAN
C3.1	SANITARY & WATER UTILITY PLAN
C4.1	STORM SEWER UTILITY PLAN
C5.1	STORM WATER POLLUTION PREVENTION PLAN
C6.1	EXISTING CONDITIONS & REMOVAL PLAN
C7.1–7.2	PROFILES
C8.1–C8.4	DETAILS

OWNER/DEVELOPER:
Magellan Land Development
PO Box 302
Excelsior, MN 55331
Jason Palmby
612-220-6641
jason@palmby.com

PRELIMINARY PLANS FOR
AKRON RIDGE
Residential Development Project
13040 Akron Avenue
Rosemount, Minnesota 55068

DETAILS

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

Date: 12/31/24 Reg. No. 24348

PREPARED BY: CIVIL ENGINEERING SITE DESIGN
118 East Broadway St.
P.O. Box 465
Montgomery, MN 56362
Phone: 763-314-0929
www.civilesd.com

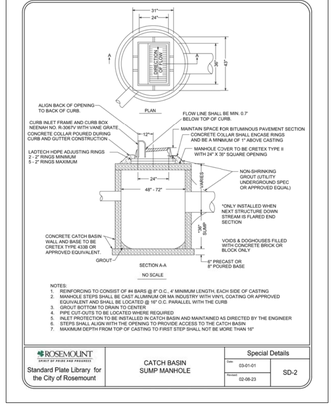
REVISIONS
10/31/24 UPDATE STREET PROFILE AND SANITARY DEPTH DATA
11/27/24 UPDATE SITE LAYOUT WITH 4-UNIT BUILDINGS
12/31/24 REVISE SITE LAYOUT FOR LARGER POND

VERTICAL SCALE 1 inch = ____ feet
HORIZONTAL SCALE 1 inch = ____ feet (FULL SIZE SHEET 22 x 34)

DATE 10/29/24
DRAWN BY SD
DESIGNED BY SD
CHECKED BY SD

FILE NO. 00951

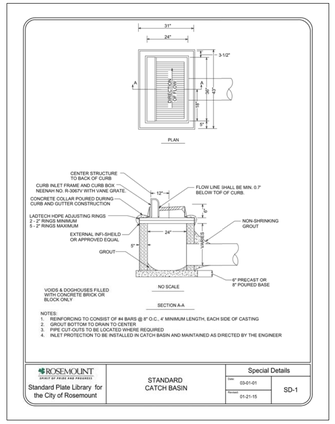
C8.1
Details



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. CONCRETE CATCH BASIN TO BE POURED IN PLACE 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 — SHEET 36 OF 65 — Standard Plate Library for the City of Rosemount

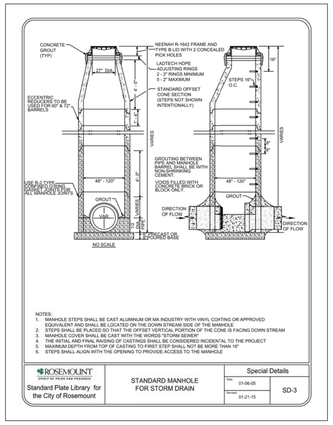
		Special Details	
CATCH BASIN SUMP MANHOLE	Date 03-01-01 / Revision 02-08-23	SD-2



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 — SHEET 37 OF 65 — Standard Plate Library for the City of Rosemount

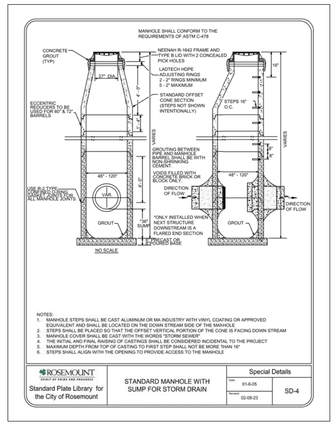
		Special Details	
STANDARD CATCH BASIN	Date 03-01-01 / Revision 01-21-15	SD-1



NOTES:
1. MANHOLE STEPS SHALL BE CAST ALUMINUM OR MA INDUSTRY WITH VINYL COATING OR APPROVED EQUIVALENT AND SHALL BE LOCATED ON THE DOWN STREAM SIDE OF THE MANHOLE
2. STEPS SHALL BE PLACED SO THAT THE OFFSET 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. MANHOLE CONE SHALL BE POURED IN PLACE AND MAINTAINED AS DIRECTED BY THE ENGINEER
6. STEPS SHALL ALIGN WITH THE OPENING TO PROVIDE ACCESS TO THE MANHOLE

ROSEMOUNT — SHEET 38 OF 65 — Standard Plate Library for the City of Rosemount

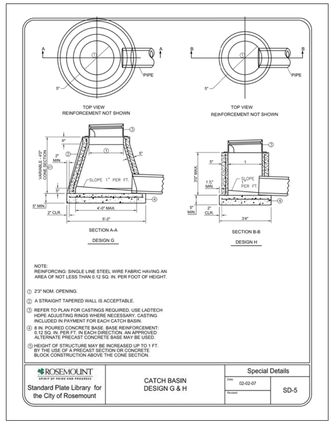
		Special Details	
STANDARD MANHOLE FOR STORM DRAIN	Date 01-06-05 / Revision 01-21-15	SD-3



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. MANHOLE CONE SHALL BE POURED IN PLACE AND MAINTAINED AS DIRECTED BY THE ENGINEER
6. STEPS SHALL ALIGN WITH THE OPENING TO PROVIDE ACCESS TO THE MANHOLE

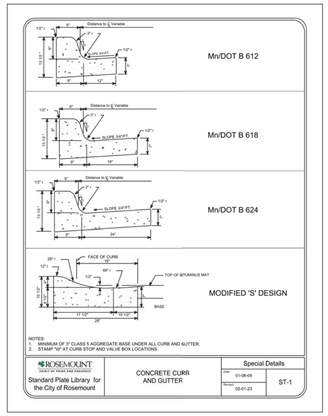
ROSEMOUNT — SHEET 39 OF 65 — Standard Plate Library for the City of Rosemount

		Special Details	
STANDARD MANHOLE WITH SUMP FOR STORM DRAIN	Date 01-6-05 / Revision 02-08-23	SD-4



ROSEMOUNT — SHEET 40 OF 65 — Standard Plate Library for the City of Rosemount

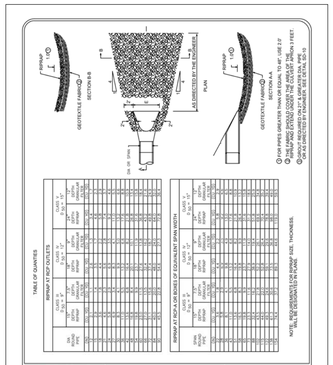
		Special Details	
CATCH BASIN DESIGN G & H	Date 02-02-07 / Revision	SD-5



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

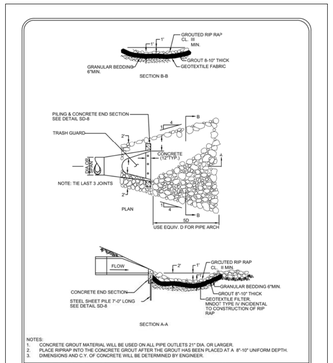
ROSEMOUNT — SHEET 41 OF 65 — Standard Plate Library for the City of Rosemount

		Special Details	
CONCRETE CURB AND GUTTER	Date 01-06-05 / Revision 02-01-23	ST-1



ROSEMOUNT — SHEET 42 OF 65 — Standard Plate Library for the City of Rosemount

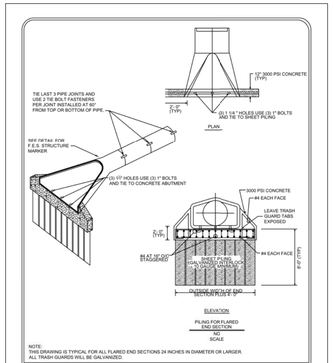
		Special Details	
RIPRAP DETAILS	Date 01-06-05 / Revision 03-17-06	SD-9



NOTES:
1. CONCRETE GROUT MATERIAL WILL BE USED ON ALL PIPE OUTLETS 21" DIA. OR LARGER.
2. PLACE RIPRAP INTO THE CONCRETE GROUT AFTER THE GROUT HAS BEEN PLACED AT A 8"-10" UNIFORM DEPTH.
3. DIMENSIONS AND C.Y. OF CONCRETE WILL BE DETERMINED BY ENGINEER.

ROSEMOUNT — SHEET 43 OF 65 — Standard Plate Library for the City of Rosemount

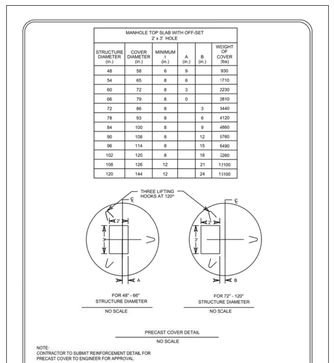
		Special Details	
GROUTED RIPRAP AT OUTLETS	Date 01-19-06 / Revision 03-18-06	SD-10



NOTE:
THIS DRAWING IS TYPICAL FOR ALL FLARED END SECTIONS 24 INCHES IN DIAMETER OR LARGER.
ALL TRASH GUARDS WILL BE GALVANIZED.

ROSEMOUNT — SHEET 44 OF 65 — Standard Plate Library for the City of Rosemount

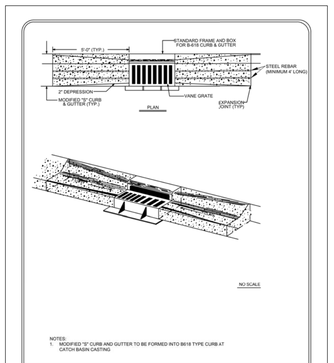
		Special Details	
FES SHEET PILING	Date 01-13-06 / Revision 03-17-06	SD-8



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	8	6	1710
60	72	8	7	3	2230
66	79	8	0		2810
72	86	8	0	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	11100
120	144	12		24	11100

ROSEMOUNT — SHEET 45 OF 65 — Standard Plate Library for the City of Rosemount

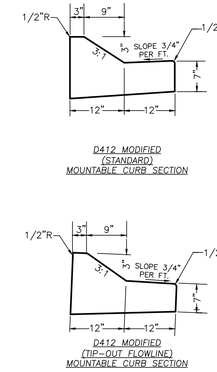
		Special Details	
PRECAST COVER DETAIL	Date 02-02-07 / Revision	SD-6

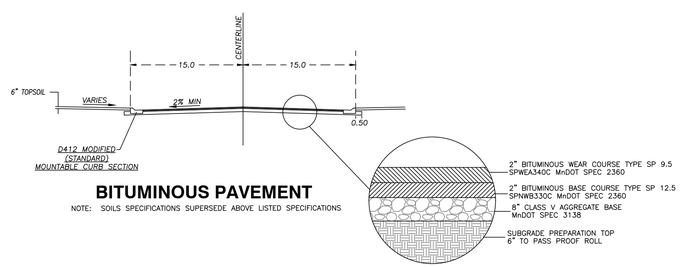


NOTES:
1. MODIFIED "S" CURB AND GUTTER TO BE FORMED INTO B618 TYPE CURB AT CATCH BASIN CASTING

ROSEMOUNT — SHEET 46 OF 65 — Standard Plate Library for the City of Rosemount

		Special Details	
SURMOUNTABLE CURB AND GUTTER AT CATCH BASIN	Date 01-06-05 / Revision 03-02-10	ST-3



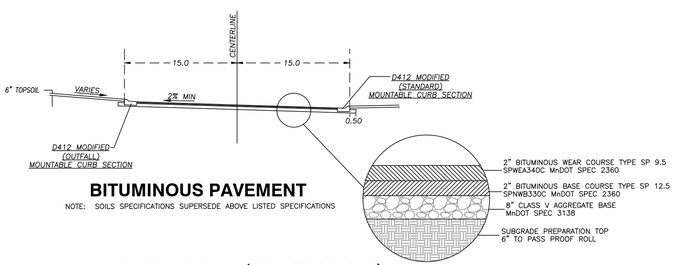


BITUMINOUS PAVEMENT

NOTE: SOILS SPECIFICATIONS SUPERSEDE ABOVE LISTED SPECIFICATIONS

TYPICAL STREET SECTION (PRIVATE ROAD A)

NO SCALE

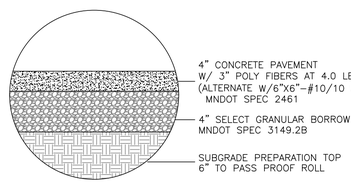


BITUMINOUS PAVEMENT

NOTE: SOILS SPECIFICATIONS SUPERSEDE ABOVE LISTED SPECIFICATIONS

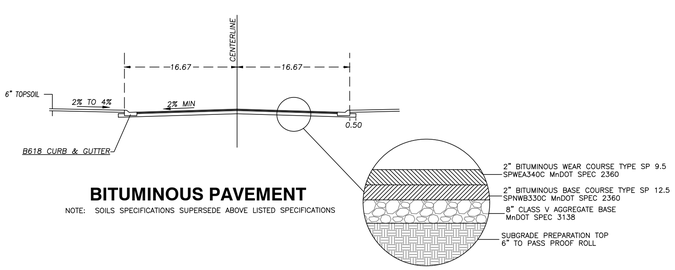
TYPICAL STREET SECTION (PRIVATE ROAD B)

NO SCALE



NOTES:
1. CONCRETE MIX SHALL CONFORM TO MNDOT SPEC. 2461
   MIX No. 3F32 FOR SLIPFORM PLACEMENT
   MIX No. 3F52 FOR MANUAL PLACEMENT
2. CONCRETE PLACEMENT SHALL CONFORM TO MNDOT SPEC. 2301
3. CONTRACTOR SHALL SPACE THE CONTRACTION JOINTS AT 6'-0" O.C.
4. SOILS SPECIFICATIONS SUPERSEDE ABOVE LISTED SPECIFICATIONS

CONCRETE PAVEMENT - LIGHT DUTY

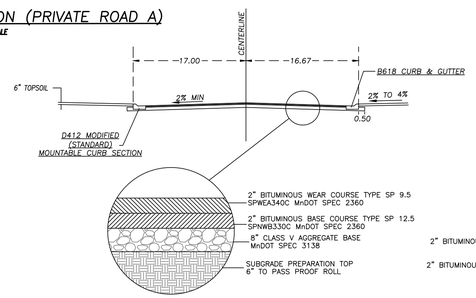


BITUMINOUS PAVEMENT

NOTE: SOILS SPECIFICATIONS SUPERSEDE ABOVE LISTED SPECIFICATIONS

TYPICAL STREET SECTION PUBLIC RAOD (STATION 0+00 TO 1+50)

NO SCALE



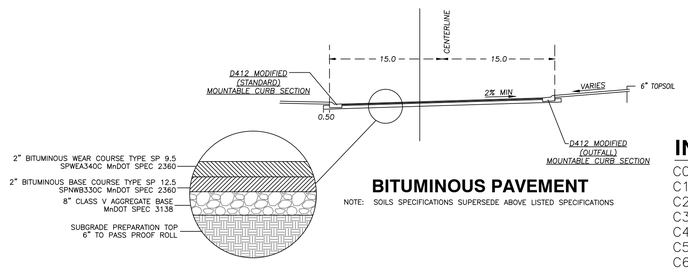
BITUMINOUS PAVEMENT

NOTE: SOILS SPECIFICATIONS SUPERSEDE ABOVE LISTED SPECIFICATIONS

(STATION 1+50 TO 3+00)

TYPICAL STREET SECTION PUBLIC RAOD

NO SCALE



BITUMINOUS PAVEMENT

NOTE: SOILS SPECIFICATIONS SUPERSEDE ABOVE LISTED SPECIFICATIONS

TYPICAL STREET SECTION (PRIVATE ROAD C & D)

NO SCALE

INDEX OF CIVIL SITE DRAWINGS:

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C7.1–7.2	PROFILES
C8.1–C8.4	DETAILS

OWNER/DEVELOPER:

Magellan Land Development

PO Box 302
Excelsior, MN 55331

Jason Palmby
612-220-6641
jason@palmby.com

PRELIMINARY PLANS FOR

AKRON RIDGE Residential Development Project

13040 Akron Avenue
Rosemount, Minnesota 55068

DETAILS

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

Date: 12/31/24 Reg. No. 24348

PREPARED BY: CIVIL ENGINEERING SITE DESIGN
118 East Broadway St.
Po Box 1665
Monticello, MN 55362
Phone: 763-314-0929
www.civilesd.com

REVISIONS
10/31/24 UPDATE STREET PROFILE AND SANITARY DEPTH DATA.
11/22/24 UPDATE SITE LAYOUT WITH 4-UNIT BUILDINGS
12/31/24 REUSE SITE LAYOUT FOR LARGER POND

VERTICAL SCALE 1 inch = ____ feet

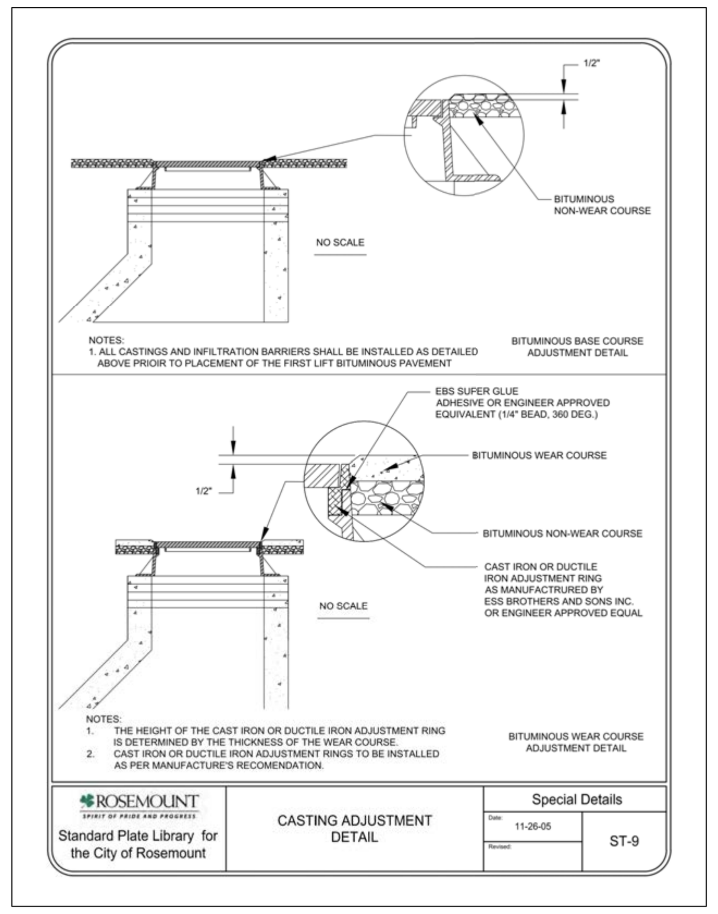
HORIZONTAL SCALE 1 inch = ____ feet (FULL SIZE SHEET 22 x 34)

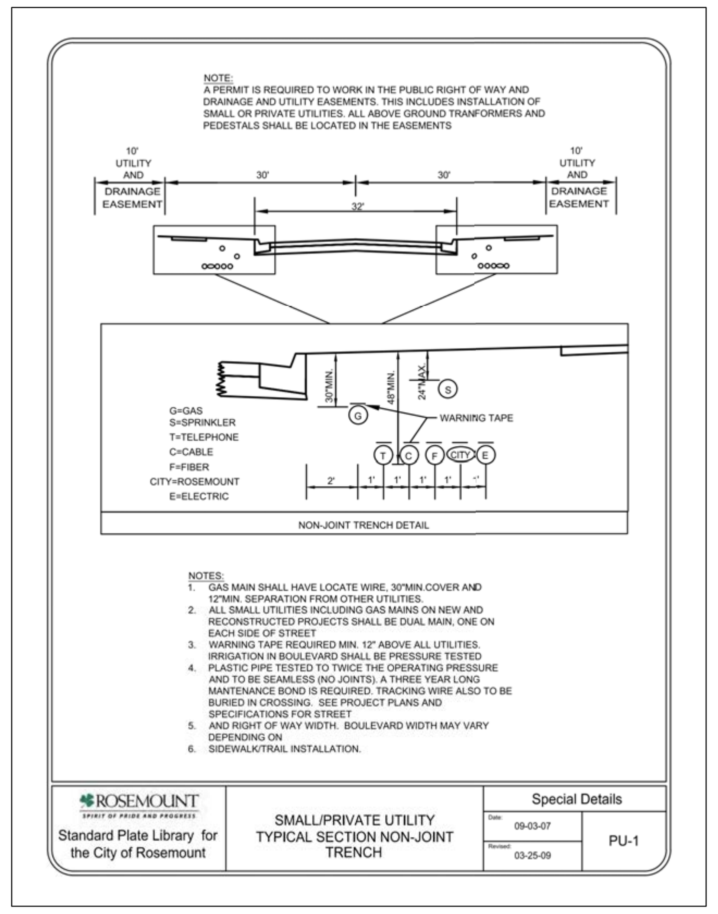
DATE 10/29/24	DRAWN BY SD	DESIGNED BY SD	CHECKED BY SD

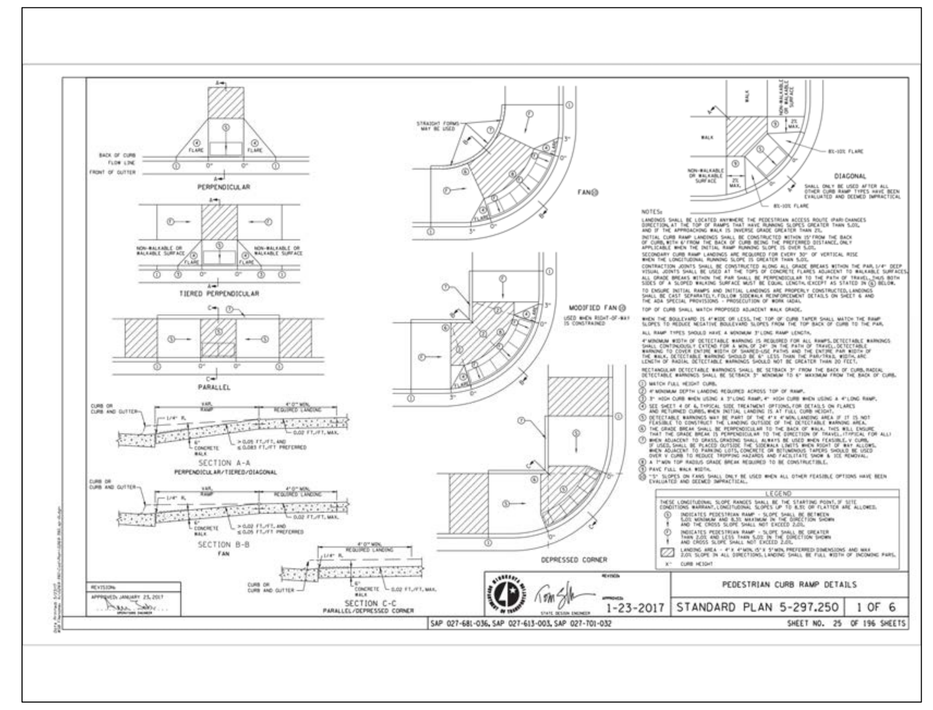
FILE NO. 00951

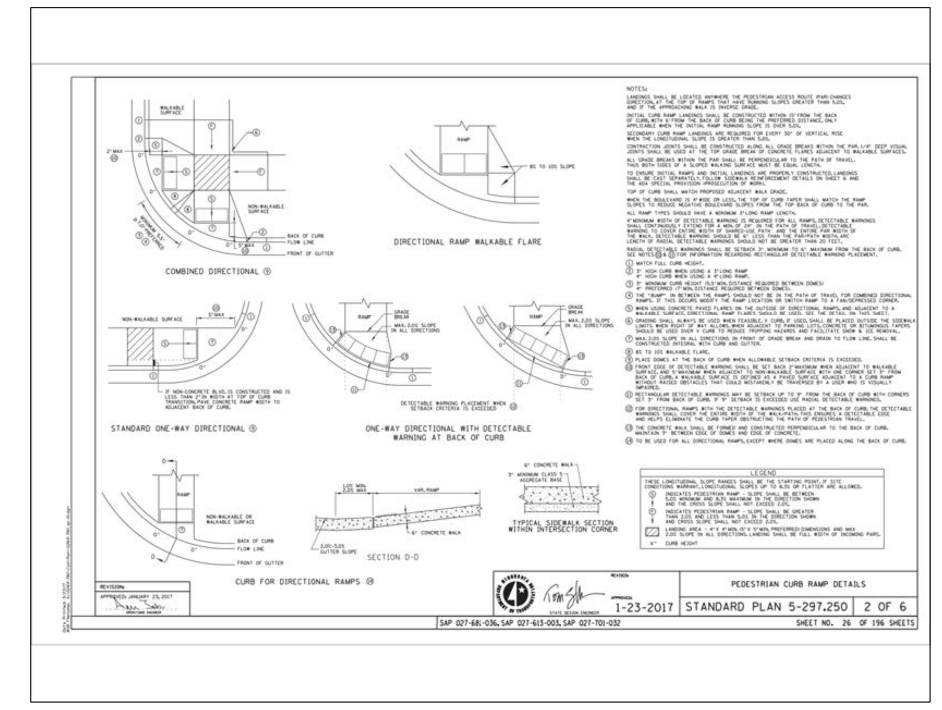
C8.2

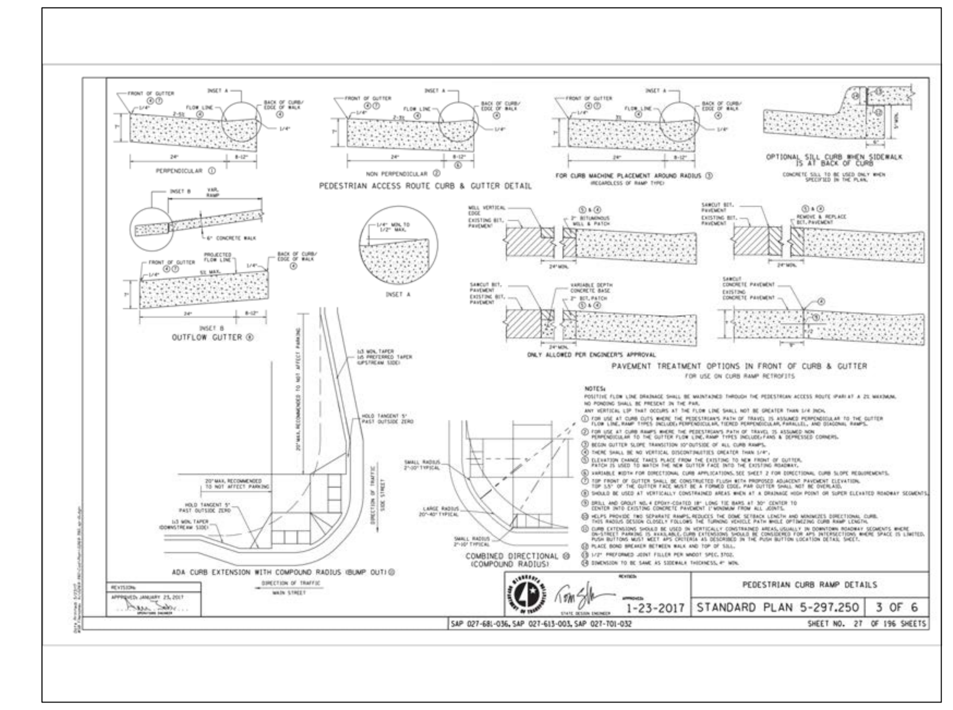
Details

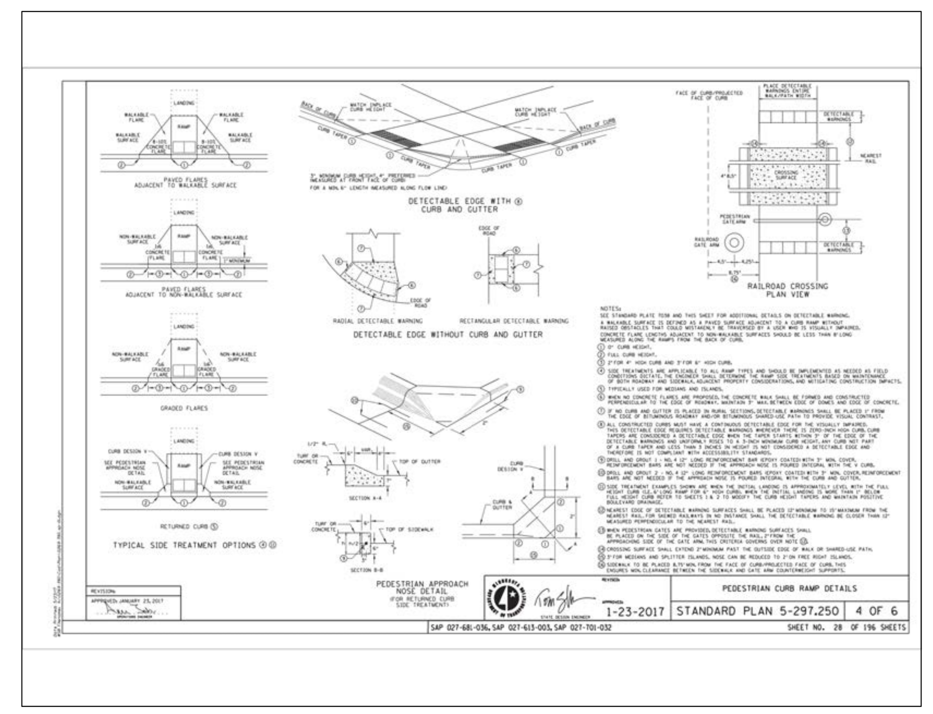


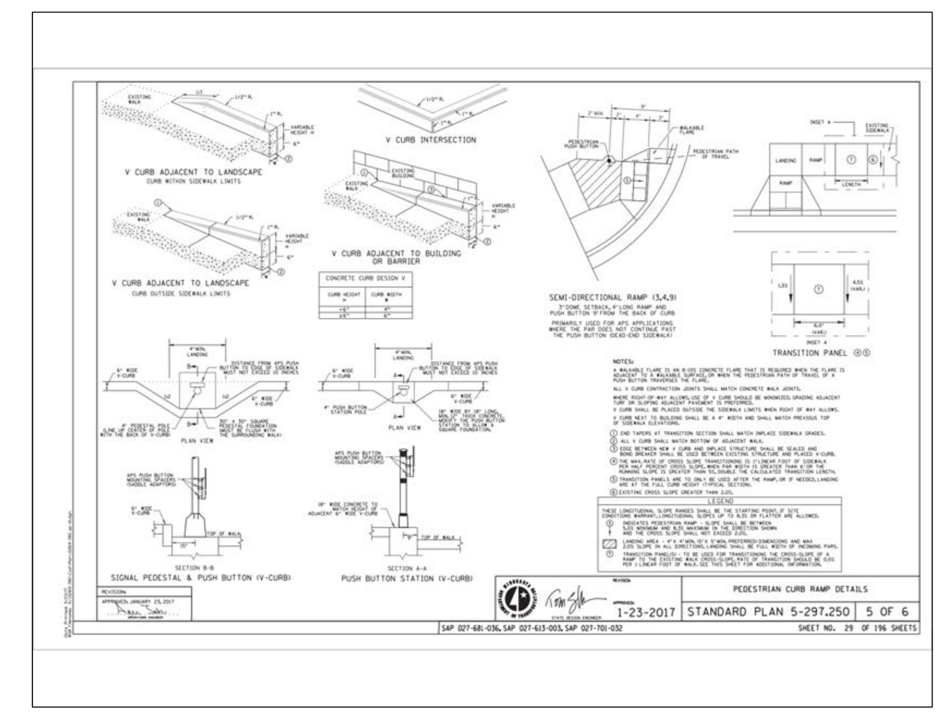


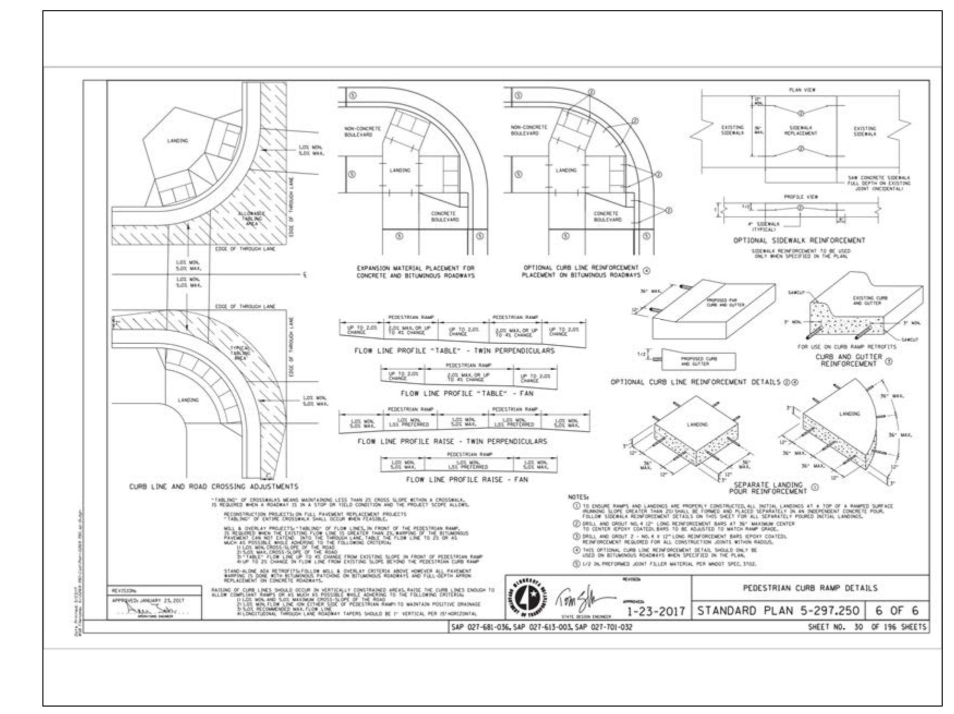


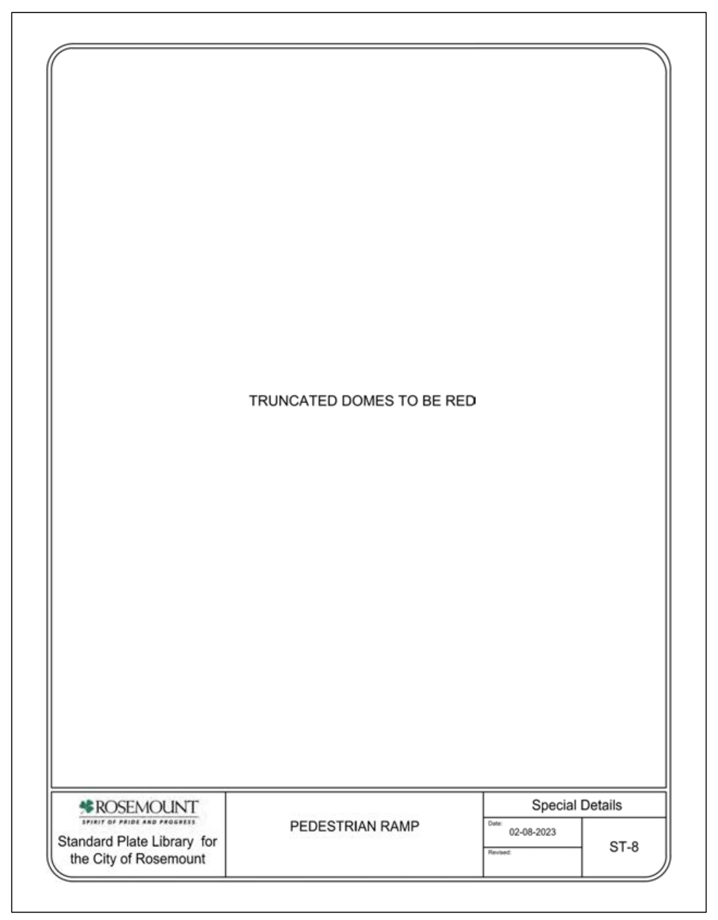


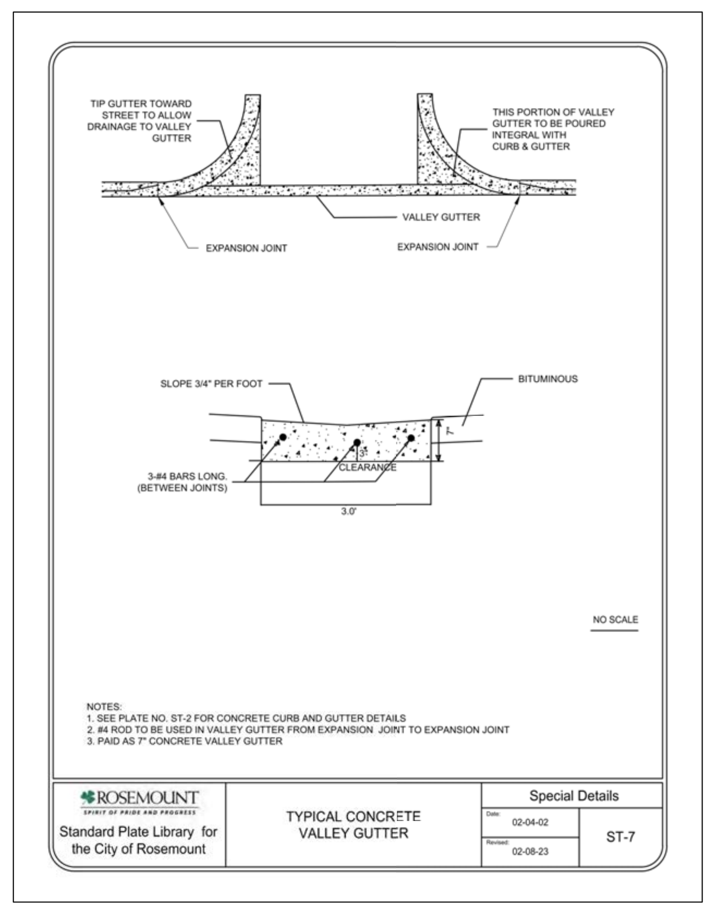


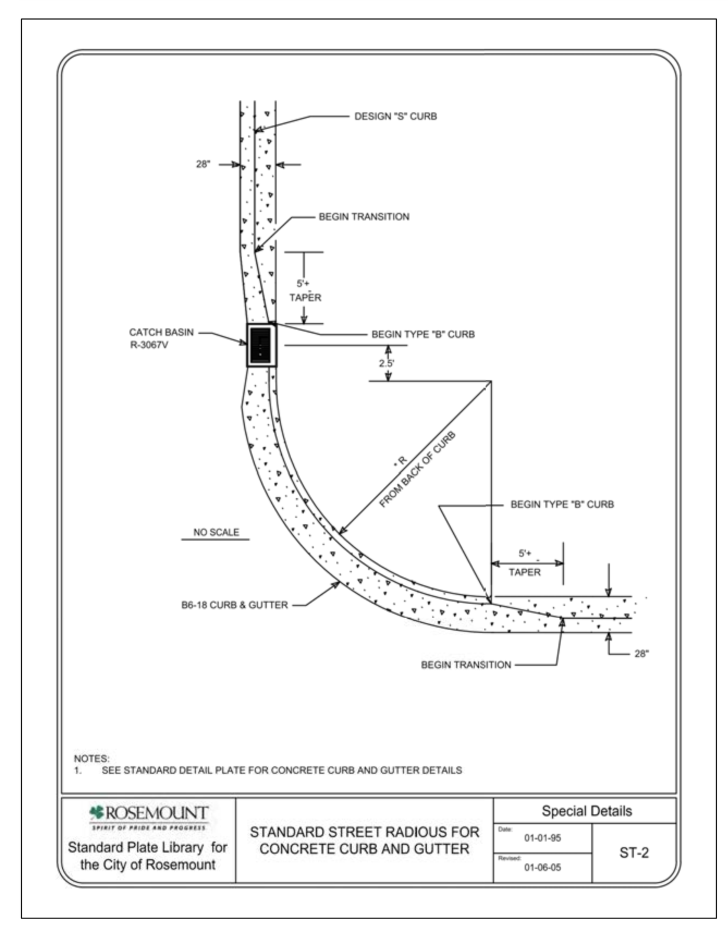


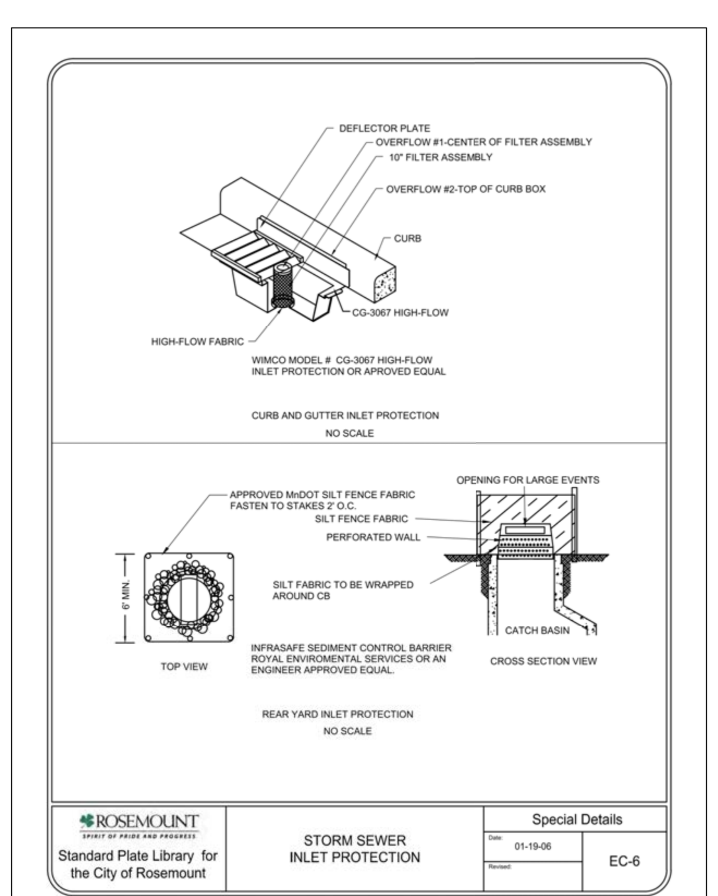


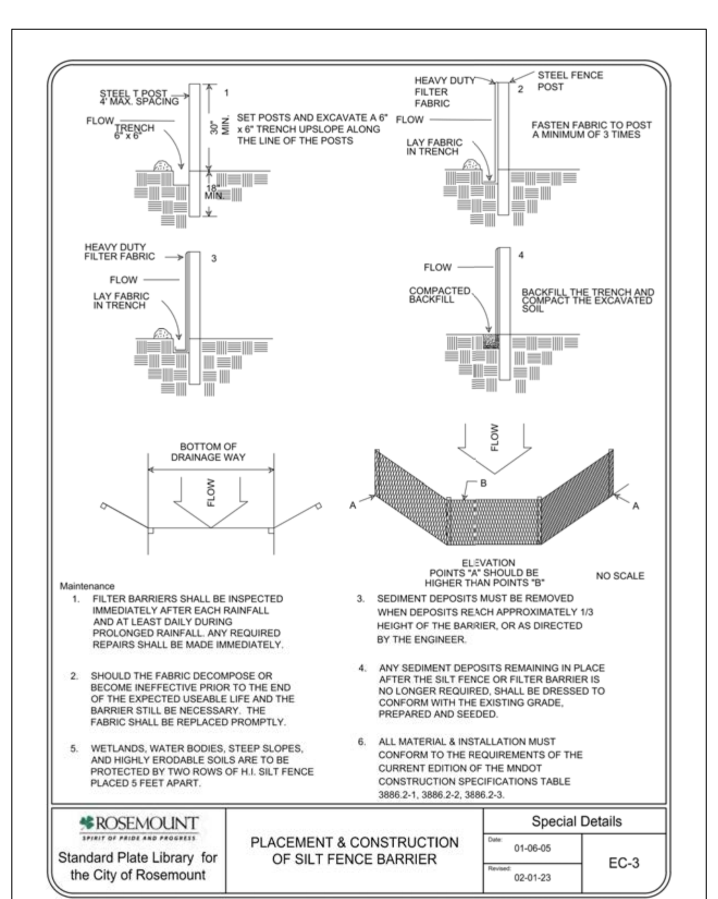


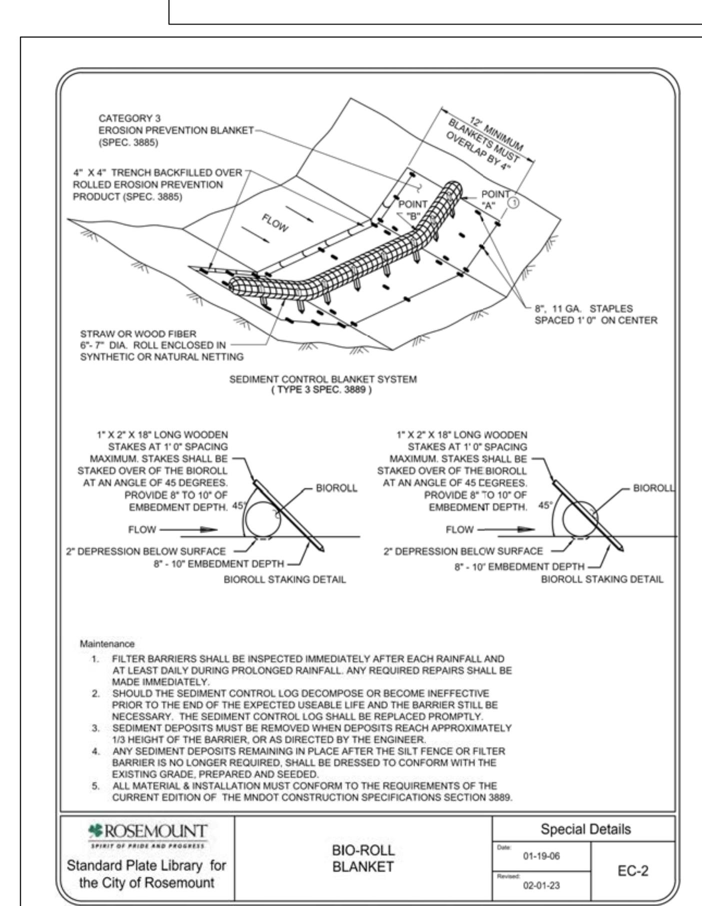


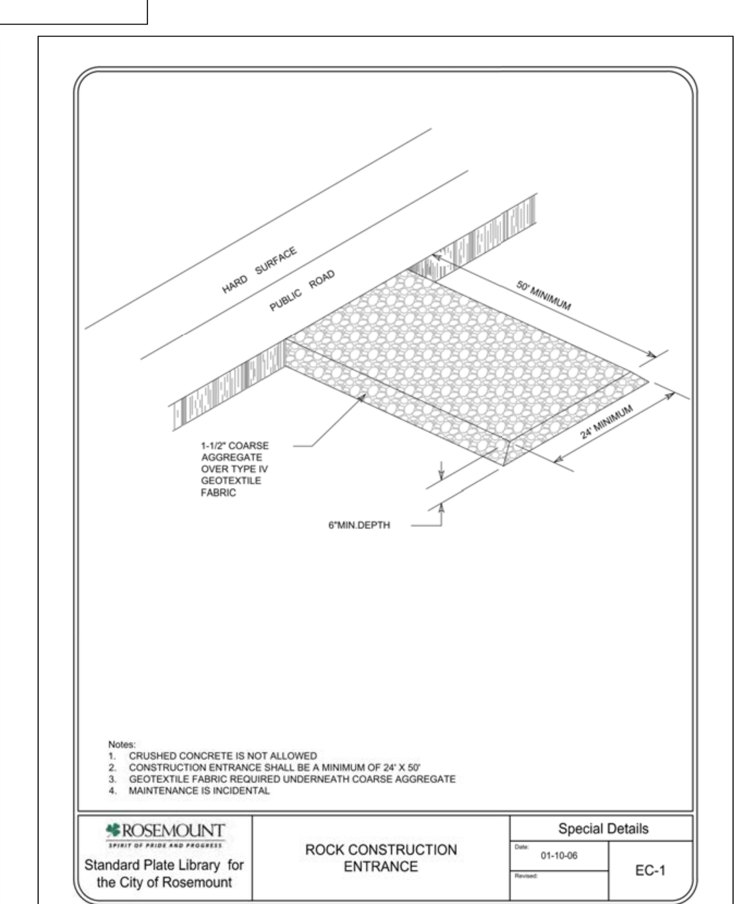


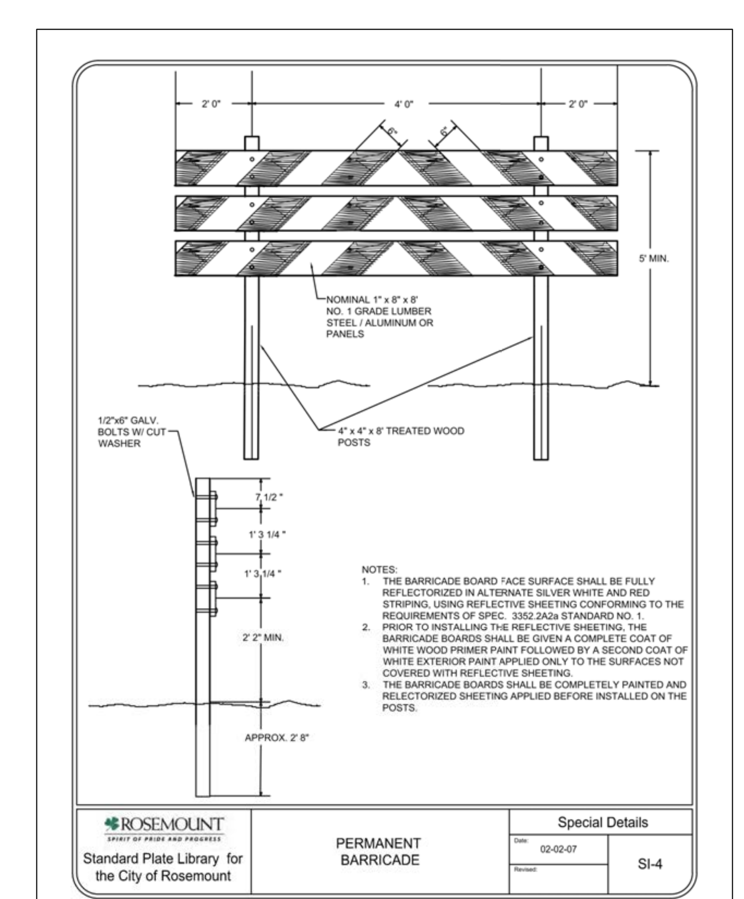












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OWNER/DEVELOPER:

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PO Box 302
Excelsior, MN 55331

Jason Palmby
612-220-6641
jason@palmby.com

PRELIMINARY PLANS FOR

AKRON RIDGE

Residential Development Project

13040 Akron Avenue
Rosemount, Minnesota 55068

DETAILS

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

Date: 12/31/24 Reg. No. 24348

PREPARED BY: CIVIL ENGINEERING SITE DESIGN
118 East Broadway St.
PO Box 566
Monticello, Mn 55362
Phone: 763-314-0929
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REVISIONS
10/31/24 UPDATE STREET PROFILE AND SANITARY DEPTH DATA
11/27/24 UPDATE SITE LAYOUT WITH 4-UNIT BUILDINGS
12/31/24 REVISE SITE LAYOUT FOR LARGER POND

DATE 10/29/24
DRAWN BY SD
DESIGNED BY SD
CHECKED BY SD

HORIZONTAL SCALE 1 inch = ____ feet (FULL SIZE SHEET 22 X 34)
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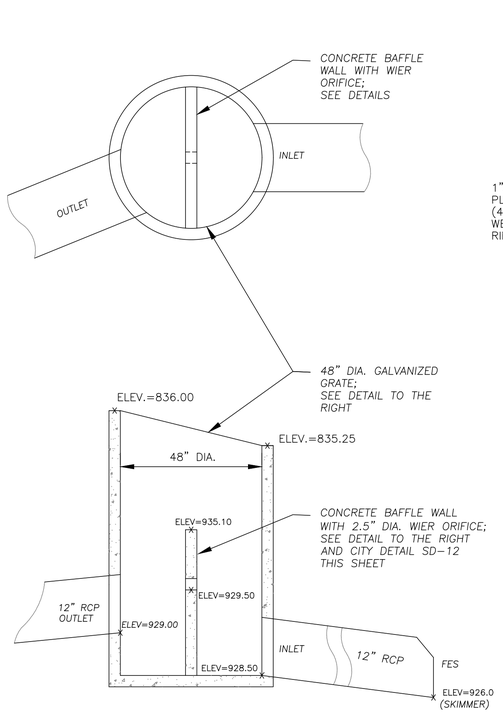
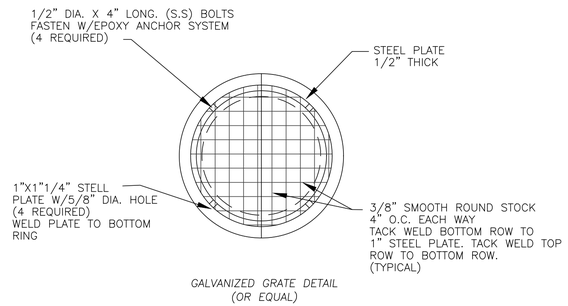
FILE NO. 00951

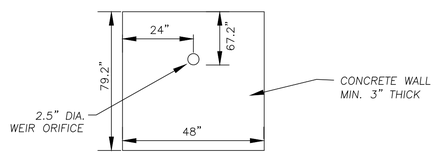
C8.3

Details

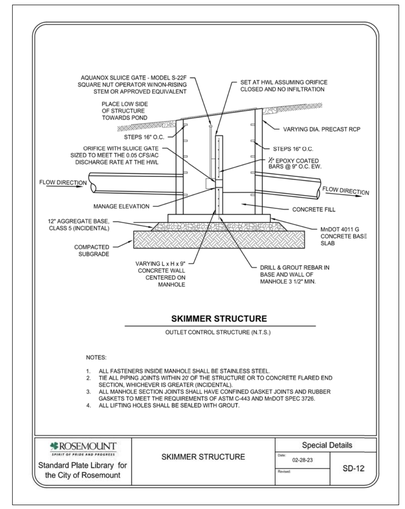




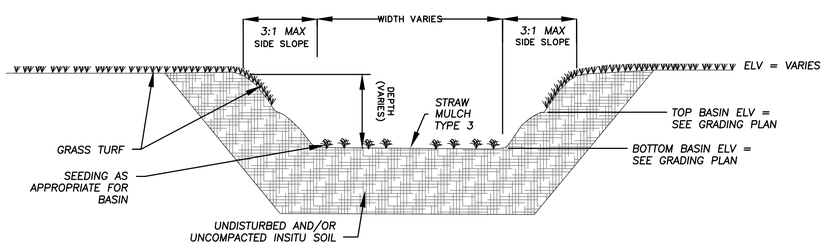
GALVANIZED GRATE DETAIL (OR EQUAL)



CONCRETE BAFFLE WALL WITH WIER ORIFICE DETAIL



BASIN OUTLET CONTROL STRUCTURE (OCS-1)



TYPICAL INFILTRATION BASIN CROSS-SECTION

NOT TO SCALE

INFILTRATION BASIN GENERAL NOTES:

1) INSTALL ALL TEMPORARY EROSION CONTROL MEASURES (IN ACCORDANCE WITH MnDOT GENERAL CONDITIONS 2573) PRIOR TO THE START OF ANY CONSTRUCTION OPERATION THAT MAY CAUSE ANY SEDIMENTATION OR SILTATION AT THE SITE.

2) INSTALL STORM DRAIN INLET PROTECTION TO PREVENT CLOGGING OF THE STORM SEWER AND SEDIMENT LOADS TO DOWNSTREAM STORM WATER FACILITIES OR WATERBODIES.

3) IF THE STORM WATER BMP IS BEING DESIGNED TO SERVE AS A TEMPORARY SEDIMENT BASIN, GRADE THE BMP TO WITHIN 12" ABOVE THE FINAL GRADE TO PROTECT THE UNDERLYING MATERIAL FROM CLOGGING. ONCE CONSTRUCTION IN THE CONTRIBUTING DRAINAGE AREA HAS BEEN COMPLETED AND THE SITE ISSTABILIZED, EXCAVATE THE INFILTRATION BASIN TO FINAL GRADE AND COMPLETE CONSTRUCTION OF THE INFILTRATION BASIN.

4) GRADING OF THE INFILTRATION BASIN SHALL BE ACCOMPLISHED USING LOW-IMPACT EARTH MOVING EQUIPMENT TO PREVENT COMPACTION OF THE UNDERLYING SOILS. SMALL TRACKED DOZERS AND BOBCATS WITH RUNNER TRACKS ARE RECOMMENDED.

5) EXCAVATE THE INFILTRATION BASIN TO THE SPECIFIED DEPTH (ELEVATION). ALL SUB MATERIAL BELOW THE SPECIFIED ELEVATION SHALL BE LEFT UNDISTURBED, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

6) IN THE EVENT THAT SEDIMENT IS INTRODUCED INTO THE BMP DURING OR IMMEDIATELY FOLLOWING EXCAVATION, THIS MATERIAL WILL NEED TO BE REMOVED FROM THE INFILTRATION BASIN PRIOR TO INITIATING THE NEXT STEP IN THE INFILTRATION BASIN CONSTRUCTION PROCESS. THIS IS ESPECIALLY IMPORTANT IF THE INFILTRATION BASIN HAS BEEN DESIGNED TO INFILTRATE STORM WATER. SEDIMENT THAT HAS BEEN WASHED INTO THE INFILTRATION BASIN DURING THE EXCAVATION PROCESS CAN SEAL THE PERMEABLE MATERIAL, SIGNIFICANTLY REDUCING THE INFILTRATION CAPACITY OF THE SOILS.

7) INFILTRATION BASIN TO BE SEEDED WITH MNDOT SEED MIX 33-261 OR APPROVED EQUAL. SEEDING SHALL CONFORM TO MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.

8) BOTTOM OF INFILTRATION BASIN TO BE SEEDED AND SHALL BE MULCHED WITH CLEAN GRAIN STRAW (MnDOT TYPE 3) AT A RATE OF 2 TONS PER ACRE.

9) SEEDING AND INSTALLATION OF ANY EROSION CONTROL BLANKET NECESSARY SHALL BE COMPLETED WITHIN SEVEN DAYS (7) DAYS OF FINAL GRADING.

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OWNER/DEVELOPER:

Magellan Land Development

PO Box 302
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Jason Palmby
612-220-6641
jason@palmby.com

PRELIMINARY PLANS FOR

AKRON RIDGE
Residential Development Project
13040 Akron Avenue
Rosemount, Minnesota 55068

DETAILS

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

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DATE 10/29/24
DRAWN BY SD
DESIGNED BY SD
CHECKED BY SD

FILE NO. 00951

C8.4

Details

Madison

Elevation 4 Units

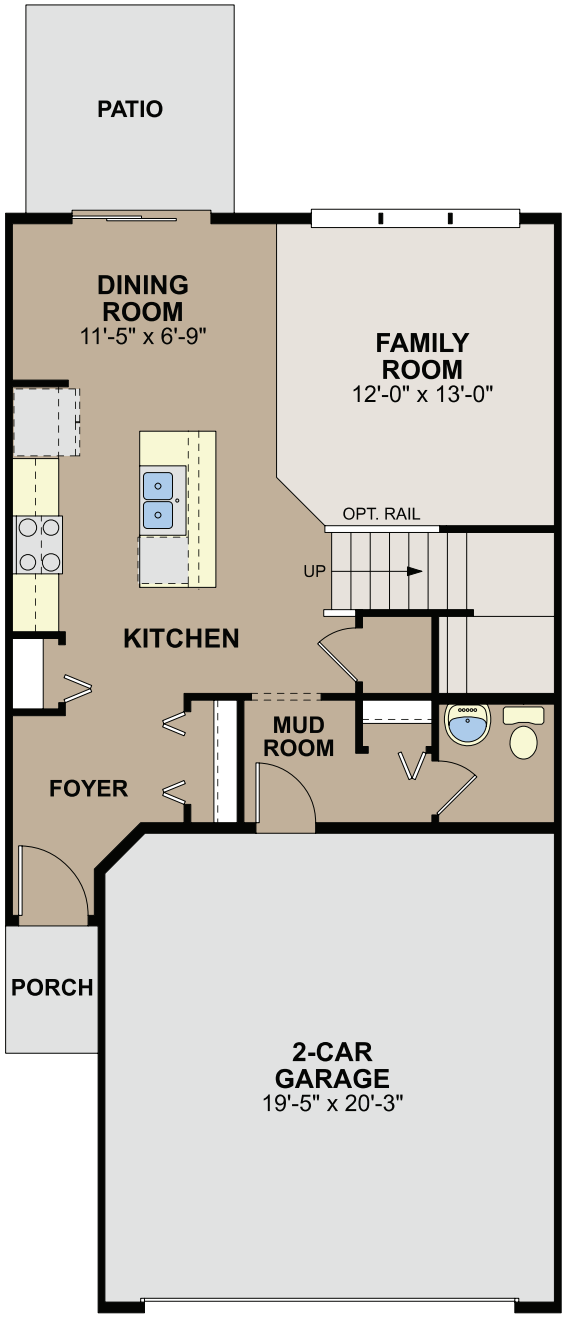
Elevation Unit 2

Elevation Unit 3

Square Feet: 1,504
Bedrooms: 3
Full Baths: 2

Half Baths: 1
Garages: 2
Stories: 2

M/I HOMES
Welcome to Better



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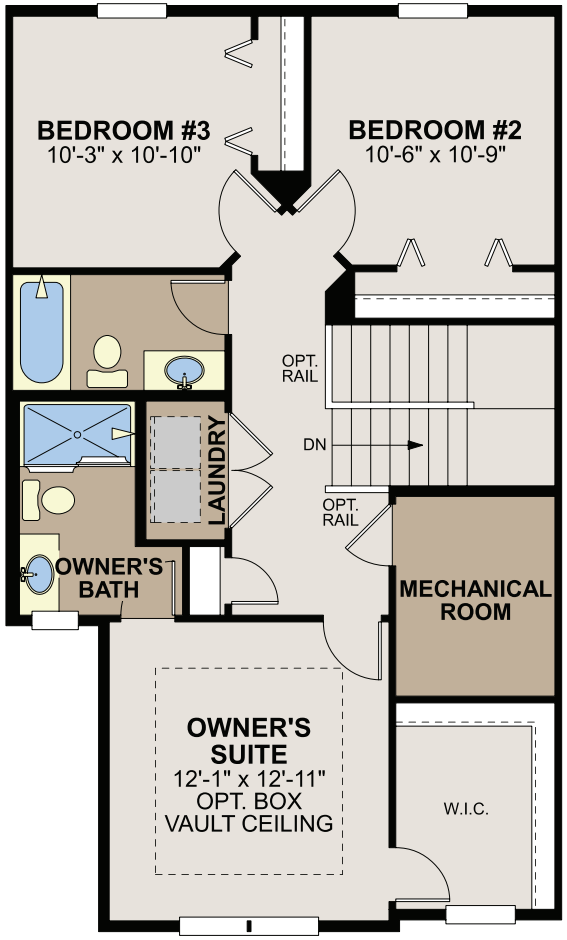

SECOND FLOOR

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EQUAL HOUSING OPPORTUNITY

Bayfield

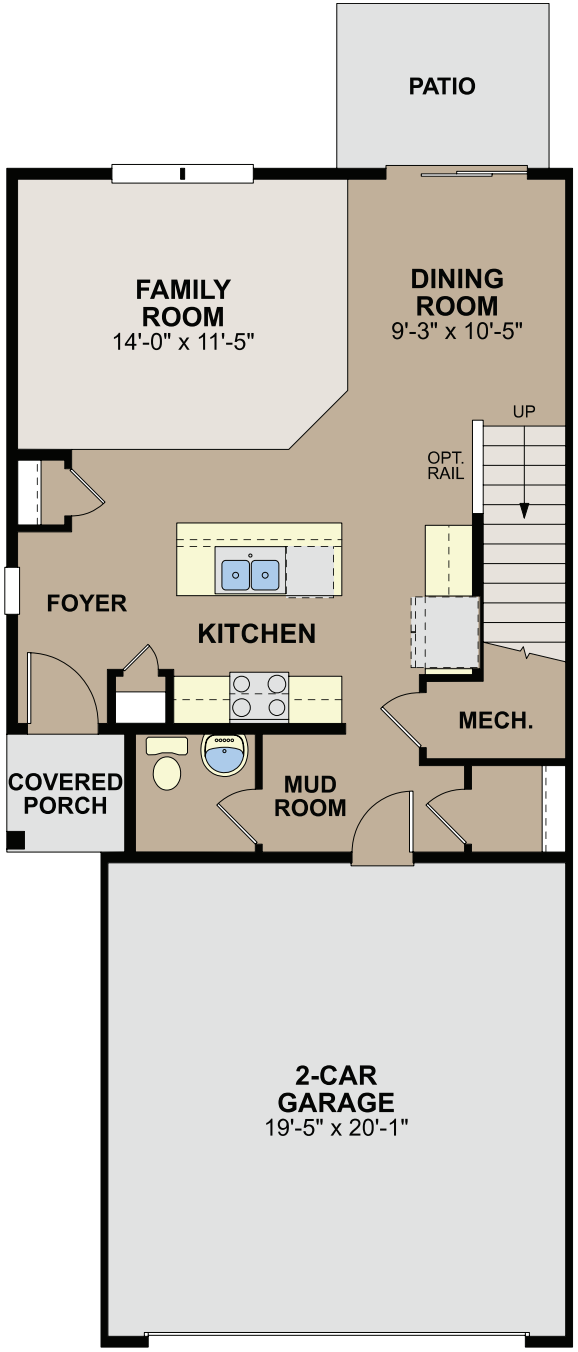
Elevation Unit 1

Elevation Unit 4

Square Feet: 1,667
Bedrooms: 3
Full Baths: 2

Half Baths: 1
Garages: 2
Stories: 2

M/I HOMES
Welcome to Better



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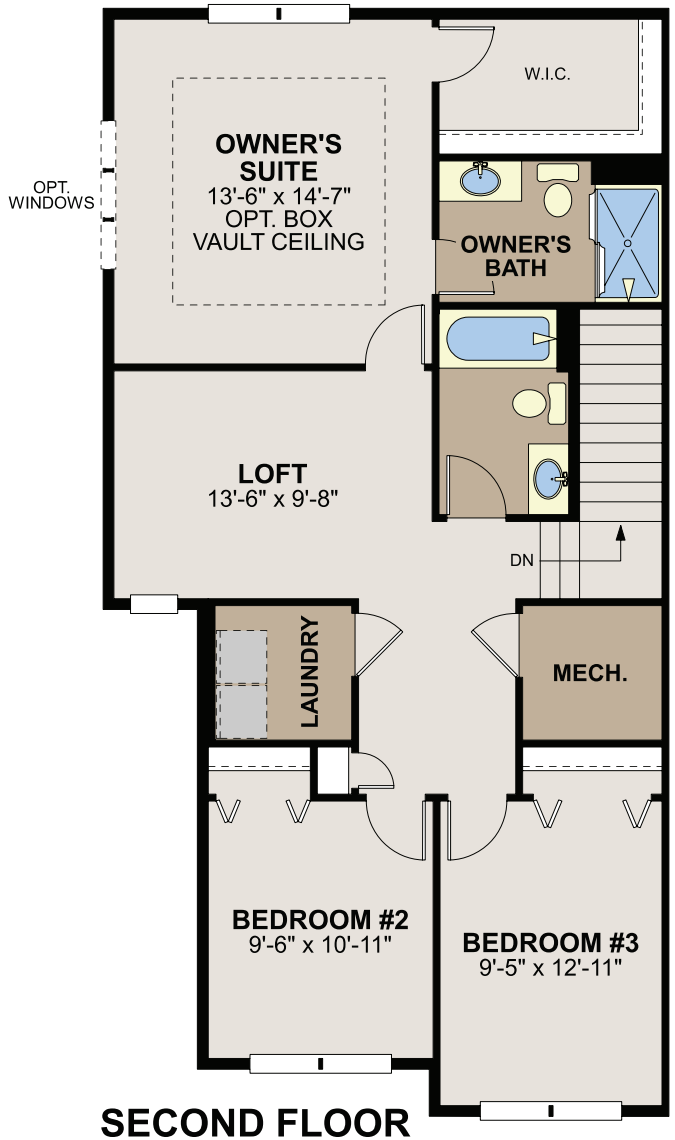

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EQUAL HOUSING OPPORTUNITY

Ashland

Elevation 4 Units

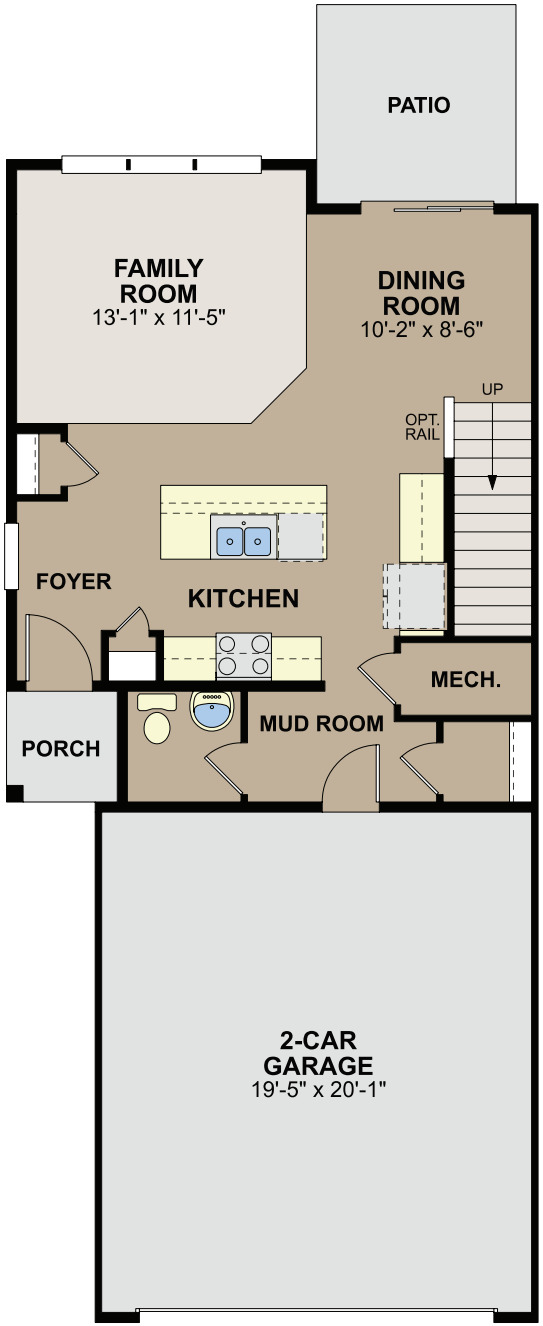
Elevation Unit 1

Elevation Unit 4

Square Feet: 1,506
Bedrooms: 3
Full Baths: 2

Half Baths: 1
Garages: 2
Stories: 2

M/I HOMES
Welcome to Better



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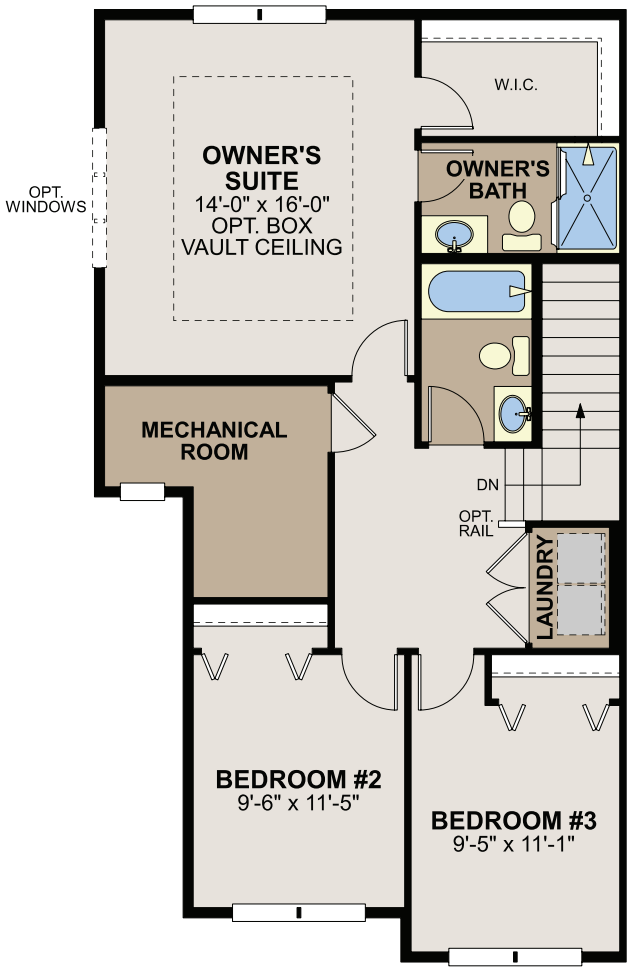

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EQUAL HOUSING OPPORTUNITY

Hayward

Elevation 4 Units

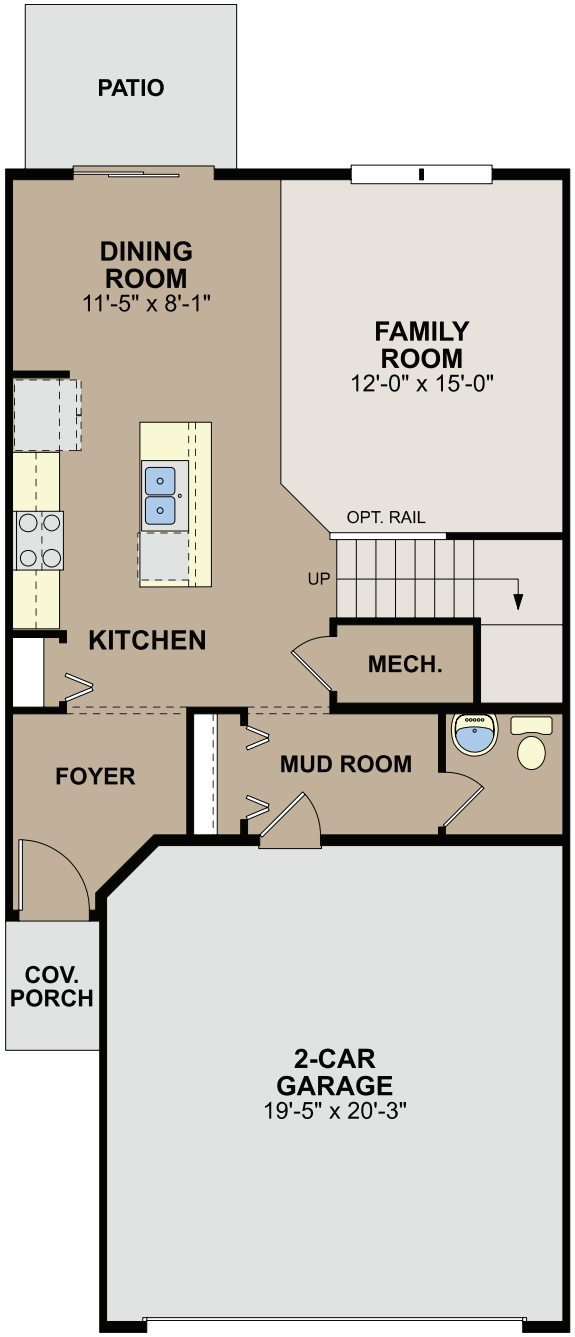
Elevation Unit 2

Elevation Unit 3

Square Feet: 1,722
Bedrooms: 3
Full Baths: 2

Half Baths: 1
Garages: 2
Stories: 2

M/I HOMES
Welcome to Better



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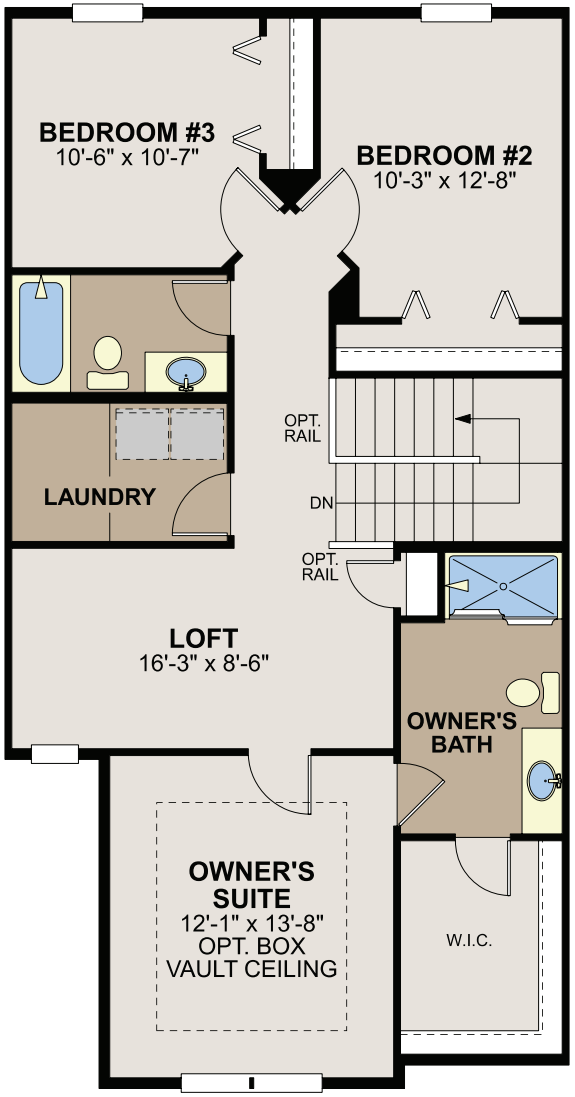

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EQUAL HOUSING OPPORTUNITY

ROSEMOUNT MINNESOTA

EXECUTIVE SUMMARY

City Council Regular Meeting: May 20, 2025

AGENDA ITEM:	Approval of amendments to the Port Authority Bylaws	**AGENDA SECTION:** CONSENT AGENDA
PREPARED BY:	Adam Kienberger, Community Development Director	**AGENDA NO.** 6.g.
ATTACHMENTS:	Port Authority Bylaws - 2025 Redlines, Port Authority Bylaws - May 2025 Clean	**APPROVED BY:** LJM
RECOMMENDED ACTION: Motion to approve the amended Rosemount Port Authority bylaws as attached.		

BACKGROUND

As part of the Port Authority's annual organizational meeting in April, staff presented a series of recommended changes to the bylaws to both align with current practices, and more accurately reflect and clarify organizational roles within the commission. Per Article XIII (Amendments to Bylaws) of the Port Authority Bylaws, the attached redlined document was sent to the Port Authority on May 6 to fulfill the two-week notice requirement to amend the bylaws.

It is occasionally good practice to review the bylaws of the Port and determine if any changes are necessary. The Port has not done a comprehensive review of these materials nor made any changes in recent memory. This is typically an indication of a well-functioning organization that is generally seen as operating efficiently and conducting their business in an ethical manner.

From what staff was able to find, the Port Authority bylaws were last amended in 2014 to provide minor text changes regarding date of their annual meeting (April), and an additional provision to add or remove meetings from their schedule.

Both a relined version and clean version of the newly-amended bylaws are attached. Changes include revising the roles within the Administrative Structure, clarifying language within Meetings of the Port Authority (time and place of meetings), and proposed changes to the Order of Business to better align with current practices.

These changes were considered by the Port Authority at their regular meeting on May 20, 2025.

RECOMMENDATION

Approve the attached amendments to the Rosemount Port Authority bylaws.

BYLAWS
OF
ROSEMOUNT PORT AUTHORITY
A DEVELOPMENT AGENCY

Article I. **Established**

There is hereby created by the City Council of the City of Rosemount, in accordance with Minnesota Statutes, 469.0813 and City of Rosemount Enabling Resolution No. 1991-53, the Rosemount Port Authority, a Development Agency.

Article II. **Purpose**

The purpose of the Port Authority, a Development Agency, is to carry out economic development and redevelopment within the City by acting as the development authority for the City on behalf of the City's interest in continued new job development and increased tax base.

Article III. **Port Authority Members**

The Port Authority Commission shall consist of seven (7) members appointed in accordance with the provisions of Enabling Resolution 1991-53, Section 6.

Article IV. **Seal of Port Authority**

The seal of the Port Authority shall be in the form of a circle and shall bear the name of the Port Authority, the year established and contain the logo of the City of Rosemount.

Article V. **Officers**

Section 1. Chairperson. The Chairperson shall preside at all meetings and shall have the duties and powers usually attendant upon such officer. The Chairperson shall be elected by the Commission members at the annual meeting.

Section 2. Vice Chairperson. The Vice Chairperson shall, in the absence or disability of the Chairperson, exercise all the powers and perform the duties of the Chairperson. The Vice Chairperson shall be elected by the Commission members at the annual meeting.

Section 3. Executive Secretary. The City Clerk shall act as Executive Secretary to the Port Authority and shall keep a record of all proceedings of Commission meetings. The Secretary shall also give notice of all meetings of the Commission and shall perform such other duties as prescribed by the Commission.

Section 4. Treasurer. The Treasurer shall receive and be responsible for all monies from whatever source derived and the same shall be deemed public funds. Monies shall be disbursed only on checks signed by the Executive Director or the City Finance Director. The Port Authority Treasurer, when the Chairperson and Vice Chairperson are absent, shall be responsible for chairing the meeting.

The City Finance Director will serve as the Port Authority Assistant Treasurer and be responsible for accounting, investment, fund maintenance and disbursement consistent with the city procedures under the direction and control of the Commissioners. Other accounting procedures shall be in accordance with Minn. Stat. 469.049, et seq. and Enabling Resolution No. 1991-53.

Article VI. **Administrative Structure**

Section **l.** Executive Director. The Port Authority shall employ an Executive Director who shall have general supervision over the administration of its business and affairs, subject to the direction of the Port Authority. He/she shall be charged with the management of the development projects of the Port Authority. This person will be the ~~City Administrator~~Community Development Director of the City of Rosemount.

Section 2. Assistant Director. The Port Authority may employ an Assistant Director who shall assist the Executive Director in the administration of its business and affairs of the Port Authority. The Assistant Director shall have the responsibility to coordinate meetings with public and private developers, pursuant to development/redevelopment projects and general business of the Port Authority.

The Assistant Director shall also be responsible for reviewing and updating the Redevelopment Plan and written reviews of all development proposals which come before the Port Authority. Said reviews and other memorandums shall be directed to the Port Authority through an Executive Director.

The Assistant Director shall sit at regular or special meetings of the Port Authority in absence of the Executive Director, and shall attend other meetings as requested by the Port Authority or Executive Director.

Section 3. Additional Personnel. The Port Authority may from time to tome employ such personnel as it deems necessary to exercise its powers, duties and functions as prescribed by law.

Article VII. **Meetings of the Port Authority**

Section 1. Meeting Place. The meetings shall be at such a place in Rosemount, Minnesota, as the Commissioners shall from time to time designate. All meetings, except otherwise authorized or provided by law, shall be open to the public. The Chairperson may change the meeting place by giving ~~five~~ three (~~5~~3) days written notice to Commission members.

Section 2. Time of Meetings.

A. Regular Meetings. Regular meetings shall be held ~~twice~~ once each month at the time and date specified by the Port Authority. By motion, the Port Authority may add or cancel meetings from their meeting schedule.

B. Special Meetings. A special meeting may be called by the Chairperson, the Executive Director, or by any three (3) Commissioners by written request filed with the Executive Director who shall ~~mail or personally deliver~~communicate to all members notice of the time and place of such meeting at least twenty- four (24) hours in advance of the scheduled meeting time. Special meeting notices must be posted and shall state time, place and purpose of the meeting and no other business shall be considered.

C. Executive Session. Any business, properly before the Port Authority, which qualifies as attorney client or otherwise meets the legal standards for closed (Executive) session meetings, shall, following procedures established for convening such meetings, be in order. Only that business, for which the session was convened shall be in order.

D. Annual Meeting. The Annual Meeting shall be the first meeting in April and held with the regular meeting at the time and date specified by the Port Authority.

Section 3. Quorum. A majority of the commissioners is required to constitute a quorum. When a quorum is in attendance at a meeting, action may be taken upon a vote of a majority in attendance. No voting shall be done by proxy.

Section 4. Governance of Meetings. The meetings of the Port Authority shall be governed by Robert's Rules of Order, provided that said rules shall be construed liberally to afford the Port Authority flexibility in the conduct of its meetings.

The Chairperson will at his/her prerogative control discussion among board members and regulate public comment to facilitate adequate discussion, consideration, and decision making.

Section 5. Conflict of Interest. Personal viewpoints are not to be represented to outside organizations or individuals as being those of the authority, city, or city operating departments. Special or personal interests, which may not represent the betterment of the community must remain separate from the commissioners' obligations and actions. Conflicts of interest shall be avoided by all commissioners at all times.

City Policy AD-1, Committee Selection Policy, shall apply to all actions of the authority's members.

Article VIII. Manner of Voting

The voting on all questions coming before the Port Authority shall be by roll call, and the yea and nay votes shall be entered upon the minutes of such meeting.

Article IX. Order of Business

1. Call to Order
2. Consent
   ~~A. Approval of Minutes~~
   ~~B. Bills and Communications~~
   ~~C. Other Items Not Requiring Discussion~~
3. Old Business
4. New Business
5. Chairperson's Report
6. Executive Director's Report
7. Adjournment

Article X. Committees

The Chairperson shall appoint such advisory committees and subcommittees as he/she determines are necessary and select its members. No committee shall consist of more than five (5) members. Committee and subcommittee members shall consist of commissioners and/or other person selected by the Chairperson.

The Chairperson shall define the purpose of the committee and subcommittee and the expected length of time necessary to complete a report. At any time these members may be replaced or removed as deemed necessary by the Chairperson.

Article XI. **Annual Budget and Annual Report**

The Rosemount Port Authority, a Development Agency, shall develop an annual budget consistent with the requirements of Enabling Resolution No. 1991-53 Rosemount City Code and Minnesota Statutes, Chapter 469, et seq.

An Annual Report shall be presented by the Port Authority to the City Council each year during the month of April reviewing Port Authority plans, projects and expenditures of the previous year.

All other reports shall be kept and distributed in accordance with various statutes and Enabling Resolution No. 1991-53.

Article XII. **Powers**

The Port Authority may exercise all of the powers contained in the Minnesota Statutes, Chapter 469, as modified by Section 469.0813, and according to Enabling Resolution No. 1991-53.

Article XIII. **Amendments to Bylaws**

The Bylaws may be amended by a vote of a majority of the Commissioners only when the proposed amendment has been submitted in writing to all Commissioners two weeks prior to the meeting at which the amendment to be considered.

Article XIV. **Approval of Bylaws**

These Bylaws and any amendments to them shall be subject to the approval of the Rosemount City Council.

Adopted: ~~April 15~~May 20, 20~~14~~25, at a regular meeting of the Rosemount Port Authority, a Development Agency.

_____
Chairperson

ATTEST:

_____
Executive Director

BYLAWS
OF
ROSEMOUNT PORT AUTHORITY
A DEVELOPMENT AGENCY

Article I. **Established**

There is hereby created by the City Council of the City of Rosemount, in accordance with Minnesota Statutes, 469.0813 and City of Rosemount Enabling Resolution No. 1991-53, the Rosemount Port Authority, a Development Agency.

Article II. **Purpose**

The purpose of the Port Authority, a Development Agency, is to carry out economic development and redevelopment within the City by acting as the development authority for the City on behalf of the City's interest in continued new job development and increased tax base.

Article III. **Port Authority Members**

The Port Authority Commission shall consist of seven (7) members appointed in accordance with the provisions of Enabling Resolution 1991-53, Section 6.

Article IV. **Seal of Port Authority**

The seal of the Port Authority shall be in the form of a circle and shall bear the name of the Port Authority, the year established and contain the logo of the City of Rosemount.

Article V. **Officers**

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Adopted: May 20, 2025, at a regular meeting of the Rosemount Port Authority, a Development Agency.

_____
Chairperson

ATTEST:

_____
Executive Director

ROSEMOUNT MINNESOTA

EXECUTIVE SUMMARY

City Council Regular Meeting: May 20, 2025

AGENDA ITEM:	Request for a Minor Amendment to the Prestwick Place Planned Unit Development Agreement to allow for the construction of a 10,000 square foot restaurant.	**AGENDA SECTION:** CONSENT AGENDA
PREPARED BY:	Julia Hogan, Planner	**AGENDA NO.** 6.h.
ATTACHMENTS:	Resolution, Minor Amendment, Site Location, Final Plat, Erosion Control Plan, Site Plan, Truck Turning Movement, Site Details, Grading Plan, Utility Plans, Landscape Plan, Photometric Plan	**APPROVED BY:** LJM

RECOMMENDED ACTION:
Motion to adopt a resolution approving a Minor Amendment to the Prestwick Place Planned Unit Development Agreement granting deviations from the off-street parking requirement in City Code Section 11-7-3.C. and from the architectural standard requirements in City Code Section 11-7-2.B.

Motion to authorize the Mayor and City Clerk execute a Minor Amendment to the Prestwick Place Planned Unit Development Agreement.

BACKGROUND

SUMMARY

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 Commercial

The City Council is being asked to consider a request for approval of a minor amendment to the Prestwick Place Planned Unit Development (PUD) Agreement granting deviations from the minimum off-street parking spaces and architectural standards requirements outlined in the City's zoning code to allow for the construction of a 10,000 square foot restaurant on the subject property. A PUD final site and building plan request for this project went in front of the Planning Commission for their review and decision at their regular meeting on April 22, 2025. The Planning Commission unanimously approved the PUD final site and building plan request, which a condition of approval with that request included the need for approval of a minor amendment.

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.

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 and the Planning Commission are supportive of the minor amendment request and exterior elevations and floor plans 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. A minor amendment to the Prestwick Place Planned Unit Development Agreement to allow for the deficit of 7 parking stalls on site is being requested, which staff and the Planning Commission are supportive of.

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

RECOMMENDATION

Staff is recommending that the City Council approve the request for a Minor Amendment to the Prestwick Place Planned Unit Development Agreement for deviations from City Code Sections 11-7-3.C. and 11-7-2.B. to allow for the construction of a 10,000 square foot restaurant on the subject property.

CITY OF ROSEMOUNT
DAKOTA COUNTY, MINNESOTA

RESOLUTION 2025-XX

A RESOLUTION APPROVING A MINOR AMENDMENT TO THE PRESTWICK PLACE PLANNED UNIT DEVELOPMENT AGREEMENT TO ALLOW FOR DEVIATIONS FROM THE OFF-STREET PARKING AND ARCHITECTURAL STANDARDS REQUIREMENTS FOR LOT 1, BLOCK 1, PRESTWICK PLACE 27TH ADDITION

WHEREAS, the Community Development Department of the City of Rosemount received a request from Korey Bannerman to amend the Prestwick Place Planned Unit Development Agreement to allow for deviations from the off-street parking and architectural standard requirements for Lot 1, Block 1, Prestwick Place 27th Addition; and

WHEREAS, staff has prepared and recommends a Minor PUD Amendment to allow for the deviations from Section 11-7-3.C.: Off-Street Parking Requirements and 11-7-2.B.: Exterior Wall Materials and Colors; and

WHEREAS, on May 20, 2025, the City Council of the City of Rosemount reviewed the application and staff recommendation.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Rosemount hereby approves the Minor Amendment to the Prestwick Place Planned Unit Development Agreement to allow for deviations from the off-street parking and architectural standard requirements, subject to the following conditions:

1. The following deviation from the City Code:
    a. A deviation from Section 11-7-3.C.: Off-Street Parking Requirements to reduce the required minimum parking stalls from 161 stalls to 154 stalls.
    b. A deviation from Section 11-7-2.B.: Exterior Wall Materials and Colors to allow for the principal building to have up to 31% EIFS and to allow for the building to consist of less than 50% brick or stone.
2. Execution of the Minor Amendment to the Prestwick Place Planned Unit Development Agreement.

ADOPTED this 20th day of May 2025, by the City Council of the City of Rosemount.

_____
Jeffery D. Weisensel, Mayor

ATTEST:

_____
Erin Fasbender, City Clerk

A MINOR AMENDMENT TO THE PRESTWICK PLACE PLANNED UNIT DEVELOPMENT AGREEMENT TO ALLOW FOR DEIVATIONS FROM THE OFF-STREET PARKING AND ARCHITECTURAL STANDARDS REQUIREMENTS FOR LOT 1, BLOCK 1, PRESTWICK PLACE 27TH ADDITION

THIS DECLARATION made this 20th day of May 2025, by and between **Korey Bannerman** (hereinafter referred to as the "Declarant"), and the **CITY OF ROSEMOUNT**, **a Minnesota municipal corporation** (hereinafter referred to as the "City");

WHEREAS, Declarant is the developer of the real property as described on Attachment One, attached hereto and hereby made a part hereof (hereinafter collectively referred to as the "Subject Property"); and

WHEREAS, the Subject Property is subject to a Planned Unit Development Agreement, "Prestwick Place Master Development Plan Planned Unit Development Agreement", dated November 7, 2007, (hereinafter referred to as the "Planned Unit Development Agreement") and filed in the Office of the Dakota County Registrar of Titles on March 10, 2008, as Document No. 2576606 and No. 624799; and

WHEREAS, Declarant wishes to amend the Planned Unit Development Agreement as hereinafter provided, which amendment has been approved and consented to by the City of Rosemount, acting through its City Council, as evidenced by the duly authorized signatures of its officers affixed hereto.

NOW, THEREFORE, the Declarant declares that the Subject Property is, and shall be, held, transferred, sold, conveyed and occupied subject to the covenants, conditions, and restrictions, hereinafter set forth.

1. The use and development of the Subject Property shall conform to the Planned Unit Development Agreement except as modified herein.

    a. **Section 11-7-3. C. Off-Street Parking Requirements:** Reduce the minimum required parking stalls from 161 stalls to 154 stalls.
    b. **Section 11-7-2.B. Exterior Wall Materials and Colors**: Allow for the principal building to have up to 31% EIFS and allow for the building to consist of less than 50% brick or stone.

2. Except as modified by paragraph 1 of this Amendment, the Planned Unit Development Agreement shall remain in full force and effect.

3. The obligations and restrictions of this Amendment run with the land of the Subject Property and shall be enforceable against the Declarant, its successors and assigns, by the

City of Rosemount acting through its City Council. This Amendment may be amended from time to time by a written amendment executed by the City and the owner or owners of the lot or lots to be affected by said amendment.

IN WITNESS WHEREOF, the undersigned as duly authorized agents, officers or representatives of Declarant have hereunto set their hands and seals as of the day and year first above written.

DECLARANT

Korey Bannerman

By_____
Its_____

By_____
Its_____

STATE OF MINNESOTA)
) ss.
COUNTY OF DAKOTA)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by _____ and _____, the _____ and _____, for and on behalf of _____, a _____, by and on behalf of said _____.

_____
Notary Public

This Amendment is approved and consented to by the City Council of the City of Rosemount.

CITY OF ROSEMOUNT

By:_____
Jeffery D. Weisensel, Mayor

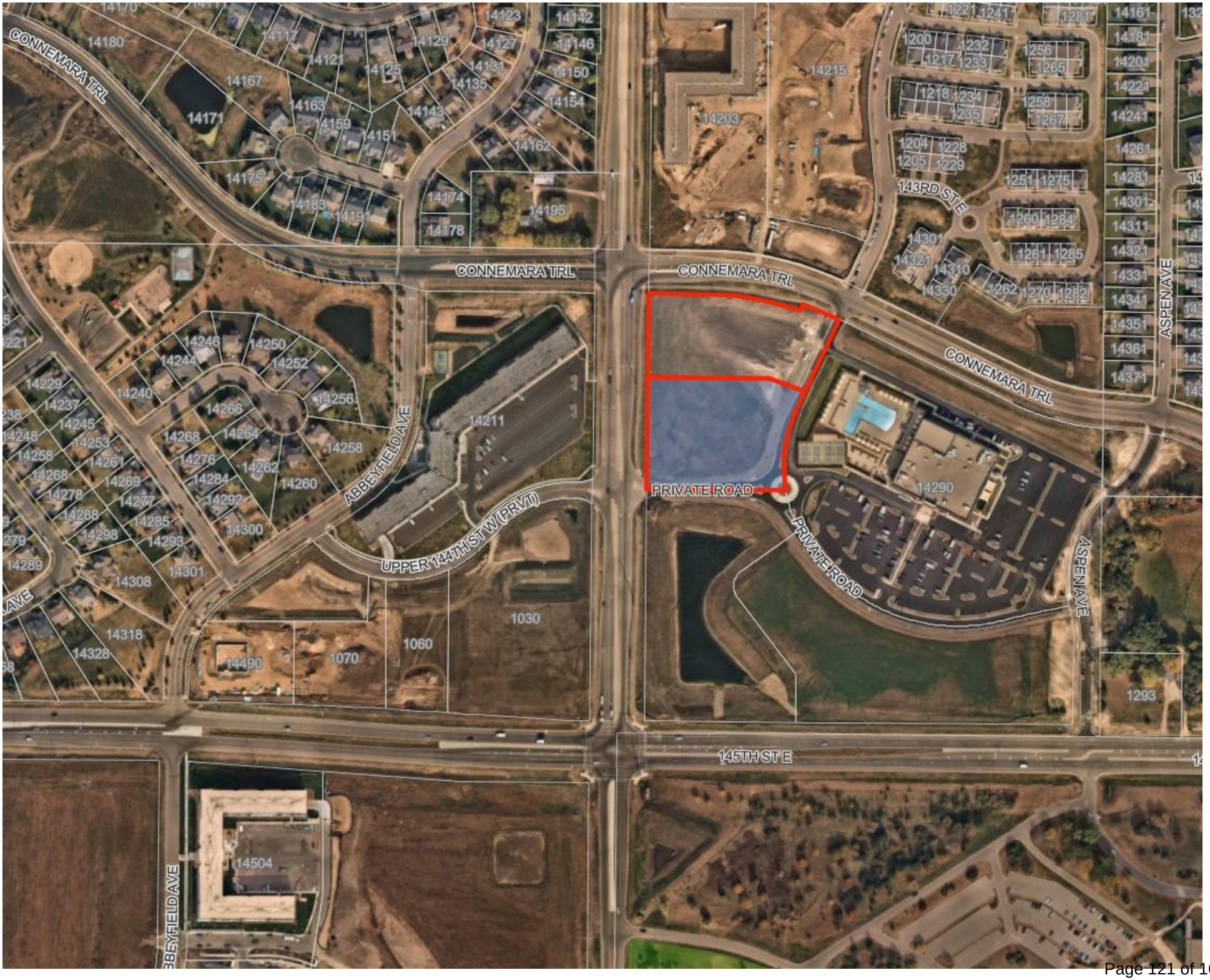
And by:_____
Erin Fasbender, City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF DAKOTA)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by Jeffery D. Weisensel and Erin Fasbender, the Mayor and City Clerk, respectively, for and on behalf of the City of Rosemount, a Minnesota corporation, by and on behalf of said corporation.

_____
Notary Public

THIS INSTRUMENT WAS DRAFTED BY:
City of Rosemount
2875 145th Street West
Rosemount, MN 55068
651-423-4411


CONNEMARA TRL
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143RD ST E
ASPEN AVE
ASPEN AVE
ABBEYFIELD AVE
ABBEYFIELD AVE
UPPER 144TH ST W (PRVT)
PRIVATE ROAD
PRIVATE ROAD
145TH ST E
14171
14211
14290
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

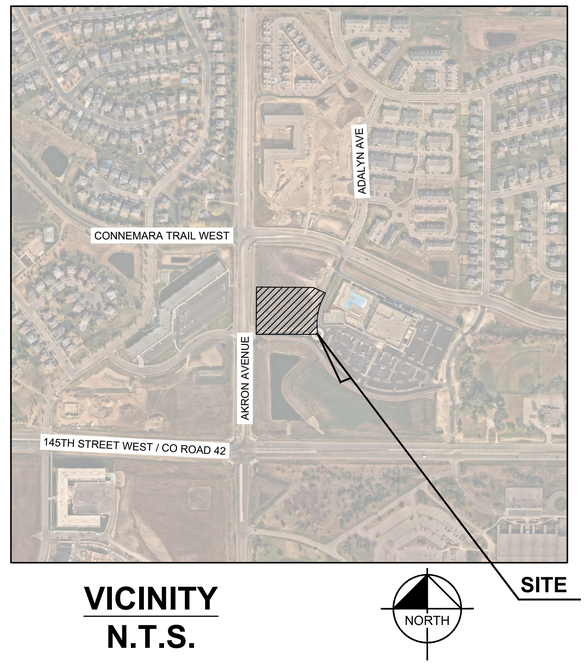
LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.

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
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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

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
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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. 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

GENERAL NOTES

COPPER PINT
PREPARED FOR
KOREY BANNERMAN
ROSEMOUNT MN

SHEET NUMBER
C100

K:\TWC_LDEV\Korey Bannerman\3 Design\CAD\PlanSheets\C1-GENERAL NOTES.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.

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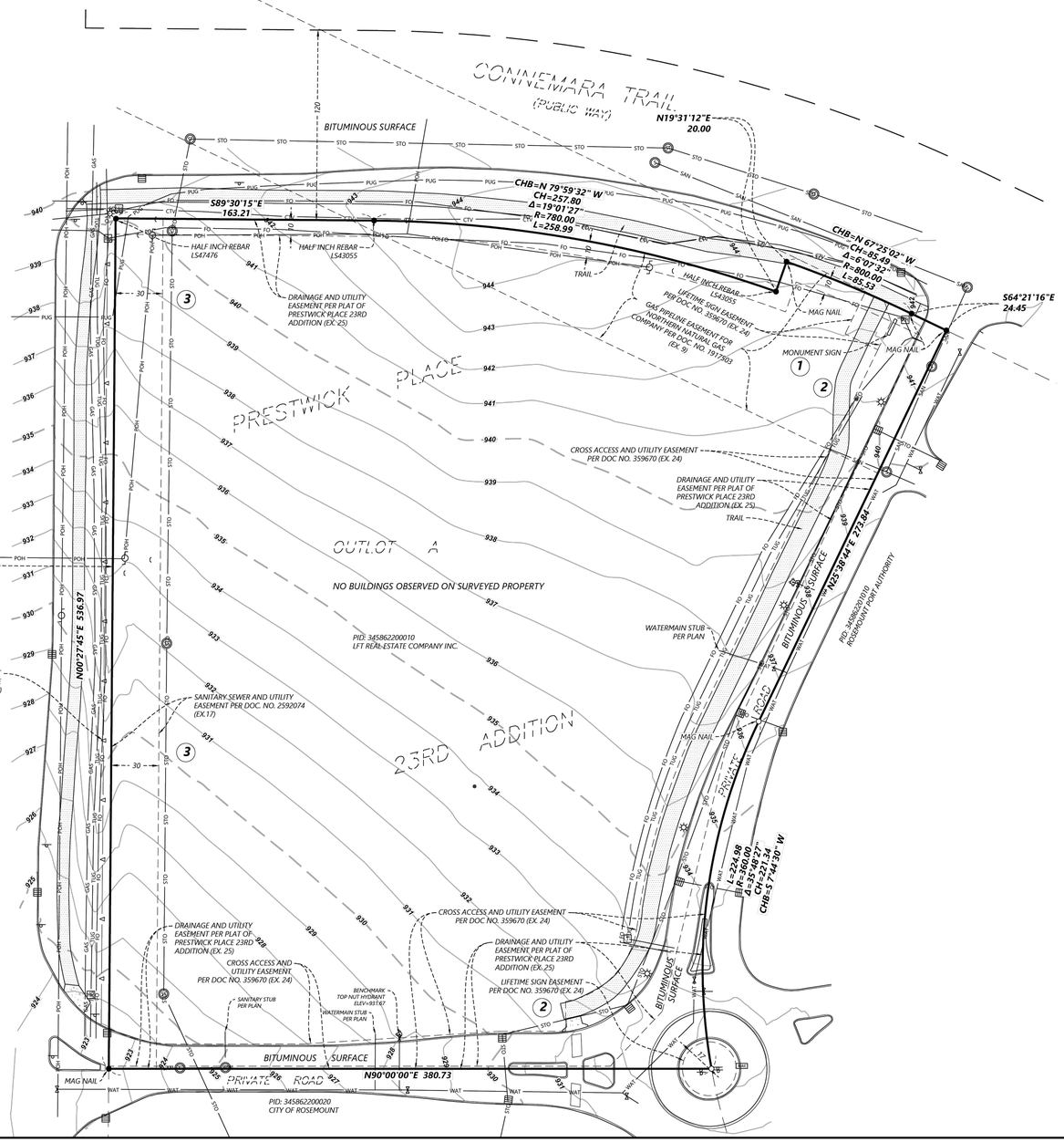
811 or call811.com
Common Ground Alliance

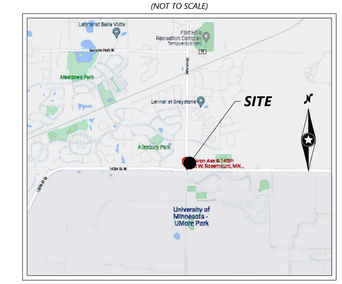
LEGEND

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 _____.*

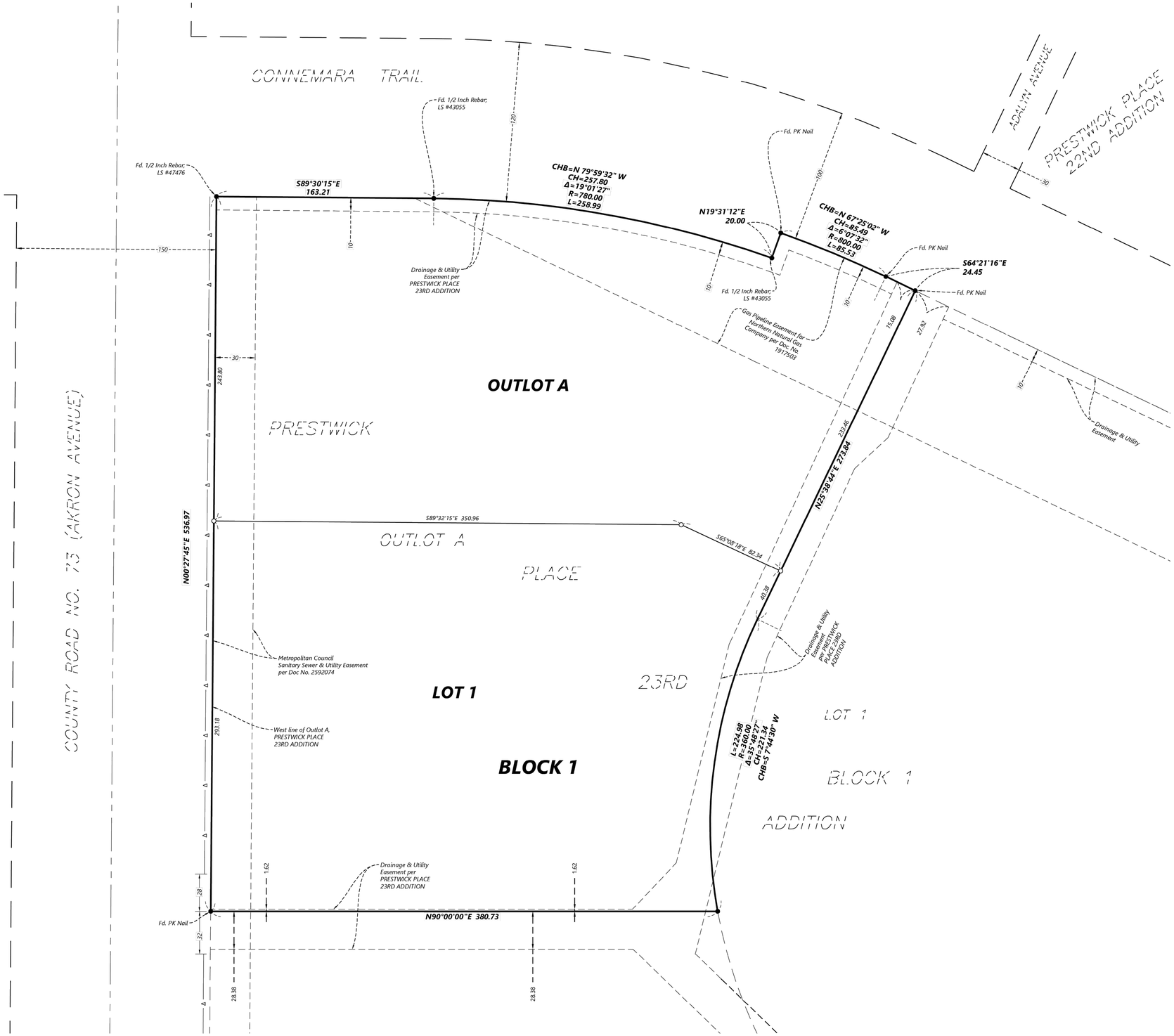
_____

Amy A. Koethe, County Recorder

Westwood

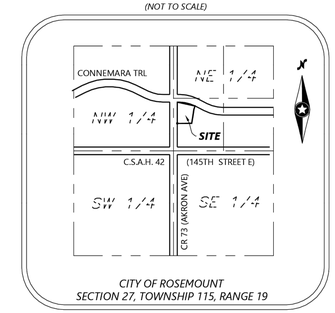
Professional Services, Inc.

PRESTWICK PLACE 24TH ADDITION



VICINITY MAP

(NOT TO SCALE)



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.

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

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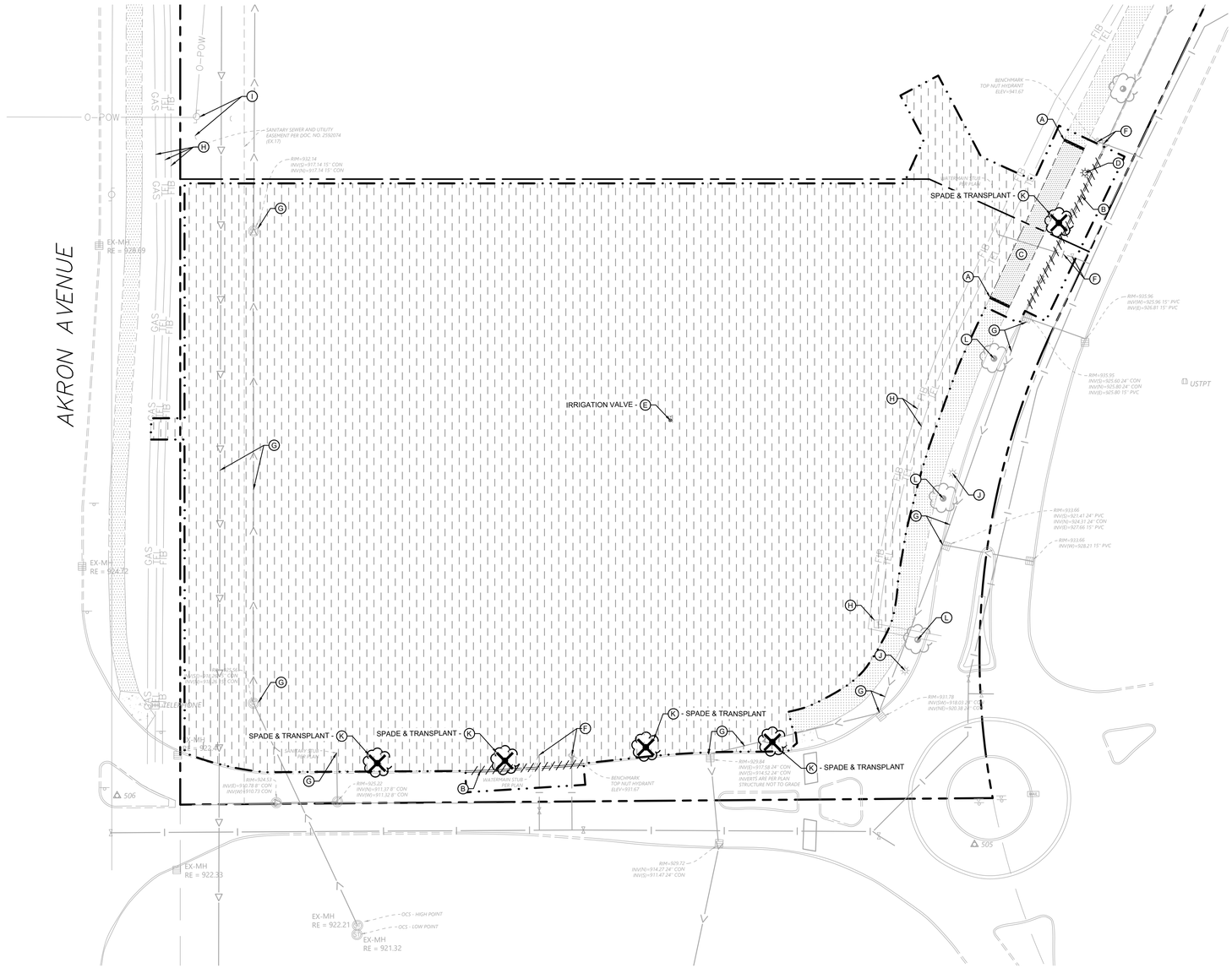

KEYNOTE LEGEND

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
I	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 LINE/S 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
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 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
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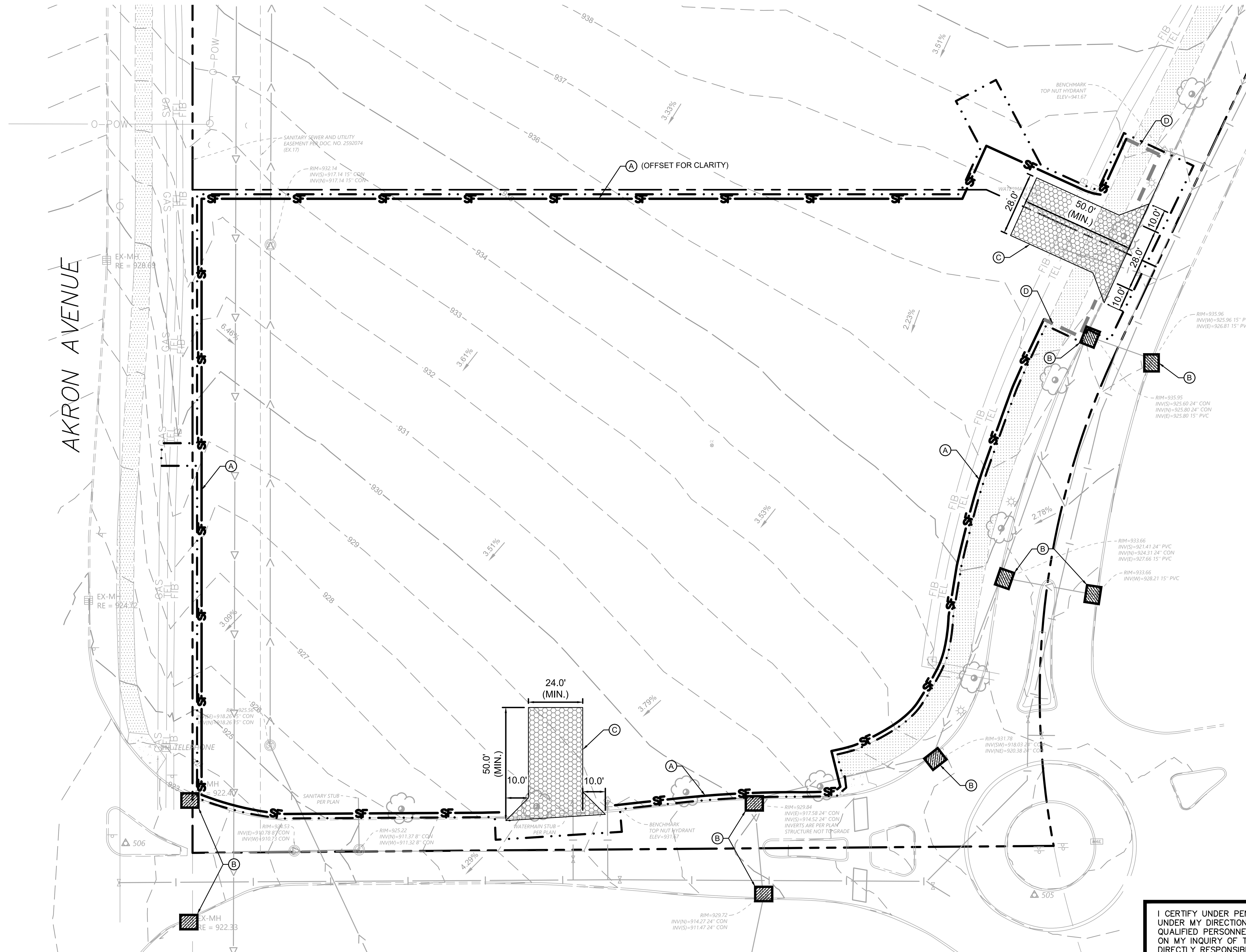
CHECKED BY	ALC

SITE DEMOLITION PLAN

COPPER PINT
PREPARED FOR
KOREY BANNERMAN
ROSEMOUNT MN

SHEET NUMBER
C200



KEYNOTE LEGEND

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

LEGEND

- ROCK ENTRANCE
- INLET PROTECTION
- 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.

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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 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 1

COPPER PINT
PREPARED FOR
KOREY BANNERMAN
ROSEMOUNT MN

SHEET NUMBER
C300

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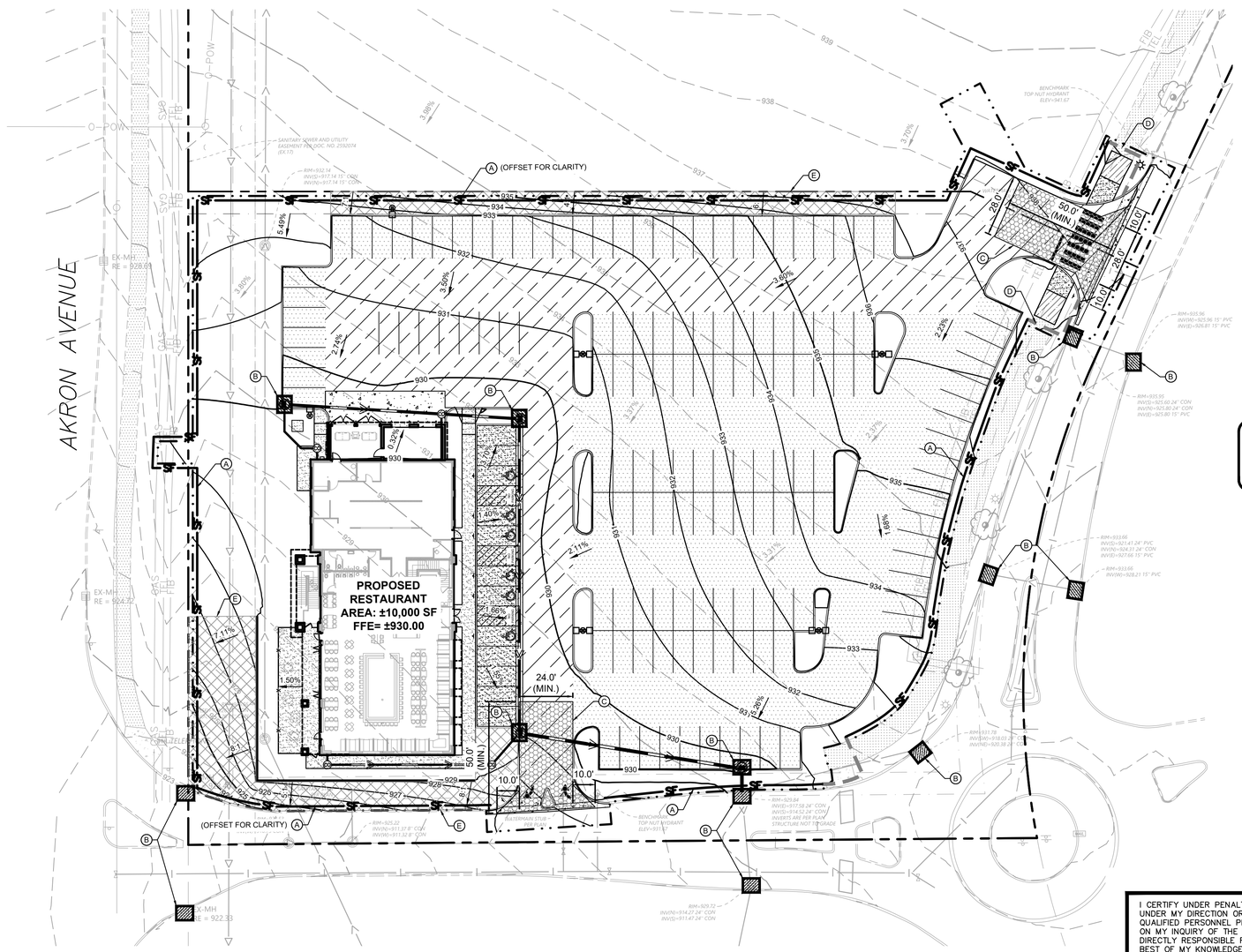

KEYNOTE LEGEND

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

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

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DEVELOPER/OWNER:

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MnDOT DESIGN OF SWPPP CERTIFIED

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LEGEND

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

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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.

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NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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

No.	REVISIONS	DATE	BY

Kimley»Horn
2026 KIMLEY-HORN AND ASSOCIATES, INC.
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PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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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 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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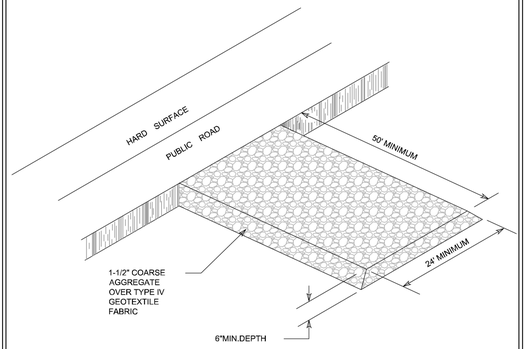
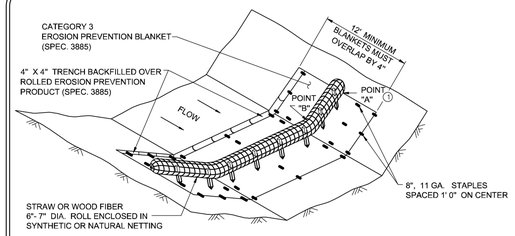


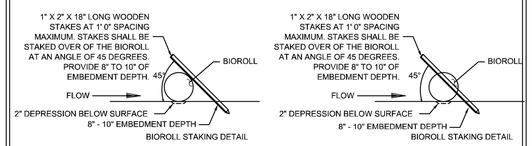
Notes:
1. CRUSHED CONCRETE IS NOT ALLOWED
2. CONSTRUCTION ENTRANCE SHALL BE A MINIMUM OF 24' X 50'
3. GEOTEXTILE FABRIC REQUIRED UNDERNEATH COARSE AGGREGATE
4. MAINTENANCE IS INCIDENTAL

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

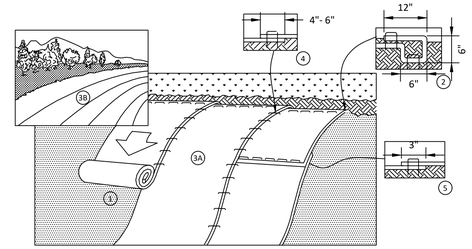


SEDIMENT CONTROL BLANKET SYSTEM
(TYPE 3 SPEC. 3889)



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

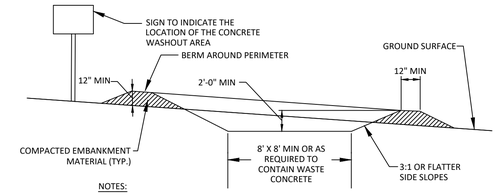


1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET 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

NO SCALE

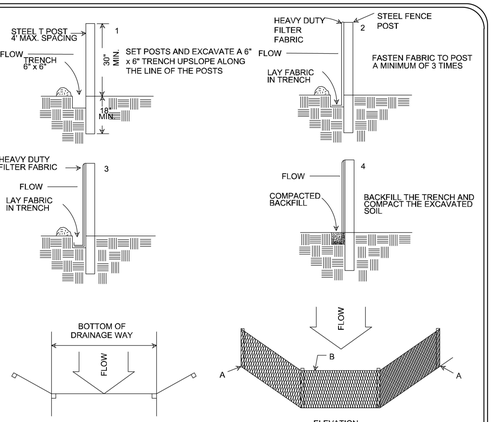


NOTES:
1. CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
2. CONCRETE WASHOUT AREA SHALL BE LINED WITH MINIMUM 10 MIL THICK PLASTIC LINER.
3. VEHICLE TRACKING CONTROL IS REQUIRED IF ACCESS TO CONCRETE WASHOUT AREA IS OFF PAVEMENT.
4. SIGNS SHALL BE PLACED AT THE CONSTRUCTION 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

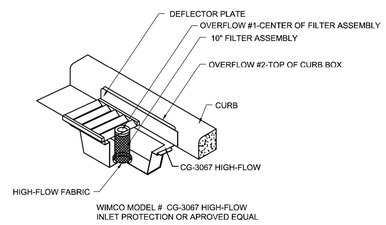


NO SCALE

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

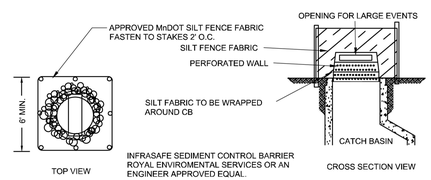
FOR REFERENCE ONLY



WIMCO MODEL # CG-3067 HIGH-FLOW INLET PROTECTION OR APROVED EQUAL

CURB AND GUTTER INLET PROTECTION

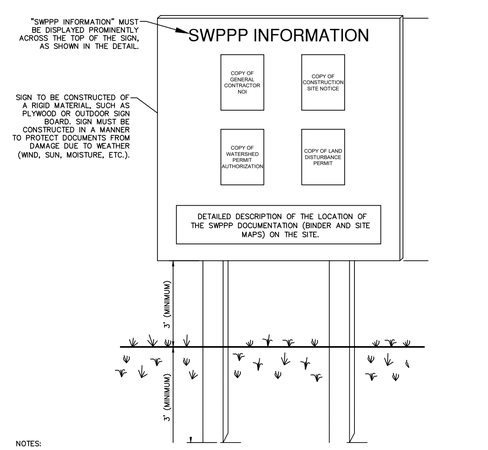
NO SCALE



REAR YARD INLET PROTECTION

NO SCALE

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
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 LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

ALAN L. CATCHPOOL
03/19/2025 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

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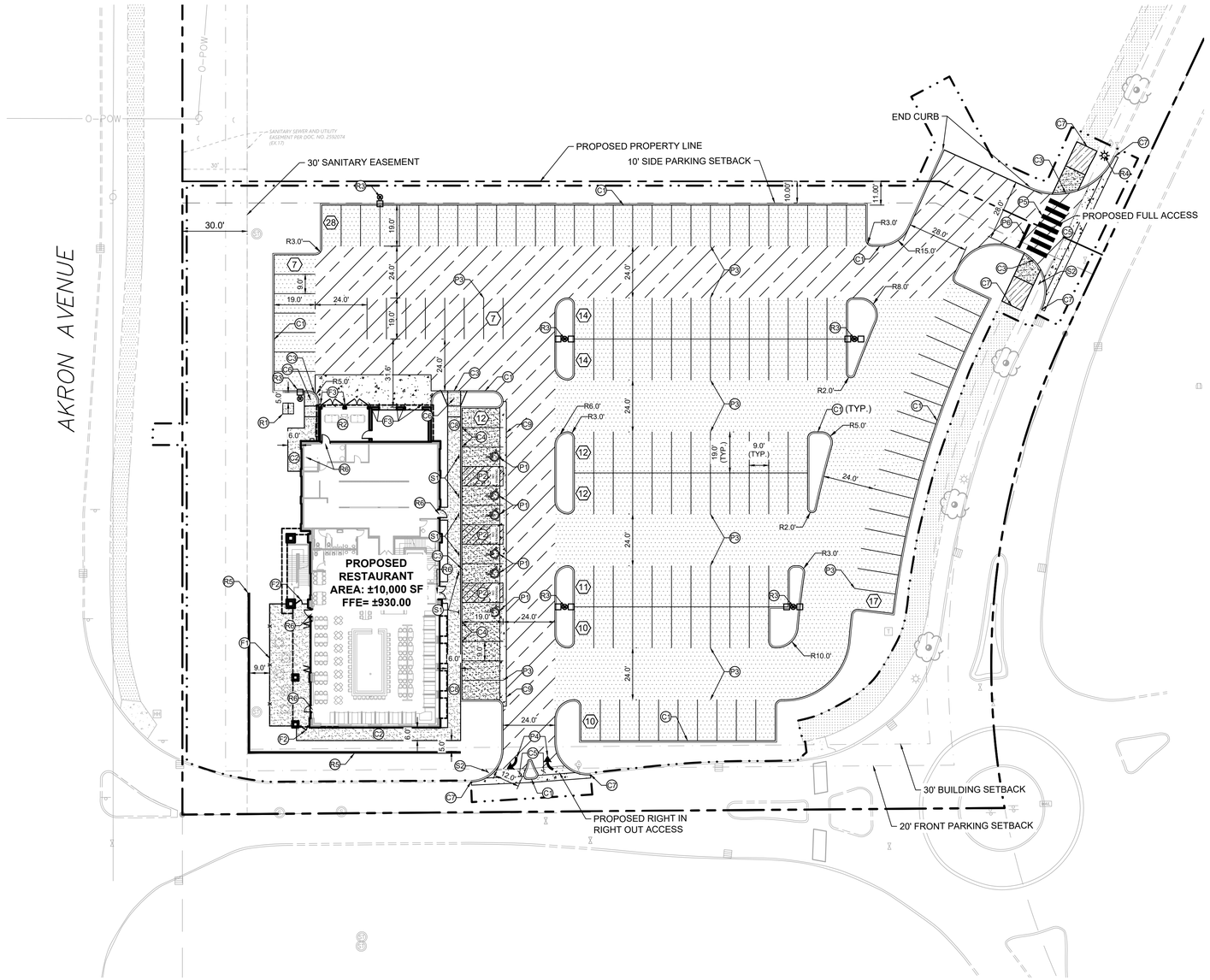

KEYNOTE LEGEND

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

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

No.	REVISIONS	DATE	BY

Kimley»Horn

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767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
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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

SITE PLAN

COPPER PINT
PREPARED FOR
KOREY BANNERMAN
ROSEMOUNT MN

SHEET NUMBER
C400

K:\TWC_LDEV\Korey Bannerman\3 Design\CAD\PlanSheets\C4-SITE PLAN.dwg March 20, 2025 - 9:19am
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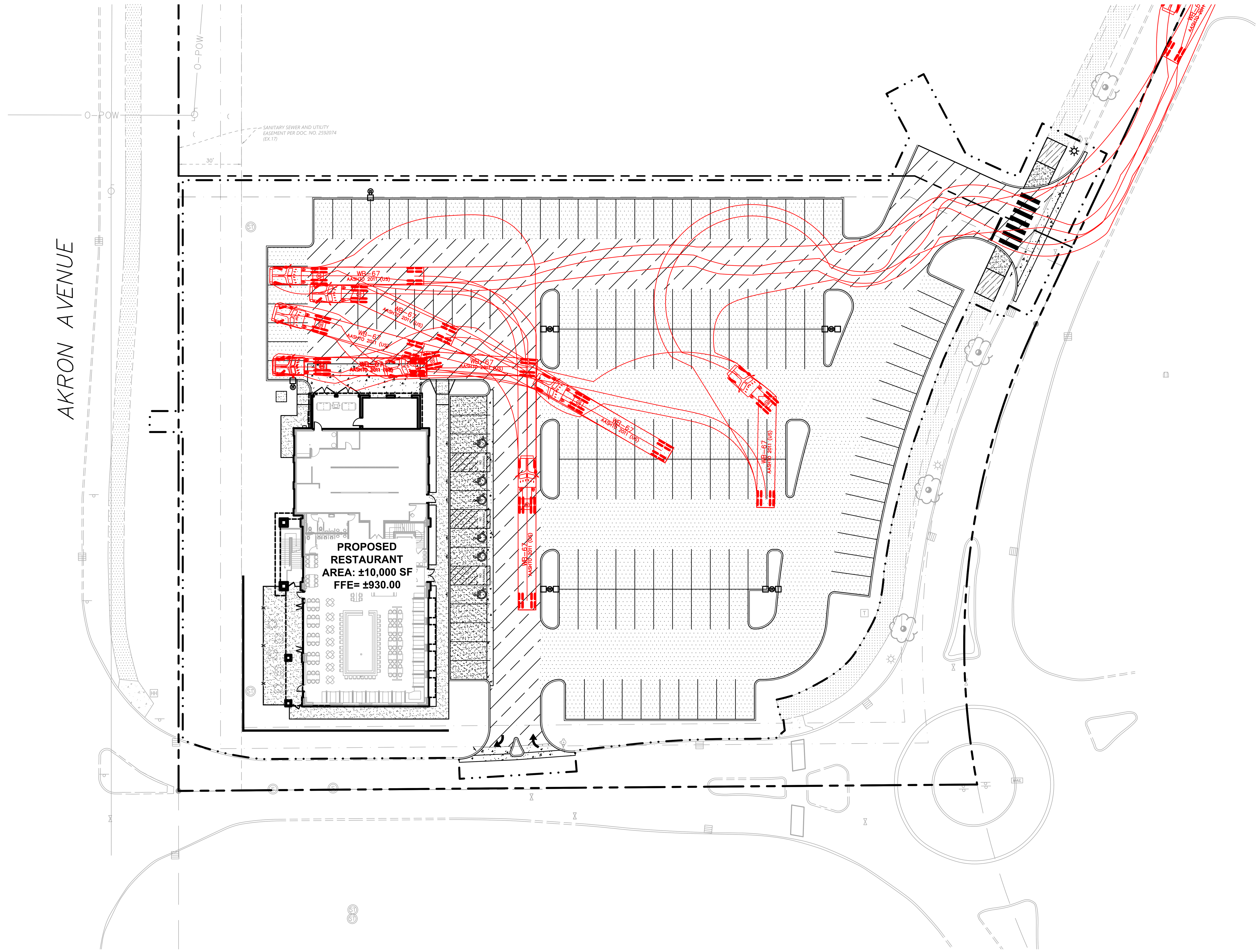
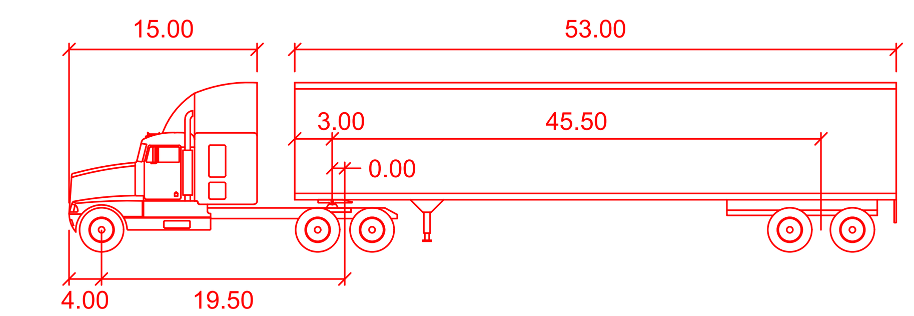


LEGEND

— — —	PROPERTY LINE
— · —	SETBACK LINE
- - - -	DRAINAGE AND UTILITY EASEMENT



WB-67

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

THE VEHICLE MANEUVERING IDENTIFIED ON THIS PLAN WAS PREPARED USING AUTOTURN SOFTWARE AND DOES NOT NECESSARILY REPRESENT ACTUAL CONDITIONS NOR DOES IT ACCOUNT FOR EXTERNAL FACTORS. THIS ANALYSIS SHOULD NOT BE USED AS THE SOLE BASIS FOR THE CLIENT'S DECISION MAKING.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

811
Know what's **below.**
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No.	REVISIONS	DATE	BY

Kimley»Horn

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ALAN L. CATCHPOOL

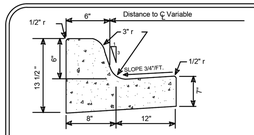
DATE: 03/19/2025 MN LIC. NO. 47969

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

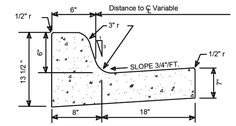
TRUCK TURNING MOVEMENT

COPPER PINT
PREPARED FOR
KOREY BANNERMAN
ROSEMOUNT MN

SHEET NUMBER
C401



Mn/DOT B 612



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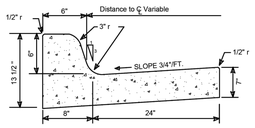

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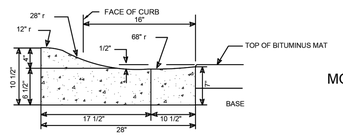
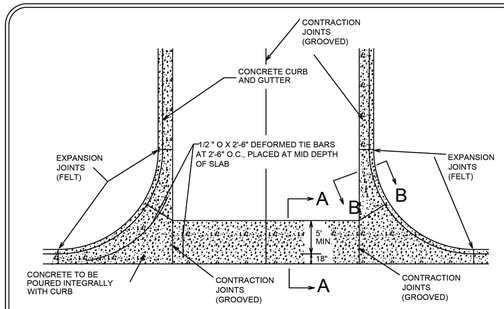


MODIFIED 'S' DESIGN

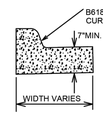
NOTES:
1. MINIMUM OF 3" CLASS 5 AGGREGATE BASE UNDER ALL CURB AND GUTTER.
2. STAMP "W" AT CURB STOP AND VALVE BOX LOCATIONS.

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

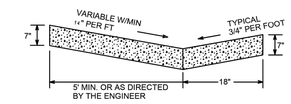


PLAN

NO SCALE



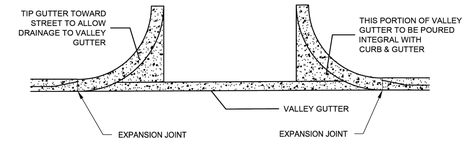
SECTION B-B

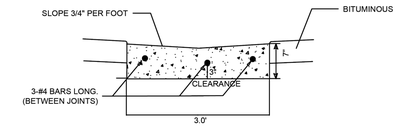


SECTION A-A

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

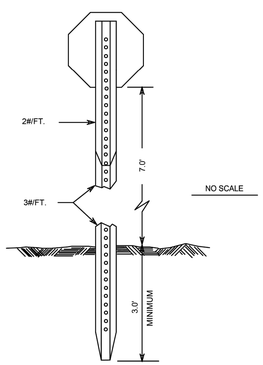




NO SCALE

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.

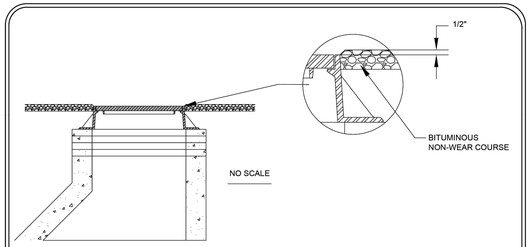
ALUMINUM SHALL BE 5052-H38 OR 6061-T6 ALLOY.
GAUGE SHALL BE: .080 ON THE LONGEST SIDE UP TO 30"
.100 ON THE LONGEST SIDE OVER 30"

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.

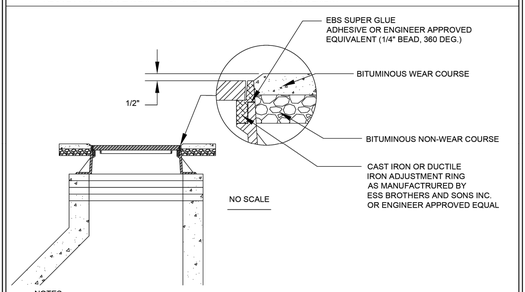
ROSEMOUNT SPIRIT OF PRIDE AND PROGRESS		Special Details	
Standard Plate Library for the City of Rosemount	TRAFFIC SIGN	Date: 01-06-05 / Revised: 02-01-23	SI-1



NO SCALE

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



NO SCALE

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

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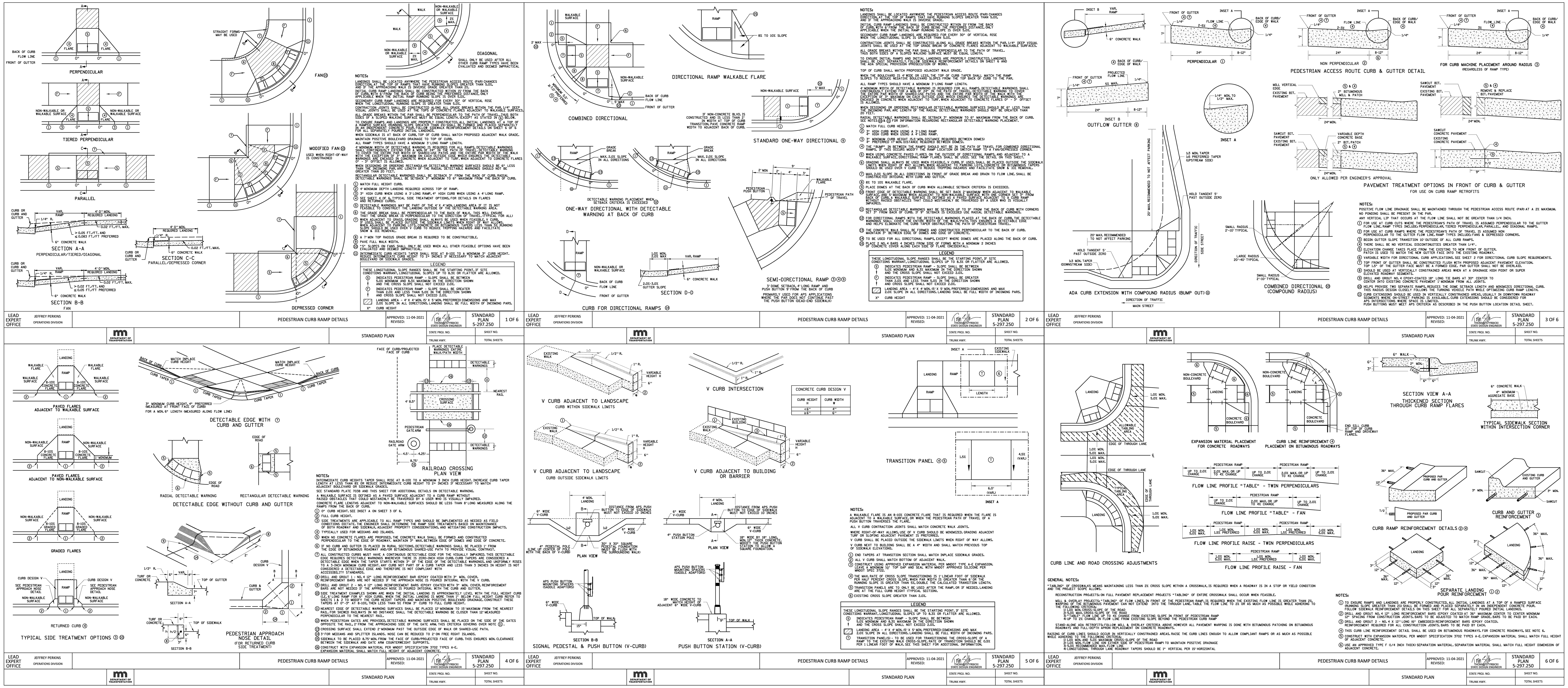
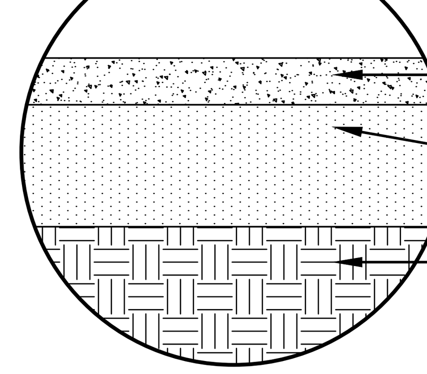


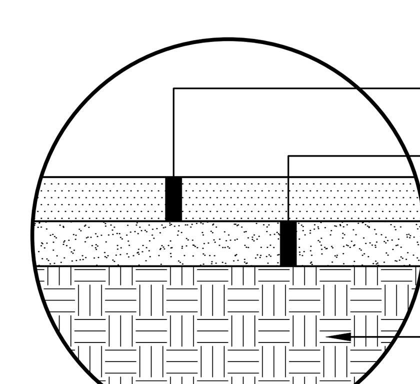
TRUNCATED DOMES TO BE RED

ROSEMOUNT SPIRIT OF PRIDE AND PROGRESS Standard Plate Library for the City of Rosemount	PEDESTRIAN RAMP	Special Details	
		Date: 02-08-2023 Revised:	ST-8

PAVEMENT SECTIONS SHOWN ARE PROVIDED AS A REFERENCE ONLY. REFER TO GEOTECHNICAL REPORT FOR ALL PAVEMENT, SUBGRADE PREPARATION AND COMPACTION REQUIREMENTS.

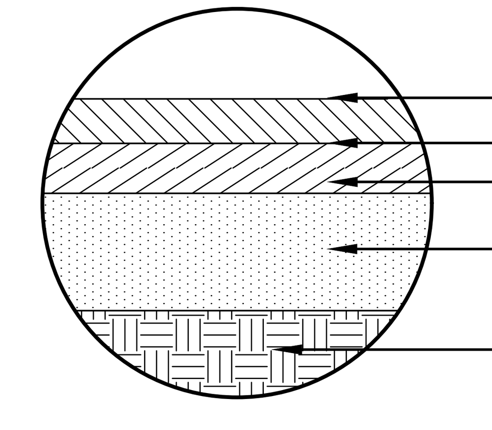


HEAVY DUTY CONCRETE



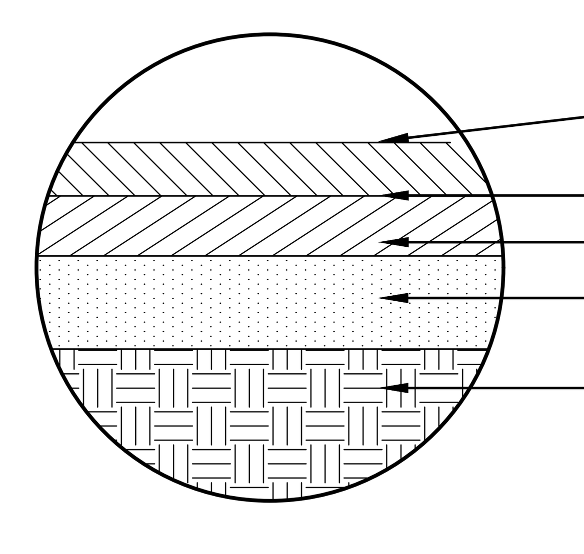
1 CONCRETE SIDEWALK AND HEAVY DUTY CONCRETE

N.T.S.



2 HEAVY DUTY ASPHALT

N.T.S.



3 STANDARD DUTY ASPHALT

N.T.S.

No.	REVISIONS	DATE	BY

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

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

SITE DETAILS

COPPER PINT
PREPARED FOR
KOREY BANNERMAN
ROSEMOUNT MN

SHEET NUMBER
C402

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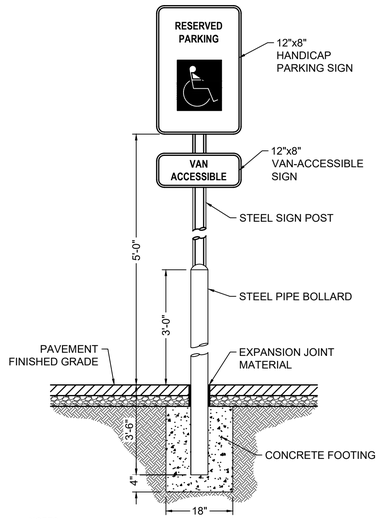
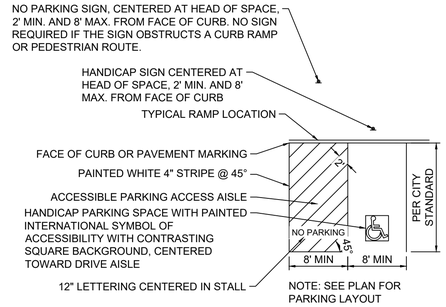


NOTES:

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

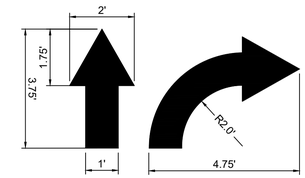
1 ACCESSIBLE PARKING SIGN IN BOLLARD

NO SCALE



2 ACCESIBLE PARKING STRIPING & SIGNAGE

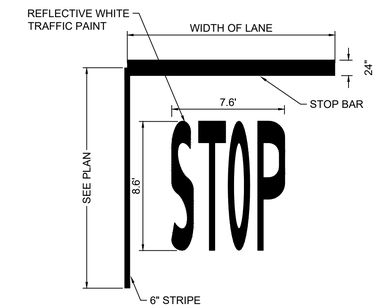
NO SCALE



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

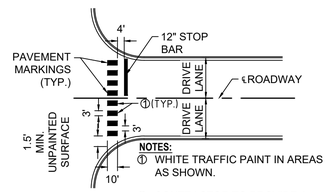
3 TRAFFIC ARROW

NO SCALE



4 STOP BAR

NO SCALE



NOTES:

① WHITE TRAFFIC PAINT IN AREAS AS SHOWN.

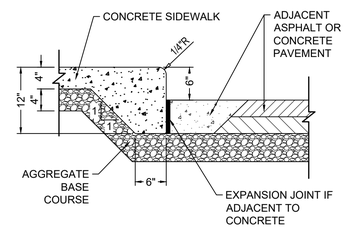
② CONTRACTOR TO PROVIDE A SAMPLE PANEL FOR APPROVAL

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.

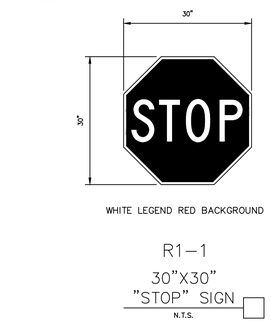
5 PEDESTRIAN CROSSWALK

NO SCALE



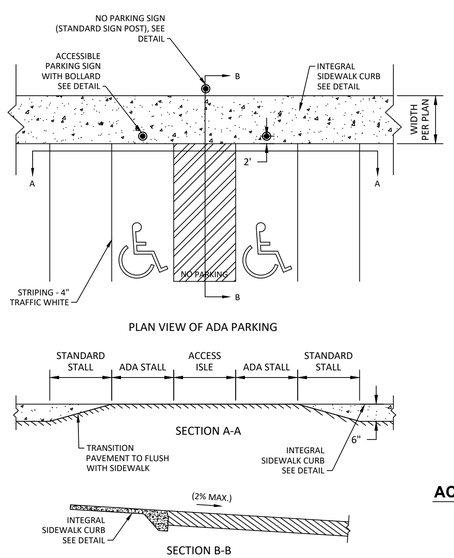
6 INTEGRAL CONCRETE CURB & SIDEWALK

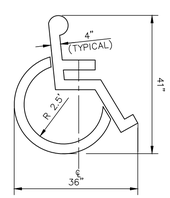
NO SCALE



7 STOP SIGN

N.T.S.



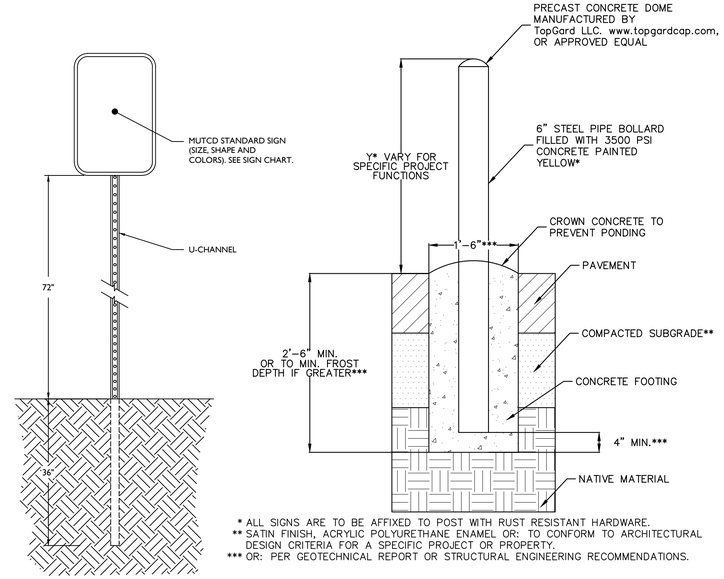


ACCESSIBLE PARKING SYMBOL

N.T.S.

8 ADA PARKING LAYOUT WITH INTEGRAL CURB

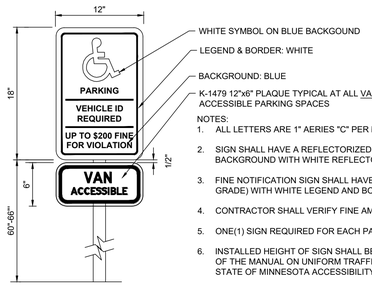
N.T.S.



* 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.



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

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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 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

SITE DETAILS

COPPER PINT
PREPARED FOR
KOREY BANNERMAN
ROSEMOUNT MN

SHEET NUMBER
C403

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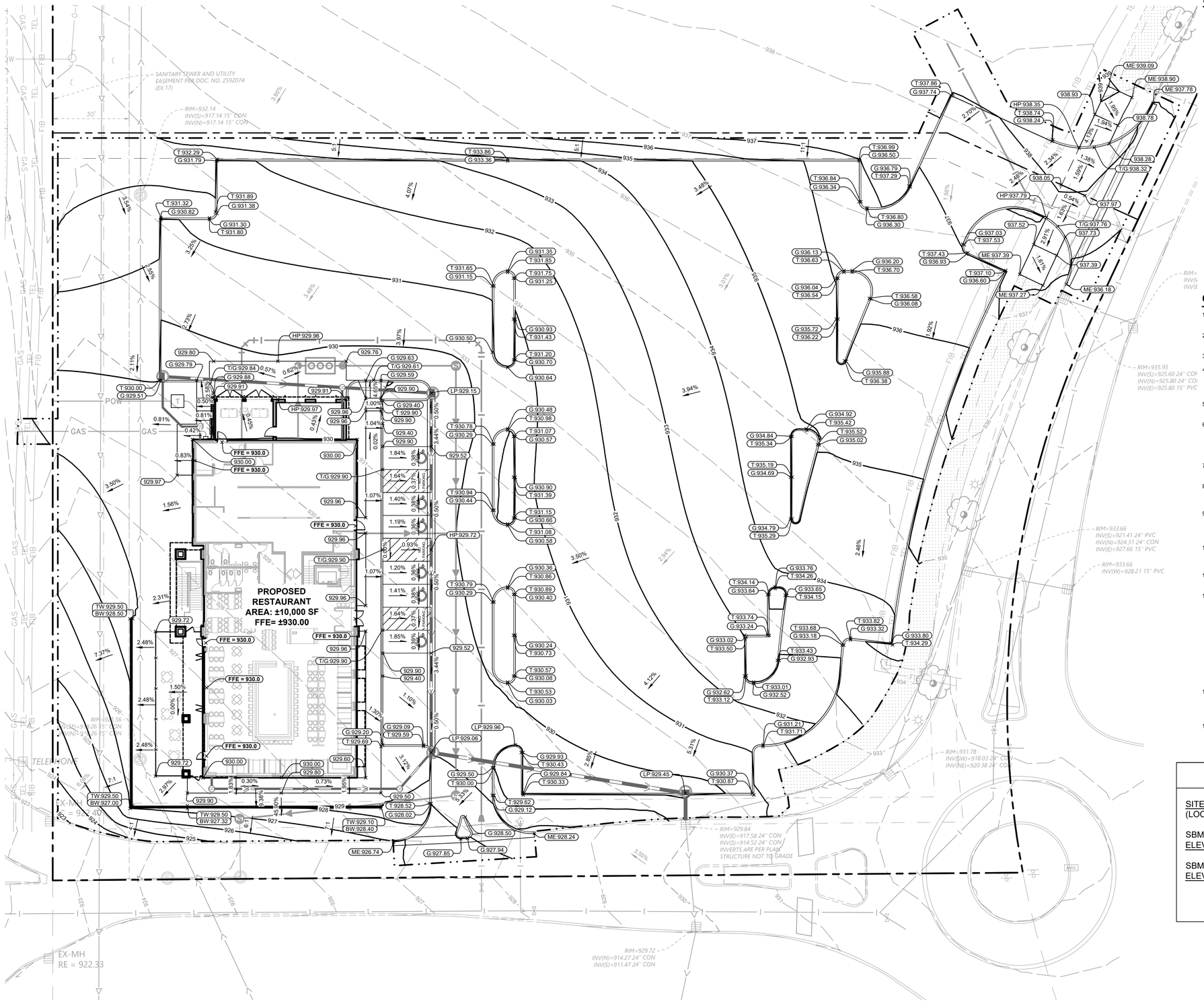

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED RIDGE LINE
- PROPOSED SWALE
- 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
- 100.00 PROPOSED SPOT ELEVATION
- HP:0.0 PROPOSED HIGH POINT ELEVATION
- LP:0.0 PROPOSED LOW POINT ELEVATION
- G:0.00 PROPOSED GUTTER ELEVATION
- T:0.00 PROPOSED TOP OF CURB ELEVATION
- T/G:0.0 PROPOSED FLUSH PAVEMENT ELEVATION
- ME:0.0 MATCH EXISTING ELEVATION
- EOF:0.0 PROPOSED EMERGENCY OVERFLOW ELEVATION
- TW:0.0 BW:0.0 PROPOSED TOP/BOTTOM OF WALL ELEVATION
- 0.0% PROPOSED DRAINAGE DIRECTION
- 0.00% PROPOSED GRADE BETWEEN POINTS

GRADING PLAN NOTES

1. PERFORM GRADING WORK IN ACCORDANCE WITH APPLICABLE CITY 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. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
4. 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.
5. IN PAVED AREAS, ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE THE SITE READY FOR SUB-BASE.
6. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
7. ELEVATIONS SHOWN REPRESENT FINISHED SURFACE GRADES. SPOT ELEVATIONS ALONG CURB & GUTTER REPRESENT THE FLOW LINE UNLESS OTHERWISE NOTED
8. 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.
9. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES THAT PROVIDE POSITIVE DRAINAGE TO COLLECTION POINTS. MAINTAIN A MINIMUM SLOPE OF 1.25% IN ASPHALT PAVEMENT AREAS AND A MINIMUM SLOPE OF 0.50% IN CONCRETE PAVEMENT AREAS.
10. MAINTAIN A MINIMUM SLOPE OF 0.50% ALONG CURB & GUTTER. REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL" CURB WHERE PAVEMENT DRAINS TOWARD THE GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM THE GUTTER.
11. INSTALL A MINIMUM OF 4-INCHES OF AGGREGATE BASE MATERIAL UNDER PROPOSED CONCRETE CURB & GUTTER, SIDEWALKS, AND TRAILS UNLESS OTHERWISE DETAILED.
12. GRADING FOR SIDEWALKS AND ACCESSIBLE ROUTES, INCLUDING CROSSING DRIVEWAYS, SHALL CONFORM TO CURRENT STATE & NATIONAL ADA STANDARDS:

    ACCESSIBLE RAMP SLOPES SHALL NOT EXCEED 8.3% (1:12).
    SIDEWALK CROSS-SLOPES SHALL NOT EXCEED 2.0%.
    LONGITUDINAL SIDEWALK SLOPES SHALL NOT EXCEED 5.0%.
    ACCESSIBLE PARKING STALLS AND ACCESS AISLES SHALL NOT EXCEED 2.0% IN ANY DIRECTION. A MAXIMUM SLOPE OF 1.50% IS PREFERRED.

    SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVEMENT INSTALLATION. CHANGE ORDERS WILL NOT BE ACCEPTED FOR ADA COMPLIANCE ISSUES.
13. UPON COMPLETION OF LAND DISTURBING ACTIVITIES, RESTORE ADJACENT OFFSITE AREAS DISTURBED BY CONSTRUCTION TO MATCH OR EXCEED THE ORIGINAL CONDITION. LANDSCAPE AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF 4-INCHES OF TOPSOIL.
14. 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.

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

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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

No.	REVISIONS	DATE	BY

Kimley»Horn
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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

GRADING AND DRAINAGE PLAN

COPPER PINT
PREPARED FOR
KOREY BANNERMAN
ROSEMOUNT MN

SHEET NUMBER
C500

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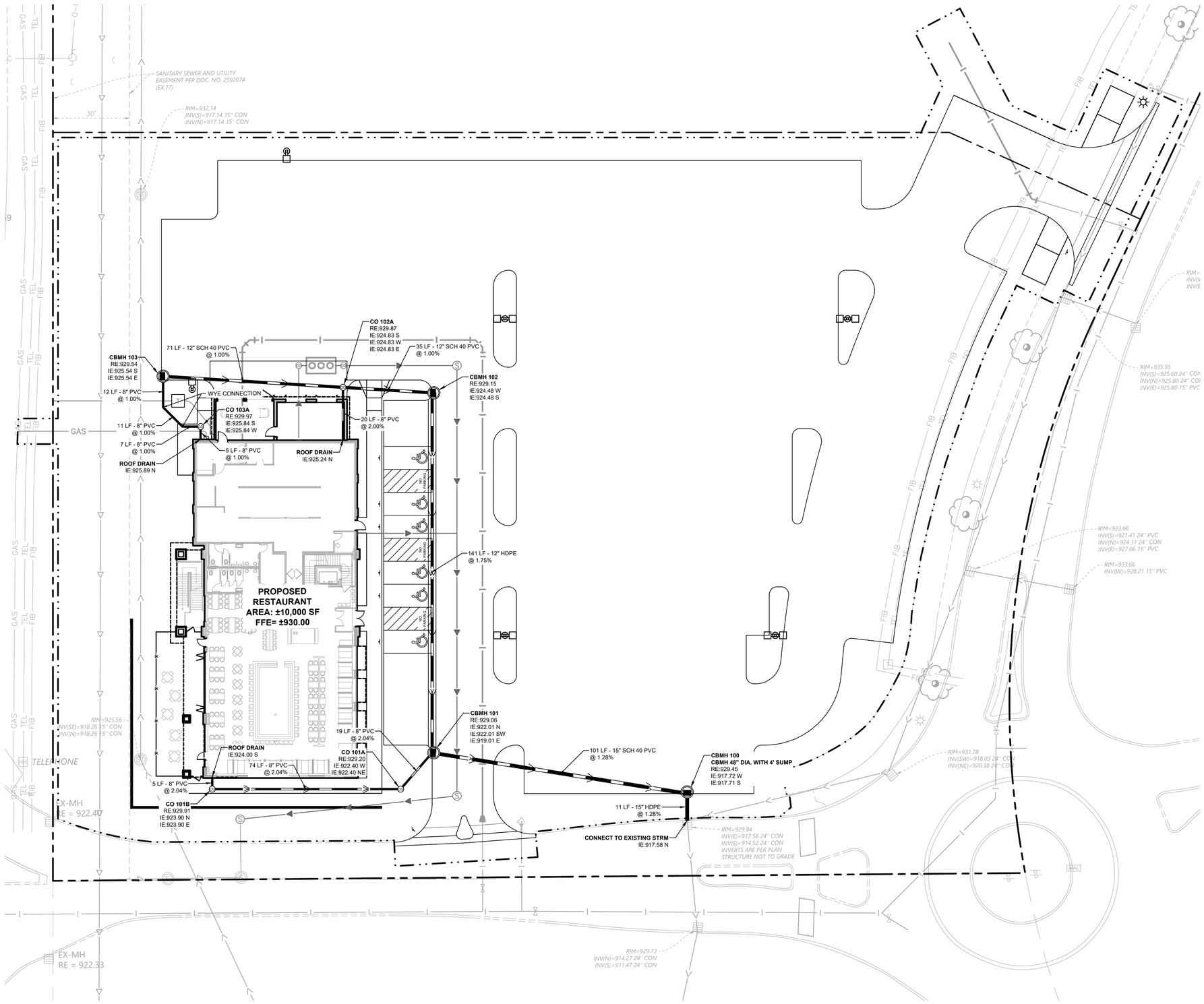

LEGEND

- 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.

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

No.	REVISIONS	DATE	BY

Kimley»Horn

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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

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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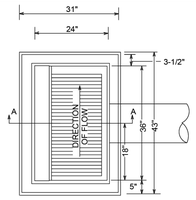
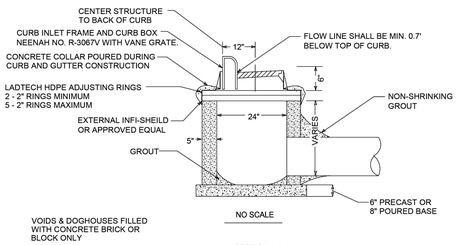


PLAN

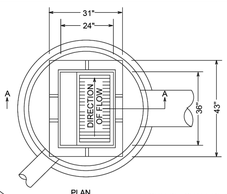


NO SCALE

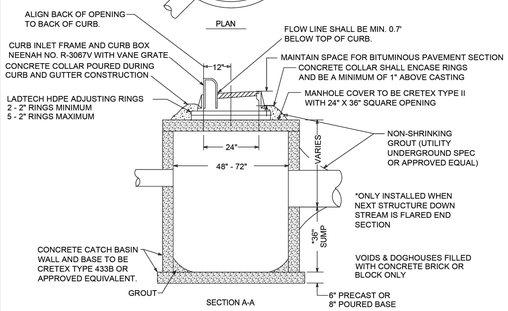
SECTION A-A

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 SPIRIT OF PRIDE AND PROGRESS	STANDARD CATCH BASIN	Special Details	
Standard Plate Library for the City of Rosemount		Date: 03-01-01 / Revised: 01-21-15	SD-1



PLAN

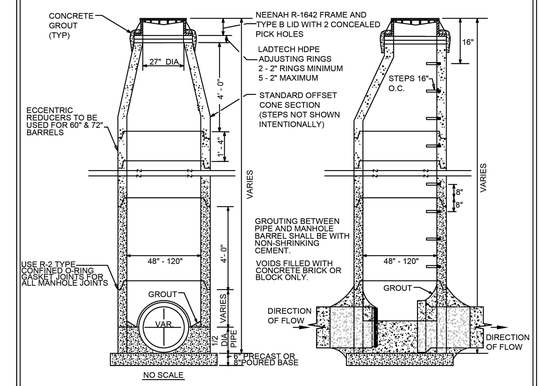


SECTION A-A

NO SCALE

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"

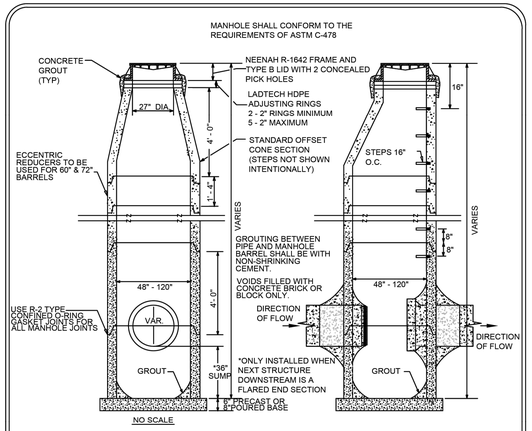
ROSEMOUNT SPIRIT OF PRIDE AND PROGRESS	CATCH BASIN SUMP MANHOLE	Special Details	
Standard Plate Library for the City of Rosemount		Date: 03-01-01 / Revised: 02-08-23	SD-2



NO SCALE

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



NO SCALE

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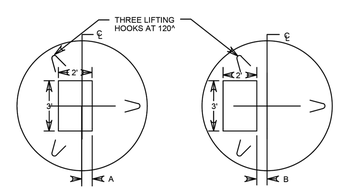
ROSEMOUNT SPIRIT OF PRIDE AND PROGRESS	STANDARD MANHOLE WITH SUMP FOR STORM DRAIN	Special Details	
Standard Plate Library for the City of Rosemount		Date: 01-6-05 / Revised: 02-08-23	SD-4

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



FOR 48" - 66" STRUCTURE DIAMETER

NO SCALE

FOR 72" - 120" STRUCTURE DIAMETER

NO SCALE

PRECAST COVER DETAIL

NO SCALE

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

ROSEMOUNT SPIRIT OF PRIDE AND PROGRESS	PRECAST COVER DETAIL	Special Details	
Standard Plate Library for the City of Rosemount		Date: 02-02-07 / Revised:	SD-6

No.	REVISIONS	DATE	BY

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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

K:\TWC_LDEV\Korey Bannerman\3 Design\CAD\PlanSheets\C5-GRADING DETAILS.dwg March 20, 2025 - 9:21am
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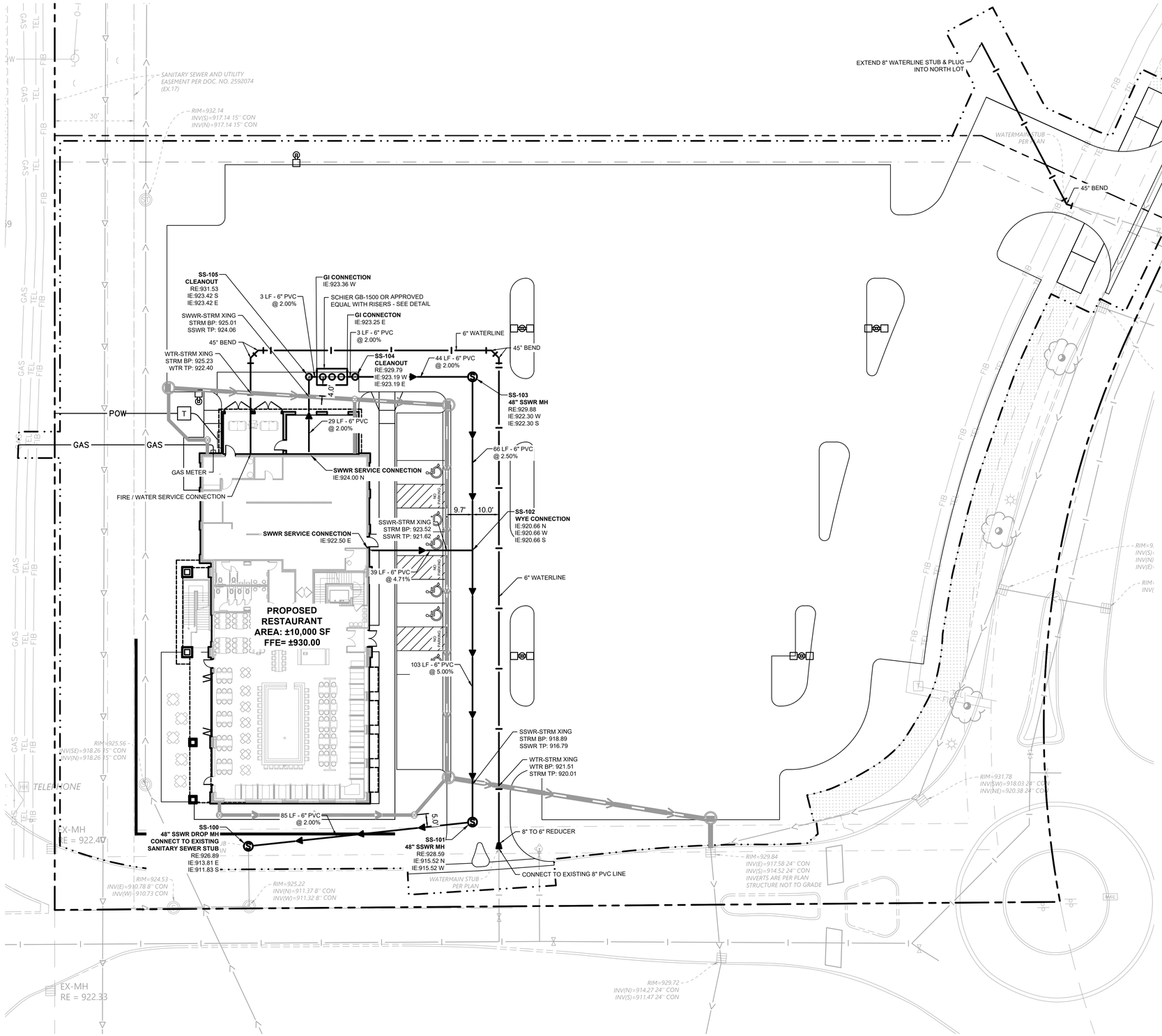

LEGEND

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
0 10 20 40

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.
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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

UTILITY PLAN

COPPER PINT
PREPARED FOR
KOREY BANNERMAN
ROSEMOUNT MN

SHEET NUMBER
C600

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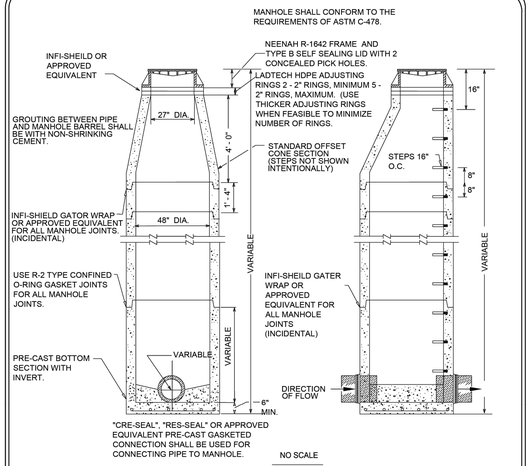
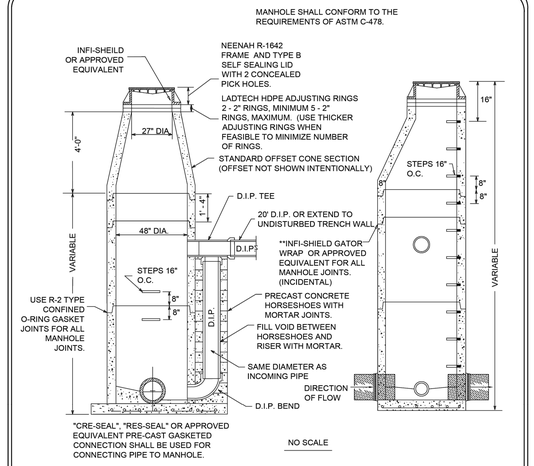


NOTES:
1. ALL CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE DRILLED
2. MANHOLE STEPS SHALL BE CAST IN ALUMINUM OR MA INDUSTRY WITH VINYL COATING OR APPROVED EQUIVALENT AND SHALL BE LOCATED ON THE DOWN STREAM SIDE OF MANHOLE
3. STEPS SHALL BE PLACED SO THAT THE OFFSET VERTICAL PORTION OF THE CONE IS 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 SPIRIT OF PRIDE AND PROGRESS Standard Plate Library for the City of Rosemount	STANDARD MANHOLE FOR SANITARY SEWER	Special Details Date: 01-11-06 Revised: 02-08-23	SS-1



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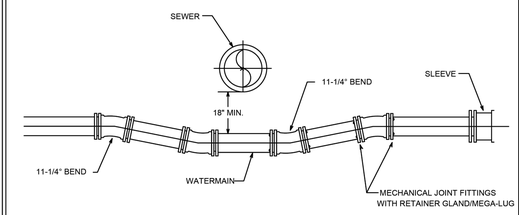
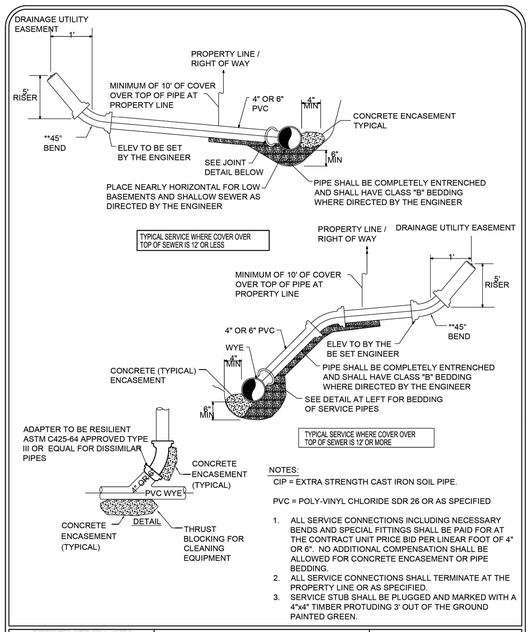
6. MAXIMUM DEPTH FROM TOP OF CASTING TO FIRST STEP SHALL NOT BE MORE THAN 16"
7. STEPS SHALL ALIGN WITH THE OPENING TO PROVIDE ACCESS TO THE MANHOLES
8. ALL MANHOLES TO HAVE INFI-SHIELD OR ENGINEER APPROVED EQUIVALENT EXTERNAL MANHOLE CHIMNEY SEAL OR AS APPROVED BY ENGINEER
9. INSIDE DROPS ARE NOT ALLOWED

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



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 SPIRIT OF PRIDE AND PROGRESS Standard Plate Library for the City of Rosemount	WATERMAIN OFFSET	Special Details Date: 02-01-97 Revised: 02-01-23	W-7

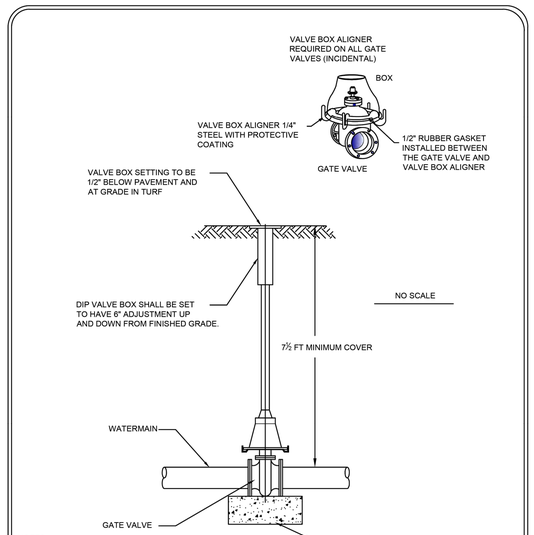


NOTES:
CIP = EXTRA STRENGTH CAST IRON SOIL PIPE.

PVC = POLY-VINYL CHLORIDE SDR 26 OR AS SPECIFIED

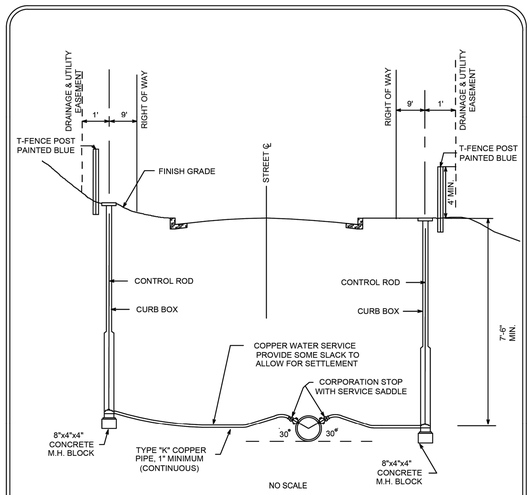
1. ALL SERVICE CONNECTIONS INCLUDING NECESSARY BENDS AND SPECIAL FITTINGS SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE BID PER LINEAR FOOT OF 4" OR 6". NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR CONCRETE ENCASEMENT OR PIPE BEDDING.
2. ALL SERVICE CONNECTIONS SHALL TERMINATE AT THE PROPERTY LINE 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 SPIRIT OF PRIDE AND PROGRESS Standard Plate Library for the City of Rosemount	TYPICAL SERVICE CONNECTION FOR SANITARY SEWER	Special Details Date: 02-14-02 Revised: 02-01-23	SS-3



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



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

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

UTILITY DETAILS

COPPER PINT
PREPARED FOR
KOREY BANNERMAN
ROSEMOUNT MN

SHEET NUMBER
C601

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

Notes:

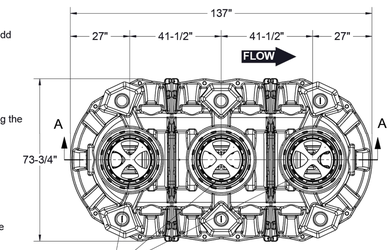
1. 6" plain end inlet/outlet
2. Unit weight - w/ cast iron covers: 1,290 lbs. (for wet weight add 12,525 lbs.)
3. Maximum operating temperature: 150º F continuous
4. Capacities - Liquid: 1,500 gal.;
   Grease: 10,061 lbs. (1,379 gal.) @100GPM
   Grease: 9,446 lbs. (1,294 gal.) @200GPM
   Solids: 318 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.

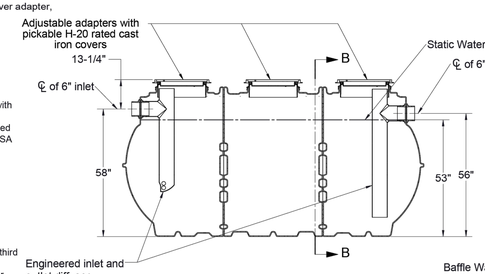
CERTIFIED PERFORMANCE

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.

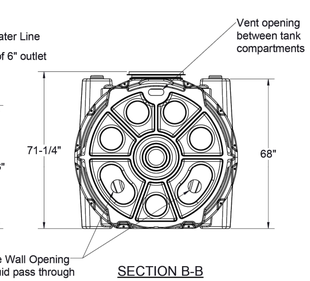


TOP VIEW
(COVERS REMOVED FOR CLARITY)

ISOMETRIC VIEW



SECTION A-A



SECTION B-B

MIAMI-DADE COUNTY

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

PROPRIETARY AND CONFIDENTIAL

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SCHIER

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Shawnee, KS 66218
Tel: 913-951-3300
Fax: 913-951-3399
schierproducts.com

No.	REVISIONS	DATE	BY

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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

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

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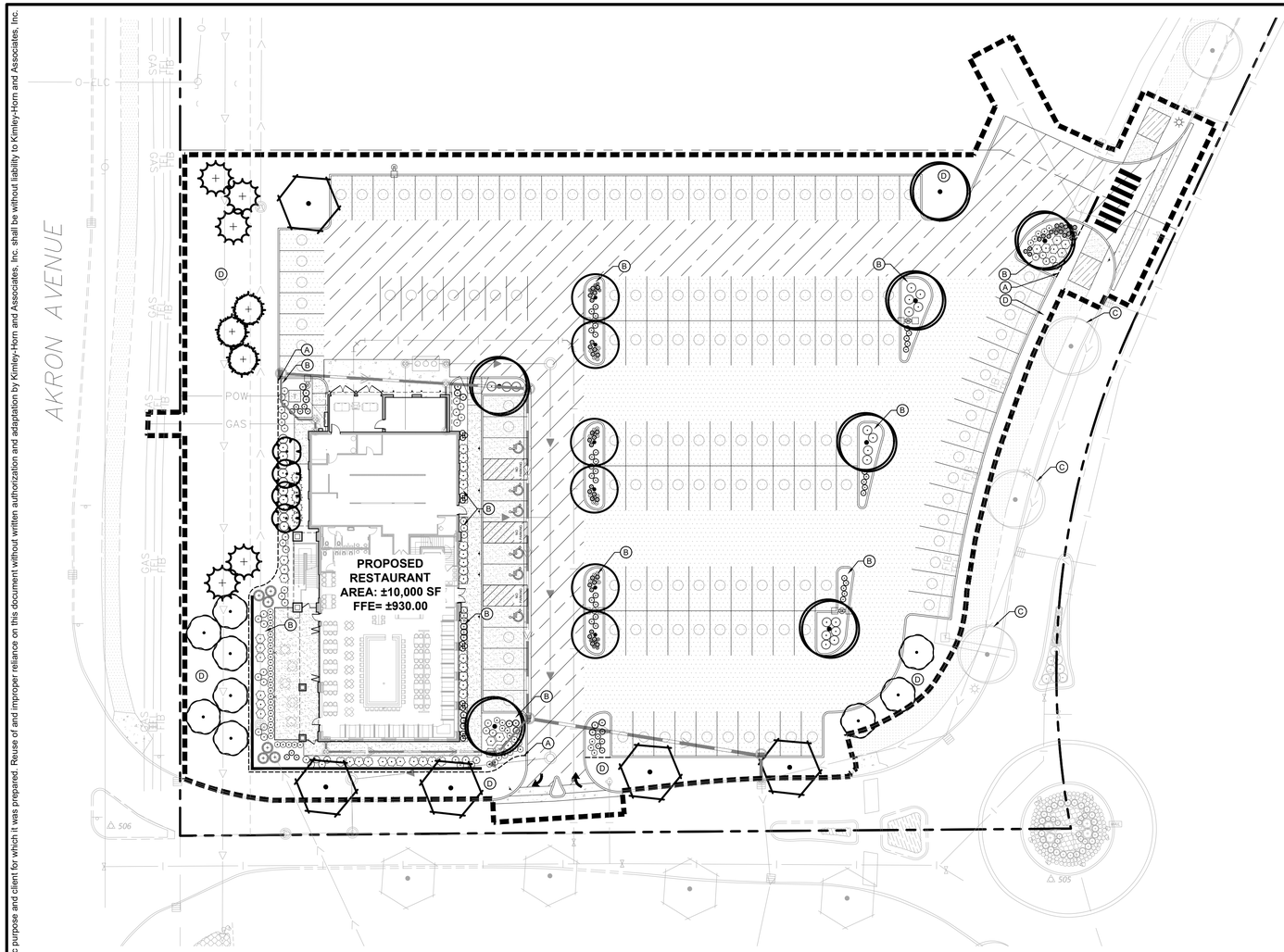

LANDSCAPE LEGEND

- 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 MII
	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.

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

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 $\frac{1}{3}$ 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.		

No.	REVISIONS	DATE	BY

Kimley»Horn
2025 KIMLEY-HORN AND ASSOCIATES, INC.
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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
DATE: 03/19/2025 MN LIC. NO. 53828

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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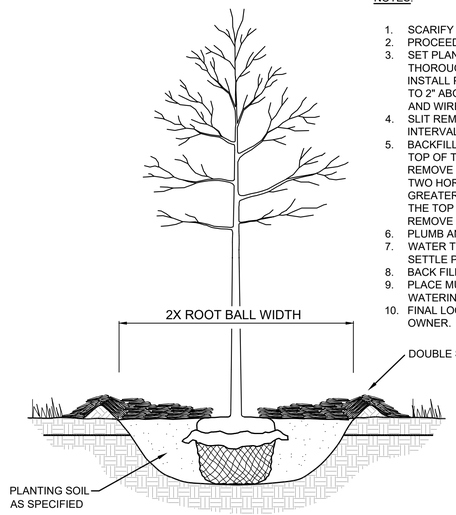
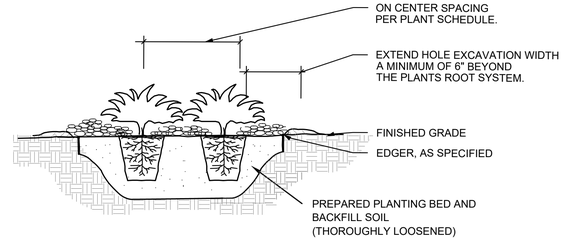


NOTES:

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

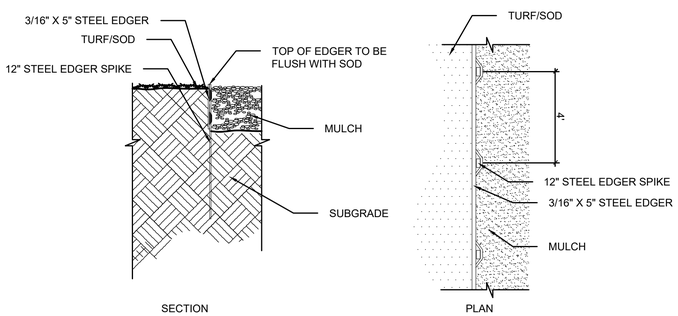


NOTES:

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 REQITES 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 LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

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

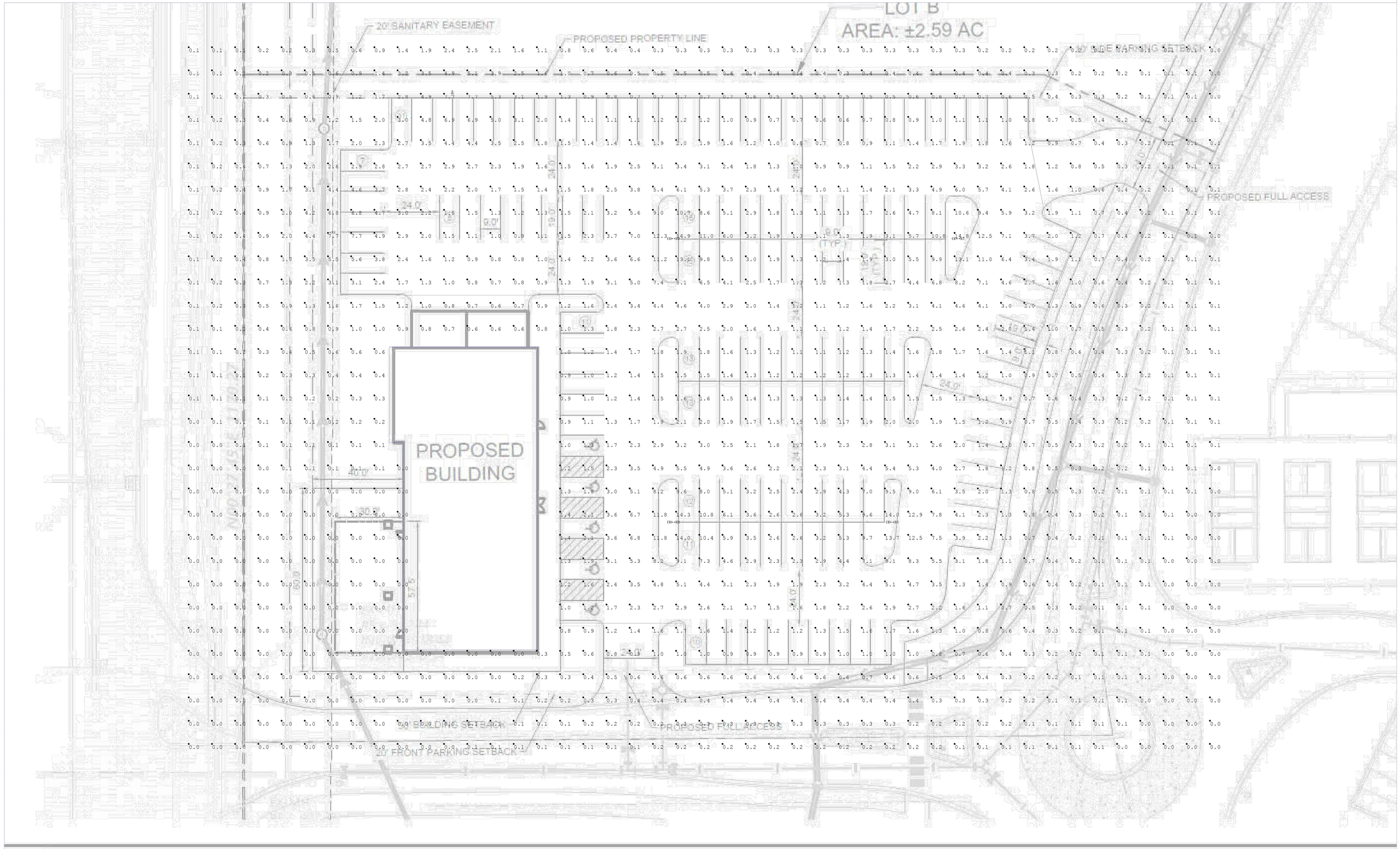
KHA PROJECT	161293000
DATE	03/19/2025
SCALE	AS SHOWN
DESIGNED BY	CFK
DRAWN BY	CFK
CHECKED BY	RAH

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 GROUP, INC. ("ROUZER") is intended to be used as a guide based upon design parameters and information supplied prior to construction. Actual results may vary from the actual installed lighting system. Factors such as, but not limited to, variations in ballast, lamp, luminaire, voltage, and installation may affect the lighting design. A field verified to reduce variation. ROUZER makes warranties, either implied or stated with regard to actual performance of the lighting system and shall not be responsible for any deviations from the Lighting Design. ROUZER makes no warranties, either implied or stated, nor represents the appropriateness, completeness or reliability of any information, advice, or opinions provided by ROUZER. Any reliance on such information, advice, or opinions is at the sole risk of the user. ROUZER makes no representations or warranties of any kind, including but not limited to the accuracy, completeness or reliability of the information, advice, or opinions provided by ROUZER. The Lighting Design is intended for use as a guide for 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

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

ROUZER GROUP

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, estimate, Energy Analysis and/or Visual Simulation ("Lighting Design) provided by ROUZER GROUP, INC. ("ROUZER") is intended to be used as a guide only based upon design parameters and information supplied and/or approved by the customer. Lighting Design results are based on ideal conditions and manufacturer data and may vary from the actual installed lighting conditions. Field adjustments may be required to obtain desired results. Lighting Design has not been field verified by ROUZER and therefore actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of ROUZER. ROUZER makes no representations or warranties, either implied or stated with respect to actual results to reduce variation. ROUZER makes no representations or warranties, either implied or stated, that the Lighting Design will be free from errors or omissions. ROUZER makes no representations or warranties, either implied or stated, nor represents the appropriateness, completeness or reliability of any information, advice, or opinions contained in the Lighting Design. Any reliance by the Recipient or other third party on the Lighting Design is at their own risk. Recipient shall indemnify and hold ROUZER harmless from any claim, damages or liability arising out of or in connection with the Lighting Design. The Lighting Design is intended for use as a project's construction documentation package.

Scale: as noted

Date:1/17/2025

Filename: Willy McCoys Rosemount.AGI

Drawn By: Eric Nephew

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Willy McCoys Rosemount
Lighting Layout
Version A

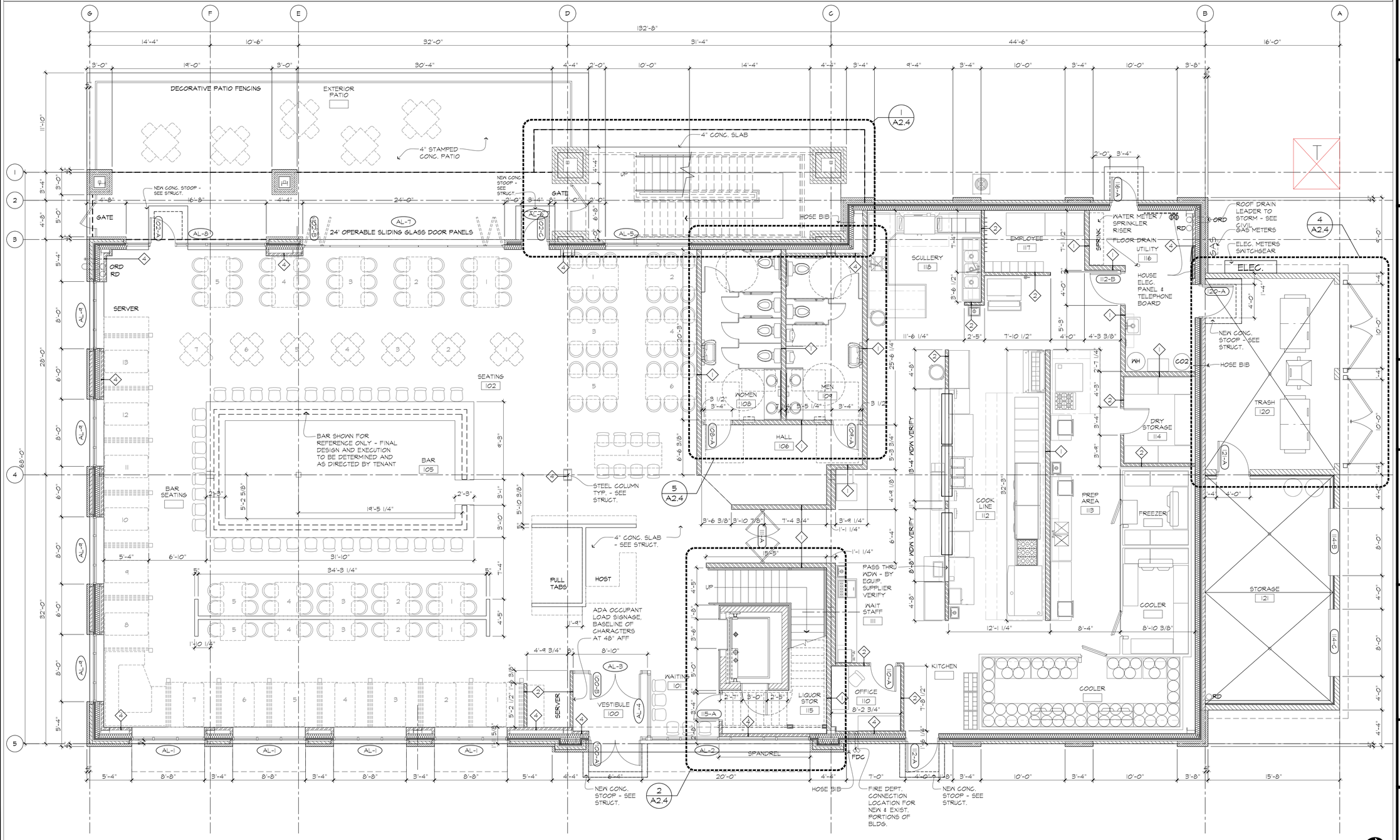
Prepared For: Viking

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

ROUZER GROUP

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"

ARCHITECTURAL CONSORTIUM L.L.C.

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Minneapolis, MN 55408 www.archconsort.com

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

PRELIMINARY NOT FOR CONSTRUCTION

COPPER PINT RESTAURANT

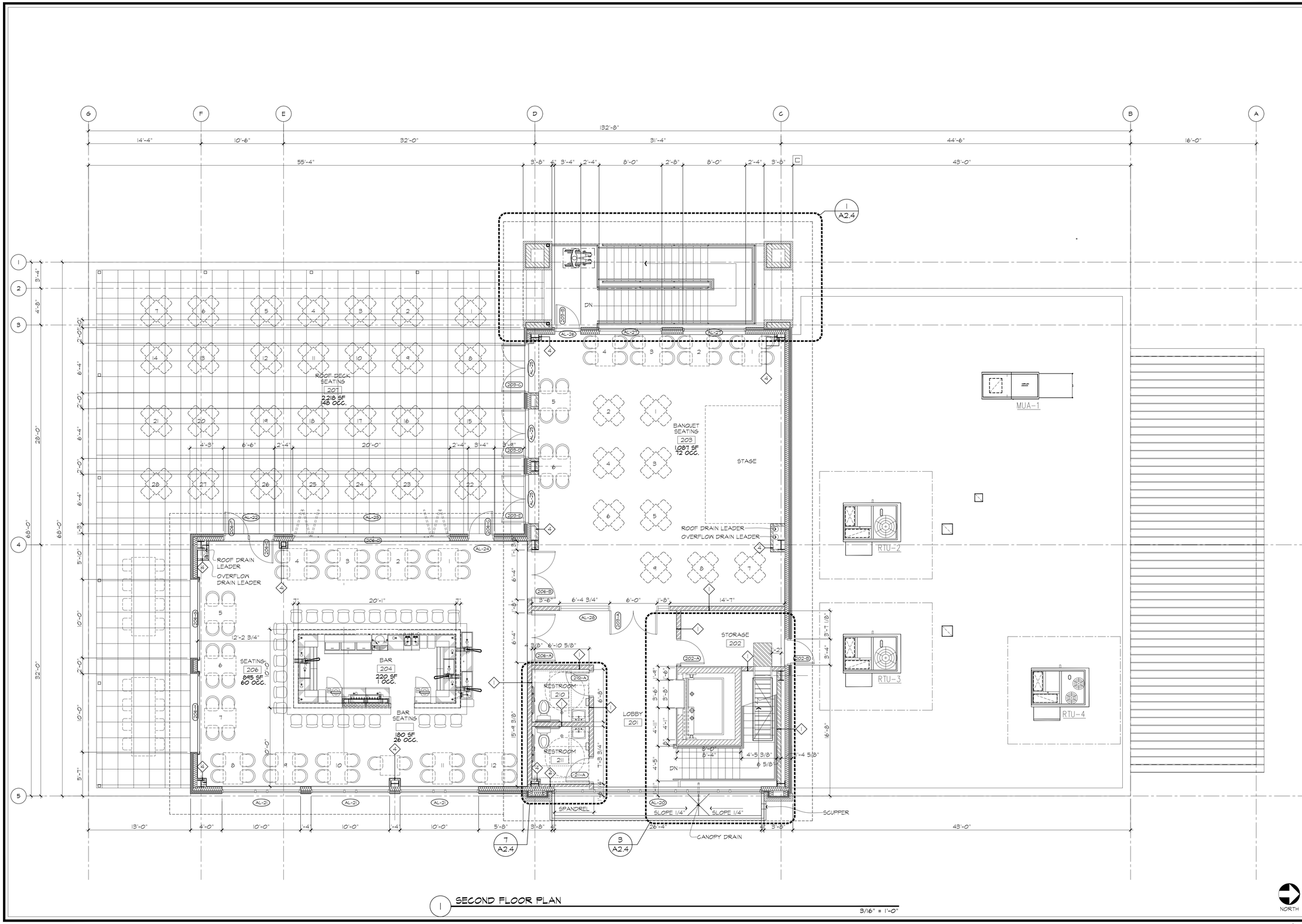
ROSEMOUNT , MN

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

PRELIMINARY NOT FOR CONSTRUCTION

COPPER PINT RESTAURANT

ROSEMOUNT , MN

SECOND FLOOR PLAN

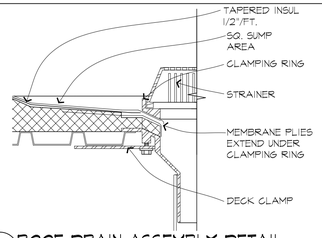
PROJECT NUMBER:	24-1057-01
ISSUED DATE:	03/14/25
DRAWN BY:	CM
CHECKED BY:	KA

A2.2

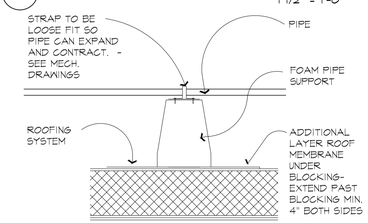
Architectural Consortium, L.L.C. 2024

TYPICAL ROOF CONSTRUCTION:

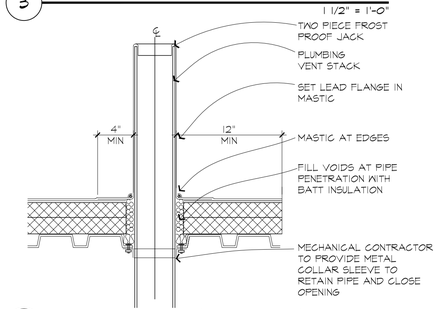
A. FULLY ADHERED TPO MEMBRANE ROOF.
B. R-30 MINIMUM INSULATION REQUIRED. POLYISO INSULATION WITH STAGGERED SEAMS.
C. AT THE PEDESTAL PAVER DECK SYSTEM, ROOF SYSTEM AND DETAILS SHALL COMPLY WITH MEMBRANE MANUFACTURERS 20 YEAR WARRANTY REQUIREMENTS FOR USE WITH A PEDESTAL PAVER ROOF SYSTEM. VERIFY REQUIREMENTS 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.



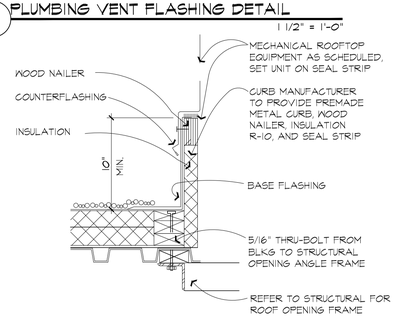
2 ROOF DRAIN ASSEMBLY DETAIL
1 1/2" = 1'-0"



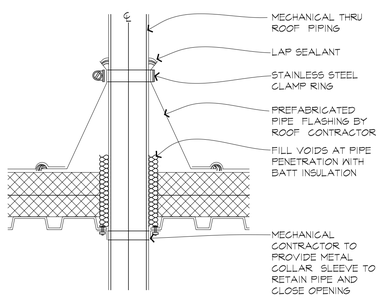
3 GAS PIPING SUPPORT DETAIL
1 1/2" = 1'-0"



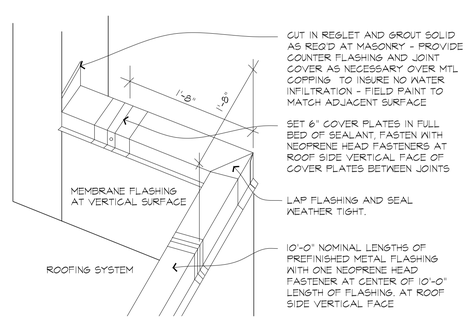
4 PLUMBING VENT FLASHING DETAIL
1 1/2" = 1'-0"



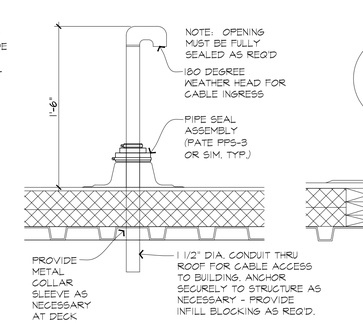
5 RTU CURB DETAIL
1 1/2" = 1'-0"



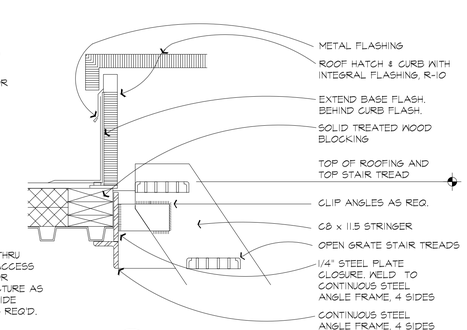
6 COLD PIPE FLASHING DETAIL
1 1/2" = 1'-0"



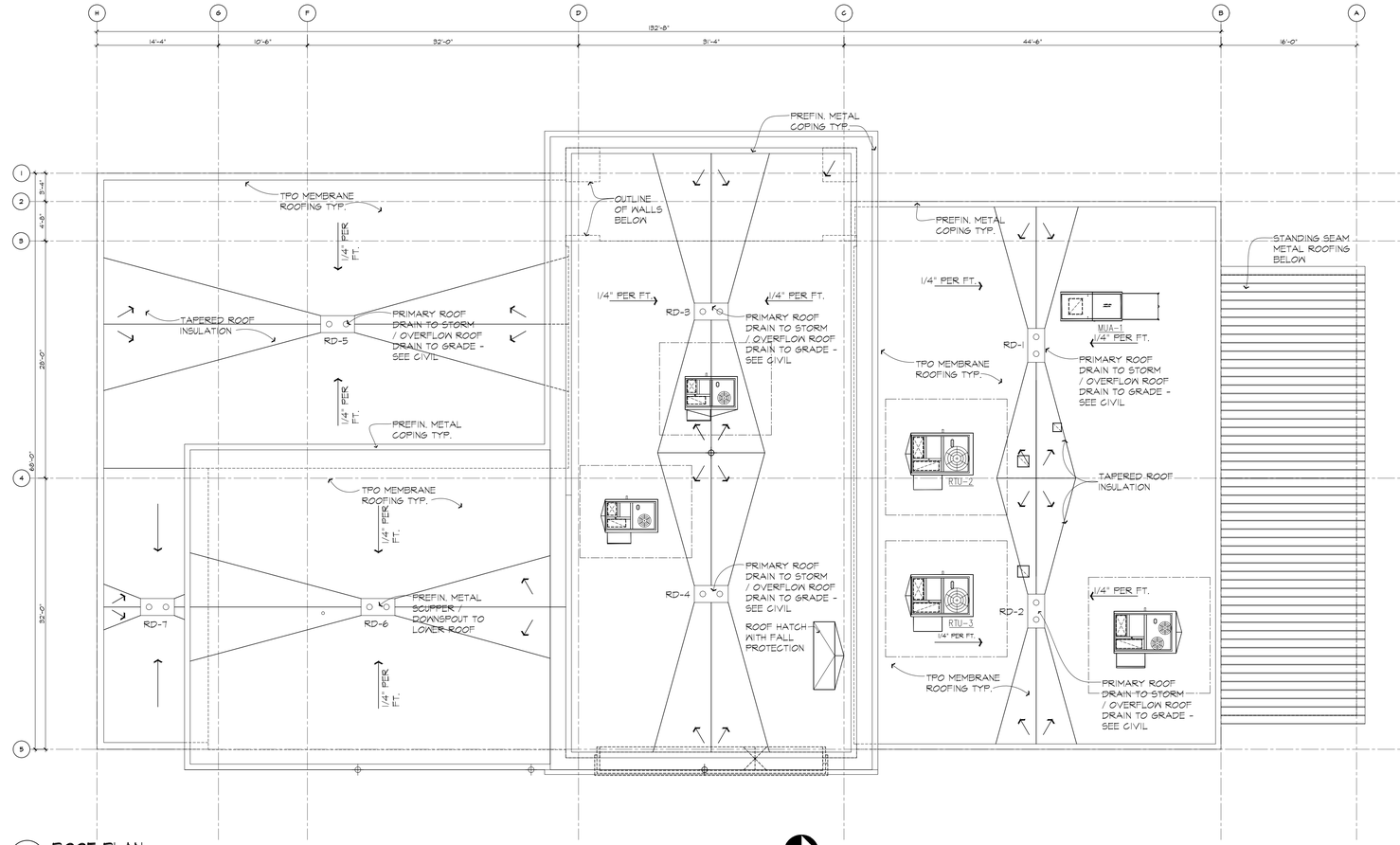
7 COPING ISOMETRIC
NO SCALE



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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Minneapolis, MN 55408 www.archconsort.com

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

PRELIMINARY NOT FOR CONSTRUCTION

COPPER PINT RESTAURANT

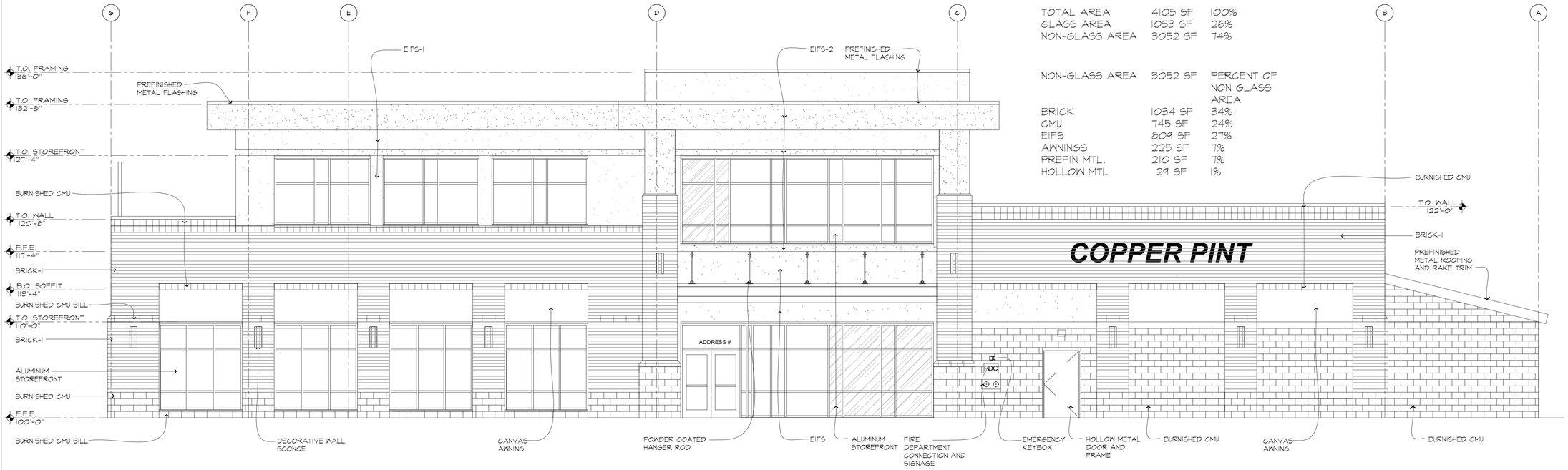
ROSEMOUNT , MN

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



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%

1 EAST ELEVATION

3/16" = 1'-0"

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

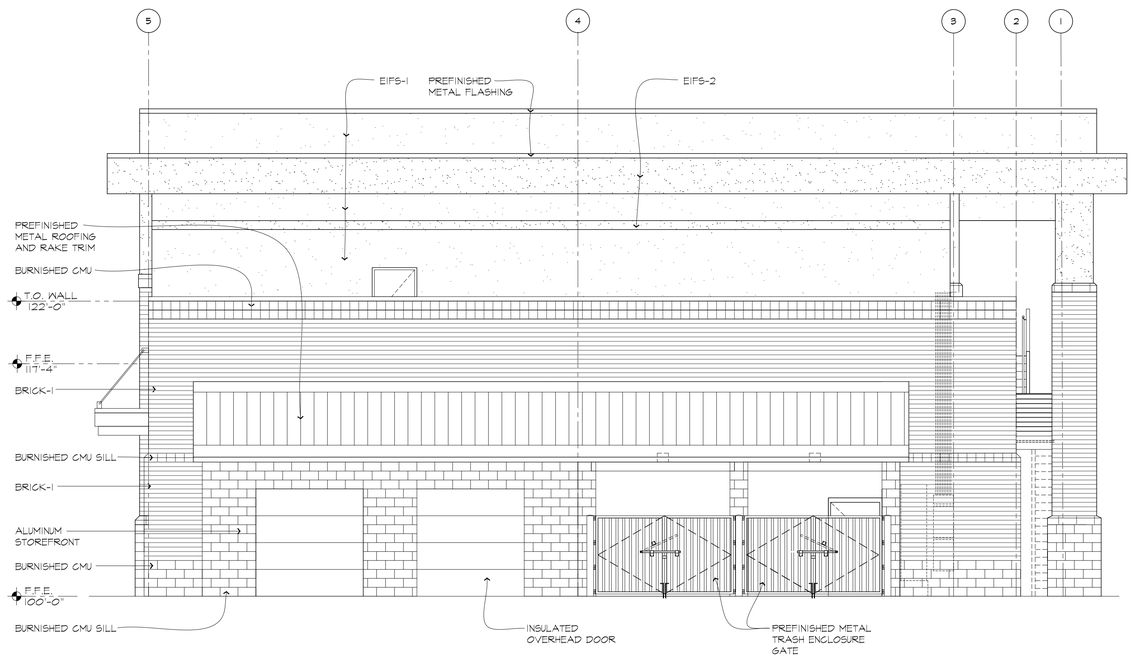
1" INSULATED GLASS:
1/4" PPG SOLARBAN 60 ON CLEAR LOW-E #2
1/2" AIRSPACE - ARGON FILLED
1/4" CLEAR GLASS

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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COPPER PINT RESTAURANT

ROSEMOUNT , MN

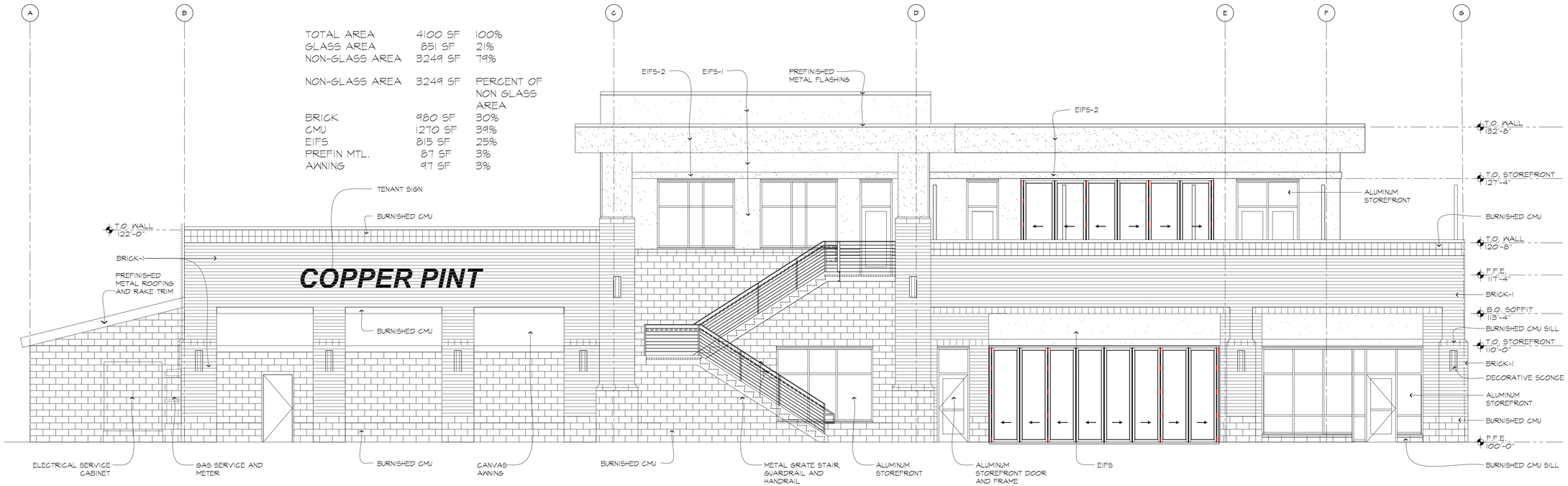
EXTERIOR ELEVATIONS

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

A3.1

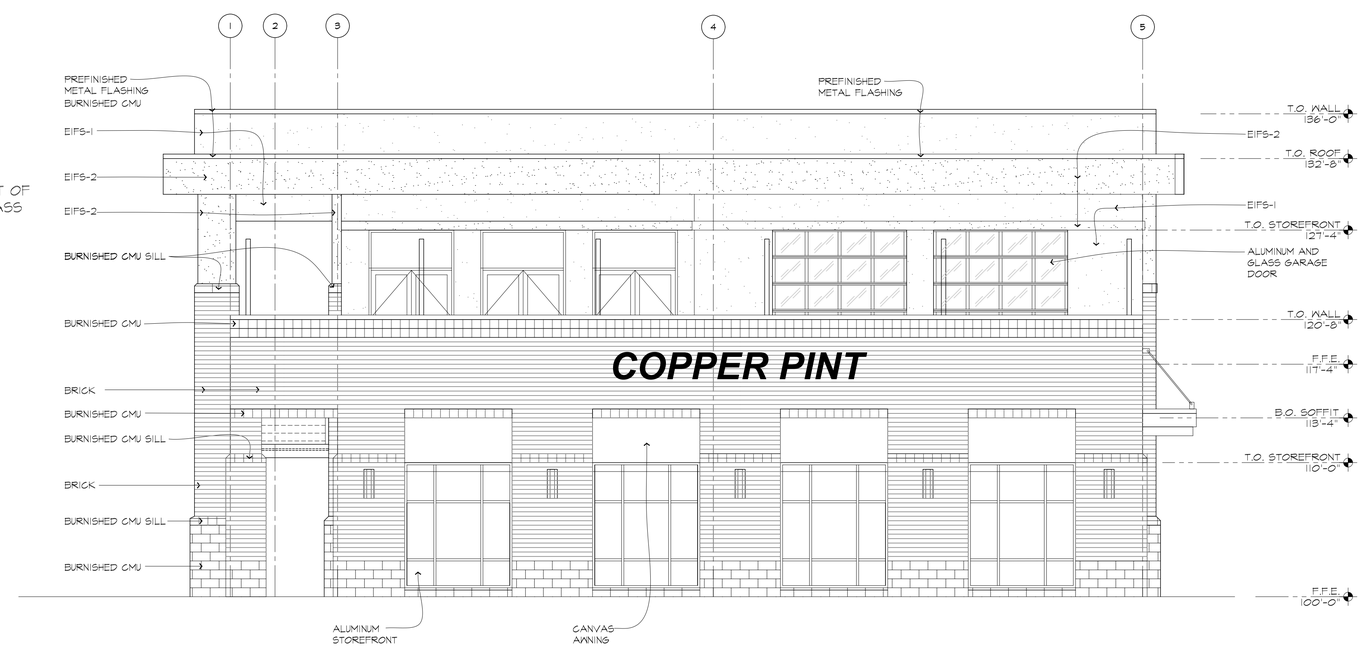
Architectural Consortium, L.L.C. 2024

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"

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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

ROSEMOUNT MINNESOTA

EXECUTIVE SUMMARY

City Council Regular Meeting: May 20, 2025

AGENDA ITEM: Amber Fields 7th Addition, Final Acceptance	**AGENDA SECTION:** CONSENT AGENDA
PREPARED BY: Brian Erickson, City Engineer	**AGENDA NO.** 6.i.
ATTACHMENTS: Resolution, Amber Fields 7th Map	**APPROVED BY:** LJM
RECOMMENDED ACTION: Adopt a resolution accepting Amber Fields 7th Addition, City Project 2022-22	

BACKGROUND

Amber Fields 7th Addition, City Project 2022-22, is a town home neighborhood that was constructed west of Akron Avenue and north of 148th Street. As part of that construction, no public infrastructure was installed. Construction began in 2023 and is nearly completed.

The developer is in the process of providing all close-out documentation and administrative requirements which should be completed within the next 3 weeks.

RECOMMENDATION

Staff recommends that City Council adopt the resolution accepting the improvements contingent upon finalization of all administrative requirements.

CITY OF ROSEMOUNT
DAKOTA COUNTY, MINNESOTA

RESOLUTION 2025-XX

A RESOLUTION ACCEPTING THE IMPROVEMENTS
FOR AMBER FIELDS 7TH ADDITION
CITY PROJECT 2022-22

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

WHEREAS, the developer is in the process of completing all required close out documentation.

BE IT RESOLVED, by the City Council of the City of Rosemount, Minnesota. The work completed under said agreement is hereby accepted contingent upon receipt of all close out documentation.

ADOPTED this 20th day of May 2025.

_____
Jeffery D. Weisensel, Mayor

ATTEST:

_____
Erin Fasbender, City Clerk

ROSEMOUNT
SPIRIT OF PRIDE AND PROGRESS

Amber Fields 7th Addition

0 125 250 500 Feet

Path: C:\Users\mdh\OneDrive - ci.rosemount.mn.us\GIS Projects\Admin - Council\Council Agenda\Maps.aprx

ROSEMOUNT MINNESOTA

EXECUTIVE SUMMARY

City Council Regular Meeting: May 20, 2025

AGENDA ITEM:	Request by Keystone Development Partners for the vacation of certain areas of drainage and utility easements on Lots 7 and 8 in the Biscayne Business Park	**AGENDA SECTION:** PUBLIC HEARINGS
PREPARED BY:	Anthony Nemcek , Senior Planner	**AGENDA NO.** 7.a.
ATTACHMENTS:	Resolution, Site Location, Vacation Exhibit, Site Plan	**APPROVED BY:** LJM
RECOMMENDED ACTION: Motion to adopt a resolution approving the vacation of certain areas of the existing drainage and utility easements within lots 7 and 8 of the Biscayne Business Park.		

BACKGROUND

The City Council is being asked to consider a request to vacate portions of the existing drainage and utility easements within lots 7 and 8 in the Biscayne Business Park. The Biscayne Business Park is located near the intersection of Biscayne Avenue and 160th Street West (CSAH 46). The Planning Commission approved a site plan to allow the applicant to construct 5 office/warehouse buildings on 3 parcels, lots 6, 7, and 8 of the Biscayne Business Park. Subsequently, the City Council approved the vacation of perimeter easements between each of the three parcels to allow the parcels to be developed as a single site.

The applicant has been in discussions with staff about developing the two eastern parcels, lots 7 and 8, first and eventually developing the western parcel. This phased approach to the development of the site has necessitated some slight reconfiguration of the site from the originally approved site plan. No change to the number of buildings or their general location is proposed, and the standards and regulations of the zoning ordinance continue to be met. Therefore, no additional review before the Planning Commission is needed.

The easement areas to be vacated cover the southern portion of two stormwater ponds. When the developer designed the site, they envisioned the lots being developed individually with stormwater being managed on each parcel. Because the developer is proposing to develop the subject parcels as a single project, they are able to redesign the two stormwater ponds into one pond that takes up less space. The design of the final stormwater pond will be reviewed by the City's engineer for conformance with the City's standards.

RECOMMENDATION

Staff recommends approval of the proposed easement vacation.

CITY OF ROSEMOUNT
DAKOTA COUNTY, MINNESOTA

RESOLUTION 2025-XX

A RESOLUTION APPROVING THE VACATION OF THE DRAINAGE AND UTILITY EASEMENTS ON LOTS 7 AND 8, BLOCK 1, BISCAYNE BUSINESS PARK

WHEREAS, the City of Rosemount received an application from Keystone Development Partners (Applicant) for the vacation of portions of drainage and utility easements on Lots 7 and 8 in the Biscayne Business Park; and

WHEREAS, the City Council reviewed this request and conducted a public hearing on May 20, 2025.

NOW, THEREFORE, BE IT RESOLVED, the Council of the City of Rosemount hereby approves the Vacation of the Drainage and Utility Easements, described as follows:

> The south 33.00 feet of the north 109.85 feet of the east 83.70 feet of Lot 7, Block 1, in Biscayne Business Park, as the same is platted and recorded in the office of the County Recorder of Dakota County, Minnesota.
>
> AND
>
> The south 33.00 feet of the north 109.85 feet of the west 89.10 feet of Lot 8, Block 1, in Biscayne Business Park, as the same is platted and recorded in the office of the County Recorder of Dakota County, Minnesota.

ADOPTED this 20th day of May 2025, by the City Council of the City of Rosemount.

_____
Jeffery D. Weisensel, Mayor

ATTEST:

_____
Erin Fasbender, City Clerk

145th St W
145th St W
Biscayne Park
Kidder Park
Twin Puddles Park
Camfield Park
S Robert Trl
150th St W
150th St W
150th St W
150th St W
S Robert Trl
S Robert Trl
Jaycee Park
Winds Park
S Robert Trl
160th St W
160th St W
160th St W
160th St W
160th St W
160th St W
160th St W

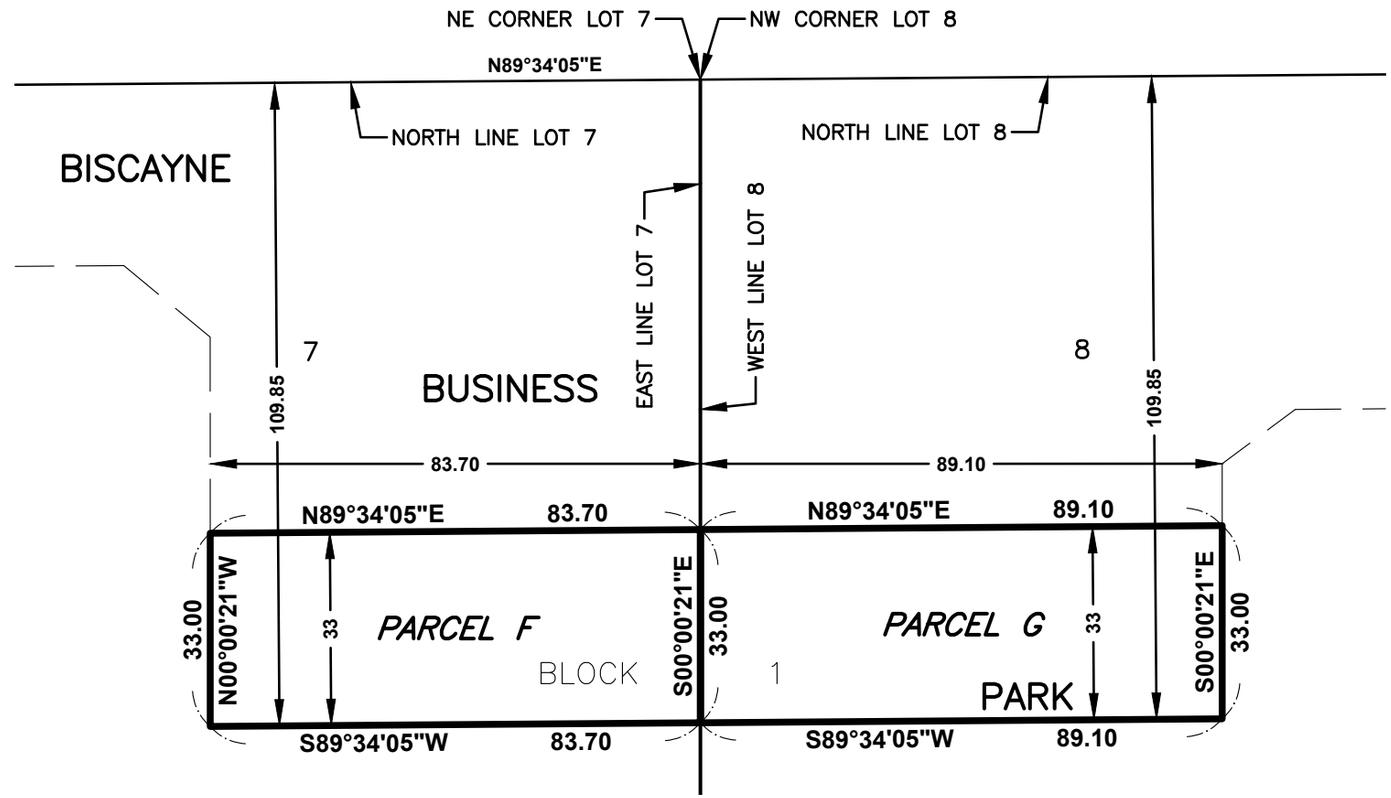
CERTIFICATE OF SURVEY

IN LOTS 7 & 8, BLOCK 1, BISCAYNE BUSINESS PARK
ROSEMOUNT, DAKOTA COUNTY, MINNESOTA

PREPARED LEGAL DESCRIPTION

PARCEL F:
The south 33.00 feet of the north 109.85 feet of the east 83.70 feet of Lot 7, Block 1, in Biscayne Business Park, as the same is platted and recorded in the office of the County Recorder of Dakota County, Minnesota.

PARCEL G:
The south 33.00 feet of the north 109.85 feet of the west 89.10 feet of Lot 8, Block 1, in Biscayne Business Park, as the same is platted and recorded in the office of the County Recorder of Dakota County, Minnesota.



SCALE: 1" = 30'

0' 30' 15' 60'

SCALE IN FEET

LEGEND:

○ = 5/8 Inch x 16 Inch iron stake monument (Capped SJT 22705)-Placed

● = Iron stake monument-Found

FOR: KDP LLC.

Date: 2/25/2025
Revised date: -
Drawn by: ADM
Survey: -
Coord-System: MNDOT CO. NAD83 1996
Page 1 of 2
Job No: 24-342VACATION3.DWG
-

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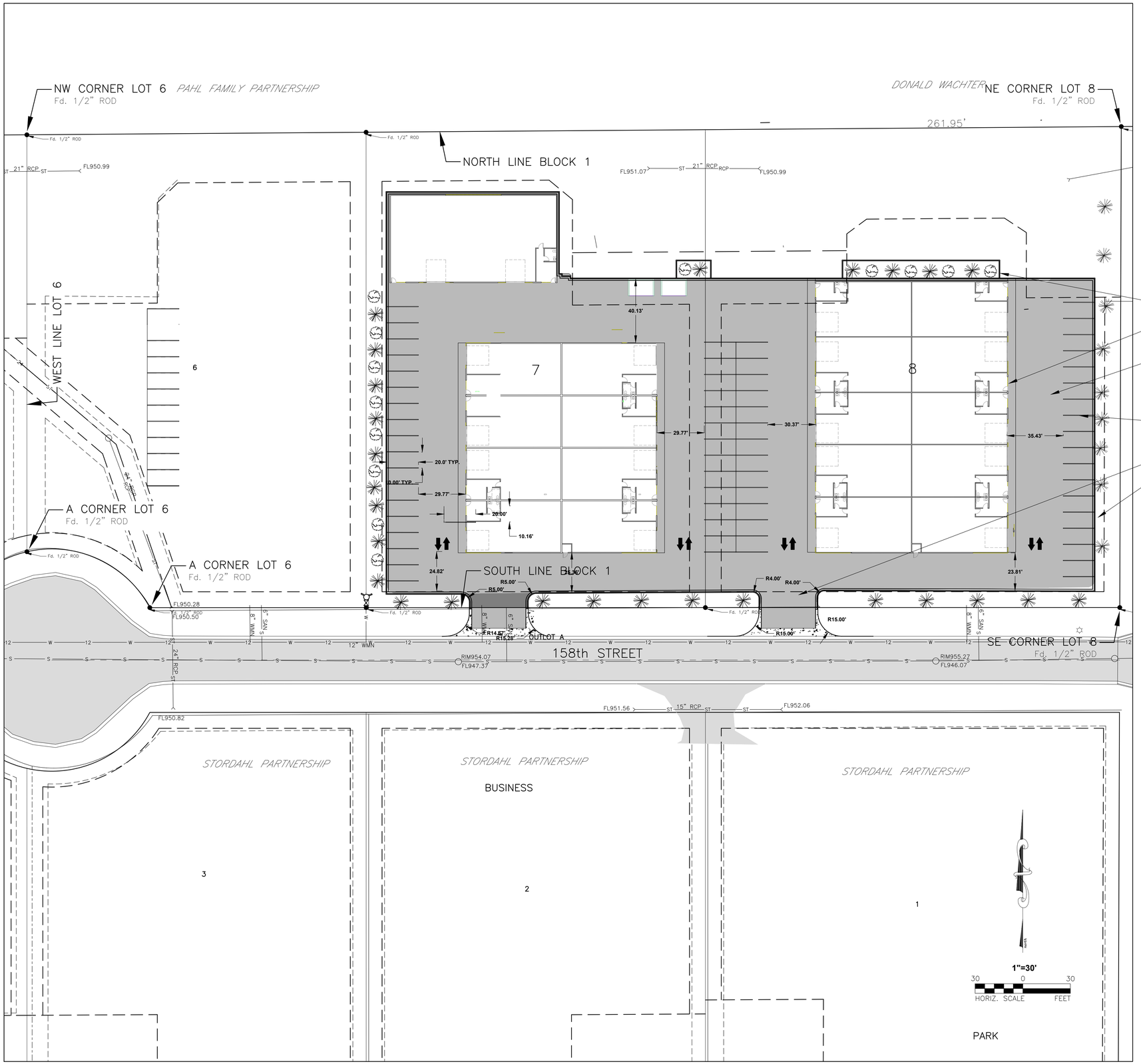
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Steven J. Thompson, L.S. No. 22705 — Date

JONES HAUGH SMITH
Engineers + Surveyors

515 South Washington Ave.
Albert Lea, MN 56007
507-373-4876

415 West North Street
Owatonna, MN 55060
507-451-4598



ZONING NOTES

B2 EMPLOYMENT DISTRICT

BUILDING SETBACKS:
FRONT: 30'
SIDE: 10'
REAR: 10'

IMPERVIOUS COVERAGE

LOT AREA (LOTS 7,8): 3.28 ACRES
PROPOSED IMPERVIOUS AREA: 2.00 ACRES
WATER QUALITY VOLUME REQUIRED: 7230 CU. FT.
WATER QUALITY VOLUME PROVIDED: SEE DRAINAGE PLAN/REPORT BY OTHERS

6" WIDE CONCRETE CURB X 12" DEPTH AROUND LANDSCAPE ISLAND TYP.

SEE BUILDING PLANS BY OTHERS–TYP.

F&I BITUMINOUS PAVEMENT–SEE TYPICAL SECTION

F&I LATEX PAVEMENT STRIPING/MESSAGES

F&I COMMERCIAL DRIVEWAYS PER CITY OF ROSEMOUNT STANDARD PLATE

F&I B618 CURB & GUTTER AROUND PERIMETER OF PARKING LOT–SEE DETAIL

PLANT LIST

SYMBOL	QTY.	COMMON NAME		SPAC.
TREES				
	14	JAPANESE TREE LILAC	2.5" B.B.	15'
	25	ARBOVITAE, EMERALD GREEN, 3'–4' BB		15'–30'
	9	EXISTING TREES–SEE EXISTING CONDITIONS FOR LOCATION		
SHRUBS				
	30	GLOSSY BLACK CHOKEBERRY/#2 CONT. SEA GREEN JUNIPER 5# HOLMSTRUD ARBORVITAE #10 CONT.		3' O.C.
FLOWERS				
	30	STELLA DE ORO DAYLILLY/ #2 CONT.		2.0' O.C.

LANDSCAPING NOTE

CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES REGARDING LANDSCAPING.

CONTRACTOR SHALL INSTALL WATER SERVICE WITHIN THE PARKING AREA SUFFICIENT TO MEET LOCAL JURISDICTIONAL REQUIREMENTS OR SHALL BE SUFFICIENT TO PROPERLY IRRIGATE THE LANDSCAPING AND GRASS AREAS LOCATED IN THE FRONT YARD AND SIDE YARD(S) ADJACENT TO THE PARKING LOT.

GENERAL CONTRACTOR IS TO CLEAN ENTIRE SITE OF ALL CONSTRUCTION DEBRIS AND RAKE ENTIRE SITE.

CONTRACTOR SHALL APPLY 4" OF LANDSCAPE GRADE TOP SOIL TO AREAS TO BE LANDSCAPED, (INCLUDING ANY ADJACENT EASEMENTS, SPREAD RIGHT–OF–WAY AREAS OR PROPERTY.) PLANT GRASS SEED AND MN/DOT TYPE 1 MULCH OVER ALL SEEDED AREAS.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A HEALTHY STAND OF GRASS ON ALL SEEDED AREAS.

IN THE EVENT OF PLANTING BEDS AND MULCH ARE REQUIRED, THE CONTRACTOR SHALL INSTALL BLACK FABRIC MESH UNDER THE MULCH TO PREVENT WEED GROWTH.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE WATERING AND THE MAINTENANCE OF ALL LANDSCAPED AREAS UNTIL FINAL ACCEPTANCE BY THE OWNER.

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.

Brian J. Johnson
Lic. No. 42144
Date: 2/22/25

Consultant:
JONES HAUGH SMITH
Engineers • Surveyors
515 South Washington Ave. Albert Lea, MN 507-373-4876

Project:
KDP WAREHOUSE

Revision:

No.: 24-342	Date: 2/22/2025
Drawn: bjj	Checked:
Project Manager:	
Project Status:	

Sheet Title:
HARDSCAPE & LANDSCAPE PLAN

Sheet No.:
C3

ROSEMOUNT
MINNESOTA

EXECUTIVE SUMMARY

City Council Regular Meeting: May 20, 2025

AGENDA ITEM:	Request by Morrison Partners, LLC., for the vacation of ingress and egress and parking easements within the Morrison 1st Addition Plat.	**AGENDA SECTION:** PUBLIC HEARINGS
PREPARED BY:	Anthony Nemcek , Senior Planner	**AGENDA NO.** 7.b.
ATTACHMENTS:	Resolution, Site Location, Vacation Exhibit	**APPROVED BY:** LJM
RECOMMENDED ACTION: Motion to adopt a resolution approving the vacation of the ingress and egress and parking easement at The Morrison apartment building.		

BACKGROUND

The City approved The Morrison plat in 2020 when the now-built apartment building was approved. At that time, the City Council also approved the vacation of a number of easements located within the development area. Prior to its current state, the site comprised several parcels and different uses, such as a shopping center, an automobile repair shop, and a bar called Shenanigans.
When the building that housed Shenanigans was originally constructed in the 1950's as a municipal liquor store, certain easements were granted for the purposes for parking and for ingress and egress.

The applicant and staff are unaware why these easements were not identified during the title search when the parcels were assembled for The Morrison in 2020. The City has no interest in this property, and there is no need to retain these easements. Therefore, vacation is the appropriate action.

RECOMMENDATION

Staff recommends approval of the proposed easement vacation.

CITY OF ROSEMOUNT
DAKOTA COUNTY, MINNESOTA

RESOLUTION 2025-XX

A RESOLUTION APPROVING THE VACATION OF INGRESS AND EGRESS AND PARKING EASEMENTS AT THE MORRISON

WHEREAS, the City of Rosemount received an application from Morrison Partners, LLC. (Applicant) for the vacation of ingress and egress and parking easements; and

WHEREAS, these easements are no longer needed by the City; and

WHEREAS, the City Council reviewed this request and conducted a public hearing on May 20, 2025.

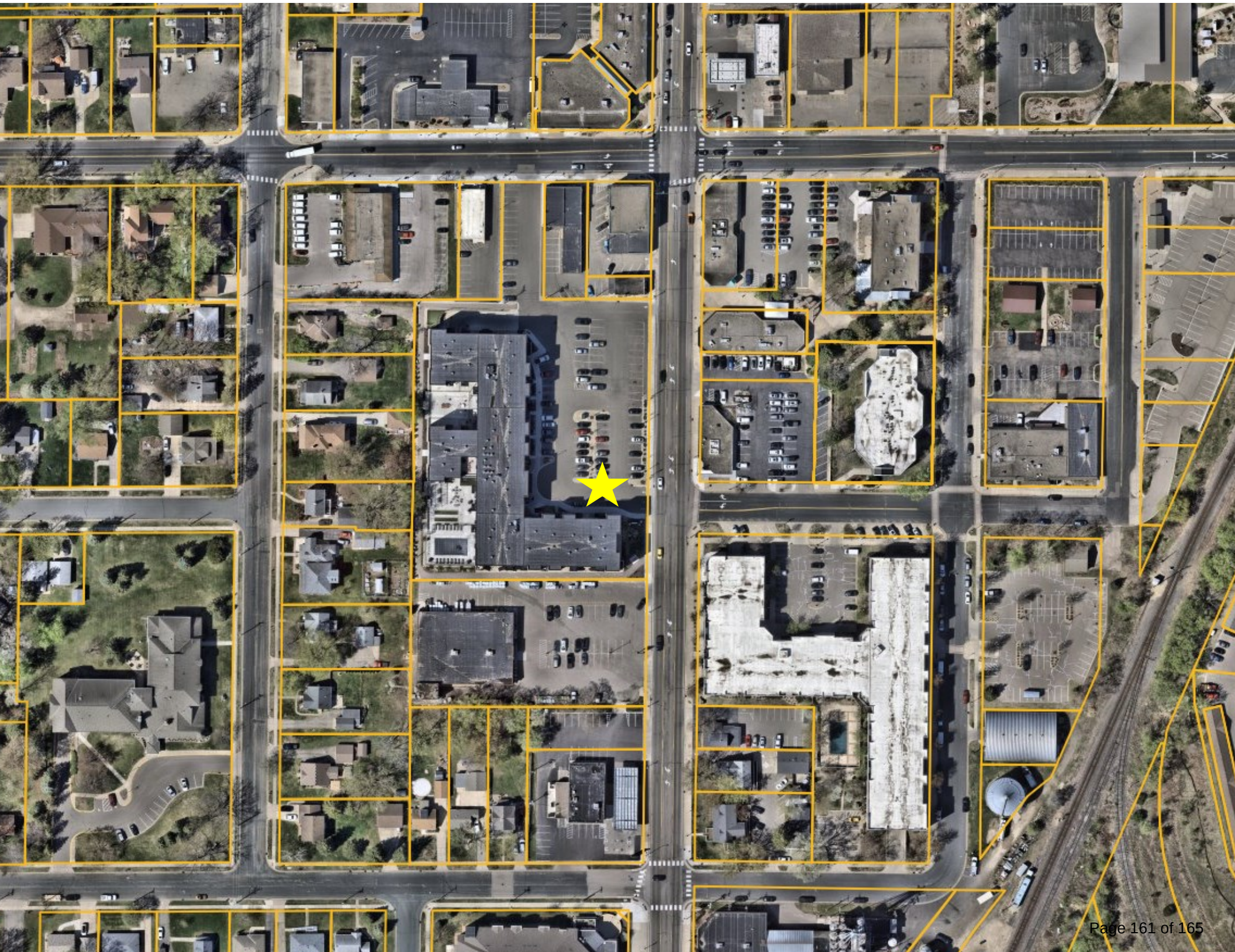
NOW, THEREFORE, BE IT RESOLVED, the Council of the City of Rosemount hereby approves the Vacation of the Drainage and Utility Easements, described and depicted on the attached Ingress and Egress and Parking Easement Vacation Exhibit dated April 29, 2025.

ADOPTED this 20th day of May 2025, by the City Council of the City of Rosemount.

_____
Jeffery D. Weisensel, Mayor

ATTEST:

_____
Erin Fasbender, City Clerk



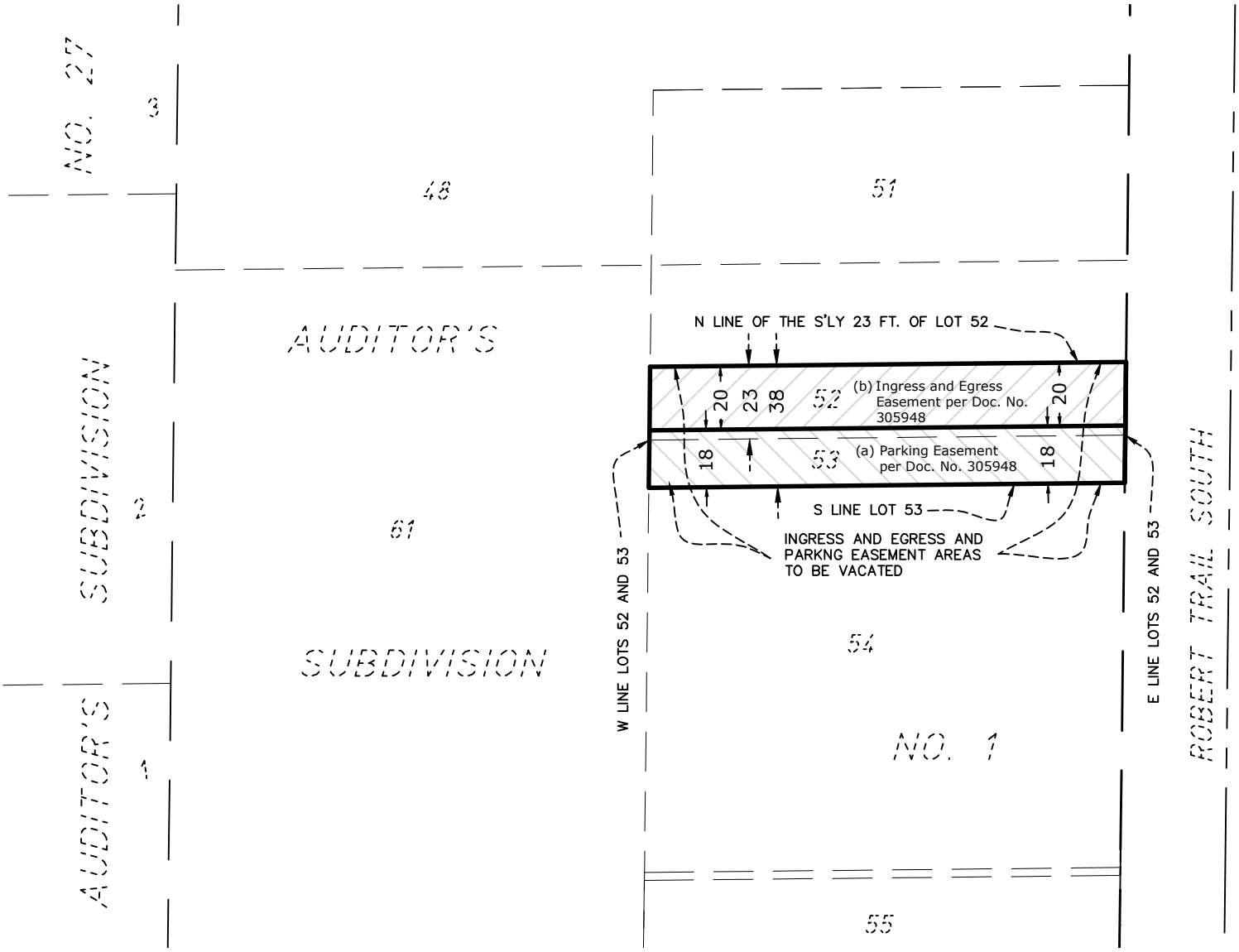
INGRESS AND EGRESS AND PARKING EASEMENT VACATION EXHIBIT
Lots 52 and 53, AUDITOR'S SUBDIVISION NO. 1
City of Rosemount, Dakota County, Minnesota

DESCRIPTION OF EASEMENTS TO BE VACATED

Those easements for ingress and egress and parking purposes over all of Lot 53 and the Southerly 23 feet of Lot 52, Auditor's Subdivision No. 1, Village of Rosemount, Dakota County, Minnesota, subject to Trunk Highway No. 3; recorded as Document No. 305948, Book 284 of Deeds, Page 191, Office of the County Recorder, Dakota County, Minnesota. Said easements being described as follows:

(a) The southerly 18 feet of the aforesaid 38 foot strip for vehicle parking for patrons of the shopping center and the Village Municipal Building.

(b) A strip of land 20 feet wide, adjacent and immediately north of the strip described at (a) for vehicle ingress and egress to the parking area described at (a).



MINNESOTA CERTIFICATION

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

Dated this 29th day of April, 2025

Rory L. Synstelien Minnesota License No. 44565

N

0 50 100

SCALE IN FEET

CivilSite GROUP

5000 GLENWOD AVENUE
GOLDEN VALLEY, MN 55420
CivilSiteGroup.com

Drawn By:TH
Project No. 19336.03 SHEET 1 OF 1

Search Results from *05/20/2025* to *05/31/2025*

◀ Return to Previous

Main Calendar

Port Authority Meeting
May 20, 2025, 6:00 PM - 7:00 PM
More Details

City Council Meeting
May 20, 2025, 7:00 PM - 8:00 PM
More Details

CITY HALL CLOSED - Memorial Day
May 26, 2025, All Day
More Details

Memorial Day Event
May 26, 2025, 11:00 AM @ Central Park
Join local elected officials and representatives from the Rosemount Legion and Rosemount VFW in honoring the fallen soldiers of Rosemount in a special ceremony.
More Details

Planning Commission Meeting
May 27, 2025, 6:30 PM - 7:30 PM
More Details

Youth Commission Legacy Tree Planting
May 28, 2025, 3:00 PM - 3:45 PM @ Birch Park
More Details

Youth Commission Meeting
May 28, 2025, 3:45 PM - 4:45 PM @ Birch Park
More Details

Select Language
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ASK LUCKY

June 2025

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

Main Calendar

Police & Public Works Campus Open House

June 1, 2025, 1:00 PM - 5:00 PM **@ Police & Public Works Campus**

Explore Rosemount's new multi-million-dollar Police and Public Works campus at this family-friendly open house. Attendees can enjoy guided or self-guided tours, a video experience showcasing the project design and history, along with a kids' scavenger hunt, refreshments, and giveaways. This is a great opportunity for community members to meet city leaders and discover the innovative features that make this new building a significant milestone for the community!

More Details

City Council Work Session Meeting

June 3, 2025, 5:00 PM - 7:00 PM

More Details

City Council Meeting

June 3, 2025, 7:00 PM - 8:00 PM

More Details

Port Authority Meeting

June 17, 2025, 6:00 PM - 7:00 PM

More Details

City Council Meeting

June 17, 2025, 7:00 PM - 8:00 PM

More Details

CITY HALL CLOSED - Juneteenth

June 19, 2025, All Day

More Details

Select Language

Google Translate

Utility Commission Meeting
June 23, 2025, 5:30 PM - 7:00 PM
More Details

Parks and Natural Resources Commission Meeting
June 23, 2025, 7:00 PM - 8:00 PM
More Details

Planning Commission Meeting
June 24, 2025, 6:30 PM - 7:30 PM
More Details

Youth Commission Meeting
June 25, 2025, 3:45 PM - 4:45 PM
More Details

Public Safety in the Park
June 26, 2025, 5:00 PM - 7:30 PM @ Central Park
Join us at your neighborhood park for a great opportunity to connect with your public safety officials! Be sure to bring the whole family, enjoy food, and get an up-close look at various public safety vehicles. This is a great opportunity to ask questions and get to know the people who help keep our community safe.
More Details

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