ROSEMOUNT
CITY COUNCIL

AGENDA
City Council Regular Meeting
Tuesday, July 19, 2022
7:00 p.m.
Council Chambers

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE

2. APPROVAL OF AGENDA

3. PRESENTATIONS, PROCLAMATIONS AND ACKNOWLEDGMENTS

4. PUBLIC COMMENT

5. RESPONSE TO PUBLIC COMMENT

6. CONSENT AGENDA

a. Bills Listing
b. Minutes of the July 5, 2022 Work Session
c. Minutes of the July 5, 2022 Regular Meeting
d. Receive Donation – Parks & Recreation Dept. – Scott Chiropractic
e. Donation Acceptance and Expenditure – Police and Fire Equipment Fund – Scott Blake
f. Donation Acceptance and Expenditure – Police and Fire Equipment Fund - Kicks for Kids
g. Donation Acceptance and Expenditure – Police and Fire Equipment Fund - American Legion 65
h. On-Sale on Public Premises Liquor License –North 20 Brewing Company
i. Temporary On-Sale Liquor License – OMNI Brewing Company LLC
j. Application to Conduct Off-Site Gambling – Irish Football Boosters
k. Appointment of Additional Election Judges for 2022 Primary Election
l. Authorization for Temporary Street Closings and Adding of Events to Service Agreement
m. Lawful Off-Site Gambling Application – Confidence Learning Center
n. Election Ordinance Amendment
o. Request by Maplewood Development for Approval of the Amber Fields 4th Addition Preliminary and Final Plats
p. Request by Maplewood Development for Approval of the Amber Fields 5th Addition Preliminary and Final Plats and a Minor Amendment to the Amber Fields Planned Unit Development Agreement
q. Request by US Home, LLC, for Approval of the Talamore 2nd Addition Final Plat

7. PUBLIC HEARINGS

8. UNFINISHED BUSINESS

9. NEW BUSINESS

a. Request by Continental 664 Fund LLC, for approval of a Major Amendment to the Amber Fields Planned Unit Development Master Development Plan and Preliminary and Final Plat Approval to Construct a 268-unit Multifamily Community

10. ANNOUNCEMENTS

a. City Staff Updates
b. Upcoming Community Calendar

11. ADJOURNMENT

PACKET: 06380 07/07/2022 AP CHECK RUN
VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-240010 XCEL ENERGY									
I	0011108910-3	6/22 RSMT SC-ACTIVITY CENTER	APBNK	7/07/2022	R	6/22/2022	2,469.85	2,469.85CR	
		G/L ACCOUNT		CK: 149763			2,469.85		
		101 45100-30-381.00 ELECTRIC UTILITIES				2,469.85	RSMT SC-ACTIVITY CENTER		
I	8053588-8	6/22 SIGNAL LIGHTS & STREET LIGH	APBNK	7/07/2022	R	6/22/2022	126.63	126.63CR	
		G/L ACCOUNT		CK: 149763			126.63		
		101 43121-01-381.02 SIGNAL LIGHTS & SIRENS				55.63	SIGNAL LIGHTS & STREET LIGHTS		
		608 49508-01-381.00 ELECTRIC UTILITIES				71.00	SIGNAL LIGHTS & STREET LIGHTS		
I	8807010-0	6/22 WELL #15	APBNK	7/07/2022	R	6/27/2022	4,643.97	4,643.97CR	
		G/L ACCOUNT		CK: 149763			4,643.97		
		601 49425-01-381.00 ELECTRIC UTILITIES				4,643.97	WELL #15		
				REG. CHECK		1	7,240.45	7,240.45CR	0.00
							7,240.45	0.00	

PACKET: 06380 07/07/2022 AP CHECK RUN
VENDOR SET: 01

========== R E P O R T T O T A L S ==========

F U N D D I S T R I B U T I O N

FUND NO#	FUND NAME	AMOUNT
101	GENERAL FUND	2,525.48CR
601	WATER UTILITY FUND	4,643.97CR
608	STREET LIGHT UTILITY FUND	71.00CR
	** TOTALS **	7,240.45CR

---- TYPE OF CHECK TOTALS ----

	NUMBER	GROSS BALANCE	PAYMENT DISCOUNT	OUTSTANDING
HAND CHECKS		0.00	0.00	0.00
		0.00	0.00	
DRAFTS		0.00	0.00	0.00
		0.00	0.00	
REG-CHECKS	1	7,240.45	7,240.45CR	0.00
		7,240.45	0.00	
EFT		0.00	0.00	0.00
		0.00	0.00	
NON-CHECKS		0.00	0.00	0.00
		0.00	0.00	
ALL CHECKS	1	7,240.45	7,240.45CR	0.00
		7,240.45	0.00	

ERRORS: 0 WARNINGS: 0

Jean Malecha

07/07/2022

PACKET: 06387 07/14/2022 AP CHECK RUN
VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-000949 ACTION SPORTS OF MN INC									
I	CR2629	SKATEBOARD CAMP #1	APBNK	7/14/2022 R		6/23/2022	2,692.50	2,692.50CR	
		G/L ACCOUNT		CK: 149764			2,692.50		
		101 45100-93-219.00 OTHER OPERATING SUPPLIES					2,692.50	SKATEBOARD CAMP #1	
				REG. CHECK		1	2,692.50	2,692.50CR	0.00
							2,692.50	0.00	
01-004186 ADVANCE AUTO PARTS									
I	1596-ID-353358	LUBE,DIESEL EXH FLUID,PART,	APBNK	7/14/2022 R		6/01/2022	71.14	71.14CR	
		G/L ACCOUNT		CK: 149765			71.14		
		101 43100-01-221.00 EQUIPMENT PARTS					7.68	LUBE,DIESEL EXH FLUID,PART,OIL	
		101 43100-01-213.00 LUBRICANTS & ADDITIVES					30.37	LUBE,DIESEL EXH FLUID,PART,OIL	
		101 43100-01-212.00 MOTOR FUELS					33.09	LUBE,DIESEL EXH FLUID,PART,OIL	
I	1596-ID-353361	SERPENTINE BELT	APBNK	7/14/2022 R		6/01/2022	17.74	17.74CR	
		G/L ACCOUNT		CK: 149765			17.74		
		101 43100-01-221.00 EQUIPMENT PARTS					17.74	SERPENTINE BELT	
I	1596-ID-353372	SPARK PLUGS & INTAKE GASKET	APBNK	7/14/2022 R		6/01/2022	59.67	59.67CR	
		G/L ACCOUNT		CK: 149765			59.67		
		101 43100-01-221.00 EQUIPMENT PARTS					59.67	SPARK PLUGS & INTAKE GASKET	
I	1596-ID-353644	12 VOLT BATTERY	APBNK	7/14/2022 R		6/07/2022	35.14	35.14CR	
		G/L ACCOUNT		CK: 149765			35.14		
		101 43100-01-221.00 EQUIPMENT PARTS					35.14	12 VOLT BATTERY	
I	1596-ID-353684	EXH FLUID,CLEANER,GLOVES	APBNK	7/14/2022 R		6/07/2022	273.13	273.13CR	
		G/L ACCOUNT		CK: 149765			273.13		
		101 43100-01-212.00 MOTOR FUELS					22.06	EXH FLUID,CLEANER,GLOVES	
		101 43100-01-211.00 CLEANING SUPPLIES					66.12	EXH FLUID,CLEANER,GLOVES	
		101 43100-01-215.00 SHOP MATERIALS					184.95	EXH FLUID,CLEANER,GLOVES	
I	1596-ID-353742	FITTINGS	APBNK	7/14/2022 R		6/08/2022	21.72	21.72CR	
		G/L ACCOUNT		CK: 149765			21.72		
		101 43100-01-221.00 EQUIPMENT PARTS					21.72	FITTINGS	
I	1596-ID-354011	KUBOTA AIR FILTER	APBNK	7/14/2022 R		6/13/2022	32.63	32.63CR	
		G/L ACCOUNT		CK: 149765			32.63		
		101 43100-01-221.00 EQUIPMENT PARTS					32.63	KUBOTA AIR FILTER	
I	1596-ID-354012	HEAVY DUTY WATER PUMP	APBNK	7/14/2022 R		6/13/2022	103.69	103.69CR	
		G/L ACCOUNT		CK: 149765			103.69		
		101 43100-01-221.00 EQUIPMENT PARTS					103.69	HEAVY DUTY WATER PUMP	

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VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
I 1596-ID-354051		WHEEL CHOCKS	APBNK	7/14/2022	R	6/14/2022	40.82	40.82CR	
		G/L ACCOUNT		CK: 149765			40.82		
		601 49400-01-229.04 MISCELLANEOUS SUPPLIES					40.82	WHEEL CHOCKS	
I 1596-ID-354112		BATTERY W/CORE RETURN	APBNK	7/14/2022	R	6/15/2022	150.74	150.74CR	
		G/L ACCOUNT		CK: 149765			150.74		
		101 43100-01-221.00 EQUIPMENT PARTS					150.74	BATTERY W/CORE RETURN	
I 1596-ID-354363		EXH FLUID,FUEL,GLOVES,PARTS	APBNK	7/14/2022	R	6/20/2022	438.82	438.82CR	
		G/L ACCOUNT		CK: 149765			438.82		
		101 43100-01-221.00 EQUIPMENT PARTS					247.01	EXH FLUID,FUEL,GLOVES,PARTS	
		101 43100-01-215.00 SHOP MATERIALS					159.96	EXH FLUID,FUEL,GLOVES,PARTS	
		101 43100-01-212.00 MOTOR FUELS					31.85	EXH FLUID,FUEL,GLOVES,PARTS	
I 1596-ID-354441		HEADLIGHT HALOGEN BULBS	APBNK	7/14/2022	R	6/21/2022	13.98	13.98CR	
		G/L ACCOUNT		CK: 149765			13.98		
		101 43100-01-221.00 EQUIPMENT PARTS					13.98	HEADLIGHT HALOGEN BULBS	
I 1596-ID-354659		PARTS,LUB,EXH FLUID,GREASE	APBNK	7/14/2022	R	6/24/2022	1,193.02	1,193.02CR	
		G/L ACCOUNT		CK: 149765			1,193.02		
		101 43100-01-215.00 SHOP MATERIALS					73.35	PARTS,LUB,EXH FLUID,GREASE	
		101 43100-01-212.00 MOTOR FUELS					490.84	PARTS,LUB,EXH FLUID,GREASE	
		101 43100-01-213.00 LUBRICANTS & ADDITIVES					78.05	PARTS,LUB,EXH FLUID,GREASE	
		101 43100-01-221.00 EQUIPMENT PARTS					550.78	PARTS,LUB,EXH FLUID,GREASE	
I 1596-ID-354752		LUBE	APBNK	7/14/2022	R	6/27/2022	16.44	16.44CR	
		G/L ACCOUNT		CK: 149765			16.44		
		101 43100-01-213.00 LUBRICANTS & ADDITIVES					16.44	LUBE	
I 1596-ID-354939		1 5/8" WRENCH	APBNK	7/14/2022	R	6/29/2022	27.49	27.49CR	
		G/L ACCOUNT		CK: 149765			27.49		
		101 43100-01-241.00 SMALL TOOLS					27.49	1 5/8" WRENCH	
				REG. CHECK		1	2,496.17	2,496.17CR	0.00
							2,496.17	0.00	
01-002071 AMERICAN FLAGPOLE & FLAG CO									
I 174115		FLAG POLE REPAIR	APBNK	7/14/2022	R	6/30/2022	1,573.22	1,573.22CR	
		G/L ACCOUNT		CK: 149768			1,573.22		
		101 41940-01-219.00 FLAGS & FLAGPOLE MAINTENANCE					1,573.22	FLAG POLE REPAIR	
				REG. CHECK		1	1,573.22	1,573.22CR	0.00
							1,573.22	0.00	

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01-003923 ANCHOR IRON COMPANY									
I	14900-0	CUSTOM IRON RAILING - SC	APBNK	7/14/2022 R		6/29/2022	1,360.00	1,360.00CR	
		G/L ACCOUNT		CK: 149769			1,360.00		
		101 45100-30-401.00 CONTRACTED BUILDING REPAIRS					1,360.00	CUSTOM IRON RAILING - SC	
				REG. CHECK		1	1,360.00	1,360.00CR	0.00
							1,360.00	0.00	
01-004674 BCA/BUSINESS SHARED SERVS									
I	00000706836	CDJN ACCESS FEES-STATE & BC	APBNK	7/14/2022 R		6/30/2022	630.00	630.00CR	
		G/L ACCOUNT		CK: 149770			630.00		
		101 42110-01-396.02 CJDN CONNECTION CHARGES					630.00	CDJN ACCESS FEES-STATE & BCA	
				REG. CHECK		1	630.00	630.00CR	0.00
							630.00	0.00	
01-003889 BERRY COFFEE COMPANY									
I	906982	COFFEE SUPPLIES FOR SC	APBNK	7/14/2022 R		6/30/2022	159.88	159.88CR	
		G/L ACCOUNT		CK: 149771			159.88		
		101 45100-30-219.00 OTHER OPERATING SUPPLIES					159.88	COFFEE SUPPLIES FOR SC	
				REG. CHECK		1	159.88	159.88CR	0.00
							159.88	0.00	
01-004321 BHE COMMUNITY SOLAR LLC									
I	11517242	MAY SOLAR SUBSCRIPTIONS	APBNK	7/14/2022 R		6/29/2022	2,555.10	2,555.10CR	
		G/L ACCOUNT		CK: 149772			2,555.10		
		601 49409-01-381.00 ELECTRIC UTILITIES					2,142.05	MAY SOLAR SUBSCRIPTIONS	
		601 49425-01-381.00 ELECTRIC UTILITIES					413.05	MAY SOLAR SUBSCRIPTIONS	
				REG. CHECK		1	2,555.10	2,555.10CR	0.00
							2,555.10	0.00	
01-004012 BOLTON & MENK INC									
I	0291923	145TH ST BUMP OUT REPLACEME	APBNK	7/14/2022 R		6/24/2022	3,497.50	3,497.50CR	
		G/L ACCOUNT		CK: 149773			3,497.50		
		203 49003-01-532.00 IMPROVEMENTS OTHER THAN BLDGS					3,497.50	145TH ST BUMP OUT REPLACEMENT	
I	0291924	2021 TRUNK SANITARY SEWER	APBNK	7/14/2022 R		6/24/2022	34,556.00	34,556.00CR	
		G/L ACCOUNT		CK: 149773			34,556.00		
		628 48000-01-303.00 ENGINEERING FEES					34,556.00	2021 TRUNK SANITARY SEWER	

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VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
I	0291925	CARAMORE CROSSING 2ND	APBNK	7/14/2022	R	6/24/2022	2,621.00	2,621.00CR	
		G/L ACCOUNT		CK: 149773			2,621.00		
		464 48000-01-303.00 ENGINEERING FEES				2,621.00	CARAMORE CROSSING 2ND		
				REG. CHECK		1	40,674.50	40,674.50CR	0.00
							40,674.50	0.00	
01-004103 BUSINESS ESSENTIALS									
I	WO-1193548-1	OFFICE SUPPLIES	APBNK	7/14/2022	R	6/29/2022	103.27	103.27CR	
		G/L ACCOUNT		CK: 149774			103.27		
		101 41810-01-209.00 OTHER OFFICE SUPPLIES				103.27	OFFICE SUPPLIES		
				REG. CHECK		1	103.27	103.27CR	0.00
							103.27	0.00	
01-003796 CAMPBELL KNUTSON PA									
I	2022-0277	MAY LEGAL SERVICES	APBNK	7/14/2022	R	5/31/2022	10,097.54	10,097.54CR	
		G/L ACCOUNT		CK: 149775			10,097.54		
		101 42110-01-304.00 LEGAL FEES				10,097.54	MAY LEGAL SERVICES		
				REG. CHECK		1	10,097.54	10,097.54CR	0.00
							10,097.54	0.00	
01-004068 CAMPION, BARROW & ASSOCIATE									
I	031793	NEW OFFICER EXAMS	APBNK	7/14/2022	R	5/31/2022	1,365.00	1,365.00CR	
		G/L ACCOUNT		CK: 149776			1,365.00		
		101 42110-01-306.00 PERSONNEL TESTING & RECRUITMNT				1,365.00	NEW OFFICER EXAMS		
				REG. CHECK		1	1,365.00	1,365.00CR	0.00
							1,365.00	0.00	
01-005775 MORAIMA D CASTRO DE DIAZ									
I	2022-0282	PERMIT 2909-CANCELLAT'N REF	APBNK	7/14/2022	R	7/03/2022	1,076.00	1,076.00CR	
		G/L ACCOUNT		CK: 149777			1,076.00		
		101 22005 REFUNDS PAYABLE - P&R				1,076.00	PERMIT 2909-CANCELLAT'N REFUND		
				REG. CHECK		1	1,076.00	1,076.00CR	0.00
							1,076.00	0.00	

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01-001576 CG MARKETING GROUP									
I	00098725	BUSINESS CARDS-C. THOMAS	APBNK	7/14/2022	R	6/07/2022	122.13	122.13CR	
		G/L ACCOUNT		CK: 149778			122.13		
		101 41810-01-203.06 MISCELLANEOUS FORMS					122.13	BUSINESS CARDS-C. THOMAS	
I	00098803	BUSINESS CARDS-POLICE DEPT	APBNK	7/14/2022	R	6/20/2022	123.75	123.75CR	
		G/L ACCOUNT		CK: 149778			123.75		
		101 41810-01-203.06 MISCELLANEOUS FORMS					123.75	BUSINESS CARDS-POLICE DEPT	
I	00098906	BUSINESS CARDS-K. JESH	APBNK	7/14/2022	R	6/20/2022	87.42	87.42CR	
		G/L ACCOUNT		CK: 149778			87.42		
		101 41810-01-203.06 MISCELLANEOUS FORMS					87.42	BUSINESS CARDS-K. JESH	
		REG. CHECK				1	333.30	333.30CR	0.00
							333.30	0.00	
01-002754 CHARTER COMMUNICATIONS									
I	0000361062522	CABLE-FIRE STATION 1	APBNK	7/14/2022	R	6/25/2022	16.85	16.85CR	
		G/L ACCOUNT		CK: 149779			16.85		
		101 42210-01-439.05 STATION NEEDS					16.85	CABLE-FIRE STATION 1	
I	0203403063022	TV BUNDLE - ARENA	APBNK	7/14/2022	R	6/30/2022	31.62	31.62CR	
		G/L ACCOUNT		CK: 149779			31.62		
		650 45130-01-404.00 CONTRACTED MACH & EQUIP R & M					31.62	TV BUNDLE - ARENA	
		REG. CHECK				1	48.47	48.47CR	0.00
							48.47	0.00	
01-030908 CITY OF APPLE VALLEY									
I	7653	SHARED CAPITAL REIMBURSEMEN	APBNK	7/14/2022	R	6/22/2022	2,017.00	2,017.00CR	
		G/L ACCOUNT		CK: 149780			2,017.00		
		101 41320-41-329.00 OTHER COMMUNICATION COSTS					2,017.00	SHARED CAPITAL REIMBURSEMENT	
		REG. CHECK				1	2,017.00	2,017.00CR	0.00
							2,017.00	0.00	
01-030956 CITY OF ROSEMOUNT									
I	2022-0294	JUNE 2022 STATE SURCHARGE	APBNK	7/14/2022	R	7/12/2022	122.03	122.03CR	
		G/L ACCOUNT		CK: 149781			122.03		
		101 20810 BUILDING PERMIT SURCHARGE					112.31	JUNE 2022 STATE SURCHARGE	

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	101 20811	BUILDING PMT SURCHARGE-SET FEE				3.32	JUNE 2022 STATE SURCHARGE		
	101 20820	ELECTRICAL PERMIT SURCHARGE				2.38	JUNE 2022 STATE SURCHARGE		
	101 20860	HEATING/AIR COND PERMIT SURCHG				1.62	JUNE 2022 STATE SURCHARGE		
	101 20850	SEWER PERMIT SURCHARGE				0.40	JUNE 2022 STATE SURCHARGE		
	101 20830	PLUMBING PERMIT SURCHARGE				2.00	JUNE 2022 STATE SURCHARGE		
		REG. CHECK				1	122.03	122.03CR	0.00
							122.03	0.00	
01-030957 CITY OF ROSEMOUNT									
I 2022-0296		JUN 2022 SAC FEES-1% DISCOU	APBNK	7/14/2022	R	7/12/2022	1,331.96	1,331.96CR	
	G/L ACCOUNT			CK: 149782			1,331.96		
	101 20815	METRO SAC FOR MWCC				1,331.96	JUN 2022 SAC FEES-1% DISCOUNT		
		REG. CHECK				1	1,331.96	1,331.96CR	0.00
							1,331.96	0.00	
01-030999 CIVIC SYSTEMS LLC									
I CVC22277		SEMI-ANNUAL UB/CR SUPPORT F	APBNK	7/14/2022	R	6/28/2022	3,340.00	3,340.00CR	
	G/L ACCOUNT			CK: 149783			3,340.00		
	601 49400-01-391.01	U/B SOFTWARE MAINTENANCE				1,113.34	SEMI-ANNUAL UB/CR SUPPORT FEES		
	602 49450-01-391.01	U/B SOFTWARE MAINTENANCE				1,113.33	SEMI-ANNUAL UB/CR SUPPORT FEES		
	603 49500-01-391.01	U/B SOFTWARE MAINTENANCE				1,113.33	SEMI-ANNUAL UB/CR SUPPORT FEES		
		REG. CHECK				1	3,340.00	3,340.00CR	0.00
							3,340.00	0.00	
01-004599 CLEAN CHOICE ENERGY									
I INV200422141		MAY SOLAR SUBSCRIPTIONS	APBNK	7/14/2022	R	7/05/2022	2,267.47	2,267.47CR	
	G/L ACCOUNT			CK: 149784			2,267.47		
	601 49407-01-381.00	ELECTRIC UTILITIES				948.93	MAY SOLAR SUBSCRIPTIONS		
	101 41940-01-381.00	ELECTRIC UTILITIES				240.77	MAY SOLAR SUBSCRIPTIONS		
	601 49410-01-381.00	ELECTRIC UTILITIES				1,077.77	MAY SOLAR SUBSCRIPTIONS		
		REG. CHECK				1	2,267.47	2,267.47CR	0.00
							2,267.47	0.00	

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01-004277 CORE & MAIN LP									
I	R138287	REPLACEMENT HYDRANT METER	APBNK	7/14/2022	R	6/30/2022	1,558.93	1,558.93CR	
		G/L ACCOUNT		CK: 149785			1,558.93		
		601 49400-01-229.01 SUPPLIES FOR HYDRANTS					1,558.93	REPLACEMENT HYDRANT METER	
				REG. CHECK		1	1,558.93	1,558.93CR	0.00
							1,558.93	0.00	
01-031577 CORPORATE MECHANICAL INC									
I	W59363	THERMOSTAT LEAK - ARENA	APBNK	7/14/2022	R	7/06/2022	345.00	345.00CR	
		G/L ACCOUNT		CK: 149786			345.00		
		650 45130-01-404.00 CONTRACTED MACH & EQUIP R & M					345.00	THERMOSTAT LEAK - ARENA	
				REG. CHECK		1	345.00	345.00CR	0.00
							345.00	0.00	
01-031880 CROWN RENTAL									
I	370370-1	WOOD CHIPPER RENTAL	APBNK	7/14/2022	R	7/01/2022	477.00	477.00CR	
		G/L ACCOUNT		CK: 149787			477.00		
		101 45202-01-416.02 MISCELLANEOUS RENTALS					477.00	WOOD CHIPPER RENTAL	
				REG. CHECK		1	477.00	477.00CR	0.00
							477.00	0.00	
01-040040 DAKOTA AWARDS & ENGRAVING									
I	24679	NAME BADGES	APBNK	7/14/2022	R	6/20/2022	22.00	22.00CR	
		G/L ACCOUNT		CK: 149788			22.00		
		101 41910-01-201.00 OFFICE ACCESSORIES					22.00	NAME BADGES	
I	24735	NAME PLATES & TAGS	APBNK	7/14/2022	R	7/02/2022	33.88	33.88CR	
		G/L ACCOUNT		CK: 149788			33.88		
		101 41810-01-209.00 OTHER OFFICE SUPPLIES					33.88	NAME PLATES & TAGS	
				REG. CHECK		1	55.88	55.88CR	0.00
							55.88	0.00	

PACKET: 06387 07/14/2022 AP CHECK RUN
VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-001486 DAKOTA COMMUNICATIONS CENTE									
I	RO2022-08	AUGUST 2022 DCC FEE	APBNK	7/14/2022	R	7/06/2022	21,265.00	21,265.00CR	
		G/L ACCOUNT		CK: 149789			21,265.00		
		101 42110-01-319.01 DISPATCH SERVICES-OPERATIONS					21,265.00	AUGUST 2022 DCC FEE	
				REG. CHECK			1 21,265.00	21,265.00CR	0.00
							21,265.00	0.00	
01-040435 DAKOTA ELECTRIC ASSOCIATION									
I	200002005379	6/22 JAYCEE PARK CONTROL BLDG	APBNK	7/14/2022	R	6/29/2022	37.51	37.51CR	
		G/L ACCOUNT		CK: 149790			37.51		
		101 45202-01-381.03 IRRIGATION					37.51	JAYCEE PARK CONTROL BLDG	
I	200003157294	6/22 WENSMANN POND MONITORING ST	APBNK	7/14/2022	R	6/29/2022	17.81	17.81CR	
		G/L ACCOUNT		CK: 149790			17.81		
		603 49513-01-381.00 ELECTRIC UTILITIES					17.81	WENSMANN POND MONITORING ST'N	
I	200003776226	6/22 SIREN #13	APBNK	7/14/2022	R	6/29/2022	24.44	24.44CR	
		G/L ACCOUNT		CK: 149790			24.44		
		101 43121-01-381.02 SIGNAL LIGHTS & SIRENS					24.44	SIREN #13	
I	200005601588	6/22 STORM DRAIN LIFT STATION #7	APBNK	7/14/2022	R	6/29/2022	30.26	30.26CR	
		G/L ACCOUNT		CK: 149790			30.26		
		603 49517-01-381.00 ELECTRIC UTILITIES					30.26	STORM DRAIN LIFT STATION #7	
I	200010007317	6/22 WELL #16	APBNK	7/14/2022	R	6/29/2022	1,695.30	1,695.30CR	
		G/L ACCOUNT		CK: 149790			1,695.30		
		601 49426-01-381.00 ELECTRIC UTILITIES					1,695.30	WELL #16	
I	200010050261	6/22 WELCOME SIGN - NORTH	APBNK	7/14/2022	R	6/29/2022	17.41	17.41CR	
		G/L ACCOUNT		CK: 149790			17.41		
		608 49508-01-381.00 ELECTRIC UTILITIES					17.41	WELCOME SIGN - NORTH	
				REG. CHECK			1 1,822.73	1,822.73CR	0.00
							1,822.73	0.00	
01-005446 DAKS STUMP-N-SNOW LLC									
I	211	STUMP GRIND AND RESTORATION	APBNK	7/14/2022	R	7/04/2022	250.00	250.00CR	
		G/L ACCOUNT		CK: 149791			250.00		
		101 43121-01-409.00 TREE TRIMMING					250.00	STUMP GRIND AND RESTORATION	
I	212	LAWN RESTORATION	APBNK	7/14/2022	R	7/04/2022	425.00	425.00CR	
		G/L ACCOUNT		CK: 149791			425.00		
		101 43121-01-409.00 TREE TRIMMING					425.00	LAWN RESTORATION	

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VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
I 213		LAWN RESTORATION	APBNK	7/14/2022	R	7/04/2022	250.00	250.00CR	
		G/L ACCOUNT		CK: 149791			250.00		
		101 43121-01-409.00 TREE TRIMMING					250.00 LAWN RESTORATION		
				REG. CHECK		1	925.00	925.00CR	0.00
							925.00	0.00	
01-040487 DALCO									
I 3952230		JANITORIAL SUPPLIES	APBNK	7/14/2022	R	6/27/2022	67.66	67.66CR	
		G/L ACCOUNT		CK: 149792			67.66		
		101 45100-01-221.00 EQUIPMENT PARTS					67.66 JANITORIAL SUPPLIES		
I 3956386		JANITORIAL SUPPLIES	APBNK	7/14/2022	R	7/07/2022	1,597.01	1,597.01CR	
		G/L ACCOUNT		CK: 149792			1,597.01		
		101 45100-01-211.00 CLEANING SUPPLIES					606.86 JANITORIAL SUPPLIES		
		650 45130-01-211.00 CLEANING SUPPLIES					606.86 JANITORIAL SUPPLIES		
		101 11510 NATIONAL GUARD A/R					383.29 JANITORIAL SUPPLIES		
				REG. CHECK		1	1,664.67	1,664.67CR	0.00
							1,664.67	0.00	
01-001394 DEERE & COMPANY									
I 117348142		JD 4066R UTILITY TRACTOR	APBNK	7/14/2022	R	6/15/2022	51,202.51	51,202.51CR	
		G/L ACCOUNT		CK: 149793			51,202.51		
		207 49007-01-540.00 HEAVY MACHINERY PURCHASES					51,202.51 JD 4066R UTILITY TRACTOR		
				REG. CHECK		1	51,202.51	51,202.51CR	0.00
							51,202.51	0.00	
01-040825 DICK'S VALLEY SERVICE INC									
I 22-37134		FD CHIEF 2 TAHOE TOWING CHA	APBNK	7/14/2022	R	6/24/2022	869.37	869.37CR	
		G/L ACCOUNT		CK: 149794			869.37		
		206 49006-01-436.00 TOWING CHARGES					869.37 FD CHIEF 2 TAHOE TOWING CHARGE		
				REG. CHECK		1	869.37	869.37CR	0.00
							869.37	0.00	

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VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-050213 EARL F ANDERSEN INC									
I	130001-IN	PARK SIGNS	APBNK	7/14/2022 R		6/29/2022	108.35	108.35CR	
		G/L ACCOUNT		CK: 149795			108.35		
		101 45100-01-219.00 OTHER OPERATING SUPPLIES				108.35	PARK SIGNS		
				REG. CHECK		1	108.35	108.35CR	0.00
							108.35	0.00	
01-050329 ECM PUBLISHERS INC									
I	899131	DRIVER AVE AD FOR BID	APBNK	7/14/2022 R		6/24/2022	208.80	208.80CR	
		G/L ACCOUNT		CK: 149796			208.80		
		628 48000-01-351.00 LEGAL NOTICES PUBLISHING COSTS				208.80	DRIVER AVE AD FOR BID		
I	899132	2021 FINANCIAL REPORT	APBNK	7/14/2022 R		6/24/2022	581.60	581.60CR	
		G/L ACCOUNT		CK: 149796			581.60		
		101 41810-01-351.03 BUDGET & AUDIT PUBLICATIONS				581.60	2021 FINANCIAL REPORT		
I	900517	PH: ORDINANCE B-300	APBNK	7/14/2022 R		7/01/2022	54.00	54.00CR	
		G/L ACCOUNT		CK: 149796			54.00		
		101 41810-01-351.01 COSTS FOR PUBLIC NOTICES				54.00	PH: ORDINANCE B-300		
I	900518	PH: ORDINANCE B-302	APBNK	7/14/2022 R		7/01/2022	50.40	50.40CR	
		G/L ACCOUNT		CK: 149796			50.40		
		101 41810-01-351.01 COSTS FOR PUBLIC NOTICES				50.40	PH: ORDINANCE B-302		
				REG. CHECK		1	894.80	894.80CR	0.00
							894.80	0.00	
01-005733 ECOELSA LLC									
I	20220701	NATURE PRESCHOOL PROGRAM	APBNK	7/14/2022 R		7/05/2022	54.00	54.00CR	
		G/L ACCOUNT		CK: 149797			54.00		
		101 45100-93-219.00 OTHER OPERATING SUPPLIES				54.00	NATURE PRESCHOOL PROGRAM		
				REG. CHECK		1	54.00	54.00CR	0.00
							54.00	0.00	
01-000344 ECOLAB INC									
I	6269853932	SOAP FOR EXTRACTOR MACHINES	APBNK	7/14/2022 R		6/09/2022	706.10	706.10CR	
		G/L ACCOUNT		CK: 149798			706.10		
		101 42210-01-211.01 SOAPS				706.10	SOAP FOR EXTRACTOR MACHINES		

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VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
				REG. CHECK		1	706.10	706.10CR	0.00
							706.10	0.00	
01-050340 ECOLAB PEST									
I	7315059	RCC PEST CONTROL	APBNK	7/14/2022	R	7/08/2022	114.99	114.99CR	
		G/L ACCOUNT		CK: 149799			114.99		
		101 45100-30-404.00 CONTRACTED MACH & EQUIP R & M					57.49	RCC PEST CONTROL	
		650 45130-01-404.00 CONTRACTED MACH & EQUIP R & M					57.50	RCC PEST CONTROL	
I	7315060	PEST CONTROL-FIRE STATION #	APBNK	7/14/2022	R	7/06/2022	72.22	72.22CR	
		G/L ACCOUNT		CK: 149799			72.22		
		101 41940-01-319.04 PEST CONTROL					72.22	PEST CONTROL-FIRE STATION #1	
I	7315061	PEST CONTROL-FIRE STATION #	APBNK	7/14/2022	R	7/06/2022	72.22	72.22CR	
		G/L ACCOUNT		CK: 149799			72.22		
		101 41940-01-319.04 PEST CONTROL					72.22	PEST CONTROL-FIRE STATION #2	
				REG. CHECK		1	259.43	259.43CR	0.00
							259.43	0.00	
01-005778 ECOSAFE ZERO WASTE USA INC									
I	INV/2022/01324	ORGANICS COMPOST BAGS	APBNK	7/14/2022	R	7/06/2022	2,931.60	2,931.60CR	
		G/L ACCOUNT		CK: 149800			2,931.60		
		101 41940-01-530.00 IMPROVEMENTS OTHER THAN BLDGS					2,931.60	ORGANICS COMPOST BAGS	
				REG. CHECK		1	2,931.60	2,931.60CR	0.00
							2,931.60	0.00	
01-051330 EMERGENCY APPARATUS MAINT									
I	123791	HOSE REEL SWIVEL & GAUGE	APBNK	7/14/2022	R	6/28/2022	287.99	287.99CR	
		G/L ACCOUNT		CK: 149801			287.99		
		101 43100-01-221.00 EQUIPMENT PARTS					287.99	HOSE REEL SWIVEL & GAUGE	
				REG. CHECK		1	287.99	287.99CR	0.00
							287.99	0.00	

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VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-060685 FIRE RELIEF ASSOCIATION									
I	2022-0287	CITY CONTRIBUTION-PENSION F	APBNK	7/14/2022	R	7/06/2022	30,000.00	30,000.00CR	
	G/L ACCOUNT			CK: 149802			30,000.00		
	101 42210-01-314.00	ANNUAL FIRE RELIEF CONTRIBUTN					30,000.00	CITY CONTRIBUTION-PENSION FUND	
				REG. CHECK		1	30,000.00	30,000.00CR	0.00
							30,000.00	0.00	
01-061863 FRONTIER									
I	651-197-5422 07/22	FS1 COPPER OVER ETHERNET TO	APBNK	7/14/2022	R	6/22/2022	212.00	212.00CR	
	G/L ACCOUNT			CK: 149803			212.00		
	101 41810-01-321.01	GENERAL PHONE COSTS					212.00	FS1 COPPER OVER ETHERNET TO CH	
				REG. CHECK		1	212.00	212.00CR	0.00
							212.00	0.00	
01-061865 FRONTIER									
I	651-188-0017 07/22	PHONE,INTERNET & CITY WIFI	APBNK	7/14/2022	R	6/25/2022	4,201.45	4,201.45CR	
	G/L ACCOUNT			CK: 149804			4,201.45		
	101 41810-01-321.01	GENERAL PHONE COSTS					3,830.24	PHONE,INTERNET & CITY WIFI SRV	
	601 49407-01-321.00	TELEPHONE COSTS					17.57	PHONE,INTERNET & CITY WIFI SRV	
	601 49410-01-321.00	TELEPHONE COSTS					63.73	PHONE,INTERNET & CITY WIFI SRV	
	601 49400-01-321.00	TELEPHONE COSTS					68.85	PHONE,INTERNET & CITY WIFI SRV	
	602 49450-01-321.00	TELEPHONE COSTS					68.85	PHONE,INTERNET & CITY WIFI SRV	
	603 49500-01-321.00	TELEPHONE COSTS					68.88	PHONE,INTERNET & CITY WIFI SRV	
	650 45130-01-321.00	TELEPHONE COSTS					83.33	PHONE,INTERNET & CITY WIFI SRV	
				REG. CHECK		1	4,201.45	4,201.45CR	0.00
							4,201.45	0.00	
01-000677 GERTENS									
I	182032/12	INFIELD DRY	APBNK	7/14/2022	R	6/28/2022	470.00	470.00CR	
	G/L ACCOUNT			CK: 149805			470.00		
	101 45100-01-229.00	OTHER MAINTENANCE SUPPLIES					470.00	INFIELD DRY	
I	182115/12	PRUNING SEALER AND PRUNER	APBNK	7/14/2022	R	6/28/2022	68.94	68.94CR	
	G/L ACCOUNT			CK: 149805			68.94		
	101 45202-01-241.00	SMALL TOOLS					59.95	PRUNING SEALER AND PRUNER	
	101 45202-01-225.01	TREES, SHRUBS, ETC.					8.99	PRUNING SEALER AND PRUNER	
I	185020/12	FAIRBALL INFIELD CONDITIONE	APBNK	7/14/2022	R	7/08/2022	470.00	470.00CR	
	G/L ACCOUNT			CK: 149805			470.00		
	101 45202-01-219.02	RED ROCK, SAND, GRAVEL, ETC					470.00	FAIRBALL INFIELD CONDITIONER	

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VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
I	81313/30	WATER SOLUBLE FERTILIZER (4	APBNK	7/14/2022	R	7/05/2022	136.85	136.85CR	
		G/L ACCOUNT		CK: 149805			136.85		
		101 45202-01-216.00 CHEMICALS & CHEMICAL PRODUCTS					136.85	WATER SOLUBLE FERTILIZER (4)	
I	970912/1	4LB IRON PLUS,18LB HOLLY TO	APBNK	7/14/2022	R	7/05/2022	29.68	29.68CR	
		G/L ACCOUNT		CK: 149805			29.68		
		101 45202-01-216.00 CHEMICALS & CHEMICAL PRODUCTS					29.68	4LB IRON PLUS,18LB HOLLY TONE	
				REG. CHECK		1	1,175.47	1,175.47CR	0.00
							1,175.47	0.00	
01-003610 GIGABIT MINNESOTA									
I	13829891	BUSINESS INTERNET PACK-JUL	APBNK	7/01/2022	D	7/01/2022	234.90	234.90CR	
		G/L ACCOUNT		CK: 001155			234.90		
		101 41810-01-321.01 GENERAL PHONE COSTS					234.90	BUSINESS INTERNET PACK-JUL	
				DRAFTS		1	234.90	234.90CR	0.00
							234.90	0.00	
01-070880 GOPHER STATE ONE-CALL									
I	2060714	JUNE TICKET CHARGES	APBNK	7/14/2022	R	6/30/2022	847.80	847.80CR	
		G/L ACCOUNT		CK: 149806			847.80		
		601 49400-01-312.00 GOPHER STATE ONE-CALL FEES					282.60	JUNE TICKET CHARGES	
		602 49450-01-312.00 GOPHER STATE ONE-CALL FEES					282.60	JUNE TICKET CHARGES	
		603 49500-01-312.00 GOPHER STATE ONE-CALL FEES					282.60	JUNE TICKET CHARGES	
				REG. CHECK		1	847.80	847.80CR	0.00
							847.80	0.00	
01-071220 GRAINGER									
I	9354660921	WASHROOM MIRROR	APBNK	7/14/2022	R	6/23/2022	177.62	177.62CR	
		G/L ACCOUNT		CK: 149807			177.62		
		206 49006-01-409.00 OTHER CONTRACTED REPAIR & MAIN					177.62	WASHROOM MIRROR	
				REG. CHECK		1	177.62	177.62CR	0.00
							177.62	0.00	

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VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-005693 GREAT AMERICA FINANCIAL SVC									
I	31931108	MONTHLY POSTAGE & METER REN	APBNK	7/14/2022 R		6/27/2022	190.63	190.63CR	
		G/L ACCOUNT		CK: 149808			190.63		
		101 41810-01-413.00 OFFICE EQUIPMENT RENTAL					190.63	MONTHLY POSTAGE & METER RENTAL	
I	31982249	FPI 700 FOLDER RENTAL	APBNK	7/14/2022 R		7/04/2022	256.50	256.50CR	
		G/L ACCOUNT		CK: 149808			256.50		
		101 41810-01-413.00 OFFICE EQUIPMENT RENTAL					256.50	FPI 700 FOLDER RENTAL	
				REG. CHECK		1	447.13	447.13CR	0.00
							447.13	0.00	
01-005773 H2I GROUP									
I	218721	RCC GYM - PM	APBNK	7/14/2022 R		6/29/2022	1,250.00	1,250.00CR	
		G/L ACCOUNT		CK: 149809			1,250.00		
		101 45100-01-404.00 CONTRACTED MACH & EQUIP R & M					1,250.00	RCC GYM - PM	
				REG. CHECK		1	1,250.00	1,250.00CR	0.00
							1,250.00	0.00	
01-005432 JILL HAWTHORNE									
I	2022-0279	SUBSTITUTE YOGA INSTR 6/9	APBNK	7/14/2022 R		6/09/2022	45.00	45.00CR	
		G/L ACCOUNT		CK: 149810			45.00		
		101 45100-93-219.00 OTHER OPERATING SUPPLIES					45.00	SUBSTITUTE YOGA INSTR 6/9	
				REG. CHECK		1	45.00	45.00CR	0.00
							45.00	0.00	
01-080905 HIGHLAND SANITATION									
I	0000974285	TRASH SERVICE - JUNE 2022	APBNK	7/14/2022 R		6/23/2022	3,957.01	3,957.01CR	
		G/L ACCOUNT		CK: 149811			3,957.01		
		101 45100-01-384.00 REFUSAL DISPOSAL					231.15	TRASH SERVICE - JUNE 2022	
		650 45130-01-384.00 REFUSE DISPOSAL					217.95	TRASH SERVICE - JUNE 2022	
		101 45100-01-315.09 MISCELLANEOUS PROGRAMS					65.00	TRASH SERVICE - JUNE 2022	
		101 45100-30-384.00 REFUSE DISPOSAL					125.43	TRASH SERVICE - JUNE 2022	
		101 41940-01-384.01 GENERAL BUILDINGS & PARKS					3,317.48	TRASH SERVICE - JUNE 2022	
				REG. CHECK		1	3,957.01	3,957.01CR	0.00
							3,957.01	0.00	

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VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-081575 HOME DEPOT CREDIT SERVICE									
I	1200118	WEED KILLER	APBNK	7/14/2022	R	7/05/2022	109.85	109.85CR	
		G/L ACCOUNT		CK: 149812			109.85		
		101 45100-01-223.00 BUILDING REPAIR SUPPLIES					109.85	WEED KILLER	
I	9032302	MATERIAL FOR BROKEN FENCE P	APBNK	7/14/2022	R	7/07/2022	76.99	76.99CR	
		G/L ACCOUNT		CK: 149812			76.99		
		101 43121-01-224.05 MISCELLANEOUS					76.99	MATERIAL FOR BROKEN FENCE POST	
				REG. CHECK		1	186.84	186.84CR	0.00
							186.84	0.00	
01-004339 I & S GROUP INC									
I	82734	BONAIRE PATH FEASIBILITY ST	APBNK	7/14/2022	R	6/30/2022	3,000.00	3,000.00CR	
		G/L ACCOUNT		CK: 149813			3,000.00		
		205 49005-01-537.00 IMPROVEMENTS OTHER THAN BLDGS					3,000.00	BONAIRE PATH FEASIBILITY STUDY	
I	82760	FLINT HILLS NEW BLDG	APBNK	7/14/2022	R	6/30/2022	1,137.50	1,137.50CR	
		G/L ACCOUNT		CK: 149813			1,137.50		
		205 49005-01-538.00 IMPROV OTHER THAN BLDGS					1,137.50	FLINT HILLS NEW BLDG	
				REG. CHECK		1	4,137.50	4,137.50CR	0.00
							4,137.50	0.00	
01-001690 IN CONTROL INC									
I	22046NA-01	WELL 7 VFD ENCLOSURE (CUSTO	APBNK	7/14/2022	R	6/30/2022	26,729.10	26,729.10CR	
		G/L ACCOUNT		CK: 149814			26,729.10		
		601 49407-01-221.00 EQUIPMENT PARTS					26,729.10	WELL 7 VFD ENCLOSURE (CUSTOM)	
				REG. CHECK		1	26,729.10	26,729.10CR	0.00
							26,729.10	0.00	
01-091405 INDEPENDENT BLACK DIRT									
I	32108	5 YDS BLACK DIRT	APBNK	7/14/2022	R	6/07/2022	105.00	105.00CR	
		G/L ACCOUNT		CK: 149815			105.00		
		101 45202-01-219.02 RED ROCK, SAND, GRAVEL, ETC					105.00	5 YDS BLACK DIRT	
				REG. CHECK		1	105.00	105.00CR	0.00
							105.00	0.00	

PACKET: 06387 07/14/2022 AP CHECK RUN
VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-002700 INNOVATIVE OFFICE SOLUTIONS									
I	CIN108756	CUBICLE AND CHAIR	APBNK	7/14/2022 R		7/07/2022	2,376.02	2,376.02CR	
		G/L ACCOUNT		CK: 149816			2,376.02		
		101 45100-01-219.00 OTHER OPERATING SUPPLIES					1,000.00	CUBICLE AND CHAIR	
		101 45100-01-221.00 EQUIPMENT PARTS					1,376.02	CUBICLE AND CHAIR	
				REG. CHECK		1	2,376.02	2,376.02CR	0.00
							2,376.02	0.00	
01-000131 INTERMEDIATE SCHOOL DIST #9									
I	INV0001142	FIELD FEES JUNE & JULY 2022	APBNK	7/14/2022 R		7/01/2022	750.00	750.00CR	
		G/L ACCOUNT		CK: 149817			750.00		
		101 45100-01-315.09 MISCELLANEOUS PROGRAMS					750.00	FIELD FEES JUNE & JULY 2022	
				REG. CHECK		1	750.00	750.00CR	0.00
							750.00	0.00	
01-001163 JEFFERSON FIRE & SAFETY INC									
I	IN141479	TURNOUT GEAR SUSPENDERS	APBNK	7/14/2022 R		6/20/2022	68.28	68.28CR	
		G/L ACCOUNT		CK: 149818			68.28		
		101 42210-01-580.01 BUNKER GEAR					68.28	TURNOUT GEAR SUSPENDERS	
				REG. CHECK		1	68.28	68.28CR	0.00
							68.28	0.00	
01-002651 JPS ENTERTAINMENT									
I	10001-2022	DJ SERVICE-RUN FOR THE GOLD	APBNK	7/14/2022 R		7/11/2022	250.00	250.00CR	
		G/L ACCOUNT		CK: 149819			250.00		
		101 45100-01-219.00 OTHER OPERATING SUPPLIES					250.00	DJ SERVICE-RUN FOR THE GOLD	
				REG. CHECK		1	250.00	250.00CR	0.00
							250.00	0.00	
01-001527 KATO ROOFING INC									
I	1624878-I	ROOF INSPECTION FIRE STATIO	APBNK	7/14/2022 R		6/30/2022	400.00	400.00CR	
		G/L ACCOUNT		CK: 149820			400.00		
		101 41940-01-530.00 IMPROVEMENTS OTHER THAN BLDGS					400.00	ROOF INSPECTION FIRE STATION 2	
I	1624893-I	ROOF INSPECTION CITY HALL	APBNK	7/14/2022 R		6/30/2022	300.00	300.00CR	
		G/L ACCOUNT		CK: 149820			300.00		
		101 41940-01-530.00 IMPROVEMENTS OTHER THAN BLDGS					300.00	ROOF INSPECTION CITY HALL	

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VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
I	1631009-I	ROOF INSPECTION PW CENTRAL	APBNK	7/14/2022	R	6/30/2022	300.00	300.00CR	
		G/L ACCOUNT		CK: 149820			300.00		
		101 41940-01-530.00 IMPROVEMENTS OTHER THAN BLDGS				300.00	ROOF INSPECTION PW CENTRAL		
I	1631011-S	ROOF REPAIR PW CENTRAL	APBNK	7/14/2022	R	6/30/2022	142.00	142.00CR	
		G/L ACCOUNT		CK: 149820			142.00		
		101 41940-01-401.03 MISCELLANEOUS REPAIRS				142.00	ROOF REPAIR PW CENTRAL		
				REG. CHECK		1	1,142.00	1,142.00CR	0.00
							1,142.00	0.00	
01-110526 KIMBALL MIDWEST									
I	100069195	CABLE TIES,FITTINGS,NUTS,ET	APBNK	7/14/2022	R	6/28/2022	535.42	535.42CR	
		G/L ACCOUNT		CK: 149821			535.42		
		101 43100-01-215.00 SHOP MATERIALS				535.42	CABLE TIES,FITTINGS,NUTS,ETC		
				REG. CHECK		1	535.42	535.42CR	0.00
							535.42	0.00	
01-111843 KRISS PREMIUM PRODUCTS									
I	178716	CWT-560 COOLING WTR TREATME	APBNK	7/14/2022	R	6/22/2022	996.00	996.00CR	
		G/L ACCOUNT		CK: 149822			996.00		
		650 45130-01-216.00 CHEMICALS & CHEMICAL PRODUCTS				996.00	CWT-560 COOLING WTR TREATMENT		
				REG. CHECK		1	996.00	996.00CR	0.00
							996.00	0.00	
01-000330 LEAGUE-MN CITIES INS TRST									
I	7305	CLAIM #LMC GL 211222-MCCUBB	APBNK	7/14/2022	R	6/07/2022	7,211.00	7,211.00CR	
		G/L ACCOUNT		CK: 149823			7,211.00		
		206 49006-01-409.00 OTHER CONTRACTED REPAIR & MAIN				7,211.00	CLAIM #LMC GL 211222-MCCUBBIN		
I	7346	CLAIM LMC GL 216964-E. PAUL	APBNK	7/14/2022	R	6/24/2022	2,153.00	2,153.00CR	
		G/L ACCOUNT		CK: 149823			2,153.00		
		206 49006-01-409.00 OTHER CONTRACTED REPAIR & MAIN				2,153.00	CLAIM LMC GL 216964-E. PAUL		
				REG. CHECK		1	9,364.00	9,364.00CR	0.00
							9,364.00	0.00	

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VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-003457 LHB INC									
I	220019.00-4	DUNMORE PARK DESIGN	APBNK	7/14/2022	R	6/13/2022	470.00	470.00CR	
		G/L ACCOUNT		CK: 149824			470.00		
		205 49005-01-539.00 IMPROVEMENTS OTHER THAN BLDGS					470.00	DUNMORE PARK DESIGN	
				REG. CHECK		1	470.00	470.00CR	0.00
							470.00	0.00	
01-005779 KRISTINE LYON									
I	2022-0288	WATER PARK #3 REFUNDS (2)	APBNK	7/14/2022	R	7/08/2022	316.00	316.00CR	
		G/L ACCOUNT		CK: 149825			316.00		
		101 34735.00 CAMPS REVENUES					316.00	WATER PARK #3 REFUNDS (2)	
				REG. CHECK		1	316.00	316.00CR	0.00
							316.00	0.00	
01-004303 MACQUEEN EMERGENCY									
I	P02790	SPECTACLE KITS FOR SCBA MAS	APBNK	7/14/2022	R	6/29/2022	1,712.21	1,712.21CR	
		G/L ACCOUNT		CK: 149826			1,712.21		
		101 42210-01-313.01 SCBA MAINTENANCE					1,712.21	SPECTACLE KITS FOR SCBA MASKS	
				REG. CHECK		1	1,712.21	1,712.21CR	0.00
							1,712.21	0.00	
01-002533 MARCO TECHNOLOGIES LLC									
I	INV10094406	ACTUAL MONTHLY PRINT COST	APBNK	7/14/2022	R	6/27/2022	3,145.48	3,145.48CR	
		G/L ACCOUNT		CK: 149827			3,145.48		
		101 41810-01-202.02 COPYING COSTS					3,145.48	ACTUAL MONTHLY PRINT COST	
				REG. CHECK		1	3,145.48	3,145.48CR	0.00
							3,145.48	0.00	
01-005066 MARCO TECHNOLOGIES LLC									
I	475558755	LEASE PAYMENT-SHARP MX5071	APBNK	7/14/2022	R	6/21/2022	244.23	244.23CR	
		G/L ACCOUNT		CK: 149828			244.23		
		101 41810-01-580.00 OTHER EQUIPMENT					244.23	LEASE PAYMENT-SHARP MX5071	
				REG. CHECK		1	244.23	244.23CR	0.00
							244.23	0.00	

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VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-130280 MASTER ELECTRIC CO INC									
I	SD40892	TROUBLESHOOTING PRV ELECTRI	APBNK	7/14/2022 R		6/30/2022	310.00	310.00CR	
		G/L ACCOUNT		CK: 149829			310.00		
		601 49406-01-319.00 OTHER PROFESSIONAL SERVICES				310.00	TROUBLESHOOTING PRV ELECTRICAL		
				REG. CHECK		1	310.00	310.00CR	0.00
							310.00	0.00	
01-001863 MEDICINE LAKE TOURS									
I	2022-0290	"WINONA BOAT TOUR" SENIOR T	APBNK	7/14/2022 R		7/08/2022	1,634.00	1,634.00CR	
		G/L ACCOUNT		CK: 149830			1,634.00		
		101 45100-87-219.02 ADULT/SENIOR TRIPS SUPPLIES				1,634.00	"WINONA BOAT TOUR" SENIOR TRIP		
				REG. CHECK		1	1,634.00	1,634.00CR	0.00
							1,634.00	0.00	
01-136955 MEI TOTAL ELEVATOR SOLUTION									
I	972024	JULY ELEVATOR INSPECTION	APBNK	7/14/2022 R		7/01/2022	173.94	173.94CR	
		G/L ACCOUNT		CK: 149831			173.94		
		101 41940-01-319.01 ELEVATOR MAINTENANCE				173.94	JULY ELEVATOR INSPECTION		
				REG. CHECK		1	173.94	173.94CR	0.00
							173.94	0.00	
01-130725 MENARDS-APPLE VALLEY									
C	37669	RETURNED SEALCOAT SUPPLIES	APBNK	7/14/2022 R		6/21/2022	29.65CR	29.65	
		G/L ACCOUNT		CK: 149832			29.65CR		
		101 43121-01-408.00 CRACKSEAL,SEALC'T,PATCH,STRIP				29.65CR	RETURNED SEALCOAT SUPPLIES		
I	37298	SEALCOAT SUPPLIES	APBNK	7/14/2022 R		6/14/2022	144.07	144.07CR	
		G/L ACCOUNT		CK: 149832			144.07		
		101 43121-01-408.00 CRACKSEAL,SEALC'T,PATCH,STRIP				144.07	SEALCOAT SUPPLIES		
I	37299	SEALCOAT SUPPLIES	APBNK	7/14/2022 R		6/14/2022	23.98	23.98CR	
		G/L ACCOUNT		CK: 149832			23.98		
		101 43121-01-408.00 CRACKSEAL,SEALC'T,PATCH,STRIP				23.98	SEALCOAT SUPPLIES		
I	37603	SEALCOAT SUPPLIES	APBNK	7/14/2022 R		6/20/2022	29.30	29.30CR	
		G/L ACCOUNT		CK: 149832			29.30		
		101 43121-01-408.00 CRACKSEAL,SEALC'T,PATCH,STRIP				29.30	SEALCOAT SUPPLIES		

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VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
I	37615	SEALCOAT SUPPLIES	APBNK	7/14/2022	R	6/20/2022	28.90	28.90CR	
		G/L ACCOUNT		CK: 149832			28.90		
		101 43121-01-408.00 CRACKSEAL,SEALC'T,PATCH,STRIP					28.90	SEALCOAT SUPPLIES	
				REG. CHECK		1	196.60	196.60CR	0.00
							196.60	0.00	
01-130975 METRO COUNCIL ENV SERV									
I	1142686	WASTEWATER SERVICE-AUGUST	APBNK	7/14/2022	R	7/06/2022	128,911.59	128,911.59CR	
		G/L ACCOUNT		CK: 149833			128,911.59		
		602 49450-01-602.00 METRO SEWER SERVICE CHARGES					128,911.59	WASTEWATER SERVICE-AUGUST	
				REG. CHECK		1	128,911.59	128,911.59CR	0.00
							128,911.59	0.00	
01-131025 METRO COUNCIL ENV SERV									
I	2022-0297	SAC CHARGES - JUNE 2022	APBNK	7/14/2022	R	7/12/2022	131,864.04	131,864.04CR	
		G/L ACCOUNT		CK: 149834			131,864.04		
		101 20815 METRO SAC FOR MWCC					131,864.04	SAC CHARGES - JUNE 2022	
				REG. CHECK		1	131,864.04	131,864.04CR	0.00
							131,864.04	0.00	
01-004079 METRO SALES INC									
I	INV2077731	ACTUAL QTRLY COSTS-PD RECOR	APBNK	7/14/2022	R	7/01/2022	265.39	265.39CR	
		G/L ACCOUNT		CK: 149835			265.39		
		101 41810-01-202.02 COPYING COSTS					265.39	ACTUAL QTRLY COSTS-PD RECORDS	
I	INV2080435	ACTUAL QTRLY COST - SQUAD R	APBNK	7/14/2022	R	7/07/2022	56.34	56.34CR	
		G/L ACCOUNT		CK: 149835			56.34		
		101 41810-01-202.02 COPYING COSTS					56.34	ACTUAL QTRLY COST - SQUAD ROOM	
				REG. CHECK		1	321.73	321.73CR	0.00
							321.73	0.00	
01-003768 MID CITY SERVICES									
I	186051	MATS @ FS #2	APBNK	7/14/2022	R	6/30/2022	20.00	20.00CR	
		G/L ACCOUNT		CK: 149836			20.00		
		101 41940-01-319.10 FLOOR MATS					20.00	MATS @ FS #2	

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VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
I 186054		MATS @ PW OFFICE BLDG	APBNK	7/14/2022	R	6/30/2022	68.25	68.25CR	
		G/L ACCOUNT		CK: 149836			68.25		
		101 41940-01-319.10 FLOOR MATS					68.25	MATS @ PW OFFICE BLDG	
I 186055		MATS & TOWELS @ MAINT BLDG	APBNK	7/14/2022	R	6/30/2022	42.75	42.75CR	
		G/L ACCOUNT		CK: 149836			42.75		
		101 41940-01-319.10 FLOOR MATS					9.00	MATS & TOWELS @ MAINT BLDG	
		101 43100-01-211.00 CLEANING SUPPLIES					33.75	MATS & TOWELS @ MAINT BLDG	
I 186056		MATS @ CARPENTER SHOP	APBNK	7/14/2022	R	6/30/2022	22.75	22.75CR	
		G/L ACCOUNT		CK: 149836			22.75		
		101 41940-01-319.10 FLOOR MATS					22.75	MATS @ CARPENTER SHOP	
I 186057		MATS @ CITY HALL	APBNK	7/14/2022	R	6/30/2022	74.25	74.25CR	
		G/L ACCOUNT		CK: 149836			74.25		
		101 41940-01-319.10 FLOOR MATS					74.25	MATS @ CITY HALL	
I 186058		MATS @ POLICE	APBNK	7/14/2022	R	6/30/2022	48.75	48.75CR	
		G/L ACCOUNT		CK: 149836			48.75		
		101 41940-01-319.10 FLOOR MATS					48.75	MATS @ POLICE	
I 186059		SC - FLOOR MATS	APBNK	7/14/2022	R	6/30/2022	52.45	52.45CR	
		G/L ACCOUNT		CK: 149836			52.45		
		101 45100-30-401.00 CONTRACTED BUILDING REPAIRS					52.45	SC - FLOOR MATS	
I 186060		RCC - FLOOR MATS	APBNK	7/14/2022	R	6/30/2022	116.75	116.75CR	
		G/L ACCOUNT		CK: 149836			116.75		
		101 45100-01-401.00 CONTRACTED BUILDING REPAIRS					39.11	RCC - FLOOR MATS	
		650 45130-01-401.00 CONTRACTED BUILDING REPAIRS					77.64	RCC - FLOOR MATS	
I 186062		MATS @ FS #1	APBNK	7/14/2022	R	6/30/2022	20.00	20.00CR	
		G/L ACCOUNT		CK: 149836			20.00		
		101 41940-01-319.10 FLOOR MATS					20.00	MATS @ FS #1	
				REG. CHECK			1 465.95	465.95CR	0.00
							465.95	0.00	
01-132079 MIDWEST FENCE & MFG									
I 188417		FENCE FOR ORGANICS DROPOFF	APBNK	7/14/2022	R	6/30/2022	8,387.00	8,387.00CR	
		G/L ACCOUNT		CK: 149837			8,387.00		
		101 41940-01-530.00 IMPROVEMENTS OTHER THAN BLDGS					8,387.00	FENCE FOR ORGANICS DROPOFF	
				REG. CHECK			1 8,387.00	8,387.00CR	0.00
							8,387.00	0.00	

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VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-003941 MIDWEST GROUNDCOVER									
	I 22059	PLAYGROUND WOOD FIBER	APBNK	7/14/2022 R		6/22/2022	11,000.00	11,000.00CR	
		G/L ACCOUNT		CK: 149838			11,000.00		
		101 45202-01-219.05 WOOD CHIPS					11,000.00	PLAYGROUND WOOD FIBER	
				REG. CHECK		1	11,000.00	11,000.00CR	0.00
							11,000.00	0.00	
01-005706 MIDWEST MACHINERY CO									
	I 9221782	CHAINSAW SAFETY EQUIPMENT	APBNK	7/14/2022 R		6/28/2022	560.95	560.95CR	
		G/L ACCOUNT		CK: 149839			560.95		
		101 43121-01-240.00 SAFETY EQUIPMENT & PPE					112.19	CHAINSAW SAFETY EQUIPMENT	
		101 45202-01-240.00 SAFETY EQUIPMENT & PPE					112.19	CHAINSAW SAFETY EQUIPMENT	
		601 49400-01-240.00 SAFETY EQUIPMENT & PPE					112.19	CHAINSAW SAFETY EQUIPMENT	
		602 49450-01-240.00 SAFETY EQUIPMENT & PPE					112.19	CHAINSAW SAFETY EQUIPMENT	
		603 49500-01-240.00 SAFETY EQUIPMENT & PPE					112.19	CHAINSAW SAFETY EQUIPMENT	
	I 9221789	BLADES FOR MOWERS	APBNK	7/14/2022 R		6/28/2022	150.84	150.84CR	
		G/L ACCOUNT		CK: 149839			150.84		
		101 43100-01-221.00 EQUIPMENT PARTS					150.84	BLADES FOR MOWERS	
				REG. CHECK		1	711.79	711.79CR	0.00
							711.79	0.00	
01-004744 MINDFUL HEALTH									
	I 2022-0281	JUNE SENIOR YOGA CLASS	APBNK	7/14/2022 R		6/30/2022	150.00	150.00CR	
		G/L ACCOUNT		CK: 149840			150.00		
		101 45100-93-219.00 OTHER OPERATING SUPPLIES					150.00	JUNE SENIOR YOGA CLASS	
				REG. CHECK		1	150.00	150.00CR	0.00
							150.00	0.00	
01-133045 MINNEAPOLIS OXYGEN CO									
	I 00095060	WELDING SUPPLIES	APBNK	7/14/2022 R		6/30/2022	32.94	32.94CR	
		G/L ACCOUNT		CK: 149841			32.94		
		101 43100-01-221.00 EQUIPMENT PARTS					32.94	WELDING SUPPLIES	
				REG. CHECK		1	32.94	32.94CR	0.00
							32.94	0.00	

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VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-003248 MINNESOTA DIRT WORKS									
I	2022-0291	BELLA VISTA GREENWAY TRAIL	APBNK	7/14/2022	R	6/30/2022	170,687.35	170,687.35CR	
	G/L ACCOUNT		CK: 149842				170,687.35		
	205 49005-01-537.00	IMPROVEMENTS OTHER THAN BLDGS					170,687.35	BELLA VISTA GREENWAY TRAIL	
				REG. CHECK		1	170,687.35	170,687.35CR	0.00
							170,687.35	0.00	
01-040600 MN DEPT OF LABOR & INDUSTRY									
I	2022-0295	STATE SURCHARGE - JUNE 2022	APBNK	7/14/2022	R	7/12/2022	5,979.62	5,979.62CR	
	G/L ACCOUNT		CK: 149843				5,979.62		
	101 20810	BUILDING PERMIT SURCHARGE					5,503.34	STATE SURCHARGE - JUNE 2022	
	101 20811	BUILDING PMT SURCHARGE-SET FEE					162.68	STATE SURCHARGE - JUNE 2022	
	101 20820	ELECTRICAL PERMIT SURCHARGE					116.62	STATE SURCHARGE - JUNE 2022	
	101 20860	HEATING/AIR COND PERMIT SURCHG					79.38	STATE SURCHARGE - JUNE 2022	
	101 20850	SEWER PERMIT SURCHARGE					19.60	STATE SURCHARGE - JUNE 2022	
	101 20830	PLUMBING PERMIT SURCHARGE					98.00	STATE SURCHARGE - JUNE 2022	
				REG. CHECK		1	5,979.62	5,979.62CR	0.00
							5,979.62	0.00	
01-003882 MN OCC HEALTH - LOCKBOX 135									
I	400340	DRUG TESTING	APBNK	7/14/2022	R	6/30/2022	191.00	191.00CR	
	G/L ACCOUNT		CK: 149844				191.00		
	101 42110-01-305.01	PHYSICALS					191.00	DRUG TESTING	
				REG. CHECK		1	191.00	191.00CR	0.00
							191.00	0.00	
01-003522 MULTI-SERVICES INC									
I	39118	JULY CLEANING SERVICE	APBNK	7/14/2022	R	7/01/2022	5,550.00	5,550.00CR	
	G/L ACCOUNT		CK: 149845				5,550.00		
	101 41940-01-319.07	JANITORIAL SERV-FIRE STATIONS					1,233.00	JULY CLEANING SERVICE	
	101 41940-01-319.08	JANITORIAL SERV-PW BUILDINGS					1,284.50	JULY CLEANING SERVICE	
	101 41940-01-319.09	JANITORIAL SERVICE-CITY HALL					3,032.50	JULY CLEANING SERVICE	
				REG. CHECK		1	5,550.00	5,550.00CR	0.00
							5,550.00	0.00	

PACKET: 06387 07/14/2022 AP CHECK RUN
VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-005772 CHINWE NGWU									
I	2022-0278	PERMIT 3684-DAMAGE DEPOSIT	APBNK	7/14/2022	R	7/03/2022	300.00	300.00CR	
	G/L ACCOUNT			CK: 149846			300.00		
	101 22005	REFUNDS PAYABLE - P&R					300.00	PERMIT 3684-DAMAGE DEPOSIT	
		REG. CHECK				1	300.00	300.00CR	0.00
							300.00	0.00	
01-005770 ODESA II									
I	2022-0283	LANDSCAPING AT SKATE PARK	APBNK	7/14/2022	R	5/24/2022	62,952.00	62,952.00CR	
	G/L ACCOUNT			CK: 149847			62,952.00		
	205 49005-01-530.00	IMPROVEMENTS OTHER THAN BLDGS					62,952.00	LANDSCAPING AT SKATE PARK	
		REG. CHECK				1	62,952.00	62,952.00CR	0.00
							62,952.00	0.00	
01-000944 PEARSON BROS., INC									
I	5538	ROCK SCREENING	APBNK	7/14/2022	R	5/05/2022	1,800.00	1,800.00CR	
	G/L ACCOUNT			CK: 149848			1,800.00		
	101 43121-01-408.00	CRACKSEAL,SEALC'T,PATCH,STRIP					1,800.00	ROCK SCREENING	
I	5570	SEAL COAT PROJECT	APBNK	7/14/2022	R	6/22/2022	176,406.54	176,406.54CR	
	G/L ACCOUNT			CK: 149848			176,406.54		
	101 43121-01-402.00	PARKING LOT MAINTENANCE					5,500.95	SEAL COAT PROJECT	
	101 43121-01-408.00	CRACKSEAL,SEALC'T,PATCH,STRIP					170,905.59	SEAL COAT PROJECT	
		REG. CHECK				1	178,206.54	178,206.54CR	0.00
							178,206.54	0.00	
01-004740 PELLICCI ACE ROSEMOUNT									
I	8434/R	PRUNER & ROSE FERTILIZER	APBNK	7/14/2022	R	6/29/2022	42.98	42.98CR	
	G/L ACCOUNT			CK: 149849			42.98		
	101 45202-01-241.00	SMALL TOOLS					29.99	PRUNER & ROSE FERTILIZER	
	101 45202-01-216.00	CHEMICALS & CHEMICAL PRODUCTS					12.99	PRUNER & ROSE FERTILIZER	
I	8455/R	WATER WAND & SPRINKLER	APBNK	7/14/2022	R	7/01/2022	49.98	49.98CR	
	G/L ACCOUNT			CK: 149849			49.98		
	101 45202-01-241.00	SMALL TOOLS					49.98	WATER WAND & SPRINKLER	
I	8467/R	BALL VALVE	APBNK	7/14/2022	R	7/05/2022	49.99	49.99CR	
	G/L ACCOUNT			CK: 149849			49.99		
	101 43100-01-221.00	EQUIPMENT PARTS					49.99	BALL VALVE	

PACKET: 06387 07/14/2022 AP CHECK RUN
VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
I	8468/R	BALL VALVE,GALV NIPPLES	APBNK	7/14/2022	R	7/05/2022	47.97	47.97CR	
		G/L ACCOUNT		CK: 149849			47.97		
		101 43100-01-221.00 EQUIPMENT PARTS					47.97	BALL VALVE,GALV NIPPLES	
I	8480/R	POST HOLE DIGGER	APBNK	7/14/2022	R	7/07/2022	44.99	44.99CR	
		G/L ACCOUNT		CK: 149849			44.99		
		101 45202-01-241.00 SMALL TOOLS					44.99	POST HOLE DIGGER	
I	8486/R	GLOVES,CONTACT CEMENT,BRUSH	APBNK	7/14/2022	R	7/07/2022	29.96	29.96CR	
		G/L ACCOUNT		CK: 149849			29.96		
		101 45202-01-223.03 MISCELLANEOUS					29.96	GLOVES,CONTACT CEMENT,BRUSH	
				REG. CHECK		1	265.87	265.87CR	0.00
							265.87	0.00	

01-160940 PILGRIM PROMOTIONS INC

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
I	16615	RUN FOR THE GOLD T-SHIRTS	APBNK	7/14/2022	R	6/03/2022	3,237.71	3,237.71CR	
		G/L ACCOUNT		CK: 149850			3,237.71		
		101 45100-90-219.00 OTHER OPERATING SUPPLIES					3,237.71	RUN FOR THE GOLD T-SHIRTS	
				REG. CHECK		1	3,237.71	3,237.71CR	0.00
							3,237.71	0.00	

01-001664 MARY POOLE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
I	2022-0289	WINONA BOAT TRIP REFUND	APBNK	7/14/2022	R	7/08/2022	91.00	91.00CR	
		G/L ACCOUNT		CK: 149851			91.00		
		101 22005 REFUNDS PAYABLE - P&R					91.00	WINONA BOAT TRIP REFUND	
				REG. CHECK		1	91.00	91.00CR	0.00
							91.00	0.00	

01-004766 STACEY POPP

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
I	2022-0286	JUNE SENIOR YOGA CLASS	APBNK	7/14/2022	R	6/28/2022	160.00	160.00CR	
		G/L ACCOUNT		CK: 149852			160.00		
		101 45100-93-219.00 OTHER OPERATING SUPPLIES					160.00	JUNE SENIOR YOGA CLASS	
				REG. CHECK		1	160.00	160.00CR	0.00
							160.00	0.00	

PACKET: 06387 07/14/2022 AP CHECK RUN
VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-005758 PREMIER ELECTRICAL CORPORAT									
I	2022-0285	W7/CHIPPENDALE TOWER IMPROV	APBNK	7/14/2022	R	6/22/2022	2,232.50	2,232.50CR	
		G/L ACCOUNT		CK: 149853			2,232.50		
		601 49407-01-221.00 EQUIPMENT PARTS					2,232.50	W7/CHIPPENDALE TOWER IMPROV	
				REG. CHECK		1	2,232.50	2,232.50CR	0.00
							2,232.50	0.00	
01-180060 R & R SPECIALTIES OF WI									
I	0076030-IN	BLADE SHARPENING	APBNK	7/14/2022	R	7/01/2022	37.50	37.50CR	
		G/L ACCOUNT		CK: 149854			37.50		
		650 45130-01-221.00 EQUIPMENT PARTS					37.50	BLADE SHARPENING	
				REG. CHECK		1	37.50	37.50CR	0.00
							37.50	0.00	
01-005198 ROCK HARD LANDSCAPE SUPPLY									
I	3051255	3 YDS DOUBLE GROUND MULCH	APBNK	7/14/2022	R	6/29/2022	60.00	60.00CR	
		G/L ACCOUNT		CK: 149855			60.00		
		101 43121-01-225.03 FLOWERS					60.00	3 YDS DOUBLE GROUND MULCH	
				REG. CHECK		1	60.00	60.00CR	0.00
							60.00	0.00	
01-181644 ROSEMOUNT EXPRESS ACCOUNT									
I	CK1001	DL CHECK FOR NEW HIRE	APBNK	7/14/2022	R	7/06/2022	10.00	10.00CR	
		G/L ACCOUNT		CK: 149856			10.00		
		101 41320-31-306.00 PERSONNEL TESTING & RECRUITMNT					10.00	DL CHECK FOR NEW HIRE	
I	CK1002	BLARNEY STONE HUNT FUNDS	APBNK	7/14/2022	R	7/07/2022	250.00	250.00CR	
		G/L ACCOUNT		CK: 149856			250.00		
		205 49005-01-439.00 OTHER MISCELLANEOUS CHARGES					250.00	BLARNEY STONE HUNT FUNDS	
				REG. CHECK		1	260.00	260.00CR	0.00
							260.00	0.00	

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VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-190095 SAM'S CLUB									
I	4566 4736 2022	CITY HALL SUPPLIES/VENDING	APBNK	7/14/2022	R	6/29/2022	202.24	202.24CR	
		G/L ACCOUNT		CK: 149857			202.24		
		101 41940-01-208.00 MISCELLANEOUS SUPPLIES					160.34	CITY HALL SUPPLIES/VENDING	
		101 41110-01-599.02 VENDING MACHINE COSTS					41.90	CITY HALL SUPPLIES/VENDING	
I	9868999844	NERF WARS/OFFICE SUPPLIES	APBNK	7/14/2022	R	6/29/2022	223.56	223.56CR	
		G/L ACCOUNT		CK: 149857			223.56		
		101 41810-01-209.00 OTHER OFFICE SUPPLIES					24.36	NERF WARS/OFFICE SUPPLIES	
		101 45100-01-219.00 OTHER OPERATING SUPPLIES					71.44	NERF WARS/OFFICE SUPPLIES	
		101 45100-93-219.00 OTHER OPERATING SUPPLIES					127.76	NERF WARS/OFFICE SUPPLIES	
				REG. CHECK		1	425.80	425.80CR	0.00
							425.80	0.00	
01-000861 SHI INTERNATIONAL CORP									
I	B15391164	PARKS LAPTOP WARRANTY	APBNK	7/14/2022	R	6/16/2022	119.00	119.00CR	
		G/L ACCOUNT		CK: 149858			119.00		
		101 45100-01-219.00 OTHER OPERATING SUPPLIES					119.00	PARKS LAPTOP WARRANTY	
I	B15459528	MOUSE PADS FOR POLICE RECOR	APBNK	7/14/2022	R	6/28/2022	60.00	60.00CR	
		G/L ACCOUNT		CK: 149858			60.00		
		101 41520-01-392.00 P.C. ACCESSORIES & SUPPLIES					60.00	MOUSE PADS FOR POLICE RECORDS	
				REG. CHECK		1	179.00	179.00CR	0.00
							179.00	0.00	
01-002497 SOUTH METRO RENTAL INC									
I	122965	CHAPS AND HELMET	APBNK	7/14/2022	R	6/29/2022	186.98	186.98CR	
		G/L ACCOUNT		CK: 149859			186.98		
		101 45202-01-240.00 SAFETY EQUIPMENT & PPE					186.98	CHAPS AND HELMET	
I	122990	TENSIONER SLIDES	APBNK	7/14/2022	R	6/30/2022	10.22	10.22CR	
		G/L ACCOUNT		CK: 149859			10.22		
		101 43100-01-221.00 EQUIPMENT PARTS					10.22	TENSIONER SLIDES	
I	123199	BOOM TRUCK RENTAL	APBNK	7/14/2022	R	7/08/2022	1,500.00	1,500.00CR	
		G/L ACCOUNT		CK: 149859			1,500.00		
		101 45100-01-415.00 OTHER EQUIPMENT RENTAL					750.00	BOOM TRUCK RENTAL	
		101 43121-01-415.00 OTHER EQUIPMENT RENTAL					750.00	BOOM TRUCK RENTAL	
				REG. CHECK		1	1,697.20	1,697.20CR	0.00
							1,697.20	0.00	

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VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-004997 STERICYCLE INC									
I	8001884438	JUNE SHRED-IT SERVICE	APBNK	7/14/2022 R		6/30/2022	127.80	127.80CR	
		G/L ACCOUNT		CK: 149860			127.80		
		101 42110-01-203.00 PRINTED FORMS & PAPER					127.80	JUNE SHRED-IT SERVICE	
				REG. CHECK		1	127.80	127.80CR	0.00
							127.80	0.00	
01-192536 STREICHER'S									
I	I1574306	BALLISTIC VEST - C. THOMAS	APBNK	7/14/2022 R		6/16/2022	1,326.00	1,326.00CR	
		G/L ACCOUNT		CK: 149861			1,326.00		
		208 49008-01-217.00 CLOTHING ALLOWANCE					1,326.00	BALLISTIC VEST - C. THOMAS	
				REG. CHECK		1	1,326.00	1,326.00CR	0.00
							1,326.00	0.00	
01-005777 SUPERIOR EXPRESS COURIERS									
I	45805	COURIER TO STATE OF MN	APBNK	7/14/2022 R		7/01/2022	20.30	20.30CR	
		G/L ACCOUNT		CK: 149862			20.30		
		101 41810-01-322.00 POSTAGE COSTS					20.30	COURIER TO STATE OF MN	
				REG. CHECK		1	20.30	20.30CR	0.00
							20.30	0.00	
01-005776 PAUL & MARY THOMPSON									
I	2022-0284	UTILITY REFUND-ACCT 200094.	APBNK	7/14/2022 R		7/05/2022	132.26	132.26CR	
		G/L ACCOUNT		CK: 149863			132.26		
		601 22000 DEPOSITS PAYABLE					132.26	UTILITY REFUND-ACCT 200094.00	
				REG. CHECK		1	132.26	132.26CR	0.00
							132.26	0.00	
01-200945 THYSSENKRUPP ELEVATOR CORP									
I	3006679139	SC ELEVATOR SERVICE	APBNK	7/14/2022 R		7/01/2022	246.79	246.79CR	
		G/L ACCOUNT		CK: 149864			246.79		
		101 45100-30-404.00 CONTRACTED MACH & EQUIP R & M					246.79	SC ELEVATOR SERVICE	
				REG. CHECK		1	246.79	246.79CR	0.00
							246.79	0.00	

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VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-005542 TIME WARNER CABLE									
I 113140301061422		CABLE SERVICES STATION 2	APBNK	7/14/2022 R		6/14/2022	131.71	131.71CR	
		G/L ACCOUNT		CK: 149865			131.71		
		101 42210-01-439.05 STATION NEEDS					131.71	CABLE SERVICES STATION 2	
				REG. CHECK		1	131.71	131.71CR	0.00
							131.71	0.00	
01-005720 TMG CONSTRUCTION INC									
I 2022-0292		FLINT HILLS TRAILHEAD BUILD	APBNK	7/14/2022 R		6/30/2022	26,589.62	26,589.62CR	
		G/L ACCOUNT		CK: 149866			26,589.62		
		202 49002-01-522.00 BUILDING & STRUCTURE PURCHASES					26,589.62	FLINT HILLS TRAILHEAD BUILDING	
				REG. CHECK		1	26,589.62	26,589.62CR	0.00
							26,589.62	0.00	
01-005774 MARK TOMPKINS									
I 2022-0280		MANDALA ROCK ART WKSP REFUN	APBNK	7/14/2022 R		6/29/2022	28.00	28.00CR	
		G/L ACCOUNT		CK: 149867			28.00		
		101 22005 REFUNDS PAYABLE - P&R					28.00	MANDALA ROCK ART WKSP REFUNDS	
				REG. CHECK		1	28.00	28.00CR	0.00
							28.00	0.00	
01-201830 TRI STATE BOBCAT INC									
I P78084		BELTS,FILTERS & CLAMPS	APBNK	7/14/2022 R		7/08/2022	332.74	332.74CR	
		G/L ACCOUNT		CK: 149868			332.74		
		101 43100-01-221.00 EQUIPMENT PARTS					332.74	BELTS,FILTERS & CLAMPS	
				REG. CHECK		1	332.74	332.74CR	0.00
							332.74	0.00	
01-202315 TWIN CITY HARDWARE									
I PSI2128554		CENTRAL PARK DOOR LOCK	APBNK	7/14/2022 R		6/30/2022	850.49	850.49CR	
		G/L ACCOUNT		CK: 149869			850.49		
		101 45100-01-221.00 EQUIPMENT PARTS					850.49	CENTRAL PARK DOOR LOCK	
				REG. CHECK		1	850.49	850.49CR	0.00
							850.49	0.00	

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VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-003355 UNITED STATES TREASURY									
I	2022-0293	PCORI FEE - 2ND QTR 2022	APBNK	7/14/2022 R		7/08/2022	122.76	122.76CR	
		G/L ACCOUNT		CK: 149870			122.76		
		101 41320-31-305.03 PCORI FEES					122.76	PCORI FEE - 2ND QTR 2022	
				REG. CHECK		1	122.76	122.76CR	0.00
							122.76	0.00	
01-220480 VERIZON WIRELESS									
I	9907830544	PD AIR CARDS-SQUAD LAPTOPS	APBNK	7/14/2022 R		6/01/2022	660.16	660.16CR	
		G/L ACCOUNT		CK: 149871			660.16		
		101 42110-01-396.04 MCD MAINTENANCE & CELLULAR					660.16	PD AIR CARDS-SQUAD LAPTOPS	
I	9909530507	CELLULAR SERVICE 6/23/2022	APBNK	7/14/2022 R		6/23/2022	2,439.50	2,439.50CR	
		G/L ACCOUNT		CK: 149871			2,439.50		
		101 41320-01-321.00 TELEPHONE COSTS					41.46	CELLULAR SERVICE 6/23/2022	
		101 41910-01-329.00 OTHER COMMUNICATION COSTS					350.16	CELLULAR SERVICE 6/23/2022	
		101 41940-01-321.00 TELEPHONE COSTS					75.99	CELLULAR SERVICE 6/23/2022	
		101 43121-01-321.00 TELEPHONE COSTS					201.99	CELLULAR SERVICE 6/23/2022	
		101 45100-01-321.00 TELEPHONE COSTS					310.34	CELLULAR SERVICE 6/23/2022	
		101 45100-30-321.00 TELEPHONE COSTS					41.46	CELLULAR SERVICE 6/23/2022	
		101 45202-01-321.00 TELEPHONE COSTS					363.68	CELLULAR SERVICE 6/23/2022	
		601 49400-01-321.00 TELEPHONE COSTS					265.86	CELLULAR SERVICE 6/23/2022	
		602 49450-01-321.00 TELEPHONE COSTS					265.86	CELLULAR SERVICE 6/23/2022	
		603 49500-01-321.00 TELEPHONE COSTS					388.32	CELLULAR SERVICE 6/23/2022	
		101 41520-01-321.00 TELEPHONE COSTS					46.46	CELLULAR SERVICE 6/23/2022	
		101 43100-01-321.00 TELEPHONE COSTS					87.92	CELLULAR SERVICE 6/23/2022	
I	9909530508	CELL SERVICE - BACK UP DIAL	APBNK	7/14/2022 R		6/23/2022	50.02	50.02CR	
		G/L ACCOUNT		CK: 149871			50.02		
		601 49400-01-321.00 TELEPHONE COSTS					16.68	CELL SERVICE - BACK UP DIALER	
		602 49450-01-321.00 TELEPHONE COSTS					16.68	CELL SERVICE - BACK UP DIALER	
		603 49500-01-321.00 TELEPHONE COSTS					16.66	CELL SERVICE - BACK UP DIALER	
				REG. CHECK		1	3,149.68	3,149.68CR	0.00
							3,149.68	0.00	
01-002340 VONBANK LAWN CARE									
I	24999	JULY 2022 MOWING SERVICE	APBNK	7/14/2022 R		7/10/2022	1,628.00	1,628.00CR	
		G/L ACCOUNT		CK: 149873			1,628.00		
		101 45202-01-409.02 LIBRARY/STEEPLE CENTER/RCC					1,628.00	JULY 2022 MOWING SERVICE	
				REG. CHECK		1	1,628.00	1,628.00CR	0.00
							1,628.00	0.00	

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VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-003942 WATEROUS COMPANY									
I	P2R8117001	BALL VALVE	APBNK	7/14/2022	R	6/30/2022	483.00	483.00CR	
		G/L ACCOUNT		CK: 149874			483.00		
		101 43100-01-221.00 EQUIPMENT PARTS					483.00	BALL VALVE	
				REG. CHECK		1	483.00	483.00CR	0.00
							483.00	0.00	
01-231910 WSB AND ASSOCIATES INC									
I	11518-000-38	CONNEMARA TRAIL EXTENSION	APBNK	7/14/2022	R	6/29/2022	312.00	312.00CR	
		G/L ACCOUNT		CK: 149875			312.00		
		447 48000-01-303.00 ENGINEERING FEES					312.00	CONNEMARA TRAIL EXTENSION	
I	11658-000-41	DUNMORE 2ND ADDITION	APBNK	7/14/2022	R	6/29/2022	2,002.00	2,002.00CR	
		G/L ACCOUNT		CK: 149875			2,002.00		
		403 48000-01-303.00 ENGINEERING FEES					2,002.00	DUNMORE 2ND ADDITION	
I	11659-000-33	HARMONY VILLAS 2ND ADDITION	APBNK	7/14/2022	R	6/29/2022	280.50	280.50CR	
		G/L ACCOUNT		CK: 149875			280.50		
		442 48000-01-303.00 ENGINEERING FEES					280.50	HARMONY VILLAS 2ND ADDITION	
I	13547-000-28	CARAMORE CROSSING	APBNK	7/14/2022	R	6/29/2022	831.25	831.25CR	
		G/L ACCOUNT		CK: 149875			831.25		
		454 48000-01-303.00 ENGINEERING FEES					831.25	CARAMORE CROSSING	
I	13594-000-32	AUTUMN PATH	APBNK	7/14/2022	R	6/29/2022	1,408.50	1,408.50CR	
		G/L ACCOUNT		CK: 149875			1,408.50		
		445 48000-01-303.00 ENGINEERING FEES					1,408.50	AUTUMN PATH	
I	13745-000-34	PRESTWICK PLACE 18TH ADD	APBNK	7/14/2022	R	6/29/2022	204.00	204.00CR	
		G/L ACCOUNT		CK: 149875			204.00		
		603 49500-01-405.01 ENGINEERING FEES					204.00	PRESTWICK PLACE 18TH ADD	
I	13895-000-29	HARMONY PARKVIEW 2ND ADDITI	APBNK	7/14/2022	R	6/29/2022	357.00	357.00CR	
		G/L ACCOUNT		CK: 149875			357.00		
		410 48000-01-303.00 ENGINEERING FEES					357.00	HARMONY PARKVIEW 2ND ADDITION	
I	14675-000-28	BELLA VISTA 7TH ADDITION	APBNK	7/14/2022	R	6/29/2022	522.00	522.00CR	
		G/L ACCOUNT		CK: 149875			522.00		
		426 48000-01-303.00 ENGINEERING FEES					522.00	BELLA VISTA 7TH ADDITION	
I	14865-000-23	PRESTWICK PLACE 22ND ADD	APBNK	7/14/2022	R	6/29/2022	315.50	315.50CR	
		G/L ACCOUNT		CK: 149875			315.50		
		603 49500-01-405.01 ENGINEERING FEES					315.50	PRESTWICK PLACE 22ND ADD	

PACKET: 06387 07/14/2022 AP CHECK RUN
VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
I	14866-000-25	PRESTWICK PLACE 21ST ADD	APBNK	7/14/2022	R	6/29/2022	290.00	290.00CR	
		G/L ACCOUNT		CK: 149875			290.00		
		603 49500-01-405.01 ENGINEERING FEES					290.00	PRESTWICK PLACE 21ST ADD	
I	15412-000-16	THE MORRISON PLAN REVIEW	APBNK	7/14/2022	R	6/29/2022	153.00	153.00CR	
		G/L ACCOUNT		CK: 149875			153.00		
		406 48000-01-303.00 ENGINEERING FEES					153.00	THE MORRISON PLAN REVIEW	
I	15880-000-23	PRESTWICK PLACE 20TH ADD	APBNK	7/14/2022	R	6/29/2022	102.00	102.00CR	
		G/L ACCOUNT		CK: 149875			102.00		
		458 48000-01-303.00 ENGINEERING FEES					102.00	PRESTWICK PLACE 20TH ADD	
I	15914-000-16	MOSAIC STORAGE DOME FACILIT	APBNK	7/14/2022	R	6/29/2022	432.00	432.00CR	
		G/L ACCOUNT		CK: 149875			432.00		
		603 49500-01-303.04 MISCELLANEOUS					432.00	MOSAIC STORAGE DOME FACILITY	
I	16162-000-6	ROSEWOOD COMMONS	APBNK	7/14/2022	R	6/29/2022	91.00	91.00CR	
		G/L ACCOUNT		CK: 149875			91.00		
		436 48000-01-303.00 ENGINEERING FEES					91.00	ROSEWOOD COMMONS	
I	16257-000-25	UMORE BALLFIELDS PH 2	APBNK	7/14/2022	R	6/27/2022	3,485.00	3,485.00CR	
		G/L ACCOUNT		CK: 149875			3,485.00		
		202 49002-01-533.00 IMPROVEMENTS OTHER THAN BLDGS					3,485.00	UMORE BALLFIELDS PH 2	
I	16644-000-18	ROSEMOUNT WOODS EXPANSION	APBNK	7/14/2022	R	6/29/2022	137.00	137.00CR	
		G/L ACCOUNT		CK: 149875			137.00		
		432 48000-01-303.00 ENGINEERING FEES					137.00	ROSEMOUNT WOODS EXPANSION	
I	16720-000-9	DOOLIN HEIGHTS	APBNK	7/14/2022	R	6/29/2022	656.50	656.50CR	
		G/L ACCOUNT		CK: 149875			656.50		
		422 48000-01-303.00 ENGINEERING FEES					656.50	DOOLIN HEIGHTS	
I	16789-000-19	EMERALD ISLE	APBNK	7/14/2022	R	6/29/2022	453.00	453.00CR	
		G/L ACCOUNT		CK: 149875			453.00		
		402 48000-01-303.00 ENGINEERING FEES					453.00	EMERALD ISLE	
I	16934-000-18	ARDAN PLACE	APBNK	7/14/2022	R	6/29/2022	869.75	869.75CR	
		G/L ACCOUNT		CK: 149875			869.75		
		460 48000-01-303.00 ENGINEERING FEES					869.75	ARDAN PLACE	
I	17022-000-20	ASST CITY ENGINEER SERVICES	APBNK	7/14/2022	R	6/29/2022	5,780.00	5,780.00CR	
		G/L ACCOUNT		CK: 149875			5,780.00		
		101 43121-01-303.01 GENERAL NON-PROJECT RELATED					5,780.00	ASST CITY ENGINEER SERVICES	
I	17075-000-16	SKATE PARK SITE IMPROV	APBNK	7/14/2022	R	6/27/2022	3,340.00	3,340.00CR	
		G/L ACCOUNT		CK: 149875			3,340.00		
		205 49005-01-530.00 IMPROVEMENTS OTHER THAN BLDGS					3,340.00	SKATE PARK SITE IMPROV	

PACKET: 06387 07/14/2022 AP CHECK RUN
VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
I 17499-000-15		EMERALD ISLE 2ND ADDITION	APBNK	7/14/2022	R	6/29/2022	489.75	489.75CR	
		G/L ACCOUNT		CK: 149875			489.75		
		461 48000-01-303.00 ENGINEERING FEES					489.75	EMERALD ISLE 2ND ADDITION	
I 17500-000-16		MEADOW RIDGE 4TH ADDITION	APBNK	7/14/2022	R	6/29/2022	606.50	606.50CR	
		G/L ACCOUNT		CK: 149875			606.50		
		430 48000-01-303.00 ENGINEERING FEES					606.50	MEADOW RIDGE 4TH ADDITION	
I 17748-000-15		AMBER FIELDS	APBNK	7/14/2022	R	6/29/2022	10,825.25	10,825.25CR	
		G/L ACCOUNT		CK: 149875			10,825.25		
		467 48000-01-303.00 ENGINEERING FEES					10,825.25	AMBER FIELDS	
I 17930-000-13		DUNMORE 3RD ADDITION	APBNK	7/14/2022	R	6/29/2022	3,510.00	3,510.00CR	
		G/L ACCOUNT		CK: 149875			3,510.00		
		463 48000-01-303.00 ENGINEERING FEES					3,510.00	DUNMORE 3RD ADDITION	
I 17967-000-8		SPECTRO ALLOY SITE REVIEW	APBNK	7/14/2022	R	6/29/2022	582.50	582.50CR	
		G/L ACCOUNT		CK: 149875			582.50		
		437 48000-01-303.00 ENGINEERING FEES					582.50	SPECTRO ALLOY SITE REVIEW	
I 18074-000-12		CONNEMARA TRAIL	APBNK	7/14/2022	R	6/29/2022	636.00	636.00CR	
		G/L ACCOUNT		CK: 149875			636.00		
		462 48000-01-303.00 ENGINEERING FEES					636.00	CONNEMARA TRAIL	
I 18211-000-9		PRIMUS DENTAL OFFICE	APBNK	7/14/2022	R	6/29/2022	178.50	178.50CR	
		G/L ACCOUNT		CK: 149875			178.50		
		101 43121-01-303.00 ENGINEERING FEES					178.50	PRIMUS DENTAL OFFICE	
I 18245-000-8		120TH STREET DRAINAGE IMPRO	APBNK	7/14/2022	R	6/29/2022	323.00	323.00CR	
		G/L ACCOUNT		CK: 149875			323.00		
		603 49500-01-303.04 MISCELLANEOUS					323.00	120TH STREET DRAINAGE IMPROV	
I 18351-000-12		BOULDER AVE EXTENSION	APBNK	7/14/2022	R	6/29/2022	13,081.00	13,081.00CR	
		G/L ACCOUNT		CK: 149875			13,081.00		
		469 48000-01-303.00 ENGINEERING FEES					13,081.00	BOULDER AVE EXTENSION	
I 18352-000-11		OSPREY PROJECT	APBNK	7/14/2022	R	6/29/2022	2,434.50	2,434.50CR	
		G/L ACCOUNT		CK: 149875			2,434.50		
		468 48000-01-303.00 ENGINEERING FEES					2,434.50	OSPREY PROJECT	
I 18532-000-2		SKB ENVIROMENTAL SITE IMPRO	APBNK	7/14/2022	R	6/29/2022	2,584.00	2,584.00CR	
		G/L ACCOUNT		CK: 149875			2,584.00		
		603 49500-01-303.00 ENGINEERING FEES					2,584.00	SKB ENVIROMENTAL SITE IMPROV	
I 18751-000-10		2022 STREET IMPROVEMENT PRO	APBNK	7/14/2022	R	6/29/2022	22,279.75	22,279.75CR	
		G/L ACCOUNT		CK: 149875			22,279.75		
		466 48000-01-303.00 ENGINEERING FEES					22,279.75	2022 STREET IMPROVEMENT PROJ	

PACKET: 06387 07/14/2022 AP CHECK RUN
VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
I	18905-000-4	PINE BEND REFINERY	APBNK	7/14/2022	R	6/29/2022	204.00	204.00CR	
		G/L ACCOUNT		CK: 149875			204.00		
		603 49500-01-303.00 ENGINEERING FEES				204.00	PINE BEND REFINERY		
I	19219-000-6	SCHMITZ BREW PUB	APBNK	7/14/2022	R	6/29/2022	280.50	280.50CR	
		G/L ACCOUNT		CK: 149875			280.50		
		101 43121-01-303.00 ENGINEERING FEES				280.50	SCHMITZ BREW PUB		
I	19220-000-3	RICH VALLEY FIRST ADDITION	APBNK	7/14/2022	R	6/29/2022	1,302.00	1,302.00CR	
		G/L ACCOUNT		CK: 149875			1,302.00		
		628 48000-01-303.00 ENGINEERING FEES				1,302.00	RICH VALLEY FIRST ADDITION		
I	19222-000-8	2021 POND MAINTENANCE PROJE	APBNK	7/14/2022	R	6/29/2022	1,567.75	1,567.75CR	
		G/L ACCOUNT		CK: 149875			1,567.75		
		603 49500-01-530.02 STORMWATER SYSTEM IMPROVEMENTS				1,567.75	2021 POND MAINTENANCE PROJECT		
I	1928-240-66	DUNMORE EROSION CONTROL INS	APBNK	7/14/2022	R	6/29/2022	76.50	76.50CR	
		G/L ACCOUNT		CK: 149875			76.50		
		427 48000-01-303.00 ENGINEERING FEES				76.50	DUNMORE EROSION CONTROL INSP		
I	19453-000-5	2022 WCA SERVICES	APBNK	7/14/2022	R	6/29/2022	187.25	187.25CR	
		G/L ACCOUNT		CK: 149875			187.25		
		603 49500-01-303.02 NPDES PHASE II				187.25	2022 WCA SERVICES		
I	19687-000-4	PW/CENTRAL PARK MASTER PLAN	APBNK	7/14/2022	R	6/27/2022	885.00	885.00CR	
		G/L ACCOUNT		CK: 149875			885.00		
		205 49005-01-530.00 IMPROVEMENTS OTHER THAN BLDGS				885.00	PW/CENTRAL PARK MASTER PLAN		
I	19838-000-4	2022 GENERAL SERVICES	APBNK	7/14/2022	R	6/29/2022	208.00	208.00CR	
		G/L ACCOUNT		CK: 149875			208.00		
		101 45202-01-303.00 ENGINEERING FEES (GIS)				208.00	2022 GENERAL SERVICES		
I	19959-000-3	BRAY HILL	APBNK	7/14/2022	R	6/29/2022	1,915.00	1,915.00CR	
		G/L ACCOUNT		CK: 149875			1,915.00		
		434 48000-01-303.00 ENGINEERING FEES				1,915.00	BRAY HILL		
I	19972-000-4	FHR PIND BEND SOLAR FARM EA	APBNK	7/14/2022	R	6/29/2022	133.75	133.75CR	
		G/L ACCOUNT		CK: 149875			133.75		
		603 49500-01-303.04 MISCELLANEOUS				133.75	FHR PIND BEND SOLAR FARM EAW		
I	20079-000-3	AMBER FIELDS 2ND ADDITION	APBNK	7/14/2022	R	6/29/2022	2,741.50	2,741.50CR	
		G/L ACCOUNT		CK: 149875			2,741.50		
		439 48000-01-303.00 ENGINEERING FEES				2,741.50	AMBER FIELDS 2ND ADDITION		
I	20371-000-2	SUITE LIVING	APBNK	7/14/2022	R	6/29/2022	479.50	479.50CR	
		G/L ACCOUNT		CK: 149875			479.50		
		423 48000-01-303.00 ENGINEERING FEES				479.50	SUITE LIVING		

PACKET: 06387 07/14/2022 AP CHECK RUN
VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
I 20372-000-1		SPRINGS OF ROSEMOUNT	APBNK	7/14/2022	R	6/29/2022	274.75	274.75CR	
		G/L ACCOUNT		CK: 149875			274.75		
		457 48000-01-303.00 ENGINEERING FEES					274.75	SPRINGS OF ROSEMOUNT	
I 20403-000-1		AMBER FIELDS 3RD ADDITION	APBNK	7/14/2022	R	6/29/2022	651.50	651.50CR	
		G/L ACCOUNT		CK: 149875			651.50		
		408 48000-01-303.00 ENGINEERING FEES					651.50	AMBER FIELDS 3RD ADDITION	
I 20570-000-1		AMBER FIELDS 4TH ADDITON	APBNK	7/14/2022	R	6/29/2022	203.00	203.00CR	
		G/L ACCOUNT		CK: 149875			203.00		
		425 48000-01-303.00 ENGINEERING FEES					203.00	AMBER FIELDS 4TH ADDITON	
I 2235-150-43		SKB EXPANSION PLAN REVIEW	APBNK	7/14/2022	R	6/29/2022	51.00	51.00CR	
		G/L ACCOUNT		CK: 149875			51.00		
		603 49500-01-303.04 MISCELLANEOUS					51.00	SKB EXPANSION PLAN REVIEW	
I 2235-260-58		ROSEWOOD CROSSING PLAN REVI	APBNK	7/14/2022	R	6/29/2022	489.75	489.75CR	
		G/L ACCOUNT		CK: 149875			489.75		
		436 48000-01-303.00 ENGINEERING FEES					489.75	ROSEWOOD CROSSING PLAN REVIEW	
I 2235-300-54		BELLA VISTA 5TH ADDITION	APBNK	7/14/2022	R	6/29/2022	127.50	127.50CR	
		G/L ACCOUNT		CK: 149875			127.50		
		603 49500-01-405.01 ENGINEERING FEES					127.50	BELLA VISTA 5TH ADDITION	
				REG. CHECK		1	91,331.00	91,331.00CR	0.00
							91,331.00	0.00	

01-240010 XCEL ENERGY

I 0010071743-0	6/22	FH REC COMPLEX IRRIGATION	APBNK	7/14/2022	R	6/22/2022	841.32	841.32CR	
		G/L ACCOUNT		CK: 149880			841.32		
		101 45202-01-381.03 IRRIGATION					841.32	FH REC COMPLEX IRRIGATION	
I 0010575696-0	6/22	ERICKSON PARK TENNIS COURTS	APBNK	7/14/2022	R	6/22/2022	338.54	338.54CR	
		G/L ACCOUNT		CK: 149880			338.54		
		101 45202-01-381.02 SOFTBALL FIELDS					338.54	ERICKSON PARK TENNIS COURTS	
I 0013089608-6	6/22	WELCOME SIGN - SOUTH	APBNK	7/14/2022	R	6/22/2022	15.12	15.12CR	
		G/L ACCOUNT		CK: 149880			15.12		
		608 49508-01-381.00 ELECTRIC UTILITIES					15.12	WELCOME SIGN - SOUTH	
I 0013530257-8	6/22	FLASHING PEDESTRIAN LIGHT	APBNK	7/14/2022	R	6/22/2022	14.57	14.57CR	
		G/L ACCOUNT		CK: 149880			14.57		
		608 49508-01-381.00 ELECTRIC UTILITIES					14.57	FLASHING PEDESTRIAN LIGHT	
I 6870492-3	6/22	NON METERED STREET LIGHTS	APBNK	7/14/2022	R	7/05/2022	11,494.48	11,494.48CR	
		G/L ACCOUNT		CK: 149880			11,494.48		
		608 49508-01-381.00 ELECTRIC UTILITIES					11,494.48	NON METERED STREET LIGHTS	

PACKET: 06387 07/14/2022 AP CHECK RUN
VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DISC	DT DT	GROSS BALANCE	PAYMENT DISCOUNT	OUTSTANDING
			REG.	CHECK			1	12,704.03	12,704.03CR	0.00
								12,704.03	0.00	

PACKET: 06387 07/14/2022 AP CHECK RUN
VENDOR SET: 01

R E P O R T T O T A L S

F U N D D I S T R I B U T I O N

FUND NO#	FUND NAME	AMOUNT
101	GENERAL FUND	470,814.15CR
202	BUILDING CIP FUND	30,074.62CR
203	STREET CIP FUND	3,497.50CR
205	PARK IMPROVEMENT FUND	242,721.85CR
206	INSURANCE FUND	10,410.99CR
207	EQUIPMENT CIP FUND	51,202.51CR
208	DUI FORFEITURE FUND	1,326.00CR
402	EMERALD ISLE	453.00CR
403	DUNMORE 2ND ADDITION	2,002.00CR
406	THE MORRISON	153.00CR
408	AMBER FIELDS 3RD ADDITION	651.50CR
410	HARMONY PARKVIEW 2ND ADDN	357.00CR
422	DOOLIN HEIGHTS	656.50CR
423	ROSEWOOD CENTER	479.50CR
425	AMBER FIELDS 4TH ADDITION	203.00CR
426	BELLA VISTA 7TH ADDITION	522.00CR
427	DUNMORE	76.50CR
430	MEADOW RIDGE 4TH ADDITION	606.50CR
432	ROSEMOUNT WOODS EXPANSION	137.00CR
434	BRAY HILL	1,915.00CR
436	ROSEWOOD COMMONS	580.75CR
437	SPECTRO ALLOYS	582.50CR
439	AMBER FIELDS 2 OUTLOT G	2,741.50CR
442	HARMONY VILLAS 2ND ADD'N	280.50CR
445	AUTUMN PATH	1,408.50CR
447	CONNEMARA (EAST)	312.00CR
454	CARAMORE CROSSING	831.25CR
457	AMBER FIELDS 6TH ADDITION	274.75CR
458	PRESTWICK PLACE 20TH ADDN	102.00CR
460	ARDAN PLACE	869.75CR
461	EMERALD ISLE 2ND ADD'N	489.75CR
462	CONNEMARA TR-EMERALD EXT	636.00CR
463	DUNMORE 3RD ADDITION	3,510.00CR
464	CARAMORE CROSSING 2ND	2,621.00CR
466	2022 PAVEMENT MANAGEMENT	22,279.75CR
467	AMBER FIELDS	10,825.25CR
468	PROJECT OSPREY	2,434.50CR
469	BOUDLER AVENUE EXTENSION	13,081.00CR
601	WATER UTILITY FUND	39,221.53CR
602	SEWER UTILITY FUND	130,771.10CR
603	STORM WATER UTILITY FUND	8,449.80CR
608	STREET LIGHT UTILITY FUND	11,541.58CR
628	DRIVER AVE & TRK SWR EXT	36,066.80CR
650	ARENA FUND	2,453.40CR
	** TOTALS **	1,110,625.08CR

PACKET: 06387 07/14/2022 AP CHECK RUN
VENDOR SET: 01

========== R E P O R T T O T A L S ==========

---- TYPE OF CHECK TOTALS ----

	NUMBER	GROSS BALANCE	PAYMENT DISCOUNT	OUTSTANDING
HAND CHECKS		0.00	0.00	0.00
		0.00	0.00	
DRAFTS	1	234.90	234.90CR	0.00
		234.90	0.00	
REG-CHECKS	110	1,110,390.18	1,110,390.18CR	0.00
		1,110,390.18	0.00	
EFT		0.00	0.00	0.00
		0.00	0.00	
NON-CHECKS		0.00	0.00	0.00
		0.00	0.00	
ALL CHECKS	111	1,110,625.08	1,110,625.08CR	0.00
		1,110,625.08	0.00	

ERRORS: 0 WARNINGS: 0

07/14/2022

PACKET: 06374 PAYROLL 06/30/22
VENDOR SET: 01 **** CHECK LISTING ****
BANK : PYBNK MERCHANTS BANK - PY

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
011310	AFLAC							
	I-161202206288244	AFLAC INSURANCE PREMIUMS	R	6/30/2022		388.08CR	149640	
	I-162202206288244	AFLAC INSURANCE PREMIUMS	R	6/30/2022		282.00CR	149640	670.08

PACKET: 06374 PAYROLL 06/30/22
VENDOR SET: 01 *** DRAFT/OTHER LISTING ***
BANK : PYBNK MERCHANTS BANK - PY

VENDOR	NAME / I.D.	DESC	ITEM TYPE	PAID DATE	DISCOUNT	AMOUNT	ITEM NO#	ITEM AMOUNT
000003	INTERNAL REVENUE SERVICE							
	I-T1 202206288244	FEDERAL WITHHOLDING	D	6/30/2022		34,443.07CR	001141	
	I-T3 202206288244	FICA W/H & CONTRIBUTIONS	D	6/30/2022		30,538.96CR	001141	
	I-T4 202206288244	MEDICARE W/H & CONTRIBUTIONS	D	6/30/2022		10,451.10CR	001141	75,433.13
004379	MII LIFE INC DBA FURTHER							
	I-230202206288244	HSA - EMPLOYEE CONTRIBUTION	D	6/30/2022		4,046.63CR	001142	
	I-250202206288244	VEBA - EMPLOYEE CONTRIBUTIONS	D	6/30/2022		90.00CR	001142	4,136.63
000004	MN DEPT OF REVENUE							
	I-T2 202206288244	MN STATE WITHHOLDING	D	6/30/2022		16,303.80CR	001143	16,303.80
002238	MN STATE RETIREMENT SYSTEM							
	I-260202206288244	MSRS-EMPLOYEE CONTRIBUTION	D	6/30/2022		570.00CR	001144	
	I-262202206288244	MSRS-EMPLOYEE CONTRIBUTION	D	6/30/2022		766.87CR	001144	
	I-263202206288244	MSRS-EMPLOYEE CONTRIBUTION	D	6/30/2022		700.00CR	001144	
	I-264202206288244	MSRS-EMPLOYEE CONTRIBUTION	D	6/30/2022		540.00CR	001144	
	I-350202206288244	DEFERRED COMP WITHHOLDING	D	6/30/2022		4,026.00CR	001144	
	I-351202206288244	DEFERRED COMP WITHHOLDING	D	6/30/2022		247.58CR	001144	
	I-352202206288244	ROTH 457 CONTRIBUTIONS	D	6/30/2022		1,544.00CR	001144	
	I-353202206288244	ROTH 457 CONTRIBUTIONS	D	6/30/2022		740.53CR	001144	9,134.98
140290	NATIONWIDE RETIREMENT SOL							
	I-310202206288244	DEFERRED COMP WITHHOLDING	D	6/30/2022		3,737.47CR	001145	
	I-311202206288244	DEFERRED COMP WITHHOLDING	D	6/30/2022		837.74CR	001145	
	I-340202206288244	ROTH 457 CONTRIBUTIONS	D	6/30/2022		2,005.00CR	001145	
	I-341202206288244	ROTH 457 CONTRIBUTIONS	D	6/30/2022		264.35CR	001145	6,844.56
140310	NCPERS GROUP LIFE INS.							
	I-130202206288244	PERA LIFE INSURANCE PREMIUMS	D	6/30/2022		16.00CR	001146	16.00
162110	PUBLIC EMPLOYEE							
	I-300202206288244	PERA W/H - COORDINATED	D	6/30/2022		31,439.12CR	001147	
	I-301202206288244	PERA W/H - POLICE DEPT	D	6/30/2022		34,045.88CR	001147	65,485.00

* * T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	1	0.00	670.08	670.08
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	7	0.00	177,354.10	177,354.10
VOID CHECKS:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00
REGISTER TOTALS:	8	0.00	178,024.18	178,024.18

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

PACKET: 06374 PAYROLL 06/30/22
VENDOR SET: 01 *** DRAFT/OTHER LISTING ***
BANK : PYBNK MERCHANTS BANK - PY

VENDOR	NAME / I.D.	DESC	ITEM TYPE	PAID DATE	DISCOUNT	AMOUNT	ITEM NO#	ITEM AMOUNT

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
101	6/2022	150,739.32CR
201	6/2022	1,415.96CR
601	6/2022	7,645.57CR
602	6/2022	7,671.09CR
603	6/2022	7,383.32CR
650	6/2022	3,168.92CR
ALL		178,024.18CR

ROSEMOUNT CITY COUNCIL
WORK SESSION PROCEEDINGS
JULY 5, 2022

CALL TO ORDER

Pursuant to due call and notice thereof a special work session of the Rosemount City Council was held on Tuesday, July 5, 2022 at 5:00 pm at Rosemount City Hall, Council Chambers, 2875 145th Street West.

Mayor Droste called the meeting to order with Councilmember Weisensel, and Freske. Councilmember Essler arrived during item 2.a.

Staff present included City Administrator Martin, Public Works Director Egger, Finance Director Malecha, Parks & Recreation Director Schultz, and Community Development Director Kienberger.

DISCUSSION

2.a. Preliminary 2023 Budget Review

City Administrator Martin and Finance Director Malecha provided an update of the latest standing of the 2023 budget. The preliminary 2023 budget shows an increase of 7.54% to the Operating Budget, which results in a 5.96% increase in the property tax levy. This equates to a $65 increase on median valued homes that see an 18.88% value increase from 2022.

Mr. Martin discussed the highlights of each department's budget noting staff will discuss the CIP and other funds in October/November. Items also discussed; Building Department permit revenue, Fire Department succession planning and equipment, Police Department staffing, and health insurance premiums.

UPDATES

3.a. Project Updates

i. Parks and Recreation

Parks & Recreation Director Schultz updated that staff is still waiting for the sun shelter for the Skate Park. The Bonaire Path Trail Feasibility Study is completed and will be presented to council at a near future meeting. Staff is currently gearing up for Leprechaun Days taking place later in July.

The McMenomy Family has signed the purchase agreement for the park land. Closing is tentatively expected in November 2022.

City Administrator Martin updated council about the LifeTime purchase. Staff recommends purchasing the land in November 2022 due to the current market. LifeTime plans to postpone ground breaking until 2023. The plats are currently being reviewed by the City's Planning staff.

ii. Community Development

Community Development Director Kienberger updated council that staff continues to work with large developers. Lennar and LifeTime will be on the next Planning Commission meeting. Frana Companies is adding a second building and has brought forward a permit that will be reviewed by the Planning Commission at the July meeting. Frana is exploring into tapping into the rail system located near their site.

ii. Engineering
The 2022 Street Improvement Project is wrapping up. Boulder Avenue has not advertised for bid yet due to hold-ups with Minnesota Department of Transportation. Staff is currently reviewing the crosswalks and bumps out at Cameo, Canada, and 145th Street West. Improvements will commence in mid-late 2022.

3.b. Staff Reports
Councilmember Weisensel updated council that Dakota County Communications (DCC) has been renamed to Dakota 911.

i. Upcoming Council Events
Councilmembers signed up for slots for their Leprechaun Days booth. Leprechaun Days is scheduled for July 23 through July 30th, 2022.

ADJOURNMENT
There being no further business to come before the City Council and upon a motion by Droste, second by Block the meeting was unanimously adjourned at 6:53 pm.

Respectfully Submitted,

Jessie Paque
Deputy City Clerk

CALL TO ORDER

Pursuant to due call and notice thereof a regular meeting of the Rosemount City Council was held on Tuesday, July 5, 2022, at 7:00 p.m. in Rosemount Council Chambers 2875 145th Street West.

Mayor Droste called the meeting to order with Councilmembers Block, Essler, Weisensel and Freske attending.

Staff present included the following;

- City Administrator Martin, Finance Director Malecha, Parks & Recreation Director Schultz, and Community Development Director Kienberger.

The Pledge of Allegiance was recited.

APPROVAL OF AGENDA

Motion by Weisensel **Second by** Freske

Motion to Adopt the Agenda

Ayes: 5.
Nays: None. Motion carried.

PRESENTATIONS

3.a. Special Event Update – Leprechaun Days

Parks and Recreation Director Schultz announced that the 2022 Leprechaun Days Celebration will take place July 23 – 30, 2022. Committee Chair, Steve Kath, from the Leprechaun Days committee shared a number of fun and entertaining events occurring throughout that week. More information regarding the event can be found on their website.

PUBLIC COMMENT

None

CONSENT AGENDA

Motion by Weisensel **Second by** Essler

Motion to approve consent agenda items.

a. Bill Listing
b. Minutes of the June 21, 2022 Work Session Proceedings
c. Minutes of the June 21, 2022 Regular Meeting Proceedings
d. Appointment of Additional Election Judges for 2022 Primary Election
e. Resolution and Consent Order Imposing Civil Penalty
f. Harmony Parkview 1st Addition, City Project 2018-11: Accept Public Improvements
g. 2021 Street Improvement Project, City Project 2021-01 Final Acceptance and Authorization of Final Payment

h. Approve Change Order 4 with Eureka Construction for Improvements on Bonaire Path East, City Project 2018-03

Ayes: Weisensel, Block, Droste, Essler, Freske
Nays: None. Motion carried.

PUBLIC HEARINGS

NEW BUSINESS

ANNOUNCEMENTS

10.a. Staff Updates

City Administrator Martin provided the following updates; staff is working on the 2023 budget, the Public Safety in the Park was a successful event, and there were two recent fires within the community.

10.b. Upcoming Community Calendar

Mayor Droste reviewed the calendar of events and upcoming meetings.

ADJOURNMENT

There being no further business to come before the City Council at the regular council meeting and upon a motion by Droste and a second by Essler the meeting was adjourned at 7:11 p.m.

Respectfully submitted,

Jessie Paque
Deputy City Clerk

ROSEMOUNT
CITY COUNCIL

EXECUTIVE SUMMARY

City Council Regular Meeting: July 19, 2022

AGENDA ITEM: Receive Donation – Parks & Recreation Dept.	**AGENDA SECTION:** Consent
PREPARED BY: Dan Schultz, Parks & Recreation Director	**AGENDA NO.** 6.d.
ATTACHMENTS: Donation form	**APPROVED BY:** LJM
RECOMMENDED ACTION: Motion to approve receiving the following donation: $250 from Scott Chiropractic for the Leprechaun Days Run for the Gold	

BACKGROUND

Motion to approve receiving the following donation: $250 from Scott Chiropractic for the Leprechaun Days Run for the Gold.

RECOMMENDATION

Staff recommends the Council receive the donation listed above.

CITY OF ROSEMOUNT
DAKOTA COUNTY, MINNESOTA

RESOLUTION 2022 - 92

A RESOLUTION ACCEPTING A DONATION TO THE CITY

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

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

Scott Chiropractic Clinic	$250.00

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

Parks & Recreation: Leprechaun Days Run for the Gold – refreshments and miscellaneous programming costs.

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

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

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

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

ADOPTED this 19th day of July, 2022, by the City Council of the City of Rosemount.

_____
William H. Droste, Mayor

ATTEST:

_____
Erin Fasbender, City Clerk

ROSEMOUNT
CITY COUNCIL

EXECUTIVE SUMMARY

City Council Meeting: July 19, 2022

AGENDA ITEM: Donation Acceptance and Expenditure – Police and Fire Equipment Fund	**AGENDA SECTION:** Consent
PREPARED BY: Mikael Dahlstrom, Chief of Police	**AGENDA NO.** 6.e.
ATTACHMENTS: Resolution	**APPROVED BY:** LJM
RECOMMENDED ACTION: Motion to approve the receipt and expenditure of $200 to the police department from resident Scott Blake	

BACKGROUND

Community member Scott Blake graciously donated $200 dollars to the police department for general needs after he watched Sgt. Coughlin's interact with a 9-year-old boy who was recently diagnosed with cancer. On the donation form, Blake wrote: "Cash donation thanking RPD for lifting a 9-year old boy's spirits after being diagnosed with cancer."

RECOMMENDATION

Staff recommends Council approve the receipt and expenditure of the $200 received for general needs of the police department.

CITY OF ROSEMOUNT
DAKOTA COUNTY, MINNESOTA

RESOLUTION 2022 - 93

A RESOLUTION ACCEPTING A DONATION TO THE CITY

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

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

Name of Donor	Amount
Scott Blake	$200

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

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

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROSEMOUNT, MINNESOTA AS FOLLOWS:

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

ADOPTED this 19th day of July, 2022, by the City Council of the City of Rosemount.

_____
William H. Droste, Mayor

ATTEST:

_____
Erin Fasbender, City Clerk

ROSEMOUNT
CITY COUNCIL

EXECUTIVE SUMMARY

City Council Meeting: July 19, 2022

AGENDA ITEM: Donation Acceptance and Expenditure – Police and Fire Equipment Fund	**AGENDA SECTION:** Consent
PREPARED BY: Mikael Dahlstrom, Chief of Police	**AGENDA NO.** 6.f.
ATTACHMENTS: Resolution	**APPROVED BY:** LJM
RECOMMENDED ACTION: Motion to approve the receipt and expenditure of $1025.24 to the police department to be used to buy footwear for the "Cops with Kicks for Kids program."	

BACKGROUND

Community members shopping at Cub Foods recently made several free will donations for the police department community program called, "Cops with Kicks for Kids." The program has been running for several years and provides various leaders in Rosemount schools (i.e. coaches, teachers, counselors) the chance to provide new shoes, boots, or other sporting footwear when they notice a kid in need. Officers traditionally volunteer time to bag groceries at Cub Foods for several hours in support of the program. Other donations are dropped off at the police department by members of the community wanting to assist.

Staff utilizes the donations to purchase a variety of shoe types and sizes and distributes them to our local schools and community leaders for distribution when needed.

RECOMMENDATION

Staff recommends Council approve the receipt and expenditure of the $1025.24 received for the Cops with Kicks for Kids program.

CITY OF ROSEMOUNT
DAKOTA COUNTY, MINNESOTA

RESOLUTION 2022 - 94

A RESOLUTION ACCEPTING A DONATION TO THE CITY

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

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

Name of Donor	Amount
Various donors shopping at Cub Foods, Rosemount.	$1025.24

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

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

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROSEMOUNT, MINNESOTA AS FOLLOWS:

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

ADOPTED this 19th day of July, 2022, by the City Council of the City of Rosemount.

_____
William H. Droste, Mayor

ATTEST:

_____
Erin Fasbender, City Clerk

ROSEMOUNT
CITY COUNCIL

EXECUTIVE SUMMARY

City Council Meeting: July 19, 2022

AGENDA ITEM: Donation Acceptance and Expenditure – Police and Fire Equipment Fund	**AGENDA SECTION:** Consent
PREPARED BY: Mikael Dahlstrom, Chief of Police	**AGENDA NO.** 6.g.
ATTACHMENTS: Resolution	**APPROVED BY:** LJM
RECOMMENDED ACTION: Motion to approve the receipt and expenditure of $4000 to the police department from American Legion Post 65	

BACKGROUND

American Legion Post 65 continues to be a strong supporter for the community through the police department. Recently, they donated a check for $4,000 to be used for general needs and community engagement events and activities.

RECOMMENDATION

Staff recommends Council approve the receipt and expenditure of the $4000 received for general needs of the police department to engage with the community.

CITY OF ROSEMOUNT
DAKOTA COUNTY, MINNESOTA

RESOLUTION 2022 -95

A RESOLUTION ACCEPTING A DONATION TO THE CITY

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

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

Name of Donor	Amount
American Legion Post 65	$4,000

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

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

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROSEMOUNT, MINNESOTA AS FOLLOWS:

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

ADOPTED this 19th day of July, 2022, by the City Council of the City of Rosemount.

_____
William H. Droste, Mayor

ATTEST:

_____
Erin Fasbender, City Clerk

ROSEMOUNT
CITY COUNCIL

EXECUTIVE SUMMARY

City Council Special Meeting: July 19, 2022

AGENDA ITEM: On-Sale on Public Premises Liquor License –North 20 Brewing Company	**AGENDA SECTION:** Consent
PREPARED BY: Erin Fasbender, City Clerk	**AGENDA NO.** 6.h.
ATTACHMENTS: None	**APPROVED BY:** LJM
RECOMMENDED ACTION: Motion to approve the DCJD,LLC, dba, North 20 Brewing Company On-Sale License on Public Premises Liquor License to serve intoxicating beverages valid upon council approval through December 31, 2022	

BACKGROUND

Staff recommends approval of On-Sale Licenses on Public Premise DCJD,LLC, dba, North 20 Brewing Company. The applicant has submitted the required $350 fee and provided an updated certificate of insurance to serve off-site. The license term will run from approval upon Council through December 31, 2022.

City Code 3-1-13 On-Sale License on Public Premise states the City Council may issue to the holder of an on-sale intoxicating liquor license issued by the city or a municipality adjacent to the city, a license to allow the dispensing of intoxicating liquor at any convention, banquet, conference, meeting or social affair conducted on the premises of a sports, convention or cultural facility owned by the City. This license will also allow the dispensing of intoxicating liquor off premises at a community festival held within the municipality. No public hearing is required for the granting of an on-sale license on public premises.

RECOMMENDATION

Staff recommends Council approve the on-sale on public premise license for DCJD,LLC, dba, North 20 Brewing Company.

ROSEMOUNT
CITY COUNCIL

EXECUTIVE SUMMARY

City Council Regular Meeting: July 19, 2022

AGENDA ITEM: Temporary On-Sale Liquor License – OMNI Brewing Company LLC	**AGENDA SECTION:** Consent
PREPARED BY: Erin Fasbender, City Clerk	**AGENDA NO.** 6.i.
ATTACHMENTS: None	**APPROVED BY:** LJM
RECOMMENDED ACTION: Motion to Approve a Temporary On-Sale Liquor License Issued to OMNI Brewing Company LLC to Hold an event on August 25th to August 28th at 15701 Biscayne Ave	

BACKGROUND

OMNI Brewing Company LLC submitted a request for a Temporary On-Sale Liquor License at 15701 Biscayne Ave. The purpose of the request is to host a "Progress Party" from August 25-28 to share the progress of the new location in Rosemount to the community. The hours of the event will be Thursday and Friday from approximately 4 p.m.-9 p.m., Saturday from 11 a.m.-9 p.m., and Sunday from 11 a.m.-5 p.m.

Rosemount City Code, 3-1-12, "The city council may issue to a brewer who meets the qualifications in Minnesota statutes 340A.404, subdivision 10, paragraph (c), a temporary license for the on-sale of intoxicating liquor in connection with a social event within the municipality sponsored by the brewer."

The brewer must manufacture fewer than 3,500 barrels of malt liquor in a year in order to qualify for this temporary on-sale license. The event has to be within the municipality, not that the brewer itself must be located here. If approved by the City Council, the state will also need to approve the temporary license request.

RECOMMENDATION

Staff recommends approval of a Temporary Liquor License to OMNI Brewing Company LLC for an event on August 25th to August 28th, 2022.

ROSEMOUNT
CITY COUNCIL

EXECUTIVE SUMMARY

City Council Regular Meeting: July 19, 2022

AGENDA ITEM: Application to Conduct Off-Site Gambling – Irish Football Boosters	**AGENDA SECTION:** Consent
PREPARED BY: Erin Fasbender, City Clerk	**AGENDA NO.** 6.j.
ATTACHMENTS: Resolution	**APPROVED BY:** LJM
RECOMMENDED ACTION: Motion to approve Resolution Approving an Application to Conduct Off-Site Gambling for Irish Football Boosters	

BACKGROUND

Irish Football Boosters is requesting consideration of an Application to Conduct Off-Site Gambling (MN Gambling Control Board - Form LG230). Irish Football Boosters is in the process of submitting their application with the State of Minnesota, which requires approval from the City Council to proceed. The activity will be a fundraiser for Irish Football Boosters.

The event will take place on Saturday, July 30th following the parade from approximately 1:30 pm – 3:30 p.m. in Central Park near the Celt's tent.

The event will be family bingo; $20 for a packet or $2 per card per game. The state gambling rules allow for persons under the age of 18, if accompanied by a parent or guardian, to play bingo in conjunction with a community festival

RECOMMENDATION

Staff recommends approval of the above-stated motion.

CITY OF ROSEMOUNT
DAKOTA COUNTY, MINNESOTA

RESOLUTION 2022 - 96

A RESOLUTION APPROVING AN APPLICATION TO CONDUCT OFF-SITE GAMBLING FOR IRISH FOOTBALL BOOSTERS

WHEREAS, the Irish Football Boosters currently hold a Charitable Gambling Premise Permit at Celt's, 14506 South Robert Trail, The Clover, 14845 S Robert Trail and Tops Tavern, 14533 Dodd Blvd in Rosemount; and

WHEREAS, the Irish Football Boosters are requesting permission to conduct off-site gambling, in the form of Bingo, on Saturday, July 30th at Central Park, in conjunction with Leprechaun Days; and

WHEREAS, state gambling rules allow for persons under the age of 18, if accompanied by a parent or guardian, to play bingo in conjunction with a community festival; and

WHEREAS, the Irish Football Boosters has obtained permission from the Leprechaun Days Committee to hold the event.

THEREFORE, BE IT RESOLVED that the City Council of the City of Rosemount, hereby approves the Application to Conduct Off-Site Gambling (Form LG230) submitted by the Irish Football Boosters to conduct charitable gambling at Central Park during Leprechaun Days.

ADOPTED this 19th day of July, 2022, by the City Council of the City of Rosemount.

_____
William H. Droste, Mayor

ATTEST:

_____
Erin Fasbender, City Clerk

ROSEMOUNT CITY COUNCIL

EXECUTIVE SUMMARY

City Council Regular Meeting: July 19, 2022

AGENDA ITEM: Appointment of Additional Election Judges for 2022 Primary Election	**AGENDA SECTION:** Consent
PREPARED BY: Erin Fasbender, City Clerk	**AGENDA NO.:** 6.k.
ATTACHMENTS: Resolution	**APPROVED BY:** LJM
RECOMMENDED ACTION: Motion to Approve the Attached Resolution Appointing Additional Election Judges for the 2022 Primary Election	

BACKGROUND

Minn. Stat. 204B.21, Subd. 2, requires that all cities appoint election judges before the election. Minn. Stat. 204B.21 also states additional judges may be appointed within 25 days of the election if it is determined additional election judges will be required.

All judges are required to attend online election judge training and equipment training courses.

RECOMMENDATION

Staff recommends approval of the above-referenced motion.

CITY OF ROSEMOUNT
DAKOTA COUNTY, MINNESOTA

RESOLUTION 2022- 97

RESOLUTION APPOINTING ADDITIONAL ELECTION JUDGES FOR 2022 PRIMARY ELECTION

WHEREAS, Minnesota Statute 204B.21 requires the governing body of a municipality to appoint election judges to serve in its precincts; and

WHEREAS, the Rosemount 2022 Primary Election appointments consists of individuals recommended by the City Clerk with the approval of the majority of the City Council.

NOW, THEREFORE BE IT RESOLVED, that the general public listed below to serve as election judges reside in in the State of Minnesota as required by Minnesota Election Laws and will be trained according to Minnesota State Statutes:

Alison Godfrey Brandel
Jennifer Sinderman
David Arndt

NOW THEREFORE BE IT FURTHER RESOLVED, that pursuant to Minn. Stat. 204B.21, requires that all cities appoint election judges before the election.

ADOPTED this 19th day of July, 2022 by the City Council of the City of Rosemount.

_____
William H. Droste, Mayor

ATTEST:

_____
Erin Fasbender, City Clerk

ROSEMOUNT CITY COUNCIL

EXECUTIVE SUMMARY

City Council Regular Meeting: July 19, 2022

AGENDA ITEM:	Authorization for Temporary Street Closings and Adding of Events to Service Agreement	**AGENDA SECTION:**	Consent
PREPARED BY:	Dan Schultz, Director of Parks and Recreation	**AGENDA NO.**	6.I.
ATTACHMENTS:	None	**APPROVED BY:**	LJM
RECOMMENDED ACTION: Motion to approve street closings for the Big Wheel Races and Parade as part of the 2022 Leprechaun Days Celebration and to add the events listed below to the 2022 Leprechaun Days Service Agreement			

BACKGROUND

In the spring of 2022, the City Council approved a service agreement with the Leprechaun Days Committee. As in years past, street closing requests and the addition of events to the service agreement have been brought to the City Council for approval.

The current requests for street closings include:

1. Big Wheel, Trike and Scooter Races plus Penny Scramble - Wednesday, July 27 - 5:00 pm to 8:30 pm, Burma Ave. from 145th St. to 146th St.

2. Parade - Saturday, July 30 - 8:30 am to 1:30 pm or as soon as the parade ends.
   At 8:30 am 145th Street will be closed at Diamond Path and at Cimarron Avenue; Cobalt, Dallara, and Davenport Avenues will be closed at 145th Street West; and Shannon Parkway will be closed at 144th Street and at Dodd Road.

   At 10:30 am, the rest of the driveways and side streets intersecting the parade route along 145th Street will be closed.

The Committee has also requested that the activities listed below be added to the service agreement:

- Pick your own Bouquet
- Yoga in the Park
- Ice Cream Social
- Kid Carnival at the Well
- Dunk Tank at the Legion

RECOMMENDATION

Staff recommends the Council approve the motion above.

ROSEMOUNT
CITY COUNCIL

EXECUTIVE SUMMARY

City Council Regular Meeting: July 19, 2022

AGENDA ITEM: Lawful Off-Site Gambling Application – Confidence Learning Center	**AGENDA SECTION:** Consent
PREPARED BY: Erin Fasbender, City Clerk	**AGENDA NO.:** 6.m.
ATTACHMENTS: Resolution	**APPROVED BY:** LJM
RECOMMENDED ACTION: Approval of attached Resolution, Approving LG230 Application to Conduct Off-Site Lawful Gambling by Confidence Learning Center at the Rosemount VFW Post 9433	

BACKGROUND

Confidence Learning Center has submitted an Application to Conduct Off-Site Gambling, Gambling Control Board Form LG230, to conduct a raffle in the City of Rosemount. The raffle will be part of a fundraiser taking place at the Rosemount VFW on September 17, 2022. While typically a raffle may be administratively approved, because Confidence Learning Center has a premises permit elsewhere, their application must be approved by Council Resolution.

Confidence Learning Center, otherwise known as Camp Confidence, is an outdoor center for persons with developmental and cognitive disabilities along with the deaf and hard of hearing communities. The camp is located in the Brainerd Lakes Area of Minnesota. The program at Camp Confidence is aimed at promoting self-confidence and self-esteem, and the necessary skills to become full, contributing members of society. (*Source: campconfidence.com*)

RECOMMENDATION

Staff recommends approval of the attached Resolution Approving LG230 Application to Conduct Off-Site Lawful Gambling by Confidence Learning Center at the Rosemount VFW.

CITY OF ROSEMOUNT
DAKOTA COUNTY, MINNESOTA

RESOLUTION 2022 - 91

RESOLUTION APPROVING LG230 APPLICATION TO CONDUCT OFF-SITE LAWFUL GAMBLING BY CONFIDENCE LEARNING CENTER AT THE ROSEMOUNT VFW POST 9433

WHEREAS, Minnesota Statutes Chapter 349 provides that organizations licensed by the Gambling Control Board must obtain authority from the Board to conduct lawful gambling at a specific location. The statute also stipulates that the application will not be approved unless the organization submits a resolution of approval by the local unit of government; and

WHEREAS, Confidence Learning Center has submitted an LG230 Application to Conduct Off-site Gambling at the Rosemount VFW Post 9433, 2625 120th Street West.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Rosemount, Minnesota (the "City"), hereby approves the lawful gambling application to conduct a raffle on September 17, 2022, at the Rosemount VFW Post 9433.

ADOPTED by the City Council of the City of Rosemount, Minnesota this 19th day of July, 2022.

_____
William H. Droste, Mayor

ATTEST:

_____
Erin Fasbender, City Clerk

ROSEMOUNT
CITY COUNCIL

EXECUTIVE SUMMARY

City Council Meeting: July 19, 2022

AGENDA ITEM: Election Ordinance Amendment	**AGENDA SECTION:** Consent
PREPARED BY: Erin Fasbender, City Clerk	**AGENDA NO.** 6.n.
ATTACHMENTS: Ordinance Redlines, State Statute	**APPROVED BY:** LJM
RECOMMENDED ACTION: Motion to approve the attached Ordinance Amending Title 1, Chapter 5 regarding Elections	

BACKGROUND

Under current City Code Title 1, Chapter 5 Section 3 regarding the filling of vacancies on the City Council, if there are more than 365 days left in the remaining term a special election is required. Our City Code is outdated and different than state law (Minn. Stat. 412.02, subd. 2a) and staff recommends updating the code to follow state law. Under state law, a special election is only required if more than two years remain in the unexpired term. The following is the State law being referenced.

Minn. Stat. 412.02, subd. 2a:
"Except as otherwise provided in subdivision 2b, a vacancy in an office shall be filled by council appointment until an election is held as provided in this subdivision. In case of a tie vote in the council, the mayor shall make the appointment. If the vacancy occurs before the first day to file affidavits of candidacy for the next regular city election and more than two years remain in the unexpired term, a special election shall be held at or before the next regular city election and the appointed person shall serve until the qualification of a successor elected at a special election to fill the unexpired portion of the term. If the vacancy occurs on or after the first day to file affidavits of candidacy for the regular city election or when less than two years remain in the unexpired term, there need not be a special election to fill the vacancy and the appointed person shall serve until the qualification of a successor. The council must specify by ordinance under what circumstances it will hold a special election to fill a vacancy other than a special election held at the same time as the regular city election."

At the request of City Staff, Mary Tietjen of Kennedy & Graven, reviewed the City Code and proposed the attached changes to align the City Code with State Statute. In addition, updates were made to outdated language referring to past years that is no longer needed. Staff estimates that a special election would cost between $10,000 to $20,000 in election judge wages, ballots, notices, mailings and other supplies.

RECOMMENDATION

Staff recommends the Council approve the amendment to Title 1, Chapter 5 ordinance.

CITY OF ROSEMOUNT

COUNTY OF DAKOTA

STATE OF MINNESOTA

ORDINANCE NO. 2022 - XX

ORDINANCE RELATING TO ELECTIONS; AMENDING TITLE 1, CHAPTER 5 OF THE ROSEMOUNT CITY CODE

Section 1. Section 1-5-1 of the Rosemount City Code is amended as follows;

1-5-1: DATE OF ELECTIONS:

A. The municipal primary election for the purpose of nominating elective officers in the city shall be held on the same day as the state primary election of any year in which a municipal general election is to be held~~, commencing with the even year elections in 2010~~.

B. The municipal general election in the city shall be held on the first Tuesday after the first Monday in November of every even numbered year~~, commencing with the even year elections in 1998. There will be no municipal general election in 1997~~. (Ord. 2010-03, 2-16-2010)

1-5-2: TERMS OF OFFICE:

A. The mayor shall be elected for a four (4) year term ~~commencing with the city election in 1998~~.

B. ~~Two (2) e~~Council members shall be elected for four (4) year terms at each biennial municipal general election ~~commencing in 1998~~.

~~C. To provide an orderly transition to the even year election plan, the two (2) year term of office of the mayor and four (4) year terms of city council members are hereby amended as follows:~~

~~1. The terms of the mayor and two (2) council members whose current terms are scheduled to expire on the first business day in January 1998, shall expire on the first business day in January 1999, and those offices shall be filled at the election to be held in 1998.~~

~~2. The terms of the two (2) city council members whose terms are scheduled to expire on the first business day in January 2000, shall expire on the first business day in January 2001, and those offices shall be filled at the election to be held in 2000. (Ord. IV.2, 6-4-1996)~~

1-5-3: VACANCIES:

Pursuant to M.S. § 412.02, Subd. 2a, ~~I~~if a vacancy in the office of mayor or city council member occurs before the first day to file affidavits of candidacy for the next regular municipal election and ~~with~~ more than ~~three hundred sixty five (365) days~~ two years remain~~ing~~ in the unexpired term, the position will be filled ~~for the unexpired term~~ by a person elected at a special election to be held~~-~~ at or before the regular municipal election. The vacancy shall be filled by council appointment until an election is held. ~~not sooner than sixty (60) days or later than ninety (90) days after the occurrence of the vacancy~~; ~~provided, however, that if: a) the next general municipal election occurs within three hundred sixty five (365) days of the occurrence of the vacancy, and b) the vacancy occurs before the~~

~~first day to file affidavits of candidacy for that election, then the position will be filled by a person elected at a special election held concurrently with that general municipal election~~. ~~(Ord. IV.3, 11-19-2003)~~ If the next general municipal election will occur within 365 days of the occurrence of the vacancy, then the special election will be held concurrently with the general municipal election. If the next general municipal election will occur more than 365 days after the occurrence of the vacancy, then the special election will be held before the next general municipal election on a date authorized by state law.

-If the vacancy occurs on or after the first day to file affidavits of candidacy for the regular municipal election or when ~~If~~ less than two years remain in the unexpired term, there need not be a special election and ~~a~~the appointed person shall serve until the qualification of a successor~~ be appointed to fill the remaining term of the vacancy~~.

Section 2. This Ordinance shall be effective the day following its publication.

Adopted by the City Council of the City of Rosemount, Minnesota, the 19th day of July, 2022.

_____
Mayor William Droste

ATTEST:

_____
Erin Fasbender, City Clerk

412.02 MS 1945 [Repealed, 1949 c 119 s 110]

412.02 CITY ELECTIONS; OFFICERS, TERMS, VACANCIES, CITY EMPLOYEES.

Subdivision 1. **Officers elected.** The following officers shall be elected for the terms and in the years shown and in the cities described in the table.

Officer	Number of Years in Term	Year Elected	City Elected
Mayor	Two or four	Every two years except where four years is otherwise provided pursuant to statute	Every statutory city
Clerk	Four	Every four years in year when treasurer is not elected	Every statutory standard plan city in which there is no clerk-treasurer
Treasurer	Four	Every four years in year in which clerk is not elected	Every statutory standard plan city in which there is no clerk-treasurer
Clerk-Treasurer	Four	Every four years in year in which one council member is elected	Every statutory standard plan city where such office exists pursuant to subdivision 3
Three Council members	Four	Two every four years and one in alternative election	Every statutory standard plan city with a council of five
Four Council members	Four	Two each election	Every statutory optional plan city with a council of five
Five Council members	Four	Three every four years and two in alternative election	Every statutory standard plan city with a council of seven
Six Council members	Four	Three each election	Every statutory optional plan city with a council of seven

Subd. 1a. **City council; city employees.** Neither the mayor nor any city council member may be employed by the city. For purposes of this subdivision, "employed" refers to full-time permanent employment as defined by the city's employment policy.

Subd. 2. **Term.** Terms of elective officers shall commence on the first Monday in January following the election at which the officer is chosen. All officers chosen and qualified as such shall hold office until their successors qualify.

Subd. 2a. **Vacancy.** Except as otherwise provided in subdivision 2b, a vacancy in an office shall be filled by council appointment until an election is held as provided in this subdivision. In case of a tie vote in the council, the mayor shall make the appointment. If the vacancy occurs before the first day to file affidavits of candidacy for the next regular city election and more than two years remain in the unexpired term, a special election shall be held at or before the next regular city election and the appointed person shall

serve until the qualification of a successor elected at a special election to fill the unexpired portion of the term. If the vacancy occurs on or after the first day to file affidavits of candidacy for the regular city election or when less than two years remain in the unexpired term, there need not be a special election to fill the vacancy and the appointed person shall serve until the qualification of a successor. The council must specify by ordinance under what circumstances it will hold a special election to fill a vacancy other than a special election held at the same time as the regular city election.

All of the provisions of the Minnesota Election Law are applicable to special elections as far as practicable.

Subd. 2b. **Inability or refusal to serve.** A vacancy in the office of mayor or council member may be declared by the council when the officeholder is unable to serve in the office or attend council meetings for a 90-day period because of illness, or because of absence from or refusal to attend council meetings for a 90-day period. If any of the preceding conditions occurs, the council may, after it has by resolution declared a vacancy to exist, fill the vacancy at a regular or special council meeting for the remainder of the unexpired term, or until the person is again able to resume duties and attend council meetings, whichever is earlier. When the person is again able to resume duties and attend council meetings, the council shall by resolution remove the temporary officeholder and restore the original officeholder.

Subd. 3. **Clerk, treasurer combined; audit standards.** (a) In cities operating under the standard plan of government the council may by ordinance adopted at least 60 days before the next regular city election combine the offices of clerk and treasurer in the office of clerk-treasurer, but such an ordinance shall not be effective until the expiration of the term of the incumbent treasurer or when an earlier vacancy occurs. After the effective date of the ordinance, the duties of the treasurer and deputy treasurer as prescribed by this chapter shall be performed by the clerk-treasurer or a duly appointed deputy. The offices of clerk and treasurer may be reestablished by ordinance.

(b) If the offices of clerk and treasurer are combined as provided by this section and the city's annual revenue for all governmental and enterprise funds combined is more than the amount in paragraph (c), the council shall provide for an annual audit of the city's financial affairs by the state auditor or a public accountant in accordance with minimum auditing procedures prescribed by the state auditor. If the offices of clerk and treasurer are combined and the city's annual revenue for all governmental and enterprise funds combined is the amount in paragraph (c), or less, the council shall provide for an audit of the city's financial affairs by the state auditor or a public accountant in accordance with minimum audit procedures prescribed by the state auditor at least once every five years, which audit shall be for a one-year period to be determined at random by the person conducting the audit.

(c) For the purposes of paragraph (b), the amount in 2004 is $150,000, and in 2005 and after, $150,000 adjusted for inflation using the annual implicit price deflator for state and local expenditures as published by the United States Department of Commerce.

Subd. 4. [Repealed, 1973 c 34 s 7]

Subd. 5. [Repealed, 1983 c 359 s 151]

Subd. 6. **Council increased or reduced.** The council may by ordinance adopted at least 60 days before the next regular city election submit to the voters of the city the question of whether the city council should be increased or reduced to seven or five members. The ordinance shall include a schedule of elections and

terms to accomplish the change. The proposal shall be voted on at the next city general election and, if approved by a majority of those voting on the question, go into effect in accordance with the schedule.

History: *1959 c 675 art 6 s 30; 1961 c 230 s 1; 1963 c 799 s 5; 1963 c 811 s 1; 1965 c 417 s 1-4; 1967 c 289 s 2; 1973 c 34 s 1; 1973 c 123 art 2 s 1 subd 2; art 2 s 2; 1973 c 492 s 7; 1974 c 337 s 5; 1976 c 2 s 131; 1976 c 44 s 21; 1981 c 172 s 3,4; 1983 c 359 s 62; 1986 c 444; 1989 c 30 s 1,2; 1995 c 27 s 2; 1996 c 422 s 2,3; 1999 c 75 s 2; 1999 c 132 s 43; 2004 c 281 s 2; 2010 c 206 s 2; 2021 c 31 art 3 s 27*

ROSEMOUNT CITY COUNCIL

EXECUTIVE SUMMARY

Regular City Council Meeting: July 19, 2022

AGENDA ITEM:	Request by Maplewood Development for Approval of the Amber Fields 4th Addition Preliminary and Final Plats	**AGENDA SECTION:** Consent
PREPARED BY:	Julia Hogan, Planner	**AGENDA NO.** 6.o.
ATTACHMENTS:	Resolution; Site Location Map; Final Plat; Existing Conditions; Preliminary Plat; Phasing Plan; Site Plan; Preliminary Grading and Drainage Plan; Preliminary Utility Plan; Landscape Plan; City Engineer's Memo Dated June 8, 2022; Stormwater Review Memo.	**APPROVED BY:** LJM
RECOMMENDED ACTION: Motion to recommend the City Council approve the preliminary and final plats for Amber Fields Fourth Addition, subject to the conditions in the resolution		

SUMMARY

Owner:	Earl Street Partners II, LLC.
Preliminary Plat Acres:	21.27 Acres
Met Council Net Acres:	21.27 Acres
Residential Lots Created:	108 Single-Family Residential Lots
Gross Density:	5.08 Units/Acre
Net Density:	5.08 Units/Acre
Comprehensive Plan Guiding:	MUR-Mixed Use Residential
Current Zoning:	R1- Low Density Residential

Surrounding Land Uses

North: High Density Residential
East: Mixed Use Residential
South: Mixed Use Residential
West: Mixed Use Residential

The City Council is being asked to consider a request by Maplewood Development for approval of the Preliminary and Final plats of Amber Fields 4th Addition to create 108 single-family residential lots. This addition is one of eight different single-family lot subdivisions that is planned within the Amber Fields Development area. Staff is recommending approval of the request by the developer, subject to the conditions included in the recommended action and the Engineer's Memo dated June 8, 2022.

PLANNING COMMISSION ACTION

The Planning Commission reviewed the applicant's requests at its meeting on June 28, 2022 at which a public hearing was held to receive public comment. The Commission questioned if the lots next to the connection road from Amber Fields 4th Addition and Amber Fields 5th Addition would be considered corner lots and if the setbacks would adhere to the corner lot requirements. Staff confirmed that they would be considered corner lots and that they would have to conform to corner lot standards. The Commission did not receive any comments during the public hearing or prior to the meeting. The Planning Commission voted unanimously to recommend approval of the applicant's request.

BACKGROUND

The present applications are the latest step in a long process of planning for the development within UMore Park. The developer received Planned Unit Development approval with Rezoning from the City Council at its September 7, 2021 meeting. The Planned Unit Development anticipated a total of 265 traditional 65' wide single-family lots, 366 55' wide villa (detached townhome) and single-family lots, as well as 596 townhome lots. These are in addition to various multi-family and senior housing projects within Amber Fields. The Amber Fields 2nd Addition Preliminary Plat, Final Plat, and Major Amendment to the Planned Unit Development was approved by the City Council at its May 17, 2022 meeting. The 2nd Addition will consist of 87 45' wide single-family lots, 103 65' wide single-family lots, and 111 townhome lots, which constitutes approximately 15% of the total residential units anticipated by the Amber Fields Master Development Plan. The Amber Fields 3rd Addition Preliminary Plat, Final Plat, and Major Amendment to the Planned Unit Development was approved by the City Council at its June 21, 2022 meeting. The 3rd Addition will consist of 182 townhome lots and makes up approximately 9% of the total residential units anticipated within the overall development area. The proposed Amber Fields 5th Addition Preliminary and Final Plats are going in front of the Planning Commission at the same June 28th regular meeting as this addition. Amber Fields 5th Addition is proposing 124 single-family residential lots and will make up 6% of the total residential units within overall development.

The developer is proposing 108 single family residential lots throughout the 21.27-acre section of the Amber Fields development area. This addition is located in the west central portion of the development extending south from 148th Street West and adjacent to the east side of Amber Fields 2nd Addition and to the west side of the proposed Amber Fields 5th Addition. The Amber Fields 4th Addition subdivision is planned to be built in two phases, starting with the first phase which will consist of the northwestern portion of the site and the second phase will be the remaining area of the site. This addition will make up approximately 5% of the total residential units anticipated by the Amber Fields Master Development Plan.

Legal Authority

Preliminary and Final Plat requests are quasi-judicial decisions for the Planning Commission meaning that the Planning Commission is acting as a judge to determine if the regulations within the Comprehensive Plan, Zoning Ordinance and Subdivision Ordinance are being followed. Generally, if these applications meet the City's established requirements they must be approved. Staff's review of each application is provided below.

General Subdivision Design

The Preliminary Plat area is located in the west central portion of the Amber Fields development area south from 148th Street West and adjacent to the east side of Amber Fields 2nd Addition and to the west of the proposed Amber Fields 5th Addition. The Preliminary Plat area is shown to be accessed by two public streets directly off of 148th Street West called Road A. Road A will extend from the northwest corner of the subdivision off of 148th Street West and loop through the site back to 148th Street in the northeast corner. Road B and Road C extend through the central portion of the site between the looped Road A. There are two outlots shown in the Preliminary Plat for this addition. Both Outlot A and Outlot B will contain the trunk storm sewer extending from 148th Street West and the Greenway Area access trail. Both outlots will need to be deeded to the City. The Amber Fields Master Development Plan included a connection street between Amber Fields 4th Addition and Amber Fields 5th Addition, which is not shown on the Preliminary Plat currently. Per the City Engineer's review memorandum, a road connection between the two additions will need to be added, which the applicant is aware of.

Land Use and Zoning

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

Category	**Required (Amber Fields PUD)**	**Amber Fields 4th Addition**
Min. Lot Area (sf)	5,400 (interior) 7,200 (corner)	6,000 (interior) 8,450 (corner)
Min. Lot Width	45 ft. (interior) 55 ft. (corner)	50 ft. (interior) 60 ft. (corner)
Min. Front Yard Setback	25 ft	25 ft.
Min. Side Yard Setback	5 ft. dwelling/5 ft. garage/10 ft. corner (45-ft. wide lots) 10 ft. dwelling/5 ft. garage/20 ft. corner (55- and 65-ft. wide lots)	5 ft. dwelling and garage/10 ft. for corner lots
Min. Rear Yard Setback	20 ft.	20 ft., 30 ft. for Block 4

Phasing

The applicant has provided a phasing plan that shows development initially occurring in the northwestern portion of the Preliminary Plat. This area contains 23 of the 108 proposed single-family lots. The northern portion of Road A off of 148th Street West and the western portion of Road B will be constructed with this first phase of the 4th addition. The second phase will consist of the remaining 85 single family lots and as well as the remaining portions of Road A and Road B and the construction of Road C and the connection street between Amber Fields 4th and 5th Additions.

Streets and Sidewalks

There are two proposed public streets going into Amber Fields 4th Addition with both of those streets

extending from 148th Street West. Road A extends from 148th Street West in the northwest corner of the site and looping through the subdivision back to 148th Street West in the northeast corner. Road B and Road C extend through the central portion of the site between the looped Road A. A connection street between Amber Fields 4thAddition and Amber Fields 5th Addition will need to be included into the street system of the 4th addition. The development density of the Amber Fields area will generate significant traffic on 148th Street West, so the elimination of short trips on 148th Street West will be beneficial to the street system.

A five-foot sidewalk is proposed along the west, south and east side of Road A and along the north side of Roads B and C. An existing trail extends adjacent to the subdivision on the south side of 148th Street West and along the west and east sides of the subdivision boundaries. There are also two trail extensions to the adjacent trails for access to the Central Greenway Area that is proposed.

Parks

The Parks and Recreation staff has reviewed the park dedication requirement for Amber Fields 4th Addition as part of the overall Master Development Plan in order to take into account the multiple playgrounds and extensive open space within the development. Therefore, there is no park dedication requirement for this phase of Amber Fields.

Tree Preservation and Landscaping

A tree inventory was conducted for the overall Amber Fields development area, and a total of 1,983 caliper inches of trees were identified for replacement following the formula laid out in the City Code. The initial phase of construction, which includes 148th Street West and the extension of Auburn Avenue to it, includes 325 caliper inches of trees as mitigation. A total of 1,573 caliper inches of trees will be provided as replacement throughout the different phases of Amber Fields and staff is confident this will be met as development continues.

The landscape plan submitted by the applicant shows a total of 118 trees to be planted throughout the fourth addition. The City Code requires one tree per lot/frontage in the R1 and R2 zoning district, which the landscape plan conforms with that requirement. A total of 118 trees will be planted with this development, therefore a landscaping surety in the amount of $38,940 (118 trees x $300 plus 10%) is required as a condition of approval.

Utilities

The site is will be served by sanitary sewer located within 148th Street West. The sanitary sewer system extends within Road A from 148th Street West and this extension provides service to the entire subdivision as it is extended within the loop street of Road A and from Road A along Roads B and C. Water will be provided to the site via an 8" watermain that is proposed to be extended within the streets of the fourth addition. The proposed sewer and watermain extensions are suitable for this subdivision. Stormwater is managed across the entire site with detention and retention ponds located in the central open area of Amber Fields.

Engineering Review

The City's engineer has provided a memorandum containing comments related to the plans provided. Notable comments include: Road A and Road B must be terminated with a temporary turnaround, an additional streetlight needs to be located along Road B, additional streetlights needs to be located along Road A within the east to west section of the street and a connection street between Amber Fields 4th Addition and the proposed Amber Fields 5th Addition that was shown in the original Master Development Plan will need to be included into the street system.

Final Plat

The Final Plat contains the residential parcels of the first phase of development and dedicated right of way.

In the first phase 23 of the 108 single family lots will be constructed which are proposed on the final plat. The remaining area of the site is shown to be outloted and will consist of the remaining 85 single family lots that we be constructed with phase two. 500-feet of Road A off of 148th Street West will be constructed with this first phase and as well as 500-feet of Road B, which will extend east from Road A. The Final Plat is consistent with the Preliminary Plat provided by the applicant.

RECOMMENDATION

The Planning Commission and staff are recommending approval of the preliminary and final plats for Amber Fields 4th Addition, subject to conditions in the recommended action and contained within the engineer's memorandum dated June 8, 2022. This recommendation is based on information provided by the applicant and reviewed in this report.

CITY OF ROSEMOUNT
DAKOTA COUNTY, MINNESOTA

RESOLUTION 2022-98

A RESOLUTION APPROVING THE PRELIMINARY PLAT AND FINAL PLAT FOR AMBER FIELDS FOURTH ADDITION

WHEREAS, the City of Rosemount received a request for Preliminary Plat and Final Plat approval from Maplewood Development, concerning property legally described as:

Outlots H & J, AMBER FIELDS, Dakota County, Minnesota

WHEREAS, on June 28, 2022, the Planning Commission of the City of Rosemount held a public hearing and reviewed the Preliminary and Final Plats for Amber Fields Fourth Addition; and

WHEREAS, on June 28, 2022 the Planning Commission recommended approval of the Preliminary Plat and Final Plat for Amber Fields Fourth Addition, subject to conditions; and

WHEREAS, on July 19, 2022, the City Council of the City of Rosemount reviewed the Planning Commission's recommendations.

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

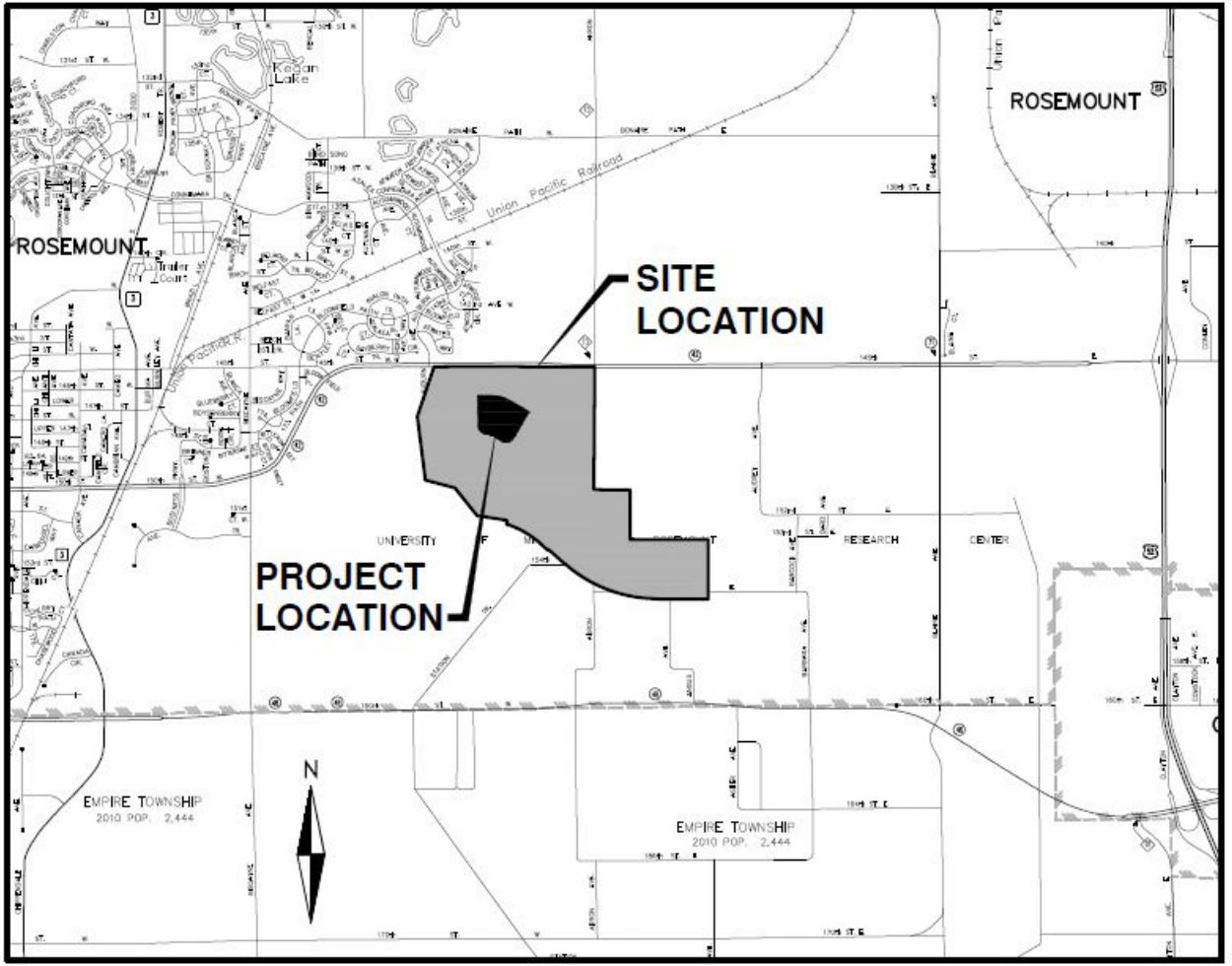
a. Execution of a subdivision agreement.
b. Conformance with all requirements of the City Engineer as detailed in the attached memorandum dated May 11, 2022 (and associated stormwater review memo dated May 17, 2022).
c. The plat shall be updated to show a connection street between Amber Fields Fourth Addition and Amber Fields Fifth Addition.
d. Drainage and utility easements shall be dedicated over all outlots.
e. Payment of $62,700 as a landscape surety.
f. Payment of trunk area charges in the amount of:
    i. Sanitary Sewer Trunk Charge: $1,075/acre
    ii. Watermain Trunk Charge: $6,500/acre
    iii. Storm Sewer Trunk Charge: $6,865/acre

ADOPTED this 19th day of July, 2022, by the City Council of the City of Rosemount.

_____
William H. Droste, Mayor

ATTEST:

_____
Erin Fasbender, City Clerk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ROSEMOUNT
ROSEMOUNT
Union Pacific Railroad
Union Pacific R
Keegan
Lake
UNIVERSITY
RESEARCH
CENTER
EMPIRE TOWNSHIP
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EMPIRE TOWNSHIP
2010 POP. 2,444
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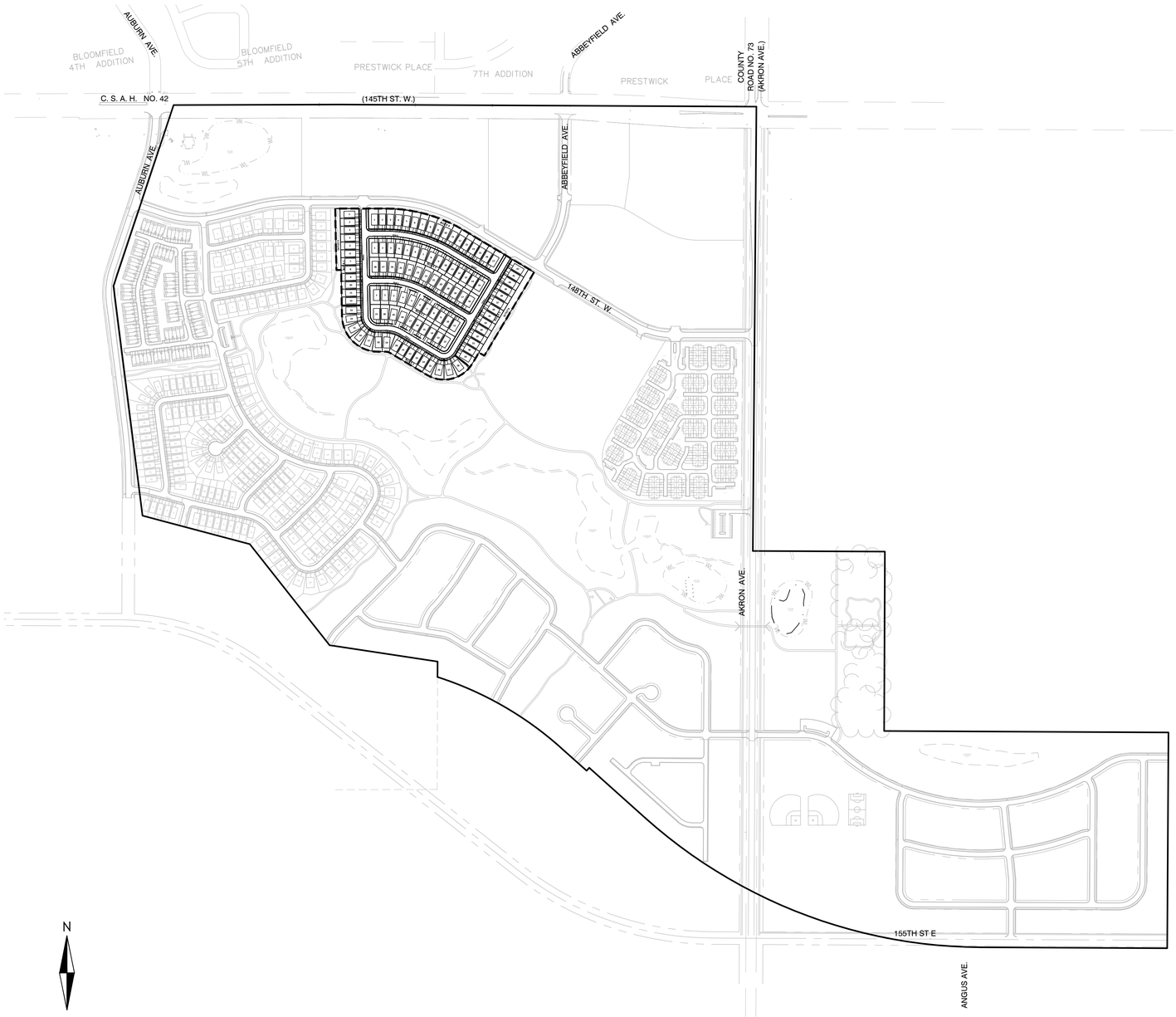
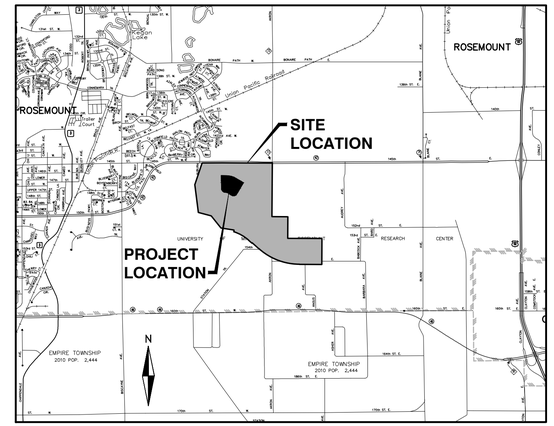
AMBER FIELDS - 4TH ADDITION

ROSEMOUNT, MINNESOTA





VICINITY MAP
SCALE: 1" = 5000'

DEVELOPER

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

CONSULTANT

ALLIANT ENGINEERING, INC.
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SURVEYOR

PETER D. GOERS
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LANDSCAPE ARCHITECT

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

SHEET INDEX

NO.	SHEET TITLE
1	COVER SHEET
2-4	EXISTING CONDITIONS PLAN
5-7	PRELIMINARY PLAT
8	PHASING PLAN
9-11	SITE PLAN
12-14	GRADING AND DRAINAGE PLAN
15-16	GRADING PROFILES
17-19	EROSION AND SEDIMENT CONTROL PLAN
20	EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
21-23	SANITARY SEWER AND WATERMAIN PLAN
24-26	STORM SEWER PLAN
27-29	LANDSCAPE PLAN

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612.758.3080
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Maplewood Development, Inc.

M/I HOMES

AMBER FIELDS - 4TH ADDITION
ROSEMOUNT, MINNESOTA
PRELIMINARY PLAT SUBMITTAL
COVER SHEET

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

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

CLARK WICKLUND, PE
Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

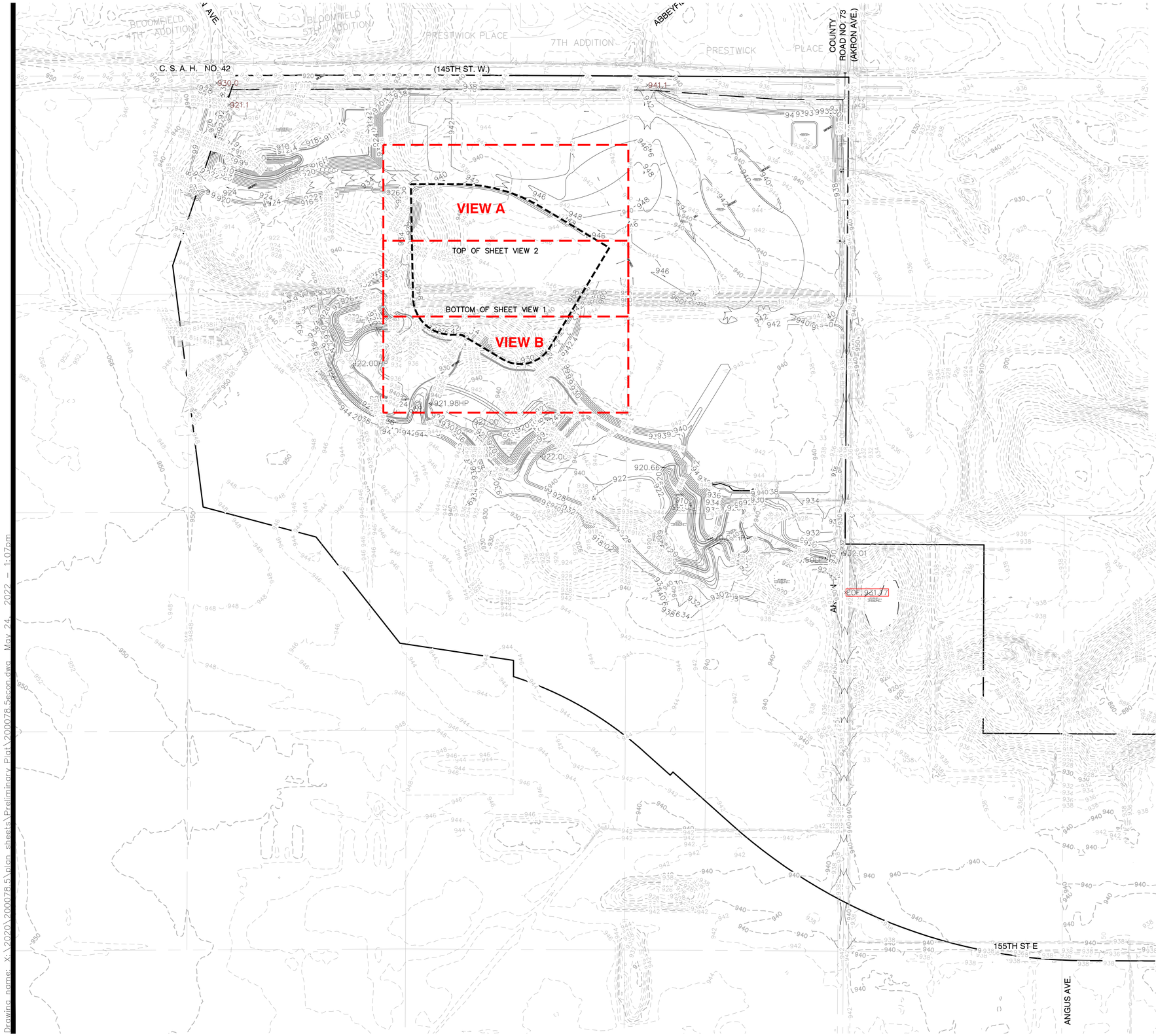
DATE	ISSUE
5-24-22	CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: CJK
DRAWN: DBR
PROJECT NO: 220-0078.5

1

SHEET 1 of 29

Drawing name: X:\2020\200078.5\plan sheets\Preliminary Plat\200078.5cove.dwg May 24, 2022 - 1:42pm



LEGEND

- SET IRON MONUMENT
- IRON MONUMENT FOUND
- FOUND DAKOTA CO. CIM
- FOUND NAIL
- SET MAG NAIL
- WATER VALVE
- TELEPHONE BOX
- ELECTRIC BOX
- LIGHT POLE
- SANITARY MANHOLE
- SIGN
- GAS METER
- POWER POLE
- STORM MANHOLE
- CATCH BASIN
- TRANSFORMER
- FIBER OPTIC BOX
- CLEAN OUT

- SANITARY SEWER
- GAS
- OVERHEAD UTILITIES
- UNDERGROUND ELECTRIC
- WATERMAIN
- STORM SEWER
- FIBER OPTIC
- FENCE
- EDGE OF WETLAND
- EDGE OF TREES
- FORCE MAIN
- CONCRETE
- BITUMINOUS
- WELL
- GAS METER
- AIR CONDITIONER
- HYDRANT
- GAS VALVE
- CULVERT
- BOLLARD
- HAND HOLE

NOTES:

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

989 EXISTING CONTOUR

989 MASS GRADING CONTOUR

N

0 150 300 600

SCALE IN FEET

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Maplewood Development, Inc.

M/I HOMES

AMBER FIELDS - 4TH ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

EXISTING CONDITIONS PLAN - OVERALL VIEW

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

PRELIMINARY FOR REVIEW NOT FOR CONSTRUCTION

CLARK WICKLUND, PE

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
5-24-22	CITY SUBMITTAL

PROJECT TEAM DATA

DESIGNED: CJK

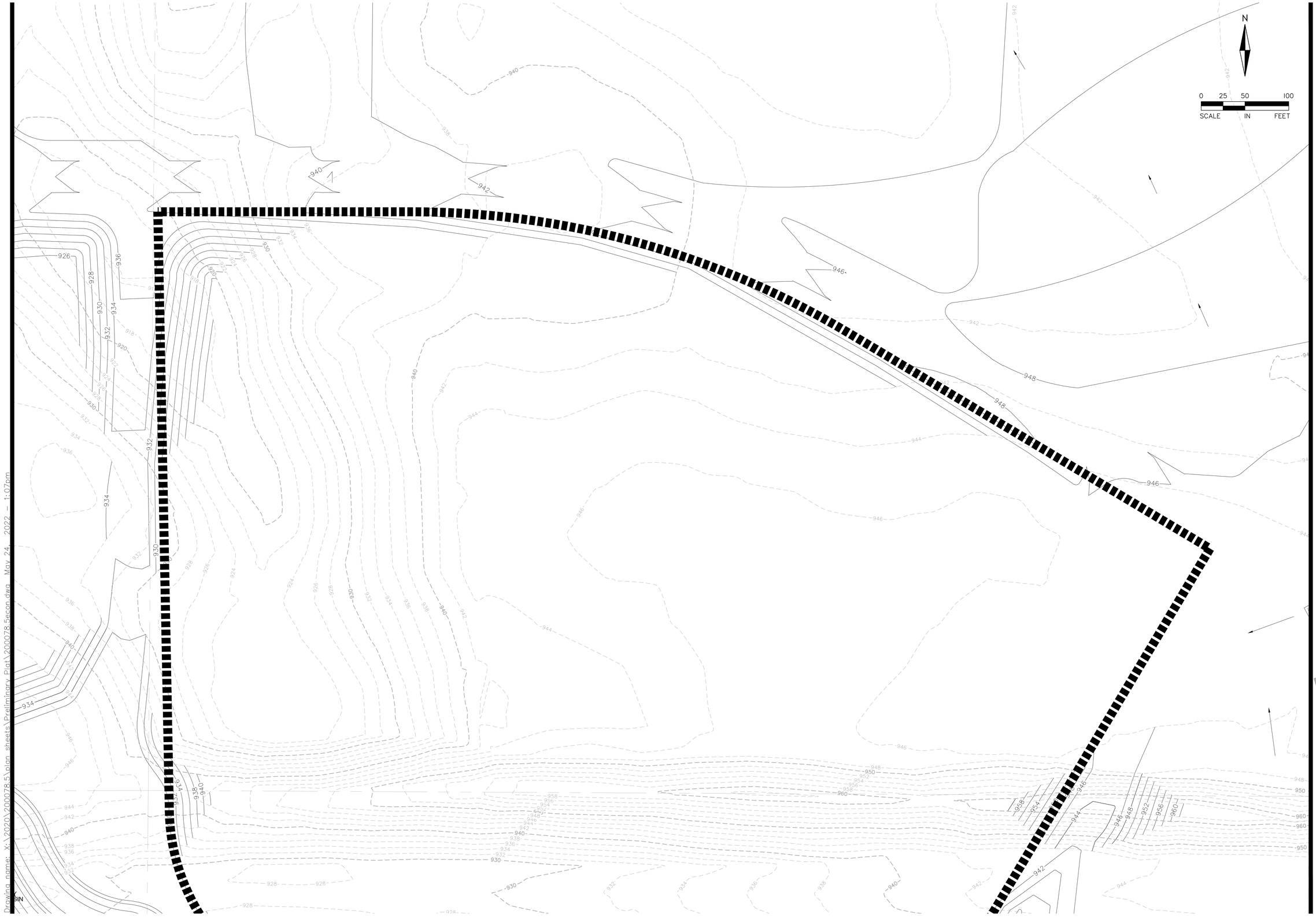
DRAWN: DBR

PROJECT NO: 220-0078.5

2

SHEET 2 of 29

Drawing name: X:\2020\200078.5\plan sheets\Preliminary Plat\200078.5econ.dwg May 24, 2022 - 1:07pm



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M/I HOMES

AMBER FIELDS - 4TH ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

EXISTING CONDITIONS PLAN - VIEW A

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PRELIMINARY
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CLARK WICKLUND, PE

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
5-24-22	CITY SUBMITTAL

PROJECT TEAM DATA

DESIGNED:	CJK
DRAWN:	DBR
PROJECT NO:	220-0078.5

3

SHEET 3 of 29

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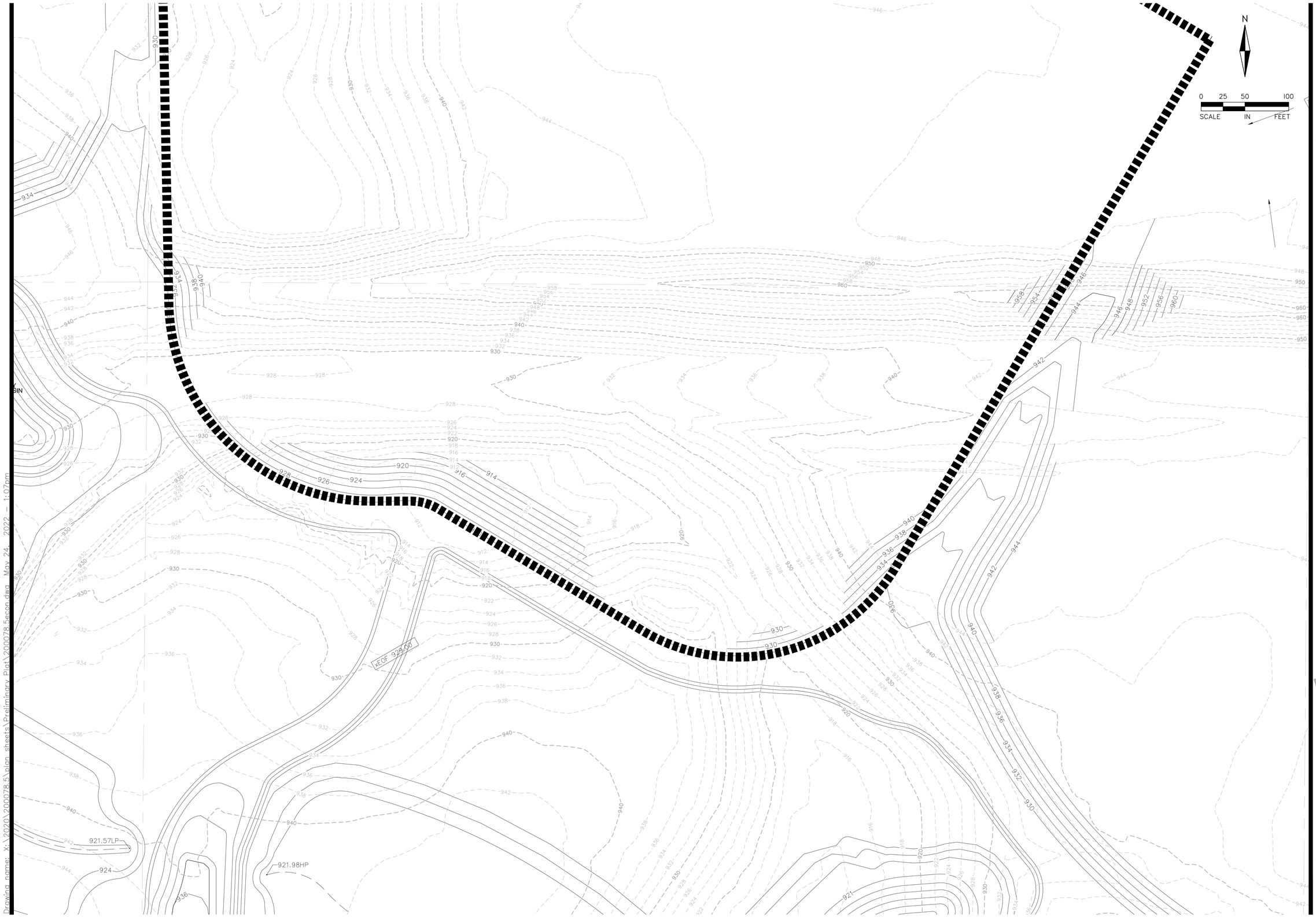

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EXISTING CONDITIONS PLAN - VIEW B

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4

SHEET 4 of 29

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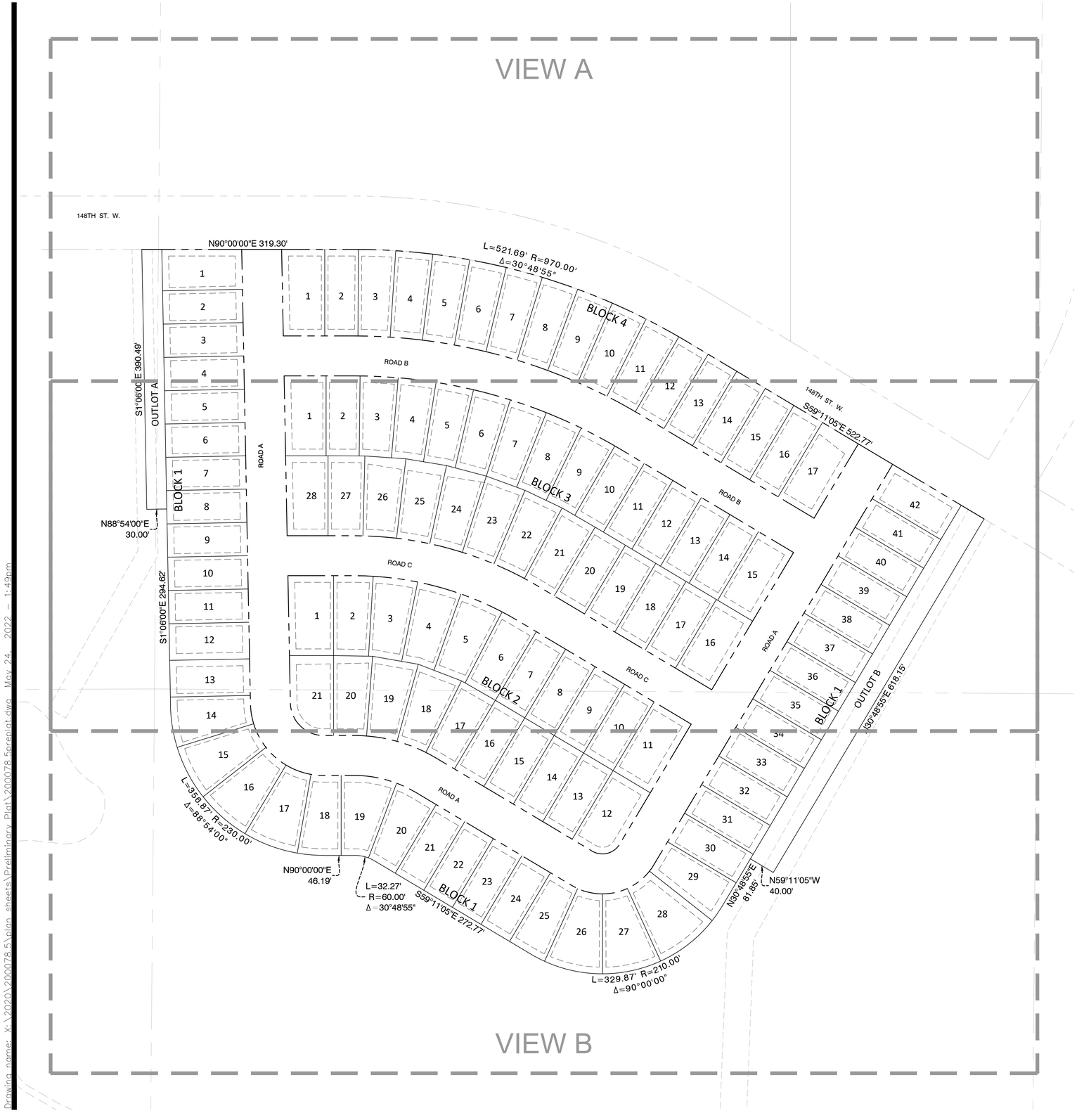


PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
B1-L1	7,338	0.17
B1-L2	6,000	0.14
B1-L3	6,000	0.14
B1-L4	6,000	0.14
B1-L5	6,000	0.14
B1-L6	6,000	0.14
B1-L7	6,000	0.14
B1-L8	6,000	0.14
B1-L9	6,000	0.14
B1-L10	6,000	0.14
B1-L11	6,000	0.14
B1-L12	6,600	0.15
B1-L13	6,600	0.15
B1-L14	7,170	0.16
B1-L15	7,471	0.17
B1-L16	7,471	0.17
B1-L17	7,471	0.17
B1-L18	6,700	0.15
B1-L19	7,567	0.17
B1-L20	6,831	0.16
B1-L21	6,000	0.14
B1-L22	6,000	0.14
B1-L23	6,000	0.14
B1-L24	6,000	0.14
B1-L25	6,460	0.15
B1-L26	7,706	0.18
B1-L27	7,706	0.18
B1-L28	8,514	0.20
B1-L29	7,148	0.16
B1-L30	6,000	0.14
B1-L31	6,000	0.14
B1-L32	6,000	0.14
B1-L33	6,000	0.14
B1-L34	6,000	0.14
B1-L35	6,000	0.14
B1-L36	6,000	0.14
B1-L37	6,000	0.14
B1-L38	6,000	0.14

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
B1-L39	6,000	0.14
B1-L40	6,000	0.14
B1-L41	6,000	0.14
B1-L42	7,200	0.17
B2-L1	8,102	0.19
B2-L2	6,728	0.15
B2-L3	7,140	0.16
B2-L4	7,131	0.16
B2-L5	7,140	0.16
B2-L6	6,720	0.15
B2-L7	6,180	0.14
B2-L8	6,180	0.14
B2-L9	6,180	0.14
B2-L10	6,180	0.14
B2-L11	7,800	0.18
B2-L12	7,607	0.17
B2-L13	6,180	0.14
B2-L14	6,180	0.14
B2-L15	6,180	0.14
B2-L16	6,180	0.14
B2-L17	6,468	0.15
B2-L18	6,896	0.16
B2-L19	6,896	0.16
B2-L20	6,458	0.15
B2-L21	7,312	0.17
B3-L1	7,433	0.17
B3-L2	6,056	0.14
B3-L3	6,372	0.15
B3-L4	6,371	0.15
B3-L5	6,372	0.15
B3-L6	6,376	0.15
B3-L7	6,376	0.15
B3-L8	6,372	0.15
B3-L9	6,367	0.15
B3-L10	6,067	0.14
B3-L11	6,000	0.14
B3-L12	6,000	0.14
B3-L13	6,000	0.14

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
B3-L14	6,000	0.14
B3-L15	7,340	0.17
B3-L16	7,610	0.17
B3-L17	6,360	0.15
B3-L18	6,360	0.15
B3-L19	6,360	0.15
B3-L20	6,360	0.15
B3-L21	6,536	0.15
B3-L22	6,719	0.15
B3-L23	6,719	0.15
B3-L24	6,719	0.15
B3-L25	6,719	0.15
B3-L26	6,719	0.15
B3-L27	6,455	0.15
B3-L28	7,511	0.17
B4-L1	8,248	0.19
B4-L2	6,533	0.15
B4-L3	6,799	0.16
B4-L4	6,799	0.16
B4-L5	6,799	0.16
B4-L6	6,799	0.16
B4-L7	6,799	0.16
B4-L8	6,799	0.16
B4-L9	6,799	0.16
B4-L10	6,799	0.16
B4-L11	6,799	0.16
B4-L12	6,560	0.15
B4-L13	6,500	0.15
B4-L14	6,500	0.15
B4-L15	6,500	0.15
B4-L16	6,500	0.15
B4-L17	8,148	0.19
OUTLOT A	11,706	0.27
OUTLOT B	24,726	0.57
ROW	213,241	4.90
TOTAL	962,790	22.10

LEGEND:

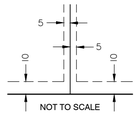
- PROPERTY LINE
- LOT LINE
- R.O.W
- EASEMENT LINE
- FOUND IRON MONUMENT

N

0 40 80 160

SCALE IN FEET

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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

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AMBER FIELDS - 4TH ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

PRELIMINARY PLAT - OVERALL VIEW

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PROJECT TEAM DATA

DESIGNED: CJK

DRAWN: ELL

PROJECT NO: 220-0078.5

5

SHEET 5 of 29

Drawing name: X:\2020\200078.5\plan sheets\Preliminary Plat\200078.5preplat.dwg May 24, 2022 - 1:49pm

VIEW A

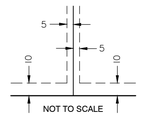
N

0 25 50 100
SCALE IN FEET

LEGEND:

- PROPERTY LINE
- LOT LINE
- R.O.W
- EASEMENT LINE
- FOUND IRON MONUMENT

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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148TH ST. W.

N90°00'00"E 319.30'

EXISTING DRAINAGE AND UTILITY EASEMENT

OUTLOT A

S1°06'00"E 390.49'

S1°06'00"E 294.62'

DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT A

EXISTING DRAINAGE AND UTILITY EASEMENT

N88°54'00"E 30.00'

BLOCK 1

ROAD A

ROAD B

ROAD C

BLOCK 2

BLOCK 3

BLOCK 4

L=521.69' R=970.00'
Δ=30°48'55"

148TH ST. W.

S89°11'05"E 522.77'

S89°11'05"E 302.77'

N30°48'55"E 618.15'

OUTLOT B

EXISTING DRAINAGE AND UTILITY EASEMENT

DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT B

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AMBER FIELDS - 4TH ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

PRELIMINARY PLAT - VIEW A

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SHEET 6 of 29

Drawing name: X:\2020\200078.5\plan sheets\Preliminary Plat\200078.5preplat.dwg May 24, 2022 - 1:49pm



VIEW B

LEGEND:

- PROPERTY LINE
- LOT LINE
- R.O.W
- EASEMENT LINE
- FOUND IRON MONUMENT

N

0 25 50 100

SCALE IN FEET

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

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AMBER FIELDS - 4TH ADDITION

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PRELIMINARY PLAT - VIEW B

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7

SHEET 7 of 29

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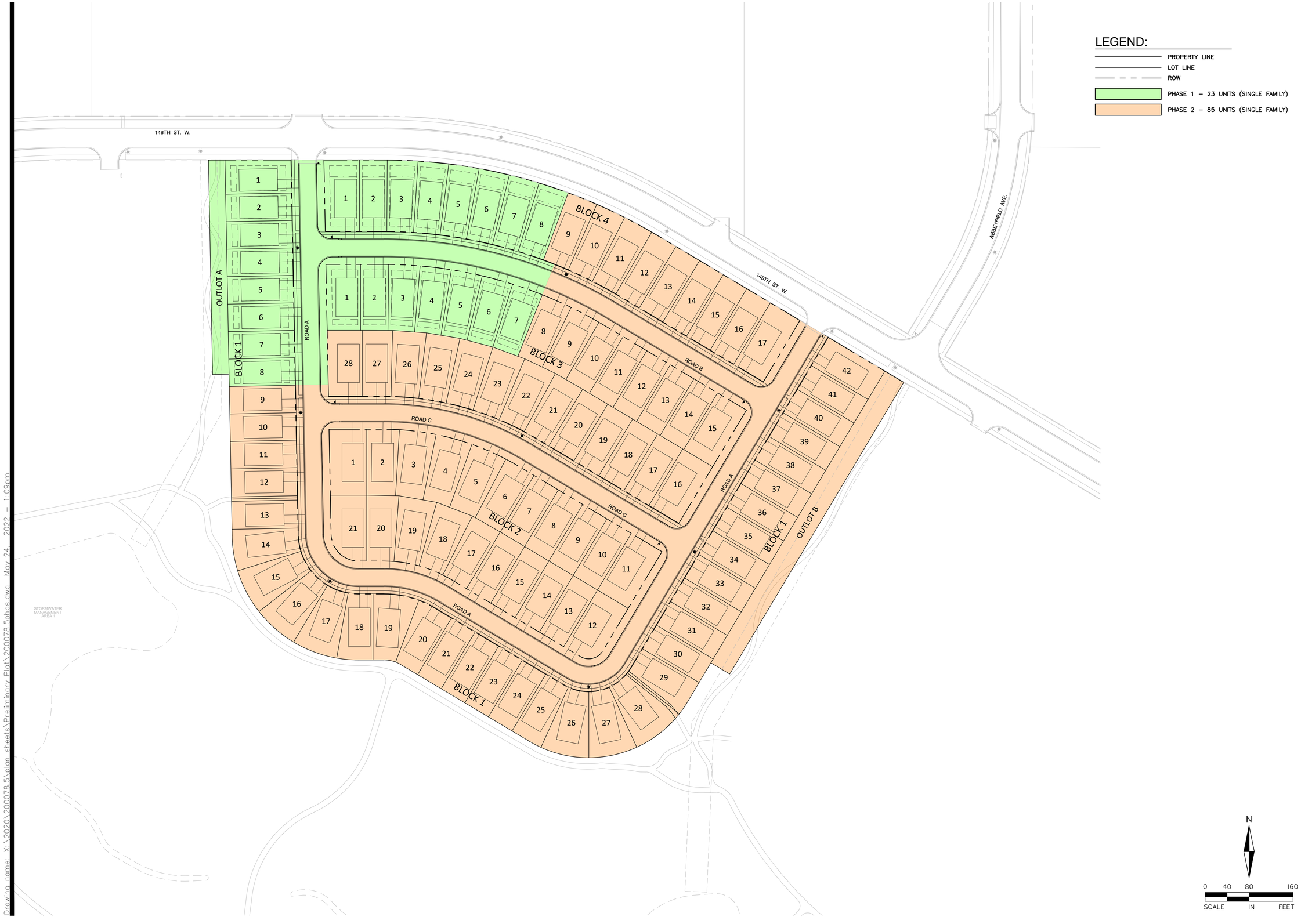

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PRELIMINARY PLAT SUBMITTAL

PHASING PLAN

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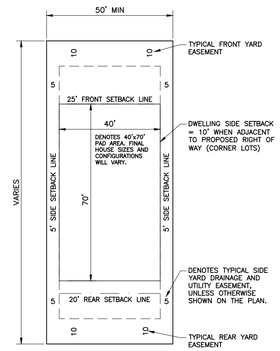
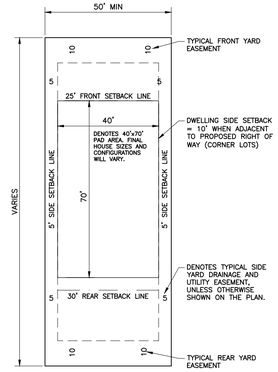
8





TYPICAL 50' LOT DETAIL

NOT TO SCALE



TYPICAL 50' LOT DETAIL (30' REAR SET BACK)

NOT TO SCALE

LEGEND:

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

SINGLE FAMILY LOT DATA:

LOT TYPE BREAKDOWN

50' WIDE
BLOCK 1, LOTS 1–42
BLOCK 2, LOTS 1–21
BLOCK 3, LOTS 1–28
BLOCK 4, LOTS 1–17

TOTAL LOTS	108 UNITS

SETBACKS

FRONT	25 FT
SIDE	5 FT
SIDE (ROW)	10 FT
REAR	20 FT
REAR (BLOCK 4)	30 FT

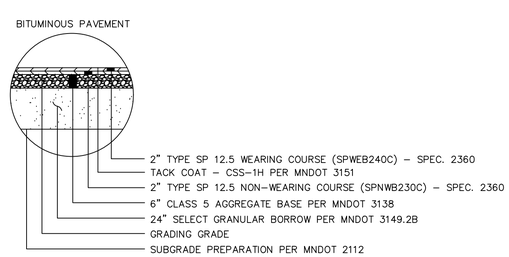
TOTAL DENSITY CALCULATIONS:

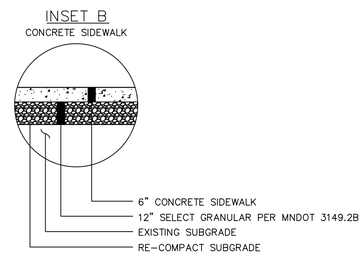
AREA AND DENSITY

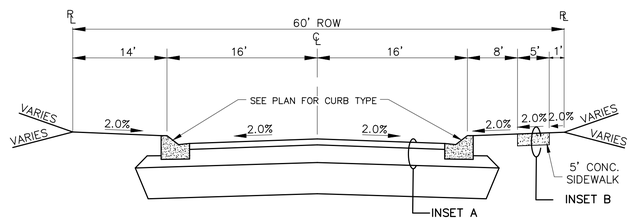
GROSS AREA	21.27 AC
TOTAL UNITS	108 UNITS
DENSITY	5.08 UNITS/AC

SITE PLAN NOTES:

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







TYPICAL 60' ROW ROAD SECTION

ROAD A
ROAD B
ROAD C

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SHEET 9 of 29

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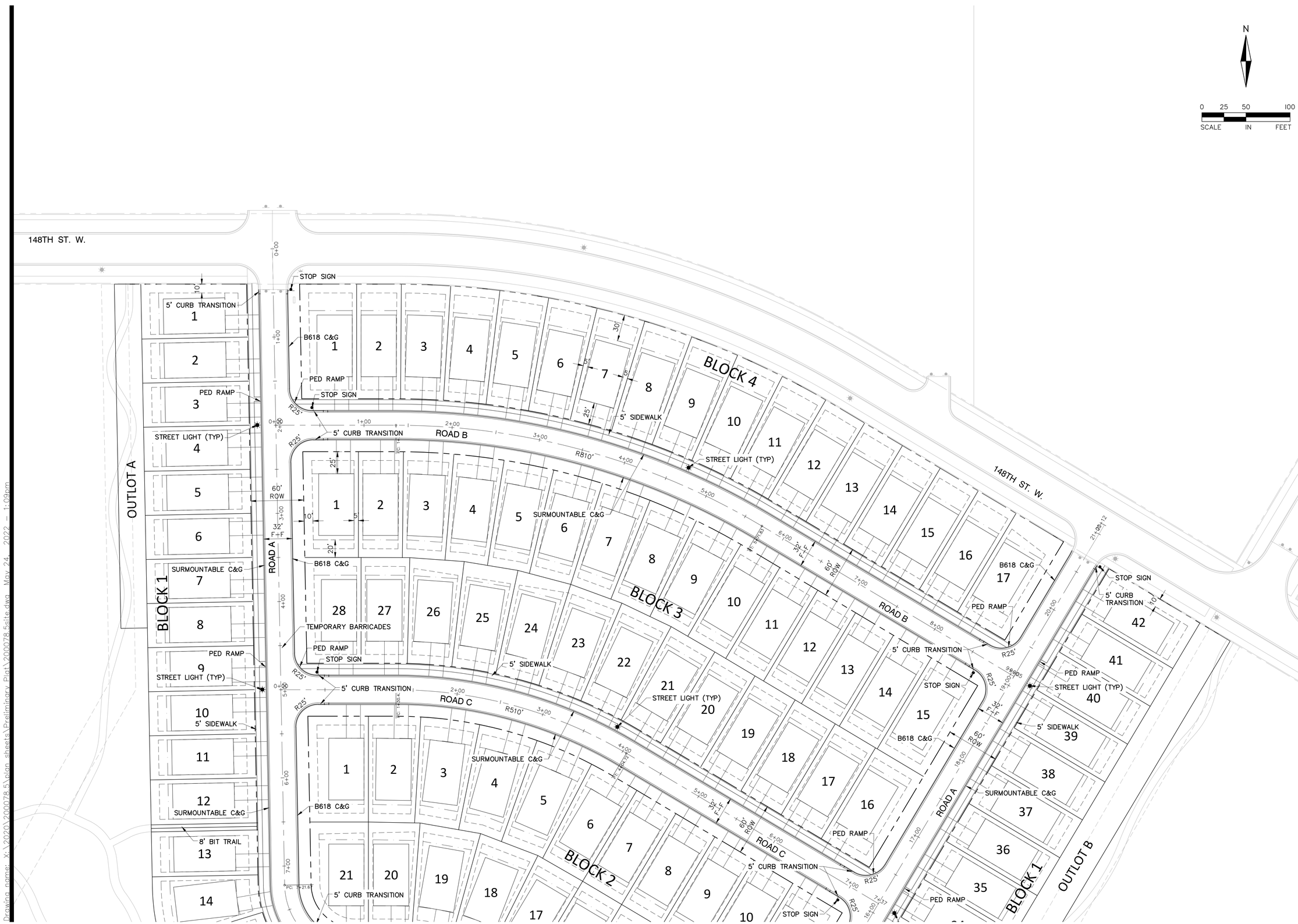

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SITE PLAN - VIEW A

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SHEET 10 of 29

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ROSEMOUNT, MINNESOTA
PRELIMINARY PLAT SUBMITTAL
SITE PLAN - VIEW B

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SHEET 11 of 29



GRADING NOTES:

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

N

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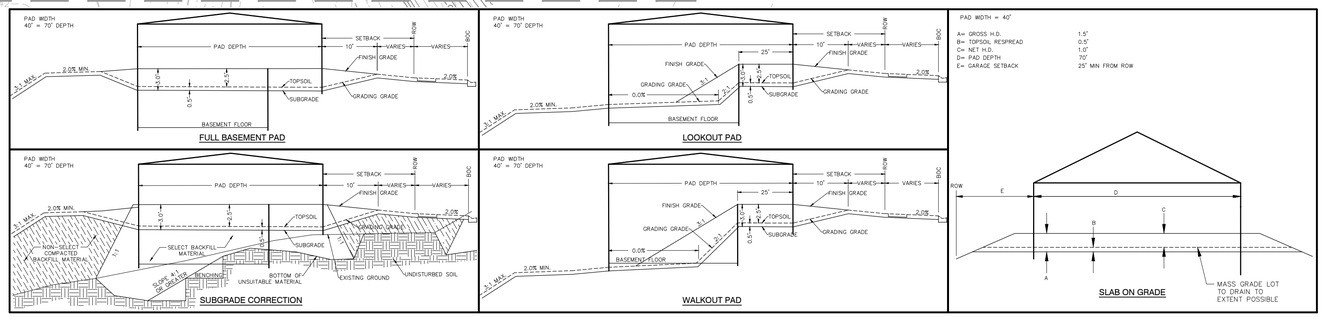
SCALE IN FEET

LEGEND:

FRONT OF PAD 964.1 (1) W 976.8 976.3	GARAGE FLOOR ELEVATION ADDITIONAL REQUIRED STEPS BEYOND TYPICAL 0.67' DIFF. HOUSE PAD TYPE LOWEST FLOOR ELEVATION REAR ELEVATION
989	EXISTING CONTOUR
989	MASS GRADING CONTOUR
989	PROPOSED CONTOUR
989	TEMPORARY TIE OUT CONTOUR
xEOF 972.44	EOF SPOT ELEVATION
1.0%	DIRECTION OF DRAINAGE
	EMERGENCY OVERFLOW ROUTING
	MAINTENANCE ACCESS
ST-1	SOIL BORING (SEE GEOTECHNICAL REPORT)



SINGLE FAMILY HOME HOLD DOWN DETAILS

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M/I HOMES

AMBER FIELDS - 4TH ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

GRADING AND DRAINAGE PLAN - OVERALL VIEW

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CLARK WICKLUND, PE

Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	**ISSUE**
5-24-22	CITY SUBMITTAL

PROJECT TEAM DATA

DESIGNED:	CJK
DRAWN:	DBR
PROJECT NO:	220-0078.5

12

SHEET 12 of 29

Drawing name: X:\2020\200078.5\plan sheets\Preliminary Plat\200078.5grad.dwg May 24, 2022 - 1:11pm



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GRADING AND DRAINAGE PLAN - VIEW A

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5-24-22	CITY SUBMITTAL

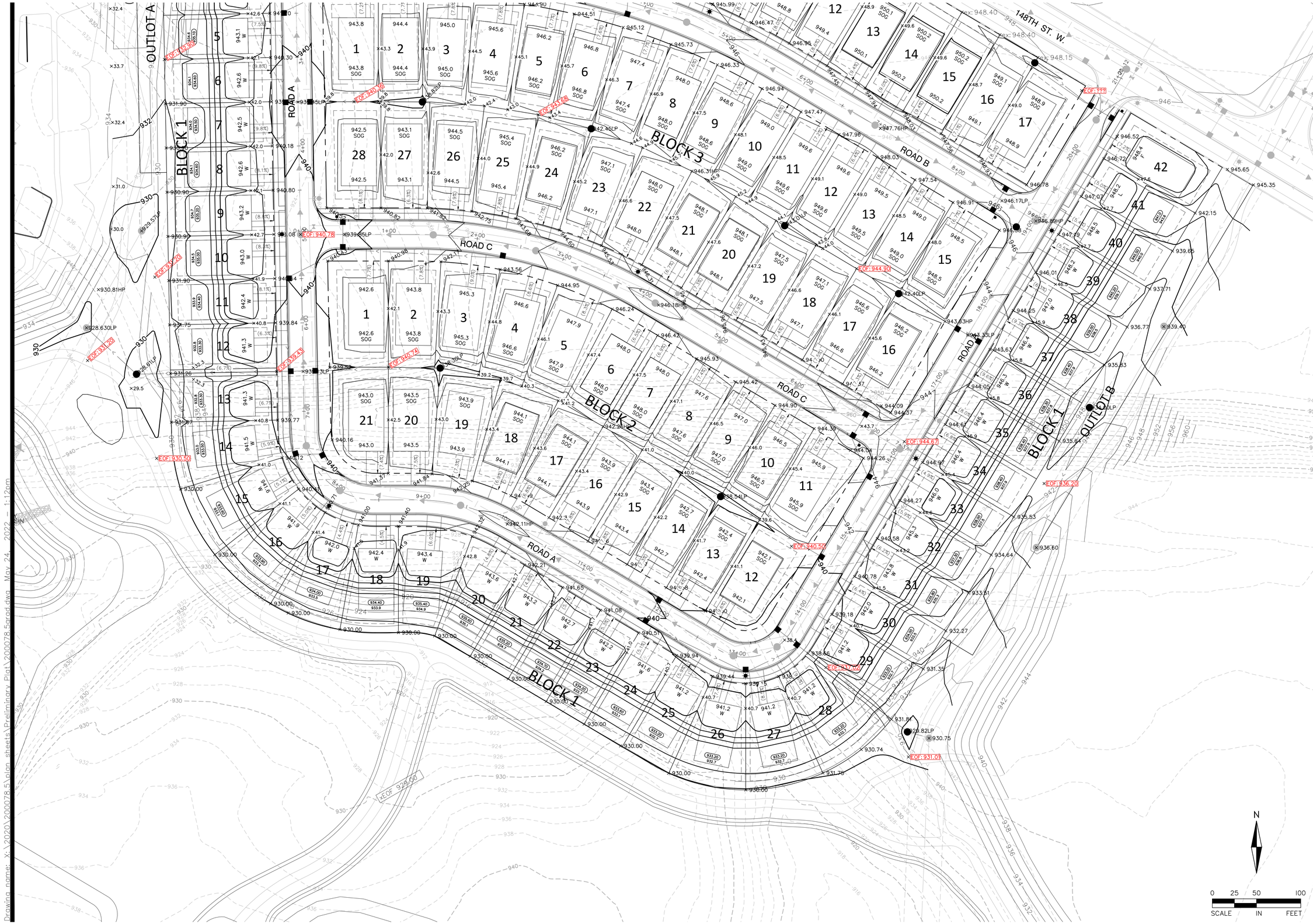
PROJECT TEAM DATA

DESIGNED: CJK
DRAWN: DBR
PROJECT NO: 220-0078.5

13

SHEET 13 of 29

Drawing name: X:\2020\200078.5\plan sheets\Preliminary Plat\200078.5grad.dwg May 24, 2022 - 1:12pm



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GRADING AND DRAINAGE PLAN - VIEW B

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DATE	ISSUE
5-24-22	CITY SUBMITTAL

PROJECT TEAM DATA

DESIGNED: CJK
DRAWN: DBR
PROJECT NO: 220-0078.5

14

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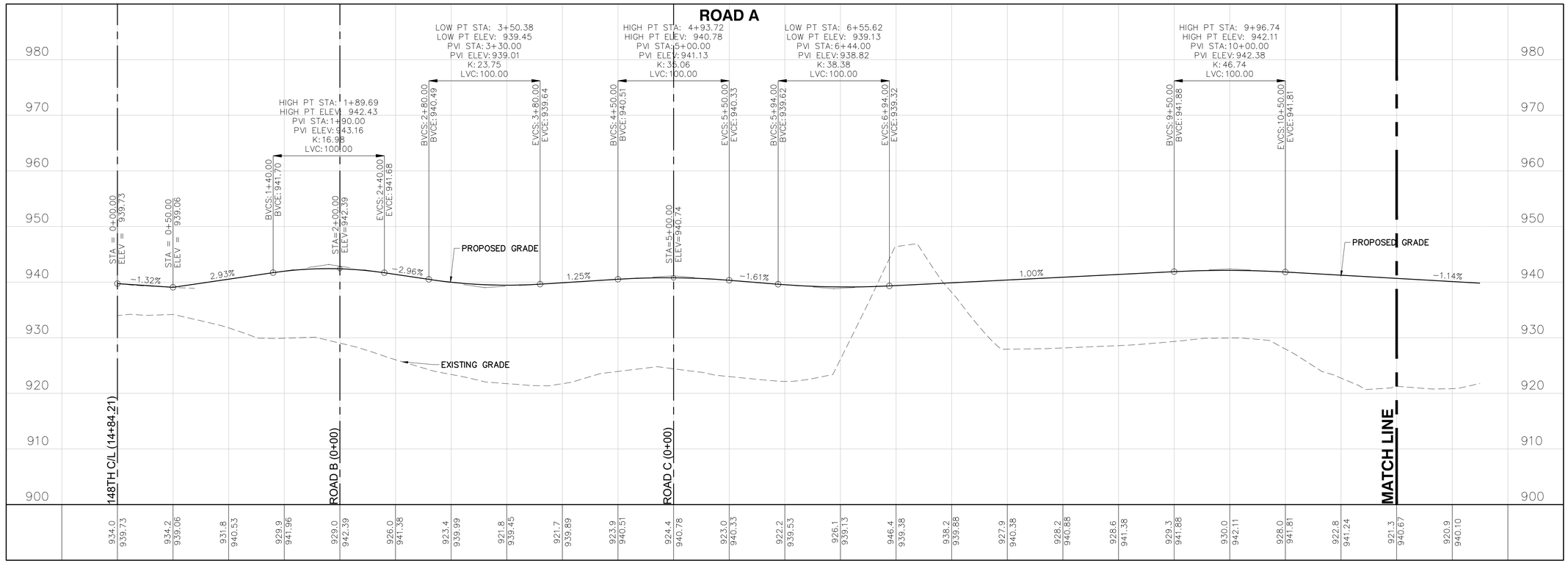

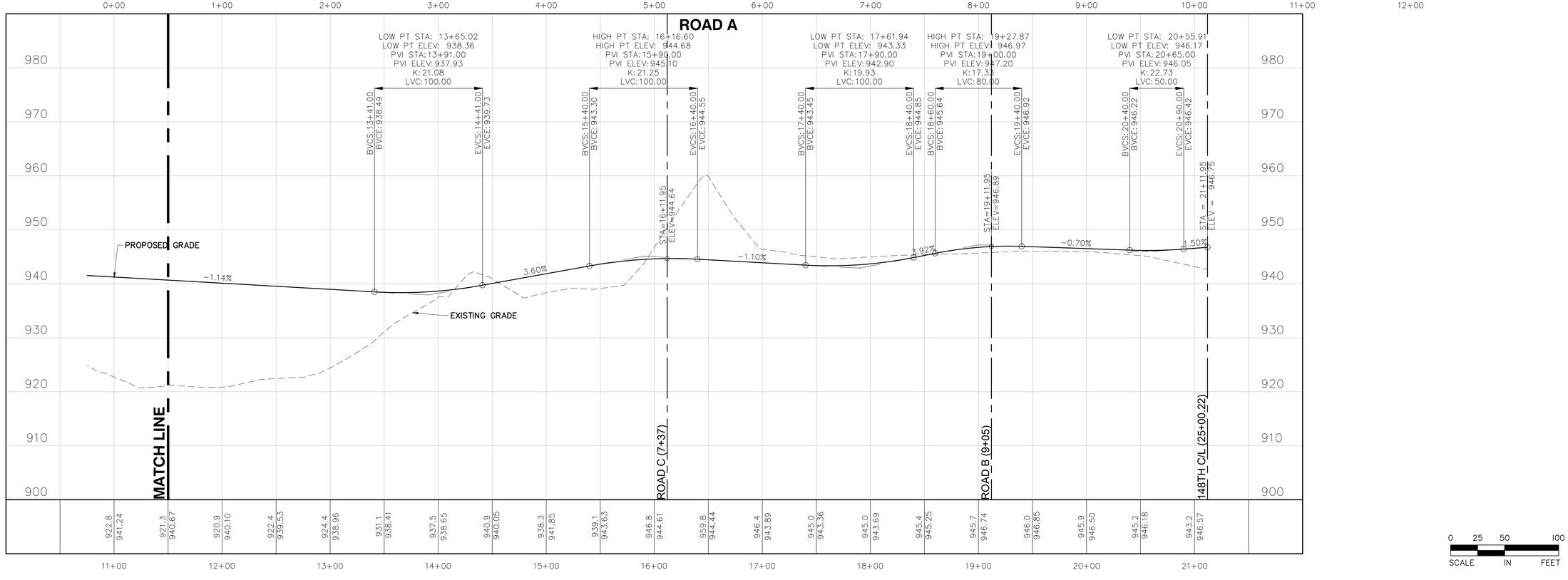

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GRADING PROFILES

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15

SHEET 15 of 29

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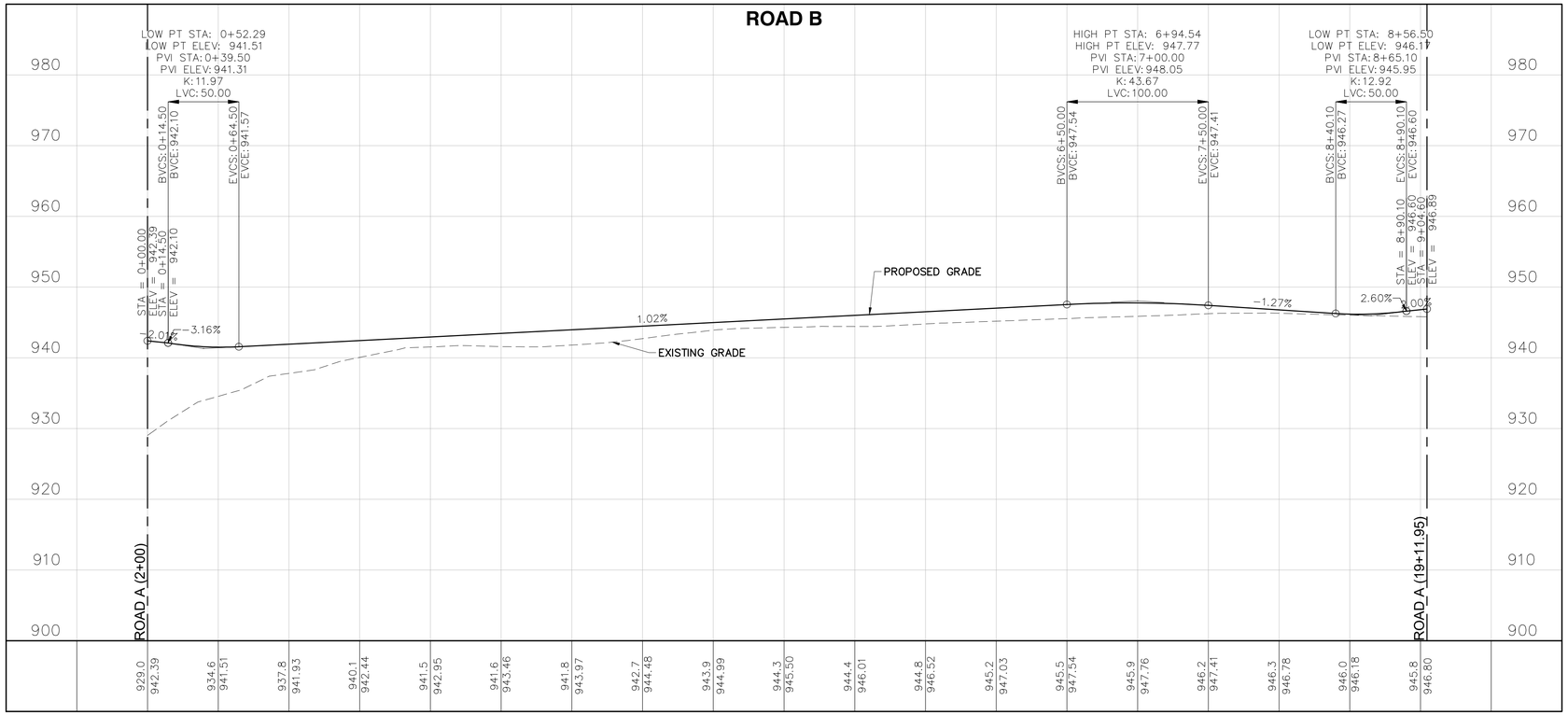

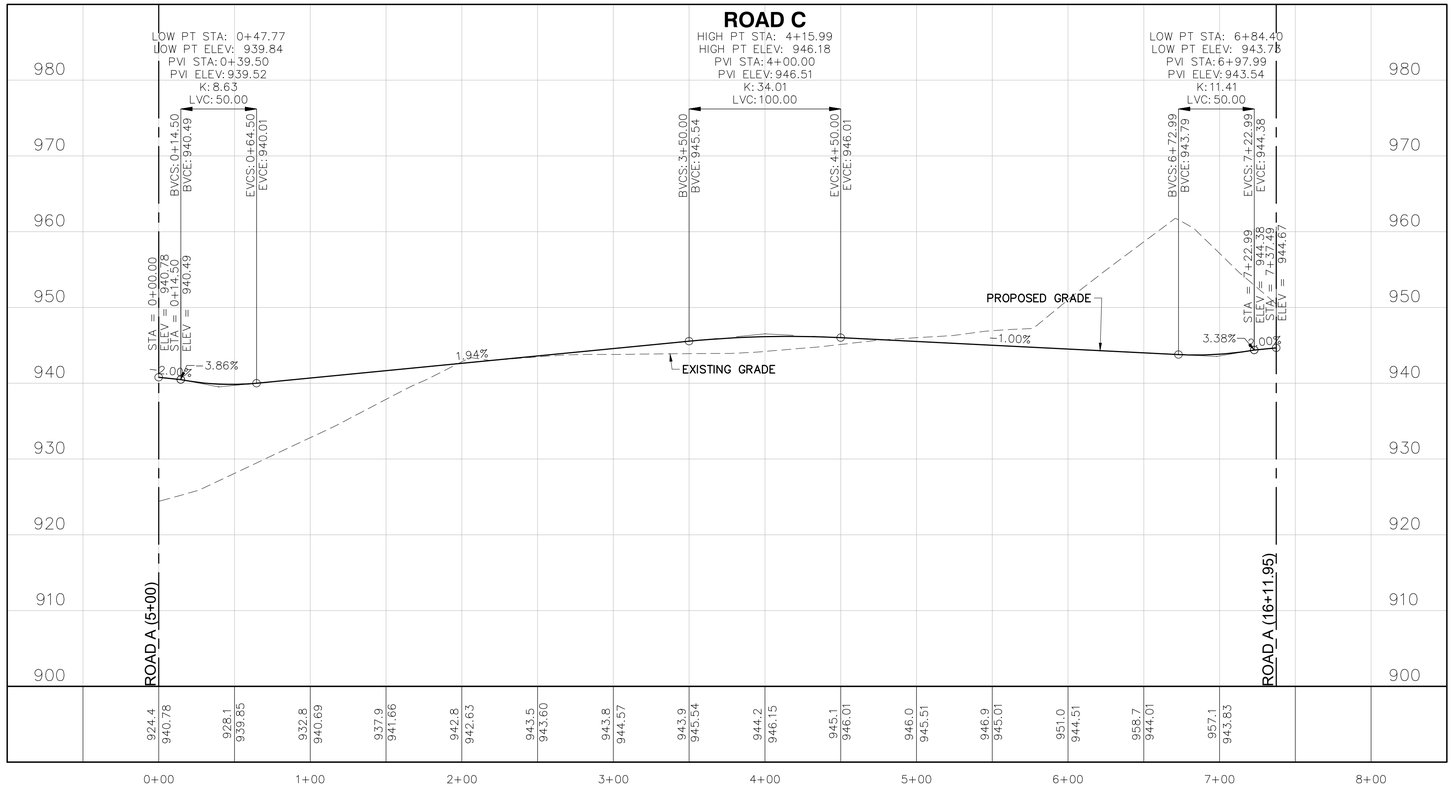

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DESIGNED: CJK
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PROJECT NO: 220-0078.5

16

SHEET 16 of 29

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VIEW A
VIEW B
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
PRE
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LOT 7
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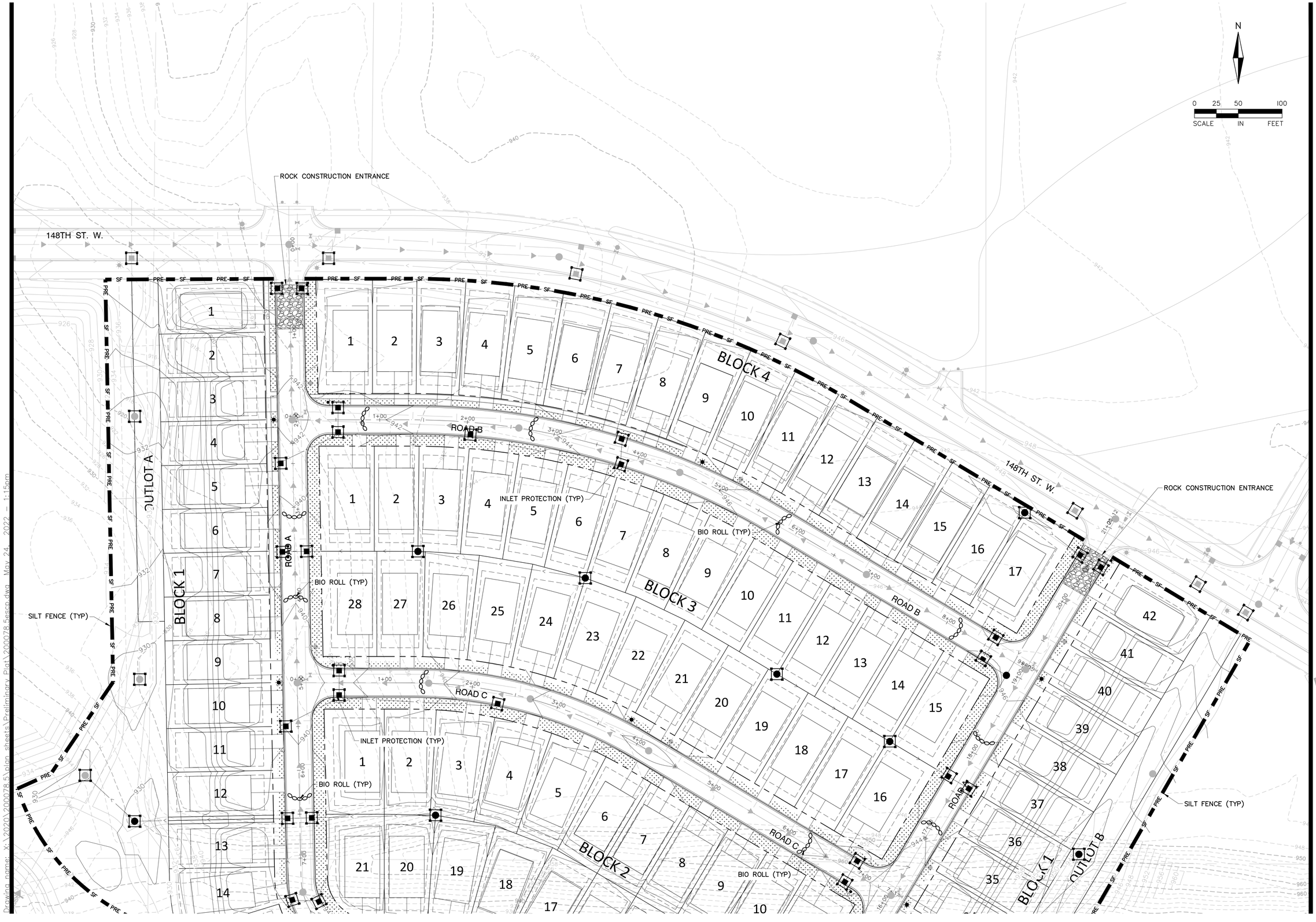

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PRELIMINARY PLAT SUBMITTAL

EROSION AND SEDIMENT CONTROL PLAN - VIEW A

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5-24-22	CITY SUBMITTAL

PROJECT TEAM DATA

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EROSION AND SEDIMENT CONTROL PLAN - VIEW B

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DATE	ISSUE
5-24-22	CITY SUBMITTAL

PROJECT TEAM DATA

DESIGNED:	CJK
DRAWN:	DBR
PROJECT NO:	220-0078.5

19

SHEET 19 of 29

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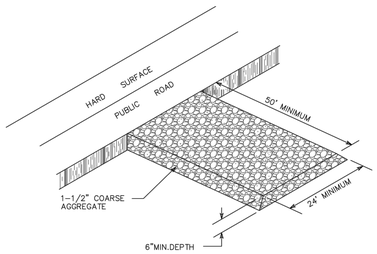
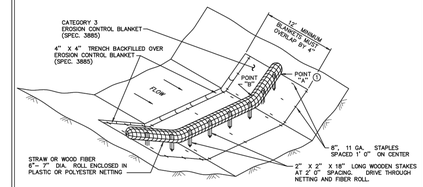


Notes:
1. CRUSHED CONCRETE IS NOT ALLOWED
2. CONSTRUCTION ENTRANCE SHALL BE A MINIMUM OF 24' X 50'
3. GEOTEXTILE FABRIC REQUIRED UNDERNEATH COARSE AGGREGATE FOR DRIVEWAYS LARGER THAN 24 FEET x 12 FEET, HEAVY TRAFFIC OR AS DIRECTED BY THE ENGINEER
4. MAINTENANCE IS INCIDENTAL

ROSEMOUNT MINNESOTA Standard Plate Library forthe Cityof Rosemount	ROCK CONSTRUCTION ENTRANCE	Special Details Date: 01-10-06 Revised: 01-10-06	EC-1



BIOROLL BLANKET SYSTEM
(SPEC. 3897)

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 BIOROLL DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USEABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE BIOROLL 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 3897.

ROSEMOUNT MINNESOTA Standard Plate Library for the City of Rosemount	BIO-ROLL BLANKET	Special Details Date: 01-19-06 Revised: 01-21-15	EC-2

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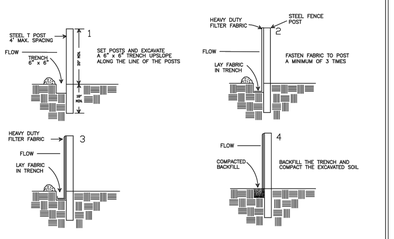

Maintenance
1. FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USEABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY 1/3 HEIGHT OF THE BARRIER, OR AS DIRECTED BY THE ENGINEER.
4. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED, SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.
5. WETLANDS ARE TO BE PROTECTED BY TWO ROWS OF H.D. SILT FENCE. DOUBLE H.D. SILT FENCE IS REQUIRED AROUND WATER BODIES, STEEP SLOPES AND HIGHLY ERODIBLE SOILS.
6. ALL MATERIAL & INSTALLATION MUST CONFORM TO THE REQUIREMENTS OF THE CURRENT EDITION OF THE MNDOT CONSTRUCTION SPECIFICATIONS TABLE 3886-1.

ROSEMOUNT MINNESOTA Standard Plate Library for the City of Rosemount	PLACEMENT & CONSTRUCTION OF SYNTHETIC FILTER BARRIER	Special Details Date: 01-06-05 Revised: 03-17-08	EC-3

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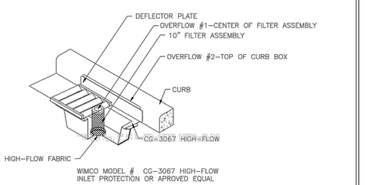
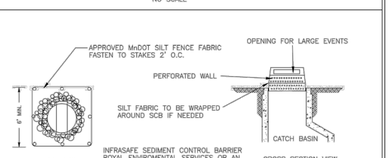


CURB AND GUTTER INLET PROTECTION
NO SCALE



REAR YARD INLET PROTECTION
NO SCALE

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

SEDIMENT CONTROL PRACTICES:

1. SEDIMENT CONTROL PRACTICES MUST MINIMIZE SEDIMENT FROM ENTERING SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS AND STORM SEWER INLETS.

2. SEDIMENT CONTROL PRACTICES MUST BE ESTABLISHED ON ALL DOWN GRADIENT PERMITERS BEFORE ANY UPGRADIENT LAND DISTURBING ACTIVITIES BEGIN. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL PERMANENT COVER HAS BEEN ESTABLISHED.

3. THE TIMING OF THE INSTALLATION OF SEDIMENT CONTROL PRACTICES MAY BE ADJUSTED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES. ANY SHORT-TERM ACTIVITY MUST BE COMPLETED AS QUICKLY AS POSSIBLE AND THE SEDIMENT CONTROL PRACTICES MUST BE INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED. HOWEVER, SEDIMENT CONTROL PRACTICES MUST BE INSTALLED BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE ACTIVITY IS NOT COMPLETE.

4. ALL STORM DRAIN INLETS MUST BE PROTECTED BY APPROPRIATE BMPS DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED.

5. TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCES OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORM WATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES.

6. SITE CONSTRUCTION ENTRANCES WILL BE AS SHOWN ON THE PLAN. ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT EACH ENTRANCE.

EROSION CONTROL SCHEDULE:

1. THE CITY OF ROSEMOUNT SHALL INSPECT THAT ALL SEDIMENT AND EROSION CONTROL BMP'S ARE IN PLACE PRIOR TO AND LAND DISTURBANCE AS IDENTIFIED ON THE APPROVED GRADING PLAN.

2. PRIOR TO ANY CONSTRUCTION OR DEMOLITION, SILT FENCE AND FILTERS SHALL BE INSTALLED AS SHOWN TO INTERCEPT RUNOFF.

3. ALL EROSION CONTROL INSTALLATIONS SHALL REMAIN IN PLACE AND BE MAINTAINED IN GOOD CONDITION BY THE CONTRACTOR UNTIL THE SITE HAS BEEN RE-VEGETATED. CONTRACTOR MAY REMOVE NECESSARY SILT FENCING/FILTERS TO CONSTRUCT ROADWAYS, WHILE MAINTAINING ADEQUATE EROSION CONTROL IN ADJACENT AREA.

4. SUFFICIENT TOPSOIL SHALL BE STOCKPILED TO ALLOW FOR THE REPLACEMENT OF 6" OF TOPSOIL FOR DISTURBED AREAS TO BE RE-VEGETATED.

5. THE CONTRACTOR SHALL SCHEDULE SITE GRADING, UTILITY INSTALLATION AND PAVEMENT CONSTRUCTION SO THAT THE GENERAL SITE CAN BE MULCHED AND RE-SEEDED SOON AFTER DISTURBANCE. AREAS THAT WILL NOT BE SUBJECT TO CONSTRUCTION TRAFFIC SHALL BE SEEDED (MnDOT MIX 22-112 @ 100#/AC AND MULCHED OR SODDED WITHIN SEVEN (7) DAYS OF BEING DISTURBED.

6. CONTRACTOR SHALL INSTALL EROSION CONTROL DEVICES AS INDICATED ON THIS EROSION CONTROL PLAN AND ANY ADDITIONAL REQUIRED BASED ON MEANS, METHODS AND SEQUENCES OF CONSTRUCTION.

EROSION CONTROL GENERAL NOTES:

1. NO LAND DISTURBING ACTIVITY SHALL OCCUR UNTIL A GRADING PERMIT HAS BEEN ISSUED FROM THE CITY OF ROSEMOUNT AND THE WATERSHED DISTRICT.

2. BEST MANAGEMENT PRACTICES (BMP'S) REFER TO EROSION AND SEDIMENT CONTROL PRACTICES DEFINED IN THE MPCA PROTECTING WATER QUALITY IN URBAN AREAS AND THE MINNESOTA CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL PLANNING HANDBOOK.

3. ALL BMP'S SELECTED SHALL BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND ESTIMATED DURATION OF USE.

4. THE SWPPP MAY BE REVISED AT ANYTIME OF THE PROJECT TIMELINE AS LONG AS THE BMP'S ARE SELECTED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER SPECIFICATION AND ACCEPTED ENGINEERING PRACTICES (SECTION 7 OF MPCA NPDES PERMIT).

- ALL SWPPP CHANGES MUST BE DONE BY A QUALIFIED INDIVIDUAL (21.2A OR 21.2B OF MPCA NPDES PERMIT).

5. A COPY OF THESE PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.

6. THE BOUNDARIES OF THE LAND DISTURBANCE LIMITS SHOWN ON THE PLANS SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. NO DISTURBANCE BEYOND THE DISTURBED LIMITS.

7. WHEREVER POSSIBLE, PRESERVE THE EXISTING TREES, GRASS AND OTHER VEGETATIVE COVER TO HELP FILTER RUNOFF.

8. ESTABLISH A PERMANENT VEGETATIVE COVER ON ALL EXPOSED SOILS WHERE LAND IS COMING OUT OF AGRICULTURAL PRODUCTION. PLANT AS SOON AS POSSIBLE TO ESTABLISH DENSE GRASS FILTER PRIOR TO CONSTRUCTION AND TO MINIMIZE WEED GROWTH.

9. ALL TREES NOT LISTED FOR REMOVAL SHALL BE PROTECTED. DO NOT OPERATE EQUIPMENT WITHIN THE DRIPLINE, ROOT ZONES OR WITHIN TREE PROTECTION FENCE AREAS.

10. ALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) SHALL BE INSTALLED AND IN OPERATION PRIOR TO LAND DISTURBANCE ACTIVITIES AND THEY SHALL BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR EROSION HAS PASSED.

11. SILT FENCE IS REQUIRED AT DOWN GRADIENT PERIMETER OF DISTURBED AREAS AND STOCKPILES. PROTECT WETLANDS, WATERCOURSES AND ADJACENT PROPERTIES FROM SEDIMENTATION AND STORMWATER RUNOFF.

12. THE BMP'S SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS DICTATE, THE PERMITTEE/CONTRACTOR SHALL ANTICIPATE THAT MORE BMP'S WILL BE NECESSARY TO ENSURE EROSION AND SEDIMENT CONTROL ON THE SITE. DURING THE COURSE OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY CONSTRUCTION ACTIVITIES AND/OR CLIMATIC EVENTS AND TO PROVIDE ADDITIONAL BMP'S OVER AND ABOVE THE MINIMUM REQUIREMENTS SHOWN ON THE PLANS, AS MAY BE NEEDED TO PROVIDE EFFECTIVE PROTECTION OF WATER AND SOIL RESOURCES.

13. THE BMP'S SHALL BE INSPECTED DAILY BY THE PERMITTEE/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. SILT FENCES CLEANED OR REPLACED AT SEDIMENT BUILDUP OF 1/2 OF THE FENCE HEIGHT.

14. LAND DISTURBING ACTIVITIES SHALL OCCUR IN INCREMENTS OF WORKABLE SIZE SUCH THAT ADEQUATE BMP CONTROL CAN BE PROVIDED THROUGHOUT ALL PHASES OF CONSTRUCTION. THE SMALLEST PRACTICAL AREA SHALL BE EXPOSED OR OTHERWISE DISTURBED AT ANY ONE TIME.

15. OPERATE TRACK EQUIPMENT (DOZER) UP AND DOWN EXPOSED SOIL SLOPES ON FINAL PASS, LEAVING TRACK GROOVES PERPENDICULAR TO THE SLOPE. DO NOT BACK-BLADE. LEAVE A SURFACE ROUGH TO MINIMIZE EROSION.

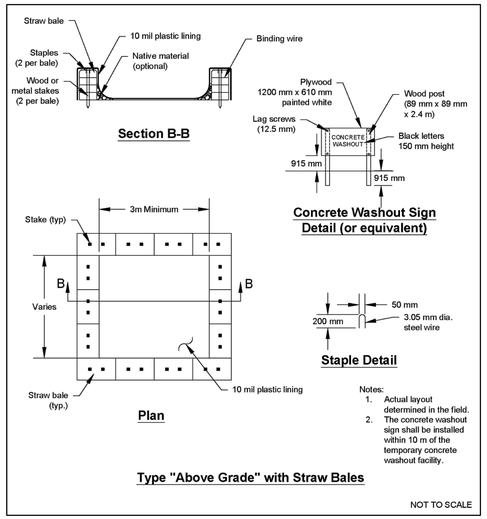
16. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED FROM EROSION WITHIN 7 DAYS OF SUBSTANTIAL COMPLETION OF GRADING IN THAT AREA. TEMPORARY SEED AND MULCH SHALL COVER ALL EXPOSED SOILS IF GRADING COMPLETION IS DELAYED LONGER THAN 7 DAYS. PERMANENT SEED AND MULCH OR SOD IS REQUIRED WITHIN 3 DAYS OF COMPLETION OF FINAL GRADING.

17. GENERAL TEMPORARY SEED SHALL BE MNDOT MIX 22-112 @ 100 LBS. PER ACRE OR APPROVED EQUAL. PERMANENT SEED SHALL BE MNDOT MIX 25-151 @ 120 LBS. PER ACRE OR APPROVED EQUAL. (PLANTING DATES PER SPEC 2575) MULCH SHALL BE MNDOT TYPE 1 (CLEAN OAT STRAW) @ 2 TONS PER ACRE AND DISK ANCHORED IN PLACE OR APPROVED EQUAL. FERTILIZER SHALL BE 80-80-80 NPK PER ACRE (UNLESS P RESTRICTIONS APPLY) AND INCORPORATED INTO THE SEED BED.

18. POND AND BASIN AREAS SHALL BE SEEDED IN ACCORDANCE WITH LANDSCAPE PLAN.

19. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

20. AN ALTERNATE EROSION & SEDIMENT CONTROL PLAN SHALL BE REQUIRED FOR LAND DISTURBANCES ON EACH LOT AS PART OF ANY FUTURE BUILDING PERMIT FOR THE CONSTRUCTION OF STRUCTURES AND DRIVEWAYS.



CONCRETE WASHOUT DETAIL

EROSION AND SEDIMENT CONTROL MAINTENANCE PROGRAM:

1. INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. IMMEDIATELY REPAIR FAILED OR FAILING SILT FENCE.

2. REPLACEMENT/REPAIR – BMP'S SHALL BE REPAIRED, REPLACED OR SUPPLEMENT OF ALL NONFUNCTIONAL BMP'S WITH FUNCTIONAL BMP'S BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY UNLESS ANOTHER TIME FRAME IS SPECIFIED IN SECTION 11.5 OR 11.6.

3. SEDIMENT REMOVAL – SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER. ANY SEDIMENT REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER FABRIC IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH EXISTING GRADE, PREPARED, AND SEEDED WITH THE APPROPRIATE SEED MIX, OR SODDED AS DIRECTED BY THE ENGINEER.

4. REMOVAL OF SILT FENCE – SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPWARD SLOPING AREA HAS BEEN PERMANENTLY STABILIZED. IF THE UPWARD SLOPING AREA IS TO BE EXPOSED LONGER THAN SIX (6) MONTHS, THAT AREA SHALL BE COVERED WITH TEMPORARY VEGETATION WHEN FIRST EXPOSED.

5. THE CONTRACTOR MUST ROUTINELY INSPECT THE CONSTRUCTION SITE ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. IF EVIDENCE OF EROSION AND SEDIMENT BMP DEPOSITION IS DISCOVERED CONTRACTOR MUST COMPLETE REMOVAL OR STABILIZATION WITHIN (7) CALENDER DAYS OF DISCOVERY.

6. ALL INSPECTIONS AND MAINTENANCE CONDUCTED DURING CONSTRUCTION MUST BE RECORDED IN WRITING AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP RECORDS OF EACH INSPECTION AND

MAINTENANCE ACTIVITY SHALL INCLUDE:

A. DATE AND TIME OF INSPECTIONS;
B. NAME OF PERSON(S) CONDUCTING INSPECTIONS;
C. FINDINGS OF INSPECTIONS, INCLUDING RECOMMENDATIONS FOR CORRECTIVE ACTIONS;
D. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVIES.
E. DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCH (0.5 INCHES) IN 24 HOURS:
F. DOCUMENTS OF CHANGES MADE TO THE SWPPP AS REQUIRED IN SECTION 6.

7. WHERE PARTS OF THE CONSTRUCTION SITE HAVE UNDERGONE FINAL STABILIZATION, BUT WORK REMAINS ON OTHER PARTS OF SITE, INSPECTIONS OF THE STABILIZED AREAS MAY BE REDUCED TO ONCE PER MONTH. WHERE WORK HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, THE REQUIRED INSPECTIONS AND MAINTENANCE MUST TAKE PLACE AS SOON AS RUNOFF OCCURS AT THE SITE OR PRIOR TO RESUMING CONSTRUCTION, WHICHEVER COMES FIRST.

POLLUTION PREVENTION MANAGEMENT MEASURES:

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

1. SOLID WASTE: COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION AND DEMOLITION DEBRIS AND OTHER WASTES MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.

2. HAZARDOUS MATERIAL: OIL, GASOLINE, PAINT AND ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.

3. CONCRETE WASHOUT IS DONE TRUCK BY TRUCK WITH A MOBILE WASHOUT SYSTEM PROVIDED AND COMPLETED BY THE CONCRETE CONTRACTOR. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF.

4. NO ENGINE DEGREASING IS ALLOWED ON SITE.

PERMANENT COVER:

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

ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND ALL SOILS MUST BE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OVER THE ENTIRE PERVIOUS SURFACE AREA, OR OTHER EQUIVALENT MEANS NECESSARY TO PREVENT SOIL FAILURE UNDER EROSIVE CONDITIONS AND;

A. ALL DRAINAGE DITCHES, CONSTRUCTED TO DRAIN WATER FROM THE SITE AFTER CONSTRUCTION IS COMPLETE, MUST BE STABILIZED TO PRECLUDE EROSION;
B. ALL TEMPORARY SYNTHETIC, AND STRUCTURAL EROSION PREVENTION AND SEDIMENT CONTROL BMPS (SUCH AS SILT FENCE) MUST BE REMOVED AS PART OF THE SITE PERMANENT COVER; AND
C. THE CONTRACTORS MUST CLEAN OUT ALL SEDIMENT FROM CONVEYANCES AND FROM TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHEDBACK INTO THE BASIN, CONVEYANCES OR DRAINAGE WAYS DISCHARGING OFF-SITE OR TO SURFACE WATERS. THE CLEAN OUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.

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

DEWATERING:

1. IF UTILITY INSTALLATION WORK ENCOUNTERS GROUNDWATER, THE CONTRACTOR SHALL PROVIDE A PLAN TO THE CITY AND PROJECT ENGINEER FOR REVIEW. THE PLAN AT MINIMUM SHALL BE A DEWATERING PLAN INCLUDING WATER ROUTING, STORAGE, AND DISCHARGE LOCATION.

2. IF ANY TEMPORARY DEWATERING IS REQUIRED ONSITE THE CONTRACTOR SHALL DISPOSE OF STORMWATER OR GROUND WATER BY USE OF PUMPS AND HOSES TO ACCEPTABLE DISCHARGE POINTS APPROVED BY THE CITY AND PROJECT ENGINEER.

3. ANY ACCUMULATED SEDIMENT ALONG EXISTING CURB AND GUTTER THAT HAS COLLECTED AS A RESULT OF DISCHARGING DEWATERING HOSES SHALL BE IMMEDIATELY REMOVED AND PROPERLY DISPOSED OF AFTER EACH DISCHARGING EVENT.
4. ONSITE DEWATERING SHALL NOT CAUSE EROSION. DEWATERING DISCHARGE SHALL NOT BE DIRECTED INTO INFILTRATION AREAS.

FINAL STABILIZATION:

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

ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND ALL SOILS MUST BE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OVER THE ENTIRE PERVIOUS SURFACE AREA, OR OTHER EQUIVALENT MEANS NECESSARY TO PREVENT SOIL FAILURE UNDER EROSIVE CONDITIONS AND;

A. ALL DRAINAGE DITCHES, CONSTRUCTED TO DRAIN WATER FROM THE SITE AFTER CONSTRUCTION IS COMPLETE, MUST BE STABILIZED TO PRECLUDE EROSION;
B. ALL TEMPORARY SYNTHETIC, AND STRUCTURAL EROSION PREVENTION AND SEDIMENT CONTROL BMPS (SUCH AS SILT FENCE) MUST BE REMOVED AS PART OF THE SITE FINAL STABILIZATION; AND
C. THE CONTRACTORS MUST CLEAN OUT ALL SEDIMENT FROM CONVEYANCES AND FROM TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHED BACK INTO THE BASIN, CONVEYANCES OR DRAINAGE WAYS DISCHARGING OFF-SITE OR TO SURFACE WATERS. THE CLEAN OUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.

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AMBER FIELDS - 4TH ADDITION
ROSEMOUNT, MINNESOTA
PRELIMINARY PLAT SUBMITTAL
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

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

CLARK WICKLUND, PE

PRELIMINARY
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Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

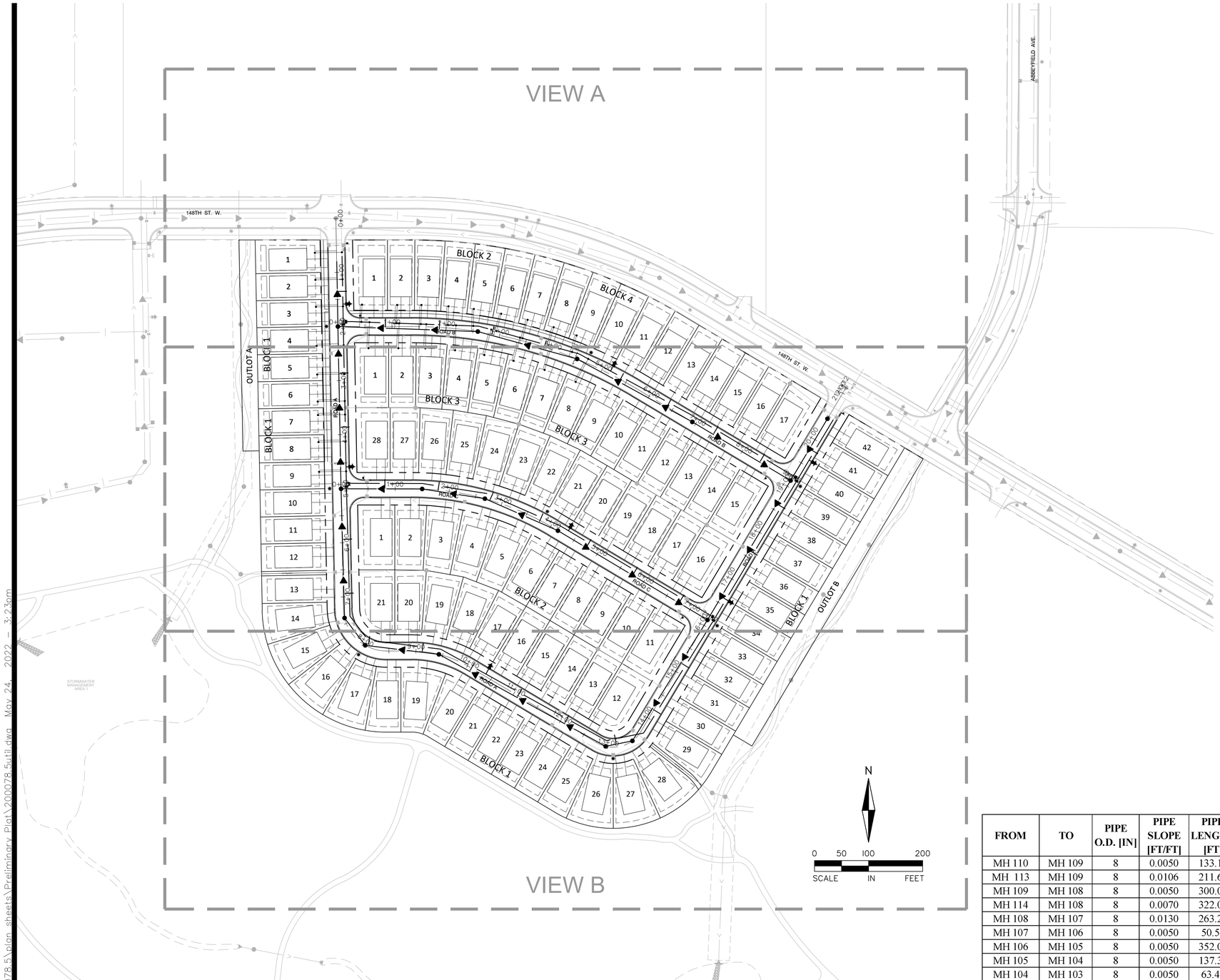
DATE	ISSUE
5-24-22	CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: CJK
DRAWN: DBR
PROJECT NO: 220-0078.5

20

SHEET 20 of 29

Drawing name: X:\2020\200078.5\plan sheets\Preliminary Plat\200078.5escp.dwg May 24, 2022 - 1:15pm



LEGEND:

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

UTILITY NOTES:

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

FROM	TO	PIPE O.D. [IN]	PIPE SLOPE [FT/FT]	PIPE LENGTH [FT]	INVERT FROM	INVERT TO	RIM ELEV	STRUCTURE SIZE [IN]	MANHOLE BUILD [FT]	PIPE TYPE
MH 110	MH 109	8	0.0050	133.10	933.53	932.86	946.19	48	12.66	SDR-35 PVC
MH 113	MH 109	8	0.0106	211.60	935.11	932.87	947.77	48	12.66	SDR-35 PVC
MH 109	MH 108	8	0.0050	300.00	932.76	931.26	946.89	48	14.13	SDR-35 PVC
MH 114	MH 108	8	0.0070	322.02	933.53	931.28	946.19	48	12.66	SDR-35 PVC
MH 108	MH 107	8	0.0130	263.20	931.16	927.74	944.68	48	13.52	SDR-35 PVC
MH 107	MH 106	8	0.0050	50.50	927.64	927.39	938.45	48	10.81	SDR-35 PVC
MH 106	MH 105	8	0.0050	352.00	927.29	925.53	939.00	48	11.71	SDR-35 PVC
MH 105	MH 104	8	0.0050	137.30	925.43	924.74	941.78	48	16.35	SDR-35 PVC
MH 104	MH 103	8	0.0050	63.40	924.64	924.33	940.40	48	15.76	SDR-35 PVC
MH 103	MH 102	8	0.0050	239.00	924.23	923.03	939.75	48	15.52	SDR-26 PVC
MH 114	MH 115	8	0.0050	147.40	933.53	932.79	946.19	48	12.66	SDR-35 PVC
MH 115	MH 116	8	0.0150	117.30	932.69	930.93	943.95	48	11.26	SDR-35 PVC
MH 116	MH 102	8	0.0520	150.00	930.83	923.03	941.68	48	10.85	SDR-26 PVC
MH 102	MH 101	8	0.0050	300.10	922.93	921.43	940.78	48	17.85	SDR-26 PVC
MH 113	MH 112	8	0.0050	242.70	935.11	933.90	947.77	48	12.66	SDR-35 PVC
MH 112	MH 111	8	0.0050	190.50	933.80	932.84	945.49	48	11.69	SDR-35 PVC
MH 111	MH 101	8	0.0437	258.80	932.74	921.43	943.53	48	10.79	SDR-26 PVC
MH 101	EX STUB	8	0.0040	120.00	921.33	920.85	942.39	48	21.06	SDR-26 PVC

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M/I HOMES

AMBER FIELDS - 4TH ADDITION
ROSEMOUNT, MINNESOTA
PRELIMINARY PLAT SUBMITTAL
SANITARY SEWER AND WATERMAIN PLAN - OVERALL VIEW

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CLARK WICKLUND, PE
Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
5–24–22	CITY SUBMITTAL

PROJECT TEAM DATA

DESIGNED: CJK
DRAWN: DBR
PROJECT NO: 220–0078.5

21

SHEET 21 of 29

Drawing name: X:\2020\200078.5\plan sheets\Preliminary Plat\200078.5util.dwg May 24, 2022 - 3:23pm



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AMBER FIELDS - 4TH ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

SANITARY SEWER AND WATERMAIN PLAN - VIEW A

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5-24-22	CITY SUBMITTAL

PROJECT TEAM DATA

DESIGNED:	CJK
DRAWN:	DBR
PROJECT NO:	220-0078.5

22

SHEET 22 of 29

Drawing name: X:\2020\200078.5\plan sheets\Preliminary Plat\200078.5util.dwg May 24, 2022 – 3:24pm



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AMBER FIELDS - 4TH ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

SANITARY SEWER AND WATERMAIN PLAN - VIEW B

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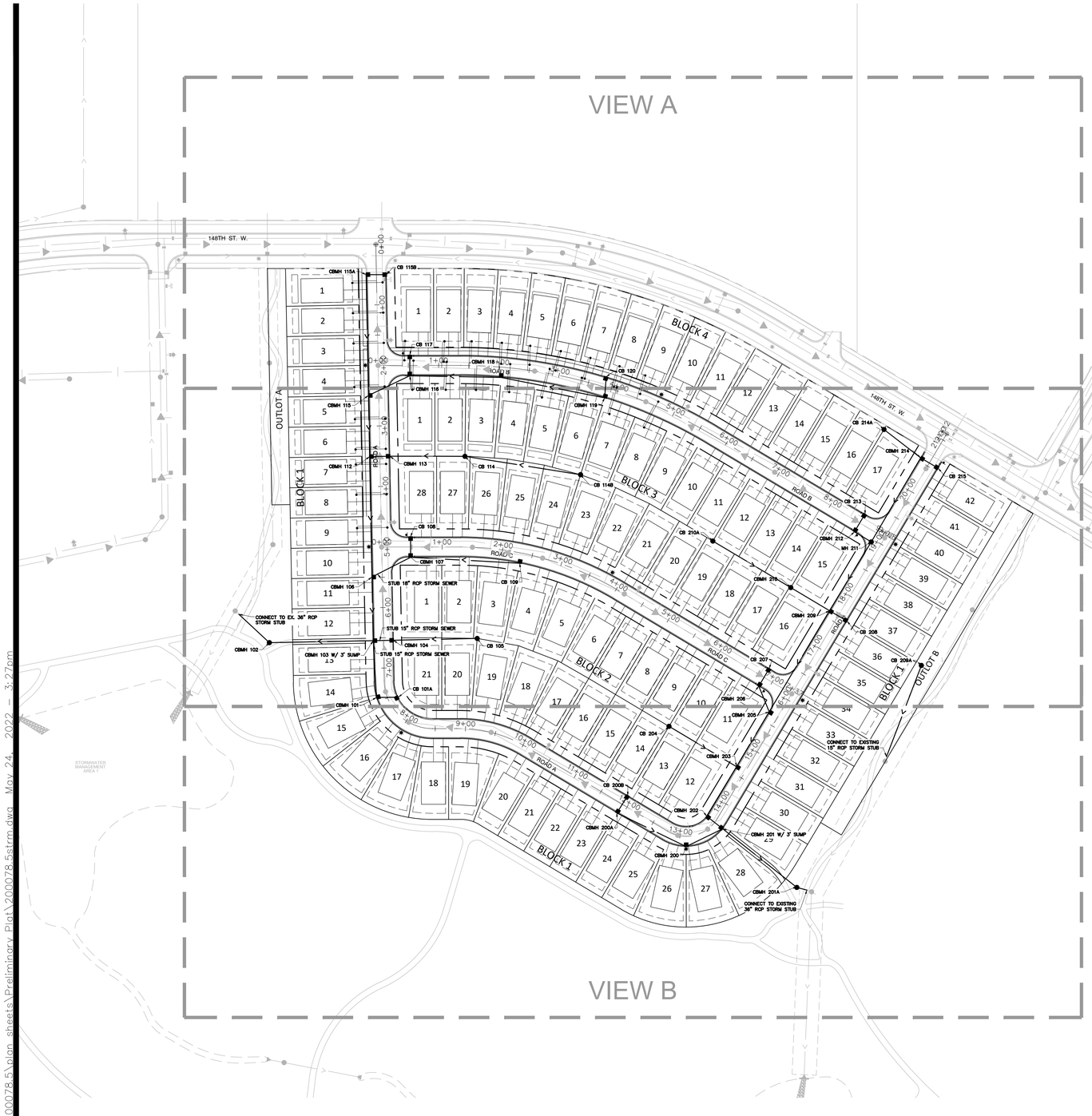
DRAWN:	DBR
PROJECT NO:	220-0078.5

23

SHEET 23 of 29



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SCALE IN FEET

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MH/CB		P. DIA	P. SLOPE	P. TYPE	PIPE	FROM	TO	RIM	STR.	CAST	BUILD
FROM	TO	[IN]	S [%]		LENGTH [FT]	INVERT	INVERT	ELEV	TYPE	TYPE	(FT)
CB 120	CBMH 119	15	0.33%	RCP	34.9	940.26	940.14	944.26	2'x3'	R-3067V	4.00
CBMH 119	CBMH 118	15	1.10%	RCP	174.5	940.14	938.23	944.34	48"	R-3067V	4.20
CBMH 118	CBMH 116	15	1.20%	RCP	150.9	938.23	936.41	942.51	48"	R-3067V	4.28
CB 117	CBMH 116	15	0.55%	RCP	34	937.06	936.87	941.06	2'x3'	R-3067V	4.00
CBMH 116	CBMH 115	21	0.50%	RCP	75.8	936.41	936.04	941.03	48"	R-3067V	4.62
CB 115B	CBMH 115A	15	0.33%	RCP	33.7	934.69	934.58	938.69	2'x3'	R-3067V	4.00
CBMH 115A	CBMH 115	15	0.33%	RCP	199.7	934.58	933.92	938.61	48"	R-3067V	4.03
CBMH 115	CBMH 112	24	0.35%	RCP	101	933.92	933.57	941.03	48"	R-3067V	7.11
CB 114B	CB 114	15	1.80%	RCP	193.3	938.50	935.02	942.50	27"	R-4342	4.00
CB 114	CBMH 113	15	0.50%	RCP	123.9	935.02	934.40	938.82	48"	R-4342	3.80
CBMH 113	CBMH 112	15	0.60%	RCP	33.67	934.40	934.20	938.83	27"	R-3067VB	4.43
CBMH 112	CBMH 106	27	0.40%	RCP	199	933.32	932.52	938.99	48"	R-3067VB	5.67
CB 109	CBMH 107	15	2.00%	RCP	180.6	938.80	935.19	942.80	2'x3'	R-3067V	4.00
CB 108	CBMH 107	15	0.33%	RCP	34	935.41	935.30	939.41	2'x3'	R-3067V	4.00
CBMH 107	CBMH 106	18	0.32%	RCP	69.2	935.19	934.97	939.38	48"	R-3067V	4.19
CBMH 106	CBMH 103	30	0.35%	RCP	100	932.27	931.92	939.89	48"	R-3067V	7.62
CB 105	CBMH 104	15	0.33%	RCP	138.2	934.30	933.84	938.30	27"	R-4342	4.00
CBMH 104	CBMH 103	15	0.33%	RCP	33.7	933.84	933.73	938.51	48"	R-3067VB	4.67
CB 101A	CBMH 101	15	0.42%	RCP	36	935.29	935.14	939.29	2'x3'	R-3067V	4.00
CBMH 101	CBMH 103	18	0.70%	RCP	99.1	935.14	934.45	939.34	48"	R-3067V	4.20
CBMH 103	CBMH 102	30	3.20%	RCP	171.5	928.92	923.43	938.67	48"	R-3067VB	9.75
CBMH 102	CB 201A	36	0.30%	RCP	69	923.43	923.23	929.00	60"	R-4342	5.57
CB 214A	CBMH 214	15	0.33%	RCP	76.6	941.27	941.02	945.27	27"	R-4342	4.00
CB 215	CBMH 214	15	0.33%	RCP	33.7	941.71	941.60	945.71	2'x3'	R-3067VB	4.00
CBMH 214	MH 211	15	0.33%	RCP	161	941.02	940.49	945.55	48"	R-3067VB	4.53
CB 213	CBMH 212	15	0.33%	RCP	34	941.55	941.44	945.55	2'x3'	R-3067V	4.00
CBMH 212	MH 211	15	0.33%	RCP	32.5	941.44	941.33	945.55	48"	R-3067V	4.11
MH 211	CBMH 209	15	1.50%	RCP	133	940.49	938.49	946.12	48"	R-1642	5.63
CB 210A	CB 210	15	0.90%	RCP	150	939.01	937.66	943.01	27"	R-4342	4.00
CB 210	CBMH 209	15	0.33%	RCP	74.5	937.66	937.41	942.40	48"	R-4342	4.74
CB 208	CBMH 209	15	2.00%	RCP	33.67	938.87	938.20	942.87	2'x3'	R-3067VB	4.00
CBMH 209	CBMH 205	21	0.58%	RCP	194.5	937.41	936.29	942.70	48"	R-3067VB	5.29
CB 207	CBMH 206	15	0.70%	RCP	34.1	939.35	939.11	943.35	2'x3'	R-3067V	4.00
CBMH 206	CBMH 205	18	0.28%	RCP	45.7	939.11	938.98	943.30	48"	R-3067V	4.19
CBMH 205	CBMH 203	24	0.85%	RCP	105.5	936.29	935.39	943.50	48"	R-3067V	7.21
CB 204	CBMH 203	15	0.62%	RCP	129.8	934.54	933.74	938.54	27"	R-4342	4.00
CBMH 203	CBMH 202	24	0.75%	RCP	95.6	933.74	933.02	940.54	60"	R-3067V	6.80
CBMH 202	CBMH 201	27	0.50%	RCP	33.7	933.02	932.85	938.29	60"	R-3067VB	5.27
CB 200B	CBMH 200A	15	1.00%	RCP	34	935.72	935.38	939.72	2'x3'	R-3067V	4.00
CBMH 200A	CBMH 200	15	0.75%	RCP	127.2	935.38	934.43	939.73	48"	R-3067V	4.35
CBMH 200	CBMH 201	15	0.65%	RCP	67	934.43	933.99	938.38	48"	R-3067V	3.95
CBMH 201	CB 201A	30	3.50%	RCP	155.2	929.85	924.42	937.97	72"	R-3067VB	8.12
CB 201A	STUB MH 301	36	0.50%	RCP	17.9	924.42	924.33	929.82	60"	R-4342	5.40
CB 209A	STUB MH 302	15	0.33%	RCP	163.3	930.20	929.66	934.20	27"	R-4342	4.00

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Maplewood Development, Inc.

M/I HOMES

AMBER FIELDS - 4TH ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

STORM SEWER PLAN - OVERALL VIEW

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

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

CLARK WICKLUND, PE

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
5-24-22	CITY SUBMITTAL

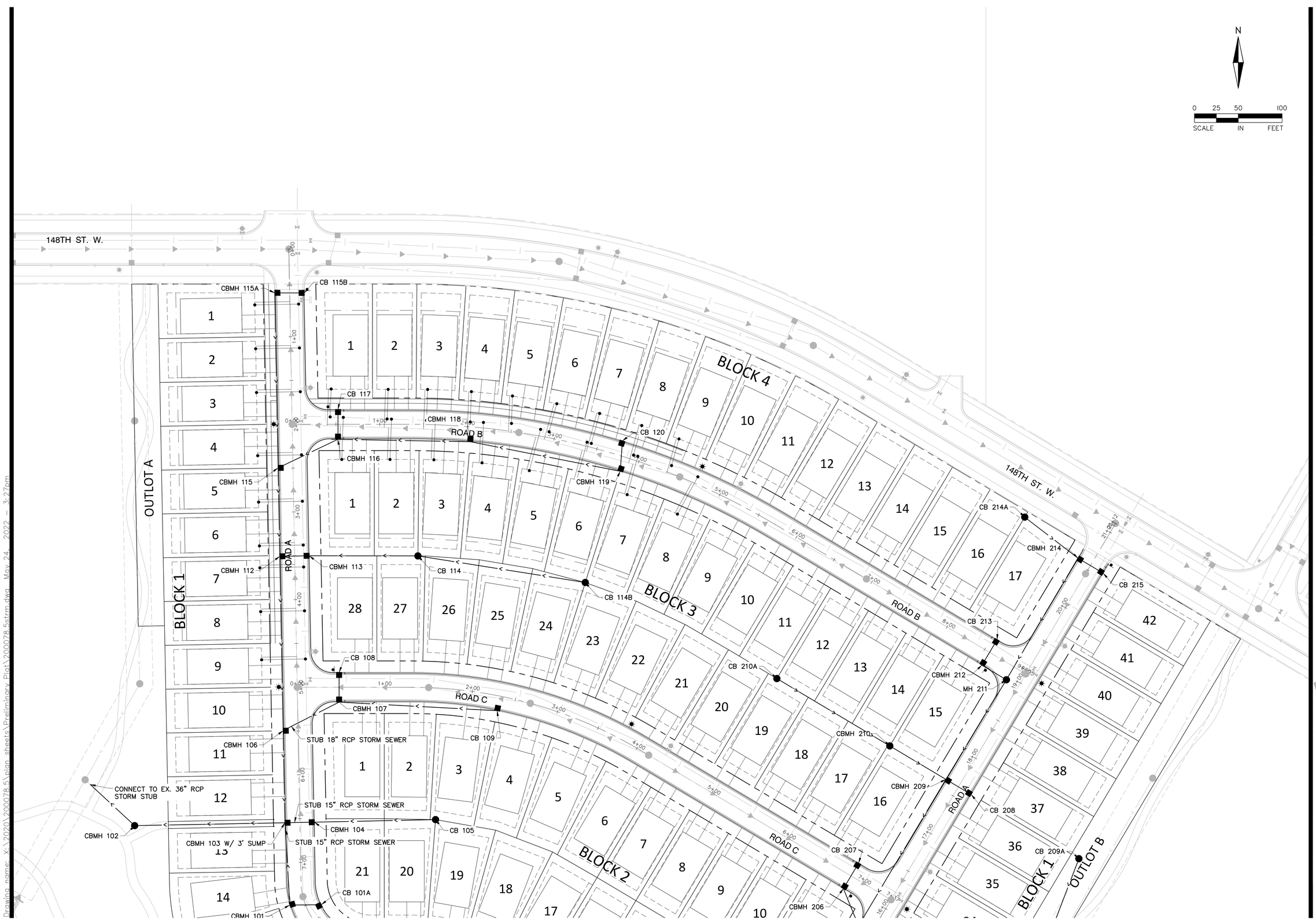
PROJECT TEAM DATA

DESIGNED: CJK
DRAWN: DBR
PROJECT NO: 220-0078.5

24

SHEET 24 of 29

Drawing name: X:\2020\200078.5\plan sheets\Preliminary Plat\200078.5strm.dwg May 24, 2022 - 3:27pm



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AMBER FIELDS - 4TH ADDITION
ROSEMOUNT, MINNESOTA
PRELIMINARY PLAT SUBMITTAL
STORM SEWER PLAN - VIEW A

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QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
5-24-22	CITY SUBMITTAL

PROJECT TEAM DATA

DESIGNED:	CJK
DRAWN:	DBR
PROJECT NO:	220-0078.5

25

SHEET 25 of 29

Drawing name: X:\2020\200078.5\plan sheets\Preliminary Plat\200078.5strm.dwg May 24, 2022 - 3:27pm



Drawing name: X:\2020\200078.5\plan sheets\Preliminary Plat\200078.5strm.dwg May 24, 2022 - 3:27pm

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AMBER FIELDS - 4TH ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

STORM SEWER PLAN - VIEW B

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CLARK WICKLUND, PE

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

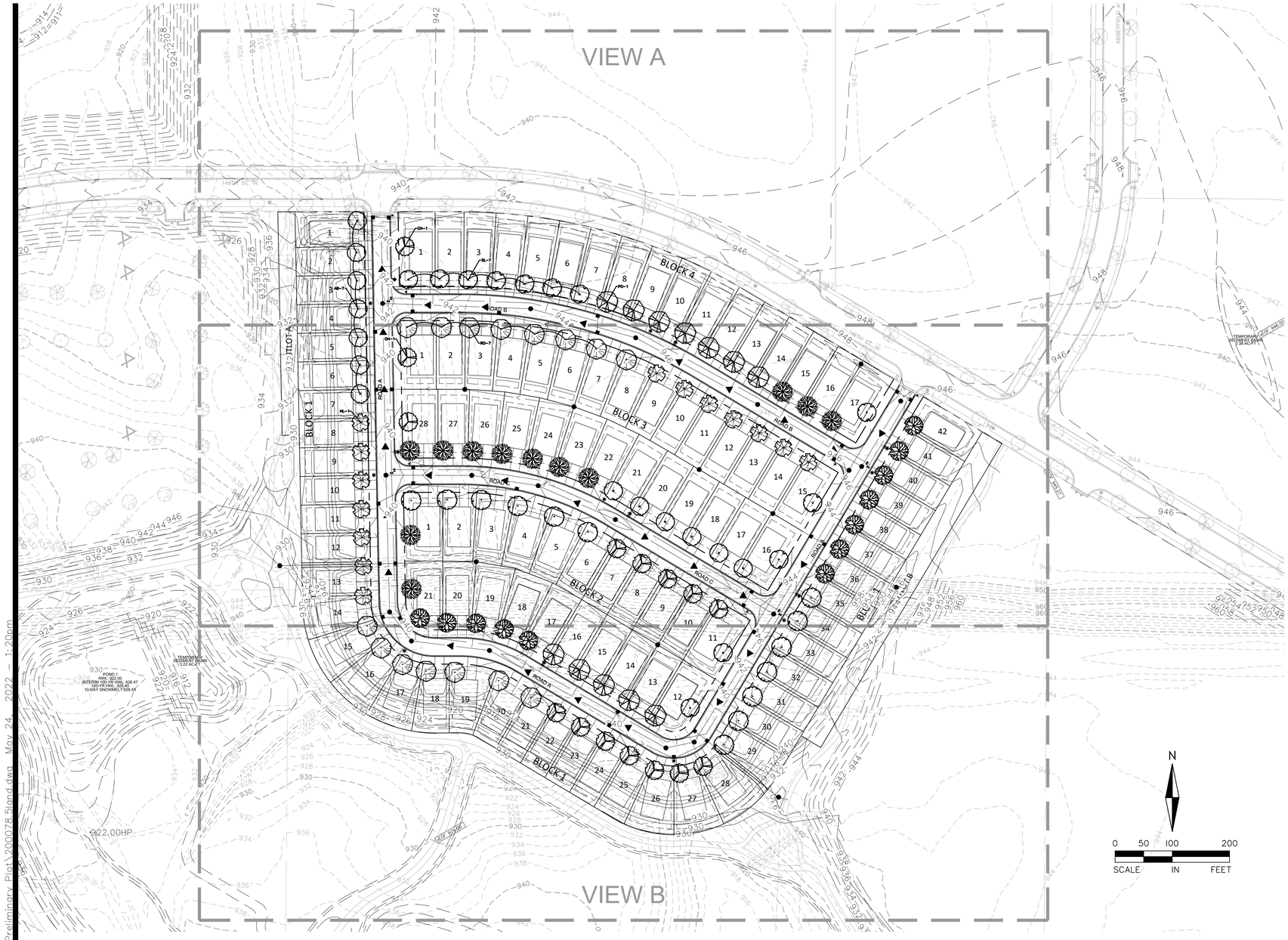
DATE	ISSUE
5-24-22	CITY SUBMITTAL

PROJECT TEAM DATA

DESIGNED:	CJK
DRAWN:	DBR
PROJECT NO:	220-0078.5

26

SHEET 26 of 29



LANDSCAPE REQUIREMENTS:

SINGLE FAMILY:

1 TREE PER UNIT FRONTAGE
TOTAL SINGLE FRONT LOTS: 98
TOTAL CORNER LOTS: 10 (2 TREES PER LOT REQUIRED)

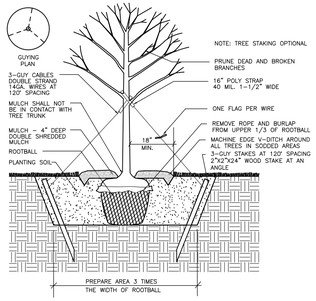
REQUIRED TREES: 118
PROPOSED TREES: 118

LANDSCAPE NOTES:

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

LANDSCAPE SCHEDULE:

#	PH1	FUTURE	KEY	COMMON NAME / SCIENTIFIC NAME	SIZE	NOTES
OVERSTORY TREES						
12	7	5	**SL**	Sentry Linden |Tilia americana 'Sentry'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
13	7	6	**AB**	Autumn Blaze Maple | Acer x freemanii	2.5" Cal. B&B	Straight Trunk, No V-Crotch
13		13	**NM**	Northwood Red Maple | Acer rubrum 'Northwood'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
15	2	13	**CH**	Common Hackberry | Celtis occidentalis	2.5" Cal. B&B	Straight Trunk, No V-Crotch
12		12	**KC**	Espresso Kentucky Coffee Tree | Gymnocladus diocus 'Espresso-JFS'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
12	1	11	**PO**	Northern Pin Oak | Quercus ellipsoidalis	2.5" Cal. B&B	Straight Trunk, No V-Crotch
12		12	**AE**	Accolade Elm | Ulmus japonica x wilsoniana 'Morton'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
15	7	8	**RO**	Red Oak | Quercus rubra	2.5" Cal. B&B	Straight Trunk, No V-Crotch
14	1	13	**HL**	Skyline Honeylocust | Gleditsia triacanthos var. inermis 'Skycole'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
118	25	93	**TOTAL STREET TREES**			



1 **TREE PLANTING DETAIL**
NOT TO SCALE

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M/I HOMES

AMBER FIELDS - 4TH ADDITION
ROSEMOUNT, MINNESOTA
PRELIMINARY PLAT SUBMITTAL
LANDSCAPE PLAN - OVERALL VIEW

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

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

MARK KRONBECKI, PLA, ASLA
Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
5-24-22	CITY SUBMITTAL

PROJECT TEAM DATA

DESIGNED: MK
DRAWN: TLM
PROJECT NO: 220-0078.5

27

SHEET 27 of 29

Drawing name: X:\2020\200078.5\plan sheets\Preliminary Plat\200078.5land.dwg May 24, 2022 - 1:20pm



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AMBER FIELDS - 4TH ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

LANDSCAPE PLAN - VIEW A

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

FOR REVIEW PRELIMINARY NOT FOR CONSTRUCTION

MARK KRONBECK, PLA, ASLA

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
5-24-22	CITY SUBMITTAL

PROJECT TEAM DATA

DESIGNED:	MK
DRAWN:	TLM
PROJECT NO:	220-0078.5

28

SHEET 28 of 29

Drawing name: X:\2020\200078.5\plan sheets\Preliminary Plat\200078.5land.dwg May 24, 2022 - 1:22pm



Drawing name: X:\2020\200078.5\plan sheets\Preliminary Plat\200078.5land.dwg May 24, 2022 - 1:23pm

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AMBER FIELDS - 4TH ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

LANDSCAPE PLAN - VIEW B

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

FOR REVIEW PRELIMINARY NOT FOR CONSTRUCTION

MARK KRONBECKI, PLA, ASLA

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
5-24-22	CITY SUBMITTAL

PROJECT TEAM DATA

DESIGNED:	MK
DRAWN:	TLM
PROJECT NO:	220-0078.5

29

SHEET 29 of 29

AMBER FIELDS FOURTH ADDITION

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

Outlots H & J, AMBER FIELDS, Dakota County, Minnesota.

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

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

Signed: Earl Street Partners II, LLC

by _____
Mario J. Cocchiarella, Chief Manager

STATE OF MINNESOTA
COUNTY OF _____

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

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

SURVEYORS CERTIFICATE

I Peter Goers 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 ___.

_____
Peter Goers, Licensed Land Surveyor
Minnesota License No. 44110

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on _____ day of _____ , 20 ___, by Peter Goers.

_____
Signature
_____
Printed Name
Notary Public,_____
My Commission Expires_____

CITY COUNCIL, CITY OF ROSEMOUNT, MINNESOTA

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

By: _____ _____
Mayor Clerk

COUNTY SURVEYOR, COUNTY OF DAKOTA, STATE OF MINNESOTA

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

_____
Todd B. Tollefson
Dakota County Surveyor

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

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

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

COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

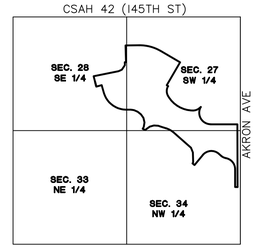
I hereby certify that this plat of AMBER FIELDS FOURTH ADDITION was filed in the office of the County Recorder for public record on this _____ day of _____, 20 ___, at ___ o'clock ___.M. and was duly filed in Book_____ of Plats, Page_____ , as Document Number _____ .

_____
Amy A. Koethe, County Recorder

ALLIANT ENGINEERING

AMBER FIELDS FOURTH ADDITION

VICINITY MAP
SECTION 27, 28, 33 & 34, T115, R19
NOT TO SCALE



VICINITY MAP

INSET
SEE SHEET 3 OF 3 SHEETS

OUTLOT A
OUTLOT B
OUTLOT C
OUTLOT D
OUTLOT H
OUTLOT J
OUTLOT K
OUTLOT N
OUTLOT O
OUTLOT D ADDITION
THIRD ADDITION
AMBER FIELDS
ABBEY FIELD AVE
AKRON AVE
WET LAND

S90°00'00"E 319.30
R=970.00 L=521.69 Δ=30°48'55"
L=342.42 Δ=20°13'34"
N59°11'05"W 522.77
482.71
N01°06'00"W 390.49
459.91
S01°06'00"E 272.23
N88°54'00"E 30.00
S01°06'00"E 68.10
N34°06'57"E 126.00
N65°40'39"E 84.02
N79°04'48"E 592.55
S14°04'37"E 142.14
R=9970.00 L=107.71
Δ=0°37'08"
C.Brg=S14°23'11"E
S75°18'15"W 130.00
S14°53'14"E 65.73
S15°07'31"E 64.91
S15°15'35"E 64.06
S19°43'13"E 61.35
S26°13'59"E 61.35
S32°44'45"E 61.35
S39°15'31"E 61.35
S45°46'17"E 61.35
S52°17'04"E 61.35
S58°47'50"E 61.35
S65°18'36"E 61.35
S71°49'22"E 61.35
S78°20'09"E 61.35
S84°50'55"E 61.35
S89°44'18"E 119.93
S80°49'28"E 74.60
S65°51'22"E 94.59
S50°53'15"E 98.97
S34°06'30"E 99.96
S12°26'13"E 107.19
S09°14'03"W 107.19
S30°54'20"W 47.92
S63°26'59"E 65.77
S86°09'26"E 99.12
N75°44'03"E 99.12
N72°39'56"W 121.11
S70°19'02"E 74.30
N54°37'43"E 98.45
N51°58'40"E 34.22
R=460.00 L=196.40 Δ=24°27'48"
N49°12'08"W 541.28
N20°52'38"W 118.61
N01°13'05"W 235.55
N40°19'49"E 24.06
S48°12'08"E 60.02
S40°19'49"W 304.16
R=260.00 L=415.07 Δ=91°28'03"
N48°12'08"W 76.13
NOT TANGENT
R=221.98 L=120.65 Δ=31°08'24"
C.Brg=S63°49'17"E
C.=119.17
R=260.00 L=360.89 Δ=79°31'40"
C.Brg=N39°37'39"W
C.=332.61
NOT TANGENT
N00°15'53"E 1321.94
N00°27'45"E 135.15
S89°26'02"E 619.27
R=268.00 L=562.48 Δ=120°14'57"
N48°53'14"E 36.58
R=230.00 L=168.31 Δ=41°55'42"
C.Brg=N69°51'04"E
C.=164.58
L=10.98 Δ=2°44'07"
R=840.00 L=21.40 Δ=1°27'34"
C.Brg=S69°02'39"E C.=21.40
N30°48'55"E 618.15
N59°11'05"W 40.00
R=230.00 L=240.86 Δ=60°00'00"
C.Brg=S0°48'55"W C.=230.00
R=670.00 L=701.62 Δ=60°00'00"
R=230.00 L=336.87 Δ=88°54'00"
R=60.00 L=32.27 Δ=30°48'55"
R=210.00 L=329.87 Δ=90°00'00"
S58°11'05"E 272.77
N90°00'00"E 46.19
S01°06'00"E 294.82
N88°54'00"E 180.00
S01°06'00"E 88.79
N88°54'00"E 30.00
22.39
N01°46'48"E 180.49
S01°46'48"E 459.91
S20°15'54"W 130.00
L=179.27 Δ=10°35'21"
N90°00'00"E 63.74'
S89°48'24"E 55.25'
S85°57'09"E 61.84'
S80°34'54"E 61.84'
S75°12'39"E 61.84'
S69°50'25"E 48.48'
S29°36'36"W 280.55
S29°36'36"W 471.15
S29°27'32"W 258.36
S02°18'15"W 307.42
S30°48'55"W 115.43
S10°48'20"W 167.98
D&U EASEMENT PER PLAT OF AMBER FIELDS
SE LINE OUTLOT J AMBER FIELDS
N30°48'55"E 618.15
N00°48'55"E 709.00
S89°42'15"E 57.40
N00°21'32"E 416.39
80'
66'
30'
40'
40.00'
108
150
40

THE SOUTHEAST LINE OF OUTLOT J, AMBER FIELDS, IS ASSUMED TO HAVE A BEARING OF N30°48'55"E.

- ● Denotes monument found 1/2 inch iron pipe marked by license no. 44110
- ○ Denotes 1/2 inch x 18 inch iron monument set marked by license no. 44110 unless otherwise shown

Scale in feet
0 150 300 450

SEC. 28 TWP. 115 RNG. 19
SEC. 33 TWP. 115 RNG. 19

ALLIANT ENGINEERING

AMBER FIELDS FOURTH ADDITION

INSET

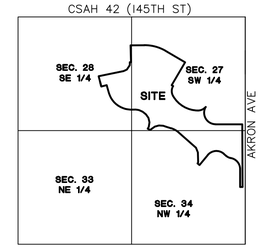
SEE SHEET 2 OF 3 SHEETS



VICINITY MAP

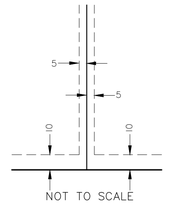
SECTION 27, 28, 33 & 34, T115, R19

NOT TO SCALE



VICINITY MAP

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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

THE SOUTHEAST LINE OF OUTLOT J, AMBER FIELDS, IS ASSUMED TO HAVE A BEARING OF N30°48'55"E.

- ● Denotes monument found 1/2 inch iron pipe marked by license no. 44110
- ○ Denotes 1/2 inch x 18 inch iron monument set marked by license no. 44110 unless otherwise shown

Scale in feet

0 30 60 90

ALLIANT ENGINEERING

Memorandum

To: Anthony Nemcek, Senior Planner

CC: Stacy Bodsberg, Planning & Personnel Secretary
Brian Erickson, City Engineer

From: Tim Hanson PE, WSB Engineering Consultant

Date: June 8, 2022

Re: Amber Fields Fourth Addition Preliminary Plat
Preliminary Plat Submittal Review
Grading and Drainage Plan Review
Preliminary Utility Plan Review
Landscaping Plan Review
WSB File Number 020570-000

SUBMITTAL:

Maplewood Development has submitted a Preliminary Plat for Amber Fields Fourth Addition for the development of Outlot J, Amber Fields. Amber Fields is a portion of the UMORE Property located between the southerly extension of Auburn Avenue and Akron Avenue, south of CSAH 42. Outlot J, Amber Fields is proposed to be replatted into Amber Fields 4th Addition consisting of 108 single family lots and two Outlots. The plans submitted were prepared by Alliant Engineering. Review comments were generated from the Preliminary Plat Submittal dated 05-24-2022. The submittal included the following:

- Existing Conditions
- Preliminary Plat
- Phasing Plan
- Site Plan
- Grading and Drainage Plan
- Erosion and Sediment Control Plan
- Sanitary Sewer and Watermain Plan
- Storm Sewer Plan
- Landscape Plan

EXISTING CONDITIONS

The parent parcel of Amber Fields Fourth Addition is located in the west central portion of the Amber Fields Addition extending south from 148th Street and adjacent to the east side of Amber Fields Second Addition (the Pulte project area). The parent parcel consists of land previously utilized for agricultural purposes and grass land. Amber Fields Fourth Addition is 22.10 acres in size.

PRELIMINARY PLAT

540 GATEWAY BLVD | BURNSVILLE, MN | 55337 | 952.737.4660 | WSBENG.COM

The two outlots have the following uses:

Outlot A contains the trunk storm sewer extending from 148 Street and the Greenway Area access Trail. This Outlot shall be deeded to the City.

Outlot B contains the trunk storm sewer extending from 148 Street and the Greenway Area access Trail. This Outlot shall be deeded to the City.

Amber Fields Fourth Addition extends two public streets south from 148th Street. Road A extends from 148th Street in a loop fashion extending from 148th Street in the northwest corner of plat, looping through the Outlot back to 148th Street in the northeast corner. Road B and Road C extend through the central portion of the plat between Road A. Access and egress to the subdivision is from 148th Street and proposed Street A.
The master development plan included a connection street between Amber Hills Fourth Addition and proposed Amber Hills Fifth Addition. A connection street will eliminate the short trip between subdivisions from utilizing 148th Street. The development density of the Amber Fields area will generate significant traffic on 148th Street, so the elimination of short trips on 148th Street will be beneficial to street system.

A five-foot sidewalk is proposed along the west, south and east side of Road A and along the north side of Roads B & C. An existing trail extends adjacent to the subdivision on the south side of 148th Street and along the west and east plat boundaries. The proposed plat identifies two trail extensions to the adjacent trails for access to the Central Greenway Area.

Two Outlots are identified in the preliminary plat of Amber Fields Fourth Addition, Outlots A, & B, are the trunk storm sewer runs and Greenway Area access trails extending from 148th Street. These outlots will be deeded to the City and maintained by the City.

FINAL PLAT

Phase 1 development of Amber Hills Fourth Addition extends Road A 500 feet from 148th Street at the northwest corner of the preliminary plat and extends Road B east 500 feet from Road A. Twenty-three lots are proposed with the final plat.

1. Road A and Road B must be terminated with a temporary turnaround.
2. An additional streetlight needs to be located along Road B. Relocate the proposed streetlight to have equal spacing on alternating sides of the street.
3. An additional streetlight needs to be located along Road A within the east to west section of the street. Alternate sides of the street.

The development Fees are indicated below based on the 2022 Schedule of Rates and Fees.

- **Sanitary Sewer Trunk Charge: $1,075/acre**
- **Watermain Trunk Charge: $6,500/acre**
- **Storm Sewer Trunk Charge: $6,865/acre**

GRADING AND DRAINAGE

The preliminary plat has its runoff directed to the south to Pond 1 and Pond 2 of the Amber Fields Central Greenway Area. The plat's runoff is conveyed by storm sewer to the southwest corner and southeast corner of the subdivision where the storm sewers connect to an existing trunk storm sewer installed with Amber Fields.

4. The emergency overflow in Lot 28, Block 1 calls out the wrong elevation.
5. Show the existing or proposed contours adjacent to the proposed plat extending out beyond the plat for 200 feet.

SANITARY SEWER AND WATERMAIN – UTILITY PLAN

Amber Fields Fourth Addition sanitary sewer system extends within Road A from the sanitary sewer in 148th Street. This sewer extension provides service to the entire subdivision as it is extended within the loop street of Road A and from Road A along Roads B and C.

Eight-inch watermain is identified to be extended within the streets of Amber Fields Fourth Addition. The proposed sewer and watermain extensions are appropriate for the subdivision.

6. Gate valve and fire hydrant placement will be detail reviewed with the construction plan submittal.

STORM SEWER

Storm sewer design and layout will be reviewed with the Surface Water Management submittal which was submitted on 04-29-2022.

7. The storm sewer connections to the existing trunk line cannot be less than a 90-degree angel and need to match crowns of the trunk pipe or drop in from a slightly higher elevation.
8. Detail review of the storm sewer system and design will be completed with the construction plan submittal.

SURFACE WATER MANAGEMENT

The proposed Surface Water Management plan for the preliminary plat is currently being reviewed. Comments included in the Surface Water Management review shall be incorporated in the project design.

LANDSCAPE PLAN

The Landscape plan was reviewed for conflicts with infrastructure. Tree plantings should allow space for access and maintenance of proposed infrastructure.

GENERAL

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

Memorandum

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

From: Bill Alms, PE
Kendra Fallon, PE

Date: June 3, 2022

Re: Amber Fields 4th Addition Stormwater Review
WSB Project No. 020570-000

I have reviewed the documents provided by Alliant Engineering in late May 2022. Documents reviewed include:

- Amber Fields 4th Addition Plan 05182022
- Amber Fields Preliminary Plat Plans – 2022-0524
- Hydro-Boundaries CAD file
- Storm Sewer Sizing Calculations

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

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

Grading, Drainage, and Erosion Control Comments:

1. General
    a. No comments.
2. Ponds and Wetlands
    a. No comments.
3. Emergency Overflow Routes:
    a. Update EOF callout at the eastern connection to 148th Street West on sheet 13.
4. Retaining Walls:
    a. No comments.
5. Erosion Control:
    a. Final restoration for the areas in the backyards of the homes of Block 1 of the 4th Addition should be shown on the plans.
    b. Update the 'Active SWPPP Map Legend' on sheet 17.
6. Grading:
    a. The grading along the western edge of the 4th Addition should be shown tying into the proposed grades on the eastern edge of the 2nd Addition in that area. Currently the two plans do not appear to align.

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

i. Note the EOFs in similar locations on the two plans having differing elevations. EOF elevations should be confirmed and updated on the applicable plans to confirm freeboard requirements are being met for both additions.

b. Grading limits should be shown on the plans.
c. Once grading updates are made to the plans per the comments above additional comments may be provided.

Stormwater Management Plan:

1. General Storm Sewer Design
    a. Profiles views of the proposed storm sewer should be provided in future submittals.
    b. The catch basin drainage area boundaries on the west side of the 4th Addition do not line up with the boundaries from the 2nd Addition/148th. Applicant should update the catch basin drainage area map so that the whole area is being captured.
        i. Note that the applicant can submit the catch basin drainage areas for the whole development rather than for just the 4th Addition if that would be easier.
2. Water Quantity
    a. No comments.
3. Rate/Volume Control
    a. No comments.
4. Freeboard
    a. No comments.
5. Water Quality
    a. No comments.
6. Easements
    a. Easement should be widened to 10 feet from CB 214A on Lot 16.

ROSEMOUNT CITY COUNCIL

EXECUTIVE SUMMARY

Regular City Council Meeting: July 19, 2022

AGENDA ITEM:	Request by Maplewood Development for Approval of the Amber Fields 5th Addition Preliminary and Final Plats and a Minor Amendment to the Amber Fields Planned Unit Development Agreement	**AGENDA SECTION:** Consent
PREPARED BY:	Julia Hogan, Planner	**AGENDA NO.** 6.p.
ATTACHMENTS:	Resolutions; Minor PUD Amendment; Site Location Map; Final Plat; Existing Conditions; Preliminary Plat; Phasing Plan; Site Plan; Preliminary Grading and Drainage Plan; Preliminary Utility Plan; Landscape Plan; City Engineer's Memo Dated June 14, 2022; Stormwater Review Memo.	**APPROVED BY:** LJM

RECOMMENDED ACTION:

1. **Motion** to adopt a resolution approving the Preliminary and Final Plats for Amber Fields 5th Addition, subject to the conditions in the resolution.

2. **Motion** to adopt a resolution approving a Minor Amendment to the Amber Fields Planned Unit Development Agreement.

3. **Motion** to authorize the Mayor and City Clerk to execute a Minor Amendment to the Amber Fields Planned Unit Development Agreement.

SUMMARY

Owner:	Earl Street Partners II, LLC.
Preliminary Plat Acres:	18.17 Acres
Met Council Net Acres:	18.17 Acres
Residential Lots Created:	124 Single-Family Residential Lots
Gross Density:	6.82 Units/Acre
Net Density:	6.82 Units/Acre
Comprehensive Plan Guiding:	MUR-Mixed Use Residential
Current Zoning:	R1-Low Density Residential

Surrounding Land Uses

North: Mixed Use Residential/High Density Residential
East: Mixed Use Residential
South: Mixed Use Residential
West: Mixed Use Residential

The City Council is being asked to consider a request by Maplewood Development for the approval of a Minor Amendment to the Amber Fields Planned Unit Development Agreement and Preliminary and Final Plats for Amber Fields 5th Addition to create 124 single-family residential lots. This addition is one of eight different single-family lot subdivisions that is planned within the Amber Fields Development area. The Planning Commission and staff is recommending approval of the request by the developer, subject to the conditions included in the recommended action and the Engineer's Memo dated June 14, 2022.

PLANNING COMMISSION ACTION

The Planning Commission reviewed the applicant's requests at its meeting on June 28, 2022 at which a public hearing was held to receive public comment. The Commission inquired about the additional deviations to the zoning ordinance within the Amber Fields Planned Unit Development Agreement and if it would only apply to this addition of Amber Fields. Staff informed the Commission that additional deviations would only be for Amber Fields 5th Addition and that a minor amendment to the Planned Unit Development Agreement of Amber Fields would go in front of the City Council concurrently with the preliminary and final plat of the addition. The Commission did not receive any comments during the public hearing or prior to the meeting. The Planning Commission voted unanimously to recommend approval of the applicant's request.

BACKGROUND

The present applications are the latest step in a long process of planning for development within UMore Park. The developer received Planned Unit Development approval with Rezoning from the City Council at its September 7, 2021 meeting. The Planned Unit Development anticipated a total of 265 traditional 65' wide single-family lots, 366 55' wide villa (detached townhome) and single-family lots, as well as 596 townhome lots. These are in addition to various multi-family and senior housing projects within Amber Fields. The Amber Fields 2nd Addition Preliminary Plat, Final Plat, and Major Amendment to the Planned Unit Development was approved by the City Council at its May 17, 2022 meeting. The 2nd Addition will consist of 87 45' wide single-family lots, 103 65' wide single-family lots, and 111 townhome lots, which constitutes approximately 15% of the total residential units anticipated by the Amber Fields Master Development Plan. The Amber fields 3rd Addition Preliminary Plat, Final Plat, and Major Amendment to the Planned Unit Development was approved by the City Council at its June 21, 2022 meeting. The 3rd Addition will consist of 182 townhome lots and makes up approximately 9% of the total residential units anticipated within the overall development area. The proposed Amber Fields 4th Addition Preliminary and Final Plats went in front of the Planning Commission at the same June 28th regular meeting as this addition. Amber Fields 4th Addition is proposing 108 single-family residential lots and will make up 5% of the total residential units within overall development.

The developer is proposing 124 single-family residential lots throughout the 18.17-acre section of the Amber Fields Development. This addition is located in the east central portion of the overall development area extending south from 148th Street West and adjacent to the west side of Amber Fields 3rd Addition and the east side of the proposed Amber Fields 5th Addition. The Amber Fields 5th Addition subdivision is planned to be built in two phases, starting with the first phase which will consist of the northern and western portion of the site and the second phase will be the remaining area of the site. This addition will make up approximately 6% of the total residential units anticipated by the Amber Fields Master Development Plan.

Legal Authority

Preliminary and Final Plat requests are quasi-judicial decisions for the Planning Commission meaning that the Planning Commission is acting as a judge to determine if the regulations within the Comprehensive Plan, Zoning Ordinance and Subdivision Ordinance are being followed. Generally, if these applications meet the City's established requirements they must be approved. Staff's review of each application is provided below.

General Subdivision Design

The Preliminary Plat area is located in the east central portion of the Amber Fields Development area extending south from 148th Street West and adjacent to the west side of Amber Fields 3rd Addition and east side of the proposed Amber Fields 4th Addition. The Preliminary Plat area is shown to be accessed by two public streets directly off 148th Street West named Road A. Road A will extend from the northwest corner of the subdivision off of 148th Street West and loop throughout the addition back to 148th Street West in the northeast corner of the site. Roads B, C, and D extend through the central portion of the subdivision between the looped Road A. Road E will be a private connection road in the southeast portion of the site that will connect with the neighboring Amber Fields 3rd Addition. There are five outlots identified within the 5th Addition. Outlot A contains the truck storm sewer extending form 148th Street West and the Greenway Area access trail. Outlot B contains a trail easement segment between Road A and the Greenway Area access trail. Outlot C is an open space area and Outlot D contains a shallow swale which collects runoff form the rear lot area of Block 7. Outlot E extends along the east side of the subdivision and includes a storm sewer extension to pond 3 and contains the connection street to Amber Fields 3rd Addition. The Amber Fields Master Development Plan included a connection street between Amber Fields 4th Addition and Amber Fields 5th Addition, which is not shown on the Preliminary Plat currently. Per the City Engineer's review memorandum, a road connection between the two additions will need to be added, which the applicant is aware of.

Land Use and Zoning

The site is designated for MUR-Mixed Use Residential land uses, which can include a range of housing types from single-family homes on traditional sixty-five foot lots to townhomes. The zoning district in which the Preliminary Plat is located is the R1-Low Density Residential zoning district. The current density for Amber Fields 5th Addition is 6.82 units per acre, which is slightly above the density standard allowed. A Minor Amendment to the PUD to increase the allowed density will be requested concurrently with the deviations to the dimensional standards within the zoning ordinance.

Category	Density Standard	Amber Fields 5th Addition Density
R1 – Low Density Residential/R2 - Medium Density Residential	2.5-6 units/acre	6.82 units/acre

The Amber Fields Planned Unit Development Agreement includes several deviations from the Zoning Ordinance. In addition to dimensional standards the table below compares the proposed Preliminary Plat to the standards of the Amber Fields PUD. The applicant is requesting a Minor Amendment to the PUD to reduce the minimum lot width, reduce the minimum front yard setback requirement, and to reduce the minimum lot area square footage. The proposed standards are included in the table below.

Category	Required (Amber Fields PUD)	Amber Fields 5th Addition
Min. Lot Area (sf)	5,400 (interior) 7,200 (corner)	3,435 (interior) 4,590 (corner)
Min. Lot Width	45 ft. (interior) 55 ft. (corner)	38.17 ft./44.17 ft. (interior) 51 ft. (corner)
Min. Front Yard Setback	25 ft	20 ft.
Min. Side Yard Setback	5 ft. dwelling/5 ft. garage/10 ft. corner (45-ft. wide lots) 10 ft. dwelling/5 ft. garage/20 ft. corner (55- and 65-ft. wide lots)	5 ft. dwelling and garage/10 ft. for corner lots
Min. Rear Yard Setback	20 ft.	20 ft., 30 ft. for Block 4

Minor Amendment to the Planned Unit Development Agreement

As described in the land use and zoning section a Minor Amendment to the Amber Fields Planned Unit

Development Agreement is needed for this addition to Amber Fields. There have been two Major Amendments to the Amber Fields Planned Unit Development Agreement that have been approved by the City Council, one of them being for Amber Fields 2nd Addition and the other for Amber Fields 3rd Addition. Staff concluded that for the deviations to the code for the 5th Addition a Minor Amendment to the PUD would suffice.

The additional deviations to the code that are needed for the 5th Addition are to reduce the front yard setback requirement form 25 feet to 20 feet, to reduce the minimum lot width standard from 45 feet and 55 feet to 38.17 feet and 51 feet, to reduce the minimum lot area standard from 5,400 square feet and 7,200 square feet to 3,435 square feet and 4,590 square feet and to increase the density standard allowed to 6.82 units per acre.

Phasing

The applicant has provided a phasing plan that shows development initially occurring in the northern and western areas of the Preliminary Plat. These areas contain 49 out of the 124 proposed single-family lots. Part of the northwestern and northeastern portions of Road A off 148th Street West and all of Road B will be constructed with this first phase of the 5th Addition. The second phase will consist of the remaining 75 single-family lots and as well as the construction of the remaining portions of Road A, C and D and the construction of Road E, which will connect Amber Fields 5th Addition with Amber Fields 3rd Addition.

Streets and Sidewalks

There are two proposed public streets going into Amber Fields 5th Addition with both of those streets extending from 148 Street West. Road A extends from 148th Street West in the northwestern corner of the site looping through the subdivision back to 148th Street West in the northeastern corner. Road B, C and D extend through the central portion of the site between the looped Road A. Road E will be a private street which extends east from Road A connecting to the private streets of Amber Fields 3rd Addition. This street segment will need to be a private street owned and maintained by the homeowner's association of Amber Fields 3rd Addition.

A five-foot sidewalk is proposed along the west, south and east side of Road A and along the north side of Roads B, C, and D. An existing trail extends adjacent to the subdivision on the south side of 148th Street West and along the west plat boundaries. The plat identifies a trail extension from Road A to the adjacent trail along the west side of the plat for access to the Central Greenway Area. A trail extension is also shown extending south from the private street in-between the third and fifth additions. A trail easement will be required over the trail alignment and the street within Outlot E.

Parks

The Parks and Recreation staff has reviewed the park dedication requirement for Amber Fields 4th Addition as part of the overall Master Development Plan in order to take into account the multiple playgrounds and extensive open space within the development. Therefore, there is no park dedication requirement for this phase of Amber Fields.

Tree Preservation and Landscaping
A tree inventory was conducted for the overall Amber Fields Development area, and a total of 1,983 caliper inches of trees were identified for replacement following the formula laid out in the City Code.

The initial phase of construction, which includes 148th Street West and the extension of Auburn Avenue to it, includes 325 caliper inches of trees as mitigation. A total of 1,573 caliper inches of trees will be provided as replacement throughout the different phases of Amber Fields and staff is confident this will be met as development continues.

The landscape plan submitted by the applicant shows a total of 140 trees to be planted throughout the 5th Addition. The City Code requires one tree per lot/frontage in the R1 and R2 zoning districts, which the landscape plan conforms with that requirement. A total of 140 trees will be planted with this development, therefore a landscaping surety in the amount of $46,200 (140 trees x $300 plus 10%) is required as a condition of approval.

Utilities
The site will be served by sanitary sewer located within 148th Street West. The sanitary sewer system extends within Road A around the perimeter of the subdivision with each intersecting street extending from the sewer in Road A providing service to the entire addition. Water will be provided to the site via an 8" watermain that is proposed to be extended within the streets of Amber Fields 5th Addition. The proposed sewer and watermain extensions are suitable for this subdivision. Stormwater is managed across the entire site with detention and retention ponds located in the central open area of Amber Fields.

Engineering Review
The City's Engineer has provided a memorandum containing comments related to the plans provided. Notable comments include: Sidewalk extensions along Roads C and D will require pedestrian curb ramps across the street to Road A, the street light layout needs to place streetlights in the intersection area and alternate sides of streets. Also noted was the area identified to be final platted is not consistent with the sanitary sewer system identified for Amber Fields 5th Addition. Sanitary sewer extensions beyond the proposed platted area would be needed to provide service as identified on the Preliminary Plat.

Final Plat
The Final Plat contains the residential parcels of the first phase of development and dedicated right of way. In this Final Plat 49 of the 124 single-family lots will be constructed in this first phase of the 5th Addition. The remaining area of the site is shown to be outloted and will consist of the remaining 75 single-family lots that will be constructed in phase two. Road A is proposed to extend south from 148th Street West past Road B on both westerly and easterly portions of the plat. The Final Plat also shows Road B to be fully constructed in between the looped Road A.

RECOMMENDATION
The Planning Commission and staff are recommending approval of the Preliminary and Final Plats for Amber Fields 5th Addition, subject to conditions in the recommended action and contained within the Engineer's memorandum dated June 14, 2022 and subject to City Council approval of the Minor PUD Amendments. This recommendation is based on information provided by the applicant and reviewed in this report.

CITY OF ROSEMOUNT
DAKOTA COUNTY, MINNESOTA

RESOLUTION 2022-99

A RESOLUTION APPROVING THE PRELIMINARY PLAT AND FINAL PLAT FOR AMBER FIELDS FIFTH ADDITION

WHEREAS, the City of Rosemount received a request for Preliminary Plat and Final Plat approval from Maplewood Development, concerning property legally described as:

Outlot K, AMBER FIELDS, Dakota County, Minnesota

WHEREAS, on June 28, 2022, the Planning Commission of the City of Rosemount held a public hearing and reviewed the Preliminary and Final Plats for Amber Fields Fifth Addition; and

WHEREAS, on June 28, 2022 the Planning Commission recommended approval of the Preliminary Plat and Final Plat for Amber Fields Fifth Addition, subject to conditions; and

WHEREAS, on July 19, 2022, the City Council of the City of Rosemount reviewed the Planning Commission's recommendations.

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

a. Execution of a subdivision agreement.
b. Conformance with all requirements of the City Engineer as detailed in the attached memorandum dated May 11, 2022 (and associated stormwater review memo dated May 17, 2022).
c. Drainage and utility easements shall be dedicated over all outlots.
d. Payment of $62,700 as a landscape surety.
e. Payment of trunk area charges in the amount of:
    i. Sanitary Sewer Trunk Charge: $1,075/acre
    ii. Watermain Trunk Charge: $6,500/acre
    iii. Storm Sewer Trunk Charge: $6,865/acre

ADOPTED this 19th day of July, 2022, by the City Council of the City of Rosemount.

_____
William H. Droste, Mayor

ATTEST:

_____
Erin Fasbender, City Clerk

CITY OF ROSEMOUNT
DAKOTA COUNTY, MINNESOTA

RESOLUTION 2022-100

A RESOLUTION APPROVING A MINOR AMENDMENT TO THE AMBER FIELDS PLANNED UNIT DEVELOPMENT AGREEMENT REVISING LOT STANDARDS, FRONT YARD SETBACK REQUIREMENTS, AND DENSITY STANDARDS FOR AMBER FIELDS FIFTH ADDITION

WHEREAS, the Community Development Department of the City of Rosemount received a request from Maplewood Development, Inc., to amend the Amber Fields Planned Unit Development Agreement to revise the lot standards, front yard setback requirement and the density standards for Amber Fields Fifth Addition; and

WHEREAS, staff has prepared and recommends a Minor PUD Amendment to reduce the lot standards, front yard setback requirement and increase the density standard for Amber Fields Fifth Addition; and

WHEREAS, on July 19th, 2022, 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 Amber Fields Planned Unit Development Agreement to revise the lots standards, front yard setback requirement and density standards for Amber Fields Fifth Addition; subject to the following conditions:

1. The following deviations from the City Code:
    a. A deviation from Section 11-4-5 F. 1. to reduce the minimum lot area to 3,435 square feet and 4,590 square feet for corner lots.
    b. A deviation from Section 11-4-5 F. 2. to reduce the minimum lot width to 38.17 feet and 51 feet for corner lots.
    c. A deviation from Section 11-4-5 F. 4. to reduce the front yard setback to 20 feet.
    d. A deviation from Section 11-4-7 7. to increase the maximum gross density to 6.82 dwelling units/acre.
2. Execution of the Minor Amendment to the Amber Fields Planned Unit Development Agreement.

ADOPTED this 19th day of July, 2022, by the City Council of the City of Rosemount.

_____
William H. Droste, Mayor

ATTEST:

_____
Erin Fasbender, City Clerk

A MINOR AMENDMENT TO THE AMBER FIELDS PLANNED UNIT DEVELOPMENT (PUD) AGREEMENT REVISING LOT STANDARDS, FRONT YARD SETBACK REQUIREMNT, AND DENSITY STANDARDS FOR AMBER FIELDS FIFTH ADDITION

THIS DECLARATION made this 19th day of July, 2022 by and between **MAPLEWOOD DEVELOPMENT, INC.,** (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 owner of the real property described on Attachment One, attached hereto and hereby made a part hereof (hereinafter referred to as the "Subject Property"); and

WHEREAS, the Subject Property is subject to a Planned Unit Development Agreement, "Amber Fields Master Development Plan" dated September 7, 2021 and as amended on May 17th, 2022 and June 21st, 2022 (hereinafter referred to as the "Planned Unit Development Agreement"); and

WHEREAS, Declarant wishes to further 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 and Amber Fields Fifth Addition shall conform to the documents, plans, and drawings:

    A. City Resolution No. 2022-XX; Attachment 2
    B. Site Plan (Sheet 7 of 20); Attachment 3

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

    a. The Planned Unit Development Agreement shall be amended to allow for the minimum lot area to be 3,435 square feet and 4,590 square feet instead of 5,400 square feet and 7,200 square feet, to allow for the minimum lot width to be 38.17 feet and 51 feet instead of 45 feet and 55 feet, to allow for the front yard setback requirement to be 20 feet instead of 25 feet and to allow for the density to be 6.82 units per acre within Amber Fields Fifth Addition.

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

4. The obligations and restrictions of this Amendment shall 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

_____.

By_____
Its_____

By_____
Its_____

STATE OF MINNESOTA)
) ss.
COUNTY OF DAKOTA)

The foregoing instrument was acknowledged before me this ___ day of _____, 2022 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:_____
William H. Droste, Mayor

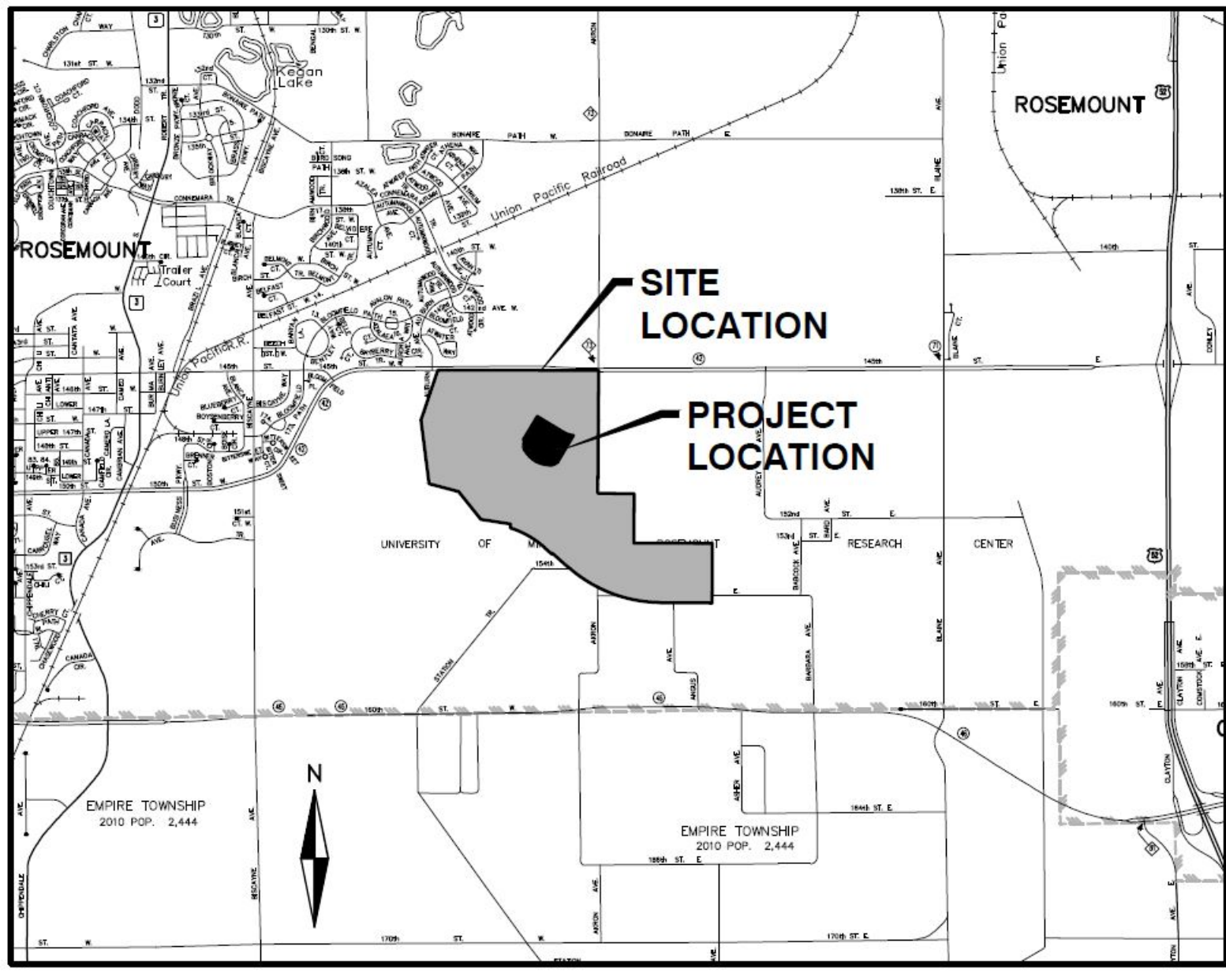
And by:_____
Erin Fasbender, City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF DAKOTA)

The foregoing instrument was acknowledged before me this ___ day of _____, 2022 by William H. Droste 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.

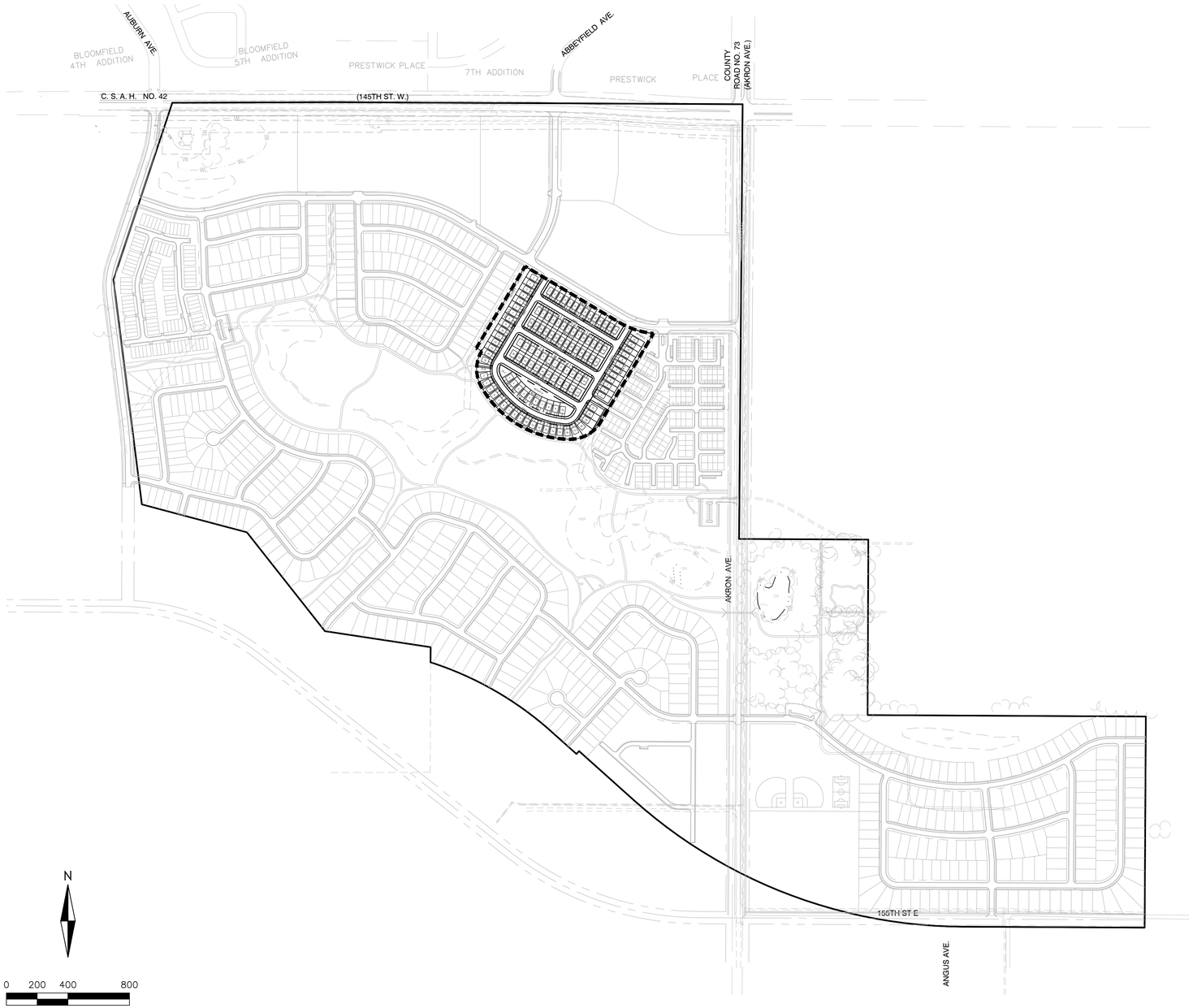
_____
Notary Public

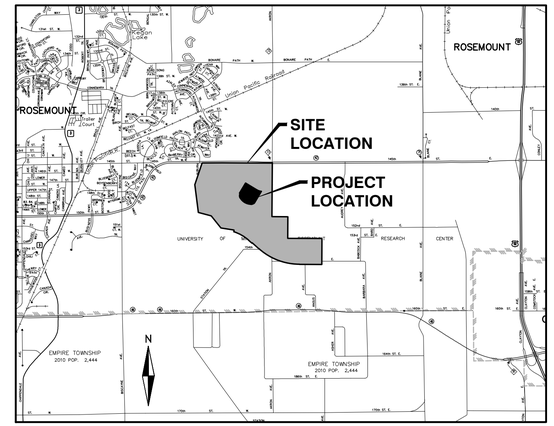
THIS INSTRUMENT WAS DRAFTED BY:
City of Rosemount
2875 145th Street West
Rosemount, MN 55068
651-423-4411


SITE
LOCATION
PROJECT
LOCATION
ROSEMOUNT
ROSEMOUNT
Kegan
Lake
Union Pacific Railroad
Union Pacific R.
Trailer
Court
UNIVERSITY OF
RESEARCH
CENTER
EMPIRE TOWNSHIP
2010 POP. 2,444
EMPIRE TOWNSHIP
2010 POP. 2,444
N

AMBER FIELDS - 5TH ADDITION

ROSEMOUNT, MINNESOTA





VICINITY MAP
SCALE: 1" = 4000'

DEVELOPER

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

CONSULTANT

ALLIANT ENGINEERING, INC.
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MINNEAPOLIS, MN 55402
PH: 612-758-3080
FX: 612-758-3099

ENGINEER

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

SURVEYOR

PETER D. GOERS
LICENSE NO. 44110
EM: pgoers@alliant-inc.com

LANDSCAPE ARCHITECT

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

SHEET INDEX

NO.	SHEET TITLE
1	COVER SHEET
2-3	EXISTING CONDITIONS PLAN
4-5	PRELIMINARY PLAT
6	PHASING PLAN
7-8	SITE PLAN
9-10	GRADING AND DRAINAGE PLAN
11	GRADING PROFILES
12-13	EROSION AND SEDIMENT CONTROL PLAN
14	EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
15-16	SANITARY SEWER AND WATERMAIN PLAN
17-18	STORM SEWER PLAN
19-20	LANDSCAPE PLAN

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612.758.3080
www.alliant-inc.com

Maplewood Development, Inc.

David Weekley Homes

AMBER FIELDS - 5TH ADDITION
ROSEMOUNT, MINNESOTA
PRELIMINARY PLAT SUBMITTAL
COVER SHEET

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NOT FOR CONSTRUCTION

CLARK WICKLUND, PE
Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
5-31-22	CITY SUBMITTAL

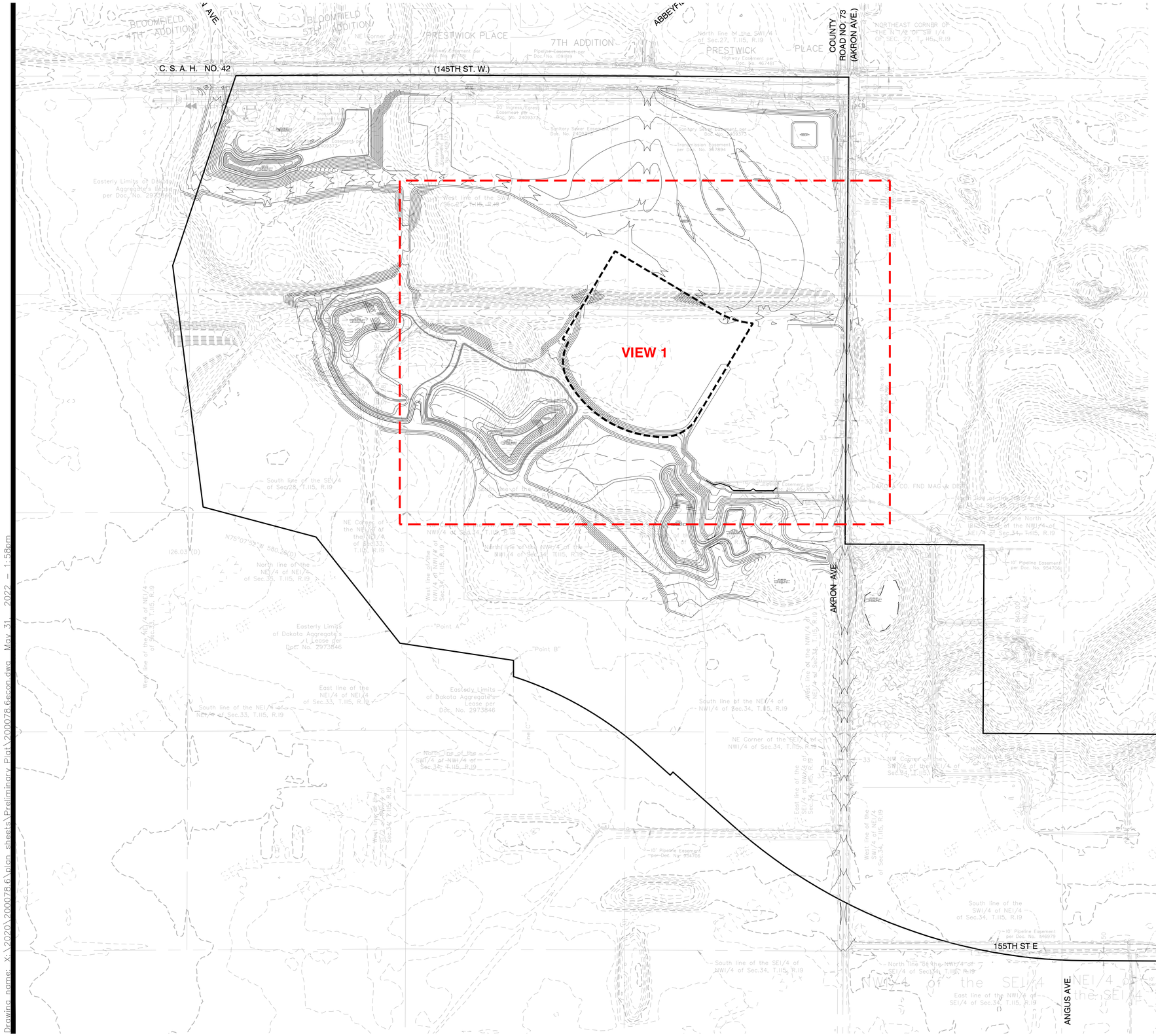
PROJECT TEAM DATA

DESIGNED:	CJW
DRAWN:	AKA
PROJECT NO:	220-0078.6

1

SHEET 1 of 20

Drawing name: X:\2020\200078.6\plan sheets\Preliminary Plat\200078.6cove.dwg May 31, 2022 - 2:30pm



LEGEND

- SET IRON MONUMENT
- IRON MONUMENT FOUND
- FOUND DAKOTA CO. CIM
- FOUND NAIL
- SET MAG NAIL
- WATER VALVE
- TELEPHONE BOX
- ELECTRIC BOX
- LIGHT POLE
- SANITARY MANHOLE
- SIGN
- GAS METER
- POWER POLE
- STORM MANHOLE
- CATCH BASIN
- TRANSFORMER
- FIBER OPTIC BOX
- CLEAN OUT
- SANITARY SEWER
- GAS
- OVERHEAD UTILITIES
- UNDERGROUND ELECTRIC
- WATERMAIN
- STORM SEWER
- FIBER OPTIC
- FENCE
- EDGE OF WETLAND
- EDGE OF TREES
- FORCE MAIN
- CONCRETE
- BITUMINOUS
- WELL
- GAS METER
- AIR CONDITIONER
- HYDRANT
- GAS VALVE
- CULVERT
- BOLLARD
- HAND HOLE

NOTES:

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

989 EXISTING CONTOUR

989 MASS GRADING CONTOUR

N

0 150 300 600

SCALE IN FEET

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AMBER FIELDS - 5TH ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

EXISTING CONDITIONS PLAN - OVERALL VIEW

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5-31-22	CITY SUBMITTAL

PROJECT TEAM DATA

DESIGNED:	CJW
DRAWN:	AKA
PROJECT NO:	220-0078.6

2

SHEET 2 of --

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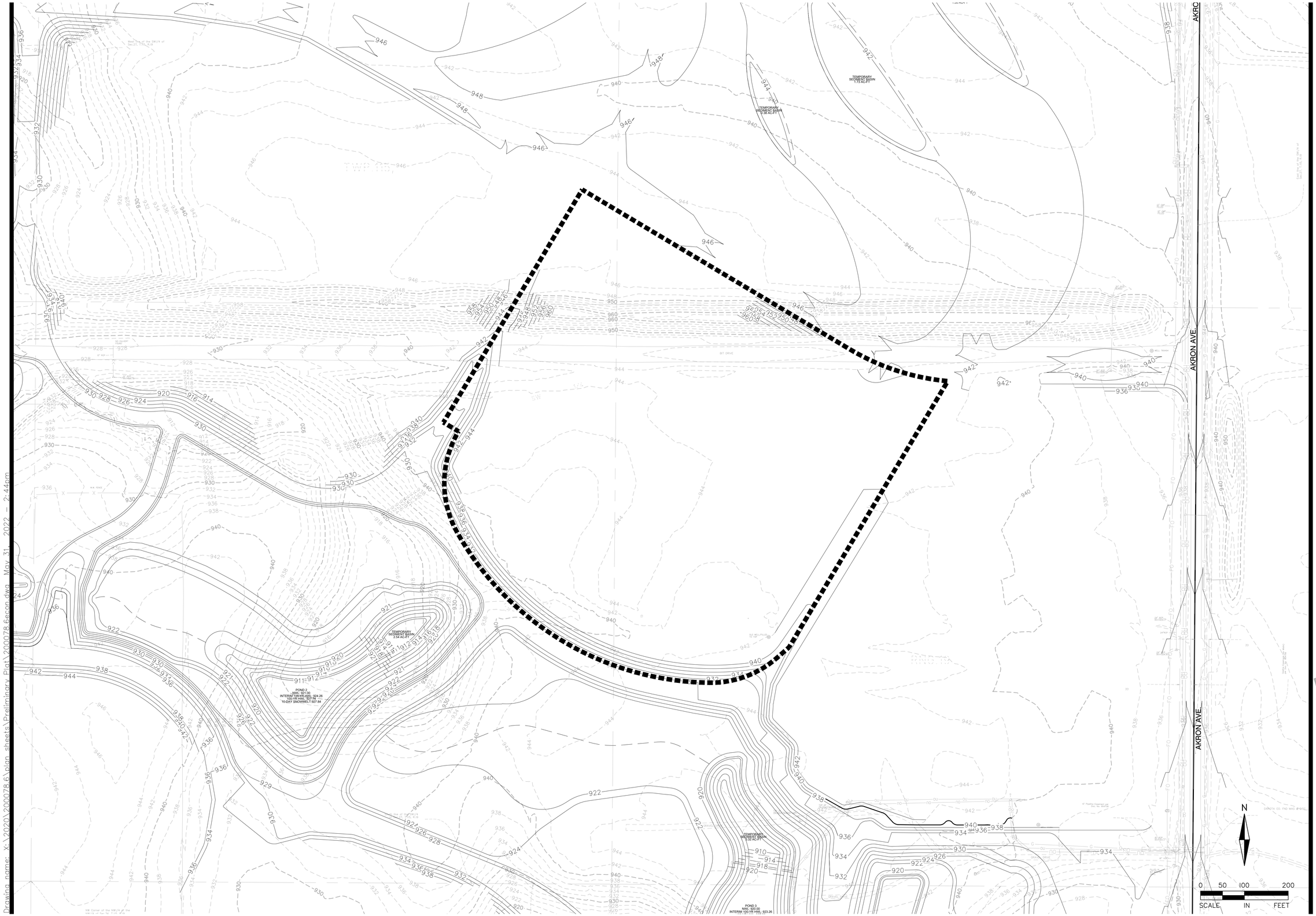

Drawing name: X:\2020\200078.6\plan sheets\Preliminary Plat\200078.6econ.dwg Nov 31, 2022 - 2:44pm

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AMBER FIELDS - 5TH ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

EXISTING CONDITIONS PLAN - VIEW 1

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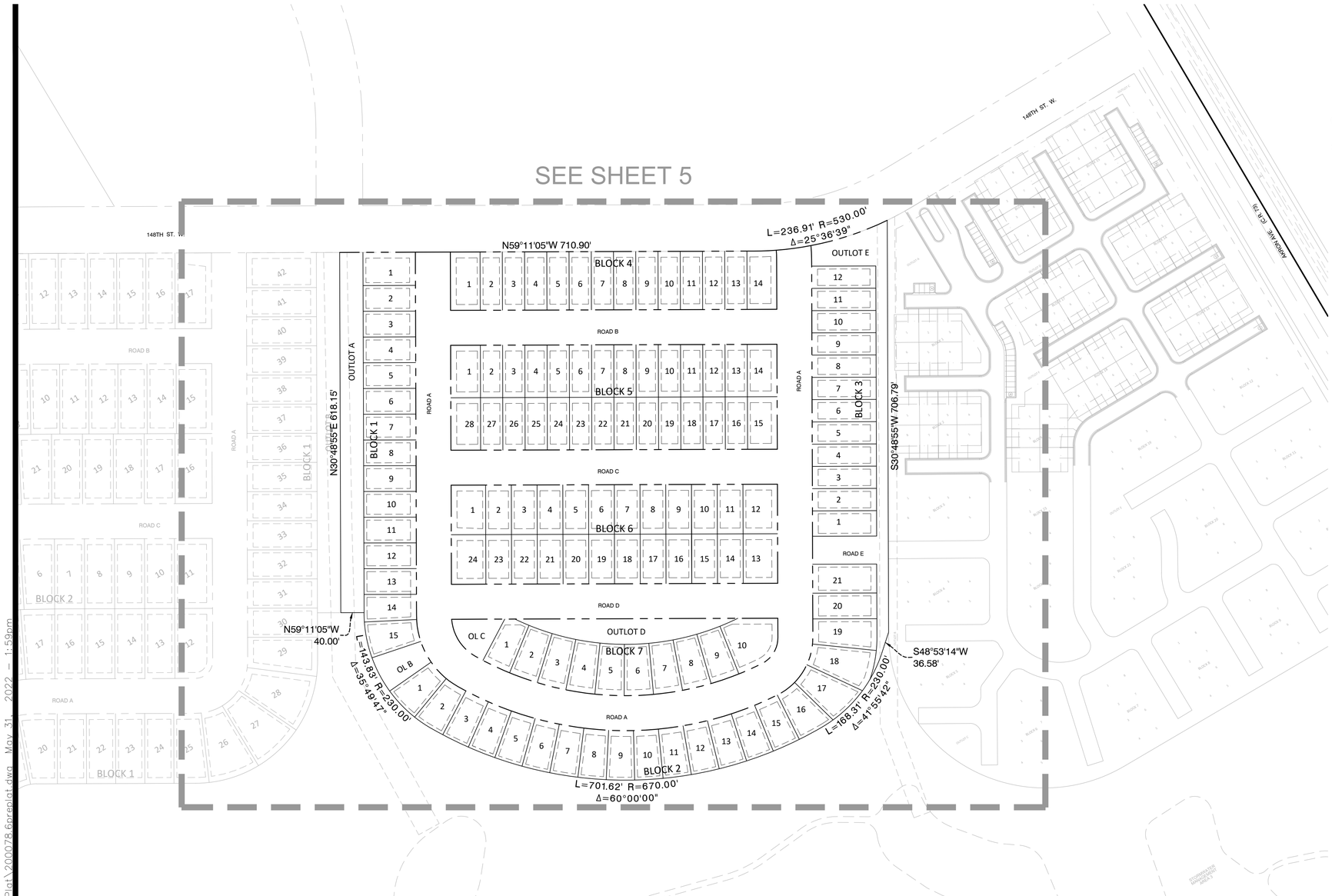
DRAWN:	AKA
PROJECT NO:	220-0078.6

3

SHEET 3 of 20



N

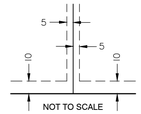
0 50 100 200

SCALE IN FEET

LEGEND:

- PROPERTY LINE
- LOT LINE
- R.O.W
- EASEMENT LINE
- FOUND IRON MONUMENT

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
B-L1	4,794	0.11
B-L2	4,198	0.10
B-L3	4,198	0.10
B-L4	4,198	0.10
B-L5	4,198	0.10
B-L6	4,198	0.10
B-L7	4,198	0.10
B-L8	4,198	0.10
B-L9	4,198	0.10
B-L10	4,198	0.10
B-L11	4,198	0.10
B-L12	4,198	0.10

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
B1-L1	5,130	0.12
B1-L2	3,975	0.09
B1-L3	3,975	0.09
B1-L4	3,975	0.09
B1-L5	3,975	0.09
B1-L6	3,975	0.09
B1-L7	3,975	0.09
B1-L8	3,975	0.09
B1-L9	3,975	0.09
B1-L10	3,975	0.09
B1-L11	3,975	0.09
B1-L12	3,975	0.09

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
B1-L13	3,975	0.09
B1-L14	4,075	0.09
B1-L15	4,497	0.10
B2-L1	4,322	0.10
B2-L2	4,129	0.09
B2-L3	3,892	0.09
B2-L4	3,892	0.09
B2-L5	3,892	0.09
B2-L6	3,892	0.09
B2-L7	3,892	0.09
B2-L8	3,892	0.09
B2-L9	3,892	0.09

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
B2-L10	3,892	0.09
B2-L11	3,892	0.09
B2-L12	3,892	0.09
B2-L13	3,892	0.09
B2-L14	3,892	0.09
B2-L15	3,892	0.09
B2-L16	4,532	0.10
B2-L17	5,290	0.12
B2-L18	6,056	0.14
B2-L19	5,371	0.12
B2-L20	4,858	0.11
B2-L21	5,454	0.13

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
B4-L1	5,100	0.12
B4-L2	3,817	0.09
B4-L3	3,817	0.09
B4-L4	3,817	0.09
B4-L5	3,817	0.09
B4-L6	3,817	0.09
B4-L7	3,817	0.09
B4-L8	3,817	0.09
B4-L9	3,817	0.09
B4-L10	3,817	0.09
B4-L11	3,817	0.09
B4-L12	3,817	0.09

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
B4-L13	3,817	0.09
B4-L14	5,116	0.12
B5-L1	4,590	0.11
B5-L2	3,435	0.08
B5-L3	3,435	0.08
B5-L4	3,435	0.08
B5-L5	3,435	0.08
B5-L6	3,435	0.08
B5-L7	3,435	0.08
B5-L8	3,435	0.08
B5-L9	3,435	0.08
B5-L10	3,435	0.08

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
B5-L11	3,435	0.08
B5-L12	3,435	0.08
B5-L13	3,435	0.08
B5-L14	4,590	0.11
B5-L15	4,590	0.11
B5-L16	3,435	0.08
B5-L17	3,435	0.08
B5-L18	3,435	0.08
B5-L19	3,435	0.08
B5-L20	3,435	0.08
B5-L21	3,435	0.08
B5-L22	3,435	0.08

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
B5-L23	3,435	0.08
B5-L24	3,435	0.08
B5-L25	3,435	0.08
B5-L26	3,435	0.08
B5-L27	3,435	0.08
B5-L28	4,590	0.11
B6-L1	5,029	0.12
B6-L2	3,754	0.09
B6-L3	3,754	0.09
B6-L4	3,754	0.09
B6-L5	3,754	0.09
B6-L6	3,754	0.09

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
B6-L7	3,754	0.09
B6-L8	3,754	0.09
B6-L9	3,754	0.09
B6-L10	3,754	0.09
B6-L11	3,754	0.09
B6-L12	5,029	0.12
B6-L13	5,029	0.12
B6-L14	3,754	0.09
B6-L15	3,754	0.09
B6-L16	3,754	0.09
B6-L17	3,754	0.09
B6-L18	3,754	0.09

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
B6-L19	3,754	0.09
B6-L20	3,754	0.09
B6-L21	3,754	0.09
B6-L22	3,754	0.09
B6-L23	3,754	0.09
B6-L24	5,029	0.12
B7-L1	4,006	0.09
B7-L2	4,065	0.09
B7-L3	4,065	0.09
B7-L4	4,065	0.09
B7-L5	4,065	0.09
B7-L6	4,065	0.09

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
B7-L7	4,065	0.09
B7-L8	4,065	0.09
B7-L9	4,065	0.09
B7-L10	6,776	0.16
OUTLOT A	24,726	0.57
OUTLOT B	4,575	0.11
OUTLOT C	3,977	0.09
OUTLOT D	11,366	0.26
OUTLOT E	25,607	0.59
ROW	223,073	5.12
TOTAL	791,631	18.17

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Maplewood Development, Inc.

David Weekley Homes

AMBER FIELDS - 5TH ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

PRELIMINARY PLAT - OVERALL VIEW

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CLARK WICKLUND, PE

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
5-31-22	CITY SUBMITTAL

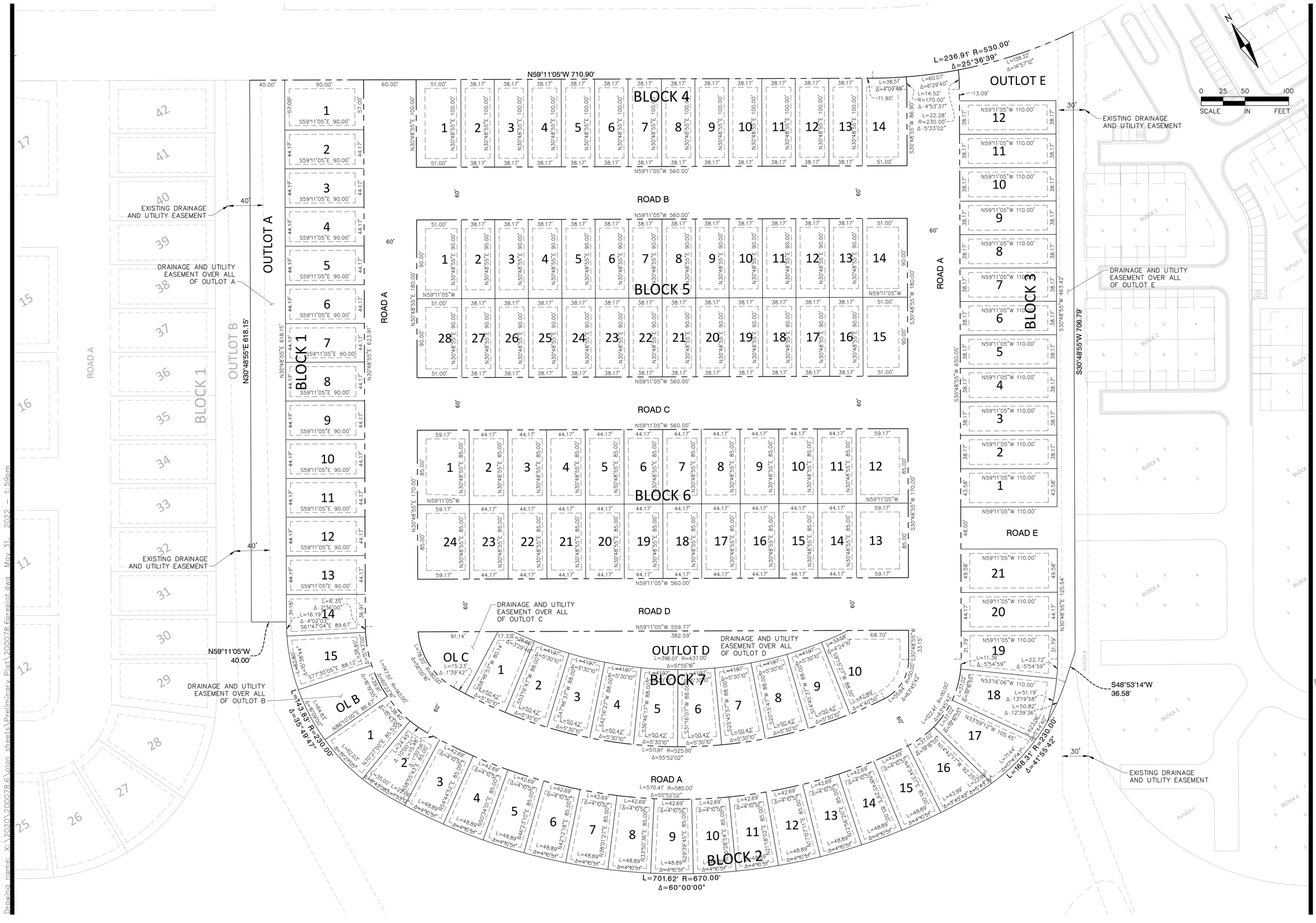
PROJECT TEAM DATA

DESIGNED: CJW
DRAWN: ELL
PROJECT NO: 220-0078.6

4

SHEET 4 of 20

Drawing name: X:\2020\200078.6\plan sheets\Preliminary Plat\200078.6preplat.dwg May 31, 2022 - 1:59pm



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AMBER FIELDS - 5TH ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

PRELIMINARY PLAT

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PROJECT TEAM DATA

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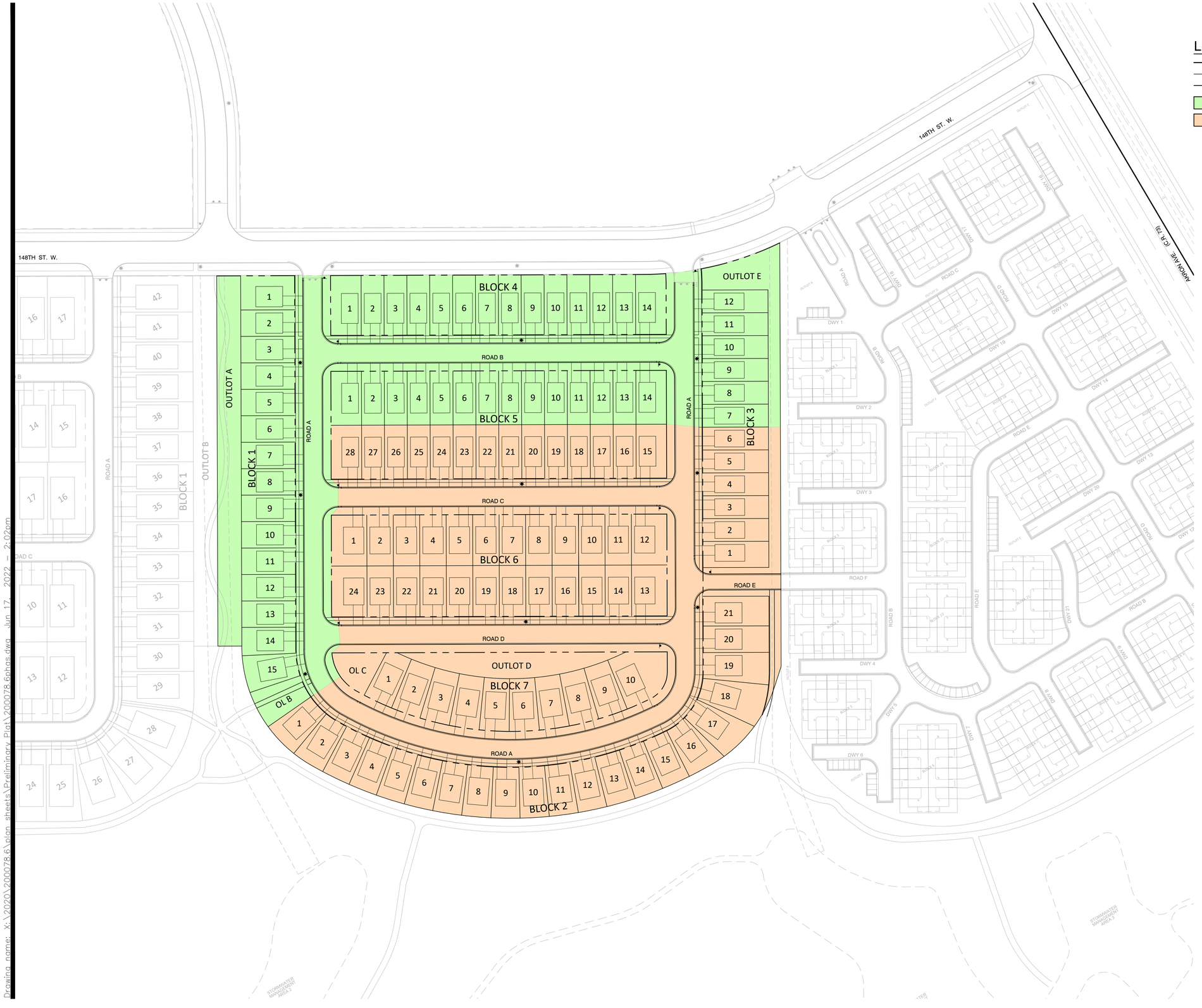
DRAWN:	ELL
PROJECT NO:	220-0078.6

5

SHEET 5 of 20

Drawing name: X:\2020\200078.6\plan sheets\Preliminary Plat\200078.6preplat.dwg May 31, 2022 - 1:59pm



LEGEND:

- PROPERTY LINE
- LOT LINE
- ROW
- PHASE 1 – 49 UNITS (SINGLE FAMILY)
- PHASE 2 – 75 UNITS (SINGLE FAMILY)

N

0 40 80 160

SCALE IN FEET

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AMBER FIELDS - 5TH ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

PHASING PLAN

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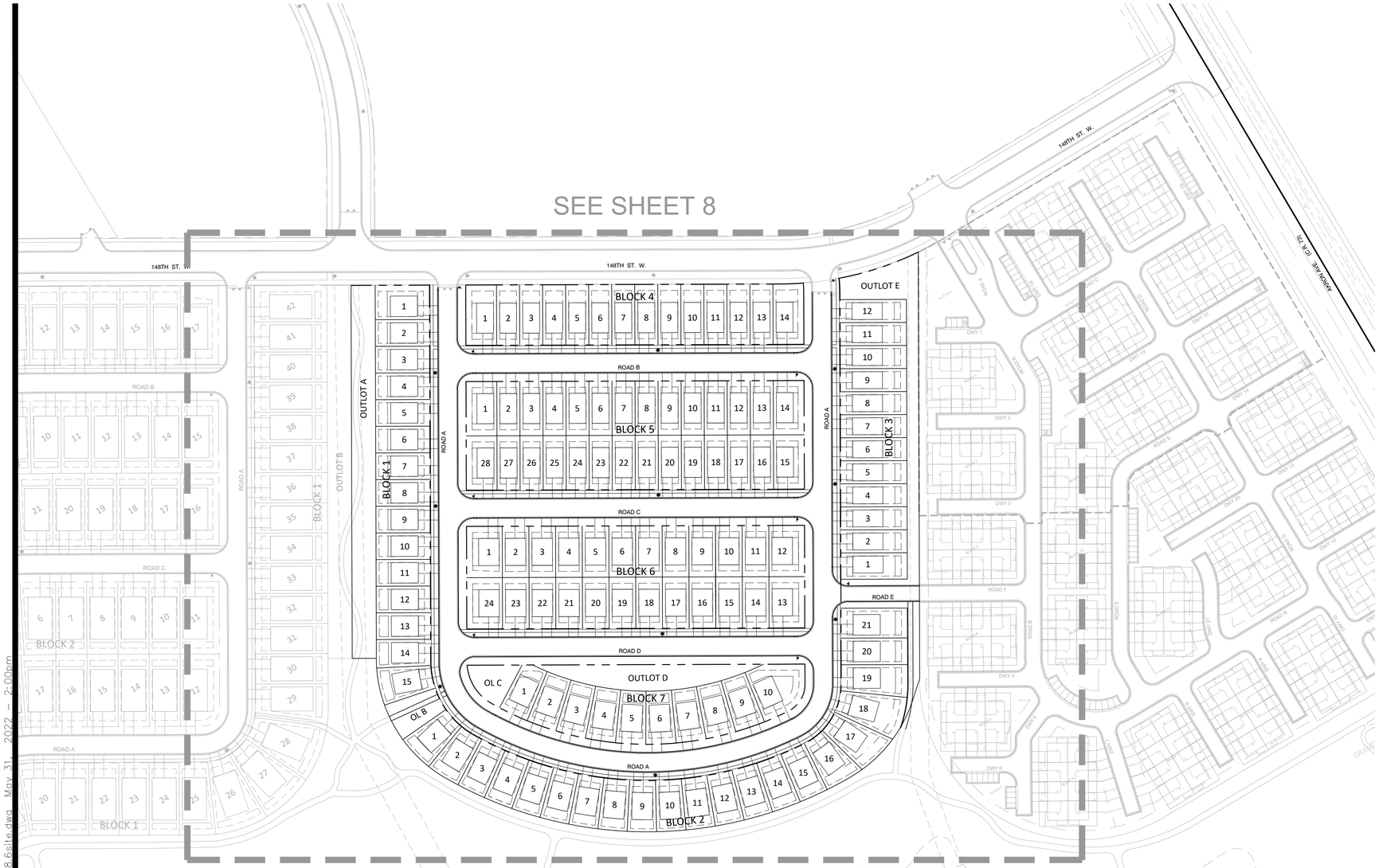
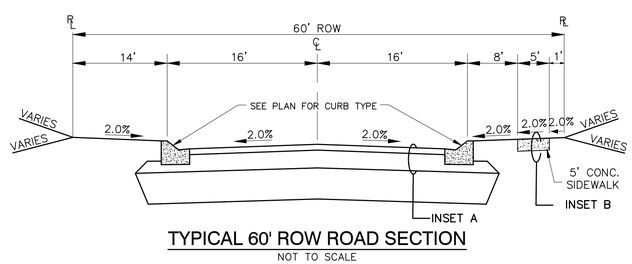
DRAWN:	AKA
PROJECT NO:	220-0078.6

6

SHEET 6 of 20

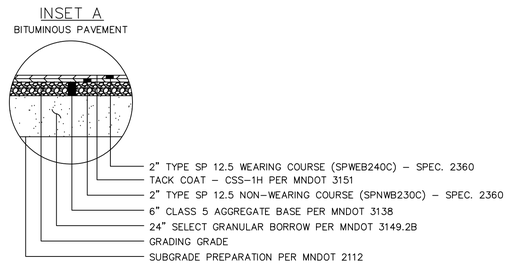
Drawing name: X:\2020\200078.6\plan sheets\Preliminary Plat\200078.6phas.dwg Jun 17, 2022 - 2:02pm

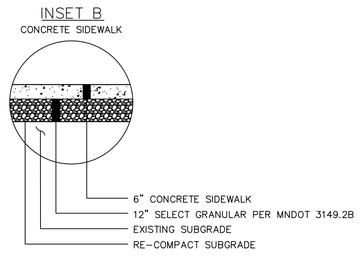


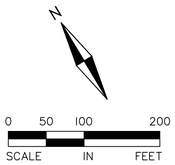


TYPICAL 60' ROW ROAD SECTION

NOT TO SCALE







LEGEND:

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

SITE PLAN NOTES:

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

SINGLE FAMILY LOT DATA:

LOT TYPE BREAKDOWN

38.17' WIDE
BLOCK 3, LOTS 1–12
BLOCK 4, LOTS 1–14
BLOCK 5, LOTS 1–28

44.17' WIDE
BLOCK 1, LOTS 1–15
BLOCK 2, LOTS 1–21
BLOCK 6, LOTS 1–24
BLOCK 7, LOTS 1–10

TOTAL LOTS 124 UNITS

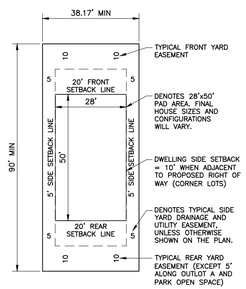
SETBACKS

FRONT	20 FT
SIDE	5 FT
SIDE (ROW)	10 FT
REAR	20 FT
REAR (BLOCK 4)	30 FT

TOTAL DENSITY CALCULATIONS:

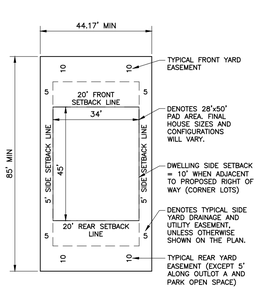
AREA AND DENSITY

GROSS AREA	18.17 AC
TOTAL UNITS	124 UNITS
DENSITY	6.82 UNITS/AC



TYPICAL 38.17' LOT DETAIL

NOT TO SCALE



TYPICAL 44.17' LOT DETAIL

NOT TO SCALE

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AMBER FIELDS - 5TH ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

SITE PLAN - OVERALL VIEW

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7

SHEET 7 of 20

Drawing name: X:\2020\200078.6\plan sheets\Preliminary Plat\200078.6site.dwg May 31, 2022 - 2:00pm

148TH ST. W.

BLOCK 4 | BLOCK 5 | BLOCK 6 | BLOCK 7 | BLOCK 2 | BLOCK 1 | BLOCK 3

ROAD A | ROAD B | ROAD C | ROAD D | ROAD E

OUTLOT A | OUTLOT B | OUTLOT D | OUTLOT E | OL B | OL C

5' CURB TRANSITION | STOP SIGN | B618 C&G | PED RAMP | 5' SIDEWALK | SURMOUNTABLE C&G | STREET LIGHT (TYP) | R25' | 8' BIT TRAIL

DWY 1 | DWY 2 | DWY 3 | DWY 4 | DWY 5 | DWY 6

ROAD F | ROAD B

N

0 25 50 100
SCALE IN FEET

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Maplewood Development, Inc.

David Weekley Homes

AMBER FIELDS - 5TH ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

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

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

CLARK WICKLUND, PE
Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
5-31-22	CITY SUBMITTAL

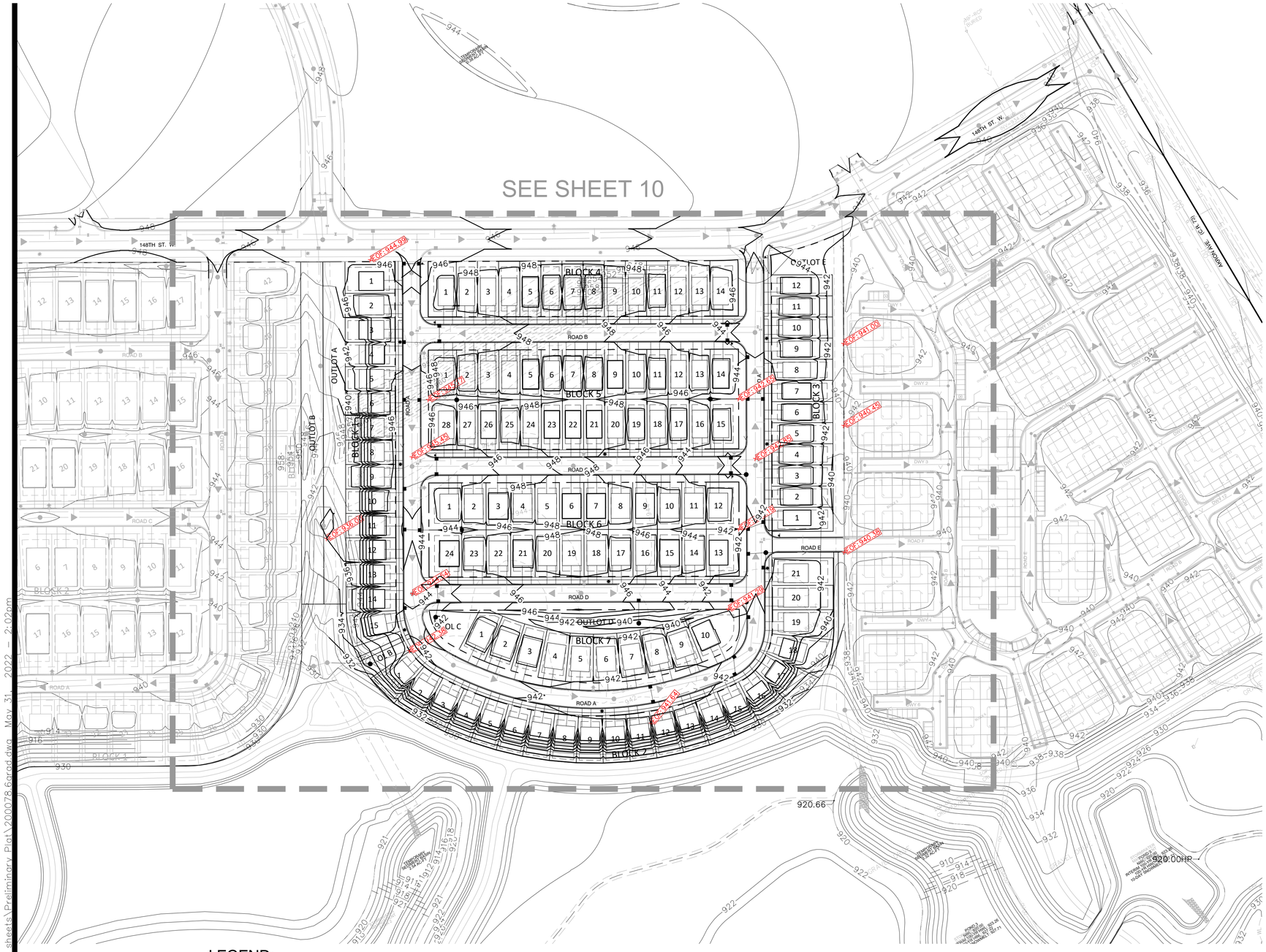
PROJECT TEAM DATA

DESIGNED:	CJW
DRAWN:	AKA
PROJECT NO:	220-0078.6

8

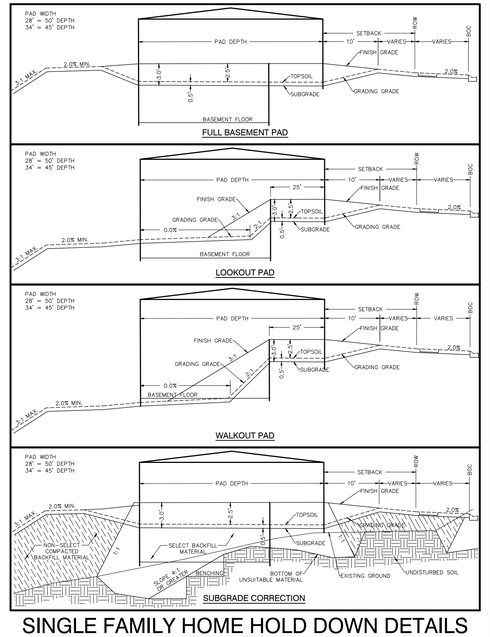
SHEET 8 of 20

Drawing name: X:\2020\200078.6\plan sheets\Preliminary Plat\200078.6site.dwg May 31, 2022 - 2:00pm



GRADING NOTES:

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



SINGLE FAMILY HOME HOLD DOWN DETAILS

NOT TO SCALE

LEGEND:

- FRONT OF PAD
- 984.3 — GARAGE FLOOR ELEVATION
- (1) — ADDITIONAL REQUIRED STEPS BEYOND TYPICAL 0.67" DIFF.
- W — HOUSE PAD TYPE
- 976.8 — LOWEST FLOOR ELEVATION
- 976.3 — REAR ELEVATION
- 989 — EXISTING CONTOUR
- 989 — MASS GRADING CONTOUR
- 989 — PROPOSED CONTOUR
- 989 — TEMPORARY TIE OUT CONTOUR
- xEOF 972.44 — EOF SPOT ELEVATION
- 1.0% — DIRECTION OF DRAINAGE
- EMERGENCY OVERFLOW ROUTING
- MAINTENANCE ACCESS
- ST-1 — SOIL BORING (SEE GEOTECHNICAL REPORT)

N

0 50 100 200

SCALE IN FEET

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AMBER FIELDS - 5TH ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

GRADING AND DRAINAGE PLAN - OVERALL VIEW

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CLARK WICKLUND, PE

Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE

DATE	ISSUE
5-31-22	CITY SUBMITTAL

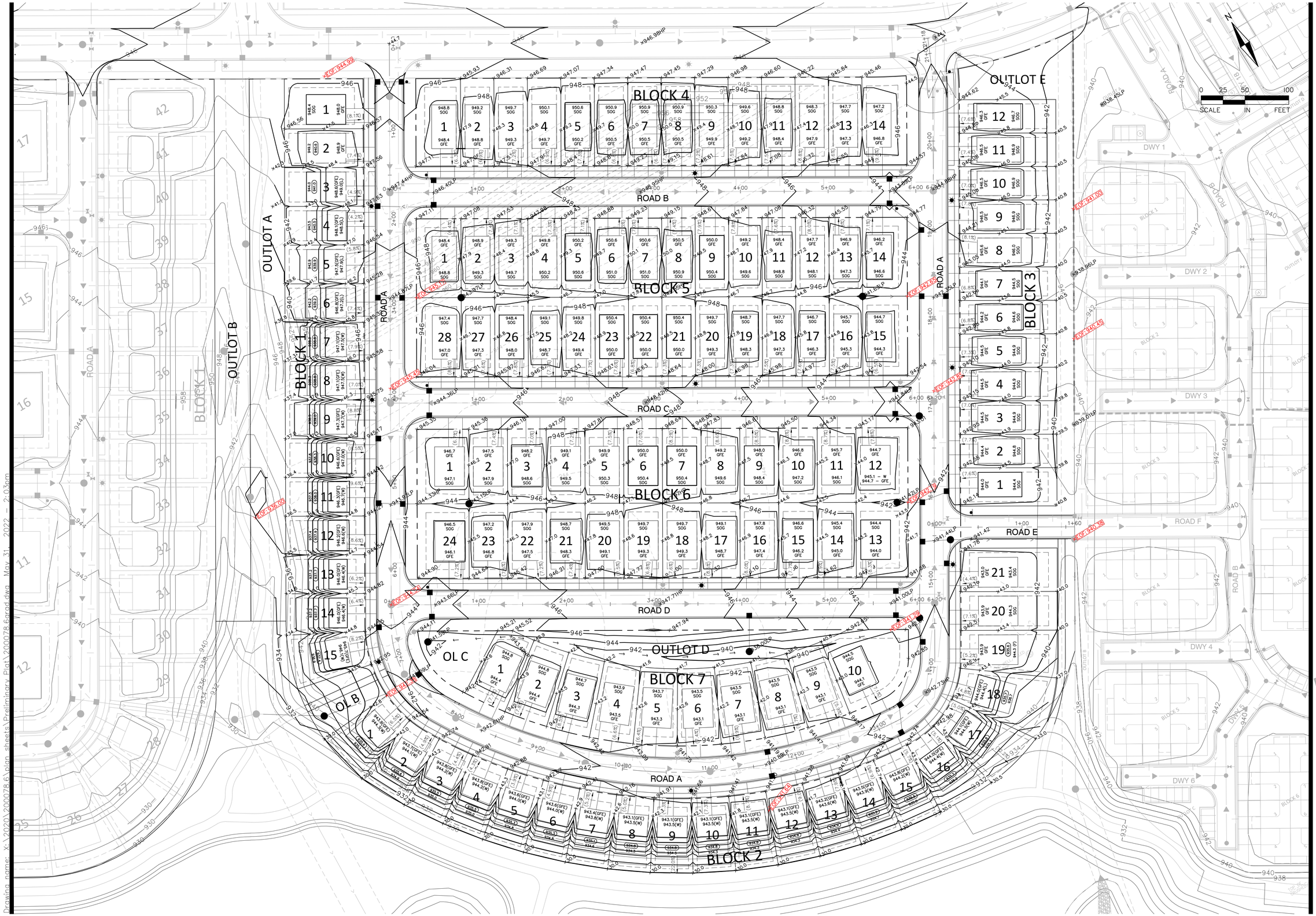
PROJECT TEAM DATA

DESIGNED:	CJW
DRAWN:	AKA
PROJECT NO:	220-0078.6

9

SHEET 9 of 20

Drawing name: X:\2020\200078.6\plan sheets\Preliminary Plat\200078.6grad.dwg May 31, 2022 - 2:02pm



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ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

GRADING AND DRAINAGE PLAN

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PROJECT TEAM DATA

DESIGNED:	CJW
DRAWN:	AKA
PROJECT NO:	220-0078.6

10

SHEET 10 of 20

Drawing name: X:\2020\200078.6\plan sheets\Preliminary Plat\200078.6grad.dwg May 31, 2022 - 2:03pm

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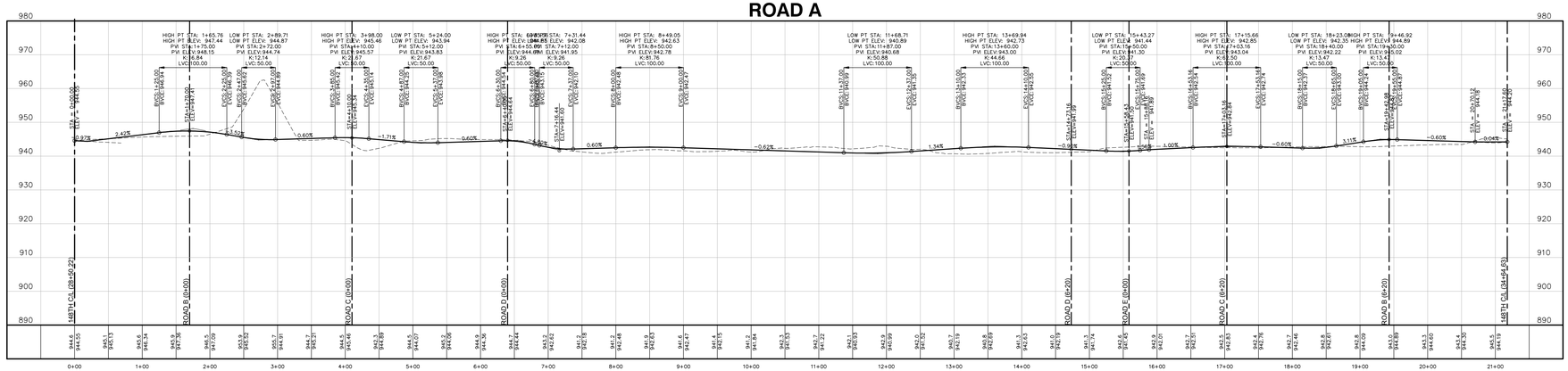

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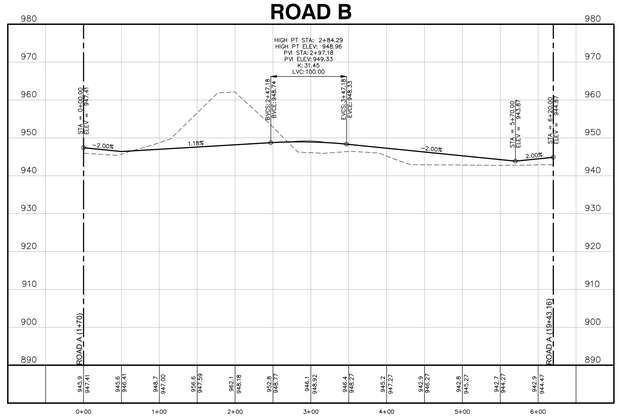

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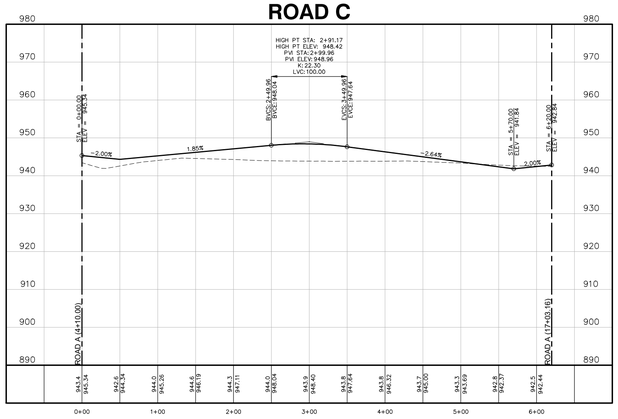

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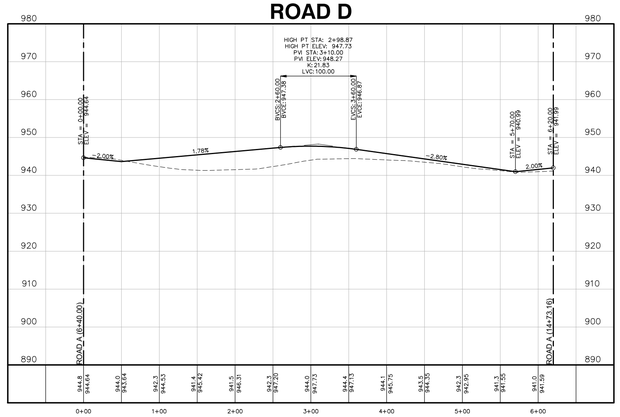

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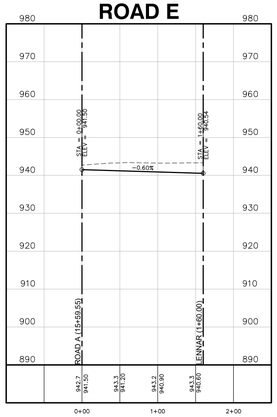

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SCALE IN FEET

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AMBER FIELDS - 5TH ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

GRADING PROFILES

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QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
5-31-22	CITY SUBMITTAL

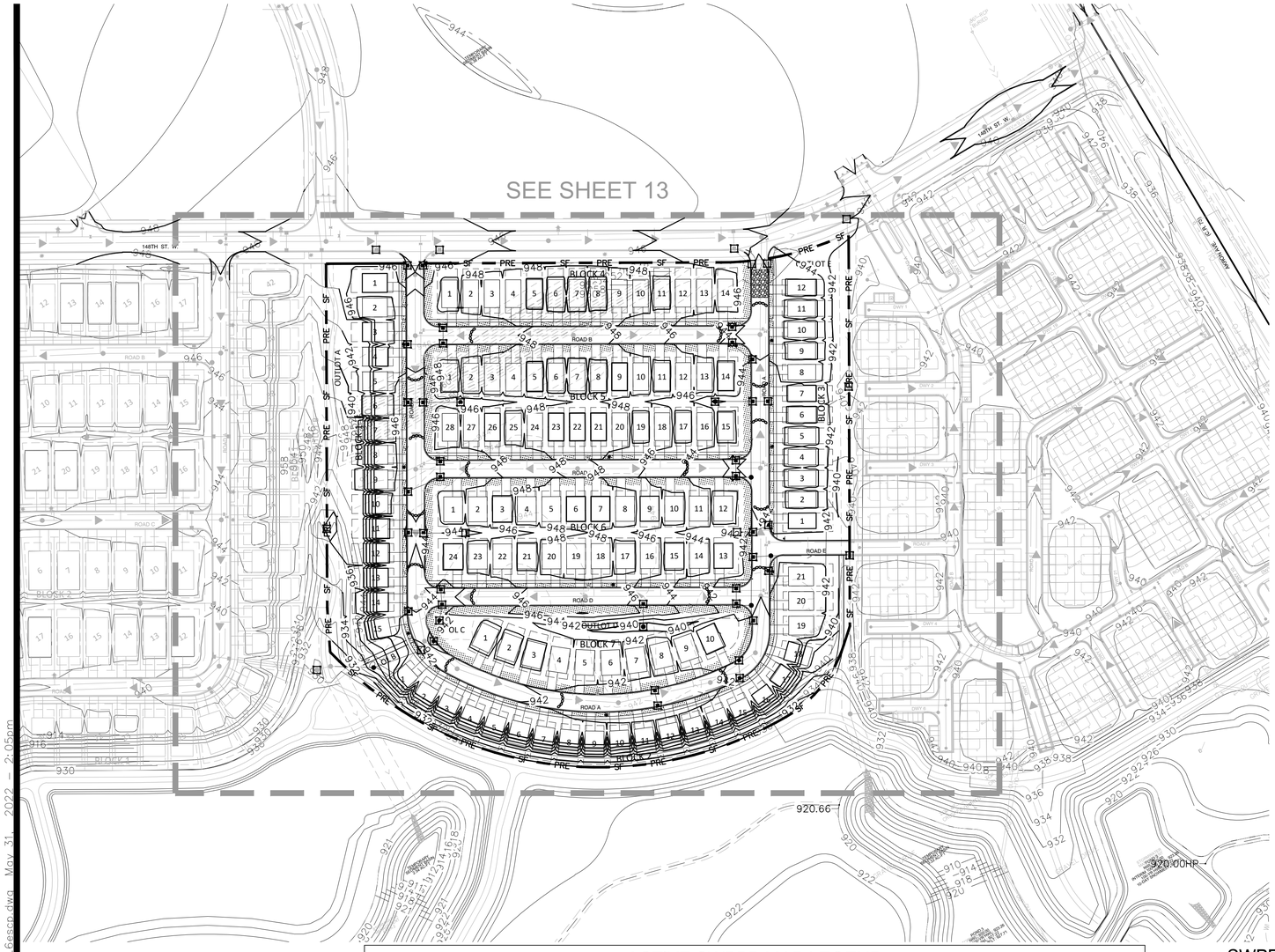
PROJECT TEAM DATA

DESIGNED: CJW
DRAWN: AKA
PROJECT NO: 220-0078.6

11

SHEET 11 of 20

Drawing name: X:\2020\200078.6\plan sheets\Preliminary Plat\200078.6prof.dwg May 31, 2022 - 2:03pm



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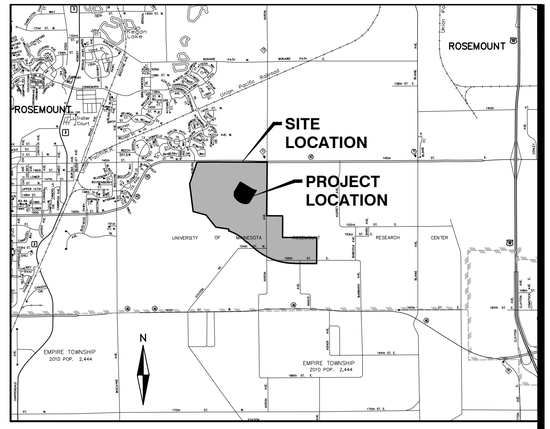

VICINITY MAP
SCALE: 1" = 5000'

NOTE TO CONTRACTOR:

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

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

NOTES:

1. SEE SHEET 14 FOR ALL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS.
2. ELECTRONIC COPY OF THE WEEKLY INSPECTION REPORTS SHALL BE PROVIDED TO THE ENGINEERING PROJECT COORDINATOR EACH WEEK.
3. THE STORMWATER POLLUTION PREVENTION PLAN SHALL BE MANAGED BY A PERSON THAT IS TRAINED, KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMPS WHO WILL OVERSEE THE IMPLEMENTATION OF THE SWPPP AND THE INSTALLATION, INSPECTION AND MAINTENANCE OF THE EROSION AND SEDIMENT CONTROL BMPS BEFORE AND DURING CONSTRUCTION OF THE DEVELOPMENT AS A WHOLE.
4. INSPECTIONS SHALL BE CONDUCTED ON A WEEKLY BASIS AND WITHIN 24 HOURS OF A 0.5" OR GREATER RAIN EVENT WITHIN A 24-HOUR PERIOD. THESE INSPECTIONS SHALL BE SUBMITTED TO THE CITY ON A WEEKLY BASIS FOR RECORD KEEPING PURPOSES.
5. SWPPP INSPECTOR INFORMATION MUST BE PROVIDED AT THE PRE-CONSTRUCTION MEETING AND WHO THAT CONTACT WILL BE DURING GRADING, UTILITY AND STREET IMPROVEMENTS AND DURING BUILDING OF HOMES.
6. TEMPORARY SEDIMENT BASINS AND FLOCCULANT TREATMENT WILL BE REQUIRED PRIOR TO DISCHARGING WATER FROM THE CONSTRUCTION SITE.
7. 6" OF TOPSOIL TO BE SPREAD OVER DISTURBED AREAS TO REDUCE LONG-TERM WATER USE FOR IRRIGATION AND TO IMPROVE STORMWATER RUNOFF QUALITY.
8. ONSITE DEWATERING SHALL NOT CAUSE EROSION. DEWATERING DISCHARGE SHALL NOT BE DIRECTED INTO INFILTRATION AREAS.

ACTIVE SWPPP MAP LEGEND

* FIELD MANAGER TO COLOR CODE DURING CONSTRUCTION AS NECESSARY

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

SEDIMENT BARRIERS
1. SILT FENCE (MnDOT 3886)
2. CURB LOG
3. ROCK WEEPER

INLET PROTECTION DEVICES
1. WIMCO (MnDOT TYPE A & C)
2. INFRASAFE STORM DRAIN/CULVERT
3. SILT SACK (MnDOT TYPE A)
4. DANDY BAG (MnDOT TYPE B)

ANTI-TRACKING CONTROL
1. 2" CRUSHED CLEAR ROCK (LAND DEVELOPMENT)

TEMPORARY SEED MIX
1. MnDOT-21-III (OATS 21-120 DAY STABILIZATION)
2. MnDOT-22-III (1-2 YR. STABILIZATION)

PERMANENT SEED MIX/STABILIZATION
1. MnDOT 25-151 (RESIDENTIAL TURF)
2. SOD

STABILIZATION BMP'S
1. STRAW/HAY MnDOT TYPE 1 MULCH
2. EROSION CONTROL BLANKET MnDOT CAT. 3
3. HYDROMULCH MnDOT TYPE 5
4. TURF REINFORCEMENT MAT SC250 NORTH AMERICAN GREEN OR EQUAL-MNDOT CAT 6

GRADING ACTIVITY
1. CONCRETE WASHOUT IS DONE BY TRUCK WITH A MOBILE WASHOUT SYSTEM PROVIDED AND COMPLETED BY THE CONCRETE CONTRACTOR.

LEGEND:

- 985 EXISTING CONTOUR
- 985 MASS GRADING CONTOUR
- 985 PROPOSED CONTOUR
- DIRECTION OF DRAINAGE
- PROPOSED CATCH BASINS
- PROPOSED STORM SEWER
- PROPOSED EASEMENT
- PROPERTY LINE
- SETBACK LINE
- LOT LINE
- RIGHT-OF-WAY
- TEMPORARY SEDIMENT BASIN
- PRE SF PROPOSED SILT FENCE (PRE-GRADING)
- PST SF PROPOSED SILT FENCE (POST-GRADING)
- INLET PROTECTION
- BIO-ROLLS/LOGS
- DND DO NOT DISTURB AREAS
- TEMPORARY DRAINAGE ROUTING DURING MASS GRADING
- ROCK CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET
- SEED (MNDOT 25-151)
- ULTIMATE DISCHARGE ROUTE

SWPPP BMP QUANTITIES (PER PLAN):

DISTURBED AREA	TBD
SILT FENCE	TBD
INLET PROTECTION	TBD
BIOROLL	TBD
SEED/SOD POST GRADING AREA	TBD

SEE FINAL PLAT SET

EROSION CONTROL RESPONSIBLE PARTY:

TBD

CONTRACTOR:

TBD

CONSTRUCTION SEQUENCING:

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

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

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AMBER FIELDS - 5TH ADDITION
ROSEMOUNT, MINNESOTA
PRELIMINARY PLAT SUBMITTAL
EROSION AND SEDIMENT CONTROL PLAN - OVERALL VIEW

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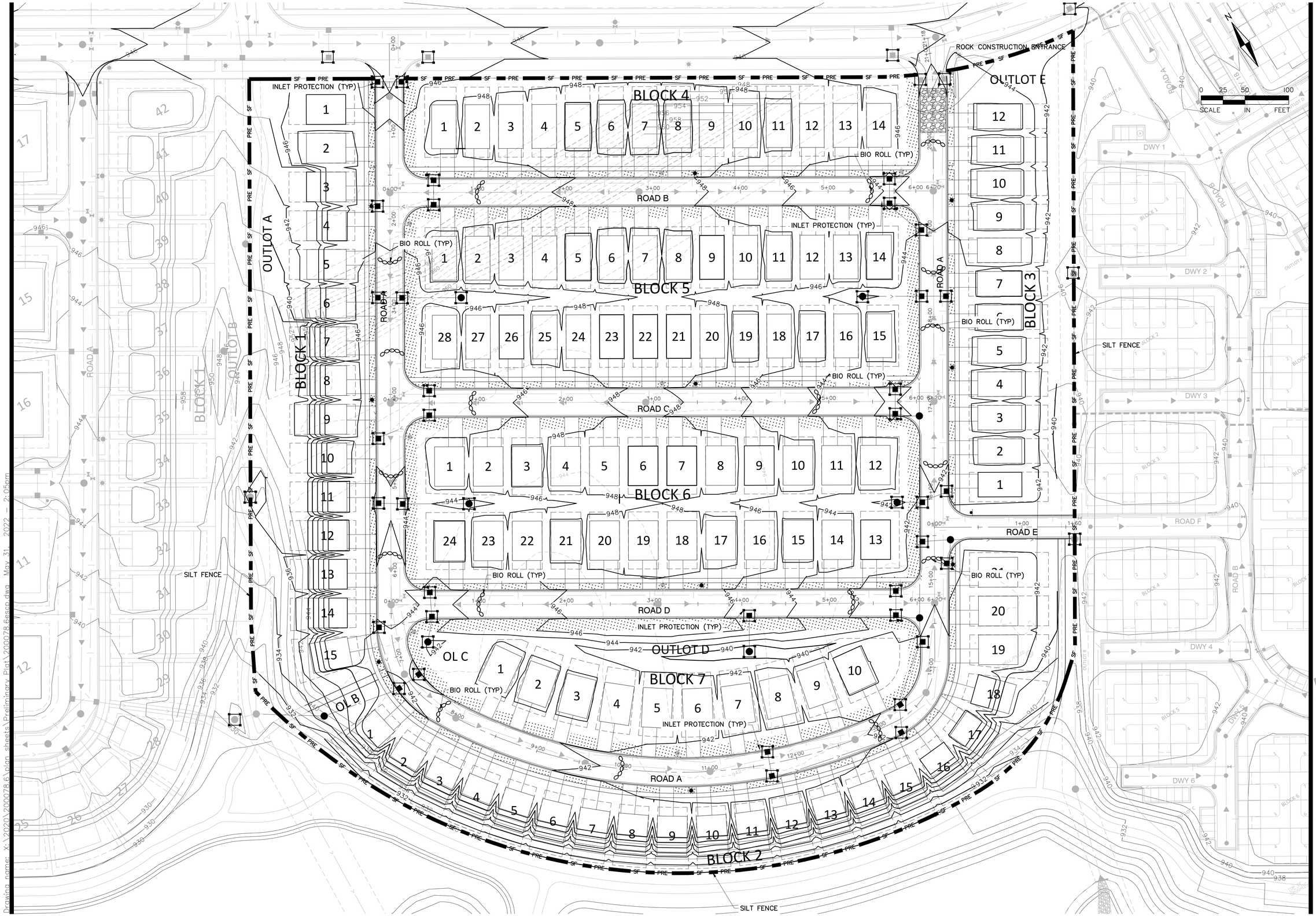
PROJECT TEAM DATA

DESIGNED:	CJW
DRAWN:	AKA
PROJECT NO:	220-0078.6

12

SHEET 12 of 20

Drawing name: X:\2020\200078.6\plan sheets\Preliminary Plat\200078.6esco.dwg May 31, 2022 - 2:05pm



Drawing name: X:\2020\200078.6\plan sheets\Preliminary Plat\200078.6escp.dwg May 31, 2022 - 2:05pm

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ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

EROSION AND SEDIMENT CONTROL PLAN

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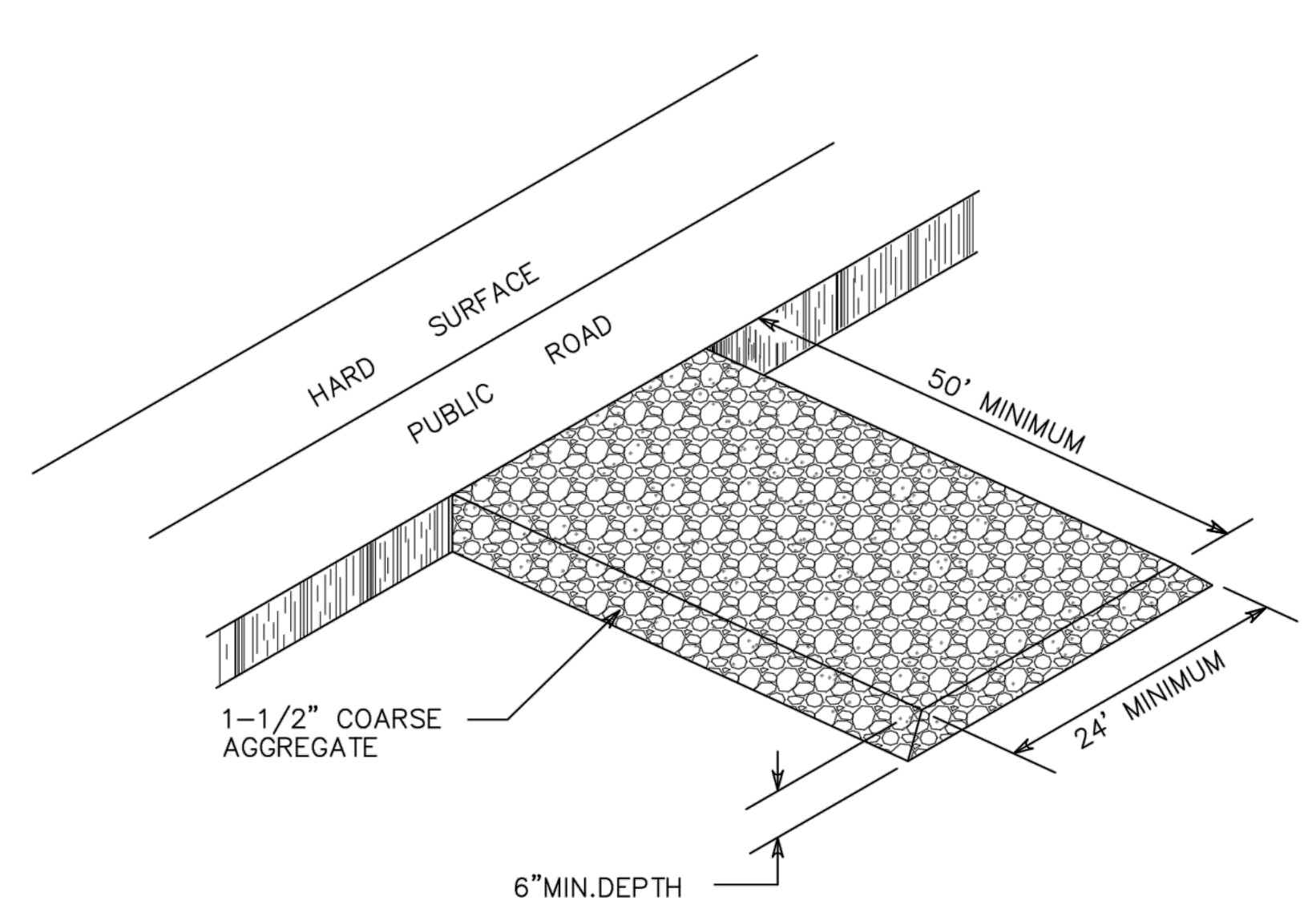
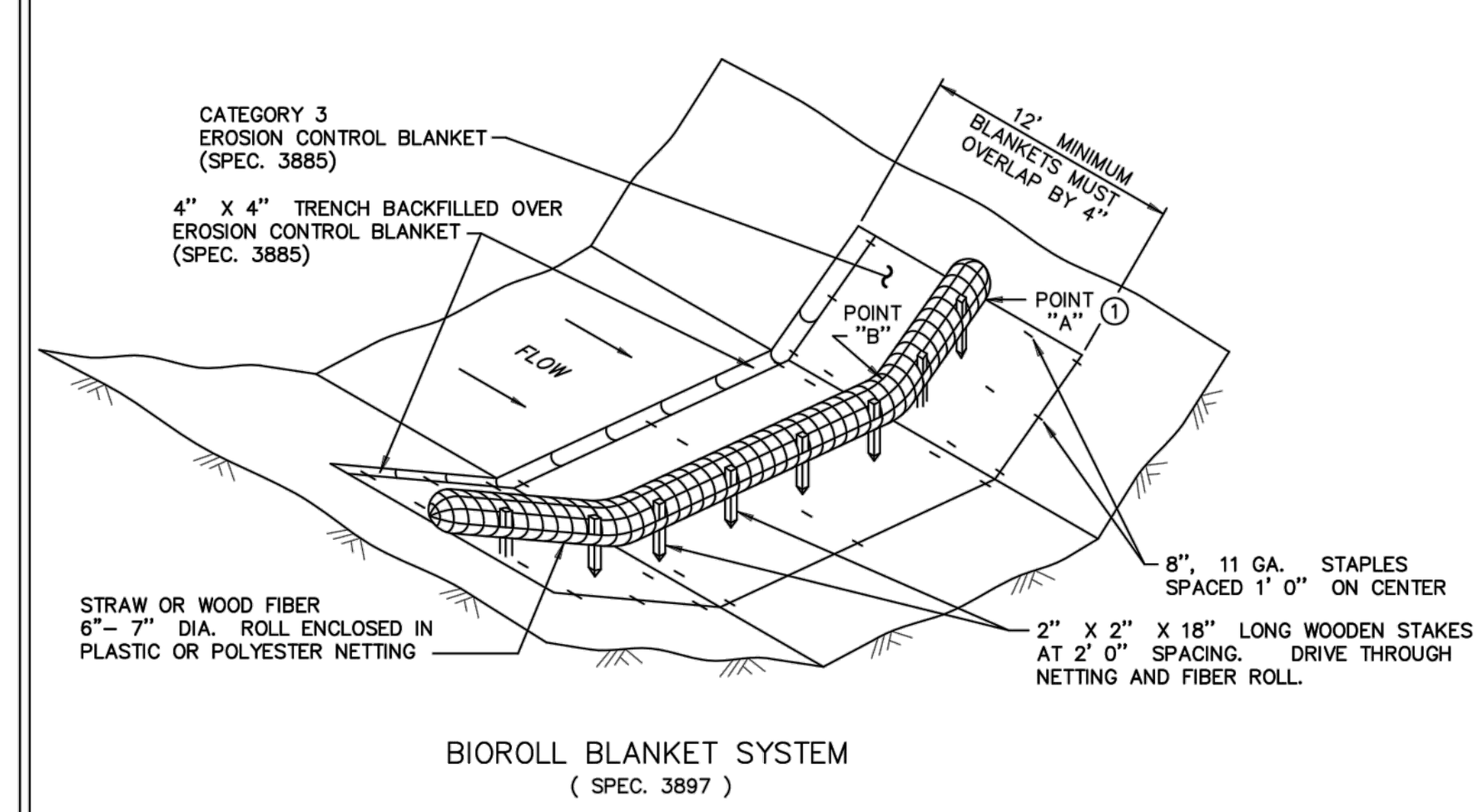
13

SHEET 13 of 20



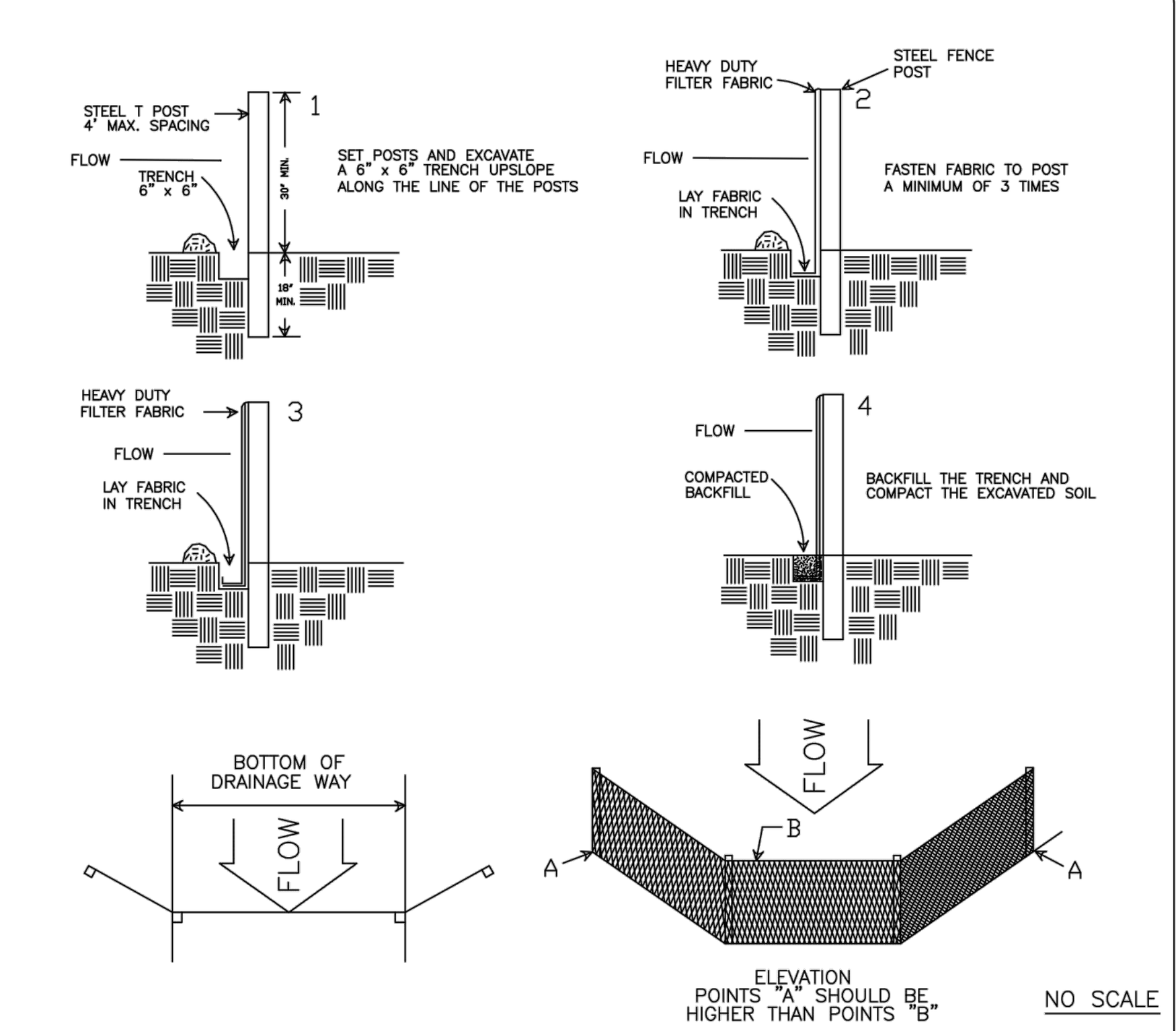
Notes:
1. CRUSHED CONCRETE IS NOT ALLOWED
2. CONSTRUCTION ENTRANCE SHALL BE A MINIMUM OF 24' X 50'
3. GEOTEXTILE FABRIC REQUIRED UNDERNEATH COARSE AGGREGATE FOR DRIVEWAYS LARGER THAN 24 FEET x 12 FEET, HEAVY TRAFFIC OR AS DIRECTED BY THE ENGINEER
4. MAINTENANCE IS INCIDENTAL

ROSEMOUNT MINNESOTA StandardPlate Library forthe Cityof Rosemount	ROCK CONSTRUCTION ENTRANCE	Special Details	
		Date: 01-10-06 / Revised: 01-10-06	EC-1



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 BIOROLL DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USEABLE LIFE AND THE BARRIER STILL BE NECESSARY. THE BIOROLL 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 3897.

ROSEMOUNT MINNESOTA Standard Plate Library for the City of Rosemount	BIO-ROLL BLANKET	Special Details	
		Date: 01-19-06 / Revised: 01-21-15	EC-2



Maintenance
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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 ARE TO BE PROTECTED BY TWO ROWS OF H.D. SILT FENCE. DOUBLE H.D. SILT FENCE IS REQUIRED AROUND WATER BODIES, STEEP SLOPES AND HIGHLY ERODIBLE SOILS.
6. ALL MATERIAL & INSTALLATION MUST CONFORM TO THE REQUIREMENTS OF THE CURRENT EDITION OF THE MNDOT CONSTRUCTION SPECIFICATIONS TABLE 3886-1.

ROSEMOUNT MINNESOTA Standard Plate Library for the City of Rosemount	PLACEMENT & CONSTRUCTION OF SYNTHETIC FILTER BARRIER	Special Details	
		Date: 01-06-05 / Revised: 03-17-08	EC-3

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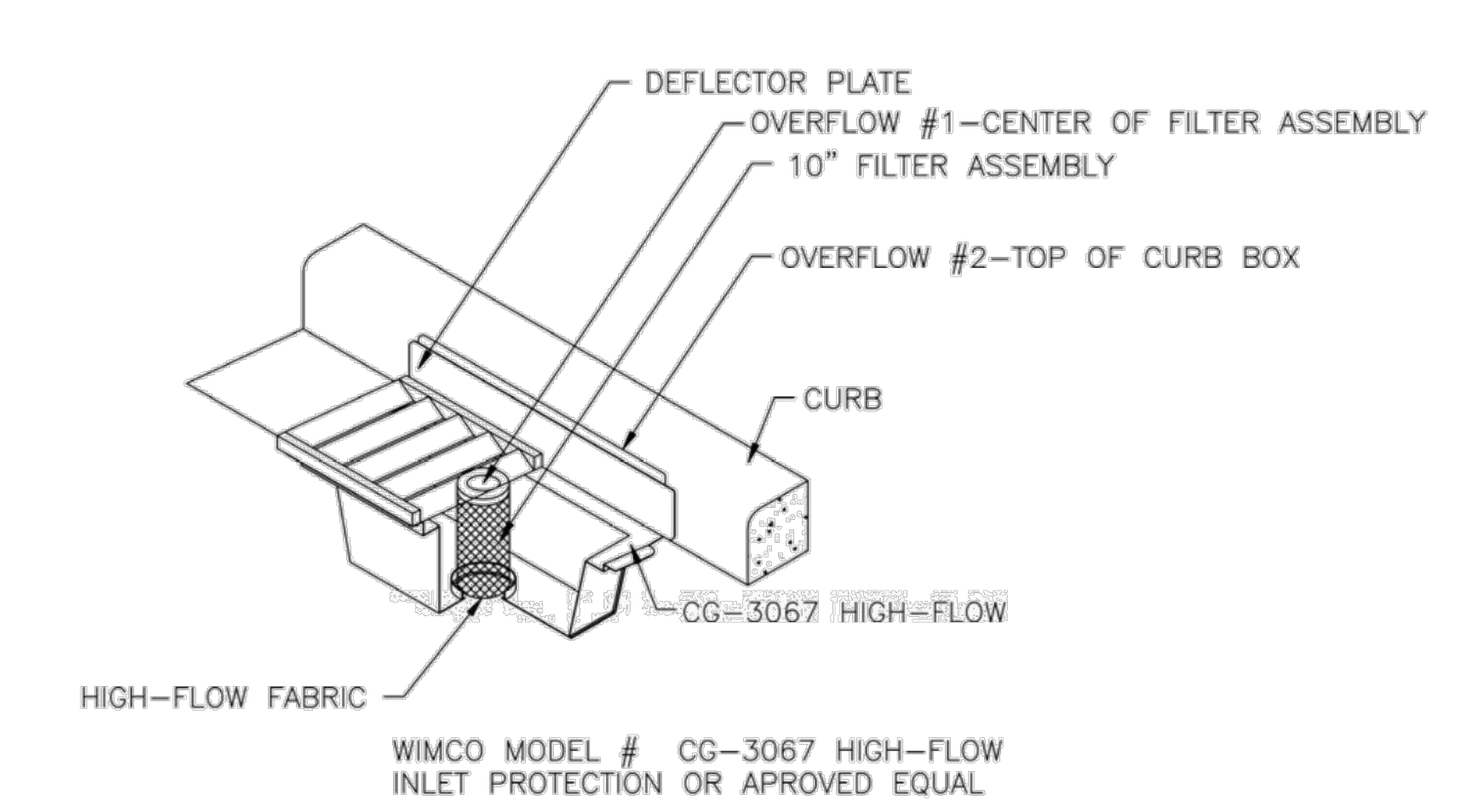
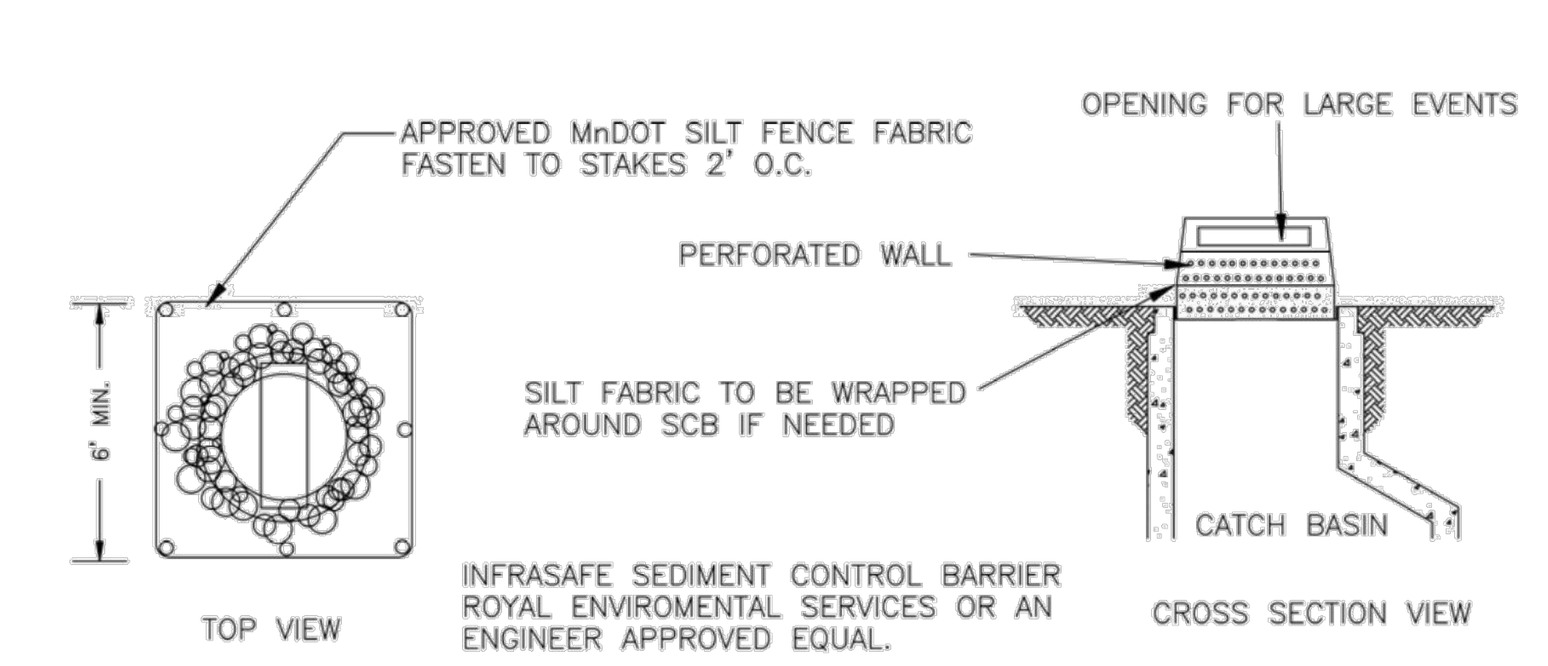


CURB AND GUTTER INLET PROTECTION
NO SCALE



REAR YARD INLET PROTECTION
NO SCALE

ROSEMOUNT MINNESOTA Standard Plate Library for the City of Rosemount	STORM SEWER INLET PROTECTION	Special Details	
		Date: 01-19-06 / Revised: 01-19-06	EC-6

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SEDIMENT CONTROL PRACTICES:

1. SEDIMENT CONTROL PRACTICES MUST MINIMIZE SEDIMENT FROM ENTERING SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS AND STORM SEWER INLETS.

2. SEDIMENT CONTROL PRACTICES MUST BE ESTABLISHED ON ALL DOWN GRADIENT PERMITERS BEFORE ANY UPGRADIENT LAND DISTURBING ACTIVITIES BEGIN. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL PERMANENT COVER HAS BEEN ESTABLISHED.

3. THE TIMING OF THE INSTALLATION OF SEDIMENT CONTROL PRACTICES MAY BE ADJUSTED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES. ANY SHORT-TERM ACTIVITY MUST BE COMPLETED AS QUICKLY AS POSSIBLE AND THE SEDIMENT CONTROL PRACTICES MUST BE INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED. HOWEVER, SEDIMENT CONTROL PRACTICES MUST BE INSTALLED BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE ACTIVITY IS NOT COMPLETE.

4. ALL STORM DRAIN INLETS MUST BE PROTECTED BY APPROPRIATE BMPS DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED.

5. TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCES OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORM WATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES.

6. SITE CONSTRUCTION ENTRANCES WILL BE AS SHOWN ON THE PLAN. ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT EACH ENTRANCE.

EROSION CONTROL SCHEDULE:

1. THE CITY OF ROSEMOUNT SHALL INSPECT THAT ALL SEDIMENT AND EROSION CONTROL BMP'S ARE IN PLACE PRIOR TO AND LAND DISTURBANCE AS IDENTIFIED ON THE APPROVED GRADING PLAN.

2. PRIOR TO ANY CONSTRUCTION OR DEMOLITION, SILT FENCE AND FILTERS SHALL BE INSTALLED AS SHOWN TO INTERCEPT RUNOFF.

3. ALL EROSION CONTROL INSTALLATIONS SHALL REMAIN IN PLACE AND BE MAINTAINED IN GOOD CONDITION BY THE CONTRACTOR UNTIL THE SITE HAS BEEN RE-VEGETATED. CONTRACTOR MAY REMOVE NECESSARY SILT FENCING/FILTERS TO CONSTRUCT ROADWAYS, WHILE MAINTAINING ADEQUATE EROSION CONTROL IN ADJACENT AREA.

4. SUFFICIENT TOPSOIL SHALL BE STOCKPILED TO ALLOW FOR THE REPLACEMENT OF 6" OF TOPSOIL FOR DISTURBED AREAS TO BE RE-VEGETATED.

5. THE CONTRACTOR SHALL SCHEDULE SITE GRADING, UTILITY INSTALLATION AND PAVEMENT CONSTRUCTION SO THAT THE GENERAL SITE CAN BE MULCHED AND RE-SEEDED SOON AFTER DISTURBANCE. AREAS THAT WILL NOT BE SUBJECT TO CONSTRUCTION TRAFFIC SHALL BE SEEDED (MnDOT MIX 22-112 @ 100#/AC AND MULCHED OR SODDED WITHIN SEVEN (7) DAYS OF BEING DISTURBED.

6. CONTRACTOR SHALL INSTALL EROSION CONTROL DEVICES AS INDICATED ON THIS EROSION CONTROL PLAN AND ANY ADDITIONAL REQUIRED BASED ON MEANS, METHODS AND SEQUENCES OF CONSTRUCTION.

EROSION CONTROL GENERAL NOTES:

1. NO LAND DISTURBING ACTIVITY SHALL OCCUR UNTIL A GRADING PERMIT HAS BEEN ISSUED FROM THE CITY OF ROSEMOUNT AND THE WATERSHED DISTRICT.

2. BEST MANAGEMENT PRACTICES (BMP'S) REFER TO EROSION AND SEDIMENT CONTROL PRACTICES DEFINED IN THE MPCA PROTECTING WATER QUALITY IN URBAN AREAS AND THE MINNESOTA CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL PLANNING HANDBOOK.

3. ALL BMP'S SELECTED SHALL BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND ESTIMATED DURATION OF USE.

4. THE SWPPP MAY BE REVISED AT ANYTIME OF THE PROJECT TIMELINE AS LONG AS THE BMP'S ARE SELECTED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER SPECIFICATION AND ACCEPTED ENGINEERING PRACTICES (SECTION 7 OF MPCA NPDES PERMIT).

- ALL SWPPP CHANGES MUST BE DONE BY A QUALIFIED INDIVIDUAL (21.2A OR 21.2B OF MPCA NPDES PERMIT).

5. A COPY OF THESE PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.

6. THE BOUNDARIES OF THE LAND DISTURBANCE LIMITS SHOWN ON THE PLANS SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. NO DISTURBANCE BEYOND THE DISTURBED LIMITS.

7. WHEREVER POSSIBLE, PRESERVE THE EXISTING TREES, GRASS AND OTHER VEGETATIVE COVER TO HELP FILTER RUNOFF.

8. ESTABLISH A PERMANENT VEGETATIVE COVER ON ALL EXPOSED SOILS WHERE LAND IS COMING OUT OF AGRICULTURAL PRODUCTION. PLANT AS SOON AS POSSIBLE TO ESTABLISH DENSE GRASS FILTER PRIOR TO CONSTRUCTION AND TO MINIMIZE WEED GROWTH.

9. ALL TREES NOT LISTED FOR REMOVAL SHALL BE PROTECTED. DO NOT OPERATE EQUIPMENT WITHIN THE DRIPLINE, ROOT ZONES OR WITHIN TREE PROTECTION FENCE AREAS.

10. ALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) SHALL BE INSTALLED AND IN OPERATION PRIOR TO LAND DISTURBANCE ACTIVITIES AND THEY SHALL BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR EROSION HAS PASSED.

11. SILT FENCE IS REQUIRED AT DOWN GRADIENT PERIMETER OF DISTURBED AREAS AND STOCKPILES. PROTECT WETLANDS, WATERCOURSES AND ADJACENT PROPERTIES FROM SEDIMENTATION AND STORMWATER RUNOFF.

12. THE BMP'S SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS DICTATE, THE PERMITTEE/CONTRACTOR SHALL ANTICIPATE THAT MORE BMP'S WILL BE NECESSARY TO ENSURE EROSION AND SEDIMENT CONTROL ON THE SITE. DURING THE COURSE OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY CONSTRUCTION ACTIVITIES AND/OR CLIMATIC EVENTS AND TO PROVIDE ADDITIONAL BMP'S OVER AND ABOVE THE MINIMUM REQUIREMENTS SHOWN ON THE PLANS, AS MAY BE NEEDED TO PROVIDE EFFECTIVE PROTECTION OF WATER AND SOIL RESOURCES.

13. THE BMP'S SHALL BE INSPECTED DAILY BY THE PERMITTEE/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. SILT FENCES CLEANED OR REPLACED AT SEDIMENT BUILDUP OF 1/2 OF THE FENCE HEIGHT.

14. LAND DISTURBING ACTIVITIES SHALL OCCUR IN INCREMENTS OF WORKABLE SIZE SUCH THAT ADEQUATE BMP CONTROL CAN BE PROVIDED THROUGHOUT ALL PHASES OF CONSTRUCTION. THE SMALLEST PRACTICAL AREA SHALL BE EXPOSED OR OTHERWISE DISTURBED AT ANY ONE TIME.

15. OPERATE TRACK EQUIPMENT (DOZER) UP AND DOWN EXPOSED SOIL SLOPES ON FINAL PASS, LEAVING TRACK GROOVES PERPENDICULAR TO THE SLOPE. DO NOT BACK-BLADE. LEAVE A SURFACE ROUGH TO MINIMIZE EROSION.

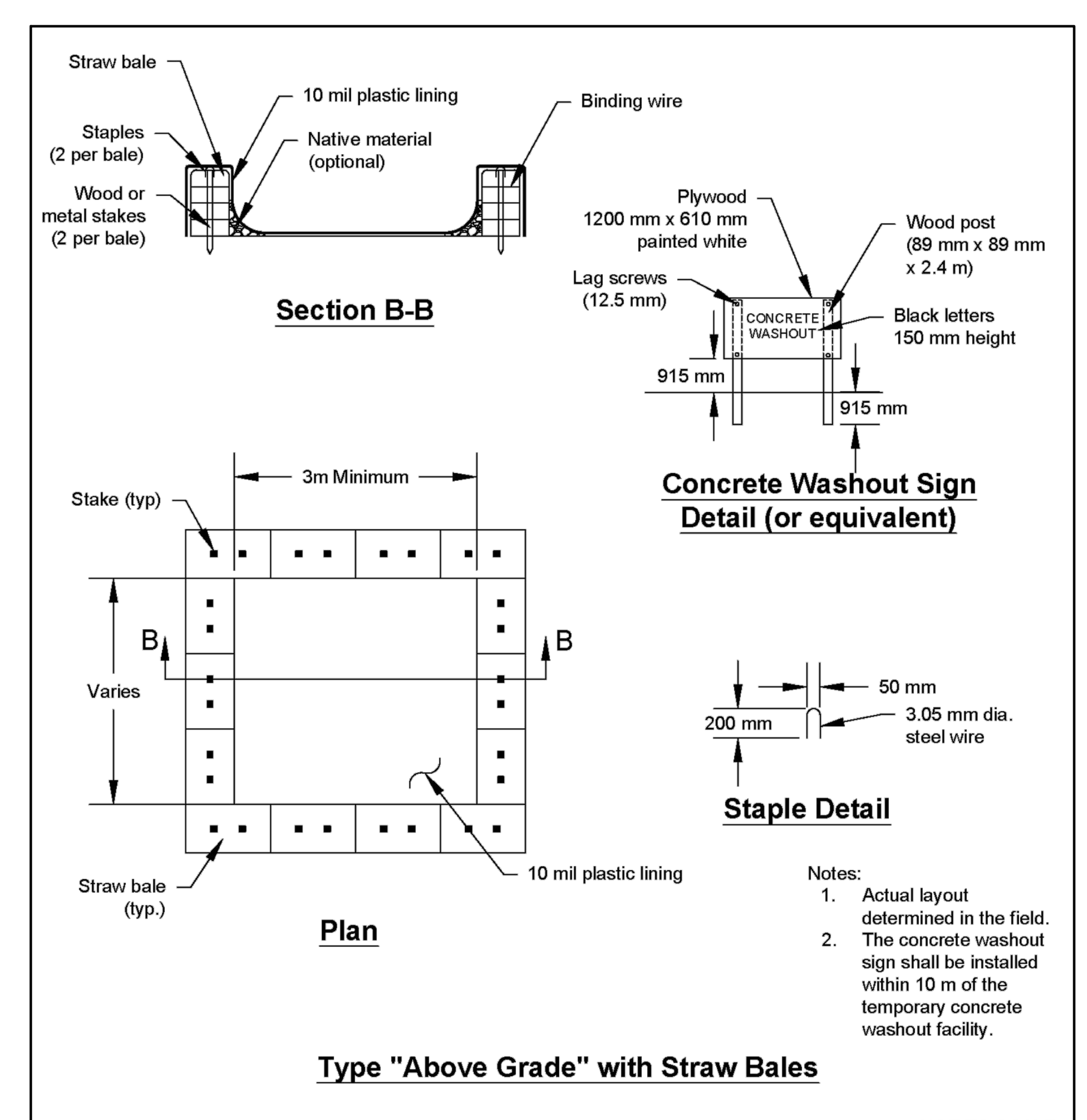
16. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED FROM EROSION WITHIN 7 DAYS OF SUBSTANTIAL COMPLETION OF GRADING IN THAT AREA. TEMPORARY SEED AND MULCH SHALL COVER ALL EXPOSED SOILS IF GRADING COMPLETION IS DELAYED LONGER THAN 7 DAYS. PERMANENT SEED AND MULCH OR SOD IS REQUIRED WITHIN 3 DAYS OF COMPLETION OF FINAL GRADING.

17. GENERAL TEMPORARY SEED SHALL BE MNDOT MIX 22-112 @ 100 LBS. PER ACRE OR APPROVED EQUAL. PERMANENT SEED SHALL BE MNDOT MIX 25-151 @ 120 LBS. PER ACRE OR APPROVED EQUAL. (PLANTING DATES PER SPEC 2575) MULCH SHALL BE MNDOT TYPE 1 (CLEAN OAT STRAW) @ 2 TONS PER ACRE AND DISK ANCHORED IN PLACE OR APPROVED EQUAL. FERTILIZER SHALL BE 80-80-80 NPK PER ACRE (UNLESS P RESTRICTIONS APPLY) AND INCORPORATED INTO THE SEED BED.

18. POND AND BASIN AREAS SHALL BE SEEDED IN ACCORDANCE WITH LANDSCAPE PLAN.

19. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

20. AN ALTERNATE EROSION & SEDIMENT CONTROL PLAN SHALL BE REQUIRED FOR LAND DISTURBANCES ON EACH LOT AS PART OF ANY FUTURE BUILDING PERMIT FOR THE CONSTRUCTION OF STRUCTURES AND DRIVEWAYS.



CONCRETE WASHOUT DETAIL

EROSION AND SEDIMENT CONTROL MAINTENANCE PROGRAM:

1. INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. IMMEDIATELY REPAIR FAILED OR FAILING SILT FENCE.

2. REPLACEMENT/REPAIR – BMP'S SHALL BE REPAIRED, REPLACED OR SUPPLEMENT OF ALL NONFUNCTIONAL BMP'S WITH FUNCTIONAL BMP'S BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY UNLESS ANOTHER TIME FRAME IS SPECIFIED IN SECTION 11.5 OR 11.6.

3. SEDIMENT REMOVAL – SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER. ANY SEDIMENT REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER FABRIC IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH EXISTING GRADE, PREPARED, AND SEEDED WITH THE APPROPRIATE SEED MIX, OR SODDED AS DIRECTED BY THE ENGINEER.

4. REMOVAL OF SILT FENCE – SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPWARD SLOPING AREA HAS BEEN PERMANENTLY STABILIZED. IF THE UPWARD SLOPING AREA IS TO BE EXPOSED LONGER THAN SIX (6) MONTHS, THAT AREA SHALL BE COVERED WITH TEMPORARY VEGETATION WHEN FIRST EXPOSED.

5. THE CONTRACTOR MUST ROUTINELY INSPECT THE CONSTRUCTION SITE ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. IF EVIDENCE OF EROSION AND SEDIMENT BMP DEPOSITION IS DISCOVERED CONTRACTOR MUST COMPLETE REMOVAL OR STABILIZATION WITHIN (7) CALENDER DAYS OF DISCOVERY.

6. ALL INSPECTIONS AND MAINTENANCE CONDUCTED DURING CONSTRUCTION MUST BE RECORDED IN WRITING AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP RECORDS OF EACH INSPECTION AND

MAINTENANCE ACTIVITY SHALL INCLUDE:

A. DATE AND TIME OF INSPECTIONS;
B. NAME OF PERSON(S) CONDUCTING INSPECTIONS;
C. FINDINGS OF INSPECTIONS, INCLUDING RECOMMENDATIONS FOR CORRECTIVE ACTIONS;
D. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVIES.

E. DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCH (0.5 INCHES) IN 24 HOURS:

F. DOCUMENTS OF CHANGES MADE TO THE SWPPP AS REQUIRED IN SECTION 6.

7. WHERE PARTS OF THE CONSTRUCTION SITE HAVE UNDERGONE FINAL STABILIZATION, BUT WORK REMAINS ON OTHER PARTS OF SITE, INSPECTIONS OF THE STABILIZED AREAS MAY BE REDUCED TO ONCE PER MONTH. WHERE WORK HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, THE REQUIRED INSPECTIONS AND MAINTENANCE MUST TAKE PLACE AS SOON AS RUNOFF OCCURS AT THE SITE OR PRIOR TO RESUMING CONSTRUCTION, WHICHEVER COMES FIRST.

POLLUTION PREVENTION MANAGEMENT MEASURES:

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

1. SOLID WASTE: COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION AND DEMOLITION DEBRIS AND OTHER WASTES MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.

2. HAZARDOUS MATERIAL: OIL, GASOLINE, PAINT AND ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.

3. CONCRETE WASHOUT IS DONE TRUCK BY TRUCK WITH A MOBILE WASHOUT SYSTEM PROVIDED AND COMPLETED BY THE CONCRETE CONTRACTOR. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF.

4. NO ENGINE DEGREASING IS ALLOWED ON SITE.

PERMANENT COVER:

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

ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND ALL SOILS MUST BE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OVER THE ENTIRE PERVIOUS SURFACE AREA, OR OTHER EQUIVALENT MEANS NECESSARY TO PREVENT SOIL FAILURE UNDER EROSIVE CONDITIONS AND;

A. ALL DRAINAGE DITCHES, CONSTRUCTED TO DRAIN WATER FROM THE SITE AFTER CONSTRUCTION IS COMPLETE, MUST BE STABILIZED TO PRECLUDE EROSION;
B. ALL TEMPORARY SYNTHETIC, AND STRUCTURAL EROSION PREVENTION AND SEDIMENT CONTROL BMPS (SUCH AS SILT FENCE) MUST BE REMOVED AS PART OF THE SITE PERMANENT COVER; AND
C. THE CONTRACTORS MUST CLEAN OUT ALL SEDIMENT FROM CONVEYANCES AND FROM TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHEDBACK INTO THE BASIN, CONVEYANCES OR DRAINAGE WAYS DISCHARGING OFF-SITE OR TO SURFACE WATERS. THE CLEAN OUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.

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

DEWATERING:

1. IF UTILITY INSTALLATION WORK ENCOUNTERS GROUNDWATER, THE CONTRACTOR SHALL PROVIDE A PLAN TO THE CITY AND PROJECT ENGINEER FOR REVIEW. THE PLAN AT MINIMUM SHALL BE A DEWATERING PLAN INCLUDING WATER ROUTING, STORAGE, AND DISCHARGE LOCATION.

2. IF ANY TEMPORARY DEWATERING IS REQUIRED ONSITE THE CONTRACTOR SHALL DISPOSE OF STORMWATER OR GROUND WATER BY USE OF PUMPS AND HOSES TO ACCEPTABLE DISCHARGE POINTS APPROVED BY THE CITY AND PROJECT ENGINEER.

3. ANY ACCUMULATED SEDIMENT ALONG EXISTING CURB AND GUTTER THAT HAS COLLECTED AS A RESULT OF DISCHARGING DEWATERING HOSES SHALL BE IMMEDIATELY REMOVED AND PROPERLY DISPOSED OF AFTER EACH DISCHARGING EVENT.
4. ONSITE DEWATERING SHALL NOT CAUSE EROSION. DEWATERING DISCHARGE SHALL NOT BE DIRECTED INTO INFILTRATION AREAS.

FINAL STABILIZATION:

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

ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND ALL SOILS MUST BE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OVER THE ENTIRE PERVIOUS SURFACE AREA, OR OTHER EQUIVALENT MEANS NECESSARY TO PREVENT SOIL FAILURE UNDER EROSIVE CONDITIONS AND;

A. ALL DRAINAGE DITCHES, CONSTRUCTED TO DRAIN WATER FROM THE SITE AFTER CONSTRUCTION IS COMPLETE, MUST BE STABILIZED TO PRECLUDE EROSION;
B. ALL TEMPORARY SYNTHETIC, AND STRUCTURAL EROSION PREVENTION AND SEDIMENT CONTROL BMPS (SUCH AS SILT FENCE) MUST BE REMOVED AS PART OF THE SITE FINAL STABILIZATION; AND
C. THE CONTRACTORS MUST CLEAN OUT ALL SEDIMENT FROM CONVEYANCES AND FROM TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHED BACK INTO THE BASIN, CONVEYANCES OR DRAINAGE WAYS DISCHARGING OFF-SITE OR TO SURFACE WATERS. THE CLEAN OUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.

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David Weekley Homes

AMBER FIELDS - 5TH ADDITION
ROSEMOUNT, MINNESOTA
PRELIMINARY PLAT SUBMITTAL
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

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

CLARK WICKLUND, PE

Date License No.

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
5-31-22	CITY SUBMITTAL

PROJECT TEAM DATA

DESIGNED:	CJW
DRAWN:	AKA
PROJECT NO:	220-0078.6

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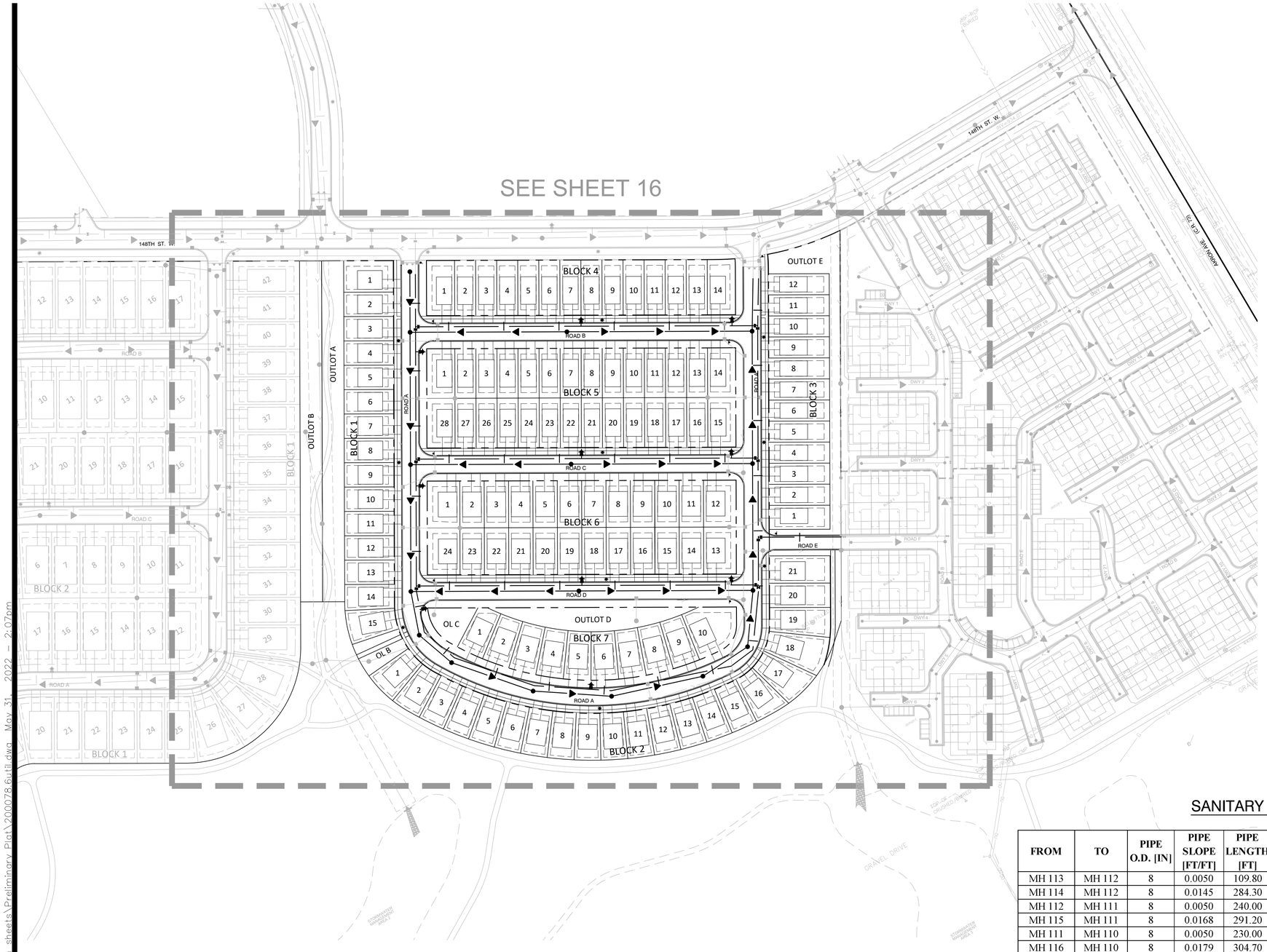
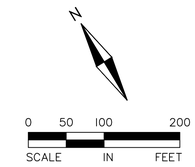
Drawing name: X:\2020\200078.6\plan sheets\Preliminary Plat\200078.6escn.dwg May 31, 2022 – 2:43pm





LEGEND:

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

UTILITY NOTES:

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

SANITARY SEWER SCHEDULE

FROM	TO	PIPE O.D. [IN]	PIPE SLOPE [FT/FT]	PIPE LENGTH [FT]	INVERT FROM	INVERT TO	RIM ELEV	STRUCTURE SIZE [IN]	MANHOLE BUILD [FT]	PIPE TYPE
MH 113	MH 112	8	0.0050	109.80	932.72	932.17	945.38	48	12.66	SDR-35 PVC
MH 114	MH 112	8	0.0145	284.30	936.30	932.18	948.96	48	12.66	SDR-35 PVC
MH 112	MH 111	8	0.0050	240.00	932.07	930.87	947.43	48	15.36	SDR-35 PVC
MH 115	MH 111	8	0.0168	291.20	935.76	930.87	948.42	48	12.66	SDR-35 PVC
MH 111	MH 110	8	0.0050	230.00	930.77	929.62	945.40	48	14.63	SDR-35 PVC
MH 116	MH 110	8	0.0179	304.70	935.06	929.61	947.72	48	12.66	SDR-35 PVC
MH 110	MH 109	8	0.0050	80.70	929.51	929.10	944.26	48	14.75	SDR-35 PVC
MH 109	MH 108	8	0.0050	76.90	929.00	928.62	942.12	48	13.12	SDR-35 PVC
MH 108	MH 107	8	0.0050	156.50	928.52	927.74	942.48	48	13.96	SDR-35 PVC
MH 107	MH 106	8	0.0050	142.60	927.64	926.92	942.11	48	14.47	SDR-35 PVC
MH 106	MH 105	8	0.0050	169.40	926.82	925.98	941.22	48	14.40	SDR-35 PVC
MH 105	MH 104	8	0.0050	97.00	925.88	925.39	941.79	48	15.91	SDR-26 PVC
MH 104	MH 103	8	0.0050	102.60	925.29	924.78	942.73	48	17.44	SDR-35 PVC
MH 116	MH 103	8	0.0326	315.50	935.06	924.77	947.72	48	12.66	SDR-35 PVC
MH 103	MH 102	8	0.0050	230.00	924.67	923.52	941.99	48	17.32	SDR-26 PVC
MH 115	MH 102	8	0.0372	328.80	935.76	923.53	948.42	48	12.66	SDR-26 PVC
MH 102	MH 101	8	0.0109	240.00	923.42	920.81	942.84	48	19.42	SDR-26 PVC
MH 114	MH 101	8	0.0461	335.70	936.30	920.82	948.96	48	12.66	SDR-26 PVC
MH 101	EX STUB	8	0.0040	95.40	920.71	920.33	939.90	48	19.19	SDR-26 PVC

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Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

Maplewood Development, Inc.

David Weekley Homes

AMBER FIELDS - 5TH ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

SANITARY SEWER AND WATERMAIN PLAN - OVERALL VIEW

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

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

CLARK WICKLUND, PE

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
5–31–22	CITY SUBMITTAL

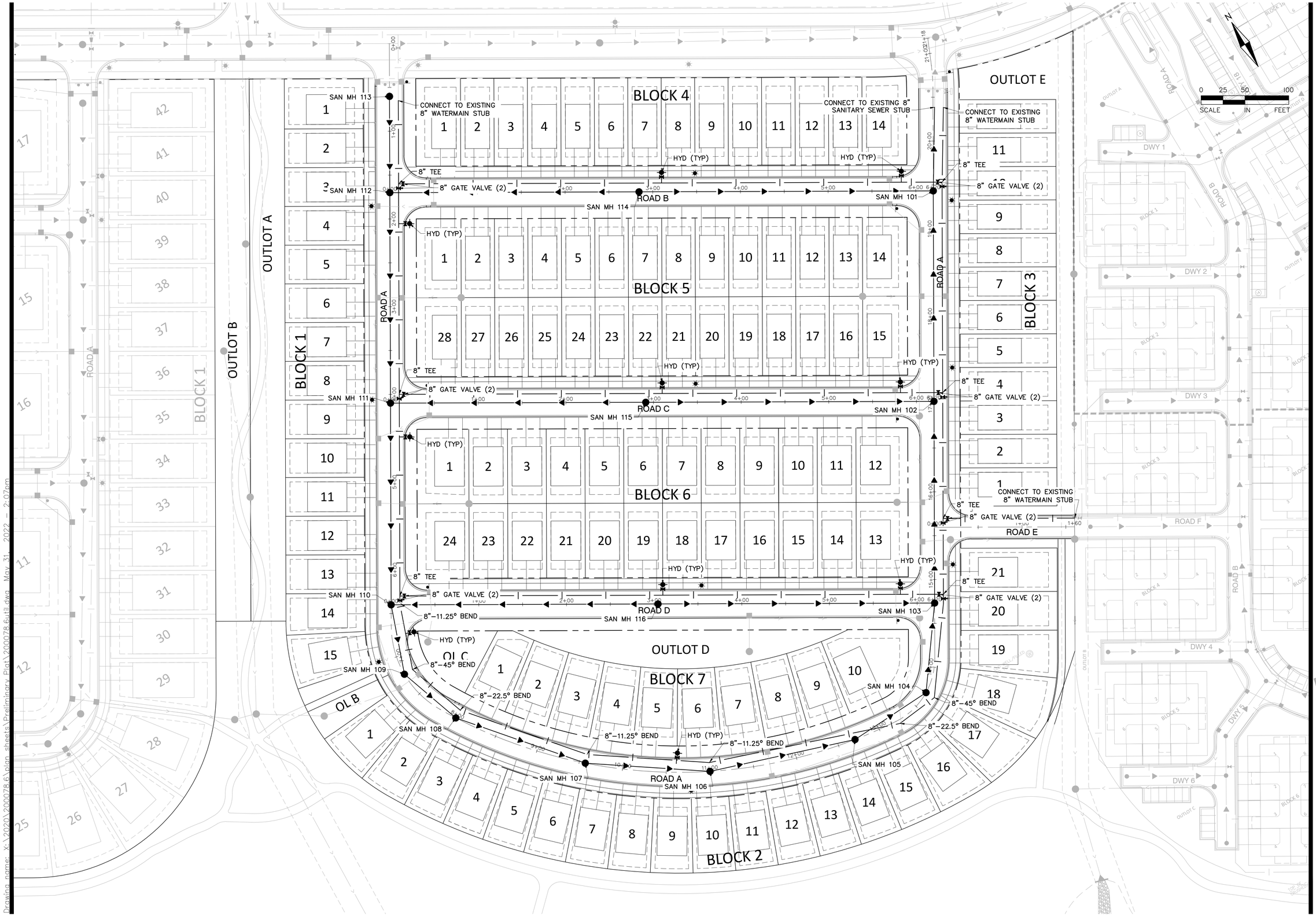
PROJECT TEAM DATA

DESIGNED: CJW
DRAWN: AKA
PROJECT NO: 220–0078.6

15

SHEET 15 of 20

Drawing name: X:\2020\200078.6\plan sheets\Preliminary Plat\200078.6utl.dwg May 31, 2022 - 2:07pm



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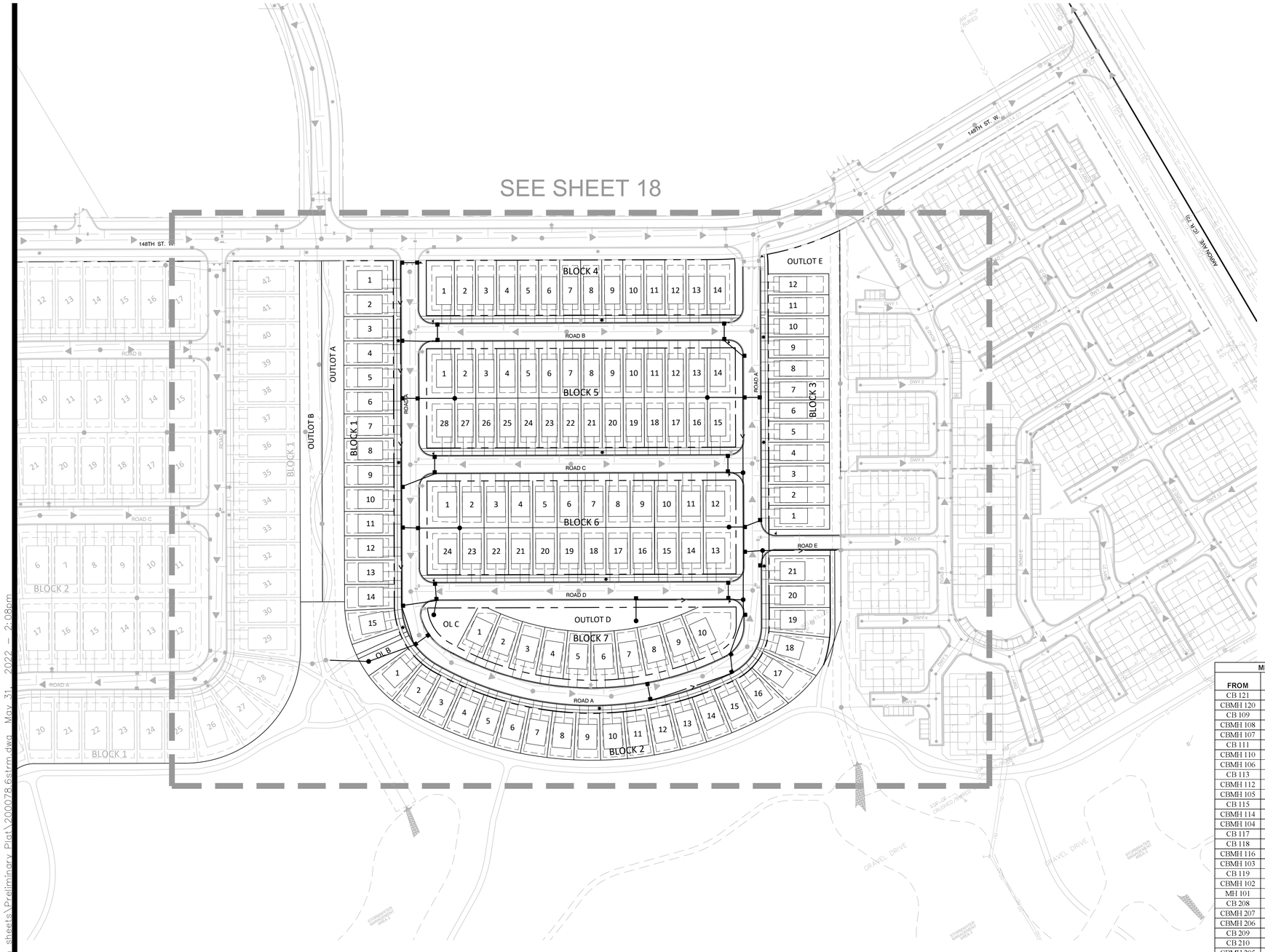
PROJECT TEAM DATA

DESIGNED:	CJW
DRAWN:	AKA
PROJECT NO:	220-0078.6

16

SHEET 16 of 20

Drawing name: X:\2020\200078.6\plan sheets\Preliminary Plat\200078.6util.dwg May 31, 2022 - 2:07pm



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SCALE IN FEET

LEGEND:

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

UTILITY NOTES:

1. EXISTING UTILITIES, SERVICE LOCATIONS AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
2. MAINTAIN A MIN 18" VERTICAL SEPARATION AT ALL PIPE CROSSINGS, LOWER WATERMAIN AS NECESSARY. WATER AND SANITARY SEWER LINES TO MAINTAIN 10' HORIZONTAL SEPARATION.
3. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
4. PROVIDE POLYSTYRENE INSULATION FOR ALL STORM SEWER AND WATERMAIN CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 2'.
5. ALL UTILITY WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY OF ROSEMOUNT ENGINEERING GUIDELINES.
6. NOTIFY GOPHER STATE ONE CALL 48 HOURS IN ADVANCE OF ANY UTILITY WORK.
7. PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS—FIELD MANUAL" LATEST REVISION, FOR ANY CONSTRUCTION WITHIN PUBLIC R.O.W.

STORM SEWER SCHEDULE

MH/CB FROM	MH/CB TO	P. DIA. [IN]	P. SLOPE S [%]	P. TYPE	PIPE LENGTH [FT]	FROM INVERT	TO INVERT	RIM ELEV	STR. TYPE	CAST TYPE	BUILD (FT)
CB 121	CBMH 120	15	0.33%	RCP	33.33	940.15	940.04	944.15	2'x3'	R-3067VB	4.00
CBMH 120	CBMH 107	15	0.33%	RCP	141.7	940.04	939.57	944.15	48"	R-3067VB	4.11
CB 109	CBMH 108	15	0.35%	RCP	34	941.75	941.63	945.75	2'x3'	R-3067VB	4.00
CBMH 108	CBMH 107	15	0.50%	RCP	67	941.63	941.30	945.75	48"	R-3067VB	4.12
CBMH 107	CBMH 106	18	0.25%	RCP	104.4	939.32	939.06	946.87	48"	R-3067V	7.55
CB 111	CBMH 110	15	0.33%	RCP	64.3	939.97	939.76	943.97	27"	R-4342	4.00
CBMH 110	CBMH 106	15	0.33%	RCP	33.7	939.76	939.65	944.05	48"	R-3067VB	4.29
CBMH 106	CBMH 105	21	0.30%	RCP	160.6	938.81	938.33	944.41	48"	R-3067VB	5.60
CB 113	CBMH 112	15	0.33%	RCP	34	939.80	939.69	943.80	2'x3'	R-3067VB	4.00
CBMH 112	CBMH 105	15	0.35%	RCP	65.5	939.69	939.46	943.80	48"	R-3067VB	4.11
CBMH 105	CBMH 104	24	0.70%	RCP	71.5	938.08	937.58	944.27	60"	R-3067V	6.19
CB 115	CBMH 114	15	0.47%	RCP	72.6	939.20	938.86	943.20	27"	R-4342	4.00
CBMH 114	CBMH 104	15	0.33%	RCP	33.7	938.86	938.75	942.81	48"	R-3067VB	3.95
CBMH 104	CBMH 103	27	0.33%	RCP	143.8	937.33	936.85	943.17	48"	R-3067VB	5.84
CB 117	CBMH 116	15	0.48%	RCP	33.7	939.10	938.94	943.10	2'x3'	R-3067VB	4.00
CB 118	CBMH 116	15	0.33%	RCP	26.2	937.59	937.50	941.59	27"	R-4342	4.00
CBMH 116	CBMH 103	15	0.33%	RCP	64.1	937.50	937.29	942.89	60"	R-3067VB	5.39
CBMH 103	CBMH 102	27	0.35%	RCP	74.6	936.85	936.59	943.39	60"	R-3067V	6.54
CB 119	CBMH 102	15	0.33%	RCP	33.7	937.26	937.15	941.26	2'x3'	R-3067VB	4.00
CBMH 102	MH 101	30	1.43%	RCP	88	928.50	927.24	941.42	72"	R-3067VB	12.92
MH 101	MH 301	36	0.50%	RCP	69.6	925.40	925.05	932.17	60"	R-1642	6.77
CB 208	CBMH 207	15	0.33%	RCP	34	939.21	939.10	943.21	2'x3'	R-3067VB	4.00
CBMH 207	CBMH 206	15	0.60%	RCP	43.2	939.10	938.84	943.19	48"	R-3067VB	4.09
CBMH 206	CBMH 205	15	2.50%	RCP	75.6	938.84	936.95	943.22	48"	R-3067V	4.38
CB 209	CBMH 205	15	1.00%	RCP	64.3	937.63	936.99	941.63	27"	R-4342	4.00
CB 210	CBMH 205	15	1.00%	RCP	33.7	937.89	937.55	941.89	2'x3'	R-3067VB	4.00
CBMH 205	MH 204	21	0.33%	RCP	136.5	936.45	936.00	941.52	48"	R-3067VB	5.07
CB 212	CBMH 211	15	0.33%	RCP	34	937.30	937.19	941.30	2'x3'	R-3067VB	4.00
CBMH 211	MH 204	15	0.45%	RCP	27.4	937.19	937.06	941.30	48"	R-3067VB	4.11
MH 204	CBMH 203	24	0.33%	RCP	98.5	935.75	935.42	942.32	60"	R-1642	6.57
CB 213	CBMH 203	15	1.40%	RCP	25.9	937.42	937.06	941.42	27"	R-4342	4.00
CB 214	CBMH 203	15	1.40%	RCP	35.9	937.56	937.06	941.56	2'x3'	R-3067V	4.00
CBMH 203	CBMH 202	27	0.57%	RCP	44.9	935.17	934.92	941.07	60"	R-3067V	5.90
CB 220	CBMH 219	15	0.60%	RCP	34	936.43	936.23	940.43	2'x3'	R-3067VB	4.00
CBMH 219	CBMH 218	18	0.45%	RCP	156.4	935.98	935.27	940.43	48"	R-3067VB	4.45
CBMH 218	CBMH 217	18	0.50%	RCP	37.2	935.27	935.09	942.00	48"	R-3067V	6.73
CBMH 217	CBMH 216	18	0.50%	RCP	73.2	935.09	934.72	941.97	48"	R-3067V	6.88
CBMH 216	MH 215	18	0.52%	RCP	27.4	934.72	934.58	941.56	48"	R-3067V	6.84
CB 224	CBMH 223	15	0.33%	RCP	37.9	934.00	933.87	938.00	27"	R-4342	4.00
CBMH 223	CBMH 221	15	0.33%	RCP	167.4	933.87	933.32	944.69	48"	R-3067V	10.82
CB 222	CBMH 221	15	0.40%	RCP	33.7	936.45	936.32	940.45	2'x3'	R-3067VB	4.00
CBMH 221	MH 215	18	0.25%	RCP	26.9	933.07	933.01	940.28	48"	R-3067V	7.21
MH 215	CBMH 202	24	0.28%	RCP	86.9	932.51	932.26	941.60	60"	R-1642	9.09
CBMH 202	MH 201	30	0.45%	RCP	35	931.76	931.60	940.62	60"	R-3067VB	8.86
CB 225	MH 201	15	0.33%	RCP	27	936.92	936.83	940.92	2'x3'	R-3067V	4.00
MH 201	EX CBMH 402	36	0.50%	RCP	133.7	927.23	926.56	941.58	60"	R-1642	14.35

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AMBER FIELDS - 5TH ADDITION
ROSEMOUNT, MINNESOTA
PRELIMINARY PLAT SUBMITTAL
STORM SEWER PLAN - OVERALL VIEW

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CLARK WICKLUND, PE
Date License No.

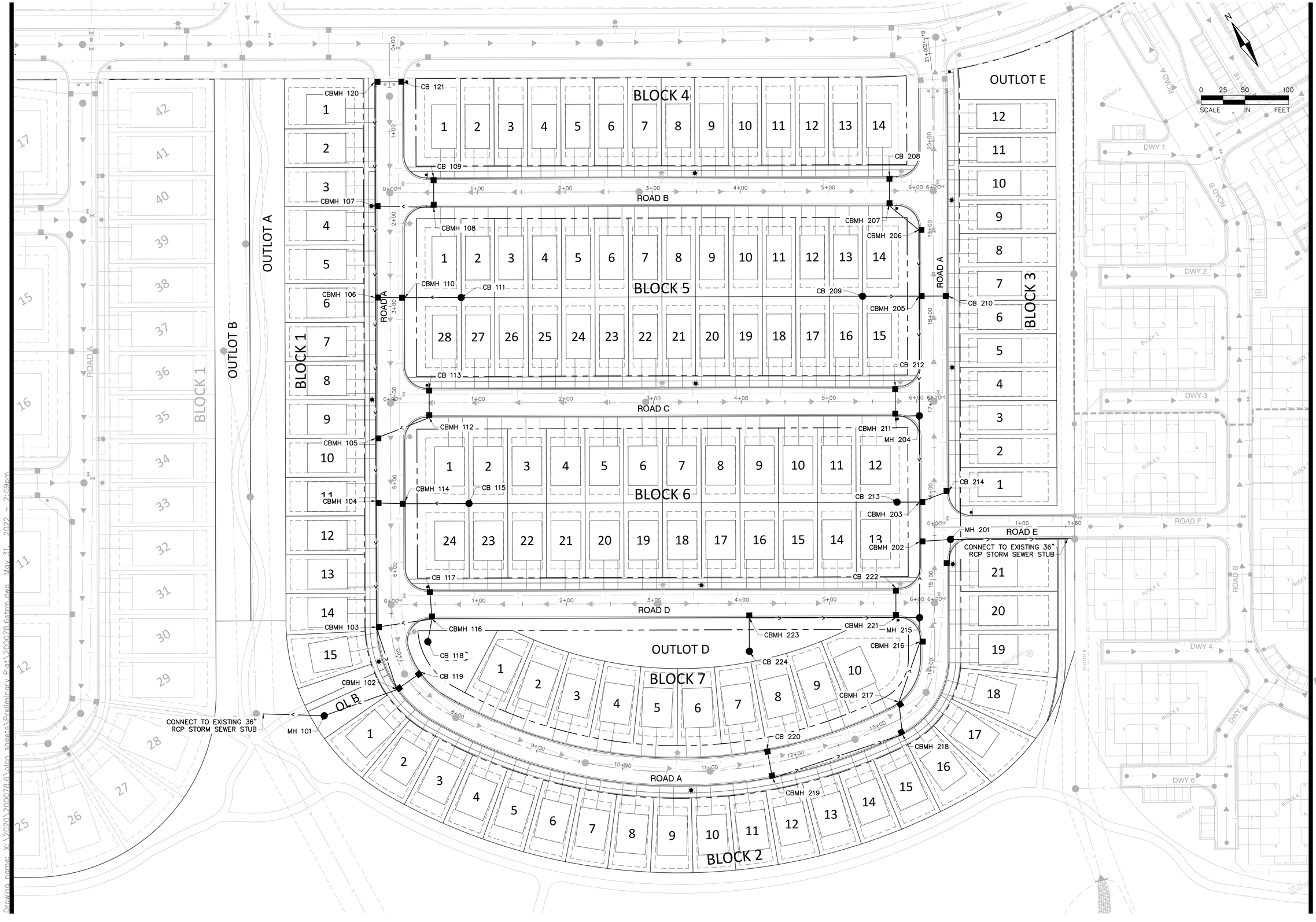
QUALITY ASSURANCE/CONTROL
BY DATE

DATE	ISSUE
5-31-22	CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: CJW
DRAWN: AKA
PROJECT NO: 220-0078.6

17
SHEET 17 of 20

Drawing name: X:\2020\200078.6\plan sheets\Preliminary Plat\200078.6strm.dwg May 31, 2022 - 2:08pm



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DRAWN:	AKA
PROJECT NO:	220-0078.6

18

SHEET 18 of 20

SEE SHEET 20

LANDSCAPE REQUIREMENTS:

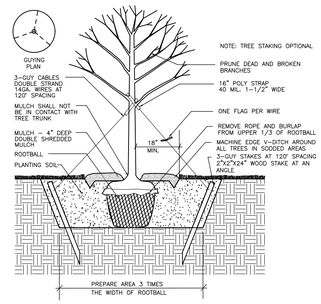
SINGLE FAMILY:

1 TREE PER UNIT FRONTAGE
TOTAL SINGLE FRONT LOTS: 108
TOTAL CORNER LOTS: 16 (2 TREES PER LOT REQUIRED)

REQUIRED TREES: 140
PROPOSED TREES: 140

LANDSCAPE NOTES:

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



1 **TREE PLANTING DETAIL**
NOT TO SCALE

LANDSCAPE SCHEDULE:

QTY	KEY	COMMON NAME / SCIENTIFIC NAME	SIZE	NOTES
OVERSTORY TREES				
28	**AB**	Autumn Blaze Maple | Acer x freemanii	2.5" Cal. B&B	Straight Trunk, No V-Crotch
19	**HL**	Street Keeper Honeylocust | Gleditsia triacanthos inermis 'Draves'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
22	**PE**	Patriot Elm | Ulmus 'Patriot'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
17	**DB**	Dakota Pinnacle Birch | Betula platyphylla 'Fargo'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
18	**HB**	Prairie Sentinel Hackberry | Celtis 'JFS-KSU1'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
25	**CO**	Crismson Spire Oak | Quercus 'Crimson	2.5" Cal. B&B	Straight Trunk, No V-Crotch
11	**RR**	Red Rocket Maple | Acer rubrum 'Red Rocket	2.5" Cal. B&B	Straight Trunk, No V-Crotch
140	**TOTAL STREET TREES**			

Note: Quanities on plan supercede schedule in event of discrepancy

LEGEND:

OVERSTORY TREES

N

0 50 100 200
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LANDSCAPE PLAN - OVERALL VIEW

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MARK KRONBECKI, PLA, ASLA
Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

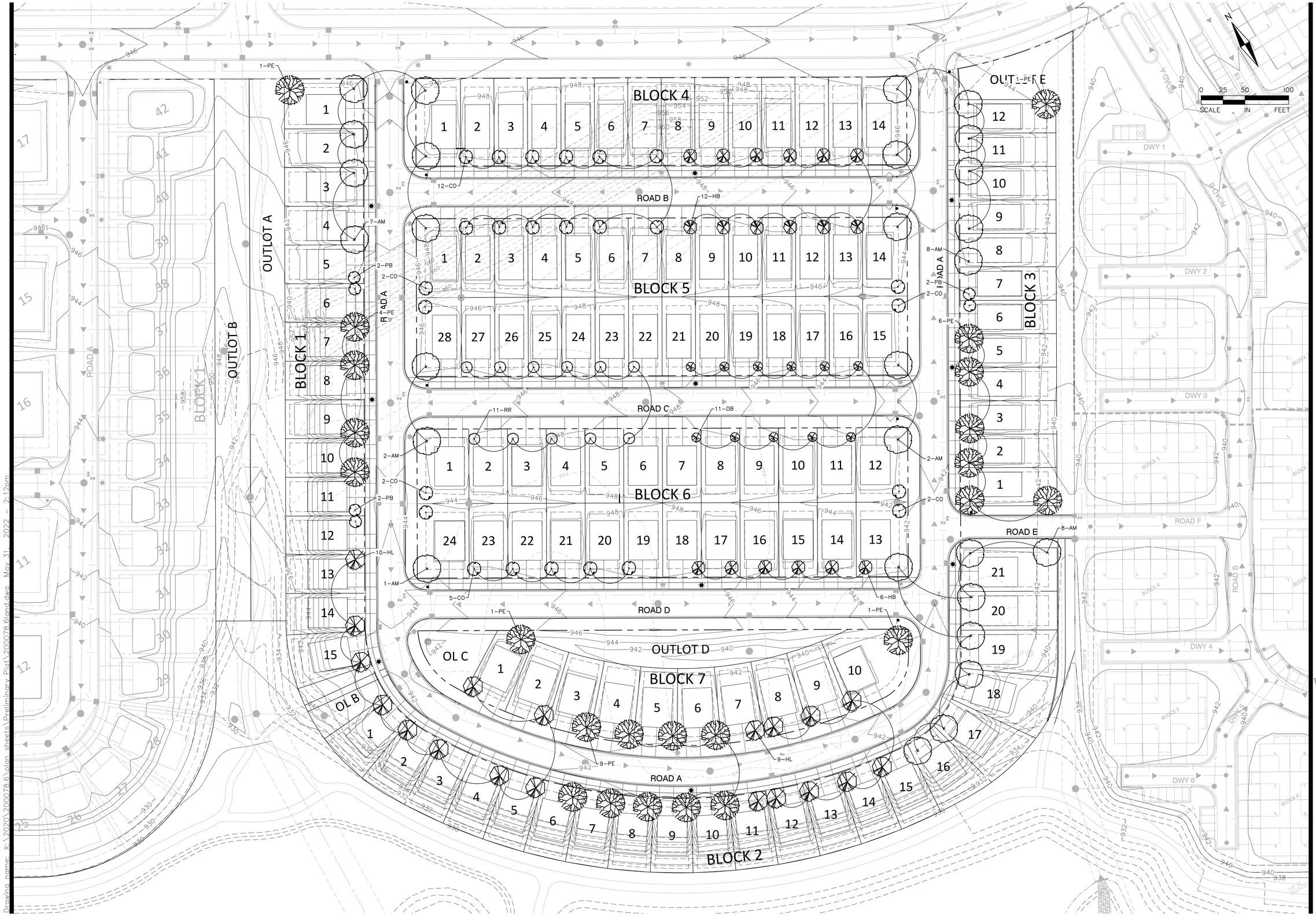
DATE	ISSUE
5-31-22	CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: MK
DRAWN: TLM
PROJECT NO: 220-0078.6

19

SHEET 19 of 20

Drawing name: X:\2020\200078.6\plan sheets\Preliminary Plat\200078.6land.dwg May 31, 2022 - 2:12pm



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DESIGNED:	MK
DRAWN:	TLM
PROJECT NO:	220-0078.6

20

SHEET 20 of 20

Drawing name: X:\2020\200078.6\plan sheets\Preliminary Plat\200078.6land.dwg May 31, 2022 - 2:12pm

AMBER FIELDS FIFTH ADDITION

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

Outlot K, AMBER FIELDS, Dakota County, Minnesota.

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

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

Signed: Earl Street Partners II, LLC

by _____
Mario J. Cocchiarella, Chief Manager

STATE OF MINNESOTA
COUNTY OF _____

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

_____
Signature

_____
Printed Name
Notary Public, _____
My Commission Expires _____

SURVEYORS CERTIFICATE

I Peter Goers 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 ___.

_____
Peter Goers, Licensed Land Surveyor
Minnesota License No. 44110

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on _____ day of _____ , 20 ___, by Peter Goers.

_____
Signature

_____
Printed Name
Notary Public,_____
My Commission Expires_____

CITY COUNCIL, CITY OF ROSEMOUNT, MINNESOTA

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

By: _____ _____
Mayor Clerk

COUNTY SURVEYOR, COUNTY OF DAKOTA, STATE OF MINNESOTA

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

_____
Todd B. Tollefson
Dakota County Surveyor

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

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

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

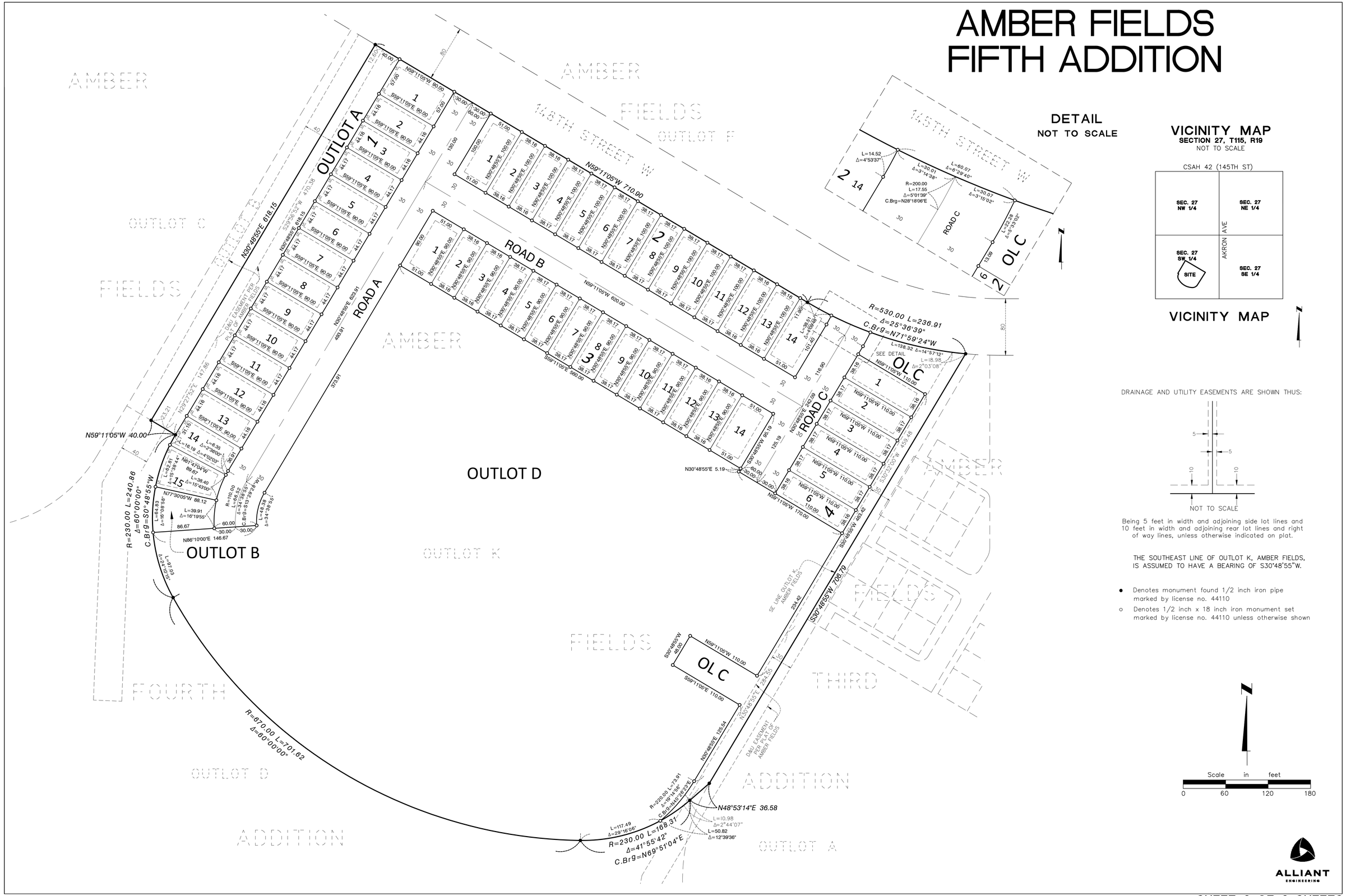
COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that this plat of AMBER FIELDS FIFTH 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

ALLIANT ENGINEERING

AMBER FIELDS FIFTH ADDITION



DETAIL
NOT TO SCALE

VICINITY MAP
SECTION 27, T115, R19
NOT TO SCALE

VICINITY MAP

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

NOT TO SCALE

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

THE SOUTHEAST LINE OF OUTLOT K, AMBER FIELDS, IS ASSUMED TO HAVE A BEARING OF S30°48'55"W.

- ● Denotes monument found 1/2 inch iron pipe marked by license no. 44110
- ○ Denotes 1/2 inch x 18 inch iron monument set marked by license no. 44110 unless otherwise shown

Scale in feet
0 60 120 180

ALLIANT ENGINEERING

Memorandum

To: Anthony Nemcek, Senior Planner

CC: Stacy Bodsberg, Planning & Personnel Secretary
Brian Erickson, City Engineer

From: Tim Hanson PE, WSB Engineering Consultant

Date: June 14, 2022

Re: Amber Fields Fifth Addition Preliminary Plat
Preliminary Plat Submittal Review
Grading and Drainage Plan Review
Preliminary Utility Plan Review
Landscaping Plan Review
WSB File Number 020605-000

SUBMITTAL:

Maplewood Development has submitted a Preliminary Plat for Amber Fields Fifth Addition for the development of Outlot K, Amber Fields. Amber Fields is a portion of the UMORE Property located between the southerly extension of Auburn Avenue and Akron Avenue, south of CSAH 42. Outlot K, Amber Fields is proposed to be replatted into124 single family lots and five Outlots. The plans submitted were prepared by Alliant Engineering. Review comments were generated from the Preliminary Plat Submittal dated 05-24-2022. The submittal included the following:

- Existing Conditions
- Preliminary Plat
- Phasing Plan
- Site Plan
- Grading and Drainage Plan
- Erosion and Sediment Control Plan
- Sanitary Sewer and Watermain Plan
- Storm Sewer Plan
- Landscape Plan

EXISTING CONDITIONS

Amber Fields Fifth Addition is located in the east central portion of the Amber Fields Addition extending south from 148th Street and adjacent to the west side of Amber Fields Third Addition (the Lennar project area). The parent parcel consists of land previously utilized for agricultural purposes and grass land. Amber Fields Fifth Addition is 18.17 acres in size.

PRELIMINARY PLAT

The preliminary plat identifies 124 single family lots and 5 Outlots. The five Outlots have the following uses:

540 GATEWAY BLVD | BURNSVILLE, MN | 55337 | 952.737.4660 | WSBENG.COM

Outlot A contains the trunk storm sewer extending from 148 Street and the Greenway Area access trail. This Outlot shall be deeded to the City.

Outlot B contains a trail segment between Road A and the Greenway Area access trail.

Outlot C is an open space area.

Outlot D contains a shallow swale which collects runoff from the rear lot area of Block 7.

Outlot E extends along the east side of the subdivision and includes a storm sewer extension to Pond 3. Outlot E also contains the connection street to Amber Fields 3rd Addition.

Amber Fields Fifth Addition extends two public streets south from 148th Street. Road A extends from 148th Street in a loop fashion extending from 148th Street in the northwest corner of plat and looping through the Outlot back to 148th Street in the northeast corner. Road B, Road C & Road D extend through the central portion of the plat between Road A. Access and egress to the subdivision is from 148th Street and proposed Street A.
A private street, Outlot E, extends east from Road A connecting to the private streets of Amber Fields Third Addition. This street segment must also be a private street owned and maintained by the homeowner's association of Amber Fields 3rd Addition.

A five-foot sidewalk is proposed along the west, south and east side of Road A and along the north side of Roads B, C & D. An existing trail extends adjacent to the subdivision on the south side of 148th Street and along the west plat boundaries. The proposed plat identifies a trail extension from Street A to the adjacent trail along the west side of the plat for access to the Central Greenway Area. A trail extension is also identified extending south from the private street located in Outlot E. A trail easement will be required over the trail alignment and the street within Outlot E.

1. The sidewalk extensions along Roads C, & D will require pedestrian curb ramps across the street on Road A.
2. The minimum vertical curve length needs to be 90 feet. Maximize vertical curve length if this is not feasible.
3. The street light layout needs to place streetlights in the intersection area and alternate sides of the street. For Roads B, C, and D place the streetlights at mid-block.

FINAL PLAT

The proposed final plat of Amber Fields Fifth Addition consists of 39 single family lots along Road A and Road B. Road A is proposed to extend 240 feet south from 148th Street, past Road B on both the westerly portion of the plat and the easterly portion of the plat. The final plat also includes the construction of Road B between Road A and Road A.

4. The terminus of Road A and Road A, both ends, must be completed with a temporary turnaround.
5. The area identified to be final platted is not consistent with the sanitary sewer system identified for Amber Fields Fifth Addition. Sanitary sewer extension beyond the proposed platted area would be needed to provide service as identified on the preliminary plat.

The development Fees are indicated below based on the 2022 Schedule of Rates and Fees.

- **Sanitary Sewer Trunk Charge: $1,075/acre**
- **Watermain Trunk Charge: $6,500/acre**
- **Storm Sewer Trunk Charge: $6,865/acre**

GRADING AND DRAINAGE

The proposed grading plan directs runoff from the middle of the site to the east and to the west. Two storm sewer systems collect the runoff along Road A and convey the runoff south to the

trunk storm sewer extensions which discharge to Pond 1 and Pond 2 in Amber Fields Central Greenway Area.

6. Show the existing or proposed contours adjacent to the proposed plat for 200 feet.
7. Several house pad elevations are not 1.5 feet above the emergency overflow elevation (EOF) for the adjacent low area. The lots are in Block 1, 2, 3, 4, and 5.
8. The easement width for the EOF between lots 11 & 12 block 2 needs to be 20 feet wide.
9. The contours along the west side of the plat are not contiguous.
10. Outlot C includes a drainage structure. Can this outlot be graded to drain to the curb?

SANITARY SEWER AND WATERMAIN – UTILITY PLAN

Amber Fields Fifth Addition sanitary sewer system extends from the westerly intersection of Road A with 148th Street. The sewer extends within Road A around the perimeter of the subdivision with each intersecting street extending from the sewer in Road A providing service to the entire subdivision.

Eight-inch watermain is identified to be extended within the streets of Amber Fields Fifth Addition. The proposed sewer and watermain extensions are appropriate for the subdivision.

11. Gate valve and fire hydrant placement will be detail reviewed with the construction plans for the final plats.
12. An eight inch gate valve will be required mid-block of Road A, B, C, and D.

STORM SEWER

Storm sewer design and layout will be reviewed with the Surface Water Management plan submittal.

13. The storm sewer connections to the existing trunk line cannot be less than a 90-degree angel and need to match crowns of the trunk pipe or drop in from a slightly higher elevation.
14. Detail review of the storm sewer system and design will be completed with the construction plans for the subdivision.

SURFACE WATER MANAGEMENT

The proposed Surface Water Management plan for the preliminary plat has been reviewed. Comments included in the Surface Water Management plan review shall be incorporated in the project design.

LANDSCAPE PLAN

The Landscape plan was reviewed for conflicts with infrastructure. Tree plantings should allow space for access and maintenance of proposed infrastructure.

GENERAL

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

Memorandum

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

From: Bill Alms, PE
Kendra Fallon, PE

Date: June 21, 2022

Re: Amber Fields 5th Addition Stormwater Review
WSB Project No. 020605-000

I have reviewed the documents provided by Alliant Engineering in late May 2022. Documents reviewed include:

- Amber Fields 5th Addition Plan 05182022
- Amber Fields Preliminary Plat Plans 05.31.22
- Storm Sewer Sizing Calculations

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

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

Grading, Drainage, and Erosion Control Comments:

1. General
    a. The site layout included in the 5th Addition preliminary plans appears to show more lots and potentially smaller lots that what was included in the original PUD. If that is the case, the applicant should submit an updated SWMP and updated HydroCAD modeling representative of this new layout and additional impervious to confirm the site is still meeting stormwater requirements.
2. Ponds and Wetlands
    a. Add the Amber Fields Pond 2 NWL/HWL to the grading plans.
3. Emergency Overflow Routes:
    a. Include an EOF elevation for the roadway low point at the eastern end of Road B.
    b. The EOF elevation on the west side of the 5th Addition grading plans (936.0) does not match the EOF elevation noted in the same location on the 4th Addition grading plans (936.2).
    c. Include the EOF elevation south of CBMH 201A as shown on the 4th Addition plans on the 5th Addition grading plans.
4. Retaining Walls:
    a. No comments.

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

5. Erosion Control:
    a. No comments.
6. Grading:
    a. The City allows a maximum of 4:1 slopes above the NWL of basins. It does not appear this requirement is being met for the grading near the southern and western boundary of the 5th Addition plans.
    b. Confirm the proposed contours tie into the grading shown on the adjacent addition plans. Currently it appears some of the contours on the west side of the property aren't tying into adjacent addition contours.
    c. Grading limits should be shown on the plans.

Stormwater Management Plan:

1. General Storm Sewer Design
    a. Profiles views of the proposed storm sewer should be provided in future submittals.
    b. A catch basin drainage area map for the 5th Addition should be included in future submittals.
        i. Note that the applicant can submit the catch basin drainage areas for the whole Amber Fields development rather than for just the 5th Addition if that would be easier.
    c. Sumps should be included on the last accessible structure prior to connecting into the trunk storm sewer line and should be noted on the storm sewer plans.
2. Water Quantity
    a. No comments.
3. Rate/Volume Control
    a. No comments.
4. Freeboard
    a. No comments.
5. Water Quality
    a. No comments.
6. Easements
    a. No comments.

ROSEMOUNT
CITY COUNCIL

EXECUTIVE SUMMARY

City Council Regular Meeting: July 19, 2022

AGENDA ITEM:	Request by US Home, LLC, for Approval of the Talamore 2nd Addition Final Plat	**AGENDA SECTION:** Consent
PREPARED BY:	Anthony Nemcek, Senior Planner	**AGENDA NO.** 6.q.
ATTACHMENTS:	Resolution; Site Location; Preliminary Plat; Final Plat; Grading Plan; Utility Plan; Landscaping Plan; Engineer's Memo dated June 17, 2022; Parks and Recreation Director's memo dated June 22, 2022	**APPROVED BY:** LJM
RECOMMENDED ACTION: Motion to adopt a resolution approving the Final Plat for Talamore 2nd Addition, subject to conditions		

SUMMARY

The City Council is being asked to consider a request by U.S. Home, LLC (dba Lennar) for final plat approval of the first subdivision of Talamore into buildable lots. The final plat will create 52 single family and 36 townhome lots. The single-family parcels are a mix of traditional and smaller lot parcels. Additionally, the plat includes right of way dedication for the continued eastward extension of Connemara Trail. The Planning Commission and staff are recommending approval of the final plat, subject to the conditions listed in the attached resolution.

Applicant:	U.S. Home, LLC (dba Lennar)
Location:	North of County Road 42 and .5 miles east of Akron Avenue.
Gross Area:	64.248 Acres
Net Area:	29.329
Proposed Lots:	88 lots (52 single family lots and 36 townhomes)
Net Density:	3.0 Units/Acre
Existing Comp Plan Designation:	LDR - Low Density Residential and MDR - Medium Density Residential
Existing Zoning:	R1-PUD: Low Density Residential Planned Unit Development and R3-PUD: Medium Density Residential Planned Unit Development

PLANNING COMMISSION ACTION

The Planning Commission reviewed this request and voted unanimously to recommend approval of the final plat as part of the consent agenda at its regular meeting on June 28, 2022.

BACKGROUND

The City Council reviewed and approved the proposed development, the name of which was not final at that time, in December of 2021. In order for the applicant to acquire the property, Talamore's 1st Addition was essentially a lot split. Talamore 2nd Addition is the first subdivision of the development area into buildable lots.

Talamore is a mixed residential development containing a combination of 139 traditional and smaller lot single family homes as well as 86 townhomes. The townhomes are located near the southeast portion of the development along the extension of Connemara Trail, which is essentially the southern boundary of the site. The Talamore development also contains land for a public park. The Planning Commission and staff find the proposed final plat consistent with the preliminary plat approved by Council and are recommending approval.

ISSUE ANALYSIS

Legal Authority

The Final Plat application is Quasi-Judicial because the City has a set of standards and requirements for reviewing this type of application that is described in detail below. Generally, if the Final Plat meets the ordinance requirements it must be approved.

Land Use and Zoning

The subject property is guided LDR-Low Density Residential and MDR-Medium Density Residential, and it is zoned R1 PUD – Low Density Residential Planned Unit Development and R3 PUD – Medium Density Residential Planned Unit Development. Therefore, the subject property is subject to all the standards of the R1-Low Density Residential and R3 – Medium Density Residential as well as the standards contained within the PUD. The Talamore PUD contained several deviations from the base standards of the two zoning districts including the following:

1. **Section 11-2-15 F. Single Family Detached Dwelling Garage Requirements:** The home designs do not need to include an option for a third garage stall.
2. **Section 11-2-8 A. Single Family Attached Dwellings and Townhome Requirements and Standards:** The maximum number of units per building adjacent to single-family districts from 4 to 6.
3. **Section 11-4-5 F. 1. R-1 Minimum Lot Area:** Reduce the minimum lot area from 10,000 to 5,842 square feet.
4. **Section 11-4-5 F. 2. R-1 Minimum Lot Width:** Reduce the minimum lot width to forty-five (45) feet.
5. **Section 11-4-5 F. 4. R-1 Minimum Front Yard Setback:** Reduce the front yard setback to twenty-five (25) feet.
6. **Section 11-4-5 F. 5. R-1 Minimum Side Yard Setback:** Reduce the side yard setback to seven and one half (7.5) feet.
7. **Section 11-4-5 F. 9. R-1 Maximum Lot Coverage:** Increase the maximum lot coverage to forty-five percent (45%) for lots less than 9,750 square feet in area and thirty five percent (35%) for lots more than 9,750 square feet in area.

The following table shows a comparison of the standards contained within the City Code with those of the Talamore Planned Unit Development Agreement.

Comparison of Lot Requirements and Standards		
Category	**Standard R-1 Zoning**	**Talamore**
Min. Lot Size	10,000 sq. ft.	5,842 sq. ft.
Min. Lot Width	80 ft.	45 ft.
Min. Front Yard Setback	30 ft.	25 ft.
Min. Side Yard Setback	10 ft.	7.5 ft.
Min. Rear Yard Setback	30 ft.	30 ft.
Max. Lot Coverage	30%	35% to 45%

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. In this case, the Dunmore Farms (now Talamore) Preliminary Plat was approved on December 21, 2021 consisting of 139 single-family lots and 86 townhomes. The current application proposes to plat 52 single-family lots and 36 townhome lots for the first true phase of Talamore as well as various outlots. Staff finds the Final Plat is consistent with the Preliminary Plat and meets the requirements of the Zoning Ordinance.

Parks and Open Space

The Rosemount Parks and Recreation Department reviewed the proposed Final Plat and is recommending land be dedicated for a public park within the Final Plat. The dedication requirement of 3.16 acres for the Final Plat exceeds the amount of land needed for the park (1.58 acres), therefore the remainder of the dedication shall be in the form of cash-in-lieu of land in the amount of $139,700. The Rosemount Parks and Recreation Director has provided a memo, which is attached, containing a breakdown of how that amount was calculated.

Landscaping

Talamore 2nd Addition contains 137 trees placed along the street in front of the single-family lots and townhomes. Additional trees will be planted within the common areas of the townhome neighborhood. A landscape surety in the amount of 110% of the cost of the trees to be planted is required by the City Code. That amounts to $45,210 (137 x $300 plus 10%), and provision of the surety is listed as a condition of approval in the recommended action.

Engineering

Street and utility access into the site will come from Emerald Isle to the west of the Talamore Development. Connemara Trail is not proposed to be constructed as part of this addition, although the right of way for it will be dedicated on the plat. The utility plan for the site is consistent with the City's sewer and water plan. The Assistant City Engineer has reviewed the proposed Final Plat and provided the attached Engineer's memo dated June 17, 2022.

RECOMMENDATION

The Rosemount Planning Commission and staff find that the proposed Talamore 2nd Addition Final Plat is consistent with the Preliminary Plat approved for this development and is recommending approval of the request.

CITY OF ROSEMOUNT
DAKOTA COUNTY, MINNESOTA

RESOLUTION 2022-101

A RESOLUTION APPROVING THE FINAL PLAT FOR TALAMORE 2nd Addition

WHEREAS, U.S. Home, LLC, 16305 36th Avenue North, Suite 400, Plymouth, MN, (Applicant) has submitted an application to the City of Rosemount for a Plat concerning property legally described as follows:

Outlot A, Talamore, Dakota County, Minnesota

WHEREAS, on June 28, 2022, the Planning Commission of the City of Rosemount reviewed the Final Plat for Talamore 2nd Addition; and

WHEREAS, on June 28, 2022, the Planning Commission recommended approval of the Final Plat for Talamore 2nd Addition, subject to conditions; and

WHEREAS, on July 19, 2022, the City Council of the City of Rosemount reviewed the Planning Commission's recommendations and the Final Plat for Talamore 2nd Addition.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Rosemount hereby approves the Final Plat for Talamore 2nd Addition, subject to the following conditions:

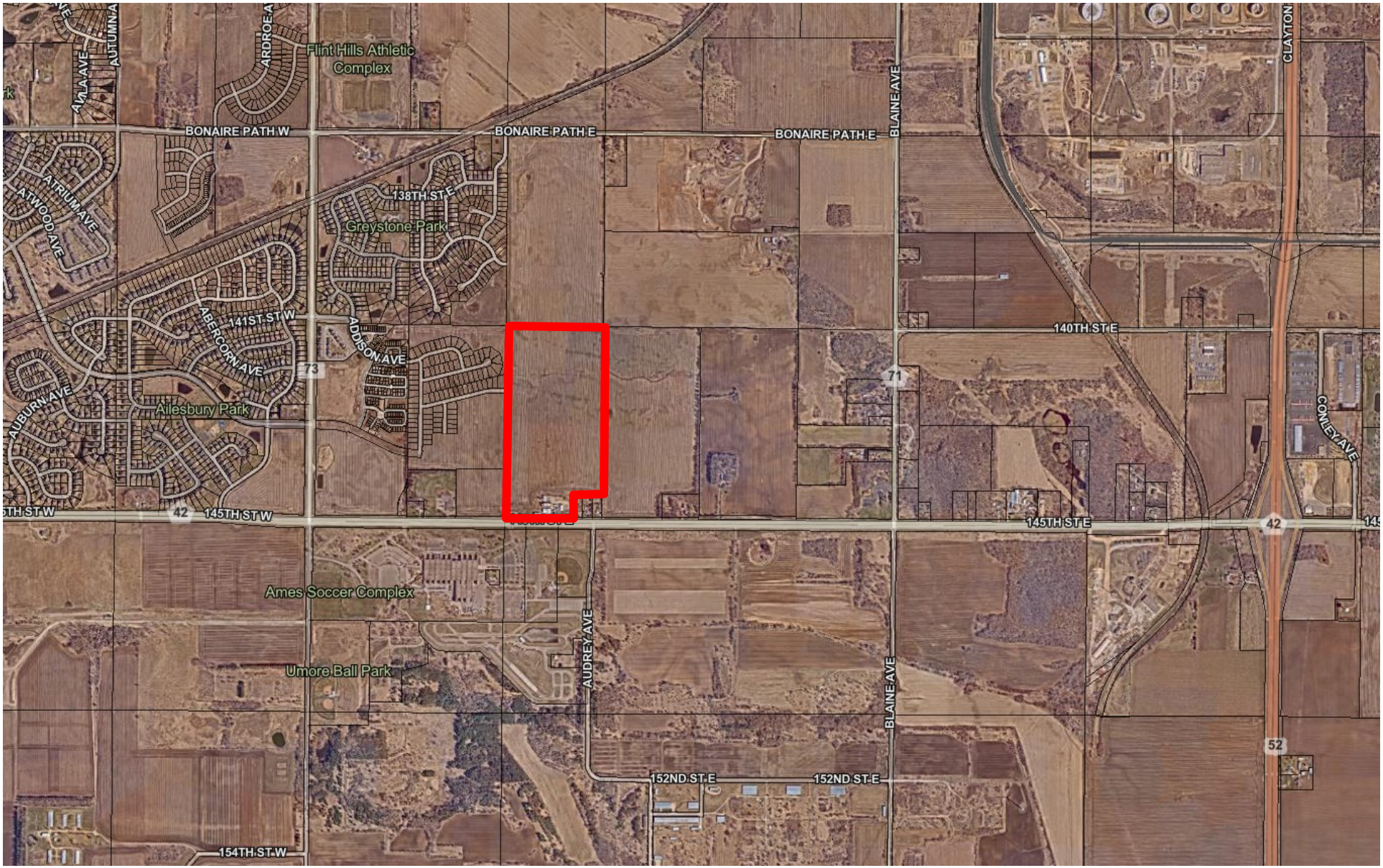
a. Execution of a Subdivision Agreement.
b. Adherence with conditions of the Preliminary Plat and Master Development Plan approvals.
c. Compliance with the conditions and standards within the City Engineer's Memorandum dated June 17, 2022.
d. Drainage and utility easements with storm sewer infrastructure, 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.
e. Compliance with the conditions and standards within the Park and Recreation Director's Memorandum dated June 22, 2022.
f. Payment of all applicable fees including GIS, Park Dedication and other fees identified in the current fee schedule.
g. Provision of $45,210 for Landscaping Surety.
h. Provision of $139,700 for Fee-in-Lieu of Park Dedication.
i. Outlot B shall be deeded to the City for a public park.
Incorporation of any easements necessary to accommodate drainage, ponding, streets and utilities.

ADOPTED this 19th day of July 2022, by the City Council of the City of Rosemount.

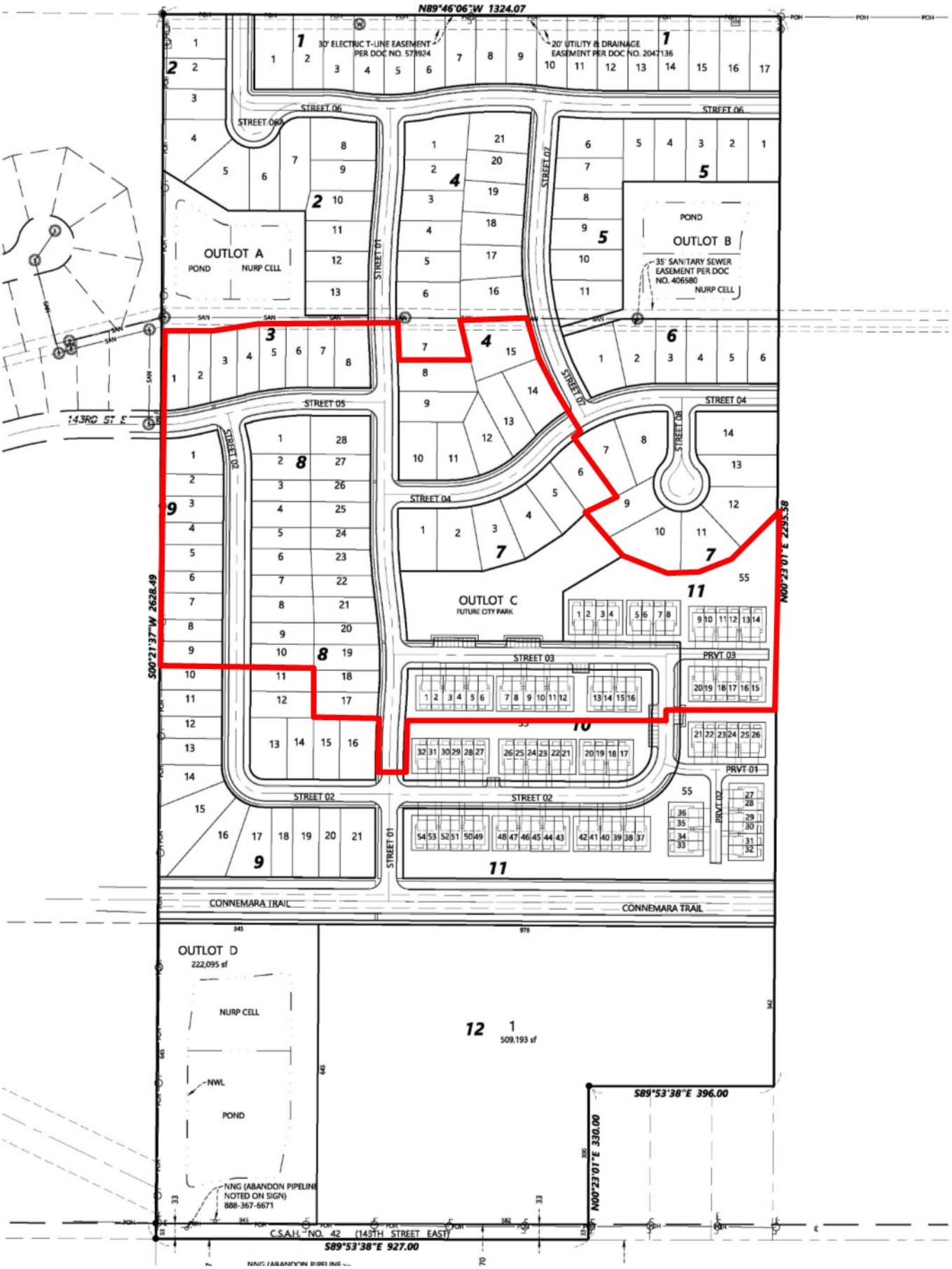
ATTEST:

William H. Droste, Mayor

Erin Fasbender, City Clerk



Flint Hills Athletic Complex
BONAIRE PATH W
BONAIRE PATH E
BONAIRE PATH E
BLAINE AVE
CLAYTON
ARDROE A
AUTUMN A
AVILA AVE
ATRIUM AVE
ATWOOD AVE
138TH ST E
Greystone Park
141ST ST W
ABERCORN AVE
ADDISON AVE
73
140TH ST E
71
AUBURN AVE
Ailesbury Park
CONLEY AVE
42
145TH ST W
145TH ST E
42
Ames Soccer Complex
AUDREY AVE
Umore Ball Park
BLAINE AVE
52
152ND ST E
152ND ST E
154TH ST W


N89°46'06"W 1324.07
30' ELECTRIC T-LINE EASEMENT PER DOC NO. 573924
20' UTILITY & DRAINAGE EASEMENT PER DOC NO. 2047136
STREET 06
STREET 06A
STREET 01
STREET 07
OUTLOT A
POND
NURP CELL
POND
OUTLOT B
35' SANITARY SEWER EASEMENT PER DOC NO. 406580
NURP CELL
143RD ST E
STREET 05
STREET 02
STREET 04
STREET 08
OUTLOT C
FUTURE CITY PARK
STREET 03
PRVT 03
PRVT 01
PRVT 02
S00°21'37"W 2628.49
N00°23'01"E 2295.58
CONNEMARA TRAIL
OUTLOT D
222,095 sf
NURP CELL
NWL
POND
509,193 sf
S89°53'38"E 396.00
N00°23'01"E 330.00
NNG (ABANDON PIPELINE NOTED ON SIGN)
888-367-6671
C.S.A.H. NO. 42 (145TH STREET EAST)
S89°53'38"E 927.00

TALAMORE 2ND ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: *That U.S. Home, LLC, a Delaware limited liability company, owner of the following described property:*

Outlot A, TALAMORE, according to the recorded plat thereof, Dakota County, Minnesota

Has caused the same to be surveyed and platted as ***TALAMORE 2ND 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 U.S. Home, LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officers this _____ day of _____, 20_____.

U.S. HOME, LLC

By _____
Jonathan Aune, Division Vice President

STATE OF _____
COUNTY OF _____
This instrument was acknowledged before me on _____, by Jonathan Aune, Division Vice President of U.S. Home, LLC, a Delaware limited liability company, on behalf of the company.

_____ *(Signature)*

_____ *(Name Printed)*

Notary Public, _____

My Commission Expires _____

I, Mathew J. 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 J. Welinski, Licensed Land Surveyor
Minnesota License No. 53596

STATE OF MINNESOTA
COUNTY OF _____
This instrument was acknowledged before me on _____ by Mathew J. 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 _____ day of _____, 20___ the Board of Commissioners of Dakota County, Minnesota approved this plat of ***TALAMORE 2ND 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.*

_____ *Attest* _____
Chair, County Board *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

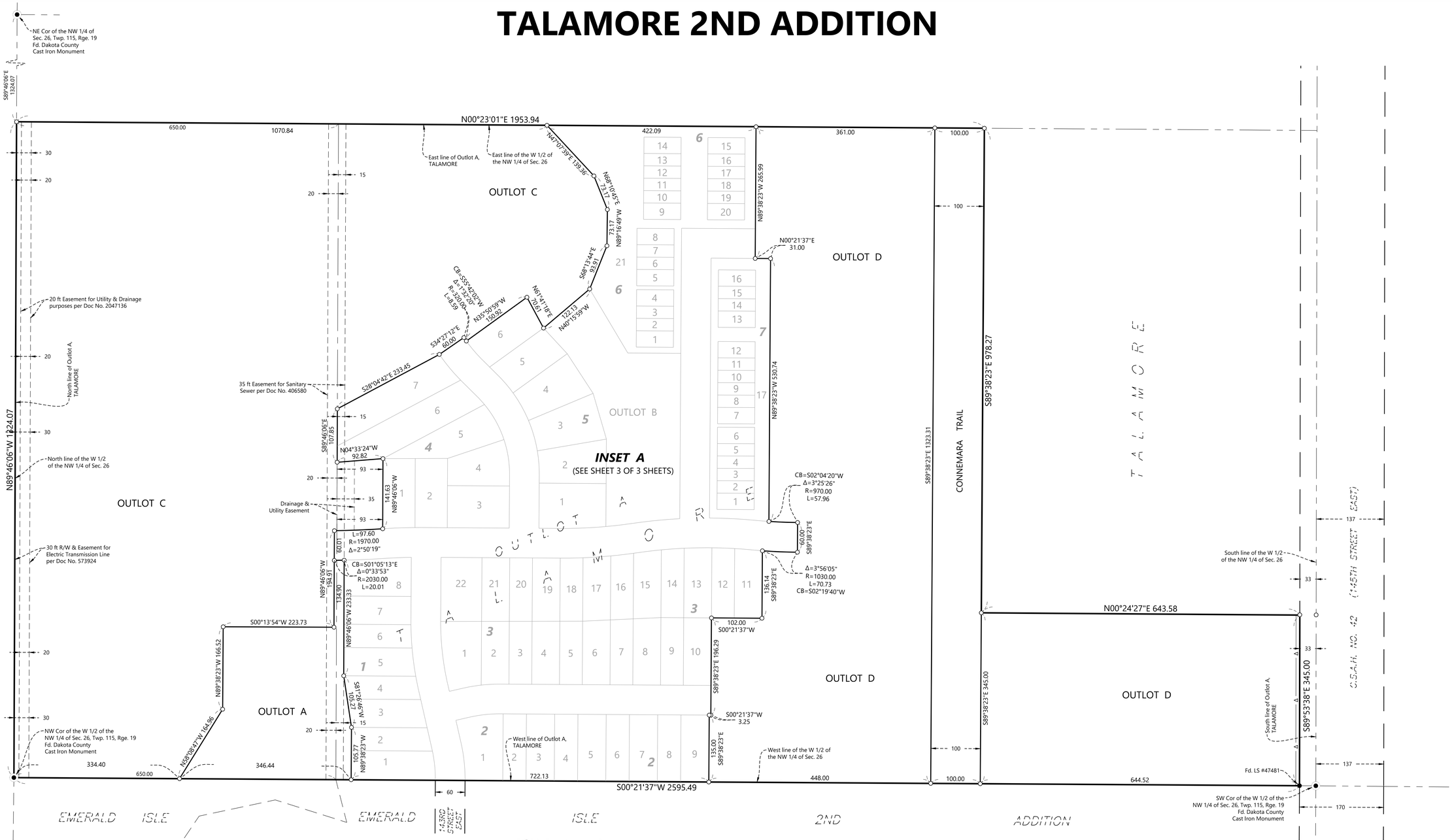
COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA
Document Number _____

I hereby certify that this plat of ***TALAMORE 2ND 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

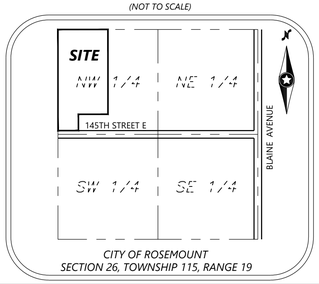
Westwood
Professional Services, Inc.

TALAMORE 2ND ADDITION



VICINITY MAP

(NOT TO SCALE)



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

● FOUND MONUMENT AS NOTED ON PLAT

THE NORTH LINE OF OUTLOT A, TALAMORE, IS ASSUMED TO BEAR N 89°46'06" W

—— Δ —— DENOTES RESTRICTED ACCESS TO DAKOTA COUNTY PER DOCUMENT NO. _____

SCALE IN FEET

0 100 200 300

SCALE: 1 INCH = 100 FEET

Westwood
Professional Services, Inc.

TALAMORE 2ND ADDITION

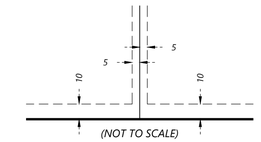
INSET A
(FROM SHEET 2 OF 3 SHEETS)

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

● *FOUND MONUMENT AS NOTED ON PLAT*

THE NORTH LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 115, RANGE 19

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



(NOT TO SCALE)

BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING RIGHT-OF-WAY LINES AS SHOWN ON THE PLAT



SCALE: 1 INCH = 50 FEET

143RD STREET EAST

OUTLOT B

Westwood
Professional Services, Inc.

© 2022 Westwood Professional Services, Inc.

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

POND 2.1P
NWL 914.5
EOF PIPE 920.5
EOF 922.0
100YR HWL 920.5
10DAY HWL 920.7

OUTLOT A

NURP CELL
BOT 906.0
NWL 914.5
WET VOL 1.80 AF

INFILT. BASIN
BOT 914.5
AREA 0.55 AC

INFILT. BASIN
BOT 910.5
AREA 0.62 AC

OUTLOT B

NURP CELL
BOT 902.0
NWL 910.5
WET VOL 2.26 AF

EOF PIPE 916.0
EOF RIPRAP 917.0
100YR HWL 916.0
10DAY HWL 916.2

OUTLOT C

FUTURE CITY PARK (BY OTHERS)

TEMP GRADING EASEMENT

40'

STREET 01
STREET 02
STREET 03
STREET 04
STREET 08

SILT FENCE (TYP.)
INLET PROTECTION (TYP.)
PROTECT EXISTING POWER POLES (TYP.)
PROTECT EXISTING MCES MHS (TYP.)
MAINTENANCE BENCH 10' WIDE @ 10:1(TYP.)
POND MAINTENANCE ACCESS 8% MAX, 2% CROSS, 10' WIDE (TYP.)
EXTENT OF LIGHTWEIGHT FILL. REFER TO SHEET 7 FOR MCES PROFILE.

OCS-2
RE=916.00
IE=910.50 (NW)
IE=910.50 (SE)
1' SUMP=909.50

OCS-2.1
RE=922.00
IE=914.50 (N)
IE=914.00 (E)
1' SUMP=913.00

CB-208
RE=925.68
IE=921.53

CBMH-205
RE=920.10
IE=916.57

CBMH-206
RE=919.25
IE=915.02

CB-252
RE=921.22
IE=917.07

CBMH-203
RE=918.50
IE=912.27

STMH-202
RE=920.00
IE=911.48
0' SUMP=911.48

STMH-201
RE=920.00
IE=910.65

CBMH-214
RE=927.85
IE=915.72

CBMH-215
RE=927.85
IE=915.84

CBMH-216
RE=921.35
IE=917.10

CB-217
RE=921.35
IE=917.20

CBMH-218
RE=932.95
IE=923.76

CBMH-223
RE=930.50
IE=924.46

CBMH-224
RE=930.00
IE=925.01

CBMH-226
RE=930.50
IE=925.61

CB-228
RE=930.50
IE=926.50

CBMH-227
RE=930.50
IE=926.03

CB-135
RE=939.99
IE=935.84

CB-271
RE=935.83
IE=931.68

CBMH-270
RE=935.83
IE=931.37

CBMH-272
RE=936.10
IE=931.99

CB-274
RE=944.30
IE=940.30

CBMH-273
RE=941.20
IE=937.08

CBMH-268
RE=940.64
IE=936.38

CB-269
RE=940.85
IE=936.70

CBMH-266
RE=936.50
IE=932.44

CBMH-266A
RE=938.70
IE=934.03

STMH-267
RE=936.87
IE=930.73

CBMH-264
RE=929.43
IE=924.89

CB-264
RE=929.73
IE=925.58

STMH-256
RE=925.78
IE=921.24

CBMH-257
RE=927.32
IE=922.62

CB-258
RE=927.08
IE=922.93

CBMH-265
RE=930.00
IE=925.92

CBMH-259
RE=936.65
IE=932.19

CB-260
RE=936.65
IE=932.50

CBMH-220
RE=936.97
IE=930.87

CB-222
RE=935.74
IE=931.59

CBMH-221
RE=935.80
IE=931.27

CB-225
RE=932.90
IE=928.90

CB-262B
RE=940.92
IE=936.77

CBMH-262A
RE=940.92
IE=936.46

STMH-250A
RE=921.60
IE=914.67

CB-250
RE=922.05
IE=917.74

CBMH-251
RE=921.22
IE=915.97

STMH-256
RE=925.78
IE=921.24

CBMH-257
RE=927.32
IE=922.62

CBMH-259
RE=936.65
IE=932.19

CBMH-260
RE=936.65
IE=932.50

CBMH-220
RE=936.97
IE=930.87

CBMH-221
RE=935.80
IE=931.27

CB-225
RE=932.90
IE=928.90

CBMH-226
RE=930.50
IE=925.61

CB-228
RE=930.50
IE=926.50

CBMH-227
RE=930.50
IE=926.03

CB-135
RE=939.99
IE=935.84

CB-262B
RE=940.92
IE=936.77

CBMH-262A
RE=940.92
IE=936.46

1" = 50'
0' 50' 100' 150'

CONSTRUCTION PLANS

TALAMORE

N:\0033415.00\DWG\CIVIL\GRADING\0033415S-GDF.DWG

DESIGNED:	CTY
CHECKED:	JHB
DRAWN:	CTY
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE: XX/XX/XX
REVISIONS:
1 . .
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

LENNAR CORPORATION
16305 36TH AVENUE NORTH, SUITE 600
PLYMOUTH, MINNESOTA 55446

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

JOHN BENDER
DATE: 05/04/22 LICENSE NO. 43358

TALAMORE
ROSEMOUNT, MINNESOTA

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Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

GRADING, DRAINAGE, AND EROSION CONTROL PLANS
PROJECT NUMBER: 0033415.00

SHEET NUMBER: 4 OF 12
DATE: 05/04/22

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CBMH-273
RE=941.20
IE=937.08

32 LF - 15" RCP CL
5 @ 1.00%

CB-269
RE=940.85
IE=936.70

CBMH-259
RE=936.65
IE=932.19

CB-260
RE=936.65
IE=932.50

31 LF - 15" RCP CL
5 @ 1.00%

STREET 03

CBMH-226
RE=930.50
IE=925.61

144 LF - 15" RCP CL
5 @ 2.08%

CB-228
RE=930.50
IE=926.50

166 LF - 15" RCP CL
5 @ 2.23%

CB-225
RE=932.90
IE=928.90

INLET PROTECTION (TYP.)

CBMH-227
RE=930.50
IE=926.03

150 LF - 15" RCP CL
5 @ 0.31%

OUTLOT C

161 LF - 15" RCP CL
5 @ 2.00%

CBMH-266
RE=936.50
IE=932.44

158 LF - 15" RCP CL
5 @ 1.00%

307 LF - 15" RCP CL
5 @ 1.20%

FUTURE CITY PARK
(BY OTHERS)

PROTECT EXISTING POWER POLES (TYP.)

CB-274
RE=944.30
IE=940.30

CBMH-266A
RE=938.70
IE=934.03

CB-262B
RE=940.92
IE=936.77

31 LF - 15" RCP CL
5 @ 1.00%

CBMH-262A
RE=940.92
IE=936.46

HP 1+48.64
ELEV 944.10

CB-135
RE=939.99
IE=935.84

21 LF - 15" RCP CL
5 @ 1.00%

LP 0+50.00
ELEV 940.20

CBMH-134
RE=939.99
IE=935.63

PRVT 03

HP 5+55.46
ELEV 947.28

CBMH-261
RE=940.96
IE=936.08

STREET 03

CBMH-262
RE=941.12
IE=936.25

43 LF - 15" RCP CL
5 @ 0.50%

CBMH-132
RE=939.74
IE=935.29

54 LF - 15" RCP CL
5 @ 0.50%

CB-133
RE=939.74
IE=935.60

31 LF - 15" RCP CL
5 @ 1.00%

15 LF - 15" RCP CL
5 @ 1.00%

CB-131
RE=937.20
IE=933.20

SILT FENCE (TYP.)

33 LF - 15" RCP CL
5 @ 0.50%

204 LF - 15" RCP CL
5 @ 0.33%

HP 5+97.11
ELEV 942.24

57 LF - 15" RCP CL
5 @ 1.00%

STMH-130
RE=938.97
IE=932.87

81 LF - 15" RCP CL
5 @ 1.00%

93 LF - 15" RCP CL
5 @ 0.35%

CBMH-128
RE=937.94
IE=931.86

PROTECT EXISTING POWER POLES (TYP.)

CB-105
RE=943.60
IE=939.60

180 LF - 15" RCP CL
5 @ 0.33%

CBMH-122
RE=934.30
IE=929.21

CB-123
RE=933.80
IE=929.80

31 LF - 15" RCP CL
5 @ 1.00%

CB-129
RE=937.94
IE=933.79

67 LF - 18" RCP CL
5 @ 0.55%

140 LF - 15" RCP CL
5 @ 1.00%

114 LF - 15" RCP CL
5 @ 0.33%

CBMH-121
RE=936.71
IE=928.83

CB-125
RE=935.37
IE=931.22
LP 15+26.74
ELEV 935.68

CBMH-127
RE=937.25
IE=931.49

CBMH-104A
RE=942.10
IE=938.20

CB-119
RE=942.86
IE=938.71

CB-117
RE=940.74
IE=936.59

CBMH-116
RE=940.74
IE=936.28

63 LF - 15" RCP CL
5 @ 0.50%

51 LF - 15" RCP CL
5 @ 0.35%

31 LF - 15" RCP CL
5 @ 1.00%

34 LF - 15" RCP CL
5 @ 1.00%

CBMH-118
RE=942.70
IE=938.37

STREET 02

191 LF - 15" RCP CL 5 @ 1.30%

239 LF - 27" RCP CL 3 @ 0.30%

179 LF - 21" RCP CL 4 @ 0.65%

70 LF - 18" RCP CL
5 @ 0.55%

STMH-115
RE=939.99
IE=926.93

CBMH-120
RE=937.30
IE=927.85

CBMH-124
RE=935.37
IE=930.19

130 LF - 18" RCP CL
5 @ 0.55%

STMH-126
RE=936.58
IE=931.11

PRVT 02

123 LF - 15" RCP CL
5 @ 2.60%

CBMH-104
RE=938.90
IE=935.00

158 LF - 30" RCP CL 3 @ 0.30%

CB-112
RE=935.50
IE=931.50

PROTECT EXISTING POWER POLES (TYP.)

CB-102
RE=936.38
IE=932.23

CBMH-113
RE=937.96
IE=926.46

CB-114
RE=937.96
IE=933.71

CB-108
RE=933.26
IE=929.11

CBMH-111
RE=937.76
IE=929.41

132 LF - 15" RCP CL
5 @ 1.58%

8 LF - 15" RCP CL 5
@ 1.00%

LP 14+68.78
ELEV 940.02

114 LF - 15" RCP CL
5 @ 0.50%

INLET PROTECTION (TYP.)

52 LF - 15" RCP CL
5 @ 1.00%

83 LF - 30" RCP CL
3 @ 0.30%

FUTURE TRUNK STORM SEWER (BY OTHERS)

CB-110A
RE=930.12
IE=925.97

98 LF - 15" RCP CL
5 @ 3.60%

CBMH-103
RE=940.82
IE=934.43

HP 16+62.50
ELEV 941.40

LP 19+62.50
ELEV 936.90

HP 20+85.00
ELEV 937.56

CBMH-110
RE=930.12
IE=925.89

52 LF - 15" RCP CL
5 @ 1.20%

LP 27+00.00
ELEV 930.64

CONNEMARA TRAIL

CONNEMARA TRA

ROCK CONSTRUCTION ENTRANCE (TYP.)

213 LF - 15" RCP CL 5 @ 0.50%

CBMH-100A
RE=937.32
IE=912.22
3' SUMP=909.22

108 LF - 36" RCP CL
3 @ 0.30%

CBMH-101
RE=936.38
IE=920.25

CBMH-106
RE=937.02
IE=920.58

280 LF - 24" RCP CL 3 @ 0.30%

CBMH-107
RE=933.26
IE=922.21

350 LF - 18" RCP CL 5 @ 0.70%

CBMH-109
RE=930.12
IE=925.06

80 LF - 15" RCP CL
5 @ 1.00%

SILT FENCE (TYP.)

TEMP GRADING EASEMENT

OCS-1
RE=933.00

1" = 50'
0' 50' 100' 150'

CONSTRUCTION PLANS

N:\0033415.00\DWG\CIVIL\GRADING\0033415S-GDF.DWG

TALAMORE

DESIGNED:	CTY
CHECKED:	JHB
DRAWN:	CTY
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE: XX/XX/XX
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16305 36TH AVENUE NORTH, SUITE 600
PLYMOUTH, MINNESOTA 55446

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JOHN BENDER
DATE: 05/04/22 LICENSE NO. 43358

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ROSEMOUNT, MINNESOTA

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GRADING, DRAINAGE, AND EROSION CONTROL PLANS
PROJECT NUMBER: 0033415.00

SHEET NUMBER: 5 OF 12
DATE: 05/04/22

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OVERALL UTILITY LEGEND

EXISTING	PROPOSED	FUTURE	
SAN			SANITARY SEWER
			STORM SEWER
DT			DRAIN TILE
WAT			WATER MAIN
WAT			HYDRANT

GENERAL UTILITY NOTES

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OF ANY DIFFERENCES.
2. UNLESS OTHERWISE NOTED, ALL MATERIALS, CONST. TECHNIQUES AND TESTING SHALL CONFORM TO THE 2013 ED. OF THE "STANDARD UTILITIES SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION BY THE CITY ENGINEERING ASSOCIATION OF MINN." AND TO THE "STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION" MINN. DEPT. OF TRANS., AUGUST 31, 2016 INCLUDING THE CURRENT ADDENDUM. THE CONTRACTOR SHALL BE REQUIRED TO FOLLOW ALL PROCEDURES AS OUTLINED BY THE LOCAL AGENCY.
3. THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMITS FOR ALL WORK OUTSIDE OF THE PROPERTY LIMITS.
4. VERIFY EXISTING INVERT LOCATION & ELEVATION PRIOR TO BEGINNING CONSTRUCTION.
5. THE CONTRACTOR SHALL CONTACT "GOPHER STATE ONE CALL" FOR FOR UTILITY LOCATIONS PRIOR TO UTILITY INSTALLATION.

STORM SEWER CASTING SCHEDULE

Structure			Casting Type
Number	Type	Dia.	
1	OCS	60"	SEE DETAIL
2	OCS	60"	SEE DETAIL
2.1	OCS	60"	SEE DETAIL
132	CBMH	48"	R-3067-V
133	CB	2'x 3'	R-3067-V
134	CBMH	48"	R-3067-VB
135	CB	2'x 3'	R-3067-VB
150	FES	15"	-
203	CBMH	60"	R-4342
204	FES	27"	-
218	CBMH	60"	R-3067-V
219	STMH	48"	R-1642B
220	CBMH	48"	R-3067-V
221	CBMH	48"	R-3067-V
222	CB	48"	R-3067-V
223	CBMH	48"	R-4342
224	CBMH	60"	R-4342
225	CB	27"	R-4342
226	CBMH	48"	R-4342
227	CBMH	48"	R-4342
228	CB	27"	R-4342
250	FES	33"	w/TRASHGUARD
250A	STMH	72"	R-1642B
251	CBMH	72"	R-3067-VB
252	CB	48"	R-3067-VB
256	STMH	60"	R-1642B
257	CBMH	60"	R-3067-V
258	CB	2'x 3'	R-3067-V
259	CBMH	48"	R-3067-V
260	CB	2'x 3'	R-3067-V
261	CBMH	48"	R-3067-V
262	CBMH	48"	R-3067-V
262A	CBMH	48"	R-3067-V
262B	CB	2'x 3'	R-3067-V
263	CBMH	48"	R-3067-V
264	CB	2'x 3'	R-3067-V
265	CBMH	48"	R-4342
266	CBMH	48"	R-4342
266A	CBMH	48"	R-4342
266B	CB	27"	R-4342
267	STMH	48"	R-1642B
268	CBMH	48"	R-3067-V
269	CB	2'x 3'	R-3067-V
270	CBMH	48"	R-3067-V
271	CBMH	48"	R-3067-V
272	CBMH	48"	R-4342
273	CBMH	48"	R-4342
274	CB	27"	R-4342
290	FES	24"	w/TRASHGUARD
291	FES	24"	-
300	FES	15"	w/TRASHGUARD

FES-290
OCS-2
FES-291
CB-228
MH-19
CB-135
CBMH-134
CBMH-132
MH-18
CBMH-227
CBMH-223
CB-133
FUTURE POND ACCESS PER CITY STANDARDS
CBMH-218
CBMH-226
CBMH-224
STMH-219
CB-225
MH-16
MH-15
MH-17
CBMH-220
CBMH-203
CB-222
MH-14
CBMH-221
CBMH-262A
CBMH-262
CB-262B
MH-8
MH-13
MH-4
CB-258
CB-252
CB-260
MH-6
CBMH-257
STMH-256
MH-5
CBMH-259
MH-7 DROP
CBMH-261
CBMH-251
CB-264
CBMH-263
CBMH-265
CBMH-266
CBMH-266A
CB-266B
POND ACCESS PER CITY STANDARDS
STMH-250A
FES-250
MH-3
OCS-2.1
FES-204
MH-2 DROP
MH-11
MH-12
CB-269
CBMH-268
STMH-267
CB-274
CBMH-270
CBMH-273
CBMH-272
MH-1
CB-271
FES-300
LIMITS OF PHASE 1 DEVELOPMENT
POND ACCESS PER CITY STANDARDS
OCS-1
FES-150
OUTLOT A
OUTLOT B
OUTLOT C
OUTLOT D
FUTURE CITY PARK
STREET 01
STREET 02
STREET 03
STREET 04
STREET 05
STREET 06
STREET 07
STREET 08
PRVT 01
PRVT 02
CONNEMARA TRAIL
145TH STREET EAST
143RD STREET EAST

WARNING!!
PETROLEUM PRODUCTS PIPELINE!
EXCAVATION AND/OR CONSTRUCTION PROHIBITED WITHOUT WRITTEN PERMISSION FROM:
NORTHERN NATURAL GAS COMPANY
888-367-6671

1" = 100'
0' 100' 200' 300'

CONSTRUCTION PLANS

TALAMORE

N:\0033415.00\DWG\CIVIL\UTILITY\0033415S-OAF.DWG

DESIGNED:	CTY
CHECKED:	JHB
DRAWN:	CTY
HORIZONTAL SCALE:	100'
VERTICAL SCALE:	20' OR 10'

INITIAL ISSUE: XX/XX/XX
REVISIONS:
1 . .
2 . .
3 . .
4 . .

PREPARED FOR:

LENNAR CORPORATION
16305 36TH AVENUE NORTH, SUITE 600
PLYMOUTH, MINNESOTA 55446

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA
JOHN BENDER
DATE: XX/XX/XX LICENSE NO. 43358

TALAMORE
ROSEMOUNT, MINNESOTA

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OVERALL

PROJECT NUMBER: 0033415.00

SHEET NUMBER: 2 OF 22
DATE: XX/XX/XX

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OUTLOT C

FUTURE CITY PARK

STREET 01

STREET 02

STREET 03

PRVT 01

PRVT 02

PRVT 03

CONNEMARA TRAIL

CONNEMARA TRAIL

1" = 50'

0' 50' 100' 150'

CONSTRUCTION PLANS

TALAMORE

N:\0033415.00\DWG\CIVIL\FINAL\LANDSCAPE\0033415S-FLP01.DWG

DESIGNED: .
CHECKED: .
DRAWN: .
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### OR ##

INITIAL ISSUE: 05/13/2022
REVISIONS:
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2 . .
3 . .
4 . .
5 . .

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LENNAR CORPORATION
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PLYMOUTH, MINNESOTA

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

Nicholas Meyer

NICHOLAS T. MEYER
DATE: 05/13/2022 LICENSE NO. 53774

TALAMORE
ROSEMOUNT, MINNESOTA

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Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
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LANDSCAPE PLAN

PROJECT NUMBER: 0033415.00

SHEET NUMBER: 4 OF 8
DATE: 05/13/2022

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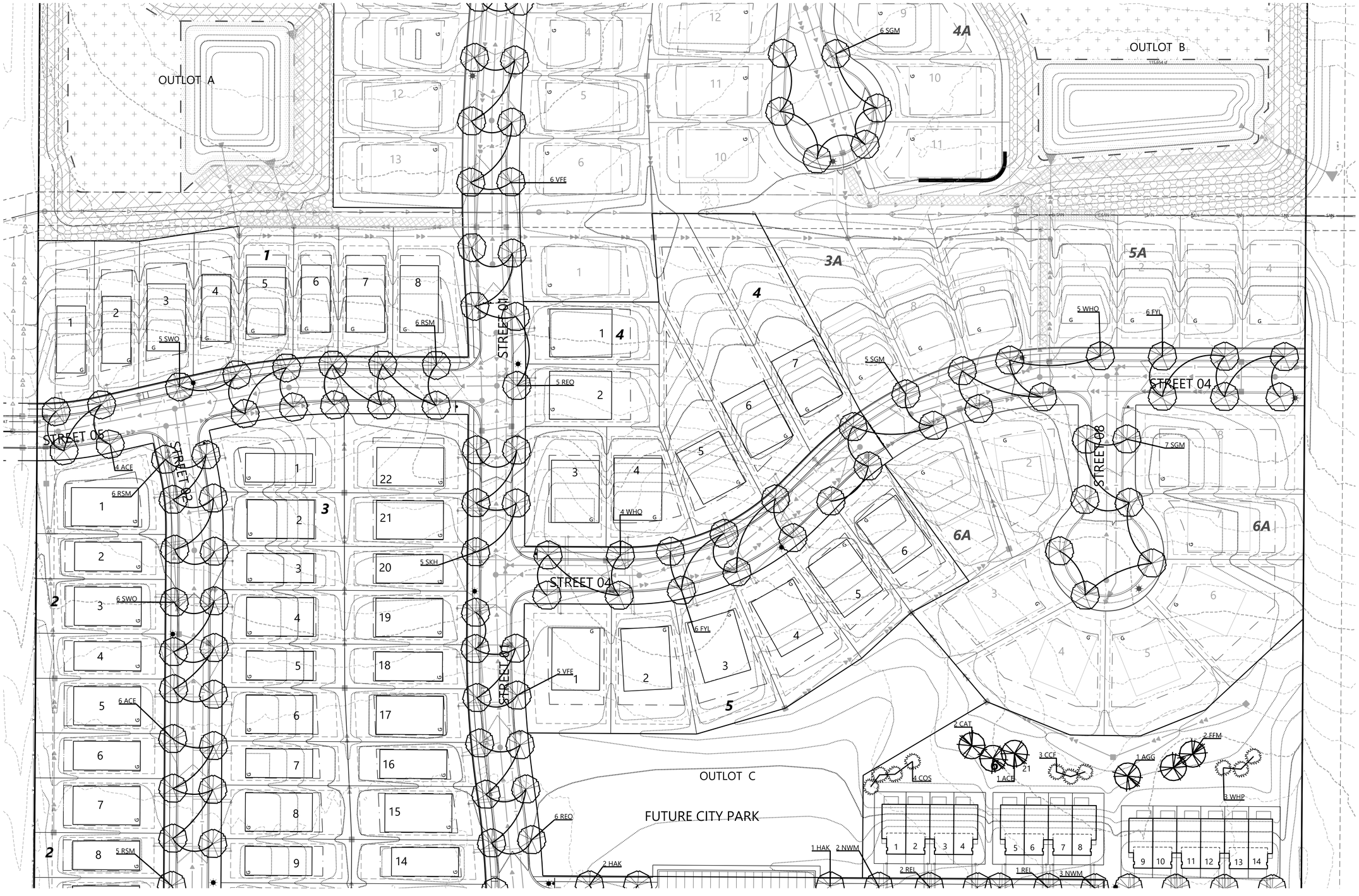

CONSTRUCTION PLANS

TALAMORE

N:\0033415.00\DWG\CIVIL\FINAL\LANDSCAPE\0033415S-FLP01.DWG

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### OR ##

INITIAL ISSUE: 05/13/2022
REVISIONS:

PREPARED FOR:

LENNAR CORPORATION
16305 36TH AVENUE NORTH, SUITE 600
PLYMOUTH, MINNESOTA

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NICHOLAS T. MEYER
DATE: 05/13/2022 LICENSE NO. 53774

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ROSEMOUNT, MINNESOTA

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Westwood Professional Services, Inc.

LANDSCAPE PLAN

PROJECT NUMBER: 0033415.00

SHEET NUMBER: 5 OF 8

DATE: 05/13/2022

Memorandum

To: Anthony Nemcek, Senior Planner

CC: Stacy Bodsberg, Planning & Personnel Secretary
Brian Erickson, City Engineer

From: Tim Hanson PE, WSB Engineering Consultant

Date: June 17, 2022

Re: Talamore 2nd Addition (a.k.a. Bester Property)
Final Plat Review
Grading and Drainage And Erosion Control Plan Review
Construction Plans Review
Landscaping Plan Review
WSB File Number 019324-000

SUBMITTAL:

Lennar Corporation has submitted a final plat and plans for the development of Outlot A, Talamore, know as the Bester property which lies north of County Road 42, east of Emerald Isle 3rd Addition and south and west of Flint Hills Resources Pine Bend LLC property. The plans submitted were prepared by Westwood Professional Services. Review comments were generated from Final Plan submittal, dated (no date). The submittal included the following:

- Final Plat
- Grading, Drainage and Erosion Control Plans
- Construction Plans
- Sanitary Sewer
- Watermain
- Storm Sewer
  Streets
- Details
- Landscape Plan

FINAL PLAT

Talamore 2nd Addition consists of 52 single family lots, 36 townhouse lots, Connemara Trail a major collector street, 5 local residential street segments, a short private street and 5 Outlots. The Outlots will have the following ownership and uses.

Outlot A – Stormwater NURP pond and infiltration basin which will be owned and maintained by the City.

Outlot B – Future park which will be owned and maintained by the City.

Outlot C – Future single family lot development area.

Outlot D – Future single family and townhouse development area.

Outlot E - Stormwater NURP pond and infiltration basin which will be owned and maintained by the City. (Parcel is labeled as Outlot D on the final plat.)

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Connemara Trail is a major collector street which is being platted to a 100 foot width at this time, but is not proposed to be constructed. An interceptor storm sewer must be constructed within the Connemara Trail right of way prior to street construction. Talamore 2nd Addition does not plat lots adjacent to Connemara Trail.
Talamore 2nd Addition extends 143rd Street east from it's terminus in Emerald Isle 2nd Addition. Two streets extend from 143rd Street, Street 02 extends south approximately half its preliminary plat length and terminates, and Street 01 extends south to Street 3, the townhouse street, and terminates. Two Streets extend from Street 01, Street 04 extends east 450 feet providing access to proposed single family lots and Street 03 which also extends east providing access to a townhouse area. The local streets adjacent to the single family lots are 32 feet wide, face of curb to face of curb. A short private street extends from Street 03 which is 24 feet wide.
A five-foot concrete sidewalk is identified along one side of these local streets.

1. Lot 22, Block 1 identifies an oversized drainage and utility easement, the oversizing of this easement is not needed.
2. Two separate outlots are labeled as Outlot D.

The development Fees are indicated below based on the 2022 Schedule of Rates and Fees.

- **Sanitary Sewer Trunk Charge: $1,075/acre**
- **Watermain Trunk Charge: $6,500/acre**
- **Storm Sewer Trunk Charge: $6,865/acre**

GRADING AND DRAINAGE

Talamore 2nd Addition has its runoff directed to three storm water ponding areas. Most of its runoff is directed to the ponding area in Outlot A located along the western plat boundary. The single-family house lots and park area east of Street 01 has its runoff directed to the ponding area in Outlot C, the future development area and the easterly portion of the townhouse area has its runoff directed towards the ponding area south of Connemara Trail, Outlot E. The two storm sewers that direct runoff to Outlots C and E are proposed to be terminated short of the ponds. A ditch section and erosion control provisions will be required for the temporary ditches.

1. Provide ditch section and alignment for the temporary ditches.
2. Provide erosion control BMP's for the temporary ditches.

SANITARY SEWER AND WATERMAIN – UTILITY PLAN

The proposed sanitary sewer system to serve Talamore 2nd Addition extends from 143rd Street at the Emerald Isle plat boundary. The sanitary sewer system extends within the proposed street alignments. The proposed sanitary sewer extension within Street 01 has enough depth to provide sanitary sewer service to the area south of Connemara Trail, however fill will be required in the central low area of Talamore Addition to extend the pipe across the lot.

A 16-inch trunk watermain is proposed within Street 01 which is in according to the City's Comprehensive Water System Plan. The other streets have eight-inch watermain. An eight-inch watermain connection in 143rd Street is the source for the subdivision.

3. Sheet 3 – The proposed 16 inch valve at the intersection of Street 01 and 04 can be eliminated.
4. Sheet 3 – The 16 inch valve at the intersection of Street 01 and Street 05 needs to be moved to the south side of the TEE.

5. Sheet 3 -The call out for the 16-inch X 8-inch TEE at station 8+86 is labeled as a cross.
6. Sheet 3 - Extend the sanitary sewer south to the street intersection of Street 02 (move MH-8).
7. Sheet 3 – Preferred hydrant locations, Southeast quadrant of street 04 and Street 01. North end of Street 01 on the north lot line of lot 1, block 4.
8. Future phase – The 16-inch valve at the Street 02 intersection can be eliminated.
9. Sheet 4 – Preferred hydrant locations. Common lot line of lot 6 & 7, block 3. Temporary hydrant at the south end of Street 02. Place this hydrant at the bend, approximate station 8+00 in the future phase.
10. Sheet 5 – Outlot C is labeled Outlot B on the proposed plat. This is shown on several sheets.
11. Sheet 5 – Preferred hydrant location. Move the southerly hydrant north so it is just south of the most southerly water service.
12. Sheet 6 – Preferred hydrant location. Move the proposed hydrant on lot 7 block 4 to the easterly property line of lot 7.

STORM SEWER

Three storm sewer systems are proposed with Talamore 2nd Addition. The largest system collects runoff from Streets 01 & 02 and adjacent rear yard areas and outlets to the NURP basin in Outlot A. The second largest storm sewer system collets runoff from Street 04, the rear yard of block 5 & 6 and Outlot B, the park area. This storm sewer system is proposed to discharge to a temporary ditch that will flow to the NURP pond on the west side of the parent parcel. The third storm sewer system collects runoff from the east end of Street 03, the townhouse area, and discharges to the south toward the ponding area south of Connemara Trail. The temporary swales must be designed and constructed to eliminate erosion. The storm design and layout will also be reviewed with the Surface Water Management review.

13. Street and storm sewer sheets – identify centerline – centerline in the profile view.
14. Sheet 7 – The storm sewer run from CB-258 to CBMH-257 needs to drop into CBMH-257.
15. Sheet 9 – The storm sewer south of block 7 must be constructed with this phase in order to drain the low areas.
16. Sheet 9 – Provide a swale detail and proposed BMP's for the outlet from CBMH-132.
17. Sheet 8 – Extend storm sewer at least 20 feet south of CBMH-132.
18. Sheet 10 – Extend storm sewer to the intersection of Street 01 and Street 04.
19. Sheet 10 – Show the profile and subgrade west of the plat boundary on Street 01 as existing.
20. Sheet 11 - The storm sewer run from CB-271 to CBMH-270 needs to drop into CBMH-270.
21. Sheet 12 – Extend the 30-inch pipe at least 24 feet beyond the property line of lot 7, block 4.
22. Sheet 12 - Provide a swale detail and proposed BMP's for the outlet from CBMH-203.
23. Sheet 12 - Provide sheet pile headwall for FES-250 and FES-204.
24. Sheet 13 – Show riprap in the plan view and headwall in the profile for the FES-290.

SURFACE WATER MANAGEMENT

The Surface Water Management plan review for the Talamore is forwarded in a separate memo. Comments included in the Surface Water Management review shall be incorporated in the project design.

DETAILS

Construction of the pedestrian curb ramps at mid-block locations will require reducing the boulevard slope and lowering the intersecting sidewalk slightly to have acceptable grade on the pedestrian curb ramp. The lowering of the sidewalk needs to be sloped 20 feet from the pedestrian curb ramp.

25. Sheet 17 - The typical street section for local streets utilizes a 24 inch select granular borrow section.
26. Sheet 20 – Provide curb elevations for the pedestrian curb ramp on Street 05 of the Street 05 and Street 02 intersection.
27. Sheet 21 - Provide curb elevations for the pedestrian curb ramp on Street 01 of the Street 01 and Street 04 intersection.
28. Sheet 21 - Provide curb elevations for the pedestrian curb ramp on Street 01 of the Street 01 and Street 03 intersection.
29. Sheet 22 - Provide curb elevations for the pedestrian curb ramp on Street 03 of the Street 03 and Street 02 intersection.

SIGNAGE AND LIGHTING PLAN

Lighting fixtures are designed with a maximum 350 foot spacing and alternating sides of the street.

30. Sheet 19 - The proposed light fixture in block 7 should be moved to the park side of the street.

LANDSCAPE PLAN

A Landscape plan was not submitted. Landscaping should not conflict with maintenance of the infrastructure. Tree plantings should allow space for access and maintenance of proposed infrastructure.

General

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

ROSEMOUNT
PARKS AND RECREATION

M E M O R A N D U M

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

From: Dan Schultz, Parks and Recreation Director

Date: June 22, 2022

Subject: Talamore 2nd

The Parks and Recreation Department recently reviewed the plans for the Bester Development. After reviewing the plans, the Parks and Recreation Department staff has the following comments:

Local Trails and Sidewalks
The trail and sidewalk amenities appear to be designed in a manner that works toward the City's goal of having a well-connected community. The proposed trail and sidewalk system is similar to other recent developments with having a sidewalk on one side of public neighborhood roads.

Parks Dedication
A total of 3.16 acres of park land (52 units x .04 acres per unit & 36 units x .03 acres per unit) or cash in lieu of land is required of the developer for this subdivision. The City is accepting outlot B for 1.58 acres of park land. The remaining parks dedication would be met through a cash dedication in the amount of $139,700 (26 units x $3,400 per unit and 18 units x $2,850 per unit).

The Parks section of the Comprehensive Plan calls for a City park to be developed in the area and the developer has identified a public park in the plan as outlot B. The park is proposed to be 1.58 acres in size and would include a play structure and possibly another recreation amenity or two. The current grading plan for the park does not meet our standards for park development due to the steep grades in the park. Staff is requiring the that the grading plan be altered to create a property that has minimal grade changes so that the proposed trails can meet ADA standards. The grade changes need to be done before the City will accept the land.

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

ROSEMOUNT CITY COUNCIL

EXECUTIVE SUMMARY

City Council Regular Meeting: July 19, 2022

AGENDA ITEM:	Request by Continental 664 Fund LLC, for approval of a Major Amendment to the Amber Fields Planned Unit Development Master Development Plan and Preliminary and Final Plat approval to construct a 268-unit multifamily community	**AGENDA SECTION:** New Business
PREPARED BY:	Anthony Nemcek, Senior Planner	**AGENDA NO.** 9.a.
ATTACHMENTS:	Resolutions; Major PUD Amendment; Excerpt from the June 28, 2022 Planning Commission Meeting Minutes; Site Location; Amber Fields Overall Development Plan; Preliminary Plat; Final Plat; Site Plan; Grading Plan; Utility Plan; Landscape Plan; Site Lighting Plan; Turning Radii Exhibit; Site Line Exhibit Applicant's Narrative; Architectural Drawings; Engineer's Memo dated June 20, 2022.	**APPROVED BY:** LJM

RECOMMENDED ACTION:

1. **Motion** to adopt a resolution approving the preliminary and final plats for Amber Fields 6th Addition, subject to conditions.
2. **Motion** to adopt a resolution approving a Major Amendment to the Amber Fields Planned Unit Development Agreement, subject to conditions.
3. **Motion** to approve the Major Amendment to the Amber Fields Planned Unit Development Agreement.

SUMMARY

Property Owner:	Earl Street Partners II, LLC (Maplewood Development)
Applicant:	Continental 664 Fund LLC (Continental Properties)
Location:	South of County Road 42 and approximately 1,600 feet west of Akron Avenue.
Site Area in Acres:	14.58 Acres
Comprehensive Plan Designation:	HDR – High Density Residential
Current Zoning:	R4 PUD – High Density Residential Planned Unit Development
Residential Units:	268 Units
Gross Density (Res):	18.38 units/acre
Net Density (Res):	18.38 units/acre

Surrounding Land Uses:	North:	Low Density Residential
	East:	High Density Residential
	South:	Mixed Use Residential
	West:	Met Council Lift Station

The City Council is being asked to consider a request by Continental Properties, for approval of Preliminary and Final Plats and a Major Amendment to the Amber Fields Planned Unit Development Agreement to construct a 268-unit multifamily community on a parcel of land owned by Maplewood Development within Amber Fields. The site is located adjacent to County Road 42 in the north central portion of the Amber Fields development area. The proposed project is a blend of high-density and medium-density residential development in that the overall density is comparable to a high-density residential development, but buildings have the appearance of townhomes with each unit generally having an individual access and garage. Some three-story units share a common stairway. The development contains a mix of studio, 1-, 2-, and 3-bedroom units. Community amenities include a club house with adjacent swimming pool, and a dog park. The community will be gated and completely contained within an ornamental fence.

The proposed amendment to the PUD adds the plans for the proposed development into the Amber Fields PUD Master Development Plan, and it contains deviations from side and front yard setbacks within the R4 zoning district, which is the underlying zoning designation for this site, as well as a reduction in the number of trees required. These reductions in the setbacks are necessary to accommodate the steep slope on the western portion of the site which is also the location of Metropolitan Council utility lines, and the number of trees required is not able to be accommodated by the open space on the site. Much of that open space is located within the Met Council's easement. Since the Planning Commission meeting, the applicant has updated the landscaping plan to include additional trees, although a shortfall from the total required still exists. The applicant also supplied an exhibit showing the turning radii of emergency apparatus that verifies the internal, private street system will accommodate those vehicles. Additionally, the applicant submitted an exhibit depicting the site lines from properties across County Road 42 from the development in response to comments received by the Planning Commission at the public hearing.

PLANNING COMMISSION ACTION

This request was reviewed by the Planning Commission during a public hearing held at its meeting on June 28, 2022. The Commission asked about the landscaping near where the buildings are closest to the 148th Street West right of way. The applicant had provided significant shrubbery around all the buildings. Since the meeting additional trees have been included in the plan to further improve those areas. The Commission also asked about the recommended condition that the applicant submit a turning radius exhibit to verify City emergency vehicles could access all side of each building. The Commission wondered if this was something that's been conditioned before, and what would happen if the site plan didn't meet the requirements of the fire marshal. This is something that has been included as a condition of approval in the past. The applicant was confident that their site designers considered the access requirements. A turning radius has since been submitted and shows the site plan meeting the requirements for emergency vehicle access.

The Commission received comments from one resident during the public hearing. The resident lives in a home across County Road 42 from the proposed project and expressed concerns about seeing a three-story building across from their back yard. The resident asked for additional screening to be provided to improve the view. Staff described the maximum building height of the proposed project and the fact it is less than two feet taller than the maximum height allowed within the R1 zoning district of the resident's property. Additionally, the applicant promised to talk with the Met Council about planting additional trees within the easement along the north side of the property. Since the meeting, the applicant has confirmed that the Met Council would not allow trees to be planted within the easement area due to roots impacting

the pipes. The Commission asked if perhaps the three-story buildings could be repositioned to a more internal part of the project. The applicant explained that the three-story buildings were located on the eastern part of the property closest to other planned high-density residential projects. The Commission voted unanimously to recommend approval of the requests.

BACKGROUND

The Amber Fields Master Development Plan was approved by the City Council at its meeting on September 7, 2021. The Amber Fields development includes a mix of different housing types ranging from traditional single-family homes to high-density apartment buildings. The proposed Springs at Rosemount community is a hybrid townhome/apartment development located within a parcel that was zoned R4 PUD with the approval of the master development plan. The proposed development is consistent with the concept anticipated within the Master Development Plan for a high-density rental townhome project.

Legal Authority

Preliminary and Final Plat requests are quasi-judicial decisions for the City Council meaning that the Council is acting as a judge to determine if the regulations within the Comprehensive Plan, Zoning Ordinance and Subdivision Ordinance are being followed. Major Planned Unit Development Amendments are a legislative decision because of the Code deviations being requested. Legislative decisions give the Council more latitude, but consideration should be given to expectations related to the overall Master Development Plan's intended development pattern for this specific site.

General Site Layout

The project area contains eleven residential buildings, eight detached garages, and a clubhouse with an adjacent pool. The community features a sidewalk system that connects the buildings with one another and the community amenities. Sidewalks also connect with 148th Street West to provide access to the public street and sidewalk system.

The residential buildings are two and three stories in height with the taller buildings located on the eastern portion of the development closer to the planned future apartment buildings. The entire site is contained by a decorative fence except where there are garages along the fence line. The site is accessed by driveway featuring a landscaped median leading to a gate that provides entry to the community. Additional emergency access gates are shown west of the clubhouse parking lot and at the 148th Street West access in the southeast corner of the site.

Land Use and Zoning

The site is designated in the City's Comprehensive Land Use Plan for high-density residential uses which include townhomes with 6-12 units per building and multiple story apartment or condominium buildings. The anticipated density range for this land use is 12 to 30 units per acre. At 18.38 units per acre, the site is well within the range for the HDR-High Density Residential land use designation.

The site is in the R4 PUD-High Density Residential Planned Unit Development zoning district. The lot standards for that zoning district are listed below alongside the standards proposed by the applicant's plans. Because the Amber Fields PUD wasn't able to anticipate the exact plans for the site, no specific deviations from the zoning ordinance were included in the Amber Fields Master Development Plan. The table below compares the R4 zoning standards with those proposed by the applicant. The front yard deviation is limited to two of the structures while the side yard setback deviation is only along the eastern property line in order to accommodate the wide easement on the western portion of the property. An additional deviation to allow for a reduced setback for surface parking is also being requested. The minimum setback is ten feet for surface parking and the applicant is requesting that be reduced to five feet.

Category	Required	Amber Fields 6th Addition

		(Springs at Rosemount)
Min. Lot Area (sf)	22,500 square feet	635,105 square feet
Min. Lot Width	150 feet	Approx. 1,230 feet
Min. Front Yard Setback	30 feet	17.8 feet
Min. Side Yard Setback	30 feet (principal structures) 10 feet (accessory structures)	67 feet (principal structures) 5 feet (accessory structures)
Min. Rear Yard Setback	30 feet	97 feet
Lot Coverage Maximum	75%	67.06%

Preliminary and Final Plats

The applicant is requesting approval of the Preliminary and Final Plats for the site that would convert the existing outlot that was platted with the rest of the Amber Fields development to a buildable lot. The parcel boundaries of the outlot and the development will remain unchanged with the approval of the plat.

Parking

The City Code requires a total of 536 parking stalls in the development, or two per unit. The applicant is providing a total of 547 stalls through a combination of enclosed parking, surface parking, and apron (driveway) parking. The plan includes 17 parking stalls that are in front of the clubhouse outside the entrance gate. The enclosed parking within the site is in the form of attached and detached garages, and the surface parking is located throughout the site.

Street and Sidewalk System

The streets within the development will be private, and access into the site will be made through a gated driveway that connects to 148th Street West. Prior to the entrance gate, a parking lot will be located to the west of the entrance drive that will allow guests and prospective residents access to the clubhouse. West of that parking area will be an emergency gate. An additional emergency access point will be located along 148th Street West near the eastern property boundary. The main entrance is aligned with the access to the development to the south to minimize conflicts.

A very complete internal sidewalk system is depicted on the applicant's plans. The sidewalks provide connections between the various buildings and the community amenities and also with the external street and sidewalk system. At one location, the sidewalk creates a pedestrian alley between two of the buildings. The sidewalks provide connections with most of the units' entrances.

Building Massing and Materials

There are generally four different structure categories within the development: two-story residential buildings, three-story residential buildings, detached garages, and community clubhouse. The buildings all feature a mix of materials and visual articulation by way of variation of the façade faces and differing roof geometries. Each unit will have a covered entry to increase the visual interest of the buildings. The materials used include stone masonry, lap siding, board and batten, and architectural panels. The applicant has provided examples of the colors and materials with their submittal, which are included in the attachments. The club house, garages, and trash enclosure will all be constructed of similar materials sharing in the common theme for the development.

The tallest structures will be the three-story buildings in the eastern portion of the development. The City Code measures building height as the average height of the peak and the eaves. In this case the height is 36.84 feet. The maximum building height in the R4 zoning district is 4 stories, not to exceed 48 feet. For reference, the maximum height in the R1-Low Density Residential zoning district is 35 feet.

The unit mix for the project is shown on the table below. The units will be split up among 2-story buildings and 3-story buildings.

Type	Number of Units	Home Size
Studio	26 (10%)	630-662 sf
1-Bedroom	118 (44%)	779-910 sf
2-Bedroom	98 (37%)	1091-1212 sf
3-Bedroom	26 (10%)	1263-1384 sf

Parks
The Parks and Recreation staff has reviewed the park dedication requirement for this project as part of the overall Master Development Plan in order to take into account the multiple playgrounds and extensive open space within the development. Therefore, there is no park dedication requirement for this specific phase of Amber Fields. The street and sidewalk system provide access to the trails and parks.

Landscaping
The landscaping plan provided by the applicant shows a total of 187 trees. The R4 zoning standard for landscaping requires 8 trees plus one tree per unit in the case of structures one to three stories in height. That calculates to a total of 276 trees, a shortfall of 89 trees. Because of the amount of open space that is dedicated to the Met Council easements on the western portion of the site and along the northern site boundary, staff is supportive of a reduction in the number of trees required. This can be accomplished though the PUD process, but staff will continue keeping a tally of trees within the developments to ensure the total number of trees provided meets the requirements of the City Code, including those required as part of tree preservation and replacement. The attached landscape plan has been updated from the one reviewed by the Planning Commission. Room for an additional seven trees was found.

Trees are shown on the landscape plan throughout the site within the open areas and along public rights of way. Parking areas are landscaped using trees and shrubs in accordance with the requirements of the City Code to provide screening. The dog park in the north central area of the site will also receive landscaping. The foundation plants shown on the plan total 4,364, while the City Code requirement of 1 foundation planting for every 10 liner feet of building perimeter results in 532 plants. Staff finds the landscape requirement for foundation planting and parking lot landscaping is met by the plan.

Trash Enclosure
The applicant's plans show a trash enclosure along the western edge of the development. The architectural plans show the enclosure matching the materials used on the buildings within the development in conformance with the City Code.

Site Lighting
The site will be lit with both wall- and pole-mounted lights. Pole-mounted lights will be either 15 feet or 25 feet tall and oriented inward into the site. The applicant has provided a photometric study that shows the plan to be within limits of the City Code.

Utilities
All utilities within the site will be privately owned and maintained. Access to the City's sewer and water system will come from 148th Street West, south of the site. Stormwater is managed as part of the overall stormwater system within the development, the majority of which is located in the area of open space near the center of the Amber Fields development. The City's engineer has provided a review memo that is attached to this report.

Engineer's Review
The City Engineer's memo includes some comments relating to easements, both public and private. The

applicant's plans show a monument sign within the drainage and utility easement along 148th Street West. Signage is typically reviewed through the building permitting process. If the location of the sign remains, an easement encroachment agreement will be needed. The engineer's review memo also has a requirement that the wheel track for the City's fire truck will have to be traced through the site to assure adequate accessibility for the fire apparatus. This was included in the Planning Commission's recommended conditions of approval, but it has since been met and that condition has been removed.

RECOMMENDATION

The Planning Commission and staff are recommending approval of the Preliminary and Final Plats that would convert the existing Outlot B of the Amber Fields plat to a buildable lot. The Commission and staff are also recommending a Major Amendment to the Amber Fields Planned Unit Development that will add the Springs at Rosemount development plans to the Amber Fields Planned Unit Development Master Development Plan as well as formalize deviations from the side and front yard setback requirements and allow for a reduction in the number of trees required as part of the landscaping plan. This recommendation is based on information provided by the applicant and reviewed within this report.

CITY OF ROSEMOUNT
DAKOTA COUNTY, MINNESOTA

RESOLUTION 2022-102

A RESOLUTION APPROVING THE PRELIMINARY PLAT AND FINAL PLAT FOR AMBER FIELDS SIXTH ADDITION

WHEREAS, the City of Rosemount received a request for Preliminary Plat and Final Plat approval from Continental 664 Fund, LLC, concerning property legally described as:

Outlot B, AMBER FIELDS, Dakota County, Minnesota

WHEREAS, on June 28, 2022, the Planning Commission of the City of Rosemount held a public hearing and reviewed the Preliminary and Final Plats for Amber Fields Sixth Addition; and

WHEREAS, on June 28, 2022 the Planning Commission recommended approval of the Preliminary Plat and Final Plat for Amber Fields Sixth Addition, subject to conditions; and

WHEREAS, on July 19, 2022, the City Council of the City of Rosemount reviewed the Planning Commission's recommendations.

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

a. Execution of a Subdivision Agreement.
b. Conformance with all requirements of the City Engineer as detailed in the attached memorandum dated June 20, 2022 (and associated stormwater review memo dated June 21, 2022)
c. Payment of trunk area charges in the amount of:
    i. Sanitary Sewer Trunk Charge: $1,075/acre
    ii. Watermain Trunk Charge: $6,500/acre
    iii. Storm Sewer Trunk Charge: $6,865/acre
d. Payment of a landscaping surety in the amount of $61,710.

ADOPTED this 19th day of July, 2022, by the City Council of the City of Rosemount.

_____
William H. Droste, Mayor

ATTEST:

_____
Erin Fasbender, City Clerk

CITY OF ROSEMOUNT
DAKOTA COUNTY, MINNESOTA

RESOLUTION 2022-103

A RESOLUTION APPROVING A MAJOR AMENDMENT TO THE AMBER FIELDS PLANNED UNIT DEVELOPMENT AGREEMENT REVISING THE FRONT AND SIDE YARD SETBACK REQUIREMENTS AND THE LANDSCAPING REQUIREMENT FOR THE SPRINGS AT ROSEMOUNT

WHEREAS, the Community Development Department of the City of Rosemount received a request from Continental 664 Fund, LLC, to amend the Amber Fields Planned Unit Development Master Development Plan to revise the front and side yard setback requirements and reduce the number of trees required for Amber Fields Sixth Addition, also known as The Springs at Rosemount; and

WHEREAS, staff has prepared and recommends a Major PUD Amendment to revise the front and side yard setback requirements and reduce the number of trees required for Amber Fields Sixth Addition; and

WHEREAS, on July 19th, 2022, 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 Major Amendment to the Amber Fields Planned Unit Development Master Development Plan to revise the front and side yard setback requirements and reduce the number of trees required for Amber Fields Sixth Addition; subject to the following conditions:

1. The following deviations from the City Code:
    a. A deviation from Section 11-4-9 F. 4. to reduce the front yard setback to seventeen (17) feet and five (5) feet for surface parking.
    b. A deviation from Section 11-4-9 F. 5b. to reduce the minimum side yard setback to five (5) feet
    c. The minimum number of trees planted on the site shall be 187.
2. Execution of the Major Amendment to the Amber Fields Planned Unit Development Agreement.

ADOPTED this 19th day of July, 2022, by the City Council of the City of Rosemount.

_____
William H. Droste, Mayor

ATTEST:

_____
Erin Fasbender, City Clerk

A MAJOR AMENDMENT TO THE AMBER FIELDS PLANNED UNIT DEVELOPMENT (PUD) AGREEMENT REVISING THE FRONT AND SIDE YARD SETBACK REQUIREMENTS AND REDUCE THE NUMBER OF TREES REQUIRED FOR AMBER FIELDS SIXTH ADDITION, AKA THE SPRINGS AT ROSEMOUNT

THIS DECLARATION made this 19th day of July 2022 by and between **CONTINENTAL 664 FUND, LLC,** (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 owner of the real property described on Attachment One, attached hereto and hereby made a part hereof (hereinafter referred to as the "Subject Property"); and

WHEREAS, the Subject Property is subject to a Planned Unit Development Agreement, "Amber Fields Master Development Plan" dated September 7, 2021 and as amended on May 17th, 2022 and June 21st, 2022 (hereinafter referred to as the "Planned Unit Development Agreement"); and

WHEREAS, Declarant wishes to further 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 and Amber Fields Fifth Addition shall conform to the documents, plans, and drawings:

    A. City Resolution No. 2022-XX; Attachment 2
    B. Site Plan (Sheet 7 of 20); Attachment 3

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

    a. The Planned Unit Development Agreement shall be amended to allow for the front yard setback requirement to be 17 feet and 5 feet for surface parking and to allow for a reduction in the minimum number of trees planted to 187 within Amber Fields Sixth Addition, also known as The Springs at Rosemount.

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

4. The obligations and restrictions of this Amendment shall 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

_____.

By_____
Its_____

By_____
Its_____

STATE OF MINNESOTA)
) ss.
COUNTY OF DAKOTA)

The foregoing instrument was acknowledged before me this ___ day of _____, 2022 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:_____
William H. Droste, Mayor

And by:_____
Erin Fasbender, City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF DAKOTA)

The foregoing instrument was acknowledged before me this ___ day of _____, 2022 by William H. Droste 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

EXCERPT FROM THE JUNE 28, 2022 PLANNING COMMISSION MEETING MINUTES

5.c. Request by Continental 664 Fund, LLC for the Approval of the Springs at Rosemount Major Amendment to the Amber Fields Major Amendment to the Amber Fields Planned Unit Development Master Development Plan, Preliminary and Final Plats. **(22-49-PP, 22-50-PUD, 22-51-FP)**

Senior Planner Nemcek gave a presentation and summary of the staff report for the Planning Commission.

Chair Kenninger questioned if a buffer will be included. Nemcek stated that some planting is included. Additional planting could be added in the space allowed. Kenninger questioned if additional planting could be added along the parking lot near 148th Street West. Nemcek stated that the site will be surrounded by a fence as well. We can work with the developer to add additional buffers where it's possible. In this proposed plan the developer has already included more planting then what is required.

Commissioner Reed inquired if the fire truck condition has been used in the past. Nemcek stated that they have. With the streets being private, they need to prove that fire trucks can fit down the street. Reed inquired if additional parking should be added. Nemcek stated that most of the parking will be internal.

The public hearing opened at 7:00 pm.

Public Comments:
Clayton Maricle, 14388 Alma Ave, stated that he's concerned about the apartment residences looking down from their patio and into his yard/property.

Sara Johnson, Continental Properties, W134N8675 Executive Parkway, Menomonie Falls, WI, stated that Continental Properties will build and manage the development. Ms. Johnson continued to further explain the property look and what will be included. Ms. Johnson stated that any landscaping concerns can be fixed where the space allows. Parking at the clubhouse and additional street parking is available for the residents to utilize. Operations staff would oversee monitoring of the community parking. Ms. Johnson addressed Mr. Maricle's concern and stated that the elevation with the garages is what will be fronting the property to the northern boundary.

Commissioner Rivera inquired if the three-story building could be moved to a different spot on the property. Ms. Johnson stated that the goal was to have a natural increase in the building height. A review can be done of the master plan to see if different options are available. Rivera inquired about the lighting through out the community. Ms. Johnson stated that the site will have pole lights. The poles will be shielded so that light isn't affecting neighboring properties.

> **MOTION** by Kenninger to close the public hearing.
> **Second** by Reed.
> Ayes: 5. Nays: 0. Motion Passes.

The public hearing closed at 7:13 pm.

Additional Comments:
Chair Kenninger stated that this development will be a great addition to the community. Would like to see that the building heights can be looked at. Nemcek stated that with the Met Council guide lines the building height may not be able to change. There is quite a distance between the properties.

> **MOTION** by Reed to Approve the Preliminary and Final Plats for Amber Fields 6th Addition, subject to the following conditions:
>
> a. Execution of a Subdivision Agreement.
> b. Conformance with all requirements of the City Engineer as detailed in the attached memorandum dated June 20, 2022 (and associated stormwater review memo dated June 21, 2022).
> c. Payment of trunk area charges in the amount of:
> i. Sanitary Sewer Trunk Charge: $1,075/acre

ii. Watermain Trunk Charge: $6,500/acre
iii. Storm Sewer Trunk Charge: $6,865/acre

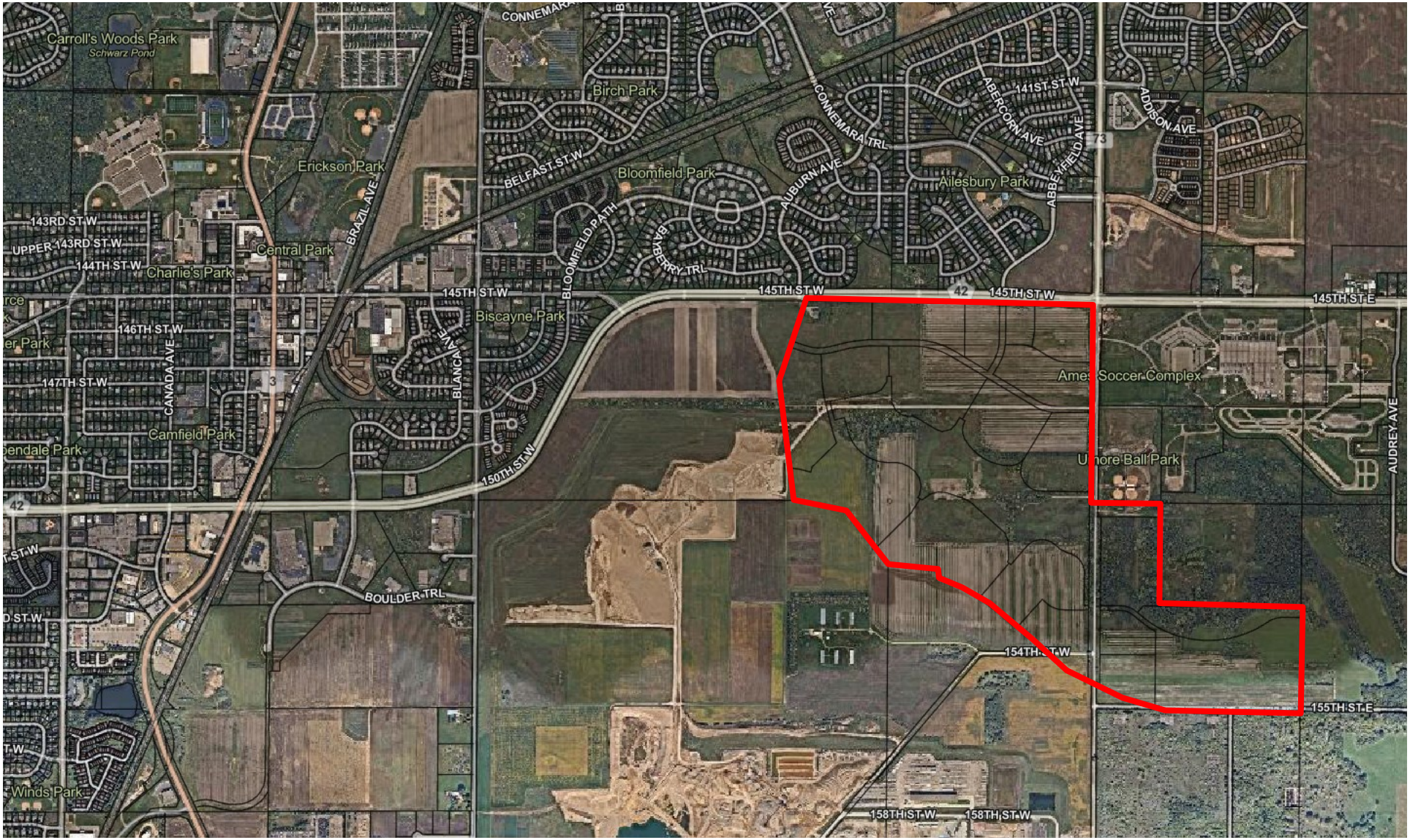
d. Payment of a landscaping surety equal to 110% of the landscaping.

Second by Marlow.
Ayes: 5. Nays: 0. Motion Passes.

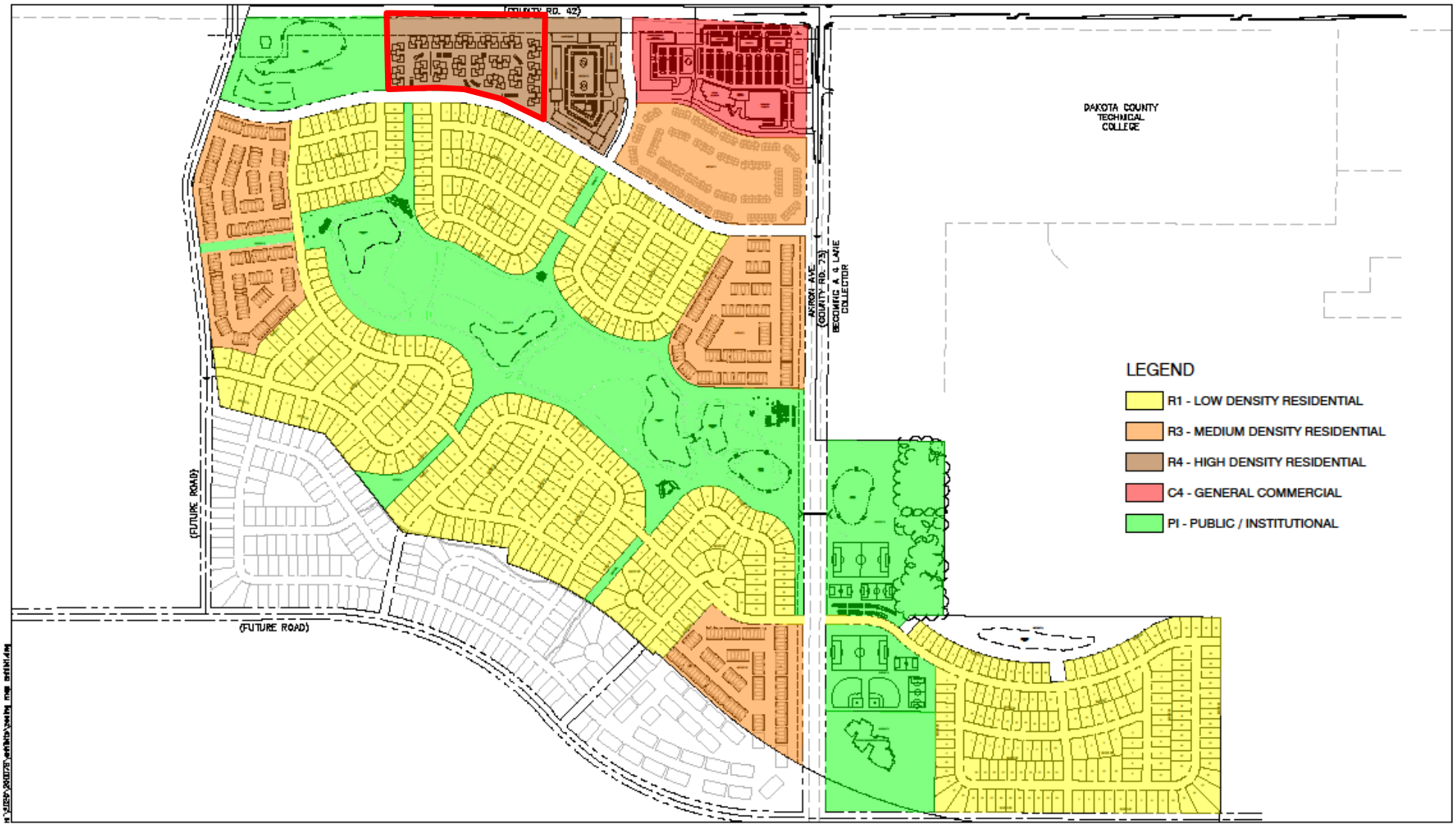
MOTION by Reed to Recommend the City Council Approve a Major Amendment to the Amber Fields Planned Unit Development Agreement, subject to the following conditions:

a. Section 11-4-9 F 4. R-4 Minimum Front Yard Setback: The minimum front yard setback for principal structures shall be seventeen (17) feet and five (5) feet for surface parking.
b. Section 11-4-9 F 5b. R-4 Minimum Side Yard Setback: The minimum side yard setback for accessory structures shall be five (5) feet.
c. The applicant shall work with staff to update the landscape plan to bring it further into conformance with the Zoning Ordinance, after which any shortfall from the required number of trees will be accounted for within the amendment.
d. The wheel track for the City's fire truck shall be traced through the site to assure adequate accessibility for the fire apparatus.
e. Site signage will be reviewed and approved through the sign permitting process.

Second by Marlow.
Ayes: 5. Nays: 0. Motion Passes.



Carroll's Woods Park
Schwarz Pond
Birch Park
Erickson Park
Bloomfield Park
Ailesbury Park
Central Park
Charlie's Park
Biscayne Park
Camfield Park
Ames Soccer Complex
Winds Park
143RD ST W
UPPER 143RD ST W
144TH ST W
145TH ST W
146TH ST W
147TH ST W
150TH ST W
154TH ST W
155TH ST E
158TH ST W
141ST ST W
BELFAST ST W
BRAZIL AVE
CANADA AVE
BLANCA AVE
BLOOMFIELD PATH
BAYBERRY TRL
AUBURN AVE
CONNEMARA TRL
ABERCORN AVE
ABBEYFIELD AVE
ADDISON AVE
AUDREY AVE
BOULDER TRL



UMORE PARK AT AMBER FIELDS - ZONING MAP EXHIBIT

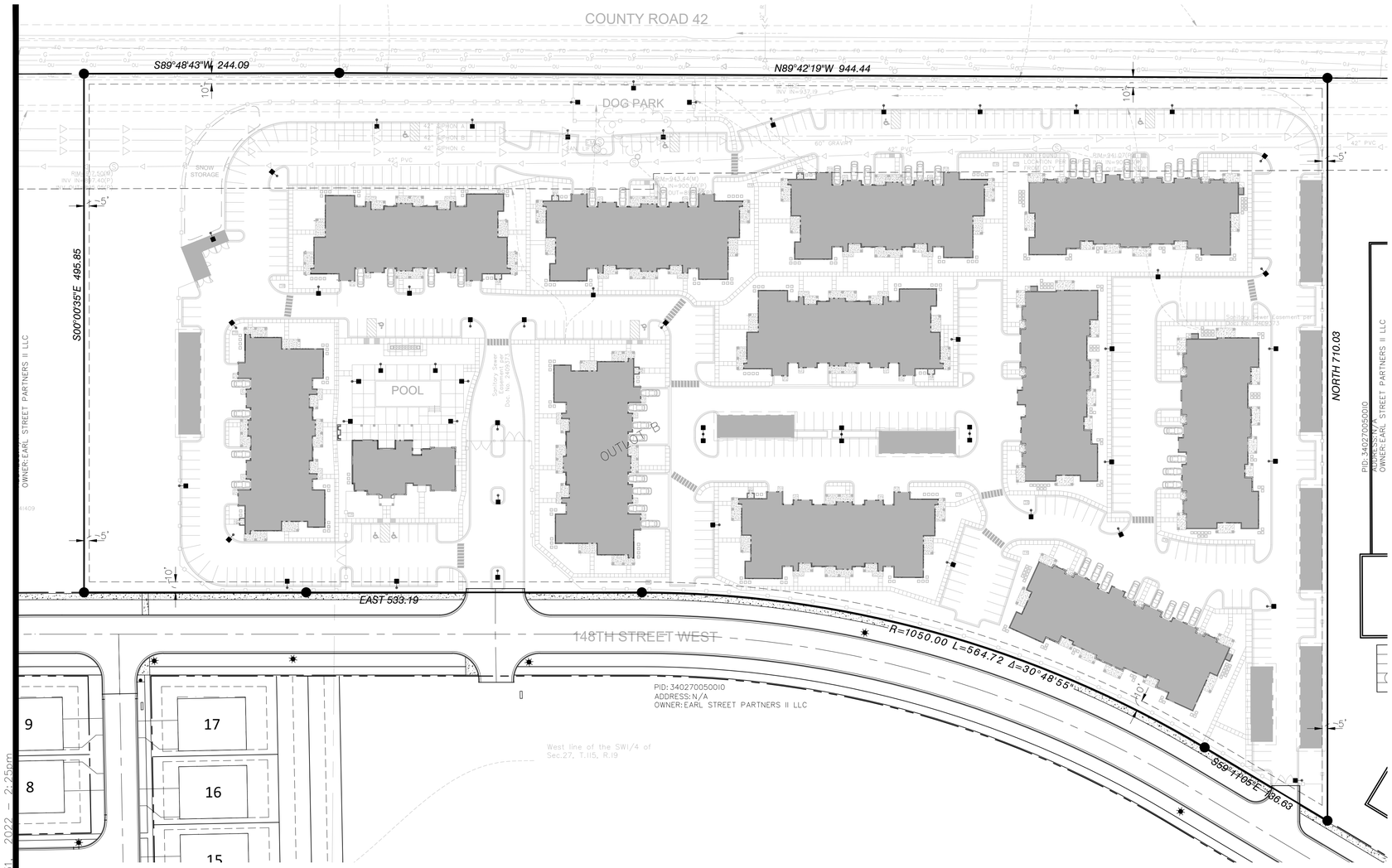
UMORE PARK | ROSEMOUNT, MN

N

1"
0' 300' 600'

DATE: 8-24-21
DRAWN BY: ELL
SCALE: 1" = 600'

ALLIANT



LEGAL DESCRIPTION:

Outlot B, Amber Fields, Dakota County, Minnesota.

LEGEND:

- EXISTING PROPERTY LINE
- EASEMENTS
- BUILDING SETBACKS

LOT AREA TABLE		
EXISTING TOTAL	635,146 SQ. FT.	14.58 AC
PROPOSED		
OUTLOT A	635,146 SQ. FT.	14.58 AC
PROPOSED TOTAL	635,146 SQ. FT.	14.58 AC

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

N

0 30 60 120
SCALE IN FEET

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www.alliant-inc.com

SPRINGS AT ROSEMOUNT

ABBEYFIELD AVENUE AND 148TH STREET WEST
ROSEMOUNT, MINNESOTA

PUD AMENDMENT, PRELIMINARY AND FINAL PLAT SUBMITTAL

PRELIMINARY PLAT

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 PROFESSION under the laws of the State of MINNESOTA

CLARK WICKLUND, PE

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
5-31-22	CITY PLANNING SUBMITTAL

PROJECT TEAM DATA

DESIGNED: --
DRAWN: --
PROJECT NO: 220-0078.1

C-2.0

SHEET

Drawing name: X:\2020\200078.1\plan sheets\200078.1-preplat.dwg May 31, 2022 - 2:25pm

AMBER FIELDS SIXTH ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Continental 664 Fund, LLC, a Delaware limited liability company, owner of the following described property:

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

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

In witness whereof said Continental 664 Fund, LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20 ___.

Signed: Continental 664 Fund, LLC

by _____
Daniel J. Minahan, Chief Manager

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on _____ day of _____, 20 ___, by Daniel J. Minahan, Chief Manager of Continental 664 Fund, LLC, a Delaware limited liability company, on behalf of the company.

_____
Signature

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

SURVEYORS CERTIFICATE

I Peter Goers 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 ___.

_____
Peter Goers, Licensed Land Surveyor
Minnesota License No. 44110

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on _____ day of _____ , 20 ___, by Peter Goers.

_____
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 22nd day of March, 2022, the Board of Commissioners of Dakota County, Minnesota, approved this plat of AMBER FIELDS SIXTH 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.

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

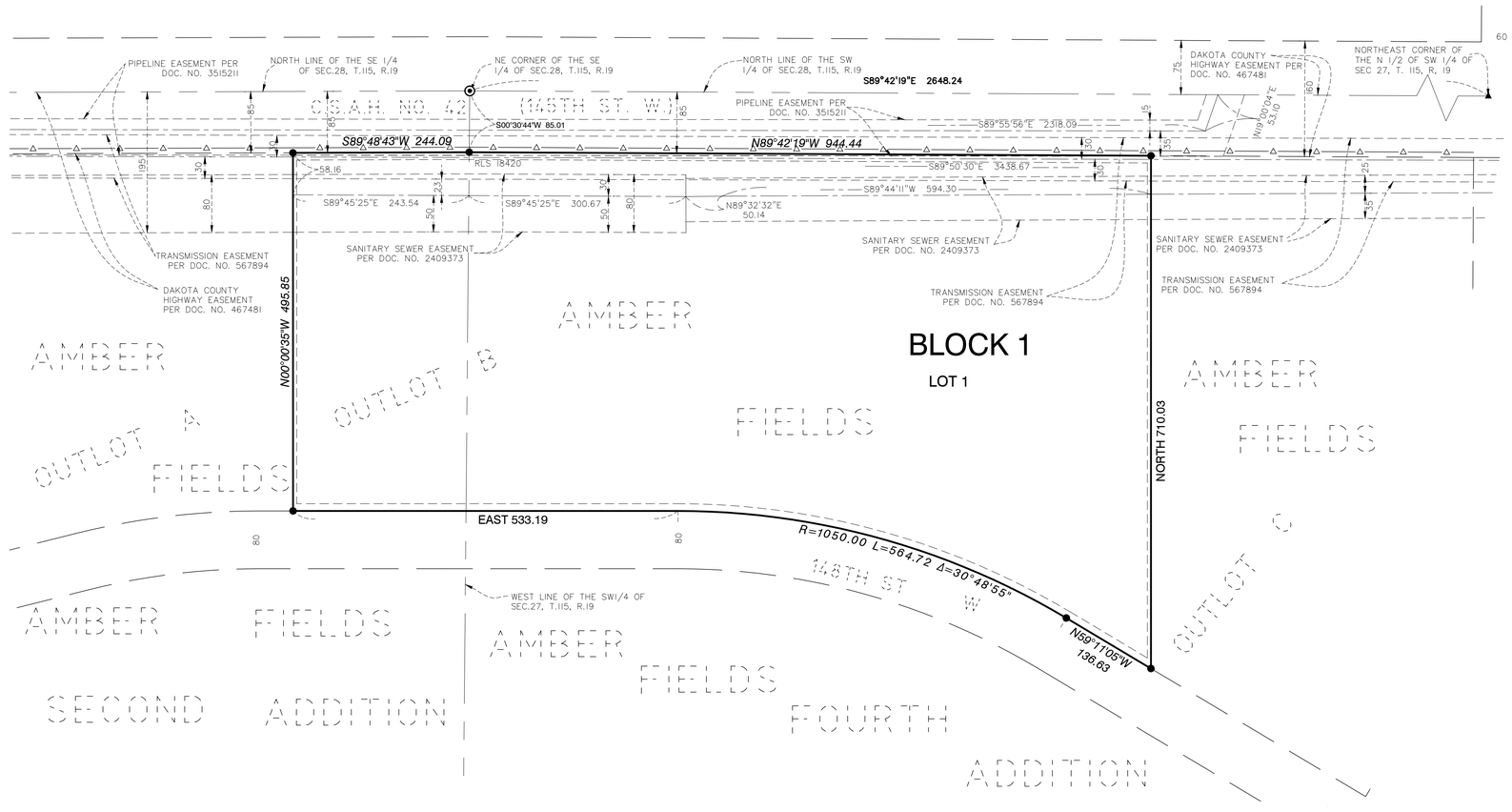
COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that this plat of AMBER FIELDS SIXTH 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 _____ .

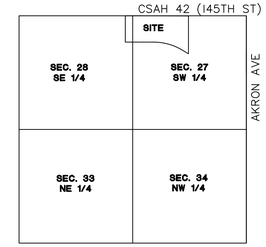
_____
Amy A. Koethe, County Recorder

ALLIANT ENGINEERING

AMBER FIELDS SIXTH ADDITION



VICINITY MAP
SECTION 27, 28, 33 & 34, T115, R19
NOT TO SCALE

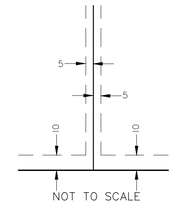


THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 115, RANGE 19 IS ASSUMED TO HAVE A BEARING OF S89°42'19"E

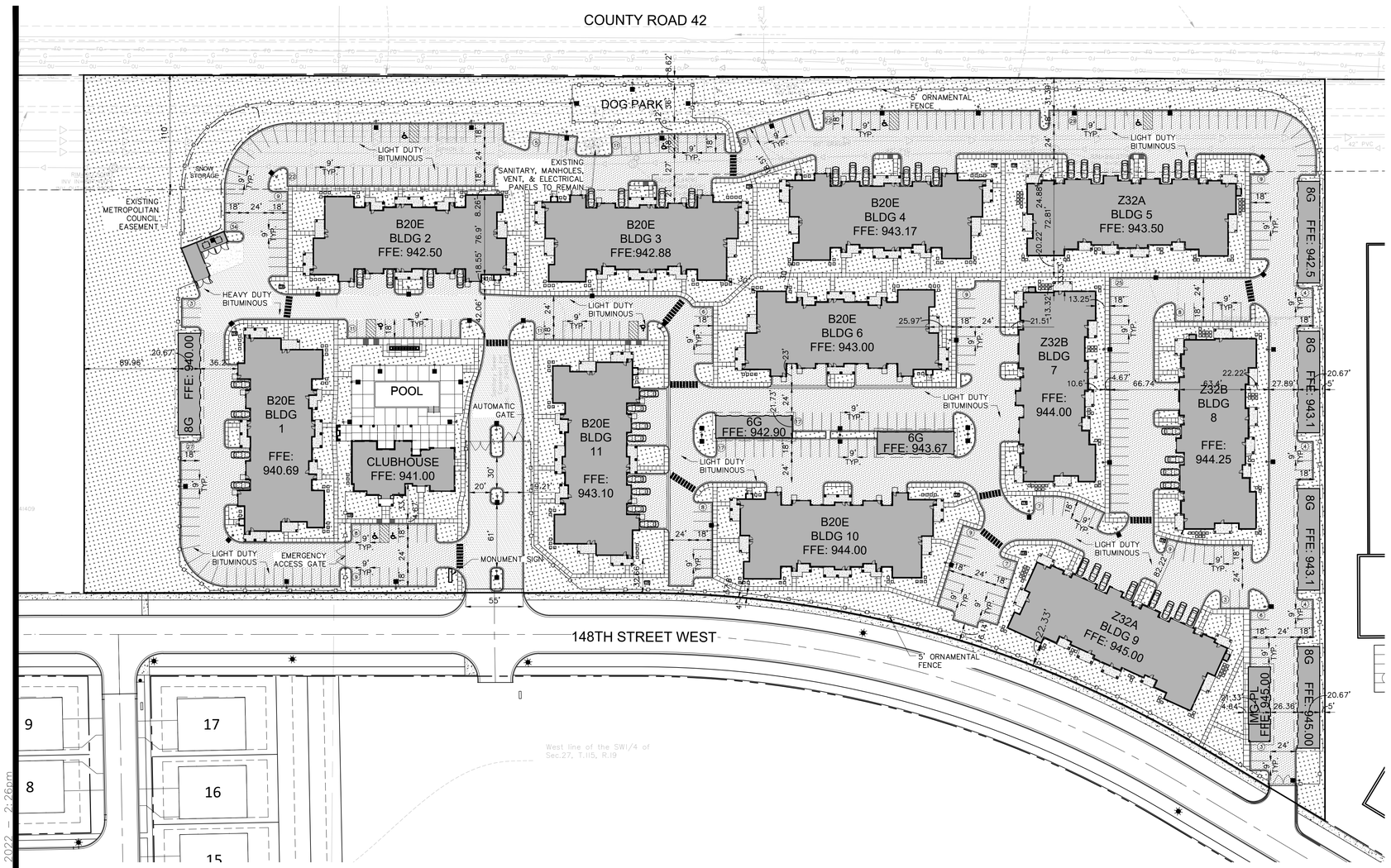
- ● Denotes monument found 1/2 inch iron pipe marked as shown
- ▲ Denotes Found mag nail
- ⦿ Denotes Dakota County CIM
- ——△—— Denotes restricted access to Dakota County per the Dakota County Contiguous Plat Ordinance

Scale in feet
0 100 200 300

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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



SITE NOTES:

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES, SUCH AS EXISTING GUTTER GRADES AT THE PROPOSED DRIVEWAYS, PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
4. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION & REMOVAL OF ALL EXISTING STRUCTURES WHICH INTERFERE WITH NEW WORK AS SHOWN.
5. CONCRETE SIDEWALK AND CURB & GUTTER SHALL BE REMOVED TO NEAREST CONSTRUCTION JOINT OUTSIDE THE REMOVAL LIMITS.
6. ALL DIMENSIONS, GRADES, EXISTING AND PROPOSED INFORMATION SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO INFORMATION SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
7. DIMENSIONS SHOWN ARE TO FACE OF CURB, CENTER OF STRUCTURE, EDGE OF SIDEWALK OR EXTERIOR OF BUILDING.
8. ALL CONCRETE SIDEWALK ADJACENT TO BUILDING SHALL BE SEPARATED BY A 1/2" EXPANSION JOINT.
9. PROTECT EXISTING CONCRETE SIDEWALKS DURING ALL PHASES OF CONSTRUCTION. CONTRACTOR TO REPLACE ANY CRACKED OR BROKEN PANELS CAUSED BY SITE CONSTRUCTION.
10. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL & DISPOSAL OF THE EXISTING BITUMINOUS. BITUMINOUS SHALL BE SAW CUT OR JACK HAMMERED FOR STRAIGHT EDGES. TACK SHALL BE USED ON BITUMINOUS EDGE PRIOR TO PATCHING. MATCH EXISTING GRADES.
11. CONTRACTOR SHALL PROTECT ADJOINING PROPERTIES & STRUCTURES FROM HAZARDS ASSOCIATED WITH HIS CONSTRUCTION ACTIVITIES & SHALL BE RESPONSIBLE FOR ALL DAMAGES TO PROPERTIES & STRUCTURES THAT OCCUR AS A RESULT OF THESE ACTIVITIES.
12. CONTRACTOR SHALL NOT IMPEDE EXISTING TRAFFIC CIRCULATION TO ADJACENT BUSINESSES. PROVIDE TRAFFIC CONTROL DURING CONSTRUCTION PER MNDOT STANDARDS.
13. CONTRACTOR SHALL PERFORM SWEEPING ON PRIVATE PARKING AREAS AND PUBLIC STREETS AT LEAST ONCE A WEEK, ONCE A DAY IF NEEDED.
14. CONTRACTOR SHALL BE HELD FULLY RESPONSIBLE TO PREVENT AND ELIMINATE ANY DUST NUISANCE OCCASIONED BY AND DURING CONSTRUCTION, UNTIL THE PROJECT HAS BEEN COMPLETED AND HANDED OVER.
15. REFER TO ARCHITECTURAL DRAWINGS FOR CONCRETE STOOPS ADJACENT TO PROPOSED BUILDING.
16. CONTINUOUS CONCRETE CURB & GUTTER WHICH CHANGES TYPE SHALL HAVE A FIVE FOOT TRANSITION.
17. ALL CONCRETE CURB AND GUTTER ADJACENT TO CONCRETE WALK SHALL BE SEPARATED BY A 1/2 INCH EXPANSION JOINT.
18. PARKING LOT STRIPING SHALL BE 4 INCH WHITE.
19. ALL WORK WITHIN THE R.O.W. STALL COMPLY WITH THE CITY ENGINEERING DESIGN STANDARDS.
20. ALL CURB AND GUTTER TO BE CONCRETE B612 CURB UNLESS NOTED OTHERWISE.
21. CONCRETE APRONS TO BE INSTALLED FOR ALL ACCESS DRIVES ONTO PUBLIC STREETS PER CITY STANDARDS.
22. ALL CONCRETE PADS TO BE 3000 PSI AIR ENTRAINED 6" CONCRETE WITH #4 BARS @ 12" O.C. AND BROOM FINISHED.
23. REFER TO PHOTOMETRIC PLAN FOR LIGHT FIXTURE LOCATIONS.
25. CONTRACTOR SHALL BE HELD FULLY RESPONSIBLE TO PREVENT AND ELIMINATE ANY DUST NUISANCE OCCASIONED BY AND DURING CONSTRUCTION UNTIL THE PROJECT HAS BEEN COMPLETED AND HANDED OVER.

LEGEND:

- EXISTING CURB & GUTTER
- B612 CURB & GUTTER (EXCEPT IN ROW)
- CONCRETE PAVEMENT
- LIGHT DUTY BITUMINOUS
- HEAVY DUTY BITUMINOUS
- LANDSCAPE AREA
- PROPOSED LIGHT FIXTURE SEE PHOTOMETRIC PLAN
- CONSTRUCTION LIMITS
- PROPERTY LINE
- BUILDING SETBACK
- PARKING SETBACK
- 10' DRAINAGE AND UTILITY EASEMENT
- ELECTRICAL TRANSFORMER
- SIDEWALK WIDTH INDICATION
- ACCESSIBLE ROUTE
- SIDEWALK TRENCH DRAIN

SITE DATA:

EXISTING ZONING = AMBER FIELDS PLANNED UNIT DEVELOPMENT DISTRICT
PROPOSED ZONING = AMBER FIELDS PLANNED UNIT DEVELOPMENT DISTRICT

BUILDING SETBACK (BASED ON MEDIUM DENSITY TOWNHOME PERFORMANCE STANDARDS)
FRONT AND REAR = 10'

DWELLING UNITS = 268 UNITS

EXISTING SITE = 635,146 S.F., 14.58 AC

PROPOSED SITE = 635,146 S.F., 14.58 AC

*PARKING REQUIRED (PER PUD STANDARDS)

REQUIRED TOTAL (268 * 2.0) = 536 STALLS

PARKING PROVIDED:

ENCLOSED PARKING:	145 STALLS
SURFACE PARKING:	347 STALLS
CLUBHOUSE PARKING:	17 STALLS
APRON PARKING:	38 STALLS
TOTAL PARKING PROVIDED =	547 STALLS

HOME PARKING RATIO = 2.04
OVERALL GARAGES/HOME= 0.54
COVERED PARKING RATIO= 0.27

*** ALL PARKING STALLS ON SITE ARE TO BE 9' IN WIDTH AND 18' DEPTH ***

PERMEABILITY:

EXISTING SITE AREA:	635,146 S.F.	14.58 AC	
PERVIOUS AREA:	635,146 S.F.	14.58 AC	100%
PROPOSED SITE AREA:	635,146 S.F.	14.58 AC	
PROPOSED IMPERVIOUS AREA:	425,941 S.F.,	9.78 AC	67.06%
PROPOSED PERVIOUS AREA:	209,205 S.F.,	4.80 AC	32.94%
TOTAL:	635,146 S.F.	14.58 AC	100.00%

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

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SCALE IN FEET

ALLIANT
733 Marquette Avenue
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612.758.3080
www.alliant-inc.com

SPRINGS AT ROSEMOUNT
ABBEYFIELD AVENUE AND 148TH STREET WEST
ROSEMOUNT, MINNESOTA

PUD AMENDMENT, PRELIMINARY AND FINAL PLAT SUBMITTAL

OVERALL 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 PROFESSION under the laws of the State of MINNESOTA

CLARK WICKLUND, PE

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
5-31-22	CITY PLANNING SUBMITTAL

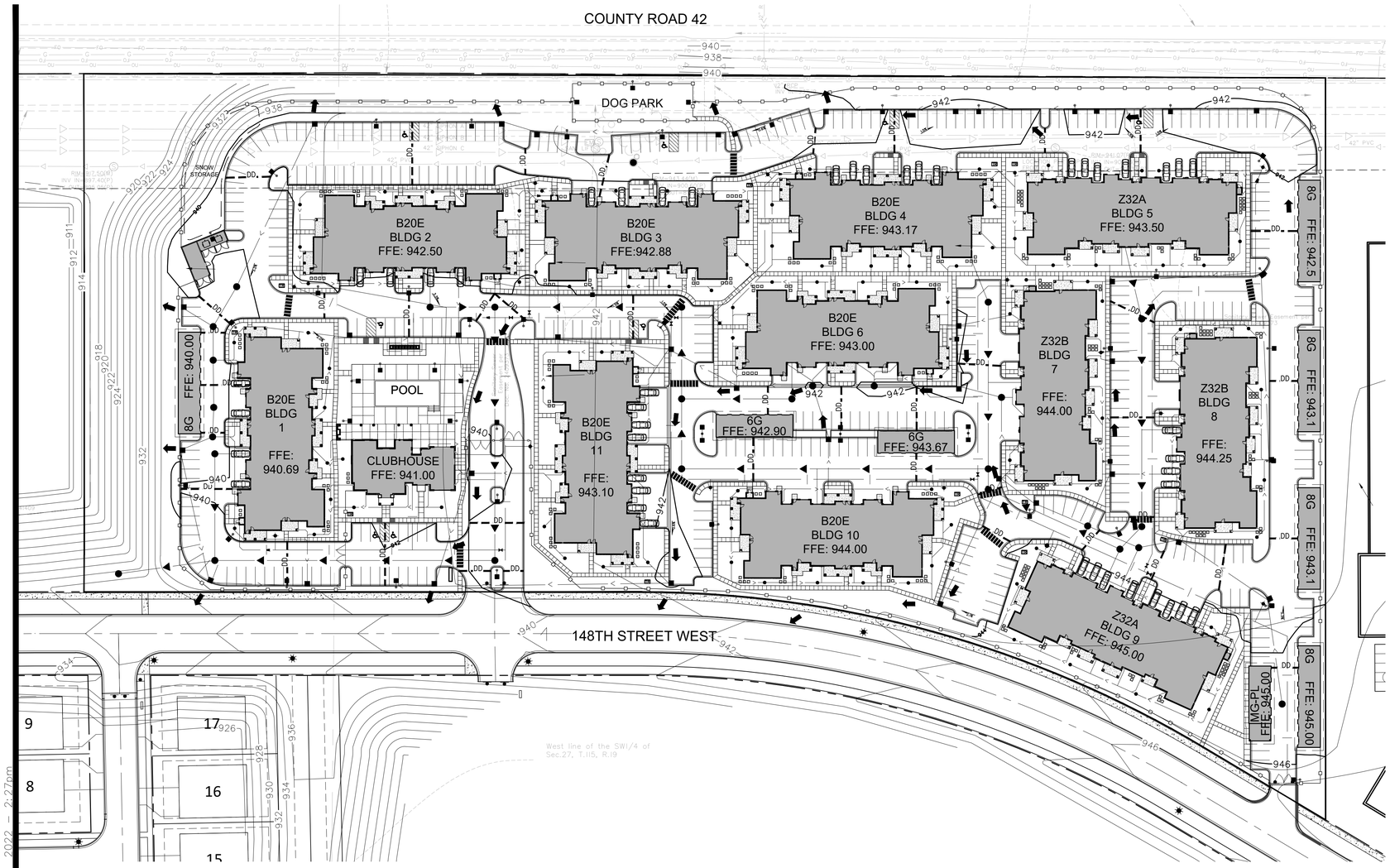
PROJECT TEAM DATA

DESIGNED: BD
DRAWN: AAA
PROJECT NO: 220-0078.1

C-3.0

SHEET

Drawing name: X:\2020\200078.1\plan sheets\200078.1-site.dwg May 31, 2022 - 2:26pm



GRADING NOTES:

1. ALL FINISHED GRADES SHALL SLOPE AWAY FROM PROPOSED BUILDINGS AT MINIMUM GRADE OF 2.0%. ALL SWALES SHALL HAVE A MINIMUM SLOPE OF 2.0%.
2. THE CONTRACTOR SHALL KEEP THE ADJACENT ROADWAYS FREE OF DEBRIS AND PREVENT THE OFF-SITE TRACKING OF SOIL IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY AND WATERSHED.
3. NOTIFY GOPHER STATE ONE CALL, AT (800)252-1166, 48 HOURS PRIOR TO START OF CONSTRUCTION.
4. ROCK CONSTRUCTION ENTRANCES SHALL BE PROVIDED AT ALL CONSTRUCTION ACCESS POINTS.
5. REFER TO GEOTECHNICAL REPORT AND PROJECT MANUAL, FOR SOIL CORRECTION REQUIREMENTS AND TESTING REQUIREMENTS.
6. STRIP TOPSOIL PRIOR TO ANY CONSTRUCTION. REUSE STOCKPILE ON SITE. STOCKPILE PERIMETERS MUST BE PROTECTED WITH SILT FENCE.
7. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
8. IMMEDIATELY FOLLOWING GRADING OF (3:1 OR GREATER) SIDE SLOPES AND DRAINAGE SWALES, WOOD FIBER BLANKET OR OTHER APPROVED SOIL STABILIZING METHOD (APPROVED BY ENGINEER) SHALL BE APPLIED OVER APPROVED SEED MIXTURE AND A MINIMUM OF 4" TOPSOIL.
9. THE GENERAL CONTRACTOR MUST DISCUSS DEWATERING PLANS WITH ALL SUBCONTRACTORS TO VERIFY NPDES REQUIREMENTS. IF DEWATERING IS REQUIRED DURING CONSTRUCTION, CONTRACTOR SHOULD CONSULT WITH EROSION CONTROL INSPECTOR AND ENGINEER TO DETERMINE APPROPRIATE METHOD.
10. BUILDING PERMITS ARE REQUIRED FOR ALL RETAINING WALLS 4 FEET IN HEIGHT OR GREATER AND THE WALLS SHALL BE DESIGNED BY A STRUCTURAL ENGINEER WITH DESIGN REVIEWED AND APPROVED BY THE CITY PRIOR TO INSTALLATION. ALL WALLS EXCEEDING 30" IN HEIGHT REQUIRE THE INSTALLATION OF A 42" SAFETY RAILING.

GRADING LEGEND:

- B612 CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPERTY LINE
- RIGHT-OF-WAY
- DRAINAGE & UTILITY EASEMENT
- 908 EXISTING CONTOUR
- 908 PROPOSED CONTOUR
- 908.5 / 908.0 PROPOSED SPOT ELEVATION
- TW:908.5 / BW:908.0 TOP OF WALL / BOTTOM OF WALL
- FFE FINISHED FLOOR ELEVATION
- GFE GARAGE FLOOR ELEVATION
- PROPOSED CATCH BASIN/MANHOLE
- PROPOSED STORM SEWER
- PROPOSED DRAINAGE DIVIDE
- INLET PROTECTION
- EOF ROUTING

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

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0 30 60 120
SCALE IN FEET

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ROSEMOUNT, MINNESOTA

PUD AMENDMENT, PRELIMINARY AND FINAL PLAT SUBMITTAL

OVERALL GRADING PLAN

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CLARK WICKLUND, PE

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

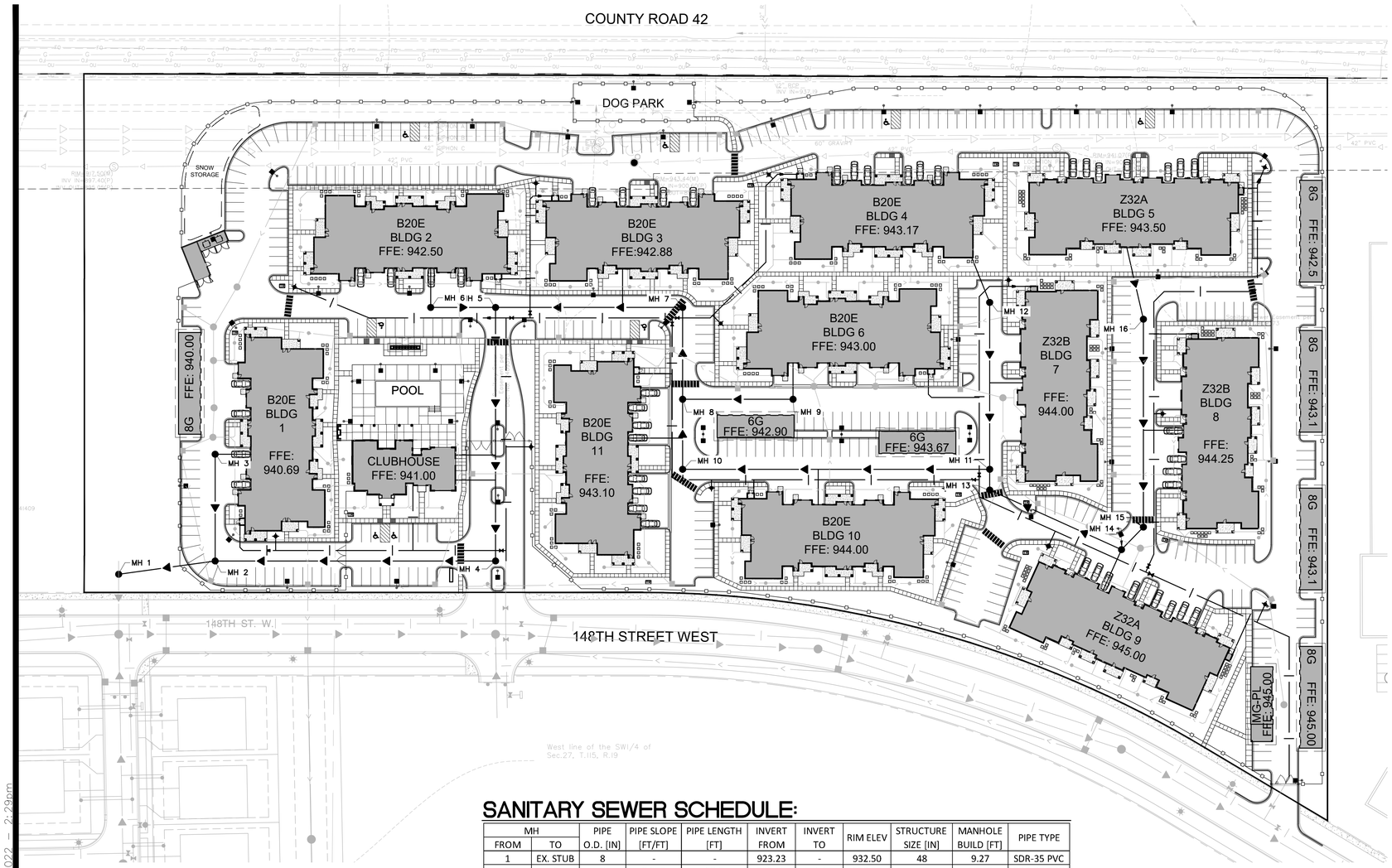
DATE	ISSUE
5-31-22	CITY PLANNING SUBMITTAL

PROJECT TEAM DATA

DESIGNED:	MK
DRAWN:	BD
PROJECT NO:	220-0078.1

C-4.0
SHEET

Drawing name: x:\2020\200078.1\plan sheets\200078.1-grad.dwg May 31, 2022 - 2:27pm



LEGEND:

- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING WATERMAIN
- EXISTING CATCH BASIN
- EXISTING STORM MANHOLE
- EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- EXISTING STORM SEWER
- PROPOSED CATCH BASIN
- PROPOSED STORM MANHOLE
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED SANITARY MANHOLE
- PROPOSED GATE VALVE
- PROPOSED HYDRANT
- PROPOSED REDUCER

UTILITY NOTES:

1. EXISTING UTILITIES, SERVICE LOCATIONS AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
2. MAINTAIN A MIN. 18" VERTICAL SEPARATION AT ALL PIPE CROSSINGS. LOWER WATERMAIN AS NECESSARY W/ BENDS AND FITTINGS. WATER AND SANITARY SEWER LINES TO MAINTAIN 10' HORIZONTAL SEPARATION.
3. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
4. PROVIDE POLYSTYRENE INSULATION FOR ALL SANITARY/STORM SEWER AND WATERMAIN CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 3'.
5. ALL UTILITY WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY OF ROSEMOUNT ENGINEERING GUIDELINES.
6. NOTIFY GOPHER STATE ONE CALL 48 HOURS IN ADVANCE OF ANY UTILITY WORK.
7. PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS–FIELD MANUAL" LATEST REVISION, FOR ANY CONSTRUCTION WITHIN PUBLIC R.O.W.
8. WATERMAIN, SERVICES, AND VALVES SHALL BE INSTALLED WITH MINIMUM 7.5' OF COVER.
9. ALL 6" AND 8" WATERMAIN SHALL BE DIP CL 52, UNLESS OTHERWISE NOTED.
10. PIPE LENGTHS LISTED IN SCHEDULE ARE MEASURED FROM CENTER TO CENTER OF SHOWN STRUCTURES.
11. ROOF DRAINS (RD) SHALL HAVE AN AT GRADE DOWNSPOUT OVERFLOW.
12. HYDRANT GATE VALVES SHALL NOT BE PLACED IN THE CURB.
13. ALL SANITARY SEWER MANHOLES SHALL BE 48" DIAMETER AND HAVE A NEENAH R–1642 CASTING, UNLESS NOTED OTHERWISE.
14. DEVELOPMENT WILL GENERATE AN ESTIMATED MAXIMUM OF 73,432 GAL. WASTEWATER FLOW PER DAY BASED ON MCES SAC PROCEDURE MANUAL.

SANITARY SEWER SCHEDULE:

MH		PIPE	PIPE SLOPE	PIPE LENGTH	INVERT	INVERT	RIM ELEV	STRUCTURE	MANHOLE	PIPE TYPE
FROM	TO	O.D. [IN]	[FT/FT]	[FT]	FROM	TO		SIZE [IN]	BUILD [FT]	
1	EX. STUB	8	-	-	923.23	-	932.50	48	9.27	SDR-35 PVC
2	1	8	0.005	92.2	923.79	923.33	939.35	48	15.56	SDR-35 PVC
3	2	8	0.005	102.1	928.80	928.29	939.70	48	10.90	SDR-35 PVC
4	2	8	0.005	268.0	925.23	923.89	940.30	48	15.07	SDR-35 PVC
5	4	8	0.005	242.4	926.54	925.33	941.55	48	15.01	SDR-35 PVC
6	5	8	0.005	62.0	930.35	930.04	941.10	48	10.75	SDR-35 PVC
7	5	8	0.005	178.8	927.54	926.64	941.90	48	14.36	SDR-35 PVC
8	7	8	0.005	87.8	928.08	927.64	941.60	48	13.52	SDR-35 PVC
9	8	8	0.005	105.5	929.60	929.08	942.40	48	12.80	SDR-35 PVC
10	8	8	0.005	67.0	928.51	928.18	942.00	48	13.49	SDR-35 PVC
11	10	8	0.005	293.5	930.08	928.61	942.90	48	12.82	SDR-35 PVC
12	11	8	0.005	159.6	930.98	930.18	943.00	48	12.02	SDR-35 PVC
13	11	8	0.005	19.9	930.28	930.18	943.20	48	12.92	SDR-35 PVC
14	13	8	0.005	138.3	931.07	930.38	942.90	48	11.83	SDR-35 PVC
15	14	8	0.005	30.0	931.32	931.17	942.70	48	11.38	SDR-35 PVC
16	15	8	0.005	198.8	932.41	931.42	943.05	48	10.64	SDR-35 PVC

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SPRINGS AT ROSEMOUNT
ABBEYFIELD AVENUE AND 148TH STREET WEST
ROSEMOUNT, MINNESOTA

PUD AMENDMENT, PRELIMINARY AND FINAL PLAT SUBMITTAL

OVERALL UTILITY PLAN

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

CLARK WICKLUND, PE

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

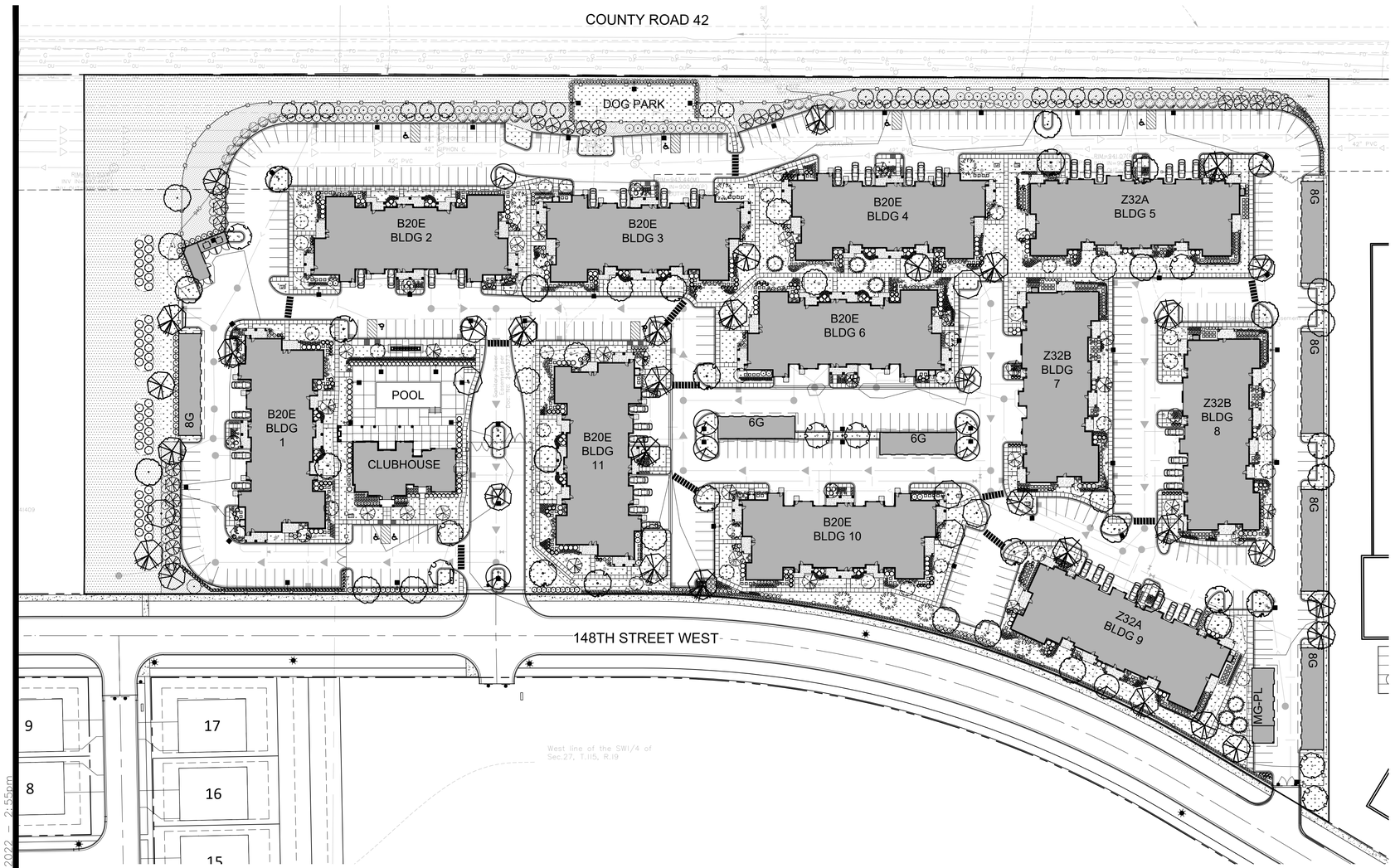
DATE	ISSUE
5-31-22	CITY PLANNING SUBMITTAL

PROJECT TEAM DATA

DESIGNED: JH
DRAWN: JH
PROJECT NO: 220-0078.1

C-6.0

Drawing name: x:\2020\200078.1\plan sheets\200078.1util.dwg May 31, 2022 - 2:29pm



LEGEND:

DECIDUOUS TREE

CONIFEROUS TREE

ORNAMENTAL TREE

DECIDUOUS SHRUBS

EVERGREEN SHRUBS

PERNNIALS/GRASSES

POLY–EDGER

SOD

TURF SEED MIX – HYDROSEED

HARDWOOD MULCH

LANDSCAPE REQUIREMENTS:

PER UMORE PARK LANDSCAPE GUIDELINES 3B:

1. MINIMUM SIZE:
   - SHADE TREES: 2.5" DIAMETER
   - ORNAMENTAL TREES: 2.5" DIAMETER
   - CONIFEROUS EVERGREEN TREES: 8' HT.
   - TALL SHRUBS & HEDGE: (EVERGREEN OR DECIDUOUS: 5 GALLON
   - LOW SHRUBS:
     - DECIDUOUS: 5 GALLON
     - CONIFEROUS EVERGREEN: 5 GALLON
     - SPREADING EVERGREEN: 5 GALLON

MULTI–FAMILY:
8 TREES
+ 1 TREE PER UNIT IF 1–3 STORY

TOTAL UNITS 1–3 STORY: 268
REQUIRED TREES: 276 (268 + 8)
PROVIDED TREES: 187

NOTES:
– SPACING TO INCLUDE BOULEVARD TREES AT 50 FOOT INTERVALS FOR ALL DEVELOPMENT TYPES

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LANDSCAPE SCHEDULE:

QUANTITY	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE / ROOT TYPE	NOTES
OVERSTORY TREES					
8	**CE**	Cathedral Elm	Ulmus x 'Cathedral'	2.5" cal. B&B	Straight Trunk, No V-Crotch
8	**CH**	Common Hackberry	Celtis occidentalis	2.5" cal. B&B	Straight Trunk, No V-Crotch
8	**KC**	Kentucky Coffeetree 'Decaf'	Gymnocladus dioica 'McKBranched'	2.5" cal. B&B	Straight Trunk, No V-Crotch
9	**NHL**	Northern Acclaim Honeylocust	Gleditsia triacanthos var. inermis 'Harve'	2.5" cal. B&B	Straight Trunk, No V-Crotch
8	**FM**	Fall Fiesta Maple	Acer saccharum 'Bailsta'	2.5" cal. B&B	Straight Trunk, No V-Crotch
8	**RM**	Red Sunset Maple	Acer rubrum 'Franksred'	2.5" cal. B&B	Straight Trunk, No V-Crotch
8	**ASL**	American Sentry Linden	Tilia americana 'McKSentry'	2.5" cal. B&B	Straight Trunk, No V-Crotch
9	**RB**	River Birch	Betula nigra	2.5" cal. B&B	Straight Trunk, No V-Crotch
8	**GSL**	Greenspire Linden	Tilia cordata 'Greenspire'	2.5" cal. B&B	Straight Trunk, No V-Crotch
8	**HE**	New Horizon Elm	Ulmus carpinifolia 'New Horizon'	2.5" cal. B&B	Straight Trunk, No V-Crotch
8	**NPO**	Northern Pin Oak	Quercus ellipsoidalis	2.5" cal. B&B	Straight Trunk, No V-Crotch
8	**SWO**	Swamp White Oak	Quercus bicolor	2.5" cal. B&B	Straight Trunk, No V-Crotch
98	**TOTAL**				
ORNAMENTAL TREES					
13	**FC**	Prairiefire Flowering Crab	Malus 'Prairiefire'	2" cal. B&B	Straight Trunk, No V-Crotch
15	**SSC**	Spring Snow Flowering Crab	Malus 'Spring Snow'	2" cal. B&B	Straight Trunk, No V-Crotch
14	**CBC**	Coralburst Flowering Crab	Malus 'Coralcole'	2" cal. B&B	Straight Trunk, No V-Crotch
16	**SWC**	Spring Wonder Cherry	Prunus sargentii 'Hokkaido Normandale'	2" cal. B&B	Straight Trunk, No V-Crotch
17	**JL**	Japanese Tree Lilac 'Ivory Silk'	Syringa reticulata 'Ivory Silk'	2" cal. B&B	Straight Trunk, No V-Crotch
75	**TOTAL**				
EVERGREEN TREES					
8	**FAS**	Fat Albert Blue Spruce	Picea pungens 'Fat Albert'	8' ht B&B	Full Form
6	**BHS**	Black Hills Spruce	Picea glauca densata	8' ht B&B	Full Form
14	**TOTAL**				

QUANTITY	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE / ROOT TYPE	NOTES
SHRUBS					
77	**NB**	Little Devel Ninebark	Physocarpus opulifolius 'Little Devil'	5 Gallon	Min. 5 canes at ht. spec.
42	**ACD**	Alleman's Compact Dogwood	Cornus sericea 'Alleman's Compact'	5 Gallon	Min. 5 canes at ht. spec.
23	**SB**	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	5 Gallon	Min. 5 canes at ht. spec.
49	**DKL**	Dwarf Korean Lilac	Syringa meyeri 'Palibin'	5 Gallon	Min. 5 canes at ht. spec.
29	**RD**	Isanti Dogwood	Cornus sericea 'Isanti'	5 Gallon	Min. 5 canes at ht. spec.
319	**AW**	Anthony Waterer Spirea	Spirea x bumalda 'Anthny Waterer'	5 Gallon	Min. 5 canes at ht. spec.
126	**AS**	Alpine Spirea	Spirea japonica 'Alpine'	5 Gallon	Min. 5 canes at ht. spec.
21	**GD**	Gray Dogwood	Cornus racemosa	5 Gallon	Min. 5 canes at ht. spec.
64	**IH**	Ivory Halo Dogwood	Cornus alba 'Bailholo'	5 Gallon	Min. 5 canes at ht. spec.
24	**LH**	Little Lime Hydrangea	Hydrangea Paniculata "Jane'	5 Gallon	Min. 5 canes at ht. spec.
44	**SS**	Staghorn Sumac	Rhus typhina	5 Gallon	Min. 5 canes at ht. spec.
36	**FS**	Show Off Forsythia	Forsythia x intermedia 'Mindor'	5 Gallon	Min. 5 canes at ht. spec.
63	**LGS**	Dwarf Globe Blue Spruce	Picea pungens 'Globosa'	5 Gallon	Min. 5 canes at ht. spec.
201	**CV**	Compact Viburnum	Viburnum trilobum 'Bailey Compact'	5 Gallon	Min. 5 canes at ht. spec.
28	**BH**	Bobo Hydrangea	Hydrangea paniculata 'ILVOBO'	5 Gallon	Min. 5 canes at ht. spec.
40	**GLS**	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	5 Gallon	Min. 5 canes at ht. spec.
16	**MJ**	Mint Julep Juniper	Juniperus chinensis	5 Gallon	Min. 5 canes at ht. spec.
31	**TY**	Taunton Yew	Taxus x media 'Taunton'	5 Gallon	Min. 5 canes at ht. spec.
PERENNIALS & ORNAMENTAL GRASSES					
27	**LBG**	Little Bluestem	Schizachyrim scoparium 'Little Bluestem'	1 gal. cont.	
884	**FRG**	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 gal. cont.	
1361	**SSD**	Stella Supreme Daylily	Hemerocallis 'Stella Supreme'	1 gal cont.	
1008	**PMD**	Pardon Me Daylily	Hemerocallis 'Pardon Me'	1 gal cont.	

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OVERALL LANDSCAPE 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 LANDSCAPE ARCHITECT under the laws of the State of MINNESOTA

MARK KRONBECK, PLA
7–13–2022 26222
Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
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7–11–22	CITY COMMENTS
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PROJECT NO: 220–0078.1

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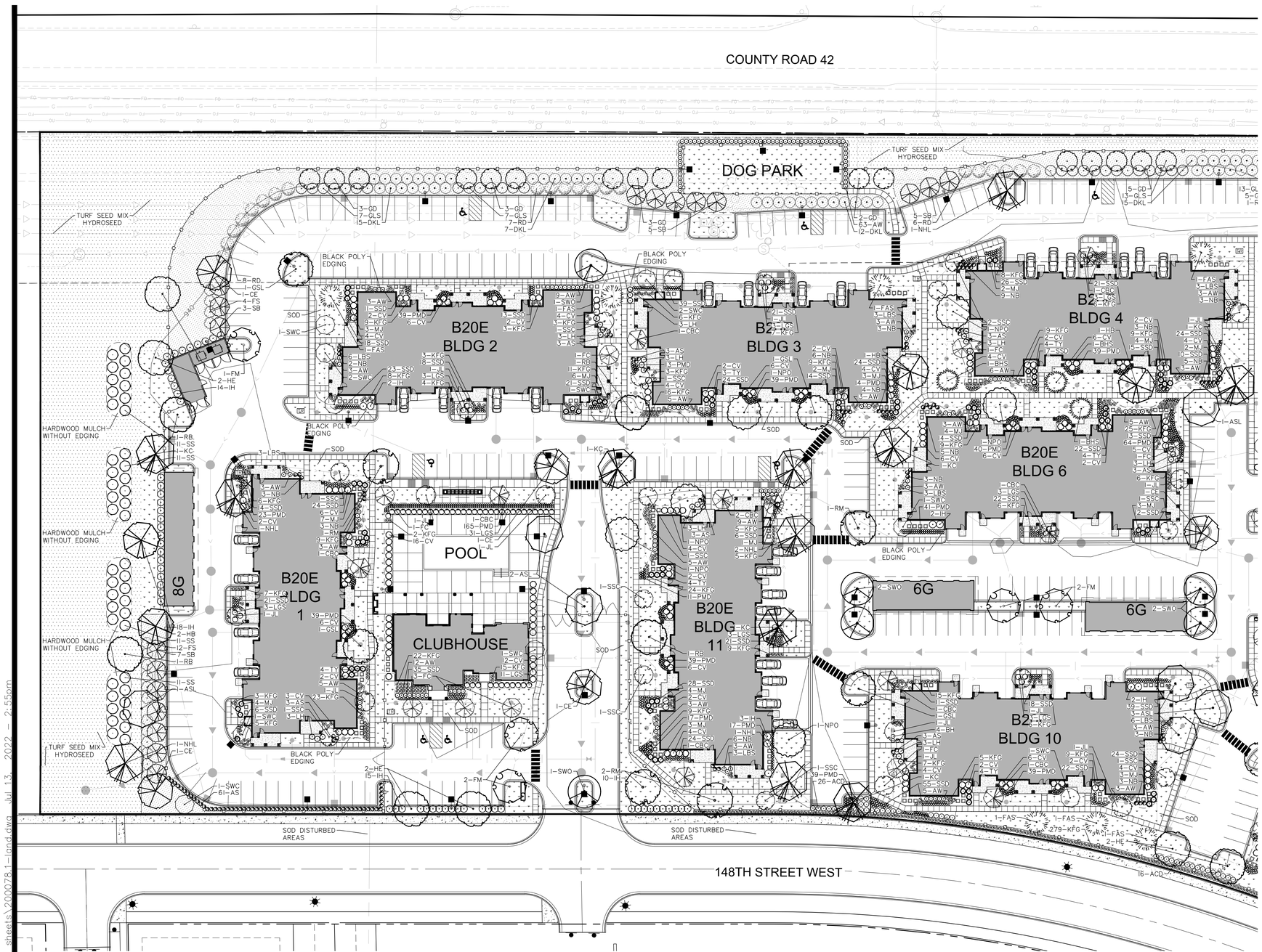
Drawing name: X:\2020\200078.1\plan sheets\200078.1–land.dwg Jul 13, 2022 – 2:55pm



PLANTING NOTES:

1. INSTALL 4" MIN. TOP SOIL TO ALL SOD, SEED AND SHRUB AREAS. FINE GRADE ALL SOD AND SEED AREAS. INSTALL 12" TOP SOIL TO PERENNIAL AREAS.
2. STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. HAVE OWNERS REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION.
3. ALL SHRUB AREAS UNLESS SPECIFIED AS OTHER, TO BE BED MULCHED WITH 3" DEPTH OF DARK CHOCOLATE SHREDDED HARDWOOD MULCH OVER FILTER FABRIC, UNLESS SPECIFIED AS OTHER. WEED PRE-EMERGENT SHALL BE SPREAD IN ALL LANDSCAPE BEDS. POLY-EDGER TO BE VALLEY VIEW BLACK DIAMOND OR APPROVED EQUAL.
4. INSTALL 4-6" DEPTH SHREDDED HARDWOOD MULCH AROUND ROOT SAUCER OF ALL TREES ISOLATED FROM PLANT BEDS. DO NOT PILE MULCH AGAINST THE BASE OF A PLANT OR TREE TRUNK; PULL THE MULCH AWAY FROM THE BASE ONE TO TWO INCHES.
5. INSTALL 2-3" DEPTH 3/8"-3/4" LIGHT GRAY AND BROWN RIVER ROCK STONE OVER FILTER FABRIC IS TO BE USED IN PLANTING BEDS SURROUNDING POOL DECK AREAS. WEED PRE-EMERGENT SHALL BE SPREAD IN ALL LANDSCAPE BEDS. POLY-EDGER TO BE VALLEY VIEW BLACK DIAMOND OR APPROVED EQUAL.
6. PLANT SOIL SHALL CONSIST OF 33% SELECT LOAMY TOPSOIL, 33% PEAT MOSS, 33% PIT RUN SAND.
7. COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
8. ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
9. ALL TREE TRUNKS SHALL BE WRAPPED WITH BROWN CREPE TREE WRAP. APPLY WRAP IN NOVEMBER AND REMOVE IN APRIL.
10. CALL GOPHER STATE ONE CALL AT 651-454-0002 OR, 811 FOR LOCATING ALL UNDERGROUND UTILITIES AND AVOID DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK.
11. MAINTAIN ALL PLANT MATERIALS, INCLUDING WATERING, UNTIL THE TIME OF ACCEPTANCE.
12. COORDINATE INSTALLATION WITH GENERAL CONTRACTOR.
13. STAKING AND GUYING OF TREES OPTIONAL: MAINTAIN PLUMBNESS OF TREES FOR DURATION OF WARRANTY PERIOD.
14. SWEEP AND WASH ALL PAVED SURFACES AND REMOVE ALL DEBRIS RESULTING FROM LANDSCAPE OPERATIONS.
15. LANDSCAPE CONTRACTOR SHALL INSTALL KENTUCKY BLUE GRASS SOD IN DENOTED AREAS INCLUDING ALL R.O.W. PER LOCAL INDUSTRY STANDARDS. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND HAVE STAGGERED JOINTS.
16. SUPPLY DESIGN AND INSTALLATION FOR NEW WATER EFFICIENT IRRIGATION SYSTEM. DESIGN SYSTEM INCLUDING CONTROLS, ELECTRICAL AND WATER SERVICE CONNECTIONS WITH 100% COVERAGE OF NEW SOD AND PLANTING AREAS. SOD, SEED AND SHRUB AREAS TO BE ON SEPARATE ZONES. DESIGN TO INCLUDE DRIP IRRIGATION IN SHRUB AREAS ADJACENT TO BUILDING. EXCESS WATER SHALL NOT COME IN CONTACT WITH BUILDING AND SIDEWALKS. THE IRRIGATION SYSTEM SHALL HAVE A RAIN/FREEZE SENSOR SHUTOFF. USE RAINBIRD OR APPROVED EQUAL COORDINATE WITH G.C. AND WORK OF OTHER SECTIONS.
17. ACTUAL TREE LOCATIONS ALONG CEDAR/77 MAY BE SHIFTED AND DETERMINED IN THE FIELD IN ORDER TO REDUCE CONFLICT WITH EXISTING TREES PLANTED ALONG CITY/COUNTY TRAIL. DECIDUOUS TREES SHOULD BE SHIFTED AS NEEDED TO ENSURE HEALTH/CONDITION IS MAINTAINED AS TREES MATURE.

SEED PLANTING NOTES:

POND AREA SEED MIX: MN STATE SEED MIX 34-181 (EMERGENT WETLAND)
SEEDING RATE: 5 LBS/ACRE

SIDE SLOPE MIX: MN STATE SEED MIX 33-261 (STORMWATER SOUTH & WEST)
SEEDING RATE: 35 LBS/ACRE (PURE LIVE SEED)

TURF SEED MIX: MN STATE SEED MIX 25-131 (LOW MAINTENANCE TURF)
SEEDING RATE: 220 LBS/ACRE (PURE LIVE SEED)

APPLY SEED PER THE FOLLOWING (REFER TO MN STATE SEED MIX MANUAL):

1. MULCH SEEDED AREAS WITH MNDOT TYPE 3 (MCIA CERTIFIED WEED FREE) MULCH AT A RATE OF 1 TON PER ACRE WITHIN 48 HOURS OF SEEDING. MULCH SHOULD THEN BE DISC ANCHORED TO KEEP IT FROM BLOWING AWAY.

   IN INFILTRATION BASINS SUBSTITUTE 6" RAIN GARDEN", RATHER THAN TOP SOIL SPECIFIED ELSEWHERE ON THE SITE. USE SEED MIX 2114 "INFILTRATION POND". DO NOT EXCAVATE BASINS UNTIL CONTRIBUTING DRAINAGE AREA HAS BEEN PERMANENTLY STABILIZED.
2. SITE TO BE PREPARED BY LOOSENING TOPSOIL TO A MINIMUM DEPTH OF 3 INCHES. THE SITE TO BE HARROWED OR RAKED FOLLOWING SEEDING, AND THEN PACKED USING A CULTI-PACKER OR EQUIVALENT. SEE MNDOT SEEDING MANUAL FOR REFERENCE.
3. SEEDING SHALL BE APPLIED FROM APRIL 15 – JULY 20 OR SEPTEMBER 20 – FREEZE UP.
4. IF HYDROSEEDING UTILIZE APPROXIMATELY 500 GALLONS OF WATER PER ACRE. REFER TO MN/DOT SPEC 3884 FOR PROPER INSTALLATION OF HYDRO-SEED. ALL NATIVE SEEDS USED ON THIS PROJECT SHALL BE CERTIFIED TO BE OF MINNESOTA ORIGIN BY THE MINNESOTA CROP IMPROVEMENT ASSOCIATION (MCIA).
5. MAINTAIN SEEDED AREAS BY WATERING, REMULCHING AND REPLANTING AS NECESSARY TO ESTABLISH A UNIFORMLY DENSE STAND OF THE SPECIFIED GRASSES UNTIL ACCEPTED.
6. ANY AREAS FAILING TO ESTABLISH A STAND SHALL BE RESEEDED, REFERTILIZED AND REMULCHED WHENEVER 70% VEGETATIVE COVER IS NOT ACHIEVED. RESEEDING SHALL CONFORM IN ALL RESPECTS TO THESE SPECIFICATIONS. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO THE WORK AREAS RESULTING FROM EROSION AND/OR EQUIPMENT. THE CONTRACTOR SHALL REPAIR DAMAGE, INCLUDING REGRADING, RESEEDING, ETC. AS NECESSARY, BEFORE SIGNIFICANT DAMAGE OCCURS.

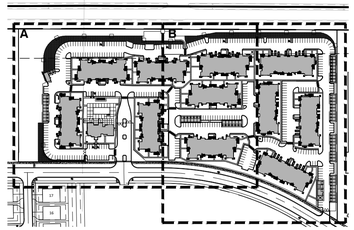
SOIL PREPARATION:

1. PRIOR TO THE INSTALLATION OF THE LANDSCAPE AND IRRIGATION SYSTEM, CONTRACTOR TO PREPARE SOIL TO ENSURE A PROPER ENVIRONMENT FOR PLANT ROOT DEVELOPMENT.
2. CONTRACTOR TO DE-COMPACT SOILS IN PLANTING AREAS BY ROTO-TILLING, DISKING OR RIPPING TO DEPTH OF 6-8" MINIMUM AND PREFERABLE A DEPTH OF 12-18". DE-COMPACTION OF SMALL PLANTER AREAS, SUCH AS THOSE IN PARKING LOT AREAS, MAY REQUIRE THE REMOVAL OF THE COMPACTED SOIL TO A DEPTH OF 18" OR MORE AND THEN RE-INSTALLED LOOSELY WITH REQUIRED AMENDMENTS. ALWAYS REMOVE DEBRIS OVER 2" IN SIZE FROM THE SOIL.
3. WHEN PERFORMING SOIL DE-COMPACTION, MULTIPLE PASSES ACROSS THE AREA WILL BE REQUIRED AND, WHEN POSSIBLE, SHOULD BE AT VARYING ANGLES TO ENSURE ADEQUATE COVERAGE. WHEN USING DISC OR RIPPING EQUIPMENT, IT IS REQUIRED THAT THE FINAL PASSES OVER THE AREA BE MADE WITH A ROTO-TILLER TO BREAK UP ANY LARGE CLUMPS TO MAKE FINAL GRADING EASIER.
4. AFTER INITIAL SOIL DE-COMPACTION PROCEDURES ARE PERFORMED, SOIL AMENDMENTS SHOULD BE ADDED. THE ADDITION OF SOIL AMENDMENTS IS DETERMINED FROM SOIL TESTS CONDUCTED PRIOR TO WORK COMMENCING. SOIL AMENDMENT MAY INCLUDE INORGANIC MATERIAL SUCH AS SAND, SILT OR CLAY, WHICH HELP IMPROVE SOIL TEXTURE. ORGANIC MATERIAL SUCH AS COMPOST, MANURE, AND PEAT MOSS MAY ALSO BE USED AND HELP IMPROVE SOIL STRUCTURE. OTHER AMENDMENTS SUCH AS FERTILIZER IMPROVE NUTRIENT CONTENT AND SULFUR ADJUSTS THE SOIL PH LEVEL. SULFUR SHALL BE INCORPORATED AT THE RATE OF ONE POUND OF SULFUR PER 100 SQUARE FEET.
5. ALL AMENDMENTS SHOULD BE MIXED THOROUGHLY WITH EXISTING SOIL AND AN ADDITIONAL SOIL TEST WILL BE TAKEN TO ENSURE PROPER SOIL CONDITIONS PRIOR TO PLANTING.

LEGEND:

DECIDUOUS TREE
CONIFEROUS TREE
ORNAMENTAL TREE
DECIDUOUS SHRUBS
EVERGREEN SHRUBS
PERNNIALS/GRASSES
POLY-EDGER
SOD
TURF SEED MIX – HYDROSEED
HARDWOOD MULCH

KEY MAP:



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LANDSCAPE PLAN - VIEW A

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MARK KRONBECK, PLA
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PROJECT TEAM DATA
DESIGNED: --
DRAWN: --
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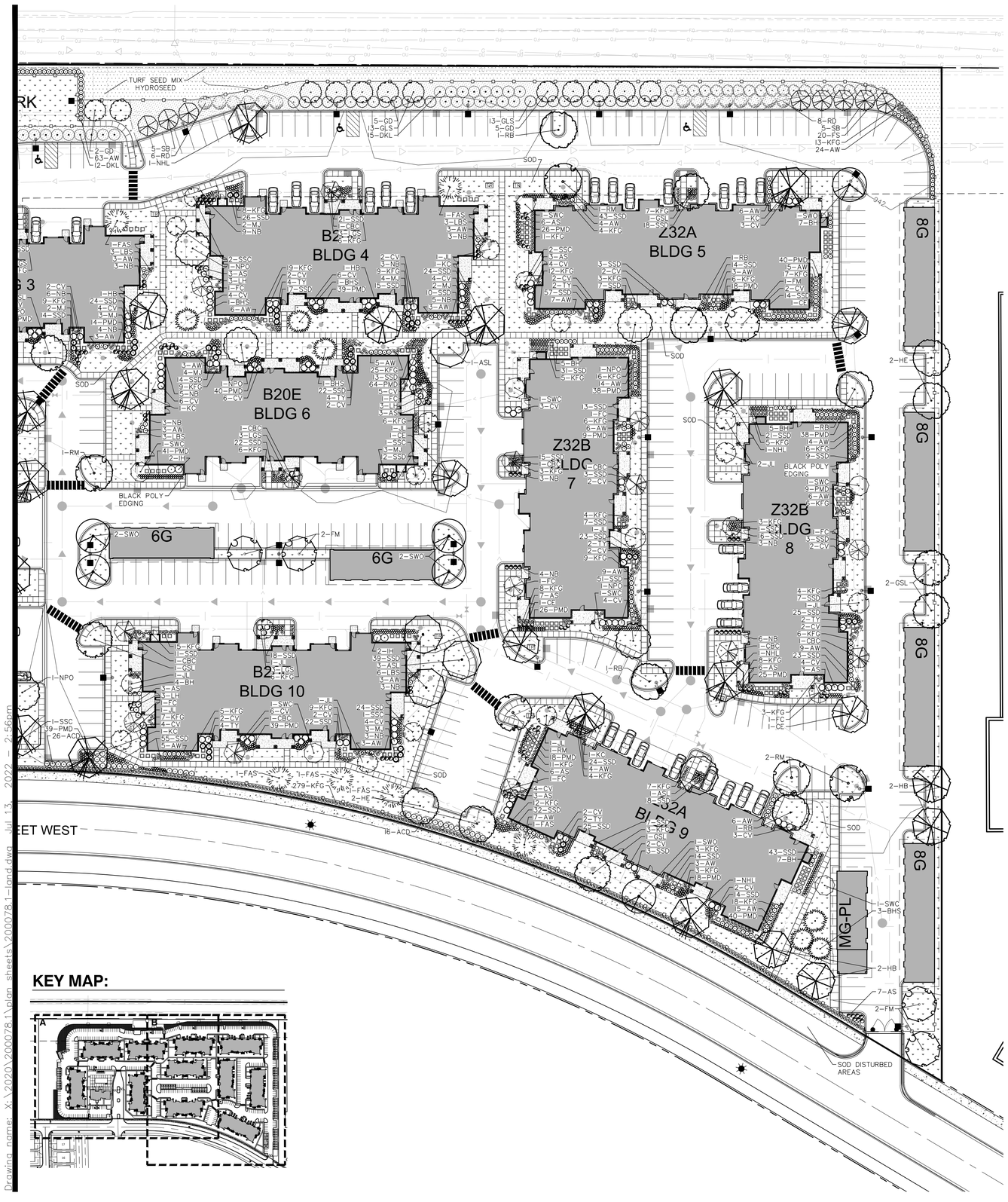
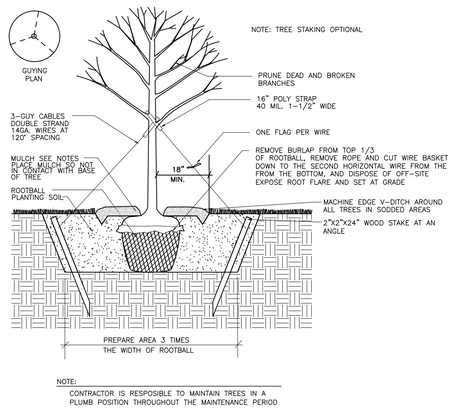
Drawing name: X:\2020\200078\1\plan sheets\200078.1-land.dwg Jul 13, 2022 - 2:55pm



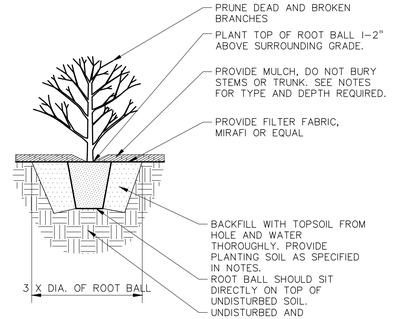
KEY MAP:

LEGEND:

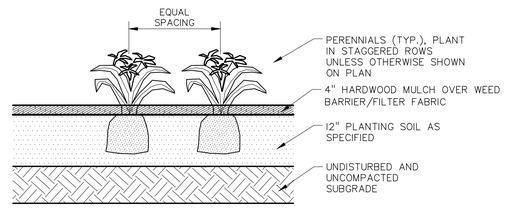
- DECIDUOUS TREE
- CONIFEROUS TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- PERNNIALS/GRASSES
- POLY-EDGER
- SOD
- TURF SEED MIX – HYDROSEED
- HARDWOOD MULCH



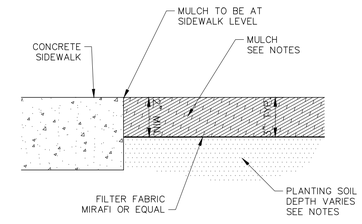
1 TREE PLANTING
NOT TO SCALE



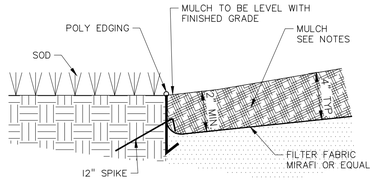
2 SHRUB PLANTING
NOT TO SCALE



3 PERENNIAL PLANTINGS
NOT TO SCALE



4 MULCH AT SIDEWALK DETAIL
NOT TO SCALE



5 MULCH AT SOD DETAIL
NOT TO SCALE

N

0 20 40 80
SCALE IN FEET

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

SPRINGS AT ROSEMOUNT
ABBEYFIELD AVENUE AND 148TH STREET WEST
ROSEMOUNT, MINNESOTA

PUD AMENDMENT, PRELIMINARY AND FINAL PLAT SUBMITTAL

LANDSCAPE PLAN - VIEW A

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

MARK KRONBECK, PLA
7-13-2022 — Date
26222 — License No.

QUALITY ASSURANCE/CONTROL

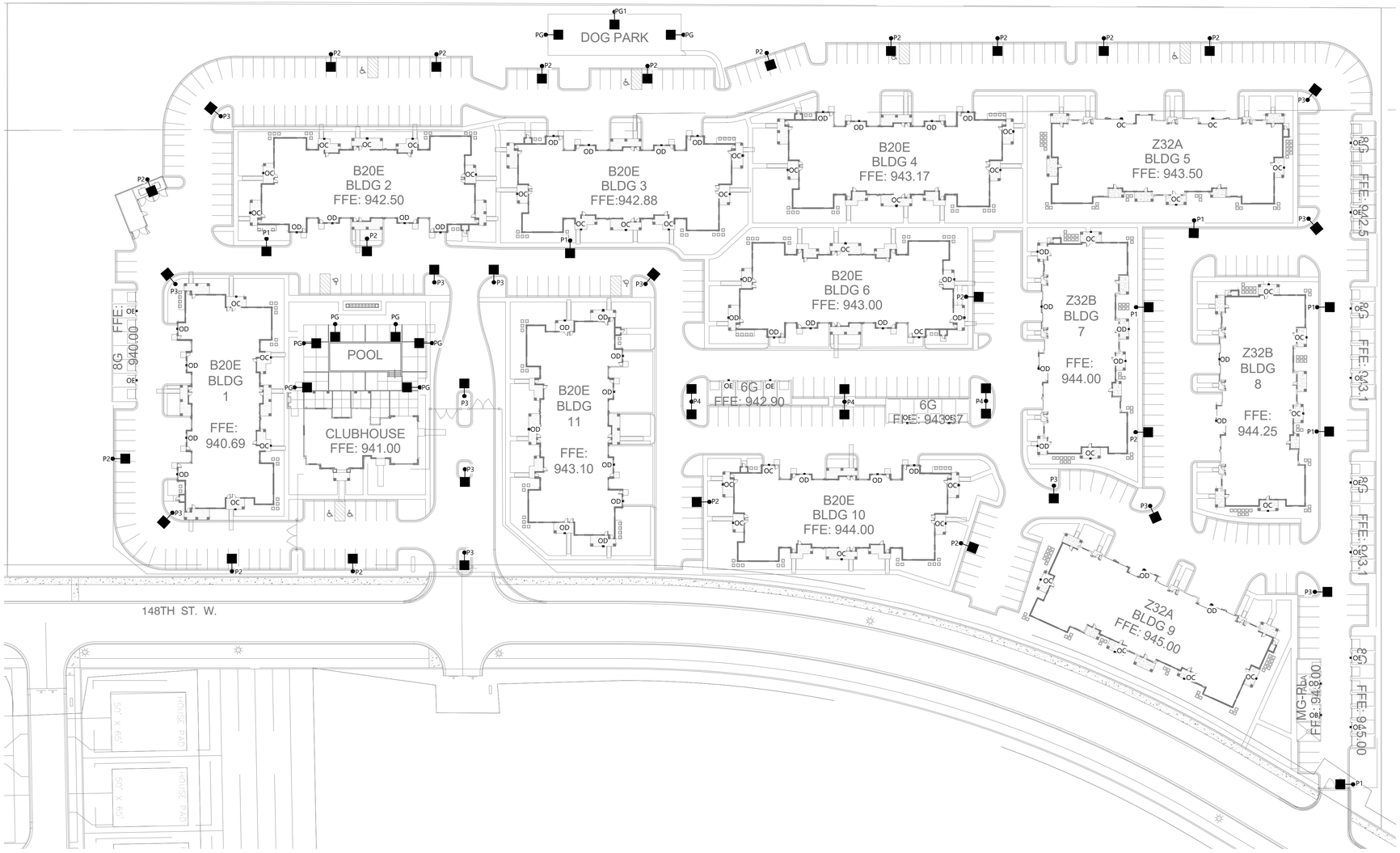
BY — DATE

DATE	ISSUE
7-1-22	CITY SUBMITTAL
7-11-22	CITY COMMENTS
7-13-22	CONSTRUCTION DOCUMENTS

PROJECT TEAM DATA
DESIGNED: --
DRAWN: --
PROJECT NO: 220-0078.1

L-1.2

Drawing name: X:\2020\200078.1\plan sheets\200078.1-land.dwg Jul 13, 2022 - 2:56pm



1 ELECTRICAL SITE PLAN
1" = 50'-0"

PLAN NORTH

TRUE NORTH

GENERAL NOTES:

A. PROVIDE 2#8, 1#10G; 1"C FOR SITE LIGHTING UNLESS OTHERWISE NOTED

B. ALL SITE POLES TO BE MOUNTED AT 25'-0" AFG. TYPES P1 / P2 / P3 / P4 TYPICAL.

C. ALL PEDESTRIAN POLES TO BE MOUNTED AT 12'-0" AFG. TYPES PG / PG1 TYPICAL.

D. ALL TYPE OE FIXTURES TO BE MOUNTED AT 10'-0" AFG. COORDINATE WITH ARCHITECTURAL ELEVATIONS.

E. ALL TYPE OB FIXTURES TO BE MOUNTED AT 10'-0" AFG. COORDINATE WITH ARCHITECTRUAL ELEVATIONS.

F. ALL TYPE OC AND TYPE OD FIXTURES TO BE MOUNTED AT 11'-0" AFG. COORDINATE WITH ARCHITECTURAL ELEVATIONS.

PLAN NOTES:

1. SERVICE ENTRANCE CONNECTION TO TYPICAL BUILDING B20. REFER TO SHEET EXXXXX FOR DETAILS.
2. SERVICE ENTRANCE CONNECTION TO TYPICAL BUILDING G24. REFER TO SHEET EXXXXX FOR DETAILS.
3. SERVICE ENTRANCE CONNECTION TO TRASH COMPACTOR BUILDING. REFER TO SHEET EXXX FOR DETAILS.
4. SERVICE ENTRANCE CONNECTION TO CLUBHOUSE. REFER TO SHEET EXXX FOR DETAILS.
5. SERVICE ENTRANCE CONNECTION TO MAINTENANCE BUILDING. REFER TO SHEET EXXX FOR DETAILS.
6. COORDINATE WITH GATE EQUIPMENT SUPPLIER TO PROVIDE AS PART OF THE SYSTEM AN ELECTRIC EYE SAFETY FOR GATE CONTROL.
7. CONTRACTOR SHALL RUN (2) 1" CONDUITS TO EACH GATE FOR POWER AND CONTROLS FROM CLUBHOUSE PANEL 'CH.' COORDINATE WITH GATE EQUIPMENT SUPPLIER FOR ALL INSTALLATION REQUIREMENTS.
8. CONTRACTOR SHALL RUN A 1" CONDUIT AND PROVIDE A DEDICATED TELEPHONE LINE TO MEET INTERCOM DIAL-UP REQUIREMENTS FOR ACCESS GATE. COORDINATE WITH INTERCOM AND GATE SUPPLIERS FOR ALL INSTALLATION REQUIREMENTS.
9. CONTRACTOR SHALL PROVIDE (2) 1" CONDUITS AND (2) WEATHERPROOF JUNCTION BOXES FOR MONUMENT /FLAG POLE LIGHTING AND GFI RECEPTACLES AT FLAG POLE/MONUMENT FOR SEASONAL LIGHTING. COORDINATE WITH OWNER/ ARCHITECT FOR EXACT LOCATIONS. CONNECT LIGHTS TO THE BUILDING PHOTOCELL AND NEAREST HOUSE PANEL FOR POWER. CONNECT RECEPTACLES TO THE NEAREST HOUSE PANEL FOR POWER.

LIGHTING POLE AND FIXTURE SCHEDULE

WIND SPEED :

	LUMINAIRE							POLE ASSEMBLY												
FIXT TYPE	LIGHT SOURCE	FIXT QTY	LUMEN OUTPUT	COLOR TEMP (K)	WATTS	VOLT	DIST. TYPE	ORIEN-TATION	ARM CONFIG	ARM LENGTH	POLE HEIGHT	POLE SHAPE	POLE WIDTH	POLE MATL	POLE FINISH	POLE COLOR	OPTIONS	MANUFACTURER	CATALOG SERIES	BASE DETAILS	SEE NOTES
P1	LED	-	5500	4000	140	240	3	SEE NOTES	-	-	SEE NOTE	RD	5"	FG	PPC	BZ	1,2,3	LUMARK	PA1A	E601S	1,2
P2	LED	-	5500	4000	140	240	4	SEE NOTES	-	-	SEE NOTE	RD	5"	FG	PPC	BZ	1,2,3	LUMARK	PA1A	E601S	1,2
P3	LED	-	5500	4000	140	240	5	SEE NOTES	-	-	SEE NOTE	RD	5"	FG	PPC	BZ	1,2,3	LUMARK	PA1A	E601S	1,2
P4	LED	-	55000	4000	140	240	4	SEE NOTES	-	-	SEE NOTE	RD	5"	FG	PPC	BZ	2,3	LUMARK	PA1A	E601S	1,2
			55000	4000	140	240	4	SEE NOTES			SEE NOTE										
PG	70W MH	-	4000	4000	76	240	3	SEE NOTES	-	-	SEE NOTE	RD	5"	FG	PPC	BZ	1,2,3	AMERLUX	D154-TS20	E601S	1,2
PG1	70W MH	-	4000	4000	76	240	5	SEE NOTES	-	-	SEE NOTE	RD	5"	FG	PPC	BZ	1,2,3	AMERLUX	D154-TS20	E601S	1,2

NOTE:
SEE SPECIFICATION SECTION 16510 FOR ADDITIONAL INFORMATION REGARDING LIGHTING FIXTURE AND INSTALLATION REQUIREMENTS. PROVIDE OPTIONS AND ACCESSORIES REFERENCED BY THE COLUMN TITLED "OPTIONS". MANUFACTURERS LISTED AS ACCEPTABLE SHALL MEET ALL REQUIREMENTS AND FEATURES INDICATED. ACCEPTABLE MANUFACTURERS MUST MEET THE PHOTOMETRIC PERFORMANCE OF THE LISTED UNIT.

ABBREVIATIONS:

A = ANODIZED
ALUM = ALUMINUM
BLK = BLACK
BZ = BRONZE
CONC = CONCRETE
CSTM = CUSTOM
FG = FIBERGLASS
P = PAINTED
PPC = POLYESTER POWDER COAT
STD = STANDARD
STL = STEEL
SQ = SQUARE
SVR = SILVER
RD = ROUND
TPD = TAPERED
WD = WOOD

OPTIONS:

1 = PROVIDE WITH HOUSE SIDE SHIELD
2 = PROVIDE WITH INTEGRAL PHOTO CELL
3 = PROVIDE WITH INTEGRAL OCCUPANCY SENSOR
4 = PROVIDE WITH VIBRATION DAMPER
5 = PROVIDE WITH DUPLEX RECEPTACLE OPPOSITE OF HAND HOLE. RECEPTACLE SHALL INCLUDE CAST IN-USE COVER IN FINISH MATCHING POLE.

LIGHTING POLE AND FIXTURE SCHEDULE GENERAL NOTES:

1. POLE AND FIXTURES AND FACILITY STANDARD.

LIGHTING POLE AND FIXTURE SCHEDULE NOTES:

1. REFER TO PLANS FOR ORIENTATION OF POLE.
2. REFER TO PLANS FOR OVERALL POLE HEIGHTS.

CONTINENTAL PROPERTIES
CONTINENTAL 000123 FUND LLC
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051
262.502.5500 * FAX 262.502.5522

Revisions

2018 PROTOTYPE

Drawing Date
06/15/19

SPRINGS PROTOTYPE
Enter address here

Project No.
218006.04

Sheet Title
ELECTRICAL SITE PLAN

Sheet No.
E100S

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Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
01_MAIN DRIVE	Illuminance	Fc	0.80	1.3	0.3	2.67
02_PARKING	Illuminance	Fc	1.27	3.9	0.3	4.23
03_PARKING	Illuminance	Fc	1.42	3.9	0.2	7.10
04_PARKING	Illuminance	Fc	1.39	3.5	0.3	4.63
05_PARKING	Illuminance	Fc	1.66	5.6	0.3	5.53
06_PARKING	Illuminance	Fc	1.21	5.3	0.4	3.03
07_PARKING	Illuminance	Fc	1.48	4.9	0.3	4.93
08_PARKING	Illuminance	Fc	1.08	4.4	0.3	3.60
09_PROPERTY LINE	Illuminance	Fc	0.18	1.8	0.0	N.A.

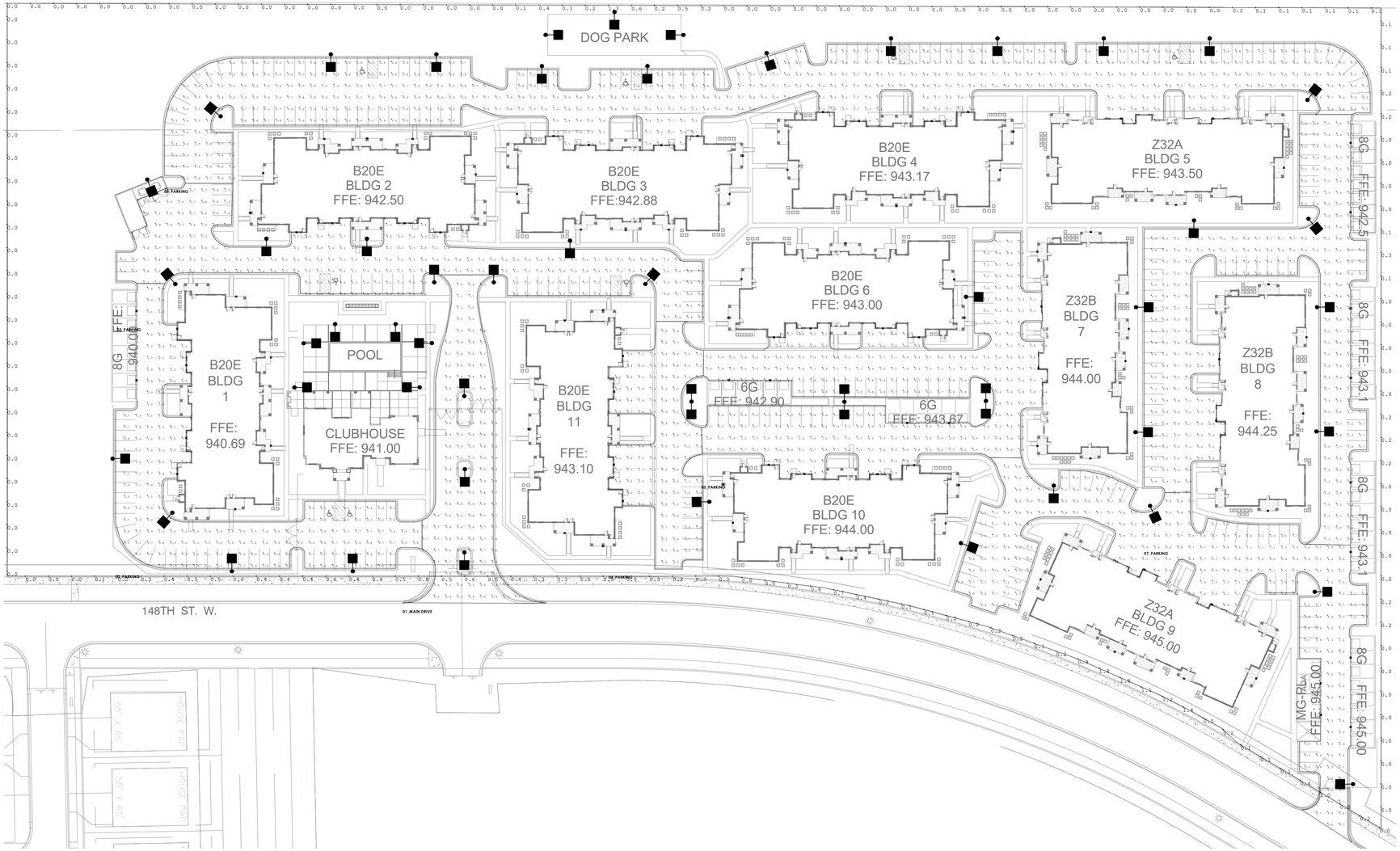
GENERAL NOTES:

A. REFER TO SHEET E100S FOR ALL SITE POLE, PEDESTRIAN POLE, AND BUILDING MOUNTED LIGHTING LOCATIONS AND MOUNTING HEIGHTS.

B. ALL BUILDING MOUNTED LIGHTING SHOWN ON SHEET E100S IS INCLUDED IN THIS PHOTOMETRIC CALCULATION.

C. THE RESULTS OF THIS STUDY ARE TO BE VIEWED ONLY AS AN INDICATION ON POSSIBLE PERFORMANCE. DUE TO VARIATIONS IN LED BOARDS, DRIVERS, MANUFACTURING , LINE VOLTAGE, AND SITE CONDITIONS, A GUARANTEED LEVEL OF PERFORMANCE IS NOT POSSIBLE AND IS NOT REPRESENTED BY THIS ANALYSIS.

D. CALCULATION IS MODELED USING A LIGHT LOSS FACTOR OF 0.85 TO INDICATED MAINTIANED ILLUMINANCE VALUES.



1 PHOTOMETRIC PLAN
1" = 50'-0"

CONTINENTAL PROPERTIES
CONTINENTAL 000123 FUND LLC
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051
262.502.5500 * FAX 262.502.5522

Revisions

2018 PROTOTYPE

Drawing Date
06/15/19

SPRINGS PROTOTYPE
Enter address here

Project No.
218006.04

Sheet Title
ELECTRICAL
PHOTOMETRIC PLAN

Sheet No.
E101S

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Project		Catalog #		Type	
Prepared by		Notes		Date	



Lumark
Prevail Discrete LED

Area / Site Luminaire

Product Features

LumenSafe Technology

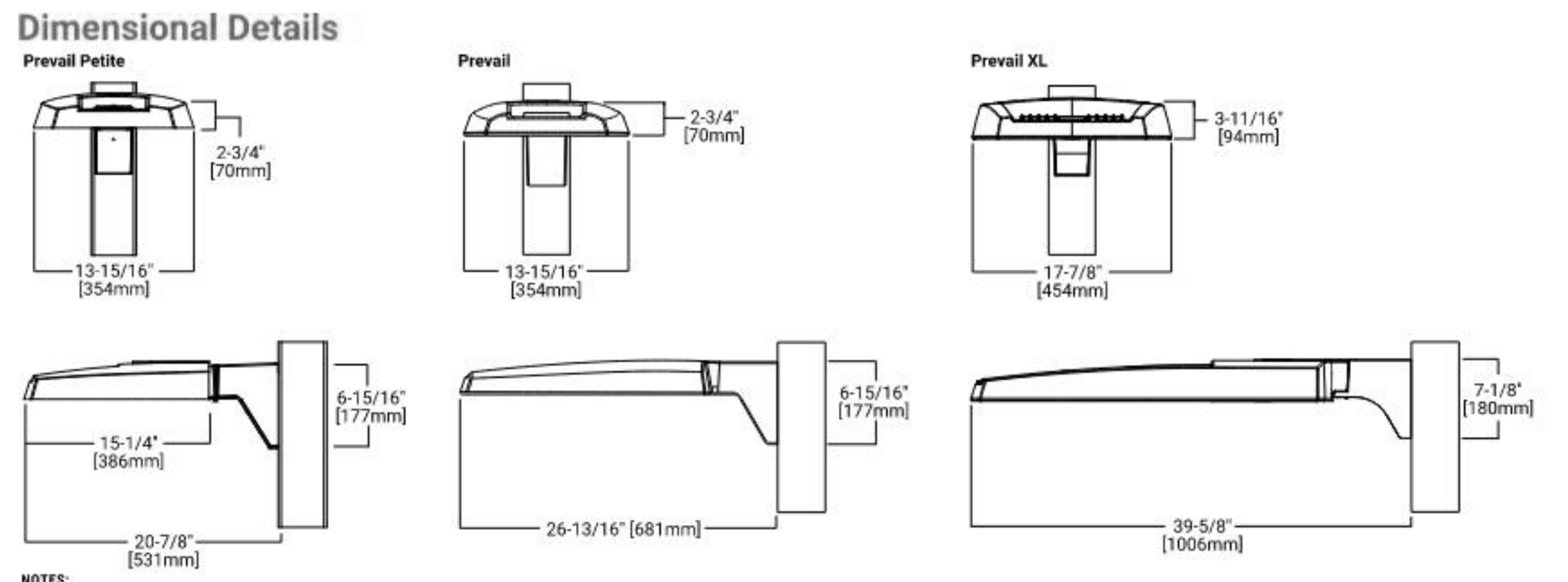
Product Certifications

Interactive Menu
- Ordering Information page 2
- Mounting Details page 3
- Optical Configurations page 4
- Product Specifications page 4
- Energy and Performance Data page 5
- Control Options page 7

Connected Systems
- WaveLinx

Quick Facts
- Direct-mounted discrete light engine for improved optical uniformity and visual comfort
- Lumen packages range from 4,300 - 41,000 nominal lumens (30W - 300W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 148 lumens per watt
- Standard universal quick mount arm with universal drill pattern

Dimensional Details



NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

Lumark — Prevail Discrete LED

Ordering Information

SAMPLE NUMBER: **PRV-XL-PA4B-740-U-T4W-BZ**

Product Family [1,2]	Light Engine: Configuration	Light Engine: Drive Current [4]	Color Temperature	Voltage	Distribution	Mounting (Included)	Finish
PRV-P=Prevail Petite **BAA-PRV-P**=Prevail Petite BAA Buy American Act Compliant [3] **TAA-PRV-P**=Prevail Petite TAA Trade Agreements Act Compliant [3]	**PA1**=1 Panel, 24 LED Rectangle	**A**=400mA Nominal **B**=700mA Nominal **C**=950mA Nominal **D**=1200mA Nominal	**740**=70CRI, 4000K **730**=70CRI, 3000K **750**=70CRI, 5000K	**U**=Universal, 120-277V **H**=High Voltage, 347-480V **9**=347V **8**=480V [5] **D**=DuraVolt, 277-480V [5,6]	**T2R**=Type II Roadway **T2U**=Type II Urban **T3**=Type III **T4W**=Type IV Wide **5WQ**=Type V Square Wide	**[Blank]**=Standard Versatile Arm **MA**=Mast Arm **WM**=Wall Mount Arm **ADJA**=Adjustable Arm - Pole Mount **ADJS**=Adjustable Arm - Slipfitter, 3in vertical tenon **ADJA-WM**=Adjustable Arm-Wall Mount	**BZ**=Bronze **AP**=Grey **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White
PRV=Prevail **BAA-PRV**=Prevail BAA Buy American Act Compliant [3] **TAA-PRV**=Prevail TAA Trade Agreements Act Compliant [3]	**PA1**=1 Panel, 24 LED Rectangle **PA2**=2 Panels, 48 LED Rectangles	**A**=700mA Nominal **B**=950mA Nominal					
PRV-XL=PRV XL **BAA-PRV-XL**=Prevail XL BAA Buy American Act Compliant [3] **TAA-PRV-XL**=Prevail XL TAA Trade Agreements Act Compliant [3]	**PA3**=3 Panels, 72 LED Rectangles **PA4**=4 Panels, 96 LED Rectangles	**A**=750mA Nominal **B**=950mA Nominal					

Options (Add as Suffix)

10K=10kV UL 1449 Fused Surge Protective Device
20MSP=20kV MOV Surge Protective Device
20K=Series 20kV UL 1449 Surge Protective Device
L90=Optics Rotated 90° Left
R90=Optics Rotated 90° Right
HSS=House Side Shield (Factory Installed) [7]
HA=50°C High Ambient Temperature [8]
CC=Coastal Construction [9]
PR=NEMA 3-PIN Twistlock Photocontrol Receptacle [10]
PR7=NEMA 7-PIN Twistlock Photocontrol Receptacle [10]
MS/DIM-L08=Dimming Motion and Daylight Sensor, IR Remote Programmable, < 8' Mounting [11,12,13]
MS/DIM-L20=Dimming Motion and Daylight Sensor, IR Remote Programmable, 8' - 20' Mounting [11,12,13]
MS/DIM-L40=Dimming Motion and Daylight Sensor, IR Remote Programmable, 21' - 40' Mounting [11,12,13]
SPB1=Dimming Motion and Daylight Sensor, Bluetooth Programmable, < 8' Mounting [11,14]
SPB2=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 8' - 20' Mounting [11,14]
SPB4=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 21' - 40' Mounting [11,14]
ZW=Wavelinx-enabled 4-PIN Twistlock Receptacle [11,12]
ZD=SR Driver-enabled 4-PIN Twistlock Receptacle [11,12]
ZW-SWPD4XX=WaveLinx, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [11,12,15,16,17]
ZW-SWPD5XX=WaveLinx, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [11,12,15,16,17]
ZD-SWPD4XX=WaveLinx, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [11,12,15,16,17]
ZD-SWPD5XX=WaveLinx, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [11,12,15,16,17]
(See Table Below)=LumenSafe Integrated Network Security Camera [18,19]

Accessories (Order Separately) [20,21]

PRVSA-XX=Standard Arm Mounting Kit [22]
PRVMA-XX=Mast Arm Mounting Kit [22]
PRVWM-XX=Wall Mount Kit [22]
PRV-ADJA-XX=Adjustable Arm - Pole Mount Kit [22]
PRV-ADJS-XX=Adjustable Arm - Slipfitter Kit [22]
PRV-ADJA-WM-XX=Adjustable Arm - Wall Mount Kit [22]
PRVXLSA-XX=Standard Arm Mounting Kit [18]
PRVXLMA-XX=Mast Arm Mounting Kit [18]
PRVXLWM-XX=Wall Mount Kit [18]
PRV-XL-ADJA-XX=Adjustable Arm - Pole Mount Kit [18]
PRV-XL-ADJS-XX=Adjustable Arm - Slipfitter Kit [18]
PRV-XL-ADJA-WM-XX=Adjustable Arm - Wall Mount Kit [18]
MA1010-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon
MA1011-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon
MA1017-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon
MA1018-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon
SRA238=Tenon Adapter from 2-3/8" to 3"
PRV/DIS-FDV=Full Drop Visor [23]
PRVXL/DIS-FDV=Full Drop Visor [18]
HSS-VP=House Side Shield, Vertical Panel [7,24]
HSS-HP=House Side Shield, Horizontal Panel [7,24]
OA/RA1013=Photocontrol Shorting Cap
OA/RA1014=NEMA Photocontrol - 120V
OA/RA1016=NEMA Photocontrol - Multi-Tap 105-285V
OA/RA1201=NEMA Photocontrol - 347V
OA/RA1027=NEMA Photocontrol - 480V
FSIR-100=Wireless Configuration Tool for Occupancy Sensor [25]
SWPD4-XX=WaveLinx Sensor, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [15,16,17,26]
SWPD5-XX=WaveLinx Sensor, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [15,16,17,26]
WOLC-7P-10A=WaveLinx Outdoor Control Module (7-PIN) [27]

NOTES:
1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
2. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications. Refer to installation instructions and pole white paper WP513001EN for additional support information.
3. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
4. Nominal drive currents shown here. For actual drive current by configuration, refer to Power and Lumens tables.
5. 480V not to be used with ungrounded or impedance grounded systems.
6. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/duravolt for more information.
7. House Side Shield not for use with 5WQ distribution.
8. Not available with PA10 light engine in Petite housing (PRV-P).
9. Salt spray tested to over 5,000-hours per ASTM B117 with a scribe rating of 9 per ASTM D1654. Also achieves 7,000-hour rating per ASTM B117 with a scribe rating of 4 per ASTM D1654. Extended lead times may apply.
10. If High Voltage (H) or DuraVolt (DV) is specified, use a photocontrol that matches the input voltage used.
11. Controls system is not available in combination with a photocontrol receptacle (PR or PR7) or another controls system (MS, SPB, ZD, or ZW).
12. Option not available with High Voltage (H). Must specify Universal (U), 347V (9), or 480V (8) voltage.
13. Utilizes the Wattstopper sensor FSP-211. Sensor color white unless specified otherwise via PDR. To field-configure, order FSIR-100 accessory separately.
14. Utilizes the Wattstopper sensor FSP-3XX series. Sensor color determined by product finish. See Sensor Color Reference Table. Field-configures via mobile application. See Controls section for details.
15. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F).
16. In order for the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more Wavelinx application information.
17. Replace XX with sensor color (WH, BZ or BK).
18. Only available in PRV-XL configurations.
19. Not available with High Voltage (H, DV, 8 or 9) or HA options. Consult LumenSafe system product pages for additional details and compatability information.
20. Replace XX with paint color.
21. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
22. Only for use with PRV and PRV-P.
23. Only for use with PRV. Not available with PRV-XL or PRV-P.
24. Must order one per optic/LED when ordering as a field-installable accessory (1, 2, 3, or 4). Refer to House Side Shield reference table for details.
25. This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information.
26. Requires 4-PIN twistlock receptacle option (ZD or ZW) option.
27. Requires 7-PIN NEMA twistlock photocontrol receptacle (PR7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS, ZD, ZW or LWR). Only for use at 120-347V.

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul
L=LumenSafe Technology	**H**=Dome Camera, High Res **Z**=Dome Camera, Remote PTZ	**C**=Cellular, Customer Installed SIM Card **A**=Cellular, Factory Installed AT&T SIM Card **V**=Cellular, Factory Installed Verizon SIM Card **S**=Cellular, Factory Installed Sprint SIM Card **E**=Ethernet Networking

TYPE P1, P2, P3, P4

D154-TS20 Series
HID Luminaire

amerlux
A Delta Group Company

D154-TS20 HID Series Luminaire



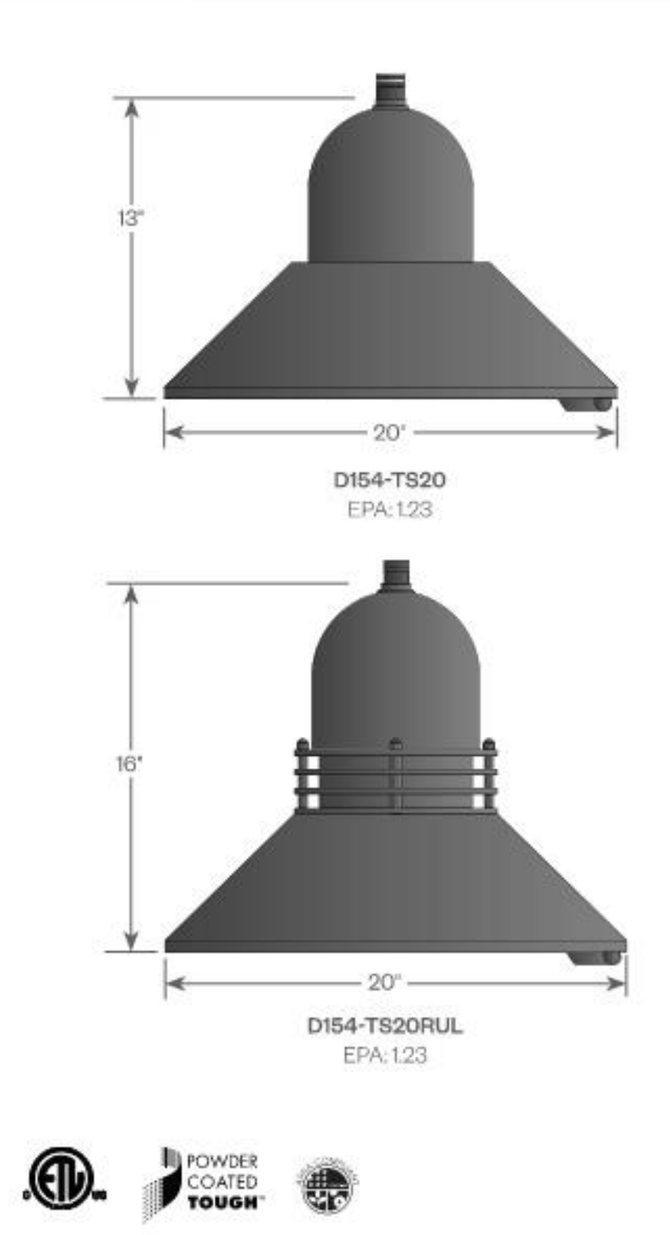
Features

This contemporary styled D154-TS20 Series combines a cast aluminum housing, a spun aluminum shade and segmented reflector to create an efficient luminaire with Type III (HR3) or Type V (HR5) light distribution.

Product Overview

Wattage:	70W, 100W, 150W (MH) 70W, 100W, 150W (HPS)
Lumen Output :	8,500 lm typ

PROJECT: TYPE:



D154-TS20
EPA: 1.23

D154-TS20RUL
EPA: 1.23

Installation:
The luminaire will mount to the bracket as shown on the reverse page. Post top luminaire brackets will mount to a 3" OD post or tenon with (6) 5/16" stainless steel set screws.

Electrical:
- High power factor ballast (HPF), core and coil type, pre-wired and tested
- 4KV pulse rated porcelain socket

Optical Systems:
- **HR3** -Type III segmented reflector with a clear glass lens.
- **HR5** -Type V segmented reflector with a clear glass lens.

Finish:
Durable thermoset polyester powdercoat finish in the following:
- Satin Black (**BLK**)
- Classic Bronze (**CLB**)
- Gloss Textured Bronze (**GBZ**)
- Green (**GRN**)
- Gloss Textured Black (**GTB**)
- Textured Black (**TBK**)
- Gloss Textured Green (**TGR**)

ETL listed, suitable for wet locations.

Standard With HR-OOA

Amerlux reserves the right to change details that do not affect overall function and performance.
Amerlux®, LLC - 178 Bauer Drive, Oakland, NJ 07436 - P: 973-882-5010 F: 973-882-2605 - amerlux.com

D154-TS20 Series
HID Luminaire

amerlux
A Delta Group Company

PROJECT: TYPE:

Ordering Information

1 . 2 . 3 . 4 . 5

1 Model
D154-TS20
D154-TS20RUL

2 Optical Option (not required)
HR3 - Type 3 Refl ector
HR5 - Type 5 Refl ector

3 Light Source
70MH - 70W Metal Halide
100MH - 100W Metal Halide
150MH - 150W Metal Halide
70HPS - 70W High Pressure Sodium
100HPS - 100W High Pressure Sodium
150HPS - 150W High Pressure Sodium
MDO - Medium Socket Only

4 Voltage
120V
208V
240V
277V

5 Finish
BLK - Satin Black
CLB - Classic Bronze
GBZ - Gloss Textured Bronze
GRN - Green
GTB - Gloss Textured Black
TBK - Textured Black
TGR - Gloss Textured Green
CSTM - Custom

Mounting Ordering Information

1 . 2

1 Model
PT01
PT12
WBRO3
WBR06-13PM-S
WBR06-15PM-S
CBR40-2-24-S
CBR40-1-24-S

2 Finish
BLK - Satin Black
CLB - Classic Bronze
GBZ - Gloss Textured Bronze
GRN - Green
GTB - Gloss Textured Black
TBK - Textured Black
TGR - Gloss Textured Green
CSTM - Custom

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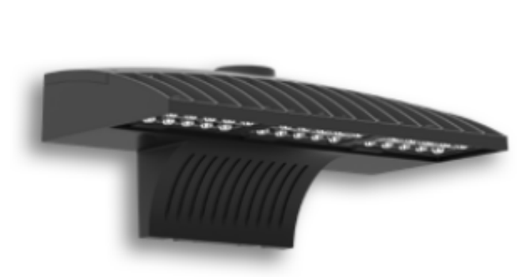
TYPE PG, PG1

CONTINENTAL PROPERTIES
CONTINENTAL 000123 FUND LLC
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051
262.502.5500 * FAX 262.502.5522

Revisions



D-Series Size 2
LED Wall Luminaire

d"series

Catalog Number	
Notes	
Type	

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Luminaire

Width:	18-1/2" (47.0 cm)	Weight:	21 lbs (9.5 kg)
Depth:	10" (25.4 cm)		
Height:	7-5/8" (19.4 cm)		

Back Box (BBW)

Width:	5-1/2" (14.0 cm)	BBW Weight:	1 lbs (0.5 kg)
Depth:	1-1/2" (3.8 cm)		
Height:	4" (10.2 cm)		

For 3/4" NPT side-entry conduit

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background[1]

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information EXAMPLE: DSXW2 LED 30C 700 40K T3M MVOLT DDBTXD

DSXW2 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW2 LED	**20C** 20 LEDs (two engines) **30C** 30 LEDs (three engines)	**350** 350 mA **530** 530 mA **700** 700 mA **1000** 1000 mA[1] (1 A)	**30K** 3000 K **40K** 4000 K **50K** 5000 K **AMBPC** Amber phosphor converted[2]	**T2S** Type II Short **T2M** Type II Medium **T3S** Type III Short **T3M** Type III Medium **T4M** Type IV Medium **TFTM** Forward Throw Medium **ASYDF** Asymmetric diffuse	**MVOLT**[3] **120**[4] **208**[4] **240**[4] **277**[4] **347**[4,5] **480**[4,5]	**Shipped included** (blank) Surface mounting bracket **Shipped separately**[6] **BBW** Surface-mounted back box (for conduit entry)	**Shipped installed** **PE** Photoelectric cell, button type[7] **PER** NEMA twist-lock receptacle only (control ordered separate)[8] **PER5** Five-wire receptacle only (control ordered separate)[8,9] **PER7** Seven-wire receptacle only (control ordered separate)[8,9] **DMG** 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) **PIR** 180° motion/ambient light sensor,<15' mtg ht[10,11] **PIRH** 180° motion/ambient light sensor, 15-30' mtg ht[10,11] **PIR1FC3V** Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[11,12] **PIRH1FC3V** Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[11,12]

Other Options	Finish (required)
Shipped installed **SF** Single fuse (120, 277, 347V)[3] **DF** Double fuse (208, 240, 480V)[3] **HS** House-side shield[4] **SPD** Separate surge protection[15] **Shipped separately**[13] **BSW** Bird-deterrent spikes **VG** Vandal guard	**DDBXD** Dark bronze **DBLXD** Black **DNAXD** Natural aluminum **DWHXD** White **DSSXD** Sandstone **DDBTXD** Textured dark bronze **DBLBXD** Textured black **DNATXD** Textured natural aluminum **DWHGXD** Textured white **DSSTXD** Textured sandstone

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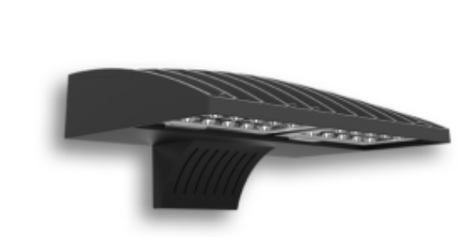
TYPE OB, OC, OD



D-Series Size 1
LED Wall Luminaire

d"series

Catalog Number	
Notes	
Type	

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Luminaire

Width:	13-3/4" (34.9 cm)	Weight:	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		

Back Box (BBW, ELCW)

Width:	13-3/4" (34.9 cm)	BBW Weight:	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	ELCW Weight:	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		

For 3/4" NPT side-entry conduit (BBW only)

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	**10C** 10 LEDs (one engine) **20C** 20 LEDs (two engines)[1]	**350** 350 mA **530** 530 mA **700** 700 mA **1000** 1000 mA (1 A)[1]	**30K** 3000 K **40K** 4000 K **50K** 5000 K **AMBPC** Amber phosphor converted	**T2S** Type II Short **T2M** Type II Medium **T3S** Type III Short **T3M** Type III Medium **T4M** Type IV Medium **TFTM** Forward Throw Medium **ASYDF** Asymmetric diffuse	**MVOLT**[2] **120**[3] **208**[3] **240**[3] **277**[3] **347**[3,4] **480**[3,4]	**Shipped included** (blank) Surface mounting bracket **BBW** Surface-mounted back box (for conduit entry)[5]	**Shipped installed** **PE** Photoelectric cell, button type[6] **DMG** 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) **PIR** 180° motion/ambient light sensor, <15' mtg ht[1,7] **PIRH** 180° motion/ambient light sensor, 15-30' mtg ht[1,7] **PIR1FC3V** Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[1,7] **PIRH1FC3V** Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[1,7] **ELCW** Emergency battery backup (includes external component enclosure), non CEC compliant[8,9]

Other Options	Finish (required)
Shipped installed **SF** Single fuse (120, 277 or 347V)[3,10] **DF** Double fuse (208, 240 or 480V)[3,10] **HS** House-side shield[11] **SPD** Separate surge protection[12] **Shipped separately**[11] **BSW** Bird-deterrent spikes **WG** Wire guard **VG** Vandal guard **DDL** Diffused drop lens	**DDBXD** Dark bronze **DBLXD** Black **DNAXD** Natural aluminum **DWHXD** White **DSSXD** Sandstone **DDBTXD** Textured dark bronze **DBLBXD** Textured black **DNATXD** Textured natural aluminum **DWHGXD** Textured white **DSSTXD** Textured sandstone

Accessories
Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW1WG U	Wire guard accessory
DSXW1VG U	Vandal guard accessory

NOTES
1. 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
4. Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
5. Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
6. Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
7. Reference Motion Sensor table on page 3.
8. Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
9. Not available with SPD.
10. Not available with ELCW.
11. Also available as a separate accessory; see Accessories information.
12. Not available with ELCW.

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TYPE OE



D-Series DSXF1
LED Floodlight

d"series

Buy American

Catalog Number	
Notes	
Type	

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	0.6 ft² (0.05 m²)
Depth:	3.52" (8.9 cm)
Width:	8.86" (22.5 cm)
Height:	7.84" (19.9 cm)
Overall Height	13.37" (34.0 cm)
Weight:	7.2 lbs (3.3 kg)

Introduction

The D-Series floodlights feature a site-wide offering to meet specifier's every floodlighting need in application. The D-Series flood offers three sizes delivering 3,000 to 27,000 lumens. Available with seven precision optics, three mountings and three color temperatures, D-Series floodlights offer vast design capabilities while delivering significant energy savings and long life.

The DSXF1 delivers 3,000 to 5,500 lumens, meeting a large breadth of illumination requirements for design and renovation when replacing 70W to 150W HID floodlights. All configurations are assembled in the USA allowing for quick delivery.

Ordering Information EXAMPLE: DSXF1 LED P1 40K MSP MVOLT THK DDBXD

DSXF1 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
DSXF1 LED	P1 P2	**30K** 3000K **40K** 4000K **50K** 5000K	**WFL** Wide flood (6X6) **FL** Flood (5X5) **MFL** Medium flood (4X4) **WFR** Wide flood rectangular (6X5) **HMF** Horizontal medium flood (6X4) **MSP** Medium spot (4X4) **NSP** Narrow spot (3X3)	MVOLT[1] 347	**Shipped included** **THK** Knuckle with 1/2" NPT threaded pipe **IS** Integral slipfitter (fits 2-3/8" O.D. tenon) **YKC62** Yoke with 2ft 16-3 SO cord

Options	Finish (required)
Shipped installed **PE** Photocontrol, button style[2] **DMG** 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) **SPD10KV** Separate surge protection **Shipped separately**[3] **UBV** Upper/bottom visor (universal) **FV** Full visor **VG** Vandal guard	**DDBXD** Dark bronze **DBLXD** Black **DNAXD** Natural aluminum **DWHXD** White

Accessories[3]
Ordered and shipped separately

DSXF1/2TS DDBXD U	Slipfitter for 1-1/4" to 2-3/8" OD tenons; 1/2" THK required (specify finish)
FTS CG6 DDBXD U	Slipfitter for 2-3/8" to 2-7/8" OD tenons; YKC62 required (specify finish)
FRWB DDBXD U	Radius wall bracket, 2-3/8" OD tenon (specify finish)
FSPB DDBXD U	Steel square pole bracket, 2-3/8" OD tenon (specify finish)
DSXF1UBV DDBXD U	Upper/bottom visor accessory (specify finish)
DSXF1FV DDBXD U	Full visor accessory (specify finish)
DSXF1VG U	Vandal guard accessory

For more mounting options, visit our Floodlighting Accessories pages.

Stock configurations are offered for shorter lead times:

Standard Part Number	Stock Part Number	CI Code
DSXF1 LED P1 40K WFL MVOLT THK DDBXD	DSXF1 LED P1 40K	*240TJH
DSXF1 LED P1 50K WFL MVOLT THK DDBXD	DSXF1 LED P1 50K	*240TJG
DSXF1 LED P2 40K WFL MVOLT THK DDBXD	DSXF1 LED P2 40K	*240TJL
DSXF1 LED P2 50K WFL MVOLT THK DDBXD	DSXF1 LED P2 50K	*240TJJ
DSXF1/2 Slip-fitter Tenon Accessory DDBXD	DSXF1/2TS DDBXD U	*216G5K

NOTES
1. MVOLT driver operates on line voltage from 120-277V.
2. Requires MVOLT or 347V (not available in 480V).
3. Also available as accessories; see Accessories information at left.

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TYPE OG

2018 PROTOTYPE

Drawing Date
09/27/19

SPRINGS PROTOTYPE
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Project No.
218006.04

Sheet Title
SITE LIGHTING FIXTURES

Sheet No.
E600S

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LIGHT FIXTURE SCHEDULE

FIXTURE		LIGHT SOURCE						BALLASTS/DRIVERS			INPUT	VOLT	MOUNT	SURFACE	FIXTURE	FIXTURE SPECIFICATION AND ACCEPTABLE MANUFACTURERS		OPTIONS	SEE
ID	DESCRIPTION	TYPE	NO.	DESCRIPTION	WATTS	K	CRI (MIN.)	TYPE	CONTROL	CIRCUITS	WATTS			TYPE	DEPTH	MANUFACTURER	CATALOG SERIES		NOTE
OB	18.5"W X 10"H WALL MOUNTED LIGHT TYPE 2 MEDIUM DISTRIBUTION INTEGRAL OCC SENSOR AND PHOTOSENSOR	LED	-	2900 DELIVERED LUMENS	25	4000	70	DR	DM10	1	25	UNV	S	W	-	LITHONIA	DSXW2-LED-20C-350-40K- T2M-MVOLT-PIR-DDBXD	1,9,28,55,56	1A
OC	18.5"W X 10"H WALL MOUNTED LIGHT TYPE 3 MEDIUM DISTRIBUTION INTEGRAL OCC SENSOR AND PHOTOSENSOR	LED	-	5100 DELIVERED LUMENS	47	4000	70	DR	DM10	1	47	UNV	S	W	-	LITHONIA	DSXW2-LED-20C-700-40K- T3M-MVOLT-PIR-DDBXD	1,9,28,55,56	1A
OD	18.5"W X 10"H WALL MOUNTED LIGHT TYPE 3 MEDIUM DISTRIBUTION INTEGRAL OCC SENSOR AND PHOTOSENSOR	LED	-	2700 DELIVERED LUMENS	25	4000	70	DR	DM10	1	25	UNV	S	W	-	LITHONIA	DSXW2-LED-20C-350-40K- T3M-MVOLT-PIR-DDBXD	1,9,28,55,56	1A
OE	13.75"W X 10"H WALL MOUNTED LIGHT TYPE 4 MEDIUM DISTRIBUTION INTEGRAL OCC SENSOR AND PHOTOSENSOR	LED	-	2500 DELIVERED LUMENS	26	4000	70	DR	DM10	1	26	UNV	S	W	-	LITHONIA	DSXW1-LED-10C-700-40K- T4M-MVOLT-PIR-DDBXD	1,9,28,55,56	1A
OG	NORMAL 9"W X 8"H FLOOD LIGHT NARROW SPOT DISTRIBUTION	LED	-	2900 DELIVERED LUMENS	21	4000	70	DR	SW	1	21	UNV	GRD	GRD	-	LITHONIA	DSXF1 LED-P1-40K-NSP-MVOLT- "MOUNTING"-FV-DDBXD	1,9,28	1A

NOTE:
SEE SPECIFICATION SECTIONS 26 50 00 FOR ADDITIONAL INFORMATION REGARDING LIGHTING FIXTURE AND INSTALLATION REQUIREMENTS. PROVIDE OPTIONS AND ACCESSORIES REFERENCED BY THE COLUMN TITLED "OPTIONS".
MANUFACTURERS AS ACCEPTABLE SHALL MEET ALL REQUIREMENTS AND FEATURES INDICATED. ACCEPTABLE MANUFACTURERS MUST MEET THE PHOTOMETRIC PERFORMANCE OF THE LISTED UNIT.

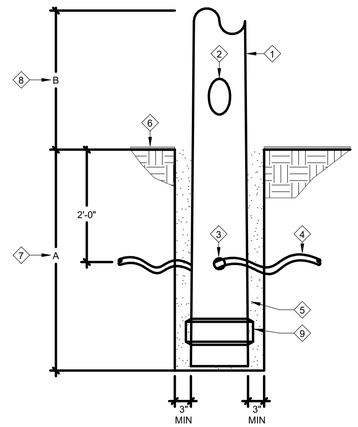
ABBREVIATIONS:

AR	= AS REQUIRED	DMX	= ADDRESSABLE, DIMMING <1-100%	FD10	= FLUORESCENT DIMMING 10-100%	OT	= OTHER
BL	= BI-LEVEL SWITCHING	DR	= DRIVER	GRD	= GRADE	PD	= PENDANT
BT	= BLUETOOTH	DW	= DRYWALL	H	= HID	POE	= POWER OVER ETHERNET
CAB	= UNDERCABINET	ELV	= ELECTRONIC LOW VOLTAGE DIMMING	HAL	= HALOGEN	PL	= PLASTER
CL	= CLEAR	EM	= EMERGENCY	HBF	= HIGH BALLAST FACTOR	PS	= PULSE START
DALI	= ADDRESSABLE, DIMMING <1-100%	ES	= EXPOSED STRUCTURE	I	= INCANDESCENT	R	= RECESS
DM0	= LED DIMMING 0-10V, 0 -100%	ET	= ELECTRONIC BALLAST	LBF	= LOW BALLAST FACTOR	RGB	= RED, GREEN, BLUE LEDS
DM1	= LED DIMMING 0-10V, 1 -100%	F	= FLUORESCENT	LG	= LAY-IN GRID	RM	= REMOTE
DM5	= LED DIMMING 0-10V, 5 -100%	FD1	= FLUORESCENT DIMMING 1-100%	MLV	= MAGNETIC LOW VOLTAGE DIMMING	S	= SURFACE
DM10	= LED DIMMING 0-10V, 10 -100%	FD5	= FLUORESCENT DIMMING 5-100%	NBF	= NORMAL BALLAST FACTOR	SPEC	= SPECIAL
DMW	= DIM TO WARM LED					ST	= STANDARD

STN	= STONE		
SUSP	= SUSPENDED		
SW	= SWITCHING		
T	= CERAMIC/GLASS TILE		
TW	= TUNABLE WHITE LED		
V	= VARIES		
W	= WALL MOUNTED		
WD	= WOOD		
WR	= WIRELESS		
XFMR	= TRANSFORMER		

OPTIONS:

1	= POST PAINTED FINISH	21	= FURNISH WITH AIR HANDLING CAPABILITY	41	= MATTE DIFFUSE LOW IRIDESCENT REFL.	61	= FURNISH WITH UNIVERSAL ARROWS AND RED OR GREEN STENCIL FACE
2	= REGRESSED ALUMINUM DOOR FRAME	22	= FURNISH WITH WIRE GUARD	42	= FURNISH WITH SYMMETRICAL REFLECTOR	62	= FURNISH WITH FIELD ADJUSTABLE CHEVRONS
3	= FLAT STEEL DOOR FRAME	23	= FURNISH WITH ENDCAPS	43	= FURNISH WITH ASYMMETRICAL REFLECTOR	63	= FURNISH WITH MIRRORED BACKGROUND
4	= FLAT ALUMINUM DOOR FRAME - MITERED CORNERS	24	= FURNISH IN LENGTH AS SHOWN	44	= FURNISH WITH TOP AND BOTTOM LENS	64	= FURNISH WITH INTEGRAL BATTERY
5	= STAINLESS STEEL TRIM AND DOOR FRAME	25	= FURNISH WITH SOLID FRONT	45	= FURNISH WITH LOUVER	65	= FURNISH WITH INTEGRAL HIGH CAPACITY BATTERY (FOR REMOTE HEADS)
6	= FURNISH WITH SPRING LOADED LATCHES	26	= FURNISH WITH DUST COVER	46	= FURNISH WITH PERFORATED DIFFUSER	66	= FURNISH WITH SELF DIAGNOSTICS
7	= FURNISH WITH HINGED DOOR	27	= CUSTOM FINISH - SELECTION TBD	47	= FURNISH WITH EGGCRATE LOUVER	67	= FURNISH WITH AUXILIARY EMERGENCY BATTERY BALLAST/DRIVER
8	= DAMP LOCATION CONSTRUCTION	28	= STANDARD FINISH - SELECTION TBD	48	= FURNISH WITH SOFTENING LENS	68	= SPARE
9	= WET LOCATION CONSTRUCTION	29	= FURNISH WITH HOUSE SIDE SHIELD	49	= FURNISH WITH PRISMATIC LENS	69	= SPARE
10	= IP65 RATING	30	= FURNISH IN CUSTOM CONFIGURATION-REFER TO PLANS	50	= FURNISH WITH LINEAR SPREAD LENS	70	= SPARE
11	= IP66 RATING	31	= SPARE	51	= FURNISH WITH SPREAD LENS	71	= FURNISH WITH ANTI-MICROBIAL FINISH
12	= IP67 RATING	32	= FURNISH WITH POWER OVER AIRCRAFT CABLE	52	= SPARE	72	= CERTIFIED FOR MIL-STD461F
13	= NEMA 4X RATED	33	= FURNISH WITH CHAIN MOUNTING	53	= SPARE	73	= FURNISH WITH RF NOISE SUPPRESSORS (ADVANCE RIF-1) FOR EACH DRIVER
14	= IC RATING	34	= FURNISH WITH RIGID STEM MOUNTING	54	= FURNISH WITH ROCKER SWITCH	74	= FURNISH WITH ACRYLIC LENS WITH INTEGRAL RFI SHIELDING
15	= ADA COMPLIANT	35	= FURNISH WITH SWIVEL CANOPY	55	= FURNISH WITH INTEGRAL OCC. SENSOR	75	= FURNISH WITH LOW VOLTAGE CONTROL (LVC)
16	= DOUBLE GASKETED-LENS TO TRIM TO CEILING	36	= FURNISH WITH ADJUSTABLE AIRCRAFT CABLE MOUNTING	56	= FURNISH WITH INTEGRAL DAYLIGHT SENSOR	76	= SPARE
17	= TRIPLE GASKETED-LENS TO DOOR TO HOUSING TO CEILING	37	= FURNISH WITH ADJUSTABLE MOUNTING HARDWARE	57	= FURNISH WITH INTEGRAL PHOTOCELL	77	= SPARE
18	= FURNISH WITH TAMPER RESISTANT HARDWARE	38	= FURNISH WITH MANUFACTURER'S CUSTOM JUNCTION BOX	58	= FURNISH WITH REMOTE DRIVER	78	= SPARE
19	= AIR TIGHT	39	= FURNISH WITH RECESSED SLOPE ADAPTER	59	= FURNISH WITH CURRENT LIMITING DEVICE	79	= SPARE
20	= SPARE	40	= FURNISH WITH CORD MOUNTING	60	= FURNISH QUANTITY OF DRIVERS AS REQUIRED	80	= SPARE



AFG POLE HEIGHT	BURIAL DIMENSION "A"
15'	6'
25'	9'

KEYED NOTES - ⟨#⟩

1. DIRECT BURIAL POLE.
2. HAND HOLE. CENTER OF HANDHOLE TO BE 18" ABOVE FINISHED GRADE.
3. BUSHED OPENING FOR UF CABLE ENTRANCE.
4. TYPE UF CABLE FROM BRANCH PANEL TO LIGHT POLE, 2'-6" BURIAL DEPTH.
5. BACK FILL WITH CONCRETE WITH AT LEAST A 4000 PSI RATING AND 3/4" AGGREGATE.
6. FINISHED GRADE.
7. REFER TO TABLE FOR BURIAL DIMENSIONS.
8. REFER TO TABLE FOR FIXTURE MOUNTING HEIGHT.
9. ANTI-ROTATIONAL DEVICE.

2 POLE BASE DETAIL - DIRECT BURIAL
NOT TO SCALE

GENERAL NOTES:

1. VERIFY CEILING T-BAR WIDTH (I.E. 9/16", 15/16", 1.5") WITH THE ARCHITECT/INTERIORS SPECIFICATION PRIOR TO ORDERING LAY-IN FIXTURES.
2. IN ALL INSULATED OR FIRE RATED CEILINGS, THE EC SHALL BE RESPONSIBLE FOR THE PROPER TENTING (OR FIRE BOXING) OF THE RECESSED FIXTURES. FOR PREFAB PRODUCTS REFER TO TENMAT OR SPECIALTY PRODUCTS AND INSULATION.
3. VERIFY DIMMING BALLAST / DRIVER COMPATIBILITY WITH DIMMING CONTROL.
4. REFER TO ARCHITECTURAL ELEVATIONS FOR EXACT LOCATION AND MOUNTING HEIGHT.
5. TO MEET SPECIFIED DELIVERED LUMEN PACKAGE PROVIDE PROGRAMMED DRIVER AS REQUIRED.
6. FIXTURE PERFORMANCE TOLERANCES: CCT +/- 200 DEGREES; DELIVERED LUMENS +/- 5%; ENERGY CONSUMPTION +/- 5%; BEAM SPREAD DISTRIBUTION +/- 5 DEGREES AND AS OUTLINED IN 26 50 00.
7. IF SUBMITTING A FIXTURE FOR APPROVAL AS AN EQUAL, PROVIDE CUT SHEET AND IES PHOTOMETRIC FILE PRIOR TO BIDDING. A WORKING SAMPLE OF THE FIXTURE IS REQUIRED FOR APPROVAL BY THE A/E.

LIGHT FIXTURE SCHEDULE NOTES:

1. MANUFACTURERS, PRODUCTS, AND DESCRIPTIONS LISTED IN THE LIGHTING FIXTURE SCHEDULE ARE THE BASIS OF DESIGN SPECIFICATION FOR EACH FIXTURE TYPE. EQUAL PRODUCTS WILL BE ENTERTAINED UNLESS OTHERWISE NOTED. ALL PROPOSED EQUAL PRODUCTS ARE REQUIRED TO MEET OR EXCEED ALL OF THE SPECIFICATION REQUIREMENTS LISTED IN THE LIGHTING FIXTURE SCHEDULE INCLUDING BUT NOT LIMITED TO: PRODUCT GRADE, LIGHT SOURCE TECHNOLOGY, CONTROL TECHNOLOGY, OPTICAL PERFORMANCE (DELIVERED LUMENS OR CBCP), DISTRIBUTION, FIXTURE ACCESSORIES, CONSTRUCTION, DIMENSIONS, MOUNTING, FINISH, ENERGY PERFORMANCE, AND LISTINGS/RATINGS.

   THE SPECIFIER HAS EVALUATED ALL OF THE MANUFACTURERS LISTED BELOW AND CONSIDERS THESE MANUFACTURERS TO BE OF A QUALITY THAT MEET GENERAL SPECIFICATION REQUIREMENTS FOR THE CATEGORY OF PRODUCT UNDER WHICH THEY ARE LISTED. ALTHOUGH MANUFACTURERS ARE LISTED BELOW IT DOES NOT ENSURE THAT THEY HAVE PRODUCTS THAT MEET ALL OF THE SPECIFICATION REQUIREMENTS FOR EACH FIXTURE TYPE. IT MEANS THAT THESE MANUFACTURERS HAVE ALREADY BEEN EVALUATED AND HAVE PRODUCTS THAT SHALL BE REVIEWED FOR APPLICABILITY AS EQUALS. MANUFACTURERS THAT ARE NOT LISTED BELOW WILL REQUIRE A WORKING SAMPLE FOR SPECIFIER TO REVIEW IN ORDER TO BE EVALUATED FOR APPLICABILITY.

   THE BURDEN OF MEETING THE BASIS OF DESIGN SPECIFICATION IS ON THE DISTRIBUTOR QUOTING THE PROJECT. DETERMINATION OF EQUIVALENCY IS THE RESPONSIBILITY OF THE SPECIFIER. EVEN IF A PROPOSED EQUAL PRODUCT IS FROM ONE OF THE MANUFACTURERS LISTED BELOW, IF IT DOES NOT MEET THE BASIS OF DESIGN SPECIFICATION REQUIREMENTS THEN IT WILL BE REJECTED. THERE SHALL BE NO ADDITIONAL COST ASSOCIATED WITH REJECTION OF A FIXTURE NOT DEEMED EQUIVALENT BY THE SPECIFIER.

   A. COMMERCIAL GRADE EXTERIOR: BEACON, DURAGUARD, FC, LIGMAN, LUMARK, PHILIPS STONCO, OPTEC, RAB, SLG LIGHTING, VISIONAIRE

CONTINENTAL PROPERTIES
CONTINENTAL 000123 FUND LLC
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051
262.502.5500 * FAX 262.502.5522

Revisions

2018 PROTOTYPE

Drawing Date
05/26/22

SPRINGS PROTOTYPE
Enter address here

Project No.
218006.04

Sheet Title
SITE LIGHTING SCHEDULES AND DETAILS

Sheet No.
E601S

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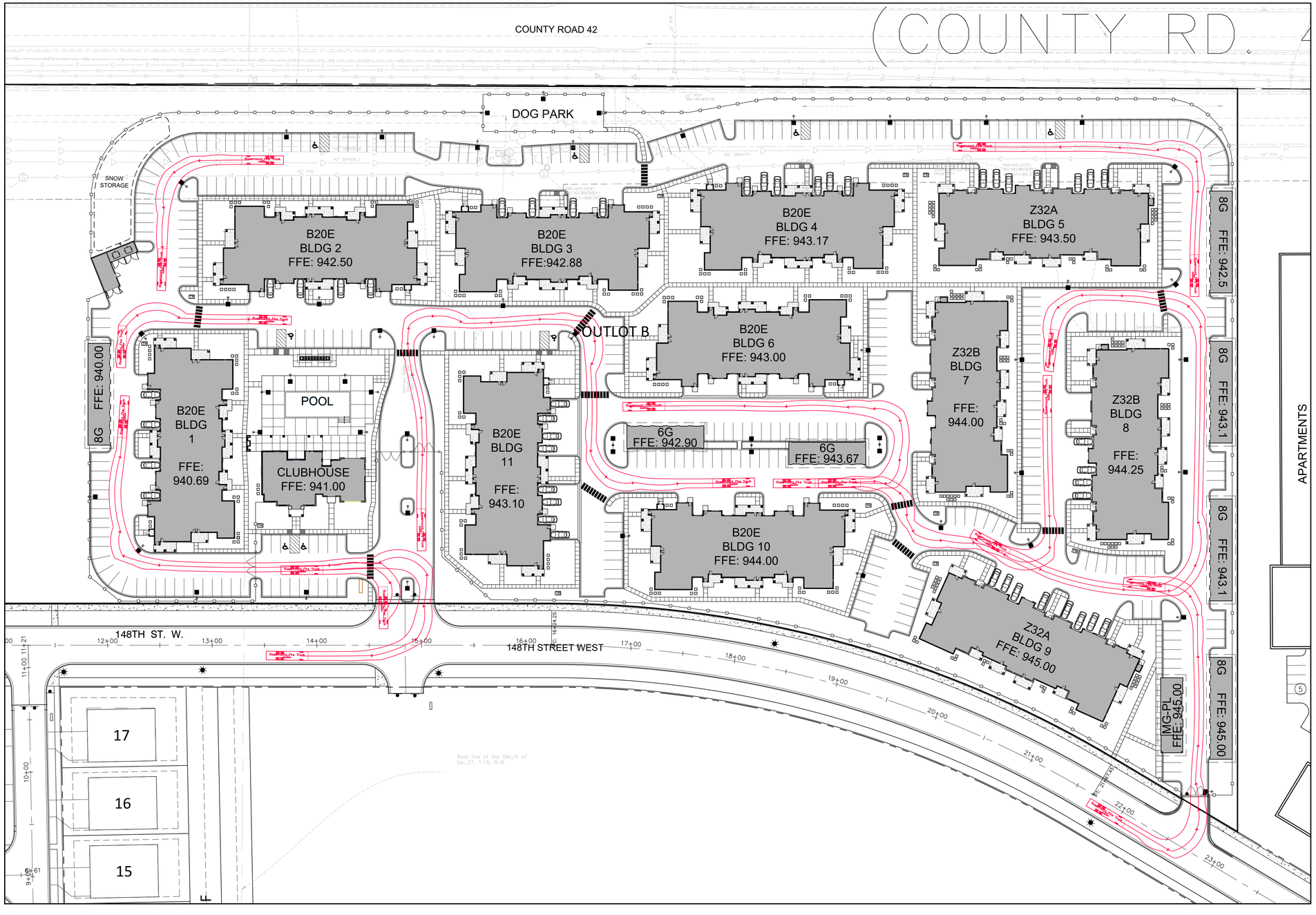

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

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SCALE IN FEET

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

SPRINGS AT ROSEMOUNT
ABBEYFIELD AVENUE AND 148TH STREET WEST
ROSEMOUNT, MINNESOTA

PUD AMENDMENT, PRELIMINARY AND FINAL PLAT SUBMITTAL

FIRE TRUCK MOVEMENT EXHIBIT

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 PROFESSION under the laws of the State of MINNESOTA

CLARK WICKLUND, PE
7-1-2022
Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

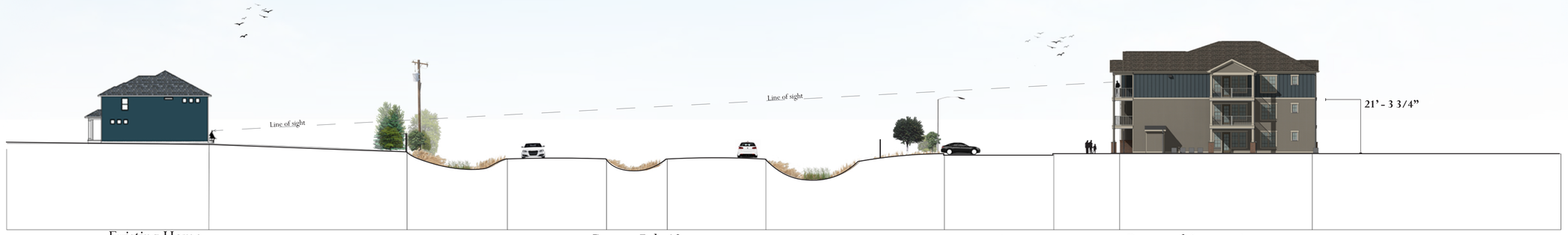
DATE	ISSUE
7-1-22	CITY SUBMITTAL
7-11-22	CITY COMMENTS

PROJECT TEAM DATA

DESIGNED:	BD
DRAWN:	AAA
PROJECT NO:	220-0078.1

EX-1
SHEET

Drawing name: X:\2020\200078.1\proposed\200078-fire-truck.dwg Jul 11, 2022 - 11:05am





Existing Home to the North

SPRINGS AT ROSEMOUNT

ROSEMOUNT, MINNESOTA

ALLIANT



Preliminary, Final Plat & Major PUD Amendment Applications

SPRINGS AT ROSEMOUNT

A multifamily residential development in
Rosemount, MN – Amber Fields Development
Outlot B
May 31st, 2022



CONTINENTAL 664 Fund LLC
W134N8675 EXECUTIVE PARKWAY | MENOMONEE FALLS, WI 53051

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INTRODUCTION

PROJECT OVERVIEW & APPLICATIONS

Continental 664 Fund LLC ("Continental Properties") proposes to develop a 268-home multifamily community, known as Springs at Rosemount, on approximately 14.98 acres located to the east of Akron Avenue and south of 145TH St. (the "Property") in Rosemount, MN. The Property is a part of the master development plan for Amber Fields, and will be in the area on the Master Preliminary Plat as Outlot B. The Springs at Rosemount will add substantial value not only to the community, but to the city of Rosemount and future residents. Applications for subdivision Preliminary and Final Plats along with a Major PUD amendment is enclosed as Exhibit A in this project.

Continental's proposed gated apartment community includes 268 homes within 11 residential buildings, which will be enclosed and secured by a perimeter fence and automatic vehicular gates at the community entry. Buildings will feature private, ground-level entrances to each two-story home and limited common stairways in each of the three-story homes. Residents have a choice between attached, direct-access garages, detached garages, or ample surface parking to best fit their needs. There will be a variety of home types including 26 studio homes, 118 One-bedroom, 98 Two-bedroom, and 26 Three-bedroom homes, as detailed in the table inset at right.

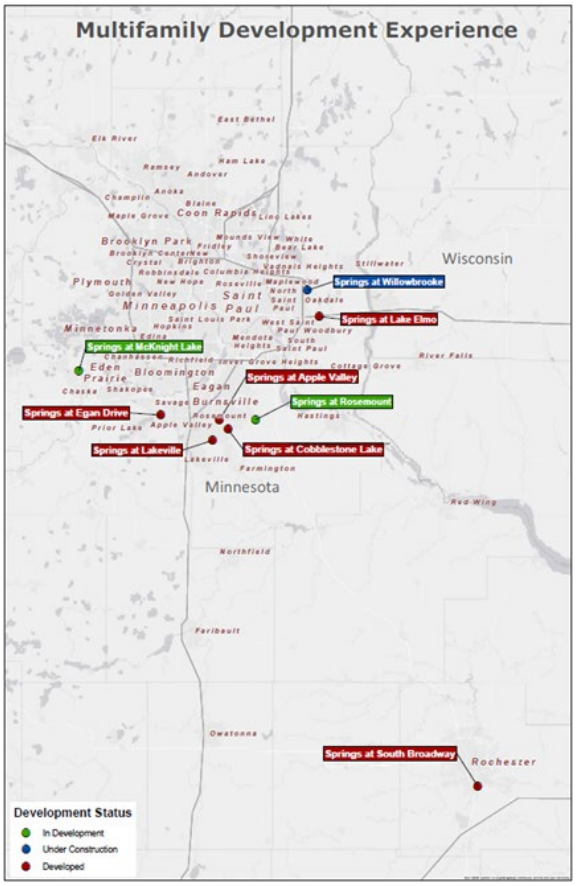
Type	**#**	**%**
Studio	26	10
1-Bedroom	118	44
2-Bedroom	98	37
3-Bedroom	26	10

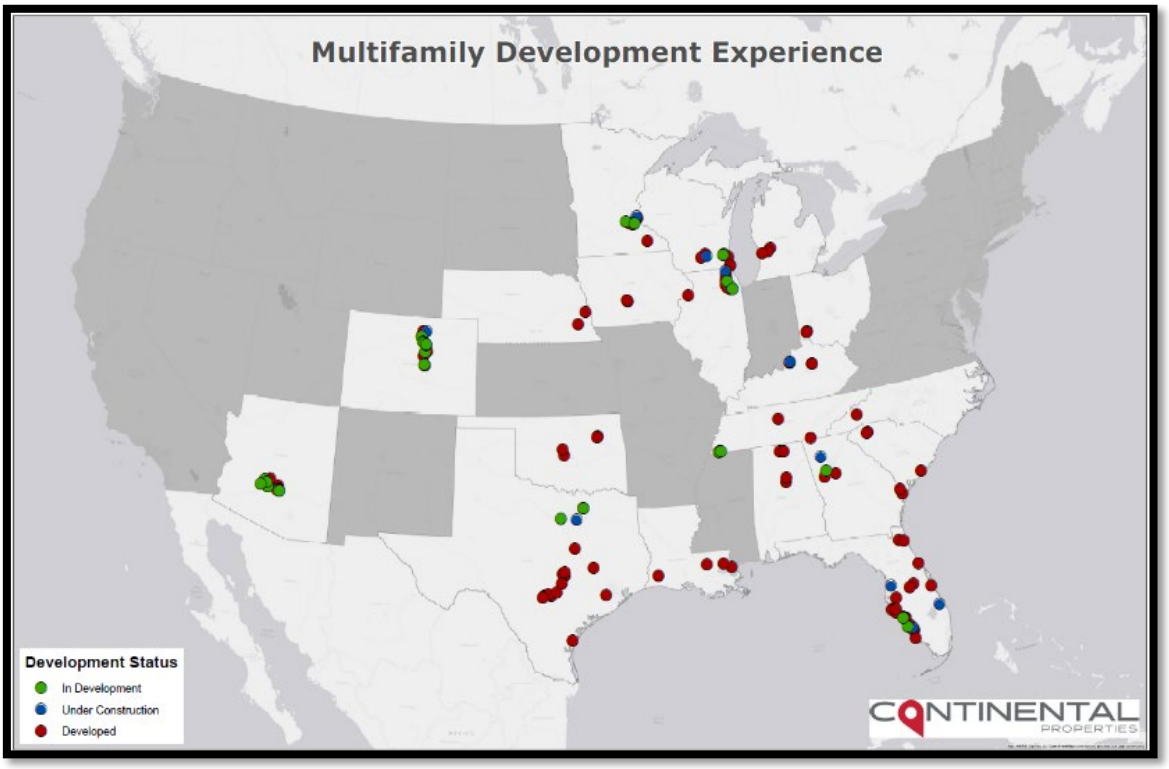
The Springs at Rosemount will include both 2-story buildings and 3-story apartment buildings. The style will be stacked flats. The building layouts provide an intensity transition along 145th street from East to West as intended on the master plan. Our proposal has the less density intensive 2 story buildings located on the west side of the site, while the four 3-story building are located on the east side provide a transition from the future adjacent 4-story high density residential area.

ABOUT CONTINENTAL

Continental Properties' portfolio currently includes over 85 Communities across 19 states. Continental owns and operates all of our multifamily communities to ensure the on-site Property Management is first-class. To date, Continental has developed more than 25,000 homes, including 7 communities in Minnesota alone, the most recent of which are currently under construction in Oakdale, MN.

Continental's multi-family development emphasizes the use of suburban modern multifamily communities on the best sites, in the strongest sub-markets within markets with excellent supply and demand characteristics. Continental's portfolio of projects reflects that in its various communities throughout the US, Multifamily Executive ranked Continental among the Top 10 Division III (10,000-19,999 units) management companies.





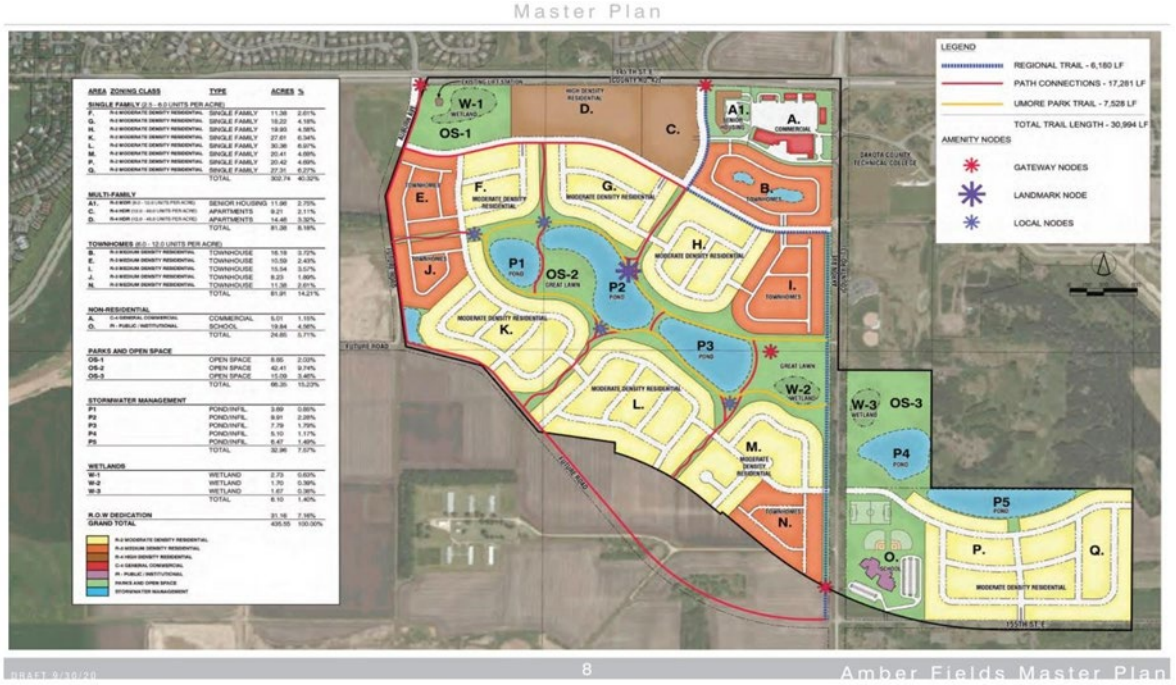
THE SPRINGS COMMUNITY VISION & ALIGNMENT WITH MUNICIPAL NEEDS

Adherence to Comprehensive and Amber Fields Master Plan

The Springs at Rosemount will contribute and reinforce the Rosemount Housing Goals and Policies as described in Chapter 4 of the 2040 Comprehensive Plan. The proposed development brings great value to the surrounding community. Throughout the Community, homes provide modern exterior and interior spaces and finishes and will be in line with the overall Amber Fields Mater Development.

The comprehensive plan identifies that housing demand will be significantly driven by the need to provide housing for a population growth and the need to provide a variety of housing options for a diverse population as “Housing Needs”. The Springs at Rosemount brings a range of new housing options that specifically fulfils that need for current and future residents. With studios to three-bedroom units, the range of demographics served by the proposed community will attract young professionals, provide newer opportunities to current City residents, and will allow for the community’s residents to age in place. Furthermore, as outlined in the enclosed “Rosemount Housing Market Trends” document, the proposed PUD amendment fills the escalating gap between the increases in housing supply and the increases in housing demand, indicating a strong need for the proposed housing type.

The Springs community fits well within Amber Fields Master Development Plan on Lot D as it serves as an appropriate buffer from County Road 42 and the proposed commercial to the proposed future residential uses to the south as intended.



Economic Benefit

Apartment communities represent a significant financial investment in the local economy with short- and long-term economic benefits. Continental will have a long-term commitment and investment to both their Springs at Rosemount community and the city. The total project cost and investment is estimated at about $30 million, and the addition of 268-homes will help to bolster local property tax revenue. It also supports around 390 construction employees for the span of construction (approximately 18-months) which produces a considerable amount in associated wages.

The Springs community provides housing opportunities that are near local businesses and retail. The Springs residents spending power will help support local businesses and retailers, fostering future economic and employment growth. Exhibit B shows the estimated Annual Spending by Springs at Rosemount residents. This table shows the spending breakdown that results in total annual spending by Springs households to be estimated to be around $18,400,000. The opportunity for a Springs community at the site's unique location provides needed housing near the downtown business district. Convenient access to the greater Minneapolis area and surrounding suburbs with access to the ample transportation options will provide new housing in an area that has shown the need for additional quality housing. The proximity to the future adjacent Retail and the downtown commercial areas will see a bolstered customer base and more convenient housing availability.

SPRINGS AT ROSEMOUNT DEVELOPMENT CONCEPT & CHARACTER

Community Character

The Springs community will provide quality housing options that encourage community interaction within the Springs development along with the natural and surrounding amenities. Several tenant amenities are included within the Springs community. Connectivity among buildings and tenant amenities is provided through an internal sidewalk network. Among the facilities are a 4,340 square foot clubhouse, car care area, pet wash station, a fenced pet playground, picnic areas, and storage lockers. Beyond resident amenities and high-quality finishes (both interior and exterior) open space, landscaping, a courtyard approach to building layout provides pedestrian connectivity throughout the site to promote further neighbor interaction. Connectivity to the surrounding Rosemount community will be incorporated into the Springs community by providing access to the public trail that moves through the overall Amber Fields Master Development and the sidewalk along 148th Street.

The clubhouse is open 7 days a week and includes a large gathering room which can be rented by residents for private events, 24-hour fitness center, kitchen area, coffee bar, and office space for Continental's on-site property management team. A pool and sun deck for the residents are provided behind the clubhouse along with an outdoor grilling area. The fitness room features a large garage-style door which may be opened during warmer months for an open-air workout area. The clubhouse and pool area are served by wireless internet service. The Springs community will also include concierge trash pick-up and a centralized trash compacter. Residents will place their trash outside of their entryways and our on-site management team will pick it up and take to our

trash compacter located in a centralized area of the site. In addition to community amenities, residents can choose to have one of several unit amenities that are available to them. All units will have an upgrade signature package which includes granite countertops and stainless-steel appliances. Other upgrades available are beverage islands (wine fridges in kitchen), smart homes (doorbell cameras, smart thermostats, etc.) and stand-up showers which are all separate, additional upgrade option.

Our Springs communities' pride themselves in offering several pet friendly amenities including a pet wash station, enclosed yards for several of our ground level units, and two fenced pet playgrounds available for every resident of the Springs. Beyond the mentioned Springs amenities, the unique site location creates great connectivity to the overall Amber Fields Master Development planned parks and trails.

Continental respectfully requests the City's consideration of this development with specifications as demonstrated in the accompanying information and drawings. Continental strives to live by a specific culture and pledge. "Better than anywhere else and better than we have ever done it before" is, among many things, a demand for us to create communities that strive to create the best quality construction, amenities, and the best quality of living for our residents

The subject property is currently undeveloped/vacant. The proposed community will provide value to the city by way of increased revenue, increased sense of community, and assisting the city in providing the homes needed to support their population growth goals. The 268-homes, and approximately 484 residents who will live here, will account for additional water and sewer revenue, additional property tax revenue, and additional retail and commercial income for surrounding uses (as demonstrated in the enclosed resident spending analysis)

PROJECT GOALS & MANAGEMENT

Springs at Rosemount has an overall goal of providing the area with a high quality, community-based lifestyle. Our site plan and overall development aims to reinforce the Rosemount Housing Goals and its Core Strategies. Our garden style apartment approach to multi-family living is unique compared to most developers and it something that Rosemount currently lacks. Each one of our communities are built and operated by our own in -house Springs Management Team.

Each Springs community strives to reach outside of our own communities and make a positive impact within the amazing municipalities we are honored to belong to and serve. Continental has the belief that being involved in our local communities is key for a happy, healthy, enhanced quality of life. Springs Cares, Neighbors on Purpose® is a program designed to achieve this by promoting charitable giving to non-profit organizations. Each Springs teams have chosen a charitable cause to support within their community. Along with our residents and help from local sponsors, the team will host a variety of events that benefit deserving local charities.

At Continental, we have a mission statement: We are a diverse group of professionals sharing an uncompromising commitment to the highest standards of ethics and integrity in all of our dealings

and in our respect for others- our coworkers, our vendors, and most importantly our residents. We are committed to providing unparalleled value to our residents by performing our work better than it is performed anywhere else and better than we have ever done it before. We accomplish our objectives through an eagerness to embrace change and an unwavering dedication to teamwork, fair dealing, superior thinking, economy, and hard work. We are committed to creating opportunities for others by serving as a magnet for the best and the brightest who share our values while offering new perspectives and creativity and creatively generated from diverse experiences and interests. Continental looks to reinforce that as we proceed with Springs at Rosemount through our property management Team that will continue our commitment to all community members through our Springs 5 star Standard with and our Springs Pledge for outstanding customer service. Each one of our communities stands by the following Pledge which is posted in each community clubhouse.



PROPOSED PUD MAJOR AMENDMENT DETIALS

Site Layout

Due to concerns related to the adjacent western detention area located in Outlot A, the Springs of Rosemount shifted the project eastward away from the eastern sensitive pond slope and minimized fill with the Met Council Sanitary Easement. This required the Springs to alter its original building mix retaining a two-story garden style on the west side of the site and a three story walk up building style on the east side of the site. This will provide for an intensity transition which was already intended in the original Amber Fields Master Plan along 148th street from Commercial to the East and a step down in development intensity as you move west toward the existing Met Council building in Outlot A. The submittal has a complete set of Civil Engineering drawings including site, grading, lighting and landscaping details.

The community will be accessible via connections along two points of 148th Street with a main access off of Akron Avenue. The courtyard design creates exterior community gathering places that will allow resident to enjoy the natural surroundings of Rosemount. We have grouped buildings together as much as possible to create mini communities with the greater Springs gated community. We have found that have building together fosters a greater sense of place and encourages cohorts from different age groups (Empty Nesters, young families, young professionals) to gather and participate in events like walks, pool events, outdoor grilling and pet get togethers. The Springs site will also have a trail connection to connect Springs residents to the Amber Fields proposed robust trail system. The community will be fenced and gated with decorative 5' fencing. An example is included Exhibit C Architectural Details.

Utilities and Parking

As per our initial submittal, public water and sanitary services will be connected to the site via the new proposed 148th Street W Road per the Amber Fields Master Plans and will be in public distribution system to each individual building. Dry utilities for electric and gas would be connected through relatively the same location. Stormwater conveyance and release will be managed through curb, gutter, and on-site storm sewer conveyed to stormwater basins identified in the Amber Fields Master Plans.

Each two-story building has eight (8) attached garages while our 32A three story building has 9 attached garages and our 32B three story building has 7 attached garages. and will also provide 52 detached garages giving residents additional parking options. In the Metro Minneapolis market, our Springs properties average 50% garage to home ratio. Continental projects a little greater need within this community, as our covered ratio per home here is 53% Per Rosemount City code, the Springs parking required would be 2 space per unit or 536 parking stalls. Continental is proposing a total of 547 stalls both covered, uncovered and apron parking at this development, which is above the city code.

Building Elevations, Color Scheme & Materials

The Springs community is comprised of eleven residential buildings containing studio, 1-, 2-, and 3-bedroom homes. The architectural style matches both the character and scale of the nearby residential communities. No building exceeds three stories, and all principal and clubhouse buildings include horizontal and vertical articulation by way of varying façade faces at each unit and varying roof geometries along the building's massing. The proposed buildings offer a unique layout in the Multifamily sector, providing direct access to each 1st floor home, and secure stairwells for second level homes. Each unit is provided with a covered entry, adding additional articulation and a sense of human scale to the community.

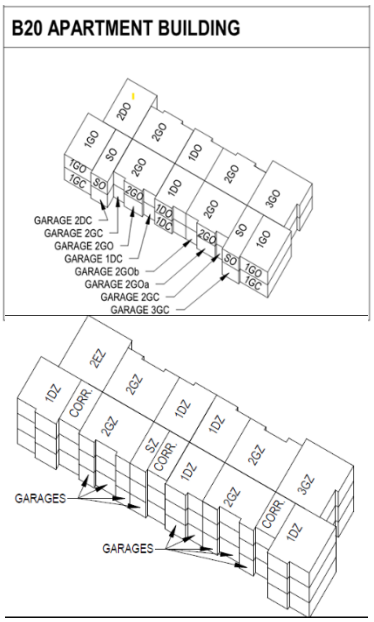
Each home, ranging from Efficiency to 3-Bedrooms offers a high percentage of glazing to promote an abundance of natural lighting, which creates opportunities to optimize passive solar heating and cooling systems. Coupled with high-quality roofing materials, and vertically orientated siding, the glazing and articulation help the community blend seamlessly into its surrounding context. All ancillary structures, including the community clubhouse, are designed with the same quality and design language as described above.

To enhance the sense of place that this community will provide, several amenities are included within the site. Among the facilities is a Community Clubhouse which includes a community gathering room, 24-hour fitness center, kitchen, coffee bar, and resort style pool. The gathering room and coffee/kitchen area are serviced by complementary wireless internet service to accommodate residents in search of work from home opportunities. During warm months, the garage-style door in the fitness center can be opened to the pool deck for an open-air workout experience. The pool deck includes ample patio furniture with a lounge space, grilling area, and shaded seating, which rounds out this portion of the site as the community hub and social catalyst.

Beyond the varying resident amenities, high quality finishes (both interior and exterior), open space, landscaping, and a courtyard approach to community layout, connectivity is provided throughout

the site to promote further neighbor interaction. All the residential buildings and amenities disbursed throughout the community are accessible via a vehicular and pedestrian transportation network, designed specifically to provide ease of access and safety to residents. Residents are provided with a mixture of both detached garages and ample surface parking to best fit their desires.

Two Story - B20E Building:
The Springs B20E building is a two-story, 32' high building comprised of 20 homes. Direct, ground-level, private access is provided to all homes in this building type—everyone has a front door. This unique design brings product differentiation to the greater area and community by offering a garden style stacked flat living opportunity. Each building type home mix 10% studio, 40% 1-bedroom, 40% 2-bedroom, and 10% 3-bedroom.



Three Story - Z32A and Z32B Buildings
The Springs Z32A and Z32B buildings are 3-story 45' high buildings comprised of 32 total homes each as shown in Exhibit C. All homes are stacked flat type and accessible via 3 large, enclosed staircase pods at the middle and ends along the garage side of the buildings. The design allows for a maximized private entry approach because we elimination long hallways through the buildings. This building type offers more of a "traditional" style apartment rental option to prospective renters. Each building has a general unit mix of this building is 10% studio, 44% 1-bedroom, 37% 2-bedroom, and 10% 3-bedroom.

Clubhouse:
The centrally located, 4,340 square foot clubhouse includes many of the same materials as the residential buildings creating a cohesive design throughout the community. This clubhouse was designed to provided community members with many attractive on-site amenities, including a large gathering room, 24-hour fitness center, kitchen, coffee bar, and office space. The pool deck extends from the rear of the club and includes a 1,680 square foot resort-style pool.

Ancillary Buildings:
All ancillary buildings will feature the same quality, durable materials, as noted above and are included in *Exhibit C.*

Floor Area of Homes
Apartment seekers' proprieties are focused on living in a walkable, safe, and vibrant community with numerous amenities and nearby restaurants and shops. The Springs Community will have a variety of home types (Studio – 3-Bedroom) at the following square footage ranges.

Home Type	Home size (SF)
Studio	630-662
1-Bedroom	779-910
2-Bedroom	1091-1212
3-Bedroom	1263-1384

Proposed Signage

Signage will be provided at the main entrance, to create a clear sense of entry. *Exhibit D* shows exterior sign package proposed with the community. The monument sign at the entrance is an internally lit halo sign and has a reader board included. You will also find the details of our clubhouse signage within the tower element of the building that will be located on the left, right and front sides as shown in the exhibit.

Construction Duration

The Property will be constructed in a single phase but will be sequenced. The entire site will be graded, and utilities will be completed first, then buildings will be constructed sequentially so that pre-leasing activities can occur in a leasing trailer 3 months prior to the clubhouse opening and 1st building occupancy. Buildings will then be completed for occupancy approximately every 4 weeks thereafter. The total construction time is projected to take 18 to 24 months starting in Fall 2022 and ending in Spring of 2024.

SUMMARY:

We much appreciate the opportunity to become a part of the Amber Fields and greater Rosemount Community and look forward to working with all municipal stakeholders on this development. With the continued growth of this submarket, we expect that this community will help meet the demand for rental housing and will also serve as a core component of the residential living environment within the larger Rosemount area.

If you have any questions, please feel free to reach me directly at 262-532-9343.

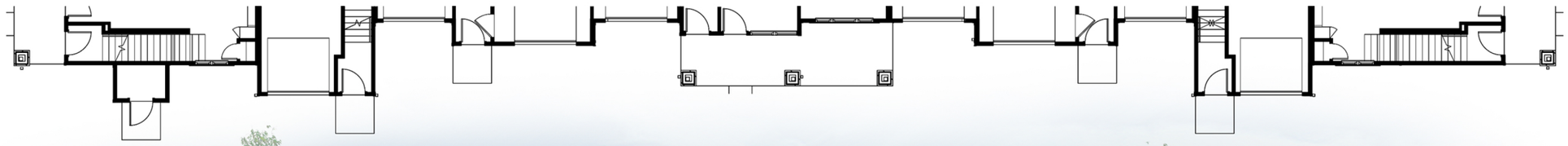
Thank you,

Eric Thom
Senior Development Director
Continental 664 Fund LLC
By: Continental Properties Company Inc, its manager.



Front Elevation

SCALE: 1/16"=1'0"





Rear Elevation

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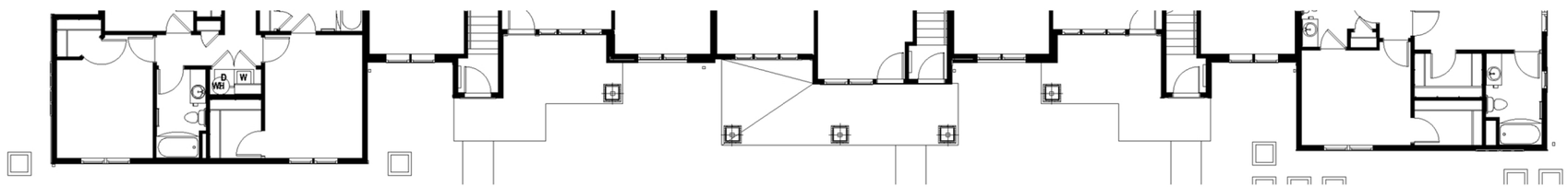

BUILDING B20

CONTINENTAL PROPERTIES

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Right Elevation

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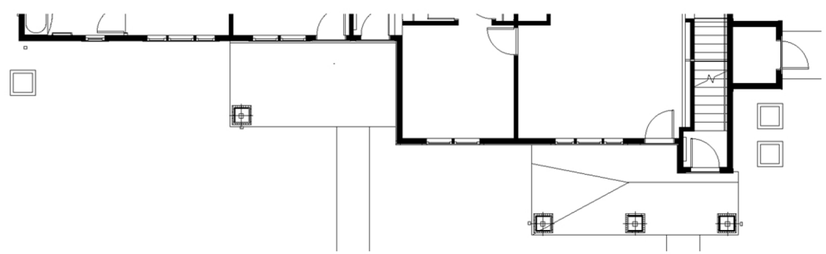
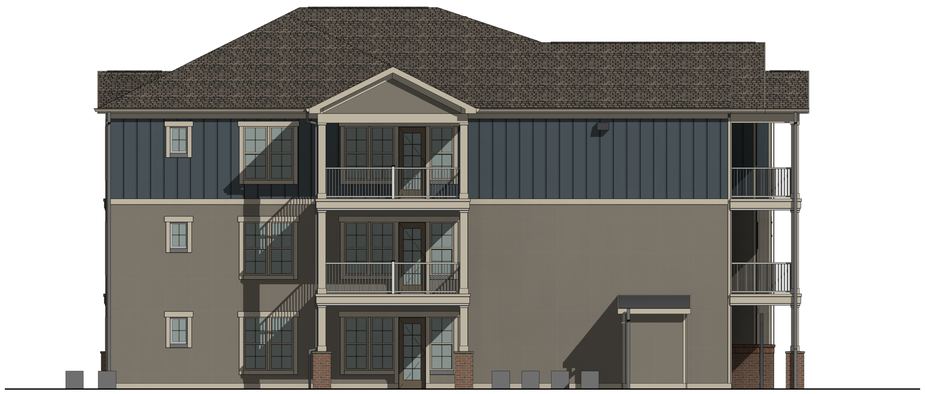
Left Elevation

SCALE: 1/16"=1'0"

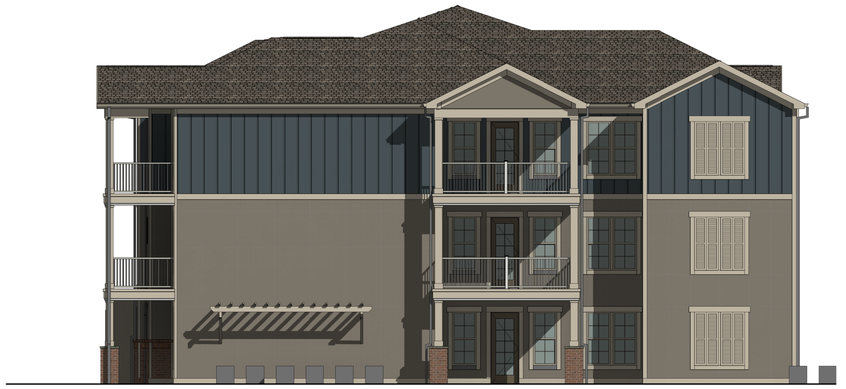




4 REAR ELEVATION
1/8" = 1'-0"



3 LEFT ELEVATION
1/8" = 1'-0"



2 RIGHT ELEVATION
1/8" = 1'-0"



1 FRONT ELEVATION
1/8" = 1'-0"

REALISTIC ELEVATIONS

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Kahler Slater

CONTINENTAL PROPERTIES
SPRINGS AT ROSEMOUNT

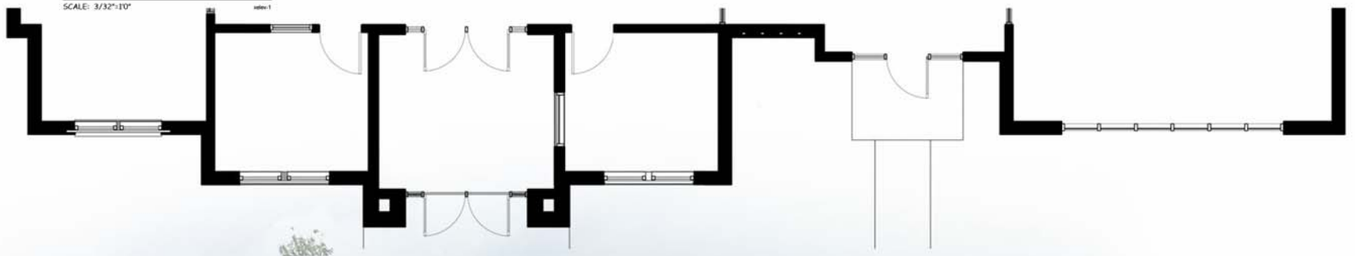
ASK | 04/07/2022

CONTINENTAL PROPERTIES



Front Elevation

SCALE: 3/32"=1'0"





Right Side Elevation

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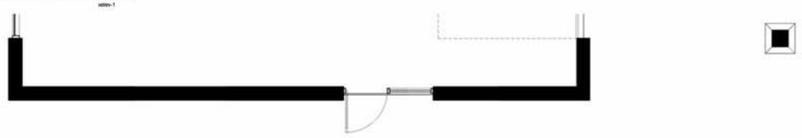


CLUBHOUSE

4340 SQ FT

10-11-2017

CONTINENTAL PROPERTIES

YOU ARE HERE





Rear Elevation

SCALE: 3/32"=1'0"



Left Side Elevation

SCALE: 3/32"=1'0"



CLUBHOUSE

4340 SQ FT

10-11-2017

CONTINENTAL PROPERTIES

YOU ARE HERE



Front Elevation

SCALE: 3/32"=1'0"

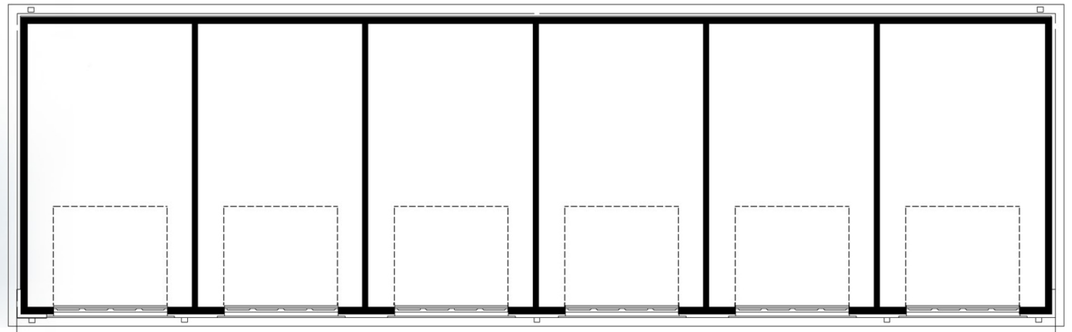


Left Elevation

SCALE: 3/32"=1'0"

Right Elevation

SCALE: 3/32"=1'0"



Floor Plan Elevation

SCALE: 3/32"=1'0"



Rear Elevation

SCALE: 3/32"=1'0"

ASPHALT SHINGLES	BOARD & BATTEN	LAP PANEL	STONE VENEER	TRIM	DOOR COLOR
TM-SH-1	CBP-A-1	CBP-A-2	MS-S-3	CBP-T-1	PT-A-1

6 CAR GARAGE

CONTINENTAL PROPERTIES

YOU ARE HERE

Memorandum

To: Anthony Nemcek, Senior Planner

CC: Stacy Bodsberg, Planning & Personnel Secretary
Brian Erickson, City Engineer

From: Tim Hanson PE, WSB Engineering Consultant

Date: June 20, 2022

Re: Amber Fields Sixth Addition Preliminary Plat
Preliminary Plat Submittal Review
Final Plat
Grading and Drainage Plan Review
Preliminary Utility Plan Review
Landscaping Plan Review
WSB File Number 020372-000

SUBMITTAL:

Continental 664 Fund, LLC has submitted a Preliminary Plat for Amber Fields Sixth Addition for the development of Outlot B, Amber Fields. Outlot B, Amber Fields is proposed to be replatted into one lot in which 268 apartment units within 11 buildings and a clubhouse are identified to be constructed. The plans submitted were prepared by Alliant Engineering. Review comments were generated from the Preliminary Plat Submittal dated 05-31-2022. The submittal included the following:

- Existing Conditions
- Preliminary Plat
- Final Plat
- Site Plan
- Grading Plan
- Erosion and Sediment Control Plan
- Utility Plan
- Storm Sewer Plan
- Landscape Plan

EXISTING CONDITIONS

Amber Fields Sixth Addition is in the northwest central portion of the Amber Fields Addition extending north from 148th Street and adjacent to County State Aid Highway 42 (CSAH 42) and Outlot A, Amber Fields, the MCES pumping station and ponding area. The parent parcel consists of land previously utilized for agricultural purposes and grass land. Amber Fields Sixth Addition is 14.58 acres in size.

PRELIMINARY PLAT

540 GATEWAY BLVD | BURNSVILLE, MN | 55337 | 952.737.4660 | WSBENG.COM

Amber Fields Sixth Addition consists of 1 lot which will be developed by Springs At Rosemount. All streets and infrastructure within the lot will be private.

Amber Fields Sixth Addition extends two private entrances north from 148th Street. The primary entrance is in the westerly part of the lot across from Road A within Amber Fields Fourth Addition. The primary entrance has a landscaped median with a monument sign located just north of the right of way for 148th Street. The entrance driveway extends north 140 feet to a security gate. The private street continues north from the security gate, then east and west, looping through the site in a circuitous route providing access to the 11 apartment buildings, clubhouse and 8 garage structures. A second access is located at the easterly side of the lot. This access is for emergency use only and is also gated.

Four-foot-wide sidewalks are proposed throughout the site providing access to the units and circulation within the site. A public sidewalk extends adjacent to the site along the north side of 148th Street. Two sidewalk connections from Amber Fields Sixth Addition extend out to the public sidewalk.

1. The wheel track for the City's fire truck will have to be traced through the site to assure adequate accessibility for the fire apparatus. The turning radii of the truck can be obtained from the City's Fire Marshall.
2. Pedestrian curb ramps are required at all sidewalk crossings and street access points.
3. A monument sign, fence and storm sewer infrastructure are located within the 10-foot lot line drainage and utility easement adjacent to 148th Street. This infrastructure will limit the ability to utilize the easement for communication and electric conduits.
4. The proposed private street section does not identify a sand subgrade material. Due to the availability of sand, it is recommended to construct the street section with a sand subgrade section.

FINAL PLAT

The proposed final plat of Amber Fields Sixth Addition consists of 1 lot. Perimeter drainage and utility easements are identified on the plat. No other easements are shown or needed.

5. An existing 20-foot access and egress easement from CSAH 42 needs to be vacated. This access also has an approach and culvert which need to be removed.

The development Fees are indicated below based on the 2022 Schedule of Rates and Fees.

- **Sanitary Sewer Trunk Charge: $1,075/acre**
- **Watermain Trunk Charge: $6,500/acre**
- **Storm Sewer Trunk Charge: $6,865/acre**

GRADING AND DRAINAGE

The proposed grading plan directs runoff from the southeast corner of the site to the north and west along the private streets. Two storm sewer systems collect the runoff and convey it through the site to a trunk storm sewer extension constructed with Amber Fields. The trunk storm sewer flows south discharging into Pond 1 in the Amber Fields Central Greenway Area.

6. The emergency overflow routes for runoff does not provide 1.5 feet of freeboard between the pad elevation and the emergency overflow (EOF) high point. EOF routes are within street alignments so the criteria could be reduced to 1.2 feet of freeboard if 1.5 feet is not attainable.
7. Sheet C-4.1 - The 940 contour is mislabeled south of the clubhouse.
8. Sheet C-4.1 – The proposed 942 contour is not shown east of the clubhouse.
9. Sheet C-4.1 – A snow storage area is identified on a 1:3 slope which is upstream of the infiltration basin. The snow storage area needs to be relocated or redesigned.

10. Sheet C-4.1 & C-4.2 – Several elevation call outs are incorrect.

SANITARY SEWER AND WATERMAIN – UTILITY PLAN

Amber Fields Sixth Addition sanitary sewer system extends from a sewer stub at the southwesterly corner of the lot. This sanitary sewer extension only provides service to the proposed buildings of Springs At Rosemount. The sanitary sewer proposed with Amber Fields Sixth Addition is a private facility that will be maintained by Springs At Rosemount. Existing Metropolitan Council Environmental Services (MCES) interceptor sewer lines extend along the north property line of the parcel. Manhole adjustments and grading within the MCES easement (over their pipe) must be reviewed by MCES.

Eight-inch watermain is identified to be extended within the Amber Fields Sixth Addition. There are two watermain connections to the existing system providing looped water service to the site. The watermain within Amber Fields Sixth Addition is private and will be maintained by Springs At Rosemount.

11. Gate valve and fire hydrant placement will be detail reviewed with the construction plans for the final plat.

STORM SEWER

Amber Fields Sixth Addition extends two storm sewer systems from an existing storm sewer stub extending north from 148th Street. One of the systems extends along the north property line within MCES's utility easement. Construction activity within the MCES easement needs to be reviewed by MCES.
Storm sewer design and layout will be reviewed with the Surface Water Management plan submittal.

12. Detail review of the storm sewer system and design will be completed with the construction plans for the subdivision.
13. Catchbasin Manhole 1 (CBMH1) must be a sump manhole structure.

SURFACE WATER MANAGEMENT

The proposed Surface Water Management plan for the preliminary plat has been reviewed. Comments included in the Surface Water Management plan review shall be incorporated in the project design.

LANDSCAPE PLAN

The Landscape plan was not reviewed for conflicts with infrastructure as all infrastructure is privately maintained. Tree plantings should allow space for access and maintenance of proposed infrastructure.

GENERAL

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

July 2022

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

Main Calendar

Port Authority Regular Meeting
July 19, 2022, 6:00 PM - 7:00 PM @ City Hall, Council Chambers
More Details

City Council Regular Meeting
July 19, 2022, 7:00 PM - 8:00 PM @ City Hall, Council Chambers
More Details

Splash Pad Summer Celebration
July 21, 2022, 11:00 AM - 12:00 PM @ Central Park
Rosemount Youth Commission hosts an annual Splash Pad Celebration for kids and their caregivers. Join us at the splash pad for fun games and cool treats!
More Details

RFD Waffle and Sausage Breakfast
July 23, 2022, 7:00 AM - 11:00 AM @ Fire Station No. 1
All you can eat waffle and sausage breakfast.
More Details

Utility Commission Regular Meeting
July 25, 2022, 5:30 PM - 7:30 PM @ City Hall, Conference Rooms
More Details

Parks & Recreation Regular Meeting
July 25, 2022, 7:00 PM - 8:00 PM
More Details

Planning Commission Regular Meeting
July 26, 2022, 6:30 PM - 7:30 PM
More Details

Leprechaun Days Grand Day Parade
July 30, 2022, 11:00 AM
More Details

Leprechaun Days Fireworks
July 30, 2022, 10:00 PM @ Central Park
www.rosemountevents.com
More Details

August 2022

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

Main Calendar

City Council Work Session
August 1, 2022, 5:00 PM - 7:00 PM @ City Hall, Council Chambers
More Details

City Council Regular Meeting
August 1, 2022, 7:00 PM - 8:00 PM @ City Hall, Council Chambers
More Details

Night to Unite
August 2, 2022, 5:00 PM - 9:00 PM
More Details

State Primary Election
August 9, 2022, All Day
More Details

Technology Taskforce Regular Meeting
August 10, 2022, 6:30 PM - 7:30 PM @ City Hall, Conference Room
More Details

Port Authority Regular Meeting
August 16, 2022, 6:00 PM - 7:00 PM @ City Hall, Council Chambers
More Details

City Council Regular Meeting
August 16, 2022, 7:00 PM - 8:00 PM @ City Hall, Council Chambers
More Details

Environment and Sustainability Commission meeting
August 17, 2022, 5:30 PM - 6:30 PM @ City Hall, Council Chambers
More Details

Utility Commission Regular Meeting
August 22, 2022, 5:30 PM - 7:30 PM @ City Hall, Conference Rooms
More Details

Parks & Recreation Regular Meeting
August 22, 2022, 7:00 PM - 8:00 PM
More Details

Planning Commission Regular Meeting
August 23, 2022, 6:30 PM - 7:30 PM
More Details

Youth Commission Regular Meeting
August 24, 2022, 3:45 PM - 4:45 PM @ TBD