



**AGENDA**  
**Planning Commission Regular Meeting**  
**Monday, March 16, 2026**  
**6:30 PM**  
**City Council Chambers, City Hall**

- 1. CALL TO ORDER/PLEDGE OF ALLEGIANCE**
- 2. ADDITIONS TO AGENDA**
- 3. AUDIENCE INPUT**
- 4. CONSENT AGENDA**
  - a. Minutes of the February 24, 2026 Regular Meeting Minutes
- 5. OLD BUSINESS**
- 6. PUBLIC HEARINGS**
  - a. Request by D & D Holdings, LLC for a site plan review to construct a full-service restaurant.
- 7. NEW BUSINESS**
- 8. DISCUSSION**
- 9. ADJOURNMENT**

**ROSEMOUNT PLANNING COMMISSION  
REGULAR MEETING PROCEEDINGS  
FEBRUARY 24, 2026**

**CALL TO ORDER/PLEDGE OF ALLEGIANCE**

Pursuant to due call and notice thereof a regular meeting of the Planning Commission was held on Tuesday, February 24, 2026, at 6:30 PM. in Rosemount Council Chambers, 2875 145th Street West.

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

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

The Pledge of Allegiance was said.

**ADDITIONS TO AGENDA**

None.

**AUDIENCE INPUT**

None.

**CONSENT AGENDA**

- a. Minutes of the January 27, 2026 Regular Meeting Minutes

**Motion by Kenninger Second by Ellis**

**Motion** to Approve the January 27, 2026 Regular Meeting Minutes

**Ayes: 5.**

**Nays: None. Motion .**

**OLD BUSINESS**

None.

**PUBLIC HEARINGS**

- a. Subdivision request by the Estate of Henry Fox to create a 20-acre parcel in the A-2 Agriculture zoning district.

Senior Planner Anthony Nemcek presented a subdivision request by the estate of Henry Fox to create a 20-acre parcel in the A-1 Agriculture zoning district. Ownership of the new parcel will be transferred to the owner of the adjacent parcel. Nemcek explained that although 20 acres is below the minimum lot size in A-1, the code calls for adjacent parcels with the same ownership to be considered a single parcel. With the adjacent parcel, the area will be 54.15 acres. The parcel will continue to be used for agricultural purposes. Nemcek showed the site location and proposed subdivision. Staff recommended approval.

Chairperson Kenninger asked for clarification on what land was combined for the 54 acres. Nemcek explained what land was considered in the calculation.

Chairperson Kenninger opened the public hearing.

**Motion by Kenninger Second by Buggi**

**Motion** to close the public hearing

**Ayes: 5.**

**Nays: None. Motion Carried.**

**Motion by Buggi Second by Beadner**

**Motion** to recommend the City Council approve the subdivision request, subject to the ownership of the newly created parcel being transferred to the owner of the property immediately east of said parcel.

**Ayes: 5.**

**Nays: None. Motion Carried.**

- b. Request by Danner, Inc. for renewal of its Small Scale Mineral Extraction Permit for 2026 and 2027.

Planner Hogan presented a request by Danner Inc for the renewal of its small scale mineral extraction permit for 2026 and 2027. Hogan gave an update on the site. She showed the site location, aerial images, the site plan, the reclamation plan, and site photos. There were no complaints about the site to the police department. Staff recommended approval.

Commissioner Ellis asked if work was being done while the permit was expired. Hogan stated that the applicant could confirm that there was not.

Chairperson Kenninger opened the public hearing.

**Brian Chirhart.**

**3868 87th St E**

The applicant confirmed that there was no work done while the permit was expired.

**Motion by Kenninger Second by Beadner**

**Motion** to close the public hearing

**Ayes: 5.**

**Nays: None. Motion Carried.**

Commissioner Ellis asked if there would be annual check-ins for the mining activity. Hogan confirmed that there will still be annual inspections and administrative reviews.

**Motion by Buggi Second by Ellis**

**Motion** to recommend the City Council approve the Danner, Inc. Small Scale Mineral Extraction Permit for 2026 and 2027, subject to the terms and conditions in the attached 2026 and 2027 Draft Conditions for Mineral Extraction.

**Ayes: 5.**

**Nays: None. Motion Carried.**

**NEW BUSINESS**

None.

**DISCUSSION**

Chairperson Kenninger noted the date for the March meeting being early in the month and on a Monday.

**ADJOURNMENT**

There being no further business to come before the Planning Commission at the regular meeting, the meeting was adjourned at 6:49 p.m.

Respectfully submitted,

Liz Kohler  
Community Development Technician

Planning Commission Regular Meeting: March 16, 2026

Tentative City Council Meeting: Site Plan Reviews are solely the purview of the Planning Commission.

<b>AGENDA ITEM:</b> Request by D & D Holdings, LLC for a site plan review to construct a full-service restaurant.	<b>AGENDA SECTION:</b> PUBLIC HEARINGS
<b>PREPARED BY:</b> Anthony Nemcek , Senior Planner	<b>AGENDA NO.</b> 6.a.
<b>ATTACHMENTS:</b> Site Location, Site Plan Narrative, Site Plan, Elevations, Trash Enclosure Plans, Trash Enclosure Rendering, Interior Plan, Landscaping Plan, Utility Plan, Engineering Review Memo dated March 12, 2026	<b>APPROVED BY:</b> AK
<p><b>RECOMMENDED ACTION: Motion</b> to approve the site plan, subject to the following conditions:</p> <ol style="list-style-type: none"> <li>1. The applicant shall submit a site lighting plan and photometric study.</li> <li>2. A site plan shall be added to the civil plan set.</li> <li>3. Payment of park dedication fees in the amount of \$13,320 (1.48 ac x \$9,000).</li> <li>4. Payment of trunk area charges that were not collected with the Prestwick Place 26th Addition final plat.</li> <li>5. Compliance with any requirements of the City Engineer prior to the issuance of a building permit.</li> </ol>	

### BACKGROUND

Property Owner	First State Bank of Rosemount
Applicant	D & D Holdings, LLC
Site Area	1.48 Acres
Land Use Designation	CC Community Commercial
Zoning	MX-2 Highway Mixed Use
Surrounding Uses	North: High Density Residential East and West: Community Commercial South: High Density Residential and Community Commercial

The Planning Commission is being asked to review the site plan for a full-service restaurant to be constructed by D & D Holdings, LLC. The restaurant will be called Copperfield, another location of which is in Mendota Heights. The site of the proposed restaurant is located at 1070 Upper 144th Street West. This property is in the vicinity of the intersection of Akron and County Road 42. It is positioned between O2B Kids daycare center and First State Bank of Rosemount/Sweet Kneads. North of the site is the Wicklowe apartment building.

In addition to the site standards like setbacks, parking, and landscaping, the zoning ordinance has standards related to the outdoor dining area that will also be reviewed in this report. The applicant's submittal, which includes a brief description of site lighting, does not contain a formal lighting plan or photometric study. Staff is recommending a condition of approval requiring the submittal of those items prior to the issuance of any permits for construction. The civil plan set, while generally complete, is lacking a site plan as part of that set. Staff has made the applicant aware of both recommended conditions. The applicant anticipates both conditions to be met by the week of 3/16, which would be ahead of the regularly scheduled meeting on a normal month had the meeting not been moved up a week to accommodate the spring break of ISD 196.

**SITE PLAN REVIEW**

The purpose of a site plan review is to evaluate each project as it relates to the performance and site design standards of the zoning ordinance. Site plan approval is required for all commercial, industrial, institutional and multifamily development projects.

Site plan applications are approved by the Planning Commission and considered a quasi-judicial action. As such, the city has a set of standards and requirements for review. Generally, if a site plan application meets the ordinance requirements, it must be approved. These standards are outlined in Section 11-6-3 (Use Specific Standards) and 11-9-1 (Site Plan and Building Design Review).

**Land Use and Zoning**

The subject property is designated as Community Commercial in the Rosemount Comprehensive Land Use Plan. The proposed use is consistent with that land use designation. The site is within the MX-2 Highway Mixed Use zoning district. Restaurants are a permitted use in this district. Outdoor dining is a permitted accessory use with specific standards identified by the Zoning Ordinance and reviewed in this report.

**Site Standards**

The zoning code allows up to 75% lot coverage. The site plan shows an impervious area of 72.3%, which is within the limits of the Code. The table below shows the setback standards and how the site plan compares.

Frontage	Required Setback		Provided Setback	
	Building	Parking	Building	Parking
North	10 feet	10 feet	55 feet	10 feet
South (CSAH 42)	30 feet	20 feet	105 feet	20 feet
East	10 feet	10 feet	151 feet	10 feet
West	10 feet	10 Feet	21 feet	10 feet

**Exterior Materials and Massing**

The building elevations depict brick as the primary exterior surface, with metal cladding around the

windows and along the roofline. No EIFS or masonry stucco, of which 10% of the façade can be comprised, will be used. The MX-2 – Highway Mixed Use zoning district has a requirement that at least 50% of the exterior must contain natural stone or brick. The elevations exceed that standard. The 14' building height is within the maximum of 35'. The building height is measured at the bottom of the highest roof truss. The architectural plans show parapets with heights of 16' and 21' at various points along the building perimeter.

The trash enclosure, which will be located near the northwest corner of the building meets the requirements of the Zoning Ordinance for placement. The materials used will match the brick of the main structure in accordance with the Code. Plans for the enclosure are included with the attachments.

***Parking and Access***

The site will be accessed via private drive aisles that connect the site with Abbeyfield Avenue to the west and the private Upper 144th Street East to the north. Access points into the parking lot are located at the southwest and southeast corners of the site, and two accesses are also shown at the north side of the parking lot. The parking stalls along the eastern lot line will be able to be accessible from the parking lot side, as well as the shared driveway that runs north and south along the parcel boundary. The site access has been reviewed by both the City's engineer and fire marshal to ensure proper maneuvering by emergency apparatus.

The parking requirement for this use is one stall per 4 persons of the maximum occupancy. The applicant submitted an occupancy load calculation that takes into account the different areas of the building, like the office area, kitchen, seating and standing space. Total occupancy of the building is 264 people for a parking requirement of 66 stalls. The site plan shows 71 spaces provided, which meets the minimum requirement.

Parking Standard	Parking Required	Parking Provided
1 per 4 persons maximum occupancy	66 stalls	71 stalls

***Landscaping***

The zoning ordinance has requirements for the number of trees, the number of shrubs, and parking lot landscaping. Based on a site area of 49,828 square feet, 17 trees are required (1 per 3,000 square feet). Shrubs are required based on a standard of one tree per 10' of building perimeter. With a building perimeter of 300 linear feet, 30 shrubs are required. The code requires that 10% of a parking lot area be landscaped with islands and peninsulas. To ensure this landscaping is properly dispersed, a minimum of one island, peninsula or the like shall be located within each six thousand (6,000) square feet of vehicular use area. One tree per 10 spaces must be planted within the landscaped area of the parking lot. To screen the parking lot from public rights of way, as required by code, shrubbery and bushes are planted along the southern side of the parking area that faces County Road 42. The table below compares the landscaping requirements of the code with the landscaping provided in the plans submitted.

	Standard	Required	Provided
Trees	1 per 3,000 sf	17 trees	17 trees
Foundation Plants	1 per 10 linear feet of building perimeter	30 shrubs	163 shrubs
Parking Lot Landscaping	10% and 1 peninsula/island per 6,000 sf	2,470 sf and 5 peninsula/islands	2,965 sf and 7 peninsula/islands
Parking Lot Trees	1 per 10 stalls	8 trees	9 trees

***Utilities***

The restaurant will be served by existing utilities. There is a water main in the private drive along the north side of the property. Sanitary sewer will be connected to an existing main along County Road 42. The site's stormwater is managed by a regional pond immediately north of the subject parcel that was designed to serve the parcels east and west of the site. The City's engineer has provided a memo detailing specific requirements that must be met prior to the issuance of any building permits. That memo is attached. The final plat within which the subject parcel is located was approved with the condition that trunk area charges are due with building permits for this site as well as the parcels east and west of the subject property. Those fees are \$9,620 for City water availability and \$10,160.20 for stormwater availability. These are in addition to the connection charges that are collected with all permits for new construction.

***Parks and Open Space***

No parks are required as part of this development. Similar to the trunk area charges, the Prestwick Place 26th Addition final plat was approved with the condition that park dedication fees would be paid with the building permit. The amount due is \$13,320 (1.48 ac x \$9,000).

***Site Lighting***

The applicant's submittal included a description of site lighting, with pole-mounted lights being below the maximum of 30'. Staff has requested a site lighting plan and photometric study and does not anticipate the applicant's plans being unable to meet the code requirements based on the surrounding uses and distance to residential parcels. Typically, staff would work with an applicant to receive these items prior to the Planning Commission's review. Due to the earlier meeting date this month, staff is recommending the Planning Commission make its approval of the site plan subject to the submittal of a lighting plan and photometric study.

***Outdoor Dining Standards***

The zoning ordinance contains a number of standards specific to outdoor dining. These standards are to minimize the impact of the outdoor dining area on adjacent parcels and to ensure compliance with the City's liquor licensing. The standards are listed below. Staff finds that they are all met by the plans submitted, including 2. c., which requires the seating area to be at least 200 feet from any residential

use. The patio area is 264 feet from the parcel south of County Road 42 containing The Landing apartment building.

**A. Outdoor Dining:**

**1. The following standards for outdoor dining shall apply in all districts:**

*a. The site and enclosure(s) shall be designed to limit the effects of outdoor seating or dining areas on contiguous properties and/or public rights-of-way.*

*b. The seating area shall be located on private property along the front, side or rear of the principal building but shall not be located within a required setback or on the side abutting any residential use or district.*

*c. The seating area shall not interfere with circulation in any required parking, loading, maneuvering or pedestrian area. A minimum four (4)-foot passageway shall be maintained along the private sidewalk for pedestrians.*

*d. No public address system shall be audible from a noncommercial or nonindustrial use or district.*

**2. For all outdoor dining areas in the B-1 District and for those dining areas in the MX-2 district with eleven (11) or more seats, the following standards shall apply:**

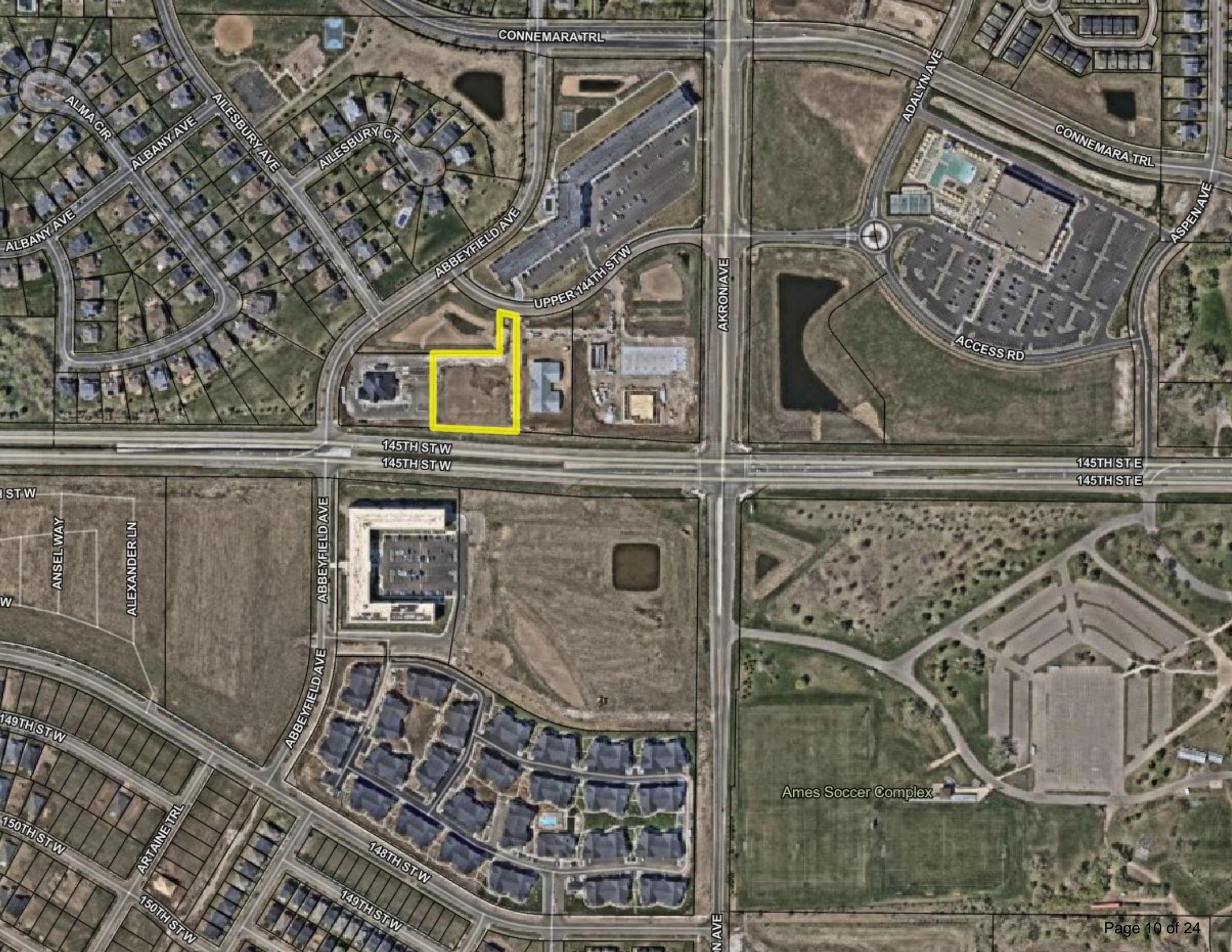
*a. The seating area shall be located in a controlled or cordoned area acceptable to the city with at least one (1) opening to an acceptable pedestrian walk.*

*b. When a liquor license is granted, the patio or deck area must be compact and contiguous to the licensed premises and shall be quarantined off by an appropriate fence, wall or staff monitor as approved by City staff.*

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

**RECOMMENDATION**

Staff finds the site plan to meet the standards contained within the zoning ordinance for the proposed development, subject to the conditions included in the recommended action. Site plan reviews are the sole purview of the Planning Commission. Therefore, no action by City Council is needed prior to the applicant applying for building permits so long as the conditions within the recommended action above are met.



CONNEMARA TRL

ALMA CIR

ALBANY AVE

AILES BURY AVE

AILES BURY CT

ABBAYFIELD AVE

UPPER 144TH ST W

AKRON AVE

ADALYN AVE

CONNEMARA TRL

ASPEN AVE

ACCESS RD

145TH ST W  
145TH ST W

145TH ST E  
145TH ST E

145TH ST W

ANSEL WAY

ALEXANDER LN

ABBAYFIELD AVE

ABBAYFIELD AVE

149TH ST W

150TH ST W

ARTAINE TRL

148TH ST W

149TH ST W

150TH ST W

AKRON AVE

Ames Soccer Complex



10 South Eighth Street  
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t 612\_339\_2257  
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February 9, 2026

Anthony Nemcek  
City of Rosemount  
2875 145<sup>th</sup> Street West  
Rosemount, MN 55068

Re: Copperfield Rosemount, MN  
Shea Project No.: 9241.00

Dear Mr. Nemcek,

Here is our narrative for the additional items included on the checklist for our Site Plan Review and PUD Development Plan Application Checklist that request narrative answers:

- G. Previous soil tests show the area is mostly loess (silty sand) overlaying glacial outwash (poorly graded sand). To the west along Abbey Road there were layers of lean clay near the surface which may be present on this site as well.
- H. We have included exterior elevations. They are to scale but we can certainly add additional dimensions if needed. The sign locations are where we would like signage but the design and type of signs and the size of them is still not final just yet. We are still working on designing it.
- I. The private road paving to the north will be filled in between the Rosemount First State Bank and O2B Day Care using bituminous pavement. New B612 curb will be added along the south side of the private road. The driveways will have 5' concrete aprons consistent with City of Rosemount specifications. The parking lot will consist of bituminous pavement with a 3' wide concrete valley gutter through the middle and along the east side of the parking lot connecting to the day care's lot for drainage. Concrete sidewalk will border the parking lot on the north, east, and west side of the building. The south end of the building will have a concrete patio. Total area of bituminous paving is 28,950 SF; Total length of concrete valley gutters is 228 LF; Total area of sidewalk is 1,736 SF; Total area of concrete patio is 1260 SF; Total area of other miscellaneous concrete is 508 SF.
- M. Water will connect from the water main under the private road to the north by a 6" water stub left during previous development. The proposed 6" C900 water line will run into the building at the north wall. An existing hydrant is located at the northwest corner of the site but will need to be relocated further north to be out of the proposed building envelope. A sanitary main line runs along the south property line with a 6" stub provided by previous development. Waste water will exit the building from the south and flow under the parking lot through 6" PVC connecting to the existing stub.

N. The analysis of waste waster flows is as follows:

Fixture	MN 702.1 Equivalent	Occupancy	Quantity	Load (DFU)	Total (DFU)
Prep Sinks	Commercial, Food Waste	Public	2	3	6
Hand Sink	Sink, Wash	Public	2	2	4
Work Table w/ sink	Sink, Kitchen, Domestic	Public	1	2	2
Dish table w/ Scrap Sink	Commercial, Food Waste	Public	1	3	3
Dishwasher, Commercial		Public	1	4	4
Dish Table, Pot Sinks	Commercial, Pot	Public	3	4	12
Mop Sink	Mop Basin	Public	1	3	3
Underbar Sink	Sink, Bar	Public	1	2	2
Underbar Hand Sink	Sink, Wash	Public	1	2	2
Beverage Counter w/ Sink	Sink, Bar	Public	1	2	2
Double Sink, Bathroom	Lavatory, in Sets of Two	Public	2	2	4
Toilet	Water Closet, 1.6GPF Flushmeter Valve	Public	3	4	12
Urinal	Urinal, Integral Trap 1.0 GPF	Public	1	2	2
Under Bar Drain Board		Public	4	0.5	2
Coffee Brewer		Public	1	1	1
				Total	61

Min. Building Drainage Pipe size = 4" (MN Table 703.2)

Drainage Pipe Size Proposed = 6"

Intermittent Flow = 61 DFU x 7.5 GPM/DFU = 457.5 GPM

Wastewater will exit the building to the south through a 6" PVC pipe and connect to the existing city sanitary main located to the south via a 6" sanitary stub. The waste water will be treated by the city's waste water treatment plant.

- P. Description of lot lighting: We intend to have typical pole mounted parking lot lights. We are also intending to have some exterior sconce lights on the building and string lights over the patio area.
- Q. Description of levels of noise, vibration, glare, smoke, odor, waste or other emissions generated, and the methods employed to contain or control such emissions: we will have some minor noise from guests on the patio when the patio is open in the warmer months. There will not be glare. There will be a small amount of exhaust from exhaust fans on our roof like a typical restaurant would have. No odors, just some food smells coming from the exhaust fans.

Please let us know if there is anything we are missing or that you need more information on. Thank you and we look forward to any review comments you may have.

Sincerely,

Erica Freeman, Sr. Project Manager/Project Architect  
 Shea, Inc.  
 612-743-1231  
 Email: erica.freeman@sheadesign.com







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consultant  
<CONSULTANT INFO1>

<CONSULTANT INFO2>

project title  
COPPERFIELD RESTAURANT  
ROSEMOUNT, MN

client logo

client  
HIGHTOP HOSPITALITY  
1342 GRAND AVE., #200  
ST. PAUL MN 55105

soil

<PROJECT PHASE>  
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no. date issued for

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EXTERIOR ELEVATION NOTES

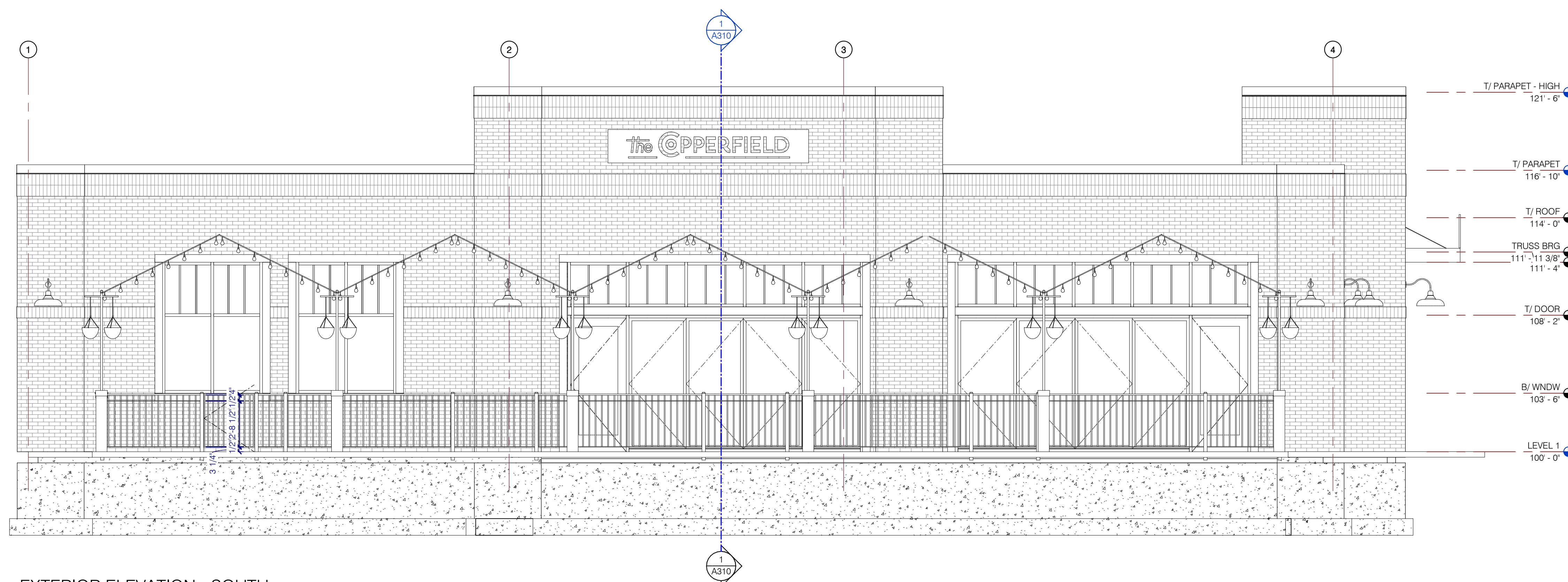
1. COORDINATE WITH MECHANICAL, ELECTRICAL, PLUMBING AND SIGNAGE DRAWINGS FOR ALL PENETRATIONS THROUGH THE EXTERIOR ENVELOPE.
2. SEE ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTING LAYOUT.
3. BUILDING SIGNAGE AND AWNINGS ARE UNDER A SEPARATE PERMIT AND NOT PART OF THIS PLAN REVIEW. G.C. TO PROVIDE BLOCKING AND POWER FOR ALL SIGNAGE.
4. SIGN VENDOR TO PROVIDE VINYL ON GLAZINGS.
5. ADDRESS SIGN LOCATION MUST BE PLAINLY VISIBLE AND LEGIBLE FROM PRIMARY OR MAIN ROAD - MIN. 5' HIGH. CONFIRM W/ LOCAL AUTHORITIES.
6. MOUNT KNOX BOX 6'-0" ABOVE GRADE. CONFIRM EXACT LOCATION WITH FIRE MARSHALL.
7. PROVIDE CONTROL JOINTS AT ALL COLOR AREA TRANSITIONS.
8. XXXX

PRELIMINARY

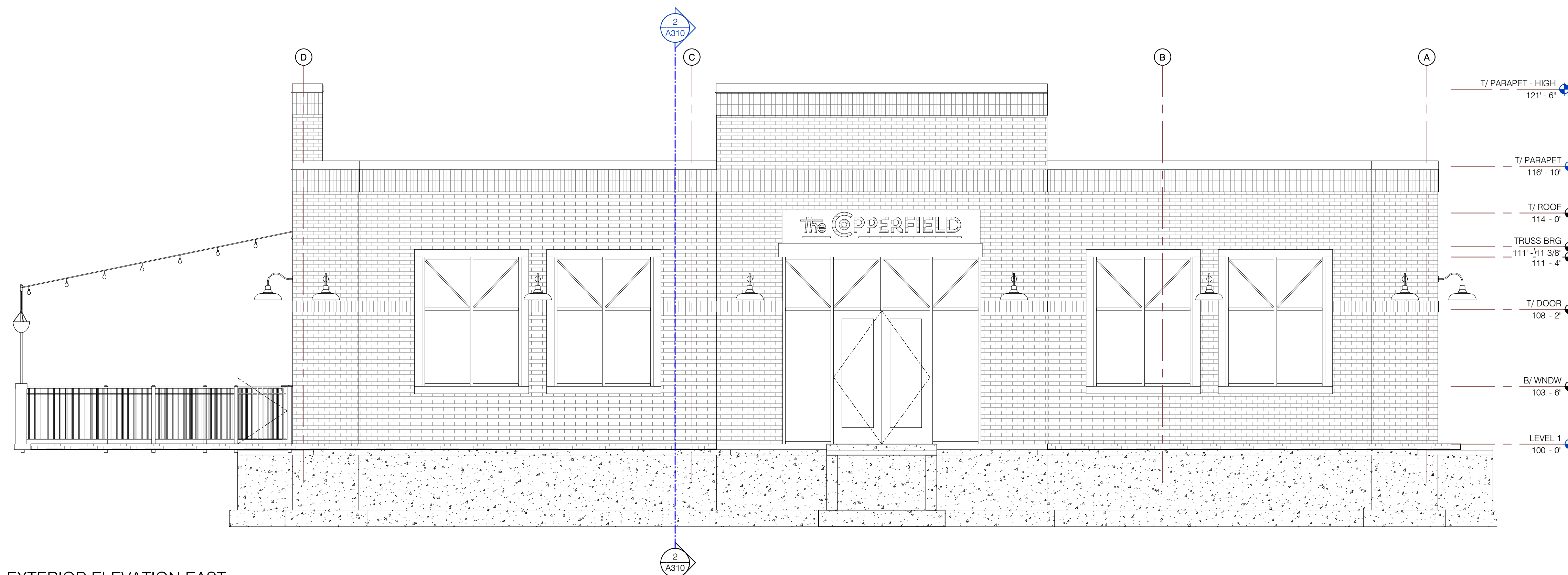
EXTERIOR KEY NOTES

(NOT ALL KEYNOTES MAY BE USED ON THIS SHEET)

NO.	DESCRIPTION	NO.



2 EXTERIOR ELEVATION - SOUTH  
SCALE: 1/4" = 1'-0"



1 EXTERIOR ELEVATION EAST  
SCALE: 1/4" = 1'-0"

A210





10 South Eighth Street  
Minneapolis, MN 55402

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consultant  
<CONSULTANT INFO1>

<CONSULTANT INFO2>

project title  
COPPERFIELD RESTAURANT  
ROSEMOUNT, MN



client  
HIGHTOP HOSPITALITY  
1342 GRAND AVE., #200  
ST. PAUL MN 55105

soil

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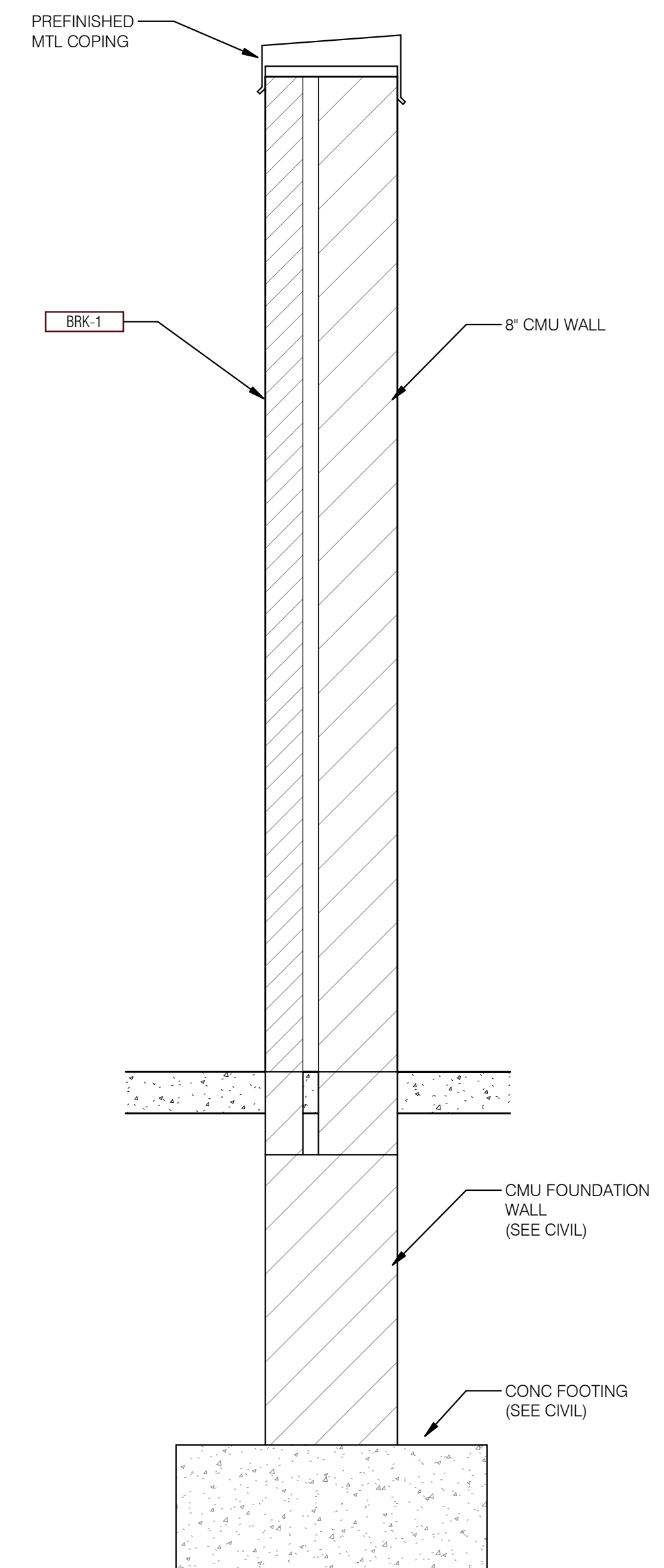
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PRELIMINARY

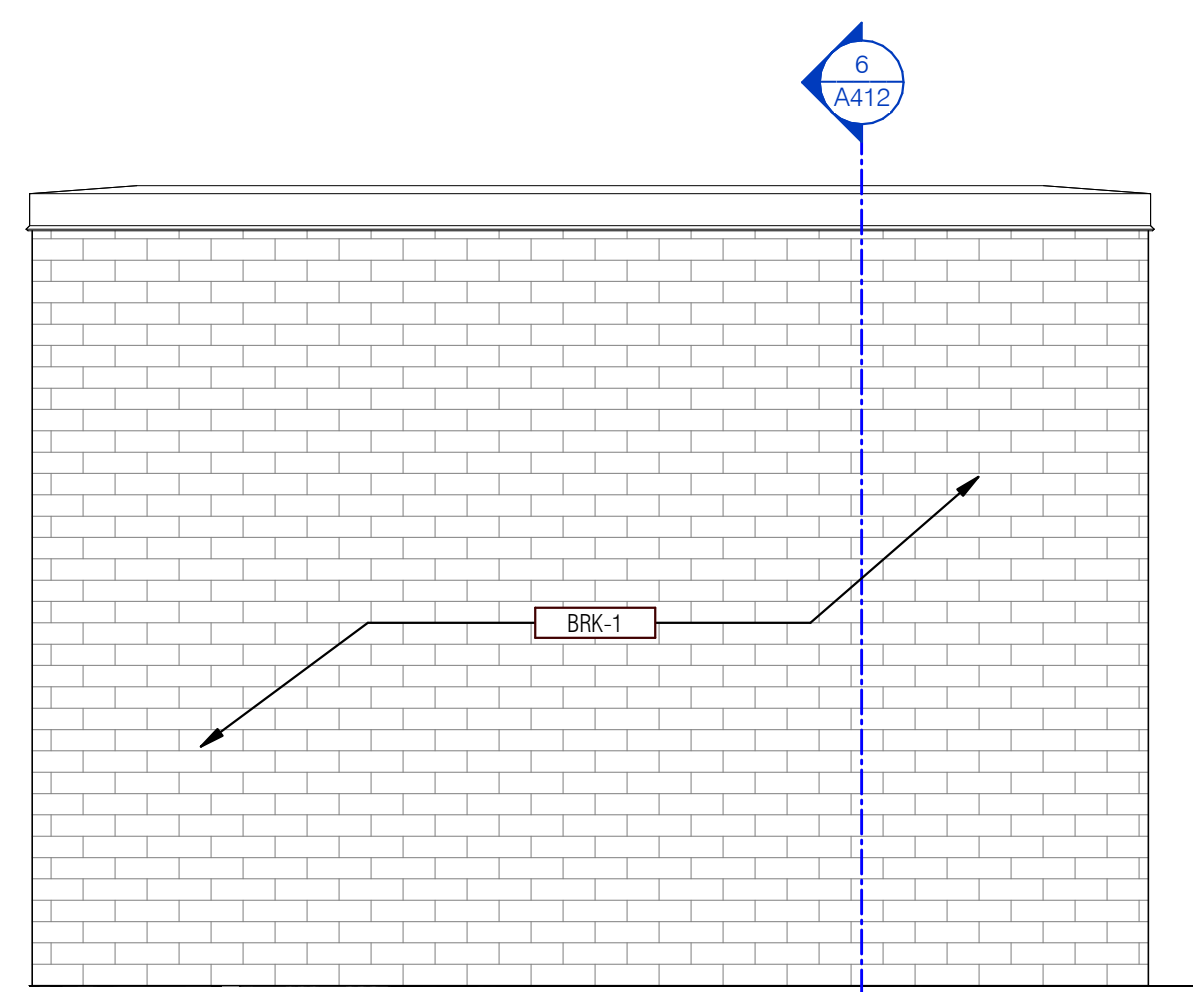
project no. 9241.00	issue date <YYYY-MM-DD>
drawn Author	checked Checker

sheet title  
ENLARGED TRASH ENCLOSURE  
ELEVATIONS AND DETAILS Copy  
1 Copy 1

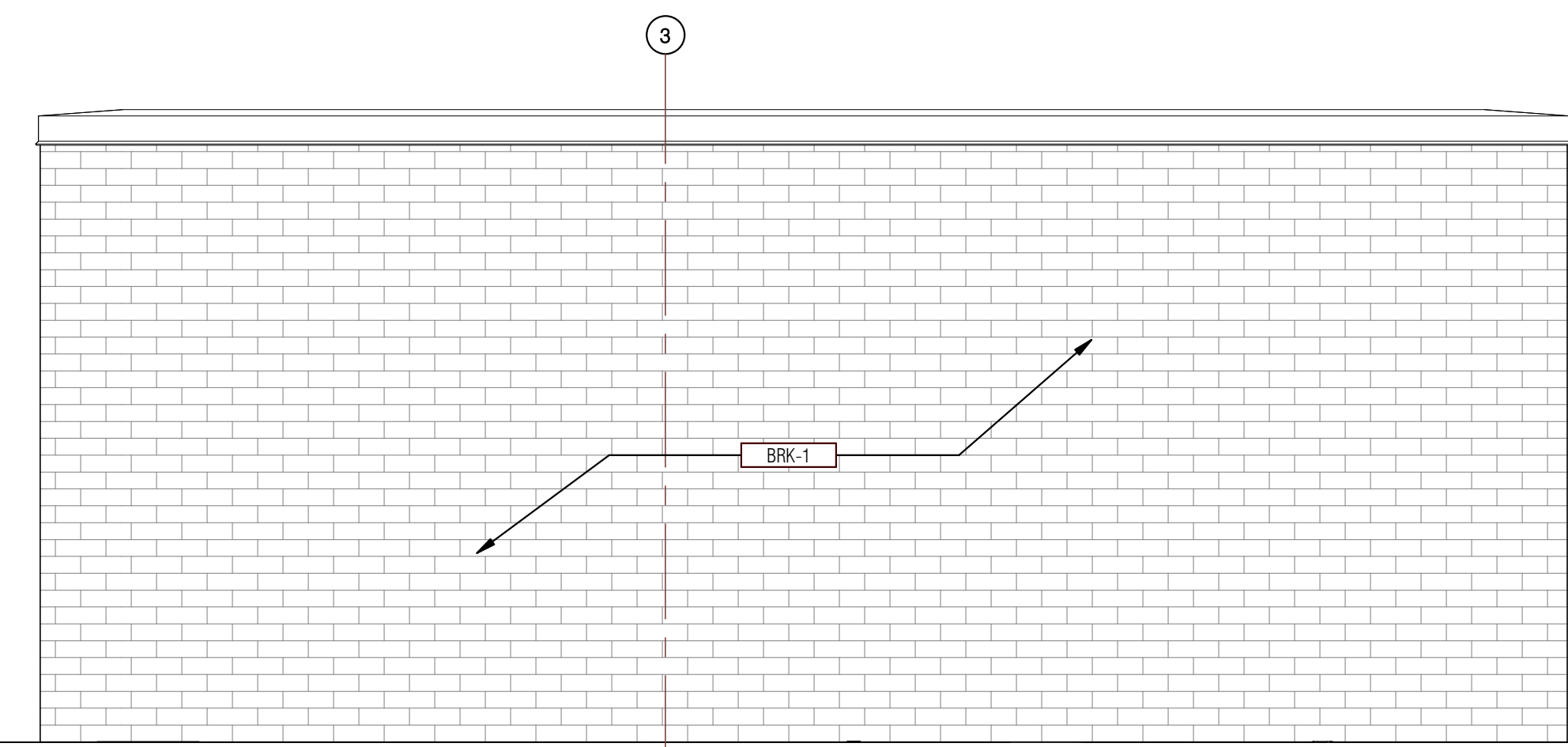
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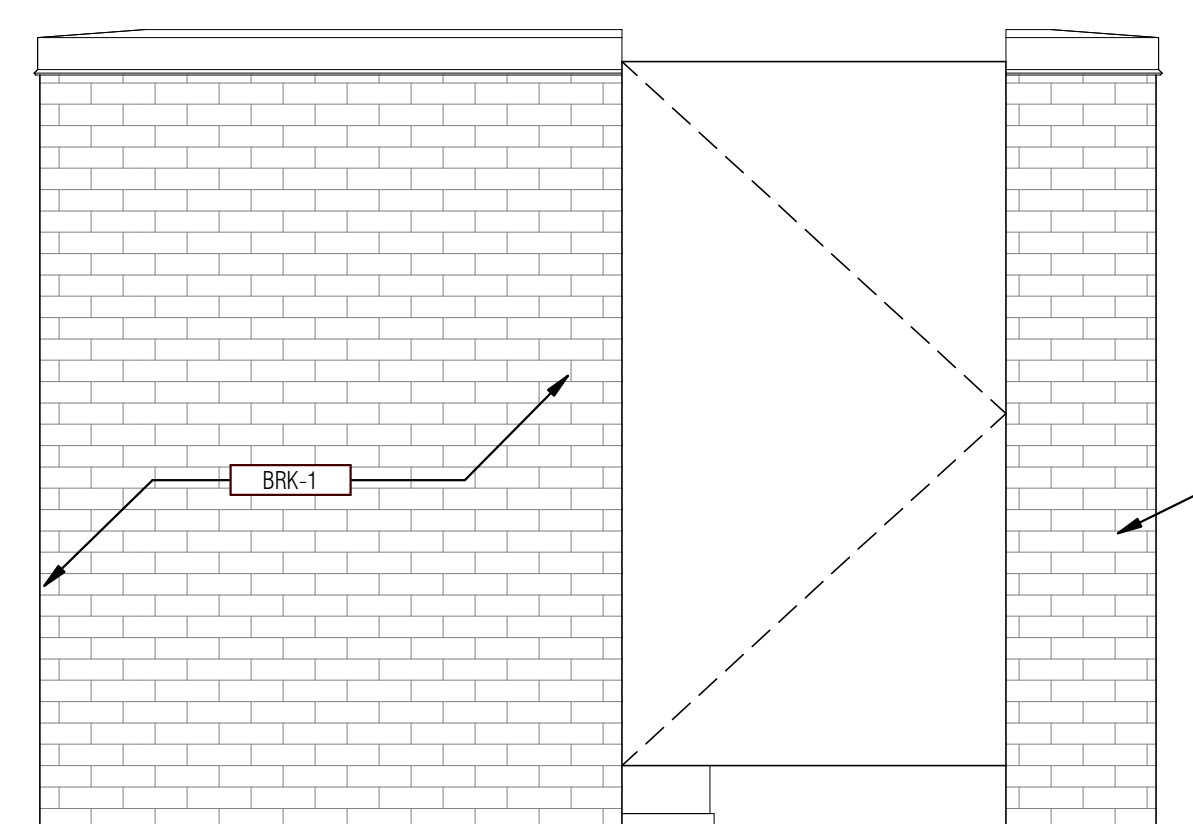
6 WALL SECTION - TRASH ENCLOSURE  
SCALE: 1" = 1'-0"



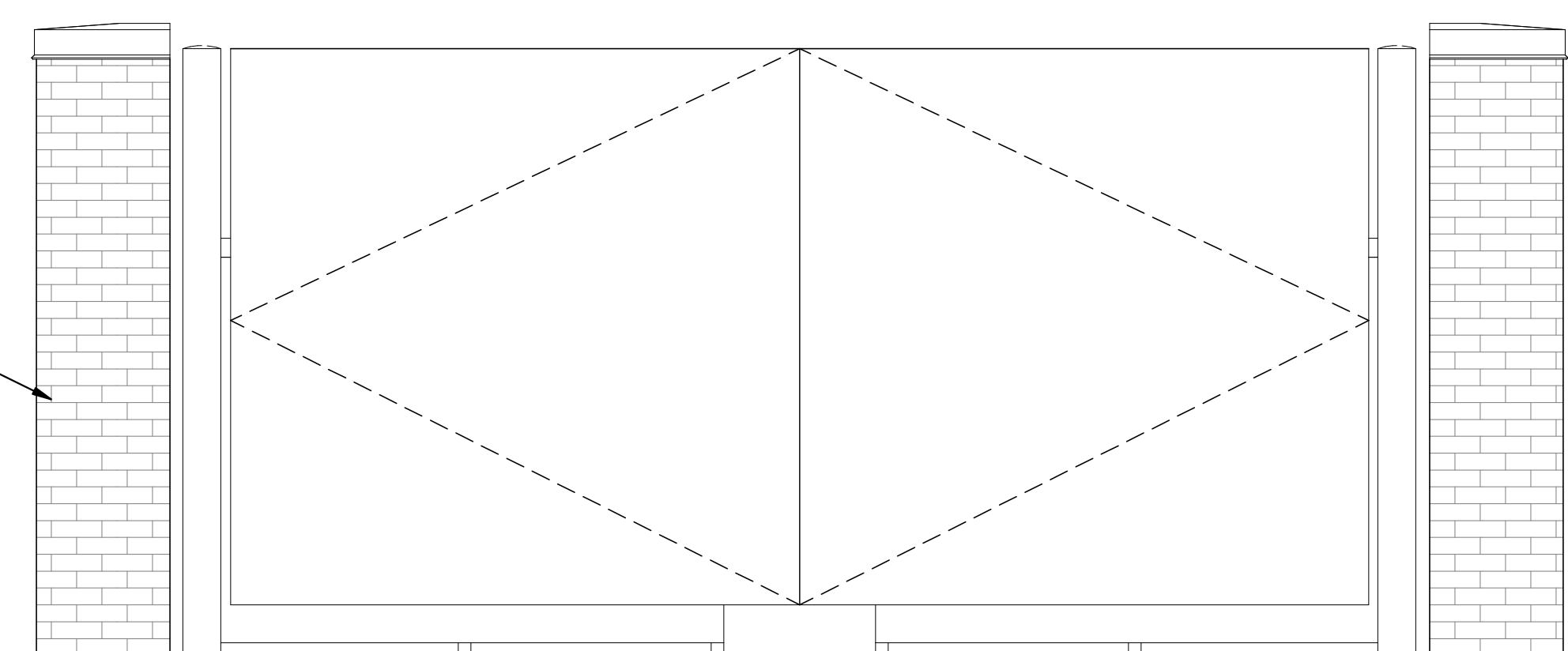
5 ELEVATION - TRASH ENCLOSURE EAST  
SCALE: 1/2" = 1'-0"



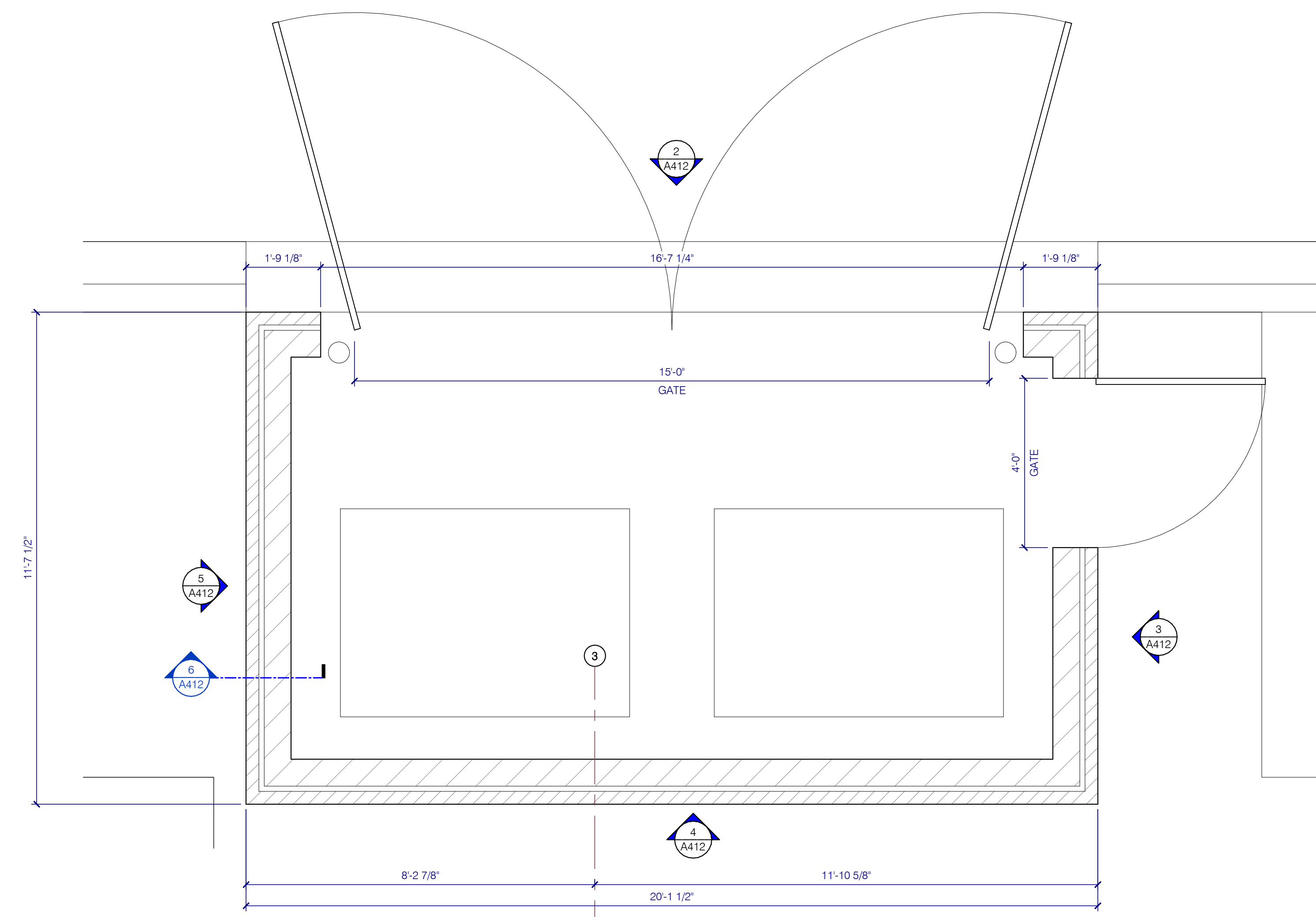
4 ELEVATION - TRASH ENCLOSURE NORTH  
SCALE: 1/2" = 1'-0"



3 ELEVATION - TRASH ENCLOSURE WEST  
SCALE: 1/2" = 1'-0"



2 ELEVATION - TRASH ENCLOSURE SOUTH  
SCALE: 1/2" = 1'-0"



1 ENLARGED PLAN - TRASH ENCLOSURE  
SCALE: 1/2" = 1'-0"









## Memorandum

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

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

Date: March 12, 2026

Re: Copperfield Restaurant  
Engineering Review  
WSB Project No. 033567-000

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We reviewed the documents provided by James R. Hill on February 23, 2026. Documents reviewed include:

- Copperfield Restaurant - Civil Plans – prepared by Anderson, dated 2/6/2026
- Copperfield Restaurant – Stormwater Narrative – prepared by Anderson, dated 2/6/2026

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

### Engineering Review:

1. General
  - a. The project consists of the construction of an approximately restaurant on a 1.48-acre site, Lot 2 Block 1 Prestwick Place 26<sup>th</sup> Addition. The site is located north of CSAH 42/145<sup>th</sup> Street and southeast of Abbeyfield Avenue.
  - b. Provide a Cover/Title Sheet with location map and sheet index
  - c. Provide separate;
    - i. Site/Paving Plan Sheet
      1. Label all site features (curb, sidewalk, ped ramps, signs, pavement, pavement markings, garbage enclosures, etc.)
      2. Label all building and site characteristics (building area, impervious areas, etc.)
    - ii. Utility Plan Sheet
      1. Label any utility crossings
  - d. Provide signed plans on future submittal.
  - e. An NPDES permit will be required as the site is larger than 1 acre.
2. Existing Conditions/Site Demolition Plan
  - a. Provide assumed lengths and sizes of existing and removed pipe lengths
  - b. Show salvaging (reinstalling) existing hydrant assembly
  - c. Show saw cutting (full depth) existing bituminous where removed
3. Site Plan
  - a. Provide Site/Paving Plan Sheet

- i. Label all site features (curb, sidewalk, ped ramps, signs, pavement, pavement markings, garbage enclosures, etc.)
    - ii. Label all building and site characteristics (building area, impervious areas, etc.)
  - b. Provide turning movements for emergency, delivery, and garbage vehicles
  - c. Provide access and utility easements and agreements
4. Grading and Drainage Plan
  - a. Show existing BMP information on the plans, including NWL and HWL.
  - b. Include elevations where tying into existing pavement.
  - c. The minimum allowed slope is 2%. Please show slopes in the roadway to confirm minimum 2% is provided.
  - d. Provide offsite EOF for catch basin in the southeast green space
5. Utility Plans
  - a. Show all connections to existing utilities
    - i. Provide information on existing utilities at connection points
  - b. Call out utility crossings
    - i. Provide top (lower) and bottom (upper) of pipe elevations
  - c. Fire official to review fire coverage and emergency access
  - d. Provide top (lower) and bottom (upper) of pipe elevations at utility crossings
    - i. Maintain minimum 18" separation between water and sewer
    - ii. Insulate if separation between storm sewer and water is less than 36"
  - e. Show the existing gate valve on the water service stub
  - f. Reduce the hydrant lead to only one 45 degree bend
    - i. This may require connecting further north on the hydrant lead
  - g. Verify the R-2095 Casting Number shown in the table
    - i. If the casting size differs from the existing top slab opening there may be a need to replace the existing top slab.
  - h. Show all existing underground and overhead utilities.
6. Erosion and Sediment Control Plans
  - a. Provide inlet protection at the inlet marked on the plans.
7. Details & Specifications
  - a. Please utilize Rosemount city standard detail plates for City utilities and erosion control measures.
8. Landscape Plan
  - a. No comments.

**Stormwater Management Plan:**

1. General Storm Sewer Design
  - a. Please add labels to CBMH drainage map or confirm label from plan matches storm sewer design spreadsheet.
2. Water Quantity
  - a. No comments.
3. Rate/Volume Control
  - a. No comments.

4. Freeboard
  - a. 1.5' separation needed between EOF and building opening.
  - b. Please confirm if the EOF marked on the plans is for both adjacent structures.
  - c. Provide offsite EOF for catch basin in the southeast green space
  
5. Water Quality
  - a. No comments.
  
6. Easements
  - a. No comments.