AGENDA
Planning Commission Regular Meeting
Tuesday, July 28, 2026
6:30 PM
City Council Chambers, City Hall

1. **CALL TO ORDER/PLEDGE OF ALLEGIANCE**
2. **ADDITIONS TO AGENDA**
3. **AUDIENCE INPUT**
4. **CONSENT AGENDA**
   a. Minutes of the June 23, 2026 Regular Meeting Minutes
5. **OLD BUSINESS**
6. **PUBLIC HEARINGS**
   a. Request submitted by Kamal Omar and Appro Development Inc. for approval of a Site Plan Review to develop an automotive repair shop and office.
   b. Requests by North Wind Test for approval of preliminary and final plats, planned unit development master development plan, and final site and building plan to construct the first phase of the Minnesota Aerospace Complex.
   c. Request submitted by the City of Rosemount and CNH Architects for Site Plan Review approval for the remodeling of and construction of additions to the existing Fire Station 2.
7. **NEW BUSINESS**
8. **DISCUSSION**
9. **ADJOURNMENT**

ROSEMOUNT PLANNING COMMISSION
REGULAR MEETING PROCEEDINGS
JUNE 23, 2026

CALL TO ORDER/PLEDGE OF ALLEGIANCE

Pursuant to due call and notice thereof a regular meeting of the Planning Commission was held on Tuesday, June 23, 2026, at 6:30 PM. in Rosemount Council Chambers, 2875 145th Street West.

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

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

The Pledge of Allegiance was said.

ADDITIONS TO AGENDA

None.

AUDIENCE INPUT

None.

CONSENT AGENDA

a. Minutes of the May 26, 2026 Regular Meeting Minutes

Motion by Kenninger **Second by** Reed

Motion to approve the minutes of the May 26, 2026 Regular Meeting.
Ayes: 6.
Nays: None. Motion .

OLD BUSINESS

None.

PUBLIC HEARINGS

a. Request by Marcus Ramos and KDP Biscayne, LLC for a Conditional Use Permit for a Major Auto Repair Business located within the Biscayne Business Park.

Planner Julia Hogan presented a request by Marcus Ramos and KDP Biscayne LLC for a conditional use permit for a major auto repair business located within the Biscayne Business Park. Hogan presented a summary of the request and explained the definition of major auto repair businesses and a history of the site. She showed the site location and site plan. She also discussed the seven conditions the proposed use must meet and noted that the proposed use does meet all seven conditions. Staff recommended approval.

Commissioner Beadner asked if there was more than one automotive repair in the business park. Hogan confirmed that there was and noted that each automotive repair business would need to go through the conditional use permit process.

Chairperson Kenninger opened the public hearing.

Ben Younan
5417 Woodlong Blvd
Commissioner Reed asked about extra parking. Younan confirmed that there has been a discussion about employee parking and that there will be space in the building for multiple cars to be worked on as well.

Motion by Kenninger **Second by** Ellis

Motion to close the public hearing

Ayes: 6.

Nays: None. Motion Carried.

Commissioner Ellis asked about staff's process for revoking a conditional use permit in the case of someone no longer meeting the requirements. Hogan explained the process that staff would go through.

Motion by Reed **Second by** Beadner

Motion to recommend the City Council approve a Conditional Use Permit for a Major Automotive Repair and Service business within the Biscayne Business Park located at 2501 158th Circle West.

Ayes: 6.

Nays: None. Motion Carried.

b. Request by Zamira Selyukov for a variance increasing the maximum area of an Accessory Dwelling Unit to 1,000 square feet.

Senior Planner Anthony Nemcek presented a request by Zamira Selyukov for a variance increasing the maximum area of an accessory dwelling unit to 1000 square feet. Nemcek summarized the background of the case, noting that there had been two previous meetings discussing a possible rezone for this neighborhood. He also went through the findings for the variance. Staff recommended approval.

Nemcek clarified that if a variance was granted, the applicant would still need to go through the building permit process before starting work. The applicant will also need to go through the rental license application process before renting the unit. Staff received a letter in support of the variance.

Chairperson Kenninger opened the public hearing.

Motion by Kenninger **Second by** Reed

Motion to close the public hearing.

Ayes: 6.

Nays: None. Motion Carried.

Commissioner Beadner discussed the stipulation of the current landowner indicating the of the unique circumstance.

Motion by Reed **Second by** Ellis

Motion to adopt a resolution approving a variance to increase the maximum area of an accessory dwelling unit from 800 square feet to 1,000 square feet at 2645 132nd Court West.

Ayes: 6.

Nays: None. Motion Carried.

NEW BUSINESS

None.

DISCUSSION

Kienberger noted the work session that happened prior to the meeting. Chairperson Kenninger noted the schedule for the next few months

ADJOURNMENT

There being no further business to come before the Planning Commission at the regular meeting the meeting was adjourned at 6:53p.m.

Respectfully submitted,

Liz Kohler
Community Development Technician

ROSEMOUNT
MINNESOTA

EXECUTIVE SUMMARY

Planning Commission Regular Meeting: July 28, 2026
Tenative City Council Meeting: August 18, 2026

AGENDA ITEM:	Request submitted by Kamal Omar and Appro Development Inc. for approval of a Site Plan Review to develop an automotive repair shop and office.	**AGENDA SECTION:** PUBLIC HEARINGS
PREPARED BY:	Liz Kohler, Community Development Technician	**AGENDA NO.** 6.a.
ATTACHMENTS:	Site Plan, Exterior Elevations, Site Location, Grading Plan, Landscape Plan, Future Expansion, Building Floorplan, Current Conditions Survey, Lighting Plan	**APPROVED BY:** AK

RECOMMENDED ACTION: Motion to approve the Site Plan for an automotive repair business at 2510 and 2520 158th Circle West, subject to the following conditions:

1. Payment of $28,222 in-lieu of park land dedication.
2. Submittal of a landscaping surety in the amount of $17,325.
3. Payment of trunk area charges for the two parcels.
4. Combination of the two parcels into a single parcel.
5. The applicant shall submit plans for a trash enclosure with a building permit application.
6. Vacation of existing perimeter drainage and utility easements between the parcels and over the existing ponds.
7. Dedication of new drainage and utility easements as required by the City's engineer.
8. Conformance with all requirements of the City Engineer contained in the memorandum dated July 27, 2026
9. The applicant shall submit landscaping plans meeting the minimum requirement of 5 percent of the parking area.
10. The applicant shall submit updated exterior elevations be updated to contain one of the following materials glass, brick, natural stone, specialty integral colored concrete block (including textured, burnished, and rock faced block), tile (masonry, stone or clay), architectural textured concrete panels cast in place, precast concrete panels or better to comprise the required 40 percent.

OR

Motion to continue the application to the next Planning Commission meeting.

BACKGROUND

Applicants	Kamal Omar and Appro Development
Property Owner	Camey Properties, LLC.
Site Location	2510 and 2520 158th Circle West

Site Area	2.95 Acres
Current Zoning	B-2 Employment District PUD
Comp Plan Designation	BP- Business Park

The Planning Commission is being asked to consider a request to allow for the development of a Major Automotive Repair business in the Biscayne Business Park. The Planning Commission saw a request for a site plan review and conditional use permit for the project in March of 2025. The applicant decided to make changes to the layout of the development following the approvals, requiring a new site plan review.

The proposed Major Automotive repair business is allowed as a conditional use in the B-2 Employment zoning district. Therefore, a conditional use permit is required in addition to approval of a site plan by the Planning Commission. The property was approved for a conditional use permit in March of 2025. Staff finds the development still meets the standards for the conditional use permit and has determined that the previously approved conditional use permit will still be applicable to the updated project. Staff finds the request consistent with the Comprehensive Land Use Plan and to conform with the City Code. Staff recommends approval of the site plan subject to the listed conditions.

The subject property is located in the Biscayne Business Park, which is a planned unit development (PUD) that was approved in 2019. The PUD agreement contains two deviations from the zoning ordinance related to the lot standards. Specifically, the approved deviations allow for shared driveways and for parcels to be accessed via the private road within Biscayne Business Park. No deviations related to development standards such as setback reductions or building materials are part of the Biscayne Business PUD agreement.

ISSUE ANALYSIS

Legal Authority

Site Plan Reviews are quasi-judicial in nature in that the Planning Commission reviews the site plan against the standards of the City Code and judges whether the applicable standards are met. Generally, if a site plan meets the Code requirements, it must be approved.

Site Plan Review

Land Use and Zoning

The subject property is zoned B-2 PUD: Employment Planned Unit Development, which is consistent with the BP-Business Park land use designation of the site within the City's Comprehensive Land Use Plan. The proposed use to be developed on the site, Automotive Repair, Major, is listed as a conditional use in that zoning district. The zoning ordinance defines this use as follows: Repair garages and specialty establishments for motorcycles, passenger automobiles and trucks of all sizes, such as machine, body and fender, auto glass, painting, radiator, transmission, and vehicle upholstery services. May also include repair of machinery and equipment. The proposed development will be for the repair and maintenance of heavy-duty trucks and tractor-trailers. A portion of the proposed building will also be used as office space, which is a permitted use in the B-2 zoning district.

The applicant has provided a site plan that meets the zoning code standards related to setback and lot coverage. The principal building will be located on the north side of the site and be the primary source of screening for the parking lot areas. Landscaping will be planted along the Biscayne Business Park's

private drive to provide additional screening. The site plan does not show the location of a trash enclosure to meet the Code requirement. No elevations were submitted for the trash enclosures for staff to review to ensure they meet the standards of the Code. The code requires trash enclosures to be constructed with materials that match or complement the principal structure. Staff will review plans for the trash enclosure prior to the issuance of a building permit for compliance with the code. Staff is recommending a condition of approval requiring the submittal of plans for the trash enclosure with a building permit application.

The table below shows a comparison of the requirements to those shown on the site plan.

Standard	Requirement	Provided
Front Yard Setback	30' (20' for parking)	30' (40' for parking)
Side Yard Setback	10' (10' for parking)	132' (20' for parking)
Read Yard Setback	10' (10' for parking)	192.3' (49.8' for parking)
Maximum Lot Coverage	75%	52.25%

Parking and Access

The site plan shows access to the site being made in one location. On the eastern side of the subject property there is an existing, shared driveway. The access will be made using that drive and will primarily be used by employees and visitors. Parking for vehicles driven by employees and visitors will occur in a lot located in this portion of the site. An additional access would be added on the western side of the property with any future expansion.

The applicant's site plan meets the minimum parking requirement for the proposed use. The site plan provides 46 parking spaces, meeting the required 46 spaces by the Zoning Ordinance. Because the proposed development will contain both an automotive repair shop and office space, there are two standards used to calculate the minimum amount of parking required.

The table below depicts the parking requirements compared to the parking provided by the site plan.

Use	Ratio (Required)	Parking Provided

Office	1 space/300 s.f. (6)	
Automotive Repair, Major	1 space/ 300 s.f. plus 1 space/service bay (40)	
	46 spaces required	46 spaces provided

The amount of parking on site is broken down into the following types:
Automobile 15 spaces
Tractor 4 spaces
Trailer 4 spaces
Semi-truck 23 spaces

Landscaping
The applicant has submitted a landscaping plan that appears to meet most of the City Code's minimum planting requirements. Based on the site area, 45 trees are required and the applicant's landscape plan shows 45 trees planted along the northeast and southern property boundaries. Additional trees are shown in the parking lot landscaped areas. The Code also requires foundation plantings and shrubbery at a ratio of one per ten linear feet of building perimeter. Based on the proposed building with 481 feet of perimeter, 49 shrubs are required. The applicant's landscape plan shows 49 plants. These plants are located in several areas throughout the site, both adjacent to the principal building and within the landscaped parking lot areas. Landscaping within the parking lot areas does not meet the minimum 5 percent required by the Zoning Ordinance. Staff is recommending a condition that the applicant must submit landscaping plans meeting the minimum requirement of 5 percent of the parking area.

The table below shows a comparison between the requirement and the plantings provided.

Planting Type	Amount Required	Amount Provided
Trees	1 per 3000 s.f. plus 1 per 10 parking stalls (45)	45
Foundation Plants	1 per 10 linear feet of building perimeter (49)	49

Building Materials and Massing
While the external materials proposed are allowed by the zoning ordinance the code also requires 40% of the exterior to be comprised of glass, brick, natural stone, specialty integral colored concrete block (including textured, burnished, and rock faced block), tile (masonry, stone or clay), architectural textured concrete panels cast in place, precast concrete panels or better. Because none of the wall surfaces face a public right of way or residential district, only 40 percent of the external materials need to be made of the previously listed materials. Staff is recommending a condition that the exterior elevations be updated to contain one of the following materials glass, brick, natural stone, specialty

integral colored concrete block (including textured, burnished, and rock faced block), tile (masonry, stone or clay), architectural textured concrete panels cast in place, precast concrete panels or better to comprise the required 40 percent.

Site Lighting
The applicant has submitted a site lighting plan and photometric study to ensure compliance with the Zoning Ordinance. The plan shows both pole- and wall-mounted lights. Pole-mounted lights will be placed at a height of 25 feet, and the wall-mounted lights will be at a height of 19 feet. Both types of lighting are below the maximum 30-foot height. None of the subject property abuts a residential use. Therefore, the maximum light allowed at the property boundary is 1.0 lumen. The photometric study confirms that the lighting plan conforms with the code maximum.

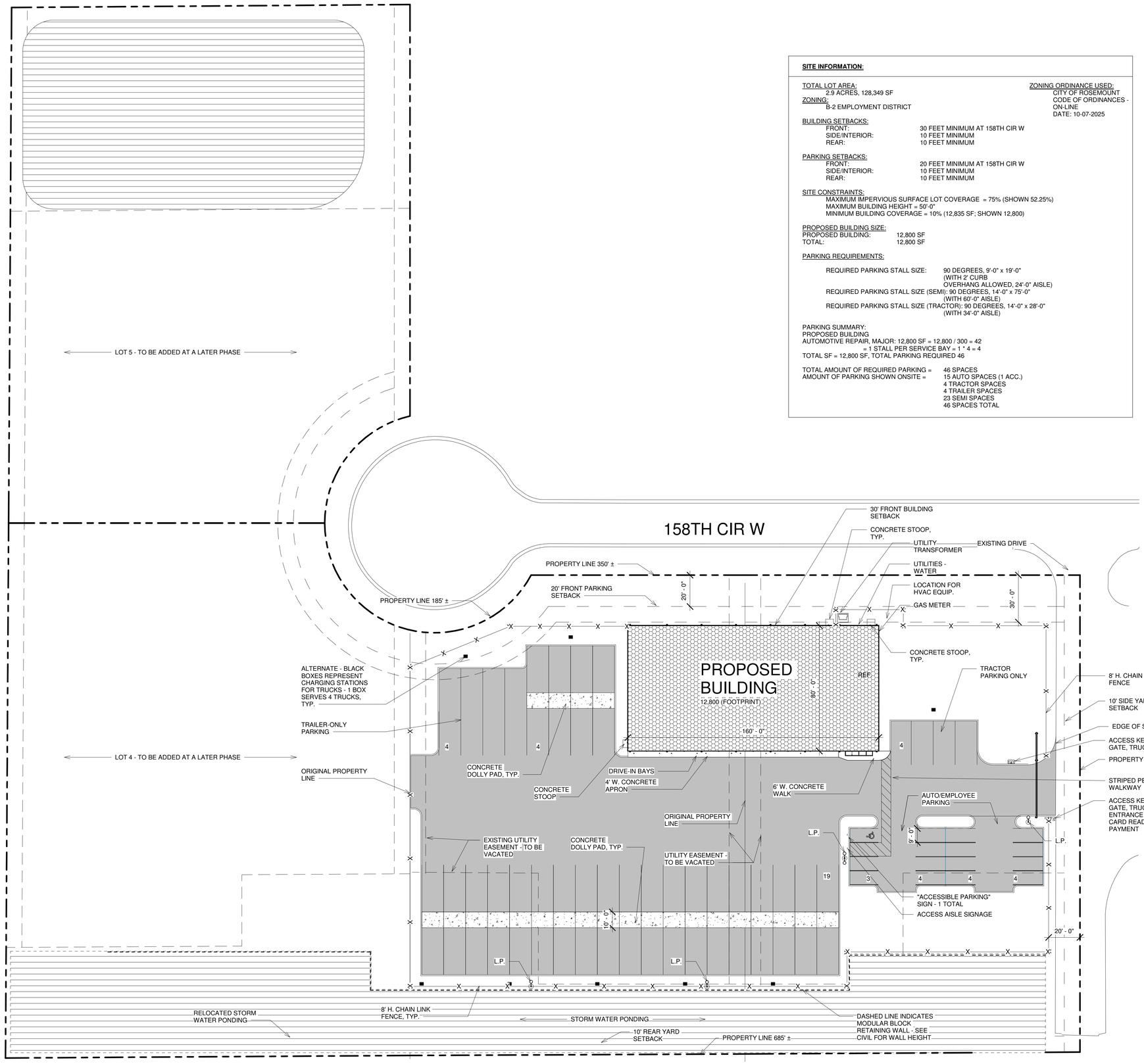
Engineering
The applicant's site plan proposed making use of two parcels in the Biscayne Business Park. In order to develop the site, the applicant will have to vacate existing drainage and utility easements along the internal boundaries of the existing parcels as well as the drainage and utility easements over the footprints of the existing ponds. The applicant will need to dedicate new easements that reflect the proposed site plan and layout of the newly created stormwater plan.

RECOMMENDATION
Motion to approve the Site Plan for an automotive repair business at 2510 and 2520 158th Circle West, subject to the following conditions:

1. Payment of $28,222 in-lieu of park land dedication.
2. Submittal of a landscaping surety in the amount of $17,325.
3. Payment of trunk area charges for the two parcels.
4. Combination of the two parcels into a single parcel.
5. The applicant shall submit plans for a trash enclosure with a building permit application.
6. Vacation of existing perimeter drainage and utility easements between the parcels and over the existing ponds.
7. Dedication of new drainage and utility easements as required by the City's engineer.
8. Conformance with all requirements of the City Engineer contained in the memorandum dated July 27, 2026
9. The applicant shall submit landscaping plans meeting the minimum requirement of 5 percent of the parking area.
10. The applicant shall submit updated exterior elevations be updated to contain one of the following materials glass, brick, natural stone, specialty integral colored concrete block (including textured, burnished, and rock faced block), tile (masonry, stone or clay), architectural textured concrete panels cast in place, precast concrete panels or better to comprise the required 40 percent.

OR

Motion to continue the application to the next Planning Commission meeting.



SITE INFORMATION:

TOTAL LOT AREA:
2.9 ACRES, 128,349 SF

ZONING:
B-2 EMPLOYMENT DISTRICT

ZONING ORDINANCE USED:
CITY OF ROSEMOUNT
CODE OF ORDINANCES - ON-LINE
DATE: 10-07-2025

BUILDING SETBACKS:

FRONT:	30 FEET MINIMUM AT 158TH CIR W
SIDE/INTERIOR:	10 FEET MINIMUM
REAR:	10 FEET MINIMUM

PARKING SETBACKS:

FRONT:	20 FEET MINIMUM AT 158TH CIR W
SIDE/INTERIOR:	10 FEET MINIMUM
REAR:	10 FEET MINIMUM

SITE CONSTRAINTS:
MAXIMUM IMPERVIOUS SURFACE LOT COVERAGE = 75% (SHOWN 52.25%)
MAXIMUM BUILDING HEIGHT = 50'-0"
MINIMUM BUILDING COVERAGE = 10% (12,835 SF; SHOWN 12,800)

PROPOSED BUILDING SIZE:
PROPOSED BUILDING: 12,800 SF
TOTAL: 12,800 SF

PARKING REQUIREMENTS:

REQUIRED PARKING STALL SIZE: 90 DEGREES, 9'-0" x 19'-0" (WITH 2' CURB OVERHANG ALLOWED, 24'-0" AISLE)
REQUIRED PARKING STALL SIZE (SEMI): 90 DEGREES, 14'-0" x 75'-0" (WITH 60'-0" AISLE)
REQUIRED PARKING STALL SIZE (TRACTOR): 90 DEGREES, 14'-0" x 28'-0" (WITH 34'-0" AISLE)

PARKING SUMMARY:
PROPOSED BUILDING
AUTOMOTIVE REPAIR, MAJOR: 12,800 SF = 12,800 / 300 = 42
= 1 STALL PER SERVICE BAY = 1 * 4 = 4
TOTAL SF = 12,800 SF, TOTAL PARKING REQUIRED 46

TOTAL AMOUNT OF REQUIRED PARKING = 46 SPACES
AMOUNT OF PARKING SHOWN ONSITE = 15 AUTO SPACES (1 ACC.)
4 TRACTOR SPACES
4 TRAILER SPACES
23 SEMI SPACES
46 SPACES TOTAL

1 A1-1 SITE PLAN
1" = 30'-0"

NORTH
30' 15' 0' 30'

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PRELIMINARY
NOT FOR CONSTRUCTION

No.	Description	Date

AUTO REPAIR SHOP AND OFFICE

2520 158TH CIR W,
ROSEMOUNT, MN 55068

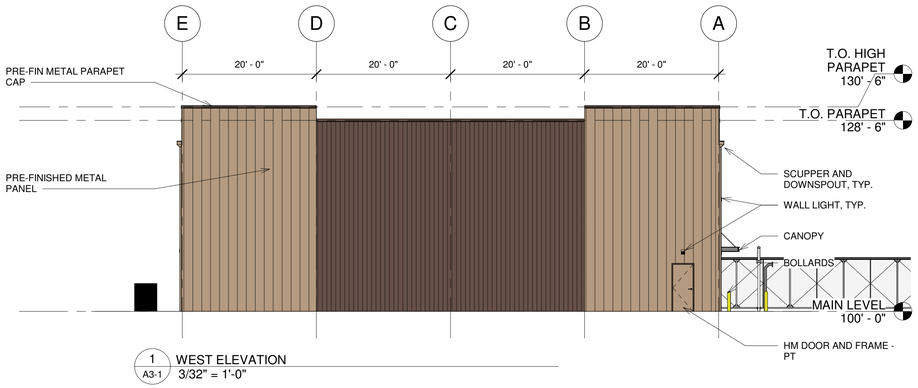
SITE PLAN - LOT 2 AND 3

Project number	24-01-0093
Date	07/22/2026
Drawn by	NNR
Checked by	VKT

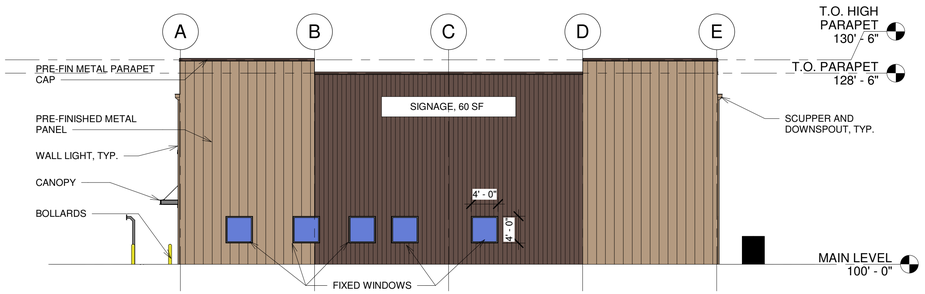
A1-1

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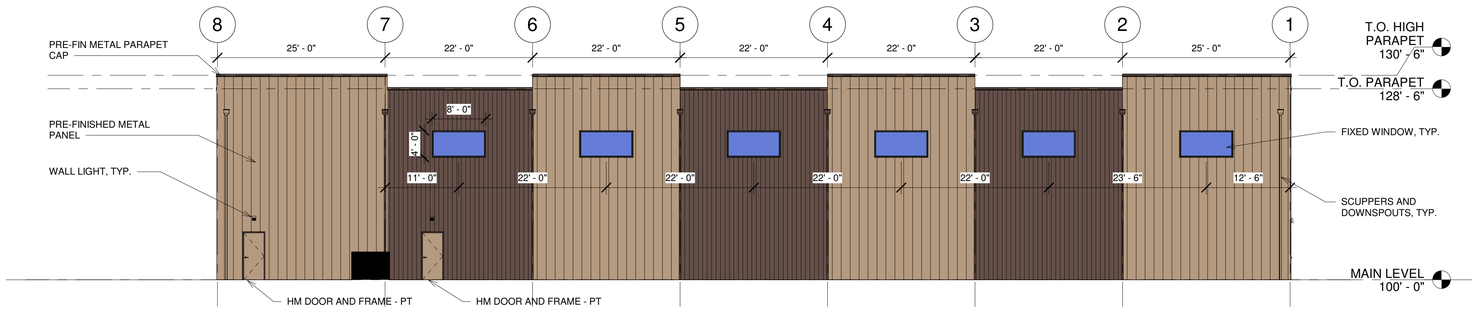
1 A3-1 WEST ELEVATION
3/32" = 1'-0"



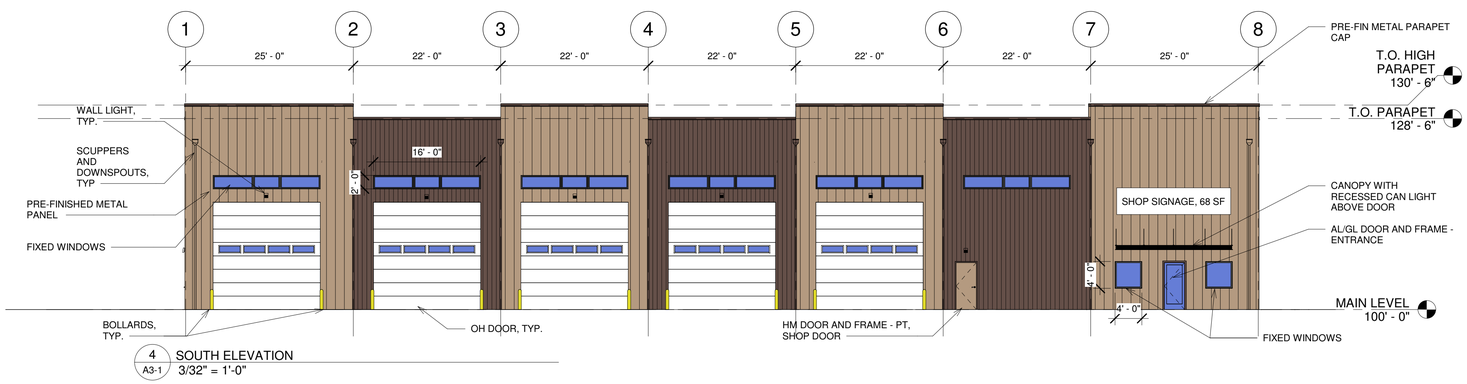
2 A3-1 EAST ELEVATION
3/32" = 1'-0"

EXTERIOR BUILDING COLORS/MATERIALS:

PRE-ENGINEERED METAL BUILDING PANELS [A] - SADDLE TAN, WIDE RIB SIMILAR TO MBCI BATTEN LOOK
PRE-ENGINEERED METAL BUILDING PANELS [B] - KOKO BROWN, STANDARD RIB SIMILAR TO MBCI MASTERLINE 16
STANDING SEAM METAL ROOFING - KOKO BROWN
OVERFLOW SCUPPERS/DOWNSPOUTS - KOKO BROWN/SADDLE TAN
METAL CAP FLASHING - TO MATCH KOKO BROWN
ALUMINUM STOREFRONT/WINDOWS - DARK BRONZE ANODIZED/ GLASS - STD. GRAY TINT
HM DOORS AND FRAMES - DOORS PAINTED SADDLE TAN, FRAMES PAINTED KOKO BROWN
BOLLARDS - SAFETY YELLOW
OVERHEAD DOORS - PRE-FINISHED WHITE
EXTERIOR LIGHT FIXTURES (WALL LIGHTS) - FACTORY PRE-FINISHED BLACK



3 A3-1 NORTH ELEVATION
3/32" = 1'-0"



4 A3-1 SOUTH ELEVATION
3/32" = 1'-0"

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PRELIMINARY
NOT FOR CONSTRUCTION

No.	Description	Date

AUTO REPAIR SHOP AND OFFICE

2520 158TH CIR W,
ROSEMOUNT, MN 55068

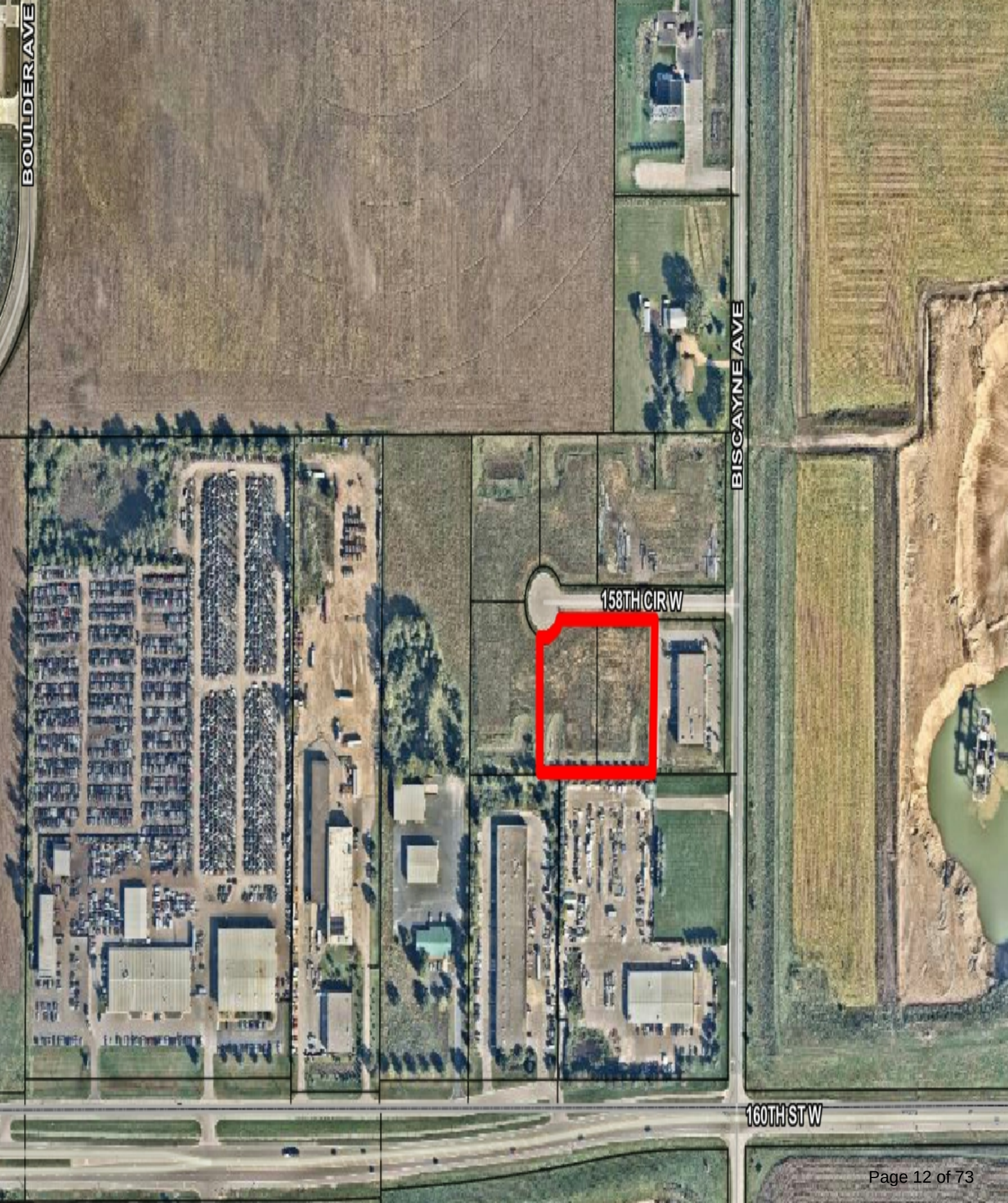
EXTERIOR ELEVATIONS

Project number	24-01-0093
Date	07/22/2026
Drawn by	NNR
Checked by	VKT

A3-1

Scale: As indicated

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BOULDER AVE
BISCAYNE AVE
158TH CIR W
160TH ST W

158TH CIRCLE WEST

PROPOSED BUILDING
FFE = 956.25

8 C.Y. OF CLASS II RIPRAP ON GEOTEXTILE FABRIC

FE INV 951.7

8 C.Y. OF CLASS II RIPRAP ON GEOTEXTILE FABRIC

ROCK CONSTRUCTION ENTRANCE

MODULAR BLOCK RETAINING WALL

MODULAR BLOCK RETAINING WALL

75 S.Y. OF CAT 72 TRM BLANKET

5 C.Y. OF CLASS II RIPRAP ON GEOTEXTILE FABRIC

MAINTENANCE ACCESS ROUTE

CB 8 TOP 953.45

CB 7 TOP 953.45

CB 6 TOP 954.12

CB 4 TOP 953.4

CB 5 TOP 954.15

CB 9 TOP 954.15

CB 3 TOP 953.4

MH 2 TOP 953.6

MH 1 TOP 952.8

5:1 BENCH

5:1 BENCH

5:1 BENCH

5:1 BENCH

HYD

MH Top 955.3 Inv. 948.4

MH Top 954.0 Inv. 947.3

Inv. 950.5

Inv. 950.8

Inv. 951.8

Inv. 949.8

12"-W

8"-S

6"-S

6"-W

8"-W

12"-ST

15"-ST

21"-ST

GV

CO

DS

TREES

TREES

TREES

PROPOSED INFILTRATION BASIN

INFILTRATION AREA REQUIRED = 10,422 S.F.
INFILTRATION AREA PROVIDED = 21,947 S.F.
100-YR HWL = 952.8
100-YR 10-DAY SNOWMELT HWL = 953.0
100-YR HWL (2019 IMPROVEMENTS) = 953.2

PROPOSED NURP BASIN

NWL = 949.0
DEADPOOL VOL. REQUIRED = 8,552 C.F.
DEADPOOL VOL. PROVIDED = 8,619 C.F.
100-YR HWL = 952.8

NOTE: 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.

NOTE: AS A PART OF THE THE AS-BUILT SUBMITTAL, THE CONTRACTOR SHALL PROVIDE GPS LOCATIONS OF ALL EXISTING AND PROPOSED GATE VALVES.

CODE COMPLIANCE:

1. WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LAWS, CODES & REQUIREMENTS OF REGULATORY AGENCIES HAVING JURISDICTION.
2. NOTIFY THE OWNER'S ENGINEER OF DISCREPANCIES BETWEEN THE WORK AND APPLICABLE CODES. DO NOT WORK IN AN AFFECTED AREA UNTIL THE DISCREPANCY HAS BEEN RESOLVED.
3. VERIFY CODES IN EFFECT AT THE TIME OF THE NOTICE TO PROCEED AND STAY CURRENT WITH CODE CHANGES WHICH AFFECT THE WORK UNTIL SUBSTANTIAL COMPLETION.

GOPHER STATE ONE CALL

CALL 48 HOURS BEFORE YOU DIG
TWIN CITY AREA 651-454-0002
MN. TOLL FREE 1-800-252-1166

DRAINAGE AREA SUMMARY

SITE AREA = 2.95 ACRES

2019 DRAINAGE AREA TO NORTH = 1.09 ACRES
- IMPERVIOUS TO NORTH = 0.67 ACRES
- PERVIOUS AREA TO NORTH = 0.42 ACRES

2026 DRAINAGE AREA TO NORTH = 1.05 ACRES
- IMPERVIOUS TO NORTH = 0.66 ACRES (INCLUDES EXISTING, PROPOSED & FUTURE IMPERVIOUS AREAS)
- PERVIOUS AREA TO NORTH = 0.39 ACRES

2019 DRAINAGE AREA TO SOUTH = 1.86 ACRES
- IMPERVIOUS AREA TO SOUTH = 1.15 ACRES
- PERVIOUS AREA TO SOUTH = 0.71 ACRES

2026 DRAINAGE AREA TO SOUTH = 1.90 ACRES
- IMPERVIOUS AREA TO SOUTH = 1.28 ACRES (INCLUDES EXISTING, PROPOSED & FUTURE IMPERVIOUS AREAS)
- PERVIOUS AREA TO SOUTH = 0.62 ACRES

GRADING NOTES

1 – All elevations shown are to final surfaces.
2 – Contractor is responsible for obtaining a National Pollutant Discharge Elimination System (NPDES) General Storm Water Permit for Construction Activity before construction begins.
3 – The modular block retaining wall is to be designed by others. The design of the retaining wall should account for the stormwater basin water against the wall during storm events.

EROSION CONTROL NOTES

1 – Contractor is responsible for all notifications and inspections required by General Storm Water Permit.
2 – All erosion control measures shown shall be installed prior to grading operations and maintained until all areas disturbed have been restored.
3 – Sweep paved public streets as necessary where construction sediment has been deposited.
4 – Each area disturbed by construction shall be restored per the specifications within 14 days after the construction activity in that portion of the site has temporarily or permanently ceased.
5 – Temporary soil stockpiles must have silt fence around them and cannot be placed in surface waters, including storm water conveyances such as curb and gutter systems, or conduits and ditches.
6 – The normal wetted perimeter of any temporary or permanent drainage ditch or swale that drains water from any portion of the construction site, or diverts water around the site, must be stabilized within 200 lineal feet from the property edge, or from the point of discharge into any surface water. Stabilization of the last 200 lineal feet must be completed within 24 hours after connecting to a surface water.
7 – All pipe outlets must be provided with temporary or permanent energy dissipation within 24 hours of connection to a surface water.
8 – Excess concrete/water from concrete trucks shall be disposed of in portable washout concrete basin or disposed of in a contained area.

LEGEND

- PROPOSED CATCH BASIN/MANHOLE
- PROPOSED CLEANOUT
- PROPOSED GATE VALVE
- PROPOSED FLARED END
- PROPOSED STORM SEWER
- PROPOSED CONCRETE
- PROPOSED BITUMINOUS
- PROPOSED CONTOUR (1050)
- PROPOSED ELEVATION (1023.54)
- SILT FENCE
- BIO-LOGS
- INLET PROTECTION DEVICE
- PROPOSED EC BLANKET CATEGORY 20 (MNDOT 3885)
- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- BUILDING/PARKING SETBACK LINE
- DRAINAGE ARROW
- W EXISTING WATERMAIN
- S EXISTING SANITARY SEWER
- ST EXISTING STORM SEWER
- 980 EXISTING CONTOUR
- x 995.50 EXISTING ELEVATION

N

0 10 20 40 60
Scale in Feet

REHDER & ASSOCIATES, INC.
Civil Engineers & Land Surveyors
3440 Federal Drive, Suite 110
Eagan, MN 55122
Telephone: 651-452-5051
www.rehder.com

PROJECT NO.: 241-2187.044 DRAWING FILE: 2187044.DWG

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

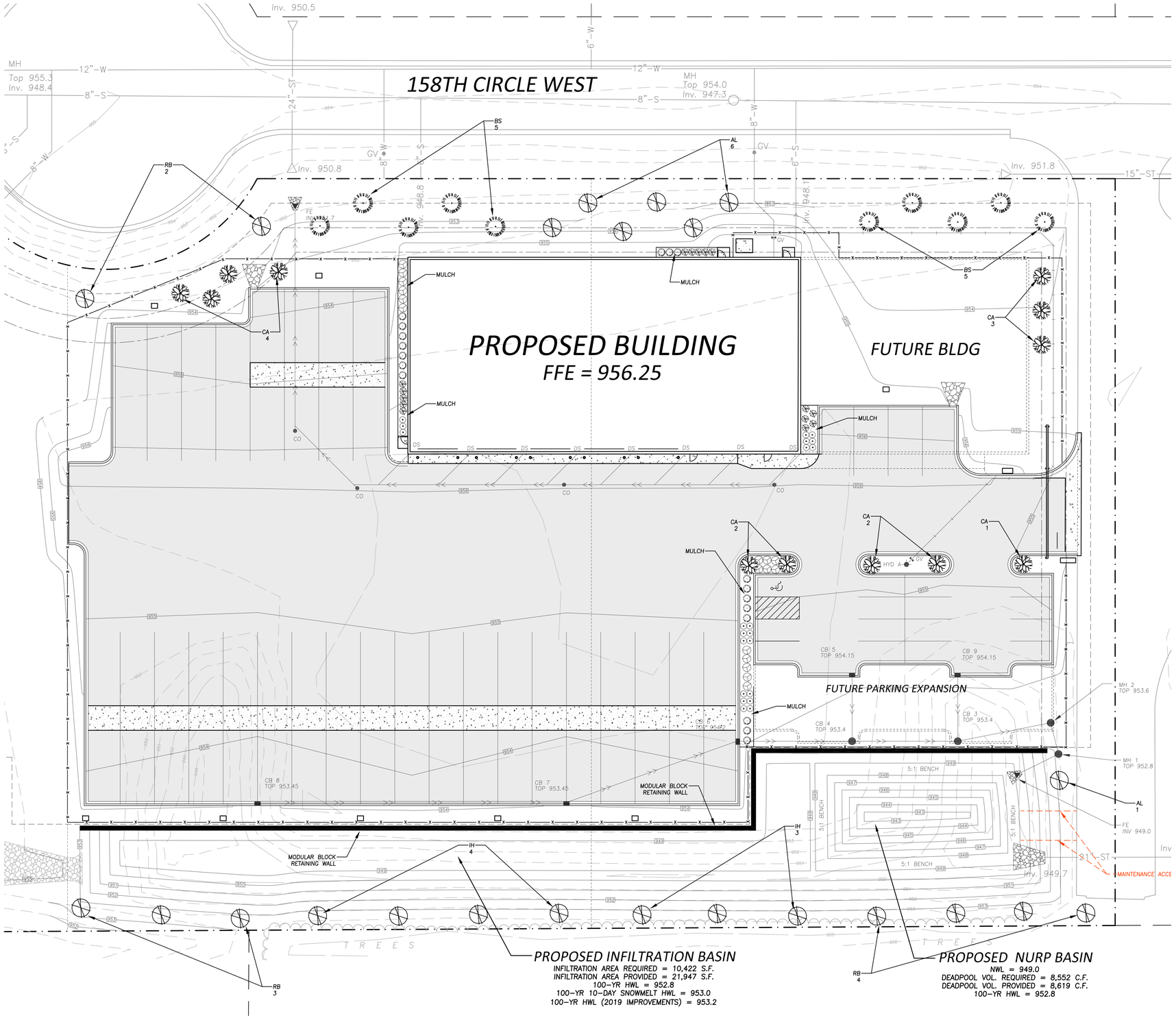
PRELIMINARY

Name Date
Reg. No.

Issued	
CITY SUBMITTAL	6-30-26
ADDRESS CITY COMMENTS	7-20-26

GRADING, DRAINAGE & EROSION CONTROL PLAN
KCI TRUCKING
CITY OF ROSEMOUNT

SHEET NUMBER
C3



GOPHER STATE ONE CALL

CALL 48 HOURS BEFORE YOU DIG
TWIN CITY AREA 651-454-0002
MN. TOLL FREE 1-800-252-1166

LANDSCAPING REQUIREMENTS

TREE REQUIREMENTS:
1 TREE PER 3000 S.F. OF SITE AREA
SITE AREA = 2.95 ACRES = 128,502 S.F. = 43 TREES REQUIRED

1 TREE PER 10 PARKING SPACES
PARKING STALLS PROVIDED = 15 STALLS = 2 TREES REQUIRED

TOTAL TREES REQUIRED = 43 + 2 = 45 TREES REQUIRED
TREES PROVIDED = 45 TREES

PLANTINGS REQUIREMENTS:
1 PLANTING PER 10 L.F. OF BUILDING PERIMETER
PROPOSED BLDG PERIMETER = 481 L.F. = 49 PLANTINGS

PLANT, SHRUB AND TREE LIST

PLANTS & SHRUBS

SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE/ROOT
	17	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 Container
	21	Hemerocallis 'Stella de Oro'	Stella d'Oro Daylily	#1 Container
	15	Aronia melanocarpa var. elata	Glossy Black Chokeberry	#2 Container
	18	Thuja occidentalis 'Holmstrup'	Holmstrup Eastern Arborvitae	#10 Container
TOTAL	71			

TREES

SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE/ROOT
AL	7	Tilia americana 'McKSentry	American Sentry Linden	2 - 1/2" B&B
IH	7	Gleditsia triacanthos var. inermis 'Impcole'	Imperial Honeylocust	2 - 1/2" B&B
RB	9	Betula nigra	River Birch	2 - 1/2" B&B
BS	10	Picea glauca var. dens	Black Hills Spruce	6' B&B
CA	12	Malus 'Pink Spires'	Pink Spires Flowering Crabapple	2" B&B
TOTAL	45			

LEGEND

- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- BUILDING/PARKING SETBACK LINE
- PROPOSED SHRUB/GRASS
- PROPOSED CONIFEROUS TREE
- PROPOSED DECIDUOUS TREE

N

0 10 20 40 60
Scale in Feet

REHDER & ASSOCIATES, INC.
Civil Engineers & Land Surveyors
3440 Federal Drive, Suite 110
Eagan, MN 55122
Telephone 651-452-5051
www.rehder.com

PROJECT NO.: 241-2187.044 DRAWING FILE: 2187044.DWG

6-30-26
7-20-26

Issued
CITY SUBMITTAL
ADDRESS CITY COMMENTS

LANDSCAPE PLAN
KCI TRUCKING
CITY OF ROSEMOUNT

SHEET NUMBER
L1

158TH CIRCLE WEST

PROPOSED BUILDING
FFE = 956.25

FUTURE BLDG

FUTURE PARKING EXPANSION

MODULAR BLOCK RETAINING WALL

MODULAR BLOCK RETAINING WALL

T R E E S

T R E E S

GOPHER STATE ONE CALL

CALL 48 HOURS BEFORE YOU DIG
TWIN CITY AREA 651-454-0002
MN. TOLL FREE 1-800-252-1166

CODE COMPLIANCE:

1. WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LAWS, CODES & REQUIREMENTS OF REGULATORY AGENCIES HAVING JURISDICTION.
2. NOTIFY THE OWNER'S ENGINEER OF DISCREPANCIES BETWEEN THE WORK AND APPLICABLE CODES. DO NOT WORK IN AN AFFECTED AREA UNTIL THE DISCREPANCY HAS BEEN RESOLVED.
3. VERIFY CODES IN EFFECT AT THE TIME OF THE NOTICE TO PROCEED AND STAY CURRENT WITH CODE CHANGES WHICH AFFECT THE WORK UNTIL SUBSTANTIAL COMPLETION.

LEGEND

- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- BUILDING/PARKING SETBACK LINE
- PROPOSED CONCRETE
- PROPOSED BITUMINOUS

N

0 10 20 40 60
Scale in Feet

REHDER & ASSOCIATES, INC.
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3440 Federal Drive, Suite 110
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PROJECT NO.: 241-2187.044 DRAWING FILE: 2187044.DWG

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

PRELIMINARY

Name _____ Date _____
Reg. No. _____

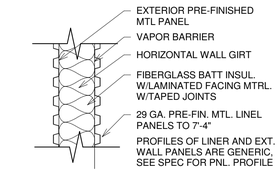
Issued
CITY SUBMITTAL 6-30-26
ADDRESS CITY COMMENTS 7-20-26

FUTURE SITE PLAN
KCI TRUCKING
CITY OF ROSEMOUNT

SHEET NUMBER
C2.1

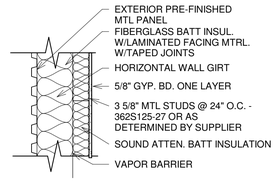
GENERAL FLOOR PLAN NOTES:

1. THE LOCATION AND TYPE OF ALL EXISTING IN PLACE WALLS AND BUILDING ELEMENTS SHOWN ON THE PLANS ARE DISPLAYING DESIGN INTENT ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF APPRO DEVELOPMENT, INC. NO WARRANTY OR GUARANTEE IS IMPLIED. THE SUBCONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHOULD NOTIFY ARCHITECT OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
2. PROVIDE SHALL BE DEFINED AS 'FURNISH AND INSTALL'.
3. DRAWINGS AND SPECIFICATIONS ARE TO BE CONSIDERED AS SUPPLEMENTING EACH OTHER. WORK SPECIFIED BUT NOT SHOWN OR SHOWN BUT NOT SPECIFIED SHALL BE PERFORMED OR FURNISHED AS THOUGH MENTIONED IN BOTH SPECIFICATIONS AND DRAWINGS.
4. MINOR ITEMS, ACCESSORIES OR DEVICES REASONABLE INFERABLE AS NECESSARY FOR COMPLETION AND PROPER OPERATION OF ANY SYSTEM SHALL BE PROVIDED BY CONTRACTOR OR SUBCONTRACTOR FOR SUCH SYSTEM WHETHER OR NOT SPECIFICALLY CALLED FOR BY SPECIFICATIONS OR DRAWINGS.
5. PROTECT EXISTING CONSTRUCTION TO REMAIN. IF DAMAGED DURING CONSTRUCTION, REPAIR AS NECESSARY.
6. THE CONTRACTOR AND ITS SUBCONTRACTORS SHALL VERIFY IN THE FIELD ALL NEW AND EXISTING APPLICABLE CONDITIONS, DIMENSIONS, RELATIONSHIPS, ETC. SHOWN IN THE PROJECT PLANS AND AS PERTINENT TO THE INTENT OF THE DESIGN AND THESE DRAWINGS. ANY DISCREPANCY DISCOVERED SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK AFFECTED BY, OR RELATED TO, SUCH DISCREPANCY. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH, OR CAUSED BY, ITS FAILURE TO COMPLY WITH THIS REQUIREMENT. COORDINATE CONSTRUCTION AROUND EXISTING EQUIPMENT, CONDUIT CABLING, ETC., WITH OWNER.
7. AT ALL AREAS WHERE EXISTING WALLS, WALL COVERING, OR FLOOR COVERING WAS REMOVED, THE CONTRACTOR SHALL PROPERLY PREPARE THE SURFACE TO RECEIVE NEW FINISHES AND ALIGN SMOOTHLY WITH ADJACENT AREAS.
8. THE CONTRACTOR IS TO BE RESPONSIBLE FOR JOB CLEANLINESS. THE OWNER'S FACILITIES SHALL NOT BE USED FOR CONSTRUCTION TRASH/ DEBRIS DISPOSAL.
9. THE CONTRACTOR IS TO PROVIDE A COMPLETE, FINISHED AND FUNCTIONAL INSTALLATION OF ALL COMPONENTS DESCRIBED IN DRAWINGS.
10. PREPARE ALL EXISTING WALLS AND FLOORS SCHEDULED TO RECEIVE NEW FINISHES (OR TO BE PATCHED) AS REQUIRED TO PROPERLY RECEIVE THE NEW FINISH MATERIAL. COORDINATE WITH THE ROOM FINISH SCHEDULE.
11. EXAMINE ALL SUBSTRATES TO DETERMINE THAT THEY ARE SOUND, CLEAN AND READY TO RECEIVE FINISHES OR MILLWORK/ CASEWORK PRIOR TO INSTALLATION. START OF INSTALLATION OF ITEMS SHALL IMPLY ACCEPTANCE OF THE SUBSTRATE AND SHALL NOT BE GROUNDS FOR CLAIMS AGAINST IMPROPER PERFORMANCE OF INSTALLED MATERIAL. NO CHANGE ORDER WILL BE ISSUED TO RECTIFY UNSATISFACTORY SUBSTRATES ONCE WORK HAS COMMENCED. ADVISE ARCHITECT OF ANY EXISTING CONDITIONS NOT LEVEL, SMOOTH, AND PLUMB, WITHIN INDUSTRY STANDARDS, PRIOR TO START OF ANY CONSTRUCTION.
12. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR, AND HAVE CONTROL OVER, ALL CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF WORK REQUIRED BY THE CONTRACT DOCUMENTS.



1 EXT WALL W/LINER PANEL

FULL HEIGHT WALL

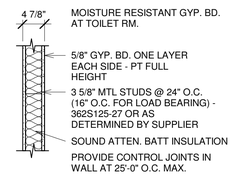


2 EXT WALL W/ GYP. BD

FULL HEIGHT WALL, GYP. TO 9' A.F.F.

2A EXT WALL W/ GYP. BD.

FULL HEIGHT WALL, GYP. TO DECK



3 GYP. BD. WALL

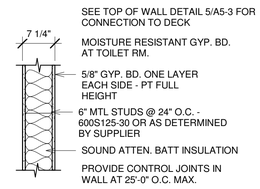
FULL HEIGHT WALL DECK

3A GYP. BD. WALL

PARTIAL HEIGHT WALL TO 9'-0" A.F.F.

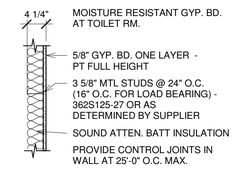
3B GYP. BD. WALL

PARTIAL HEIGHT WALL TO 12'-0" A.F.F.



4 GYP. BD. WALL

PARTIAL HEIGHT WALL TO 12'-0" A.F.F.



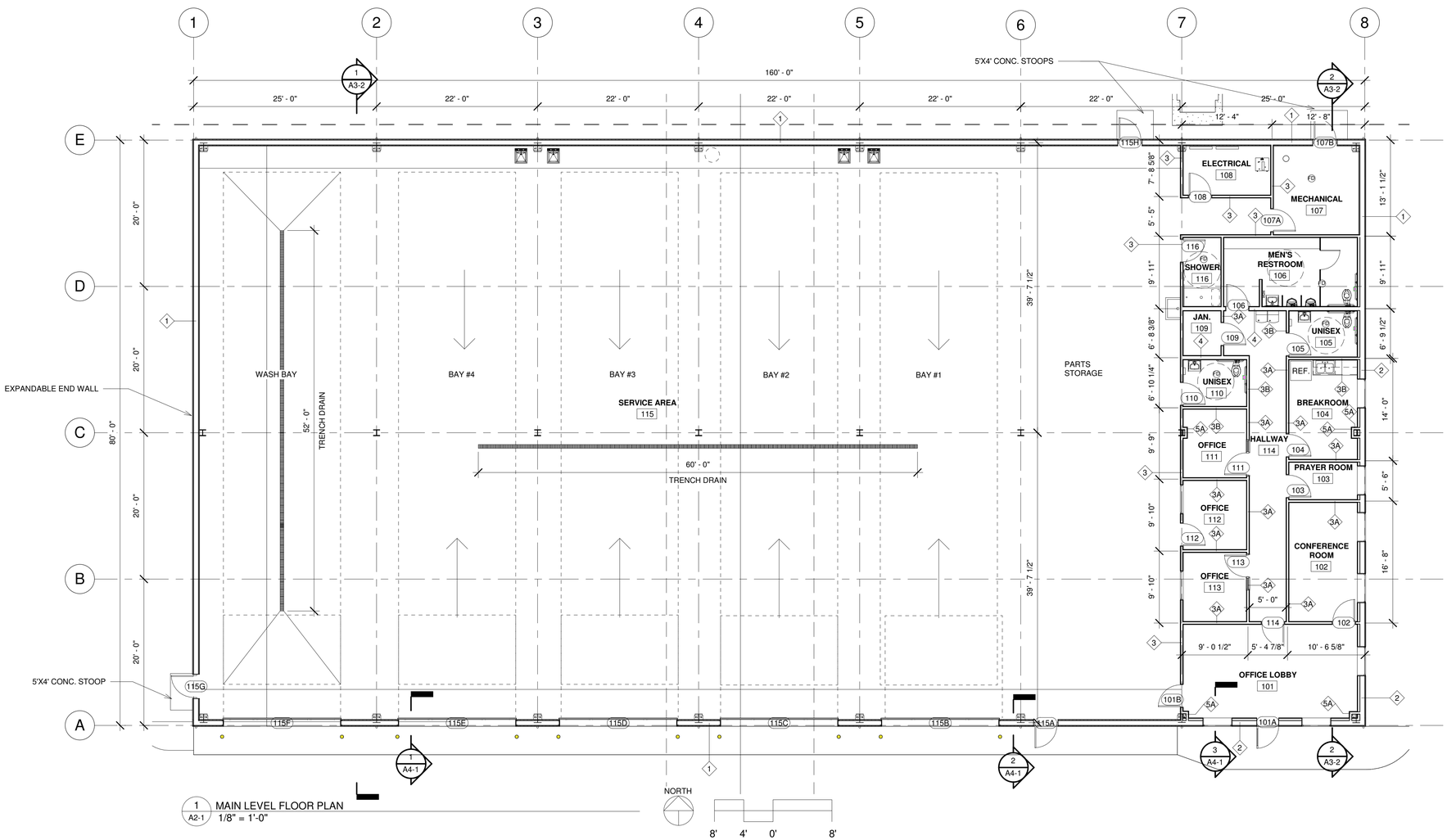
5 GYP. BD. WALL

FULL HEIGHT WALL DECK

5A GYP. BD. WALL

PARTIAL HEIGHT WALL TO 9' - 0"

2 A2-1 WALL TYPES
3/4" = 1'-0"



1 A2-1 MAIN LEVEL FLOOR PLAN
1/8" = 1'-0"

APPRO DEVELOPMENT
design | build | develop

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

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PRELIMINARY
NOT FOR CONSTRUCTION

No.	Description	Date

AUTO REPAIR SHOP AND OFFICE

2520 158TH CIR W,
ROSEMOUNT, MN 55068

FLOOR PLAN

Project number	24-01-0093
Date	06/30/2026
Drawn by	NNR
Checked by	VKT

A2-1

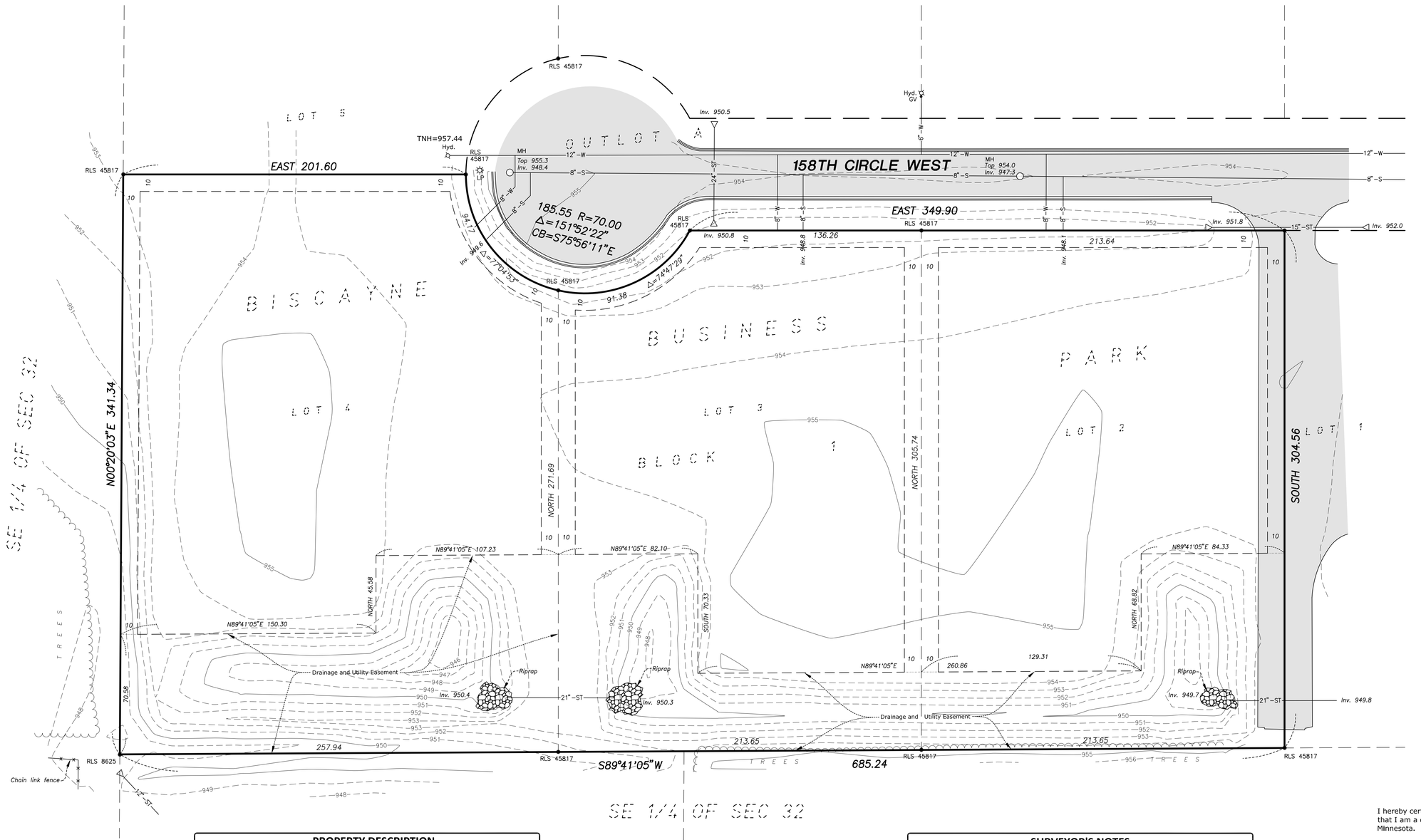
Scale: As indicated

6/30/2026 9:25:10 AM

Boundary and Topographic Survey for:

APPRO DEVELOPMENT

at 2510–2530 158th Circle West – Rosemount, Minnesota



LEGEND

- Iron Monument Found
- S — Sanitary Sewer
- ST — Storm Sewer
- W — Watermain
- Hyd. — Hydrant
- GV — Gate Valve
- MH — Manhole
- Flared End
- Inv. — Invert Elevation
- LP — Light Pole
- Bituminous Surface

PROPERTY DESCRIPTION

Lot 2, Block 1, BISCAYNE BUSINESS PARK, Dakota County, Minnesota.

AND

Lot 3, Block 1, BISCAYNE BUSINESS PARK, Dakota County, Minnesota.

AND

Lot 4, Block 1, BISCAYNE BUSINESS PARK, Dakota County, Minnesota.

SURVEYOR'S NOTES

1. Orientation of the bearing system used for this survey is based on BISCAYNE BUSINESS PARK. Vertical Datum: NAVD 88.
2. As shown on this survey map, underground utility lines and structures are shown in an approximate way only, according to information provided by others. Excavations were not made during the process of this survey to locate underground utilities and/or structures. A request that utilities be marked/located for this survey was made through Gopher State One Call (Ticket Nos. 243201169, 243201260 & 243201261) and the City of Rosemount. The underground utility lines and structures shown on this map represent the information provided to Rehder & Associates as a result of that request. The surveyor does not guarantee that the information provided was either complete or accurate or that there are no other underground utility lines and structures, active or abandoned, on or adjacent to the subject property.
3. Area = 213,199 square feet or 4.89 acres.
4. Top of top nut of hydrant located on the west side of the cul-de-sac of 158th Circle West = 957.44.

CERTIFICATION

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

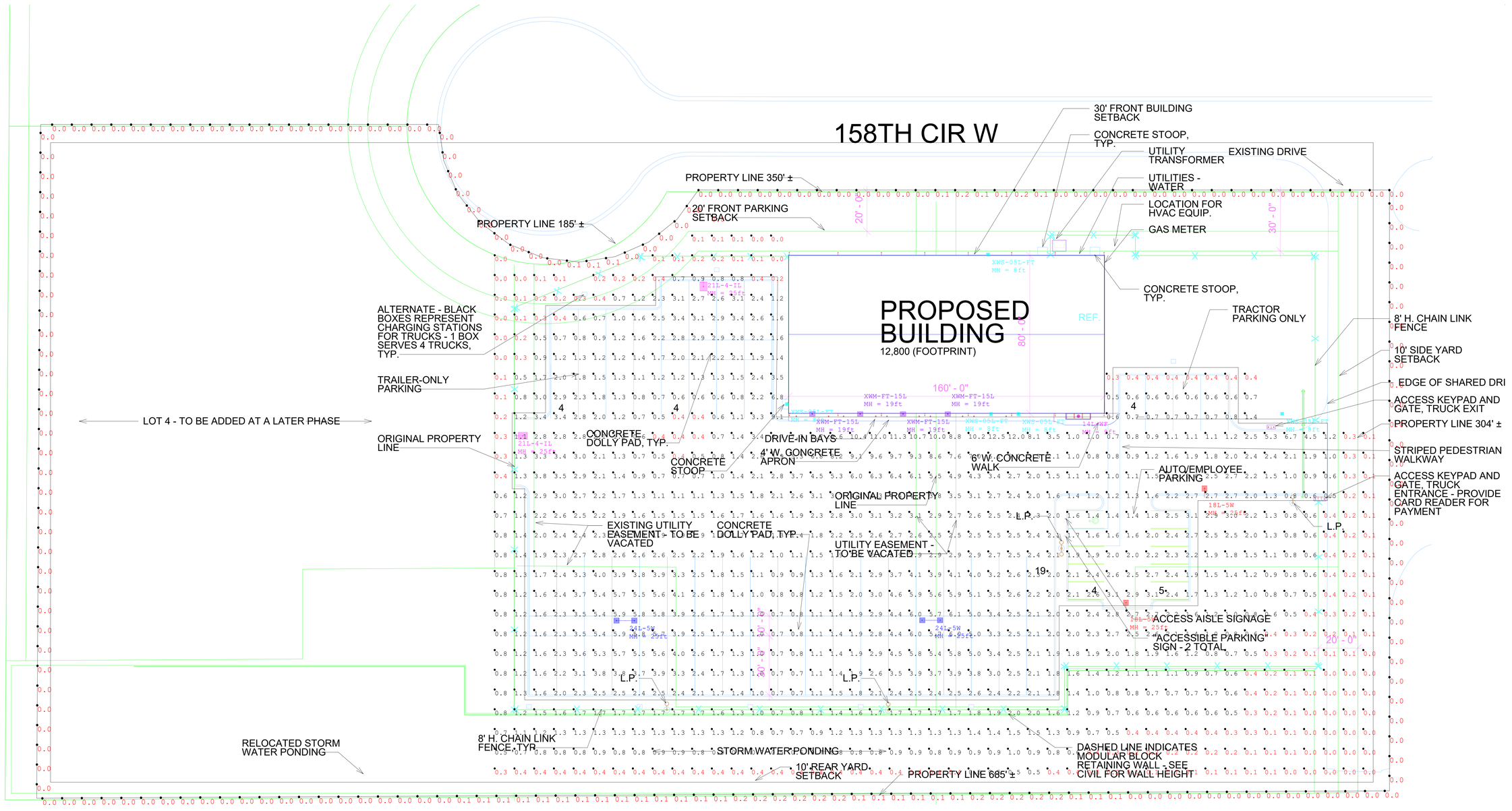
Dated this 15th day of November, 2024
REHDER & ASSOCIATES, INC.

Matthew Thiel, Land Surveyor
Minnesota License No. 63458

REHDER & ASSOCIATES, INC.
Civil Engineers & Land Surveyors

3440 Federal Drive, Suite 110
Eagan, MN 55122
Telephone: 651-452-5051
www.rehder.com

JOB: 244–2187.043



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Tag
	1	14L-WF	Single	LCD6-LED-14L-40-WF-TR6R-SF-HAZ	0.900	1337	14	MH = 9ft
	2	24L-5W	Back-Back	MRS-LED-24L-SIL-5W-40-70CRI	0.900	23578	196	MH = 25ft
	2	21L-4-IL	Single	MRS-LED-21L-SIL-4-30-70CRI-IL	0.900	12434	165	MH = 25ft
	4	XWM-FT-15L	Single	XWM-FT-LED-15L-40	0.900	15189	98	MH = 19ft
	5	XWS-05L-FT	Single	XWS-LED-05L-SIL-FT-40-70CRI	0.900	5067	35	MH = 8ft
	2	18L-5W	Single	MRS-LED-18L-SIL-5W-40-70CRI	0.900	17636	135	MH = 25ft

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Prop Line	Illuminance	Fc	0.0	0.2	0.0	N.A.	N.A.
Site	Illuminance	Fc	1.9	12.5	0.0	N.A.	N.A.
Parking and Drive	Illuminance	Fc	2.6	12.5	0.4	6.6	31.3

Scale: 1 inch= 20 Ft.

These drawings are for conceptual use only and are not intended for construction. Fixture runs and quantities should be verified prior to order. Values represented are an approximation generated from manufacturers photometric inhouse or independent lab tests with data supplied by lamp manufacturers.

36x44

Luma Sales Associates
Lighting and Controls

Comments
Date
#
Revisions

Drawn By: Joe Frey
Checked By:
Date:6/30/2026
Sales Agent:
Scale:1" = 20'

Rosemont Auto Repair
Rosemont MN

LS952-4263-2

ROSEMOUNT
MINNESOTA

EXECUTIVE SUMMARY

Planning Commission Regular Meeting: July 28, 2026
Tenative City Council Meeting: August 18, 2026

AGENDA ITEM:	Requests by North Wind Test for approval of preliminary and final plats, planned unit development master development plan, and final site and building plan to construct the first phase of the Minnesota Aerospace Complex.	**AGENDA SECTION:** PUBLIC HEARINGS
PREPARED BY:	Anthony Nemcek , Senior Planner	**AGENDA NO.** 6.b.
ATTACHMENTS:	Site Location, Preliminary Plat, Final Plat, Applicant's Narrative, Overall Campus Concept, Overall Site Plan, Phase 1 Site Plan, Elevations, Tree Removals, Overall Landscape Plan, Phase 1 Landscape Plan, Overall Utility Plan, Phase One Utility, Lighting and Photometry	**APPROVED BY:** AK

RECOMMENDED ACTION:

1. **Motion** to recommend the City Council approve North Wind Addition Preliminary and Final Plats, subject to any conditions or requirements of the City Engineer.
2. **Motion** to recommend the City Council approve a Planned Unit Development Master Development Plan with rezoning of the site from B-2 Employment to B-2 PUD Employment Planned Unit Development for an aerospace research and testing laboratory on approximately 60 acres 1/2 mile south of County Road 42 and West of Blaine Avenue, subject to the following conditions:
    a. Approval of a PUD agreement.
    b. A deviation from Section 11-4-4 Site Dimensions to allow structures up to 120 feet in the subject property with occupiable space not to exceed 75' in height.
    c. A deviation from Section 11-7-3 Off-Street Parking and Loading Requirements to base the parking requirement on actual anticipated employment and usage by the applicant.
    d. A deviation from Section 11-7-5 Fencing Standards to allow security fencing taller than 8' and containing enhanced security features.
    e. A deviation from Section 11-7-6 Landscaping, Screening, and Buffering Standards to allow primarily coniferous trees to be used along the perimeter of the site in order to provide a higher level of screening from public rights of way.
    f. A deviation from Section 11-7-8 Lighting Standards that would allow site lighting to exceed 1.0 foot candle or lumen at the site boundary as needed for security purposes.
    g. A deviation from Section 11-7-2 Architectural Standards to waive specific facade articulation requirements in exchange for enhanced materials and building design.
3. **Motion** to approve the final site and building plan for the first phase of North Wind Test's Minnesota Aerospace Complex subject to the following conditions:

a. Payment of a landscape surety equal to 110% of the cost of landscaping based on the most recently adopted fee schedule.
b. The applicant shall provide an updated photometric study that extends to adjacent property boundaries.
c. Compliance with any requirements of the City Engineer related to the utility and street construction plans.
d. Submittal of a turning radius exhibit for review by the City's fire marshal.
e. The site plan shall be updated to provide an impervious calculation specific to Lot 1 Block 1 of the proposed plat.
f. If parking needs exceed the level of parking provided, the applicant shall submit to the City a plan showing where additional parking would be placed in the remaining open areas of the site.

BACKGROUND

The Planning Commission is being asked to consider requests submitted to the Community Development department by North Wind Test, LLC to develop the first phase of a hypersonic aerospace testing facility in Rosemount called the Minnesota Aerospace Complex (MAC). North Wind has submitted applications for Preliminary and Final Plat approval as well as approval of a Planned Unit Development (PUD) Master Development Plan and Final Site and Building Plan. The subject property is approximately 60 acres in area, and it is located immediately south of Meta's data center project along the west side of Blaine Avenue. The subject property was subdivided from the greater UMore Park land in February 2025. At that time, the City Council also rezoned the site from A-2 Agriculture to B-2 Employment.

The applicant is requesting six deviations from the zoning code standards as part of the Planned Unit Development. These are related to structure height, parking, fencing, landscaping, lighting, and architecture. Each deviation will be reviewed as part of this report. The proposed research and testing facility is a permitted use in the B-2 Employment zoning district and is consistent with the Business Park land use designation of the Comprehensive Plan. Staff is recommending approval of the requests.

Property Owner and Applicant	North Wind Test, LLC
Site Location	1/2 mile south of CSAH 42 and West of Blaine Avenue
Site Area	60.74 Acres Overall, Phase One Area 8.86 Acres
Land Use Designation	Business Park
Zoning	B-2 Employment
Surrounding Uses	North - Business Park East - Agricultural Research

	South - Agricultural Research West - Agricultural Research

ISSUE ANALYSIS

Overall Concept Plan

The concept envisioned for the overall site shows three main components: two capability units, which are essentially the buildings containing the wind tunnels and associated office and engineering space, and an engineering building that will be a collaboration between North Wind and the University of Minnesota. The main entry to the site will be made from the new 151st Street East in the general area of the engineering building. The overall site is being seen as a campus with cohesive architecture and a central plaza area. The concept also sets aside land for further expansion within the development area. The first phase being proposed by the applicant contains one of the capability buildings and two associated accessory buildings containing mechanical and ancillary equipment.

Plat

The proposed plat will create three parcels, two buildable lots and one outlot. Additionally, the plat will dedicate right-of-way for 151st Street that extends west from Blaine Avenue along the northern edge of the site. The two buildable lots will contain a new Xcel Energy substation and phase one of North Wind's MAC. The proposed parcels meet the minimum lot standards of the B-2 Employment district as shown on the table below.

	Required	Provided
Minimum Lot Area	1 Acre	3.36 Acres
Minimum Lot Width	120 feet	282 Feet

The proposed outlot will contain future phases of development such as the engineering building and second capability hall. Additional equipment and structures in support of the research and testing that will occur within the MAC.

PUD Master Development Plan

The zoning code requires the site to be developed as a Planned Unit Development to accommodate multiple principal structures on a single parcel. As part of the PUD, the Applicant is requesting specific deviations from the code. While the deviations requested are not being fully utilized in this first phase of development, the master development plan will guide the design of the site plan in future phases of development. The Applicant has indicated that future phases will be generally consistent with what the Commission is seeing proposed in this first phase. The Applicant's submittal included a narrative describing the project as a whole as well as the deviations requested as part of the PUD. Staff finds that the enhanced architecture and building materials, as well as the site plan itself, mitigate potential impacts created by the proposed deviations. The requested deviations are reviewed below.

Section 11-4-4 Site Dimensions The applicant is requesting an increase in maximum building height to allow structures up to 120' in height to allow for building components such as exhaust towers. The request indicates that occupiable building height will not exceed 75'. The architectural plans submitted by the applicant show a maximum building height of 70', which is the exhaust tower of the Capability 1 building. The remainder of that building has a maximum height of 40'. Future structures that might be taller than those within the current site plan are mechanical equipment and buildings that would be built as part of subsequent phases. Staff is supportive of this request for the following reasons: The architectural plans show the exhaust tower featuring surfacing that provides visual interest, the mechanical equipment structures and buildings are anticipated to be located centrally to the site to serve both capability buildings, and the landscape plan includes significant screening around the site perimeter. Lastly, the site's location well away from residential development and major thoroughfares reduces the impact of the additional height.

Section 11-7-3 Off-Street Parking and Loading Requirements The applicant is requesting that the required parking be based on actual occupancy rather than standard ratios. The PUD process allows for parking requirements to be reduced if a site's developer can demonstrate to the city's satisfaction that a lesser standard should be permitted on the grounds of complementary peak parking demands by the uses within the PUD. Because the use of the site is so specific, it is very unlikely that it will ever be used for something other than what is being proposed. This alleviates the concern that a future owner of the site would have drastically different parking needs. Additionally, there is open space being reserved that could accommodate additional parking if such a need arises.

Section 11-7-5 Fencing Standards The proposed use has specific, high-level security requirements. As such, the applicant is requesting that fencing that exceeds 8 feet in height and may potentially use enhanced security features be permitted. This proposed deviation is similar to what was approved for Meta's site immediately north of the subject property. Significant screening along the exterior perimeter of the site is shown on the landscaping plan to help mitigate the appearance of the security fencing. An image of what this fencing could potentially look like is included in the applicant's narrative. Staff supports the proposed deviation.

Section 11-7-6 Landscaping, Screening, and Buffering Standards The Applicant is requesting the ability to utilize coniferous trees along the site perimeter in lieu of the standard mix of deciduous and ornamental trees to meet their security requirements. The Applicant's site plan does show deciduous trees along 151st Street East as well as placed throughout the site. Because of the nature of the project, staff is supportive of the use of coniferous trees along the site perimeter.

Section 11-7-8 Lighting Standards The applicant is requesting the ability to exceed 1.0 foot-candle or lumen at the property line. Based on the security needs of the site, the location of the subject property, and future land uses surrounding the property, staff is supportive of this request. It appears there is a misunderstanding of how the standard is applied as the zoning ordinance calls for the measurement to be made at an adjacent property boundary versus the boundary of the subject property. The additional distance provided by rights-of-way separating parcels means that the lighting shown on the plans provided would be within the maximum allowed by the City Code. Staff will work with the applicant to understand what the level of lighting would be at the boundaries of adjacent properties.

Section 11-7-2 Architectural Standards The zoning ordinance standard in the B-2 zoning district requires any wall more than one hundred (100) feet in length to be divided into increments of no more than thirty-five (35) feet through the articulation of the façade. This is usually accomplished through vertical banding of different textures or materials. The applicant is requesting flexibility from this standard based on the unique size and shape of some buildings that is required to support the use contained within them. Staff finds that, overall, the mix of materials and shape of the buildings alleviates the need for specific articulation as prescribed by the code. The buildings proposed are better than concrete tip-up boxes that are characteristics of structures in the B-2 district, and staff is supportive of this request.

Site Plan Review

The applicant is requesting approval of the final site and building plan for the first phase of development within the MAC. The overall complex is anticipated to develop in three phases. Two primary phases in which the testing capability structures are developed and a third phase containing the engineering building, which will be a collaboration between North Wind and the University of Minnesota. The applicant is also setting aside land within the MAC for potential future expansion areas. These are shown on the attached concept plan. Temporary stormwater ponding is shown on the overall plan, as well as temporary internal streets to provide connections and access until the site is built out. Permanent ponding and streets will be sited as the complex phases develop.

Land Use and Zoning

The subject property is designated for Business Park development in the Rosemount Comprehensive Land Use Plan. The proposed use is consistent with that designation. The site is within the B-2 Employment zoning district and research and testing laboratories are a permitted use in that district.

Site Standards

The site plan for the first phase of development meets the standards related to building area, setbacks, and impervious coverage in the B-2 Employment zoning district. The table below shows the standards compared to the submitted site plan. In addition to these standards, the site meets the minimum building area standard of 10%. The total of all buildings on the site equals 19.8%. The maximum lot coverage for the B-2 zoning district is 75%. The applicant's plans calculate the site impervious based on the entire MAC site rather than the subject parcel. While the plans appear to meet the maximum standard, staff has asked the applicant to update the plans to provide a calculation for the subject parcel, and staff's recommended action includes this as a condition of approval.

Frontage	Required Setback		Provided Setback	
	Building	Parking/Circulation	Building	Parking
North	10 Feet	10 Feet	57.6 Feet	11.2 Feet
South	10 Feet	10 Feet	72 Feet	16 Feet

East	70 Feet	50 Feet	124.8 Feet	50 Feet
West	10 Feet	10 Feet	61.2 Feet	72.4 Feet

Access and Parking
Access into the site will initially come from a secondary access drive on the far western side of the overall site, and traffic will use a temporary driveway to reach the phase one area. The applicant has indicated this is due to the final location of the engineering building being unknown. The primary entrance into the site will be constructed with the engineering building shown on the overall concept plan. Traffic circulation plans will also eventually see a ring road built around the entire site. The site and buildings are designed so that parking and loading areas are all located internally on the site and are screened by the structures.

The applicant is requesting, as part of the Planned Unit Development, that the amount of parking required be based on the applicant's actual anticipated needs rather than the standard ratio within the zoning ordinance. Staff is supportive of this due to the specialized nature of the proposed use. The applicant anticipates a need for 40 spaces based on employment and visitors to the site at any given time. The plans provided by the applicant show 55 stalls. Should additional parking be needed, the site contains open space onto which parking could be expanded. As each phase comes before the Planning Commission, a parking plan will be included and actual usage will be reviewed as part of those future approvals.

Exterior Materials And Massing
The applicant has provided detailed elevations of the proposed buildings that show materials that meet the standards of the zoning ordinance for the B-2 Employment district. The zoning ordinance requires exterior materials to be comprised of a combination of glass, brick, natural stone, specialty integral colored concrete block (including textured, burnished, and rock-faced block), tile (masonry, stone or clay), architectural textured concrete panels cast in place, precast concrete panels or better. Up to 60% of the elevations not facing rights of way can be finished steel or aluminum. The elevations of each building show a mix of precast concrete, translucent panels, and extensive glazing with perforated screening fins to control sunlight through the glass. The precast concrete features various textures and architectural finishes to create visual interest. The capability building plans include an exhaust tower that extends to a height of 70' while the maximum height of the remainder structures have a maximum height of 40'. The mechanical building also includes a fully enclosed mechanical yard that will be screened with walls that match the rest of the structures on the site.

Landscaping
The applicant has provided a detailed landscape plan as well as a tree inventory/replacement plan. The plans provided exceed the minimum standards of the zoning ordinance. Based on the area of the phase one subject parcel, a total of 129 trees are required based on a ratio of one tree per 3,000 square feet. The applicant's plan also provides perimeter trees along Blaine Avenue and 151st Street East and parking lot landscaping that meets the code standard.

	Required	Provided
Area Trees	129 Trees	178 Trees
Parking Lot Landscaping	846 Square Feet (5%) and 5 Trees	2,867 sf (17 %) and 10 Trees
Foundation Plantings	254 Linear Feet	362 Linear Feet
Tree Replacement	158 Caliper Inches (17% of total)	482.5 Caliper Inches
Perimeter/ROW Trees	15 Trees	86 Trees

The Applicant's plans place a significant amount of trees along the perimeter of the site in order to provide the level of screening and security required by the proposed use. These perimeter trees consist of a mix of deciduous, ornamental, and coniferous trees, but are primarily comprised of coniferous trees.

Utilities
As part of the 151st Street East construction plans, utilities will be placed within that ROW and will serve the site. A new Xcel Energy substation is proposed in the northeast corner of the overall site, and a separate site plan review will be required prior to construction of that facility.

Parks and Open Space
No parks are proposed for this area and a fee-in-lieu of land dedication was paid as part of the original subdivision. Trails and sidewalks along Blaine Avenue and the new 151st Street East are shown on the submitted plans.

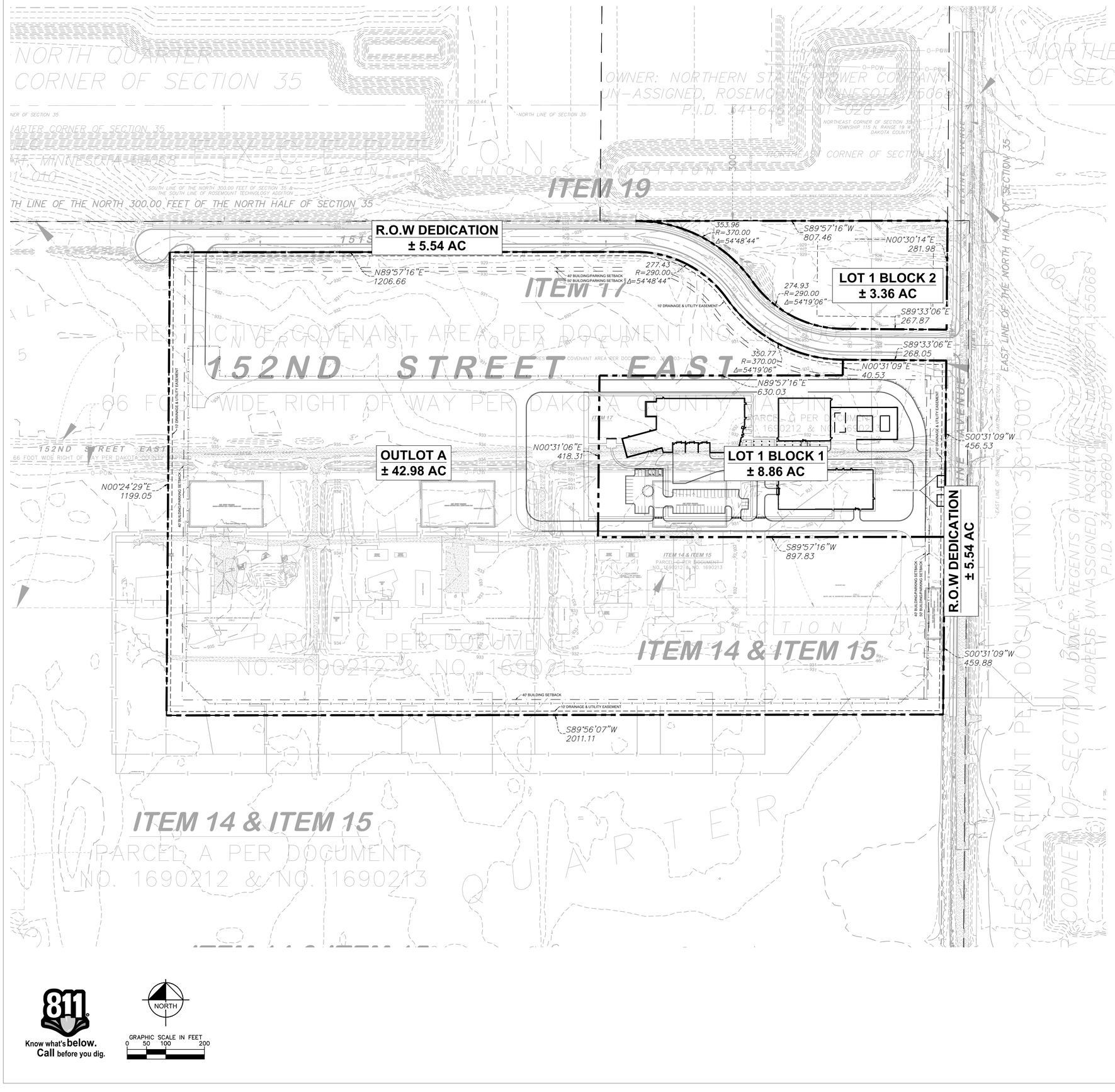
Site Lighting
The applicant has provided a site lighting plan and photometric study. Site lighting will be pole-mounted at a height of 30', the maximum allowed by the zoning ordinance. Light poles will be placed along the perimeter ring road and also along drives through the internal areas of the site. The applicant has indicated that they may exceed the lighting maximum allowed at the parcel boundary. Upon review of the plans, staff believes that may not be the case as the maximum illumination is measured at the boundary of adjacent properties, and the additional distance created by the right of way along the east and north sides of the site may result in illumination that is within the maximum allowed. The applicant is asking for flexibility in meeting this requirement as part of the PUD process, and staff will continue to review their site lighting plans and update photometric to minimize impacts on adjacent properties, none of which are residential.

RECOMMENDATION

Staff finds the proposed plans to be in conformance with the standards of the zoning ordinance and is supportive of the requested deviations from the code contained in the applicant's PUD request and is recommending approval of both. Based on that, staff is also recommending approval of the site plan,

subject to conditions listed in the recommended action above.





ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.

PREPARED BY: CONNOR G. MCCOY, P.E.
11995 SINGLETREE LN, SUITE 225
EDEN PRAIRIE, MN 55344
TELEPHONE: (612) 315-1272

DEVELOPER
NORTH WIND TEST LLC

358 EAST FILLMORE AVE
ST. PAUL, MN 55107
TELEPHONE: (651) 220-1196
CONTACT: JIM BELLOMO

SURVEYOR
EGAN, FIELD AND NOWAK, INC.

475 OLD HIGHWAY 8 NW, SUITE 200
NEW BRIGHTON, MN 55112
TELEPHONE: (612) 466-3300
CONTACT: ERIC A. ROESER, PLS

LEGEND

- PROPOSED PROPERTY LINE
- EXISTING / ADJACENT PROPERTY LINE
- SETBACK LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE

PROPERTY SUMMARY	
LOT 1 BLOCK 1	± 8.86 AC
LOT 1 BLOCK 2	± 3.36 AC
OUTLOT A	± 42.98 AC
R.O.W DEDICATION	± 5.54 AC
TOTAL PROPERTY AREA	± 60.74 AC
ZONING	
EXISTING ZONING	A - 2
PROPOSED ZONING	B - 2
PROPOSED LAND USE	BUSINESS / RESEARCH

NORTHWIND TEST - CAPABILITY ONE

BWBR
380 St. Peter Street, Ste. 600
Saint Paul, MN 55102
651.222.3701
bwbr.com

Consultants

Kimley»Horn

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

Name CONNOR G. MCCOY, P.E.
Date 06/30/2026 Lic./Reg. No. 65603

Issued For

Item	Date

NOT FOR CONSTRUCTION
FOR REFERENCE ONLY

This Sheet may be a Reduced Copy.
The bar above is 1" long on a Full Size Sheet. Drawing Scales apply to Full Size Sheets.

Keyplan

TRUE NORTH PLAN NORTH

ZONE 3 ZONE 1 ZONE 2

KHA PROJECT No. 161379003
Drawn JMJ

Sheet Title

PRELIMINARY PLAT

Sheet No.

EX-1

Copyright BWBR

NORTH WIND ADDITION

KNOW ALL BY THESE PRESENTS: That North Wind Test LLC, a Minnesota limited liability company, owner of the following described property:

That part of the Northeast Quarter of Section 35, Township 115 North, Range 19 West described as follows:

Commencing at the northeast corner of said Section 35; thence South 00 degrees 27 minutes 47 seconds West, assumed bearing, along the east line of said Northeast Quarter, a distance of 300.01 feet to the south line of the North 300.00 feet of said Section 35, also being the south line of the plat of ROSEMOUNT TECHNOLOGY ADDITION and the point of beginning of the parcel to be described; thence continuing South 00 degrees 27 minutes 47 seconds West, along said east line of the Northeast Quarter, a distance of 1278.36 feet; thence South 89 degrees 56 minutes 07 seconds West, a distance of 2068.51 feet; thence North 00 degrees 23 minutes 47 seconds East, a distance of 1279.05 feet to said south line of the North 300.00 feet of Section 35; thence North 89 degrees 57 minutes 16 seconds East, along said south line of the North 300.00 feet of Section 35, a distance of 2070.00 feet to the point of beginning.

Has caused the same to be surveyed and platted as NORTH WIND ADDITION, and does hereby dedicate to the public for public use the public way created plat.

In witness whereof said North Wind Test LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this

_____ day of _____, 20___.

Signed: North Wind Test LLC, a Minnesota limited liability company,

By _____, President of North Wind Test LLC, a Minnesota limited liability company.

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____ , 20___, by _____, President of North Wind Test LLC, a Minnesota limited liability company.

_____
Signature of Notary

_____
Printed Name of Notary

Notary Public _____ County, _____
My commission expires _____

I Eric A. Roeser 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___.

_____
Eric A. Roeser, Licensed Land Surveyor
Minnesota License No. 47476

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____ , 20___, by Eric A. Roeser, Land Surveyor, Minnesota License No. 47476.

_____
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 NORTH WIND 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 28th day of November, 2023, the Board of Commissioners of Dakota County, Minnesota, approved this plat of NORTH WIND 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

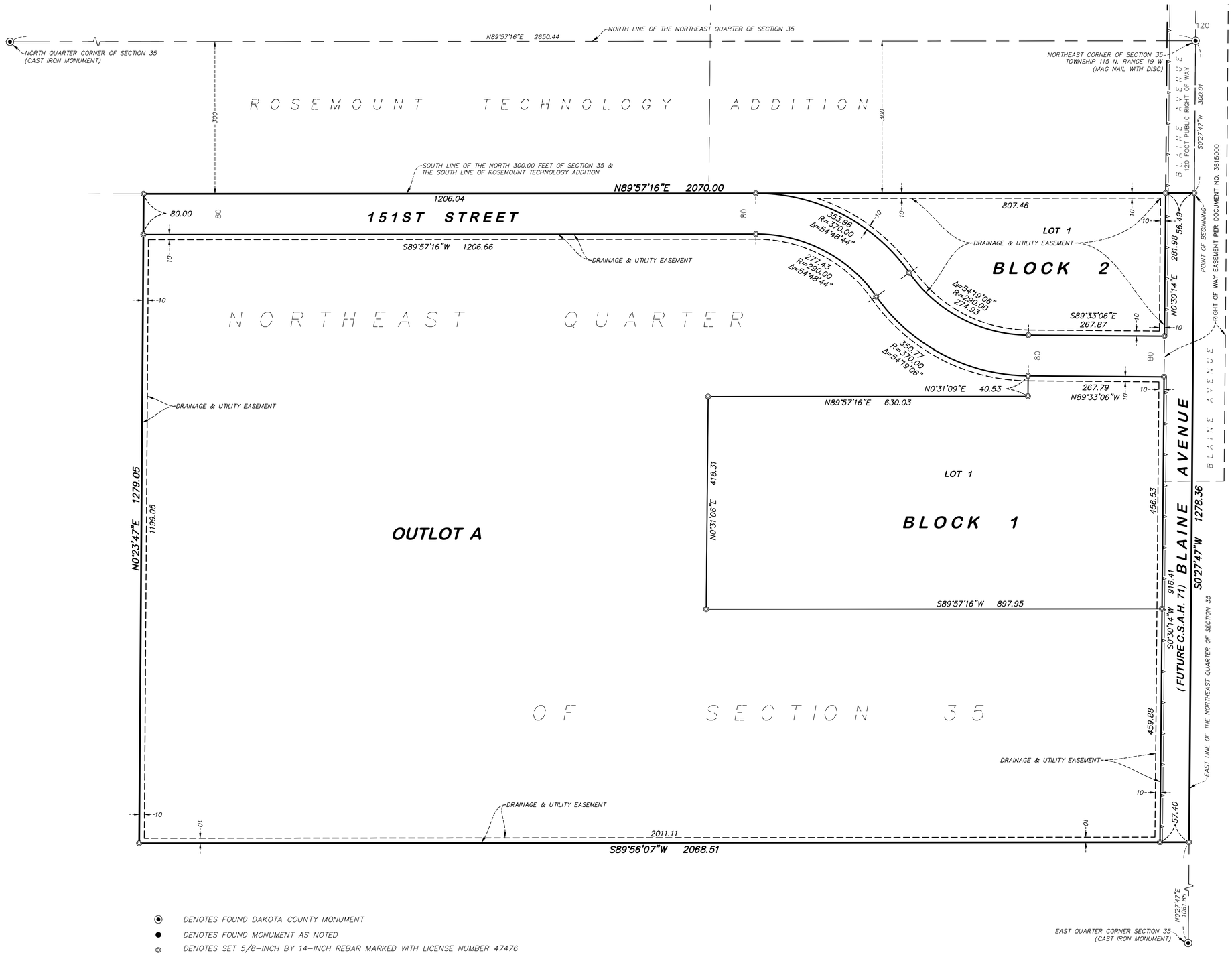
COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

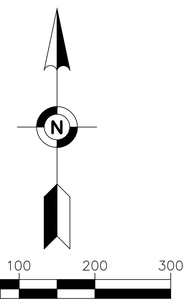
I hereby certify that this plat of NORTH WIND ADDITION was filed in the office of the County Recorder for public record this _____ day of _____ , 202___, at _____ o'clock __. M., and was duly filed in Book _____ of Plats, Page _____, as Document Number _____.

By: _____
Amy A. Koethe, County Recorder

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

NORTH WIND ADDITION



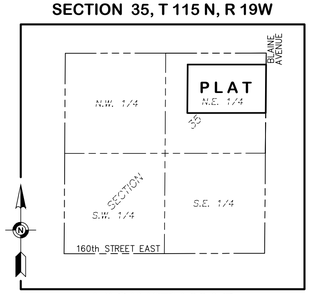


SCALE IN FEET
1 INCH = 100 FEET

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 115 NORTH, RANGE 19 WEST, DAKOTA COUNTY, MINNESOTA IS ASSUMED TO BEAR S00°27'47"W

- DENOTES FOUND DAKOTA COUNTY MONUMENT
- DENOTES FOUND MONUMENT AS NOTED
- DENOTES SET 5/8-INCH BY 14-INCH REBAR MARKED WITH LICENSE NUMBER 47476
- DENOTES RESTRICTED ACCESS TO DAKOTA COUNTY PER THE DAKOTA COUNTY CONTIGUOUS PLAT ORDINANCE

SECTION 35, T 115 N, R 19W



VICINITY MAP
NO SCALE

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

SHEET 2 OF 2 SHEETS

Kimley»Horn

MEMORANDUM

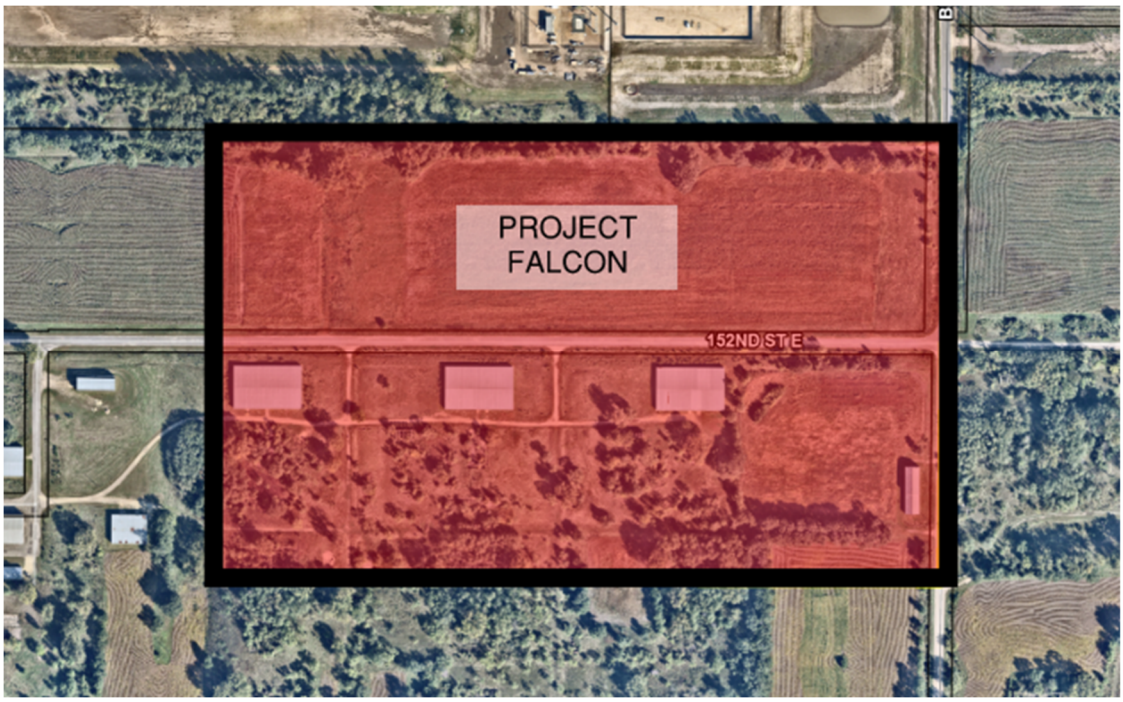
To: Anthony Nemcek, Senior Planner, City of Rosemount

From: Jennifer Edison, P.E., Kimley Horn
Brian Wurdeman, P.E., Kimley Horn

Date: June 30, 2026

Subject: Project Falcon – Site Plan/PUD Narrative

Kimley Horn, on behalf of North Wind, is submitting an application for a Planned Unit Development (PUD) Master Development Plan for the North Wind Campus, along with a Preliminary Plat, Final Plat, Site Plan Review, and PUD Final Site and Building Plan for Phase 1 of a proposed development known as “Project Falcon,” or the “Minnesota Aerospace Complex (MnAC).” The site is located in the southwest quadrant of County Road 42 and Blaine Avenue within UMore Park. The property is currently zoned B2 – Employment District



. The following documents are included as part of this submittal:

- Applications
  - Preliminary Plat
  - Final Plat
  - PUD Concept Plan Application
  - PUD Master Development Plan
  - Site Plan Review
- North Wind Addition Preliminary Plat
- North Wind Addition Final Plat
- Overall Campus – Concept Plan
- Project Falcon – Capability One Site Development Plans
- Project Falcon – Capability One Architectural Plans
- Process Piping Layout
- Tree Preservation Plan
- Roadway Lighting Plan
- Truck Turning Exhibit
- Supporting Documents
  - Project Falcon TIA
  - Lift Station Preliminary Design Memo
  - Blaine/151st Public Improvements Plans
  - Certificate of Survey
  - North Wind Alta
  - Noise Study
  - Geotechnical Report
  - Stormwater Report

Proposed Project

Project Falcon is a research and testing facility for North Wind that will include a multi-phased buildout of the full campus. Phase 1 (“Capability One”) will include construction of a primary two-story building, along with ancillary buildings and supporting infrastructure. The primary building will utilize high-quality materials and complementary architectural features consistent with the overall campus design. Planned uses include research and testing facilities, office space, server infrastructure, and supporting equipment. Additional site improvements include mechanical support buildings, green space, employee and visitor parking, utilities, landscaping, and stormwater management facilities.

The campus is envisioned as a phased development, with future buildout anticipated to include additional facilities such as an engineering building and wind tunnel testing infrastructure. While development of Phase 1 for the campus is underway, the full campus buildout is still not determined.

The site is subject to covenants, conditions, and restrictions established by the University of Minnesota, as well as applicable City Code and Zoning Ordinances.

Architecture and Design

Project Falcon is envisioned as a premier national hub for advanced testing, research, and innovation, enabling breakthroughs that will shape the future. The campus is designed to elevate the standards of industrial development by creating a cohesive environment where architecture, landscape, and site planning work together to balance operational performance with an exceptional human experience.

Thoughtfully designed open spaces, pedestrian connections, and landscaped areas create a welcoming campus that softens the scale of the industrial buildings and establishes a strong sense of place. Careful attention to materiality, massing, and architectural expression establishes a refined identity, reinforced by a clear sequence from site entry to arrival and a unified visual hierarchy across the campus. The result is a distinctive development that sets a new benchmark for aerospace capabilities around the world.

Access and Utilities

Primary site access will be provided via the extension of 151st Street from Blaine Avenue. Future phases may include additional access points from Blaine Avenue. Blaine Avenue currently consists of an approximately 24-foot-wide bituminous roadway along the eastern boundary of the site, transitioning to a 30-foot-wide gravel roadway further south. The proposed development includes dedication of right-of-way to facilitate improvements to Blaine Avenue as a 30-foot-wide urban roadway, as well as right-of-way for the extension of 151st Street west of Blaine Avenue.

The development will include both on-site and off-site utilities, including sanitary sewer, watermain, and dry utility duct banks. Utilities will generally be installed underground, with the exception of an overhead electrical transmission line along the eastern boundary connecting to a proposed substation. Certain process and mechanical piping is also anticipated to be above ground. The electrical transmission infrastructure will be designed and constructed by Xcel Energy.

As part of Blaine Avenue improvements, a public 16-inch watermain will be extended south to the project boundary. A 12-inch watermain will be installed along 151st Street, with 12-inch service stubs provided to serve the campus and allow for system looping.

Sanitary sewer within the development will drain to an off-site lift station discharging to an existing MCES trunk sewer located in the northeast portion of the site. A 10-inch sanitary sewer main will be extended along 151st Street, with 8-inch service stubs provided the campus. Wastewater will flow by gravity to the lift station and be pumped north to the regional system, as described in the submitted sewershed and preliminary design reports included with this submittal. North Wind is collaborating with the University of Minnesota, City, and MCES for the connection to the existing MCES main.

The ultimate campus buildout includes a regional stormwater management pond located in the northwest corner of the development. This pond is designed to provide both stormwater volume control and rate control for the fully developed site. As part of Phase 1, a portion of the pond will be constructed and sized to manage runoff generated by the initial phase of development, with future

expansion planned based on the location and design of a proposed engineering building. In the interim, temporary sedimentation basins will be constructed throughout the site to provide stormwater management and erosion control until subsequent development phases are completed.

Landscaping

Existing trees on site were removed as part of permitted soil remediation activities which began in Spring 2026. A tree preservation plan included in the application provides an inventory for significant trees and has been included with this submittal. Required tree mitigation has been provided as shown in the proposed Landscape Plan.

A landscaped buffer with evergreen screening is proposed along the perimeter of Phase 1 and at the off-site substation to provide effective screening, buffering, and enhanced visual character. Coniferous trees are incorporated to screen the site, substation, and building areas, while a combination of site and perimeter plantings contributes to visual softening and creates a more pedestrian-friendly environment.

Foundation plantings are designed to break up building massing and create a gradual transition in scale. Additional screening, consisting of coniferous trees, is provided at loading areas within the site. Parking lot landscaping, including trees and groundcover, is incorporated to break up large expanses of pavement, enhance the user experience, and reduce the visual impact of parked vehicles.

Other Improvements

Parking setbacks are governed by University of Minnesota covenants, which are more restrictive than City requirements. Phase 1 will include 55 parking spaces, including four ADA-compliant spaces, to serve staff and visitors. Based on employee shifts and office space, 40 parking stalls are needed for this first phase.

Future phases will include additional buildings of varying heights, governed under the Master PUD requested as part of this submittal.

Acoustic studies have been conducted to inform site design and seek compliance with Minnesota State noise standards. The analysis considers full campus buildout conditions. While noise mitigation is not required for Phase 1, it may be necessary for future phases. The study is included with this submittal.

Intent of PUD Application

This Planned Unit Development (PUD) application is being reviewed concurrently with the Preliminary Plat, Final Plat, and Phase 1 Site Plan applications. The purpose of the PUD is to establish a framework that informs the design and development of both the Phase 1 improvements and future phases of the campus as it builds out over time. The ultimate goal is to create a comprehensive PUD that will govern development across the entire campus.

The applicant has found that certain provisions of the zoning code appear to be tailored toward traditionally sized development lots, where buildings are typically located closer to public streets, and may not fully address the unique characteristics of a large-scale campus environment. As a result, the PUD process provides an opportunity to identify and establish mutually agreed-upon code deviations, balanced by the public and project benefits offered by the development. Establishing these expectations upfront will provide clarity and predictability for future site planning efforts, allowing subsequent phases to be designed and submitted efficiently over the coming years as the campus continues to develop.

PUD Flexibility Requests

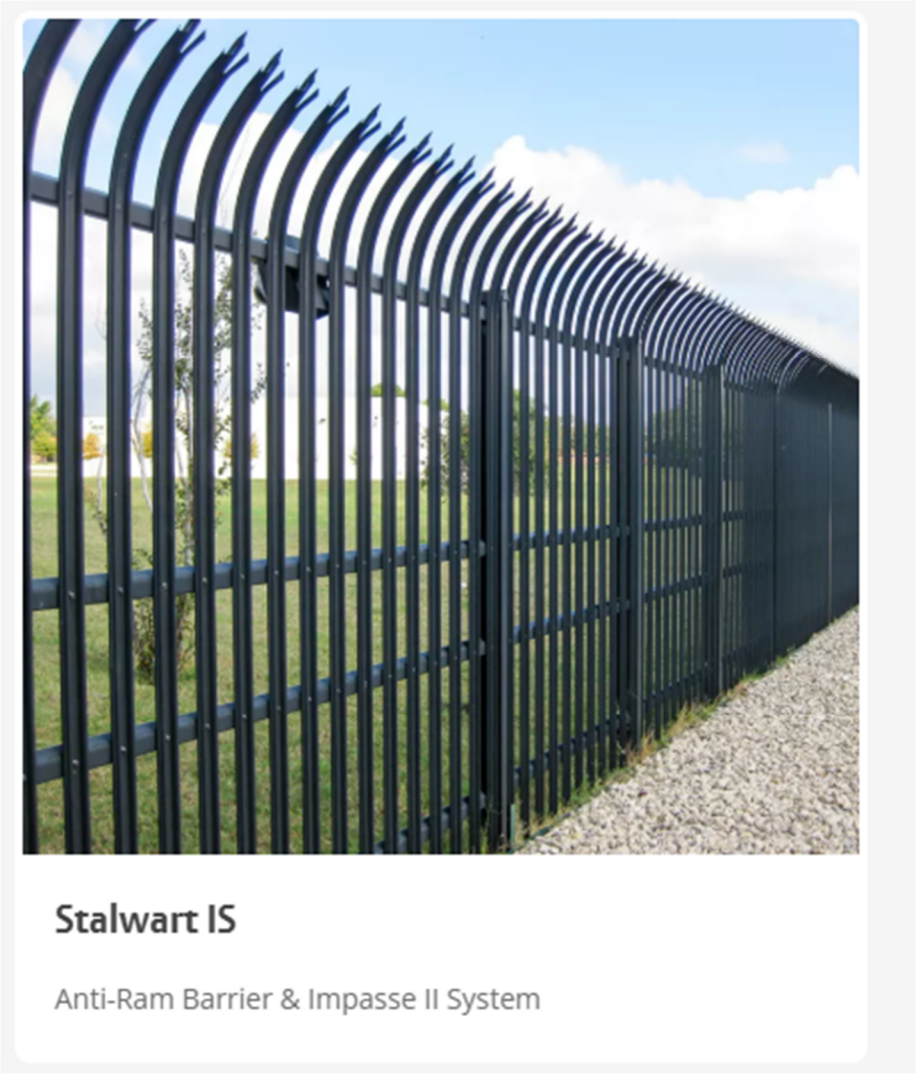
This submittal requests approval of a Master PUD governing the entire campus, including Phase 1 development. The following deviations from standard City Zoning and University of Minnesota guidelines are requested:

- ***Section 11-4-4 SITE DIMENSIONS***
  Structures up to 120 feet in height may be necessary for buildings on future campus phases to account for mechanical spaces such as exhaust. Occupiable building height will not exceed 75 feet.

- ***Section 11-5-5 PLANNED UNIT DEVELOPMENT DISTRICT***
  Item 4a: More than one building will be placed on a platted lot. Multiple support buildings may be located within a single development lot. Due to the high density of the site to support working and happening of processes, buildings may need to be placed in a manner which places them closer than 12 feet together but still provides fire access.

  Item 4e: Parking will be based on actual occupancy rather than standard ratios due to the specialized nature of the facilities.

- ***Section 11-7-5 FENCING STANDARDS*:**
  Enhanced security fencing, including precast walls, ornamental metal, and potential use of barbed or razor wire, may be incorporated. Security requirements are still being evaluated, and preliminary findings determine the fencing may exceed 8-ft in height and will be similar to Ameristar Products for Anti-Ramming Fence as shown below.



- ***Section 11-7-6 LANDSCAPING, SCREENING AND BUFFERING STANDARDS:***
  Site perimeter trees are proposed to be coniferous in lieu of the City required shade or flowering trees. Due to the site user's security requirements, we ask for flexibility.

- ***Section 11-7-8 LIGHTING STANDARDS:***
  Site lighting levels may exceed 1.0 foot-candles at the property line to meet security requirements. Site lighting will be provided throughout the development for user safety and security. Lighting will be consistent in character across the site and will meet end-user security requirements. A photometric plan has been prepared showing lighting spaced at 30-foot intervals along the primary ring road and throughout parking areas. The applicant is

continuing to coordinate with a security subconsultant, and additional lighting details will be provided with future phase submittals.

- ***Section 11-7-2 ARCHITECTURAL STANDARDS:***

  Architectural Articulation: Due to the unique size and shape of some buildings to support the working and happening of processes, the banding and façade articulation may need to be larger than those outlined in this section.

BUILDING CODE ACCOMMODATIONS

Code asks

- Item 1 building occupancy: The highly unique nature of the building type necessitates several code assumptions to effectively design within parameters while also meeting governmental requirements as outlined by Unified Facilities Criteria (UFC).
  - For occupied process spaces B occupancy can be assumed where no hazardous materials are present
  - For occupied support spaces F-1 occupancy can be assumed where no hazardous materials are present
  - For non-occupied support spaces F-1 occupancy can be assumed where no hazardous materials are present

- Item 2 building Occupancy load: The highly unique nature of the building type necessitates several code assumptions to effectively design within parameters while also meeting governmental requirements as outlined by Unified Facilities Criteria (UFC).
  - For occupied process spaces a occupant load factor of 500sf per occupant can be assumed where no hazardous materials are present
  - For all support spaces an occupant load factor of 500sf per occupant can be assumed
    where no hazardous materials are present

- Item 3 Fixture Count: The highly unique nature of the building type necessitates several code assumptions to effectively design within parameters while also meeting governmental requirements as outlined by Unified Facilities Criteria (UFC).
  - For occupied process buildings it will be assumed that fixture count will be calculated using an actual occupant load + 10%
  - For occupied support buildings it will be assumed that fixture count will be calculated using an actual occupant load + 10%
  - For non-occupied process buildings, it will be assumed that no fixtures will be provided but access to a fixture will be provided within 500 feet as to provide an accessible option in the vicinity of a support building where no hazardous materials are present.

  - For non-occupied support buildings, it will be assumed that fixture count will be calculated using an actual occupant load + 10% where hazardous materials are present.

- Item 4 allowable building height: The highly unique nature of the building type necessitates several code assumptions to effectively design within parameters while also meeting governmental requirements as outlined by Unified Facilities Criteria (UFC).
  - For all Buildings on site it is assumed that allowable building height can be a max 120 feet to account for mechanical spaces such as exhaust. Occupiable building height will not be above 75 feet.
  - For all mechanical structures on site it is assumed that the allowable height will be a maximum of 120 feet to account for mechanical objects such as suction spheres.

- Item 5 Light-transmitting plastic wall panels: The highly unique nature of the building type necessitates several code assumptions to effectively design within parameters while also meeting governmental requirements as outlined by Unified Facilities Criteria (UFC).
  - For all Buildings on site it is assumed that allowable distance between panels in the vertical and horizontal to be 0 to ensure we are able to meet daylighting requirements and safety requirements as outlined in the UFC.

We respectfully request that the Master PUD, Site Plan, Preliminary Plat, and Final Plat be scheduled for consideration at the next available Planning Commission meeting. Please contact me at (612) 387-5159 with any questions or requests for additional information.

OVERALL MASTER CONCEPT PLAN

151st Street

STORMWATER POND

SECURITY BUILDING

ENGINEERING BUILDING

STORMWATER POND

X-CEL TRANSFORMERS

BLAINE AVENUE

ACCESSORY BUILDING

CAPABILITY 1

MECHANICAL BUILDING

MECHANICAL YARD

ACCESSORY BUILDINGS

ACCESSORY BUILDING

ACCESSORY BUILDING

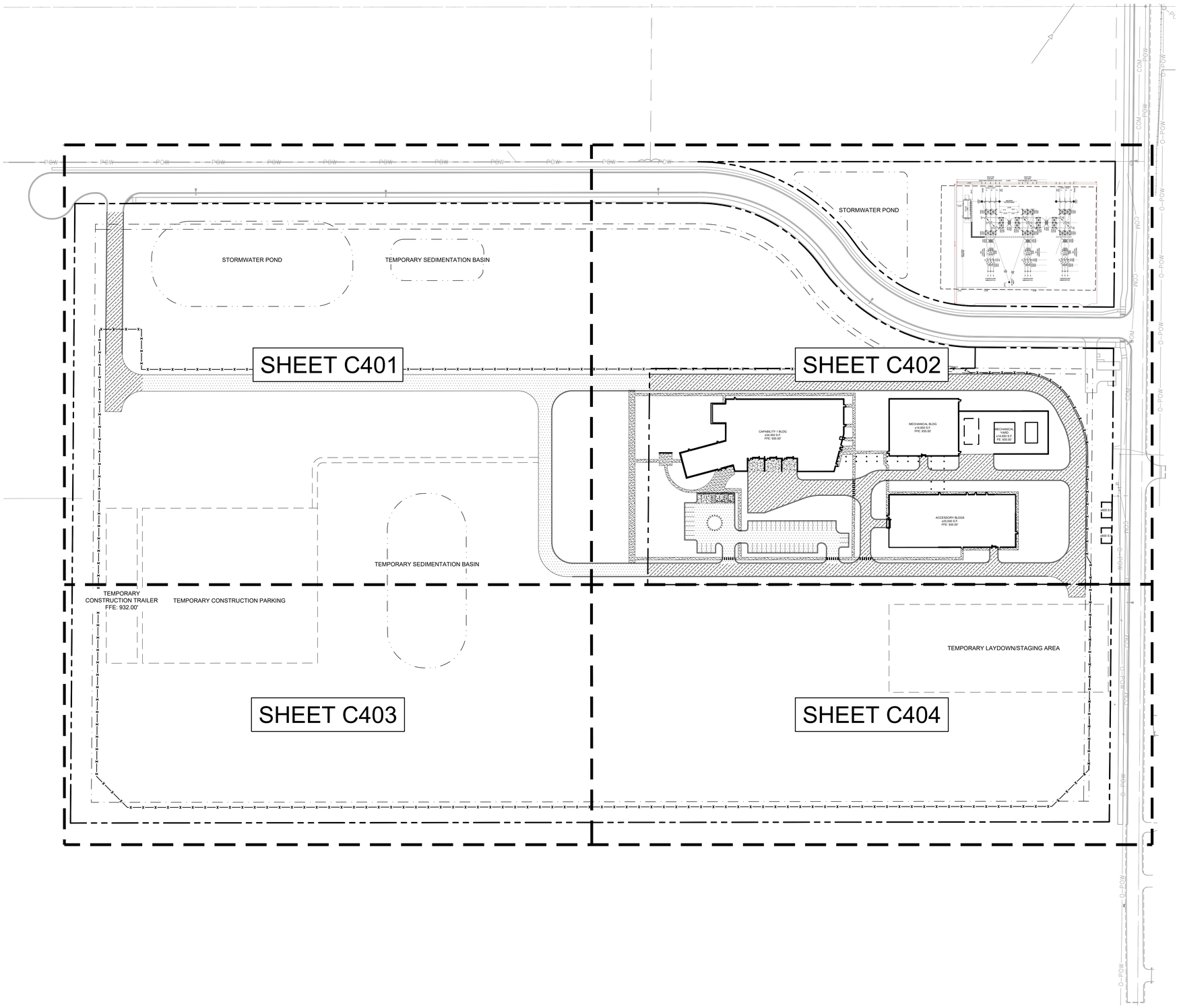
POTENTIAL FUTURE EXPANSION AREA

MECHANICAL BUILDING

CAPABILITY 2

ACCESSORY BUILDING

POTENTIAL FUTURE EXPANSION AREA



LEGEND

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

SITE PLAN NOTES

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

PROPERTY SUMMARY	
TOTAL PROPERTY AREA	± 55.20 AC
DISTURBED AREA	± 55.20 AC
EXISTING IMPERVIOUS AREA	± 7.40 AC / ± 13.40%
EXISTING PERVIOUS AREA	± 44.44 AC / ± 80.60%
PROPOSED IMPERVIOUS AREA	± 13.31 AC / ± 24.11%
PROPOSED PERVIOUS AREA	± 41.89 AC / ± 75.89 %
NET DECREASE IN IMPERVIOUS AREA	± 2.55 AC

SITE DATA	
EXISTING ZONING	A - 2
PROPOSED ZONING	B - 2
PROPOSED LAND USE	BUSINESS / RESEARCH
PARKING SETBACKS	FRONT= 50' SIDE/REAR = 40' LOCATE PARKING GENERALLY TO SIDE AND REAR.
BUILDING SETBACKS	FRONT = 40' SIDE = 40' REAR = 40' ORIENT BUILDINGS PARALLEL OR PERPENDICULAR TO STREETS.

BUILDING DATA SUMMARY	
AREAS	
TOTAL BUILDING AREA	± 76,488 SF
PERCENT OF TOTAL PROPERTY AREA	± 3.73%
PARKING	
REQUIRED PARKING DIMENSIONS	9.0' WIDTH X 19' LENGTH X 24' DRIVE AISLE
REQUIRED PARKING	40 SPACES
PROPOSED PARKING	55 SPACES
ADA STALLS REQUIRED / PROVIDED	2 STALLS / 3 STALLS

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NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

NORTHWIND TEST - CAPABILITY ONE

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

Name CONNOR G. MCCOY, P.E.

Date 06/30/2026 Lic./Reg. No. 65603

Issued For

Item	Date

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Keyplan

TRUE NORTH PLAN NORTH

ZONE 3 ZONE 1 ZONE 2

KHA PROJECT No. 161379003

Drawn JMJ

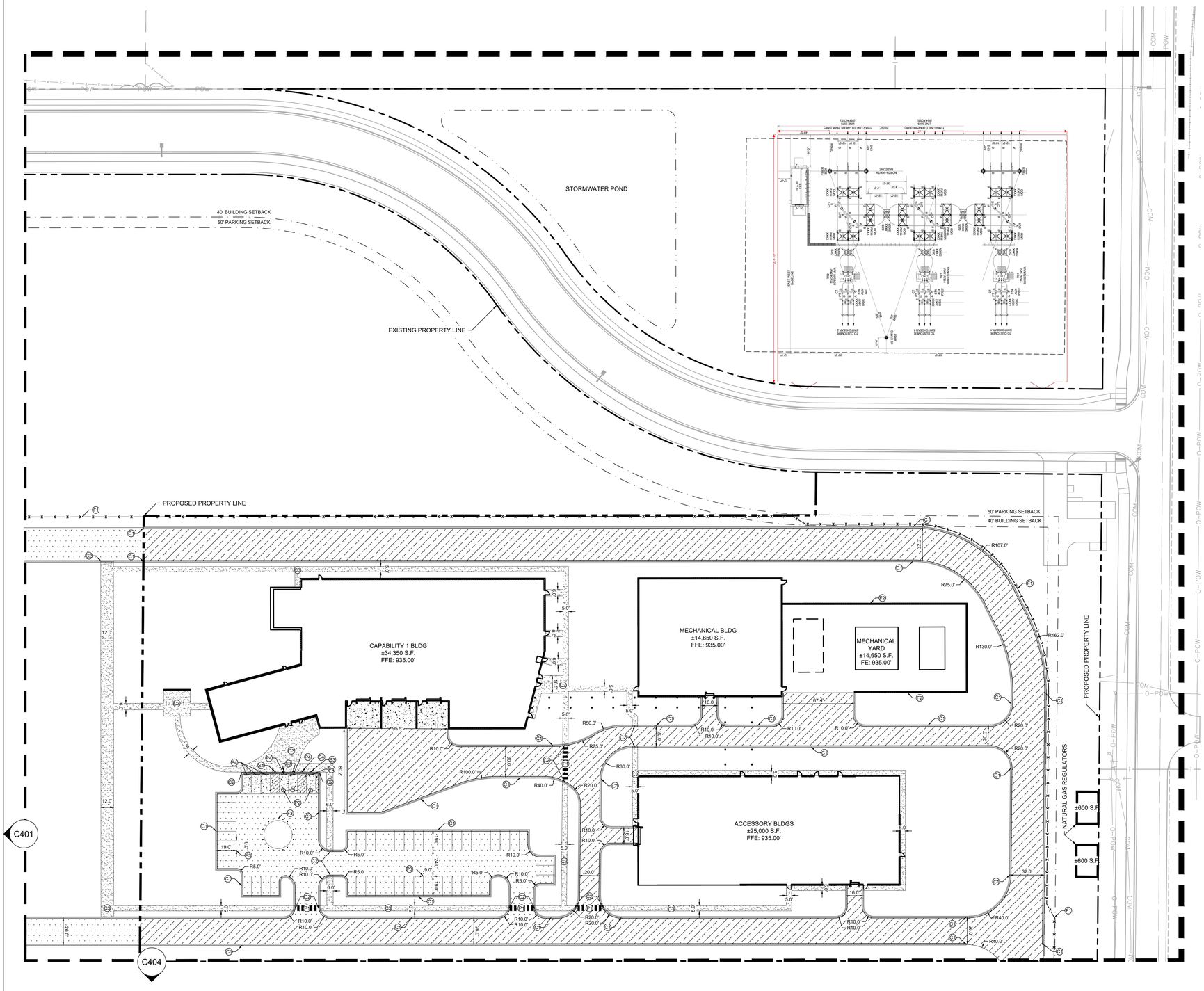
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SITE PLAN - OVERALL

Sheet No.

C400

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LEGEND

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

KEYNOTE LEGEND

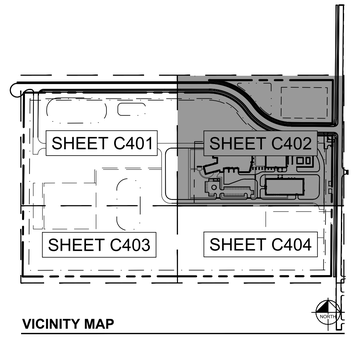
CURB, SIDEWALK, AND PAVEMENT
- C1 6" CONCRETE CURB & GUTTER (SEE DETAIL 1 ON SHEET C410)
- C2 FLUSH CURB AND WALK (SEE DETAIL 1 ON SHEET C410)
- C3 CONCRETE SIDE WALK
- C4 MATCH EXISTING EDGE OF PAVEMENT/ CURB & GUTTER
- C5 TEMPORARY 8" GRAVEL LAYDOWN/STAGING AREA
- C6 TEMPORARY PAVED WALK

SITE FURNATURE
- F1 SECURITY FENCE
- F2 SCREEN WALL
- F3 6" CONCRETE FILLED PIPE BOLLARD (SEE DETAIL 6 ON SHEET C411)

PAVEMENT MARKINGS
- P1 PEDESTRIAN CROSSWALK
- P2 ADA PARKING STALL
- P3 19' X 9' PARKING STALL
- P4 CONCRETE WHEEL STOP (SEE DETAIL 7 ON SHEET C411)

SIGNAGE
- S1 STOP SIGN (SEE DETAIL 2 ON SHEET C410)
- S2 DO NOT ENTER SIGN
- S3 ADA PARKING SIGN (SEE DETAIL 5 ON SHEET C411)
- S4 NO PARKING SIGN

REFERENCE NOTES
- R1 AT-GRADE BUILDING ENTRY & STRUCTURAL STOOP, SHOWN FOR REFERENCE (SEE ARCHITECTURAL PLANS)
- R2 MONUMENT SIGN, SHOWN FOR REFERENCE (SEE ARCHITECTURAL PLANS)
- R3 LIGHT POLES, SHOWN FOR REFERENCE (SEE SITE LIGHTING PLANS)
- R4 RETAINING WALL, SHOWN FOR REFERENCE (BY OTHERS)
- R6 TRANSFORMER PAD, SHOWN FOR REFERENCE (SEE ELECTRICAL PLANS)
- R7 CONSTRUCTION TRAILER/PARKING PAD



VICINITY MAP

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

NORTH

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

Name CONNOR G. MCCOY, P.E.

Date 06/30/2026 Lic./Reg. No. 65603

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Item	Date

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Keyplan

TRUE NORTH PLAN NORTH

ZONE 3 ZONE 1 ZONE 2

KHA PROJECT No. 161379003

Drawn JMJ

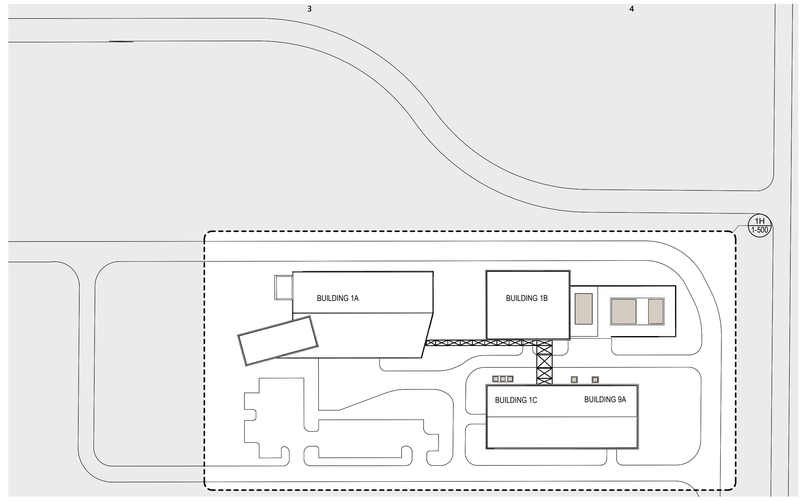
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SITE PLAN - ENLARGEMENT

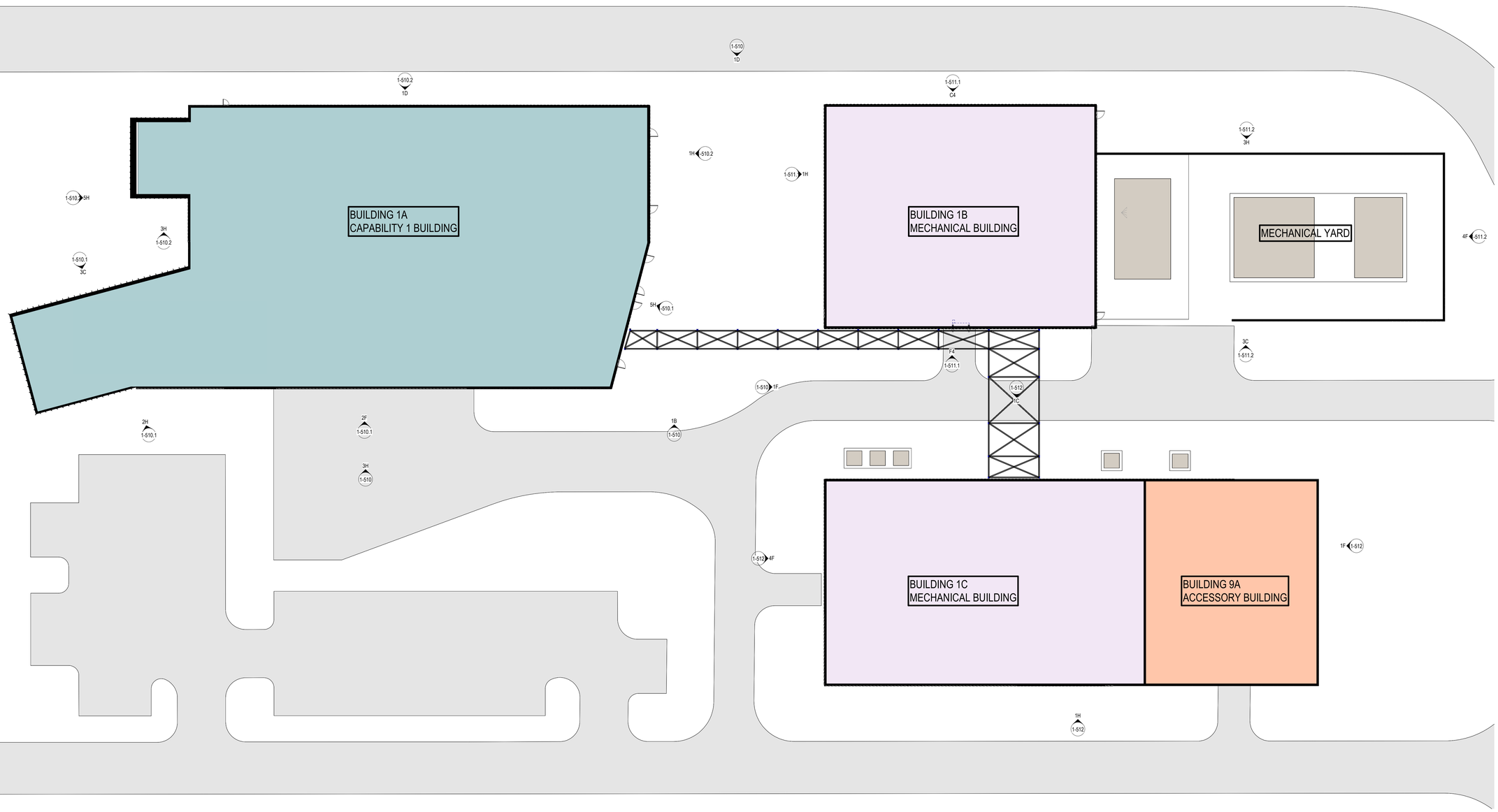
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1 / 1-500 SITE REFERENCE PLAN
1" = 100'-0"



1H / 1-500 FLOOR PLAN - BUILDINGS 1A, 2A, 3A & 9A
3/64" = 1'-0"

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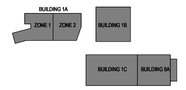
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Keyplan

TRUE NORTH
PLAN NORTH



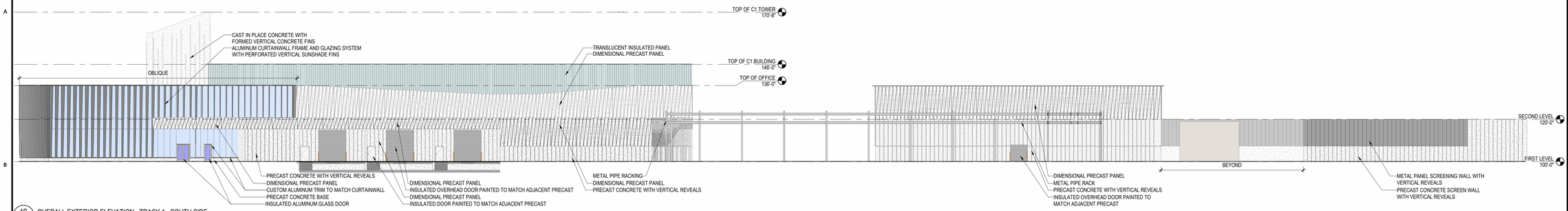
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Sheet Title
BUILDING FLOOR PLANS

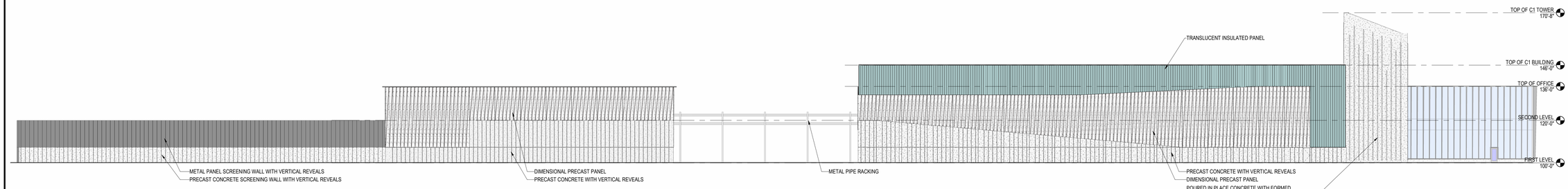
Sheet No.
1-500

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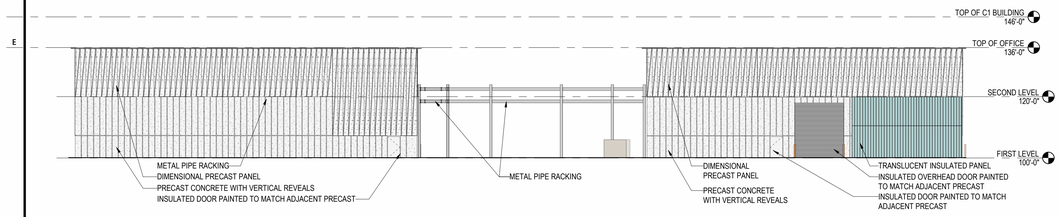
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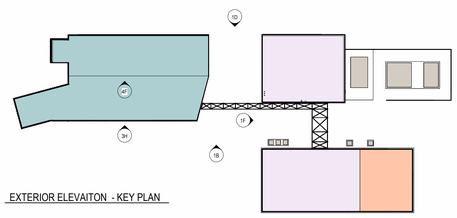
1B 1-510 OVERALL EXTERIOR ELEVATION - TRACK 1 - SOUTH SIDE
1" = 20'-0"



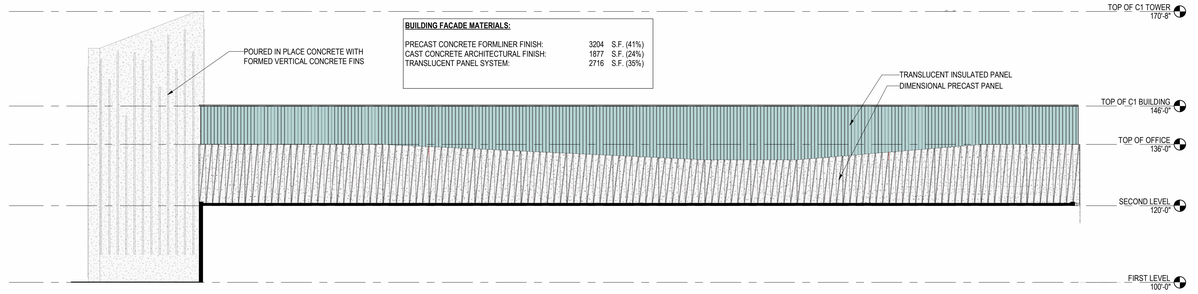
1D 1-510 OVERALL EXTERIOR ELEVATION - TRACK 1 - NORTH SIDE
1" = 20'-0"



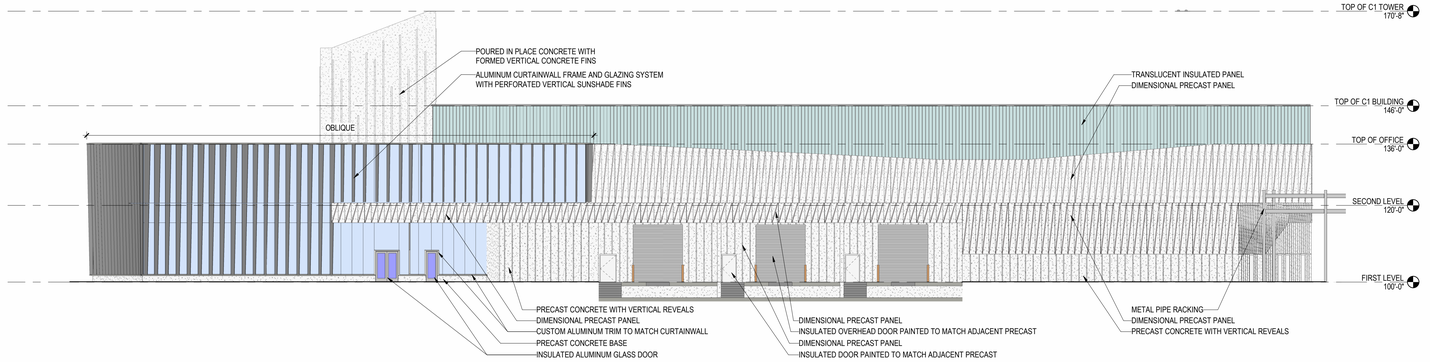
1F 1-510 OVERALL EXTERIOR ELEVATION - 1B & 1C WEST SIDE
1" = 20'-0"



EXTERIOR ELEVAITON - KEY PLAN



4F 1-510 OVERALL EXTERIOR ELEVATION - BUILDING 1A - SOUTH
1/16" = 1'-0"



3H 1-510 OVERALL EXTERIOR ELEVATION - BUILDING 1A - SOUTH
1/16" = 1'-0"

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Keyplan

TRUE NORTH
PLAN NORTH

BUILDING 1A
ZONE 1
ZONE 2
BUILDING 1B
BUILDING 1C
BUILDING 1A

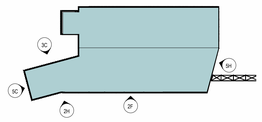
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Sheet Title
OVERAL EXTERIOR ELEVATIONS

Sheet No.
1-510

BUILDING 1A TOTAL FACADE MATERIALS:

PRECAST CONCRETE ARCHITECTURAL FINISH:	7453	S.F. (16%)
PRECAST CONCRETE FORMLINER FINISH:	11669	S.F. (25%)
CAST CONCRETE ARCHITECTURAL FINISH:	9321	S.F. (20%)
GLAZING WITH INTEGRATED PERFORATED SCREEN:	9983	S.F. (21%)
TRANSLUCENT PANEL SYSTEM:	7501	S.F. (16%)
DOORS AND OPENINGS:	1023	S.F. (02%)

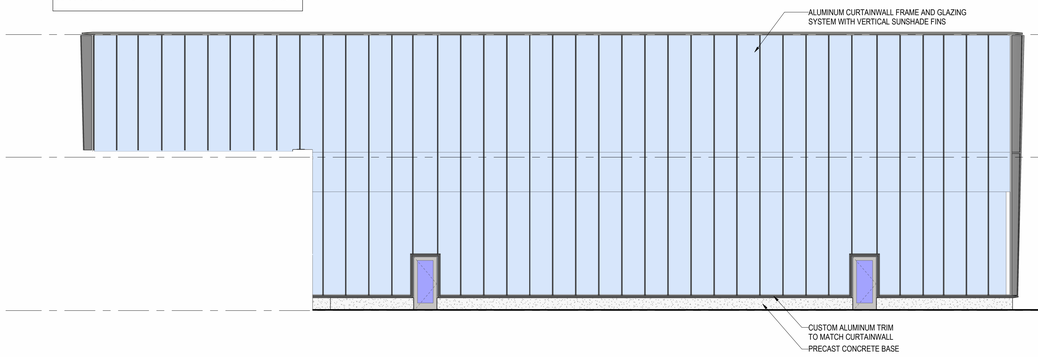


EXTERIOR ELEVATION - BUILDING 1A KEY PLAN

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BUILDING FACADE MATERIALS:

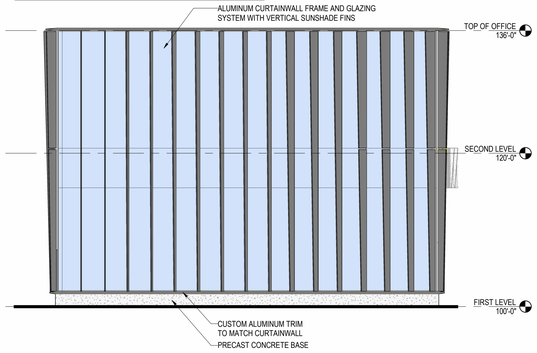
PRECAST CONCRETE ARCHITECTURAL FINISH:	152	S.F. (03%)
GLAZING WITH INTEGRATED PERFORATED SCREEN:	4921	S.F. (96%)
GLASS DOORS AND OPENINGS:	46	S.F. (01%)



3C 1-510.1 EXTERIOR ELEVATION - BUILDING 1A - NORTHWEST
1/8" = 1'-0"

BUILDING FACADE MATERIALS:

PRECAST CONCRETE ARCHITECTURAL FINISH:	83	S.F. (05%)
GLAZING WITH INTEGRATED PERFORATED SCREEN:	1728	S.F. (95%)



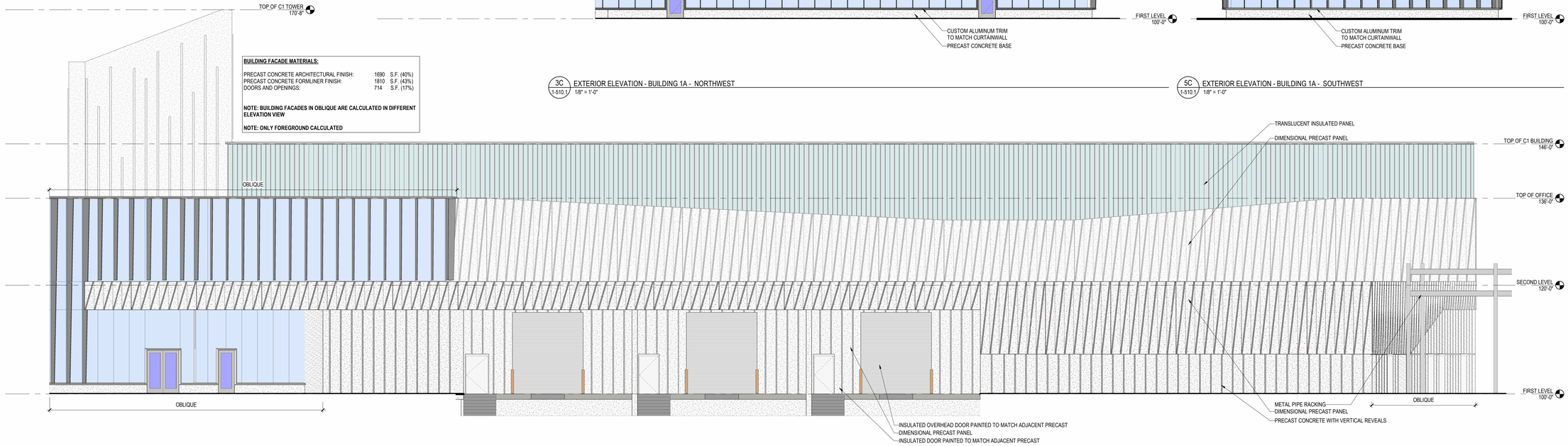
5C 1-510.1 EXTERIOR ELEVATION - BUILDING 1A - SOUTHWEST
1/8" = 1'-0"

BUILDING FACADE MATERIALS:

PRECAST CONCRETE ARCHITECTURAL FINISH:	1690	S.F. (40%)
PRECAST CONCRETE FORMLINER FINISH:	1810	S.F. (43%)
DOORS AND OPENINGS:	714	S.F. (17%)

NOTE: BUILDING FACADES IN OBLIQUE ARE CALCULATED IN DIFFERENT ELEVATION VIEW

NOTE: ONLY FOREGROUND CALCULATED

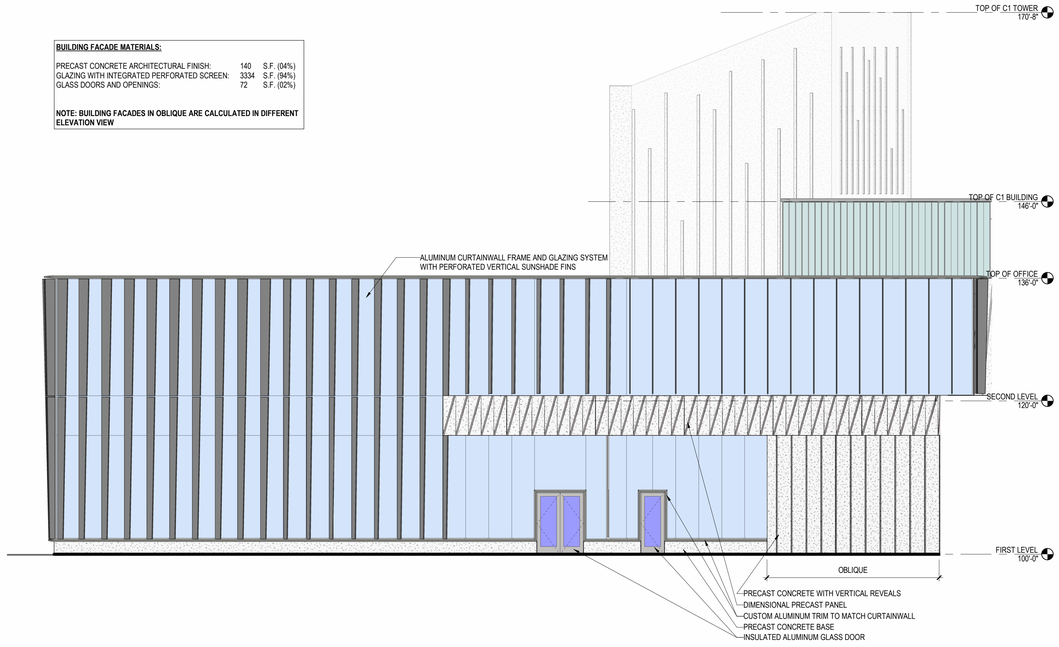


2F 1-510.1 EXTERIOR ELEVATION - BUILDING 1A - SOUTH
1/8" = 1'-0"

BUILDING FACADE MATERIALS:

PRECAST CONCRETE ARCHITECTURAL FINISH:	140	S.F. (04%)
GLAZING WITH INTEGRATED PERFORATED SCREEN:	3334	S.F. (94%)
GLASS DOORS AND OPENINGS:	72	S.F. (02%)

NOTE: BUILDING FACADES IN OBLIQUE ARE CALCULATED IN DIFFERENT ELEVATION VIEW

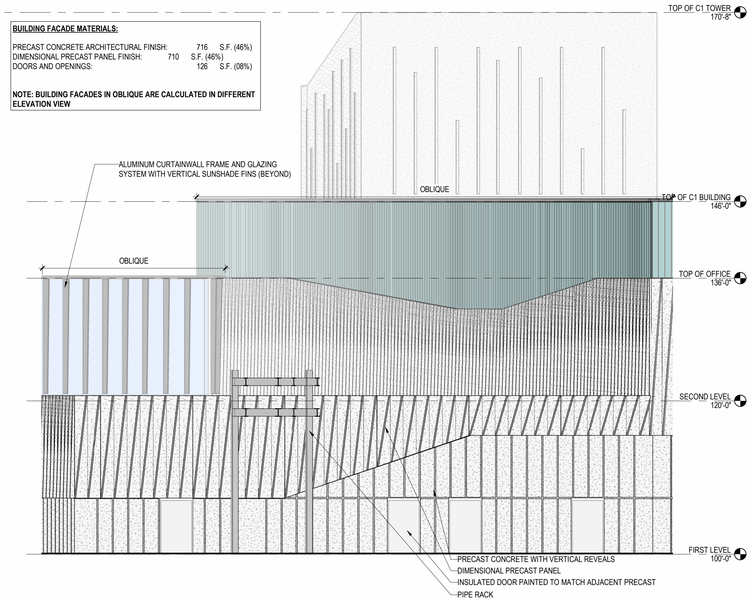


2H 1-510.1 EXTERIOR ELEVATION - BUILDING 1A - SOUTHEAST_MAIN ENTRANCE
1/8" = 1'-0"

BUILDING FACADE MATERIALS:

PRECAST CONCRETE ARCHITECTURAL FINISH:	716	S.F. (46%)
DIMENSIONAL PRECAST PANEL FINISH:	710	S.F. (46%)
DOORS AND OPENINGS:	126	S.F. (08%)

NOTE: BUILDING FACADES IN OBLIQUE ARE CALCULATED IN DIFFERENT ELEVATION VIEW



5H 1-510.1 EXTERIOR ELEVATION - BUILDING 1A - SOUTHEAST
1/8" = 1'-0"

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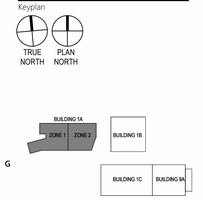
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Keyplan



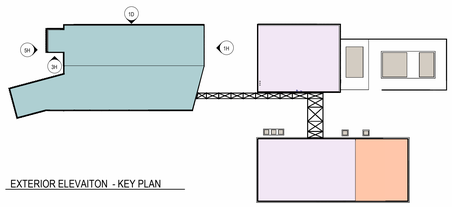
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Sheet Title
BUILDING 1A - EXTERIOR ELEVATIONS

Sheet No.
1-510.1

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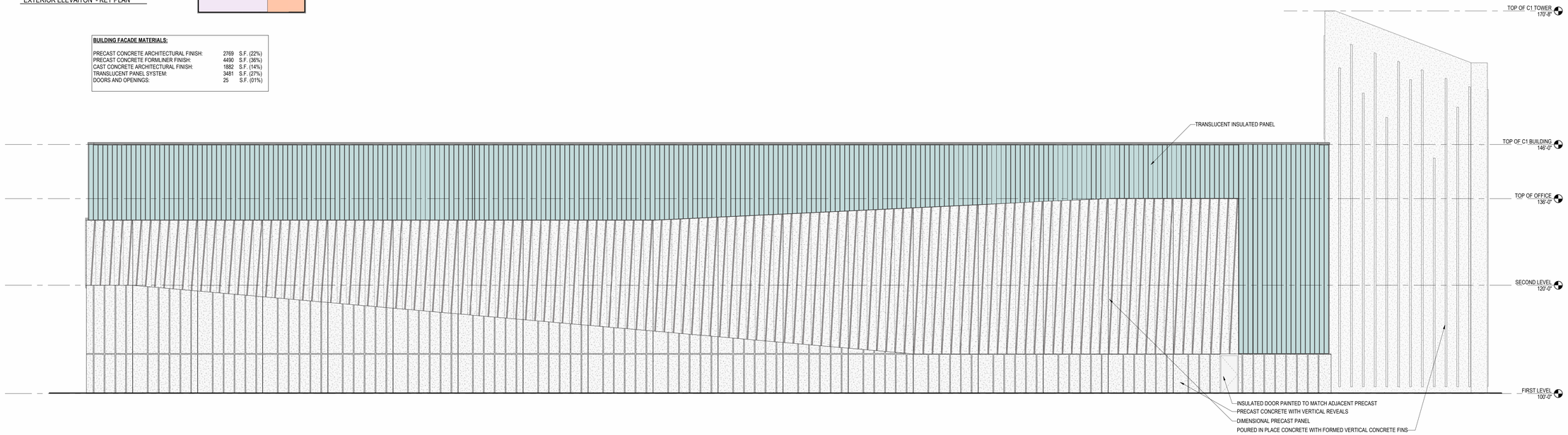


EXTERIOR ELEVAITON - KEY PLAN

BUILDING FACADE MATERIALS:

PRECAST CONCRETE ARCHITECTURAL FINISH:	2769	S.F. (22%)
PRECAST CONCRETE FORMLINER FINISH:	4490	S.F. (36%)
CAST CONCRETE ARCHITECTURAL FINISH:	1882	S.F. (14%)
TRANSLUCENT PANEL SYSTEM:	3481	S.F. (27%)
DOORS AND OPENINGS:	25	S.F. (01%)

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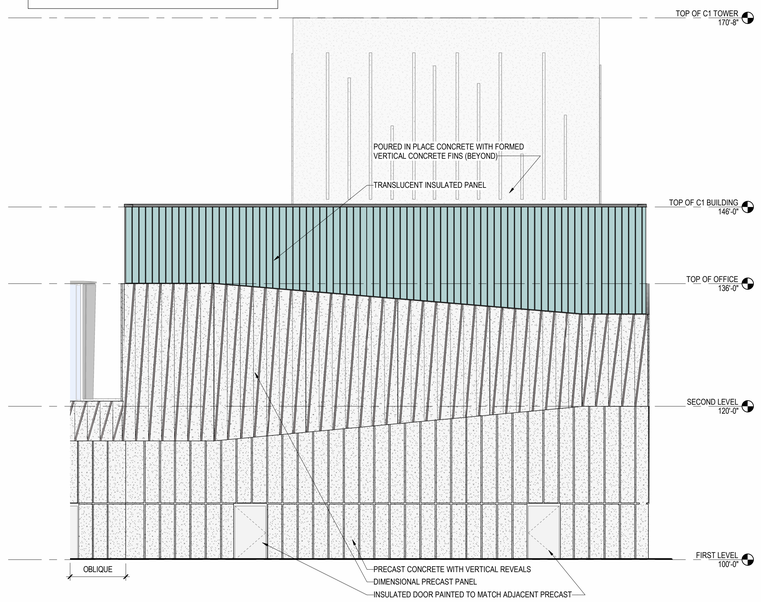


1D / 1-510.2 EXTERIOR ELEVATION - NORTH TUNNEL HALL (ZONE 1)1
1/8" = 1'-0"

BUILDING FACADE MATERIALS:

PRECAST CONCRETE ARCHITECTURAL FINISH:	1140	S.F. (28%)
PRECAST CONCRETE FORMLINER FINISH:	1119	S.F. (27%)
CAST CONCRETE ARCHITECTURAL FINISH:	970	S.F. (23%)
TRANSLUCENT PANEL SYSTEM:	836	S.F. (20%)
DOORS AND OPENINGS:	65	S.F. (02%)

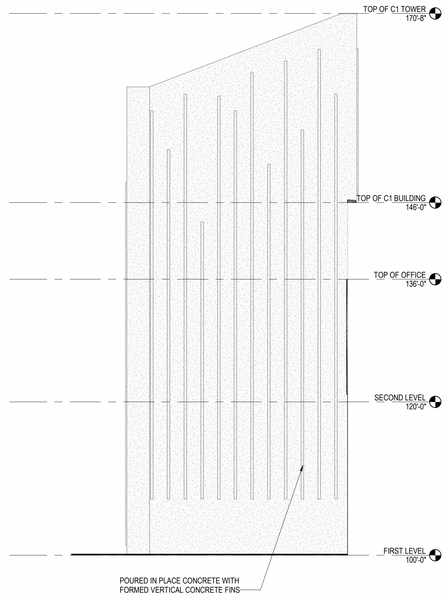
NOTE: BUILDING FACADES IN OBLIQUE ARE CALCULATED IN DIFFERENT ELEVATION VIEW



1H / 1-510.2 EXTERIOR ELEVATION - BUILDING 1A - WEST TUNNEL HALL
1/8" = 1'-0"

BUILDING FACADE MATERIALS:

CAST CONCRETE ARCHITECTURAL FINISH:	1829	S.F. (100%)

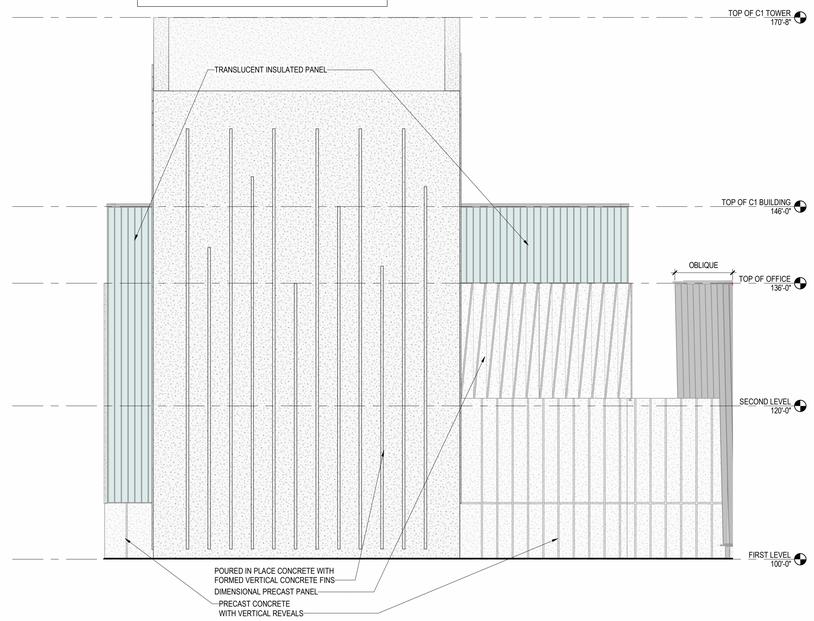


3H / 1-510.2 EXTERIOR ELEVATION - BUILDING 1A - SOUTH TUNNEL EXHAUST
1/8" = 1'-0"

BUILDING FACADE MATERIALS:

PRECAST CONCRETE ARCHITECTURAL FINISH:	763	S.F. (17%)
PRECAST CONCRETE FORMLINER FINISH:	336	S.F. (08%)
CAST CONCRETE ARCHITECTURAL FINISH:	2823	S.F. (64%)
TRANSLUCENT PANEL SYSTEM:	468	S.F. (11%)

NOTE: BUILDING FACADES IN OBLIQUE ARE CALCULATED IN DIFFERENT ELEVATION VIEW



6H / 1-510.2 EXTERIOR ELEVATION - BUILDING 1A - EAST TUNNEL HALL / EXHAUST
1/8" = 1'-0"

NORTH WIND TEST - CAPABILITY ONE

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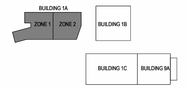
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Keyplan

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Sheet Title
BUILDING 1A - EXTERIOR ELEVATIONS

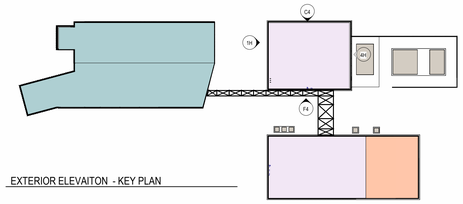
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BUILDING 1B TOTAL FACADE MATERIALS:

PRECAST CONCRETE ARCHITECTURAL FINISH:	8563	S.F. (48%)
PRECAST CONCRETE FORMLINER FINISH:	9010	S.F. (51%)
DOORS AND OPENINGS:	161	S.F. (01%)

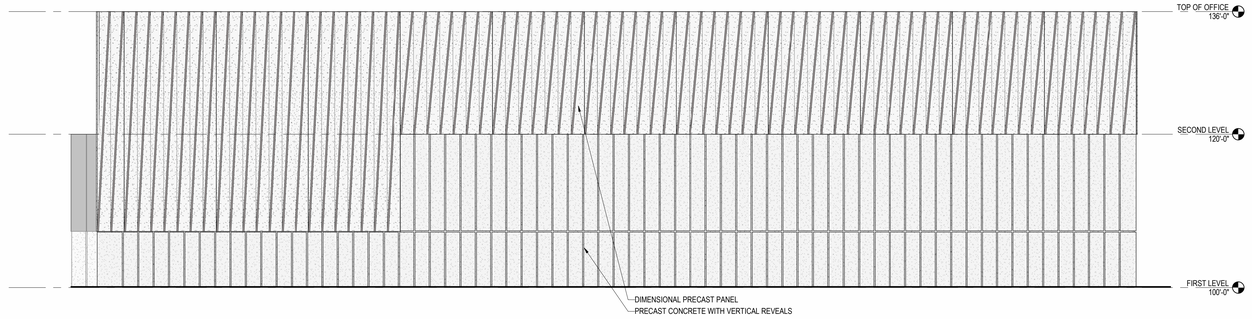


EXTERIOR ELEVAITON - KEY PLAN

NOTE: COLOR SHOWN IS FOR REPRESENTATION ONLY AND DOES NOT INDICATE THE FINAL FINISH COLOR

BUILDING FACADE MATERIALS:

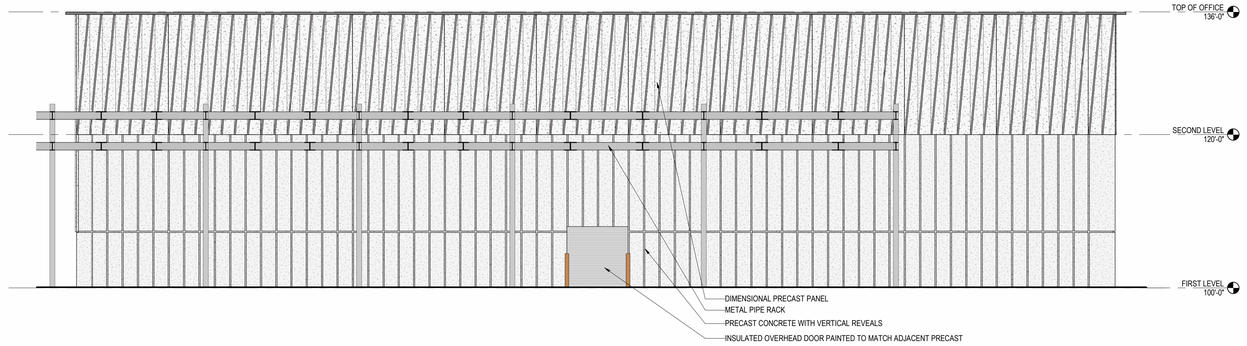
PRECAST CONCRETE ARCHITECTURAL FINISH:	2210	S.F. (45%)
PRECAST CONCRETE FORMLINER FINISH:	2673	S.F. (55%)



C4 / 1-511.1 EXTERIOR ELEVATION - BUILDING 1B - NORTH
1/8" = 1'-0"

BUILDING FACADE MATERIALS:

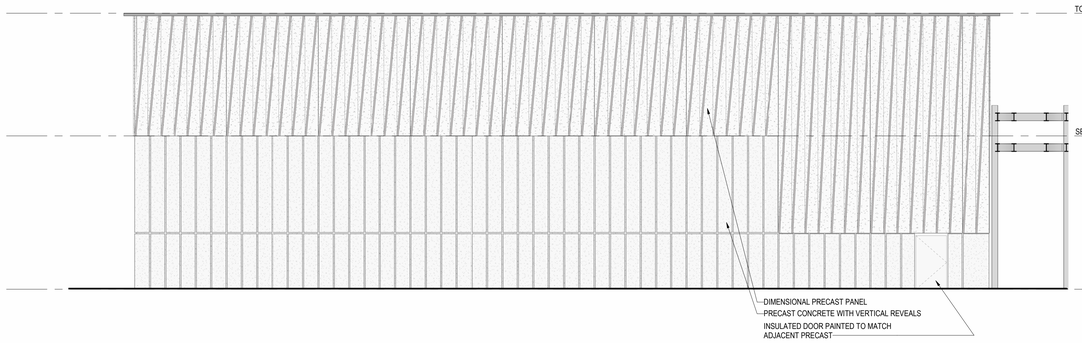
PRECAST CONCRETE ARCHITECTURAL FINISH:	2645	S.F. (54%)
PRECAST CONCRETE FORMLINER FINISH:	2175	S.F. (45%)
DOORS AND OPENINGS:	64	S.F. (01%)



F4 / 1-511.1 EXTERIOR ELEVATION - BUILDING 1B - SOUTH
1/8" = 1'-0"

BUILDING FACADE MATERIALS:

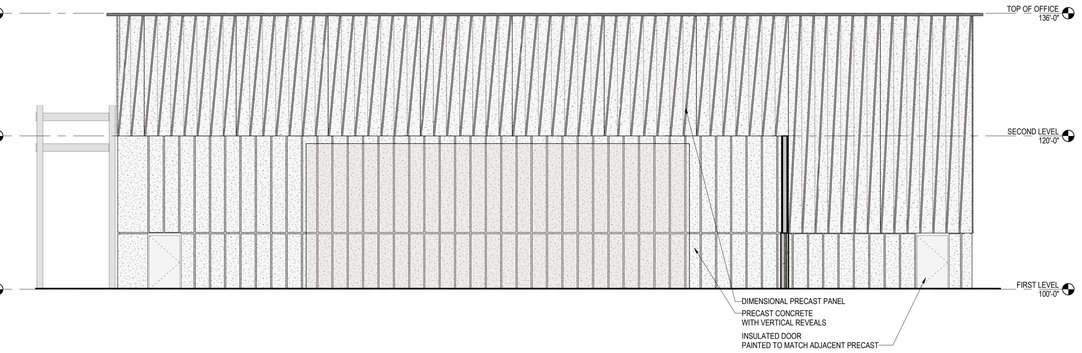
PRECAST CONCRETE ARCHITECTURAL FINISH:	1854	S.F. (47%)
PRECAST CONCRETE FORMLINER FINISH:	2093	S.F. (52%)
DOORS AND OPENINGS:	32	S.F. (01%)



1H / 1-511.1 EXTERIOR ELEVATION - BUILDING 1B - WEST
1/8" = 1'-0"

BUILDING FACADE MATERIALS:

PRECAST CONCRETE ARCHITECTURAL FINISH:	1854	S.F. (46%)
PRECAST CONCRETE FORMLINER FINISH:	2069	S.F. (52%)
DOORS AND OPENINGS:	65	S.F. (02%)



4H / 1-511.1 EXTERIOR ELEVATION - BUILDING 1B - EAST
1/8" = 1'-0"

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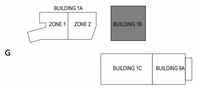
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Sheet Title
BUILDING 1B - EXTERIOR ELEVATIONS

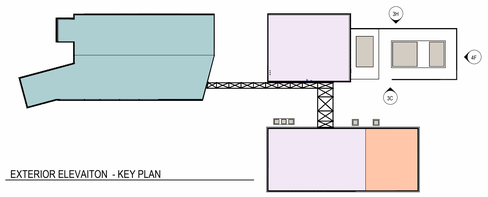
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MECHANICAL YARD TOTAL FACADE MATERIALS:

PRECAST CONCRETE ARCHITECTURAL FINISH:	3380	S.F. (46%)
PERFORATED METAL SCREEN:	4040	S.F. (54%)



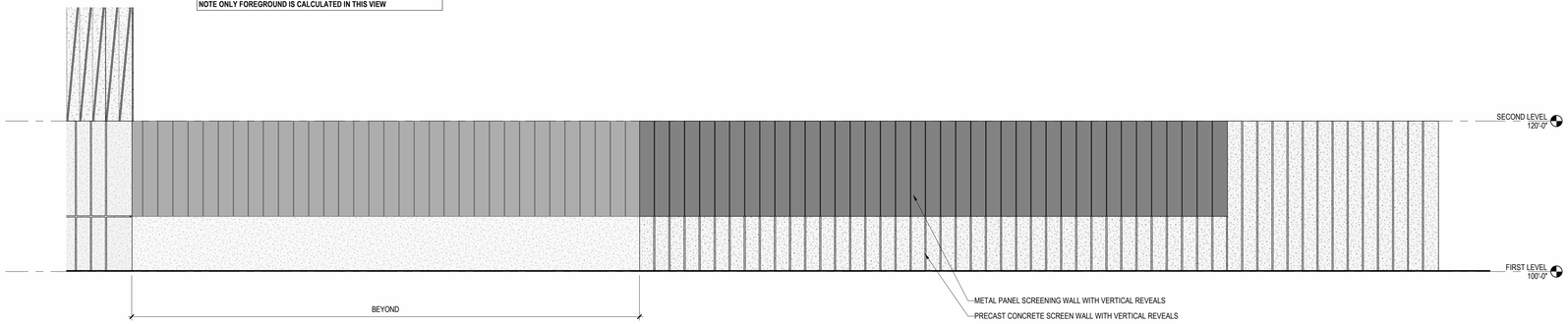
EXTERIOR ELEVAITON - KEY PLAN

NOTE: COLOR SHOWN IS FOR REPRESENTATION ONLY AND DOES NOT INDICATE THE FINAL FINISH COLOR

SCREENING FACADE MATERIALS:

PRECAST CONCRETE ARCHITECTURAL FINISH:	1238	S.F. (56%)
PERFORATED METAL SCREEN:	987	S.F. (44%)

NOTE ONLY FOREGROUND IS CALCULATED IN THIS VIEW

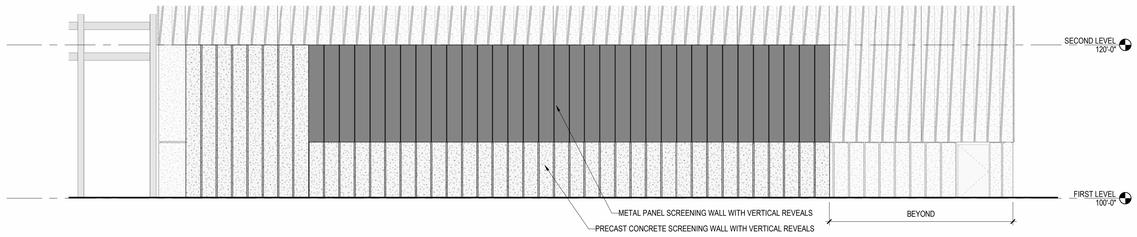


3C / 1-511.2 EXTERIOR ELEVATION - BUILDING 1B SCREENING - SOUTH
1/8" = 1'-0"

SCREENING FACADE MATERIALS:

PRECAST CONCRETE ARCHITECTURAL FINISH:	872	S.F. (51%)
PERFORATED METAL SCREEN:	860	S.F. (49%)

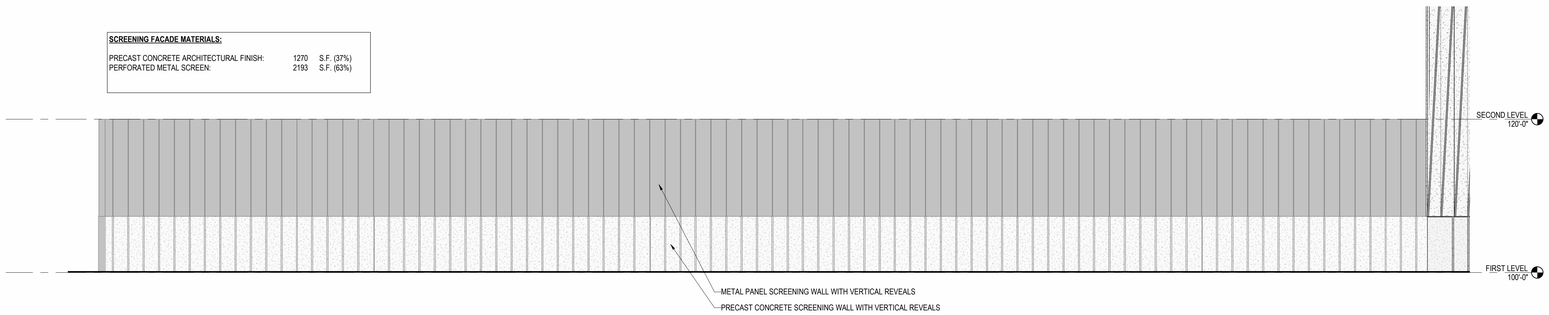
NOTE ONLY FOREGROUND IS CALCULATED IN THIS VIEW



4F / 1-511.2 EXTERIOR ELEVATION - BUILDING 1B SCREENING - EAST
1/8" = 1'-0"

SCREENING FACADE MATERIALS:

PRECAST CONCRETE ARCHITECTURAL FINISH:	1270	S.F. (37%)
PERFORATED METAL SCREEN:	2193	S.F. (63%)



3H / 1-511.2 EXTERIOR ELEVATION - BUILDING 1B SCREENING - NORTH
1/8" = 1'-0"

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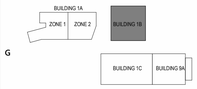
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BUILDING 1B SCREENING - EXTERIOR ELEVATIONS

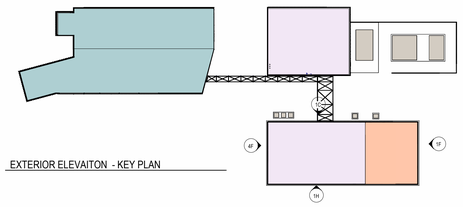
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BUILDING 1C/9A TOTAL FACADE MATERIALS:

PRECAST CONCRETE ARCHITECTURAL FINISH:	12458	S.F. (50%)
PRECAST CONCRETE FORMLINER FINISH:	7755	S.F. (31%)
TRANSLUCENT PANEL SYSTEM:	4178	S.F. (17%)
DOORS AND OPENINGS:	606	S.F. (02%)

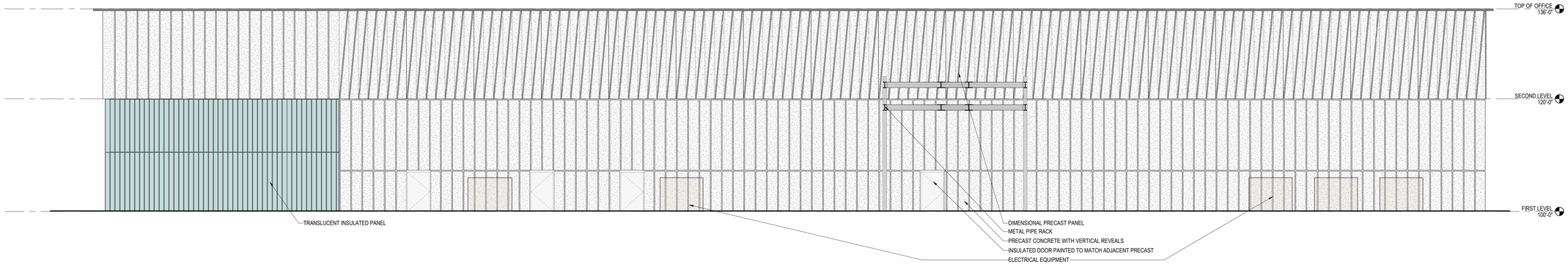


EXTERIOR ELEVAITON - KEY PLAN

NOTE: COLOR SHOWN IS FOR REPRESENTATION ONLY AND DOES NOT INDICATE THE FINAL FINISH COLOR

BUILDING FACADE MATERIALS:

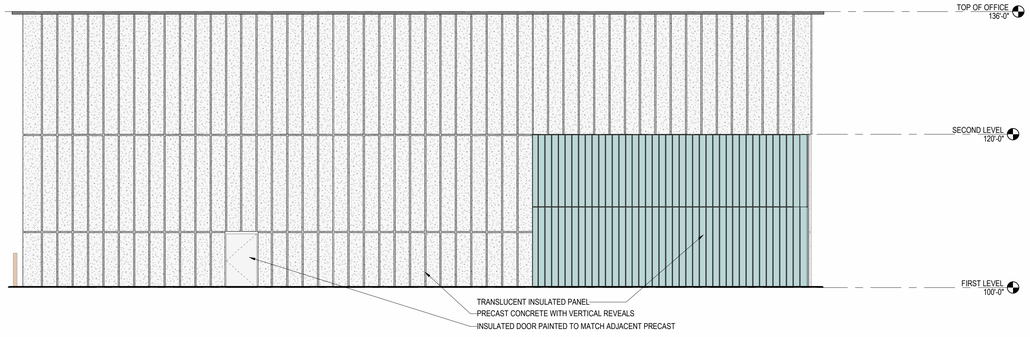
PRECAST CONCRETE ARCHITECTURAL FINISH:	4602	S.F. (53%)
PRECAST CONCRETE FORMLINER FINISH:	3197	S.F. (36%)
TRANSLUCENT PANEL SYSTEM:	837	S.F. (10%)
DOORS AND OPENINGS:	126	S.F. (01%)



1C / 1-512 EXTERIOR ELEVATION - BUILDING 1C / 9A - NORTH
1/8" = 1'-0"

BUILDING FACADE MATERIALS:

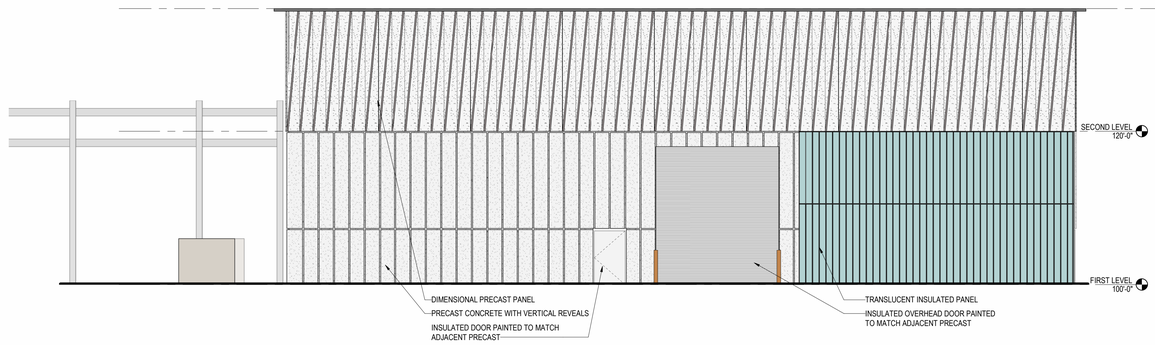
PRECAST CONCRETE ARCHITECTURAL FINISH:	2946	S.F. (80%)
TRANSLUCENT PANEL SYSTEM:	721	S.F. (19%)
DOORS AND OPENINGS:	32	S.F. (01%)



1F / 1-512 EXTERIOR ELEVATION - BUILDING 9A - EAST
1/8" = 1'-0"

BUILDING FACADE MATERIALS:

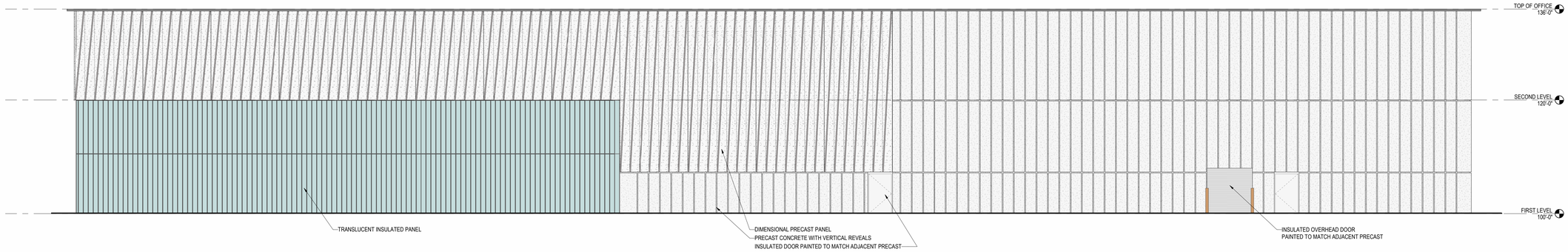
PRECAST CONCRETE ARCHITECTURAL FINISH:	1011	S.F. (27%)
PRECAST CONCRETE FORMLINER FINISH:	1652	S.F. (45%)
TRANSLUCENT PANEL SYSTEM:	704	S.F. (19%)
DOORS AND OPENINGS:	322	S.F. (09%)



4F / 1-512 EXTERIOR ELEVATION - BUILDING 1C - WEST
1/8" = 1'-0"

BUILDING FACADE MATERIALS:

PRECAST CONCRETE ARCHITECTURAL FINISH:	3899	S.F. (44%)
PRECAST CONCRETE FORMLINER FINISH:	2906	S.F. (33%)
TRANSLUCENT PANEL SYSTEM:	1916	S.F. (22%)
DOORS AND OPENINGS:	126	S.F. (01%)



1H / 1-512 EXTERIOR ELEVATION - BUILDING 1C / 9A - SOUTH
1/8" = 1'-0"

NORTH WIND TEST - CAPABILITY ONE

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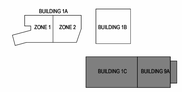
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Sheet Title
BUILDING 1C / 9A - EXTERIOR ELEVATIONS

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1-512

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OVERALL MASTER CONCEPT PLAN

151st Street

STORMWATER POND

SECURITY BUILDING

ENGINEERING BUILDING

STORMWATER POND

X-CEL TRANSFORMERS

BLAINE AVENUE

CAPABILITY 1

MECHANICAL BUILDING

MECHANICAL YARD

ACCESSORY BUILDING

ACCESSORY BUILDINGS

ACCESSORY BUILDING

ACCESSORY BUILDING

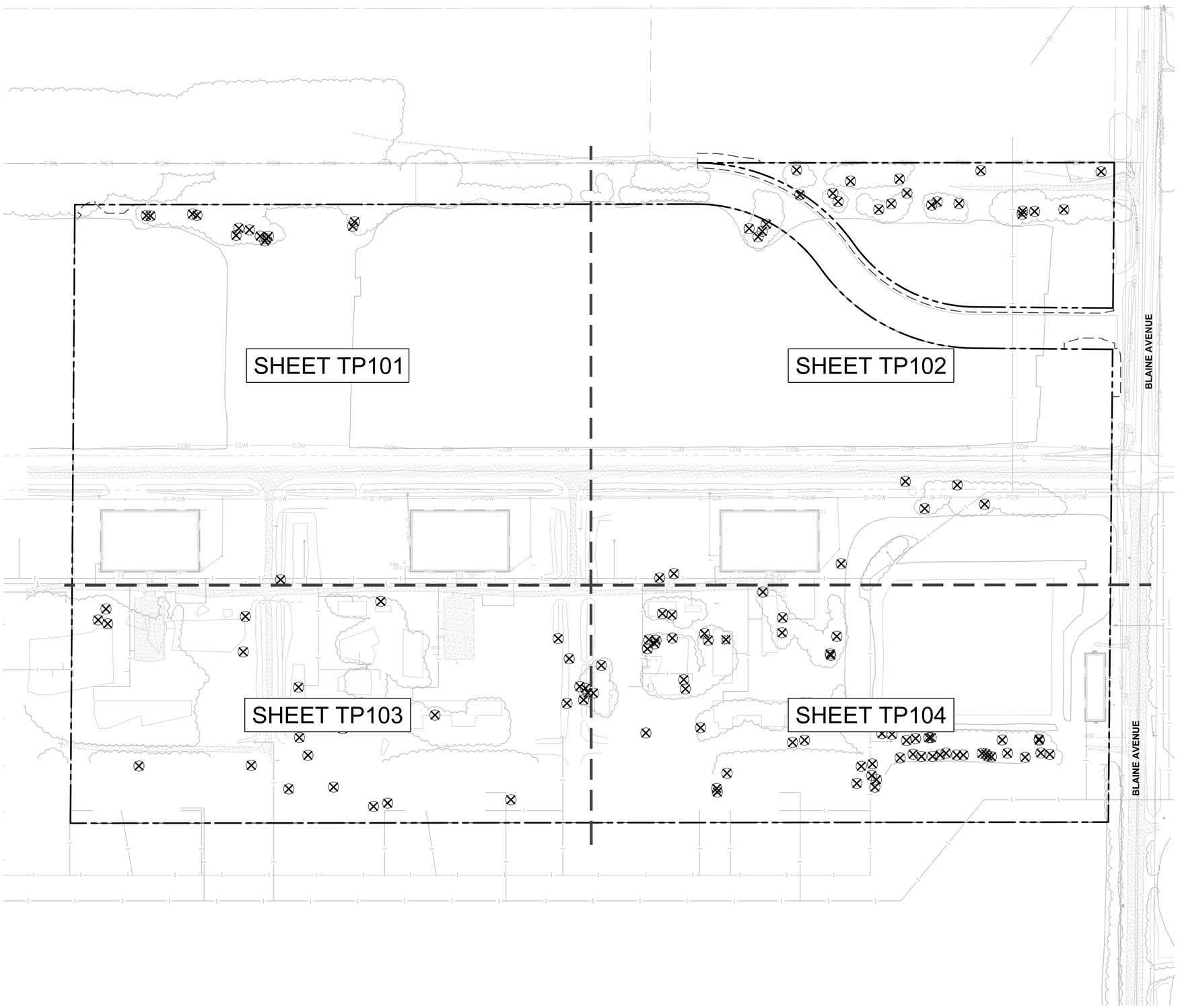
POTENTIAL FUTURE EXPANSION AREA

MECHANICAL BUILDING

CAPABILITY 2

ACCESSORY BUILDING

POTENTIAL FUTURE EXPANSION AREA



LEGEND

- PROPERTY LINE
- TREE TO BE REMOVED
- EXISTING VEGETATION EDGE
- LIMITS OF DISTURBANCE

TREE MITIGATION DATA

TOTAL CALIPER INCHES	2,908 CAL. IN. / 100%
ALLOWABLE REMOVAL	727 CAL. IN. / 25% = 2,908*0.25
SIGNIFICANT TREE REMOVAL:	2,908 CAL. IN. / 100%
SIGNIFICANT TREE MITIGATION REQUIRED:	1091 CAL. IN. / = (2,908-727)*0.5
SIGNIFICANT TREE MITIGATION PROVIDED:	SEE LANDSCAPE PLAN

TREE PROTECTION NOTES

1. PRUNING WILL BE DONE BY PROFESSIONALS DURING APPROPRIATE PRUNING SEASON.
2. NO STORAGE OF MATERIALS, OPERATION OF MACHINERY, OR DEVELOPMENT OF ANY SORT WILL OCCUR WITHIN THE FENCE-LINE WITHOUT APPROVAL IN WRITING FROM CITY.
3. SITE GRADING TO BE DONE ONLY AFTER PROTECTIVE MEASURES HAVE BEEN TAKEN, CITY HAS APPROVED FENCING LOCATIONS, AND ALL CONTRACTORS HAVE BEEN BREIFED ON TREE PRESERVATION TECHNIQUES.
4. EXISTING TREES TO REMAIN OR REMOVED TO BE CLEARLY IDENTIFIED, WITHIN DISTURBANCE LIMITS AND 10' OUTSIDE OF THE DISTURBANCE LIMITS.
5. TREE PRESERVATION TO BE APPROVED BY OWNER AND PER LOCAL GOVERNMENTAL AUTHORITY.

KEYNOTE LEGEND

(A) EXISTING TREE TO BE REMOVED (TYP.)

NOTE: ONLY SIGNIFICANT TREES IN THE SUBJECT PROPERTY SHOWN ON PLAN/ INVENTORY.

SEE SHEET TP105 FOR ASSOCIATED TREE INVENTORY TABLE

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

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

Name RYAN A. HYLLESTED, PLA

Date 06/30/2026 Lic./Reg. No. 53828

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ZONE 3 ZONE 1 ZONE 2

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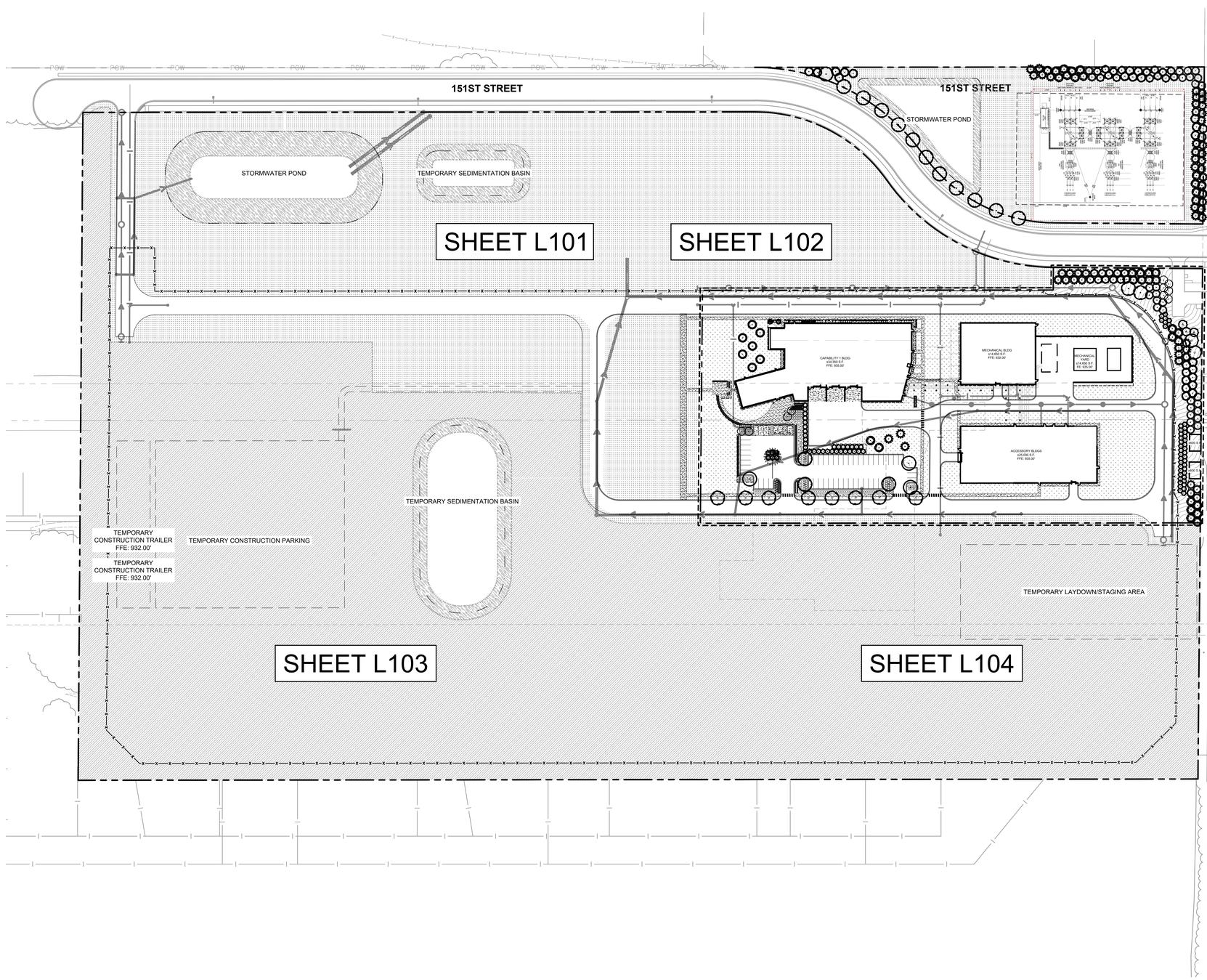
Sheet Title

TREE PRESERVATION PLAN - OVERALL

Sheet No.

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LANDSCAPE SUMMARY: OVERALL SITE

GENERAL LANDSCAPE REQUIREMENTS

REQUIRED SITE LAND AREA TREES:	753 TREES = 2,258,246 S.F. SITE / 3,000
PROVIDED SITE LAND AREA TREES:	222 TREES
FUTURE SITE LAND AREA TREES:	531 TREES

SITE PERIMETER TREES

REQUIRED BLAINE AVENUE TREES:	18 TREES = (917 L.F. ROW - 22 L.F. DRIVEWAY) / 50
PROVIDED BLAINE AVENUE TREES:	48 TREES
FUTURE BLAINE AVENUE TREES:	N/A, REQUIREMENT MET
REQUIRED 151ST STREET TREES:	61 TREES = SOUTH SIDE (2,103 L.F. ROW / 50) + NORTH SIDE (897 L.F. ROW / 50)
PROVIDED 151ST STREET TREES:	56 TREES
FUTURE 151ST STREET TREES:	5 TREES

TREE MITIGATION / REPLACEMENT

TREE MITIGATION REQUIRED:	924 CAL. IN.
TREE MITIGATION PROVIDED:	482.5 INCHES
TREE MITIGATION FUTURE:	441.5 INCHES

LANDSCAPE SUMMARY: C-1

GENERAL LANDSCAPE REQUIREMENTS

REQUIRED SITE LAND AREA TREES:	129 TREES = 386,096 S.F. SITE / 3,000
PROVIDED SITE LAND AREA TREES:	178 TREES
REQUIRED FOUNDATION PLANTINGS:	254 L.F. = 2,532 L.F. BUILDING PERIMETER / 10
PROVIDED FOUNDATION PLANTINGS:	362 L.F.

PARKING LOT REQUIREMENTS

REQUIRED PARKING LOT LANDSCAPE AREA:	846 S.F. (5%) = 16,905 S.F. PARKING LOT * 0.05
PROVIDED PARKING LOT LANDSCAPE AREA:	2,867 S.F. (17%)
REQUIRED PARKING LOT TREES:	5 TREES = 43 PARKING SPACES / 10
PROVIDED PARKING LOT TREES:	10 TREES
REQUIRED ISLAND PLANTINGS:	SHRUBS OR GROUNDCOVER
PROVIDED ISLAND PLANTINGS:	SHRUBS OR GROUNDCOVER

LOADING AREA REQUIREMENTS

SCREENING REQUIRED:	MIN. 90% OPACITY SCREEN, HEIGHT MIN. 18'.
SCREENING PROVIDED:	CONIFEROUS TREE SCREEN, MATURE HEIGHT 30'+

SITE PERIMETER TREES

REQUIRED BLAINE AVENUE TREES:	10 TREES = (457 L.F. ROW) / 50
PROVIDED BLAINE AVENUE TREES:	48 TREES
REQUIRED 151ST TREES:	5 TREES = (268 L.F. ROW - 22 L.F. DRIVEWAY) / 50
PROVIDED BLAINE AVENUE TREES:	38 TREES
REQUIRED TREE TYPE:	SHADE OR FLOWERING TREE TYPE
PROVIDED TREE TYPE:	CONIFEROUS

SPACING BETWEEN THE TREES SHALL BE A MAXIMUM OF 50 L.F. ALONG THE PERIMETER OF THE SITE ADJACENT TO ANY ROADWAY.

TREE MITIGATION / REPLACEMENT

TREE MITIGATION REQUIRED:	158 CAL. IN*= (924 CAL. IN. TOTAL SITE * 0.17) 39.5 CAL. IN. / 25% CONIFEROUS TREES 39.5 CAL. IN. / 25% DECIDUOUS HARDWOOD TREES

*C1 SITE IS 17% OF THE OVERALL SITE

TREE MITIGATION PROVIDED:	482.5 INCHES
392.5 CAL. IN. CONIFEROUS TREES=	157 TREES * 2.5
82.5 CAL. IN. DECIDUOUS HARDWOOD TREES=	33 TREES * 2.5
39 CAL. IN. ORNAMENTAL TREES=	26 TREES * 1.5

LANDSCAPE SUMMARY: OFFSITE SUBSTATION

GENERAL LANDSCAPE REQUIREMENTS

REQUIRED SITE LAND AREA TREES:	49 TREES = 146,648 S.F. SITE / 3,000
PROVIDED SITE LAND AREA TREES:	131 TREES

SITE PERIMETER TREES

REQUIRED 151ST TREES:	18 TREES = 897 L.F. ROW / 50
PROVIDED 151ST TREES:	18 TREES

LANDSCAPE SUMMARY: UNIVERSITY OF MINNESOTA

REQUIRED PERIMETER SCREENING:	WITHIN 300' OF BOUNDARIES, MIN. 40' WIDE LANDSCAPED BUFFER, 50% OPACITY AT 6' HEIGHT
PROVIDED PERIMETER SCREENING:	MIN. 40' WIDE LANDSCAPED BUFFER, 50% OPACITY AT 6' HEIGHT

REQ. SCREENING FOR UTILITIES & STORAGE: AT LOADING DOCKS, OUTDOOR STORAGE AND UTILITY
PROV. SCREENING FOR UTILITIES & STORAGE:AT LOADING DOCKS, OUTDOOR STORAGE AND UTILITY

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Name RYAN A. HYLLESTED, PLA
Date 06/30/2026 Lic./Reg. No. 53828

Issued For

Item	Date

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Keyplan

TRUE NORTH
PLAN NORTH

ZONE 3
ZONE 1
ZONE 2

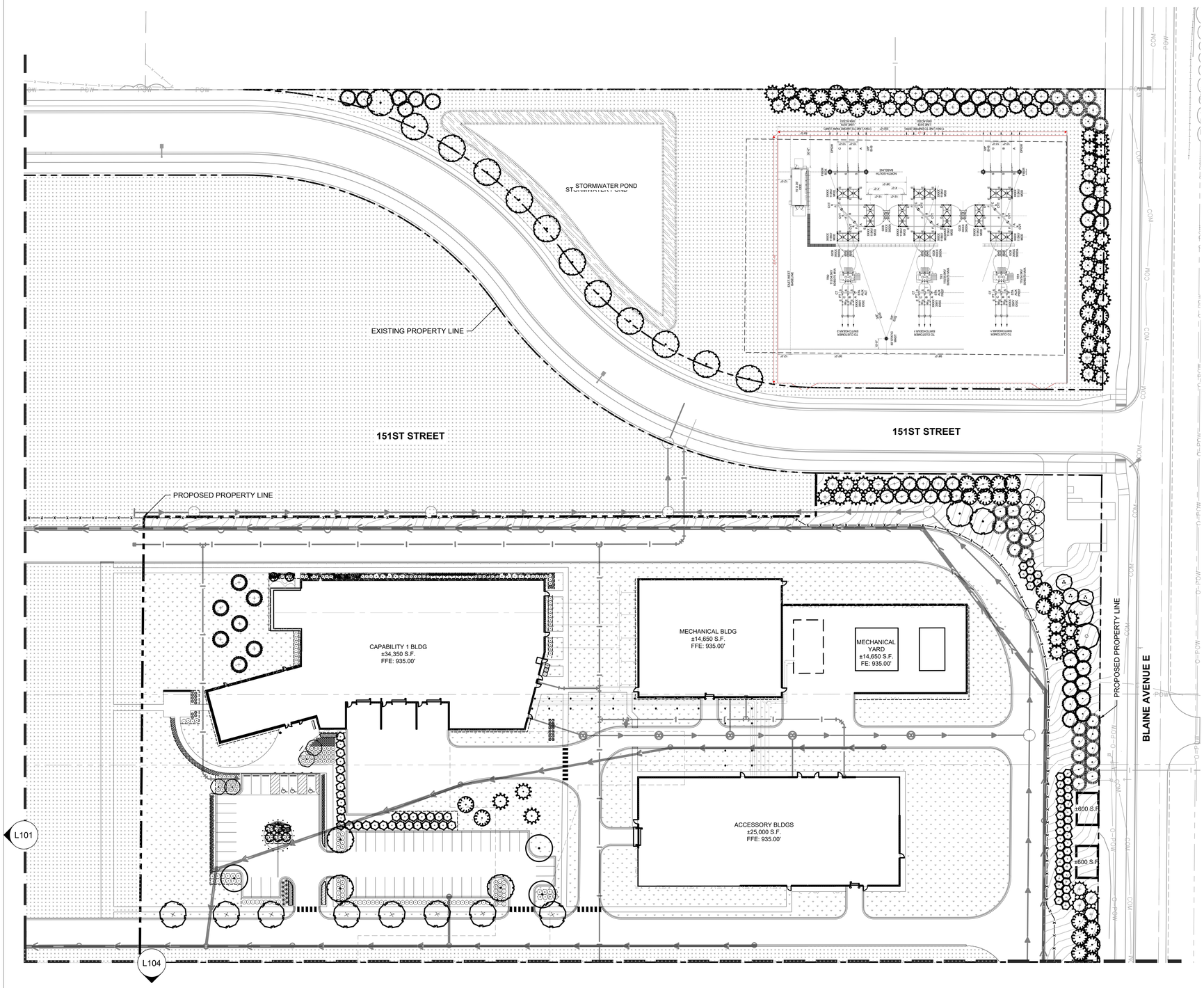
KHA PROJECT No. 161379003
Drawn KNB

Sheet Title

LANDSCAPE PLAN - OVERALL

Sheet No.

L100



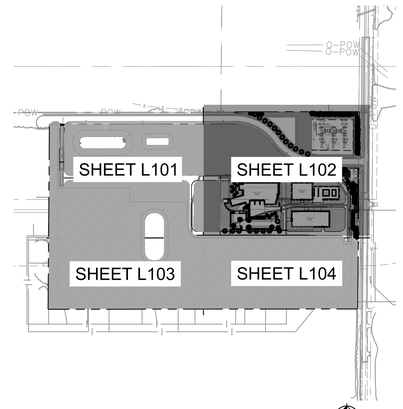
PLANT KEY

SYMBOL	COMMON NAME
CONIFEROUS TREE	
	AUSTRIAN PINE
	BLACK HILLS SPRUCE
	BALSAM FIR
	EASTERN RED CEDAR
	JACK PINE
	NORWAY PINE
	SCOTCH PINE
	WHITE CEDAR
	WHITE CEDAR
	WHITE PINE
ORNAMENTAL TREE	
	DAKOTA PINNACLE® BIRCH
	QUAKING ASPEN
	WHITESPIRE BIRCH
OVERSTORY TREE	
	AUTUMN BLAZE MAPLE
	NORTHWOOD MAPLE
	NORTHWOOD MAPLE
	SKYLINE® HONEY LOCUST
	SWAMP WHITE OAK
SHRUBS	
	SILVER FEATHER MISCANTHUS
	ADAM'S NEEDLE
CONIFEROUS SHRUBS	
	MUGO PINE
	SEA GREEN JUNIPER
DECIDUOUS SHRUBS	
	ANNABELLE HYDRANGEA
	IROQUOIS BEAUTY BLACK CHOKEBERRY
	DWARF BUSH HONEYSUCKLE
	DWARF BLUE ARCTIC WILLOW
	FIREDANCE RED TWIG DOGWOOD
	GARDEN GLOW™ DOGWOOD
	GRO-LOW FRAGRANT SUMAC
	ISANTI REDOSIER DOGWOOD
	LITTLE DEVIL NINEBARK
	REDWING CRANBERRY BUSH
	SEM FALSESPIREA
	STANDING OVATION™ SERVICEBERRY
ORNAMENTAL GRASSES	
	RED OCTOBER BIG BLUESTEM
	KARL FOERSTER FEATHER REED GRASS
	NORTHWIND SWITCH GRASS
	PENNSYLVANIA SEDGE
	SKYRACER MOOR GRASS
	VARIEGATED HAKONE GRASS
PERENNIALS	
	LADY FERN
	OSTRICH FERN
	WOODLAND PHLOX
	WILD GINGER
	WHITE JAPANESE ASTILBE
GROUND COVERS	
	MILLENIUM ORNAMENTAL ONION
PERENNIALS	
	BLACK-EYED SUSAN
	BLUE JEAN BABY RUSSIAN SAGE

NOTE:
SEE SHEET L500 - L501 FOR FULL SCHEDULE AND QUANTITIES.

REFERENCE KEY

SYMBOL	DESCRIPTION	DETAIL
HARDSCAPE		
	DRESSER TRAP ROCK MULCH	
SEED		
	SEED WITH SEED MIX TYPE 2: NO-MOW FESCUE (TYP.)	
	SEED WITH SEED MIX TYPE 1: TURF GRASS (TYP.)	
	SOD (TYP.)	
	SEED WITH SEED MIX TYPE 3: SAVANNA (TYP.)	
	SEED WITH SEED MIX TYPE 5: WET DITCH (TYP.)	
SITE FURNISHING		
	TABLE W/ BENCH SET - HARVEST BY LANDSCAPE FORMS, OR APPROVED EQUAL	
	STEEL EDGER	
	BISTRO TABLE W/ STOOLS - CHIPMAN BY LANDSCAPE FORMS, OR APPROVED EQUAL	



VICINITY MAP

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0 20 40 80

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Keyplan

TRUE NORTH | PLAN NORTH

ZONE 3 | ZONE 1 | ZONE 2

KHA PROJECT No. 161379003 | Drawn KNB

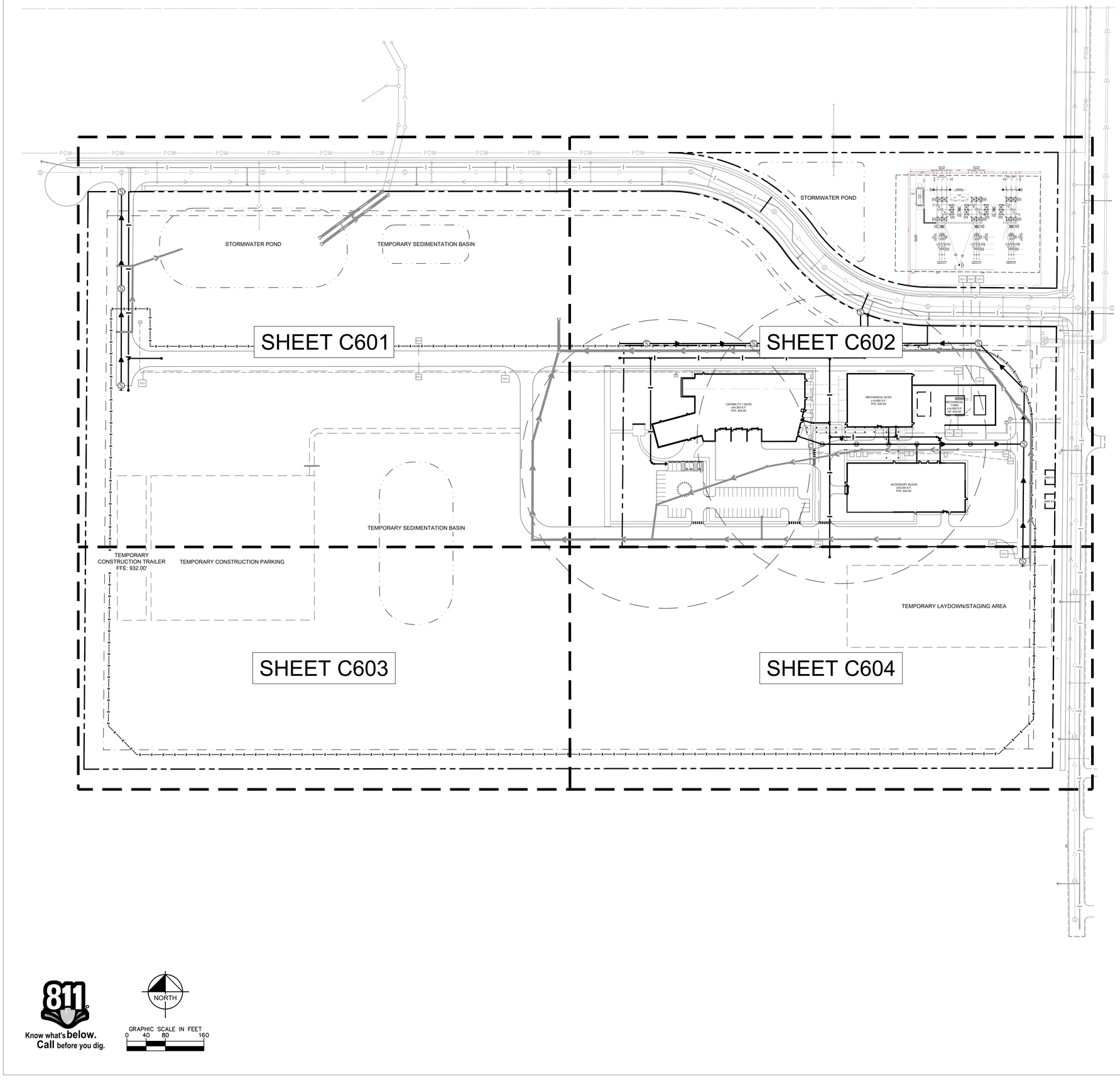
Sheet Title

LANDSCAPE PLAN - ENLARGEMENT

Sheet No.

L102

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LEGEND

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

UTILITY PLAN NOTES

1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
   8" PVC SDR35 PER ASTM D-3034, FOR PIPES LESS THAN 12' DEEP
   8" PVC SDR26 PER ASTM D-3034, FOR PIPES MORE THAN 12' DEEP
   6" PVC SCHEDULE 40 PER ASTM D-1785
   DUCTILE IRON PIPE PER AWWA C150
3. WATER LINES SHALL BE AS FOLLOWS:
   6" AND LARGER, PVC C-900 PER ASTM D 2241
   CLASS 200 UNDER COUNTY ROADS, OTHERWISE CLASS 150
   4" AND LARGER DUCTILE IRON PIPE PER AWWA C150
   SMALLER THAN 3" PIPING SHALL BE COPPER TUBE TYPE "K" PER ANSI 816.22 OR PVC, 200 P.S.I., PER ASTM D1784 AND D2241.
4. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
5. ALL WATER JOINTS ARE TO BE 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.
6. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE).
7. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 7'-5" COVER ON ALL WATERLINES.
8. 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 LINE SHALL BE SCH. 40 OR C900 WITH 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" VERTICAL SEPARATION. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
9. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
10. TOPS OF MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS, IN GREEN AREAS, WITH WATERTIGHT LIDS.
11. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
12. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
13. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
14. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE CITY OF ROSEMOUNT AND/OR STATE OF MN WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
15. THE 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.
16. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES.
17. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
18. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
19. BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) AND METERS ARE LOCATED IN THE INTERIOR OF THE BUILDING. REF. ARCH / MEP PLANS.
20. ALL ONSITE WATERMAINS AND SANITARY SEWERS SHALL BE PRIVATELY OWNED AND MAINTAINED.
21. ALL WATERMAIN STUBOUTS SHALL BE MECHANICALLY RESTRAINED WITH REACTION BLOCKING.

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0 40 80 160

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Name CONNOR G. MCCOY, P.E.

Date 06/30/2026 Lic./Reg. No. 65603

Issued For

Item	Date

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Keyplan

TRUE NORTH PLAN NORTH

ZONE 3 ZONE 1 ZONE 2

KHA PROJECT No. 161379003

Drawn MOB

Sheet Title

UTILITY PLAN - OVERALL

Sheet No.

C600

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LEGEND

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

KEYNOTE LEGEND

- (A) CONNECT TO EXISTING WATERMAIN
- (B) CONNECT TO PROPOSED WATERMAIN
- (C) HYDRANT ASSEMBLY
- (D) PVC WATERMAIN
- (E) STUB
- (F) GV
- (G) TEE
- (H) 11.25 DEGREE BEND
- (I) 22.5 DEGREE BEND
- (J) 45 DEGREE BEND
- (K) 90 DEGREE BEND

STORMWATER POND

SSMH-06
RE:930.77
IE:917.55 S
IE:895.95 NE
65 LF - 6" PVC @ 0.50%

SSMH-09
RE:932.20
IE:919.19 W
IE:919.09 E

SSMH-05
RE:931.11
IE:917.98 E
IE:917.88 N

SSMH-08
RE:932.35
IE:920.39 W
IE:920.30 E

56 LF - 6" PVC @ 0.50%

222 LF - 6" PVC @ 0.50%

222 LF - 6" PVC @ 0.50%

245 LF - 6" PVC @ 0.50%

SSMH-04
RE:932.05
IE:919.30 SE
IE:919.20 W

STUB-05
RE:931.98
IE:920.67 E

15.0'

135 LF - 6" PVC @ 0.50%

SSMH-03
RE:932.49
IE:920.08 S
IE:919.98 NW

CAPABILITY 1 BLDG
±34,350 S.F.
FFE: 935.00'

MECHANICAL BLDG
±14,650 S.F.
FFE: 935.00'

MECHANICAL YARD
±14,650 S.F.
FF: 935.00'

STUB-02
RE:935.00
IE:929.00 S

STUB-01
RE:935.00
IE:929.00 E

36 LF - 6" PVC @ 2.00%

67 LF - 6" PVC @ 0.50%

111 LF - 6" PVC @ 0.50%

113 LF - 6" PVC @ 0.50%

SSMH-02
RE:932.63
IE:920.74 S
IE:923.48 W
IE:920.64 N

54 LF - 6" PVC @ 2.00%

CO-01
RE:933.36
IE:927.91 W
IE:927.91 E

71 LF - 6" PVC @ 0.50%

CO-03
RE:933.51
IE:927.12 W
IE:928.28 N
IE:927.02 E

CO-04
RE:933.69
IE:926.73 W
IE:924.79 S
IE:924.69 E

CO-05
RE:933.34
IE:924.13 W
IE:924.03 E

111 LF - 6" PVC @ 0.50%

CO-02
RE:933.34
IE:927.56 W
IE:927.46 E

58 LF - 6" PVC @ 0.50%

39 LF - 6" PVC @ 2.00%

STUB-03
RE:934.99
IE:925.58 N

ACCESSORY BLDGS
±25,000 S.F.
FFE: 935.00'

15.0'

±600 S.F.

±600 S.F.

MH

POW

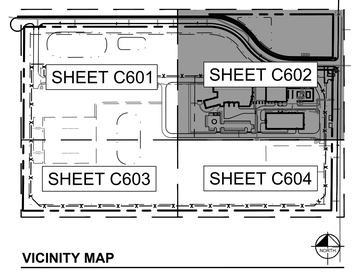
C601

C604

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0 20 40 80



VICINITY MAP

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ZONE 3 ZONE 1 ZONE 2

KHA PROJECT No. 161379003

Drawn MOB

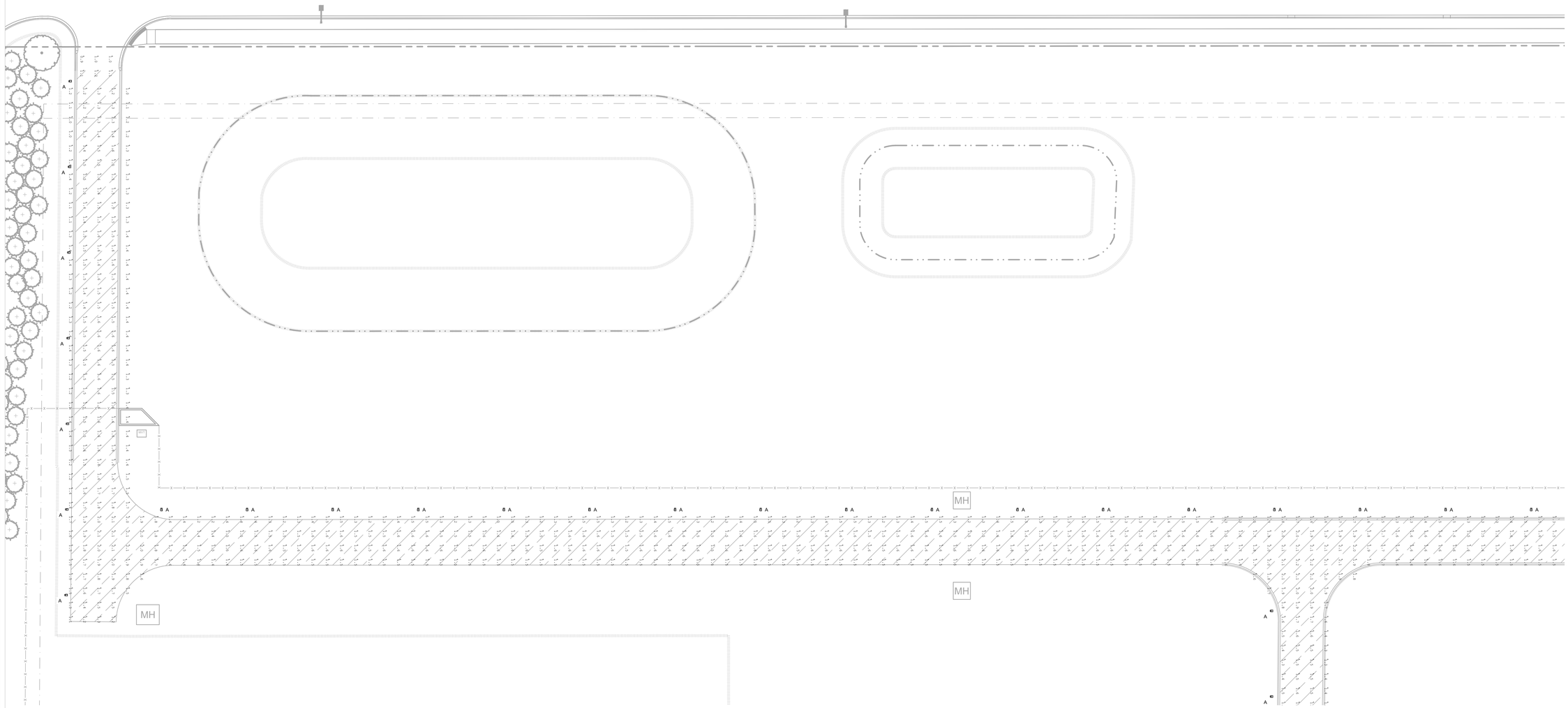
Sheet Title

UTILITY PLAN - ENLARGEMENT

Sheet No.

C602

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LIGHT FIXTURE SCHEDULE

SYMBOL	LABEL	MANUFACTURER	QTY	VOLTAGE	CATALOG	LUMEN OUTPUT	CRI	INPUT	MOUNTING HEIGHT
	A	LITHONIA LIGHTING	73	120V	DSX1 LED P3 50K T3M	14031	70	104W	30'
	B	LITHONIA LIGHTING	7	120V	DSX1 LED P3 50K T2M	13871	70	104W	30'

STATISTICS

AVG (FC)	MAX (FC)	MIN (FC)	AVG/MIN	MAX/MIN
1.49	2.2	0.7	2.14	3.14

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

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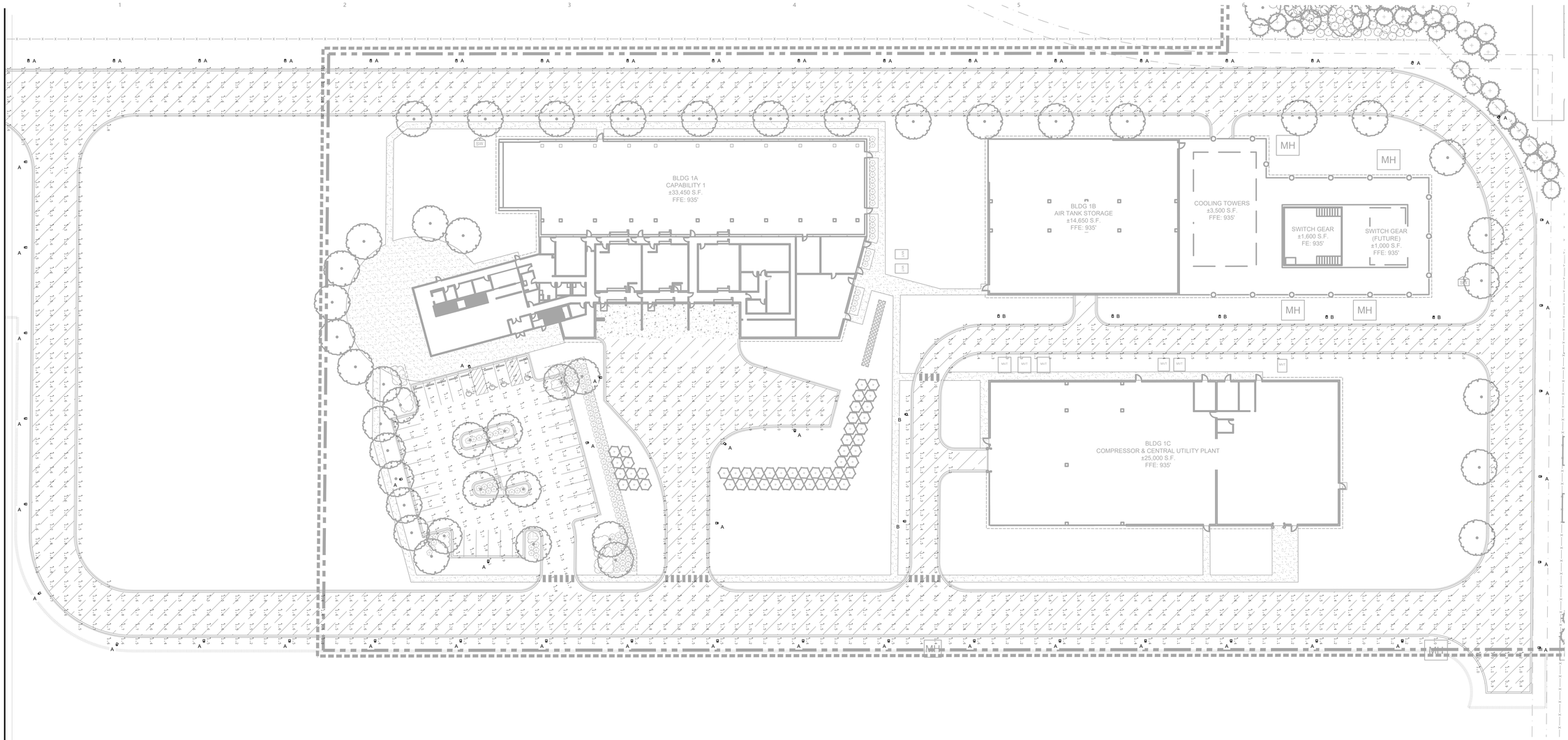
BWBR Comm. No. 161157000

Drawn KK

Sheet Title
ROADWAY LIGHTING PLAN

Sheet No.
E400

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LIGHT FIXTURE SCHEDULE

SYMBOL	LABEL	MANUFACTURER	QTY	VOLTAGE	CATALOG	LUMEN OUTPUT	CRI	INPUT	MOUNTING HEIGHT
	A	LITHONIA LIGHTING	73	120V	DSX1 LED P3 50K T3M	14031	70	104W	30'
	B	LITHONIA LIGHTING	7	120V	DSX1 LED P3 50K T2M	13871	70	104W	30'

STATISTICS

AVG (FC)	MAX (FC)	MIN (FC)	AVG/MIN	MAX/MIN
1.49	2.2	0.7	2.14	3.14

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Keynotes

TRUE NORTH PLAN NORTH

BWBR Comm. No. Drawn
161157000 KK

Sheet Title
ROADWAY LIGHTING PLAN

Sheet No.
E400

ROSEMOUNT
MINNESOTA

EXECUTIVE SUMMARY

Planning Commission Regular Meeting: July 28, 2026
Tenative City Council Meeting: Site Plan Reviews are solely the purview of the Planning Commission.

AGENDA ITEM:	Request submitted by the City of Rosemount and CNH Architects for Site Plan Review approval for the remodeling of and construction of additions to the existing Fire Station 2.	**AGENDA SECTION:** PUBLIC HEARINGS
PREPARED BY:	Julia Hogan, Planner	**AGENDA NO.** 6.c.
ATTACHMENTS:	Site Location , Project Narrative, Demolition Plan, Site Plan, Grading and Erosion Control Plan, Utility Plan, Landscape Plan, Photometric Plan, Architectural Drawings	**APPROVED BY:** AK

RECOMMENDED ACTION:
Motion: Approve the Site Plan Review for the remodeling of and construction of additions to the existing Fire Station No. 2, located at 13581 Azalea Avenue, subject to the following conditions:

1. The project shall comply with all conditions outlined by the City Engineer.
2. The applicant/property owner shall obtain all required building permits prior to the commencement of construction.
3. The applicant shall obtain a sign permit prior to the installation of any on-site signage.

BACKGROUND

Applicant & Property Owner:	City of Rosemount
Location:	13581 Azalea Avenue
Site Area in Acres:	6.06 Acres
Surrounding Land Uses:	North: Residential East: Public/Institutional South: Residential West: Residential
Existing Zoning District:	R-1 – Low Density Traditional Residential
Comprehensive Plan Designation:	PI – Public/Institutional

The Planning Commission is being asked to consider a request initiated by the City of Rosemount for site plan review approval to remodel and construct additions to Fire Station 2, located at 13581 Azalea Avenue. The existing facility no longer meets the operational needs of the Rosemount Fire

Department, prompting the proposed improvements. The remodeled and expanded station will include firefighter offices, meeting space for department operations, an indoor fitness area, and dormitory/quiet rooms for staff.

The proposed additions will be constructed on the east and west sides of the existing building, increasing the total building area to 22,218 square feet. Staff recommends approval of the site plan review, subject to the conditions outlined in the recommended action.

SITE PLAN REVIEW

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

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

Site Layout

The subject property is located at 13581 Azalea Avenue and consists of approximately 6.43 acres. The existing fire station and associated parking areas are located on the southern portion of the property adjacent to Connemara Trail. The northern portion of the site contains an existing water tower and well house. Meadows Park, a city-owned park within the Meadows of Bloomfields subdivision, is located immediately east of the property. The surrounding properties to the north, west, and south are developed with residential uses.

The site is accessed from Azalea Avenue along the eastern property line. This access is shared with Meadows Park. The existing parking areas located north and east of the fire station will remain. The proposed improvements include additional concrete pavement on the southern portion of the site adjacent to Connemara Trail to accommodate expanded apparatus bays and garage space.

The property is zoned R-1 – Low Density Traditional Residential. The proposed site plan includes additions to the east and west sides of the existing fire station. The proposed improvements comply with the applicable setback requirements and maximum impervious surface standards of the R-1 zoning district.

The proposed eastern addition includes office space, dormitories, a laundry room, a quiet room, and additional restroom facilities. The western addition will provide equipment storage, lockers, a workroom, a gear wash area, and other operational support spaces. The proposed additions are intended to improve the functionality of the existing fire station while maintaining compliance with the City's zoning and site development standards.

Building Design and Materials

The existing fire station is constructed with a combination of brick, rock-face concrete masonry units (CMU), and cast stone accent bands. The proposed remodel and building additions will retain these existing materials while incorporating additional exterior finishes, including pre-finished composite wall

panels, an aluminum storefront glazing system, and an aluminum louver screen for rooftop mechanical equipment.

The zoning ordinance requires exterior building finishes for non-residential structures to consist of materials comparable in grade and quality to brick, natural stone, decorative concrete block, cast-in-place concrete, precast concrete panels, wood, steel, fiberglass or aluminum curtain wall panels, glass curtain wall panels, or stucco. The proposed exterior materials are consistent with these standards and are compatible with the existing building materials. Staff finds the proposed exterior finishes comply with the City's architectural materials requirements. The fire station is primarily a one-story building with a small mezzanine that provides access to the roof. The maximum building height permitted within the R-1 Zoning District is 35 feet. The submitted architectural plans indicate a maximum building height of approximately 25 feet, which is below the maximum permitted height. Staff finds the proposed building height complies with the applicable zoning requirements.

Access and Parking

The site is accessible from both Azalea Avenue and Connemara Trail. Azalea Avenue runs along the eastern property boundary and extends north from Connemara Trail. It also provides access to Meadows Park, which is located immediately east of the subject property.

The primary site entrance from Azalea Avenue serves two parking areas: one located directly north of the fire station, and another located directly east of the building. These parking areas will remain unchanged as part of the proposed remodel and additions, and no additional parking is proposed. Azalea Avenue also provides access to the roadway leading north to the water tower and well house located at the northernmost portion of the site.

The access point from Connemara Trail is primarily intended for fire apparatus access to the station's apparatus bays and garage areas. This entrance does not provide access to the public or staff parking areas. As part of the proposed remodel and additions, this access area will be expanded to accommodate the garage addition and improve maneuvering space for emergency vehicles.

The site currently provides a total of 49 parking stalls, including 29 stalls designated for public and staff parking, and 20 stalls designated for firefighter parking. Under City Code, public/governmental service uses are required to provide one parking stall for every 300 square feet of gross floor area. Based on the total gross floor area of the existing fire station and the proposed additions, 74 parking stalls would typically be required.

Because a significant portion of the building consists of apparatus bays, fire truck storage areas, and other non-occupiable spaces that do not generate parking demand comparable to occupied areas, City staff requested that the applicant calculate the building's occupiable floor area. The applicant determined that approximately 10,666 square feet of the building consists of non-occupiable space, leaving 12,229 square feet of occupiable floor area. Applying the City's parking ratio to the occupiable floor area results in a parking requirement of approximately 40 stalls. With 49 parking stalls provided on-site, the proposed development exceeds the adjusted parking requirement.

Site Lighting

The applicant's plans indicate that the site will be illuminated with a combination of wall-mounted and pole-mounted light fixtures. The site currently contains existing wall-mounted and pole-mounted lighting, and many of these fixtures are proposed to remain as part of the building remodel and additions. Additional lighting is proposed in the southern portion of the site to serve the expanded garage area.

The zoning ordinance limits illumination at property lines to a maximum of 0.5 lumens adjacent to residentially zoned properties and 1.0 lumens adjacent to non-residential properties. The applicant has submitted a photometric plan demonstrating that the proposed lighting levels comply with the maximum illumination standards established by the zoning ordinance.

RECOMMENDATION

Staff recommends approval of the site plan review to allow for the remodeling of and construction of additions onto the existing Fire station 2 located at 13581 Azalea Avenue. This recommendation is based on the plans submitted by the applicant, the findings made in this report, and the conditions outlined in the recommended actions section above.


BONAIRE PATH W
BONAIRE PATH W
BONAIRE PATH W
BACARDI AVE
Mare Pond
Mare Pond
BIRDSONG PATH
BIRCHWOOD AVE
136TH ST W
BIRNAMWOOD TRL
BIRCHWOOD AVE
ATWATER PATH
ATWOOD AVE
ATWOOD TRL
CONNEMARA TRL
CONNEMARA TRL
138TH ST W
AUTUMNWOOD AVE
AZALEA AVE
AUTUMN PATH
BIRCHWOOD AVE
BELMONT TRL
AUTUMN CT
140TH ST W



June 30, 2026

Project Narrative: Rosemount Fire Station 2

The proposed remodel and addition of Rosemount Fire Station 2 for the city of Rosemount will expand the existing station located at 2000 Connemara Trail West that is not currently meeting the needs of the Rosemount Fire Department. The existing station is undersized and is not meeting a large array of current fire station design best practices, NFPA station guidelines or firefighter health concerns. The new station will provide adequate space for current functions as well as future growth. It will house offices for the firefighters, meeting space for department use, an indoor fitness area to meet firefighter physical fitness needs, and quiet and relaxing residential spaces conducive for firefighters mental health.

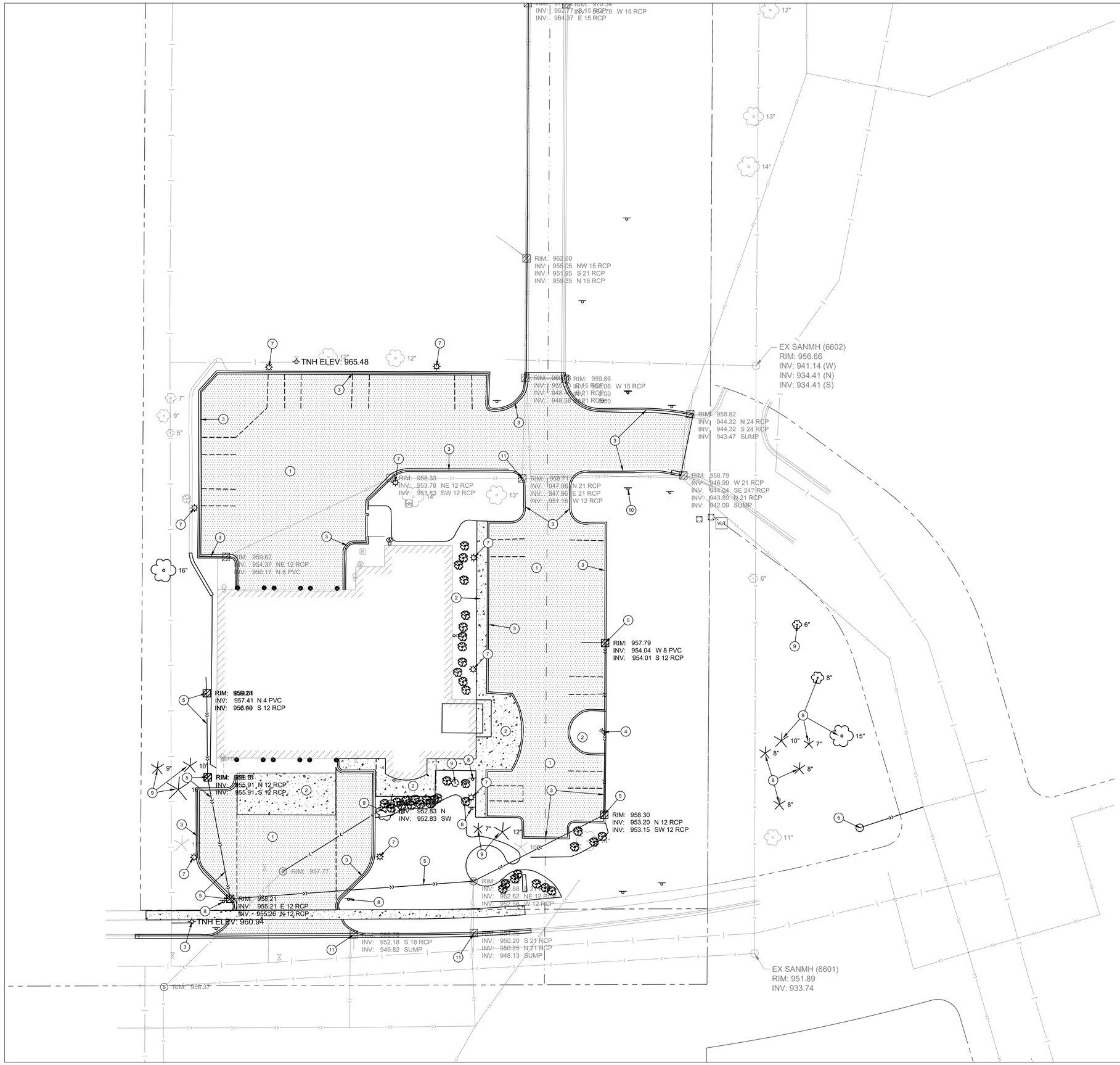
The site consists of 279,698 square feet (6.43 acres). The existing fire station building will be remodeled and additions added to the east and west portions of the existing building. The building footprint consists of 21,877 square feet making up 7.8% of the site which meets the 35% maximum building coverage requirement. The total impervious area on the site consists of 82,174 square feet making up 29.36% of the site.

The building consists of one main level with a small mezzanine level providing access to the roof. The main floor consists of three pull through apparatus bays, shop, storage rooms, truck wash, SCBA room, decontamination restroom / showers, a gear wash / decontamination room for cleaning equipment, a turnout gear for storing firefighter gear, mechanical and electrical rooms, and the firefighter living quarters that include individual dorm rooms and restrooms, a laundry room, a kitchen and dining area, and a dayroom for relaxation. The mezzanine floor consists of a small mechanical / electrical room, a pressure washer room and a small training area.

In conclusion, the proposed new Rosemount Fire Station 2 will meet the current and future needs of the Rosemount Fire Department by providing a functional and efficient fire station designed to improve firefighter operations, response time, safety, training and overall firefighter health. The new fire station will not only benefit the fire department but will enhance the service the department is able to provide to the surrounding community.

Respectfully submitted,

Brooke Jacobson, AIA, LEED AP
Reg. No.: 48871
Principal
CNH Architects, Ltd.



SYMBOL LEGEND

REMOVE AND DISPOSE OF EXISTING BITUMINOUS PAVEMENT SECTION

REMOVE AND DISPOSE OF EXISTING CONCRETE PAVEMENT SECTION

APPROXIMATE PAVEMENT CORE/BORING LOCATION SEE PROJECT GEOTECHNICAL REPORT

DEMOLITION NOTES

1. Contractor shall field verify all existing utility locations and site conditions throughout the project extents.
2. It is the responsibility of the Contractor to perform or coordinate all necessary utility demolitions and relocations from existing utility locations to all onsite amenities and buildings to complete the work. These connections may include, but are not limited to, water, sanitary sewer, cable tv, telephone, gas, electric, site lighting, etc.
3. Prior to beginning work, contact Gopher State Onecall (651-454-0002) to locate utilities throughout the area under construction. The Contractor shall retain the services of a private utility locator to locate the private utilities.
4. Sawcut along the edges of pavements, sidewalks, and curbs to remain. Unless otherwise indicated, concrete removals shall extend to the nearest existing joint.
5. All construction shall be performed in accordance with state and local standard specifications for construction.

KEY NOTES

1. REMOVE AND DISPOSE OF BITUMINOUS PAVEMENT.
2. REMOVE AND DISPOSE OF CONCRETE PAVEMENT.
3. REMOVE AND DISPOSE OF CONCRETE CURB AND GUTTER.
4. REMOVE AND DISPOSE OF EXISTING FLAG POLE AND FOOTING
5. REMOVE AND DISPOSE OF EXISTING STORM SEWER UTILITY
6. REMOVE AND DISPOSE OF EXISTING HYDRANT, VALVE, AND PIPE
7. REMOVE AND DISPOSE OF EXISTING LIGHT, POLE, AND FOOTING
8. REMOVE AND DISPOSE OF EXISTING SIGN, POST, AND FOOTING
9. REMOVE AND DISPOSE OF EXISTING TREE AND STUMP
10. REMOVE AND SALVAGE EXISTING PIPELINE SIGN FOR REINSTALLATION. COORDINATE WITH UTILITY OWNER.
11. REMOVE AND DISPOSE OF EXISTING CASTING AND FRAME. EXISTING STRUCTURE TO REMAIN.

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Rosemount Fire Station No. 2

2000 Connemara Trail W
Rosemount, MN 55068

REVISIONS:

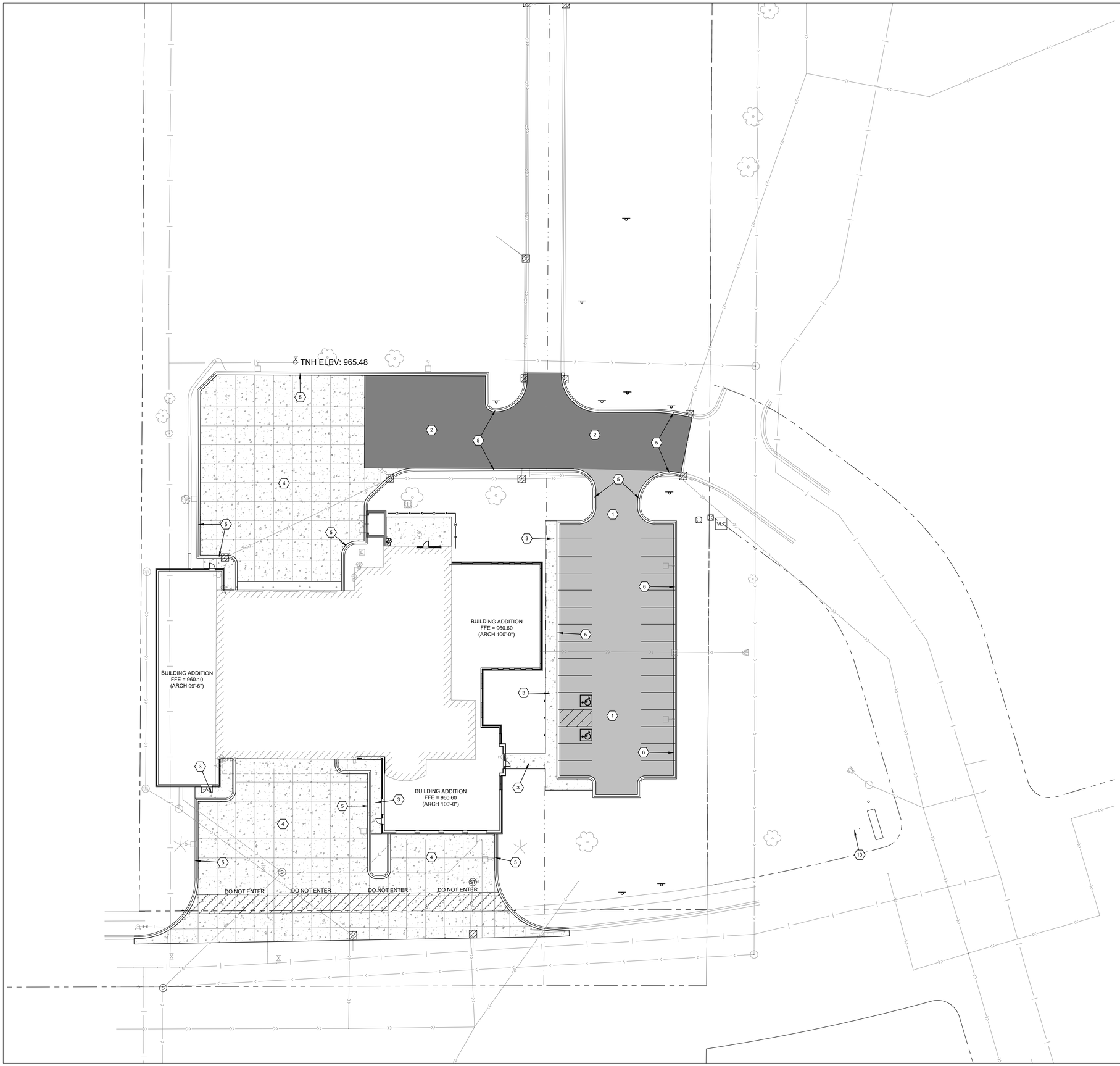
CNH NO.: 26003
DATE: 07/22/2026

Demolition Plan

C100

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SYMBOL LEGEND

- NEW LIGHT-DUTY BITUMINOUS PAVEMENT SEE DETAIL
- NEW HEAVY-DUTY BITUMINOUS PAVEMENT SEE DETAIL
- NEW LIGHT-DUTY CONCRETE PAVEMENT SEE DETAIL
- NEW HEAVY-DUTY CONCRETE PAVEMENT SEE DETAIL

NOTE: CONCRETE JOINTS WHERE SHOWN ARE FOR GENERAL REFERENCE TO DIFFERENTIATE CONCRETE PAVEMENT TYPES. ACTUAL JOINTS SHALL BE CONSTRUCTED PER PROJECT SPECIFICATIONS.

GENERAL

- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- SETBACK LINE

KEY NOTES

1. NEW LIGHT-DUTY BITUMINOUS PAVEMENT, SEE DETAIL
2. NEW HEAVY-DUTY BITUMINOUS PAVEMENT, SEE DETAIL
3. NEW LIGHT-DUTY CONCRETE PAVEMENT, SEE DETAIL (SEE ARCHITECTURAL DRAWINGS FOR JOINT PATTERN)
4. NEW HEAVY-DUTY CONCRETE PAVEMENT, SEE DETAIL (SEE ARCHITECTURAL DRAWINGS FOR JOINT PATTERN)
5. NEW B612 CONCRETE CURB, SEE DETAIL
6. NEW SURMOUNTABLE CURB, SEE DETAIL
7. NEW ACCESSIBLE CURB RAMP, SEE DETAIL
   - _A: TYPE 1
   - _B: TYPE 2
8. NEW SIGN AND POST, SEE ARCHITECTURAL
9. NEW BOLLARD, SEE ARCHITECTURAL
10. NEW FLAG POLE, SEE ARCHITECTURAL
11. NEW CURB TRANSITION
12. TAPER CURB (6" TO 0")
13. NEW VALLEY GUTTER, SEE DETAIL

NORTH

0 10 20 40

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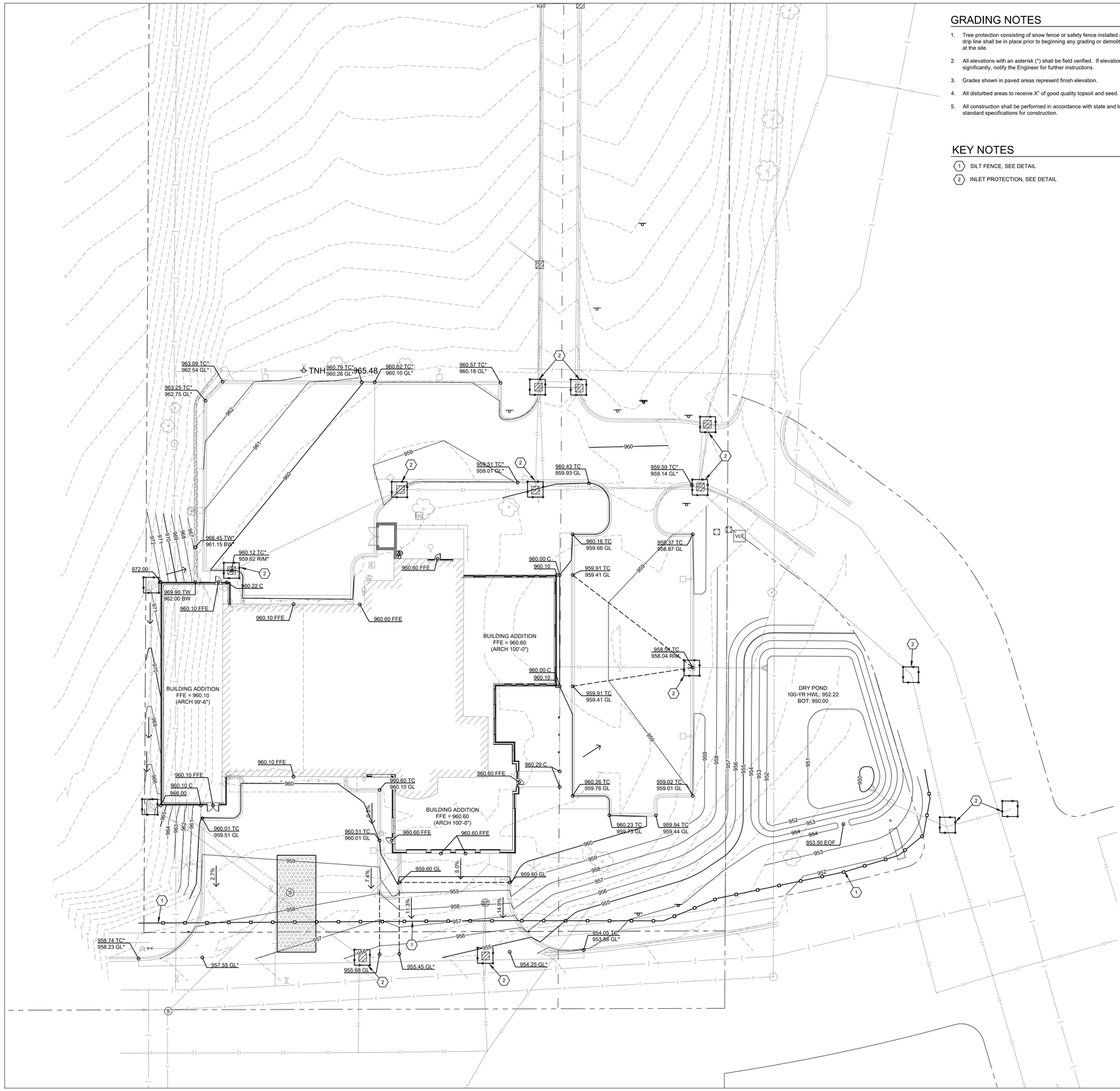
2000 Connemara Trail W
Rosemount, MN 55068

REVISIONS:

CNH NO.: 26003
DATE: 07/22/2026

Site Plan

C200



GRADING NOTES

1. Tree protection consisting of snow fence or safety fence installed at the drip line shall be in place prior to beginning any grading or demolition work at the site.
2. All elevations with an asterisk (*) shall be field verified. If elevations vary significantly, notify the Engineer for further instructions.
3. Grades shown in paved areas represent finish elevation.
4. All disturbed areas to receive X" of good quality topsoil and seed.
5. All construction shall be performed in accordance with state and local standard specifications for construction.

KEY NOTES

1. SILT FENCE, SEE DETAIL
2. INLET PROTECTION, SEE DETAIL

SYMBOL LEGEND

- 950 — EXISTING CONTOURS
- 950 — PROPOSED CONTOURS - MAJOR INTERVAL
- 949 — PROPOSED CONTOURS - MINOR INTERVAL
- GRADE BREAK LINE
- 2.0% — GRADE SLOPE
- SILT FENCE
- SEDIMENT LOG
- RIP-RAP / ROCK CONST. ENTRANCE
- EROSION CONTROL BLANKET
- INLET PROTECTION

950.00 TC
949.50 GL

SPOT ABBREVIATIONS:

TC - TOP OF CURB
GL - GUTTER LINE
GO - GUTTER OUT
B - BITUMINOUS
C - CONCRETE
EO - EMERGENCY OVERFLOW
TW - TOP OF WALL
BW - BOTTOM OF WALL (F/G)
(*) - EXISTING TO BE VERIFIED

EROSION CONTROL NOTES

1. Owner and Contractor shall obtain MPCA-NPDES permit. Contractor shall be responsible for all fees pertaining to this permit. The SWPPP shall be kept onsite at all times.
2. Install temporary erosion control measures (inlet protection, silt fence, and rock construction entrances) prior to beginning any excavation or demolition work at the site.
3. Erosion control measures shown on the erosion control plan are the absolute minimum. The contractor shall install temporary earth dikes, sediment traps or basins, additional siltation fencing, and/or disk the soil parallel to the contours as deemed necessary to further control erosion. All changes shall be recorded in the SWPPP.
4. All construction site entrances shall be surfaced with crushed rock across the entire width of the entrance and from the entrance to a point 50' into the construction zone.
5. The toe of the silt fence shall be trenched in a minimum of 6". The trench backfill shall be compacted with a vibratory plate compactor.
6. All grading operations shall be conducted in a manner to minimize the potential for site erosion. Sediment control practices must be established on all down gradient perimeters before any up gradient land disturbing activities begin.
7. All exposed soil areas must be stabilized as soon as possible to limit soil erosion but in no case later than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased. Temporary stockpiles without significant silt, clay or organic components (e.g., clean aggregate stockpiles, demolition concrete stockpiles, sand stockpiles) and the constructed base components of roads, parking lots and similar surfaces are exempt from this requirement.
8. The normal wetted perimeter of any temporary or permanent drainage ditch or swale that drains water from any portion of the construction site, or diverts water around the site, must be stabilized within 200 lineal feet from the property edge, or from the point of discharge into any surface water. Stabilization of the last 200 lineal feet must be completed within 24 hours after connecting to a surface water. Stabilization of the remaining portions of any temporary or permanent ditches or swales must be complete within 14 days after connecting to a surface water and construction in that portion of the ditch has temporarily or permanently ceased.
9. Pipe outlets must be provided with energy dissipation within 24 hours of connection to surface water.
10. All riprap shall be installed with a filter material or soil separation fabric and comply with the Minnesota Department of Transportation Standard Specifications.
11. All storm sewers discharging into wetlands or water bodies shall outlet at or below the normal water level of the respective wetland or water body at an elevation where the downstream slope is 1 percent or flatter. The normal water level shall be the invert elevation of the outlet of the wetland or water body.
12. All storm sewer catch basins not needed for site drainage during construction shall be covered to prevent runoff from entering the storm sewer system. Catch basins necessary for site drainage during construction shall be provided with inlet protection.
13. In areas where concentrated flows occur (such as swales and areas in front of storm catch basins and intakes) the erosion control facilities shall be backed by stabilization structure to protect those facilities from the concentrated flows.
14. Inspect the construction site once every seven days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours. All inspections shall be recorded in the SWPPP.
15. All BMPs must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches 1/3 of the capacity of the BMP. These repairs must be made within 24 hours of discovery, or as soon as field conditions allow access. All repairs shall be recorded in the SWPPP.
16. If sediment escapes the construction site, off-site accumulations of sediment must be removed in a manner and at a frequency sufficient to minimize off-site impacts.
17. All soils tracked onto pavement shall be removed daily.
18. All infiltration areas must be inspected to ensure that no sediment from ongoing construction activity is reaching the infiltration area and these areas are protected from compaction due to construction equipment driving across the infiltration area.
19. Temporary soil stockpiles must have silt fence or other effective sediment controls, and cannot be placed in surface waters, including stormwater conveyances such as curb and gutter systems, or conduits and ditches unless there is a bypass in place for the stormwater.
20. Collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction and demolition debris and other wastes must be disposed of properly and must comply with MPCA disposal requirements.
21. Oil, gasoline, paint and any hazardous substances must be properly stored, including secondary containment, to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal of hazardous waste must be in compliance with MPCA regulations.
22. External washing of trucks and other construction vehicles must be limited to a defined area of the site. Runoff must be contained and waste properly disposed of. No engine degreasing is allowed onsite.
23. All liquid and solid wastes generated by concrete washout operations must be contained in a leak-proof containment facility or impermeable liner. A compacted clay liner that does not allow washout liquids to enter ground water is considered an impermeable liner. The liquid and solid wastes must not contact the ground, and there must not be runoff from the concrete washout operations or areas. Liquid and solid wastes must be disposed of properly and in compliance with MPCA regulations. A sign must be installed adjacent to each washout facility to inform concrete equipment operators to utilize the proper facilities.
24. Upon completion of the project and stabilization of all graded areas, all temporary erosion control facilities (silt fences, hay bales, etc.) shall be removed from the site.
25. All permanent sedimentation basins must be restored to their design condition immediately following stabilization of the site.
26. Contractor shall submit Notice of Termination for MPCA-NPDES permit within 30 days after Final Stabilization.

NORTH

0 10 20 40

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Rosemount Fire Station No. 2

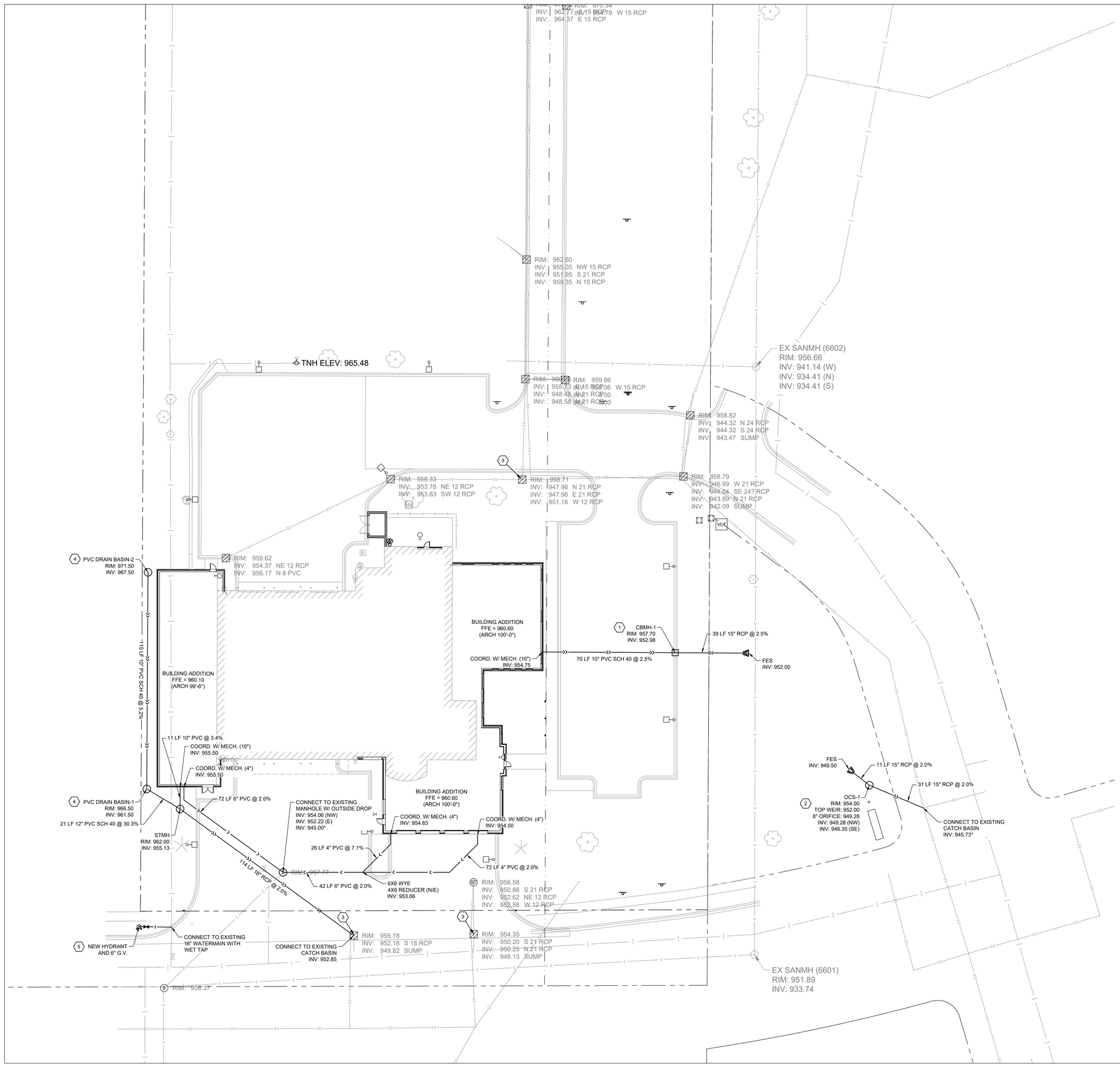
2000 Connemara Trail W
Rosemount, MN 55068

REVISIONS:

CNH NO.: 26003
DATE: 07/22/2026

Grading and
Erosion Control Plan

C300



SYMBOL LEGEND

- STORM MANHOLE
- CATCH BASIN
- CURB INLET
- FLARED END
- SANITARY MANHOLE
- HYDRANT
- GATE VALVE & BOX
- WATER SHUTOFF
- LIGHT POLE

- TELEPHONE LINE
- ELECTRIC OVERHEAD LINE
- ELECTRIC UNDERGROUND LINE
- FIBER OPTIC UNDERGROUND LINE
- NATURAL GAS UNDERGROUND LINE
- SANITARY SEWER PIPE
- STORM SEWER PIPE
- TELEPHONE UNDERGROUND LINE
- WATERMAIN PIPE
- DRAINTILE PIPE

UTILITY NOTES

1. It is the responsibility of the contractor to perform or coordinate all necessary utility connections and relocations from existing utility locations to the proposed building, as well as to all onsite amenities. These connections include but are not limited to water, sanitary sewer, cable TV, telephone, gas, electric, site lighting, etc.
2. All service connections shall be performed in accordance with state and local standard specifications for construction. Utility connections (sanitary sewer, watermain, and storm sewer) may require a permit from the City.
3. The contractor shall verify the elevations at proposed connections to existing utilities prior to any demolition or excavation. All elevations with an asterisk (*) shall be field verified. If elevations vary significantly, notify the Engineer for further instructions.
4. The contractor shall notify all appropriate engineering departments and utility companies 72 hours prior to construction. All necessary precautions shall be made to avoid damage to existing utilities.
5. Storm sewer requires testing in accordance with Minnesota plumbing code 4714.1107 where located within 10 feet of waterlines or the building.
6. HDPE storm sewer piping shall meet ASTM F2306 and fittings shall meet ASTM D3212 joint pressure test. Installation shall meet ASTM C2321.
7. All RCP pipe shown on the plans shall be MN/DOT class 3.
8. Maintain a minimum of 7 ½' of cover over all water lines and sanitary sewer lines. Where 7 ½' of cover is not provided, install 2" rigid polystyrene insulation (MN/DOT 3760) with a thermal resistance of at least 5 and a compressive strength of at least 25 psi. Insulation shall be 8' wide, centered over pipe with 6" sand cushion between pipe and insulation. Where depth is less than 5', use 4" of insulation.
9. Install water lines 12" above sewers. Where the sewer is above the water line or less than 12" below the water line, install sewer piping of materials approved for inside building use for 10 feet on each side of the crossing.
10. All watermain piping shall be class 52 ductile iron pipe unless noted otherwise.
11. See Project Specifications for bedding requirements.
12. Pressure test and disinfect all new watermains in accordance with state and local requirements.
13. Sanitary sewer piping shall be PVC, SDR-35 for depths less than 12', PVC SDR-26 for depths between 12' and 26', and class 52 D.I.P. for depths of 26' or more.
14. A structure adjustment shall include removing and salvaging the existing casting assembly, removing existing concrete rings to the precast section. Install new rings and salvaged casting to proposed grades, cleaning casting flange by mechanical means to insure a sound surface and install an external chimney seal from casting to precast section. Chimney seals shall be Infi-Shield Uni-Band or an approved equal.

KEY NOTES

1. CATCH BASIN MANHOLE, SEE DETAIL
2. NEW STORM MANHOLE, SEE DETAIL
3. INSTALL NEW SURMOUNTABLE CASTING ON EXISTING STRUCTURE.
4. NEW PVC DRAINAGE BAISN, SEE DETAIL
5. NEW HYDRANT AND GATE VALVE, SEE DETAIL
6. NEW GATE VALVE AND BOX, SEE DETAIL
7. NEW CLEANOUT, SEE DETAIL
8. NEW LIGHT, SEE ELECTRICAL
9. STRUCTURE ADJUSTMENT, SEE DETAIL

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Rosemount Fire Station No. 2

2000 Connemara Trail W
Rosemount, MN 55068

REVISIONS:

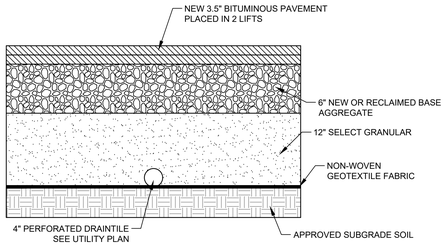
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Utility Plan

C400

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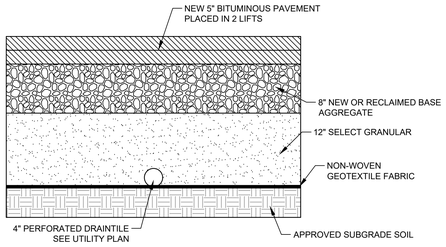
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LIGHT-DUTY BITUMINOUS CONSTRUCTION DETAIL

1 / C500

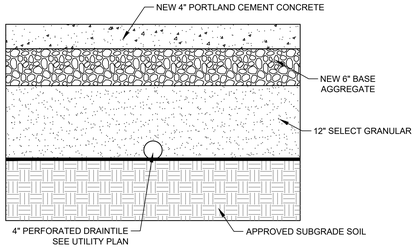
NOT TO SCALE



HEAVY-DUTY BITUMINOUS CONSTRUCTION DETAIL

2 / C500

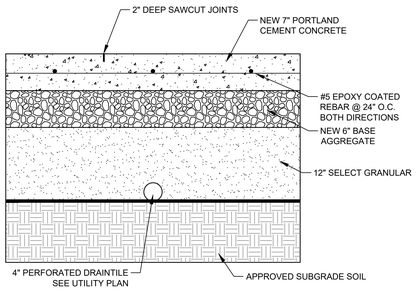
NOT TO SCALE



LIGHT-DUTY CONCRETE CONSTRUCTION DETAIL

3 / C500

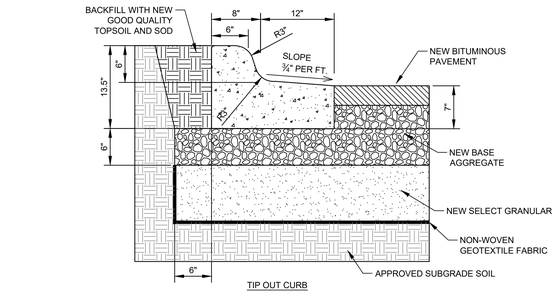
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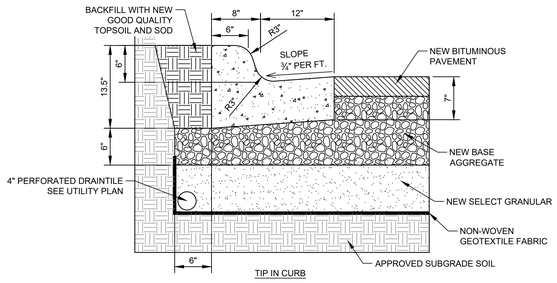


HEAVY-DUTY CONCRETE CONSTRUCTION DETAIL

4 / C500

NOT TO SCALE

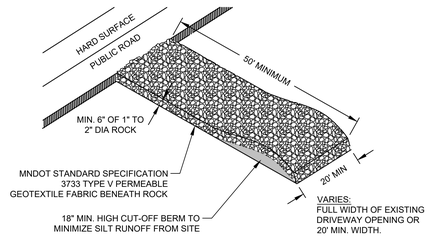




B612 CONCRETE CURB & GUTTER DETAIL

5 / C500

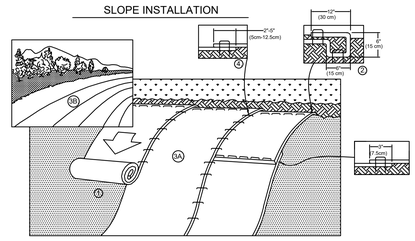
NOT TO SCALE



ROCK CONSTRUCTION ENTRANCE

6 / C500

NOT TO SCALE



1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
   NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP's IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF RECP's EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP's BACK OVER SEED AND COMPACTED SOIL. SECURE RECP's OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP's.
3. ROLL THE RECP's (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM , STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECP's MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) OVERLAP DEPENDING
5. CONSECUTIVE RECP's SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE

*IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP's.

NORTH AMERICAN GREEN
EROSION CONTROL Products Guaranteed SOLUTIONS
14649 HIGHWAY 41 NORTH
EVANSVILLE, IN 47725
800-772-2040
www.nagreen.com

Erosion Control Blanket:
North American Green BioNet S150BN erosion control blanket or approved equal.

Top Net
Leno Woven 100% biodegrdable organic jute
9.35 lbs/1,000 ft2
(4.5 kg/100 m2) approx. wt.

100% Straw Fiber
0.50 LBS/YD2
(0.27 KG/M2)

Bottom Net
100% biodegradable organic jute
7.7 lbs/1,000 ft2
(3.76 kg/100 m2) approx. wt.

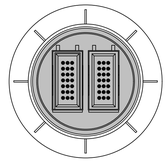
Thread
Biodegradable

Staples/Anchors:
The type of anchors used to secure the blanket to the ground shall be Steel wire11 Gauge 1" wide x 8" long.

EROSION CONTROL BLANKET

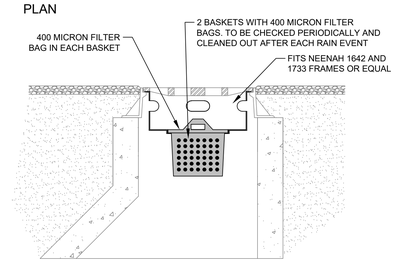
7 / C500

NOT TO SCALE



PLAN

FILTER AREA	5.65 FT²
OVERFLOW AREA	0.42 FT²
MAXIMUM OVERFLOW RATE (@ 7" HEAD)	1.99 CFS
MAXIMUM OVERFLOW RATE (@ 13" HEAD)	2.79 CFS
BASKET WEIGHT (EMPTY)	1 LB
BASKET WEIGHT (FULL-APPROX.)	45 LBS



PROFILE

INFRASAFE INLET PROTECTION DEVICE (OR EQ.)

8 / C500

NOT TO SCALE

Architects CNH
7300 147TH WEST STREET SUITE 504
APPLE VALLEY, MN 55124
(952) 431-4433

Larson Engineering, Inc.
3524 Laborie Road
White Bear Lake, MN 55110
651.481.9120 (f) 651.481.9201
www.larsoneng.com

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PRINT NAME: _____ LIC. NO.: _____

SIGNATURE: _____

DATE: _____

Rosemount Fire Station No. 2

2000 Connemara Trail W
Rosemount, MN 55068

REVISIONS:

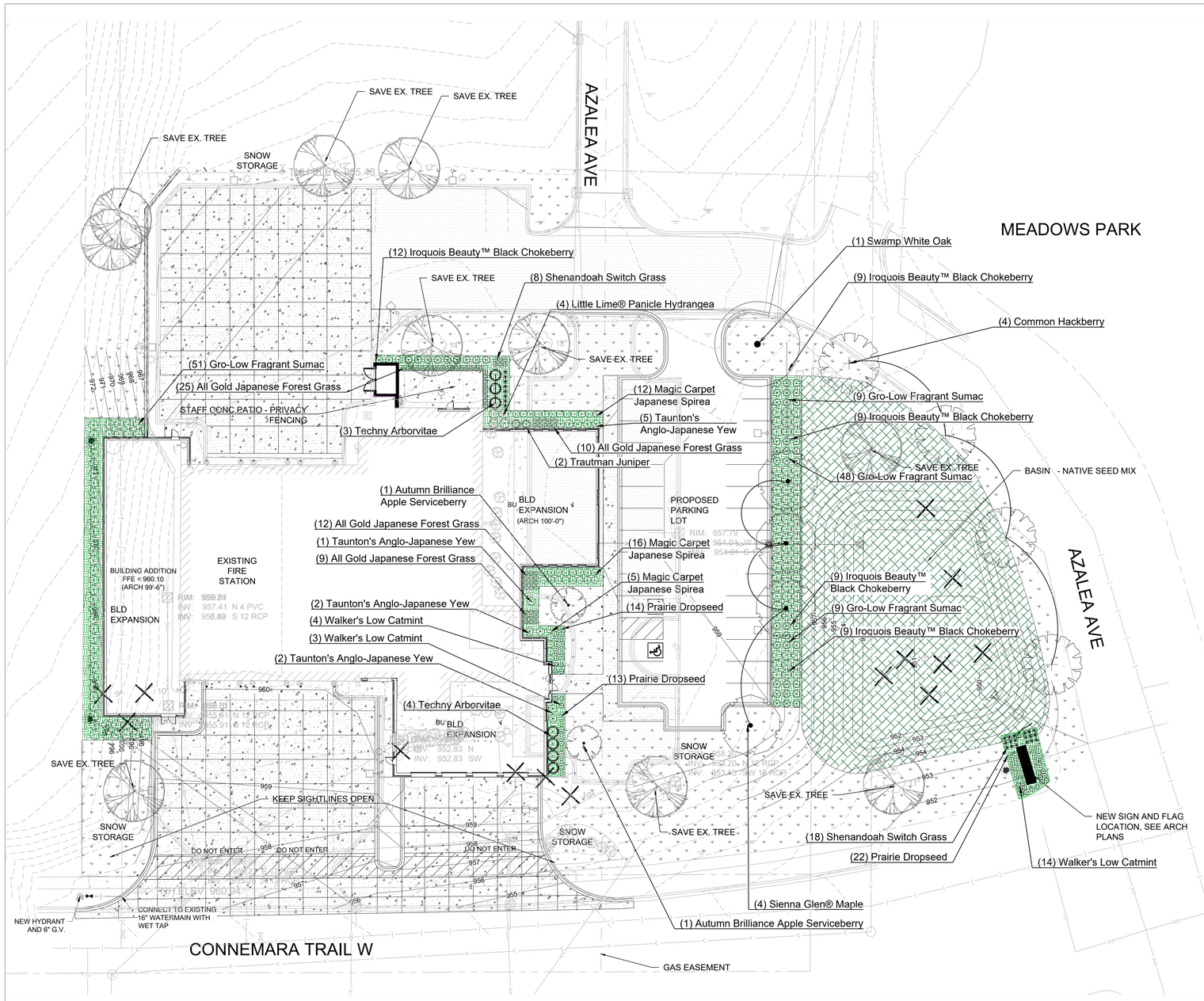
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Details

C500

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EXISTING TREE IMPACTS

EXISTING DECIDUOUS TREE- SAVE

TREE REMOVED WITH PROJECT

14 TREE REMOVED (6" or greater)

10 TREES SAVED (6" or greater)

11 TREES PROPOSED

LANDSCAPE LEGEND

LAWN RESTORATION
(to receive 6" top soil, seed and spray irrigation)

PROPOSED PLANTING BEDS
(to receive 12 " topsoil, wood mulch and drip irrigation- steel edger)

STORM BASIN SEEDING
(see civil for requirements)

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
DECIDUOUS ORNAMENTAL TREES					
	AB	2	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry	1.5" Cal.	B&B
DECIDUOUS TREES					
	AS	4	Acer x freemanii `Sienna` / Sienna Glen® Maple	2.5" Cal.	B&B
	CO	4	Celtis occidentalis / Common Hackberry	2.5" Cal.	B&B
	QB4	1	Quercus bicolor / Swamp White Oak	2.5" Cal.	B&B
EVERGREEN TREES					
	TT	7	Thuja occidentalis 'Techny' / Techny Arborvitae	6` Ht.	Cont.
DECIDUOUS SHRUBS					
	AM	48	Aronia melanocarpa 'Morton' / Iroquois Beauty™ Black Chokeberry	#2	Cont.
	HP	4	Hydrangea paniculata 'Jane' / Little Lime® Panicle Hydrangea	#2	Cont.
	RH	117	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	#2	Cont.
	SJ	33	Spiraea japonica 'Walbuma' / Magic Carpet Japanese Spirea	#2	Cont.
EVERGREEN SHRUBS					
	JT	2	Juniperus chinensis 'Trautman' / Trautman Juniper	6' Ht.	Cont.
	TX	10	Taxus x media 'Tauntonii' / Taunton's Anglo-Japanese Yew	#2	Cont.
GRASSES					
	HA	62	Hakonechloa macra 'All Gold' / All Gold Japanese Forest Grass	1 gal.	Cont.
	PV	26	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	#1	Cont.
	SH	49	Sporobolus heterolepis / Prairie Dropseed	#1	Cont.
PERENNIALS					
	NR	21	Nepeta racemosa 'Walker's Low' / Walker's Low Catmint	1 gal.	

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(952) 431-4433

LANDSCAPE ARCHITECT:
HKGi
800 WASHINGTON AVE N. #207
MINNEAPOLIS, MN 55401
www.hkgi.com

OWNER::

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SIGNATURE: _____ PRINT NAME: Bryan Harjes, PLA DATE: _____ LIC. NO.: 42654

Rosemount Fire Station #2 Expansion

Rosemount, MN

REVISIONS:
7.22.26 - CITY SUBMITTAL - NOT FOR CONSTRUCTION

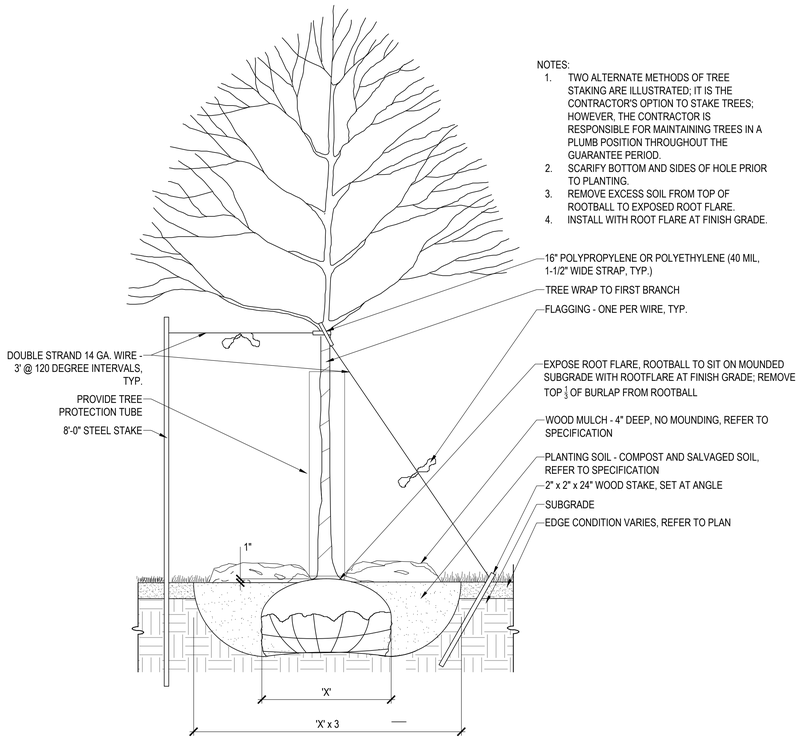
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Planting Plan

L1.0

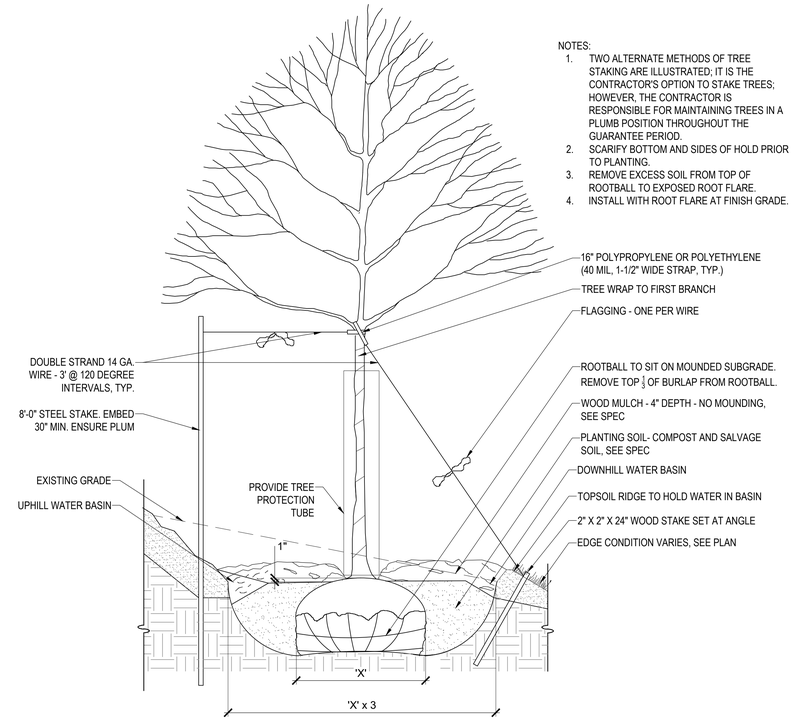
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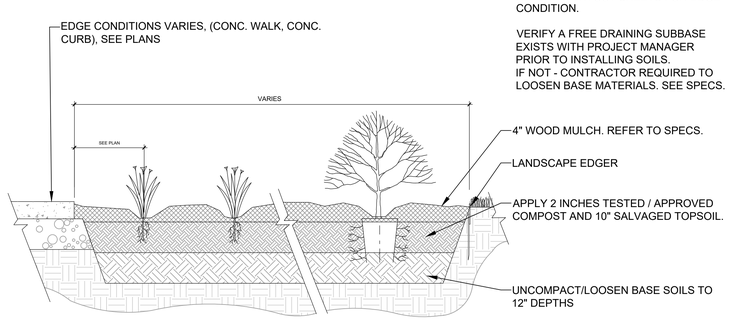
NOTES:
1. TWO ALTERNATE METHODS OF TREE STAKING ARE ILLUSTRATED; IT IS THE CONTRACTOR'S OPTION TO STAKE TREES; HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.
2. SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.
3. REMOVE EXCESS SOIL FROM TOP OF ROOTBALL TO EXPOSED ROOT FLARE.
4. INSTALL WITH ROOT FLARE AT FINISH GRADE.

1 L1.2 DECIDUOUS TREE PLANTING DETAIL



NOTES:
1. TWO ALTERNATE METHODS OF TREE STAKING ARE ILLUSTRATED; IT IS THE CONTRACTOR'S OPTION TO STAKE TREES; HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.
2. SCARIFY BOTTOM AND SIDES OF HOLD PRIOR TO PLANTING.
3. REMOVE EXCESS SOIL FROM TOP OF ROOTBALL TO EXPOSED ROOT FLARE.
4. INSTALL WITH ROOT FLARE AT FINISH GRADE.

2 L1.2 DECIDUOUS TREE PLANTING ON SLOPE DETAIL



HAND LOOSEN ROOTS OF CONTAINERIZED MATERIAL, TYP.

REFER TO LAYOUT SHEETS FOR EDGE CONDITION.

VERIFY A FREE DRAINING SUBBASE EXISTS WITH PROJECT MANAGER PRIOR TO INSTALLING SOILS.
IF NOT - CONTRACTOR REQUIRED TO LOOSEN BASE MATERIALS. SEE SPECS.

3 L1.2 PERENNIAL & SHRUB PLANTING DETAIL

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SIGNATURE:
PRINT NAME: Bryan Harjes, PLA
DATE:
LIC. NO.: 42954

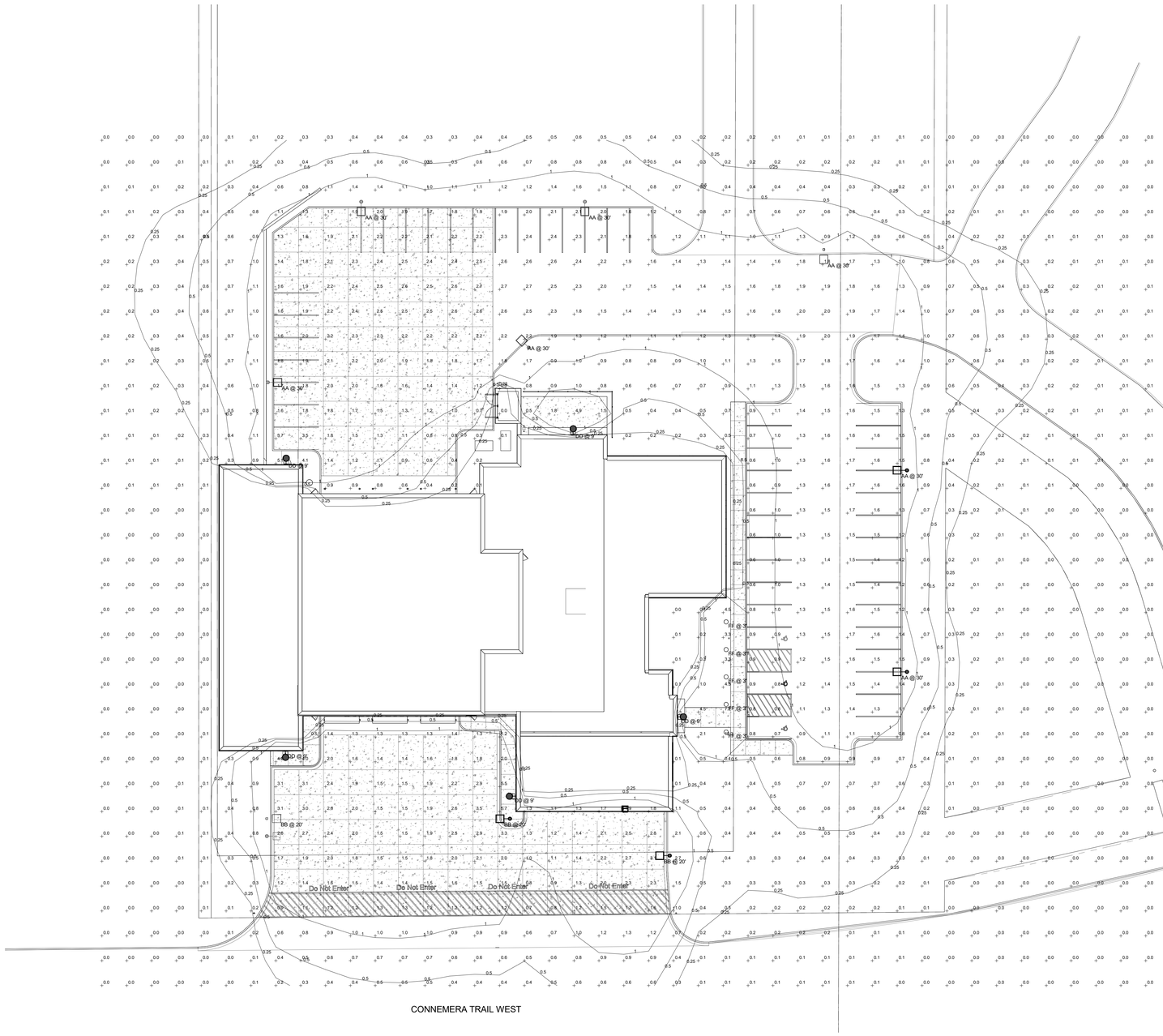
Rosemount Fire Station #2 Expansion
Rosemount, MN

REVISIONS:
7.22.26 - CITY SUBMITTAL - NOT FOR CONSTRUCTION

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DATE: xx/xx/xx

Planting Details

L1.0



1 E0.4 Site Plan - Electrical - Point-by-Point
1" = 20'-0"

NORTH

DESCRIPTION OF CONTROLS:
SITE LIGHTING STANDARDS AND BUILDING MOUNTED FIXTURES SHALL BE CONTROLLED THROUGHT SEPERATE CONTROL POINTS THROUGH RELAY CONTROLLED BY ASTRONOMICAL TIME-CLOCK. SCHEDULE IS PROGRAMMABLE WITH AN INITIAL SETTING OF 'ON' AT DUSK , 'OFF' AT DAWN. LIGHTING SHALL DIM AFTER PRESET TIME OF 10:00PM TO 50% OUTPUT UNTIL DAWN. LIGHTING SHALL RAISE IN INTENSITY FOR A PRESET DURATION OF TIME WHEN MOTION IS DETECTED.

LUMINAIRE SCHEDULE:



1. TYPE AA:
   - A. LIGHT SOURCE - LED
   - B. WATTAGE - 102
   - C. INITIAL LUMEN OUTPUT - 10,392
   - D. CRI - 80
   - E. COLOR TEMPERATURE - 3000K
   - F. OPTIONS - HOUSE SIDE SHIELD
   - G. LLF - 1.0
   - H. BUG RATING - B1-U0-G3
   - I. MOUNTING - 27' RSS POLE ON 3' BASE



2. TYPE BB:
   - A. LIGHT SOURCE - LED
   - B. WATTAGE - 102
   - C. INITIAL LUMEN OUTPUT - 10,476
   - D. CRI - 80
   - E. COLOR TEMPERATURE - 3000K
   - F. OPTIONS - HOUSE SIDE SHIELD
   - G. LLF - 1.0
   - H. BUG RATING - B1-U0-G3
   - I. MOUNTING - 17' RSS POLE ON 3' BASE



3. TYPE DD:
   - A. LIGHT SOURCE - LED
   - B. WATTAGE - 10
   - C. INITIAL LUMEN OUTPUT - 1240
   - D. CRI - 80
   - E. COLOR TEMPERATURE - 3000K
   - F. OPTIONS - VISUAL COMFORT OPTICS
   - G. LLF - 1.0
   - H. BUG RATING - B0-U0-G0
   - I. MOUNTING - 9' AFG

4. TYPE FF:
   - A. LIGHT SOURCE - LED
   - B. WATTAGE - 13
   - C. INITIAL LUMEN OUTPUT - 855
   - D. CRI - 80
   - E. COLOR TEMPERATURE - 3000K
   - F. OPTIONS - NONE
   - G. LLF - 1.0
   - H. BUG RATING - B0-U1-G0
   - I. MOUNTING - GROUND

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edi-dolejs consulting engineers
minneapolis | rochester
1112 Bandana Boulevard North, Suite 210 East Pine
Mendota, MN 55411 Marion, MN 55901
(651) 379-9900 (507) 282-7889

Rosemount Fire Station 2
2000 Connemara Trl W, Rosemount, MN 55068

REVISIONS:

CNH NO.: 26003
DATE: 30 June 2026

Electrical Site Plan - Point-by-Point

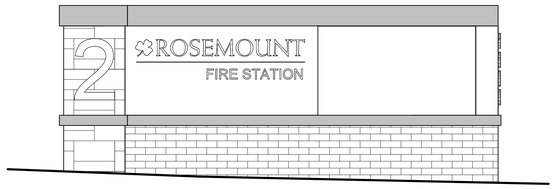
E0.4

EDI-DOLEJS #26-050

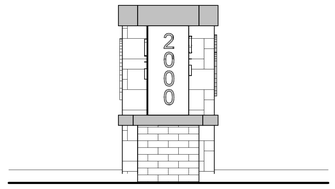
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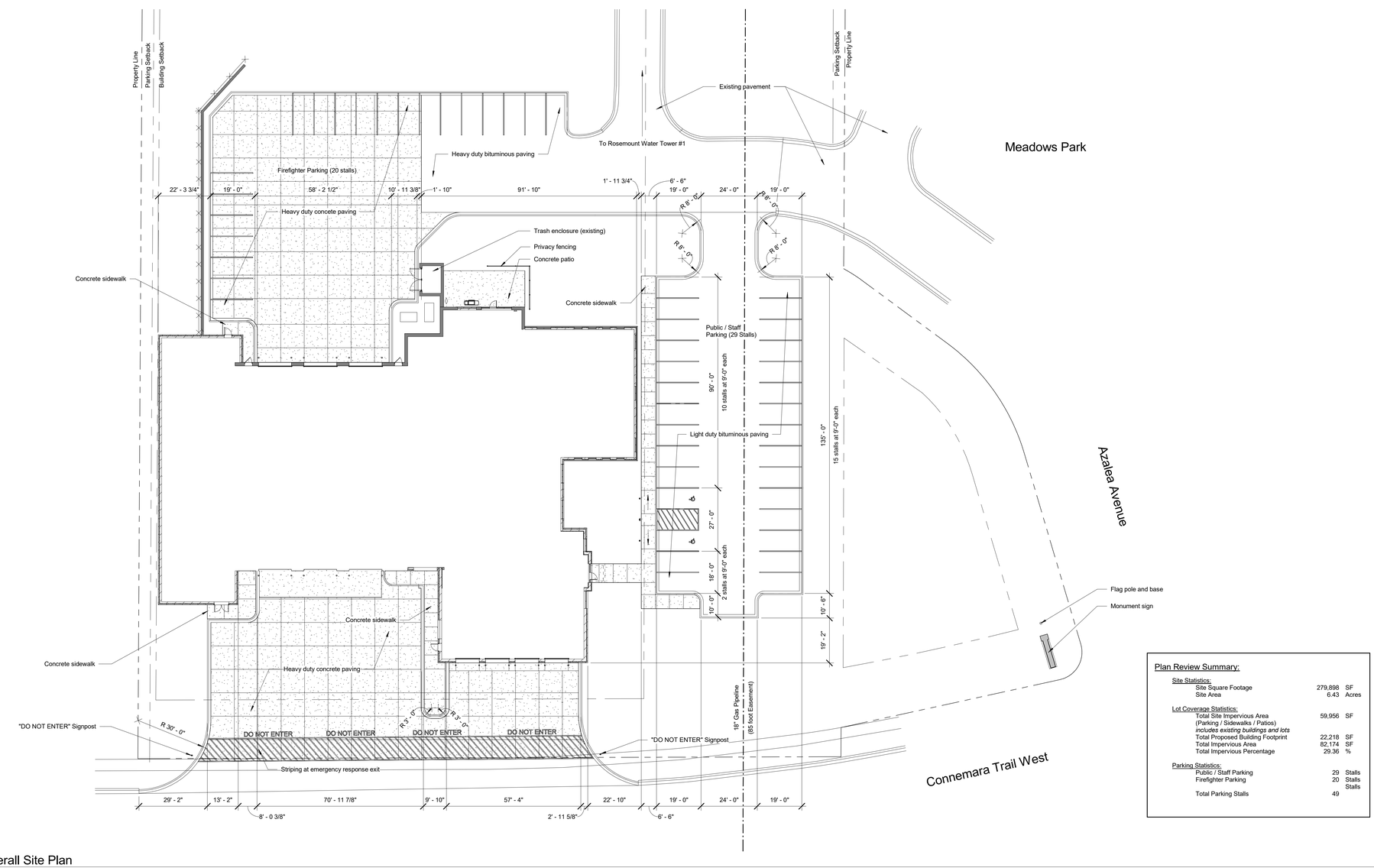
M2 CS01 Monument Sign West Elevation
1/2" = 1'-0"



M7 CS01 Monument Sign South Elevation
1/2" = 1'-0"



M11 CS01 Location Map
1" = 400'-0"



Plan Review Summary:

Site Statistics:		
Site Square Footage	279,898	SF
Site Area	6.43	Acres
Lot Coverage Statistics:		
Total Site Impervious Area (Parking / Sidewalks / Patios) *includes existing buildings and lots*	59,956	SF
Total Proposed Building Footprint	22,218	SF
Total Impervious Area	82,174	SF
Total Impervious Percentage	29.36	%
Parking Statistics:		
Public / Staff Parking	29	Stalls
Firefighter Parking	20	Stalls
		Stalls
Total Parking Stalls	49	

A3 CS01 Overall Site Plan
1" = 20'-0"

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APPLE VALLEY, MN 55124
(952) 431-4433

Rosemount Fire Station 2
2000 Connemara Trl W, Rosemount, MN 55068

REVISIONS:

CNH NO.: 26003
DATE: 07/22/26
Overall Site Plan

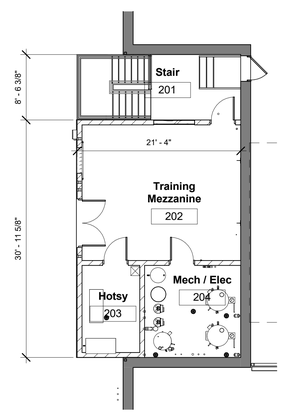
CS01

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A1 CS02 Mezzanine Plan
1/8" = 1'-0"

A4 CS02 Overall Floor Plan
1/8" = 1'-0"

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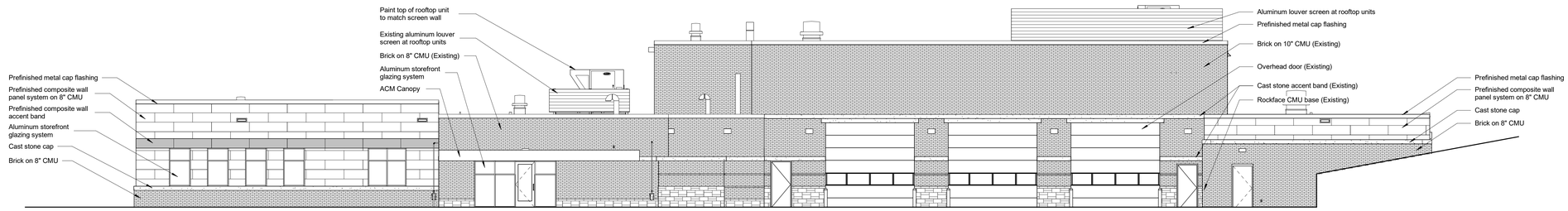
First Floor Plan

CS02

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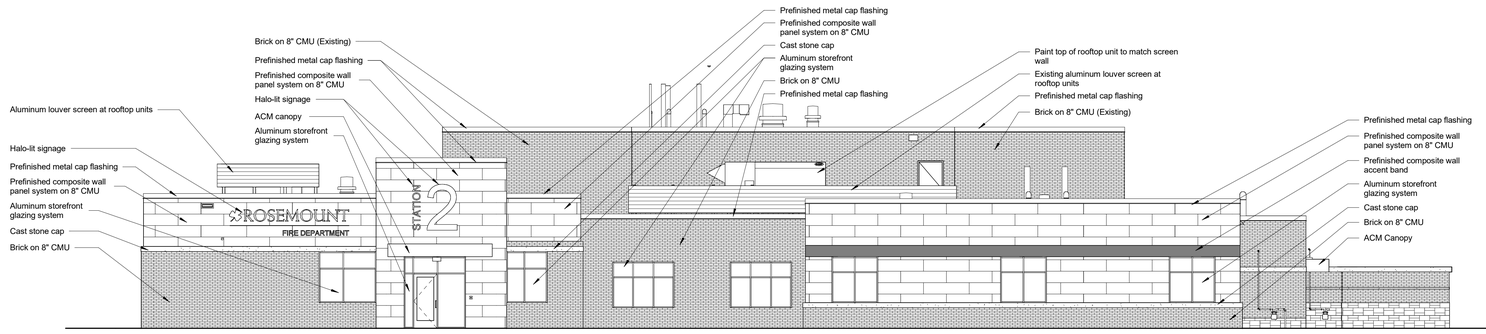
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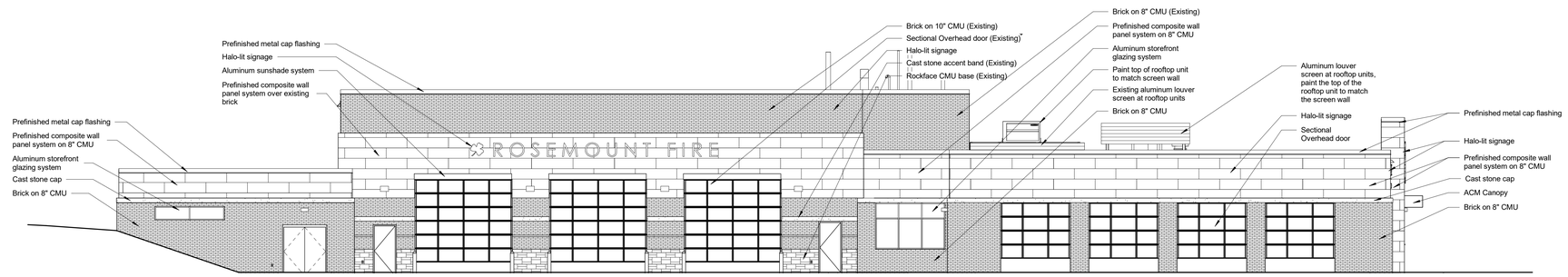
N1 CS03 North Elevation

1/8" = 1'-0"



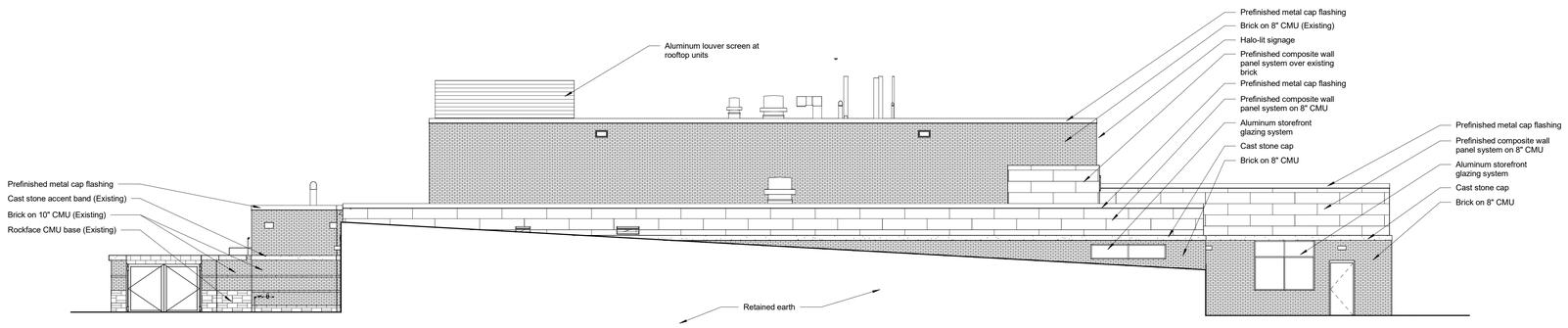
J1 CS03 East Elevation

1/8" = 1'-0"



E1 CS03 South Elevation

1/8" = 1'-0"



A1 CS03 West Elevation

1/8" = 1'-0"

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Exterior Elevations

CS03

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