ROSEMOUNT
MINNESOTA

AGENDA
City Council Regular Meeting
Tuesday, May 19, 2026
7:00 PM
Council Chambers

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE

2. APPROVAL OF AGENDA

3. PRESENTATIONS AND PROCLAMATIONS

a. Rosemount JustServe City Award

b. Minnesota Valley Transit Authority Presentation

c. Certificate of Achievement for Excellence in Financial Reporting Award

d. Proclamation - National Public Works Week 2026

e. Flint Hills Community Advisory Council Presentation

4. RESPONSE TO PUBLIC COMMENT

5. PUBLIC COMMENT

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

6. CONSENT AGENDA

a. Bill Listings

b. Minutes of the May 5, 2026 Regular Meeting Minutes

c. Minutes of the May 5, 2026 Work Session Proceedings

d. Dakota County Post-Election Review JPA

e. Donation acceptance for Fire Department

f. Amending City Code Cannabis and Hemp Business Regulations

g. Declare Surplus Property - Public Works Department

h. Police Captain Position

7. PUBLIC HEARINGS

8. UNFINISHED BUSINESS

9. NEW BUSINESS

a. Request by Scannell Properties #637, LLC, for approval of a Rezoning, Conditional Use Permit and Final Plat to construct a 250,00 square foot warehouse and distribution

facility with outdoor storage.

10. ANNOUNCEMENTS

a. City Staff Updates

b. Upcoming Community Calendar

11. ADJOURNMENT

ROSEMOUNT
MINNESOTA

EXECUTIVE SUMMARY

City Council Regular Meeting: May 19, 2026

AGENDA ITEM: Rosemount JustServe City Award	**AGENDA SECTION:** PRESENTATIONS AND PROCLAMATIONS
PREPARED BY: Sarah Saunders, Deputy City Clerk	**AGENDA NO.** 3.a.
ATTACHMENTS:	**APPROVED BY:** LJM
RECOMMENDED ACTION: Presentation Only	

BACKGROUND

The City of Rosemount has joined the growing number of municipalities participating in the JustServe City program. This designation reflects the City's ongoing commitment to encouraging volunteerism and community engagement. By utilizing JustServe.org, residents are provided with an additional platform to easily identify and participate in local service opportunities.

As a JustServe City, Rosemount has formally committed to fostering a strong culture of service—one that supports volunteer efforts, strengthens neighborhoods, and builds meaningful community connections throughout the year.

Mayor Weisensel signed a Proclamation on April 21, 2026 regarding volunteerism.

Jackie Mayr, JustServe Specialist, will present the City of Rosemount with its JustServe City recognition.

RECOMMENDATION

Presentation Only

ROSEMOUNT
MINNESOTA

EXECUTIVE SUMMARY

City Council Regular Meeting: May 19, 2026

AGENDA ITEM: Minnesota Valley Transit Authority Presentation	**AGENDA SECTION:** PRESENTATIONS AND PROCLAMATIONS
PREPARED BY: Logan Martin, City Administrator	**AGENDA NO.** 3.b.
ATTACHMENTS:	**APPROVED BY:** LJM
RECOMMENDED ACTION: Presentation only.	

BACKGROUND

Minnesota Valley Transit Authority (MVTA) representatives will be present to introduce themselves and provide a conversation on the MVTA's current priorities.

RECOMMENDATION

Presentation only.

ROSEMOUNT
MINNESOTA

EXECUTIVE SUMMARY

City Council Regular Meeting: May 19, 2026

AGENDA ITEM:	Certificate of Achievement for Excellence in Financial Reporting Award	**AGENDA SECTION:** PRESENTATIONS AND PROCLAMATIONS
PREPARED BY:	Teah Malecha, Administrative Services Director	**AGENDA NO.** 3.c.
ATTACHMENTS:	ACFR Award	**APPROVED BY:** LJM
RECOMMENDED ACTION: Acknowledge the Award Earned by the City and Finance Staff		

BACKGROUND

The City of Rosemount has received the Government Finance Officers Association (GFOA) Certificate of Achievement for Excellence in Financial Reporting for the 2024 Annual Comprehensive Financial Report (ACFR).

The GFOA's Certificate of Achievement is the highest form of recognition in governmental accounting and financial reporting and its attainment represents a significant accomplishment for the City and staff. This is the 29th consecutive year that the City has received this prestigious national award. In order to receive this award, the government entity needs to publish an easily readable and efficiently organized ACFR and satisfy both the generally accepted accounting principles (GAAP) and applicable legal requirements. The Certificate of Achievement is valid for one year.

Thank you to the Finance staff for their continuous hard work in achieving this honor.

RECOMMENDATION

Staff recommends that the City Council acknowledge the award earned by the City and Finance staff.

GOVERNMENT FINANCE OFFICERS ASSOCIATION

NEWS RELEASE

FOR IMMEDIATE RELEASE

4/14/2026

For more information contact:
Michele Mark Levine, Director/TSC
Phone: (312) 977-9700
Fax: (312) 977-4806
Email: mlevine@gfoa.org

(Chicago, Illinois)—Government Finance Officers Association of the United States and Canada (GFOA) has awarded the Certificate of Achievement for Excellence in Financial Reporting to **City of Rosemount** for its annual comprehensive financial report for the fiscal year ended December 31, 2024. The report has been judged by an impartial panel to meet the high standards of the program, which includes demonstrating a constructive "spirit of full disclosure" to clearly communicate its financial story and motivate potential users and user groups to read the report.

The Certificate of Achievement is the highest form of recognition in the area of governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management.

Government Finance Officers Association (GFOA) advances excellence in government finance by providing best practices, professional development, resources, and practical research for more than 25,000 members and the communities they serve.

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Rosemount
Minnesota

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

December 31, 2024

Christopher P. Morrill

Executive Director/CEO

The Government Finance Officers Association of the United States and Canada

presents this

AWARD OF FINANCIAL REPORTING ACHIEVEMENT

to

Finance Department

City of Rosemount, Minnesota

The Award of Financial Reporting Achievement is presented by the Government Finance Officers Association to the department or individual designated as instrumental in the government unit achieving a Certificate of Achievement for Excellence in Financial Reporting. A Certificate of Achievement is presented to those government units whose annual financial reports are judged to adhere to program standards and represents the highest award in government financial reporting.

Executive Director

Christopher P. Morrill

Date: 4/14/2026

ROSEMOUNT
MINNESOTA

EXECUTIVE SUMMARY

City Council Regular Meeting: May 19, 2026

AGENDA ITEM: Proclamation - National Public Works Week 2026	**AGENDA SECTION:** PRESENTATIONS AND PROCLAMATIONS
PREPARED BY: Nick Egger, Public Works Director	**AGENDA NO.** 3.d.
ATTACHMENTS: Proclamation	**APPROVED BY:** LJM
RECOMMENDED ACTION: Read and Adopt a Proclamation to Declare May 17-23, 2026 as National Public Works Week	

BACKGROUND

This year marks the 66th anniversary of National Public Works Week, sponsored by the American Public Works Association (APWA) across North America. The 2026 theme, **"Rooted in Service, Powered by Community,"** shines a spotlight on how public works professionals form the backbone of daily life in our communities.

The theme emphasizes the vital role our public works team plays in supporting the safety, health, and quality of life for all residents. As we observe National Public Works Week, we invite the City Council to recognize and commend the following individuals for their exceptional dedication and the positive impact of their work.

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

From executing major infrastructure projects to responding to water system emergencies, maintaining our parks and public spaces, tackling snowstorms, and supporting recovery after natural events, our Public Works staff consistently demonstrate professionalism, expertise, and commitment. Their efforts ensure Rosemount remains a safe, welcoming, and thriving community.

We are grateful for their tireless work and the difference they make every day. Please join us in celebrating the accomplishments and contributions of our outstanding Public Works team!

RECOMMENDATION

Staff recommends the City Council proclaim May 17-23, 2026 as National Public Works Week.

ROSEMOUNT

PROCLAMATION

NATIONAL PUBLIC WORKS WEEK: MAY 17-23, 2026

"Rooted in Service, Powered by Community"

WHEREAS, the year 2026 marks the 66th annual National Public Works Week, sponsored by the American Public Works Association, and is being celebrated May 17–23, 2026; and

WHEREAS, the 2026 theme, "Rooted in Service, Powered by Community," highlights the essential role public works professionals play in connecting people, supporting neighborhoods, and strengthening the foundation of a thriving and resilient City of Rosemount; and

WHEREAS, public works infrastructure, facilities, and services - including transportation systems, water and wastewater utilities, stormwater management, parks, and public buildings - are vital to the health, safety, and quality of life of our 30,000+ residents and to the success of our hundreds of businesses; and

WHEREAS, these critical services are made possible by dedicated public works professionals, including engineers, operators, technicians, maintenance crews, and support staff, who serve as first responders and who build, maintain, and protect the systems our community depends on every day; and

WHEREAS, the Public Works Department of the City of Rosemount is deeply rooted in a tradition of service and is powered by strong partnerships with residents, businesses, and community organizations, working together to enhance sustainability, resilience, and the overall well-being of our City; and

NOW, THEREFORE BE IT RESOLVED THAT We, the City Council of the City of Rosemount, do hereby proclaim the week of May 17–23, 2026, as National Public Works Week, and we urge all residents to join us in recognizing and thanking our City's team of 30 public works professionals for their dedication, service, and lasting contributions to our community.

DATED THIS 19th day of May, 2026.

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Jeffery D. Weisensel, Mayor

ROSEMOUNT MINNESOTA

EXECUTIVE SUMMARY

City Council Regular Meeting: May 19, 2026

AGENDA ITEM:	Flint Hills Community Advisory Council Presentation	**AGENDA SECTION:** PRESENTATIONS AND PROCLAMATIONS
PREPARED BY:	Adam Kienberger, Community Development Director	**AGENDA NO.** 3.e.
ATTACHMENTS:		**APPROVED BY:** LJM
RECOMMENDED ACTION: None required		

BACKGROUND

The Community Advisory Council to Flint Hills Resources Pine Bend Refinery (CAC) is a thoughtful and committed group of volunteer citizen representatives working to fulfill the organization's vision of creating open dialogue between the community and the Flint Hills Resources Pine Bend refinery. The CAC empowers residents living near the Pine Bend refinery to provide input and collaborate with Flint Hills Resources on environmental, safety, and operational issues and projects.

Kevin Carroll, currently Rosemount's sole representative on the CAC, will be in attendance to speak about the group and solicit additional representation on the CAC by Rosemount residents.

RECOMMENDATION

None, receive presentation

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
10124	**5/4/2026**		**103061 ICMA RETIREMENT CORP**							
	4/30/2026	3,917.09			15458	0429261042457	7020.2134.01		DEFERRED COMPENSATION - MISSIO	PAYROLL FUND
		3,917.09								
165168	**4/30/2026**		**101825 ABT MAILCOM**							
	4/27/2026	610.78	MONTHLY OUTSOURCING - UB BILLS		15435	55291	6100.6350		PRINTING COSTS	WATER UTILITY
	4/27/2026	610.78	MONTHLY OUTSOURCING - UB BILLS		15435	55291	6200.6350		PRINTING COSTS	SEWER UTILITY
	4/27/2026	610.78	MONTHLY OUTSOURCING - UB BILLS		15435	55291	6300.6350		PRINTING COSTS	STORM WATER UTILITY
	4/27/2026	203.62	MONTHLY OUTSOURCING - UB BILLS		15435	55291	6400.6350		PRINTING COSTS	STREET LIGHT UTILITY
		2,035.96								
165169	**4/30/2026**		**100919 ALL AMERICAN ARENA PRODUCTS**							
	4/13/2026	139.00	ENDURANCE MAT		15198	7395	6500.6242		MINOR EQUIPMENT	ICE ARENA
		139.00								
165170	**4/30/2026**		**100343 APPLIED CONCEPTS INC**							
	4/22/2026	3,523.00	RADAR UNIT FOR NEW SQUAD		15378	475853	1210.6550.21		MOTOR VEHICLES-POLICE	POLICE
		3,523.00								
165171	**4/30/2026**		**100478 ASPEN MILLS**							
	4/24/2026	217.70	BADGES- GANFIELD		15397	374473	1220.6144		EMPLOYEE ALLOWANCES	FIRE
		217.70								
165172	**4/30/2026**		**103332 BISTODEAU, KAREN**							
	4/16/2026	620.00	FACEPAINTING EXPO		15313	04182026	2100.6310	00050100	PROFESSIONAL SERVICES	PORT AUTHORITY
		620.00								
165173	**4/30/2026**		**101296 BOLTON & MENK INC**							
	4/24/2026	164.00	LANDSCAPE ARCHITECT		15395	0392429	4100.6313	PPICKLE	ENGINEERING SERVICES	PARK IMPROVEMENT
	4/27/2026	6,200.00	2026 SIP		15430	0392706	4326.6313		ENGINEERING SERVICES	2026-01 - 2026 STREET IMPROVEM
	4/28/2026	1,520.00	SANITARY SEWER COMP - FALCON		15443	0392739	4673.6313		ENGINEERING SERVICES	2024-24 - PROJECT FALCON
		7,884.00								
165174	**4/30/2026**		**101385 BUSINESS ESSENTIALS**							
	4/16/2026	128.38	OFFICE SUPPLIES		15308	WO-1388478-1	1120.6210	00040603	OFFICE SUPPLIES	GENERAL GOVERNMENT
		128.38								
165175	**4/30/2026**		**102772 CHARTER COMMUNICATIONS**							
	4/27/2026	150.06	TV SERV FIRE ST'N #2		15434	113140301041426	1220.6326		OTHER COMMUNICATION COSTS	FIRE
	4/27/2026	37.56	TV SERVICE ARENA		15436	175314901042126	6500.6326		OTHER COMMUNICATION COSTS	ICE ARENA
	4/27/2026	18.78	TV SERVICE FIRE ST'N #1		15437	175314201042126	1220.6326		OTHER COMMUNICATION COSTS	FIRE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
165175	**4/30/2026**		**102772 CHARTER COMMUNICATIONS**						**Continued...**	
		206.40								
165176	**4/30/2026**		**101905 CLEARWAY COMMUNITY SOLAR LLC**							
	4/27/2026	123.03	FEB '26 SOLAR SUBSCRIPTION		15438	ROSEMNT-12604	1520.6371		ELECTRIC	PARKS MAINTENANCE
	4/27/2026	2,929.08	FEB '26 SOLAR SUBSCRIPTION		15438	ROSEMNT-12604	1510.6371		ELECTRIC	PARK & RECREATION
	4/27/2026	29.89	FEB '26 SOLAR SUBSCRIPTION		15438	ROSEMNT-12604	1320.6371		ELECTRIC	STREET MAINTENANCE
	4/27/2026	183.47	FEB '26 SOLAR SUBSCRIPTION		15438	ROSEMNT-12604	1340.6371		ELECTRIC	GOVERNMENT BUILDINGS
	4/27/2026	6,834.51	FEB '26 SOLAR SUBSCRIPTION		15438	ROSEMNT-12604	1510.6371	00017100	ELECTRIC	PARK & RECREATION
	4/27/2026	4.10	FEB '26 SOLAR SUBSCRIPTION		15438	ROSEMNT-12604	2100.6371		ELECTRIC	PORT AUTHORITY
	4/27/2026	273.77	FEB '26 SOLAR SUBSCRIPTION		15438	ROSEMNT-12604	6100.6371	WT103	ELECTRIC	WATER UTILITY
	4/27/2026	306.75	FEB '26 SOLAR SUBSCRIPTION		15438	ROSEMNT-12604	6100.6371	WT104	ELECTRIC	WATER UTILITY
	4/27/2026	15.46	FEB '26 SOLAR SUBSCRIPTION		15438	ROSEMNT-12604	6200.6371	SSLS210	ELECTRIC	SEWER UTILITY
	4/27/2026	25.57	FEB '26 SOLAR SUBSCRIPTION		15438	ROSEMNT-12604	6200.6371	SSLS208	ELECTRIC	SEWER UTILITY
	4/27/2026	42.83	FEB '26 SOLAR SUBSCRIPTION		15438	ROSEMNT-12604	6200.6371	SSLS207	ELECTRIC	SEWER UTILITY
	4/27/2026	8.97	FEB '26 SOLAR SUBSCRIPTION		15438	ROSEMNT-12604	6300.6371	SWLS301	ELECTRIC	STORM WATER UTILITY
	4/27/2026	191.06	FEB '26 SOLAR SUBSCRIPTION		15438	ROSEMNT-12604	6400.6371		ELECTRIC	STREET LIGHT UTILITY
		10,968.49								
165177	**4/30/2026**		**103555 COLLINS ELECTRICAL**							
	4/24/2026	499.45	SERVICE CALL / ELEC WORK		15390	2631423.01	1510.6381	00015100	BUILDING REPAIRS AND MAINTENAN	PARK & RECREATION
	4/24/2026	499.44	SERVICE CALL / ELEC WORK		15390	2631423.01	6500.6381		BUILDING REPAIRS AND MAINTENAN	ICE ARENA
	4/30/2026	1,985.50	FIRE ALARM TESTING		15508	2630905.01	1340.6317		OTHER PROFESSIONAL SERVICES	GOVERNMENT BUILDINGS
		2,984.39								
165178	**4/30/2026**		**101554 CORE & MAIN LP**							
	4/17/2026	164.34	FLANGE KITS FOR METER		15343	V000032251	6100.6237		UTILITY SYSTEM MAINTENANCE SUP	WATER UTILITY
		164.34								
165179	**4/30/2026**		**107433 CRW ARCHITECTURE +DESIGN GROUP**							
	4/30/2026	6,266.50	DESIGN - STORAGE BUILDING		15497	06696	4100.6313	PGEN	ENGINEERING SERVICES	PARK IMPROVEMENT
		6,266.50								
165180	**4/30/2026**		**102937 CRYSTEEL MANUFACTURING INC**							
	4/24/2026	1,163.41	SPREADER PARTS		15409	LC00101377	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		1,163.41								
165181	**4/30/2026**		**103568 DAKOTA AWARDS & ENGRAVING**							
	4/24/2026	27.00	PNR COMMISSIONER NME PLTE/TAG		15418	30804	1120.6210		OFFICE SUPPLIES	GENERAL GOVERNMENT
		27.00								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
165182	**4/30/2026**		**103572 DAKOTA COUNTY FINANCE**						**Continued...**	
	4/24/2026	55,278.75	2026 CJN PARTNER FEE		15402	452025	1210.6318		SOFTWARE FEES	POLICE
	4/24/2026	33,534.22	2026 PRO PHOENIX RMS FEE		15403	452017	1210.6318		SOFTWARE FEES	POLICE
	4/27/2026	165.00	MARCH MHZ SUBSCRIBER FEE		15432	5505656	1520.6324		RADIO UNITS	PARKS MAINTENANCE
	4/27/2026	165.00	MARCH MHZ SUBSCRIBER FEE		15432	5505656	1320.6324		RADIO UNITS	STREET MAINTENANCE
	4/27/2026	1,650.00	MARCH MHZ SUBSCRIBER FEE		15432	5505656	1220.6324		RADIO UNITS	FIRE
	4/27/2026	1,575.00	MARCH MHZ SUBSCRIBER FEE		15432	5505656	1210.6324		RADIO UNITS	POLICE
	4/27/2026	165.00	MARCH MHZ SUBSCRIBER FEE		15432	5505656	6100.6324		RADIO UNITS	WATER UTILITY
	4/27/2026	165.00	MARCH MHZ SUBSCRIBER FEE		15432	5505656	6200.6324		RADIO UNITS	SEWER UTILITY
	4/27/2026	165.00	MARCH MHZ SUBSCRIBER FEE		15432	5505656	6300.6324		RADIO UNITS	STORM WATER UTILITY
	4/29/2026	727.00	REPAIR FIRE RADIO		15463	5505662	1220.6384		MACHINERY & EQUIPMENT REPAIRS	FIRE
		93,589.97								
165183	**4/30/2026**		**100379 DAKOTA COUNTY PROPERTY**							
	4/29/2026	1,057.36	SPEEDWAY SPECIAL ASSESSMENT		15475	34 03010 85 010	2100.6510		LAND	PORT AUTHORITY
		1,057.36								
165184	**4/30/2026**		**103595 DICK'S VALLEY SERVICE INC**							
	4/29/2026	272.83	RPD VEHICLE IMPOUND		15479	26-128587	1210.6452		TOWING CHARGES	POLICE
		272.83								
165185	**4/30/2026**		**103607 ECOLAB PEST**							
	4/15/2026	100.00	PEST CONTROL		15262	3803664	1340.6317		OTHER PROFESSIONAL SERVICES	GOVERNMENT BUILDINGS
	4/16/2026	123.04	APR-JUN'26 PEST CONTROL		15319	3803665	1510.6384	00015100	MACHINERY & EQUIPMENT REPAIRS	PARK & RECREATION
		223.04								
165186	**4/30/2026**		**107410 EMERGENCY SERVICE PERSPECTIVES LLC**							
	4/17/2026	6,000.00	DATA ANALYSIS PROJECT		15351	ESP-2026-0015	1220.6310		PROFESSIONAL SERVICES	FIRE
		6,000.00								
165187	**4/30/2026**		**100136 ESS BROTHERS & SONS INC**							
	4/28/2026	484.00	STORM MANHOLE COVER LIDS		15441	GG1759	6300.6237		UTILITY SYSTEM MAINTENANCE SUP	STORM WATER UTILITY
		484.00								
165188	**4/30/2026**		**102555 FLEET SERVICES**							
	4/27/2026	1,500.00	MARCH VEHICLE LEASES		15433	2026090019	1210.6384		MACHINERY & EQUIPMENT REPAIRS	POLICE
	4/27/2026	1,191.32	MARCH VEHICLE LEASES		15433	2026090019	4050.6550.31		MOTOR VEHICLES-PW	EQUIPMENT IMPROVEMENT
	4/27/2026	541.61	MARCH VEHICLE LEASES		15433	2026090019	4050.6550.21		MOTOR VEHICLES-POLICE	EQUIPMENT IMPROVEMENT
	4/27/2026	100.41-	MARCH VEHICLE LEASES		15433	2026090019	4050.6550		MOTOR VEHICLES	EQUIPMENT IMPROVEMENT
		3,132.52								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
165189	**4/30/2026**		**100734 GOLDEN OAK TREE SERVICE INC**						**Continued...**	
	4/13/2026	2,000.00	TREE REMOVAL FROM POND AREA		15181	04/2026 HOLDING POND	6300.6310		PROFESSIONAL SERVICES	STORM WATER UTILITY
	4/13/2026	3,500.00	BLVD TREE TRIMMING		15182	04/2026 ROAD CLEARANCE 1	1320.6310		PROFESSIONAL SERVICES	STREET MAINTENANCE
	4/13/2026	2,500.00	BLVD TREE TRIMMING		15183	04/2026 ROAD CLEARANCE 2	1320.6310		PROFESSIONAL SERVICES	STREET MAINTENANCE
	4/16/2026	500.00	TREE TRIMMING		15333	04/2026 TRIMMING TWIN PUD	1520.6317		OTHER PROFESSIONAL SERVICES	PARKS MAINTENANCE
		8,500.00								
165190	**4/30/2026**		**103639 GRAINGER**							
	4/17/2026	86.66	DRILL BIT		15356	9879140631	1520.6241		SMALL TOOLS	PARKS MAINTENANCE
	4/17/2026	31.22	DRILL BIT		15357	9879140623	1520.6241		SMALL TOOLS	PARKS MAINTENANCE
		117.88								
165191	**4/30/2026**		**107434 GREAT PLAINS FIRE**							
	4/29/2026	413.79	STRUCTURAL FIREFIGHTER GLOVES		15464	9488	1220.6580		OTHER EQUIPMENT	FIRE
		413.79								
165192	**4/30/2026**		**103085 GUARDIAN SUPPLY**							
	4/13/2026	924.97	UNIFORMS MILLER		15205	23851	1210.6144		EMPLOYEE ALLOWANCES	POLICE
		924.97								
165193	**4/30/2026**		**103650 HIGHLAND SANITATION & RECYCLING**							
	4/30/2026	383.35	APRIL TRASH SERVICE		15495	0001522304	1510.6374		TRASH	PARK & RECREATION
	4/30/2026	100.17	APRIL TRASH SERVICE		15495	0001522304	1510.6374	00040704	TRASH	PARK & RECREATION
	4/30/2026	101.39	APRIL TRASH SERVICE		15495	0001522304	1510.6374	00016100	TRASH	PARK & RECREATION
	4/30/2026	5,966.23	APRIL TRASH SERVICE		15495	0001522304	1340.6374		TRASH	GOVERNMENT BUILDINGS
	4/30/2026	371.85	APRIL TRASH SERVICE		15495	0001522304	6500.6374		TRASH	ICE ARENA
		6,922.99								
165194	**4/30/2026**		**103652 HONSA LIGHTING SOLUTIONS INC**							
	4/16/2026	401.62	LED TUBES		15318	103563	1510.6242		MINOR EQUIPMENT	PARK & RECREATION
		401.62								
165195	**4/30/2026**		**102801 JM MARKETING LLP**							
	4/24/2026	100.00	ARENA CELL CHARGER GRAPHICS		15392	NY303	6500.6210		OFFICE SUPPLIES	ICE ARENA
		100.00								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
165196	**4/30/2026**		**103668 KENNEDY & GRAVEN, CHARTERED**						**Continued...**	
	4/17/2026	1,877.02	MAR'26 CD RETAINER		15344	192766	1120.6314		LEGAL SERVICES	GENERAL GOVERNMENT
	4/17/2026	388.35	MAR'26 ENG/PW RETAINER		15345	192765	1120.6314		LEGAL SERVICES	GENERAL GOVERNMENT
	4/17/2026	504.85	MAR'26 PD RETAINER		15346	192767	1120.6314		LEGAL SERVICES	GENERAL GOVERNMENT
	4/17/2026	1,229.78	MAR'26 ADMIN RETAINER		15347	192764	1120.6314		LEGAL SERVICES	GENERAL GOVERNMENT
	4/21/2026	1,722.72	MAR'26 NON RETAINER		15369	192768	1120.6314		LEGAL SERVICES	GENERAL GOVERNMENT
	4/21/2026	512.50	MAR'26 NON RETAINER		15369	192768	4314.6314		LEGAL SERVICES	2023-04 - 2023 PAVEMENT MGMT
		6,235.22								
165197	**4/30/2026**		**103674 KRISS PREMIUM PRODUCTS**							
	4/30/2026	140.00	WATER TREATMENT		15502	200365	6500.6225		CHEMICAL SUPPLIES	ICE ARENA
		140.00								
165198	**4/30/2026**		**100613 LEXIPOL LLC**							
	4/24/2026	3,992.15	LEXIPOL 3/1/26-2/28/27		15396	INVLEX11265352	1220.6318		SOFTWARE FEES	FIRE
		3,992.15								
165199	**4/30/2026**		**103686 LOGIS-LOCAL GOVERNMENT**							
	4/13/2026	15.00	TOKEN - MORRIS		15188	153703	1520.6220		OPERATING SUPPLIES	PARKS MAINTENANCE
	4/13/2026	15.00	TOKEN - BYRON		15188	153703	6300.6220		OPERATING SUPPLIES	STORM WATER UTILITY
	4/13/2026	65.97	ADOBE BAUMANN		15189	153777	1510.6318		SOFTWARE FEES	PARK & RECREATION
	4/13/2026	27.00	LOCATES		15189	153777	1320.6310		PROFESSIONAL SERVICES	STREET MAINTENANCE
	4/13/2026	65.97	ADOBE CARTNEY		15189	153777	1510.6318		SOFTWARE FEES	PARK & RECREATION
	4/13/2026	1,320.00	HUBBLE LICENSE - RILEY		15190	153693	1520.6318		SOFTWARE FEES	PARKS MAINTENANCE
	4/15/2026	239.99	NETWORK SVCS THRU 3/31/26		15268	153738	1120.6310		PROFESSIONAL SERVICES	GENERAL GOVERNMENT
	4/15/2026	5,413.33	PALO ALTO INSTALL		15268	153738	4050.6310		PROFESSIONAL SERVICES	EQUIPMENT IMPROVEMENT
		7,162.26								
165200	**4/30/2026**		**100510 MARCO TECHNOLOGIES LLC**							
	4/29/2026	826.63	COPIER CONTRACTS		15469	INV15168521	1120.6392		OFFICE EQUIPMENT RENTALS	GENERAL GOVERNMENT
	4/29/2026	706.55	COPIER CONTRACTS		15469	INV15168521	1120.6350		PRINTING COSTS	GENERAL GOVERNMENT
		1,533.18								
165201	**4/30/2026**		**103697 MENARDS-APPLE VALLEY**							
	4/13/2026	69.24	PARK SHOP SUPPLIES		15194	9849	1520.6226		OTHER OPERATING SUPPLIES	PARKS MAINTENANCE
		69.24								
165202	**4/30/2026**		**101363 METRO SALES INC**							
	4/29/2026	95.62	STEEPLE CNTR MAIN OFF PRINTER		15467	INV3070084	1120.6350		PRINTING COSTS	GENERAL GOVERNMENT
	4/29/2026	73.44	STEEPLE CNTR MAIN OFF PRINTER		15467	INV3070084	1120.6392		OFFICE EQUIPMENT RENTALS	GENERAL GOVERNMENT
	4/29/2026	16.66	RCC JON BALVANCE COPIER		15468	INV3070598	1120.6350		PRINTING COSTS	GENERAL GOVERNMENT

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165202	**4/30/2026**		**101363 METRO SALES INC**						**Continued...**	
	4/29/2026	102.00	RCC JON BALVANCE COPIER		15468	INV3070598	1120.6392		OFFICE EQUIPMENT RENTALS	GENERAL GOVERNMENT
		287.72								
165203	**4/30/2026**		**106070 MIDWEST MACHINERY CO**							
	4/15/2026	531.21	MOWER BLADES		15265	10828217	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		531.21								
165204	**4/30/2026**		**106636 NAPA AUTO PARTS**							
	4/24/2026	1,336.60	SQUAD PARTS STRUTS		15405	703569	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	4/24/2026	44.94	FILTERS		15406	703852	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	4/24/2026	12.66	FUSE		15407	704040	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	4/24/2026	6.54	CONNECTOR		15408	704042	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		1,400.74								
165205	**4/30/2026**		**100638 NIPPON SANSO MATHESON INC**							
	4/16/2026	184.34	O2 BOTTLE EXCHANGE - MEDICAL		15307	0033123461	1220.6226		OTHER OPERATING SUPPLIES	FIRE
		184.34								
165206	**4/30/2026**		**103747 NORTHERN SAFETY TECH**							
	4/24/2026	297.95	KUBOTA BEACON LIGHT		15414	60869	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		297.95								
165207	**4/30/2026**		**103242 NOVA FIRE PROTECTION INC**							
	4/30/2026	950.00	FIRE ALARM TESTING		15509	78622	1340.6317		OTHER PROFESSIONAL SERVICES	GOVERNMENT BUILDINGS
		950.00								
165208	**4/30/2026**		**102006 PELLICCI ACE ROSEMOUNT**							
	4/24/2026	40.46	MISC ITEMS-AWARDS		15399	15381/R	1220.6210		OFFICE SUPPLIES	FIRE
	4/30/2026	149.99	SANDER		15505	15385/R	1520.6241		SMALL TOOLS	PARKS MAINTENANCE
		190.45								
165209	**4/30/2026**		**102897 PREMIER POLYSTEEL**							
	4/30/2026	4,460.00	PICNIC TABLES		15496	2125	4100.6530	PPICKLE	IMPROVEMENTS OTHER THAN BUILDI	PARK IMPROVEMENT
	4/30/2026	1,270.00	DALLARA PLAYGROUND BENCHES		15496	2125	4100.6530		IMPROVEMENTS OTHER THAN BUILDI	PARK IMPROVEMENT
		5,730.00								
165210	**4/30/2026**		**107435 QUALITY CUTTING & CORING**							
	4/30/2026	1,480.00	VENTILATION HOLE CUT		15510	7344	1340.6317		OTHER PROFESSIONAL SERVICES	GOVERNMENT BUILDINGS
		1,480.00								

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165211	**4/30/2026**		**103038 REPUBLIC SERVICES #923**						**Continued...**	
	4/27/2026	278.44	MAR '26 ORGANICS P/U		15426	0923-006154047	1340.6376		OTHER UTILITY SERVICES	GOVERNMENT BUILDINGS
		278.44								
165212	**4/30/2026**		**103508 ROSEMOUNT AMERICAN LEGION**							
	4/29/2026	240.00	LEGION LUNCH OFFICER OF THE YR		15461	03242026	1210.6460		MEETING EXPENSE	POLICE
		240.00								
165213	**4/30/2026**		**102681 SAFE-FAST INC**							
	4/15/2026	99.00	GAS MONITOR CALIBRATION		15261	INV323370	6200.6310		PROFESSIONAL SERVICES	SEWER UTILITY
		99.00								
165214	**4/30/2026**		**103777 SAM'S CLUB**							
	4/24/2026	111.08	APPRECIATION EVENT SUPPLIES		15419	P928000G001E9J2H5	1110.6460		MEETING EXPENSE	LEGISLATIVE CONTROL
		111.08								
165215	**4/30/2026**		**103780 SENTRY SYSTEMS INC**							
	4/24/2026	89.85	MONTHLY MONITORING		15404	810224	1340.6317		OTHER PROFESSIONAL SERVICES	GOVERNMENT BUILDINGS
		89.85								
165216	**4/30/2026**		**100194 SHI INTERNATIONAL CORP**							
	4/24/2026	278.00	SURGE PROTECTORS		15425	B21071298	1120.6220		OPERATING SUPPLIES	GENERAL GOVERNMENT
	4/28/2026	13.40	SQUAD PRINTER CABLES		15444	B21076692	1210.6220		OPERATING SUPPLIES	POLICE
	4/28/2026	58.00	SQUAD PRINTER POWER SUPPLY		15445	B21079187	1210.6220		OPERATING SUPPLIES	POLICE
		349.40								
165217	**4/30/2026**		**103779 SHORT ELLIOT HENDRICKSON**							
	4/13/2026	6,817.80	WELL NO. 8 MITIGATION STUDY		15177	506519	6100.6313	W108	ENGINEERING SERVICES	WATER UTILITY
	4/16/2026	8,404.22	DATA CENTER WATER MODEL		15310	506959	4685.6313		ENGINEERING SERVICES	2026-05 - PROJECT BIGFOOT 2.0
		15,222.02								
165218	**4/30/2026**		**101893 STOPSTICK LTD**							
	4/29/2026	140.00	STOP STICKS FOR SQUAD		15476	0041808-IN	1210.6242		MINOR EQUIPMENT	POLICE
		140.00								
165219	**4/30/2026**		**100017 TONY'S APPLIANCE**							
	4/27/2026	3,158.00	FRIDGE AND FREEZER FOR CONCESS		15428	MO03266014	4100.6242	PUMORB	MINOR EQUIPMENT	PARK IMPROVEMENT
		3,158.00								
165220	**4/30/2026**		**103805 TOTAL SOURCE INC**							

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165220	**4/30/2026**		**103805 TOTAL SOURCE INC**						**Continued...**	
	4/29/2026	353.53	P&R ENVELOPES 2500		15462	22622	1120.6350		PRINTING COSTS	GENERAL GOVERNMENT
		353.53								
165221	**4/30/2026**		**100252 TRI-COUNTY LAW ENFORCEMENT**							
	4/24/2026	90.00			15393	2026 ANNUAL DUE PMT	1210.6451		DUES AND SUBSCRIPTIONS	POLICE
		90.00								
165222	**4/30/2026**		**103811 TWIN CITY HARDWARE**							
	4/29/2026	1,000.00	UMORE BUILDING LOCKS		15466	PSI2391763	4100.6530	PUMORB	IMPROVEMENTS OTHER THAN BUILDI	PARK IMPROVEMENT
		1,000.00								
165223	**4/30/2026**		**103817 UNLIMITED SUPPLIES INC**							
	4/30/2026	47.85	BOLTS FOR UTILITIES STOCK		15498	517559	6100.6224		SHOP SUPPLIES	WATER UTILITY
		47.85								
165224	**4/30/2026**		**107350 VEHICLE RESPONSE TRAINING LLC**							
	4/24/2026	5,301.75	SPECIALIZED TRAINING VRT		15400	2148	1220.6317		OTHER PROFESSIONAL SERVICES	FIRE
		5,301.75								
165225	**4/30/2026**		**103375 WRIGHT-HENNEPIN COOP ELECTRIC**							
	4/30/2026	27.95	FIRE PANEL MONITORING - MAY		15501	35033006939	1510.6384	00016100	MACHINERY & EQUIPMENT REPAIRS	PARK & RECREATION
		27.95								
165226	**5/6/2026**		**102189 THE COATING CREW**							
	5/6/2026	3,056.00	WELL HOUSE #9 FLOOR COATING		15739	98332	6100.6520	W109	BUILDING AND STRUCTURES	WATER UTILITY
		3,056.00								
165227	**5/6/2026**		**100618 LAS TORTILLAS**							
	5/6/2026	928.00	STATE OF CITY FOOD		15738	2026 STATE OF THE CITY	1110.6460		MEETING EXPENSE	LEGISLATIVE CONTROL
		928.00								
165228	**5/7/2026**		**106005 ABM INDUSTRY GROUPS LLC**							
	4/27/2026	10,338.03	MAY CLEANING		15429	10000713255	1340.6317		OTHER PROFESSIONAL SERVICES	GOVERNMENT BUILDINGS
		10,338.03								
165229	**5/7/2026**		**103435 ACCELERATED TECHNOLOGIES**							
	4/24/2026	2,691.04	DATA CABLES / CAMERAS		15389	11025	1510.6310	00015100	PROFESSIONAL SERVICES	PARK & RECREATION
		2,691.04								

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165229	**5/7/2026**		**103435 ACCELERATED TECHNOLOGIES**						**Continued...**	
165230	**5/7/2026**		**103515 APPLE FORD LINCOLN AV**							
	5/1/2026	545.95	SQUAD PARTS		15557	A1W754031	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	5/1/2026	1,202.41	SUSPENSION PARTS		15558	A1W752968	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	5/1/2026	254.10	ARM ASSEMBLY		15559	A1W752970-1	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	5/1/2026	948.31	ARM ASSEMBLY & MISC PARTS		15560	A1W752970	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	5/1/2026	236.12	BELT, NUTS & LINKS		15561	A1W753901	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	5/6/2026	75.00-	CORE RETURN CREDIT		15797	CM754720	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		3,111.89								
165231	**5/7/2026**		**102886 AT&T MOBILITY**							
	5/6/2026	61.48	APRIL '26 CELL SERVICE		15753	287343796106X05 032026	1220.6321		TELEPHONE	FIRE
	5/6/2026	419.57	APRIL '26 CELL SERVICE		15753	287343796106X05 032026	1520.6321		TELEPHONE	PARKS MAINTENANCE
	5/6/2026	45.46	APRIL '26 CELL SERVICE		15753	287343796106X05 032026	1510.6321	00016100	TELEPHONE	PARK & RECREATION
	5/6/2026	677.35	APRIL '26 CELL SERVICE		15753	287343796106X05 032026	1510.6321		TELEPHONE	PARK & RECREATION
	5/6/2026	95.97	APRIL '26 CELL SERVICE		15753	287343796106X05 032026	1330.6321		TELEPHONE	FLEET MAINTENANCE
	5/6/2026	347.69	APRIL '26 CELL SERVICE		15753	287343796106X05 032026	1320.6321		TELEPHONE	STREET MAINTENANCE
	5/6/2026	66.39	APRIL '26 CELL SERVICE		15753	287343796106X05 032026	1310.6321		TELEPHONE	ENGINEERING
	5/6/2026	119.85	APRIL '26 CELL SERVICE		15753	287343796106X05 032026	1340.6321		TELEPHONE	GOVERNMENT BUILDINGS
	5/6/2026	50.51	APRIL '26 CELL SERVICE		15753	287343796106X05 032026	1210.6321		TELEPHONE	POLICE
	5/6/2026	408.45	APRIL '26 CELL SERVICE		15753	287343796106X05 032026	1240.6321		TELEPHONE	BUILDING INSPECTIONS
	5/6/2026	95.97	APRIL '26 CELL SERVICE		15753	287343796106X05 032026	1130.6321		TELEPHONE	ADMINISTRATIVE SERVICES
	5/6/2026	45.46	APRIL '26 CELL SERVICE		15753	287343796106X05 032026	1140.6321		TELEPHONE	COMMUNICATIONS
	5/6/2026	45.46	APRIL '26 CELL SERVICE		15753	287343796106X05 032026	1110.6321		TELEPHONE	LEGISLATIVE CONTROL
	5/6/2026	257.49	APRIL '26 CELL SERVICE		15753	287343796106X05 032026	6100.6321		TELEPHONE	WATER UTILITY
	5/6/2026	257.49	APRIL '26 CELL SERVICE		15753	287343796106X05	6200.6321		TELEPHONE	SEWER UTILITY

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165231	**5/7/2026**		**102886 AT&T MOBILITY**						**Continued...**	
						032026				
	5/6/2026	385.36	APRIL '26 CELL SERVICE		15753	287343796106X05 032026	6300.6321		TELEPHONE	STORM WATER UTILITY
	5/6/2026	219.42	SCADA DIALER LINES		15802	287310280659X05 032026	6100.6321		TELEPHONE	WATER UTILITY
	5/6/2026	219.41	SCADA DIALER LINES		15802	287310280659X05 032026	6200.6321		TELEPHONE	SEWER UTILITY
	5/6/2026	219.42	SCADA DIALER LINES		15802	287310280659X05 032026	6300.6321		TELEPHONE	STORM WATER UTILITY
	5/6/2026	742.17	FIRE CELL SERVICE 04/26		15805	287329761371X05 032026	1220.6321		TELEPHONE	FIRE
		4,780.37								
165232	**5/7/2026**		**105305 AUTUMN RIDGE LANDSCAPING INC**							
	5/5/2026	5,594.93	FINAL - NEW PD/PW FACILITY		15718	BP2 WS 32-F FINAL	4316.2041		CONTRACTS PAYABLE	2023-08 - PD & PW BUILDING (20
		5,594.93								
165233	**5/7/2026**		**103344 BEAUDRY OIL & PROPANE**							
	4/30/2026	148.00	LP CYLINDERS		15525	3285664	1330.6222		FUELS	FLEET MAINTENANCE
		148.00								
165234	**5/7/2026**		**107383 BELSON OUTDOORS, LLC**							
	5/6/2026	16,971.47	UMORE BLEACHER		15800	392372	4100.6520		BUILDING AND STRUCTURES	PARK IMPROVEMENT
		16,971.47								
165235	**5/7/2026**		**101175 BERRY COFFEE COMPANY**							
	5/5/2026	247.53	COFFEE / TEA SERVICE		15719	1112510	1510.6226	00016100	OTHER OPERATING SUPPLIES	PARK & RECREATION
		247.53								
165236	**5/7/2026**		**101598 BHE COMMUNITY SOLAR LLC**							
	5/6/2026	314.00	WELL #15		15754	12211623	6100.6371	W115	ELECTRIC	WATER UTILITY
	5/6/2026	1,628.21	WELL #9		15754	12211623	6100.6371	W109	ELECTRIC	WATER UTILITY
		1,942.21								
165237	**5/7/2026**		**106153 C-AIRE SERVICES, LLC**							
	4/24/2026	1,092.61	COMPRESSOR PM		15412	002539	1330.6384		MACHINERY & EQUIPMENT REPAIRS	FLEET MAINTENANCE
		1,092.61								
165238	**5/7/2026**		**101632 CENAIKO EXPO INC**							

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165238	**5/7/2026**		**101632 CENAIKO EXPO INC**						**Continued...**	
	4/27/2026	3,987.90	EXPO BOOTHS		15427	ROSEMOUNT26	2100.6226	00050100	OTHER OPERATING SUPPLIES	PORT AUTHORITY
		3,987.90								
165239	**5/7/2026**		**102772 CHARTER COMMUNICATIONS**							
	5/6/2026	103.62	TV SERVICE PD/PW BLDG		15749	248270801050126	1340.6326		OTHER COMMUNICATION COSTS	GOVERNMENT BUILDINGS
	5/6/2026	103.62	TV SERVICE PD/PW BLDG		15749	248270801050126	1210.6326		OTHER COMMUNICATION COSTS	POLICE
		207.24								
165240	**5/7/2026**		**106166 CINTAS CORPORATION - MATS**							
	4/30/2026	32.07	MATS - FIRE STN 2		15516	4266792245	1340.6317		OTHER PROFESSIONAL SERVICES	GOVERNMENT BUILDINGS
	4/30/2026	113.84	MATS - PUBLIC WORKS		15517	4266792326	1340.6317		OTHER PROFESSIONAL SERVICES	GOVERNMENT BUILDINGS
	4/30/2026	35.98	MATS - FIRE STN 1		15518	4266792294	1340.6317		OTHER PROFESSIONAL SERVICES	GOVERNMENT BUILDINGS
	4/30/2026	37.29	MATS - POLICE		15519	4266792332	1340.6317		OTHER PROFESSIONAL SERVICES	GOVERNMENT BUILDINGS
	4/30/2026	123.79	MATS - CITY HALL		15520	4266792324	1340.6317		OTHER PROFESSIONAL SERVICES	GOVERNMENT BUILDINGS
		342.97								
165241	**5/7/2026**		**103559 CIT SOLUTIONS**							
	4/20/2026	2,499.00	DATTO BACKUPS		15361	513784	1120.6318		SOFTWARE FEES	GENERAL GOVERNMENT
	4/28/2026	4,019.00-	VERKADA DOOR CONTROLLER		15446	CM331668 REPROCESS	4050.6570		OFFICE EQUIP, FURNISHINGS, IT	EQUIPMENT IMPROVEMENT
	4/28/2026	4,019.00	VERKADA DOOR CONTROLLER		15447	514193	4050.6570		OFFICE EQUIP, FURNISHINGS, IT	EQUIPMENT IMPROVEMENT
		2,499.00								
165242	**5/7/2026**		**103541 CITY OF APPLE VALLEY**							
	5/4/2026	27,145.75	2ND QTR 2026 JPA		15684	8186	1140.6326		OTHER COMMUNICATION COSTS	COMMUNICATIONS
		27,145.75								
165243	**5/7/2026**		**107314 COLDTUB**							
	5/4/2026	3,110.00	COLD PLUNGE PAYMENT 2 OF 3		15660	UYVZP91O-0002	1210.6580		OTHER EQUIPMENT	POLICE
		3,110.00								
165244	**5/7/2026**		**101554 CORE & MAIN LP**							
	4/21/2026	3,343.23	IRRIGATION METERS		15365	V000033014	6100.6237.01		WATER METER PURCHASES	WATER UTILITY
	4/28/2026	336.76	METER PARTS - FLANGE KITS		15440	V000034029	6100.6237.01		WATER METER PURCHASES	WATER UTILITY
		3,679.99								
165245	**5/7/2026**		**103565 CROWN RENTAL**							
	5/6/2026	111.42	TRAILER RENTAL		15774	442086-2	1340.6392		OFFICE EQUIPMENT RENTALS	GOVERNMENT BUILDINGS
		111.42								

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165246	**5/7/2026**		**101709 CUSTOM CAP & TIRE**						**Continued...**	
	5/1/2026	328.02	TIRES		15564	270085771	1330.6232		TIRES	FLEET MAINTENANCE
	5/1/2026	1,554.96	TIRES		15565	270085769	1330.6232		TIRES	FLEET MAINTENANCE
		1,882.98								
165247	**5/7/2026**		**103568 DAKOTA AWARDS & ENGRAVING**							
	5/4/2026	30.00	RECOGNITION PLAQUES		15656	30812	1220.6465		RECOGNITION/WELLNESS	FIRE
		30.00								
165248	**5/7/2026**		**103221 DEERE CREDIT INC**							
	5/1/2026	5,900.71	ANNUAL ZERO TURN PAYMENT		15611	100239018	1330.6394		MACHINERY RENTALS	FLEET MAINTENANCE
		5,900.71								
165249	**5/7/2026**		**106635 DONNELLY, ERIN**							
	5/4/2026	150.00	APRIL POUND CLASS		15686	APR 2026 POUND CLASSES	1510.6310	00040603	PROFESSIONAL SERVICES	PARK & RECREATION
		150.00								
165250	**5/7/2026**		**101673 DUNDAS SOLAR HOLDINGS LLC**							
	5/6/2026	1,673.47	COMMUNITY CENTER ARENA		15804	2601-6951A	6500.6371		ELECTRIC	ICE ARENA
	5/6/2026	8,752.60	COMMUNITY CENTER ARENA		15806	2604-6951A	6500.6371		ELECTRIC	ICE ARENA
		10,426.07								
165251	**5/7/2026**		**100082 E H RENNER & SONS INC**							
	5/4/2026	3,700.00	NORTH RURAL WELL REHAB		15689	04-07-2026 N RURAL WELL	6100.6384	WH102	MACHINERY & EQUIPMENT REPAIRS	WATER UTILITY
		3,700.00								
165252	**5/7/2026**		**103603 EARL F ANDERSEN INC**							
	4/24/2026	224.35	DOG PARK RULES SIGN		15415	0142414-IN	4100.6530	PPICKLE	IMPROVEMENTS OTHER THAN BUILDI	PARK IMPROVEMENT
	4/24/2026	257.40	PICKLEBALL COURT/LEAGUE SIGNS		15416	0142413-IN	4100.6530	PPICKLE	IMPROVEMENTS OTHER THAN BUILDI	PARK IMPROVEMENT
	4/24/2026	156.00	ADOPT-A-PARK SIGNS		15417	0142412-IN	1510.6236		SIGN REPAIR SUPPLIES	PARK & RECREATION
		637.75								
165253	**5/7/2026**		**103411 ECM PUBLISHERS INC**							
	4/29/2026	53.62	PUB HEAR LAN-O-KEN REZONE NOTI		15470	1095555	1120.6343		LEGAL NOTICES	GENERAL GOVERNMENT
	4/29/2026	41.25	ORD NO. 2026-02 NOTICE		15471	1095554	1120.6343		LEGAL NOTICES	GENERAL GOVERNMENT
	4/29/2026	49.50	APRIL 28 PH GOODIN NOTICE		15472	1095556	1120.6343		LEGAL NOTICES	GENERAL GOVERNMENT
		144.37								
165254	**5/7/2026**		**100091 FARMERS MILL & ELEVATOR**							

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165254	**5/7/2026**		**100091 FARMERS MILL & ELEVATOR**						**Continued...**	
	5/6/2026	136.84	FERTILIZER DELIVERY		15772	T3144860	1520.6225		CHEMICAL SUPPLIES	PARKS MAINTENANCE
	5/6/2026	2.05-	FERTILIZER CREDIT		15773	CM04302026	1520.6225		CHEMICAL SUPPLIES	PARKS MAINTENANCE
		134.79								
165255	**5/7/2026**		**100240 FIRE SAFETY USA INC**							
	5/1/2026	2,680.00	FIRE TRUCK REPAIRS		15599	256428	1330.6384		MACHINERY & EQUIPMENT REPAIRS	FLEET MAINTENANCE
		2,680.00								
165256	**5/7/2026**		**107473 FORTE, RENEE**							
	5/4/2026	93.00	SENIOR TRIP CANCELLED		15692	104417797	1000.2204	00040601	P&R - REFUND CLEARING	GENERAL FUND BALANCE SHEET
		93.00								
165257	**5/7/2026**		**107475 FORZA FORENSICS, LLC**							
	5/4/2026	2,025.00	CRIME SCENE TRAINING CLASS		15659	2057	1210.6453		TRAINING COSTS	POLICE
		2,025.00								
165258	**5/7/2026**		**103630 FRONTIER**							
	5/6/2026	760.00	FIRE STN 1 ETHERNET ACCESS		15750	651188001708201 9-7 04/26	1120.6322		INTERNET	GENERAL GOVERNMENT
	5/6/2026	990.00	CITY INTERNET ACCESS		15750	651188001708201 9-7 04/26	1120.6322		INTERNET	GENERAL GOVERNMENT
	5/6/2026	60.05	PHONE, ELEVATORS & FIRE ALARMS		15750	651188001708201 9-7 04/26	1120.6321		TELEPHONE	GENERAL GOVERNMENT
		1,810.05								
165259	**5/7/2026**		**102263 FURY MOTORS**							
	5/6/2026	247.00	PD SQUAD CONTRACTED REPAIR		15740	6428988	1330.6384		MACHINERY & EQUIPMENT REPAIRS	FLEET MAINTENANCE
		247.00								
165260	**5/7/2026**		**100027 G & M TREE MOVING INC**							
	4/30/2026	400.00	TREE MOVING		15531	2695	1520.6317		OTHER PROFESSIONAL SERVICES	PARKS MAINTENANCE
		400.00								
165261	**5/7/2026**		**107474 GERFAST, ALICE**							
	5/4/2026	93.00	SENIOR TRIP CANCELLED		15691	104418023	1000.2204	00040601	P&R - REFUND CLEARING	GENERAL FUND BALANCE SHEET
		93.00								
165262	**5/7/2026**		**100156 GERTENS GREENHOUSES INC-446133**							
	3/19/2026	102.04	LANDSCAPE PLANTS		14560	510608/1	1520.6235		LANDSCAPING SUPPLIES	PARKS MAINTENANCE
	3/24/2026	477.35-	DUPLICATE INVOICE REFUND		14746	Y42434	1520.6235		LANDSCAPING SUPPLIES	PARKS MAINTENANCE

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165262	**5/7/2026**		**100156 GERTENS GREENHOUSES INC-446133**						**Continued...**	
	4/8/2026	192.90	SEED		15105	255059/12	1520.6235		LANDSCAPING SUPPLIES	PARKS MAINTENANCE
	4/30/2026	358.57	GRASS SEED FOR PARKS		15523	256696/12	1520.6235		LANDSCAPING SUPPLIES	PARKS MAINTENANCE
	4/30/2026	542.40	FLOWERS		15534	153250/6	1520.6235		LANDSCAPING SUPPLIES	PARKS MAINTENANCE
	4/30/2026	156.95	FERTILIZER FOR FIELDS		15535	256904/12	1520.6225		CHEMICAL SUPPLIES	PARKS MAINTENANCE
	4/30/2026	107.55	FLOWERS		15536	587524/1	1520.6235		LANDSCAPING SUPPLIES	PARKS MAINTENANCE
	5/1/2026	529.99	BACKPACK SPRAYER - PARKS		15563	257360/12	1520.6241		SMALL TOOLS	PARKS MAINTENANCE
		1,513.05								
165263	**5/7/2026**		**100207 GLOCK PROFESSIONAL INC**							
	5/6/2026	300.00	GLOCK ARMORER TRAINING - GRAFF		15777	TRP/100227434	1210.6453		TRAINING COSTS	POLICE
		300.00								
165264	**5/7/2026**		**103645 HAWKINS INC**							
	4/21/2026	190.00	CHLORINE TANK RENTAL		15366	7390333	6100.6392		OFFICE EQUIPMENT RENTALS	WATER UTILITY
		190.00								
165265	**5/7/2026**		**106065 HEATHER ANN PHOTOGRAPHY**							
	4/29/2026	100.00	HEADSHOT FOR M. RENGSTORF		15473	000037	1210.6310		PROFESSIONAL SERVICES	POLICE
		100.00								
165266	**5/7/2026**		**103652 HONSA LIGHTING SOLUTIONS INC**							
	4/30/2026	595.00	INV 103612 LIGHTING SUPPLIES		15511	11484	1340.6233		BUILDING REPAIRS SUPPLIES	GOVERNMENT BUILDINGS
		595.00								
165267	**5/7/2026**		**107429 IAPE**							
	4/22/2026	340.00	PROPERTY/EVID. MGMT TRAINING		15377	LI1267688	1210.6453		TRAINING COSTS	POLICE
	4/24/2026	65.00	IAPE MEMBERSHIP ROUDEBUSCH		15391	LI1267687	1210.6451		DUES AND SUBSCRIPTIONS	POLICE
		405.00								
165268	**5/7/2026**		**105309 IDEAL PRINTERS INC**							
	4/24/2026	365.00	EXPO PRINT MATERIALS		15420	000052082	2100.6350	00050100	PRINTING COSTS	PORT AUTHORITY
	4/24/2026	435.00	EXPO PRINT MATERIALS		15421	000052083	2100.6350	00050100	PRINTING COSTS	PORT AUTHORITY
	4/24/2026	170.00	EXPO PRINT MATERIALS		15422	000052158	2100.6350	00050100	PRINTING COSTS	PORT AUTHORITY
		970.00								
165269	**5/7/2026**		**103394 IMPERIAL DADE**							
	5/4/2026	322.37	JANITORIAL SUPPLIES		15681	41461251	1510.6221		CLEANING SUPPLIES	PARK & RECREATION
	5/4/2026	203.60	JANITORIAL SUPPLIES		15681	41461251	1510.6221	00016100	CLEANING SUPPLIES	PARK & RECREATION
	5/4/2026	322.36	JANITORIAL SUPPLIES		15681	41461251	6500.6221		CLEANING SUPPLIES	ICE ARENA
	5/4/2026	6.96-	DELIVERY FEE CREDIT		15682	41559990	1510.6221	00016100	CLEANING SUPPLIES	PARK & RECREATION

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165269	**5/7/2026**		**103394 IMPERIAL DADE**						**Continued...**	
	5/4/2026	11.02-	DELIVERY FEE CREDIT		15682	41559990	1510.6221		CLEANING SUPPLIES	PARK & RECREATION
	5/4/2026	11.02-	DELIVERY FEE CREDIT		15682	41559990	6500.6221		CLEANING SUPPLIES	ICE ARENA
		819.33								
165270	**5/7/2026**		**100513 INDEPENDENT SCH DIST #196**							
	4/28/2026	500.00	PERMIT 7243 DAMAGE DEP. REFUND		15439	104162814	1000.2204	00015100	P&R - REFUND CLEARING	GENERAL FUND BALANCE SHEET
		500.00								
165271	**5/7/2026**		**102013 KIMLEY-HORN & ASSOCIATES INC**							
	5/1/2026	3,960.01	CONNEMARA / AKRON RAB		15598	35366098	4320.6313		ENGINEERING SERVICES	2024-20 - CONNEMARA & AKRON RO
		3,960.01								
165272	**5/7/2026**		**107471 LARSON, JOANNE**							
	5/4/2026	93.00	SENIOR TRIP CANCELLED		15695	104418324	1000.2204	00040601	P&R - REFUND CLEARING	GENERAL FUND BALANCE SHEET
		93.00								
165273	**5/7/2026**		**100618 LAS TORTILLAS**							
	4/24/2026	378.00	EXPO FOOD		15423	04-18-2026 EXPO FOOD	2100.6226	00050100	OTHER OPERATING SUPPLIES	PORT AUTHORITY
		378.00								
165274	**5/7/2026**		**100072 LEAGUE-MN CITIES INS TRUST**							
	4/17/2026	499.00	ENDORSEMENT ME044 PROP/CAS		15342	40006360041526	2375.6361		PROPERTY/CASUALTY INSURANCE	INSURANCE
		499.00								
165276	**5/7/2026**		**100306 LENNAR HOMES**							
	12/25/2025	2,000.00-	12711 ARDMORE CT LENNAR REFUND		13720	2021-01937R	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
	5/4/2026	2,000.00	1701 144TH ST E REFUND		15658	2023-03346	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
	5/4/2026	2,000.00	1689 144TH ST E REFUND		15661	2023-03343	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
	5/4/2026	2,000.00	1695 144TH ST E REFUND		15662	2023-03344	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
	5/4/2026	2,000.00	1707 144TH ST E REFUND		15663	2023-03347	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
	5/4/2026	2,000.00	1737 144TH ST E REFUND		15664	2023-03137	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
	5/4/2026	2,000.00	1743 144TH ST E REFUND		15665	2023-03136	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
	5/4/2026	2,000.00	1713 144TH ST E REFUND		15666	2023-03150	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
	5/4/2026	2,000.00	1725 144TH ST E REFUND		15667	2023-03140	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
	5/4/2026	2,000.00	1719 144TH ST E REFUND		15668	2023-03148	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
	5/4/2026	2,000.00	1731 144TH ST E REFUND		15669	2023-03138	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
	5/4/2026	2,000.00	12680 ARDMORE AVE REFUND		15670	2023-02422	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
	5/4/2026	2,000.00	14233 ALLIUM CT REFUND		15671	2023-04836	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
	5/4/2026	2,000.00	14213 ALLIUM CT REFUND		15672	2023-05255	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET

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165276	**5/7/2026**		**100306 LENNAR HOMES**						**Continued...**	
	5/4/2026	2,000.00	14353 ALLERTON WAY REFUND		15673	2024-02417	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
	5/4/2026	2,000.00	1698 144TH ST E REFUND		15674	2023-03619	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
	5/4/2026	2,000.00	1728 144TH ST E REFUND		15675	2023-03620	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
	5/4/2026	2,000.00	1704 144TH ST E REFUND		15676	2023-03617	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
	5/4/2026	2,000.00	1722 144TH ST E REFUND		15677	2023-03612	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
	5/4/2026	2,000.00	1716 144TH ST E REFUND		15678	2023-03613	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
	5/4/2026	2,000.00	1710 144TH ST E REFUND		15679	2023-03614	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
		38,000.00								
165277	**5/7/2026**		**106509 LNG HARTIGAN**							
	4/30/2026	346.37	SC CONTRACTED LAWN SERVICE		15527	18490	1520.6317		OTHER PROFESSIONAL SERVICES	PARKS MAINTENANCE
	4/30/2026	1,370.76	CC CONTRACTED LAWN SERVICE		15528	18491	1520.6317		OTHER PROFESSIONAL SERVICES	PARKS MAINTENANCE
	4/30/2026	256.86	PW CONTRACTED LAWN SERVICE		15529	18492	1520.6317		OTHER PROFESSIONAL SERVICES	PARKS MAINTENANCE
	4/30/2026	428.21	CH CONTRACTED LAWN SERVICE		15530	18489	1520.6317		OTHER PROFESSIONAL SERVICES	PARKS MAINTENANCE
	5/6/2026	346.37	SC MAY LAWN MAINTENANCE		15766	18697	1520.6385		OTHER REPAIRS AND MAINTENANCE	PARKS MAINTENANCE
	5/6/2026	428.21	CH MAY LAWN MAINTENANCE		15767	18679	1520.6385		OTHER REPAIRS AND MAINTENANCE	PARKS MAINTENANCE
	5/6/2026	1,370.76	CC MAY LAWN MAINTENANCE		15768	18680	1520.6385		OTHER REPAIRS AND MAINTENANCE	PARKS MAINTENANCE
		4,547.54								
165278	**5/7/2026**		**103686 LOGIS-LOCAL GOVERNMENT**							
	4/24/2026	8,239.00	JDE		15401	153867	1150.6318		SOFTWARE FEES	FINANCE
	4/24/2026	8,239.00	JDE		15401	153867	1180.6318		SOFTWARE FEES	HUMAN RESOURCES
	4/24/2026	2,945.00	FIBER OPTICE SERVICES		15401	153867	1120.6322		INTERNET	GENERAL GOVERNMENT
	4/24/2026	868.00	FIRE MOBILES		15401	153867	1220.6318		SOFTWARE FEES	FIRE
	4/24/2026	893.00	HUBBLE LICENSING		15401	153867	1120.6318		SOFTWARE FEES	GENERAL GOVERNMENT
	4/24/2026	1,104.00	NETWORK WELLNESS		15401	153867	1120.6318		SOFTWARE FEES	GENERAL GOVERNMENT
	4/24/2026	9,378.00	POLICE MOBILES/RECORDS		15401	153867	1210.6318		SOFTWARE FEES	POLICE
	4/24/2026	5,104.00	SPECIAL ASSESSMENTS		15401	153867	1150.6318		SOFTWARE FEES	FINANCE
	4/24/2026	794.00	SPECIAL ASSESSMENTS WEB		15401	153867	1150.6318		SOFTWARE FEES	FINANCE
		37,564.00								
165279	**5/7/2026**		**107472 LUNDGREEN, MARGARET**							
	5/4/2026	93.00	SENIOR TRIP CANCELLED		15694	104418453	1000.2204	00040601	P&R - REFUND CLEARING	GENERAL FUND BALANCE SHEET
		93.00								
165280	**5/7/2026**		**101484 LVC COMPANIES**							
	4/16/2026	206.50	INPECTION / MAINT.		15322	194909	1510.6384	00016100	MACHINERY & EQUIPMENT REPAIRS	PARK & RECREATION
		206.50								
165281	**5/7/2026**		**101580 MACQUEEN**							

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165281	**5/7/2026**		**101580 MACQUEEN**						**Continued...**	
	4/24/2026	37.20	MISC HELMET PARTS		15398	P65742	1220.6580		OTHER EQUIPMENT	FIRE
	4/29/2026	69.00	FIRE HELMET PARTS		15465	P66124	1220.6580		OTHER EQUIPMENT	FIRE
	5/4/2026	420.70	FIRE HELMET		15657	P66241	1220.6580		OTHER EQUIPMENT	FIRE
		526.90								
165282	**5/7/2026**		**100830 MANSFIELD OIL COMPANY**							
	4/30/2026	888.68	300 GAL UNLEADED FUEL		15506	27795736	1330.6222		FUELS	FLEET MAINTENANCE
	5/1/2026	5,864.02	2,700 GAL UNLEADED FUEL		15610	27795735	1330.6222		FUELS	FLEET MAINTENANCE
		6,752.70								
165283	**5/7/2026**		**102680 MARIE RIDGEWAY LICSW, LLC**							
	5/4/2026	670.00	RETAINER FEE & THERAPY SESSION		15699	3618	1210.6310		PROFESSIONAL SERVICES	POLICE
		670.00								
165284	**5/7/2026**		**103697 MENARDS-APPLE VALLEY**							
	4/21/2026	18.29	BUILDING REPAIR		15373	10229	1340.6233		BUILDING REPAIRS SUPPLIES	GOVERNMENT BUILDINGS
	4/30/2026	137.93	BUILDING REPAIR SUPPLIES		15507	10545	1340.6233		BUILDING REPAIRS SUPPLIES	GOVERNMENT BUILDINGS
	4/30/2026	27.95	BUILDING REPAIR SUPPLIES		15521	10823	1340.6233		BUILDING REPAIRS SUPPLIES	GOVERNMENT BUILDINGS
		184.17								
165285	**5/7/2026**		**103700 METRO COUNCIL ENV SERV**							
	5/6/2026	608,825.00	METRO SAC - APRIL		15788	APR 26 SAC PAYMENT	1000.2063		METRO SAC PAYABLE	GENERAL FUND BALANCE SHEET
	5/6/2026	6,088.25-	METRO SAC APRIL DISCOUNT		15788	APR 26 SAC PAYMENT	1120.4351		METRO SAC CHARGES	GENERAL GOVERNMENT
		602,736.75								
165286	**5/7/2026**		**101363 METRO SALES INC**							
	5/4/2026	342.89	CH 1ST FLOOR COPIER #1049		15701	INV3076209	1120.6350		PRINTING COSTS	GENERAL GOVERNMENT
		342.89								
165287	**5/7/2026**		**101225 MIDWEST GROUNDCOVER**							
	4/30/2026	2,880.00	BLOWN-IN MULCH - AILESBURY		15515	26032	1520.6317		OTHER PROFESSIONAL SERVICES	PARKS MAINTENANCE
		2,880.00								
165288	**5/7/2026**		**106070 MIDWEST MACHINERY CO**							
	4/24/2026	1,467.55	DEF TANK HEADER		15410	10845270	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	4/24/2026	319.32	MOWER BLADES		15411	10845275	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		1,786.87								

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165289	**5/7/2026**		**100473 MINNESOTA COACHES INC**						**Continued...**	
	4/22/2026	887.48	4/15 MYSTERY TRIP		15384	132850	1510.6310	00040601	PROFESSIONAL SERVICES	PARK & RECREATION
		887.48								
165290	**5/7/2026**		**100266 MN DEPT OF LABOR & INDUSTRY**							
	5/6/2026	11,224.83	BUILDING VALUATION		15798	APR 26 BLDG PERMIT SRCHG	1000.2062.01		BUILDING PERMIT SURCHARGE	GENERAL FUND BALANCE SHEET
	5/6/2026	105.00	BUILDING SET FEE		15798	APR 26 BLDG PERMIT SRCHG	1000.2062.02		BUILDING PERMIT SURCHARGE - SE	GENERAL FUND BALANCE SHEET
	5/6/2026	108.00	ELECTRICAL		15798	APR 26 BLDG PERMIT SRCHG	1000.2062.03		ELECTRICAL PERMIT SURCHARGE	GENERAL FUND BALANCE SHEET
	5/6/2026	129.00	PLUMBING		15798	APR 26 BLDG PERMIT SRCHG	1000.2062.04		PLUMBING PERMIT SURCHARGE	GENERAL FUND BALANCE SHEET
	5/6/2026	6.00	SEWER		15798	APR 26 BLDG PERMIT SRCHG	1000.2062.05		SEWER PERMIT SURCHARGE	GENERAL FUND BALANCE SHEET
	5/6/2026	75.00	HEATING		15798	APR 26 BLDG PERMIT SRCHG	1000.2062.06		HVAC PERMIT SURCHARGE	GENERAL FUND BALANCE SHEET
	5/6/2026	232.96-	APRIL STATE SURCHARGE DISCOUNT		15798	APR 26 BLDG PERMIT SRCHG	1120.4321		OTHER GENERAL GOVERNMENT CHARGE	GENERAL GOVERNMENT
		11,414.87								
165291	**5/7/2026**		**103732 MN VALLEY TESTING LABS**							
	4/22/2026	324.50	BAC-T SAMPLES		15382	1353784	6100.6310		PROFESSIONAL SERVICES	WATER UTILITY
		324.50								
165293	**5/7/2026**		**106636 NAPA AUTO PARTS**							
	4/30/2026	18.86	CABIN AIR FILTERS		15526	704122	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	4/30/2026	41.88	BRAKE CLEANER		15537	704660	1330.6224		SHOP SUPPLIES	FLEET MAINTENANCE
	4/30/2026	362.09	BRAKE PARTS		15538	704672	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	5/1/2026	1,045.60	GRINDERS AND BATTERY PACKS		15552	704762	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	5/1/2026	3,599.99	DIAGNOSTIC TABLET		15553	704669	1330.6241		SMALL TOOLS	FLEET MAINTENANCE
	5/6/2026	302.29	FILTERS, GLOVES AND DECALS		15790	705476	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	5/6/2026	11.38	CABLE LUBE		15791	704943	1330.6224		SHOP SUPPLIES	FLEET MAINTENANCE
	5/6/2026	131.94	SLOW MOVING VEHICLE SIGNS		15792	705255	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	5/6/2026	107.04	FUEL FILTERS		15793	705421	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	5/6/2026	12.87	COOLANT		15796	705519	1330.6224		SHOP SUPPLIES	FLEET MAINTENANCE
		5,633.94								
165294	**5/7/2026**		**102006 PELLICCI ACE ROSEMOUNT**							
	4/30/2026	60.24	WIRE & WIRE CLIPS		15522	15384/R	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	4/30/2026	22.07	SPRAYER PARTS		15524	15389/R	1520.6231		EQUIPMENT REPAIR SUPPLIES	PARKS MAINTENANCE

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165294	**5/7/2026**		**102006 PELLICCI ACE ROSEMOUNT**						**Continued...**	
	4/30/2026	10.97	IRRIGATION PARTS - UMORE		15533	15438/R	1520.6231		EQUIPMENT REPAIR SUPPLIES	PARKS MAINTENANCE
	5/1/2026	6.99	BATTERIES		15562	15449/R	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	5/6/2026	58.96	SUPPLIES		15779	15469/R	6100.6224		SHOP SUPPLIES	WATER UTILITY
		159.23								
165295	**5/7/2026**		**100466 PIPE SERVICES**							
	5/4/2026	121,961.00	TELEVISING SANITARY SEWER 2026		15685	1219	6200.6310		PROFESSIONAL SERVICES	SEWER UTILITY
		121,961.00								
165296	**5/7/2026**		**102030 POPP, STACEY**							
	5/4/2026	240.00	APRIL YOGA		15687	04/2026 YOGA POPP	1510.6310	00040603	PROFESSIONAL SERVICES	PARK & RECREATION
		240.00								
165297	**5/7/2026**		**107191 PRECISE MRM LLC**							
	5/6/2026	180.00	PRECISE SUBSCRIPTION		15775	IN200-2012754	1520.6318		SOFTWARE FEES	PARKS MAINTENANCE
	5/6/2026	180.00	PRECISE SUBSCRIPTION		15775	IN200-2012754	1330.6318		SOFTWARE FEES	FLEET MAINTENANCE
	5/6/2026	180.00	PRECISE SUBSCRIPTION		15775	IN200-2012754	1320.6318		SOFTWARE FEES	STREET MAINTENANCE
	5/6/2026	180.00	PRECISE SUBSCRIPTION		15775	IN200-2012754	6100.6318		SOFTWARE FEES	WATER UTILITY
	5/6/2026	180.00	PRECISE SUBSCRIPTION		15775	IN200-2012754	6200.6318		SOFTWARE FEES	SEWER UTILITY
	5/6/2026	180.00	PRECISE SUBSCRIPTION		15775	IN200-2012754	6300.6318		SOFTWARE FEES	STORM WATER UTILITY
		1,080.00								
165298	**5/7/2026**		**106343 R & R SPECIALTIES OF WISCONSIN**							
	5/7/2026	65.00	BLADE SHARPENING		15811	0093061-IN	6500.6310		PROFESSIONAL SERVICES	ICE ARENA
		65.00								
165299	**5/7/2026**		**105286 REINHARDT & SONS PAINTING**							
	5/6/2026	25,755.05	FINAL - NEW PD/PW FACILITY		15787	BP2 WS 09-K FINAL	4316.2041		CONTRACTS PAYABLE	2023-08 - PD & PW BUILDING (20
		25,755.05								
165300	**5/7/2026**		**103038 REPUBLIC SERVICES #923**							
	5/4/2026	294.57	APR '26 ORGANICS PICKUP		15711	0923-006168603	1340.6376		OTHER UTILITY SERVICES	GOVERNMENT BUILDINGS
		294.57								
165301	**5/7/2026**		**101406 RYAN & GORDYS GLASS INC**							
	4/24/2026	100.00	WINDSHIELD REPAIR		15413	1-27400	1330.6384		MACHINERY & EQUIPMENT REPAIRS	FLEET MAINTENANCE
		100.00								

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165302	**5/7/2026**		**103777 SAM'S CLUB**						**Continued...**	
	5/6/2026	322.22	BUILDING SUPPLIES		15789	001006	1340.6210		OFFICE SUPPLIES	GOVERNMENT BUILDINGS
	5/6/2026	96.58	VENDING SUPPLIES		15789	001006	1340.6251		FOOD FOR RESALE	GOVERNMENT BUILDINGS
		418.80								
165303	**5/7/2026**		**103780 SENTRY SYSTEMS INC**							
	5/5/2026	350.00	INSTALL STARLINK REPLACE COPPR		15721	810646	1340.6317		OTHER PROFESSIONAL SERVICES	GOVERNMENT BUILDINGS
		350.00								
165304	**5/7/2026**		**100148 SKB ENVIRONMENTAL**							
	5/4/2026	5,008.49	STREET SWEEPING DISPOSAL		15698	110448C063	1320.6310		PROFESSIONAL SERVICES	STREET MAINTENANCE
		5,008.49								
165305	**5/7/2026**		**103786 SOLBERG AGGREGATE COMPANY**							
	5/7/2026	1,270.92	GRAVEL		15809	32339	1320.6234		STREET MAINTENANCE SUPPLIES	STREET MAINTENANCE
		1,270.92								
165306	**5/7/2026**		**102189 THE COATING CREW**							
	5/6/2026	3,360.00	RURAL WELL HOUSE FLOOR COATING		15786	98333	6100.6520		BUILDING AND STRUCTURES	WATER UTILITY
	5/7/2026	4,950.00	WELL NO. 17 FLOOR COATING		15808	98349	6110.6520	W117	BUILDING AND STRUCTURES	WATER TRUNK FUND
		8,310.00								
165307	**5/7/2026**		**106191 THOMAS, JOANNE**							
	4/29/2026	100.00	EXPO PERFORMANCE		15474	100	2100.6310	00050100	PROFESSIONAL SERVICES	PORT AUTHORITY
		100.00								
165308	**5/7/2026**		**100626 TRANE U.S. INC**							
	4/30/2026	4,302.00	CHILLER REPAIRS: NEW FAN MOTOR		15499	990480896	6500.6384		MACHINERY & EQUIPMENT REPAIRS	ICE ARENA
		4,302.00								
165309	**5/7/2026**		**103293 TWIN CITY HARDWARE**							
	5/5/2026	4,746.66	FINAL - NEW PD/PW FACILITY		15717	BP2 WS 08-A FINAL	4316.2041		CONTRACTS PAYABLE	2023-08 - PD & PW BUILDING (20
		4,746.66								
165310	**5/7/2026**		**103817 UNLIMITED SUPPLIES INC**							
	5/1/2026	112.05	HARDWARE		15555	517960	1330.6224		SHOP SUPPLIES	FLEET MAINTENANCE
	5/1/2026	25.62	WOOD SHOP HARDWARE		15556	517557	1520.6226		OTHER OPERATING SUPPLIES	PARKS MAINTENANCE
	5/6/2026	51.97	DRILL BITS FOR STREET SHOP INV		15781	517558	1320.6224		SHOP SUPPLIES	STREET MAINTENANCE
	5/7/2026	47.85-	REFUND FOR WRONG SIZE		15816	517559CM	1320.6224		SHOP SUPPLIES	STREET MAINTENANCE
		141.79								

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165310	**5/7/2026**		**103817 UNLIMITED SUPPLIES INC**						**Continued...**	
165311	**5/7/2026**		**100191 VALLEY RICH CO INC**							
	5/6/2026	11,309.04	WATERMAIN BREAK SKB		15783	35582	6100.6382		STRUCTURE REPAIRS AND MAINTENA	WATER UTILITY
		11,309.04								
165312	**5/7/2026**		**103824 VERIZON WIRELESS**							
	5/6/2026	14.19	BACKUP SCADA DIALER		15748	6141830653	6100.6321		TELEPHONE	WATER UTILITY
	5/6/2026	14.18	BACKUP SCADA DIALER		15748	6141830653	6200.6321		TELEPHONE	SEWER UTILITY
	5/6/2026	14.18	BACKUP SCADA DIALER		15748	6141830653	6300.6321		TELEPHONE	STORM WATER UTILITY
	5/6/2026	80.02	CITY CELL SERVICE 04/26		15751	6141830652	1520.6321		TELEPHONE	PARKS MAINTENANCE
	5/6/2026	120.03	CITY CELL SERVICE 04/26		15751	6141830652	1510.6321		TELEPHONE	PARK & RECREATION
	5/6/2026	40.01	CITY CELL SERVICE 04/26		15751	6141830652	1240.6321		TELEPHONE	BUILDING INSPECTIONS
	5/6/2026	13.34	CITY CELL SERVICE 04/26		15751	6141830652	6100.6321		TELEPHONE	WATER UTILITY
	5/6/2026	13.34	CITY CELL SERVICE 04/26		15751	6141830652	6200.6321		TELEPHONE	SEWER UTILITY
	5/6/2026	13.33	CITY CELL SERVICE 04/26		15751	6141830652	6300.6321		TELEPHONE	STORM WATER UTILITY
		322.62								
165315	**5/7/2026**		**103832 WSB AND ASSOCIATES INC**							
	4/24/2026	4,778.00	UMORE PARK		15394	R-035262-000-1	4100.6313	PUMORB	ENGINEERING SERVICES	PARK IMPROVEMENT
	4/24/2026	7,235.75	MAR'26 CODE ENFORCEMENT		15424	R-031790-000-3	1190.6310		PROFESSIONAL SERVICES	PLANNING & ZONING
	4/28/2026	1,343.25	NEW ROSEMOUNT MIDDLE SCHOOL		15442	R-026152-000-17	4664.6313		ENGINEERING SERVICES	2024-10 - ROSEMOUNT MIDDLE SCH
	5/1/2026	390.75	AMBER FIELDS 17TH ADDITION		15566	R-024933-000-20	4663.6313		ENGINEERING SERVICES	2024-09 - AMBER FIELDS 17TH (O
	5/1/2026	3,350.75	AMBER FIELDS 15TH		15567	R-024360-000-19	4661.6313		ENGINEERING SERVICES	2024-05 - AMBER FIELDS 15TH (O
	5/1/2026	239.50	SPECTRO BILLETT EXPANSION SWMP		15568	R-024362-000-22	4638.6313		ENGINEERING SERVICES	2022-13 - SPECTRO ALLOYS
	5/1/2026	973.25	PROJECT BIGFOOT		15569	R-023927-000-27	4643.6313		ENGINEERING SERVICES	2022-21 - PROJECT BIGFOOT
	5/1/2026	303.25	AMBER FIELDS 12TH		15570	R-023764-000-25	4657.6313		ENGINEERING SERVICES	2023-18 - AMBER FIELDS 12TH
	5/1/2026	1,051.75	ROSEWOOD COMMONS 3RD ADDITION		15571	R-025369-000-9	4669.6313		ENGINEERING SERVICES	2024-17 - ROSEWOOD COMMONS 3RD
	5/1/2026	2,774.50	AMBER FIELDS 14TH ADDITION		15572	R-024359-000-21	4660.6313		ENGINEERING SERVICES	2024-04 - AMBER FIELDS 14TH (O
	5/1/2026	380.75	AMBER FIELDS 18TH ADDITION		15573	R-025320-000-20	4665.6313		ENGINEERING SERVICES	2024-11 - AMBER FIELDS 18TH
	5/1/2026	138.00	AL MADINA MOSQUE		15574	R-025322-000-17	1310.6313		ENGINEERING SERVICES	ENGINEERING
	5/1/2026	894.50	TALAMORE 4TH ADDITION		15575	R-023997-000-26	4659.6313		ENGINEERING SERVICES	2023-21 - TALAMORE 4TH
	5/1/2026	273.25	AMBER FIELDS 21ST ADDITION		15578	R-026444-000-15	4680.6313		ENGINEERING SERVICES	2024-27 - AMBER FIELDS 21ST AD
	5/1/2026	806.25	AMBER FIELDS COMM/PUBLIC RD		15580	R-026910-000-14	4677.6313		ENGINEERING SERVICES	2025-03 - AMBER FIELDS COMM RD
	5/1/2026	347.00	AKRON RIDGE		15582	R-027331-000-12	4682.6313		ENGINEERING SERVICES	2024-33 - AKRON RIDGE
	5/1/2026	249.50	MY CREDIT UNION		15583	R-025816-000-16	1310.6313		ENGINEERING SERVICES	ENGINEERING
	5/1/2026	391.50	KDP WAREHOUSE		15585	R-027246-000-9	1310.6313		ENGINEERING SERVICES	ENGINEERING
	5/1/2026	694.00	OMNI BREWING PHASE II		15588	R-028071-000-10	4637.6313		ENGINEERING SERVICES	2022-12 - OMNI BREWING
	5/1/2026	2,483.25	AMBER FIELDS 20TH ADDITION		15590	R-026173-000-14	4671.6313		ENGINEERING SERVICES	2024-19 - AMBER FIELDS 20TH
	5/1/2026	485.00	METRONET		15592	R-026911-000-13	1310.6313		ENGINEERING SERVICES	ENGINEERING
	5/1/2026	337.00	AMBER FIELDS 13TH ADDITION		15593	R-023542-000-24	4658.6313		ENGINEERING SERVICES	2023-19 - AMBER FIELDS 13TH

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165315	**5/7/2026**		**103832 WSB AND ASSOCIATES INC**						**Continued...**	
	5/1/2026	142.00	AMBER FIELDS 2ND ADDITION		15594	R-020079-000-43	4635.6313		ENGINEERING SERVICES	2022-09 - AMBER FIELDS 2ND (OU
	5/1/2026	195.75	AUTUMN TERRACE		15595	R-021037-000-30	4647.6313		ENGINEERING SERVICES	2022-26 - AUTUMN TERRACE
	5/1/2026	280.00	ROSEWOOD CROSSING 2ND		15596	R-019979-000-31	4628.6313		ENGINEERING SERVICES	2021-09 - ROSEWOOD CROSSING 2N
	5/1/2026	5,010.00	2026 ENG. TECH ASST.		15597	R-033229-000-2	1310.6313		ENGINEERING SERVICES	ENGINEERING
	5/1/2026	177.50	AMBER FIELDS 6TH/THE COSGROVE		15600	R-020372-000-16	4642.6313		ENGINEERING SERVICES	2022-19 - AMBER FIELDS 6TH (OU
	5/1/2026	249.50	AMBER FIELDS 11TH ADDITION		15601	R-023763-000-22	4656.6313		ENGINEERING SERVICES	2023-17 - AMBER FIELDS 11TH
	5/1/2026	2,179.50	SCHAFER RICHARDSON APTS		15602	R-021280-000-31	4648.6313		ENGINEERING SERVICES	2022-27 - SHAFER RICHARDSON AP
	5/1/2026	457.50	GIGAPOWER FIBER INSTALL		15603	R-030563-000-10	1310.6313		ENGINEERING SERVICES	ENGINEERING
	5/1/2026	1,788.25	ASPEN FIELDS		15604	R-030704-000-9	4683.6313		ENGINEERING SERVICES	2025-12 - ASPEN FIELDS
	5/1/2026	752.50	CRYSTAL'S CUDDLE BUGS		15605	R-031734-000-2	1310.6313		ENGINEERING SERVICES	ENGINEERING
	5/1/2026	3,465.75	CORMORANT POND		15606	R-031465-000-9	6300.6313		ENGINEERING SERVICES	STORM WATER UTILITY
	5/1/2026	239.50	ROSEMOUNT HIGH SCHOOL ADDITION		15607	R-028387-000-7	4675.6313		ENGINEERING SERVICES	2024-25 - ROSEMOUNT HIGH SCHOO
	5/1/2026	357.00	SONNY'S CAR WASH		15608	R-028948-000-10	1310.6313		ENGINEERING SERVICES	ENGINEERING
	5/1/2026	138.00	FHR PINE BEND RAIL EXPANSION		15609	R-033086-000-3	1310.6313		ENGINEERING SERVICES	ENGINEERING
	5/4/2026	2,951.75	THE COPPERFIELD RESTAURANT		15646	R-033567-000-2	1310.6313		ENGINEERING SERVICES	ENGINEERING
	5/4/2026	177.50	EMERALD ISLE 3RD ADDITION		15647	R-019708-000-42	4633.6313		ENGINEERING SERVICES	2022-07 - EMERALD ISLE 3RD
	5/4/2026	142.00	EMERALD ISLE 2ND ADDITION		15648	R-017499-000-52	4624.6313		ENGINEERING SERVICES	2021-05 - EMERALD ISLE 2ND
	5/4/2026	132.00	DUNMORE 3RD ADDITION		15649	R-017930-000-50	4626.6313		ENGINEERING SERVICES	2021-07 - DUNMORE 3RD
	5/4/2026	132.00	DOOLIN HEIGHTS		15650	R-016720-000-37	4620.6313		ENGINEERING SERVICES	2020-17 - DOOLIN HEIGHTS
	5/4/2026	142.00	BRAY HILL		15651	R-019959-000-20	4634.6313		ENGINEERING SERVICES	2022-08 - BRAY HILL
	5/4/2026	142.00	RICH VALLEY 1ST ADDITION		15652	R-019220-000-39	4630.6313		ENGINEERING SERVICES	2021-12 - RICH VALLEY 1ST
	5/4/2026	142.00	TALAMORE 3RD ADDITION		15653	R-019324-000-41	4652.6313		ENGINEERING SERVICES	2023-09 - TALAMORE 3RD
	5/4/2026	828.00	CSAH 42/BISCAYNE SIGNAL		15654	R-031693-000-3	4328.6313		ENGINEERING SERVICES	2025-06 - BISCAYNE/CSAH 42 SIG
	5/4/2026	276.00	FHR PINE BEND RAIL EXPANSION		15654	R-031693-000-3	6300.6313		ENGINEERING SERVICES	STORM WATER UTILITY
	5/4/2026	371.25	1180 121ST ST W SWIM POND		15654	R-031693-000-3	6300.6313		ENGINEERING SERVICES	STORM WATER UTILITY
	5/4/2026	2,400.00	2026 WCA SERVICES - AL MADINA		15655	R-032970-000-3	6300.6313		ENGINEERING SERVICES	STORM WATER UTILITY
	5/6/2026	23,833.19	2024-25 MS4 & MONITORING PROG.		15799	R-025921-000-23	6300.6313		ENGINEERING SERVICES	STORM WATER UTILITY
		77,023.19								
165316	**5/7/2026**		**100103 XCEL ENERGY**							
	5/1/2026	187.32	ERICKSON PARK TENNIS COURTS		15617	974961271	1520.6371		ELECTRIC	PARKS MAINTENANCE
	5/6/2026	179.78	PRV STATION		15752	975305810	6100.6371	WH101	ELECTRIC	WATER UTILITY
	5/6/2026	57.59	AKRON AVE PED UNDERPASS		15763	974907458	6400.6371		ELECTRIC	STREET LIGHT UTILITY
	5/6/2026	9.12	FLASHING PEDESTRIAN LIGHT		15764	974893305	6400.6371		ELECTRIC	STREET LIGHT UTILITY
	5/6/2026	18.30	WELL #15		15803	975256383	6100.6371	W115	ELECTRIC	WATER UTILITY
	5/6/2026	6,450.58	POLICE & PUBLIC WORKS BLDG		15807	974902260	1340.6371		ELECTRIC	GOVERNMENT BUILDINGS
		6,902.69								
165317	**5/7/2026**		**103833 XCEL ENERGY**							
	5/1/2026	10.57	WELCOME SIGN - SOUTH		15613	974908048	6400.6371		ELECTRIC	STREET LIGHT UTILITY

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	5/1/2026	108.52	PICKLE BALL COURTS		15614	974946382	1520.6371		ELECTRIC	PARKS MAINTENANCE
	5/1/2026	513.87	FH REC COMPLEX IRRIGATION		15615	974849724	1520.6371		ELECTRIC	PARKS MAINTENANCE
	5/1/2026	1,262.99	RSMT SC ACTIVITY CENTER		15616	974895492	1510.6371	00016100	ELECTRIC	PARK & RECREATION
	5/4/2026	63,623.48	CONNEMARA / AKRON RAB - XCEL		15683	974377262	4320.6530		IMPROVEMENTS OTHER THAN BUILDI	2024-20 - CONNEMARA & AKRON RO
		65,519.43								
165318	**5/7/2026**		**103836 ZARNOTH BRUSH WORKS INC**							
	4/30/2026	612.80	DIRT SHOE BRUSHES		15532	0206032	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		612.80								
165319	**5/7/2026**		**103839 ZIEGLER INC**							
	5/1/2026	1,186.82	COLD PLANER REPAIRS		15554	SI000789052	1330.6384		MACHINERY & EQUIPMENT REPAIRS	FLEET MAINTENANCE
		1,186.82								
165320	**5/7/2026**		**103739 MUNICI-PALS**							
	4/21/2026	100.00	2026 MUNICI-PALS MEMBERSHIP		15368	2026 MUNICI-PALS	1120.6451		DUES AND SUBSCRIPTIONS	GENERAL GOVERNMENT
		100.00								
165321	**5/13/2026**		**107477 ACE K9**							
	5/8/2026	168.00	ACE WATCH DOG FOR K9 SQUAD		15834	299452	1210.6226		OTHER OPERATING SUPPLIES	POLICE
		168.00								
165322	**5/13/2026**		**103161 ALEX AIR APPARATUS 2 LLC**							
	5/8/2026	320.00	AIR COMPRESSOR REPAIR - ST 1		15841	10883	1220.6384		MACHINERY & EQUIPMENT REPAIRS	FIRE
		320.00								
165323	**5/13/2026**		**103380 AMPION PBC**							
	5/6/2026	133.45	FIRE STATION #1		15765	2026050002926306	1340.6371		ELECTRIC	GOVERNMENT BUILDINGS
	5/6/2026	797.94	WELL #10		15765	2026050002926306	6100.6371	W110	ELECTRIC	WATER UTILITY
	5/6/2026	525.95	WELL #7		15765	2026050002926306	6100.6371	W107	ELECTRIC	WATER UTILITY
		1,457.34								
165324	**5/13/2026**		**102634 APEX OUTDOOR INC**							
	5/11/2026	325.00	4/2 SHOVELING / SALTING - SC		15882	4275	1510.6310	00016100	PROFESSIONAL SERVICES	PARK & RECREATION
	5/11/2026	1,896.00	DE-ICING 4/2, 4/4 COMM. CENTER		15883	4269	1510.6310	00015100	PROFESSIONAL SERVICES	PARK & RECREATION
	5/11/2026	708.00	PARKING LOT DE-ICING - SC		15884	4274	1510.6310	00016100	PROFESSIONAL SERVICES	PARK & RECREATION

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165324	**5/13/2026**		**102634 APEX OUTDOOR INC**						**Continued...**	
		2,929.00								
165325	**5/13/2026**		**100478 ASPEN MILLS**							
	5/8/2026	169.98	UNIFORM PANTS- TWO FF'S		15843	375038	1220.6144		EMPLOYEE ALLOWANCES	FIRE
		169.98								
165326	**5/13/2026**		**103216 BELAIR BUILDERS INC**							
	5/12/2026	2,000.00	HYDRANT METER REFUND #76063033		15919	HYDRANT MTR REF 76063033	6100.2203		DEPOSITS PAYABLE - ESCROW	WATER UTILITY
	5/12/2026	80.85-	HYDRANT METER REFUND #76063033		15919	HYDRANT MTR REF 76063033	6100.4801.04		COMMERCIAL UTILITY REVENUE	WATER UTILITY
	5/12/2026	6.57-	HYDRANT METER REFUND #76063033		15919	HYDRANT MTR REF 76063033	6100.2061		SALES TAX PAYABLE	WATER UTILITY
		1,912.58								
165327	**5/13/2026**		**100457 BERWALD ROOFING & SHEET METAL CO INC**							
	5/8/2026	145,096.25	NEW PD/PW FACILITY FINAL		15850	BP2 WS 07-H FINAL	4316.2041		CONTRACTS PAYABLE	2023-08 - PD & PW BUILDING (20
		145,096.25								
165328	**5/13/2026**		**102708 BLUEBEAM INC**							
	5/11/2026	572.00	BLUEBEAM REVU 5/2026-5/2027		15870	2823452	1240.6318		SOFTWARE FEES	BUILDING INSPECTIONS
		572.00								
165329	**5/13/2026**		**101296 BOLTON & MENK INC**							
	5/13/2026	1,471.50	SANITARY LIFT STATION NO. 13		15941	0394133	4321.6313		ENGINEERING SERVICES	2024-22 - SANITARY LIFT STATIO
		1,471.50								
165330	**5/13/2026**		**101385 BUSINESS ESSENTIALS**							
	5/7/2026	26.20	OFFICE SUPPLIES - P&R		15810	WO-1391063-1	1120.6210		OFFICE SUPPLIES	GENERAL GOVERNMENT
	5/11/2026	180.00	BUSINESS CARDS (4)		15869	OE-QT-89278-1	1120.6220		OPERATING SUPPLIES	GENERAL GOVERNMENT
		206.20								
165331	**5/13/2026**		**103489 CALLTOWER**							
	5/11/2026	2,282.05	CTADMIN TEAMS		15872	203195750	1120.6321		TELEPHONE	GENERAL GOVERNMENT
		2,282.05								
165332	**5/13/2026**		**103559 CIT SOLUTIONS**							
	5/11/2026	494.00	PERMITWORKS CONVERSION		15871	514760	1240.6310		PROFESSIONAL SERVICES	BUILDING INSPECTIONS
	5/11/2026	1,200.00	WELL 17 VERKADA INSTALL		15906	514677	6110.6310	W117	PROFESSIONAL SERVICES	WATER TRUNK FUND

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165332	**5/13/2026**		**103559 CIT SOLUTIONS**						**Continued...**	
		1,694.00								
165333	**5/13/2026**		**106397 CITYGATE ASSOCIATES LLC**							
	5/8/2026	9,508.83	FIRE STAFFING STUDY FINAL PYMT		15845	32207	2225.6310		PROFESSIONAL SERVICES	PUBLIC SAFETY
		9,508.83								
165334	**5/13/2026**		**100147 CNH ARCHITECTS**							
	5/13/2026	652.48	PROJECT DESIGN - CH BOILERS		15939	3777	4000.6313		ENGINEERING SERVICES	BUILDING IMPROVEMENT
		652.48								
165335	**5/13/2026**		**103555 COLLINS ELECTRICAL**							
	5/12/2026	541.50	STREETLIGHT REPAIR		15922	2631670.01	6400.6383		IMPROVEMENT REPAIRS AND MAINTE	STREET LIGHT UTILITY
		541.50								
165336	**5/13/2026**		**103084 DAKOTA 911**							
	5/8/2026	45,135.00	MAY DAKOTA 911 FEES		15848	AR-0000001729	1210.6310		PROFESSIONAL SERVICES	POLICE
		45,135.00								
165337	**5/13/2026**		**103605 ECM PUBLISHERS INC**							
	5/8/2026	61.87	RFP PUBLISHING FEE - FS2		15844	1096454	1220.6343		LEGAL NOTICES	FIRE
	5/12/2026	28.87	CANDIDATE FILING LEGAL NOTICE		15911	1097605	1120.6343		LEGAL NOTICES	GENERAL GOVERNMENT
	5/12/2026	37.12	ORD NO. 2026-03 MORATORIUM		15914	1097606	1120.6343		LEGAL NOTICES	GENERAL GOVERNMENT
		127.86								
165338	**5/13/2026**		**103607 ECOLAB PEST**							
	5/6/2026	780.00	PEST CONTROL - PD/PW		15769	3803668	1340.6317		OTHER PROFESSIONAL SERVICES	GOVERNMENT BUILDINGS
	5/6/2026	100.00	PEST CONTROL - CITY HALL		15784	4053854	1340.6317		OTHER PROFESSIONAL SERVICES	GOVERNMENT BUILDINGS
	5/6/2026	49.39	PEST CONTROL - MN DOT		15785	4053853	1340.6317		OTHER PROFESSIONAL SERVICES	GOVERNMENT BUILDINGS
		929.39								
165339	**5/13/2026**		**103609 EHLERS**							
	5/13/2026	442.50	FINANCIAL MGMT PLAN		15952	106167	1120.6310		PROFESSIONAL SERVICES	GENERAL GOVERNMENT
		442.50								
165340	**5/13/2026**		**100091 FARMERS MILL & ELEVATOR**							
	5/6/2026	273.68	FERTILIZER DELIVERY		15771	R3144685	1520.6225		CHEMICAL SUPPLIES	PARKS MAINTENANCE
		273.68								
165341	**5/13/2026**		**100240 FIRE SAFETY USA INC**							
	5/8/2026	587.00	EXTRICATION GLOVES		15839	257183	1220.6580		OTHER EQUIPMENT	FIRE

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165341	**5/13/2026**		**100240 FIRE SAFETY USA INC**						**Continued...**	
	5/8/2026	257.70	SAFETY VESTS		15842	257306	1220.6580		OTHER EQUIPMENT	FIRE
		844.70								
165342	**5/13/2026**		**102555 FLEET SERVICES**							
	5/13/2026	1,498.89	LEASE VEHICLES		15954	2026100019	4050.6550		MOTOR VEHICLES	EQUIPMENT IMPROVEMENT
	5/13/2026	2,582.80	LEASE VEHICLES - PD		15954	2026100019	4050.6550.21		MOTOR VEHICLES-POLICE	EQUIPMENT IMPROVEMENT
	5/13/2026	5,456.12	LEASE VEHICLES - PW		15954	2026100019	4050.6550.31		MOTOR VEHICLES-PW	EQUIPMENT IMPROVEMENT
		9,537.81								
165343	**5/13/2026**		**100156 GERTENS GREENHOUSES INC-446133**							
	5/12/2026	1,586.20	POTTING SOIL - GARDEN BEDS		15936	148962/30	1520.6235		LANDSCAPING SUPPLIES	PARKS MAINTENANCE
	5/12/2026	634.00	PRESSURE WASHER & PARTS		15938	258181/12	1520.6241		SMALL TOOLS	PARKS MAINTENANCE
	5/13/2026	1,712.50	RAAA FIELD CHALK AND FIELD DRY		15944	257030/12	1510.6226		OTHER OPERATING SUPPLIES	PARK & RECREATION
		3,932.70								
165344	**5/13/2026**		**103635 GOPHER STATE ONE-CALL**							
	5/6/2026	432.90	APRIL GSOC LOCATES		15776	6040727	6100.6310		PROFESSIONAL SERVICES	WATER UTILITY
	5/6/2026	432.90	APRIL GSOC LOCATES		15776	6040727	6200.6310		PROFESSIONAL SERVICES	SEWER UTILITY
	5/6/2026	432.90	APRIL GSOC LOCATES		15776	6040727	6300.6310		PROFESSIONAL SERVICES	STORM WATER UTILITY
		1,298.70								
165345	**5/13/2026**		**107476 HABTESILASS, SARA**							
	5/8/2026	1,200.00	BANQUET HALL REFUND		15859	104735501	1000.2204	00015100	P&R - REFUND CLEARING	GENERAL FUND BALANCE SHEET
		1,200.00								
165346	**5/13/2026**		**103652 HONSA LIGHTING SOLUTIONS INC**							
	5/4/2026	245.12	LED TUBES		15680	103635	1510.6242		MINOR EQUIPMENT	PARK & RECREATION
		245.12								
165347	**5/13/2026**		**100651 I STATE TRUCK CENTER**							
	3/19/2026	166.75-	PARTS CREDIT		14558	C242967371:01	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	5/6/2026	209.24	OIL PAN GASKET		15795	C242975306:01	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		42.49								
165348	**5/13/2026**		**100340 IN CONTROL INC**							
	5/6/2026	10,571.00	WELL NO. 9 IMPROVEMENTS		15782	S-INV03649	6100.6310	W109	PROFESSIONAL SERVICES	WATER UTILITY
	5/11/2026	1,109.51	BATTERIES FOR DIGI		15877	S-INV03668	6100.6220		OPERATING SUPPLIES	WATER UTILITY
		11,680.51								
165349	**5/13/2026**		**100105 JRS ADVANCED RECYCLERS**							

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165349	**5/13/2026**		**100105 JRS ADVANCED RECYCLERS**						**Continued...**	
	5/8/2026	219.85	ROLL OFFS		15851	118028	1340.6374		TRASH	GOVERNMENT BUILDINGS
		219.85								
165350	**5/13/2026**		**106441 JURUSIK, PATRICIA**							
	5/4/2026	93.00	SENIOR TRIP CANCELLED		15697	104418215	1000.2204	00040601	P&R - REFUND CLEARING	GENERAL FUND BALANCE SHEET
		93.00								
165351	**5/13/2026**		**103674 KRISS PREMIUM PRODUCTS**							
	5/13/2026	1,395.50	ARENA CHEMICALS		15951	200684	6500.6225		CHEMICAL SUPPLIES	ICE ARENA
		1,395.50								
165352	**5/13/2026**		**100072 LEAGUE-MN CITIES INS TRUST**							
	5/1/2026	2,891.50	FIRE TRUCK HIT PARKED VEHICLE		15612	10427	1220.6384		MACHINERY & EQUIPMENT REPAIRS	FIRE
	5/8/2026	2,500.00	WORKERS COMP (MALTERUD)		15864	26223	2375.6362		WORKERS COMPENSATION INSURANCE	INSURANCE
	5/11/2026	440.51	WORKERS COMP (WERDEN)		15885	26221	2375.6362		WORKERS COMPENSATION INSURANCE	INSURANCE
		5,832.01								
165353	**5/13/2026**		**100377 LEXISNEXIS RISK SOLNS FL INC**							
	5/8/2026	712.41	LEXISNEXIS SUBSCRIPTION FEE		15835	1300281199	1210.6318		SOFTWARE FEES	POLICE
		712.41								
165354	**5/13/2026**		**106099 LIFE TIME, INC.**							
	5/6/2026	1,777.49	MAY '26 LT SUBSIDY		15778	CINV-211000	1110.6456		OTHER MISCELLANEOUS CHARGES	LEGISLATIVE CONTROL
		1,777.49								
165355	**5/13/2026**		**101580 MACQUEEN**							
	5/8/2026	69.00	HELMET PARTS-PROMOTIONAL		15840	P66360	1220.6580		OTHER EQUIPMENT	FIRE
		69.00								
165356	**5/13/2026**		**103718 MEI TOTAL ELEVATOR SOLUTIONS**							
	5/6/2026	213.37	MAY MONTHLY PM		15770	1185776	1340.6317		OTHER PROFESSIONAL SERVICES	GOVERNMENT BUILDINGS
		213.37								
165357	**5/13/2026**		**103697 MENARDS-APPLE VALLEY**							
	5/4/2026	37.90	CONDUIT RURAL WELL		15690	10952	6100.6226		OTHER OPERATING SUPPLIES	WATER UTILITY
		37.90								
165358	**5/13/2026**		**103699 METRO COUNCIL ENV SERV**							
	5/8/2026	164,499.63	JUN'26 WASTEWATER SERVICE		15847	0001205760	6200.6375		SEWER	SEWER UTILITY
		164,499.63								

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165358	**5/13/2026**		**103699 METRO COUNCIL ENV SERV**						**Continued...**	
165359	**5/13/2026**		**101363 METRO SALES INC**							
	5/8/2026	6.00	PW RESOURCE RM COPIER		15861	INV3082536	1120.6350		PRINTING COSTS	GENERAL GOVERNMENT
	5/8/2026	133.09	PW RESOURCE RM COPIER		15861	INV3082536	1120.6392		OFFICE EQUIPMENT RENTALS	GENERAL GOVERNMENT
	5/8/2026	49.55	POLICE OFFICER COPIER		15862	INV3082534	1120.6350		PRINTING COSTS	GENERAL GOVERNMENT
	5/8/2026	73.44	POLICE OFFICER COPIER		15862	INV3082534	1120.6392		OFFICE EQUIPMENT RENTALS	GENERAL GOVERNMENT
	5/11/2026	55.73	PD/PW CAMPUS COPIER		15868	INV3082537	1120.6350		PRINTING COSTS	GENERAL GOVERNMENT
	5/11/2026	73.44	PD/PW CAMPUS COPIER		15868	INV3082537	1120.6392		OFFICE EQUIPMENT RENTALS	GENERAL GOVERNMENT
	5/11/2026	14.68	PW ADMIN COPIER		15875	INV3082535	1120.6350		PRINTING COSTS	GENERAL GOVERNMENT
	5/11/2026	73.44	PW ADMIN COPIER		15875	INV3082535	1120.6392		OFFICE EQUIPMENT RENTALS	GENERAL GOVERNMENT
	5/11/2026	95.00	CH COPIER		15876	INV3081038	1120.6392		OFFICE EQUIPMENT RENTALS	GENERAL GOVERNMENT
	5/11/2026	1.96	CH COPIER		15876	INV3081038	1120.6350		PRINTING COSTS	GENERAL GOVERNMENT
	5/13/2026	67.00	CH FIRST FLOOR COPIER		15943	INV3088487	1120.6392		OFFICE EQUIPMENT RENTALS	GENERAL GOVERNMENT
		643.33								
165360	**5/13/2026**		**102009 MINDFUL HEALTH**							
	5/4/2026	912.00	APRIL YOGA/STRETCH CLASSES		15688	04/2026 YOGA MH	1510.6310	00040603	PROFESSIONAL SERVICES	PARK & RECREATION
		912.00								
165361	**5/13/2026**		**101168 MN OCC HEALTH - LOCKBOX 135054**							
	5/12/2026	1,670.00	FIREFIGHTER PRE-EMPLOYMENT		15910	521944	1180.6315		PRE-EMPLOYMENT SCREENING SERVI	HUMAN RESOURCES
		1,670.00								
165362	**5/13/2026**		**102126 O'HEARN, REBECCA**							
	5/4/2026	93.00	SENIOR TRIP CANCELLED		15693	104418599	1000.2204	00040601	P&R - REFUND CLEARING	GENERAL FUND BALANCE SHEET
		93.00								
165363	**5/13/2026**		**100446 PDCM/SCSU-DDP**							
	5/5/2026	513.00	SENIOR DRIVING CLASS		15720	56990	1510.6310	00040603	PROFESSIONAL SERVICES	PARK & RECREATION
		513.00								
165364	**5/13/2026**		**102006 PELLICCI ACE ROSEMOUNT**							
	5/8/2026	12.99	BAGS - ADOPT A PARK		15837	15476/R	1510.6220	00040699	OPERATING SUPPLIES	PARK & RECREATION
	5/8/2026	19.99	PADLOCK - UMORE		15837	15476/R	1510.6220		OPERATING SUPPLIES	PARK & RECREATION
	5/8/2026	16.99	TWINE FOR GARDEN PLOTS		15838	15483/R	1510.6220	00040704	OPERATING SUPPLIES	PARK & RECREATION
	5/12/2026	39.98	SPRAYER PARTS		15933	15472/R	1520.6226		OTHER OPERATING SUPPLIES	PARKS MAINTENANCE
		89.95								
165365	**5/13/2026**		**100488 PETERSON COMPANIES INC**							
	5/8/2026	23,252.26	NEW PD/PW FACILITY FINAL		15849	BP2 WS 32-D	4316.2041		CONTRACTS PAYABLE	2023-08 - PD & PW BUILDING (20

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165365	**5/13/2026**		**100488 PETERSON COMPANIES INC**						**Continued...**	
						FINAL				
		23,252.26								
165366	**5/13/2026**		**102897 PREMIER POLYSTEEL**							
	5/12/2026	1,065.00	MEMORIAL BENCH		15907	2299	2360.6530	PCENTR	IMPROVEMENTS OTHER THAN BUILDI	PARK & REC DONATIONS
		1,065.00								
165367	**5/13/2026**		**100196 RDO EQUIPMENT CO**							
	5/6/2026	618.00	RIGID BROOM RENTAL		15794	R3770601	1330.6392		OFFICE EQUIPMENT RENTALS	FLEET MAINTENANCE
		618.00								
165368	**5/13/2026**		**103777 SAM'S CLUB**							
	5/12/2026	123.30	STATE OF THE CITY SUPPLIES		15912	P928000GE01GL8HG8	1110.6460		MEETING EXPENSE	LEGISLATIVE CONTROL
		123.30								
165369	**5/13/2026**		**102127 SCHRAAN, KAREN**							
	5/4/2026	93.00	SENIOR TRIP CANCELLED		15696	104418710	1000.2204	00040601	P&R - REFUND CLEARING	GENERAL FUND BALANCE SHEET
		93.00								
165370	**5/13/2026**		**100194 SHI INTERNATIONAL CORP**							
	5/11/2026	33.28	PATCH CABLES		15865	B21146323	1120.6220		OPERATING SUPPLIES	GENERAL GOVERNMENT
	5/11/2026	18.00	MOUNTING BRACKET		15905	B21122998	1210.6220		OPERATING SUPPLIES	POLICE
		51.28								
165371	**5/13/2026**		**102259 STERICYCLE INC**							
	5/8/2026	177.95	SHRED-IT SERVICES		15836	8014180355	1210.6310		PROFESSIONAL SERVICES	POLICE
		177.95								
165372	**5/13/2026**		**103144 STULC, SCOTT**							
	5/12/2026	300.00	DJ SERVICES - MEMORIAL DAY		15908	2026 MEMORIAL DAY	1510.6317		OTHER PROFESSIONAL SERVICES	PARK & RECREATION
	5/12/2026	300.00	ARBOR DAY MUSIC		15909	2026 ARBOR DAY	1510.6317	00040507	OTHER PROFESSIONAL SERVICES	PARK & RECREATION
		600.00								
165373	**5/13/2026**		**103293 TWIN CITY HARDWARE**							
	5/11/2026	3,122.82	REPAIR HANDICAP DOOR CITY HALL		15880	PSI2393653	1340.6381		BUILDING REPAIRS AND MAINTENAN	GOVERNMENT BUILDINGS
		3,122.82								
165374	**5/13/2026**		**100628 US BANK EQUIPMENT FINANCE**							

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165374	**5/13/2026**		**100628 US BANK EQUIPMENT FINANCE**						**Continued...**	
	5/8/2026	358.00	CH ADMIN & PLANNING COPIERS		15863	581170362	1120.6392		OFFICE EQUIPMENT RENTALS	GENERAL GOVERNMENT
	5/13/2026	173.00	CH UTILITY BILL COPIER		15942	581464815	1120.6392		OFFICE EQUIPMENT RENTALS	GENERAL GOVERNMENT
		531.00								
165375	**5/13/2026**		**107479 WALTERMAN PRODUCTIONS LLC**							
	5/11/2026	160.00	PIANIST STATE OF THE CITY		15873	1	1140.6310		PROFESSIONAL SERVICES	COMMUNICATIONS
		160.00								
165376	**5/13/2026**		**102490 WARSAW SOLAR, LLC**							
	5/8/2026	5,836.50	CITY HALL & FIRE STN #1		15846	2604-6994F	1340.6371		ELECTRIC	GOVERNMENT BUILDINGS
	5/8/2026	530.99	WELL #7		15846	2604-6994F	6100.6371	W107	ELECTRIC	WATER UTILITY
	5/8/2026	598.18	WELL #10		15846	2604-6994F	6100.6371	W110	ELECTRIC	WATER UTILITY
	5/8/2026	2,737.46	WELL #12		15846	2604-6994F	6100.6371	W112	ELECTRIC	WATER UTILITY
	5/8/2026	8,891.31	COMMUNITY CENTER ARENA		15846	2604-6994F	6500.6371		ELECTRIC	ICE ARENA
		18,594.44								
165377	**5/13/2026**		**102481 WHITEWOOD GRAPHICS**							
	5/7/2026	75.00	"P&R HAS MOVED" SIGNAGE		15813	4149R	1510.6220		OPERATING SUPPLIES	PARK & RECREATION
		75.00								
165378	**5/13/2026**		**103833 XCEL ENERGY**							
	5/13/2026	42.61	SIGNAL LIGHTS - HWY 3 & 145TH		15949	976478467	1320.6371		ELECTRIC	STREET MAINTENANCE
	5/13/2026	69.60	STREET LIGHTS		15949	976478467	6400.6371		ELECTRIC	STREET LIGHT UTILITY
	5/13/2026	11,381.06	NON-METERED STREET LIGHTS		15953	976258943	6400.6371		ELECTRIC	STREET LIGHT UTILITY
		11,493.27								
165379	**5/13/2026**		**100775 YALE MECHANICAL LLC**							
	5/11/2026	608.76	CITY HALL MONTHLY PM		15878	284542	1340.6317		OTHER PROFESSIONAL SERVICES	GOVERNMENT BUILDINGS
	5/11/2026	563.76	FIRE STN 2 MONTHLY PM		15879	284514	1340.6317		OTHER PROFESSIONAL SERVICES	GOVERNMENT BUILDINGS
	5/11/2026	441.36	FIRE STN 1 COOLING HVAC MAINT		15881	284571	1340.6317		OTHER PROFESSIONAL SERVICES	GOVERNMENT BUILDINGS
		1,613.88								
26042901	**4/29/2026**		**100272 MINNESOTA ENERGY RESOURCES CORP**							
	4/14/2026	18.00	RSMT SC - ASSEMBLY HALL		15217	5883120265	1510.6373	00016100	GAS	PARK & RECREATION
		18.00								
26042902	**4/29/2026**		**100272 MINNESOTA ENERGY RESOURCES CORP**							
	4/14/2026	41.50	WELL #8		15220	5883251055	6100.6373	W108	GAS	WATER UTILITY
		41.50								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
26042903	**4/29/2026**		**100272 MINNESOTA ENERGY RESOURCES CORP**						**Continued...**	
	4/14/2026	49.60	WELL #9		15218	5881791377	6100.6373	W109 GAS		WATER UTILITY
		49.60								
26042904	**4/29/2026**		**100272 MINNESOTA ENERGY RESOURCES CORP**							
	4/14/2026	109.94	CENTRAL PARK BLDG		15216	5882836729	1520.6373	GAS		PARKS MAINTENANCE
		109.94								
26042905	**4/29/2026**		**100272 MINNESOTA ENERGY RESOURCES CORP**							
	4/14/2026	121.21	JAYCEE PARK SHELTER		15219	5881818373	1520.6373	GAS		PARKS MAINTENANCE
		121.21								
26042906	**4/29/2026**		**100272 MINNESOTA ENERGY RESOURCES CORP**							
	4/14/2026	354.84	RSMT SC ACTIVITY CENTER		15214	5882750821	1510.6373	00016100 GAS		PARK & RECREATION
		354.84								
26042907	**4/29/2026**		**100272 MINNESOTA ENERGY RESOURCES CORP**							
	4/14/2026	441.97	PW BUILDINGS 1ST METER		15221	5881876441	1340.6373	GAS		GOVERNMENT BUILDINGS
		441.97								
26042908	**4/29/2026**		**100272 MINNESOTA ENERGY RESOURCES CORP**							
	4/14/2026	798.82	FIRE STATION #1		15223	5883447032	1340.6373	GAS		GOVERNMENT BUILDINGS
		798.82								
26042909	**4/29/2026**		**100272 MINNESOTA ENERGY RESOURCES CORP**							
	4/14/2026	1,211.83	PW BUILDINGS 2ND METER		15215	5882599008	1340.6373	GAS		GOVERNMENT BUILDINGS
		1,211.83								
26042910	**4/29/2026**		**100272 MINNESOTA ENERGY RESOURCES CORP**							
	4/14/2026	2,073.83	CH/CARPENTER SHOP/GENERATOR		15222	5883115458	1340.6373	GAS		GOVERNMENT BUILDINGS
		2,073.83								
26042911	**4/29/2026**		**100272 MINNESOTA ENERGY RESOURCES CORP**							
	4/14/2026	10,072.95	PD/PW FACILITY		15244	5883369075	1340.6373	GAS		GOVERNMENT BUILDINGS
		10,072.95								
26043001	**4/30/2026**		**100001 INTERNAL REVENUE SERVICE**							
	4/30/2026	49,772.28			15448	0429261042451	7020.2131.01		FEDERAL WITHHOLDING	PAYROLL FUND
	4/30/2026	52,787.94			15453	0429261042452	7020.2131.02		FICA/MEDICARE WITHHOLDING	PAYROLL FUND
		102,560.22								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
26050101	**5/1/2026**		**103031 BPAS-BENEFIT PLANS ADMIN SRVS**						**Continued...**	
	4/30/2026	30.00			15456	0429261042455	7020.2133.06		VEBA CONTRIBUTIONS	PAYROLL FUND
		30.00								
26050102	**5/1/2026**		**103741 NATIONWIDE RETIREMENT SOL**							
	4/30/2026	6,003.79			15449	04292610424510	7020.2134.03		DEFERRED COMPENSATION - NATION	PAYROLL FUND
		6,003.79								
26050103	**5/1/2026**		**103741 NATIONWIDE RETIREMENT SOL**							
	4/30/2026	6,003.79			15449	04292610424510	7020.2134.03		DEFERRED COMPENSATION - NATION	PAYROLL FUND
		6,003.79								
26050104	**5/1/2026**		**100447 MN STATE RETIREMENT SYSTEM**							
	4/30/2026	19,222.96			15455	0429261042454	7020.2134.02		DEFERRED COMPENSATION - MSRS	PAYROLL FUND
		19,222.96								
26050106	**5/1/2026**		**100447 MN STATE RETIREMENT SYSTEM**							
	4/30/2026	19,222.96			15455	0429261042454	7020.2134.02		DEFERRED COMPENSATION - MSRS	PAYROLL FUND
		19,222.96								
26050107	**5/1/2026**		**100002 MN DEPT OF REVENUE**							
	4/30/2026	23,057.18			15454	0429261042453	7020.2131.03		STATE WITHHOLDING	PAYROLL FUND
		23,057.18								
26050108	**5/1/2026**		**103759 PUBLIC EMPLOYEE**							
	4/30/2026	99,877.49			15450	04292610424511	7020.2132.01		PERA WITHHOLDING	PAYROLL FUND
		99,877.49								
26050401	**5/4/2026**		**103587 DAKOTA ELECTRIC ASSOCIATION**							
	4/14/2026	5.48	SIREN #10		15238	1001519073 04/26	1320.6371		ELECTRIC	STREET MAINTENANCE
		5.48								
26050402	**5/4/2026**		**103587 DAKOTA ELECTRIC ASSOCIATION**							
	4/14/2026	19.37	METERED TUNNEL LIGHTS		15228	1003564457 04/26	6400.6371		ELECTRIC	STREET LIGHT UTILITY
		19.37								
26050403	**5/4/2026**		**103587 DAKOTA ELECTRIC ASSOCIATION**							
	4/14/2026	20.84	IRRIGATION PUMP/SP CONTROL BLD		15236	1002007870 04/26	1520.6371		ELECTRIC	PARKS MAINTENANCE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
26050403	**5/4/2026**		**103587 DAKOTA ELECTRIC ASSOCIATION**						**Continued...**	
		20.84								
26050404	**5/4/2026**		**103587 DAKOTA ELECTRIC ASSOCIATION**							
	4/14/2026	21.57	CONNEMARA PARK SHELTER/LIGHTS		15231	1002004786 04/26	1520.6371		ELECTRIC	PARKS MAINTENANCE
		21.57								
26050405	**5/4/2026**		**103587 DAKOTA ELECTRIC ASSOCIATION**							
	4/14/2026	49.29	STORM DRAIN LIFT ST'N #6		15232	1004097754 04/26	6300.6371	SWLS306	ELECTRIC	STORM WATER UTILITY
		49.29								
26050406	**5/4/2026**		**103587 DAKOTA ELECTRIC ASSOCIATION**							
	4/14/2026	81.43	LIFT STATION #12		15237	1010057891 04/26	6200.6371	SSLS212	ELECTRIC	SEWER UTILITY
		81.43								
26050407	**5/4/2026**		**103587 DAKOTA ELECTRIC ASSOCIATION**							
	4/14/2026	110.99	JAYCEE PARK SHELTER/LIGHTS		15230	1002079739 04/26	1520.6371		ELECTRIC	PARKS MAINTENANCE
		110.99								
26050408	**5/4/2026**		**103587 DAKOTA ELECTRIC ASSOCIATION**							
	4/14/2026	128.60	STORM DRAIN LIFT STATION #3		15227	1002868701 04/26	6300.6371	SWLS303	ELECTRIC	STORM WATER UTILITY
		128.60								
26050409	**5/4/2026**		**103587 DAKOTA ELECTRIC ASSOCIATION**							
	4/14/2026	128.62	STORM DRAIN LIFT ST'N #8		15239	1010038900 04/26	6300.6371	SWLS308	ELECTRIC	STORM WATER UTILITY
		128.62								
26050410	**5/4/2026**		**103710 MN CHILD SUPPORT**							
	4/30/2026	132.90			15459	0429261042458	7020.2136.01		CHILD SUPPORT	PAYROLL FUND
		132.90								
26050411	**5/4/2026**		**103587 DAKOTA ELECTRIC ASSOCIATION**							
	4/14/2026	107.20	LIFT STATION #6		15229	1003329984 04/26	6200.6371	SSLS206	ELECTRIC	SEWER UTILITY
	4/14/2026	26.80	STORM DRAIN LIFT ST'N #4		15229	1003329984	6300.6371	SWLS304	ELECTRIC	STORM WATER UTILITY

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
26050411	**5/4/2026**		**103587 DAKOTA ELECTRIC ASSOCIATION**						**Continued...**	
						04/26				
		134.00								
26050412	**5/4/2026**		**103587 DAKOTA ELECTRIC ASSOCIATION**							
	4/14/2026	165.07	LIFT STATION #9		15235	1003949690	6200.6371	SSLS209	ELECTRIC	SEWER UTILITY
						04/26				
		165.07								
26050413	**5/4/2026**		**103587 DAKOTA ELECTRIC ASSOCIATION**							
	4/14/2026	194.90	LIFT STATION #4		15233	1001834654	6200.6371	SSLS204	ELECTRIC	SEWER UTILITY
						04/26				
		194.90								
26050414	**5/4/2026**		**103587 DAKOTA ELECTRIC ASSOCIATION**							
	4/14/2026	195.01	JAYCEE PARK TRAIL LIGHTS		15226	1002112506	1520.6371		ELECTRIC	PARKS MAINTENANCE
						04/26				
		195.01								
26050415	**5/4/2026**		**103587 DAKOTA ELECTRIC ASSOCIATION**							
	4/14/2026	244.60	WATER TOWER #2		15225	1002009496	6100.6371	WT102	ELECTRIC	WATER UTILITY
						04/26				
		244.60								
26050416	**5/4/2026**		**103587 DAKOTA ELECTRIC ASSOCIATION**							
	4/14/2026	247.31	LIFT STATION #3		15224	1002080539	6200.6371	SSLS203	ELECTRIC	SEWER UTILITY
						04/26				
		247.31								
26050417	**5/4/2026**		**103587 DAKOTA ELECTRIC ASSOCIATION**							
	4/14/2026	330.43	WELL #8		15240	1002009231	6100.6371	W108	ELECTRIC	WATER UTILITY
						04/26				
		330.43								
26050418	**5/4/2026**		**103587 DAKOTA ELECTRIC ASSOCIATION**							
	4/14/2026	383.83	LIFT STATION #5		15234	1010054799	6200.6371	SSLS205	ELECTRIC	SEWER UTILITY
						04/26				
		383.83								
26050419	**5/4/2026**		**103032 WEX HEALTH INC**							
	4/30/2026	4,414.63			15457	0429261042456	7020.2133.05		HSA CONTRIBUTIONS	PAYROLL FUND

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
26050419	**5/4/2026**		**103032 WEX HEALTH INC**						**Continued...**	
		4,414.63								
26050420	**5/4/2026**		**103587 DAKOTA ELECTRIC ASSOCIATION**							
	4/14/2026	7,191.10	STREET LIGHTS		15245	1001066414 04/26	6400.6371	ELECTRIC	STREET LIGHT UTILITY	
		7,191.10								
26050701	**5/7/2026**		**102993 FP MAILING SOLUTIONS**							
	5/6/2026	2,000.00	05/05/26 POSTAGE - CH		15801	05/05/2026 POSTAGE-CH	1120.6323	POSTAGE	GENERAL GOVERNMENT	
		2,000.00								
		2,196,063.29	Grand Total							

Payment Instrument Totals

Checks	1,884,673.35
EFT Payments	307,472.85
A/P ACH Payment	3,917.09
Total Payments	2,196,063.29

ROSEMOUNT CITY COUNCIL
REGULAR MEETING PROCEEDINGS
MAY 5, 2026

CALL TO ORDER/PLEDGE OF ALLEGIANCE

Pursuant to due call and notice thereof, a regular meeting of the Rosemount City Council was held on Tuesday, May 5, 2026, at 7:00 PM. in Rosemount Council Chambers, 2875 145th Street West.

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

APPROVAL OF AGENDA

Motion by Weisensel **Second by** Klimpel

Motion to approve agenda

Ayes: 4.
Nays: None. Motion Carried.

PRESENTATIONS AND PROCLAMATIONS

a. Lifesaving Award

Fire Chief Springer along with the City Council recognized and honor Carter McCauley, Kyle Morris, and Danielle Killpack-Lawrence whose quick action and bravery saved a neighbor's life during a residential house fire.

b. National Police Week Recognition

Chief Thomas recognized beginning May 11th as Police Week which honors law enforcement and pays special recognition to those law enforcement officers who have lost their lives in the line of duty for the safety and protection of others. National Police Week is a collaborative effort of many organizations dedicated to honoring America's law enforcement community.

City Council read the proclamation identifying May 11-17, 2026 as National Police Week.

c. Public Service Week Proclamation

City Administrator Martin highlighted Kyle Morris who is a public works supervisor and being recognized earlier this evening shows the dedication and excellence demonstrated by our City employees are deeply appreciated, and we are honored to work in partnership with such committed professionals.

City Council read the proclamation recognizing Public Service Week as May 3-9, 2026.

d. Presentation from the Rosemount Area Arts Council

Rosemount Area Arts Council provided their annual update to the City Council. Charlotte Kodner, chairperson, highlighted all the accomplishments over the past year.

e. Presentation of Award for Kicks 4 A Cure and DCR Mayor's Cup

Dakota Chamber of Commerce Jon Althoff was present to recognize Mayor Weisensel who participated in the Kicks 4 A Cure Campaign and DCR Mayor's Cup.The goal of the event was to raise awareness and

funds for the American Cancer Society's work on breast cancer. Mr. Althoff presented the awards to Mayor Weisensel

RESPONSE TO PUBLIC COMMENT

City Administrator Martin recapped that majority of the public comments were regarding the moratorium at the last regular meeting which summarized the support for the moratorium. Public Works Director Egger noted comments regarding the water are continued to be worked on regarding gross alpha and the water issues in Rosemount. Mr. Martin noted the City newsletter went out to all the residential mailboxes which highlights the current water information and the required annual update.

Mr. Martin noted the City Council provided direction for staff to formally adopt a program for distribution of water filters for residents with children under one year of age due to magnesium. Staff will prepare action for council to take at the next meeting.

PUBLIC COMMENT

Vanessa Demuth
13466 Danube Lane
Ms. Demuth asked the City to communicate when wells 7 or 8 are pumping due to the PFAS and to inform residents to avoid drinking the water when wells 7 & 8 are in use. In addition, Ms. Demuth requests no watering on athletic fields to support water conservation.

CONSENT AGENDA

Motion by Theisen **Second by** Freske
Motion to approve consent agenda with item 6.d. & 6.f. pulled
Ayes: 4.
Nays: None. Motion Carried.

a. Bill Listings

b. Minutes of the April 21, 2026 Regular Meeting

c. Donation acceptance from Kidde

d. Donation acceptance for Fire Department

Deputy Fire Marshal, Chad Ganfield, highlighted how each year, the National Fire Safety Council supports the Fire Department by collecting monetary donations from local businesses to be utilized for Public Education and public education in our community. Spectro Alloys was a larger donor and was present to support the donation.

Chris Duffy of Spectro Alloys was present to formally present a check to the Fire Department.

Councilmember Klimpel also thanked the other donors who contributed to the Fire Department.

Motion by Klimpel **Second by** Theisen
Motion to approve the acceptance and expenditure of $3,070 dollars from various donors to

be used for Fire Prevention supplies for the Fire Department.

Ayes: 4.
Nays: None. Motion Carried.

e. Service Agreement – Rosemount Area Arts Council (RAAC)

f. Youth Commission Appointments

Mayor Weisensel recognized the 27 Youth Commissioners who are being appointed this evening and noted how he is looking forward to meeting them within the next year.

Motion by Weisensel **Second by** Freske

Motion to Staff recommends the City Council appoint the individuals listed below to the Youth Commission for the 2026-2027 term.

Ayes: 4.
Nays: None. Motion Carried.

g. Charitable Gambling Premise Permit Eagan Lions Club Gambling

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

i. Temporary On-Sale Liquor License - American Legion

j. Approval of Council Travel

k. Approve Electrical Inspection Contract

l. Criminal Justice Network (CJN) JPA Amendment

m. Renewal of BCA Joint Powers Agreements

n. Joint Powers Agreement for Emergency Management Services

o. Approve Entry into Joint Powers Agreement with Dakota County for Hwy 52 / 42

p. City Hall Boiler Replacement Bids

q. Professional Services Agreement for Steeple Center

PUBLIC HEARINGS

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

None.

ANNOUNCEMENTS

a. City Staff Updates

Public Works Director Egger highlighted the upcoming Connemara Trail and Akron Avenue roundabout

project that will begin in about a month. A closure will begin on June 5th with a completion deadline of August 28th.

Parks and Recreation Director Schultz highlighted the upcoming citywide garage sale and Spring clean-up day on Saturday May,16th.

b. Upcoming Community Calendar

Mayor Weisensel reviewed the calendar of events and upcoming meetings.

Parks & Recreation Director Schultz highlighted the Memorial Day event at Central Park on Monday, May 25th.

ADJOURNMENT

There being no further business to come before the City Council at the regular council meeting and upon a motion by Weisensel the meeting was adjourned at 7:54 p.m.

Respectfully submitted,

Erin Fasbender
City Clerk

ROSEMOUNT CITY COUNCIL
WORK SESSION PROCEEDINGS
MAY 5, 2026

CALL TO ORDER

Pursuant to due call and notice thereof, a work session of the Rosemount City Council was held on Tuesday, May 5, 2026, at 5:00 PM. in Rosemount Council Chambers, 2875 145th Street West.

Mayor Weisensel called the meeting to order with Councilmembers Freske, Theisen and Klimpel. Councilmember Essler arrived at 5:30 p.m.

a. FOLLOWING THE CITY COUNCIL REGULAR MEETING:

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

DISCUSSION

a. Update on Future Park & Rec Planning

Administrative Services Director Malecha provided a financial report from Northland Public Finance which provided preliminary estimates for the planning purposes of the future park and recreation planning. Ms. Malecha showcased different scenarios at different bond amounts issued. The estimates illustrated the bonding for this would begin in 2028 and noted the current Public Works and Police Department Campus would come off in 2027. City Administrator Martin informed Council of the increases of Dakota County taxes in the coming year, the need for a water treatment plan and the Fire Department renovations and additions.

Staff recapped discussions with partners for a potential property for an ice facility. Parks and Rec Director Schultz highlighted the investment opportunities, i.e. indoor ice rinks, youth softball/baseball fields, Erickson Park ball fields and central park expansion. Mr. Schultz stated the plans are still at concept level, but there will be opportunities to fine tune the numbers for a better idea of the overall cost.

Councilmembers agreed all items presented before City Council should remain on the list as it is time to re-invest within the community. Staff noted the cost of the land would be removed from the total as staff would consider a land donation or swap. Ms. Malecha further discussed the process of bonding through the Port Authority and the steps necessary to take.

City Councilmembers suggested a future joint work session with Port Authority to further discuss the steps Port Authority will need to take for the bonding. In addition, staff will continue to work with architects and develop a communication plan to share more details about the projects mid-summer.

UPDATES

a. Staff Reports

Public Works

Public Works Director Egger discussed the recent public comment received regarding providing filters to households with infants under the age of 1. Staff will provide a formal recommendation to City Council to adopt such a program.

Mr. Egger also noted the efforts to have a panel discussion with experts to further discuss the water concerns that will likely occur in June.

Mr. Egger also discussed continued parking concerns south of the high school and staff is still unsure how to move forward to resolve the issues. Staff will look to have further conversations with school officials related to the parking issues.

Police

Chief Thomas discussed the staffing plans to create two Captain positions and noted the interest of several internal staff. The positions would be Captain of Operations and Captain of Administration.

Administrative Services

City Clerk Fasbender discussed cannabis retail licenses and potential ordinance updates. City Council directed staff to include a buffer around licensed daycare centers. Staff will update the ordinance for council consideration at the May 19th regular meeting. Ms. Fasbender also discussed Eagan Lions Club interest in having a premise permit at Tops Pizza & Grill. City Council understood there were no local organizations interested in Tops Pizza & Grill at this time.

City Council

City Council discussed recent cities acted on the Minnesota Flag swap and councilmembers agreed taking action against the flag is not a political stance for the City Council to take.

Mayor Weisensel discussed upcoming events.

ADJOURNMENT

There being no further business to come before the City Council at the work session council meeting and upon a motion by Weisensel the meeting was adjourned at 6:48 p.m.

Respectfully submitted,

Erin Fasbender
City Clerk

ROSEMOUNT
MINNESOTA

EXECUTIVE SUMMARY

City Council Regular Meeting: May 19, 2026

AGENDA ITEM: Dakota County Post-Election Review JPA	**AGENDA SECTION:** CONSENT AGENDA
PREPARED BY: Erin Fasbender, City Clerk	**AGENDA NO.** 6.d.
ATTACHMENTS: Joint Powers Agreement	**APPROVED BY:** LJM
RECOMMENDED ACTION: Motion to approve participation in Dakota County's coordinated Post-Election Review process and authorize the City to enter into the Joint Powers Agreement permitting Dakota County to appoint and compensate election judges on the City's behalf if selected for review.	

BACKGROUND

Dakota County will again coordinate a countywide approach to the Post-Election Review (PER) process for the 2026 State General Election, as required under Minnesota Statute 206.89. The PER is a public hand count of ballots from precincts selected by lot and must be completed within 14 days after the election.

To ensure consistency, accuracy, and efficient administration, the County proposes to continue using county election judges to conduct all PERs rather than having each municipality recruit its own judges. This approach, used successfully in 2024, promotes uniform procedures, party balance, and cost-effectiveness. To implement this shared model, each city and township is asked to sign a Joint Powers Agreement (JPA) authorizing Dakota County to appoint and compensate election judges on its behalf if selected for review. Municipalities will only be billed if their precinct is selected, and only for the actual hourly cost of the judges.

Staff recommends approving the attached JPA to ensure consistent procedures and standards across all precincts, reduced administrative burden, lower costs by leveraging county staff and ensuring a transparent review experience for the public.

RECOMMENDATION

Motion to approve participation in Dakota County's coordinated Post-Election Review process and authorize the City to enter into the Joint Powers Agreement permitting Dakota County to appoint and compensate election judges on the City's behalf if selected for review.

Dakota County Contract No. DCA31484
JOINT POWERS AGREEMENT BETWEEN
DAKOTA COUNTY AND
_____
FOR CONDUCT OF THE POST-ELECTION REVIEW

This is a Joint Powers Agreement ("Agreement") between _____ ("Municipality") and the County of Dakota ("County"), 1590 Highway 55, Hastings, MN 55033, entered into pursuant to Minn. Stat. §471.59, for conduct of the post-election review (PER) as required by Minn. Stat. § 206.89 after every state general election. Municipality and County are referred to individually as the "Party" and are collectively referred to as the "Parties".

Recitals

WHEREAS, Minn. Stat. § 206.89 requires a postelection review of the state general election by a manual count of the ballots used in the selected precincts and must be performed in the manner provided by Minn Stat § 204C.21; and

WHEREAS, at the canvass of the state primary, the Dakota County Canvassing Board must set the date, time, and place for the postelection review of the state general election; and

WHEREAS, at the canvass of the state general election, the Dakota County Canvassing Board must select the precincts to be reviewed by lot and include three percent of the total number of precincts in the County; and

WHEREAS, the postelection review must not begin before the ninth day after the state general election and must be complete no later than the 14th day after the state general election; and

WHEREAS, the Dakota County Canvassing Board appoints the postelection review official, which is generally the County Election Director; and

WHEREAS, the costs of the postelection review in the selected precincts are allocated to the governing body responsible for each precinct selected for review pursuant to Minn. Stat. § 206.89, subd. 9;

WHEREAS, the Parties desire efficient use of resources for the coordination, scheduling and performance of postelection reviews; and

NOW THEREFORE, in consideration of the promises and mutual covenants contained herein and subject to the provisions of Minn. Stat. § 471.59, the Parties agree as follows:

Section 1
Term And Renewal

1. The term of this Agreement shall commence when all signatures of the Parties are obtained and shall remain in full force and effect until December 31, 2027, subject to automatic renewals. Beginning January 1, 2028, this Agreement will automatically renewal each even calendar year for a two-year term, unless terminated as provided in Section 2 of this Agreement.

Section 2
Agreement Termination

2. This Agreement may be terminated as follows:
   2.1. Participation in this Agreement may be terminated without cause either Party upon at least 90 days' written notice to the other Party. Notice of termination shall be sent as provided in Section 12 of this Agreement.
   2.2. Termination of this Agreement does not discharge any liability, responsibility, or right of the Parties that may arise from the performance of, or failure to adequately perform the provisions of this Agreement prior to the effective date of termination, such as payment of an invoice for services satisfactorily performed prior to the effective date of termination. Termination of the Agreement does not discharge any obligation of the terminating Party, which, by its nature, would survive after the date of termination.

Section 3
Post-Election Review

3.1 The County shall conduct the post-election review of the state general elections in the County as defined by Minn. Stat. § 206.89. The review shall be conducted in accordance with all applicable Minnesota laws as well as any additional information or guidance the State provides.

3.2 In order to ensure efficient scheduling and organization, the post-election review will be conducted by the post-election review official, assisted by election judges designated by the post-election review official for this purpose. The party-balance requirement under Minn. Stat § 204B.19 applies to election judges designated for the post-election review. Any election judge that is appointed pursuant to this section shall be hired, scheduled, and paid by the County.

3.3 At the conclusion of the general election canvass, the County will contact the municipalities that have one or more precincts selected for review (collectively, the "PER Municipalities" or, individually, the "PER Municipality") and request all ballots in possession of the municipality.

3.4 The PER Municipalities will arrange to have all ballots for the selected precinct(s) in the custody of the PER Municipality delivered to the County at the location chosen by the Dakota County Canvasing Board as soon as practicable in advance of the post-election review. The ballots shall be securely stored by the County until the post-election review and the ballots shall be returned to the municipality at the conclusion of the post-election review.

3.5 Postelection reviews are conducted in a public location. Clerks and/or their deputies are invited to attend the post-election review and witness the process as it is completed for their precinct(s).

Section 4
Applicability

4. This Agreement between the County and the Municipality is limited to the post-election review as required by Minn. Stat. § 206.89. All other voting processes are outside of the scope of this Agreement.

Section 5
Payment and Invoicing

5. If one or more precincts in the Municipality is selected for postelection review, the Municipality shall pay for the actual costs incurred for the review based on the hourly salary of each election judge performing the review of the Municipality's precinct(s). The County will invoice the Municipality its actual cost of conducting the post-election review. Any invoice submitted to the Municipality shall be paid in the same manner as other claims made to the Municipality. The County will not invoice the Municipality for non-election judge costs, including other County expenses associated with the review. Municipalities that are not selected for precincts in the post-election review will pay no costs in relation to the services provided under this Agreement.

Section 6
Independent Contractor

6. It is agreed that nothing in this Agreement is intended or should be construed as creating the relationship of agents, partners, joint ventures, or associates between the Parties hereto or as constituting the County or the Municipality as the employee of the other entity for any purpose or in any manner whatsoever. The County is an independent contractor and neither it, its employees, agents, nor its representatives are employees of the Municipality, for any purpose. From any amounts due the County, there shall be no deductions for federal income tax or FICA payments, nor for any state income tax, nor for any other purposes which are associated with an employer-employee relationship unless required by law.

Section 7
Data Practices

7. All data created, collected, received, maintained, or disseminated for any purpose in the course of this Agreement is governed by the Minnesota Government Data Practices Act ("Act"), any other applicable statute, or any rules adopted to implement the Act or statute, as well as any state or federal statutes and regulations on data privacy and election data.

Section 8
No Waiver

8. No delay or omission by the Parties to exercise any right or power occurring upon any noncompliance or default with respect to any of the terms of this Agreement shall not impair any such right or power or be construed to be a waiver thereof unless the same is consented to in writing. A waiver by the County or the Municipality of any of the covenants, conditions, or agreements to be observed by the Parties shall not be construed to be a waiver of any succeeding breach or of any covenant, condition, or agreement herein contained. All remedies provided for in this Agreement shall be cumulative and in addition to, and not in lieu of, any other remedies available to the Parties at law, in equity, or otherwise.

Section 9
Governing Law

9. This Agreement shall be governed by and construed in accordance with the laws of the State of Minnesota. Any action commenced pursuant to this Agreement must be venued in Dakota County District Court.

Section 10
Entire Agreement

10. It is understood and agreed, as to the subject matter of this Agreement, that the entire Agreement between the Parties is contained herein and that this Agreement supersedes all oral agreements and negotiations between the Parties relating to the subject matter and hereby rescinds and replaces all prior agreements with the respective Governmental Entities with this Agreement. All items referred to in this Agreement are incorporated or attached and are deemed to be part of this Agreement. Any alterations, variations, modifications, or waivers of provisions of this Agreement shall only be valid when they have been reduced to writing as an amendment to this Agreement signed by the Parties hereto.

Section 11
No Assignment

11. The Parties may not assign, sublet, or transfer this Agreement, either in whole or in part, without the prior written consent of the other Party and any attempt to do so shall be void and have no force and effect.

Section 12
Notice

12. Any notice or demand shall be in writing and shall be sent registered or certified mail to the other party addressed as follows:

To the Municipality: City/Town Clerk
_____
_____
_____

To the County: Dakota County Elections Director
1590 Highway 55
Hastings MN 55033

Section 13
Audit Provision

13. The Parties agree that the State Auditor, or any of their duly authorized representatives at any time during normal business hours, and as often as they may reasonably deem necessary, shall have access to and the right to examine, audit, excerpt, and transcribe any books, documents, papers, records, etc., which are pertinent to the accounting practices and procedures of the respective Parties and involve transactions relating to this Agreement. Such materials shall be maintained, and such access and rights shall be in force and effect during the period of this Agreement and for six (6) years after its termination or cancellation.

Section 14
Liability, Indemnification and Insurance

14. Each Party shall be solely liable for the acts of its elected officials, officers, employees, or agents and shall not be responsible for the acts of the other Party to this Agreement, their elected officials, officers, employees, or agents.

a. The provisions of the Municipal Tort Claims Act, Minnesota Statutes, Chapter 466 and other applicable laws govern liability of the Parties. To the full extent permitted by law, actions by the Parties, their respective officers, employees, and agents pursuant to this Agreement are intended to be and shall be construed as a "cooperative activity." It is the intent of the Parties that they shall be deemed a "single governmental unit" for the purpose of liability as set forth in Minnesota Statutes, Section 471.59, subd. 1a(b). For the purpose of Minnesota Statutes, Section 471.59, subd, 1a(a), it is the intent that this Agreement does not create any liability or exposure to the Parties for the acts or omissions of the other Party or other individual governmental entities participating in a PER.

b. The County agrees to defend, hold harmless and indemnify the Municipality and its officials, agents, and employees, from any liability, loss, or damages the Municipality may suffer or incur as a result of demands, claims, judgments, or costs arising out of or caused by the County in the performance of its obligations under this Agreement.

c. Municipality agrees to defend, hold harmless and indemnify the County and its officials, agents, and employees, from any liability, loss, or damages the County may suffer or incur as a result of demands, claims, judgments, or costs arising out of or caused by its performance of its respective obligations under this Agreement.

d. Nothing in this Agreement shall be construed nor operate as a waiver of any applicable limitation of liability, defenses, immunities, or exceptions by statute or common law, nor does it impose or imply responsibility for the acts or omissions of the County or Municipality. The County and the Municipality warrant that they are able to comply with the aforementioned indemnification requirements and have sufficient insurance coverage consistent with the liability limits contained in Minnesota Statutes, Chapter 466.

Section 15
Survival of Provisions

15. It is expressly understood and agreed that Sections 8, 10, 14 and 15 hereof shall survive the completion of performance and termination or cancellation of this Agreement.

Section 16
Authority

16. The person or persons executing this Agreement on behalf of the Municipality and County represent that they are duly authorized to execute this Agreement on behalf of the Municipality and the County and represent and warrant that this Agreement is a legal, valid and binding obligation and is enforceable in accordance with its terms. Each Party agrees that the electronic signatures of the Parties included in this Agreement are intended to authenticate this writing and to have the same force and effect as wet ink signatures.

IN WITNESS WHEREOF, the Parties hereto have hereunto set their hands.

COUNTY OF DAKOTA

By: _____
Director, Elections
Dated: _____

CITY OF *

By: _____
****, Its Mayor

Dated: _____

By: _____
***, Its Clerk

Dated: _____

TOWNSHIP OF *

By: _____
****, Its Board Chair

Dated: _____

By: _____
***, Its Clerk

Dated: _____

ROSEMOUNT
MINNESOTA

EXECUTIVE SUMMARY

City Council Regular Meeting: May 19, 2026

AGENDA ITEM: Donation acceptance for Fire Department	**AGENDA SECTION:** CONSENT AGENDA
PREPARED BY: Kip Springer, Fire Chief	**AGENDA NO.** 6.e.
ATTACHMENTS: Resolution	**APPROVED BY:** LJM
RECOMMENDED ACTION: Motion to approve the acceptance and expenditure of $1,750 from The American Legion to be used for Fire Prevention Supplies for the Fire Department.	

BACKGROUND

Each year, the National Fire Safety Council supports the Fire Department by collecting monetary donations from local businesses to be utilized for Public Education in our community. The American Legion is supporting this effort by donating $1750.00 to support fire prevention materials for 500 students at Rosemount area schools.

RECOMMENDATION

Motion to approve the acceptance and expenditure of $1,750 from The American Legion to be used for Fire Prevention Supplies.

CITY OF ROSEMOUNT
DAKOTA COUNTY, MINNESOTA

RESOLUTION 2026 - 38

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:

The American Legion	$1,750.00

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

Public education for our community.

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 May, 2026, by the City Council of the City of Rosemount.

_____
Jeffery D. Weisensel, Mayor

ATTEST:

_____
Erin Fasbender, City Clerk

ROSEMOUNT
MINNESOTA

EXECUTIVE SUMMARY

City Council Regular Meeting: May 19, 2026

AGENDA ITEM:	Amending City Code Cannabis and Hemp Business Regulations	**AGENDA SECTION:** CONSENT AGENDA
PREPARED BY:	Erin Fasbender, City Clerk	**AGENDA NO.** 6.f.
ATTACHMENTS:	Ordinance, Cannabis Sales Buffers Map	**APPROVED BY:** LJM
RECOMMENDED ACTION: Staff recommends the Council adopt an amendment to ordinance title 3-11-9, establishing cannabis and hemp business regulations.		

BACKGROUND

On January 7, 2025, the City Council adopted an ordinance establishing cannabis and hemp business regulations. Following further review and a more comprehensive understanding of state law, staff proposed amendments on June 17, 2025, to include a 1,000-foot buffer from post-secondary schools, defined as any building or area of land used for public or private post-secondary education, including but not limited to colleges, universities, and trade or business schools.

Since the ordinance was adopted, staff have continued to receive frequent inquiries regarding potential retail establishment sites. Staff have determined that an additional amendment is necessary to include a 500-foot buffer from licensed day-care facilities operating outside a residence. Distances are measured from property line to property line, based on the date a complete application (or an amended application with a new address) is submitted. For day-care facilities located in multi-tenant buildings, the boundary of the area under the facility's control is used. This boundary buffer requirement is permitted in State law.

Staff have consulted with the City Attorney, who has reviewed and approved the proposed amendment.

RECOMMENDATION

Staff recommends the Council adopt an amendment to ordinance title 3-11-9, establishing cannabis and hemp business regulations.

CITY OF ROSEMOUNT
COUNTY OF DAKOTA
STATE OF MINNESOTA

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 3, CHAPTER 11 OF THE CITY CODE RELATING TO CANNABIS RETAIL REGISTRATION BUFFERS

THE CITY COUNCIL OF THE CITY OF ROSEMOUNT, MINNESOTA, ORDAINS AS FOLLOWS:

Section 1. Section 3-11-9 of the Rosemount City Code is amended as follows:

3-11-9: BASIS FOR DENIAL:

A. The City shall deny a registration or renewal for any Cannabis Retailer or Lower-Potency Hemp Retailer if any of the following conditions are true:

1. The applicant has not submitted a complete application.
2. The applicant does not comply with the requirements of this chapter.
3. The applicant does not comply with applicable zoning and land use regulations.
4. If applicable, the maximum number of registrations, pursuant to § 3-11-5, have been issued by the City.
5. The applicant does not have a valid license or preliminary license approval from the OCM.
6. The applicant is not current on all property taxes and assessments at the location where the retail establishment is located.
7. The property for which the registration is sought is located within one thousand feet (1,000 ft.) of an elementary, secondary school (K-12 grades), or post-secondary school or the property for which a cannabis retail registration is sought is within five hundred feet (500 ft) of a day care licensed with the Minnesota Department of Human Services to provide for the care of a child in a facility outside the child's own home and not located within a residence, for gain or otherwise, on a regular basis, for any part of a 24-hour day. The distances in this Section 3-11-9 will be measured on the date the applicant submits a complete application or amends a complete application to provide a new address. The distances in this Section 3-11-9 will be measured from the property line of the proposed retailers to the property line of the school or day care. The property line for a day care located in a multi-tenant space will be the boundary of the area that is under the control of the day care facility.

Section 2. This ordinance shall be effective following its passage and publication.

Adopted this 19th day of May, 2026, by the City Council of the City of Rosemount.

_____
Jeffery D. Weisensel, Mayor

ATTEST:

_____
Erin Fasbender, City Clerk

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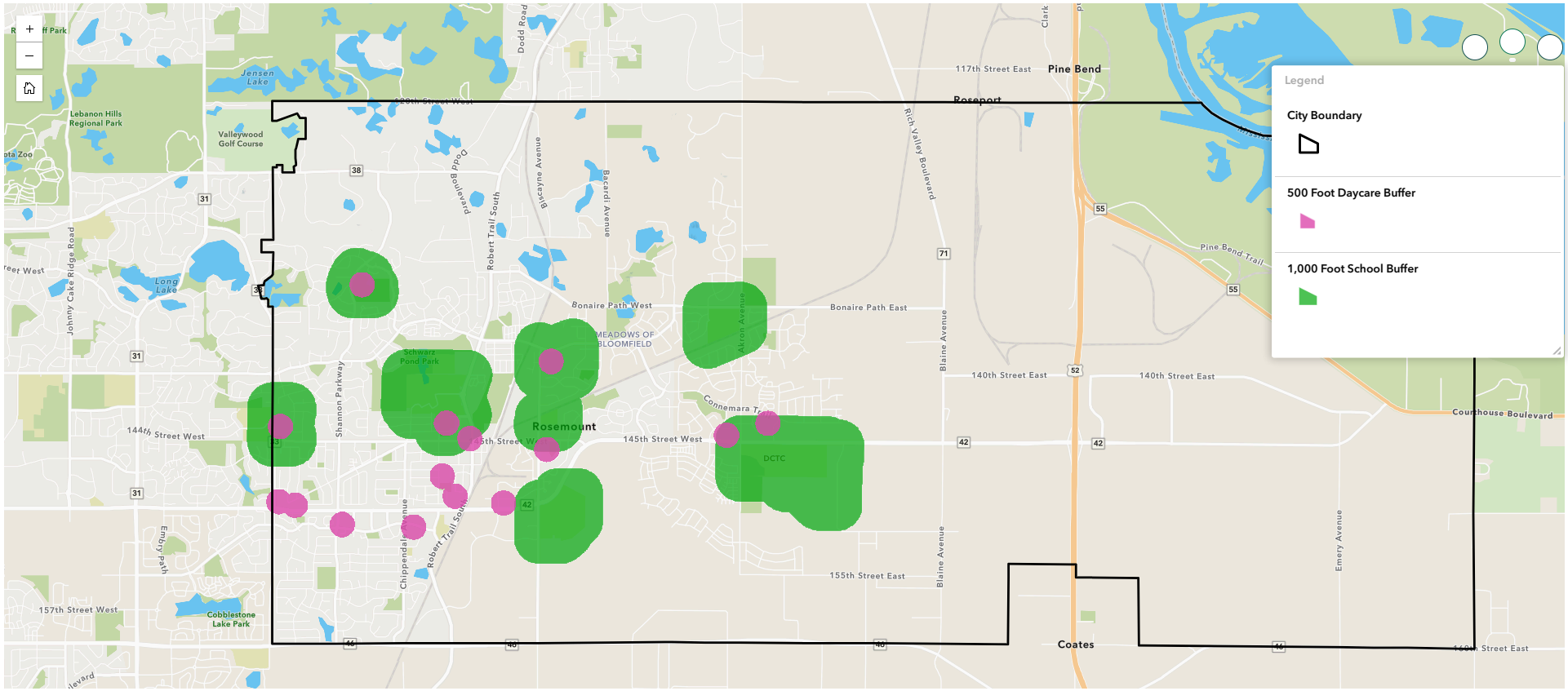

County of Dakota, Metropolitan Council, MetroGIS, MN Dept Natural Resources, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS

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ROSEMOUNT
MINNESOTA

EXECUTIVE SUMMARY

City Council Regular Meeting: May 19, 2026

AGENDA ITEM:	Declare Surplus Property - Public Works Department	**AGENDA SECTION:** CONSENT AGENDA
PREPARED BY:	Nick Egger, Public Works Director	**AGENDA NO.** 6.g.
ATTACHMENTS:	PW Surplus Items May 2026	**APPROVED BY:** LJM
RECOMMENDED ACTION: Adopt a motion to declare several Public Works equipment items as excess property and authorizing staff to proceed with disposal		

BACKGROUND

City staff recently conducted a review and inventory of maintenance and operations equipment. The review identified items that no longer operate adequately, require repairs too frequently, have been replaced with upgraded equipment, or are no longer needed due to changes in operational practices.

Staff recommend that these items be declared surplus property so the City can proceed with their sale at auction.

RECOMMENDATION

Declare the attached listing of Public Works equipment as excess property and authorize staff to proceed with auctioning the items through a third-party service.

Surplus Equipment 2026

City Unit #	Year/Make	Model #	VIN/Serial #	Purchase Cost	Fixed Asset Number/Description
N/A	2018	Canon 44” TX-4000MFP	BAHR00006	$8,595 (package)	Large format plotter
N/A	2018	Colortrac T36	T5367110207		Large format scanner

ROSEMOUNT
MINNESOTA

EXECUTIVE SUMMARY

City Council Regular Meeting: May 19, 2026

AGENDA ITEM:	Police Captain Position	**AGENDA SECTION:**	CONSENT AGENDA
PREPARED BY:	Teah Malecha, Administrative Services Director Carson Thomas, Chief of Police	**AGENDA NO.**	6.h.
ATTACHMENTS:	Job Description	**APPROVED BY:**	LJM
RECOMMENDED ACTION: Staff recommends the City Council approve the job description and salary range for the Police Captain position.			

BACKGROUND

As the City continues to grow and evolve, the Police Department's operational goals, administrative duties, budget oversight, mentoring and development, as well as daily responsibilities have become more complex. In April of 2026, the City Council confirmed Carson Thomas as the Chief of Police, leaving the Deputy Chief's position vacant. Chief Thomas recognized the need to restructure the Command Staff by replacing the Deputy Chief position with two Captain positions. The restructuring of the Police Command staff better aligns with the overall mission and vision of the department and provides leadership infrastructure for future growth.

A Captain performs law enforcement and protective services work assisting the Chief of Police in leading, training and managing an assigned division of the Police Department. One Captain will oversee the administrative functions (investigations, records, policy development, engagement and technology), while the other Captain operational functions (patrol, scheduling, community service officers, K9, SWAT and training) depending upon departmental needs. This position plays a critical leadership role in advancing the department's mission, vision and goals.

A position analysis of the Police Captain position was completed utilizing the SAFE Evaluation System to determine pointing, compensation, and grade placement. It is recommended that the position be placed at Grade 20 ($129,048-$161,471) and assigned 520 points based on the nature, scope of the position, other position responsibilities within the City and pay equity data. The draft job description is attached.

Once approved, staff intends to move forward with filling this position as soon as possible.

RECOMMENDATION

Staff recommends the City Council approve the job description and salary range for the Police Captain position.

City of Rosemount, Minnesota
Job Description

Title: Captain
FLSA Status: Exempt
Department Police Department
Updated: 4/1/2026
Division: N/A

General Summary

Performs law enforcement and protective services work assisting the Chief of Police in leading, training and managing an assigned division of the Police Department. This role will oversee either the administrative functions (investigations, records, policy development, and technology) or operational functions (patrol, scheduling, community service officers, K9 and training) depending upon departmental needs. This position plays a critical leadership role in advancing the department's mission, vision and goals.

Work is performed under the direction of the Police Chief.

Essential Functions

- Provides leadership and direction to assigned divisions (Patrol, Investigations, Records, and Support Staff).
- Supervises police sergeants and exercises general supervision over subordinate officers and support staff.
- Oversees departmental compliance with POST mandates, OSHA, AWAIR, Right to Know, and other regulatory standards
- Plans, directs, coordinates and evaluates police operations.
- Responds, on and off duty, to emergency situations and operations as needed.
- Continuously review existing operations, policies and procedures. Under the direction of the Chief of Police, develops and implements new and revised policies, procedures and programs to ensure the most effective and efficient methods and strategies to meet operational goals and priorities with available resources.
- Participates in the development of the department's budget as it reflects the planning, programs, operational needs, and training of the divisions and the organization.
- Prepares or directs the preparation of contracts, purchase orders and periodic or special reports on division activities and operations.
- Oversees work schedule of division staff to ensure optimum deployment and supervisory coverage.
- Conducts, or delegates and oversees, administrative investigations or alleged misconduct by employees. Works in collaboration with the Chief of Police and Administration to determine appropriate resolution.
- Liaison to City and County Attorney's office.
- Enforces adopted policies and HR directives. Ensures proper training and development, conducts or oversees regular performance evaluations and resolves personnel issues and concerns related to staff.
- Oversees and coordinates fleet management, equipment maintenance and facility needs.
- Establishes and maintains effective working relationships with other City Departments, law enforcement agencies and government organizations.

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- Participates in public relations through but not limited to; presentations, meetings, media, outreach and community events.
- Keeps the Chief of Police informed of current and upcoming developments within areas of responsibility.
- Manages department technology systems in partnership with the IT department.
- Oversees department property and evidence systems in accordance with legal standards.
- Assists in maintaining the Emergency Operations Plan and the outdoor warning siren system.
- Acts in the capacity of Chief during absences or as assigned.
- Develops and manages grant applications, RFP's contracts and other administrative documents.
- Serves as a back-up City spokesperson for the media and public on law enforcement matters, crimes and activities, and department functions and activities.
- Performs other duties as assigned.

Knowledge, Skills and Abilities

- Knowledge of city ordinances, state and federal laws including rules of evidence.
- Knowledge of and ability to perform standard operating procedures required in daily law enforcement operations, including but not limited to report writing, traffic stops, arrests and booking.
- Knowledge of budgeting, policy development and personnel management.
- Knowledge in wellness and health of first responders.
- Effectively assign, instruct, evaluate and prioritize the work of staff within the overall framework of department goals and objectives.
- Effectively utilize human relation skills and abilities in resolving disputes, conflicts and similar problems through verbal and non-verbal communication.
- Excellent communications skills both orally and written.
- Establish and maintain positive, professional working relationships with co-workers, subordinates, supervisors and members of the public.
- Must maintain a high level of integrity and ethical performance at all times.
- Must maintain confidentiality of Police Department Information, follow Minnesota Data Practice law and exercise appropriate judgement in the release or presentation of information.
- Ability to respond to make command decisions in emergencies requiring the use of sound judgement, knowledge of laws, and resources.
- Skilled in emergency management planning and coordination.

Minimum Qualifications

- Associates/Technical degree from an accredited college or university.
- Three years of supervisory experience at the rank of Sergeant or equivalent from an accredited law enforcement agency.
- Valid Driver's License.
- Must meet all requirements of the Minnesota Board of Peace Officer Standards and Training (POST) to obtain licensure upon hire which include, but are not limited to, employment and criminal background check, psychological evaluation, and medical/physical fitness examination.

DRAFT

- Minnesota Peace Officer Standards and Training Board Peace Officer (POST) licensure upon hire.
- Must meet and maintain all training and education requirements for position.

Desirable Qualifications

- Master's degree in criminal justice, law enforcement, public administration or related field.
- Graduate of nationally recognized school of management: FBI National Academy, Northwestern School of Staff and Command, Southern Police Institute, etc.

Working Conditions

Physical Requirements and Activity

This work requires the regular exertion of up to 25 pounds of force and occasional exertion of up to 50 pounds of force; work regularly requires speaking or hearing, using hands to finger, handle or feel, pushing or pulling and repetitive motions, frequently requires standing, walking, sitting, reaching with hands and arms and lifting and occasionally requires climbing or balancing, stooping, kneeling, crouching or crawling and tasting or smelling.

Sensory Requirements

Work has standard vision requirements; vocal communication is required for expressing or exchanging ideas by means of the spoken word and conveying detailed or important instructions to others accurately, loudly or quickly; hearing is required to perceive information at normal spoken word levels and to receive detailed information through oral communications and/or to make fine distinctions in sound.

Sensory Utilization

Work requires preparing and analyzing written or computer data, visual inspection involving small defects and/or small parts, using of measuring devices, assembly or fabrication of parts within arm's length, operating machines, operating motor vehicles or equipment and observing general surroundings and activities.

Environmental Conditions

Work frequently requires exposure to fumes or airborne particles and exposure to outdoor weather conditions and occasionally requires wet, humid conditions (non-weather), working near moving mechanical parts, working in high, precarious places, exposure to toxic or caustic chemicals, exposure to extreme cold (non-weather), exposure to extreme heat (non-weather), exposure to the risk of electrical shock, exposure to vibration, wearing a self-contained breathing apparatus and exposure to bloodborne pathogens and may be required to wear specialized personal protective equipment; work is generally in a moderately noisy location (e.g. business office, light traffic).

The statements in this class description are intended to describe the general nature and level of work being performed by incumbent(s) assigned to this classification. They are not intended to be construed as an exhaustive list of all responsibilities, duties, and skills required of personnel so classified. To perform this job successfully, an individual must be able to perform each essential function satisfactorily. Reasonable accommodations may be made to enable an individual with disabilities to perform the essential functions.

The City of Rosemount is an Equal Opportunity Employer.

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ROSEMOUNT
MINNESOTA

EXECUTIVE SUMMARY

City Council Regular Meeting: May 19, 2026

AGENDA ITEM:	Request by Scannell Properties #637, LLC, for approval of a Rezoning, Conditional Use Permit and Final Plat to construct a 250,00 square foot warehouse and distribution facility with outdoor storage.	**AGENDA SECTION:** NEW BUSINESS
PREPARED BY:	Julia Hogan, Planner	**AGENDA NO.** 9.a.
ATTACHMENTS:	Resolutions, Ordinance , Planning Commission Meeting Minutes Excerpt, Site Location, Final Plat, Existing Conditions, Site Plan, Vehicle Circulation Plan, Grading and Drainage Plan, Storm Sewer Plan, Utility Plan, Landscape Plan, Photometric Plan, Architectural Plans, Engineer's Memo Dated April 17, 2026, Parks and Recreation Memorandum dated May 14, 2026	**APPROVED BY:**

RECOMMENDED ACTION:

1**. Motion** to adopt a resolution approving the Final Plat for Rich Valley Second Addition, subject to conditions.

2**. Motion** to approve an ordinance amending the zoning map to rezone the site from A-2 - Agricultural to B-2 – Employment District.

3. **Motion** to adopt a resolution approving a Conditional Use Permit for Outdoor Storage in the B-2 – Employment Zoning District, subject to conditions.

BACKGROUND

Applicant & Property Owner:	Scannell Properties #637, LLC
Location:	14005 Driver Avenue
Site Area in Acres:	15.54 Acres
Comp Plan Des.:	BP – Business Park
Current Zoning:	A-2 - Agricultural District
Proposed Zoning:	B-2 – Employment District

The Planning Commission is being asked to consider a request from Scannell Properties #637, LLC for multiple approvals to facilitate the construction of a 250,000-square-foot warehouse and distribution facility on a 15.54-acre portion of Outlot C within Rich Valley First Addition. The applicant is seeking

approval of a zoning map amendment to rezone the site from A-2 - Agricultural to B-2 - Employment, as well as Site Plan Review for the proposed building, and a Conditional Use Permit (CUP) for the outdoor storage area. In addition, the applicant has submitted a request for approval of a Final Plat for the 15.54-acre site. However, because Final Plats are now reviewed and approved solely by the City Council, this request is not before the Planning Commission.

The proposed warehouse and distribution facility complies with the structural and lot requirements of the B-2 Employment zoning district. The proposed plat includes lots that meet the dimensional standards of both the existing and proposed zoning districts. Additionally, the proposed B-2 Employment zoning aligns with the land use designation identified in the City's Comprehensive Plan. Based on these findings, staff is recommending approval of the requests, subject to the conditions outlined in the recommended action.

PLANNING COMMISSION ACTION

The Planning Commission held a public hearing at its April 28, 2026, meeting to review the applicant's requests and receive public comment. During the hearing, the Commission discussed the proposed screening for the outdoor storage area. Staff explained that the area would be screened from surrounding roadways through a combination of landscaping, berming, and fencing. Staff also noted that the applicant submitted a landscape exhibit illustrating the grading and screening plan for the storage area.

The Commission also discussed the proposed parking layout and the identified deficit of 21 parking stalls. Staff explained that the applicant provided a proof-of-parking exhibit demonstrating where additional stalls could be constructed in the future if needed. Commissioners further inquired whether additional landscaping would be required should more parking stalls be added, and staff confirmed that additional trees would need to be installed to remain compliant with City code requirements.

One resident spoke during the public hearing and inquired about the proposed hours of operation. The resident expressed concerns related to the future expansion of County Road 42, construction-related dust, and potential noise from alarm systems and trailers, citing similar issues experienced during development of the FedEx facility.

The applicant also addressed the Commission during the hearing, stating that operations would occur during daytime hours rather than on a 24-hour basis. The applicant acknowledged the concerns regarding dust and indicated efforts would be made to minimize impacts during construction. The applicant also described proposed changes to site access from Driver Avenue based on recommendations from City staff. In response to questions from the Commission, the applicant stated that the proposed number of parking stalls would be adequate for the anticipated use of the site. Regarding screening of the outdoor storage area, the applicant explained that berming and fencing would screen the majority of the area, although limited portions may remain partially visible.

During Commission discussion, City staff noted that there had been concerns regarding site access, but that the applicant had been working closely with staff to address those issues. One Commissioner expressed concern that the information provided was not yet sufficient to support approval of the Site

Plan Review request. Other Commissioners shared some concerns but stated they were comfortable relying on City staff to ensure the applicant complies with all applicable standards and conditions.

Following discussion, the Planning Commission voted unanimously to recommend approval of the Conditional Use Permit and Rezoning requests. The Commission also voted 5-1 to recommend approval of the Site Plan Review request.

BACKGROUND

The subject property was formerly part of the Rich Valley Golf Course, which was established in 1988 and located within an Agricultural zoning district. In 2021, Scannell Properties entered into an agreement to purchase the land from the Rahn family with the intent of redeveloping the area into a business park. The proposed development included a large regional distribution center, along with a series of smaller build-to-suit and speculative buildings designed to accommodate light manufacturing, warehousing, processing, assembly, and other light industrial or business park uses.

Due to the scale of the proposed distribution center, a mandatory Environmental Assessment Worksheet (EAW) was required. Given the overall size and long-term development potential of the site, the developer elected to evaluate the entire area through the Alternative Urban Areawide Review (AUAR) process rather than completing multiple EAWs—or a full Environmental Impact Statement (EIS)—for individual phases. The AUAR was subsequently adopted by the City Council in 2021.

In conjunction with the AUAR, the City Council approved a Comprehensive Plan Amendment, which was later approved by the Metropolitan Council, redesignating the southern portion of the site to BP-Business Park. The northern portion had already been guided for light industrial use; therefore, only a rezoning from Agricultural to General Industrial was required to accommodate the distribution center.

In September 2021, applications for a site plan review, rezoning, and preliminary and final plats for a 548,000-square-foot warehouse and distribution facility were presented to the Planning Commission for review and recommendation. The Commission recommended approval, and the City Council subsequently considered and unanimously approved the requests in October 2021. Following approval, grading and construction commenced on the northern portion of the site, and the FedEx warehouse and distribution facility was completed in late 2024/early 2025.

ISSUE ANALYSIS

Plat

The proposed development site is currently part of a 35-acre outlot that was originally platted as part of Rich Valley First Addition. The applicant is proposing to subdivide the property to create a 15.54-acre development parcel, while the remaining land to the west will remain as an outlot for future development. This plat will constitute the second addition within the Rich Valley plat area.

The proposed plat also includes a portion of 143rd Street extending from Driver Avenue, which will be constructed as part of the development project. The plat complies with all applicable dimensional standards of the B-2 Employment zoning district.

Rezoning

In July 2021, the Planning Commission approved changing the land use designation for the portion of the site where this proposed project will be located, from RC – Regional Commercial to BP – Business Park. This change was subsequently approved by both the City Council and the Metropolitan Council in the fall of 2021.

The current rezoning request before the Planning Commission seeks to rezone 15.54 acres of land, previously reguided to BP – Business Park, from A-2 – Agricultural District to B-2 – Employment District. This area was not rezoned during the initial rezoning of the northern portion of the plat because no specific projects were proposed for it at that time. With the submission of the current project, the applicant now requests the rezoning to accommodate warehousing and distribution uses. The remaining 15 acres immediately west of the project site will continue to be zoned A-2 – Agricultural until a future rezoning request is submitted for development.

Site Layout
The principal structure on the site will be a 250,000-square-foot warehouse and distribution facility, primarily composed of warehouse space with integrated office areas. The rectangular building will be centrally located on the site, with employee parking to the east and south, adjacent to Driver Avenue. Trailer parking will be provided on the east and west sides of the building and loading docks will be evenly distributed around the building's perimeter. Stormwater ponding was constructed during the first phase of development within the Rich Valley plat and is situated north of the site. The outdoor storage area will be fully enclosed by an 8-foot-tall fence.

The applicant's original site plan showed four access points. Two are located on Driver Avenue, providing entry to the east side of the building, including the office area, employee parking, and some truck parking and loading docks. The remaining two accesses are from 143rd Street to the north, which will be constructed as part of this project, and will provide access to the fenced outdoor storage area and associated truck docking areas. The applicant has submitted an updated site plan that shows there being a single access point off of Driver Avenue per City staff request.

The site substantially exceeds the minimum setback requirements for the B-2 – Employment zoning district. The proposed setbacks compared to the minimum requirements are summarized in the table below.

Setback	**Structures**		**Parking**	
	Required	**Proposed**	**Required**	**Proposed**
Front	30 feet	285 feet	30 feet	84 feet
Side	10 feet	53/133 feet	10 feet	31/62 feet
Rear	10 feet	245 feet	10 feet	10 feet

Exterior Materials and Massing
The applicant has submitted revised building elevations since the Planning Commission meeting. The updated plans show the building constructed with precast concrete tilt-up panels featuring a color palette of Aesthetic White, Blueblood, and Night Owl. Earlier elevations depicted a predominantly blue building with gray and white accents. Staff recommended revisions to the color scheme to ensure compliance with the City's zoning code, which limits the use of non-earth-tone materials to accent features and signage. As revised, the primary exterior color will be Aesthetic White, with Blueblood and Night Owl incorporated as accent colors.

The proposed building height is 42 feet, which is below the maximum permitted height of 50 feet within the B-2 Employment zoning district.

Access and Parking
The updated site plan includes three access points to the development. One access point is provided from Driver Avenue and extends west into the property, while the other two access points are located along 143rd Street, which will be constructed along the northern edge of the parcel as part of the proposed development.

The Driver Avenue access will serve the employee parking areas, as well as the truck parking and loading dock areas located on the eastern and southern portions of the site. An internal access drive along the southern property line will also provide access to the fenced outdoor storage area on the western portion of the property. The two access points from 143rd Street will provide additional access to the outdoor storage area from the north and will also accommodate truck parking and loading activities.

City Code requires parking at a ratio of one stall per 2,000 square feet of gross floor area, resulting in a requirement of 123 parking stalls for the proposed development. The revised site plan includes 111 parking stalls, representing an increase of nine stalls from the original proposal. Although the plan remains 12 stalls short of the minimum requirement, the applicant has submitted a proof-of-parking exhibit demonstrating that an additional 16 stalls could be added in the future if necessary.

Required	**Proposed**
123 spaces @ 1/2,000sf gross floor area	111 Spaces

Landscaping
The updated landscape plan submitted by the applicant includes extensive plantings along three sides of the site, as well as throughout the parking areas, in compliance with City Code requirements. The Code requires one tree per 3,000 square feet of site area, including boulevard trees spaced at 50-foot intervals. Based on the site area of approximately 677,000 square feet, a total of 226 trees are required. The proposed landscape plan demonstrates compliance with this requirement through the installation of trees along the northern, eastern, and southern property boundaries, as well as within parking lot

islands and along the internal east-west access drive.

City Code also requires one linear foot of foundation planting for every 10 linear feet of the principal building perimeter. For the proposed building, this results in a minimum requirement of 221 linear feet. Because the outdoor storage area must also be included in this calculation, the total required foundation planting increases to 279 linear feet. The submitted landscape plan exceeds this requirement by providing approximately 400 linear feet of foundation plantings, primarily along the eastern and southern building façades and within parking lot islands.

Parking area landscaping is also regulated by City Code, which requires that at least 5% of the total parking area consist of landscaped islands and peninsulas. Based on the proposed parking area of 39,194 square feet, a minimum of 1,810 square feet of landscaped area is required. The submitted plan provides approximately 2,950 square feet of landscaped space, exceeding the minimum standard. In addition, the Code requires one parking lot tree for every 10 parking spaces, resulting in a requirement of 11 trees for the site. The landscape plan satisfies this requirement and also meets the applicable screening standards for parking and loading areas.

Landscape Requirements

Requirement Calculation	Required	Provided
1 per 3,000 square feet of land area.	677,000/3,000 = 226 trees	226 trees
1 linear foot of foundation planting per 10 linear feet of building perimeter.	2,793 feet/10 feet = 279 linear feet	400 linear feet
5% of parking lot shall be landscaped	39,194 sf x 5% = 1,810 sf	2,950 sf landscaped area
1 tree per 10 parking spaces	102 spaces/10 = 11 trees	11 trees

No significant trees were identified in areas contained within the demolition plan, and therefore no replacement trees are required as part of the landscaping plan.

Site Lighting

The applicant has submitted a site lighting plan along with a photometric analysis, demonstrating that lighting levels will not exceed 0.5 lumens at any residential property line or 1.0 lumens at any non-residential property line. The site lighting includes a combination of pole-mounted lights throughout the eastern and southern parking areas, as well as the outdoor storage area. Wall-mounted lighting is

also proposed around the perimeter of the principal building. The maximum height for exterior lighting is 30 feet, and the submitted plan confirms that all site lighting will comply with this standard.

Engineering
The City's engineering staff has reviewed the submitted plans and provided a memorandum, which is attached, detailing their comments. The majority of the feedback pertains to utilities and stormwater management. The memorandum also notes that the applicant will need to provide an exhibit demonstrating fire truck turning movements on the site, and that all parking areas must comply with ADA accessibility requirements.

Conditional Use Permit
A Conditional Use permit is required for this project to contain outdoor storage on site as outdoor storage is considered a conditional use within the B-2 – Employment zoning district. All conditional uses must meet seven general conditions in order to be permitted. These seven conditions are in addition to any use-specific conditions within the zoning ordinance. The standards are listed below along with staff findings of each.

1. Will not be detrimental to or endanger the public health, safety, or general welfare of the neighborhood or the city.

Finding: The public health, safety, or general welfare of the neighborhood or city will not be endangered by the proposed outdoor storage.

2. Will be harmonious with the objectives of the comprehensive plan and city code provisions.

Finding: The site is guided for Business Park uses and the requested zoning of B-2 -Employment is listed as an appropriate zoning classification for this site in the Comprehensive Plan. Office/warehouse and distribution centers are identified as appropriate uses.

3. Will be designed, constructed, operated and maintained so as to be compatible or similar in an architectural and landscape appearance with the existing or intended character of the general vicinity and will not change the essential character of that area, nor substantially diminish or impair property values within the neighborhood.

Finding: The principal structure is consistent in design and appearance with the neighboring warehouse and distribution center. The proposed outdoor storage will be landscaped and screened to minimize its impact on the existing character.

4. Will be served adequately by existing (or those proposed in the project) essential public facilities and services, including streets, police and fire protection, drainage, structures, refuse disposal, water and sewer systems and schools.

Finding: The site will be served by a combination of existing and new public infrastructure. The extension of 143rd Street westward from Driver Avenue has been planned since the initial development of the Rich Valley area. Additionally, existing utilities along the northern portion of the site will be utilized to serve the project.

5. Will not involve uses, activities, processes, material equipment and conditions of operation that will

be hazardous or detrimental to any persons, property, or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors.

Finding: The proposed use is not anticipated to involve hazardous or detrimental activities, processes, material equipment, or conditions of operation.

6. Will have vehicular ingress and egress to the property which does not create traffic congestion or interfere with traffic on surrounding public streets.

Finding: The site will be accessed via three points: one from Driver Avenue and two from 143rd Street. Locating the primary access points on these roads will help prevent traffic congestion on County Road 42.

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

Finding: The site of the proposed use does not contain any natural scenic or historic features.

In addition to the above seven standards, the following standards apply for outdoor storage uses within the B-2 – Employment zoning district:

1. The storage area shall not take up, or interfere with access to, any required parking, loading, maneuvering, or pedestrian area.

   Finding: The outdoor storage area will not interfere with access to any required parking, loading, maneuvering, or pedestrian area. The outdoor storage area is located on the western side of the side with no development to the west of that.

2. The storage area shall be maintained in a neat and orderly fashion.

   Finding: It is in the interest of the applicant to ensure the area is maintained in a neat and orderly fashion. Any violations of this condition that are brought to the attention of City Staff will be enforced in accordance with standard procedures.

3. The outdoor display/storage or sales area shall be clearly identified on the approved site plan for the project, may only be located in either a side or rear yard, and shall not encroach into any required setback.

   Finding: The fenced in outdoor storage area is shown on the site plan to be located in the rear yard area of the site, west of the principal building. The outdoor storage area shows to meet all setback requirements outlined within the City Code.

4. The square footage of the outdoor storage area (except those areas used for vehicle storage and not considered a required parking area) shall be included in calculation of required off-street parking for the use.

   Finding: For warehousing and distribution purposes, this is not applicable, as off-street parking requirements for these uses are determined based on the gross floor area of the principal

building.

5. The perimeter measurement of the outdoor storage area shall be included in the calculation of required foundation plantings.

   Finding: The applicants updated landscape plan includes the perimeter of the outdoor storage area in its calculation of the amount of foundation plantings required. The landscape plan is shown to exceed the requirements for foundation plantings.

6. The outdoor storage area is limited to an area equal to thirty percent (30%) of the gross area of the site.

   Finding: The outdoor storage area is shown to be less than 30% of the gross area of the site.

7. The outdoor storage area shall be surfaced with concrete or an approved equivalent to control dust.

   Finding: The storage area, as well as all improved areas of the site will be surfaced with either concrete or asphalt.

8. Any outdoor storage area shall be completely enclosed by screening as follows:
   a. Any portion of an outdoor storage area adjacent to a public right-of-way or nonindustrial use or district shall be screened from eye level view from the public right-of-way or nonindustrial use or district by a one hundred percent (100%) opacity screen to a height equal to the items being screened but not more than thirty-five (35) feet.
      i. Screening shall be accomplished by buildings, landscaping and berming, natural topography, screening walls or a combination thereof.
      ii. Any screening wall shall be made of the same materials as the principal building and shall not extend more than seventy (70) feet without a change in architecture to reduce its mass and appearance.

   Finding: The outdoor storage area is screened by the principal building to the east, substantial landscaping to the north and south, and an 8-foot perimeter fence. The land to the west is currently undeveloped; however, it is planned for future business park development, which will provide additional screening once constructed.

9. The portion(s) of outdoor storage area adjacent to an industrial use or district shall be required to be screened from eye level view from other industrial uses or districts by at least a fifty percent (50%) opacity screen to a height equal to the items being screened but not more than thirty-five (35) feet.
   a. Screening shall be accomplished by any of the items listed in section 11-7-6 "Landscaping, Screening, and Buffering Standards" of this title or fencing.

   Finding: The applicant submitted a storage yard exhibit as part of the landscape plan, illustrating the appearance of the outdoor storage area in relation to the proposed grading and the location of landscaping. The land to the west and north of the storage area is currently zoned A-2 - Agricultural, with the northern portion containing stormwater ponding. The outdoor storage area will be screened using a combination of fencing and landscaping.

RECOMMENDATION

This project represents the second phase of development within the Rich Valley area, following the first phase, the FedEx Distribution Center, in 2021. Since the Planning Commission meeting, the applicant has submitted revised materials required as part of the Site Plan Review approval process.

The Planning Commission and staff are recommending approval of the Final Plat, Rezoning and Conditional Use Permit requests, subject to the conditions listed within the attached resolutions.

CITY OF ROSEMOUNT
DAKOTA COUNTY, MINNESOTA

RESOLUTION 2026-XX

A RESOLUTION APPROVING THE RICH VALLEY SECOND ADDITION FINAL PLAT

WHEREAS, Scannell Properties #637, LLC (Applicant) has submitted an application to the City of Rosemount for a Final Plat concerning property legally described as follows:

> Outlot C, RICH VALLEY FIRST ADDITION, according to the recorded plat thereof, Dakota County, Minnesota.

WHEREAS, on May 19, 2026, the City Council of the City of Rosemount reviewed the Final Plat request for Rich Valley Second Addition.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Rosemount hereby approves the Final Plat for Rich Valley Second Addition, subject to the following conditions:

a. Execution of a subdivision agreement.
b. Conformance with the requirements of the City Engineer contained in the Engineer's Memo dated April 17, 2026.
c. Payment of $132,090 as fee-in-lieu of park land dedication.
d. Payment of trunk area charges in the amount of:
    a. Sanitary Sewer Trunk Charge: $1,075/acre
    b. Watermain Trunk Charge: $6,500/acre
    c. Storm Sewer Trunk Charge: $6,865/acre

ADOPTED this 19th day of May 2026, by the City Council of the City of Rosemount.

_____
Jeffery D. Weisensel, Mayor

ATTEST:

_____
Erin Fasbender, City Clerk

CITY OF ROSEMOUNT
DAKOTA COUNTY, MINNESOTA

RESOLUTION 2026-XX

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT (CUP) FOR OUTDOOR STORAGE IN THE B-2-EMPLOYMENT ZONING DISTRICT

WHEREAS, the City of Rosemount received an application for a Conditional Use Permit (CUP) from Scannell Properties #637, LLC.; and

WHEREAS, on April 28, 2028, the Planning Commission of the City of Rosemount held a public hearing to review the CUP application from Scannell Properties #637, LLC, for Outdoor Storage for the property legally described as Lot 1, Block 1, Rich Valley Second Addition, Dakota County, Minnesota; and

WHEREAS, the Planning Commission adopted a motion recommending that the City Council approve the CUP for Scannell Properties #637, LLC; and

WHEREAS, on May 19, 2026, the City Council of the City of Rosemount reviewed the Planning Commission's recommendation and the CUP application for Outdoor Storage.

NOW, THEREFORE, BE IT RESOLVED, the Council of the City of Rosemount hereby approves the CUP for Outdoor Storage for the property legally described as Lot 1, Block 1, Rich Valley Second Addition, Dakota County, Minnesota, subject to the following condition:

a. Submission of a landscape surety equal to one hundred and ten percent (110%) of the total cost of plantings.

ADOPTED this 19th day of May 2026, by the City Council of the City of Rosemount.

_____
Jeffery D. Weisensel, Mayor

ATTEST:

_____
Erin Fasbender, City Clerk

City of Rosemount

Ordinance No. B-XXX

AN ORDINANCE AMENDING ORDINANCE B CITY OF ROSEMOUNT ZONING ORDINANCE

RICH VALLEY SECOND ADDITION

THE CITY COUNCIL OF THE CITY OF ROSEMOUNT, MINNESOTA, ORDAINS AS FOLLOWS:

Section 1. Ordinance B, adopted September 19, 1989, entitled "City of Rosemount Zoning Ordinance," is hereby amended to rezone property from A-2-Agricultural to B-2-Employment within the City of Rosemount legally described as follows:

> Lot 1, Block 1, RICH VALLEY SECOND ADDITION, according to the recorded plat thereof, Dakota County, Minnesota.

Section 2. The Zoning Map of the City of Rosemount, referred to and described in said Ordinance No. B as that certain map entitled "Zoning Map of the City of Rosemount," shall not be republished to show the aforesaid rezoning, but the Clerk shall appropriately mark the said zoning map on file in the Clerk's office for the purpose of indicating the rezoning hereinabove provided for in this Ordinance and all of the notation references and other information shown thereon are hereby incorporated by reference and made part of this Ordinance.

Section 3. This ordinance shall be effective immediately upon its passage and publication according to law.

ENACTED AND ORDAINED into an Ordinance this 19th day of May 2026.

CITY OF ROSEMOUNT

_____

Jeffery D. Weisensel, Mayor

ATTEST:

_____

Erin Fasbender, City Clerk

EXCERPT FROM THE APRIL 28, 2026 PLANNING COMMISSION MEETING MINUTES

a. Request by Scannell Properties #637, LLC, for approval of a Site Plan Review, Rezoning and Conditional Use Permit to construct a 250,00 square foot warehouse and distribution facility with outdoor storage.

Planner Hogan presented a request by Scannell Properties LLC for the approval of a site plan review, rezoning, and a conditional use permit to construct a 250,000 square foot warehouse and distribution facility with outdoor storage. Hogan presented a project summary, site location, and the history of the area. She discussed the rezoning. Hogan showed a site plan and parking and access plans. She noted that staff is working on getting a site plan that consolidates the accesses on Driver Ave. Hogan showed the landscape plan, photometric plan, and architectural elevations. She noted that the building color will need to change from what was presented in the architectural renderings to meet standards. Hogan went over the conditional use permit and noted that staff had findings for all the required conditions.

Hogan clarified the option to continue the item to the May meeting.

Commissioner Ellis asked about screening. Hogan referenced the grading shown in the landscape plan, which better addressed the screening and showed it meeting standards. Chairperson Kenninger asked about landscaping and parking. Hogan clarified the requirements.

Chairperson Kenninger opened the public hearing.

Montgomery Knoll
4322 145th St E
Knoll asked if it was a 24-hour operation. He expressed concerns about the expansion of Highway 42. He also voiced concerns over dust during construction following an experience with similar issues with the FedEx building. Another concern was noise from alarm systems and trailers.

Scott Moe
9857 Aquila Rd
The applicant noted it was not a 24-hour operation. He also addressed concerns over dust control. He stated that he was unaware of any alarm system. He clarified how access from Driver Ave would be changed. Chairperson Kenninger asked if the parking would be sufficient based on other locations. Moe confirmed that it should meet their needs. Commissioner Ellis asked about screening. Moe stated that it is unlikely it will be completely screened, but there will be a fence and a berm that will screen most of it. He also noted that the color of the building will be changed to reflect city standards.

Montgomery Knoll
4322 145th
Knoll returned to the podium and discussed the Dakota County plan for Highway 42.

Motion by Kenninger **Second by** Reed
Motion to close the public hearing
Ayes: 6.
Nays: None. Motion Carried.

Egger noted staff concerns over access and that the developers' engineers and staff have been working on solutions.

Egger also discussed the plan for Highway 42 and explained that there still needs to be a final design phase. He stated that it is likely improvements will occur in the next ten years. Egger stated that a vision and layout have been settled but not an in-depth design. Setback requirements were clarified, and it was confirmed that the project meets requirements.

Commissioner Buggi voiced concerns over not having sufficient information to approve the item. Hogan noted that only two items would be going to City Council, but that the changes would need to be made even if approved. She clarified that the site plan review would not be going to City Council. Chairperson Kennigner asked if motions one and three could be approved, but two could be continued. Kienberger recommended that the motions stay packaged.

Chairperson Kenninger expressed concerns over how many items need to be updated, but would feel comfortable leaving it to staff to ensure they meet standards.

Motion by Reed **Second by Beadner**

Motion to recommend the City Council approve a zoning map amendment to rezone the site from A-2 - Agricultural to B-2 – Employment District.

Ayes: 6.
Nays: None. Motion Carried.

Motion by Reed **Second by** Ellis

Motion to approve the site plan review for the construction of a 250,000 square foot warehouse and distribution facility at 14005 Driver Avenue, subject to the following:

a. Incorporation of the recommendations of the City Engineer contained in the Engineer's Memo dated April 17, 2026.
b. Updated architectural renderings are required to confirm that the principal building complies with the architectural standards outlined in the City Code.
c. The applicant shall work with staff to confirm that the correct amount of foundation plantings are being provided on the site.
d. The applicant shall continue to work with City Staff to determine the final number and location of access points to the site.
e. Signs shall be subject to sign permits and normal zoning standards.

Ayes: 5.
Nays: Buggi. Motion Carried.

Motion by Reed **Second by** Arnob

Motion to recommend the City Council approve a Conditional Use Permit for Outdoor Storage in the B-2 – Employment Zoning District.

Ayes: 6.
Nays: None. Motion

CLAYTON AVE
140TH ST E
CLAYTON AVE S 52
CONLEY AVE
140TH ST E
DRIVER AVE
CLAYTON AVE
CLAYTON AVE
TH ST E
145TH ST E
145TH ST E
CLAYTON AVE
CLAYTON AVE

RICH VALLEY SECOND ADDITION

KNOW ALL BY THESE PRESENTS: That Scannell Properties #637, LLC, a Delaware limited liability company, owner of the following described property:

Outlot C, RICH VALLEY FIRST ADDITION, according to the recorded plat thereof, Dakota County, Minnesota.

Has caused the same to be surveyed and platted as RICH VALLEY SECOND ADDITION, and does hereby dedicate to the public for public use the public way created by this plat.

In witness whereof said Scannell Properties #637, LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20___.

Signed: Scannell Properties #637, LLC, a Delaware limited liability company,

By _____, _____ of Scannell Properties #637, LLC, a Delaware limited liability company.

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me on this _____ day of _____ , 20___, by _____, _____ of Scannell Properties #637, LLC, a Delaware limited liability company.

_____
Signature of Notary

_____
Printed Name of Notary

Notary Public _____ County, _____
My commission expires _____

I Christopher A. Terwedo 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___.

_____
Christopher A. Terwedo, Licensed Land Surveyor
Minnesota License No. 53536

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____ , 20___, by Christopher A. Terwedo, Land Surveyor, Minnesota License No. 53536.

_____
Signature of Notary

_____
Printed Name of Notary

Notary Public _____ County, _____
My commission expires _____

CITY COUNCIL, CITY OF ROSEMOUNT, COUNTY OF DAKOTA, STATE OF MINNESOTA

This plat of RICH VALLEY SECOND ADDITION was approved and accepted by the City Council of the City of Rosemount, Minnesota at a regular meeting thereof held this _____ day of _____ , 20___, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By: _____, Mayor By: _____, 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___.

By: _____
Todd B. Tollefson
Dakota County Surveyor

COUNTY BOARD, COUNTY OF DAKOTA, STATE OF MINNESOTA

We do hereby certify that on the _____ day of _____, _____, the Board of Commissioners of Dakota County, Minnesota, approved this plat of RICH VALLEY SECOND ADDITION, and said plat is in compliance with the provisions of 505.03, Subd. 2, and pursuant to the Dakota County Contiguous Plat Ordinance.

By: _____ 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 _____ 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___.

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

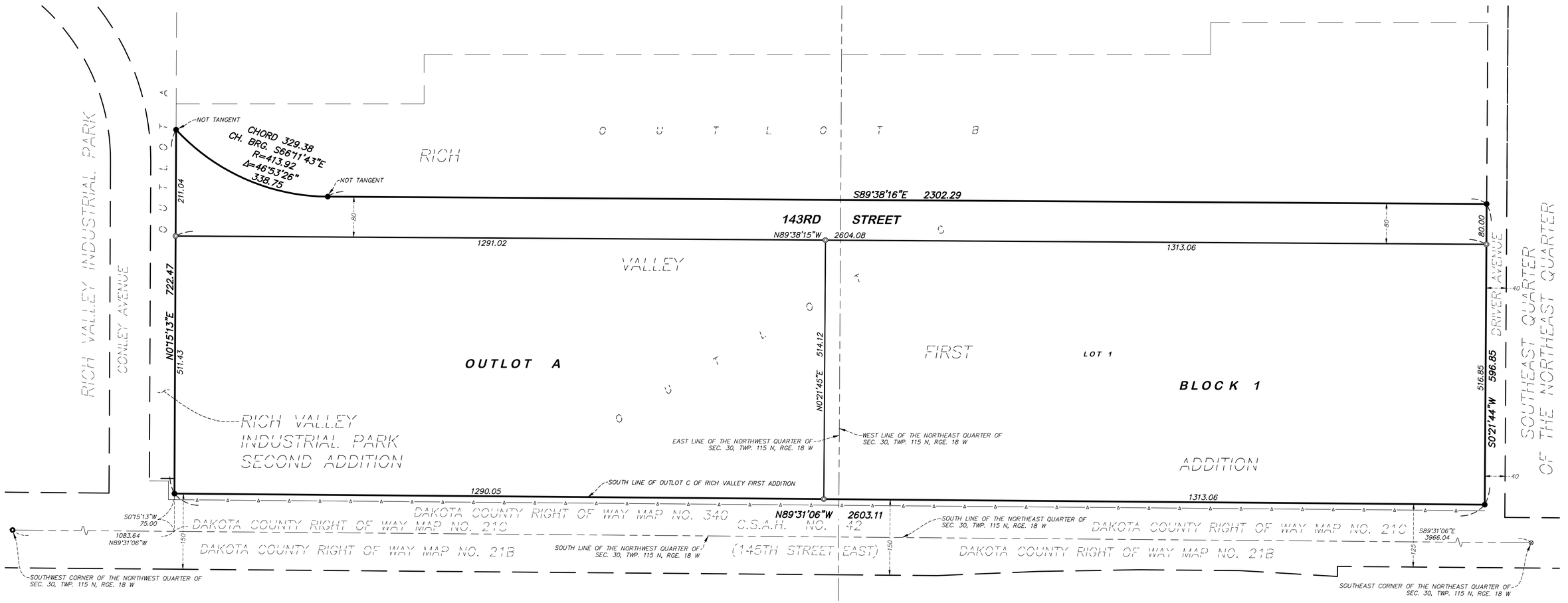
COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that this plat of RICH VALLEY SECOND ADDITION was filed in the office of the County Recorder for public record this _____ day of _____, 202___, at _____ o'clock __. M., and was duly filed in Book _____ of Plats, Page _____, as Document Number _____.

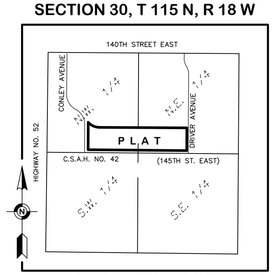
By: _____
Amy A. Koethe, County Recorder

Egan, Field & Nowak, Inc.
land surveyors since 1872

RICH VALLEY SECOND ADDITION

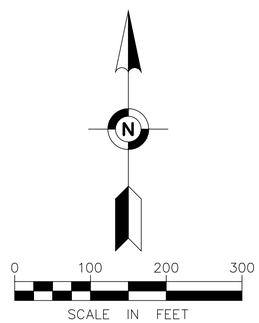


SECTION 30, T 115 N, R 18 W



VICINITY MAP
NO SCALE

- FOUND DAKOTA COUNTY CAST IRON MONUMENT
- FOUND DAKOTA COUNTY ALUMINUM CAPPED MONUMENT
- FOUND DAKOTA COUNTY MAG NAIL WITH WASHER
- RECOVERED 5/8–INCH REBAR WITH CAP MARKED "L.S. 47476"
- SET 5/8–INCH X 18–INCH REBAR WITH CAP MARKED "L.S. 53536"
- DENOTES RESTRICTED ACCESS TO DAKOTA COUNTY PER THE DAKOTA COUNTY CONTIGUOUS PLAT ORDINANCE



The south line of Outlot C of RICH VALLEY FIRST ADDITION is assumed to bear North 89 degrees 31 minutes 06 seconds West.

Egan, Field & Nowak, Inc.
land surveyors since 1872

SHEET 2 OF 2 SHEETS

SITE DEVELOPMENT PLANS
FOR
ROSEMOUNT GOODIN

14005 DRIVER AVE, ROSEMOUNT, MN 55068
SECTION 30, TOWNSHIP 115, RANGE 18
ROSEMOUNT, COUNTY, MN

PROJECT TEAM:

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.

PREPARED BY: RACHEL A. VOGL, P.E.
600 HIGHWAY 169 SOUTH SUITE 2000
ST. LOUIS PARK, MN 55426
TELEPHONE: (952) 952-2479

OWNER / DEVELOPER
SCANNELL PROPERTIES

294 GROVE LANE, SUITE 140
WAYZATA, MN 55931
TELEPHONE: (612) 280-4088
CONTACT: JAKE KURTH

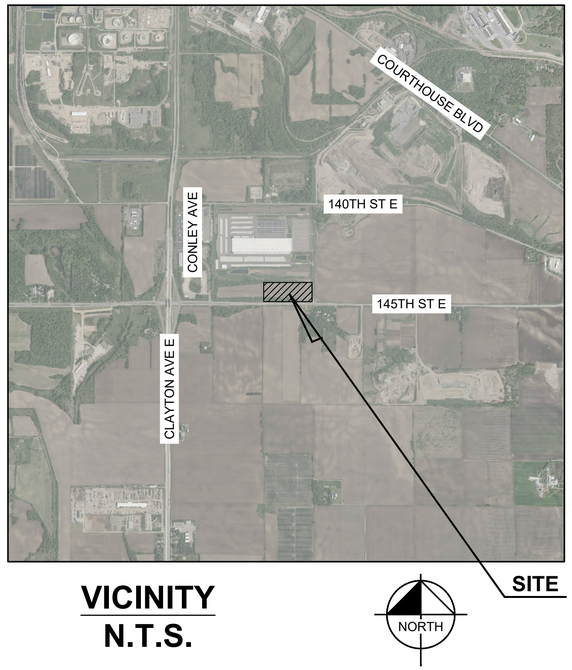
LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.

PREPARED BY: CLARE KIBOKO, PLA
767 EUSTIS STREET, SUITE 100
ST. PAUL, MN 55114
TELEPHONE: (612) 568-0698

SURVEYOR
EGAN, FIELD & NOWAK, INC.
475 OLD HIGHWAY 8 NW, SUITE 200
NEW BRIGHTON, MN 55112
TELEPHONE: (612) 466-3368
CONTACT: CHRIS TERWEDO

ARCHITECT
POPE DESIGN GROUP

767 EUSTIC STREET, SUITE 190
ST. PAUL, MN 55114
TELEPHONE: (651) 789-1591
CONTACT: JON LACASSE



VICINITY
N.T.S.

NOTES:

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

Sheet List Table

Sheet Number	Sheet Title
C000	COVER SHEET
C100	GENERAL NOTES
V100	EXISTING CONDITIONS SURVEY
C200	SITE DEMOLITION AND EROSION CONTROL PLAN - PHASE 1
C300	EROSION AND SEDIMENT CONTROL PLAN - PHASE 2
C301	EROSION AND SEDIMENT CONTROL DETAILS
C302	SWPPP
C400	OVERALL SITE PLAN
C401	SITE PLAN
C402	SITE PLAN
C403	VEHICLE CIRCULATION PLAN
C404	SITE DETAILS
C405	SITE DETAILS
C500	OVERALL GRADING PLAN
C501	GRADING AND DRAINAGE PLAN
C502	GRADING AND DRAINAGE PLAN
C503	OVERALL STORM SEWER PLAN
C504	STORM SEWER PLAN
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L200	LANDSCAPE DETAILS
L500	LANDSCAPE SCHEDULE

BENCHMARKS

SITE BENCHMARK:
(LOCATION SHOWN ON SURVEY)

SBM #1 TOP OF 5/8" REBAR WITH EFN CAP AT THE SOUTH SIDE OF COUNTY STATE AID HIGHWAY NO. 42
ELEVATION= 899.28 FT (NAVD88)

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

ISSUED FOR PERMIT - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	05/13/2026	RAM

Kimley»Horn
2026 KIMLEY-HORN AND ASSOCIATES, INC.
600 HIGHWAY 169 SOUTH, SUITE 2000, ST. LOUIS PARK, MN 55426
PHONE: 952-952-2479
WWW.KIMLEY-HORN.COM

KHA PROJECT 160846047
DATE 05/13/2026
SCALE AS SHOWN
DESIGNED BY RAM
DRAWN BY WLF
CHECKED BY RAM

COVER SHEET

ROSEMOUNT GOODIN
PREPARED FOR
SCANNELL PROPERTIES
ROSEMOUNT MN

SHEET NUMBER
C000

K:\TWC_LDEV\Scannell\Rosemount - Goodin\3 Design\CAD\PlanSheets\C0-COVER SHEET.dwg May 13, 2026 - 6:35pm
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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GENERAL CONSTRUCTION NOTES

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

THIRD PARTY SUPPLEMENTAL INFORMATION

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

1. **BOUNDARY & TOPOGRAPHIC SURVEY**
   PERFORMED BY: EGAN, FIELD & NOWAK INC.
   ADDRESS: 475 OLD HIGHWAY 8 NW
   NEW BRIGHTON, MN 55112
   PHONE: 612-466-3368
   DATED: 02/09/2026
2. **CONSTRUCTION TESTING**
   TEST REPORTS REQUIRED FOR CLOSE OUT INCLUDE, BUT ARE NOT LIMITED TO:
   - DENSITY TEST REPORTS
   - BACTERIOLOGICAL TESTS OF WATER SYSTEM
   - PRESSURE TEST OF WATER/SEWER
   - LEAK TESTS ON SEWER SYSTEM AND GREASE TRAPS
   - ANY OTHER TESTING REQUIRED BY THE AGENCY/MUNICIPALITY

EROSION CONTROL NOTES

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

PAVING AND STRIPING NOTES

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

GRADING AND DRAINAGE NOTES

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

WATER STORM SEWER & SANITARY SEWER NOTES

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

ISSUED FOR PERMIT - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	05/13/2026	RAM

Kimley»Horn
2026 KIMLEY-HORN AND ASSOCIATES, INC.
600 HIGHWAY 169 SOUTH, SUITE 2000, ST. LOUIS PARK, MN 55426
PHONE: 952-992-2479
WWW.KIMLEY-HORN.COM

KHA PROJECT 160846047
DATE 05/13/2026
SCALE AS SHOWN
DESIGNED BY RAM
DRAWN BY WLF
CHECKED BY RAM

GENERAL NOTES

ROSEMOUNT GOODIN
PREPAR

CERTIFICATE OF SURVEY FOR:
Kimley - Horn & Associates, Inc.

LEGAL DESCRIPTION:

Outlot C, Rich Valley First Addition, Dakota County, Minnesota

(Abstract Property)

GENERAL SURVEY NOTES:

1. The orientation of this bearing system is based on the Dakota County coordinate grid (NAD 83–2011 Adj.).
2. The legal description and easement information used in the preparation of this survey is based on the Commitment for Title Insurance prepared by First American Title Insurance Company, Commitment No. NCS–1290995–CHI2 dated December 30, 2025.
3. The property described hereon lies within AREA OF MINIMAL FLOOD HAZARD per Un–Printed Federal Insurance Rate Map No. 27037C 0235 E, dated December 02, 2011.
4. The total area of the property described hereon is 1,559,156 square feet or 35.7933O acres.
5. The contours depicted hereon are per elevation data collected while conducting the fieldwork. The contour interval is 1 foot.

   BENCHMARK: Top of Minnesota Department of Transportation Geodetic Monument 8 RDS. Elevation = 896.82 feet. (NAVD88)

   SITE BENCHMARK: Top of 5/8 rebar with EFN cap at the south side of County State Aid Highway No. 42. Elevation = 899.28 feet. (NAVD88)
6. Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket No. 260160386. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.
7. The surveyed property has direct access to Driver Avenue, a public right of way. The surveyed property has access to Conley Avenue, a public right of way, via an access easement per Document No. 3566962.
8. This survey shows only those Improvements visible during the field survey, some structures and improvements covered by ice and snow, or underground may not be shown.
9. Per client request, the topographical survey depicted hereon covers a portion of the surveyed property only.

SURVEY ITEMS PER SCHEDULE B:

ITEM 12. Public right of way for County Road State Aid Highway No. 42 as established and maintained on the date hereof, including but not limited to the portions of said right of way described in the following documents:

a.) Dakota County Road Right of Way Map No. 21, dated October 2, 1986, recorded October 14, 1986, as Document No. 746815, as affected by Amendment to Dakota County Road Right of Way Map No. 21, dated August 6, 1987, recorded August 13, 1987, as Document No. 800894, and by Amendment to Dakota County Road Right of Way Map No. 21, dated February 16, 1988, recorded February 16, 1988, as Document No. 826934;
b.) Highway Easement, dated September 2, 1987, recorded September 16, 1987, as Document No. 806077;
c.) Highway Easement, dated September 2, 1987, recorded September 16, 1987, as Document No. 806078;
d.) Highway Easement, dated June 19, 1990, recorded July 30, 1990, as Document No. 948905;
e.) Dakota County Right of Way Map No. 340, dated August 2, 2016, recorded August 4, 2016, as Document No. 3141998; and
f.) Highway Easement, dated August 15, 2016, recorded November 10, 2016, as Document No. 3161041.

Said public right of way adjoins the surveyed property to the south as depicted hereon and does not affect the surveyed property.

ITEM 13. Easements, notes, covenants, restrictions and rights–of–way as shown on the plat of Rich Valley First Addition, recorded October 06, 2022, as Document No. 3561515.

There are no easements or rights or way on said plat affecting the surveyed property.

ITEM 14. Terms and provisions as contained in the Subdivision Agreement, Rich Valley 1st Addition, dated August 16, 2022, recorded October 06, 2022, as Document No. 3561516.

Said terms and conditions affect the surveyed property. No plottable items to depict.

ITEM 15. Terms and conditions of the document as contained in the Quit Claim Deed, dated September 26, 2022, recorded October 06, 2022, as Document No. 3561518.

Restricted access to County State Aid Highway 42 per said document affects the surveyed property and is depicted hereon.

ITEM 16. Terms and provisions as contained in the Declaration of Common Maintenance and Cross–Easements Agreement, dated October 26, 2022, recorded November 17, 2022, as Document No. 3566962.

Drainage and utility easements per said document benefit the surveyed property and cover areas designated as drainage and utility easement on the plats of RICH VALLEY FIRST ADDITION and RICH VALLEY INDUSTRIAL PARK SECOND ADDITION. Access easements per said document affect and benefit the surveyed property and are depicted hereon.

ITEM 17. Any right, title, or interest in any minerals, mineral rights, or any other subsurface substances or related matters, whether or not the matters are shown by the public records

GOPHER STATE ONE CALL NOTE:

List of utilities notified per Gopher State One Call Ticket No. 260160386.

ARVIG – ACSMSP01
CHARTER COMMUNICATIONS – CHARTR12
CITY OF ROSEMOUNT – CRSMNT01
CENTURYLINK – CTLQL – CTLMN01
DAKOTA COUNTY IT DEPT – DAKOTA01
FLINT HILLS RESOURCES, LC – KOCHPL01
MINNESOTA ENERGY RESOURCES – MERC3B
MIDCONTINENT COMMUNICATIONS – MIDCBL21
NORTHERN NATURAL GAS – NNGAS02
LEVEL 3 NOW LUMEN – WLMTCM01
XCEL ENERGY – XCEL11

LEGEND:

- FOUND IRON MONUMENT
- BENCHMARK
- SET IRON MONUMENT MARKED WITH LICENSE NUMBER 53536
- SET MASONRY NAIL
- SANITARY MANHOLE
- CATCH BASIN
- GATE VALVE
- HYDRANT
- SIGN
- LIMITED ACCESS
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- OVERHEAD WIRE
- EXISTING CONTOUR LINE
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- RIP RAP SURFACE

CERTIFICATION:

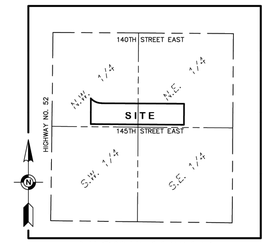
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Date of survey: February 9, 2026.
Date of signature: February 11, 2026.

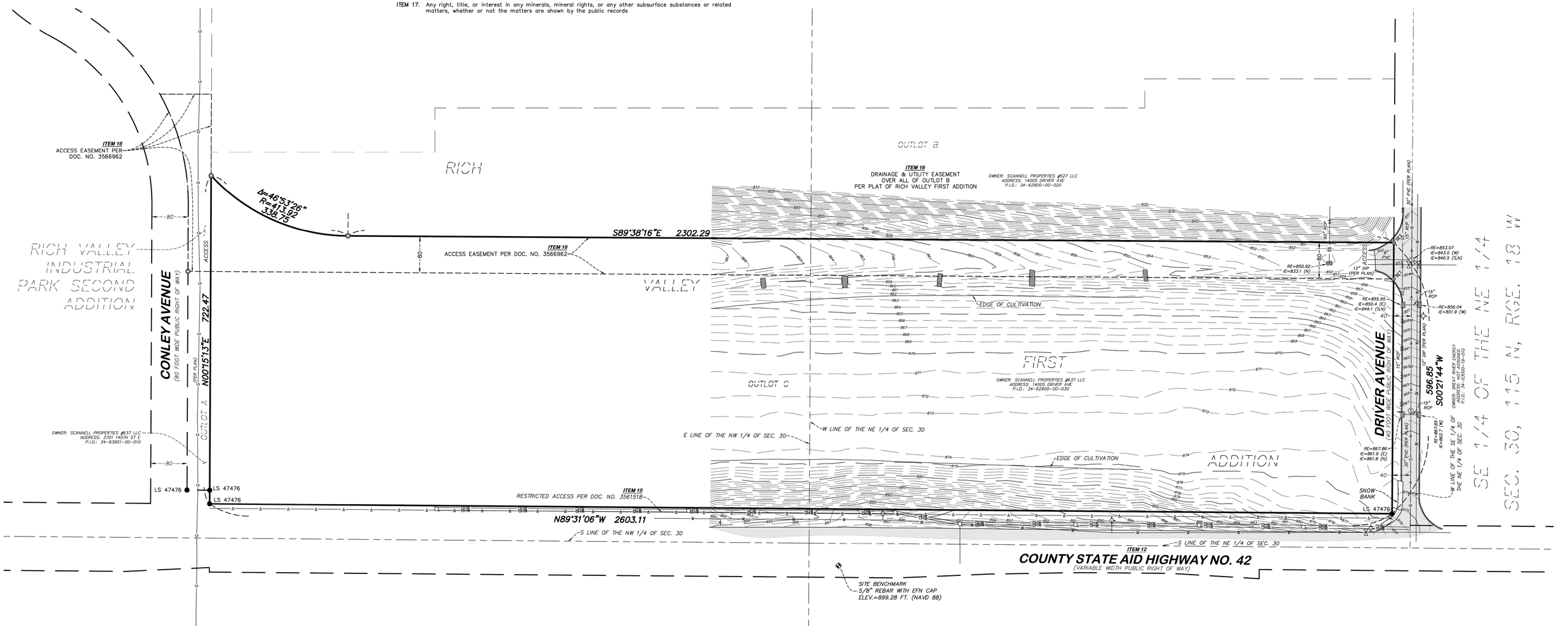
Christopher A. Terwedo
Minnesota License No. 53536
cterwedo@efnsurvey.com

0 100 200 300
SCALE IN FEET

SECTION 30, T 115 N, R 18 W



VICINITY MAP
NO SCALE



FIELD BOOK	PAGE

DRAWING NAME: 43164 Cert.dwg
JOB NO. 43164
FILE NO. 5859

FIELDWORK CHIEF: AV, JW
DRAWN BY: DL
CHECKED BY: CAT

REVISIONS

NO.	DATE	DESCRIPTION

CERTIFICATE OF SURVEY

SURVEY FOR:
Kimley - Horn & Associates, Inc.

PROPERTY ADDRESS:
14005 Driver Avenue
Rosemount, Minnesota 55068
Dakota County Tax PID 34-62900-00-030

Egan, Field & Nowak, Inc.
land surveyors since 1872
475 Old Highway 8 NW, Suite 200
New Brighton, Minnesota 55112
PHONE: (612) 466-3300
WWW.EFNSURVEY.COM

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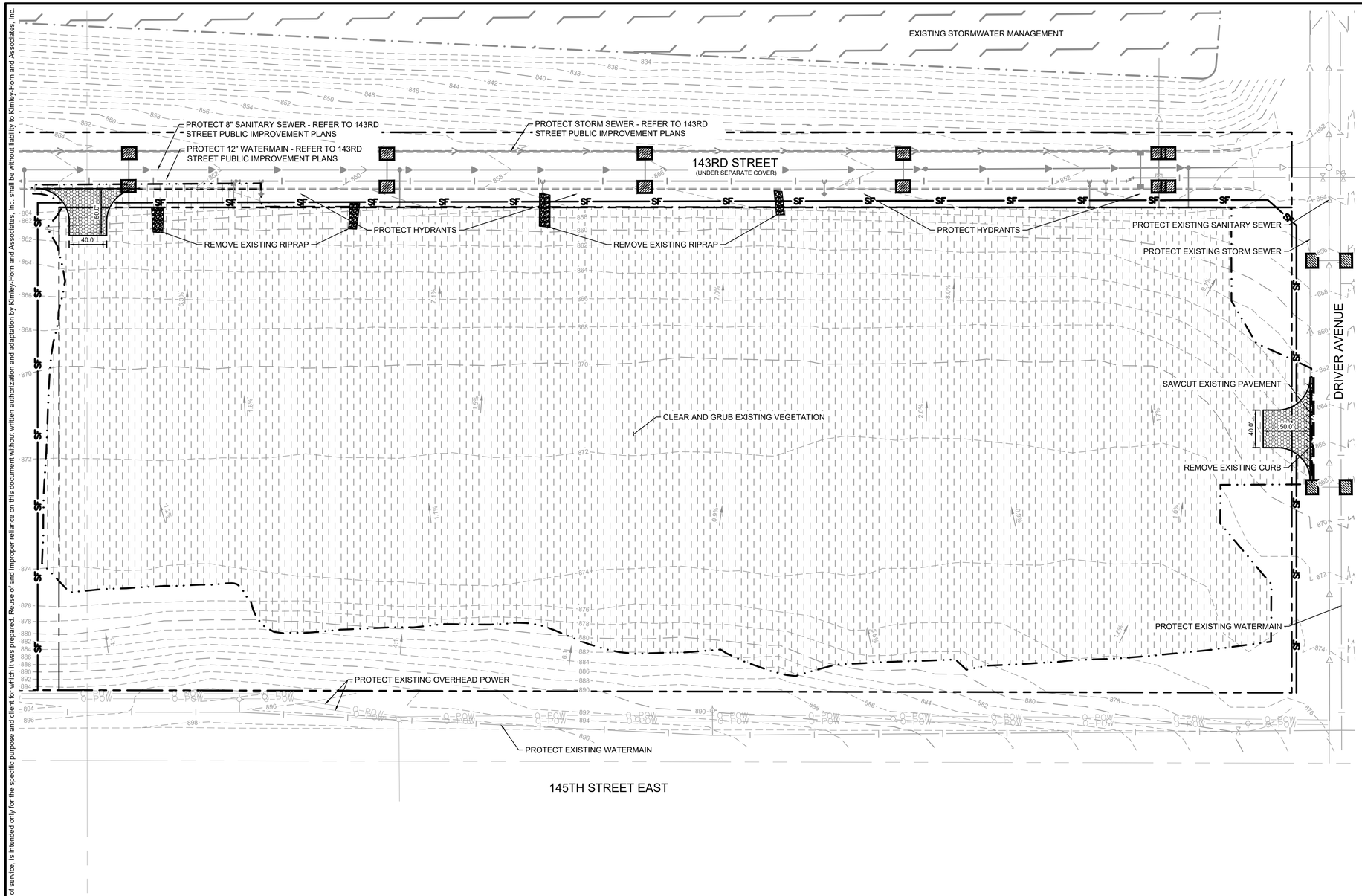
SHEET 1 OF 1



DEMOLITION PLAN NOTES

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

EROSION CONTROL PLAN NOTES

1. ALL PERIMETER SILT FENCE AND ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL CONSTRUCT DRAINAGE BASINS PRIOR TO SITE GRADING.
3. THE CONTRACTOR SHALL INSTALL CATCH BASIN EROSION CONTROL MEASURES.
4. WITHIN TWO WEEKS (14 DAYS) OF SITE GRADING, ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED, SOD, OR ROCK BASE. REFER TO LANDSCAPE PLANS FOR MATERIALS.
5. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY, STATE, AND WATERSHED DISTRICT PERMITS.
6. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES, INCLUDING THE REMOVAL OF SILT IN FRONT OF SILT FENCES DURING THE DURATION OF THE CONSTRUCTION.
7. ANY EXCESS SEDIMENT IN PROPOSED BASINS SHALL BE REMOVED BY THE CONTRACTOR.
8. REMOVAL ALL EROSION CONTROL MEASURES AFTER VEGETATION IS ESTABLISHED.
9. THE CONTRACTOR SHALL REMOVE ALL SOILS AND SEDIMENT TRACKED ONTO EXISTING STREETS AND PAVED AREAS AND SHALL SWEEP ADJACENT STREETS AS NECESSARY IN ACCORDANCE WITH CITY REQUIREMENTS.
10. IF BLOWING DUST BECOMES A NUISANCE, THE CONTRACTOR SHALL APPLY WATER FROM A TANK TRUCK TO ALL CONSTRUCTION AREAS.

SEQUENCE OF CONSTRUCTION:

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

BMP AND EROSION CONTROL INSTALLATION SEQUENCE SHALL BE AS FOLLOWS:

1. INSTALL INLET PROTECTION AT EXISTING STORMWATER CULVERTS.
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE (2), CONCRETE WASHOUT PIT (1) AND INSTALL SILT FENCE.
3. PREPARE TEMPORARY PARKING AND STORAGE AREA.
4. CONSTRUCT AND STABILIZE DIVERSIONS AND TEMPORARY SEDIMENT TRAPS.
5. PERFORM CLEARING AND GRUBBING OF THE SITE. PERFORM MASS GRADING. ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
6. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
7. TEMPORARILY SEED WITH PURE LIVE SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE OR AS REQUIRED BY NPDES AND/OR CITY OF ROSEMOUNT GRADING PERMIT.

LEGEND

- PROPERTY LINE
- CLEARING & GRUBBING
- LIMITS OF CONSTRUCTION
- EXISTING OVERHEAD POWER LINE
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING HYDRANT
- EXISTING SANITARY MANHOLE
- EXISTING POWER POLE
- EXISTING STORM CATCH BASIN
- ROCK ENTRANCE
- INLET PROTECTION
- SILT FENCE
- FULL DEPTH SAWCUT
- REMOVE CONCRETE CURB AND GUTTER

AREA SUMMARY	
TOTAL PROPERTY AREA	15.54 AC / 676,900 SF
EXISTING IMPERVIOUS AREA	0.00 AC / 0 SF
EXISTING PERVIOUS AREA	15.54 AC / 676,900 SF
PROPOSED IMPERVIOUS AREA	10.47 AC / 456,100 SF
PROPOSED PERVIOUS AREA	5.07 AC / 220,800 SF
TOTAL DISTURBED AREA	13.75 AC / 598,800 SF

PHASE I BMP QUANTITIES	
SILT FENCE	±2,400 LF
INLET PROTECTION	16 EA
ROCK CONSTRUCTION ENTRANCE	2 EA

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

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

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	05/13/2026	RAM

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
600 HIGHWAY 169 SOUTH, SUITE 2000, ST. LOUIS PARK, MN 55426
PHONE: 952-892-2479
WWW.KIMLEY-HORN.COM

KHA PROJECT	160846047
DATE	05/13/2026
SCALE	AS SHOWN
DESIGNED BY	RAM
DRAWN BY	WLF
CHECKED BY	RAM

SITE DEMOLITION AND EROSION CONTROL PLAN - PHASE 1

ROSEMOUNT GOODIN

PREPARED FOR

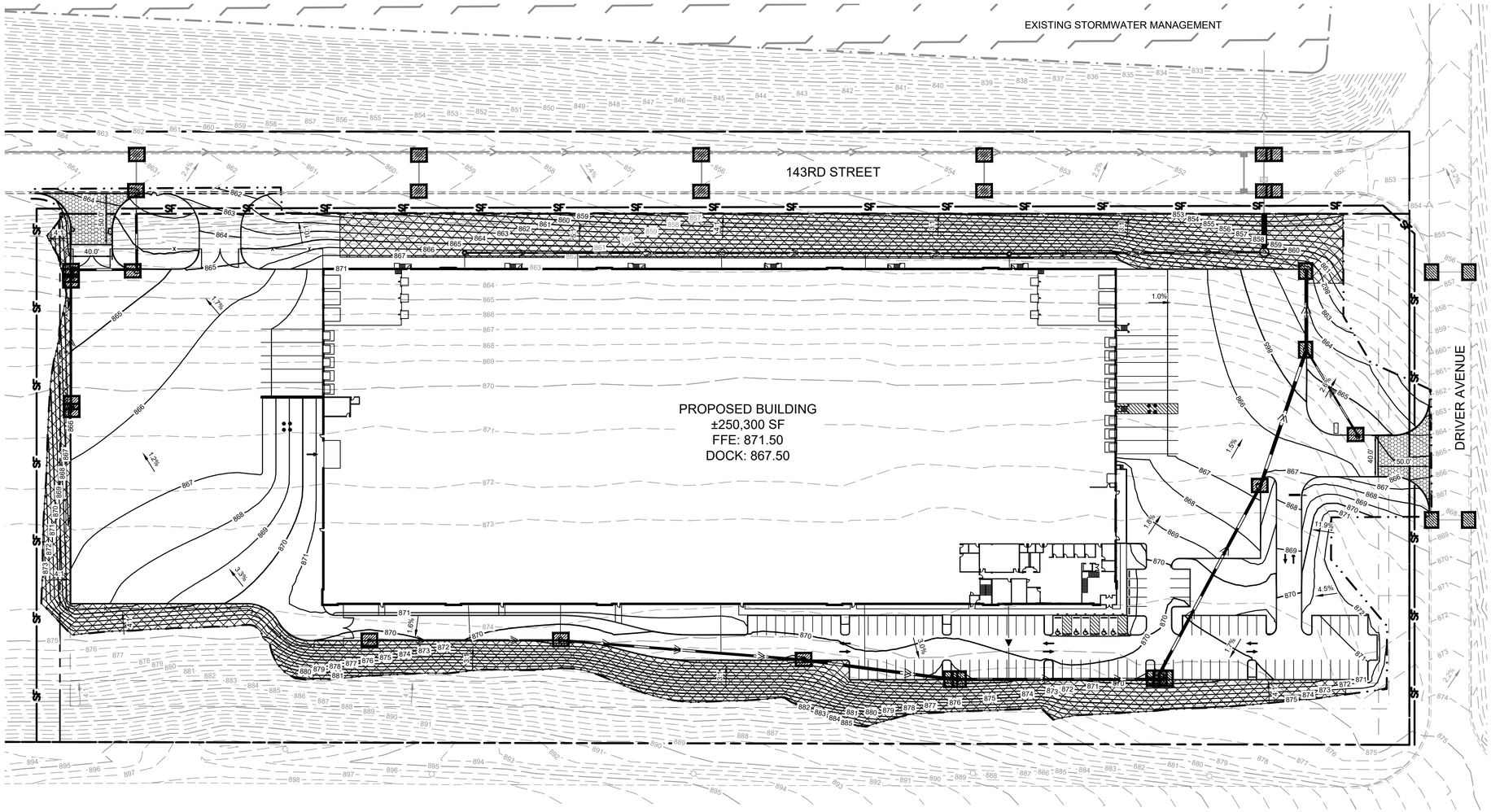
SCANNELL PROPERTIES

ROSEMOUNT MN

SHEET NUMBER
C200

ISSUED FOR PERMIT - NOT FOR CONSTRUCTION

K:\TWC_LDE\Scannell\Rosemount - Goodin\3 Design\CAD\PlanSheets\C2 - DEMO AND EROS PH1 PLAN.dwg May 13, 2026 - 6:35pm
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

- PROPERTY LINE
- EROSION CONTROL BLANKET
- LIMITS OF DISTURBANCE
- ROCK ENTRANCE
- INLET PROTECTION
- SILT FENCE (SF)

AREA SUMMARY	
TOTAL PROPERTY AREA	15.54 AC / 676,900 SF
EXISTING IMPERVIOUS AREA	0.00 AC / 0 SF
EXISTING PERVIOUS AREA	15.54 AC / 676,900 SF
PROPOSED IMPERVIOUS AREA	10.47 AC / 456,100 SF
PROPOSED PERVIOUS AREA	5.07 AC / 220,800 SF
TOTAL DISTURBED AREA	13.75 AC / 598,800 SF

PHASE II BMP QUANTITIES	
SILT FENCE	±2,400 LF
INLET PROTECTION	34 EA
ROCK CONSTRUCTION ENTRANCE	2 EA
EROSION CONTROL BLANKET	±92,700 SF

EROSION CONTROL PLAN NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH LAND DISTURBING ACTIVITIES SHALL OBTAIN A COPY OF THE SWPPP AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT, AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE AND LOCAL REQUIREMENTS, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY, ENGINEER OR OWNER.
4. SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO A PUBLIC ROADWAY FROM THE CONSTRUCTION SITE MUST BE REMOVED AS SOON AS PRACTICABLE. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ANY FINES IMPOSED FOR DISCHARGING SEDIMENT ONTO A PUBLIC RIGHT OF WAY SHALL BE PAID BY THE CONTRACTOR.
5. TEMPORARY SEEDING OR OTHER APPROVED METHODS OF STABILIZATION SHALL BE INITIATED WITHIN 7 DAYS OF THE LAST DISTURBANCE ON ANY AREA OF THE SITE.
6. THE CONTRACTOR SHALL MINIMIZE LAND DISTURBANCE AND CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DENOTE ON THE PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER FROM THE CONSTRUCTION SITE (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED BEFORE DISPOSAL.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. STAGING AREAS, STOCKPILES, SPOILS, ETC. SHALL BE LOCATED OUTSIDE OF DRAINAGE WAYS SUCH THAT STORM WATER RUNOFF WILL NOT BE ADVERSELY AFFECTED. PROVIDE STABILIZATION MEASURES SUCH AS PERIMETER EROSION CONTROL BMP'S, SEEDING, OR OTHER COVERING AS NECESSARY TO PREVENT EROSION.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL BMP DISTURBED DURING CONSTRUCTION OPERATIONS. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DEFICIENCIES IN THE ESTABLISHED EROSION CONTROL MEASURES THAT MAY LEAD TO UNAUTHORIZED DISCHARGE OF STORM WATER POLLUTANTS. UNAUTHORIZED POLLUTANTS INCLUDE (BUT ARE NOT LIMITED TO) EXCESS CONCRETE DUMPING, CONCRETE RESIDUE, PAINTS, SOLVENTS, GREASES, FUELS, LUBRICANT OILS, PESTICIDES, AND SOLID WASTE MATERIALS.
14. EROSION CONTROL BMP'S SHOWN ON THESE PLANS SHALL BE INSTALLED PRIOR TO THE START OF LAND-DISTURBING ACTIVITIES ON THE PROJECT, AND INITIATED AS SOON AS PRACTICABLE.
15. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, AND SHALL MAINTAIN COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS FOR THE DURATION OF CONSTRUCTION.
16. THE CONTRACTOR SHALL FIELD ADJUST AND/OR PROVIDE ADDITIONAL EROSION CONTROL BMP'S AS NEEDED TO PREVENT EROSION AND OFF-SITE SEDIMENT DISCHARGE FROM THE CONSTRUCTION SITE. LOG AND RECORD ANY ADJUSTMENTS AND DEVIATIONS FROM THE APPROVED EROSION CONTROL PLANS WITHIN THE SWPPP DOCUMENTS STORED IN THE JOB SITE TRAILER.

SWPPP UPDATES & AMENDMENTS

THE CONTRACTOR MUST UPDATE THE SWPPP BY NOTING ON THE SITE MAPS IN THE JOB SITE BINDER TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE FOR THE DURATION OF LAND DISTURBING ACTIVITIES. AT A MINIMUM, UPDATES SHALL BE MADE DAILY TO TRACK CONSTRUCTION PROGRESS DESCRIBED IN THE SEQUENCE OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR NOTING THE LOCATION OF THE JOB SITE TRAILER, TEMPORARY PARKING & LAYDOWN AREAS, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL & MATERIAL STORAGE, SOLID WASTE CONTAINERS, AND OTHER CONSTRUCTION RELATED FACILITIES THAT MAY IMPACT STORMWATER RUNOFF.

SEQUENCE OF CONSTRUCTION:

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

BMP AND EROSION CONTROL INSTALLATION SEQUENCE SHALL BE AS FOLLOWS:

1. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, UNDERGROUND SYSTEM, CURBS AND GUTTERS.
3. INSTALL APPROPRIATE INLET PROTECTION AT ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED.
4. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE AND INSTALL STRIPING.
7. INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
8. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
9. OBTAIN CONCURRENCE WITH THE CIVIL ENGINEERING CONSULTANT THAT THE SITE HAS BEEN FULLY STABILIZED THEN:
   1. REMOVE ALL REMAINING TEMPORARY EROSION ADN SEDIMENT CONTROL DEVICES
   2. STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF BMPS.

NOTE: THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

Know what's below. Call before you dig.

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KHA PROJECT 160846047
DATE 05/13/2026
SCALE AS SHOWN
DESIGNED BY RAM
DRAWN BY WLF
CHECKED BY RAM

EROSION AND SEDIMENT CONTROL PLAN - PHASE 2

ROSEMOUNT GOODIN
PREPARED FOR
SCANNELL PROPERTIES
ROSEMOUNT MN

SHEET NUMBER
C300

K:\TWC_LDEV\Scannell\Rosemount - Goodin\3 Design\CAD\PlanSheets\C300 EROSION AND SEDIMENT CONTROL PLAN - PHASE 2.dwg May 13, 2026 - 6:36pm
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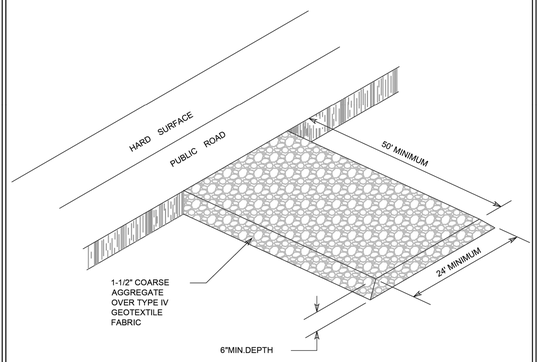
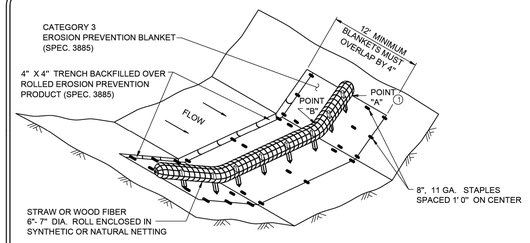


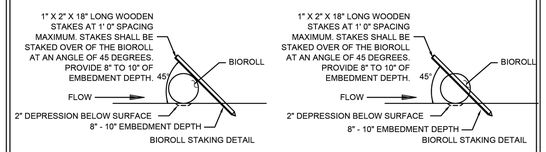
Notes:
1. CRUSHED CONCRETE IS NOT ALLOWED
2. CONSTRUCTION ENTRANCE SHALL BE A MINIMUM OF 24' X 50'
3. GEOTEXTILE FABRIC REQUIRED UNDERNEATH COARSE AGGREGATE
4. MAINTENANCE IS INCIDENTAL

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

FOR REFERENCE ONLY



SEDIMENT CONTROL BLANKET SYSTEM
(TYPE 3 SPEC. 3889)



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

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

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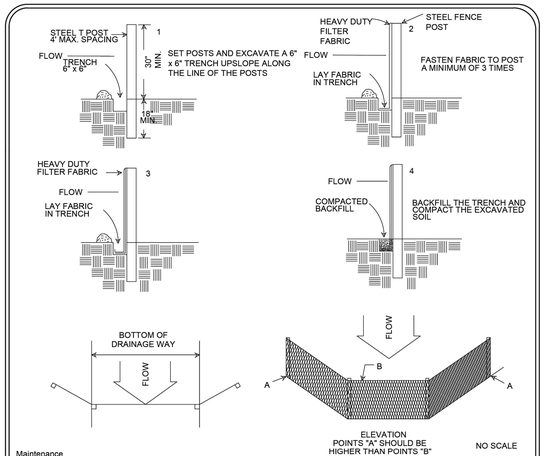
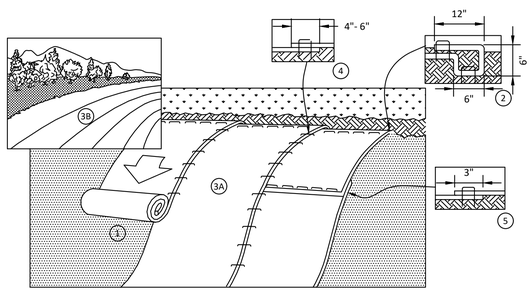


Maintenance
1. FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USEABLE LIFE AND THE BARRIER STILL BE NECESSARY. THE FABRIC SHALL BE REPLACED PROMPTLY.
5. WETLANDS, WATER BODIES, STEEP SLOPES, AND HIGHLY ERODABLE SOILS ARE TO BE PROTECTED BY TWO ROWS OF H.I. SILT FENCE PLACED 5 FEET APART.
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.
6. ALL MATERIAL & INSTALLATION MUST CONFORM TO THE REQUIREMENTS OF THE CURRENT EDITION OF THE MNDOT CONSTRUCTION SPECIFICATIONS TABLE 3886.2-1, 3886.2-2, 3886.2-3.

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



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

NOTES:

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

1 EROSION CONTROL BLANKET
NO SCALE

ISSUED FOR PERMIT - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	05/13/2026	RAM

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KHA PROJECT 160846047
DATE 05/13/2026
SCALE AS SHOWN
DESIGNED BY RAM
DRAWN BY WLF
CHECKED BY RAM

EROSION AND SEDIMENT CONTROL DETAILS

ROSEMOUNT GOODIN
PREPARED FOR
SCANNELL PROPERTIES
ROSEMOUNT MN

SHEET NUMBER
C301

K:\TWC_LDE\Scannell\Rosemount - Goodin\3 Design\CAD\PlanSheets\C301 EROSION AND SEDIMENT CONTROL DETAILS.dwg May 13, 2026 - 6:36pm
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PROJECT DESCRIPTION

1. THIS PROJECT CONSISTS OF ERECTING A NEW INDUSTRIAL BUILDING WITH TRUCK DOCK STALLS ON BOTH SIDES AND AN EMPLOYEE PARKING LOT. PUBLIC IMPROVEMENTS ARE ALSO INCLUDE AS A SEPARATE PROJECT, AND STORMWATER MANAGEMENT WITHIN A REGIONAL TREATMENT POND.

GENERAL NOTES

A. PROJECT OFFICE WALL SWPPP POSTINGS:
THE FOLLOWING ITEMS MUST BE POSTED TOGETHER IN A SINGLE, ORGANIZED LOCATION ON A WALL INSIDE THE PROJECT OFFICE: 1) SWPPP SITE MAPS (ALL PHASES); 2) SWPPP DETAIL SHEETS; 3) MAP SHOWING LOCATION OF OFFSITE IMPORT OR EXPORT FACILITY; 4) REVISIONS TO DETAILS, SITE MAPS, OR SWPPP-RELATED RFIS; 5) SITE SWPPP BINDER; 6) SWCT PLACARD; 7) CURRENT OWNER STORMWATER COMPLIANCE TRAINING CERTIFICATES FOR SUPERINTENDENT(S) AND COMPLIANCE OFFICER(S); AND 8) CERTIFICATIONS AND/OR TRAINING CERTIFICATES REQUIRED TO PERFORM INSPECTIONS BY THE APPLICABLE CONSTRUCTION GENERAL PERMIT OR AUTHORITY HAVING JURISDICTION.

B. PERMITTED PROJECT AREA:
FOR PURPOSES OF THIS SWPPP AND ASSOCIATED STORMWATER PERMIT, 'PERMITTED PROJECT AREA' IS DEFINED AS ANY AND ALL AREAS WITHIN THE PROJECT LIMITS OF DISTURBANCE, AS SHOWN ON THE SWPPP SITE MAPS AND IDENTIFIED IN THE NOTICE OF INTENT TO THE AGENCY. ALL GROUND-DISTURBING AND CONSTRUCTION-RELATED ACTIVITIES (MATERIAL STORAGE, DUMPSTERS, PARKING AREAS, PROJECT OFFICE TRAILER, ETC.) MUST BE INCLUDED WITHIN THE PERMITTED PROJECT AREA LIMITS OF DISTURBANCE.

ALL AREAS OUTSIDE THE PERMITTED PROJECT AREA (I.E., LIMITS OF DISTURBANCE) ACQUIRED FOR USE BY THE GC OR A SUBCONTRACTOR OF THE GC (BORROW SOURCES, DISPOSAL AREAS, ETC.) MUST BE MANAGED IN ACCORDANCE WITH THE NPDES PERMIT. THE CONTRACTOR IS REQUIRED TO LOCATE OFFICE TRAILERS AND MATERIAL STORAGE AREAS FOR THE PROJECT WITHIN THE LIMITS OF DISTURBANCE. THE CONTRACTOR MAY REQUEST USE OF OFF-SITE LOCATIONS FOR OFFICE TRAILERS OR NON-ERODIBLE MATERIAL STORAGE; HOWEVER, APPROVAL MUST BE OBTAINED FROM THE CONSTRUCTION MANAGER, AND THE CEC PRIOR TO THEIR USE. REQUESTS WILL BE REVIEWED ON A CASE BY CASE BASIS AND IF APPROVED, LIMITATIONS ON USE WILL BE PROVIDED BY THE CEC.

C. SPECIAL PROJECT AREAS:
THERE ARE NO SPECIAL PROJECTS, LOCATED BEYOND THE OWNER PERMITTED PROJECT AREA, REQUIRING INSPECTION AND MAINTENANCE ASSOCIATED WITH THIS CONSTRUCTION PROJECT.

D.1 NON-STORMWATER DISCHARGES:
THE GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES PROHIBITS MOST NON-STORMWATER DISCHARGES DURING THE CONSTRUCTION PHASE. ALLOWABLE NON-STORMWATER DISCHARGES THAT OCCUR DURING CONSTRUCTION ON THIS PROJECT, ARE INCLUDED IN THE SECTION PART IV.D. OF THE GENERAL PERMIT.

BEST MANAGEMENT PRACTICES (BMPS) MUST BE IMPLEMENTED FOR THE GENERAL PERMIT ALLOWABLE DISCHARGES FOR THE DURATION OF THE PERMIT. THE TECHNIQUES DESCRIBED IN THIS SWPPP FOCUS ON PROVIDING CONTROL OF POLLUTANT DISCHARGES WITH PRACTICAL APPROACHES THAT UTILIZE READILY AVAILABLE EXPERTISE, MATERIAL, AND EQUIPMENT.

NON-STORMWATER COMPONENTS OF SITE DISCHARGES MUST BE UNCONTAMINATED NON-TURBID WATER. ALL NON-STORMWATER DISCHARGES MUST BE ROUTED TO A STORMWATER CONTROL PRIOR TO DISCHARGE. WATER USED FOR CONSTRUCTION WHICH DISCHARGES FROM THE SITE MUST ORIGINATE FROM A PUBLIC WATER SUPPLY OR PRIVATE WELL APPROVED BY THE STATE HEALTH DEPARTMENT. WATER USED FOR CONSTRUCTION THAT DOES NOT ORIGINATE FROM AN APPROVED PUBLIC SUPPLY MUST NOT DISCHARGE FROM THE SITE; IT CAN BE RETAINED IN RETENTION PONDS UNTIL IT INFILTRATES OR EVAPORATES. WHEN NON-STORMWATER IS DISCHARGED FROM THE SITE, IT MUST BE DONE IN A MANNER SUCH THAT IT DOES NOT CAUSE EROSION OF THE SOIL DURING DISCHARGE.

D.2 POWER WASHING:
PROCESS WATER SUCH AS POWER WASHING WATER AND CONCRETE CUTTING EFFLUENT, AMONG OTHERS, MUST BE COLLECTED FOR TREATMENT AND DISPOSAL. IT MUST NOT BE FLUSHED INTO THE SITE STORM DRAIN SYSTEM OR DISCHARGED OFF-SITE.

D. DISCHARGE POINTS:
ALL DISCHARGE POINTS MUST BE INSPECTED TO DETERMINE WHETHER EROSION AND SEDIMENTATION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING DISCHARGE OF SEDIMENT FROM THE SITE AND/OR IMPACTS TO RECEIVING WATERS. SEDIMENT ACCUMULATION DOWNGRADIENT OF DISCHARGE LOCATIONS SHALL BE REPORTED AS A SEDIMENT DISCHARGE AND THE POTENTIAL UPSTREAM CAUSE SHALL BE INVESTIGATED TO PREVENT FUTURE OCCURRENCE. CONTACT THE CM AND CEC TO DETERMINE APPROPRIATE ACTION FOR CLEANUP OF DISCHARGED SEDIMENT THAT MAY BE OUTSIDE OF THE LIMITS OF DISTURBANCE. SEE SAMPLING AND MONITORING OF EFFLUENT PLAN (IF APPLICABLE).

E. CONTRACTOR SHALL UTILIZE TYPICAL CONSTRUCTION METHODS TO PROMOTE GROWTH IN RESTORING WITH TOPSOIL.

F. LOCAL RAINFALL INTENSITIES WERE CONSIDERED WHEN DEVELOPING BMP'S.

G. FINAL VEGETATION OF THE SITE NEEDS TO BE AT 70% OF EXPECTED PERMANENT COVERAGE BEFORE THE NOTICE OF TERMINATION CAN BE SUBMITTED.

SWPPP DESIGNER:

MATTHEW SORENSON, P.E.
600 HIGHWAY 169 SOUTH, SUITE 2000
ST. LOUIS PARK, MN 55426
SWPPP CERTIFICATION: EXPIRES MAY 31, 2029
SIGNATURE:

INSTALLER CERTIFICATION

NAME:
ADDRESS:

SWPPP CERTIFICATION:

SIGNATURE:

INSPECTOR CERTIFICATION

NAME:
ADDRESS:

SWPPP CERTIFICATION:

SIGNATURE:

EROSION AND SEDIMENT CONTROL NOTES

A. SUBCONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

B. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.

C. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.

D. SUBCONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH SWPPP IMPLEMENTATION SEQUENCE, OR AS REQUIRED BY THE APPLICABLE GENERAL PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND/OR GRADING SHALL BE PERMITTED.

E. ALL DENUDED/BARE AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE, MUST BE STABILIZED IMMEDIATELY UPON COMPLETION OF MOST RECENT GRADING ACTIVITY, WITH THE USE OF FAST-GERMINATING ANNUAL GRASS/GRAIN VARIETIES, STRAW/HAY MULCH, WOOD CELLULOSE FIBERS, TACKIFIERS, NETTING AND/OR BLANKETS. COMPLETION MUST BE ACHIEVED WITHIN 7 DAYS.

F. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED, SODDED, AND/OR VEGETATED IMMEDIATELY, AND COMPLETED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.

G. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION. TEMPORARY AND/OR PERMANENT STABILIZATION SHALL BE APPLIED PER REQUIREMENTS IN THESE E&S CONTROL NOTES.

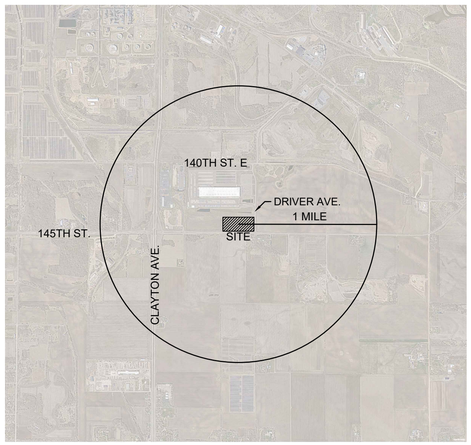
H. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE OFF-SITE.

I. ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE SITE PLANS.

J. STORM WATER POLLUTANT CONTROL MEASURES INSTALLED DURING CONSTRUCTION, THAT WILL ALSO PROVIDE STORM WATER MANAGEMENT AFTER CONSTRUCTION, ARE INCLUDED IN THE CONTRACT DOCUMENTS. THE SITE-SPECIFIC POST CONSTRUCTION STORM WATER OPERATION AND MAINTENANCE (O&M) MANUAL IS INCLUDED IN THE CONTRACT DOCUMENTS.

K. ALL PERMANENT CONTROLS AND SYSTEMS MUST BE INSTALLED AND FUNCTIONING AS DESIGNED AND FREE OF ACCUMULATED SEDIMENT AND DEBRIS DURING FINAL PROJECT INSPECTION AND APPROVAL.

L. SILT FENCE OR FABRIC PLACED UNDER THE GRATE IS NOT AN APPROVED FORM OF INLET PROTECTION.



IMPAIRED WATERS

A. SITE IS NOT WITHIN THE BOUNDARY FOR ANY IMPAIRED WATERS.

HAZARDOUS MATERIAL MANAGEMENT & SPILL REPORTING

ANY HAZARDOUS OR POTENTIALLY HAZARDOUS MATERIAL THAT IS BROUGHT ONTO THE CONSTRUCTION SITE SHALL BE HANDLED PROPERLY TO REDUCE THE POTENTIAL FOR STORMWATER POLLUTION. ALL MATERIALS USED ON THIS CONSTRUCTION SITE SHALL BE PROPERLY STORED, HANDLED, DISPENSED AND DISPOSED OF FOLLOWING ALL APPLICABLE LABEL DIRECTIONS. FLAMMABLE AND COMBUSTIBLE LIQUIDS SHALL BE STORED AND HANDLED ACCORDING TO APPLICABLE REGULATIONS, AND, AT A MINIMUM, ACCORDING TO 29 CFR 1926.152. ONLY APPROVED CONTAINERS AND PORTABLE TANKS SHALL BE USED FOR STORAGE AND HANDLING OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.

MATERIAL SAFETY DATA SHEETS (MSDS) INFORMATION SHALL BE KEPT ON SITE FOR ANY AND ALL APPLICABLE MATERIALS. HOWEVER, MSDS MAY ALSO BE ACCESSED VIA TELEPHONE OR OTHER ELECTRONIC MEANS OR APPARATUS.

IN THE EVENT OF AN ACCIDENTAL SPILL, IMMEDIATE ACTION SHALL BE TAKEN BY THE SUBCONTRACTOR TO CONTAIN AND REMOVE THE SPILLED MATERIAL. THE SPILL SHALL BE REPORTED TO THE APPROPRIATE AGENCIES IN THE REQUIRED TIME FRAMES. AS REQUIRED UNDER THE PROVISIONS OF THE CLEAN WATER ACT, ANY SPILL OR DISCHARGE ENTERING WATERS OF THE UNITED STATES SHALL BE PROPERLY REPORTED.

ALL HAZARDOUS MATERIALS, INCLUDING CONTAMINATED SOIL AND LIQUID CONCRETE WASTE, SHALL BE DISPOSED OF BY THE SUBCONTRACTOR IN THE MANNER SPECIFIED BY FEDERAL, STATE AND LOCAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS.

THE SUBCONTRACTOR SHALL PREPARE A WRITTEN RECORD OF ANY SPILL AND ASSOCIATED CLEAN-UP ACTIVITIES OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF 1 GALLON OR REPORTABLE QUANTITIES, WHICHEVER IS LESS, ON THE DAY OF THE SPILL. THE SUBCONTRACTOR SHALL PROVIDE NOTICE TO OWNER, VIA THE ONLINE CRITICAL INCIDENT REPORT, IMMEDIATELY UPON IDENTIFICATION OF ANY SPILL. SPILL REPORT FORMS ARE AVAILABLE IN THE ONLINE SWPPP REPORTING SYSTEM PROVIDED BY THE OWNER. COPIES OF SPILL CRITICAL INCIDENT REPORTS SHALL BE PRINTED AND MAINTAINED IN THE JOBSITE BINDER.

ANY SPILLS OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF REPORTABLE QUANTITIES AS DEFINED BY EPA OR THE STATE OR LOCAL AGENCY REGULATIONS, SHALL BE IMMEDIATELY REPORTED TO THE EPA NATIONAL RESPONSE CENTER (1-800-424-8802) AND THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES (1-800-943-0003)

THE STATE REQUIRES REPORTING WHEN:

- THERE IS AN IMPACT TO HUMAN HEALTH
- THERE IS AN IMPACT TO THE ENVIRONMENT
- THERE IS A FIRE, EXPLOSION, OR SAFETY HAZARD
- A SPILL IS NOT IMMEDIATELY CLEANED UP
- THE SPILL WAS MORE THAN THE REPORTABLE QUANTITY OF 1 GALLON OF A PETROLEUM PRODUCT

THE REPORT SHOULD BE FILED WITH THE STATE OF MINNESOTA. ALL REPORTS SHOULD BE FILED WITHIN 24 HOURS OF A SPILL OCCURRING.

THE REPORTABLE QUANTITY FOR HAZARDOUS MATERIALS CAN BE FOUND IN 40 CFR 302 AND THE US EPA WEBSITE:

HTTP://WWW.EPA.GOV/SUPERFUND/POLICY/RELEASE/RG

TO MINIMIZE THE POTENTIAL FOR A SPILL OF PETROLEUM PRODUCT OR HAZARDOUS MATERIALS TO COME IN CONTACT WITH STORMWATER, THE FOLLOWING STEPS SHALL BE IMPLEMENTED:

1) ALL MATERIALS WITH HAZARDOUS PROPERTIES, SUCH AS PESTICIDES, PETROLEUM PRODUCTS, FERTILIZERS, SOAPS, DETERGENTS, CONSTRUCTION CHEMICALS, ACIDS, BASES, PAINTS, PAINT SOLVENTS, ADDITIVES FOR SOIL STABILIZATION, CONCRETE, CURING COMPOUNDS AND ADDITIVES, ETC., SHALL BE STORED IN A SECURE LOCATION, UNDER COVER AND IN APPROPRIATE, TIGHTLY SEALED CONTAINERS WHEN NOT IN USE.

2) THE MINIMUM PRACTICAL QUANTITY OF ALL SUCH MATERIALS SHALL BE KEPT ON THE JOB SITE AND SCHEDULED FOR DELIVERY AS CLOSE TO TIME OF USE AS PRACTICAL.

3) A SPILL CONTROL AND CONTAINMENT KIT (CONTAINING FOR EXAMPLE, ABSORBENT MATERIAL SUCH AS KITTY LITTER OR SAWDUST, ACID, BASE, NEUTRALIZING AGENT, BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, PLASTIC AND METAL TRASH CONTAINERS, ETC.) SHALL BE PROVIDED AT THE CONSTRUCTION SITE AND ITS LOCATION(S) SHALL BE IDENTIFIED WITH LEGIBLE SIGNAGE AND SHOWN ON SITE MAPS.
   a. THE SPILL CONTROL AND CONTAINMENT KIT SUPPLIES SHALL BE OF SUFFICIENT QUANTITIES AND APPROPRIATE CONTENT TO CONTAIN A SPILL FROM THE LARGEST ANTICIPATED PIECE OF EQUIPMENT AND FROM THE LARGEST ANTICIPATED QUANTITIES OF PRODUCTS STORED ON THE SITE AT ANY GIVEN TIME.
   b. CONTENTS SHALL BE INSPECTED DAILY DURING THE DAILY STORMWATER INSPECTION.

4) ALL PRODUCTS SHALL BE STORED IN AND USED FROM THE ORIGINAL CONTAINER WITH THE ORIGINAL PRODUCT LABEL. CONTAINERS MUST BE STORED IN A MANNER TO PROTECT THEM FROM THE ELEMENTS AND INCIDENTAL DAMAGE.

5) ALL PRODUCTS SHALL BE USED IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL.

6) THE DISPOSAL OF EXCESS OR USED PRODUCTS SHALL BE IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL AND REGULATIONS.

SEQUENCE OF CONSTRUCTION

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

BMP AND EROSION CONTROL INSTALLATION SEQUENCE SHALL BE AS FOLLOWS:

1. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, UNDERGROUND SYSTEM, CURBS AND GUTTERS.
3. INSTALL APPROPRIATE INLET PROTECTION AT ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED.
4. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE AND INSTALL STRIPING.
7. INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
8. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
9. OBTAIN CONCURRENCE WITH THE CIVIL ENGINEERING CONSULTANT THAT THE SITE HAS BEEN FULLY STABILIZED THEN:
1. REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES
2. STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF BMPS.

SWPPP UPDATES AND AMENDMENTS

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

IMPORTANT:
THE GENERAL CONTRACTOR MUST SUBMIT A REQUEST FOR INFORMATION (RFI) TO THE CEC AND OBTAIN WRITTEN CEC APPROVAL BEFORE DOING ANY OF THE FOLLOWING:

1. MODIFYING EROSION OR SEDIMENT CONTROL BMPS (SUBSTITUTIONS ARE TYPICALLY ONLY APPROVED IF SPECIFIED MATERIALS ARE NOT AVAILABLE OR THERE IS A VALID REASON THE SPECIFIED BMP WILL NOT WORK)
2. ADDING/DELETING EROSION OR SEDIMENT CONTROL BMPS;
3. MODIFYING THE SWPPP IMPLEMENTATION SEQUENCE; OR
4. PERFORMING ANY ACTIONS OR IN ANY MANNER THAT IS CONTRARY TO THE SWPPP.

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

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

MAINTENANCE

1. ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. ALL EROSION SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS, AND WITHIN 24 HOURS AT THE END OF A RAINFALL EVENT AND SHOULD BE CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING
   1.1. INLET PROTECTION AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR SHALL BE REPLACED IF THEY SHOW SIGNS OF DETERIORATION
   1.2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RESEEDED AS NEEDED
   1.3. SILT FENCES AND BRIO-ROLL SHALL BE REPAIRED TO THEIR ORIGINAL CONDITION IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD TO ONE-HALF HEIGHT OF THE FENCE.
   1.4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS OF WAY.
   1.5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.

AREA SUMMARY	
TOTAL PROPERTY AREA	15.54 AC / 676,900 SF
EXISTING IMPERVIOUS AREA	0.00 AC / 0 SF
EXISTING PERVIOUS AREA	15.54 AC / 676,900 SF
PROPOSED IMPERVIOUS AREA	10.47 AC / 456,100 SF
PROPOSED PERVIOUS AREA	5.07 AC / 220,800 SF
TOTAL DISTURBED AREA	13.75 AC / 598,800 SF

BMP QUANTITIES	
SILT FENCE	±2,400 LF
INLET PROTECTION	34 EA
ROCK CONSTRUCTION ENTRANCE	2 EA
EROSION CONTROL BLANKET	±92,700 SF

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1	CITY COMMENTS	05/13/2026	RAM

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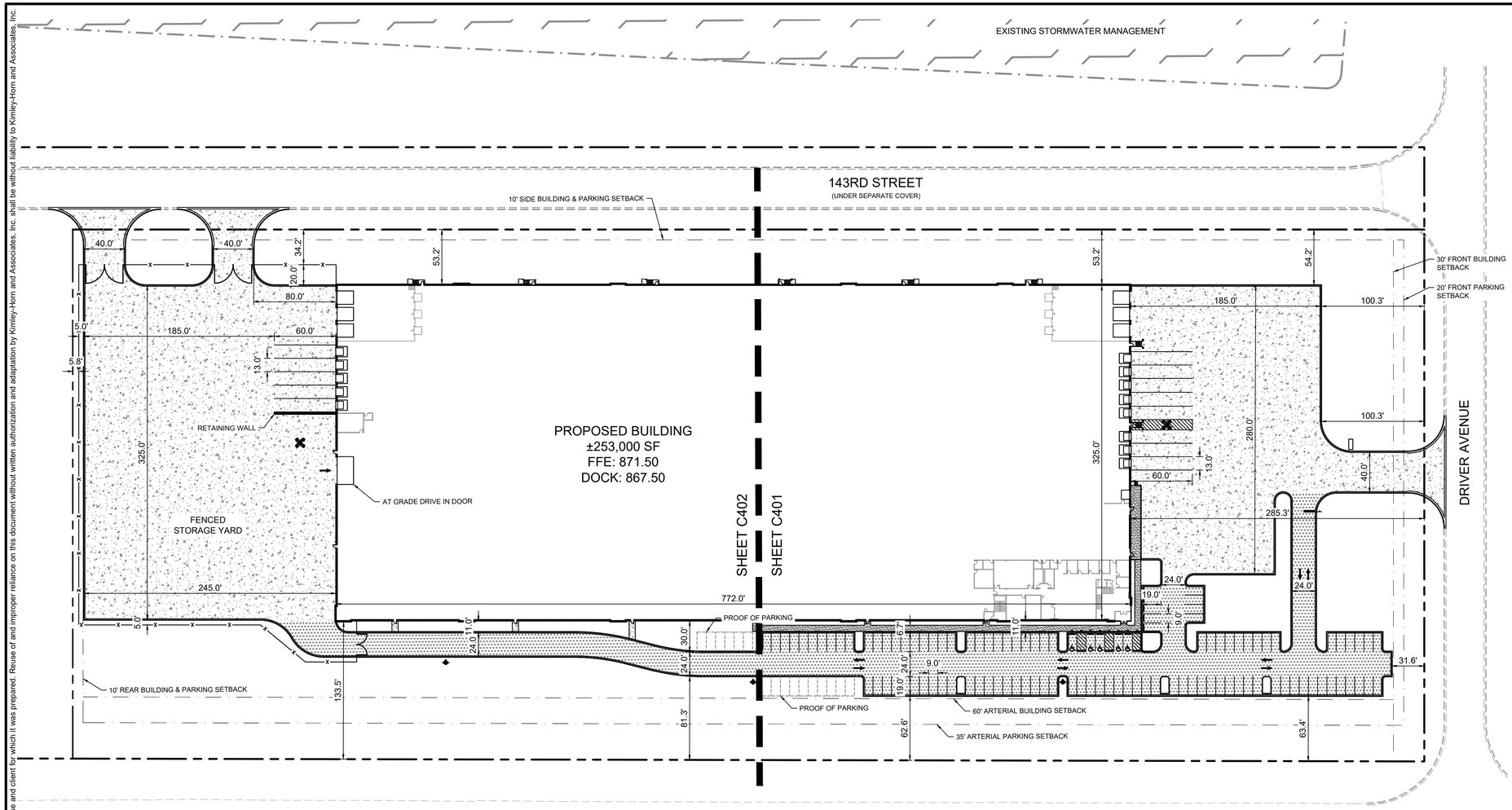
PHONE: 952-952-2479
WWW.KIMLEY-HORN.COM

KHA PROJECT 160846047
DATE 05/13/2026
SCALE AS SHOWN
DESIGNED BY RAM
DRAWN BY AJE
CHECKED BY RAM

SWPPP

ROSEMOUNT GOODIN
PREPARED FOR
SCANNELL PROPERTIES
ROSEMOUNT MN

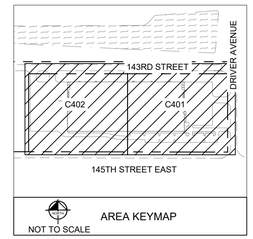
SHEET NUMBER
C302



LEGEND

- PROPERTY LINE
- SETBACK LINE
- PROPOSED FENCE
- PROPOSED CURB AND GUTTER
- STANDARD DUTY ASPHALT PAVMENT SEE DETAILS FOR SECTION
- STANDARD DUTY CONCRETE PAVEMENT / SIDEWALK SEE DETAILS FOR SECTION
- HEAVY DUTY CONCRETE PAVEMENT SEE DETAILS FOR SECTION

PROPERTY SUMMARY	
TOTAL PROPERTY AREA	15.54 AC / 676,900 SF
TOTAL DISTURBED AREA	13.75 AC / 598,822 SF
EXISTING IMPERVIOUS AREA	0.00 AC / 0 SF
EXISTING PERVIOUS AREA	15.54 AC / 676,900 SF
PROPOSED IMPERVIOUS AREA	10.47 AC / 456,100 SF
PROPOSED PERVIOUS AREA	5.07 AC / 220,800 SF
SITE DATA	
EXISTING ZONING	A-2 AGRICULTURAL DISTRICT
PROPOSED ZONING	B-2 EMPLOYMENT DISTRICT
PARKING SETBACKS	ARTERIAL = 35' FRONT = 30' SIDE = 10' REAR = 10'
BUILDING SETBACKS	ARTERIAL = 60' FRONT = 30' SIDE = 10' REAR = 10'
BUILDING DATA SUMMARY	
AREAS	
TOTAL BUILDING AREA	5.81 AC / 253,000 SF
PERCENT OF TOTAL PROPERTY AREA	37%
PARKING	
REQUIRED PARKING	1/2000 SF GFA = 123 SPACES
PROPOSED PARKING	111 SPACES
PROPOSED PARKING (INCLUDING PROOF OF PARKING)	127 SPACES
ADA STALLS REQUIRED / PROVIDED	5 STALLS / 5 STALLS



SITE PLAN NOTES

1. REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF STOOPS, TRUCK DOCKS, TRASH ENCLOSURES & PRECISE BUILDING DIMENSIONS. REFER TO THE SITE ELECTRICAL PLAN FOR LOCATIONS OF PROPOSED LIGHT POLES, CONDUITS, AND ELECTRICAL EQUIPMENT.
2. REFER TO CERTIFIED SITE SURVEY OR PLAT FOR EXACT LOCATION OF EXISTING EASEMENTS, PROPERTY BOUNDARY DIMENSIONS, AND ADJACENT RIGHT-OF-WAY & PARCEL INFORMATION.
3. DIMENSIONS AND RADII ARE DRAWN TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT, AND AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
4. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING EXISTING SITE IMPROVEMENTS THAT CONFLICT WITH THE PROPOSED WORK, INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNS, LIGHT POLES, ABOVEGROUND UTILITIES, ETC. PERFORM WORK IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS. COST SHALL BE INCLUDED IN BASE BID.
5. TYPICAL PARKING STALL DIMENSIONS SHALL BE 9.0-FEET IN WIDTH AND 19-FEET IN LENGTH UNLESS OTHERWISE INDICATED.
6. MONUMENT SIGN(S) ARE DETAILED ON THE ARCHITECTURAL PLANS AND ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIGN DIMENSIONS, LOCATION AND REQUIRED PERMITS WITH THE OWNER.
7. REFER TO 143RD STREET PLANS UNDER SEPARATE COVER TITLED "CITY OF ROSEMOUNT RICH VALLEY GOLF COURSE REDEVELOPMENT 143RD STREET"

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

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

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No.	REVISIONS	DATE	BY
1	CITY COMMENTS	05/13/2026	RAM

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2026 KIMLEY-HORN AND ASSOCIATES, INC.
600 HIGHWAY 169 SOUTH, SUITE 2000, ST. LOUIS PARK, MN 55426
PHONE: 952-952-2479
WWW.KIMLEY-HORN.COM

KHA PROJECT 160946047
DATE 05/13/2026
SCALE AS SHOWN
DESIGNED BY RAM
DRAWN BY WLF
CHECKED BY RAM

OVERALL SITE PLAN

ROSEMOUNT GOODIN
PREPARED FOR
SCANNELL PROPERTIES
ROSEMOUNT MN

SHEET NUMBER
C400

K:\TWC_LDEV\Scannell\Rosemount - Goodin\3 Design\CAD\PlanSheets\C400 OVERALL SITE PLAN.dwg May 13, 2026 - 6:37pm
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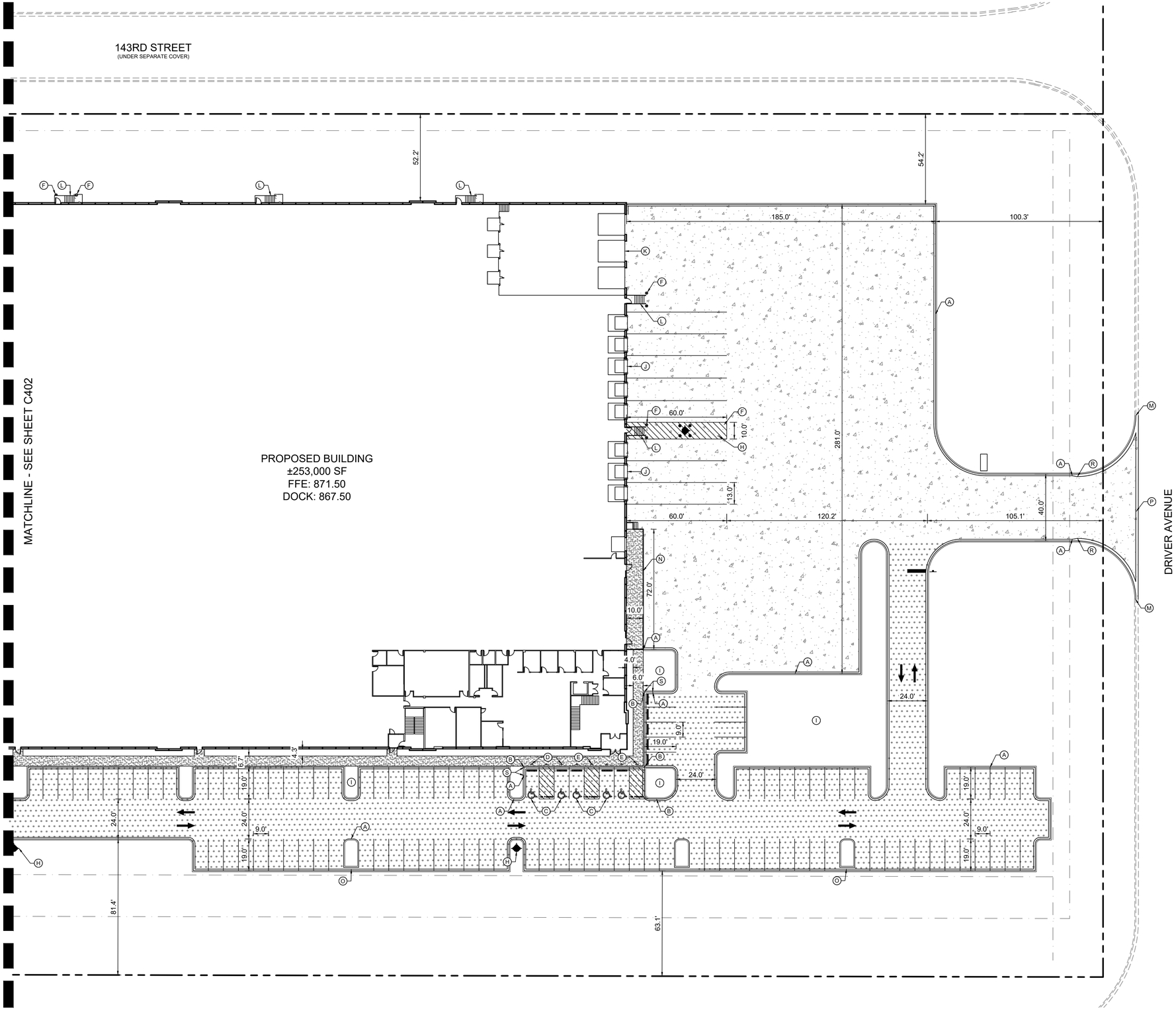

LEGEND

- PROPERTY LINE
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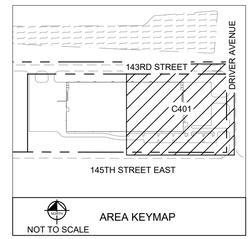
- STANDARD DUTY ASPHALT PAVMENT — SEE DETAILS FOR SECTION
- STANDARD DUTY CONCRETE SIDEWALK — SEE DETAILS FOR SECTION
- HEAVY DUTY CONCRETE PAVEMENT — SEE DETAILS FOR SECTION

KEYNOTE LEGEND

A	6" CONCRETE CURB & GUTTER (B612) - SEE DETAIL ST-1 ON SHEET C405
B	FLUSH CURB - SEE DETAIL ON SHEET C404
C	ACCESSIBLE PARKING - SEE DETAIL ON SHEET C404
D	ACCESSIBLE PARKING SIGN ON BOLLARD - SEE DETAIL ON SHEET C404
E	ACCESS AISLE - NO PARKING BOLLARD AND SIGN
F	BOLLARD - SEE DETAIL ON SHEET C404
G	8' CHAIN LINK FENCE
H	HYDRANT - SEE UTILITY PLAN SHEET C600
I	LANDSCAPE AREA - SEE LANDSCAPE PLANS
J	DOCK DOOR - SEE ARCHITECTURAL PLANS
K	DRIVE-IN DOOR - SEE ARCHITECTURAL PLANS
L	METAL STAIRS - SEE ARCHITECTURAL PLANS
M	MATCH TO EXISTING
N	2' RAISED PLATFORM LOADING DOCK - SEE ARCHITECTURAL PLANS
O	VALLEY GUTTER - SEE DETAIL ST-7 ON SHEET C405
P	COMMERCIAL DRIVEWAY WITH CURB - SEE DETAIL ST-6 ON SHEET C405
Q	RETAINING WALL
R	6" CONCRETE CURB & GUTTER (B618) - SEE DETAIL ST-1 ON SHEET C405
S	CURB TRANSITION - SEE DETAIL ON SHEET C404



NORTH

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SITE PLAN

ROSEMOUNT GOODIN
PREPARED FOR
SCANNELL PROPERTIES
ROSEMOUNT MN

SHEET NUMBER
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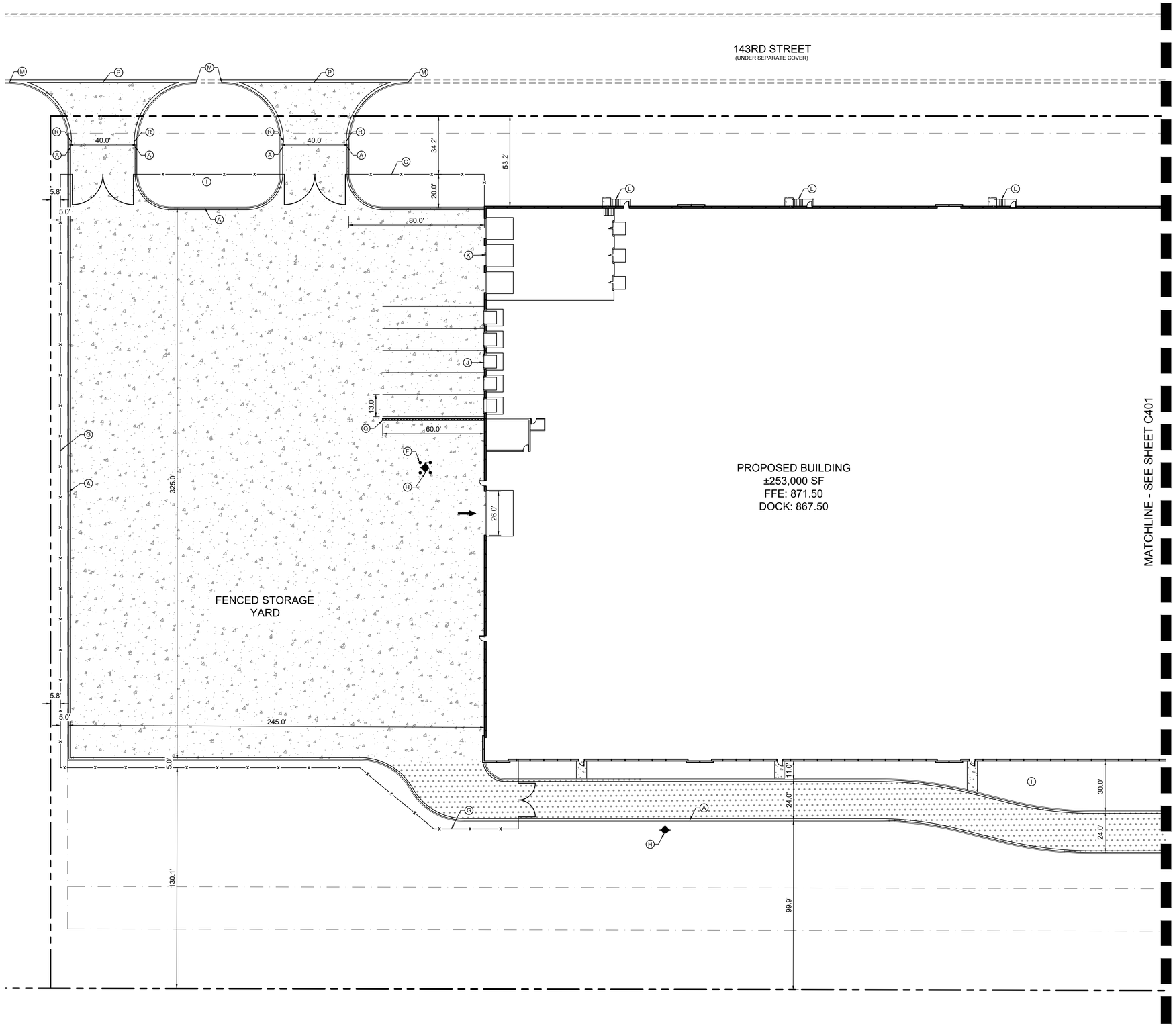

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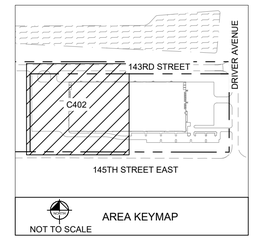

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SITE PLAN

ROSEMOUNT GOODIN
PREPARED FOR
SCANNELL PROPERTIES
ROSEMOUNT MN

SHEET NUMBER
C402

EXISTING STORMWATER MANAGEMENT

143RD STREET
(UNDER SEPARATE COVER)

PROPOSED BUILDING
±253,000 SF
FFE: 871.50
DOCK: 867.50

FENCED
STORAGE YARD

DRIVER AVENUE

145TH STREET EAST

LEGEND

- PROPERTY LINE
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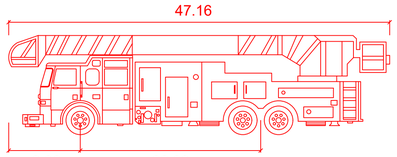

Pierce Arrow XT

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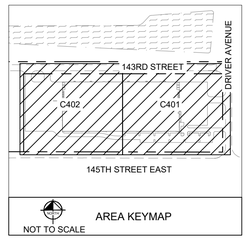
Track	: 8.01
Lock to Lock Time	: 6.0
Steering Angle	: 45.5



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DATE 05/06/2026
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DRAWN BY XXX
CHECKED BY RAM

VEHICLE CIRCULATION PLAN

ROSEMOUNT GOODIN
PREPARED FOR
SCANNELL PROPERTIES
ROSEMOUNT MN

SHEET NUMBER
C403

K:\TWC_LDEV\Scannell\Rosemount - Goodin\3 Design\CAD\PlanSheets\C403 VEHICLE CIRCULATION PLAN.dwg May 13, 2026 - 6:37pm

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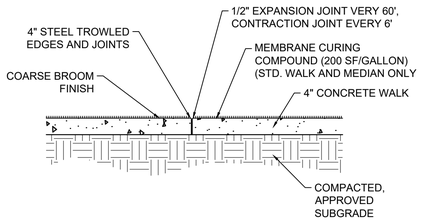
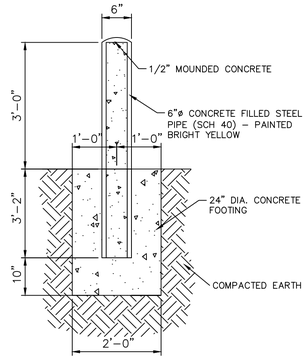
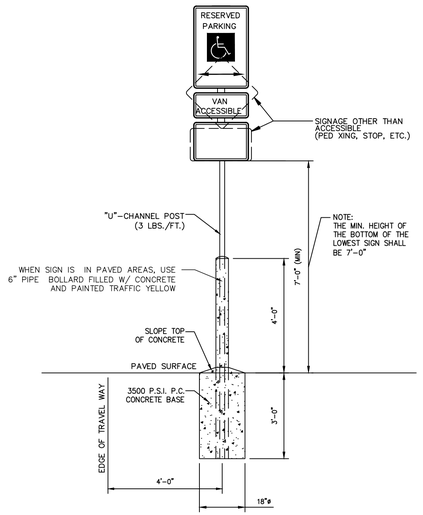


NOTES:
1. ALL EXCAVATION, COMPACTION AND BACKFILL INCIDENTAL TO UNIT PRICE BID FOR 4" SIDEWALK

1 CONCRETE SIDEWALK
NO SCALE



2 STEEL PIPE BOLLARD
SCALE: NTS

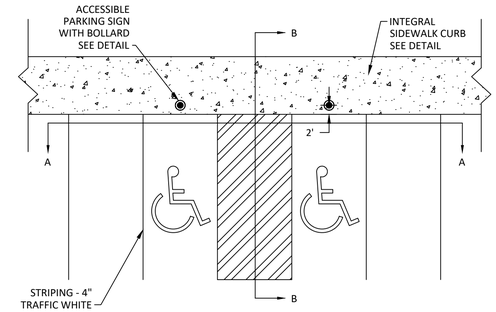


SINGLE POST

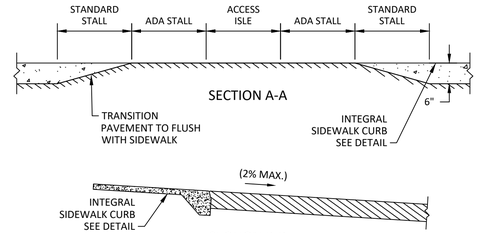
NOTES:
1. ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. GALVANIZED SQUARE TUBE

   POST TUBES – 2"x2"x3/16" 12ga
   POST TUBE SHALL MEET ASTM A1011 GRADE 50.
   POST TUBE GALVANIZED AS PER ASTM A653 GRADE 90.

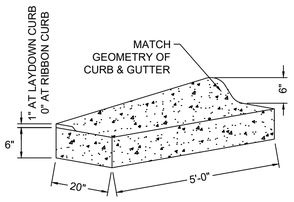
5 ACCESSIBLE PARKING BOLLARD SIGN MOUNTING
N.T.S.
NO SCALE



PLAN VIEW OF ADA PARKING

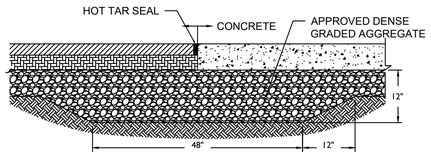


6 ADA PARKING LAYOUT WITH INTEGRAL CURB
NO SCALE

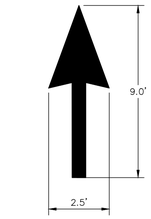


NOTES:
1. REFER TO CONCRETE CURB & GUTTER DETAIL FOR SPECIFICATIONS AND AGGREGATE BASE COURSE DIMENSIONS

3 CONCRETE CURB TAPER
NO SCALE



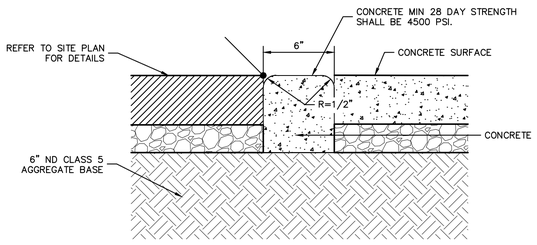
4 CONCRETE TO ASPHALT TRANSITION DETAIL
SCALE: NTS



THROUGH LANE ARROW

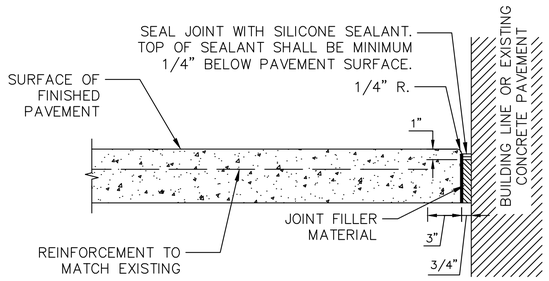
NOTE: ALL TRAFFIC FLOW ARROWS TO BE PAINTED PER STATE DOT STANDARDS PER DIMENSIONS ABOVE.

7 DIRECTIONAL PAVEMENT MARKING
NO SCALE



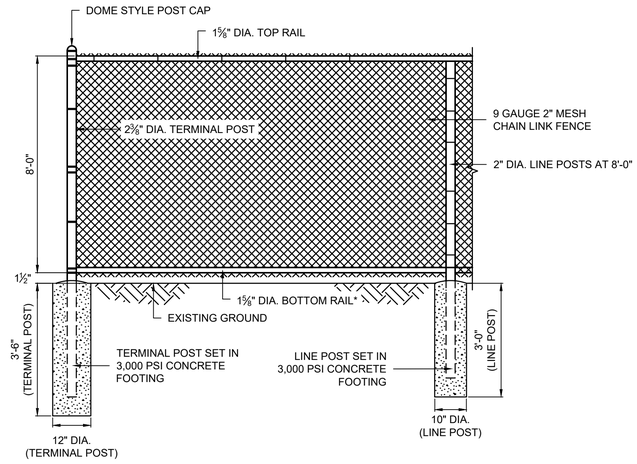
9 FLUSH CURB
SCALE: NTS

THIS JOINT TO BE USED AT BUILDINGS, EXISTING CONCRETE PAVEMENT, UTILITY STRUCTURES, BOLLARD FOUNDATIONS, PLANTERS, AND RETAINING WALLS.



NOTE:
1. INSTALL SEALANT FLUSH WITH PAVEMENT OR CONCAVE BELOW SURFACE PER SPECIFICATIONS.

8 TYPICAL ISOLATION JOINT
NO SCALE



NOTES:
1. POST CAPS SHALL BE DOME STYLE
2. FENCE TIES SHALL BE 9 GAUGE
3. FENCE DEPTHS MAY VARY PER LOCAL CODES
4. FENCE HEIGHT MAY REQUIRE PERMITTING BY LOCAL AUTHORITY HAVING JURISDICTION
5. TO BE INSTALLED TO SAFELY ROUTE PEDESTRIANS TO DESIGNATED CROSSWALKS AND TO PREVENT UNSAFE CROSSING OUTSIDE DESIGNATED AREAS
6. FENCE SETBACK FROM CURBING VARIES PER LOCAL REGULATORY REQUIREMENTS, SNOW CONDITIONS AND SIGHTLINES

10 CHAIN LINK FENCE
SCALE: NTS

ISSUED FOR PERMIT - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	05/13/2026	RAM

Kimley»Horn
2026 KIMLEY-HORN AND ASSOCIATES, INC.
600 HIGHWAY 169 SOUTH, SUITE 2000, ST. LOUIS PARK, MN 55426
PHONE: 952-892-2479
WWW.KIMLEY-HORN.COM

KHA PROJECT 160846047
DATE 05/13/2026
SCALE AS SHOWN
DESIGNED BY RAM
DRAWN BY WLF
CHECKED BY RAM

SITE DETAILS

ROSEMOUNT GOODIN
PREPARED FOR
SCANNELL PROPERTIES
ROSEMOUNT MN

SHEET NUMBER
C404

K:\TWC_LDEV\Scannell\Rosemount - Goodin\3 Design\CAD\PlanSheets\C405 SITE DETAILS.dwg May 13, 2026 - 6:38pm
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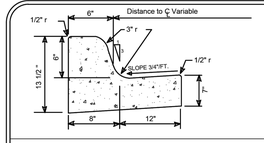
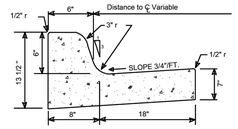


Mn/DOT B 612



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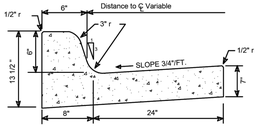

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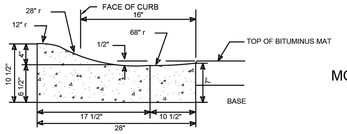
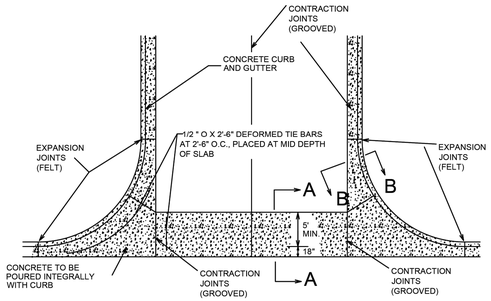


MODIFIED 'S' DESIGN

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

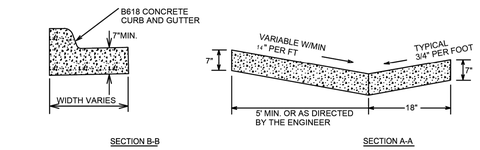
ROSEMOUNT SPIRIT OF PRIDE AND PROGRESS		Special Details	
Standard Plate Library for the City of Rosemount	CONCRETE CURB AND GUTTER	Date: 01-06-05 Revised: 02-01-23	ST-1

FOR REFERENCE ONLY



PLAN

NO SCALE

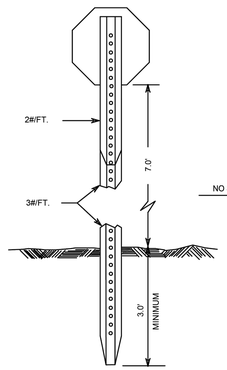


SECTION B-B SECTION A-A

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

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

FOR REFERENCE ONLY



NO SCALE

TRAFFIC SIGN SPECIFICATIONS

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

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

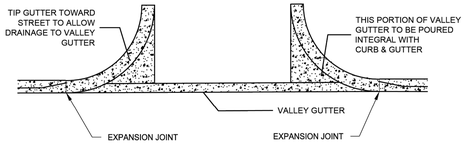
REFLECTING SHEETING SHALL BE DIAMOND GRADE 3 (DG3). ALL SIGNS CONFORM TO SECTION 3352, SIGNS AND MARKERS STANDARD SPECIFICATIONS FOR HIGHWAY

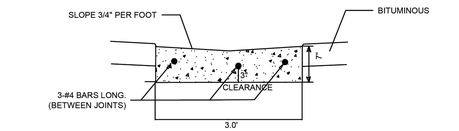
CHANNEL POST SPECIFICATIONS

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

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

FOR REFERENCE ONLY

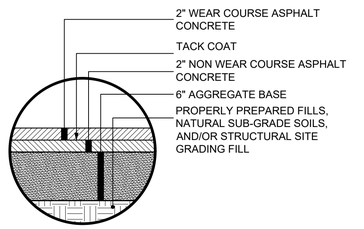




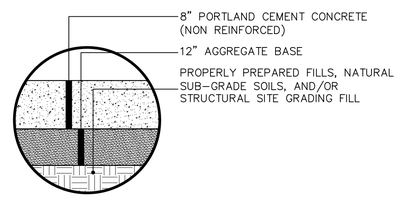
NO SCALE

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

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

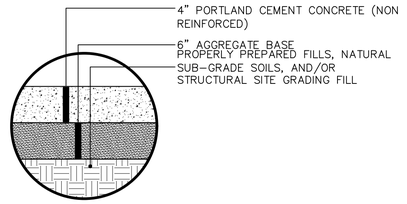


1 STANDARD DUTY ASPHALT PAVMENT SECTION
NO SCALE



2 HEAVY DUTY CONCRETE PAVMENT SECTION
NO SCALE

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



3 STANDARD DUTY CONCRETE SIDEWALK
NO SCALE

ISSUED FOR PERMIT - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY
	CITY COMMENTS	05/13/2026	RAM

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PHONE: 952-952-2479
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KHA PROJECT 160846047
DATE 05/13/2026
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DESIGNED BY RAM
DRAWN BY WLF
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SITE DETAILS

ROSEMOUNT GOODIN
PREPARED FOR
SCANNELL PROPERTIES
ROSEMOUNT MN

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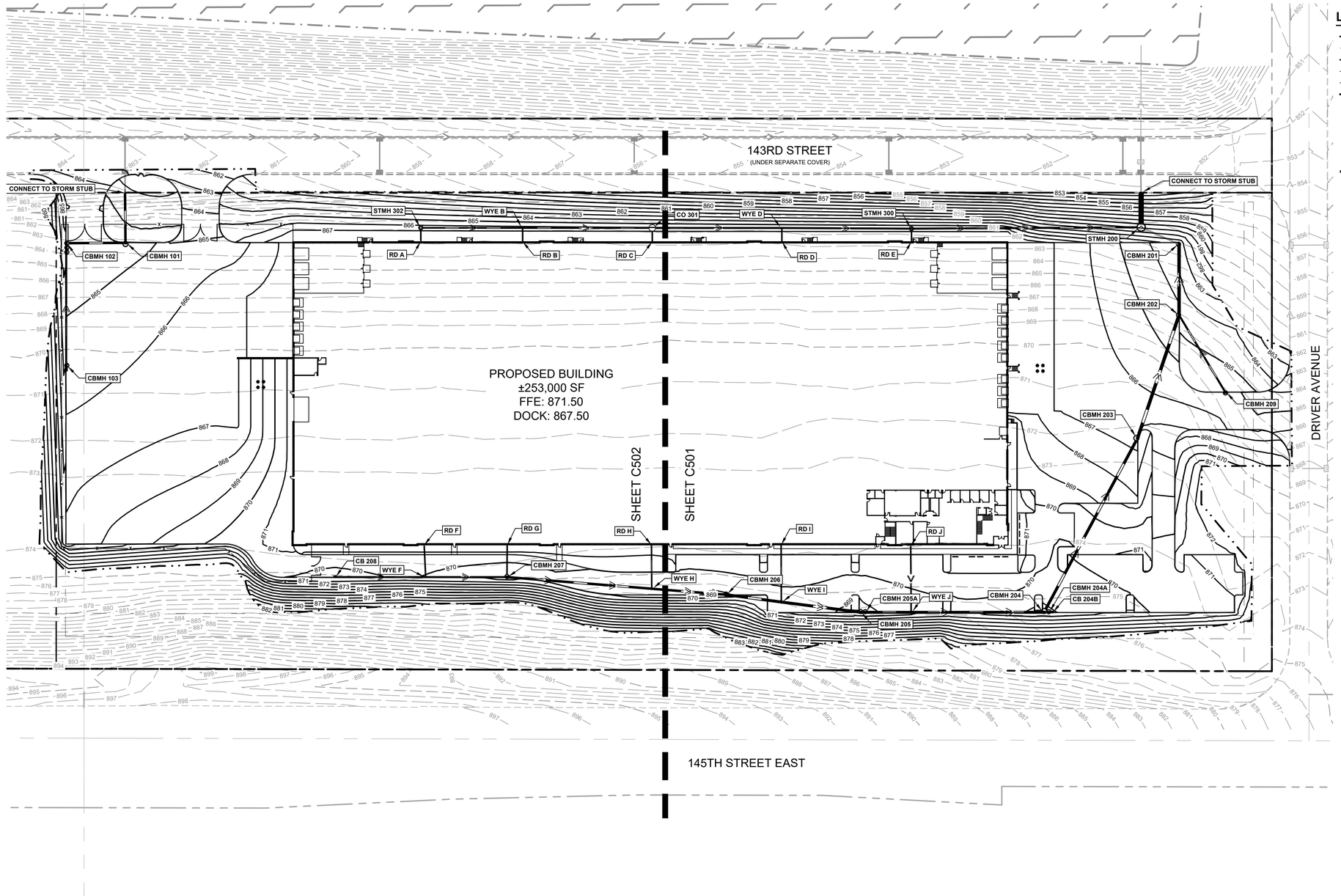
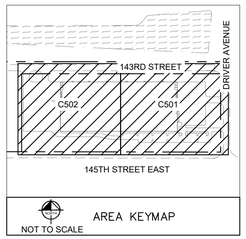
K:\TWC_LDE\Scannell\Rosemount - Goodin\3 Design\CAD\PlanSheets\C5-OVERALL GRADING PLAN.dwg May 13, 2026 - 6:38pm



LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED RIDGE LINE
- PROPOSED SWALE
- LIMITS OF DISTURBANCE
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- PROPOSED SPOT ELEVATION
- PROPOSED HIGH POINT ELEVATION
- PROPOSED LOW POINT ELEVATION
- PROPOSED GUTTER ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED FLUSH PAVEMENT ELEVATION
- MATCH EXISTING ELEVATION
- PROPOSED EMERGENCY OVERFLOW ELEVATION
- PROPOSED GRADE AT TOP/BOTTOM OF WALL
- PROPOSED DRAINAGE DIRECTION
- PROPOSED GRADE BETWEEN POINTS



GRADING PLAN NOTES

1. PERFORM GRADING WORK IN ACCORDANCE WITH APPLICABLE CITY SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
4. FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF LAND DISTURBING ACTIVITIES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
5. IN PAVED AREAS, ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE THE SITE READY FOR SUB-BASE.
6. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
7. ELEVATIONS SHOWN REPRESENT FINISHED SURFACE GRADES. SPOT ELEVATIONS ALONG CURB & GUTTER REPRESENT THE FLOW LINE UNLESS OTHERWISE NOTED
8. EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
9. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES THAT PROVIDE POSITIVE DRAINAGE TO COLLECTION POINTS. MAINTAIN A MINIMUM SLOPE OF 1.25% IN ASPHALT PAVEMENT AREAS AND A MINIMUM SLOPE OF 0.50% IN CONCRETE PAVEMENT AREAS.
10. MAINTAIN A MINIMUM SLOPE OF 0.50% ALONG CURB & GUTTER. REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL" CURB WHERE PAVEMENT DRAINS TOWARD THE GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM THE GUTTER.
11. INSTALL A MINIMUM OF 4-INCHES OF AGGREGATE BASE MATERIAL UNDER PROPOSED CONCRETE CURB & GUTTER, SIDEWALKS, AND TRAILS UNLESS OTHERWISE DETAILED.
12. GRADING FOR SIDEWALKS AND ACCESSIBLE ROUTES, INCLUDING CROSSING DRIVEWAYS, SHALL CONFORM TO CURRENT STATE & NATIONAL ADA STANDARDS:

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

    SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVEMENT INSTALLATION. CHANGE ORDERS WILL NOT BE ACCEPTED FOR ADA COMPLIANCE ISSUES.
13. UPON COMPLETION OF LAND DISTURBING ACTIVITIES, RESTORE ADJACENT OFFSITE AREAS DISTURBED BY CONSTRUCTION TO MATCH OR EXCEED THE ORIGINAL CONDITION. LANDSCAPE AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF 4-INCHES OF TOPSOIL.
14. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS. REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS.

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

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

ISSUED FOR PERMIT - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY
	CITY COMMENTS	05/13/2026	RAM

Kimley»Horn
2026 KIMLEY-HORN AND ASSOCIATES, INC.
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PHONE: 952-932-2479
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KHA PROJECT	160846047
DATE	05/13/2026
SCALE	AS SHOWN
DESIGNED BY	RAM
DRAWN BY	WLF
CHECKED BY	RAM

OVERALL GRADING PLAN

ROSEMOUNT GOODIN
PREPARED FOR
SCANNELL PROPERTIES
ROSEMOUNT MN

SHEET NUMBER
C500

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143RD STREET
(UNDER SEPARATE COVER)

MATCHLINE - SEE SHEET C502

PROPOSED BUILDING
±253,000 SF
FFE: 871.50
DOCK: 867.50

DRIVER AVENUE

CONNECT TO STORM STUB
RE:838.94

STMH 200
RE:860.81

CBMH 201
RE:863.03

CBMH 202
RE:864.21

CBMH 209
RE:865.51

CBMH 203
RE:866.72

CBMH 204
RE:868.86

CBMH 204A
RE:868.91
CB 204B
RE:868.95

CBMH 205A
RE:868.83
CBMH 205
RE:868.76

CBMH 206
RE:868.88

WYE D
WYE I
WYE J
RD D
RD I
RD J
300

4' EXPOSED CONCRETE FOUNDATION

DOCK DOORS

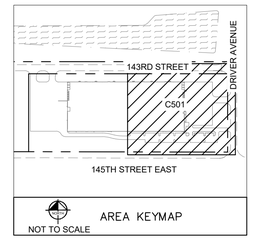
2' RAISED LOADING PLATFORM

DRAINTILE (TYP.)

THRU DRAIN

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED RIDGE LINE
- PROPOSED DRAINTILE
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- 100.00 PROPOSED SPOT ELEVATION
- HP:0.0 PROPOSED HIGH POINT ELEVATION
- LP:0.0 PROPOSED LOW POINT ELEVATION
- G:0.00 PROPOSED GUTTER ELEVATION
- T:0.00 PROPOSED TOP OF CURB ELEVATION
- T/G:0.0 PROPOSED FLUSH PAVEMENT ELEVATION
- ME:0.0 MATCH EXISTING ELEVATION
- EOF:0.0 PROPOSED EMERGENCY OVERFLOW ELEVATION
- TW:0.0 / BW:0.0 PROPOSED GRADE AT TOP/BOTTOM OF WALL
- 0.0% PROPOSED DRAINAGE DIRECTION
- 0.00% PROPOSED GRADE BETWEEN POINTS



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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1	CITY COMMENTS	05/13/2026	RAM

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
600 HIGHWAY 169 SOUTH, SUITE 2000, ST. LOUIS PARK, MN 55426
PHONE: 952-952-2479
WWW.KIMLEY-HORN.COM

KHA PROJECT 160846047
DATE 05/13/2026
SCALE AS SHOWN
DESIGNED BY RAM
DRAWN BY WLF
CHECKED BY RAM

GRADING AND DRAINAGE PLAN

ROSEMOUNT GOODIN
PREPARED FOR SCANNELL PROPERTIES
ROSEMOUNT MN

SHEET NUMBER
C501

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K:\TWC_LDEV\Scannell\Rosemount - Goodin\3 Design\CAD\PlanSheets\C5-GRADING PLAN.dwg May 13, 2026 - 6:39pm

143RD STREET
(UNDER SEPARATE COVER)

STORM SEWER - REFER TO 143RD STREET PUBLIC IMPROVEMENT PLANS

ME:864.11 | ME:862.68 | ME:862.49 | ME:861.06

EX CONNECT TO STORM STUB
RE:864.27

G:865.04 | EOF:865.01 | G:864.00 | G:863.70 | G:864.53 | G:864.47 | G:864.86 | LP:864.25 | G:864.51 | G:865.11 | G:865.55 | G:867.50 | G:867.35

CBMH 102 RE:864.25 | CBMH 101 RE:864.51

4' EXPOSED CONCRETE FOUNDATION

WYE B | 302 | 301 | RD A | RD B | RD C | FFE = 871.5

DRAINTILE (TYP.)

DOCK DOORS

866.90 | 867.50 | TW:866.90 BW:866.90 | TW:871.50 BW:867.50 | FFE = 871.5

PROPOSED BUILDING
±253,000 SF
FFE: 871.50
DOCK: 867.50

G:865.50 | CBMH 103 RE:865.50 | CB 103A RE:865.54

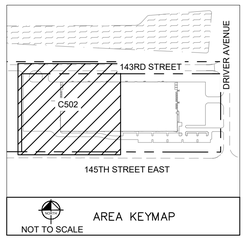
871.50 | FFE = 871.5

G:867.32 | G:870.39 | G:870.21 | CB 208 RE:869.73 | LP:869.73 | EOF:870.11 | WYE F | CBMH 207 RE:869.32 | LP:869.32 | G:870.02 | G:870.35 | G:870.18 | G:870.06 | G:869.81 | EOF:869.82 | G:869.70 | G:869.42 | RD F | RD G | RD H

MATCHLINE - SEE SHEET C501

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED RIDGE LINE
- PROPOSED DRAINTILE
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- 100.00 PROPOSED SPOT ELEVATION
- HP:0.0 PROPOSED HIGH POINT ELEVATION
- LP:0.0 PROPOSED LOW POINT ELEVATION
- G:0.00 PROPOSED GUTTER ELEVATION
- T:0.00 PROPOSED TOP OF CURB ELEVATION
- T/G:0.0 PROPOSED FLUSH PAVEMENT ELEVATION
- ME:0.0 MATCH EXISTING ELEVATION
- EOF:0.0 PROPOSED EMERGENCY OVERFLOW ELEVATION
- TW:0.0 BW:0.0 PROPOSED GRADE AT TOP/BOTTOM OF WALL
- 0.0% PROPOSED DRAINAGE DIRECTION
- 0.00% PROPOSED GRADE BETWEEN POINTS



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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PHONE: 952-952-2479
WWW.KIMLEY-HORN.COM

KHA PROJECT 160846047
DATE 05/13/2026
SCALE AS SHOWN
DESIGNED BY RAM
DRAWN BY WLF
CHECKED BY RAM

GRADING AND DRAINAGE PLAN

ROSEMOUNT GOODIN
PREPARED FOR SCANNELL PROPERTIES
ROSEMOUNT MN

SHEET NUMBER
C502

K:\TWC_LDE\Scannell\Rosemount - Goodin\3 Design\CAD\PlanSheets\C5-OVERALL STORM SEWER PLAN.dwg May 13, 2026 - 6:40pm
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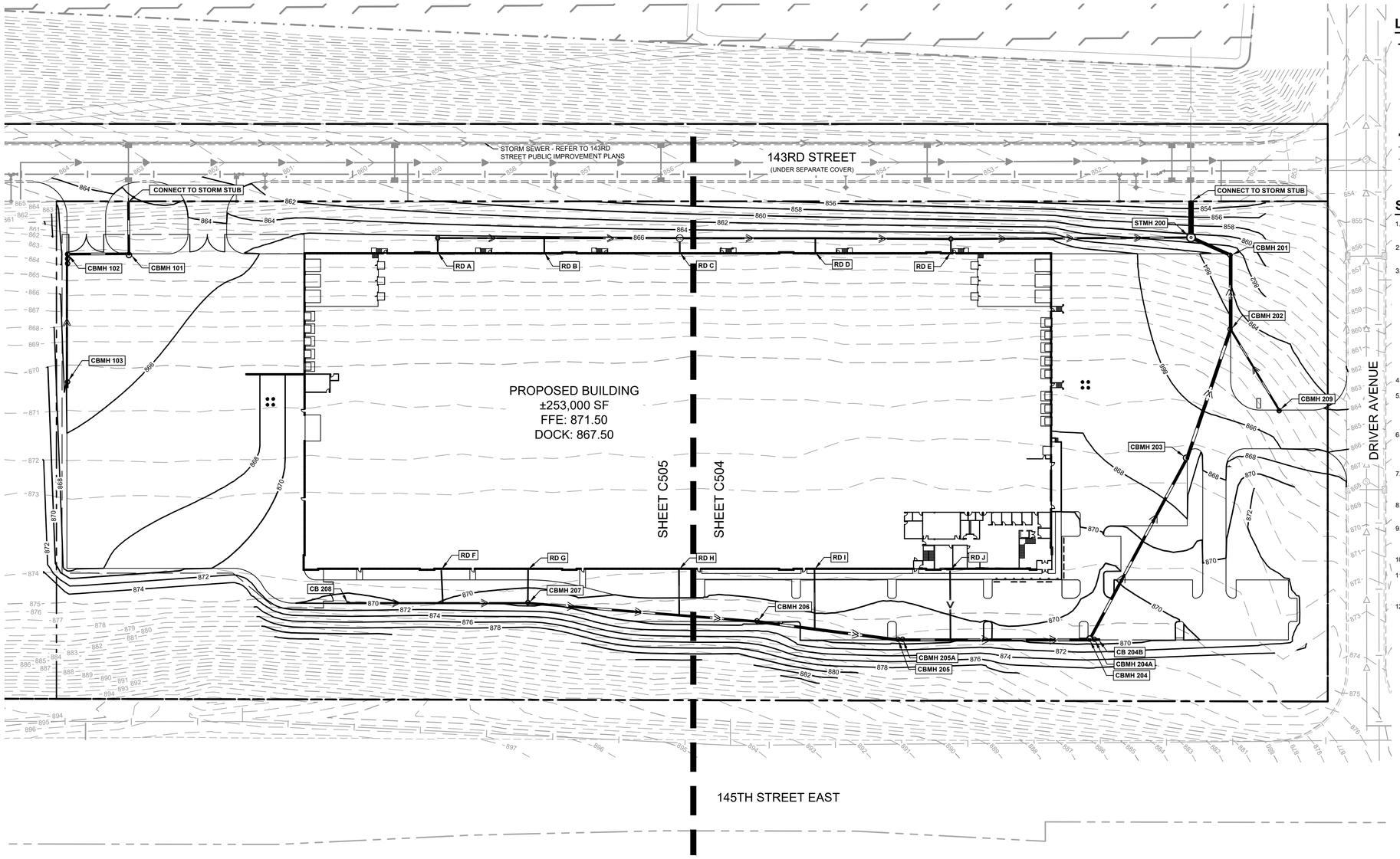
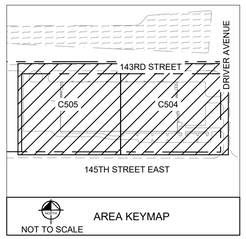


LEGEND

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

STORM SEWER NOTES

1. INSTALL STORM SEWER IN ACCORDANCE WITH APPLICABLE CITY OR STATE SPECIFICATIONS, STATE PLUMBING CODE, AND BUILDING PERMIT REQUIREMENTS.
2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. STORM SEWER PIPE SHALL BE:
   RCP: ASTM C-76
   HDPE: ASTM F-714, F-894
   PVC: ASTM D-2729
   PVC SCH40: AWWA C-900
   DRAIN TILE SHALL BE:
   PE: ASTM F-6667
   PVC: ASTM D-2729
   FITTINGS SHALL BE:
   RCP: ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
   HDPE: ASTM D-3212
   PVC: ASTM D-2729, JOINTS PER ASTM D-3212
   PVC SCH40: ASTM D-2665, F-794, F-1866
4. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
5. FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF LAND DISTURBING ACTIVITIES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
6. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS. REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS. REFER TO THE GRADING PLAN FOR DETAILED SURFACE ELEVATIONS.
7. EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
8. COORDINATE WITH THE PLUMBING PLANS FOR THE LOCATION, SIZE AND ELEVATION OF THE PROPOSED UNDERGROUND ROOF DRAIN CONNECTIONS.
9. WHERE STORM SEWER ROOF DRAINS HAVE LESS THAN 4-FEET OF COVER IN PAVED AREAS OR 3-FEET OF COVER IN LANDSCAPE AREAS, PROVIDE 3-INCH THICK INSULATION A MINIMUM OF 5-FEET IN WIDTH, CENTERED ON THE PIPE.
10. ALL STORM SEWER PIPE JOINTS SHALL BE WATER-TIGHT CONNECTIONS.
11. ALL STORM SEWER PIPE CONNECTIONS TO MANHOLES SHALL BE GASKETED AND WATER TIGHT. BOOTED COUPLERS AT THE STRUCTURE OR A WATER STOP WITH NON-SHRINK GROUT MAY BE USED IN ACCORDANCE WITH LOCAL CODES.
12. CONTRACTOR SHALL AIR TEST ALL STORM SEWER PIPE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.



NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

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KHA PROJECT 160846047
DATE 05/13/2026
SCALE AS SHOWN
DESIGNED BY RAM
DRAWN BY WLF
CHECKED BY RAM

OVERALL STORM SEWER PLAN

ROSEMOUNT GOODIN
PREPARED FOR
SCANNELL PROPERTIES
ROSEMOUNT MN

SHEET NUMBER
C503

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K:\TWC_LDE\VScannell\Rosemount - Goodin\3 Design\CAD\PlanSheets\C5-STORM SEWER PLAN.dwg May 13, 2026 - 6:40pm

143RD STREET

STORM SEWER - REFER TO 143RD STREET PUBLIC IMPROVEMENT PLANS

MATCHLINE - SEE SHEET C505

PROPOSED BUILDING
±253,000 SF
FFE: 871.50
DOCK: 867.50

DRIVER AVENUE

RE=850.92
IE=833.1 (N)

CONNECT TO STORM STUB
IE:833.14 S

STMH 200
RE:860.81
IE:850.46 SE
IE:850.55 W
IE:833.33 N

38 LF - 60" RCP
@ 0.50%

45 LF - 36" SCH 40 PVC
@ 1.50%

CBMH 201
RE:863.03
IE:851.14 S
IE:851.14 NW

77 LF - 36" HDPE
@ 1.50%

CBMH 202
RE:864.21
IE:852.28 S
IE:852.28 SE
IE:852.28 N

97 LF - 18" HDPE
@ 1.00%

140 LF - 36" HDPE
@ 1.67%

CBMH 209
RE:865.51
IE:853.26 NW

CBMH 203
RE:866.72
IE:854.62 SW
IE:854.62 N

213 LF - 30" HDPE
@ 1.51%

RE=867.86
IE=861.8 (E)
IE=861.8 (N)

15" RCP

RE=855.95
IE=841.4 (E)
IE=841.1 (S,N)

15" RCP

WYE D
IE:858.32 S
IE:858.32 W
IE:858.32 E

140 LF - 18" HDPE
@ 1.00%

15 LF - 12" PVC
@ 1.00%

RD D
IE:858.47 N

140 LF - 18" HDPE
@ 2.00%

300
IE:855.52 S
IE:855.52 W
IE:855.52 E

14 LF - 12" PVC
@ 1.00%

RD E
IE:855.66 N

248 LF - 18" HDPE
@ 2.00%

RD I
IE:861.91 S

RD J
IE:860.71 S

62 LF - 12" SCH 40 PVC
@ 2.00%

72 LF - 12" SCH 40 PVC
@ 2.00%

WYE I
IE:860.67 W
IE:860.67 N
IE:860.67 E

80 LF - 24" HDPE
@ 1.00%

CBMH 206
RE:868.88
IE:861.27 W
IE:861.27 E

60 LF - 30" HDPE
@ 1.00%

DRAINTILE (TYP.)

86 LF - 30" HDPE
@ 1.00%

CBMH 205
RE:868.76
IE:859.81 W
IE:859.81 E

CBMH 205A
RE:868.83
IE:859.76 W
IE:859.76 E

50 LF - 30" HDPE
@ 1.00%

WYE J
IE:859.26 W
IE:859.26 N
IE:859.26 E

144 LF - 30" HDPE
@ 0.99%

CBMH 204A
RE:868.91
IE:864.91 E
IE:864.91 W

CB 204B
RE:868.95
IE:864.95 W

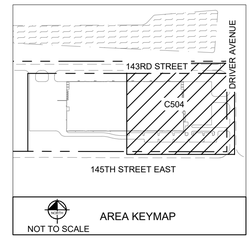
CBMH 204
RE:868.86
IE:857.84 W
IE:864.86 E
IE:857.84 NE

DRAINTILE (TYP.)

LS 47476

LEGEND

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



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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WWW.KIMLEY-HORN.COM

KHA PROJECT	160846047
DATE	05/13/2026
SCALE	AS SHOWN
DESIGNED BY	RAM
DRAWN BY	WLF
CHECKED BY	RAM

STORM SEWER PLAN

ROSEMOUNT GOODIN
PREPARED FOR SCANNELL PROPERTIES
ROSEMOUNT MN

SHEET NUMBER
C504

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STORM SEWER - REFER TO 143RD STREET PUBLIC IMPROVEMENT PLANS

CONNECT TO STORM STUB
IE:856.77 S

54 LF - 24" RCP
@ 1.20%

CBMH 101
RE:864.51
IE:857.42 W
IE:857.42 N

64 LF - 24" HDPE
@ 1.20%

CBMH 102
RE:864.25
IE:859.10 S
IE:858.19 E

122 LF - 18" HDPE
@ 1.50%

CBMH 103
RE:865.50
IE:861.17 S
IE:861.17 N

302
IE:861.47 S
IE:861.47 E

15 LF - 12" PVC
@ 1.00%

RD A
IE:861.62 N

110 LF - 15" HDPE
@ 0.70%

WYE B
IE:860.70 S
IE:860.70 W
IE:860.70 E

15 LF - 12" PVC
@ 1.00%

RD B
IE:860.85 N

140 LF - 15" HDPE
@ 0.70%

301
IE:859.72 S
IE:859.72 W
IE:859.72 E

15 LF - 12" PVC
@ 1.00%

RD C
IE:859.87 N

PROPOSED BUILDING
±253,000 SF
FFE: 871.50
DOCK: 867.50

MATCHLINE - SEE SHEET C504

RD F
IE:864.63 S

RD G
IE:864.17 S

RD H
IE:862.79 S

35 LF - 12" SCH 40 PVC
@ 1.51%

35 LF - 12" SCH 40 PVC
@ 1.50%

CBMH 207
RE:869.32
IE:863.65 W
IE:863.65 N
IE:863.65 E

48 LF - 12" SCH 40 PVC
@ 1.50%

157 LF - 24" HDPE
@ 1.00%

CB 208
RE:869.73
IE:864.79 E

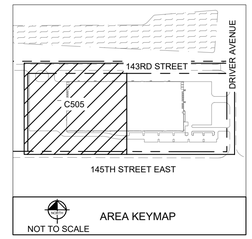
98 LF - 18" HDPE
@ 0.70%

WYE F
IE:864.11 W
IE:864.11 N
IE:864.11 E

88 LF - 18" HDPE
@ 0.52%

WYE H
IE:862.08 W
IE:862.08 N
IE:862.08 E

O-ELC



LEGEND

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

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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SCALE AS SHOWN
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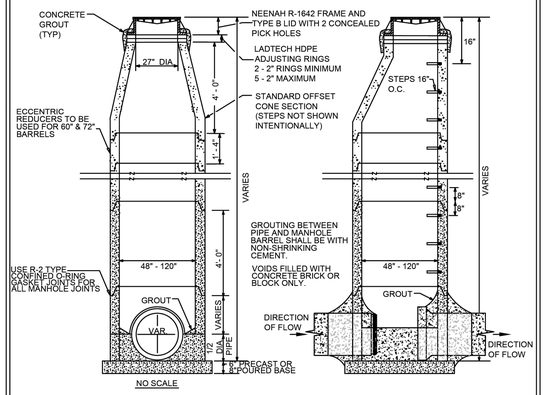
DRAWN BY WLF
CHECKED BY RAM

STORM SEWER PLAN

ROSEMOUNT
GOODIN
PREPARED FOR
SCANNELL PROPERTIES
ROSEMOUNT MN

SHEET NUMBER
C505

FOR REFERENCE ONLY

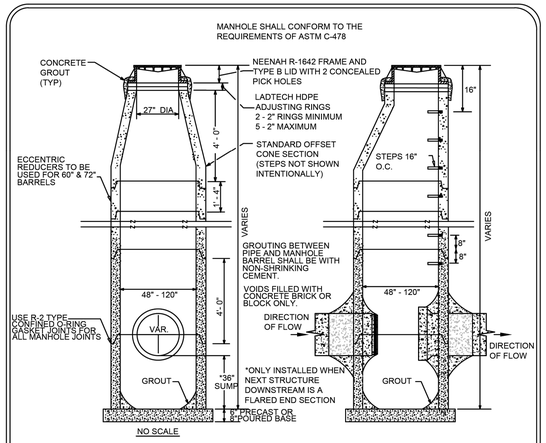


NO SCALE

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

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

FOR REFERENCE ONLY

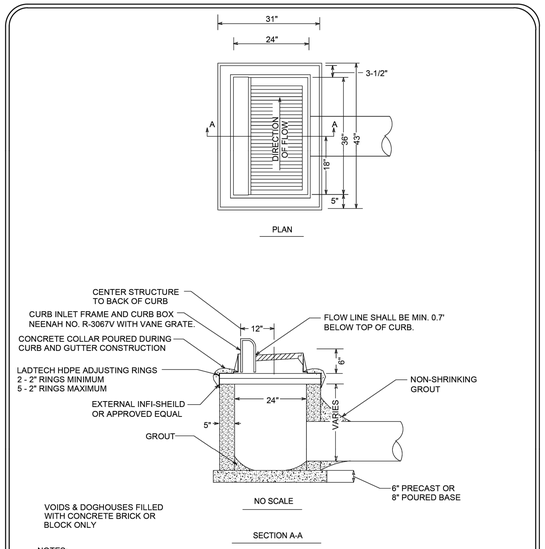


NO SCALE

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

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

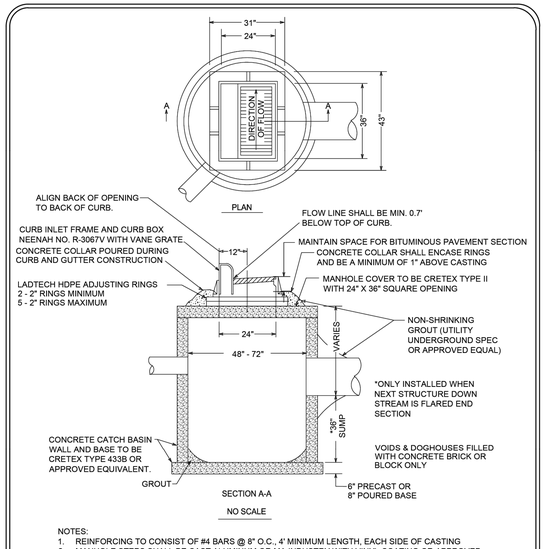
FOR REFERENCE ONLY



NOTES:
1. REINFORCING TO CONSIST OF #4 BARS @ 8" O.C., 4' MINIMUM LENGTH, EACH SIDE OF CASTING
2. GROUT BOTTOM TO DRAIN TO CENTER
3. PIPE CUT-OUTS TO BE LOCATED WHERE REQUIRED
4. INLET PROTECTION TO BE INSTALLED IN CATCH BASIN AND MAINTAINED AS DIRECTED BY THE ENGINEER

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

FOR REFERENCE ONLY

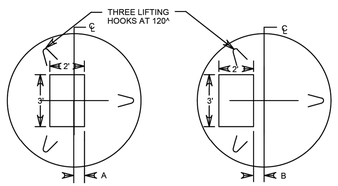


NOTES:
1. REINFORCING TO CONSIST OF #4 BARS @ 8" O.C., 4' MINIMUM LENGTH, EACH SIDE OF CASTING
2. MANHOLE STEPS SHALL BE CAST ALUMINUM OR MA INDUSTRY WITH VINYL COATING OR APPROVED EQUIVALENT AND SHALL BE LOCATED @ 16" O.C. PARALLEL WITH THE CURB
3. GROUT BOTTOM TO DRAIN TO CENTER
4. PIPE CUT-OUTS TO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

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

FOR REFERENCE ONLY

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



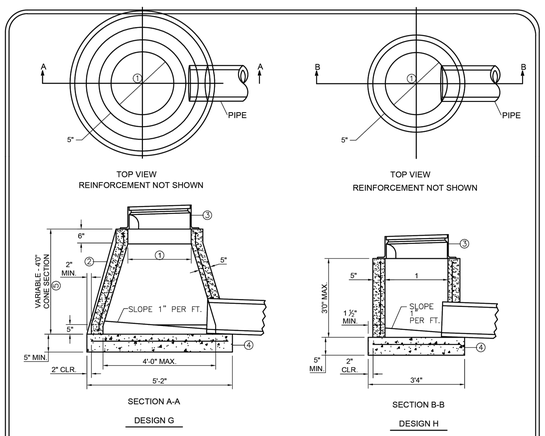
PRECAST COVER DETAIL

NO SCALE

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

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

FOR REFERENCE ONLY



NOTE:
REINFORCING: SINGLE LINE STEEL WIRE FABRIC HAVING AN AREA OF NOT LESS THAN 0.12 SQ. IN. PER FOOT OF HEIGHT.

① 2'3" NOM. OPENING.

② A STRAIGHT TAPERED WALL IS ACCEPTABLE.

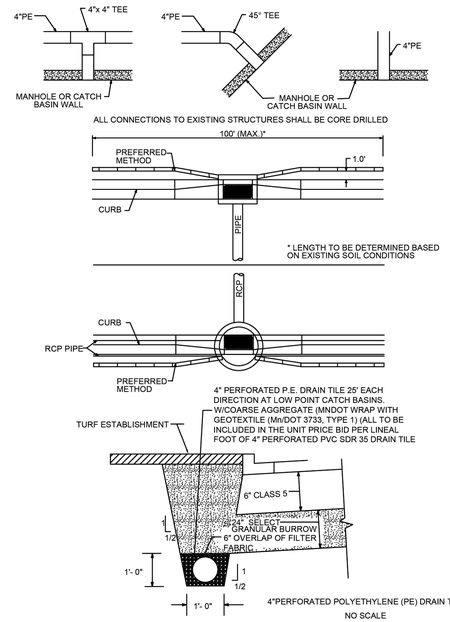
③ REFER TO PLAN FOR CASTINGS REQUIRED. USE LADTECH HDPE ADJUSTING RINGS WHERE NECESSARY. CASTING INCLUDED IN PAYMENT FOR EACH CATCH BASIN.

④ 8 IN. POURED CONCRETE BASE. BASE REINFORCEMENT: 0.12 SQ. IN. PER FT. IN EACH DIRECTION. AN APPROVED ALTERNATE PRECAST CONCRETE BASE MAY BE USED.

⑤ HEIGHT OF STRUCTURE MAY BE INCREASED UP TO 1 FT. BY THE USE OF A PRECAST SECTION OR CONCRETE BLOCK CONSTRUCTION ABOVE THE CONE SECTION.

ROSEMOUNT SPIRIT OF PRIDE AND PROGRESS		Special Details	
Standard Plate Library for the City of Rosemount	CATCH BASIN DESIGN G & H	Date: 02-02-07 / Revised:	SD-5

FOR REFERENCE ONLY



ROSEMOUNT SPIRIT OF PRIDE AND PROGRESS		Special Details	
Standard Plate Library for the City of Rosemount	4" PERFORATED PE SUBDRAIN	Date: 01-06-05 / Revised: 02-08-23	SD-7

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KHA PROJECT 160846047
DATE 05/13/2026
SCALE AS SHOWN
DESIGNED BY RAM
DRAWN BY WLF
CHECKED BY RAM

ROSEMOUNT GOODIN
PREPARED FOR
SCANNELL PROPERTIES
ROSEMOUNT MN

GRADING DETAILS

SHEET NUMBER
C506

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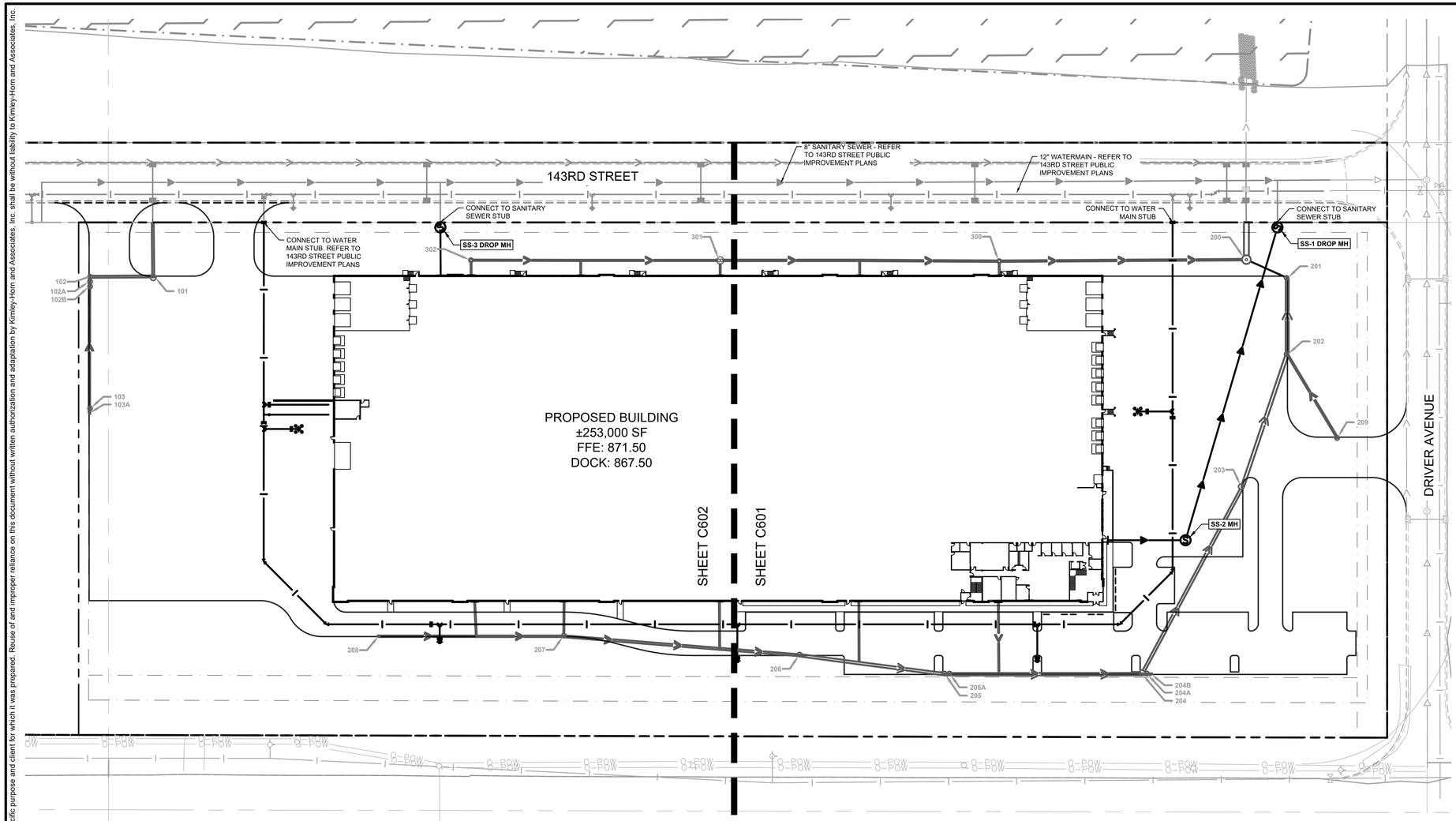
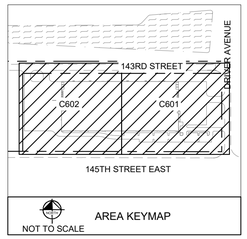


LEGEND

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

UTILITY PLAN NOTES

1. INSTALL UTILITIES IN ACCORDANCE WITH APPLICABLE CITY SPECIFICATIONS, STATE PLUMBING CODE, AND BUILDING PERMIT REQUIREMENTS.
2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
4. SANITARY SEWER PIPE SHALL BE:
   PVC: ASTM D-2729, D-3034
   PVC SCH 40: ASTM D-1785, F-714, F-894
   SANITARY SEWER FITTINGS SHALL BE:
   PVC: ASTM D-2729, D-3034
   PVC SCH40: ASTM D-2665, F-2794, F-1866
5. WATER MAIN PIPE SHALL BE:
   PVC: ASTM D-1785, D-2241, AWWA C-900
   DUCTILE IRON: AWWA C-151
   WATER MAIN FITTINGS SHALL BE:
   PVC: ASTM D-2464, D-2466, D-2467, F-1970, AWWA C-907
   DUCTILE IRON: AWWA C-153, C-110, ASME 316.4
5. STORM SEWER PIPE SHALL BE:
   RCP: ASTM C-76
   HDPE: ASTM F-714, F-894
   PVC: ASTM D-2729
   PVC SCH40: AWAA C-900
   DRAIN TILE SHALL BE:
   PE: ASTM F-667
   PVC: ASTM D-2729
   STORM SEWER FITTINGS SHALL BE:
   RCP: ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
   HDPE: ASTM D-3212
   PVC: ASTM D-2729, JOINTS PER ASTM D-3212
   PVC SCH40: ASTM D-2665, F-794, F-1866
6. WHEN CONNECTING TO AN EXISTING UTILITY LINE, FIELD VERIFY THE LOCATION, DEPTH, AND SIZE OF THE EXISTING PIPE(S) PRIOR TO INSTALLATION OF THE NEW LINES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
7. PLACE AND COMPACT ALL FILL MATERIAL PRIOR TO INSTALLATION OF PROPOSED UNDERGROUND UTILITIES. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
8. MAINTAIN A MINIMUM OF 7'-6" COVER ON ALL WATER LINES.
9. FOR WATER LINES AND STUB-OUTS UTILIZE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR COBALT BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.
10. MAINTAIN 18-INCH MINIMUM VERTICAL SEPARATION WHERE SEWER PIPE CROSSES WATER LINES (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE). PROVIDE 10-FOOT HORIZONTAL SEPARATION BETWEEN SEWER PIPE AND WATER LINES. INSULATE WHEN SEPARATION IS LESS THAN 36".
11. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (OR ANY OBSTRUCTION EXISTING AND PROPOSED), THE SANITARY PIPE MATERIAL SHALL BE PVC SCHEDULE 40 OR PVC C900 AND HAVE MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18-INCH VERTICAL SEPARATION MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
12. ALL PVC & HDPE SEWER AND WATER PIPE SHALL HAVE A TRACER WIRE INSTALLED IN THE TRENCH AND TERMINATED PER THE DETAILS.
13. UNDERGROUND UTILITY LINES SHALL BE INSTALLED, INSPECTED AND APPROVED PRIOR TO PLACING BACKFILL.
14. IN PAVEMENT AREAS, RAISE MANHOLE CASTINGS TO BE FLUSH WITH PROPOSED FINISHED SURFACE GRADE. IN GREEN AREAS, RAISE MANHOLE CASTINGS TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATION & INSTALL A WATERTIGHT LID.
15. REFER TO PLUMBING PLANS FOR LOCATION, SIZE AND ELEVATION OF UTILITY SERVICE CONNECTIONS AND ROOF DRAINS TO THE INTERIOR BUILDING SYSTEMS. BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) & METERS ARE LOCATED INSIDE THE BUILDING.
16. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
17. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
18. REFER TO THE SITE ELECTRICAL PLANS FOR SPECIFICATIONS OF THE PROPOSED SITE LIGHTING AND ELECTRICAL EQUIPMENT.
19. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
    REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS. REFER TO THE GRADING PLAN FOR DETAILED SURFACE ELEVATIONS.
20. EXCESS MATERIAL, ABANDONED UTILITY ITEMS, AND OTHER UNUSABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
21. COORDINATE WITH THE PLUMBING PLANS FOR THE LOCATION, SIZE AND ELEVATION OF THE PROPOSED UNDERGROUND ROOF DRAIN CONNECTIONS.
22. WHERE STORM SEWER ROOF DRAINS HAVE LESS THAN 4-FEET OF COVER IN PAVED AREAS OR 3-FEET OF COVER IN LANDSCAPE AREAS, PROVIDE 3-INCH THICK INSULATION A MINIMUM OF 5-FEET IN WIDTH, CENTERED ON THE PIPE.
23. ALL STORM SEWER PIPE JOINTS SHALL BE WATER-TIGHT CONNECTIONS.
24. ALL STORM SEWER PIPE CONNECTIONS TO MANHOLES SHALL BE GASKETED AND WATER TIGHT. BOOTED COUPLERS AT THE STRUCTURE OR A WATER STOP WITH NON-SHRINK GROUT MAY BE USED IN ACCORDANCE WITH LOCAL CODES.
25. CONTRACTOR SHALL AIR TEST ALL STORM SEWER PIPE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.



NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

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KHA PROJECT 160846047
DATE 05/13/2026
SCALE AS SHOWN
DESIGNED BY RAM
DRAWN BY WLF
CHECKED BY RAM

OVERALL UTILITY PLAN

ROSEMOUNT GOODIN
PREPARED FOR
SCANNELL PROPERTIES
ROSEMOUNT MN

SHEET NUMBER
C600

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12" WATERMAIN - REFER TO 143RD STREET PUBLIC IMPROVEMENT PLANS

8" SANITARY SEWER - REFER TO 143RD STREET PUBLIC IMPROVEMENT PLANS

143RD STREET

CONNECT TO STUB 12" X 8" REDUCER

8" G.V.

CONNECT TO SANITARY STUB
IE: 844.06

SS-1 DROP MH
RE:853.66
IE:846.78 S
IE:844.08 N

36" SCH 40 PVC
-SEE GRADING PLANS

WYE D

RD D

RD E

300

200

C2

C1

201

16+00

8" WATERMAIN
SEE PROFILE ON
SHEET C604

HYDRANT
AND VALVE

8" X 6" TEE

8" G.V.

15+00

202

327 LF - 6" PVC
@ 4.30%

209

PROPOSED BUILDING
±253,000 SF
FFE: 871.50
DOCK: 867.50

203

14+00

SS-2 MH
RE:868.63
IE:860.94 W
IE:860.84 N

BUILDING STUB - 1
IE:862.50 E

78 LF - 6" PVC
@ 2.00%

10.5'

C3

45° BEND

19.7'

13+00

RD I

RD J

8" G.V.

9+00

10+00

11+00

12+00

C5

C4

8" G.V.

8" X 6" TEE

45° BEND

C9

206

8" WATERMAIN
SEE PROFILE ON
SHEET C604

12" SCH 40 PVC
-SEE GRADING PLANS

12" SCH 40 PVC
-SEE GRADING PLANS

WYE I

HYDRANT
AND VALVE

HYDRANT
AND VALVE

205

WYE J

204

MATCHLINE - SEE SHEET C602

DRIVER AVENUE

EXISTING HYDRANT

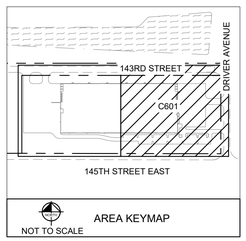
EXISTING HYDRANT

LEGEND

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

UTILITY CROSSING LEGEND

C1	6" SSWR 36" STRM	SSWR TOP: 849.13 STRM BTM: 850.69	CLEARANCE: 1.56'
C2	8" WTR 18" STRM	WTR TOP: 849.36 STRM BTM: 851.97	CLEARANCE: 2.62'
C3	8" WTR 6" SSWR	WTR TOP: 859.69 STRM BTM: 861.18	MIN CLEARANCE: 1.50'
C4	8" WTR 12" STRM	WTR TOP: 858.74 STRM BTM: 860.24	MIN CLEARANCE: 1.50'
C5	8" WTR 12" STRM	WTR TOP: 859.92 STRM BTM: 861.43	MIN CLEARANCE: 1.50'
C6	8" WTR 12" STRM	WTR TOP: 860.92 STRM BTM: 862.42	MIN CLEARANCE: 1.50'
C7	8" WTR 12" STRM	WTR TOP: 862.30 STRM BTM: 863.80	MIN CLEARANCE: 1.50'
C8	8" WTR 12" STRM	WTR TOP: 862.30 STRM BTM: 864.26	CLEARANCE: 1.96'
C9	6" WTR 24" STRM	WTR TOP: 860.28 STRM BTM: 861.78	MIN CLEARANCE: 1.50'
C10	6" WTR 18" STRM	WTR TOP: 862.80 STRM BTM: 864.30	MIN CLEARANCE: 1.50'



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UTILITY PLAN

PREPARED FOR
ROSEMOUNT GOODIN
SCANNELL PROPERTIES
ROSEMOUNT MN

SHEET NUMBER
C601

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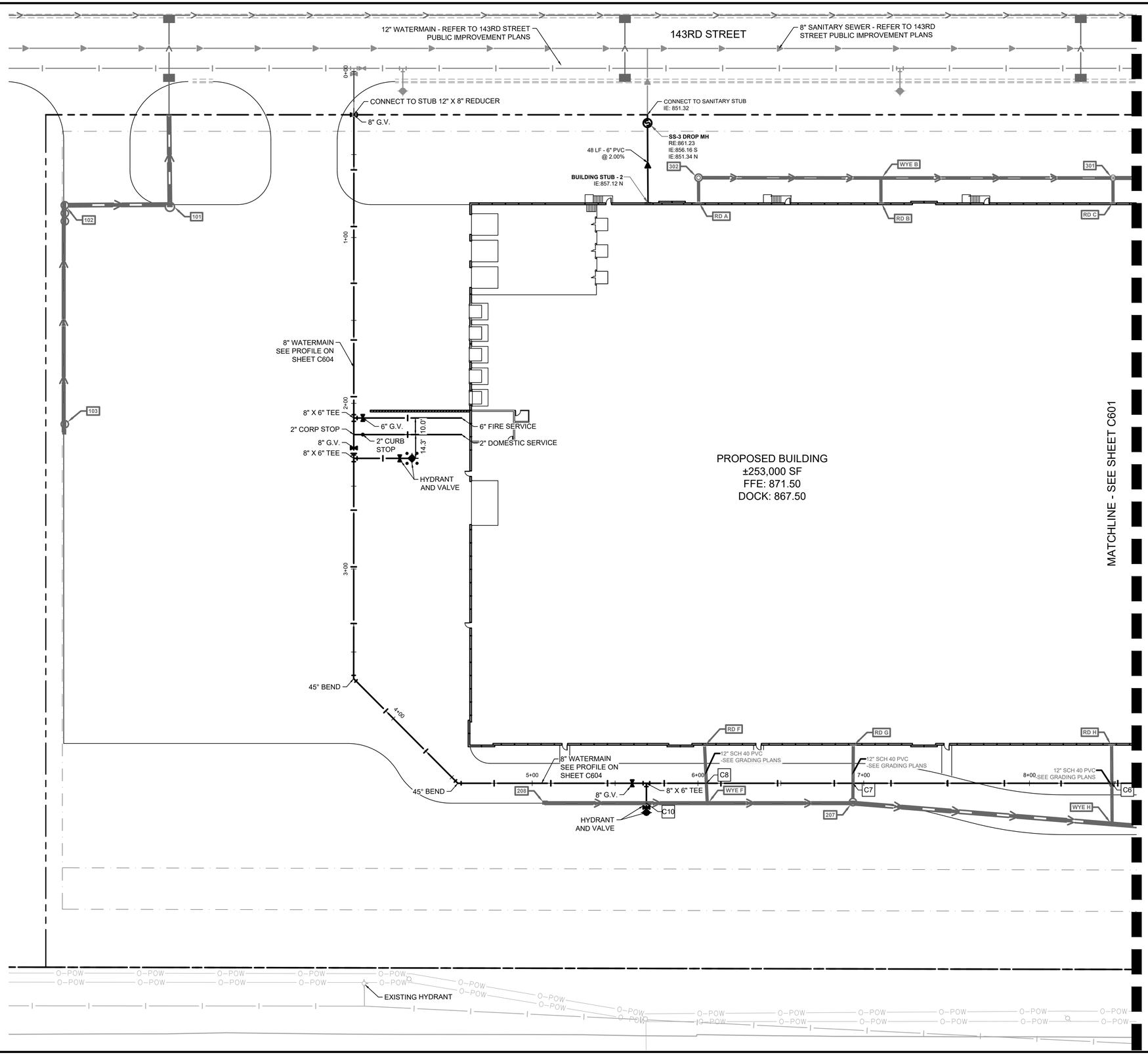

LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
		STORM CATCH BASIN
		WATERMAIN
		SANITARY SEWER
		STORM SEWER
POW	POW	UNDERGROUND ELECTRIC
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UTILITY CROSSING LEGEND

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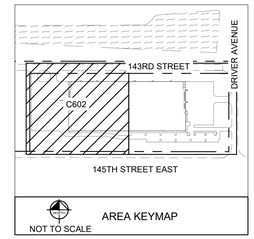

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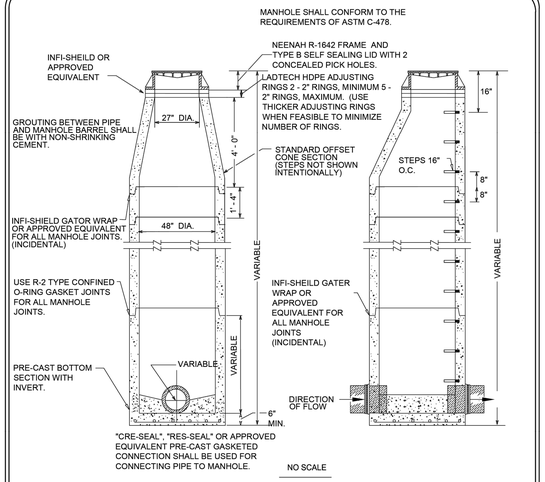
UTILITY PLAN

ROSEMOUNT
GOODIN
PREPARED FOR
SCANNELL PROPERTIES
ROSEMOUNT MN

SHEET NUMBER
C602

FOR REFERENCE ONLY

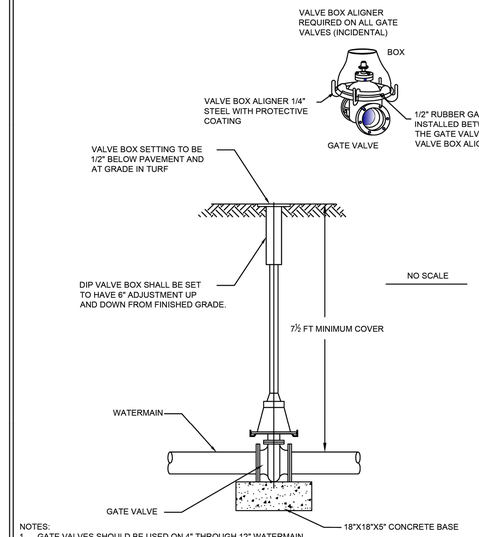


NO SCALE

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

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

FOR REFERENCE ONLY

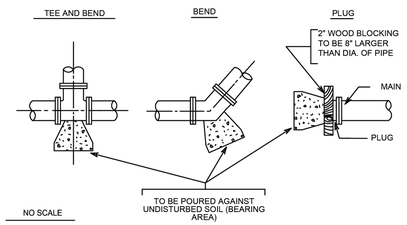


NO SCALE

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

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

FOR REFERENCE ONLY



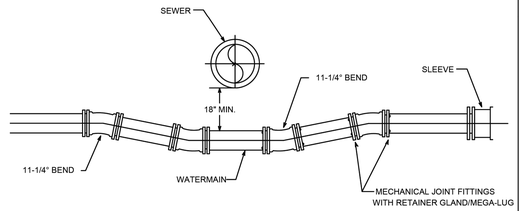
NO SCALE

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

NOTES:
1. THRUST BLOCKING TO BE USED FOR BENDS 22½° AND OVER
2. THRUST BLOCKING SHALL ONLY BE USED WHERE WORKING PRESSURES ARE LESS THEN 150 PSI
3. ALL FITTINGS MUST HAVE MEGA-LUGS. ¾" TIE RODS INSTALLED WHERE NECESSARY TO RESTRAIN ALL JOINTS
4. POURED CONCRETE THRUST BLOCKING WILL BE REQUIRED ON ALL WATERMAIN PLUGS AND ON ALL FITTINGS FOR 12" DIAMETER PIPE AND LARGER

ROSEMOUNT	THRUST BLOCKING FOR WATERMAIN	Special Details	
Standard Plate Library for the City of Rosemount		Date: 01-01-95 Revised: 01-06-05	W-5

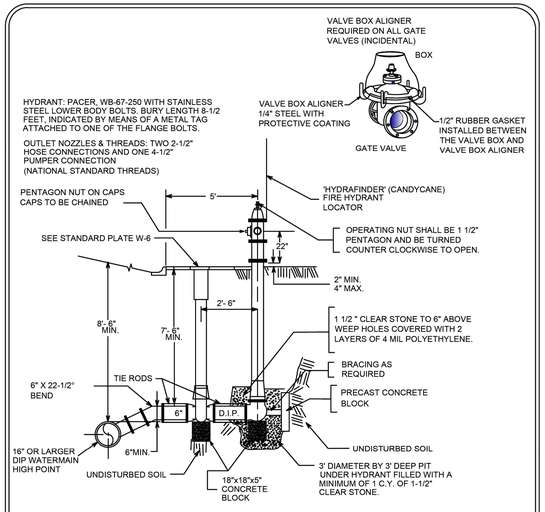
FOR REFERENCE ONLY



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

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

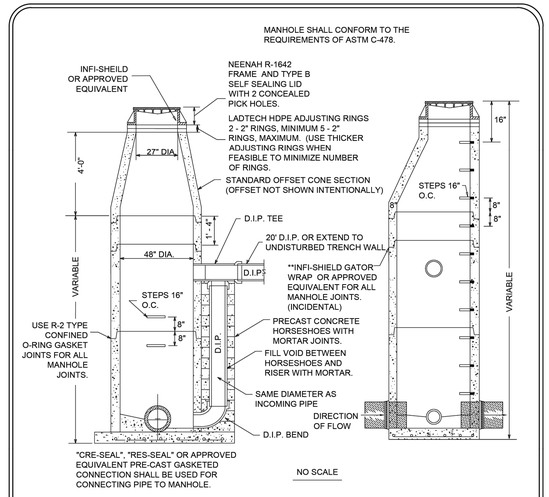
FOR REFERENCE ONLY



NOTES:
1. HYDRANT COATINGS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AFTER THE BITUMINOUS BASE COURSE IS INSTALLED. PRIME AND PAINT HYDRANTS PER AWWA AND MANUFACTURER'S STANDARDS.
2. ALL HYDRANT LEADS SHALL BE TIED WITH 3/4" TIE RODS. TIE RODS SHALL EXTEND FROM TEE TO VALVE AND FROM VALVE TO HYDRANT. 'MEGA-LUGS' MAY BE USED IN LIEU OF TIE RODS.
3. HYDRANTS SHALL HAVE 16" BREAK-OFF TRAFFIC FLANGE.
4. ALL TIE RODS AND RETAINERS SHALL BE STAINLESS STEEL.
5. WATERMAIN OVERDEPTH INCIDENTAL
6. RAW WATER MAIN HYDRANTS SHALL BE PAINTED BLACK
7. TRUNK WATER MAIN HYDRANTS SHALL BE PAINTED RED

ROSEMOUNT	TYPICAL BLOW OFF HYDRANT INSTALLATION	Special Details	
Standard Plate Library for the City of Rosemount		Date: 02-09-06 Revised: 02-01-23	W-2

FOR REFERENCE ONLY

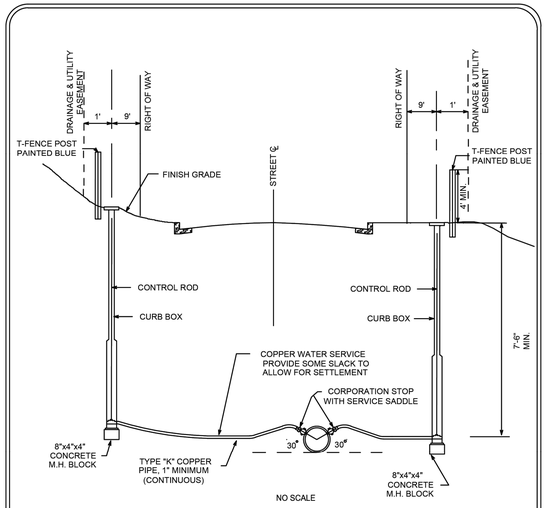


NO SCALE

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

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

FOR REFERENCE ONLY



NO SCALE

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

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

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	05/13/2026	RAM

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PHONE: 952-952-2479
WWW.KIMLEY-HORN.COM

KHA PROJECT 160846047
DATE 05/13/2026
SCALE AS SHOWN
DESIGNED BY RAM
DRAWN BY WLF
CHECKED BY RAM

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UTILITY DETAILS

ROSEMOUNT GOODIN
PREPARED FOR
SCANNELL PROPERTIES
ROSEMOUNT MN

SHEET NUMBER
C603

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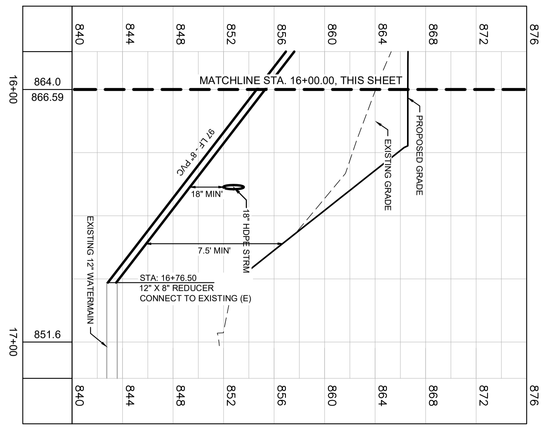

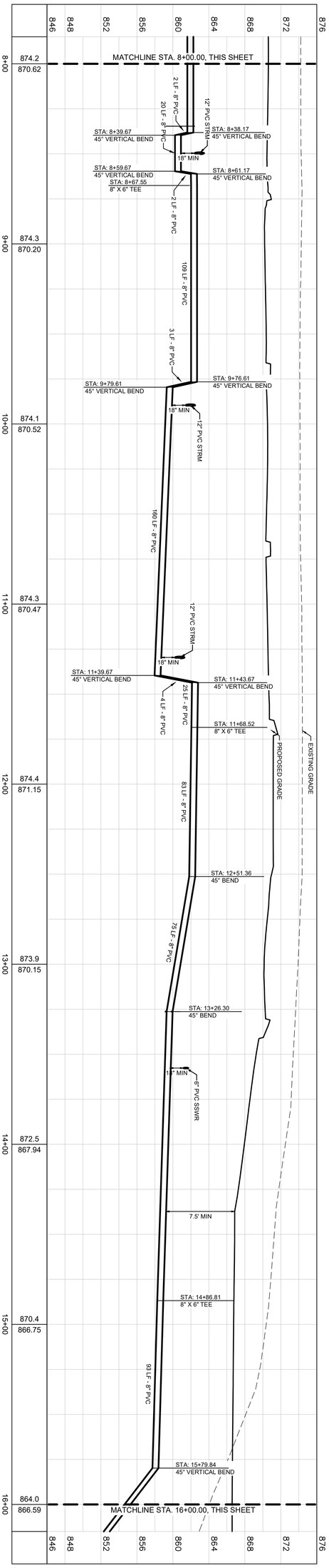

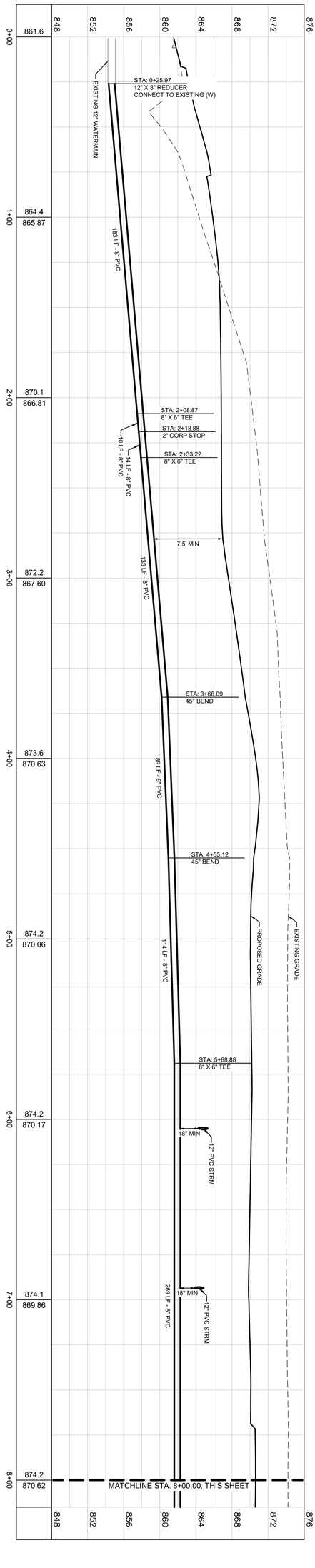

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SHEET NUMBER
C604

ROSEMOUNT GOODIN

PREPARED FOR

SCANNELL PROPERTIES

ROSEMOUNT MN

WATERMAIN PROFILES

KHA PROJECT	160846047
DATE	05/13/2026
SCALE	AS SHOWN
DESIGNED BY	RAM
DRAWN BY	AJE
CHECKED BY	RAM

Kimley»Horn
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No.	REVISIONS	DATE	BY
1	CITY COMMENTS	05/13/2026	RAM

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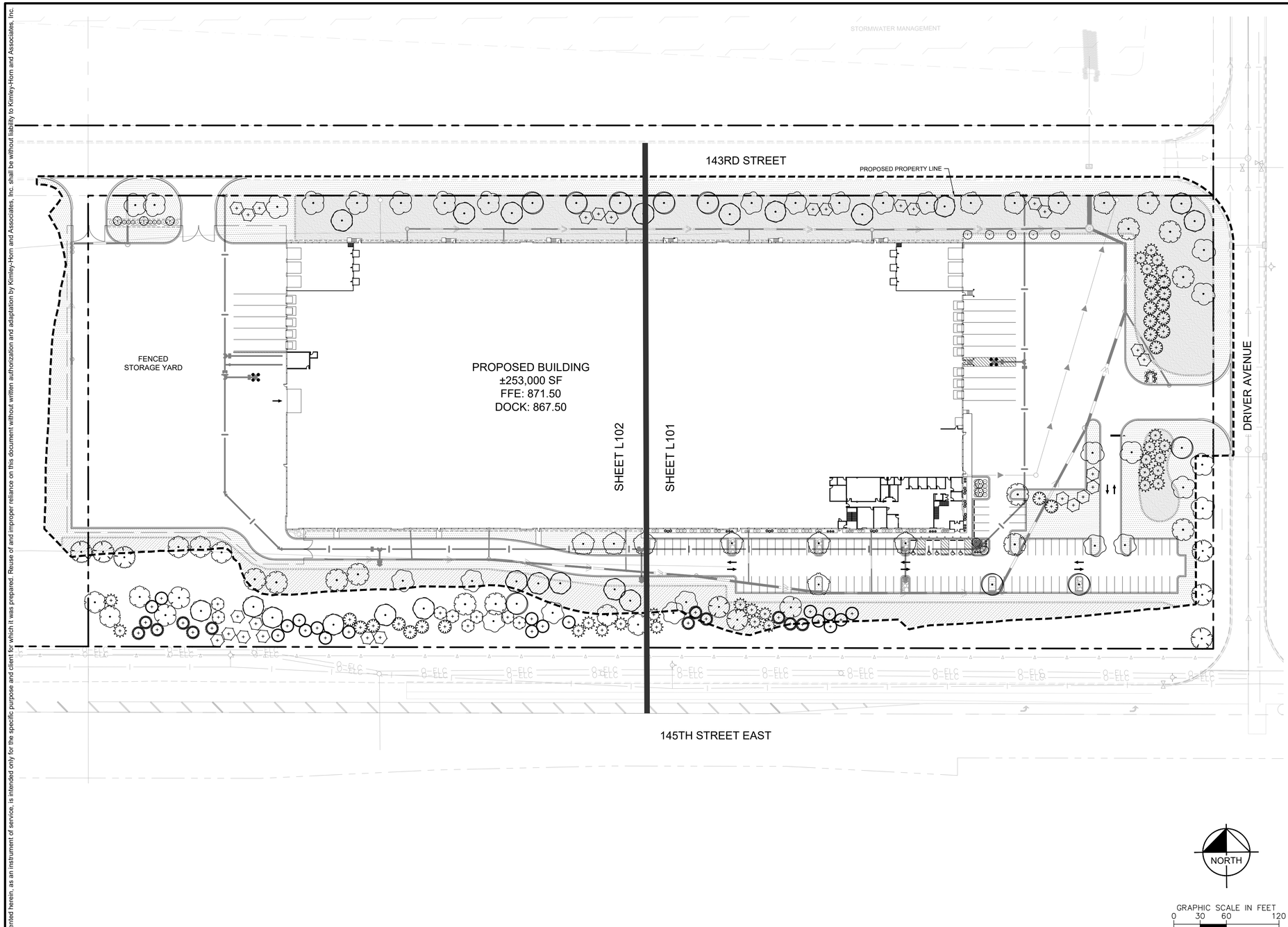

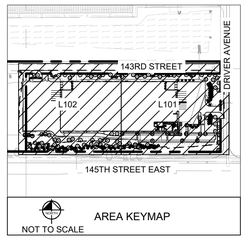

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

LANDSCAPE SUMMARY

GENERAL LANDSCAPE REQUIREMENTS

TREES REQUIRED:	226 TREES = 677,000 S.F. OF LAND AREA / 3,000
TREES PROVIDED:	226 TREES
FOUNDATION PLANTING REQUIRED:	279 L.F. = 2,793 L.F. OF BUILDING AND OUTDOOR STORAGE AREA PERIMETER / 10 L.F.
FOUNDATION PLANTING PROVIDED:	400 L.F.

NOTE:
1. SPACING BETWEEN THE TREES SHALL BE A MAXIMUM OF 50L.F. ALONG THE PERIMETER OF THE SITE ADJACENT TO ANY ROADWAY.
2. AT LEAST 50% OF TOTAL NUMBER OF REQUIRED OVERSTORY TREES SHALL BE DECIDUOUS.
3. ALL TREES PLANTED ALONG THE SITE PERIMETER ADJACENT TO A ROADWAY SHALL BE OF SHADE OR FLOWERING TREE TYPE.
4. ALL LANDSCAPE AREAS SHALL BE IRRIGATED

PARKING LOT LANDSCAPING

SCREENING REQUIRED:	ALL PARKING AREAS SHALL BE SCREENED AND LANDSCAPED SUBJECT TO PLANNING COMMISSION REVIEW
SCREENING PROVIDED:	SEE PLAN
INTERIOR LANDSCAPE AREA REQUIRED:	1,810 S.F. = 36,194 S.F. OF PARKING AREA * .05
INTERIOR LANDSCAPE AREA PROVIDED:	2,950 S.F.
MINIMUM ISLAND DIMENSIONS REQUIRED:	ISLANDS SHALL BE AT LEAST 8.5L.F. WIDE WITH AN AREA OF 324 S.F.
MINIMUM ISLAND DIMENSIONS PROVIDED:	9 L.F.
TREES REQUIRED:	11 TREES = 103 SPACES / 10
TREES PROVIDED:	11 TREES
SHRUBS AND GROUNDCOVER REQUIRED:	ALL ISLANDS SHALL BE LANDSCAPED WITH SHRUBS OR GROUND COVER, NOT TO EXCEED 2' IN HEIGHT
SHRUBS AND GROUNDCOVER PROVIDED:	ALL ISLANDS ARE LANDSCAPED WITH SHRUBS OR GROUND COVER, NOT TO EXCEED 2' IN HEIGHT

LOADING AREA REQUIREMENTS

SCREENING REQUIRED:	A MINIMUM OF 90% OPACITY SCREEN TO A HEIGHT OF AT LEAST 18'
SCREENING PROVIDED:	A MINIMUM OF 90% OPACITY SCREEN TO A HEIGHT OF AT LEAST 18'

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PHONE: 952-952-2479
WWW.KIMLEY-HORN.COM

KHA PROJECT 160846047
DATE 05/13/2026
SCALE AS SHOWN
DESIGNED BY CPK
DRAWN BY ATK
CHECKED BY CPK

OVERALL LANDSCAPE PLAN

ROSEMOUNT GOODIN
PREPARED FOR
SCANNELL PROPERTIES
ROSEMOUNT MN

SHEET NUMBER
L100

LANDSCAPE LEGEND

EDGER (TYP.)

APPROXIMATE LIMITS OF SEEDING, SEED ALL DISTURBED AREAS (TYP.)

SEED/SOD EDGE (TYP.)

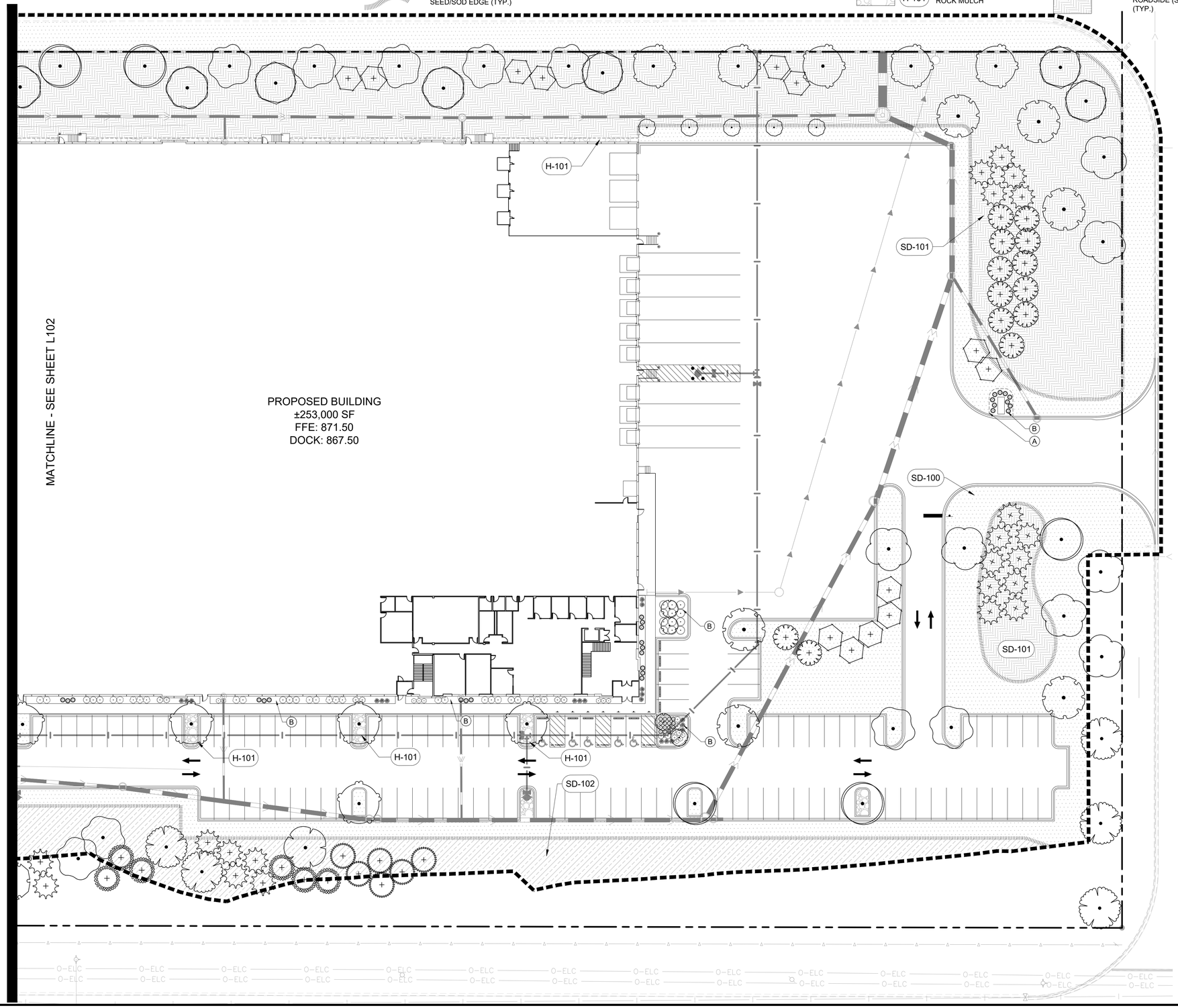
LANDSCAPE KEYNOTES

(A) EDGER (TYP.)

(B) DOUBLE SHREDDED HARDWOOD MULCH (TYP.)

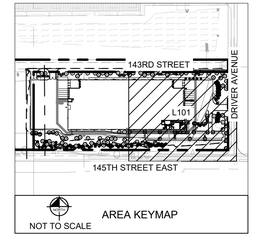
REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION
HARDSCAPE		
	H-101	GRAY DRESSER TRAP ROCK MULCH
SEED		
	SD-100	SEED WITH MNDOT SOUTHERN BOULEVARD (SB) SEED MIX (TYP.)
	SD-101	SEED WITH MNDOT SOUTHERN SHORTGRASS ROADSIDE (SSR) SEED MIX (TYP.)
	SD-102	SEED WITH MNDOT SOUTHERN TALLGRASS ROADSIDE (STR) SEED MIX (TYP.)



PLANT KEY

SYMBOL	COMMON NAME
CONIFEROUS TREE	
	BLACK HILLS SPRUCE
	BLACK SPRUCE
	EASTERN RED CEDAR
	JACK PINE
	RED PINE
	WHITE PINE
OVERSTORY TREE	
	BRANDYWINE RED MAPLE
	BUR OAK
	CRIMSON SENTRY MAPLE
	CRIMSON SPIRE OAK
	FALL FIESTA SUGAR MAPLE
	MATADOR™ MAPLE
	NORTHERN RED OAK
	SHAGBARK HICKORY
	ST CROIX™ ELM
	SKYLINE® HONEY LOCUST
	SENTRY® LINDEN
	SWAMP WHITE OAK
CONIFEROUS SHRUBS	
	DARK GREEN YEW
	DWARF MUGO PINE
	SEA GREEN JUNIPER
DECIDUOUS SHRUBS	
	DWARF BUSH HONEYSUCKLE
	DAKOTA SUNSPOT® BUSH CINQUEFOIL
	GRO-LOW FRAGRANT SUMAC
	CORAL KNOCK OUT® ROSE
	LITTLE DEVIL™ NINEBARK
	PURPLE LEAF SAND CHERRY
	SEM FALSE SPIRAEA
	SHOW OFF® FORSYTHIA
ORNAMENTAL GRASSES	
	PURPLE FLAME GRASS
	KARL FOERSTER GRASS



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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DATE 05/13/2026
SCALE AS SHOWN
DESIGNED BY CFK
DRAWN BY ATK
CHECKED BY CFK

LANDSCAPE PLAN

ROSEMOUNT GOODIN
PREPARED FOR
SCANNELL PROPERTIES
ROSEMOUNT MN

SHEET NUMBER
L101

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LANDSCAPE LEGEND

EDGER (TYP.)

APPROXIMATE LIMITS OF SEEDING, SEED ALL DISTURBED AREAS (TYP.)

SEED/SOD EDGE (TYP.)

LANDSCAPE KEYNOTES

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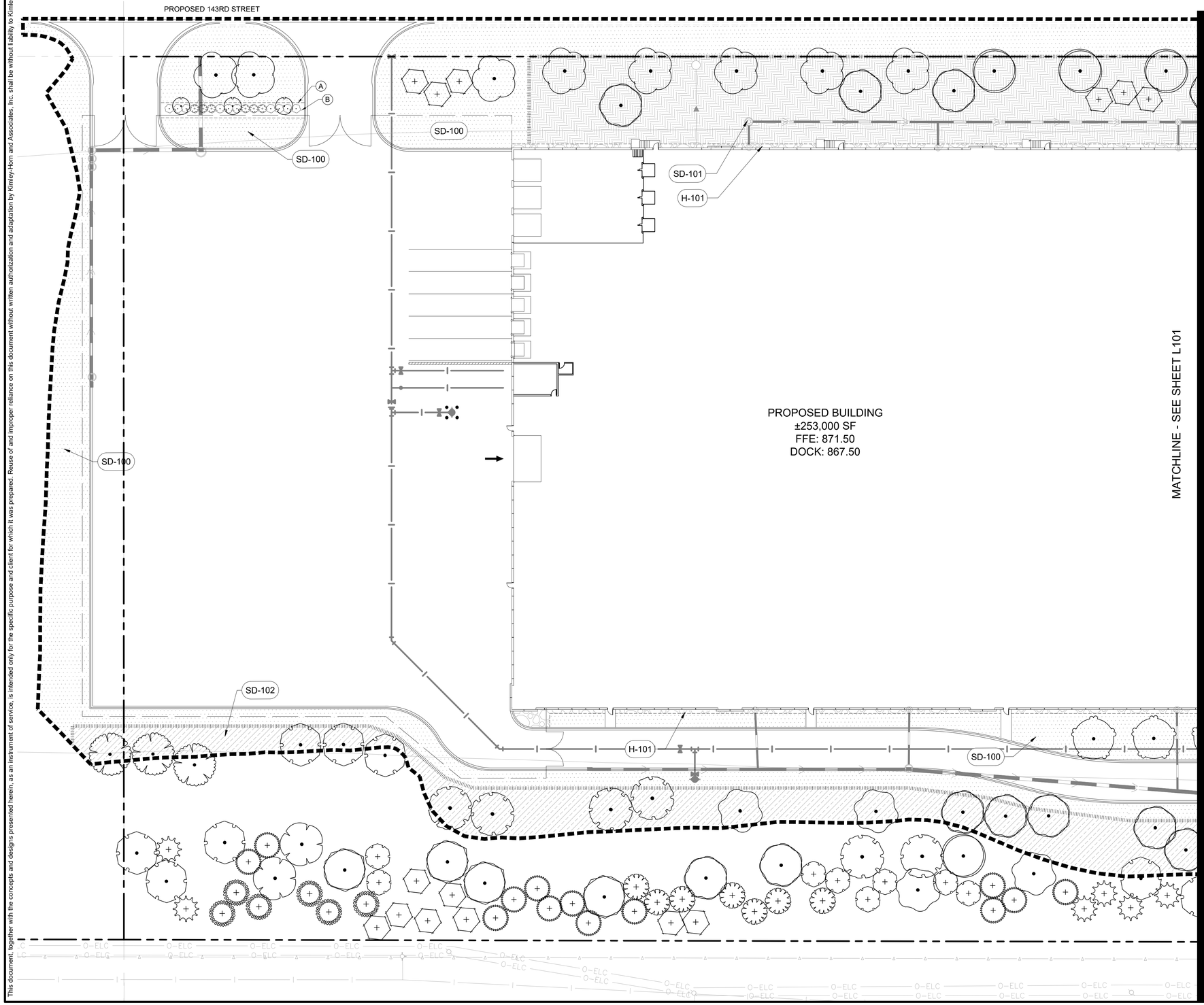

PLANT KEY

SYMBOL	COMMON NAME
CONIFEROUS TREE	
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	BLACK SPRUCE
	EASTERN RED CEDAR
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	RED PINE
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	SENTRY® LINDEN
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CONIFEROUS SHRUBS	
	DARK GREEN YEW
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DECIDUOUS SHRUBS	
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	CORAL KNOCK OUT® ROSE
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	SHOW OFF® FORSYTHIA
ORNAMENTAL GRASSES	
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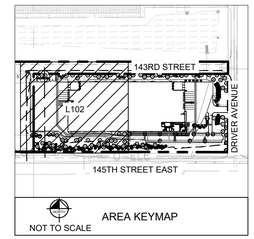
	KARL FOERSTER GRASS



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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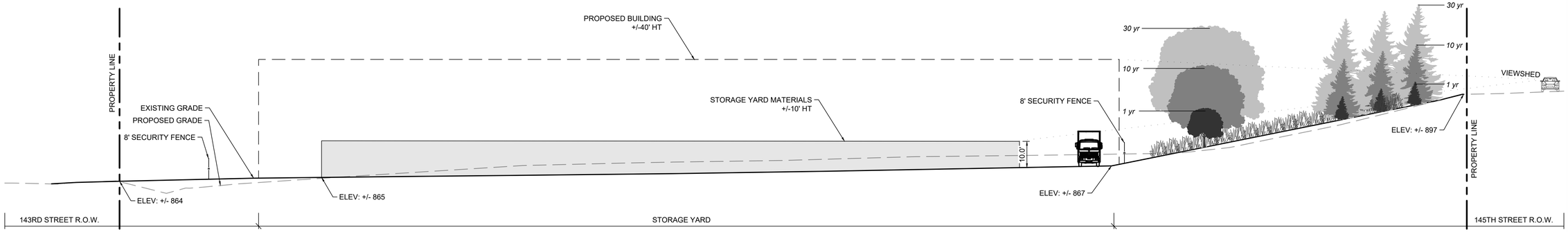
DATE 05/13/2026
SCALE AS SHOWN
DESIGNED BY CFK
DRAWN BY ATK
CHECKED BY CFK

LANDSCAPE PLAN

ROSEMOUNT GOODIN
PREPARED FOR SCANNELL PROPERTIES
ROSEMOUNT MN

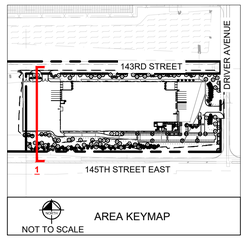
SHEET NUMBER
L102



1 SECTION 1

SCALE: 1"=20'

0 10 20



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KHA PROJECT	160846047
DATE	05/13/2026
SCALE	AS SHOWN
DESIGNED BY	CFK
DRAWN BY	CFK
CHECKED BY	CFK

STORAGE YARD SECTION

ROSEMOUNT GOODIN
PREPARED FOR SCANNELL PROPERTIES
ROSEMOUNT MN

SHEET NUMBER
L103

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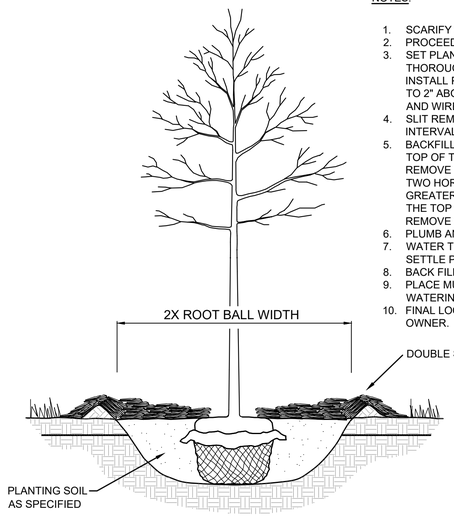
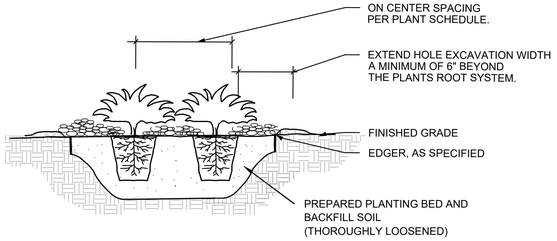


NOTES:

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

1 TREE PLANTING DETAIL

SCALE: N.T.S. L200

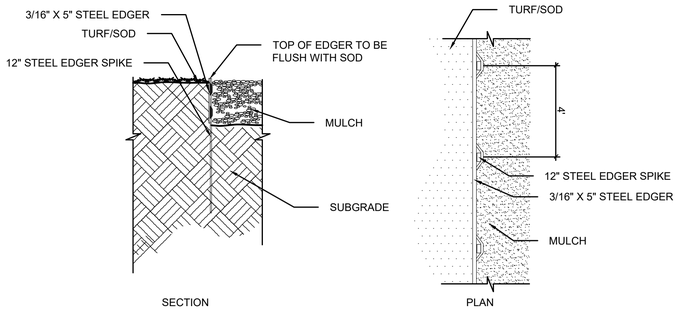


NOTES:

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

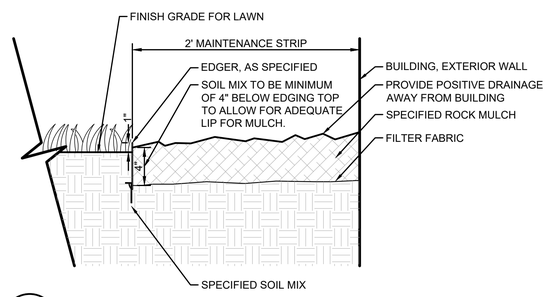
2 SHRUB / PERENNIAL PLANTING DETAIL

SCALE: N.T.S. L200



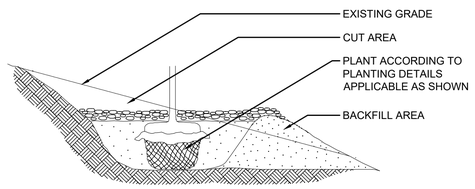
3 STEEL EDGER DETAIL

SCALE: N.T.S. L200



4 MAINTENANCE STRIP DETAIL

SCALE: 1-1/2"=1' L200



NOTE:

1. EXTENDED EXCAVATION AND BACKFILL SOIL TO A POINT DOWNSLOPE EQUAL TO OR LOWER IN ELEVATION THAN THE BOTTOM OF THE HOLE DIRECTLY BENEATH THE PLANT TO INSURE ADEQUATE DRAINAGE IN HEAVY SOILS. GRANULAR SOIL MUST BE ADDED AS BACKFILL IN AREAS OF POOR DRAINAGE.

5 STEEP SLOPE PLANTING

SCALE: N.T.S. L200

LANDSCAPE NOTES

PLANTING

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

SOIL

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

MULCH

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

EDGER

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

SEED/SOD

20. ALL DISTURBED AREAS TO BE SEEDED, UNLESS OTHERWISE NOTED. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED, PER MNDOT SPECIFICATIONS AND SUPPLIER/MANUFACTURER RECOMMENDATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.

ESTABLISHMENT

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

WARRANTY

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

ISSUED FOR PERMIT - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	05/13/2026	RAM

Kimley»Horn
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KHA PROJECT 160846047
DATE 05/13/2026
SCALE AS SHOWN
DESIGNED BY CFK
DRAWN BY ATK
CHECKED BY CFK

LANDSCAPE DETAILS

ROSEMOUNT GOODIN
PREPARED FOR SCANNELL PROPERTIES
ROSEMOUNT MN

SHEET NUMBER
L200

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HT
CONIFEROUS TREE						
	BHS	20	BLACK HILLS SPRUCE	PICEA GLAUCA 'DENSATA'	B & B	6` HT.
	BLS	8	BLACK SPRUCE	PICEA MARIANA	B & B	6` HT.
	ERC	27	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	B & B	6` HT.
	JKP	12	JACK PINE	PINUS BANKSIANA	B & B	6` HT.
	RDP	19	RED PINE	PINUS RESINOSA	B & B	6` HT.
	WHP	27	WHITE PINE	PINUS STROBUS	B & B	6` HT.
OVERSTORY TREE						
	BRM	13	BRANDYWINE RED MAPLE	ACER RUBRUM 'BRANDYWINE'	B & B	2.5" CAL.
	BRO	13	BUR OAK	QUERCUS MACROCARPA	B & B	2.5" CAL.
	CSM	7	CRIMSON SENTRY MAPLE	ACER PLATANOIDES 'CRIMSON SENTRY'	B & B	2.5" CAL.
	CSO	5	CRIMSON SPIRE OAK	QUERCUS X 'CRIMSCHMIDT'	B & B	2.5" CAL.
	FFM	8	FALL FIESTA SUGAR MAPLE	ACER SACCHARUM 'FALL FIESTA'	B & B	2.5" CAL.
	MTM	12	MATADOR™ MAPLE	ACER X FREEMANII 'BAILSTON'	B & B	2.5" CAL.
	NRO	8	NORTHERN RED OAK	QUERCUS RUBRA	B & B	2.5" CAL.
	SBH	3	SHAGBARK HICKORY	CARYA OVATA	B & B	2.5" CAL.
	SCE	15	ST CROIX™ ELM	ULMUS AMERICANA 'ST. CROIX'	B & B	2.5" CAL.
	SHL	12	SKYLINE® HONEY LOCUST	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SKYCOLE'	B & B	2.5" CAL.
	STL	9	SENTRY® LINDEN	TILIA AMERICANA 'MCKSENTRY'	B & B	2.5" CAL.
	SWO	8	SWAMP WHITE OAK	QUERCUS BICOLOR	B & B	2.5" CAL.

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SPACING
CONIFEROUS SHRUBS						
	DGY	8	DARK GREEN YEW	TAXUS X MEDIA 'DARK GREEN'	#5 CONT.	4` O.C.
	DMP	13	DWARF MUGO PINE	PINUS MUGO 'PUMILIO'	#5 CONT.	4` O.C.
	SGJ	6	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	#5 CONT.	5` O.C.
DECIDUOUS SHRUBS						
	DBH	7	DWARF BUSH HONEYSUCKLE	DIERVILLA LONICERA	#5 CONT.	4` O.C.
	DSC	11	DAKOTA SUNSPOT® BUSH CINQUEFOIL	DASIPHORA FRUTICOSA 'FARGO'	#5 CONT.	3` O.C.
	GLS	12	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	#5 CONT.	5` O.C.
	KOR	20	CORAL KNOCK OUT® ROSE	ROSA X 'RADRAL'	#5 CONT.	4` O.C.
	LDN	9	LITTLE DEVIL™ NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	#5 CONT.	4` O.C.
	PSC	3	PURPLE LEAF SAND CHERRY	PRUNUS X CISTENA	#5 CONT.	5` O.C.
	SEM	6	SEM FALSE SPIRAEA	SORBARIA SORBIFOLIA 'SEM'	#5 CONT.	4` O.C.
	SOF	7	SHOW OFF® FORSYTHIA	FORSYTHIA X INTERMEDIA 'MINDOR'	#5 CONT.	5` O.C.
ORNAMENTAL GRASSES						
	FLG	28	PURPLE FLAME GRASS	MISCANTHUS X 'PURPURASCENS'	#5 CONT.	3` O.C.
	KFG	15	KARL FOERSTER GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#5 CONT.	2.5` O.C.

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

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

ISSUED FOR PERMIT - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	05/13/2026	RAM

Kimley»Horn
2026 KIMLEY-HORN AND ASSOCIATES, INC.
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KHA PROJECT 160846047
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LANDSCAPE SCHEDULE

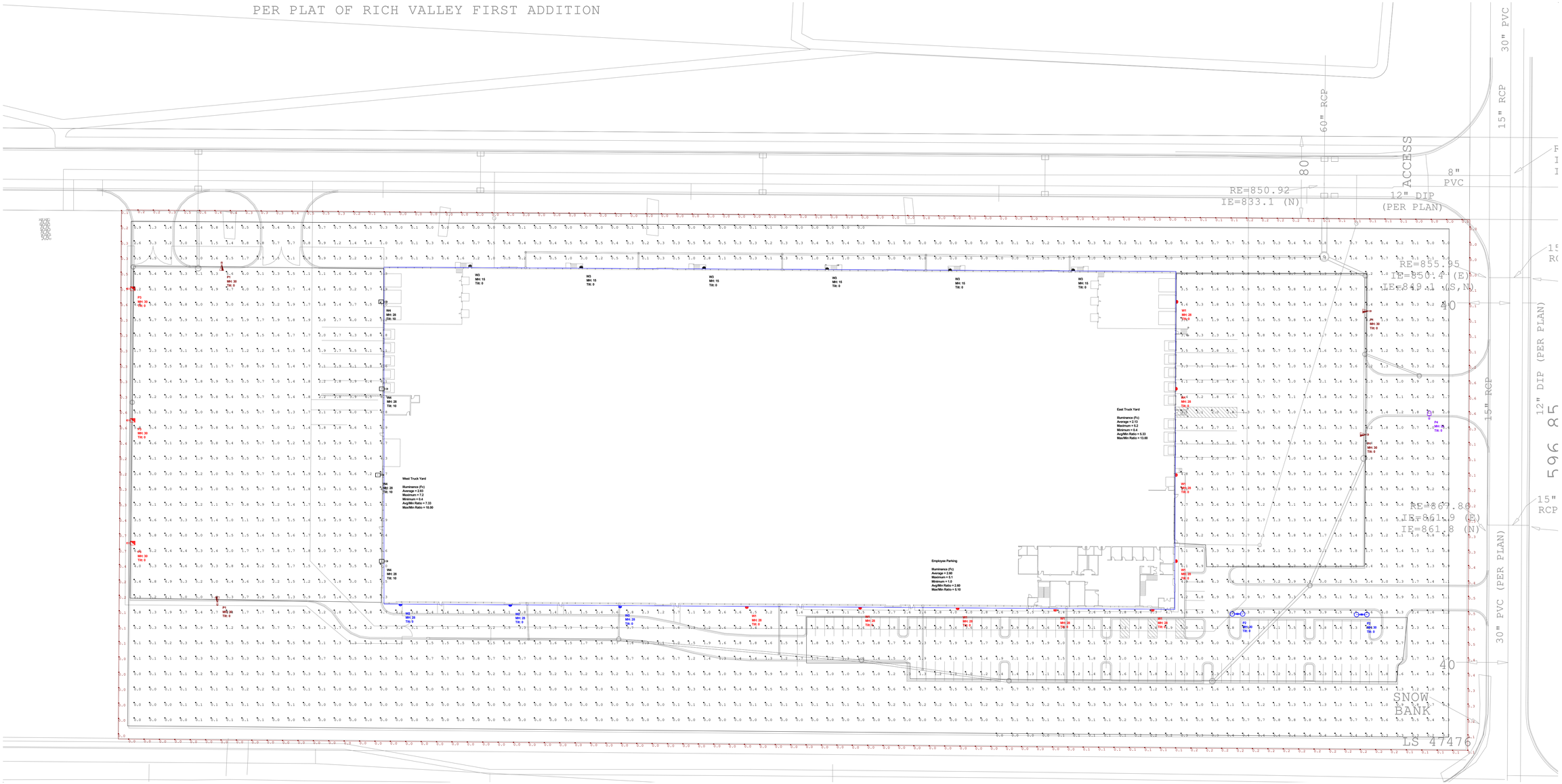
ROSEMOUNT GOODIN
PREPARED FOR SCANNELL PROPERTIES
ROSEMOUNT MN

SHEET NUMBER
L500

K:\TWC_LDE\Scannell\Rosemount - Goodin\3 Design\CAD\PlanSheets\L1-LANDSCAPE PLAN.DWG May 13, 2026 - 6:44pm
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Luminaire Schedule								
Symbol	Qty	Type	Mounting Height	Lum. Watts	Luminaire Lumens	LLF	Description	[MANUFAC]
	4	P1	30	265	33125	0.900	NV-2-T4-128L-7-50K	NLS Lighting
	2	P2	30	274	39014	0.900	NV-2-T5W 128L-7-50K7	NLS LIGHTING
	3	P3	30	409	32950	0.900	NV-2-T4-128L-1-50K7-HSS	NLS LIGHTING
	1	P4	28	71	8875	0.900	NV-1-T3-32L-7-50K-UNV	NLS Lighting, LLC
	9	W1	28	205	22951	0.900	NV-W2-T4-64L-1-50K7	NLS LIGHTING
	3	W2	28	136	16006	0.900	NV-W2-T3-64L-7-50K7	NLS Lighting
	6	W3	15	29	3793	0.900	NV-W-T3-16L-53-50K	NLS Lighting LLC
	4	W4	28	366	43188	0.900	NV-2-T4-112L-1-50K-TM Trunnion Mount	NLS Lighting

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Overall Site	Fc	1.73	7.2	0.0	N.A.	N.A.
Property Line	Fc	0.13	0.7	0.0	N.A.	N.A.
East Truck Yard	Fc	2.13	5.2	0.4	5.33	13.00
Employee Parking	Fc	2.60	5.1	1.0	2.60	5.10
West Truck Yard	Fc	2.93	7.2	0.4	7.33	18.00



DISCLAIMER: Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in LEDs and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping or any other architectural elements unless noted.

Fixture nomenclature to be finalized by engineer and/or architect. This drawings is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Illuminated Design Service

PULSE never ordinary

Designed By: K. Tomczak
Checked By: Jill Bjornberg
Date:4/1/2026

Scale: 1" = 50'

Rosemount

Page 1 of 1

FLOOR PLAN GENERAL NOTES

A. DO NOT SCALE DRAWINGS.

B. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.

C. IN THE CASE OF AMBIGUITIES, DISCREPANCIES, OR IRREGULARITIES IN THE DRAWINGS AND/OR SPECIFICATIONS, THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

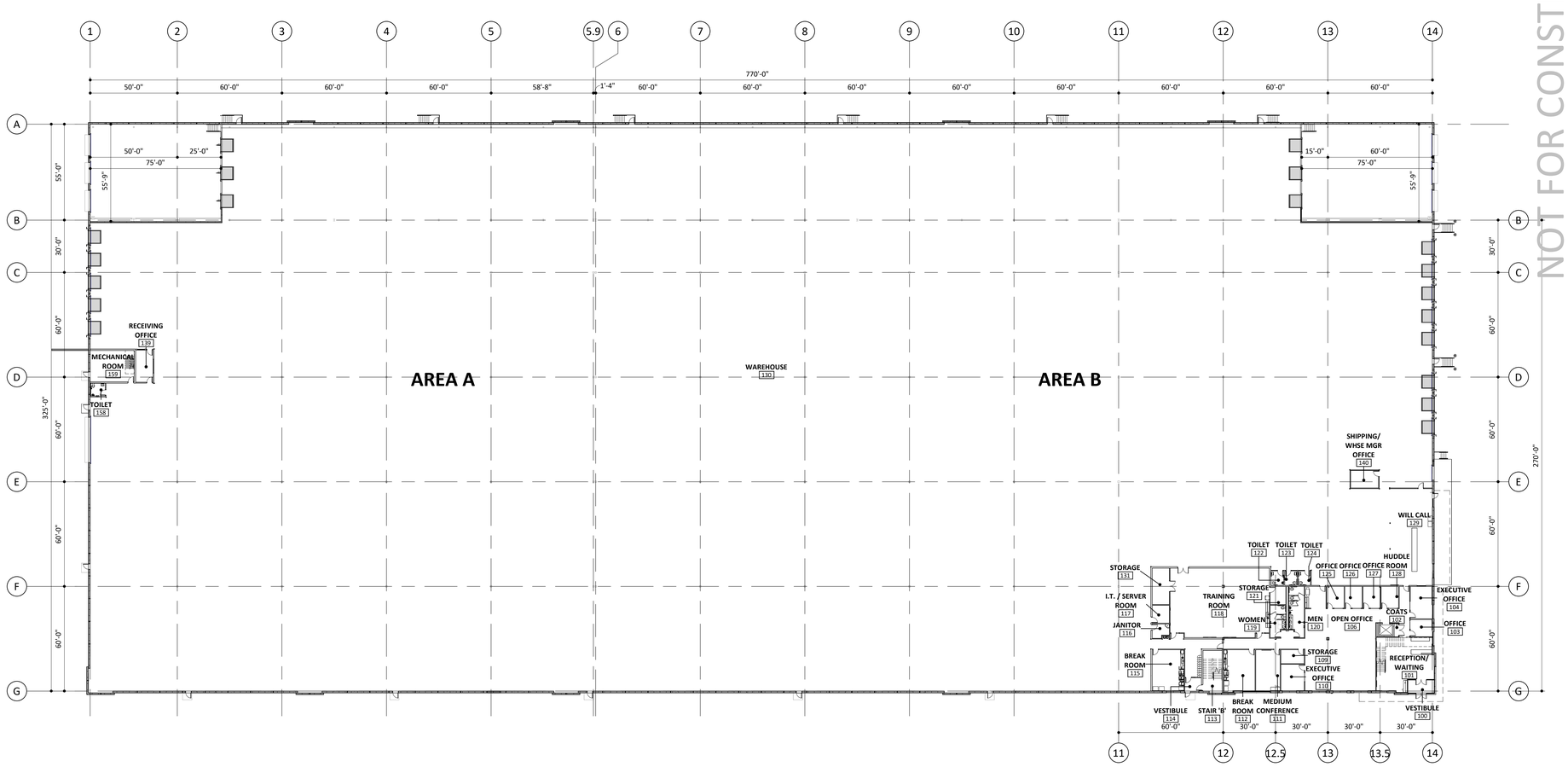
D. IN ALL CONSTRUCTION TYPES, ALL WOOD USED IN THE FOLLOWING LOCATIONS IS TO BE PRESERVATIVE-TREATED:
1. WOOD IN CONTACT WITH THE GROUND OR WATER
2. WOOD IN EXTERIOR FOUNDATION WALLS.
3. WOOD IN CONTACT WITH CONCRETE SLABS-ON-GRADE, OR IN CONTACT WITH CONCRETE OR MASONRY FOUNDATION WALLS.
4. WOOD WITHIN A CRAWL SPACE OVER EXPOSED EARTH.
5. AT OTHER LOCATIONS NOTED ON THE CONSTRUCTION DOCUMENTS

E. ALL WOOD USED IN BUILDINGS OF TYPE I OR II CONSTRUCTION (SEE CODE DATA SHEET), IS TO BE FIRE-RETARDANT-TREATED, WITH THE FOLLOWING EXCEPTIONS:
1. INTERIOR FLOOR FINISH AND INTERIOR FINISHES; TRIM AND MILLWORK SUCH AS CABINETRY, DOORS, DOOR FRAMES AND WINDOWS.
2. BLOCKING FOR HANDRAILS, MILLWORK, CABINETS, AND WINDOW AND DOOR FRAMES.

F. SEE SHEET A0.2 FOR SYMBOLS, INDICATION OF MATERIALS, PARTITION TYPE DETAILS & ABBREVIATIONS.

FLOOR PLAN KEY NOTES

A03	PROVIDE LEVEL 5 FINISH THIS WALL FOR WALL GRAPHIC.
A04	MONITOR(S) BY TENANT. PROVIDE BLOCKING AS REQUIRED. VERIFY REQUIREMENT WITH TENANT'S VENDOR.
A05	MBG-1. PROVIDE BLOCKING FOR GLASS MARKER BOARD. COORDINATE FINAL LOCATION WITH OWNER PRIOR TO INSTALLATION.
A06	LOCKERS, REFER TO EQUIPMENT SCHEDULE.
A07	PROVIDE SURFACE MOUNT BOTTLE FILLING STATION.



1 / A2.1 OVERALL FIRST LEVEL FLOOR PLAN
1" = 30'-0"

NORTH

NOT FOR CONSTRUCTION

pope DESIGN GROUP

POPE DESIGN GROUP
767 N. EUSTIS STREET, SUITE 190
ST. PAUL, MINNESOTA 55114
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GOODIN COMPANY

GOODIN - NEW FACILITY
14005 DRIVER AVE
ROSEMOUNT, MN 55068

SCANNELL PROPERTIES

OVERALL FIRST LEVEL FLOOR PLAN

ISSUES & REVISIONS	DATE
PERMIT ISSUE	05/20/2026

COMMISSION NO:	71155-26013
DRAWN BY:	AF
CHECKED BY:	JL

SHEET

A2.1

TRUE SHEET SCALE
0" 1/2" 1"

Autodesk Docs://71155-26013 Scannell - Goodin - New Facility/71155-26013_Scannell - Goodin - New Facility.rvt
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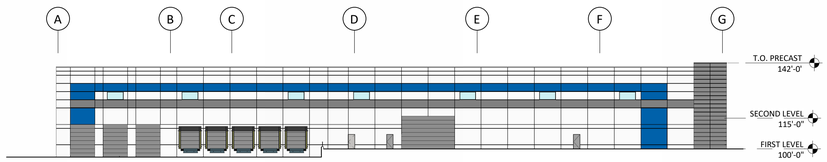
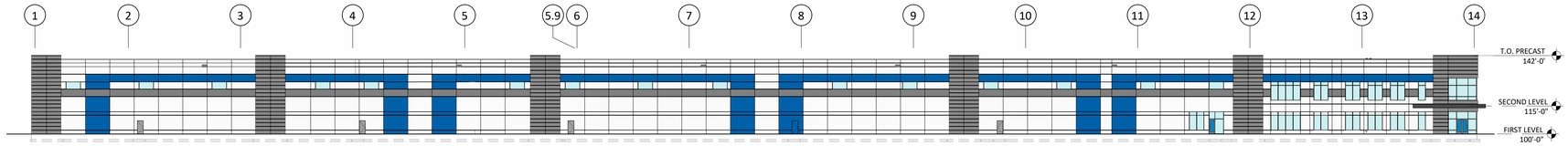
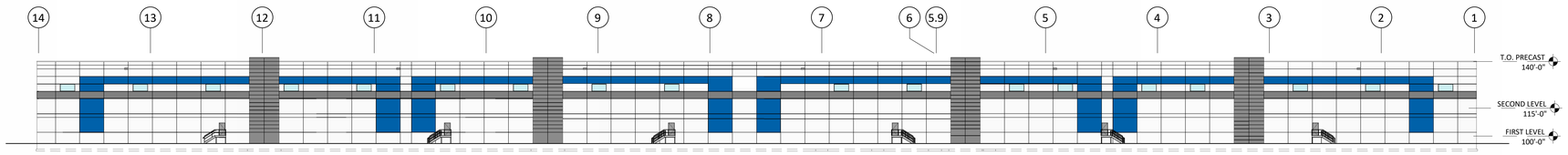


4 A3.1 WEST BUILDING ELEVATION
1" = 30'-0"

3 A3.1 EAST BUILDING ELEVATION
1" = 30'-0"



2 A3.1 SOUTH BUILDING ELEVATION
1" = 30'-0"



1 A3.1 NORTH BUILDING ELEVATION
1" = 30'-0"

SW 6966
Blueblood
FULL DETAILS

This vibrant blue sapphire-fueled violet is a strong and joyful presence in any room. Consider using this cool, saturated hue in a bedroom or well-lit bathroom.

SW 7061
Night Owl
FULL DETAILS

This deep and delicate neutral blends green and charcoal gray with a touch of cyan. Consider it in a study where you want to impart a cool and calm gravitas.

SW 7035
Aesthetic White
FULL DETAILS

A subtle violet undertone gives this cool white a dove-like calmness. Provides a peaceful backdrop for minimalist living spaces.

NOT FOR CONSTRUCTION

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ST. PAUL, MINNESOTA 55114
651.642.9200
WWW.POPEDESIGN.COM

GOODIN COMPANY

GOODIN - NEW FACILITY
14005 DRIVER AVE
ROSEMOUNT, MN 55068

SCANNELL PROPERTIES

EXTERIOR ELEVATIONS

ISSUES & REVISIONS	DATE
PERMIT ISSUE	05/20/2026

COMMISSION NO:	71155-26013
DRAWN BY:	MP
CHECKED BY:	JL

SHEET
A3.1

TRUE SHEET SCALE
0" 1/2" 1"

Autodesk Docs://71155-26013 Scannell - Goodin - New Facility/71155-26013_Scannell - Goodin - New Facility.rvt
5/12/2026 5:11:11 PM

Memorandum

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

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

Date: April 17, 2026

Re: Rosemount Goodin - Site Review
143rd Street Plans – Plan Review
WSB Project No. 035461-000

We reviewed the documents provided by Scannell on March 19, 2026. Documents reviewed include:

- Rosemount Goodin Site Development Plans, prepared by Kimley Horn dated 3/18/26
- 143rd Street Plans, prepared by Kimley Horn dated 3/25/26
- Stormwater Management Report prepared by Kimley Horn revised 3/18/26

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

Civil Comments:

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

2. Utilities
    a. Applicant to submit for Minnesota Department of Labor plumbing plan review and provide approved plans to City prior to permit issuance Applicant noted - Provide prior to permit issuance
    b. Verify whether one gate valve at connection and possibly one past 1st hydrant are all that is needed/desired for additional gate valves around loop
    c. Call out all utility crossings
        i. Provide top and bottom of pipes
        ii. Maintain minimum 18" separation
        iii. Insulate when separation is less than 36"
    d. Provide profile of watermain loop
        i. Maintain hydrants at service high points

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

e. Show hydrant tees in profile
    i. Adjust watermain and/or hydrant locations such that hydrants are located at all system high points

3. Streets, Signage and Street Lighting
    a. Show fire truck turning movements
    b. Parking areas need to meet ADA requirements

4. Landscape
    a. No comments.

Grading, Drainage, and Erosion Control Comments:

5. General
    a. No comments.

6. Ponds and Wetlands
    a. No comments.

7. Emergency Overflow Routes:
    a. Include EOF elevations and locations for all low points in the parking lot and along 143rd Street.

8. Retaining Walls:
    a. Retaining walls greater than 4' tall require certified retaining wall design.

9. Erosion Control:
    a. No comments.

10. Grading:
    a. Include EOF elevations and locations for all low points in the parking lot and along 143rd Street.

Stormwater Management Plan:

11. General Storm Sewer Design
    a. Include rational method storm sewer calculations and a catch basin drainage area map for the Goodin site proposed storm sewer to confirm it is sized for the 10-year event.
    b. Profiles should be included for lateral/crossing storm sewer pipe runs along 143rd Street.
    c. Tributary drainage area information for the storm stubs proposed for the future west development should be included in the catch basin drainage area map and Table T-3 to confirm assumptions and that offsite CSAH 42 drainage is accounted for.
    d. The pipe from structure 117 to 116 is noted with 0.00% slope in the storm sewer design spreadsheet. This could not be verified since a crossing storm sewer profile was not provided but should be updated to have a positive slope with a minimum velocity of 3 fps.

e. Sheet piling should be called out for the new inlet into the pond based on the storm sewer size. Call out on profile.
f. Add detail SD-10 for grouted riprap to the 143rd Street plans given the pipe size into the pond.
g. Update storm sewer stub location callouts on the plans and include stub elevations on lateral profiles when provided.
h. Provide how the 42" crossing from the drainage ditch was sized.
i. Show utility crossings on the lateral/drainage ditch profiles.
j. Set the invert of FES 152 to NURP cell NWL (839.0).

12. Water Quantity
    a. The Goodin and 143rd were planned for in the sizing of the NURP ponds and infiltration basins on the Rich Valley site, no additional BMPs are required for treatment.
13. Rate/Volume Control
    a. Previously 70% impervious was assumed for the future development just west of the Goodin site but the stormwater report updated for 2026 now only accounts for 60% future impervious on the lot of west of Goodin. This should be confirmed and noted why the planned impervious is being reduced.
    b. The infiltration bottom area required column in Table 2 should be updated based on the updates to the contributing drainage areas as part of the 2026 update.
    c. The offsite areas and curve numbers were updated in the stormwater report, the note says based on updated survey and site information. Please provide what updates were based on.
14. Freeboard
    d. It should be confirmed if the high water levels in the existing basins are modified as a result of some of the drainage area boundary changes with the Goodin/143rd projects. If so, freeboard requirements to existing buildings should be verified to still be met.
    e. Electronic copies of HydroCAD models should be provided with future submittals to aid in review.
15. Water Quality
    a. No comments.
16. Easements
    f. No comments.

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

ROSEMOUNT
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: May 14, 2026

Subject: Rich Valley Second Addition Plat

The Parks and Recreation Department recently reviewed the plans for the Rich Valley Second Addition Plat east of Highway 52. After reviewing the plans, the Parks and Recreation Department staff has the following comments:

Parks Dedication
The parks dedication requirement for a business park development is either a 10% of the total property area, a cash dedication in-lieu of land or combination of the two.

Staff is recommending that the City collect cash in-lieu of land for this development at the time of pulling a building permit. The cash dedication for the 15.54-acre development is $132,090 (15.54 acres x $8,500 per acre).

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

Main Calendar

Citywide Garage Sale
May 14, 2026 - May 16, 2026 @ All over the city

This long-standing community event brings neighbors together, encourages sustainable shopping, and gives residents the chance to declutter while connecting with the community.

More Details

2026 Spring Cleanup Day
May 16, 2026, 8:00 AM - 12:00 PM @ Dakota Area Transfer Station

The City of Rosemount is hosting its annual Spring Clean Up Day, giving residents a convenient way to dispose of items that aren't accepted in your curbside trash. Bring in those tricky items—like mattresses, appliances, and scrap metal—and we'll take care of them.

More Details

Parks and Natural Resources Commission Meeting - MOVED
May 18, 2026, 7:00 PM - 8:00 PM

More Details

Legacy Tree Planting & Youth Commission Meeting
May 19, 2026, 3:00 PM - 4:45 PM

Legacy Tree Planting 3:00pm Youth Commission Regular Meeting 3:45-4:45pm

More Details

Port Authority Meeting - UPDATED TIME
May 19, 2026, 5:00 PM - 7:00 PM @ Port Authority meeting will consist of a tour at Spectro Alloys, 13220 Doyle Path)

More Details

City Council Meeting
May 19, 2026, 7:00 PM - 8:00 PM

More Details

CITY HALL CLOSED - Memorial Day
May 25, 2026, All Day

More Details

Planning Commission Meeting
May 26, 2026, 6:30 PM - 7:30 PM

More Details

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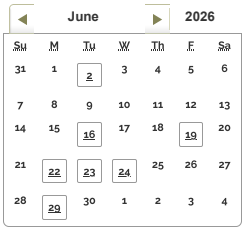

Main Calendar

City Council Work Session Meeting
June 2, 2026, 5:00 PM - 6:00 PM
More Details

City Council Meeting
June 2, 2026, 7:00 PM - 8:00 PM
More Details

Port Authority Meeting
June 16, 2026, 6:00 PM - 7:00 PM
More Details

City Council Meeting
June 16, 2026, 7:00 PM - 8:00 PM
More Details

CITY HALL CLOSED - Juneteenth
June 19, 2026, All Day
More Details

Utility Commission Meeting
June 22, 2026, 5:30 PM - 6:30 PM
More Details

Parks and Natural Resources Commission Meeting
June 22, 2026, 7:00 PM - 8:00 PM
More Details

Planning Commission Meeting
June 23, 2026, 6:30 PM - 7:30 PM
More Details

Youth Commission Meeting
June 24, 2026, 3:45 PM - 4:45 PM
More Details

Utility Commission Meeting - UPDATED DATE
June 29, 2026, 5:30 PM - 6:30 PM
More Details

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