

AGENDA

ROGERS PLANNING COMMISSION

September 9, 2024 - 7:00 PM

- 1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**
- 2. OPEN FORUM**
- 3. APPROVE AGENDA**
- 4. CONSENT AGENDA**
 - 4.1 Approve the Minutes from July 1st, 2024 Planning Commission Meeting
- 5. PUBLIC HEARINGS**
 - 5.1 Application by William Lundeen for Variances Related to an Addition Accessory Structure at 14855 Brockton Lane
 - 5.2 Items related to the Northdale Blvd Light Industrial Development
 - Preliminary and Final Plat
 - Site Plan
 - Conditional Use Permit
- 6. NEW BUSINESS**
- 7. OTHER BUSINESS**
- 8. ADJOURN**



**REQUEST FOR ACTION
ROGERS PLANNING
COMMISSION**

Meeting Date: September 9, 2024

Agenda Item: No. 4.1

Subject: Approve the Minutes from July 1st, 2024 Planning Commission Meeting

Prepared By: Alec Henderson, City Planner

Recommended Planning Commission Action

Approve Minutes from July 1st, 2024 Planning Commission Meeting.

ATTACHMENTS:

Description

July 1st, 2024 Planning Commission Minutes

**MINUTES
ROGERS PLANNING COMMISSION
JULY 1ST, 2024**

CALL TO ORDER

The meeting of the Rogers Planning Commission was held on July 1st, 2024 at 7:00 p.m. and was called to order with Vice Chair Lohr, Commissioners Planksy, Mullin, Sattersten and Stiebinger present. Alternate Planning Commission Member, Cartwright standing in for Commissioner Fisher

Member(s) absent: Commissioner Fisher.

Also present were Community Development Director, Brett Angell; City Planner, Alec Henderson; Community Development Intern, Jesus Cazares-Reyes; Council Member Enga; and Alternative Planning Commission Member Kussman.

OPEN FORUM

Acting Chair Lohr closed the open forum.

SET AGENDA

A motion by Stiebinger and a second by Mullin was made to approve the agenda. On the vote, all members present voted AYE. Motion carried 6-0-0.

CONSENT AGENDA

4.1 Approval of Minutes

Minutes from June 3rd, 2024 Planning Commission

Motion by Stiebinger and Second by Mullin to approve the minutes from June 3rd, 2024 meeting. On the Vote. Motion Carried 6-0-0.

PUBLIC HEARINGS

5.1 Application by Dean Johnson Homes for Preliminary Plat and Variance for the Hawkins Place Townhome Development

Henderson summarized the item. A request has been received to develop 13020 Hawkins Drive into a 53 unit townhome development. The property is approximately 10 gross acres. The development is requesting preliminary plat approval and approval of several variances for deviations from front and side setback requirements for the R3 district. The townhome products are two-story with tuck under garages.

Acting Chair Lohr opened the public hearing.

The following is a summary of Public Comment.

- Connie Gabriel – 23875 129th Ave N – Gabriel believes Carmen Hawkins traded the land to be preserved. Additionally, Gabriel has concerns over stormwater impacts.
- Dan Schaezner – 13052 Oakwood Drive – oakwood drive continues to be higher and higher usage. Not sure if there has been a traffic study. All traffic would fully to oakwood. Looks very dense and will be section 8.

- Jason Flikke – 23630 128th Ave N – Cars fly through 129th. Traffic keeps getting worse.
- Matt Finn – 13017 Oakwood Dr– Has Concerns with stormwater and how it will be handled. Traffic with oakwood and big trucks coming through. This level of density cannot be support in this location.
- Megan Reilly – 13024 Oakwood Dr – Believes the project is deficient on variances and has concerns regarding the density. Does not feel that this would be growing responsibly. Also has concerns with the schools and overcrowding. Schools are not ready for the growth. Additional concerns regarding: traffic congestion on Oakwood, Infrastructure that is in place is not adequate.
- Carrie Hawkins – 24275 129th Ave N? - Gmach property has been developed for Big Woods. How many homes will be built on that land?
- Dave Brown – 23654 128th Ave N – Concerns with drainage issues with the wetlands. Sump pumps are constantly running. Any thoughts related to adding parks for this area. Consider adding outdoor areas for both adults and kids.
- Lowell Schiebe – 13040 Oakwood Dr – Concerns with pond that backs up to Oakwood – pond used to be crystal clear.
- Patrick Ruppe – 13193 Oakwood Dr – Has been a resident for 24 years and has concerns related to infrastructure – power goes out often. Additionally, vehicle speed on Oakwood and the traffic that goes along with it has increased. They were also promised a park and still has not happened. Density is very concerning. Prior plans had included a park.
- Megan Reilly –13024 Oakdwood Dr – other developer have worked on this property and it hasn't worked out, why does this one think they can develop.
- Mary Ann Schiebe – 13040 Oakwood Dr – Too much land is being developed. This plan has too many lots for a small area. Going to make it not a desirable area to live. Vision for a better plan.
- Laura Schany – 23735 Aspen Dr – What is the plan to widen 129th and fix Main St issues? What is the plan to clear out drainage issues?
- Matt Finn – 13017 Oakwood Dr – What will be the impact to property values? Owner only occupied or rental ownership? Variances shouldn't be legal either. The developer is trying to cram in as many units as possible.
- Mark Mooney – 13017 Oakwood Dr – as a realtor believes it will have a devastating impact on their property values. Density range is high for abutting a single-family neighborhood.
- Stacy Johnston – 13079 Oakwood Dr – Believes there are drainage issues. Sump pump runs nonstop. Spent \$10k on special drainage for their backyard. Believes there are issues with traffic on Oakwood. Cannot cross the street to go to her mailbox. Our infrastructure is not in place for this development. Power challenges related to this. Classrooms are overcrowded and schools do not have capacity.
- Connie Gabriel – 23875 129th Ave – Drainage issues exist near me. City initially thought it was the tile. Water is coming from across the road.
- Jerry Gooley – 13076 Oakwood Drive – people who shop at target will have to take Oakwood. Should reduce the density and make it higher price point to make up the difference. Speeds are getting bad on Oakwood.

- Mark Mooney– 13017 Oakwood Dr – believes this a huge mistake. Not a good sound development. Knew something would go there at some point but this is extreme. Variances give some control.
- Joel Moir – 23855 Aspen Drive – too many variances. Way too many issues to pass this along to the council. One of the houses that would be within the variance area. In this form, he cant get behind.

Doran Cote provided details on what would trigger a traffic study and the proposed development falls well short of any traffic study. The stormwater plans detail the treatment of stormwater on site. There are future plans for intersection 129th and Main Street after the Fletcher bypass is constructed, the County will turn back Main Street which will provide the City the ability to construct intersection improvements. The future intersection will likely be round about extending over the railroad tracks.

Dean Johnson – applicant – provided information on his proposal. The units will be similar to Lennar's 1,900-2,000 sf and sell between \$375-\$400k. Driveways are 25 feet in length. Streets are 30 feet wide and can have parking on one side. Most residents are 2 car max. Typically will not have adult or car driving age children. Intends to sell all units cannot guarantee that none will ever become rental. Johnson provided some information on what the HOA will look like and how that pertains to ensuring the roadway is maintained properly. Property is guided as R3 and the minimum is typically going to go higher.

Motion by Lohr and second by Stiebinger to table the items and keep the public hearing open until the following Planning Commission Meeting. On the Vote. Motion Carried 6-0-0.
The Commission requests additional work to limit the variances and a better understanding of the real footprints for the townhomes to better inform the site plan.

NEW BUSINESS

5.2 Application by the City for Preliminary and Final Plat for Rogers CR81 Addition
Cazares-Reyes summarized the item including number of lots and the fact that there is interest for development on the lot adjacent to Miller Chevrolet.

- Lemar Estates LLC – 12910 56th Ave N, Plymouth – Requested that the City consider purchasing the .09 acre parcel directly adjacent to the plat area.

No other comments or questions were discussed.

Motion by Stiebinger and second by Lohr to close the Public Hearing. On the Vote. Motion Carried 6-0-0.

Angell clarified that any future acquisition would require hearings and Council approval. This request can be reviewed after the plat is recorded.

Motion by Planksy and Second by Stiebinger to Approve the Preliminary and Final Plat for CR81 Addition as presented by Staff. On the Vote. Motion Carried 6-0-0.

NEW BUSINESS

No items

OTHER BUSINESS

No Items

ADJOURN

Lohr made a motion and Planksy seconded to adjourn the meeting at approximately 8:57 P.M.
On the vote, all members voted AYE (6-0-0). Motion carried.



**REQUEST FOR ACTION
ROGERS PLANNING
COMMISSION**

Meeting Date: September 9, 2024

Agenda Item: No. 5.1

Subject: Application by William Lundeen for Variances Related to an Addition Accessory Structure at 14855 Brockton Lane

Prepared By: Jesus Cazares-Reyes, Community Development Intern (Presented by Alec Henderson, City Planner)

Recommended Planning Commission Action

Open the public hearing and request public comment and close the public hearing.
Review the applicant's variance request and forward a recommendation to City Council.

Overview / Background

William A. Lundeen (Applicant) submitted a variance application for his property at 14855 Brockton Lane (Subject Property). The request is to locate a detached accessory addition in the side yard, and to exceed the allowable area and number of the detached accessory structures by 472 square feet, for a total of 1,272 square feet. A one-acre parcel in the R1 district is permitted no more than one detached and no more than 800 square feet per section 125-84 (a)(2). The existing building (proposed to remain) is 792 square feet.

Variances are to be processed and considered based on section 125-42 and Minnesota Statute § 462.357. The applicant must adequately demonstrate "practical difficulties" in order to get relief from the code. The Planning Commission in this case would recommend findings of fact for either approval or denial to be considered by the City Council. This is a public hearing, and notices have been provided to paper and also mailed to property owners within 350 feet of the subject property.

Primary Issues to Consider

1. Land Use and Zoning
2. Accessory Structure Standards
3. Site Plan
4. Criteria for Granting Approval

Analysis of Primary Issues

1. Land Use and Zoning

The Subject Property is a single-family residence, located on 1 acre on 14855 Brockton Lane. The property is zoned Rural Residential (R1). The 2040 Comprehensive Plan established the underlying land use designation as Rural Residential. Detached accessory structures are permitted in the R1 zoning district.

The type of use is allowed by both the Comprehensive Plan and Zoning.

2. Accessory Structure Standards

Properties within the R1 zoning district are allowed an increasing amount of accessory structure square footage allowance which corresponds to increased amounts of property acreage. Aerial photos indicate the detached garage is larger and non-conforming to city code. Per section 125-84 (a)(2), the subject property would be permitted up to 800 square feet and no more than one accessory structures. Additionally, all improvements which add impervious surface to the lot would count towards the maximum 75% impervious surface calculation (per section 125-55 table 6).

3. Site Plan

The Subject Property is located North of 14855 Brockton Lane (near the Crow River and where Brockton Lane and Pine Street meet). The home was constructed in 1972 and properties nearby have similarly size lots. The applicant plans to construct a new 480 square feet structure near the middle of the side yard north and adjacent to the existing 792 square foot outbuilding. The property is 0.8 acre or 34,947 square feet. The property is permitted 26,210 square feet of impervious surface. The property may have approximately 4,892 (including the driveway) square feet of imperious surface (approximately 14% impervious).

Location

The size of the property allows limited flexibility for the placement of a new structure of this size due to septic needs. The proposed location is on the attached site plan. The new building is proposed approximately 56 feet from the edge of Brockton Lane ROW, 22 feet from the south property line and over 90 feet from the west property line. Additionally, the proposed location is clear of any impacts to the onsite septic treatment area. The proposed location is consistent with R1 setbacks.

Size

The structure is proposed to be used as a shop/garage storing personal items. The detached accessory structure is proposed to be approximately 480 square feet in size, which, in addition to the existing outbuilding, exceeds what is allowed by section 125-84. By 472 square feet. The size of the accessory structure would have little impact on the impervious surface maximum and the property would still have close to 14% impervious surface well shy of the maximum impervious surface limit of 75%.

Appearance

The proposed structure will use similar siding materials, windows, and treatments as the home which is consistent with code requirements for outbuildings.

4. Criteria for Granting Variances

The Planning Commission shall make findings of fact that the proposed variance is pursuant, but not limited to the following considerations [§125-42(c)]:

- (1) Variances shall only be permitted when they are in harmony with the general purpose and intent of city code and consistent with the comprehensive plan.
- (2) Variances may only be permitted when the applicant establishes that there are non-economic practical difficulties in complying with the zoning ordinance, meaning the property owner proposes to use the lot or parcel in a reasonable manner not permitted by the zoning code.
- (3) The plight of the property owner must be due to circumstances that are unique to the lot or parcel and is not created by the property owner.

(4) The variances must not alter the essential character of the locality including all zoning district and overlay district provisions.

Rogers code also includes the following variance standards (beyond state statute):

(5) Under the circumstances, the public interest underlying the proposed variance outweighs the public interest underlying the particular regulation for which the variance is granted; and

(6) The granting of the variance will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations.

The requests are dealt with on its own merits. The Planning Commission should consider if the requests meet the variance criteria listed above. The following should be considered with determining the request. The key factors for approving a variance really come down to: 1. Does the proposal put property to use in a *reasonable manner*? 2. Are there *unique circumstances* to the property not created by the landowner? 3. Will the variance, if granted, alter the *essential character* of the locality? State statute specifically notes that economic considerations alone cannot create practical difficulties.

Applicants Reasoning:

The applicant provides details to his reasoning for the need of the variance in the attached application. Staff will summarize the applicants reasoning regarding 1. Reasonableness, 2. Unique Circumstances, 3. Essential Character.

1. The request is consistent with City Code and the Comprehensive plan because it outbuildings are an accessory use, and the use is related to the principal residential use of the property. The only way for additional square footage or number of outbuildings is through variance.
2. Reasonableness. The request is reasonable as it will be used to store items indoors or used in a way that meets the intent of the ordinance. No additional driveways are proposed to connect to Brockton Lane. All setbacks can be met for the additional structure.
3. Unique Circumstances. The size of the structure is necessary for intended use of shop/garage to keep with the owner's lifestyle. The applicant suggests that the size is necessary for his personal use to work on projects. Additionally, it would ensure that personal items would stay indoors rather than outdoor storage.
4. Essential Character. Most properties in the area are 1 acre or less, the accessory would fit into the neighborhood since many neighboring properties have multiple outbuildings that may have been constructed prior to the current accessory structure ordinance.

Staff Analysis of Requirements of Section 124-42

Staff will provide analysis of the 4 items found in the section 4 of the report regarding the criteria for approving variances:

1. The request for an accessory structure is consistent with the land use and zoning. Rural Residential lots and R1 District lots are permitted accessory structures.
2. The variance is not for economic reasons, additionally the request is reasonable and not a use variance.
3. The practical difficulties item is generally the most difficult to demonstrate. Staff feels if the planning commission is supportive of the variance that we discuss this particular item. It should be noted that in the R1 district, it is permitted to improve up to 75% of the lot with impervious surface. The additional square footage would have little impact and the size of the lot can clearly support the

larger outbuilding. Additionally, the outbuilding being in the side yard rather than the rear yard is necessary due to the septic system primary and alternate locations being located in the rear yard. Regarding unique circumstancing, the request is very similar to the Hoppe variance request from 2023. The Hoppe variance request discussed the large lot size being able to handle the larger requested outbuilding (eg there is no way for a property to encroach into the maximum impervious surface area of 75% without improvements).

4. Staff feels that there is little to no impact on the essential character of the area. Outbuildings are normal improvements on larger residential lots.

5. Public Interest (additional Rogers requirement). Staff would argue it furthers public good to allow an additional outbuilding rather than risk outdoor storage in residential areas that could lead to nuisance issues. Additionally, it does increase value of the property.

6. Not Injurious. The additional garage would have little impact on surrounding properties. This area is not guided for future sewer at this time and the parcel has little subdivision potential on its own.

Staff Recommendation

Should the commission recommend approval, staff suggests the following conditions:

1. Building must be conforming to all other building and zoning code requirements (including separation between buildings, and septic setbacks).
2. A building permit must be applied for.
3. The additional structure shall not exceed 800 square feet.

Additionally, the Commission could also forward a recommendation to Council that staff review the current accessory structure code and relax restrictions on accessory structure size.

ATTACHMENTS:

Description

Application

Lundeen Property Photos

Site Plan

Building Plans (Existing Building) - Similar Construction

Building Plans (New Building)

Site Plan - CD Markup

Hoppe Variance (similar application) Resolution

Hoppe Variance Staff report March 7, 2023

March 7, 2023 Planning Commission Minutes (item 5.1 Hoppe Variance)



ZONING & LAND USE APPLICATION

VARIANCE

PROPERTY INFORMATION	
Property Address	14855 BROCKTON LANE ROGERS MN 55374
Parcel ID Number	

APPLICANT INFORMATION	
Name	William A LUNDEEN
Address	14855 BROCKTON LANE ROGERS MN 55374
Phone	612-718-2999
Email	BLUNDEEN@HarleyGuy@Charter.NET

OWNER INFORMATION	
Name	William A LUNDEEN
Address	14855 BROCKTON LANE ROGERS MN 55374
Phone	612-718-2999
Email	BLUNDEEN@HarleyGuy@Charter.NET

VARIANCE REQUEST
Please provide specific detail regarding the specific deviations and requested variances on the worksheet below. If there is not enough room, please provide a separate narrative. Staff may request additional information.

FEES			
Application	\$400	Escrow	\$0

ACKNOWLEDGEMENT

APPLICANT STATEMENT

This application should be processed in my name, and I am the party whom the City of Rogers should contact about this application. I have completed all of the applicable filing requirements and, to the best of my knowledge, the documents and information I have submitted are true and correct.

William A Lundeen
Applicant Signature

19 July 2024
Date

OWNER STATEMENT

I am the owner of the above described property and I agree to this application. By signing this application, I certify that all fees, charges, utility bills, taxes, special assessments and other debts or obligations due to the City of Rogers by me or for this property have been paid. I further certify that I am in compliance with all ordinance requirements and conditions regarding other city approvals that have been granted to me for any matter. (If the owner is a corporation or partnership, a resolution authorizing this action on behalf of the board or partnership must be attached.)

William A Lundeen
Owner Signature

19 July 2024
Date

VARIANCE CONSIDERATION

State law enables variances from City zoning ordinance standards if the request meets these requirements:

1. The proposed variance is in harmony with the general purpose and intent of zoning ordinances.
2. The proposed variance is consistent with the Comprehensive Plan.
3. An applicant establishes practical difficulties exist where compliance with current zoning ordinance standards is not possible, resulting in the variance request. Practical difficulties means:
 - the proposed use is reasonable
 - the need is caused by circumstances unique to the property, not created by the property owner, and not solely based on economic conditions
 - the proposed use would not alter the essential character of the surrounding area(s).
 - Roger's Zoning Code provides additional criteria as detailed in [section 125-42](#).

As part of the required Written Statement, applicants requesting a Variance from City zoning standards shall respond to each question individually, analyzing and describing in detail the purpose and reasonableness of the request and associated practical difficulties to be considered. Questions must be included with each response.

1. Describe how the request is in harmony with the general purpose and intent of zoning for the property.
2. Describe how the request is consistent with the Comprehensive Plan.
3. Describe why the proposed use is reasonable.
4. Describe the following: *circumstances unique to the property, why the need for the variance was not created by the property owner, and why the need is not solely based on economic considerations.*
5. Describe why the variance would not alter the essential character of the neighborhood.

SUBMITTAL REQUIREMENTS

Application Fee(s)	Non-refundable application fee and escrow to cover expenses related to the review.
Legal Description	A full legal description, as documented on property deed or certificate of title.
Boundary Survey	A Certificate of Survey prepared by a Registered Land Surveyor must be submitted. The survey must include: lot dimensions, platted and recorded easements and rights of way, existing and proposed structures or additions or other site improvements with dimensions to show size and location, structure setbacks from property lines, natural features, driveways and utilities.
Written Statement	This narrative shall describe the requested Variance approval and the intended use of the property, compatibility to the surrounding land uses, and a detailed justification as to why the City should consider and approve the request.
Grading & Drainage Plan	This Plan must include the following: erosion and sediment control plan, proposed building pads, existing and proposed two (2) foot contours, location and size of existing and proposed pipes and treatment areas, floodplain information and stormwater engineering calculations.
Building Plans	Scaled floor plans and four (4) sided architectural elevations and color renderings for each and legend showing the type and location of materials to be used.
Variance Worksheet	The attached worksheet analyzing and detailing the practical difficulties related to the variance request must be submitted with the application.
Other Items	City staff reserve the right to require additional items be submitted for a full review of the application if deemed necessary to consider the request.
Submittal Format	Electronic Application & Plans

All documents are public information and may be used in written reports and distributed to the public.

VARIANCE WORKSHEET

1. Detail specifically the deviation(s) from code proposed (e.g. code requires X ft setback, requesting X ft setback). According to Rogers City Zoning my Square Footage of Buildings is AT MAX Square Footage of Building Allowed on my Lot

2. Describe how the request is in harmony with the general purpose and intent of zoning for the property. R1 Rural Residential

3. Describe how the request is consistent with the Comprehensive Plan.

I need TO ADD ON TO Shop / Garage Addition Approximately 20 FT wide By 24 FT Deep with Ceiling Height of 12 FT This is main Reason for Variance Additional 480 FT²

4. Describe why the proposed use is reasonable.

I Believe This will Improve Value Property IT will MATCH Existing Building perfectly IT IS NOT ATTACHED TO my House / ATTACHED GARAGE and will Look Great with very LITTLE Disturbance of my Property - No Driveway

5. Describe the following: circumstances unique to the property, why the need for the variance was not created by the property owner, and why the need is not solely based on economic considerations.

I AM The property owner. I Am ASKING for it ECONOMIC Considerations: I Am 73. my HOBBIES and Life Style Requires me Addition Shop / Garage SPACE. I would HAVE TO Consider moving. I Have Been Here 28 YEARS CAN'T AFFORD IT.

6. Describe why the variance would not alter the essential character of the neighborhood.

I Have Lived on Property 28 YEARS my House, GARAGE and Shop MATCH with Siding Roofing Doors and Trim. All New Less 30 DAYS. my Property Looks GREAT I Believe IT Fits The Neighbor Hood Perfectly

PROCESS

Month One

- Application in on first of the month
- 15-business day completeness review
- Send public notice to paper
- Send public notice to affected properties

Month Three

- Applications can be extended an additional 60-days for review
- Commission or Council could table applications for further review

Month Two

- Planning Commission Review and Public hearing
- City Council Review and Action

NOTICE TO APPLICANT

All Variance application requests are reviewed individually and are evaluated based on their own merit(s). Variances are only considered based on the practical difficulties associated with the property irrespective of previous variance approvals or past city practices or precedence. Variances are generally approved subject to several conditions, which must be satisfied before the resolution is released by the City for recording with Hennepin County and/or the City issues building permits.

Applicants are encouraged to meet with City staff prior to formally submitting their application to discuss the request and concept ideas for the proposed project in an effort to reduce delays. Participation in the pre-submittal meeting does not provide or guarantee approval of the request or project.

The City has 15 business days from the date of submittal to determine whether the application is complete. If complete, the City has 60 days up to 120 days to approve or deny the request. If not complete, the applicant may be required to submit additional information to include with the application. The City reserves the right to reject incomplete applications.

Public hearings, if required, are conducted by the Planning Commission. Notices are sent to the newspaper for publication and to all property owners within 350 feet of the property for which the request is made or project is located. Any person has the option of providing comment in writing or in person at the public hearing. Applicants are encouraged to discuss their request or project at public hearing.

All expenses pertaining to application reviews are the responsibility of the applicant. Application fees help cover the costs incurred by the City to review, which may include, but is not limited to: City staff and consultant time, legal review, notice publication and mailing, etc. Unspent escrow fees paid at the time of application are returned six (6) months after City Council action. The City may require additional escrow to be paid to cover any expense(s) in excess of escrow fees paid at the time of application.



FRONT OF HOUSE FACING THIRDM STREET EAST



BETWEEN HOME / GARAGE

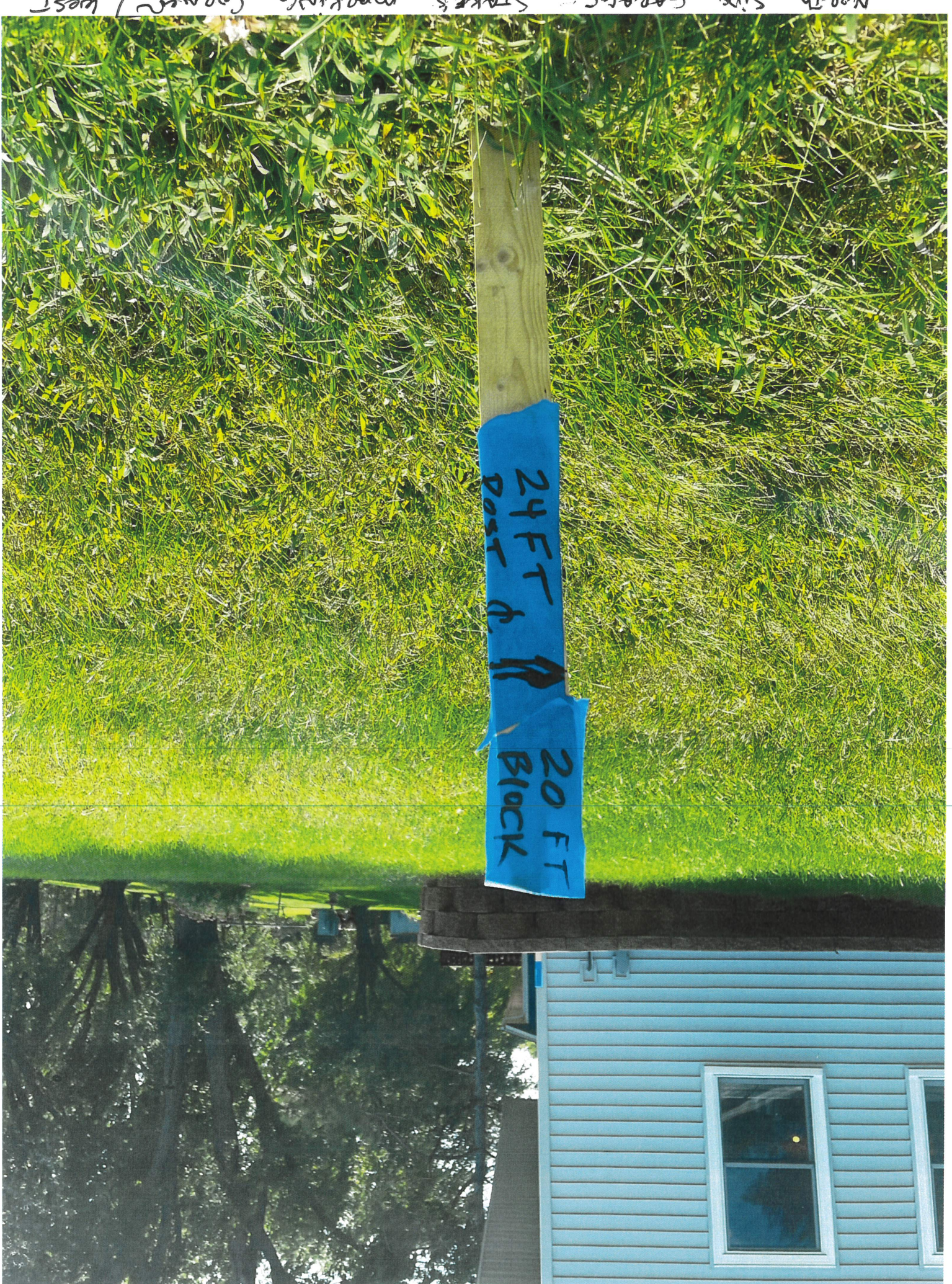
FACING ↑ ~~WEST~~ EAST



FRONT OF GARAGE / EAST SIDE



North Side Garage

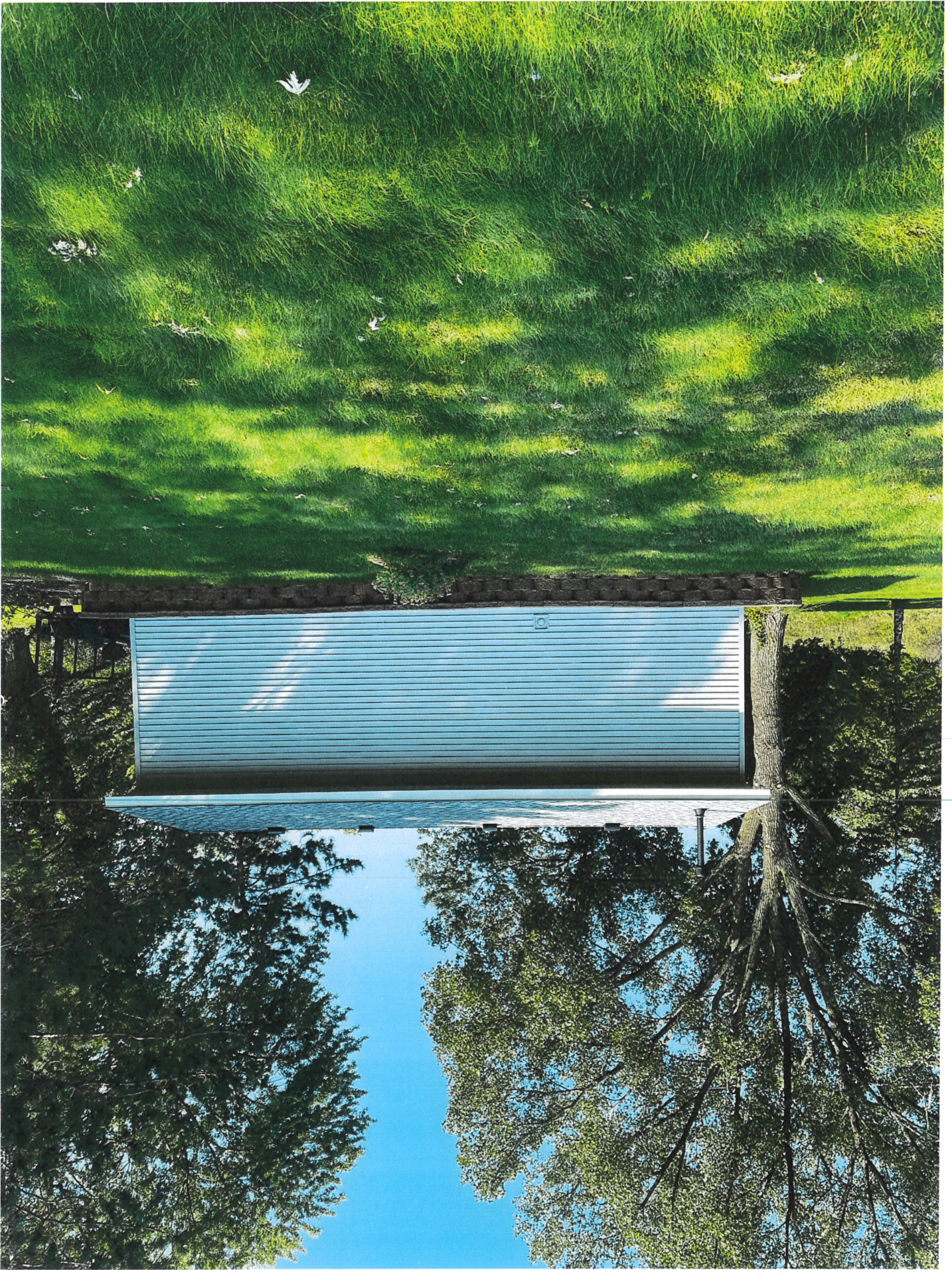


24 FT
Post
↓
20 FT
Block

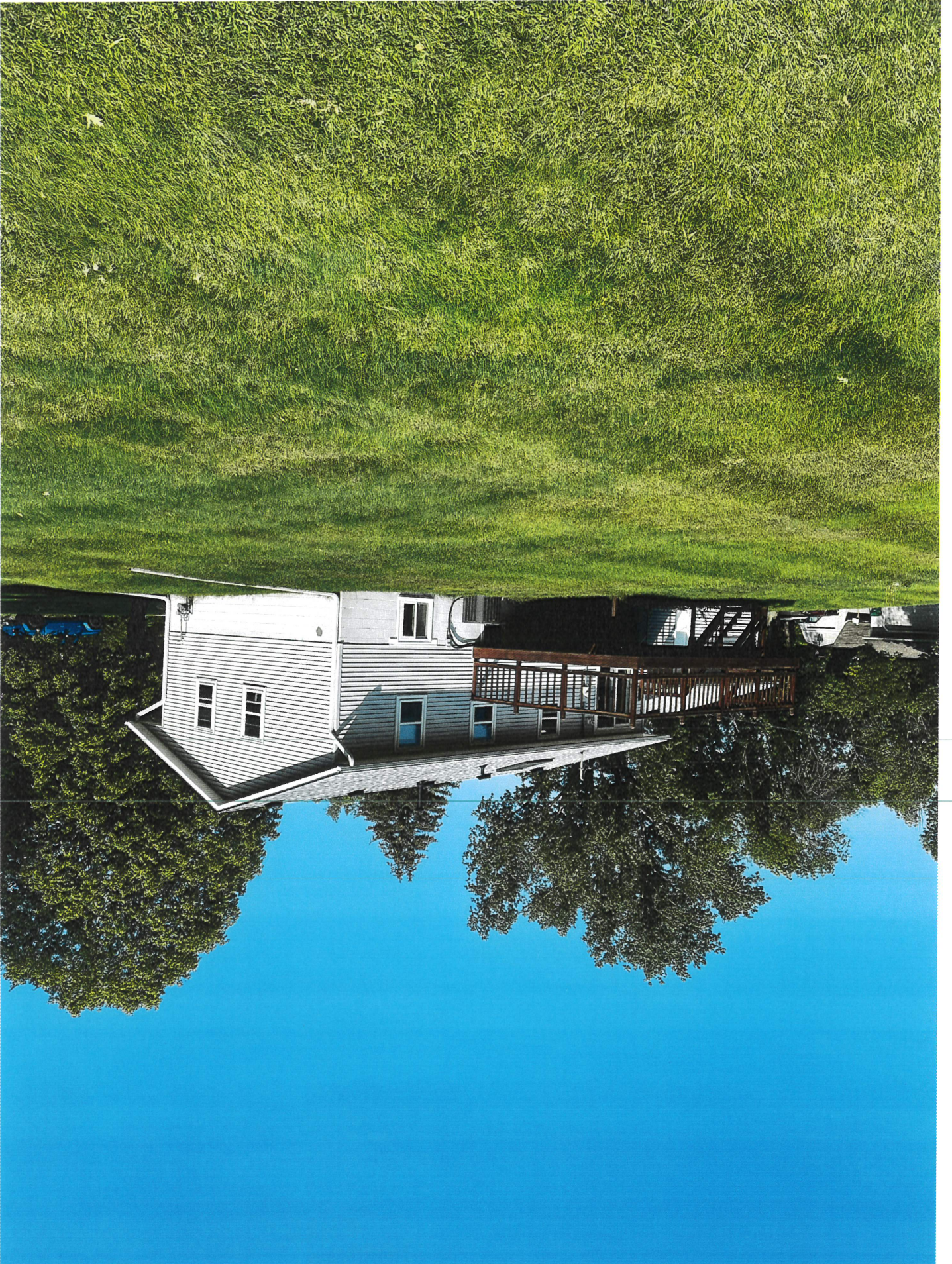


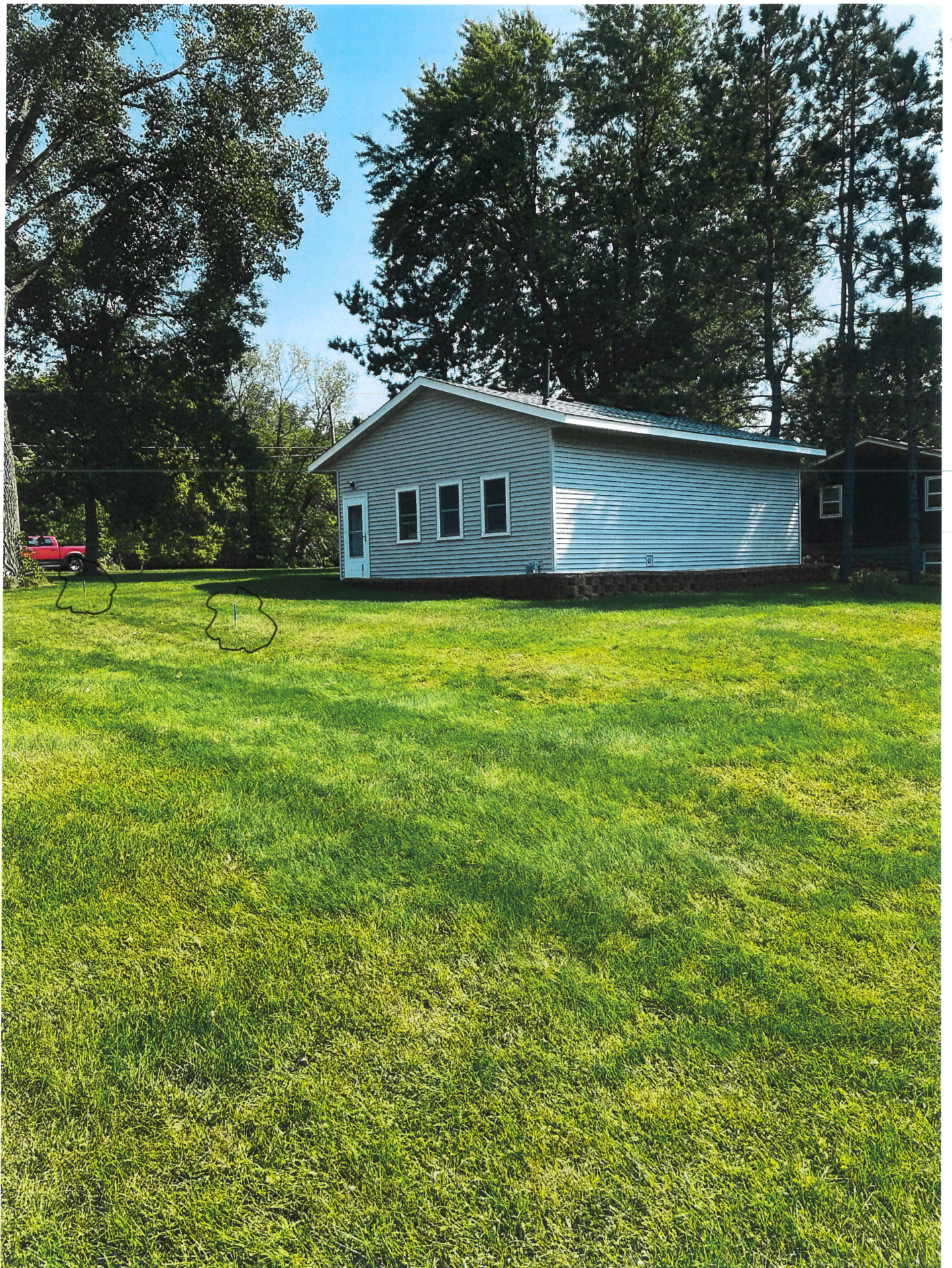
Stakes North Side Garage moving Process / Base

Back West S. Side Garage (Existing) 33' x 24'



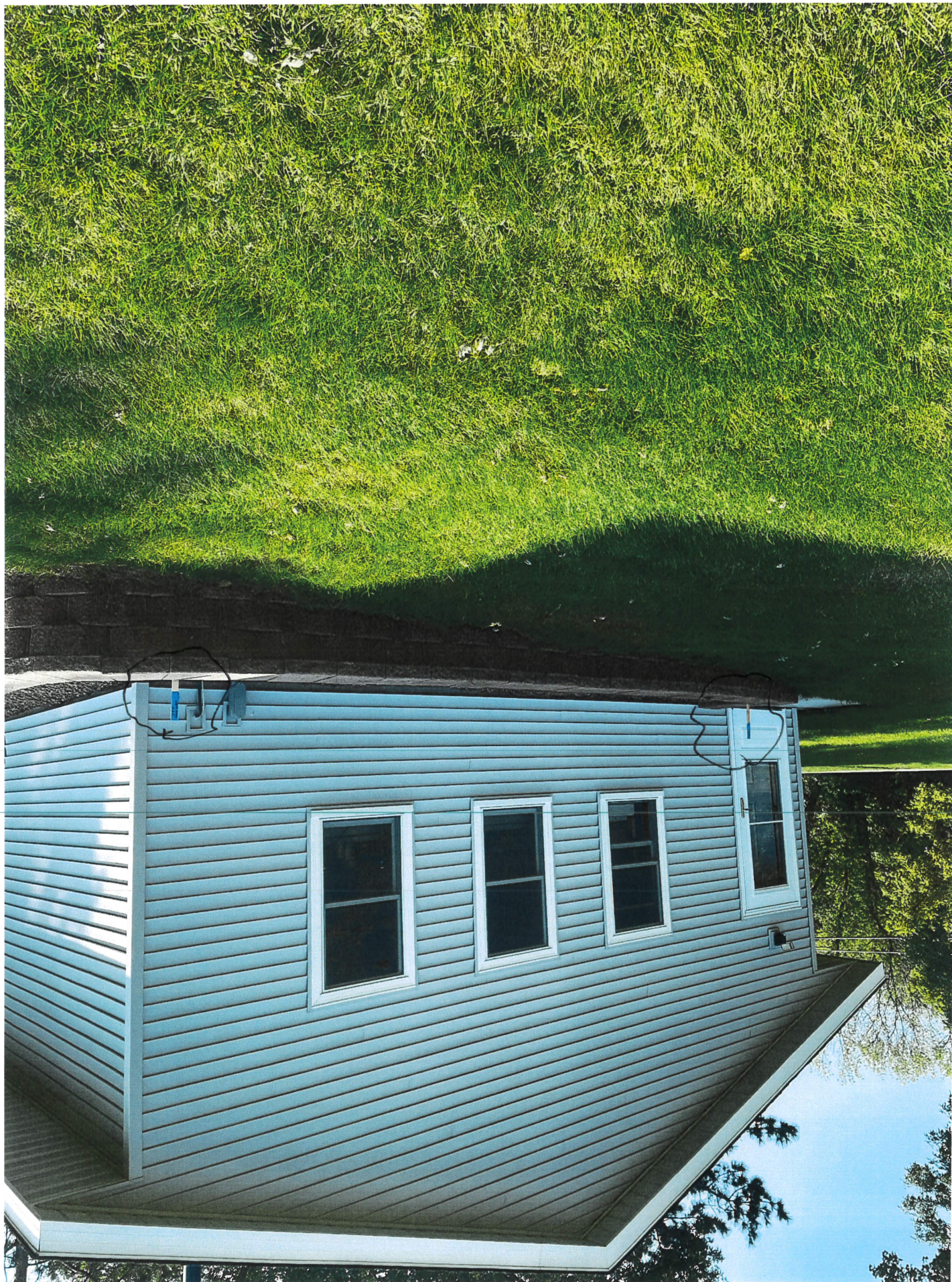
WEST SIDE OF HOME





NORTH & WEST SIDE GARAGE (STAKES)

North Side Garage (→ TAKES)





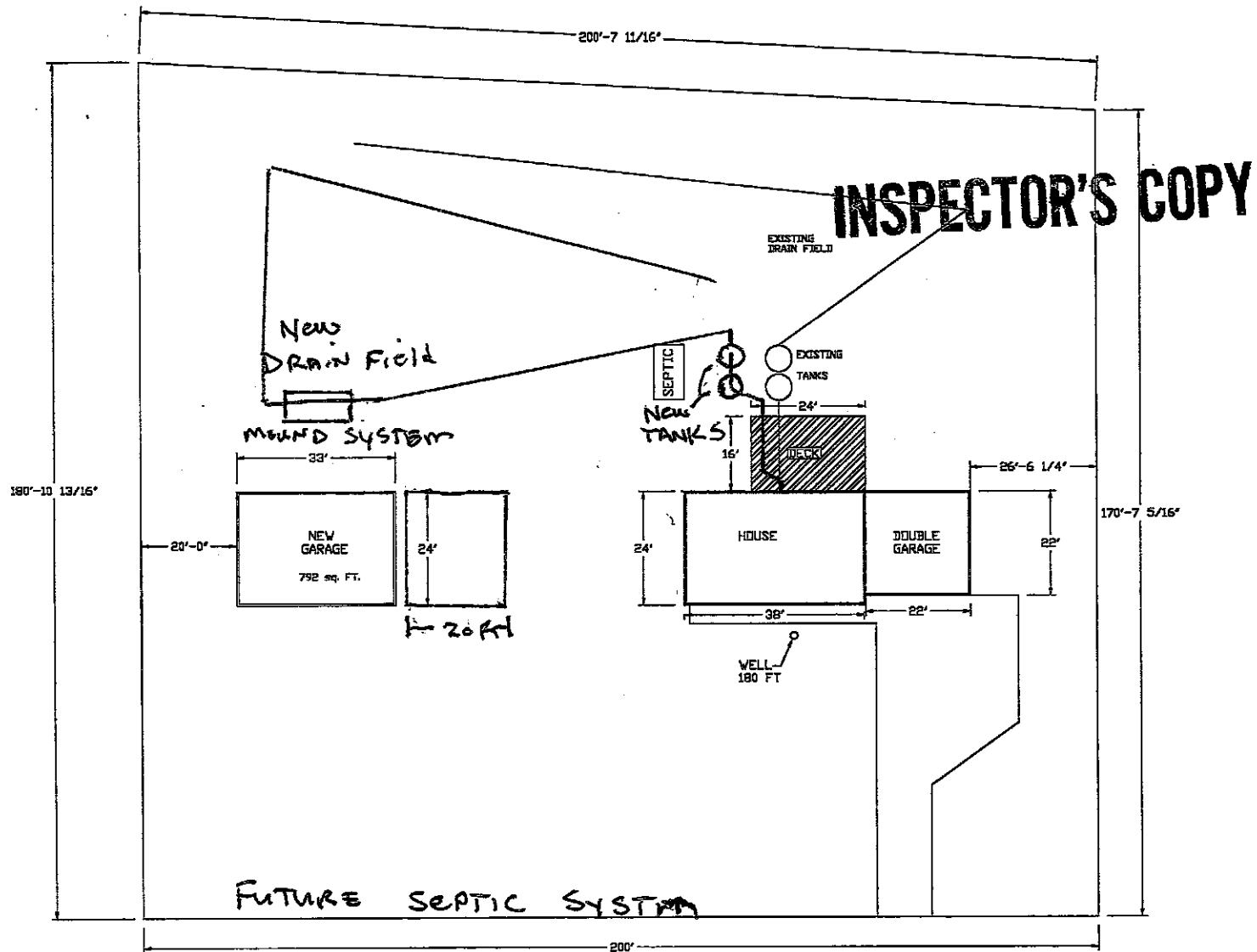
Looking North Property (BACK GARAGE)



FRONT/EAST Side Shop 20 FT From Property (South)



BACK EAST SIDE GARAGE 20 FT FROM PROPERTY (South)



⊕ NO SCALE



Garages Product Estimate Document

Estimate Prepared for:**Store Information:**

- #2803

(763) 422-1200

Estimate Created: 06/25/2024**Days Valid:** 14

"Please take this quote to the Contractor Services or Special Services Desk."

"Products and prices shown online may vary from those at The Home Depot store near you. Prices shown on this quote may be different due to changes in product availability and market conditions. Prices for identical items may also vary from store to store."

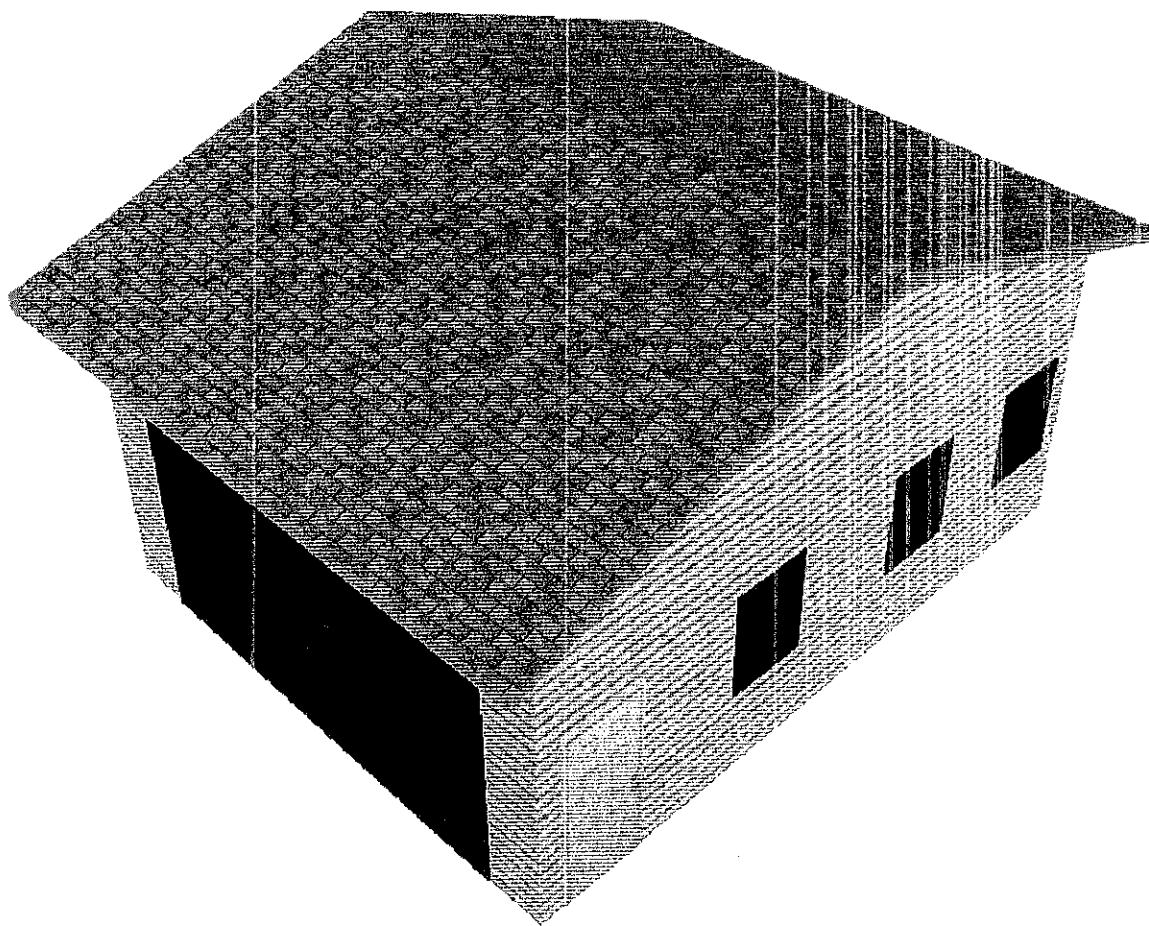
"Los productos y precios demostrados en línea pueden variar de los en el almacén The Home Depot cerca de usted. Los precios demostrados en esta cotización pueden ser diversos debido a los cambios en condiciones de la disponibilidad y del mercado del producto. Los precios para los artículos idénticos pueden también variar de almacén al almacén."

"* Special Order Items where price is not included in total - Please take to The Home Depot Special Services Desk for a price quote."

"* Los Artículos de la Orden Especial donde el precio no se incluye en total - Favor de llevar a la Mesa de Servicios Especiales del Home Depot para una cotización del precio."



3D View

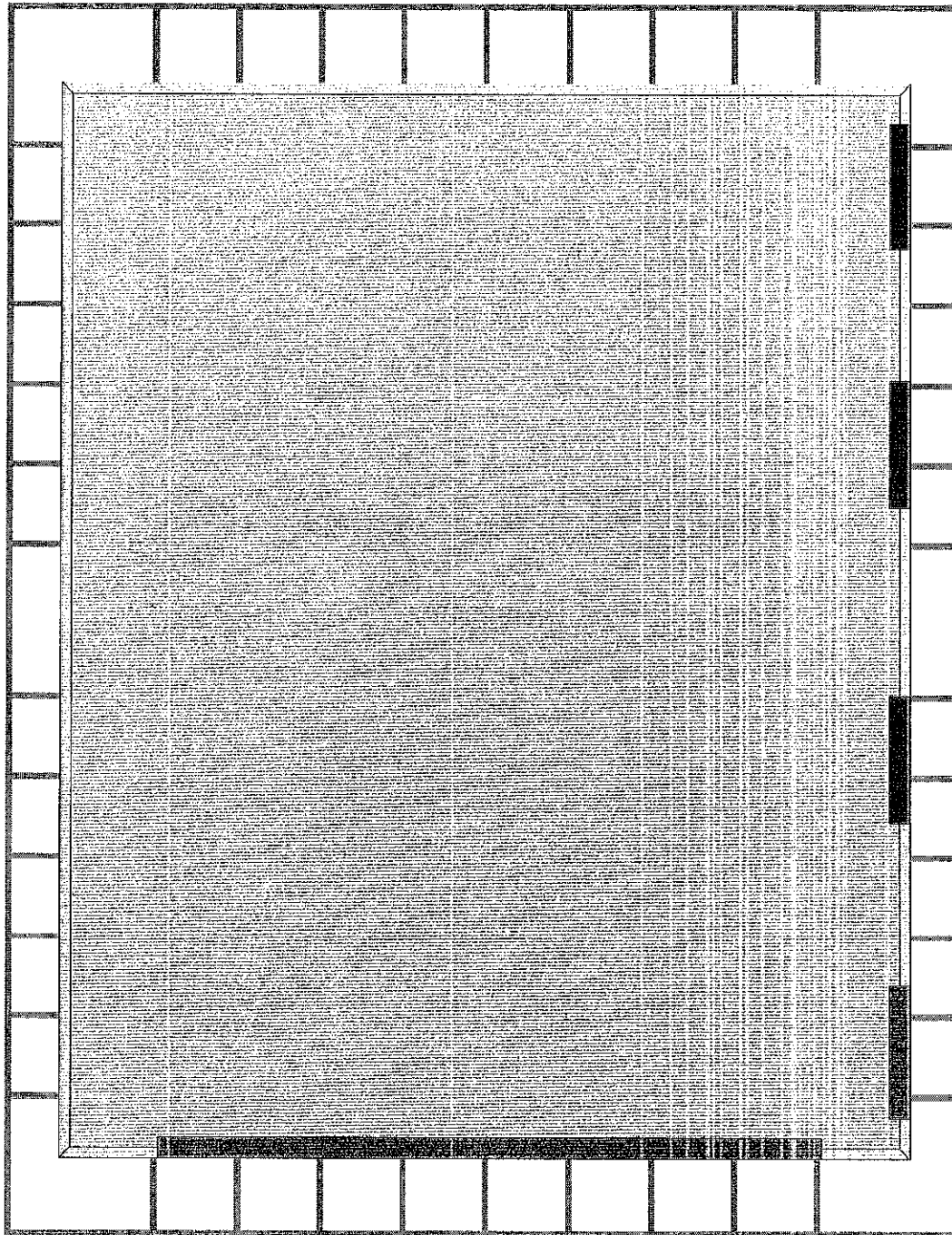


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Plan View



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Usage	Sku	Description	Qty
Roofing			
		GAF RS WEATHERED GRAY (SG)	
Drip Edge Nail	SO\$273325SO	Special Order 1-1/4" HOT GALV. ROOFING 5 LB	1
Drip Edge Wht	587995	3"X1-1/2" ALUM DRIP EDGE C - WHITE	12
Felt 15#	SO\$15#RoofFelt	15# Roof Felt 432 S.F	2
Felt Fastener	SO\$151822SO	7/8" PLASTIC ROUND CAP ROOFING 1 LB	7
PlywoodH-Clips7/16"	668946	PSCL 7/16 20GA PLYWOOD CLIP-50PK	2
Ridge Cap	214628	GAF RS WEATHERED GRAY (SG)	3
Ridge Vent	944173	GAF COBRA EXHAUST VENT 10.50"X20"	2
Ridge Vent Nails	SO\$192511SO	Special Order 1-1/2" EG STUB NAIL 1 LB	1
Roofing	214628	GAF RS WEATHERED GRAY (SG)	23
Roofing Nails	675466	3D 1-1/4" ELECTRO GALV ROOFING 5 LB	2
RoofSheath OSB 7/16	386081	7/16 4X8 OSB	24
RoofSheathNail5#	193569	8D 2-1/2" HOT GALV COMMON 5 LB	2
Siding			
		TF D4 150" VNYL SIDING WHITE CRTN	
J Channel-Dr/Wnd	449583	1/2" J-CHANNEL - WHITE	8
J Channel-Gables	449583	1/2" J-CHANNEL - WHITE	6
O/S Corner	438185	3"X3/4" OUTSIDE CORNER POST - WHITE	6
Sheathing	386081	7/16 4X8 OSB	34
Sheathing Nail	193569	8D 2-1/2" HOT GALV COMMON 5 LB	3
Siding	1002555013	TF D4 150" VNYL SIDING WHITE CRTN	6
Starter Strip	438401	VINYL STARTER STRIP	10
U-Trim Eave	438272	FINISH TRIM - WHITE	4
Sill Sealer			
		2_Generic	
Sill Sealer 5-1/2"	409989	5 1/2"X 50FT SILL SEALER	2
Soffits			
		16"X12' ALUMINUM SOLID SOFFIT-WHITE	
Fascia-6" Alum Wht	524891	6"X12' ALUM FASCIA SMOOTH HEM WHITE	9
FasciaNail-Whit	263362	1-14" ALUM TRIM NAIL -WHITE 1LB	1
GblSofAlSolidWhit	525871	16"X12' ALUMINUM SOLID SOFFIT-WHITE	7
Sof F-ChanelEavWht	525687	12' ALUM REVERSIBLE FRIEZE RUNNER-WH	4
Sof F-ChanelGablWht	525687	12' ALUM REVERSIBLE FRIEZE RUNNER-WH	5
Soffits	525871	16"X12' ALUMINUM SOLID SOFFIT-WHITE	7

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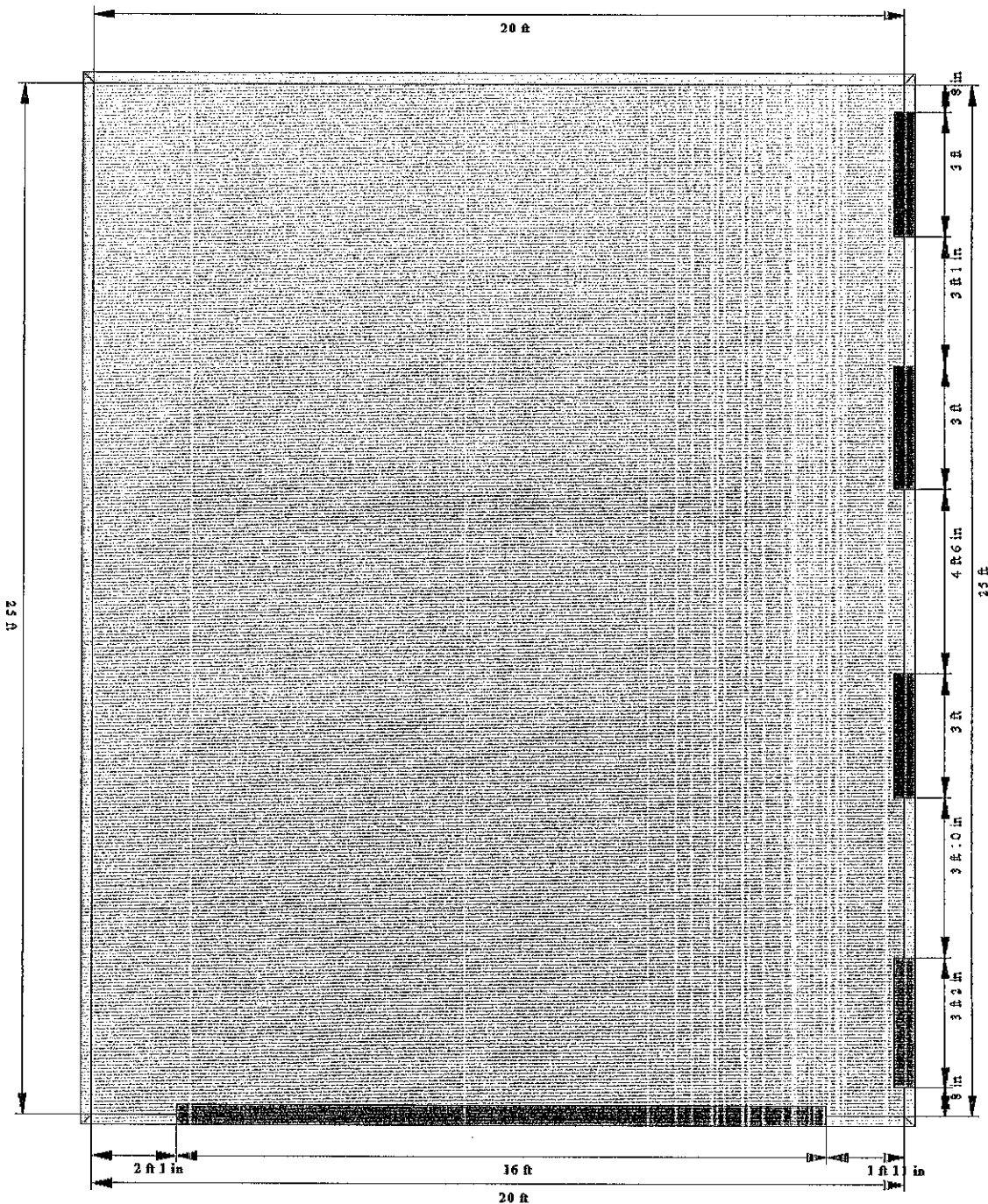
Sku Usage List

Usage	Sku	Description	Qty
Base/Bottom Plate	1001802076	2X6-8FT #2PRIME PT CDR-TN WHRSHLD GC	1
Base/Bottom Plate	1001802083	2X6-10FT #2PRIME PT CDR-TN WHRSHL GC	3
Base/Bottom Plate	1001802084	2X6-12FT #2PRIME PT CDR-TN WHRSHL GC	2
Base/Bottom Plate	1001802085	2X6-16FT #2PRIME PT CDR-TN WHRSHL GC	1
Blocking	161667	2X4-12FT SPF	2
Blocking	161675	2X4-14FT SPF	2
Cripple Stud	845728	2X6-92 5/8" WHITEWOOD STUD	8
Cripple Stud	918395	2X6-104 5/8" WHITEWOOD STUD	2
Diag. Truss Brace	161659	2X4-10FT SPF	4
Door Framing	845728	2X6-92 5/8" WHITEWOOD STUD	2
Door Framing	Spec. Order 0	2x6x12 - Spruce-Pine-Fir Stud	4
Door Header	161713	2X6-8FT SPF	1
Fly/Barge Rafter	161799	2X6-16FT SPF	4
Headers	Spec. Order 11	Custom Beam (See Note Below)	1
Ladder/Gbl Overhang	161659	2X4-10FT SPF	8
Lat. Truss Brace	161659	2X4-10FT SPF	6
Stud	Spec. Order 0	2x6x12 - Spruce-Pine-Fir Stud	61
Sub Fascia	161756	2X6-12FT SPF	4
Top Plate	Spec. Order 1	2x6x20 - Spruce-Pine-Fir Standard	12
Trusses	Spec. Order 10	Gable End Trusses (See Note Below)	2
Trusses	Spec. Order 9	Custom Roof Trusses (See Note Below)	9
Window Framing	845728	2X6-92 5/8" WHITEWOOD STUD	8
Window Framing	Spec. Order 0	2x6x12 - Spruce-Pine-Fir Stud	1
Window Header	161713	2X6-8FT SPF	3
Anchor Bolt	1_Generic		
Anchor Bolt 6"	123158	6X1/2" HOT GALV ANCHOR BOLTS	26
Anchor Washer	538981	FLAT WASHER GALV 1/2 (ALB)	26
Doors	36"X80" LH PREM 6PNL FG IS BM		
Door Shims	879282	HOMEOWNER DIY SHIM PK	1
Doors	980791	36"X80" LH PREM 6PNL FG IS BM	1
Entry Set #4	568112	KS SEC TYLO SGL CYL CMB POL BRASS	1
Fasteners	134370	#10 X 2-1/2" PG10 EXT SCREW 5 LB	1
Rafter/Truss to Wall Connection	1_FastenMaster		
Truss Connection	141504	TIMBERLOK 6" HEXHEAD 12PK	2
Truss Connection	141565	TIMBERLOK 6" HEXHEAD 50PK	1

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Dimension View

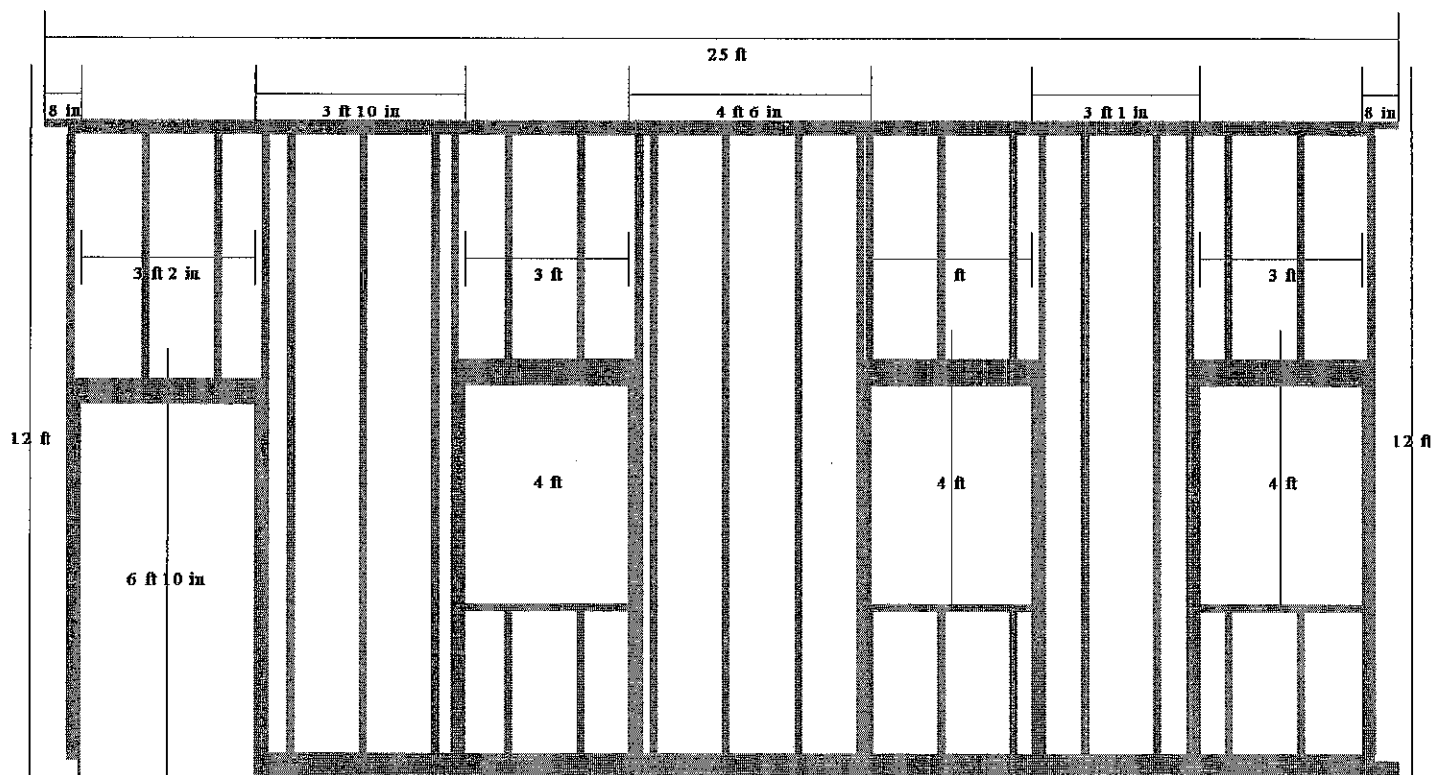


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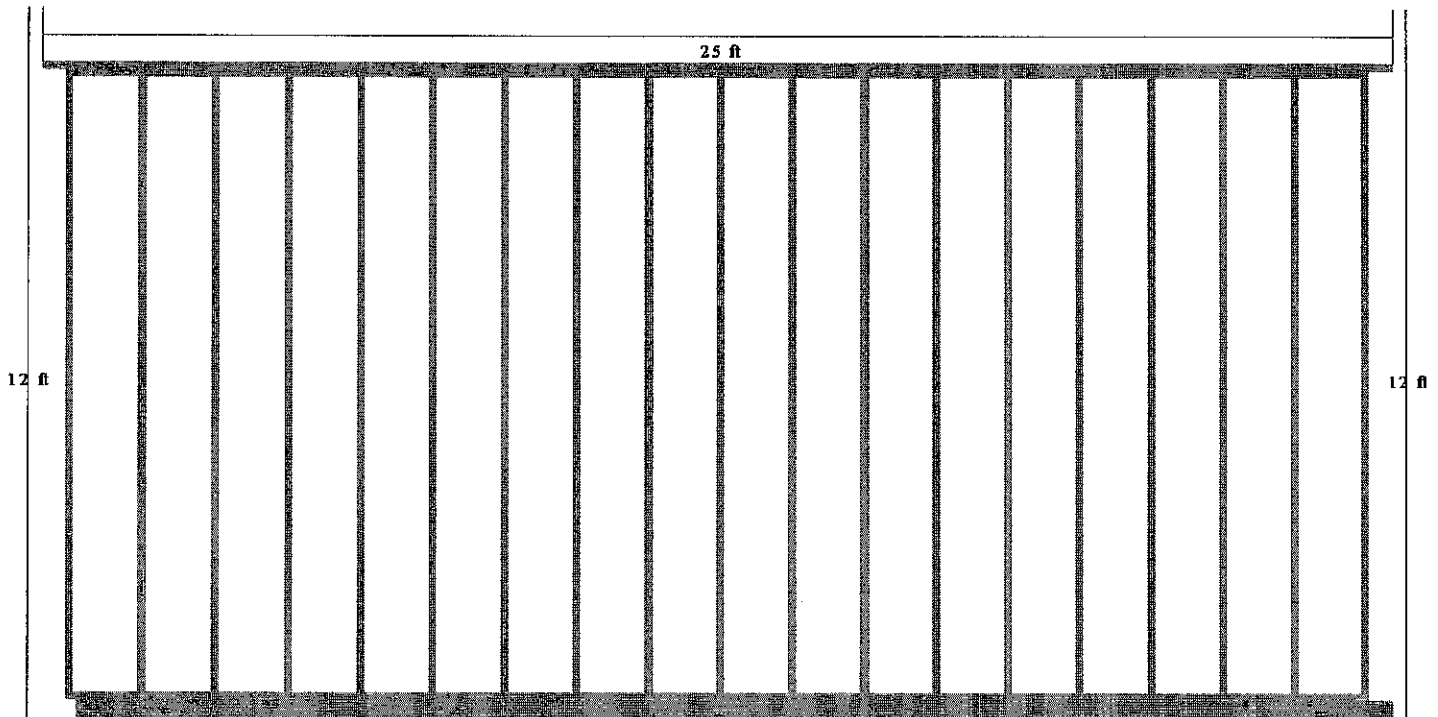
Right Side View



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Left Side View

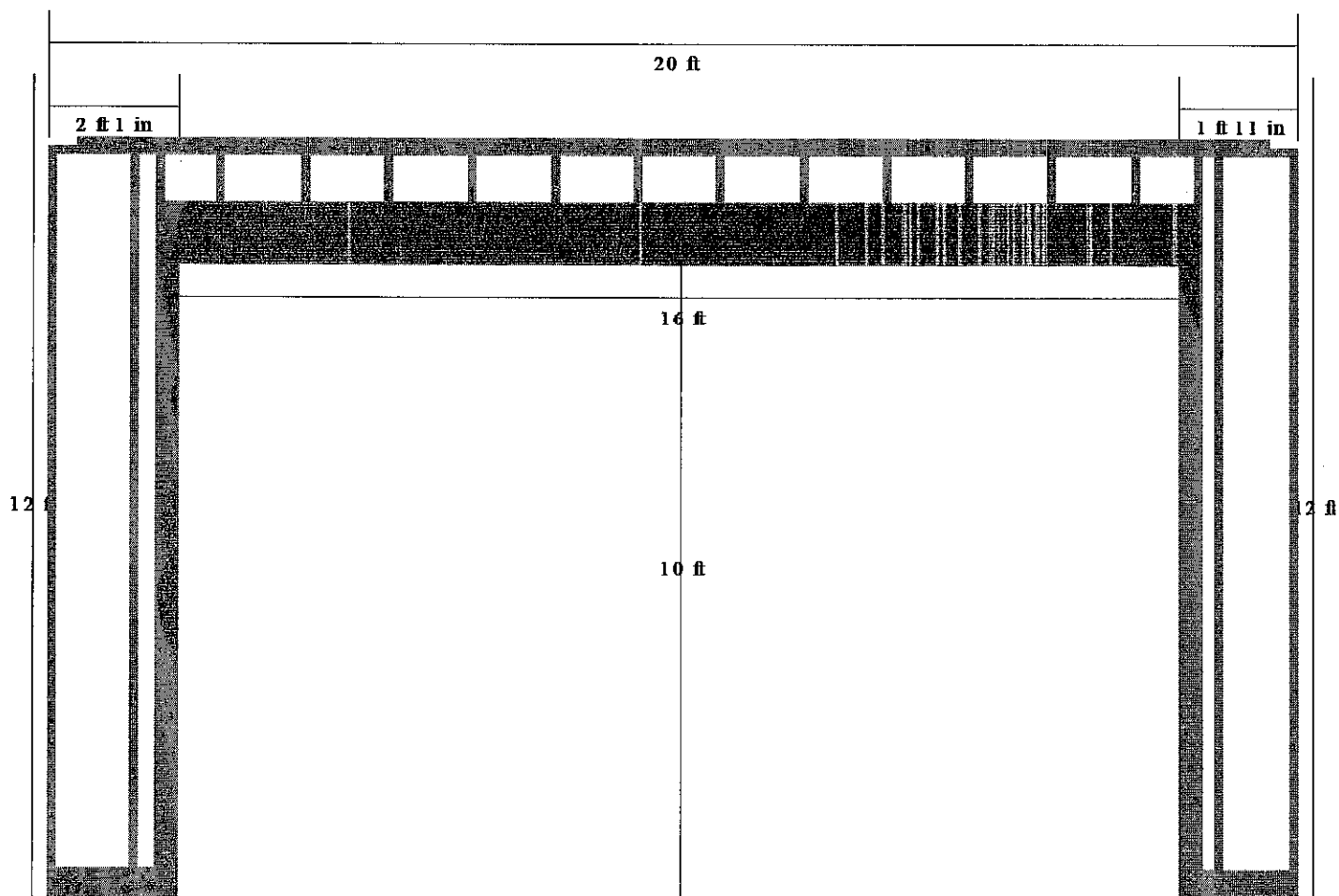


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Front View

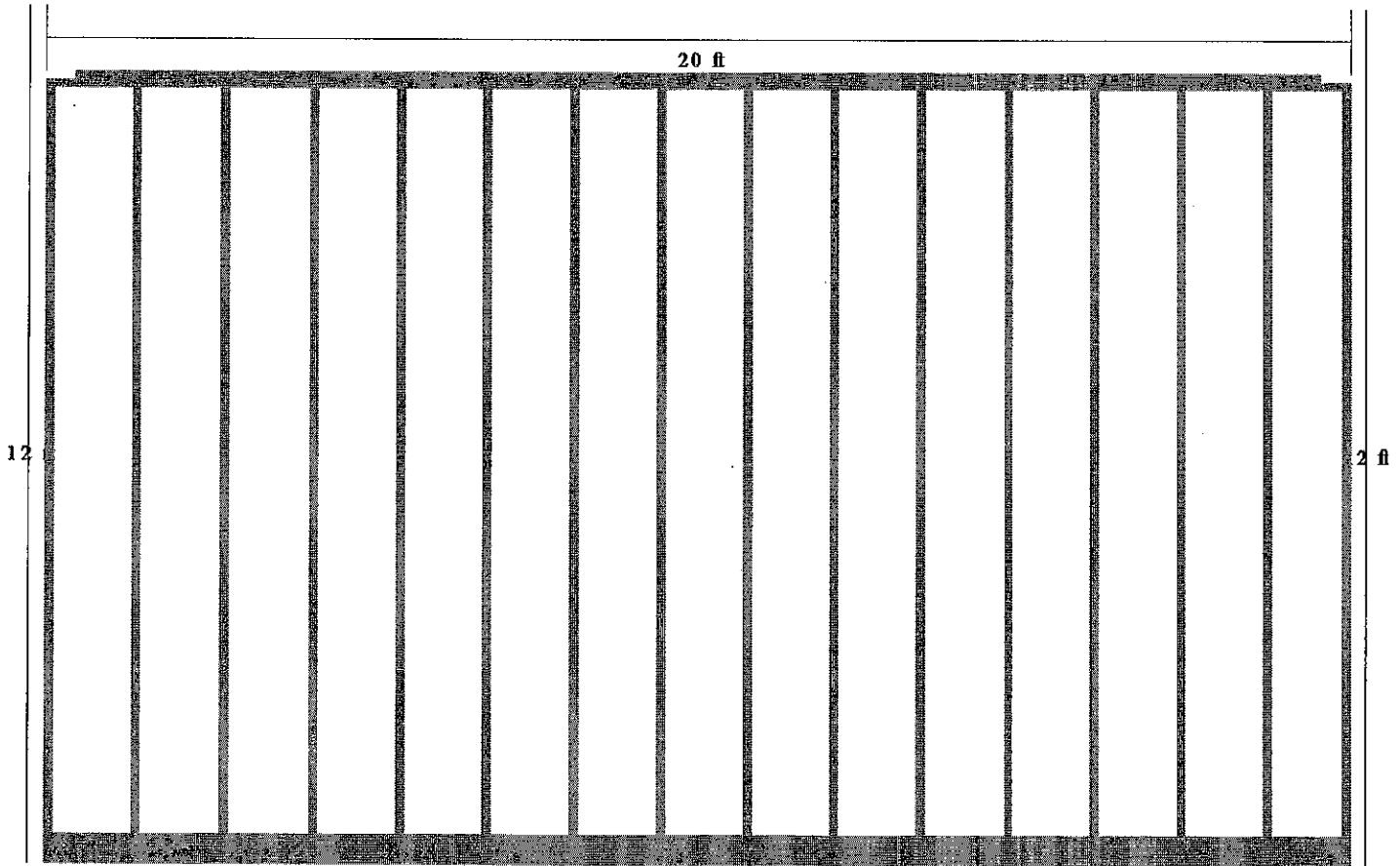


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Back View



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Material Usage List

IMPORTANT DO NOT PRE CUT LUMBER AND/OR MATERIALS. While this Materials Usage List shows the proper length for all of the lumber, you should not precut any lumber and/or materials. You should only cut the lumber and/or materials after your posts are in and you have re-measured the distances. Precutting of lumber and/or materials prior to actual need can result in significant wastage in lumber and/or materials. A slight variation from the plans in the placement of posts can cause lumber and/or materials properly sized according to the plans not to fit for the intended use.

IMPORTANTE: NO CORTE LA MADERA DE CONSTRUCCIÓN POR ADELANTADO. Mientras que esta lista del uso de materiales demuestra la longitud apropiada para toda la madera de construcción, usted no debe cortar por adelantado ninguna madera de construcción. Usted debe cortar la madera de construcción solamente después de que sus postes estén adentro y usted ha remedido las distancias. Cortar por adelantado de la madera de construcción antes de la necesidad real puede dar resultar en despilfarro significativo en la madera de construcción. Una variación leve de los planes en la colocación de postes puede causar la madera de construcción clasificada correctamente según los planes para no caber para el uso previsto.

Stud	Spec. Order 0	2x6x12 - Spruce-Pine-Fir Stud	61
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There will be 1 piece
A - Length 11' 3" 1/2

Window Header	161713	2X6-8FT SPF	3
---------------	--------	-------------	---



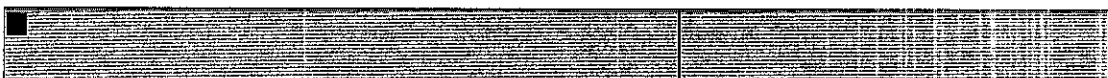
There will be 2 pieces
A - Length 3' 3"
B - Length 3' 3"

Top Plate	Spec. Order 1	2x6x20 - Spruce-Pine-Fir Standard	4
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There will be 1 piece
A - Length 12'

Top Plate	Spec. Order 1	2x6x20 - Spruce-Pine-Fir Standard	4
-----------	---------------	-----------------------------------	---



There will be 1 piece
A - Length 12' 1"

Top Plate	Spec. Order 1	2x6x20 - Spruce-Pine-Fir Standard	4
-----------	---------------	-----------------------------------	---



There will be 1 piece
A - Length 20'

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Base/Bottom 1001802076
Plate

2X6-8FT #2PRIME PT CDR-TN WHRSHLD GC

1



There will be 3 pieces

A - Length 2' 1" 5/32

B - Length 1' 10" 27/32

C - Length

Base/Bottom 1001802083
Plate

2X6-10FT #2PRIME PT CDR-TN WHRSHL GC

1



There will be 1 piece

A - Length 9' 1" 5/8

Base/Bottom 1001802083
Plate

2X6-10FT #2PRIME PT CDR-TN WHRSHL GC

2



There will be 1 piece

A - Length 10'

Base/Bottom 1001802084
Plate

2X6-12FT #2PRIME PT CDR-TN WHRSHL GC

2



There will be 1 piece

A - Length 12'

Base/Bottom 1001802085
Plate

2X6-16FT #2PRIME PT CDR-TN WHRSHL GC

1



There will be 1 piece

A - Length 13'

Cripple Stud 845728

2X6-92 5/8" WHITEWOOD STUD

1



There will be 2 pieces

A - Length 4' 5" 1/2

B - Length 2' 7" 3/8

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Cripple Stud 845728

2X6-92 5/8" WHITEWOOD STUD

4



There will be 2 pieces

A - Length 4' 1" 1/8

B - Length 2' 7" 3/8

Cripple Stud 845728

2X6-92 5/8" WHITEWOOD STUD

1



There will be 2 pieces

A - Length 9"

B - Length 4' 5" 1/2

Cripple Stud 845728

2X6-92 5/8" WHITEWOOD STUD

1



There will be 2 pieces

A - Length 2' 7" 3/8

B - Length 2' 7" 3/8

Cripple Stud 845728

2X6-92 5/8" WHITEWOOD STUD

1



There will be 1 piece

A - Length 4' 1" 1/8

Cripple Stud 918395

2X6-104 5/8" WHITEWOOD STUD

1



There will be 2 pieces

A - Length 4' 1" 1/8

B - Length 4' 1" 1/8

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Cripple Stud 918395

2X6-104 5/8" WHITEWOOD STUD

1



There will be 11 pieces

A - Length 9"

B - Length 9"

C - Length 9"

D - Length 9"

E - Length 9"

F - Length 9"

G - Length 9"

H - Length 9"

I - Length 9"

J - Length 9"

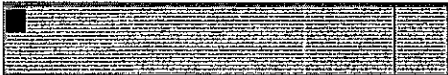
K - Length 9"

Window 845728

2X6-92 5/8" WHITEWOOD STUD

6

Framing



There will be 1 piece

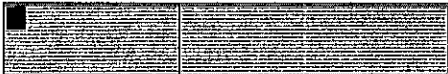
A - Length 6' 8" 7/8

Window 845728

2X6-92 5/8" WHITEWOOD STUD

1

Framing



There will be 1 piece

A - Length 3'

Window 845728

2X6-92 5/8" WHITEWOOD STUD

1

Framing



There will be 2 pieces

A - Length 3'

B - Length 3'

Window Spec. Order 0

2x6x12 - Spruce-Pine-Fir Stud

1

Framing



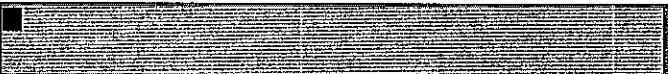
There will be 1 piece

A - Length 11' 3" 1/2

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Door Framing	845728	2X6-92 5/8" WHITEWOOD STUD	2
 There will be 1 piece A - Length 6' 4" 1/2			
Door Framing	Spec. Order 0	2x6x12 - Spruce-Pine-Fir Stud	4
 There will be 1 piece A - Length 9' 6" 1/2			
Door Header	161713	2X6-8FT SPF	1
 There will be 2 pieces A - Length 3' 5" B - Length 3' 5"			
Sub Fascia	161756	2X6-12FT SPF	2
 There will be 1 piece A - Length 11'			
Sub Fascia	161756	2X6-12FT SPF	2
 There will be 1 piece A - Length 12'			
Ladder/Gbl Overhang	161659	2X4-10FT SPF	8
 There will be 3 pieces A - Length 3' 3" 3/4 B - Length 3' 3" 3/4 C - Length 3' 3" 3/4			

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Fly/Barge Rafter 161799 2X6-16FT SPF

4



There will be 1 piece
A - Length 15' 5" 5/16

Lat. Truss Brace 161659 2X4-10FT SPF

6



There will be 5 pieces
A - Length 2'
B - Length 2'
C - Length 2'
D - Length 2'
E - Length 2'

Diag. Truss Brace 161659 2X4-10FT SPF

4



There will be 1 piece
A - Length 5' 9" 9/32

Blocking 161667 2X4-12FT SPF

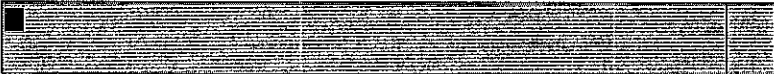
2



There will be 1 piece
A - Length 12'

Blocking 161675 2X4-14FT SPF

2



There will be 1 piece
A - Length 13'



Material List

Qty	UOM	SKU	Description	
Stock Items				
1	EA	1001802076	2X6-8FT #2PRIME PT CDR-TN WHRSHLD GC	
3	EA	1001802083	2X6-10FT #2PRIME PT CDR-TN WHRSHL GC	
2	EA	1001802084	2X6-12FT #2PRIME PT CDR-TN WHRSHL GC	
1	EA	1001802085	2X6-16FT #2PRIME PT CDR-TN WHRSHL GC	
6	EA	1002555013	TF D4 150" VNYL SIDING WHITE CRTN	
26	EA	123158	6X1/2" HOT GALV ANCHOR BOLTS	
1	BX	134370	#10 X 2-1/2" PG10 EXT SCREW 5 LB	
2	BX	141504	TIMBERLOK 6" HEXHEAD 12PK	
1	BX	141565	TIMBERLOK 6" HEXHEAD 50PK	
18	EA	161659	2X4-10FT SPF	
2	EA	161667	2X4-12FT SPF	
2	EA	161675	2X4-14FT SPF	
4	EA	161713	2X6-8FT SPF	
4	EA	161756	2X6-12FT SPF	
4	EA	161799	2X6-16FT SPF	
5	BX	193569	8D 2-1/2" HOT GALV COMMON 5 LB	
26	BD	214628	GAF RS WEATHERED GRAY (SG)	
1	BX	263362	1-14" ALUM TRIM NAIL -WHITE 1LB	
58	EA	386081	7/16 4X8 OSB	
2	EA	409989	5 1/2"X 50FT SILL SEALER	
6	EA	438185	3"X3/4" OUTSIDE CORNER POST - WHITE	
4	EA	438272	FINISH TRIM - WHITE	
10	EA	438401	VINYL STARTER STRIP	
14	EA	449583	1/2" J-CHANNEL - WHITE	
9	EA	524891	6"X12' ALUM FASCIA SMOOTH HEM WHITE	
9	EA	525687	12' ALUM REVERSIBLE FRIEZE RUNNER-WH	
14	EA	525871	16"X12' ALUMINUM SOLID SOFFIT-WHITE	
26	EA	538981	FLAT WASHER GALV 1/2 (ALB)	

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Qty	UOM	SKU	Description	
1	EA	568112	KS SEC TYLO SGL CYL CMB POL BRASS	
12	EA	587995	3"X1-1/2" ALUM DRIP EDGE C - WHITE	
2	CT	668946	PSCL 7/16 20GA PLYWOOD CLIP-50PK	
2	BX	675466	3D 1-1/4" ELECTRO GALV ROOFING 5 LB	
18	EA	845728	2X6-92 5/8" WHITEWOOD STUD	
1	EA	879282	HOMEOWNER DIY SHIM PK	
2	EA	918395	2X6-104 5/8" WHITEWOOD STUD	
2	EA	944173	GAF COBRA EXHAUST VENT 10.50"X20"	
1	EA	980791	36"X80" LH PREM 6PNL FG IS BM	

Special Order Items (Items Are Not Included in Total Price)

2	EA	SO\$15#RoofFelt	15# Roof Felt 432 S.F
7	BX	SO\$151822SO	7/8" PLASTIC ROUND CAP ROOFING 1 LB
1	BX	SO\$192511SO	Special Order 1-1/2" EG STUB NAIL 1 LB
1	BX	SO\$273325SO	Special Order 1-1/4" HOT GALV. ROOFING 5 LB
66		Spec. Order 0	2x6x12 - Spruce-Pine-Fir Stud
12		Spec. Order 1	2x6x20 - Spruce-Pine-Fir Standard
2		Spec. Order 10	Gable End Trusses (See Note Below)
1		Spec. Order 11	Custom Beam (See Note Below)
9		Spec. Order 9	Custom Roof Trusses (See Note Below)

Total Price (pre-tax) **\$4,290.24**

Estimate Created: 06/25/2024

Days Valid 14

This price does not include some Special Order items. Please see Store Associate to adjust the design or to price and order items.

Your Roof Trusses must be constructed for: 4/12 pitch; 25-foot span
for 24-inch spacing (o. c.); 24-inch eave overhang; 18-inch gable overhang
40 psf live load, 15 psf dead load

Beam #1 must be made for: 195-in. span, 22-in. clear height, 3.5-in. depth

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edgenet

Pro Garage Design™



and: 500 lbs/ft load with deflection under $l/240$

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Page 19 of 20

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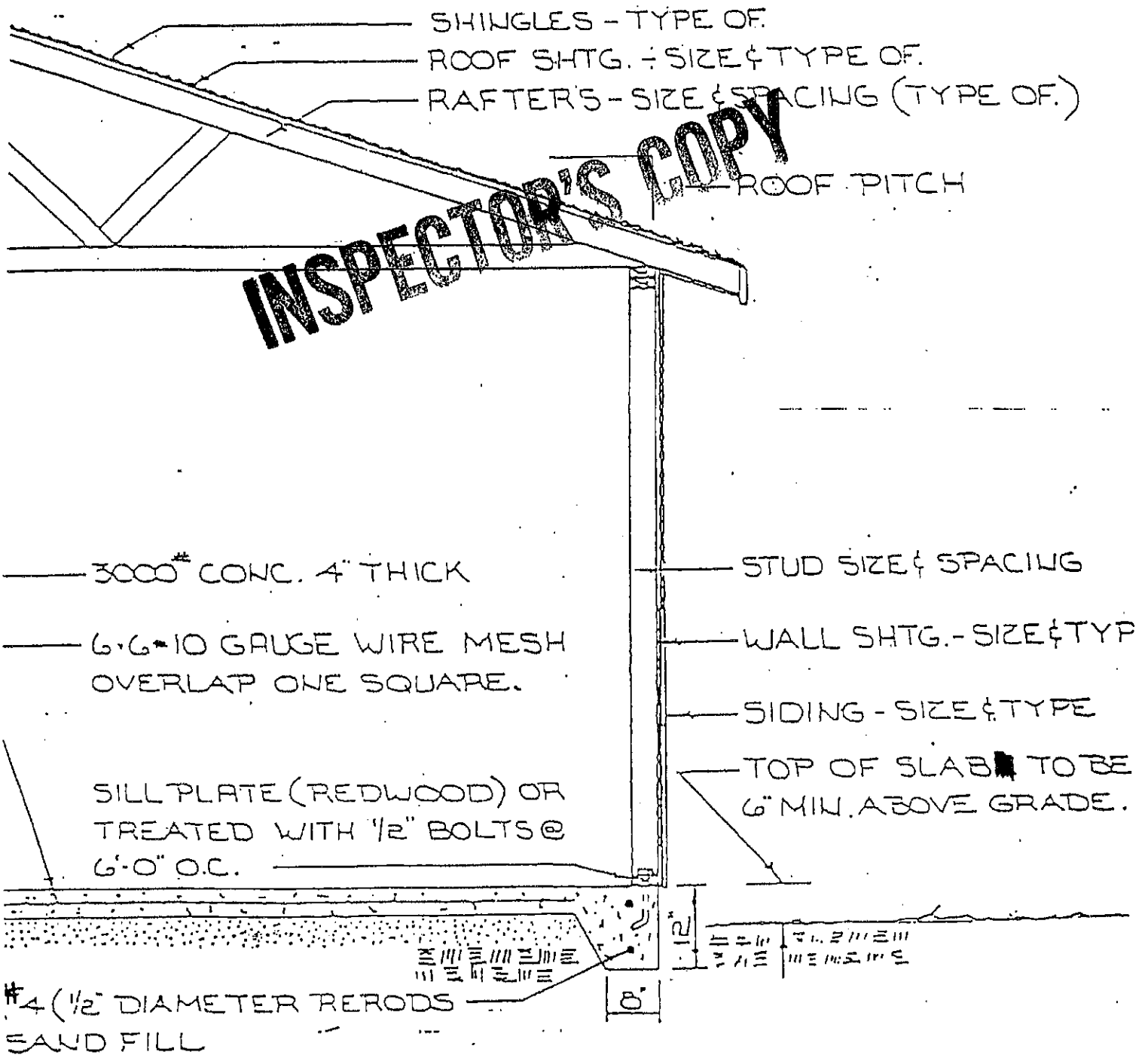
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NO CORTE LA MADERA NI LOS MATERIALES CON ANTELACIÓN. Si la madera o los materiales se cortan con antelación, pueden ser demasiado largos o cortos para la estructura. EDGENET LLC. no asume responsabilidad alguna si la madera o los materiales que se cortaron no encajan en la estructura.

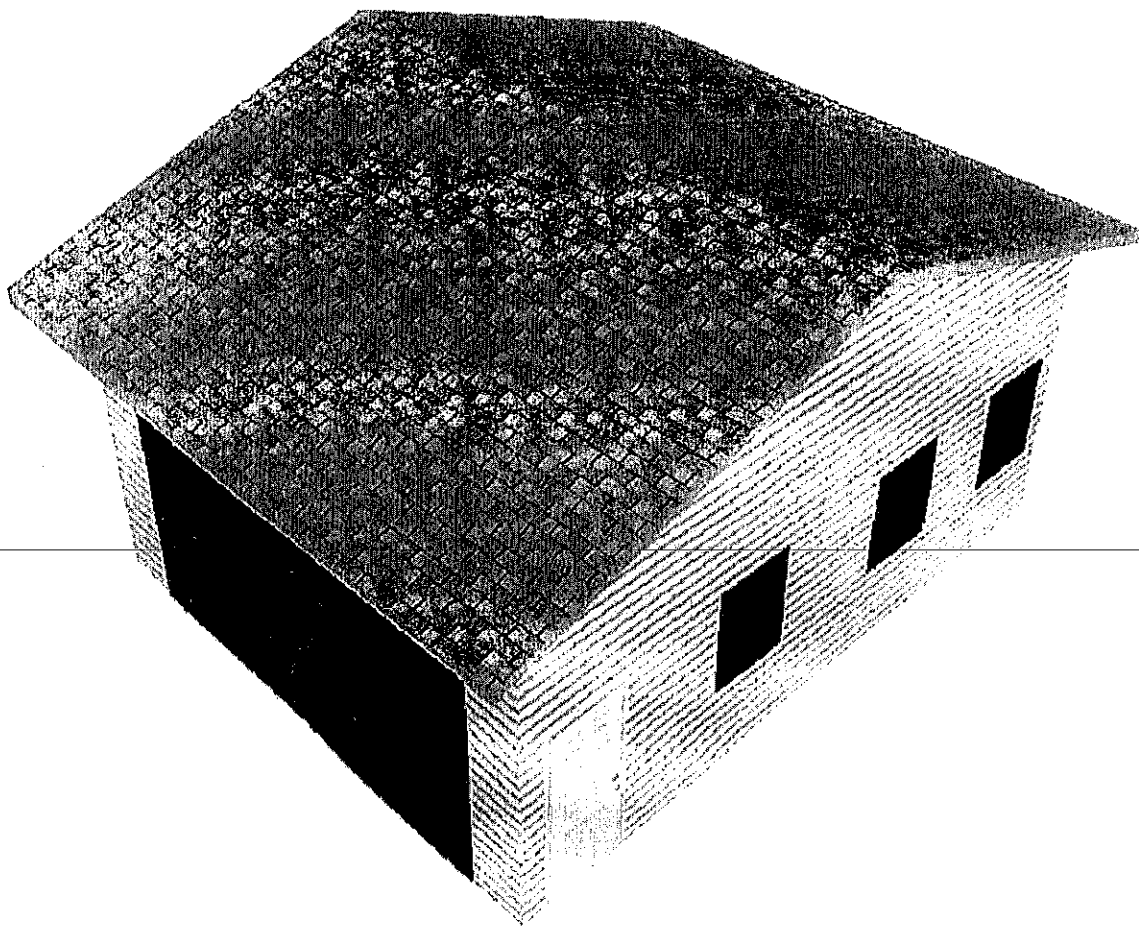
SUBMIT TRUSS DESIGNS TO CITY
BEFORE FRAMING INSPECTION



CROSS SECTION OF DETACHED GARAGE



3D View

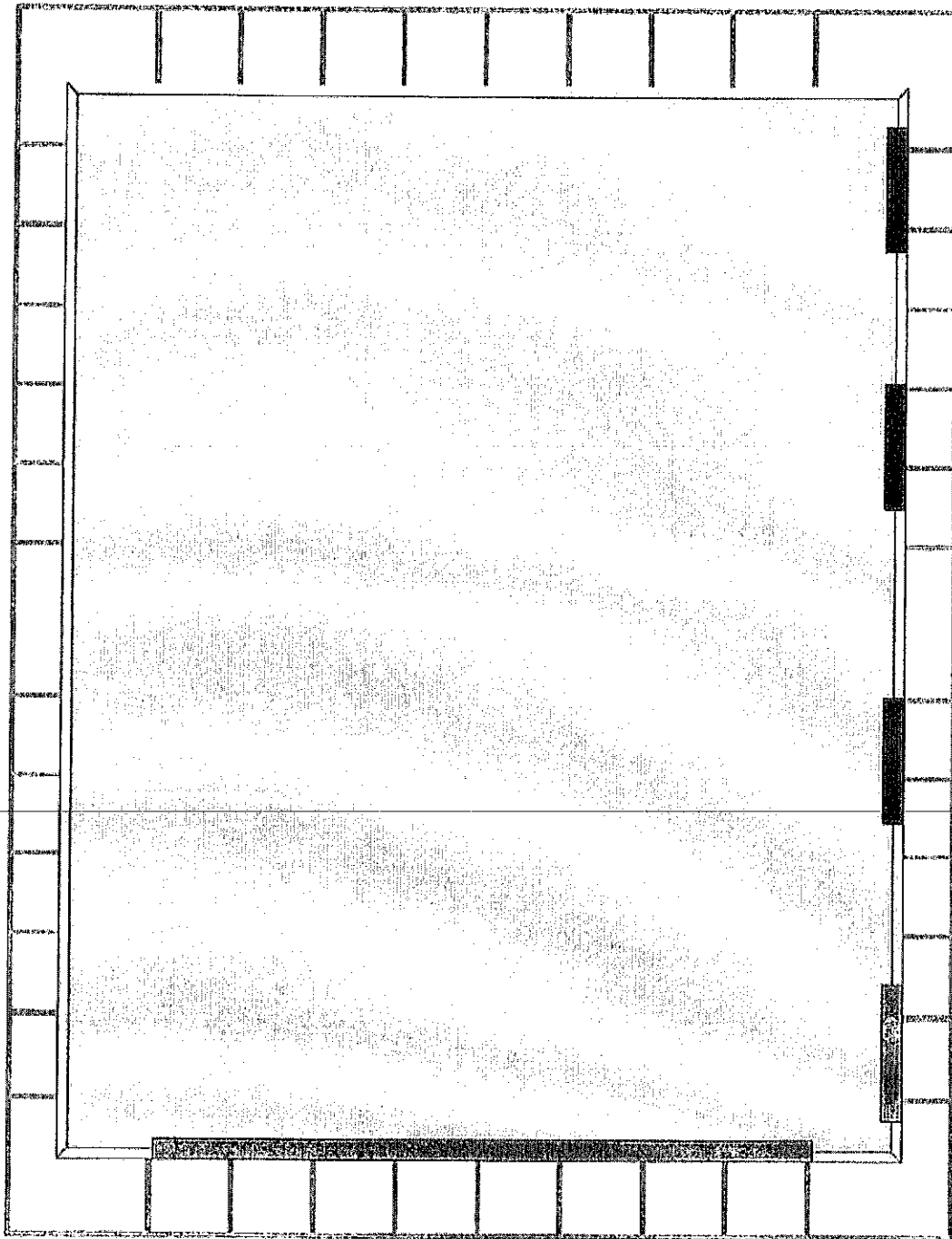


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Plan View



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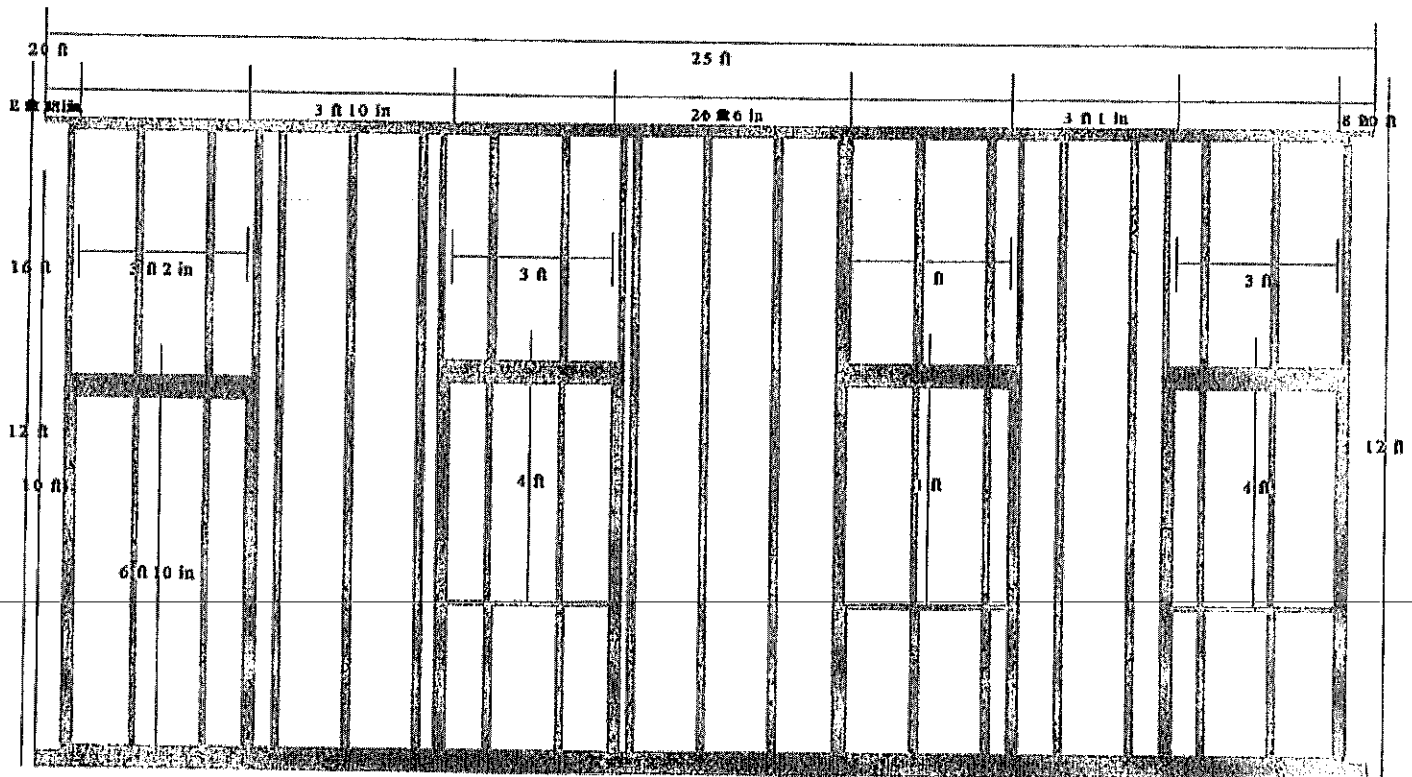
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Right Side View



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Page 5 of 14

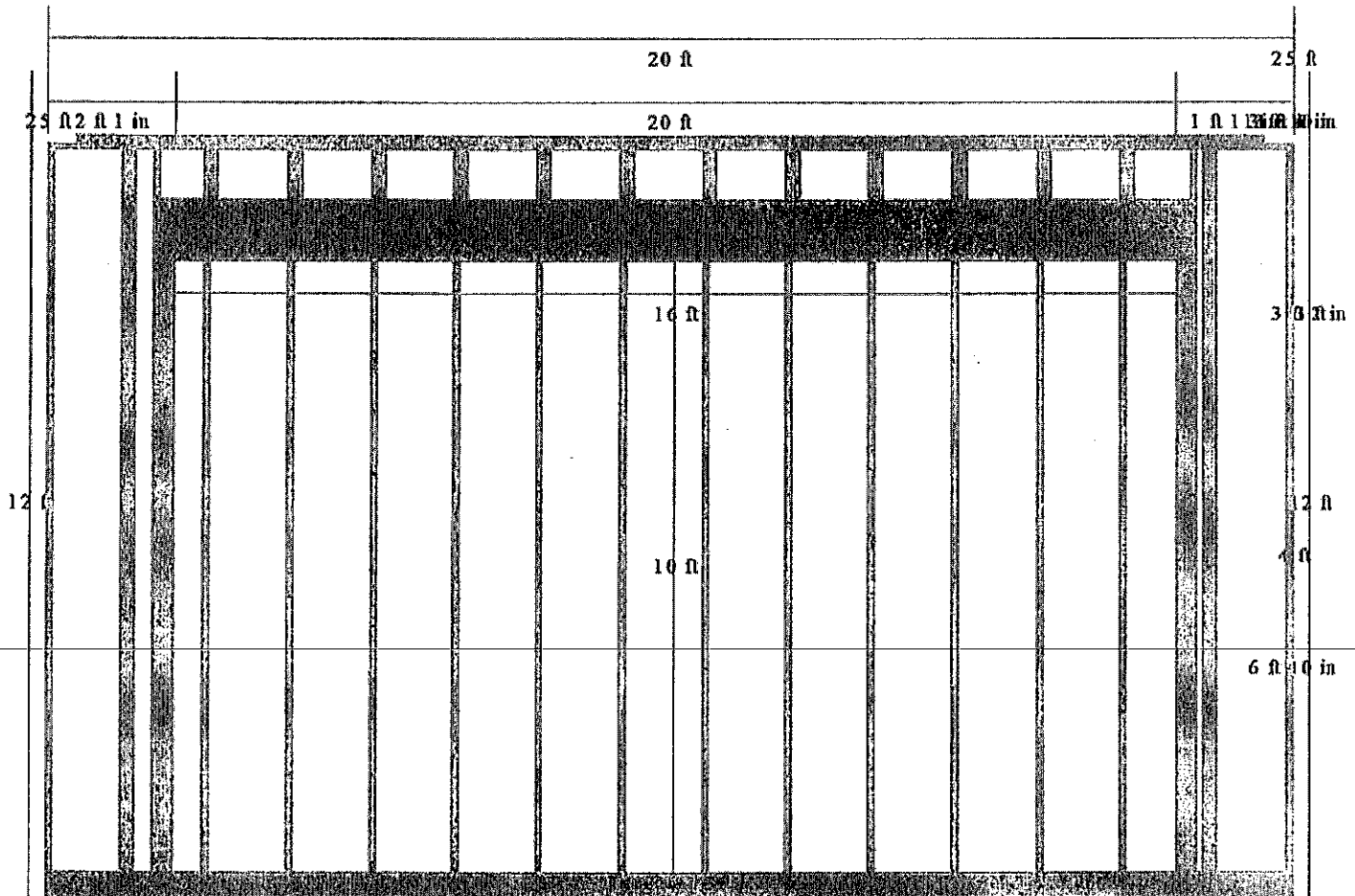
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Front View

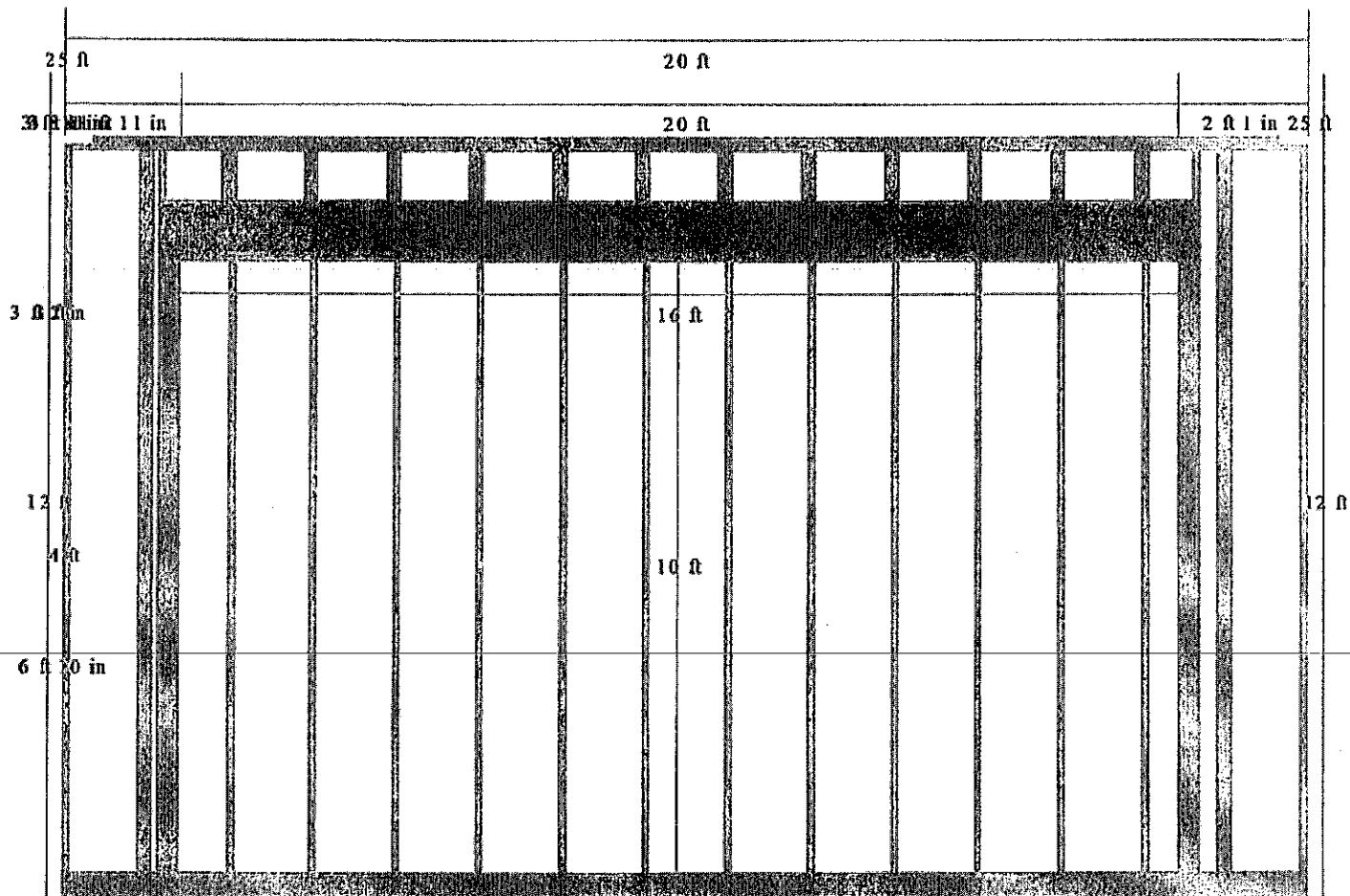


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Back View



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Sku Usage List

Usage	Sku	Description	Qty
Base/Bottom Plate	1001802076	2X6-8FT #2PRIME PT CDR-TN WHRSHLD GC	1
Base/Bottom Plate	1001802083	2X6-10FT #2PRIME PT CDR-TN WHRSHL GC	3
Base/Bottom Plate	1001802084	2X6-12FT #2PRIME PT CDR-TN WHRSHL GC	2
Base/Bottom Plate	1001802085	2X6-16FT #2PRIME PT CDR-TN WHRSHL GC	1
Blocking	161667	2X4-12FT PREMIUM SPF	2
Blocking	161675	2X4-14FT PREMIUM SPF	2
Cripple Stud	845728	2X6-92 5/8" PREMIUM WHITEWOOD STUD	8
Cripple Stud	918395	2X6-104 5/8" WHITEWOOD STUD	2
Diag. Truss Brace	161659	2X4-10FT PREMIUM SPF	4
Door Framing	845728	2X6-92 5/8" PREMIUM WHITEWOOD STUD	2
Door Framing	Spec. Order 0	2x6x12 - Spruce-Pine-Fir Stud	4
Door Header	161713	2X6-8FT PREMIUM SPF	1
Fly/Barge Rafter	161799	2X6-16FT PREMIUM SPF	4
Headers	Spec. Order 11	Custom Beam (See Note Below)	1
Ladder/Gbl Overhang	161659	2X4-10FT PREMIUM SPF	8
Lat. Truss Brace	161659	2X4-10FT PREMIUM SPF	6
Stud	Spec. Order 0	2x6x12 - Spruce-Pine-Fir Stud	61
Sub Fascia	161756	2X6-12FT PREMIUM SPF	4
Top Plate	Spec. Order 1	2x6x24 - Spruce-Pine-Fir Standard	2
Top Plate	Spec. Order 3	2x6x20 - Spruce-Pine-Fir Standard	9
Trusses	Spec. Order 10	Gable End Trusses (See Note Below)	2
Trusses	Spec. Order 9	Custom Roof Trusses (See Note Below)	9
Window Framing	845728	2X6-92 5/8" PREMIUM WHITEWOOD STUD	8
Window Framing	Spec. Order 0	2x6x12 - Spruce-Pine-Fir Stud	1
Window Header	161713	2X6-8FT PREMIUM SPF	3
Anchor Bolt	1_Generic		
Anchor Bolt 6"	123158	6X1/2" HOT GALV ANCHOR BOLTS	26
Anchor Nut	655465	HEX NUT ZINC 1/2 (AHF)	26
Anchor Washer	538981	FLAT WASHER GALV 1/2 (ALB)	26
Doors	36"X80" LH PREM 6PNL FG IS BM		
Door Shims	879282	HOMEOWNER DIY SHIM PK	1
Doors	980791	36"X80" LH PREM 6PNL FG IS BM	1
Entry Set #4	568112	KS SEC TYLO SGL CYL CMB POL BRASS	1
Fasteners	134370	#10 X 2-1/2" PG10 EXT SCREW 5 LB	1
Rafter/Truss to Wall Connection	1_FastenMaster		
Truss Connection	141504	TIMBERLOK 6" HEXHEAD 12PK	2

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Usage	SKU	Description	Qty
Truss Connection	141565	TIMBERLOK 6" HEXHEAD 50PK	1
Roofing			
		GAF RS WEATHERED GRAY (SG)	
Drip Edge Nail	SO\$273325SO	Special Order 1-1/4" HOT GALV. ROOFING 5 LB	1
Drip Edge Wht	587995	3"X1-1/2" ALUM DRIP EDGE C - WHITE	12
Felt 15#	SO\$15#RoofFelt	15# Roof Felt 432 S.F	2
Felt Fastener	SO\$151822SO	7/8" PLASTIC ROUND CAP ROOFING 1 LB	7
PlywoodH-Clips7/16"	668946	PSCL 7/16 20GA PLYWOOD CLIP-50PK	2
Ridge Cap	214628	GAF RS WEATHERED GRAY (SG)	3
Ridge Vent	944173	GAF COBRA EXHAUST VENT 10.50"X20"	2
Ridge Vent Nails	SO\$192511SO	Special Order 1-1/2" EG STUB NAIL 1 LB	1
Roofing	214628	GAF RS WEATHERED GRAY (SG)	23
Roofing Nails	675466	3D 1-1/4" ELECTRO GALV ROOFING 5 LB	2
RoofSheath OSB 7/16	386081	7/16 4X8 OSB	24
RoofSheathNail5#	SO\$193569SO	Special Order 8D 2-1/2" HOT GALV CMN 5 LB	2
Siding			
		TF D4 150" VNYL SIDING WHITE CRTN	
J Channel-Dr/Wnd	449583	1/2" J-CHANNEL - WHITE	8
J Channel-Gables	449583	1/2" J-CHANNEL - WHITE	6
O/S Corner	438185	3"X3/4" OUTSIDE CORNER POST - WHITE	6
Sheathing	386081	7/16 4X8 OSB	34
Sheathing Nail	SO\$193569SO	Special Order 8D 2-1/2" HOT GALV CMN 5 LB	3
Siding	1002555013	TF D4 150" VNYL SIDING WHITE CRTN	6
Starter Strip	438401	VINYL STARTER STRIP	10
U-Trim Eave	438272	FINISH TRIM - WHITE	4
Sill Sealer			
		2_Generic	
Sill Sealer 5-1/2"	409989	5 1/2"X 50FT SILL SEALER	2
Soffits			
		16"X12' ALUMINUM SOLID SOFFIT-WHITE	
Fascia-6" Alum Wht	524891	6"X12' ALUM FASCIA SMOOTH HEM WHITE	9
FasciaNail-Whit	263362	1-14" ALUM TRIM NAIL -WHITE 1LB	1
GblSofAlSolidWhit	525871	16"X12' ALUMINUM SOLID SOFFIT-WHITE	7
Sof F-ChanelEavWht	525687	12' ALUM REVERSIBLE FRIEZE RUNNER-WH	4
Sof F-ChanelGablWhit	525687	12' ALUM REVERSIBLE FRIEZE RUNNER-WH	5
Soffits	525871	16"X12' ALUMINUM SOLID SOFFIT-WHITE	7

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Material List

Qty	UOM	SKU	Description	
Stock Items				
1	EA	1001802076	2X6-8FT #2PRIME PT CDR-TN WHRSHLD GC	
3	EA	1001802083	2X6-10FT #2PRIME PT CDR-TN WHRSHL GC	
2	EA	1001802084	2X6-12FT #2PRIME PT CDR-TN WHRSHL GC	
1	EA	1001802085	2X6-16FT #2PRIME PT CDR-TN WHRSHL GC	
6	EA	1002555013	TF D4 150" VNYL SIDING WHITE CRTN	
26	EA	123158	6X1/2" HOT GALV ANCHOR BOLTS	
1	BX	134370	#10 X 2-1/2" PG10 EXT SCREW 5 LB	
2	BX	141504	TIMBERLOK 6" HEXHEAD 12PK	
1	BX	141565	TIMBERLOK 6" HEXHEAD 50PK	
18	EA	161659	2X4-10FT PREMIUM SPF	
2	EA	161667	2X4-12FT PREMIUM SPF	
2	EA	161675	2X4-14FT PREMIUM SPF	
4	EA	161713	2X6-8FT PREMIUM SPF	
4	EA	161756	2X6-12FT PREMIUM SPF	
4	EA	161799	2X6-16FT PREMIUM SPF	
26	BD	214628	GAF RS WEATHERED GRAY (SG)	
1	BX	263362	1-14" ALUM TRIM NAIL -WHITE 1LB	
58	EA	386081	7/16 4X8 OSB	
2	EA	409989	5 1/2"X 50FT SILL SEALER	
6	EA	438185	3"X3/4" OUTSIDE CORNER POST - WHITE	
4	EA	438272	FINISH TRIM - WHITE	
10	EA	438401	VINYL STARTER STRIP	
14	EA	449583	1/2" J-CHANNEL - WHITE	
9	EA	524891	6"X12' ALUM FASCIA SMOOTH HEM WHITE	
9	EA	525687	12' ALUM REVERSIBLE FRIEZE RUNNER-WH	
14	EA	525871	16"X12' ALUMINUM SOLID SOFFIT-WHITE	
26	EA	538981	FLAT WASHER GALV 1/2 (ALB)	
1	EA	568112	KS SEC TYLO SGL CYL CMB POL BRASS	

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Qty	UOM	SKU	Description	
12	EA	587995	3"X1-1/2" ALUM DRIP EDGE C - WHITE	
26	EA	655465	HEX NUT ZINC 1/2 (AHF)	
2	CT	668946	PSCL 7/16 20GA PLYWOOD CLIP-50PK	
2	BX	675466	3D 1-1/4" ELECTRO GALV ROOFING 5 LB	
18	EA	845728	2X6-92 5/8" PREMIUM WHITEWOOD STUD	
1	EA	879282	HOMEOWNER DIY SHIM PK	
2	EA	918395	2X6-104 5/8" WHITEWOOD STUD	
2	EA	944173	GAF COBRA EXHAUST VENT 10.50"X20"	
1	EA	980791	36"X80" LH PREM 6PNL FG IS BM	

Special Order Items (Items Are Not Included in Total Price)

2	EA	SO\$15#RoofFelt	15# Roof Felt 432 S.F
7	BX	SO\$151822SO	7/8" PLASTIC ROUND CAP ROOFING 1 LB
1	BX	SO\$192511SO	Special Order 1-1/2" EG STUB NAIL 1 LB
5	BX	SO\$193569SO	Special Order 8D 2-1/2" HOT GALV CMN 5 LB
1	BX	SO\$273325SO	Special Order 1-1/4" HOT GALV. ROOFING 5 LB
66		Spec. Order 0	2x6x12 - Spruce-Pine-Fir Stud
2		Spec. Order 1	2x6x24 - Spruce-Pine-Fir Standard
2		Spec. Order 10	Gable End Trusses (See Note Below)
1		Spec. Order 11	Custom Beam (See Note Below)
9		Spec. Order 3	2x6x20 - Spruce-Pine-Fir Standard
9		Spec. Order 9	Custom Roof Trusses (See Note Below)

Total Price (pre-tax) \$4,177.62

Estimate Created: 09/09/2024

Days Valid 14

This price does not include some Special Order items. Please see Store Associate to adjust the design or to price and order items.

Your Roof Trusses must be constructed for: 4/12 pitch; 25-foot span

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edgenet

Pro Garage Design™



for 24-inch spacing (o. c.); 24-inch eave overhang; 18-inch gable overhang
40 psf live load, 15 psf dead load

Beam #1 must be made for: 195-in. span, 22-in. clear height, 3.5-in. depth
and: 500 lbs/ft load with deflection under $l/240$

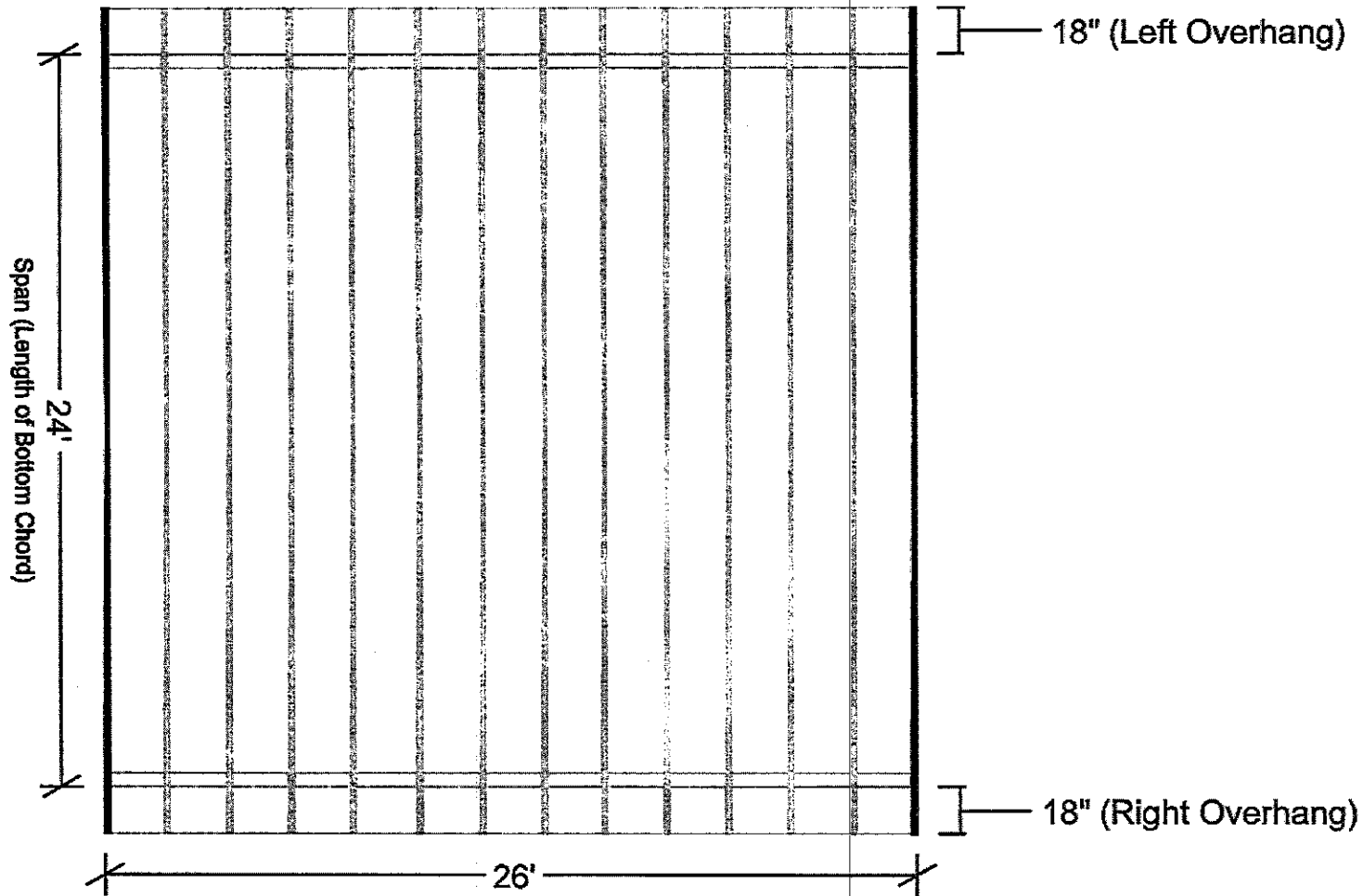
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Customer Truss Quote

Truss Package #T276793

Truss Layout

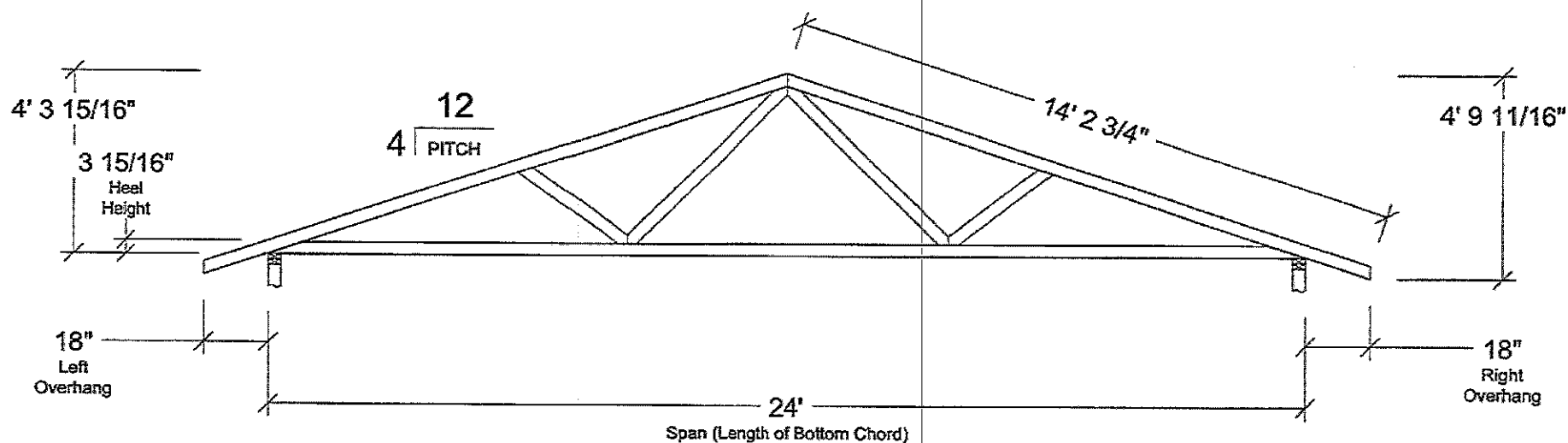


*Structural design for on-center spacing as noted. ~ Web design of truss may change, profile of truss shown to illustrate basic concept of truss requested. ~ This is a preliminary drawing that can be used only for trusses fabricated for HD Components. ~ HD Components reserves the right to adjust materials and design at time of production. ~ The structural integrity will not be compromised. ~ Sealed drawings are available at time of delivery. ~ Chord sizes depicted are minimum required. ~ Heel height, cantilever, actual design criteria, etc. will be addressed by the manufacturer.

Customer Truss Quote

Truss Package #T276793

Common Truss (webbing design may vary; overall height may vary; depicted for communication purposes only)



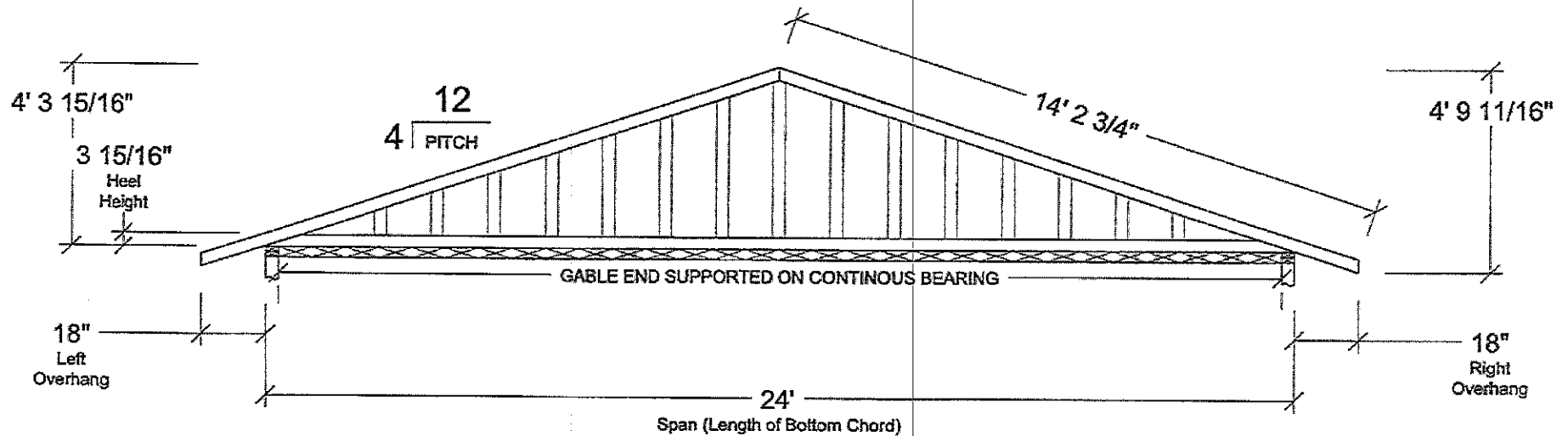
Qty	Pitch	Truss Type	Span		Overhang		Cantilever		Heel	Snow Load
			Feet	Inch	Left	Right	Left	Right		
12	4/12	Common (24" oc maximum)*	24'	0"	18"	18"	0"	0"	STD"	35lbs

*Structural design for on-center spacing as noted. ~ Web design of truss may change, profile of truss shown to illustrate basic concept of truss requested. ~ This is a preliminary drawing that can be used only for trusses fabricated for HD Components. ~ HD Components reserves the right to adjust materials and design at time of production. ~ The structural integrity will not be compromised. ~ Scaled drawings are available at time of delivery. ~ Chord sizes depicted are minimum required. ~ Heel height, cantilever, actual design criteria, etc. will be addressed by the manufacturer.

Customer Truss Quote

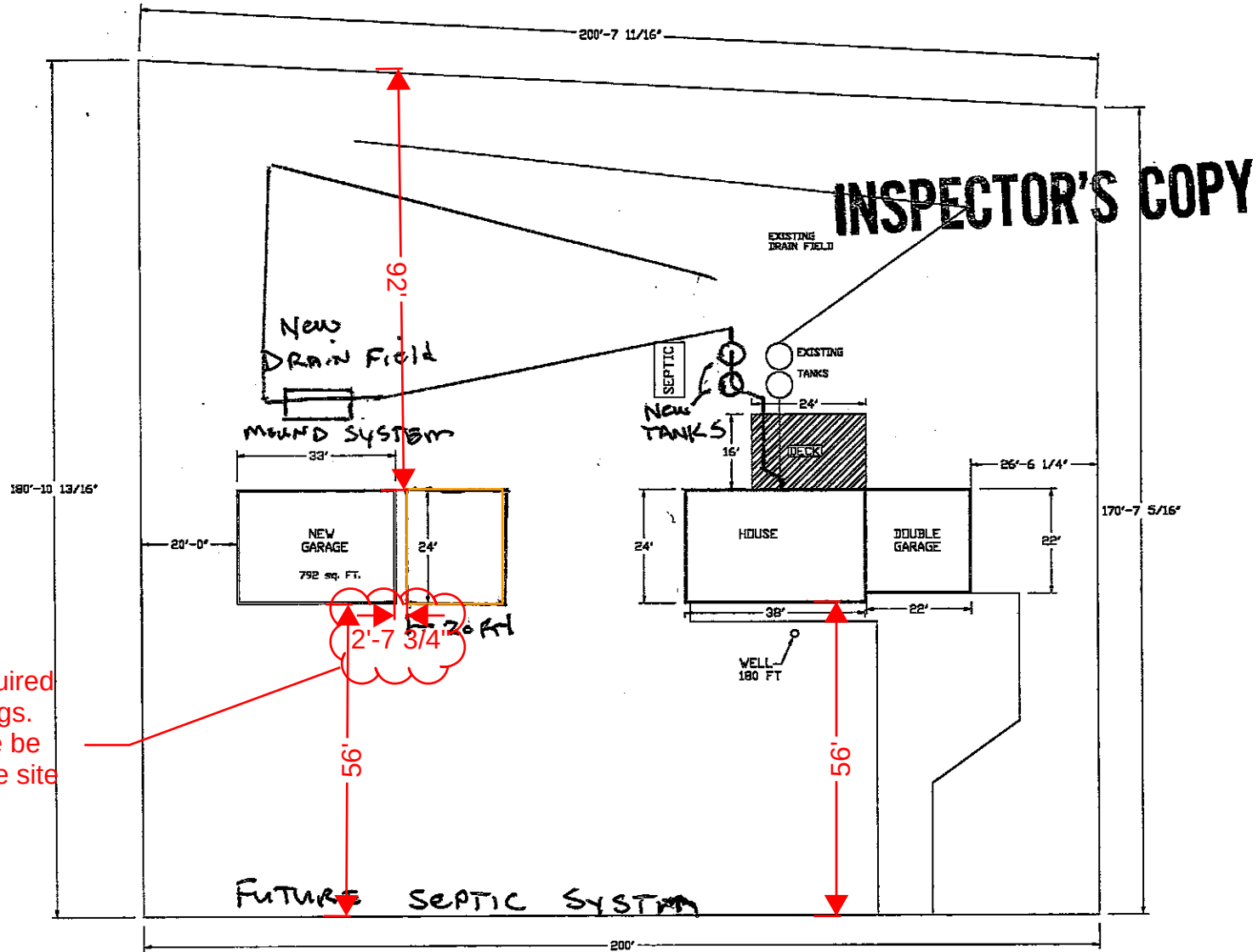
Truss Package #T276793

Common Gable Truss (webbing design may vary; overall height may vary; depicted for communication purposes only)



Qty	Pitch	Truss Type	Span		Overhang		Cantilever		Heel	Snow Load
			Feet	Inch	Left	Right	Left	Right		
2	4/12	Common Gable (vertical studs 16" oc)*	24'	0"	18"	18"	0"	0"	STD"	35lbs

*Structural design for on-center spacing as noted. ~ Web design of truss may change, profile of truss shown to illustrate basic concept of truss requested. ~ This is a preliminary drawing that can be used only for trusses fabricated for HD Components. ~ HD Components reserves the right to adjust materials and design at time of production. ~ The structural integrity will not be compromised. ~ Sealed drawings are available at time of delivery. ~ Chord sizes depicted are minimum required. ~ Heel height, cantilever, actual design criteria, etc. will be addressed by the manufacturer.



⊕ NO SCALE



LAND TYPE Abstract (A)

DOC NUM 11187403

Certified, filed and/or recorded on
Mar 15, 2023 10:49 AM

Office of the County Recorder
Hennepin County, Minnesota
Amber Bougie, County Recorder
Daniel Rogan, County Auditor and Treasurer

Deputy 181

Pkg ID 2546401E

Document Recording Fee

\$46.00

Document Total

\$46.00

RESOLUTION NO. 2023-16

A RESOLUTION GRANTING APPROVAL OF A VARIANCE FOR THE PURPOSE OF CONSTRUCTING A DETACHED ACCESSORY STRUCTURE EXCEEDING SIZE RESTRICTIONS AT 20715 147th AVENUE NORTH

WHEREAS, Nicholas Hoppe (“Applicant”) submitted an application to the City of Rogers (“City”), requesting approval of a variance for the purpose of constructing a detached accessory structure (“Structure”) exceeding the allowable square footage allowance; and,

WHEREAS, the property is zoned Rural Residential (“R1”), located at 20715 147th Avenue North (“Subject Property”) (PID: 11-120-23-14-0005) on 6 acres of land; and,

WHEREAS, detached accessory structures are an allowable use in the R1 zoning district, but shall only be up to 1,900 square feet subject to City Code §125-84(a)(2) unless a variance is applied for; and,

WHEREAS, pursuant to Minnesota Statute §462.357 the Planning Commission (“Commission”) held a Public Hearing (“Hearing”) on March 7, 2023 to consider and receive public comment on said request; and,

WHEREAS, notice of the Hearing was posted, published in the City’s official newspaper, and mailed to any and all owners of affected properties, as required by State Statute; and,

WHEREAS, public comment was received and taken into consideration by the Commission; and,

WHEREAS, following the Hearing the Commission recommending approval of the said request for the located of the Structure was based on the following findings of fact:

FACTS

1. Nicholas Hoppe and Jennifer Hoppe and Kevin A Urlaub are the owners of a parcel of land located at 20175 147th Avenue North, Rogers MN 55374; and,
2. The subject property is legal described as found on Exhibit A; and,
3. The Applicant has applied to the City for a variance to building a 3,960 square foot accessory structure as shown in Exhibit B.
4. The proposal would variance from Section 125-84 (a)(2) in that it would exceed the maximum square footage allowed on the lot by 2,060 square feet.
5. Following a public hearing on the application, the Rogers Planning Commission has recommended approval of the variance on March 7th, 2023.
6. The City Council of the City of Rogers reviewed the requested variance at its March 14th, 2023.

APPLICABLE LAW

7. Minnesota Statute Section 462.357, subd. 6 provides:
 - a. Variances shall only be permitted (a) when they are in harmony with the general purposes and intent of the ordinance and (b) when the variances are consistent with the comprehensive plan.

- b. Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the zoning ordinance. "Practical difficulties," as used in connection with the granting of a variance, means that (a) the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance; (b) the plight of the landowner is due to circumstances unique to the property not created by the landowner; and (c) the variance, if granted, will not alter the essential character of the locality.
8. City Ordinance Section 125-42(c) allows variances if:
- a. Variances shall only be permitted when they are in harmony with the general purpose and intent of City code and consistent with the comprehensive plan.
 - b. Variances may only be permitted when the applicant establishes that there are non-economic undue hardship in complying with the zoning ordinance, meaning the property owner proposes to use the lot or parcel in a reasonable manner not permitted by the zoning code.
 - c. The plight of the property owner must be due to circumstances that are unique to the lot or parcel and is not created by the property owner.
 - d. The variances must not alter the essential character of the locality including all zoning district and overlay district provisions.
 - e. Under the circumstances, the public interest underlying the proposed variance outweighs the public interest underlying the particular regulation for which the variance is granted; and
 - f. The granting of the variance will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations.
9. City Ordinance Section 125-84 provides accessory structure restrictions including square footage limitations. The request is to vary from the permitted size of 1,900 square feet by 2,060 square feet for a total of 3,960 square foot outbuilding.

CONCLUSIONS OF LAW

- 10. The requested variance is in harmony with the purposes and intent of the ordinance because the property is zoned R1 and accessory structures are a permitted accessory use in residential districts.
- 11. The requested variance is consistent with the comprehensive plan because the property is guided for rural residential use and the accessory structure is related to the residential guidance for the property.
- 12. The property owner does propose to use the property in a reasonable manner because the request is for a larger accessory structure and not a use variance.
- 13. There are unique circumstance to the property not created by the landowner because: the lot is of a sufficient size and the impervious surface maximum is large enough to adequately handle a larger accessory structure. Additionally, the surrounding tree coverage will sufficiently screen the building from adjacent properties and the public right of way.
- 14. The variance will maintain the essential character of the locality because accessory structures can be found on nearby properties and these are typical large lot improvements.
- 15. The public interest underlying the proposed variance outweighs the public interest underlying the particular regulation because it allows the owner to park personal vehicles indoors and out of sight of nearby residences.

16. The variance will not be injurious to other property and will not prevent the orderly subdivision of other properties because the subject property is not planned for sewer development and the improvements will not be an impediment to future development if changes to the City policy ever occur.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF ROGERS, MINNESOTA, that the variance to construct the detached accessory structure in excess of the permitted square footage, located 20715 147th Avenue North, is hereby approved, subject to the following conditions:

1. The detached accessory structure shall be conforming to all other building and zoning code requirements, excepting the increased size of the accessory structure.
2. A building permit shall be issued prior to construction of the accessory structure.
3. The structure shall not exceed 3,960 square feet.

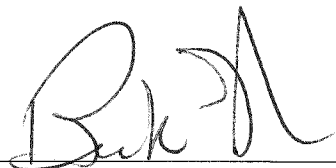
Moved by Councilmember Eiden, seconded by Councilmember Klick

The following voted in favor of said resolution: Ihli, Jullie, Enga, Eiden, Klick

The following voted against the same: None

The following abstained: None

Whereupon said resolution was declared duly passed and adopted, and was signed by the Mayor, and attested by the City Clerk dated this 14th day of March, 2023.



Rick Ihli, Mayor

ATTEST:



Stacie Brown, City Clerk

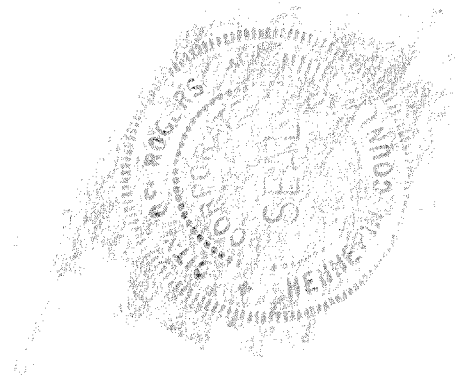


EXHIBIT A
LEGAL DESCRIPTION

The East 215.34 feet of that part of the east 50 rods of the Northeast Quarter of Section 11 Township 120, Range 23, Hennepin County Minnesota as measure along the north and south line of said Northeast Quarter, and lying southerly of the center line of the township road running east and west through said Northeast Quarter.

Abstract Property.

PID # 11-120-23-14-0005.

EXHIBIT B

SITE PLAN



AGENDA

ROGERS PLANNING COMMISSION

March 7, 2023 - 7:00 PM

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. OPEN FORUM

3. APPROVE AGENDA

4. CONSENT AGENDA

4.1 Approve November 1, 2022 Planning Commission Minutes

5. PUBLIC HEARINGS

5.1 Public Hearing to Consider a Variance to Accessory Structure Size in the R1 District at 20715 147th Avenue North

5.2 Public Hearing to Consider a Variance to Wall Signage Restrictions in the IG – Industry General Sign Overlay District at 20040 County Road 81

6. NEW BUSINESS

6.1 Commissioner Interviews

6.2 Site Plan Review - 21 Century Bank

6.3 Concept Review Rachel (Name in Progress)

6.4 Concept Review PeterBilt

7. OTHER BUSINESS

8. ADJOURN



REQUEST FOR ACTION ROGERS PLANNING COMMISSION

Meeting Date: March 7, 2023

Agenda Item: No. 5.1

Subject: Public Hearing to Consider a Variance to Accessory Structure Size in the R1 District at 20715 147th Avenue North

Prepared By: Alec Henderson, City Planner

Recommended Planning Commission Action

Review the Applicant's submittal and variance approval criteria.

Overview / Background

Nicholas Hoppe (Applicant) submitted a variance application for his property at 20715 147th Ave N (Subject Property). The request is to locate a detached accessory structure in the rear yard, and to exceed the allowable area of the detached accessory structure by 2,060 square feet, for a total of 3,960 square feet. A six acre parcel in the R1 district is permitted no more than two detached and no more than 1,900 square feet per section 125-84 (a)(2).

Variances are to be processed and considered based on section 125-42 and Minnesota Statute § 462.357. The applicant must adequately demonstrate “practical difficulties” in order to get relief from the code. The Planning Commission in this case would recommend findings of fact for either approval or denial to be considered by the City Council. This is a public hearing and notices have been provided to paper and also mailed to property owners within 350 feet of the subject property.

Primary Issues to Consider

1. Land Use and Zoning
2. Accessory Structure Standards
3. Site Plan
4. Criteria for Granting Approval

Analysis of Primary Issues

1. Land Use and Zoning

-
The Subject Property is a single-family residence, located on 6 acres on 147th Ave N. The property is zoned Rural Residential (R1). The 2040 Comprehensive Plan established the underlying land use designation as Rural Residential. Detached accessory structures are permitted in the R1 zoning district.

The type of use is allowed by both the Comprehensive Plan and Zoning.

2. Accessory Structure Standards

Properties within the R1 zoning district are allowed an increasing amount of accessory structure

square footage allowance which corresponds to increased amounts of property acreage. Aerial photos indicate the attached garage is larger and non-conforming to city code. Per section 125-84 (a)(2), the subject property would be permitted up to 1,900 square feet and no more than two accessory structures. Additionally, all improvements which add impervious surface to the lot would count towards the maximum 75% impervious surface calculation (per section 125-55 table 6).

3. Site Plan

The Subject Property is located south of 147th Ave N near the intersection of County Rd and 147th Ave N. The home was constructed in 1972 and properties nearby have similarly size lots. The applicant plans to demo the existing accessory structure and construct a new 3,960 square feet structure near the middle of the rear yard near the western property boundary. The structure would utilize the existing driveway. The property is 6 acres or 261,415 square feet. The property is permitted 196,061 square feet of impervious surface. The property may have approximately 25,000 square feet of imperious surface (approximately 10% impervious).

Location

The size of the property allows flexibility for the placement of a new structure of this size. The proposed location is on the attached site plan aerial. The new outbuilding is proposed approximately 326 feet from the front property line, 24 feet from the west property line and over 500 feet from the south or rear property line. Additionally, the proposed location is clear of any impacts to the onsite septic treatment area. The proposed location is consistent with R1 setbacks.

Size

The structure is proposed to be used for storing the applicants semi and semi trailer and other personal vehicles and additionally will be used to stable horses in the future. The detached accessory structure is proposed to be approximately 3,960 square feet in size, which is a little over double the size than what is allowed by section 125-84. That being said, the size of the accessory structure would have little impact on the impervious surface maximum and the property would still have close to 10% impervious surface.

4. Criteria for Granting Variances

The Planning Commission shall make findings of fact that the proposed variance is pursuant, but not limited to the following considerations [§125-42(c)]:

- (1) Variances shall only be permitted when they are in harmony with the general purpose and intent of city code and consistent with the comprehensive plan.
- (2) Variances may only be permitted when the applicant establishes that there are non-economic practical difficulties in complying with the zoning ordinance, meaning the property owner proposes to use the lot or parcel in a reasonable manner not permitted by the zoning code.
- (3) The plight of the property owner must be due to circumstances that are unique to the lot or parcel and is not created by the property owner.
- (4) The variances must not alter the essential character of the locality including all zoning district and overlay district provisions.
- (5) Under the circumstances, the public interest underlying the proposed variance outweighs the public interest underlying the particular regulation for which the variance is granted; and
- (6) The granting of the variance will not be injurious to other property and will not prevent the

orderly subdivision of other property in the area in accordance with these regulations.

The requests are dealt with on its own merits. The Planning Commission should consider if the requests meet the variance criteria listed above. The following should be considered with determining the request. The key factors for approving a variance really come down to: 1. Does the proposal put property to use in a *reasonable manner*? 2. Are there *unique circumstances* to the property not created by the landowner? 3. Will the variance, if granted, alter the *essential character* of the locality? State statute specifically notes that economic considerations alone cannot create practical difficulties.

Applicants Reasoning:

The applicant provides details to his reasoning for the need of the variance in the attached application. Staff will summarize the applicants reasoning regarding 1. Reasonableness, 2. Unique Circumstances, 3. Essential Character.

1. The request is reasonable as it is used to store items or used in a way that meets the intent of the ordinance (parking of vehicles, possible use for two horse stall, keeps an oversized vehicle indoors out of the elements).
2. The size of the structure is necessary for the parking of the semi and trailer. 1900 square feet is not large enough for the semi and trailer.
3. Most properties in the area are 3+ acres, many have large pole buildings viewable from the property. The proposed location keeps the oversized building out of view for to neighbors and allow for the storage of personal items indoors.

Staff Recommendation

Staff Analysis of Requirements of Section 125-42

Staff will provide analysis of the 4 items found in the section 4 of the report regarding the criteria for approving variances:

1. The request for an accessory structure is consistent with the land use and zoning. Rural Residential lots and R1 District lots are permitted accessory structures.
2. The variance is not for economic reasons, additionally the request is reasonable and not a use variance.
3. The practical difficulties item is generally the most difficult to demonstrate. Staff feels if the planning commission is supportive of the variance that we discuss this particular item. It should be noted that in the R1 district, it is permitted to improve up to 75% of the lot with impervious surface. The additional square footage would have little impact and the size of the lot can clearly support the larger outbuilding.
4. Staff feels that there is little to no impact on the essential character of the area. Outbuildings are normal improvements on larger residential lots.

Should the commission recommend approval, staff suggests the following conditions:

1. Building must be conforming to all other building and zoning code requirements, exempt the size.
2. A building permit must be applied for.
3. The structure shall not exceed 3,960 square feet.

ATTACHMENTS:

Description

Application and Narrative

Site Plan

Structure Plans

DRAFT Resolution

Chris Marrs - Letter of Support (neighboring property)

Revised 2/8/23



ZONING & LAND USE APPLICATION

VARIANCE

PROPERTY INFORMATION	
Property Address	20715 147th Ave. N. Rogers, MN 55374
Parcel ID Number	1112023140005

APPLICANT INFORMATION	
Name	Nicholas Hoppe
Address	20715 147th Ave. N. Rogers, MN 55374
Phone	320-333-8416
Email	Hoppe801@gmail.com

OWNER INFORMATION	
Name	Nicholas and Jennifer Hoppe
Address	20715 147th Ave. N. Rogers, MN 55374
Phone	320-333-8416 or 612-991-1593
Email	Hoppe801@gmail.com

VARIANCE REQUEST					
	From	To		From	To
Setback: Front Yard	340 ft	428 ft	Lot: Width / Depth	45 ft	88 ft
Setback: Rear Yard	780 ft	692 ft	Lot: Area	3960 sf	3960 sf
Setback: Side Yard Left	25 ft	70 ft	Height: Building / Fence	0 ft	24 ft
Setback: Other Right	140 ft	185 ft	Other:		

FEES			
Application	\$400	Escrow	\$0

ACKNOWLEDGEMENT

APPLICANT STATEMENT

This application should be processed in my name, and I am the party whom the City of Rogers should contact about this application. I have completed all of the applicable filing requirements and, to the best of my knowledge, the documents and information I have submitted are true and correct.

[Signature]
Applicant Signature

1-26-22
Date

OWNER STATEMENT

I am the owner of the above described property and I agree to this application. By signing this application, I certify that all fees, charges, utility bills, taxes, special assessments and other debts or obligations due to the City of Rogers by me or for this property have been paid. I further certify that I am in compliance with all ordinance requirements and conditions regarding other city approvals that have been granted to me for any matter. (If the owner is a corporation or partnership, a resolution authorizing this action on behalf of the board or partnership must be attached.)

[Signature]
Applicant Signature

1-26-22
Date

VARIANCE WORKSHEET

1. Describe how the request is in harmony with the general purpose and intent of zoning for the property.

The building would be on the North West Side of Property. We intend to use the remaining open areas for Hobby Farm use. We intend to get chickens and Horses, which is why 1 Large Pole building would take up less room than 2 and would provide us with more open area. Intended building will increase lot value and create a more pleasing aesthetic along with functionality.

2. Describe how the request is consistent with the Comprehensive Plan.

The existing Pole Shed on property has become dilapidated. ^{Built 1980's} Tearing it down and building 1 Large Pole building with new safety standards for electrical, drainage, fire safety, etc. would be more beneficial.

3. Describe why the proposed use is reasonable.

- Semi with trailer is 77ft long.
- 1 Large building vs. 2 would be convenient.
- Used to park semi with trailer, Camper, UTV's, and Mower.
- Planning on installing 2 Horse stalls in back of Shed with tack room.
- Having Shed long enough to fit Semi-trailer will melt snow and ice keeping it safer for Roads.
- New safety standards than old building.

4. Describe the following: *circumstances unique to the property, why the need for the variance was not created by the property owner, and why the need is not solely based on economic considerations.*

Having the Shed this length is mainly to park the Semi and trailer. We have trees and trails on the property that we enjoy and have a lot of wildlife. The property has trees surrounding it along with a small woods in back and trees around the House, our goal is to keep as many trees as possible and because of that we feel the North West Side of Property is the best location. 1900 Sq Ft is not large enough for Semi and trailer that's why we need a bigger Shed.

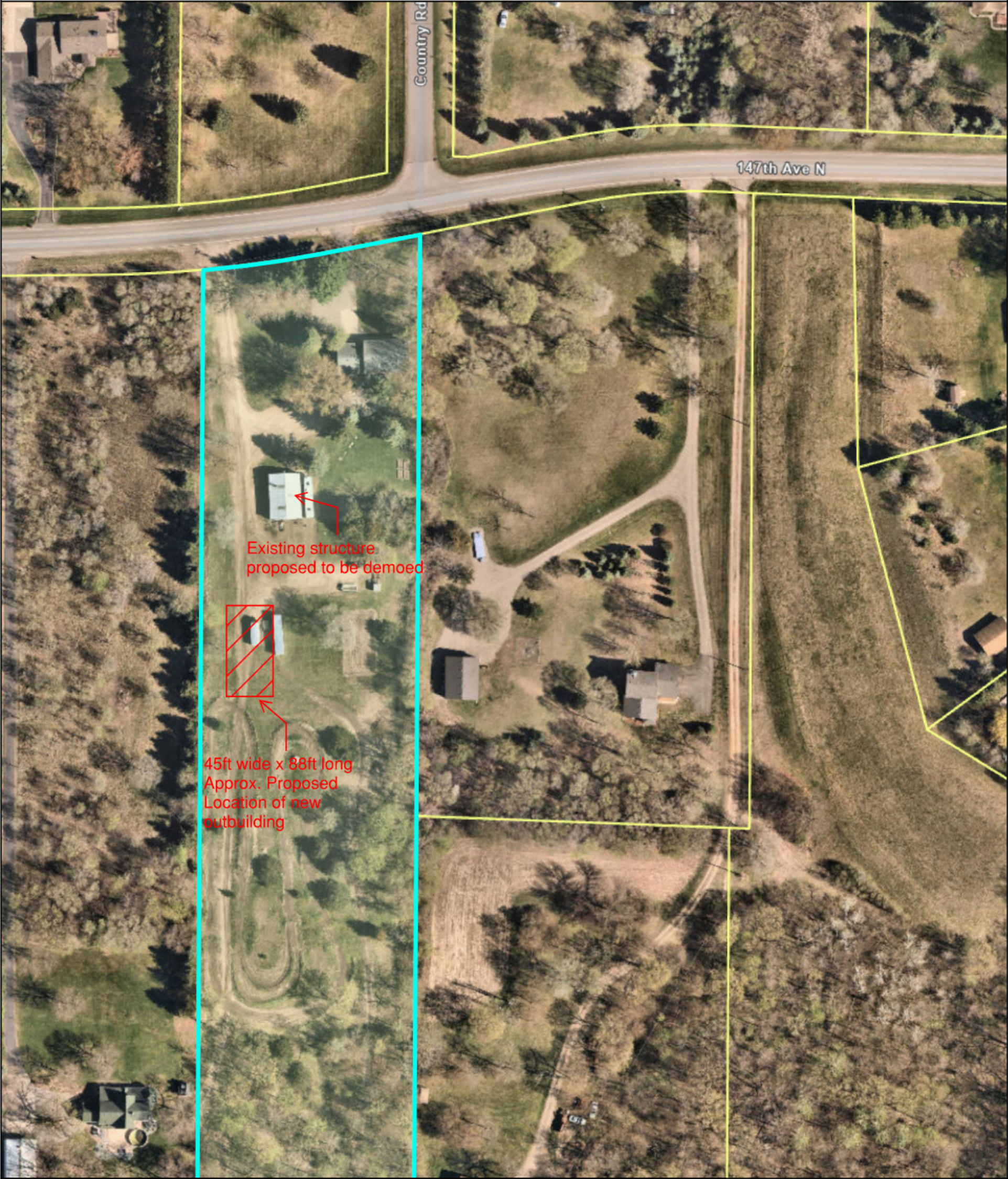
5. Describe why the variance would not alter the essential character of the neighborhood.

In our neighborhood many properties are 3+ acres and on our side 6 acres. Many have large pole buildings which you can see from roads. Our building will not be able to be seen from the back of the property due to the woods. Building will not obstruct view for neighbors on East or West due to trees on either side of property. Building will store multiple things which will look nicer for the neighborhood. Many neighbors have stated they enjoy seeing our semi as it is unique in color and the old residents in the house used to drive truck. We have had no nuisance complaints but rather compliments from neighbors.



Hennepin County Natural Resources Map

Date: 2/22/2023



Legend

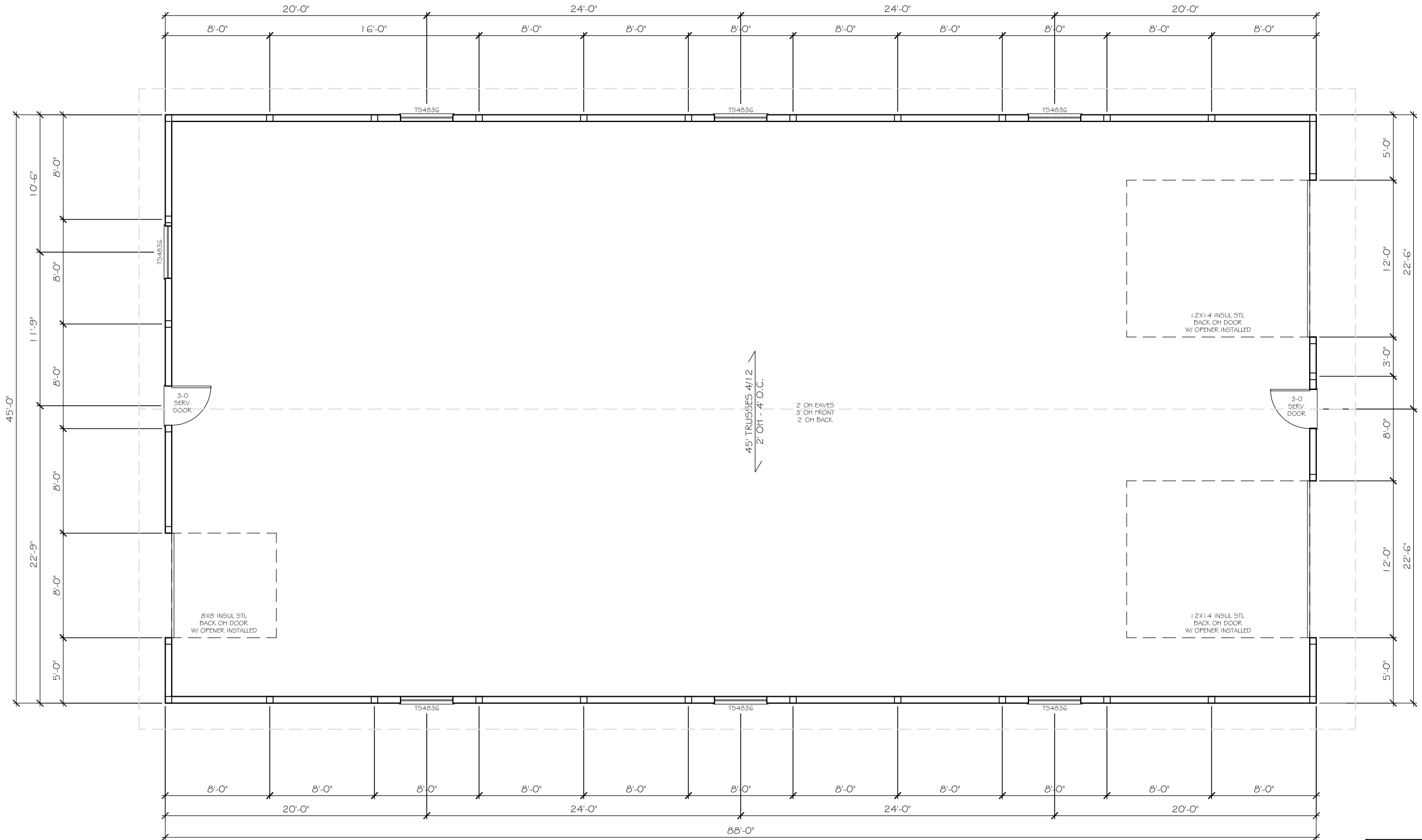
PID: 1112023140005
Address: 20715 147Th Ave N,
Rogers 55374
Owner: N D Hoppe/J
Hoppe/K A Urlaub
Acres: 6

Comments:

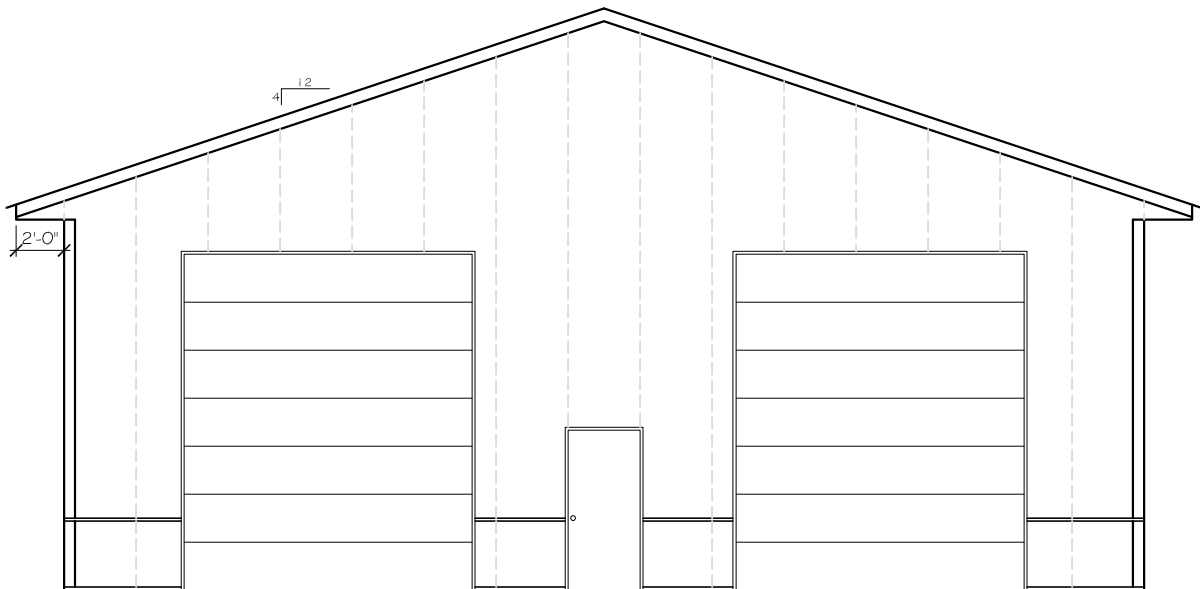
1:1,200



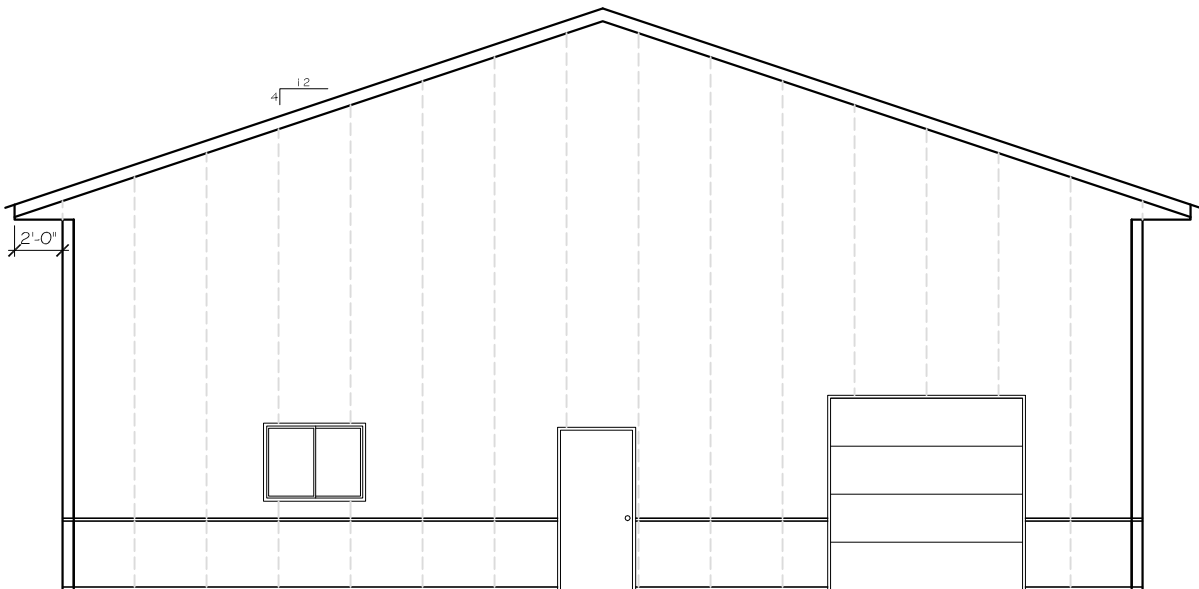
This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.
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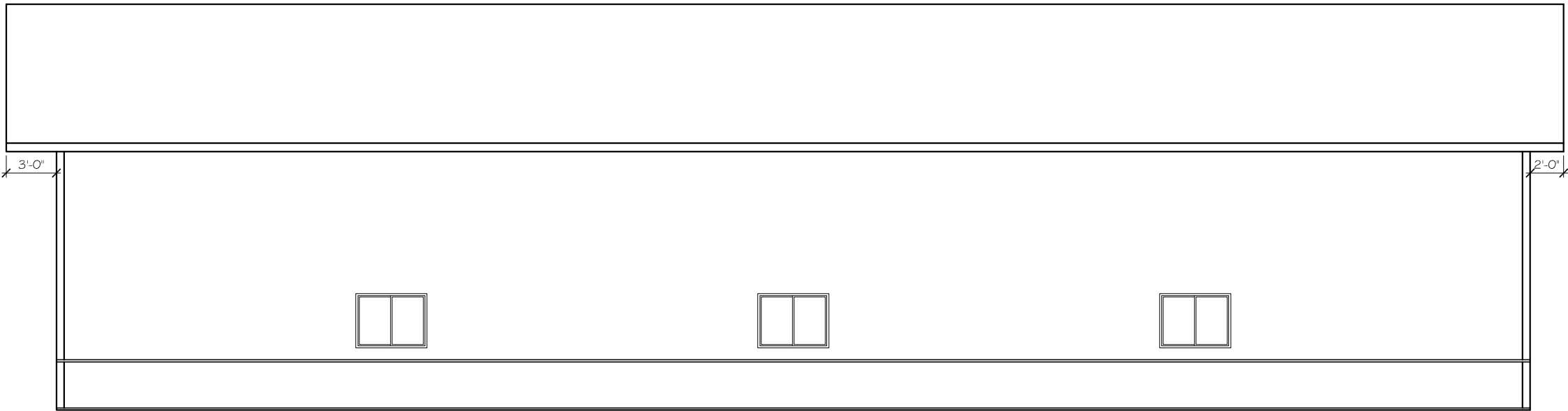
Hennen Lumber Freeport, Minnesota 836-2135		
Project for: Nick Hoppe		
Drawn By: Alexa Winter	SHEET 1 of 2	
Date: 1/13/23	Scale: 1/8" = 1'-0"	
Revisions: 2/7/23	These plans were prepared by one of Hennen Lumber's experienced draftsmen who are not fully qualified as engineers or architects. Hennen Lumber Company, Inc. expressly disclaims any liabilities if errors have been made.	



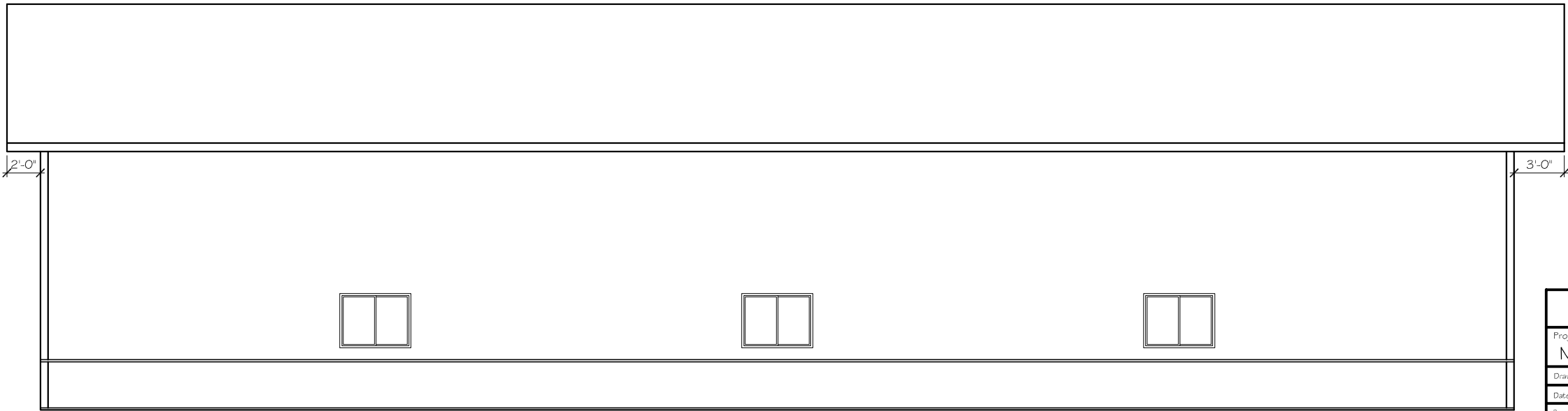
FRONT ELEVATION



BACK ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

Hennen Lumber Freeport, Minnesota 836-2135		
Project for: Nick Hoppe		
Drawn By: Alexa Winter	Scale: 1/8" = 1'-0"	SHEET 2 of 2
Date: 1/13/23	Revisions: 2/7/23	
These plans were prepared by one of Hennen Lumber's experienced draftsmen who are not fully qualified as engineers or architects. Hennen Lumber Company, Inc. expressly disclaims any liabilities if errors have been made.		

RESOLUTION NO. 2023-X

A RESOLUTION GRANTING APPROVAL OF A VARIANCE FOR THE PURPOSE OF CONSTRUCTING A DETACHED ACCESSORY STRUCTURE EXCEEDING SIZE RESTRICTIONS AT AT 20715 147th AVENUE NORTH

WHEREAS, Nicholas Hoppe (“Applicant”) submitted an application to the City of Rogers (“City”), requesting approval of a variance for the purpose of constructing a detached accessory structure (“Structure”) exceeding the allowable square footage allowance; and,

WHEREAS, the property is zoned Rural Residential (“R1”), located at 20715 147th Avenue North (“Subject Property”) (PID: 11-120-23-14-0005) on 6 acres of land; and,

WHEREAS, detached accessory structures are an allowable use in the R1 zoning district, but shall only be up to 1,900 square feet subject to City Code §125-84(a)(2) unless a variance is applied for; and,

WHEREAS, pursuant to Minnesota Statute §462.357 the Planning Commission (“Commission”) held a Public Hearing (“Hearing”) on March 7, 2023 to consider and receive public comment on said request; and,

WHEREAS, notice of the Hearing was posted, published in the City’s official newspaper, and mailed to any and all owners of affected properties, as required by State Statute; and,

WHEREAS, public comment was received and taken into consideration by the Commission; and,

WHEREAS, following the Hearing the Commission recommending approval of the said request for the located of the Structure was based on the following findings of fact:

FACTS

1. Nicholas Hoppe and Jennifer Hoppe and Kevin A Urlaub are the owners of a parcel of land located at 20175 147th Avenue North, Rogers MN 55374; and,
2. The subject property is legal described as found on Exhibit A; and,
3. The Applicant has applied to the City for a variance to building a 3,960 square foot accessory structure as shown in Exhibit B.
4. The proposal would variance from Section 125-84 (a)(2) in that it would exceed the maximum square footage allowed on the lot by 2,060 square feet.
5. Following a public hearing on the application, the Rogers Planning Commission has recommended approval of the variance on March 7th, 2023.
6. The City Council of the City of Rogers reviewed the requested variance at its March 28th, 2023.

APPLICABLE LAW

7. Minnesota Statute Section 462.357, subd. 6 provides:

- a. Variances shall only be permitted (a) when they are in harmony with the general purposes and intent of the ordinance and (b) when the variances are consistent with the comprehensive plan.
 - b. Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the zoning ordinance. "Practical difficulties," as used in connection with the granting of a variance, means that (a) the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance; (b) the plight of the landowner is due to circumstances unique to the property not created by the landowner; and (c) the variance, if granted, will not alter the essential character of the locality.
8. City Ordinance Section 125-42(c) allows variances if:
- a. Variances shall only be permitted when they are in harmony with the general purpose and intent of City code and consistent with the comprehensive plan.
 - b. Variances may only be permitted when the applicant establishes that there are non-economic undue hardship in complying with the zoning ordinance, meaning the property owner proposes to use the lot or parcel in a reasonable manner not permitted by the zoning code.
 - c. The plight of the property owner must be due to circumstances that are unique to the lot or parcel and is not created by the property owner.
 - d. The variances must not alter the essential character of the locality including all zoning district and overlay district provisions.
 - e. Under the circumstances, the public interest underlying the proposed variance outweighs the public interest underlying the particular regulation for which the variance is granted; and
 - f. The granting of the variance will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations.
9. City Ordinance Section 125-84 provides accessory structure restrictions including square footage limitations. The request is to vary from the permitted size of 1,900 square feet by 2,060 square feet for a total of 3,960 square foot outbuilding.

CONCLUSIONS OF LAW

- 10. The requested variance is in harmony with the purposes and intent of the ordinance because the property is zoned R1 and accessory structures are a permitted accessory use in residential districts.
- 11. The requested variance is consistent with the comprehensive plan because the property is guided for rural residential use and the accessory structure is related to the residential guidance for the property.
- 12. The property owner does propose to use the property in a reasonable manner because the request is for a larger accessory structure and not a use variance.
- 13. There are/or are not unique circumstance to the property not created by the landowner because: **PLANNING COMMISSION RECOMMENDATION INSERT HERE**
- 14. The variance will maintain the essential character of the locality because accessory structures can be found on nearby properties and these are typical large lot improvements.
- 15. The public interest underlying the proposed variance outweighs the public interest underlying the particular regulation because it allows the owner to park personal vehicles indoors and out of sight of nearby residences.

16. The variance will not be injurious to other property and will not prevent the orderly subdivision of other properties because the subject property is not planned for sewer development and the improvements will not be an impediment to future development if changes to the City policy ever occur.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF ROGERS, MINNESOTA, that the variance to construct the detached accessory structure in excess of the permitted square footage, located 20715 147th Avenue North, is hereby approved, subject to the following conditions:

1. The detached accessory structure shall be conforming to all other building and zoning code requirements, excepting the increased size of the accessory structure.
2. A building permit shall be issued prior to construction of the accessory structure.
3. The structure shall not exceed 3,960 square feet.

Moved by Councilmember _____, seconded by Councilmember _____

The following voted in favor of said resolution:

The following voted against the same:

The following abstained:

Whereupon said resolution was declared duly passed and adopted, and was signed by the Mayor, and attested by the City Clerk dated this 28th day of March, 2023.

Rick Ihli, Mayor

ATTEST:

Stacie Brown, City Clerk

EXHIBIT A

LEGAL DESCRIPTION

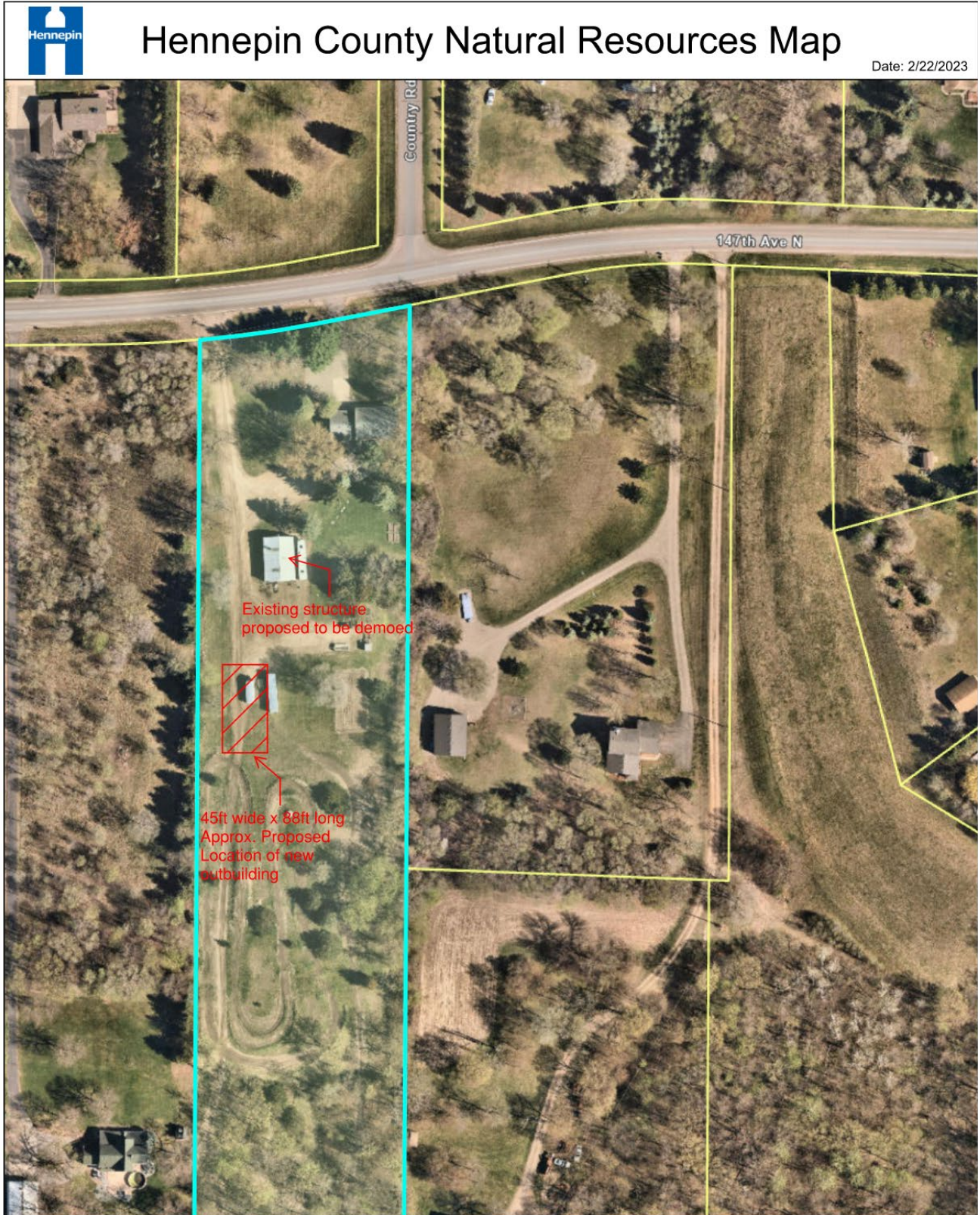
The East 215.34 feet of that part of the east 50 rods of the Northeast Quarter of Section 11 Township 120, Range 23, Hennepin County Minnesota as measure along the north and south line of said Northeast Quarter, and lying southerly of the center line of the township road running east and west through said Northeast Quarter.

Abstract Property.

PID # 11-120-23-14-0005.

EXHIBIT B

SITE PLAN



Alec Henderson

From: cmarrs@charter.net
Sent: Monday, February 27, 2023 9:03 AM
To: Alec Henderson
Subject: Public Hearing for 20715 147th Ave N

Alec, my name is Chris Marrs, we own the property at 20785 147th Ave N (west) of property looking for variance. We have NO issues with the variance as long as it is not moved farther South on property and look forward to the continued upgrades to our community.

Please confirm receipt of email.

MINUTES
ROGERS PLANNING COMMISSION
March 7, 2023

CALL TO ORDER

The meeting of the Rogers Planning Commission was held on March 7, 2023 at 7:00 p.m. and was called to order with Commissioners Byran, Carlson, Fisher, Silverstein, Lohr and Stiebinger present.

Member(s) absent: Commissioner Plansky

Also present were Community Development Director Paul Moretto, Alec Henderson, City Planner, Mitchel Brouse, Consulting Planner, and Council Member Enga.

OPEN FORUM

Chair Bryan closed the open forum.

SET AGENDA

A motion and a second was made to approve the agenda.
On the vote, all members voted AYE. Motion carried.

CONSENT AGENDA

4.1 Approve November 1, 2022 Planning Commission

A motion and a second was made to approved the consent agenda items.
On the vote, all members present voted AYE. Motion carried.

PUBLIC HEARINGS

5.1 Public hearing to Consider a Variance to Accessory Structure Size in the R1 District at 20715 147th Avenue North.

City Planner Henderson provided details on a variance application submitted by Nicholas Hoppe for his property located at 20715 147th Avenue North, including the subject property location, land use and zoning classifications, and existing conditions. Henderson shared a context on this variance request; involving the demolition of an existing structure of roughly 1,200 square feet and construction of a new structure with a size of 3,960 feet (approximately double the allowed size). Impervious service allowances and setback standards are met based on the applicant's design. A letter from an adjacent owner states they have no objections. Henderson also reviewed variance requirements, explaining that all parts must be met in the opinion of the City.

Chair Bryan opened the public hearing.

The Commission discussed the application and Lohr and Carlson explained that the unique circumstances part of the test was the most questionable in this case.

Chair Bryan called the applicant forward for questions.

The Commission asked for information on what the building would be used for. Mr. Hoppe explained the building would be used for the storage of his semi and trailer. Additionally, they may house horses there in the future as well.

Chair Bryan Closed the public hearing.

A motion and a second was made to approve the variance request with the findings of fact as recommended in the draft resolution.

On the vote, 5 voted AYE with Lohr and Carlson dissenting. Motion Carries 5-2.

5.1 Public Hearing to Consider a Variance to Wall Signage Restrictions in the IG – Industry Sign Overlay District at 20040 Country Road 81

City Planner Henderson provided details on a variance application submitted by I-State Rogers LLC for the property located at 20040 Country Road 81, including the subject property location, land use and zoning classifications, and existing conditions. The variance request is the construct seven 36 square feet signs, and one 48.44 square foot sign for the business.

Henderson also summarized the requirements for variances and summarized the applicants reasoning and expressed support for the approval.

Chair Bryan opened the public hearing.

Anne Haslerud of Winthrop & Weistine, P. A., at 225 South 6th Street, Minneapolis, MN 55402, was present representing the applicant.

The Commissioners discussed the application. They asked the applicant how far away the building and signs would be from 81. The applicant responded that the signage would range 150 to 350 feet away from the road way making signage difficult to read if constructed to code.

Chair Bryan closed the public hearing.

Commissioners discussed the variance requirements and concurred with the reasoning presented by staff and the applicant.

A motion and a second was made to recommend approval of the variance with findings as presented in the draft resolution.

On the vote, all members present voted AYE. Motion carried.

NEW BUSINESS

6.1 Commissioner Interviews

City Planner Henderson introduced Jan Cartwright, 2122 John Milles Drive, applicant for Planning Commission.

Chair Bryan invited Cartwright. Cartwright summarized her experience which predominantly has revolved around seniors and the community center, assisting with elections and involvement with the Lions. She has been in Rogers for over six years.

The Commission asked where her interests lay. Cartwright responded that she feels housing opportunities that meet multiple needs is important to her. Additionally transportation, safety and activities for residents are also important.

Chair Bryan thanked her for being present and tabled the recommendation until after the last item.

6.2 Site Plan Review – 21 Century Bank

Consulting planner, Mitchell Brouse was present via Zoom to present the item to the Commission. Brouse summarized the improvements at 21340 136th Ave N. Inside Outside Architecture, Inc and 21st Century Bank intend to construct a 2,360 square foot bank with a drive thru. The property is guided commercial and zoned RC where the proposed is permitted.

The Commission discussed the application. A concern was raised that because the property would have access to nearby road only through the adjacent property that an easement be recorded to make this permanent should the two properties separate ownership.

A motion and a second was made to approve the 21st Century Bank Site Plan with the added condition of a perpetual cross access easement being recorded with the property between the subject parcel and the property to the north.

On the vote, all members present voted AYE. Motion carried.

5 minute recess.

6.3 Concept Plan Review Rachel (Name in Progress)

Community Development Director Moretto came forward and reviewed details on a concept plan from Rachel Development for a site south of Cowley Lake. He shared details on the location, size, Comprehensive Plan guidance, and zoning under the Shoreland Ordinance. There is a constraint with road access, with a narrow path traveling through a preserve corridor. The proposed design is for 182 units of single-family lots, some with ten-foot setbacks, others with five-foot setbacks. Staff did review the ten-foot setbacks with the developer and stressed the Council's expectation/commitment to that standard

For this plan, future needs are being evaluated within the Shoreland zone and Shoreland Planned Unit Development along natural environment lakes. There is potential for multiple variances, and requirement for Preliminary and Final Plat. There will be no need to rezone, and no need for a Comprehensive Plan Amendment, however there will be a need to look at Shoreland Planned Unit Developments, as the current requirement is 20,000 square-foot lots. There's a request for reduced side yard setbacks and more narrow lots.

Chair Bryan invited David Stradtman, of Rachel Development, forward and he shared a presentation on the concept under consideration. The site is guided for utility extension on the

Comprehensive Plan in the current decade, and Rachel is trying to accomplish the goal. He explained that there are unique and challenging site conditions for the area. A high-pressure gas pipeline and wetlands and a natural environment lake existing on the property. It is our intent to preserve the shoreland with a permanent buffer yard.

The Planning Commission provided feedback regarding keeping lots of similar size together, and would like more info on water control to ensure proper treatment and retention, and how this would tie into future development. The Commission forwarded the comments to the City Council.

6.4 Concept Plan Review Peterbilt

Community Development Director Moretto provided details on a concept plan from Allstate Peterbilt for 21701 John Deere Lane, including land use and zoning, existing conditions, and is guided under the downtown Rogers Master Plan. This plan proposes an increase of 18,000 square feet to add eight drive-thru service bays to their facility. The plan also proposes to reface the exterior to create a matching façade. The property is currently guided Downtown, zoned Downtown District, and guided by the Rogers Downtown Master Plan. The current use is not permitted in the Downtown District, and is therefore legal non-confirming. An expansion or change in use would cause the property to lose its legal non-confirming status, which would necessitate rezoning the property to General Industrial or Service Business. This would also require amendments to the Comprehensive Plan and the Downtown Master Plan.

A representative from Peterbilt came forward and stated that with 9 acres on 6 lots, and they have run inefficiently with two separate buildings. The older building needs a new roof, and they can no longer get parts for their HVAC system. Peterbilt sets high standards, and they are trying to figure out a way to do another building. The old building will be taken down as soon as the new one is completed.

The Planning Commission discussed Concept Plan, the pace of development in the Downtown district, current uses and successes, how this building fits within the Downtown plan. The Commission was concerned for the business owner and their desire to stay in Rogers while also recognizing the need to maintain the Downtown plan. The Commission forwarded the comments to City Council.

6.1 Commissioner Interviews (continued)

A motion and second was made to appoint Jan Cartwright as an alternative planning commission member.

On the vote, all members present voted AYE. Motion carried.

ADJOURN

A motion was made and seconded to adjourn the meeting at or around 10:30 p.m. On the vote, all members voted AYE. Motion carried.



**REQUEST FOR ACTION
ROGERS PLANNING
COMMISSION**

Meeting Date: September 9, 2024

Agenda Item: No. 5.2

Subject: Items related to the Northdale Blvd Light Industrial Development

Prepared By: Brett Angell, Community Development Director

Recommended Planning Commission Action

Motion to open the public hearing for comment on the preliminary plat and conditional use permit requests.

Motion to table of the preliminary plat, final plat, site plan, and conditional use permit requests for the Northdale Blvd Light Industrial development proposal for additional information related to engineering concerns and DNR feedback.

Overview / Background

CP West, LLC ("Developer") has submitted applications for preliminary plat, final plat, site plan, and conditional use permit related to a proposed development consisting of three office/industrial buildings with a combined total of 557,000 square feet on a 45.37 acre parcel (PID 1112023210002). the subject property is at the north end of Northdale Blvd and is currently undeveloped.

The proposed site design includes three buildings: Building A is a total of 234,000 square feet, Building B is a total of 208,000 square feet, and Building C is a total of 115,000 square feet. The buildings are situated to face outward on the site so the fronts of the buildings would face to the east and the west while the proposed storage area and loading docks would face internally. Primary access would be served from the south on Northdale Blvd and all three buildings/lots would be interconnected via drive lanes.

The subject property is zoned as RC - Regional Center and guided as Mixed Use Regional in the 2040 Comprehensive Plan. Adjacent uses to the subject property include a warehouse/light industrial development to the south (Highway 101 Distribution Center), Highway 101 to the east, the Crow River/St. Michael to the north, and large lot single-family residential to the west.

In 2023, the developer submitted a concept plan for the proposed development which was reviewed by the City Council. The proposed site plan as submitted for this consideration is aligned with what was proposed at the conceptual stage. Along with the concept plan review with the city, the developer hosted a neighborhood meeting with interested parties from the adjacent neighborhood. Public feedback received primarily pertained to noise, screening, and traffic.

Following the concept plan review, and environmental assessment worksheet (EAW), was completed and approved by the council following regulatory review. The EAW reviews the proposed development plans for impacts related to the development. An EIS was not required.

Primary Issues to Consider

1. Land Use & Zoning
2. Plat Standards
3. Development Overview
4. Conditional Use Permit Request
5. EAW Review

Analysis of Primary Issues

1. Land Use & Zoning

As described above, CP West, LLC is proposing a three building light industrial development on a 45.37 acre parcel on the north end of the city abutting the Crow River. The property is zoned and Regional Employment Center (RC) and is guided as Mixed Use Regional in the 2040 Comprehensive Plan. The 2040 Comprehensive Plan defines this guidance to be a mixed-use district which may include uses such as commercial, office, light industry, institutional, and limited mid-to-high density residential. This zoning and guidance is located primarily north of I-94 and along the TH101 corridor as a means to guide increased intensity of development along the corridor. The proposed development is consistent with the zoning and guidance of the property as a light industrial use.

2. Plat Standards

The subject property is currently one parcel of record which is proposed to be platted into three separate parcels, one parcel corresponding to each building. The proposed plat is named Northdale Addition. The proposed plat creates Lot 1 at 13.80 acres, Lot 2 at 18.31 acres, and Lot 3 at 13.26 acres. Per City Code, there are not specific lot standards within the corridor area pertaining to size and width.

3. Development Overview.

The proposed development includes three buildings which total 557,000 square feet. Building A is proposed at 234,000 square feet and would face to the west. Building B is proposed at 208,000 square feet and would face to the east. Building C is proposed at 115,000 square feet and is to the north of Building B and would also face to the east. Additional details related to the proposed development site plan can be found below.

Setbacks

Per the Regional Center (RC) zoning district guidelines, a minimum of 70 ft building setback would be required from Highway 101, 50 ft setback from the single family residential to the west, and 30 ft from the south. Additionally, all parking areas must meet a minimum of a 10 ft setback. The proposed development exceeds all setback requirements.

Grading & Stormwater

The proposed grading plans show a building foundation elevation at 888' and an elevation at the edge of the parking lot of 887' for Building A. A building elevation of 882' for Building B, and a building elevation of 880' for Building C. To achieve these grades, the proposed development would seek to lower the existing grades on the southwest portion of the site to raise the northwest portion. The middle portion of the site would be lowered and the eastern portion raised.

Engineering staff has provided comments on the proposed grading plans. Those comments would be conditions of approval unless corrected in advance of city council.

The proposed development includes two infiltration basins on the north end of the property. The proposed infiltration basins would accommodate the proposed development and provide a filtration

before the Crow River thereby reducing contaminant flow into the river.

Our Engineering Department and the DNR have both voiced concerns with lack of stabilization information for the ponds near the Crow River to which the developer believes they will be able to address. Additional information is needed from the applicant related to the shoreline including: bluff analysis, bluff and ordinary high water level (OWHL) identification, and OHWL and bluff impact analysis.

Building Height

Per City Code 125-58, buildings heights have a maximum height of 60 ft within the corridor area for non-residential uses. The proposed buildings have a maximum building height of 40 ft from ground level. All of the buildings are proposed to have 32 ft clear heights (internal height from the foundation/floor to the beams. The proposed height is what is commonly seen in similar type products built recently.

Access

The primary access for the proposed development would be served off of Northdale Blvd on the south end of the property. Northdale Blvd is currently stubbed and is a dead end at this location. The development would add a emergency vehicle turnaround at this location and the site would be internally served by private drive lanes. Any vehicular traffic (pedestrian or trailer) would utilize Northdale Blvd.

Per staff review and comments, a secondary emergency vehicle only access would be required. There is currently an emergency vehicle access onto TH101 to the south at 147th Ave. Staff are working with MnDOT on a potential relocation of that emergency access onto the subject property.

Parking

The proposed development includes a total of 480 parking spaces across the three lots as well as an additional 103 parking stalls as proof of parking for a total of 583 stalls. This further breaks down to 264 stalls for Building A (both built and proof stalls), 190 stalls for Building B, and 129 stalls for Building C. The total number of stalls includes 19 ADA stalls which are located at entrance points for each of the buildings. Per City Code 125-86 requirements, 1 stall per 1,500 square feet of floor area is required for manufacturing. This equates to 371 stalls per the buildings combined square footage. Additionally, the proposed development includes 29 stalls for trailer parking (not including loading dock spaces). City Code does not have specific requirements for a required number of trailer parking spaces.

Landscaping/Buffering

The developer has provided a tree inventory, tree preservation plan, tree removal plan, and landscaping plan as part of their submission. Per the removals and preservation plan, the developer would be seeking to preserve as many trees as possible on the north and west sides of the property. The primary area for tree removals is in the center of the site where there is currently two rows of trees.

Per the proposed landscape plans, the developer is proposing to plant an additional 55 deciduous trees and 60 conifers. The location of the proposed tree plantings is primarily on the eastern side of the property. Some of the trees are proposed tree plants would occur on the western side of the property to fill in any gaps of the existing tree line abutting the residential area. Shrubs and other landscaping features would be throughout the site and all landscaped areas would be irrigated.

The existing berm on the west side of the property would be maintained primarily as-is in an effort to retain the mature trees. The berm has a high point on the south end of the property of approximately 12-13' in height. On the north end, due to elevation changes, the area grades up to the parking lot/building pad. City Code requires a buffer strip and screening. Said screening may consist of a fence, berm, or landscape strip of trees. The proposed buffer as proposed meets code requirements.

Staff and DNR has voice concerns with vegetation alterations near the shoreline. The Applicants plans to provide additional information for stabilization and vegetation restoration near bluffs and, bluff impact zones and shoreline impact zones. The Shoreland Ordinance and DNR has best practices that can guide restoration and limit impacts which should be incorporated into the plan.

Lighting

A photometric plan was provided by the applicant. The proposed lighting plan includes downcast LED lighting for both the freestanding pole lights and building lights. Per the photometric plans, there would not be a spillover lighting impact on any adjacent properties. The photometric plan is attached.

Architecture

The proposed architecture for the building includes facade of primarily painted precast paneling in different shades of grey with more prominent entrance points that are a mix of precast paneling and metal coping. Windows and curtain walls would be located at the entrances points of the building. Building signage would go above the entrance points and would require a sign permit, separate from this application. The proposed architecture also call for minor variations to the roof line to go with color changes and bump-outs along the building to help break up the massing of the buildings. Prospective renderings are attached.

Staging

The developer is currently anticipating beginning construction in spring of 2025 pending approval. Construction would include Buildings A and B to begin and Building C would come at a future date, likely following completion and leasing of Buildings A and B. Currently, these buildings would be built on a speculative nature. A tenant(s) have not been identified for the buildings to date.

4. Conditional Use Permit Request

The proposed conditional use permit (CUP) request pertains to the area in the middle of the site, between Buildings A & B, being utilized as exterior storage. The developer is currently proposing a total exterior storage area of up to 96,240 square feet in the center of the site. The proposed storage area is a maximum amount for the site as it may not all be needed by the future tenants. In the event that some of the exterior storage area is not needed, the area would be shrunk and those areas would be utilized for trailer parking. Per City Code section 125-84 Accessory Use Standards, exterior storage requires a CUP and must meet the regulations as defined in code. This includes being limited to no more than 20% of the building area, not exceeding 8 feet in height, being fenced, and being on a paved surface.

The proposed outdoor storage of 96,240 square feet is the equivalent of 17% of the combined building size. The storage area is proposed to be fenced in and on a paved surface. Per Fire Department regulations, a knox box gate or other acceptable means for the Fire Department to access the area shall be required.

Additional CUPs may be needed for industrial uses in the shoreland.

5. EAW Review

An Environmental Assessment Worksheet (EAW) was completed for the proposed development. The EAW included a 30-day public and regulatory comment period which included publishing in the paper, putting the document on the city website, and sending the document to each required regulatory agency. Following the review period, the EAW went before the City Council on February 26, 2024, which made the decision an Environmental Impact Statement (EIS) was not warranted.

An EAW is a document which lays out the facts of a proposed project to determine if there will be significant environmental impacts. An EAW is not meant to approve or deny a project but rather act as a source of information to guide other approvals or permitting decisions. If significant environmental impacts are identified within an EAW, typically an EIS is completed. EAWs compile information related to grading, stormwater, tree removal, protected species, noise, odor, and traffic to determine impacts. The EAW did not identify areas of concern with the proposed development as all applicable regulatory rules must be followed. The EAW can be viewed on the city website at www.rogersmn.gov/planning-publications.

Other notes:

The project needs to incorporate additional information based on Engineering review and DNR review. Engineering concerns include, lack of information for existing utilities and how looping can occur between existing lines (utilities exist at the end of Northdale and along 101). The proposed turnaround at the end of Northdale impacts the existing lift station. The applicant needs to provide information on how the lift station will be worked around, or how they will adjust the lift station for proposed uses.

The DNR and Staff has voiced concern with lack of shoreland information. The shoreland district line needs to be placed on the plans, the OWHL identified with certainty, bluffs identified with certainty and the impacts to the bluff and shoreline impact zones explored and mitigated if necessary. Additional information on alternative stormwater management to reduce impacts to the shoreland should be explored if alternatives are feasible prior to placing stormwater facilities along steep slopes. If no alternatives exist, then best management practices for stormwater management and shoreland stabilization should be implemented. If deviations are proposed to shoreland rules, variance applications may be necessary.

Staff Recommendation

The developer is requesting this item be tabled following the opening of the public hearing to allow additional time to address comments.

Staff recommend opening of the public hearing, accept public comment on the proposals and tabling action of the proposed preliminary plat, final plat, site plan, and conditional use permit requests for the proposed Northdale Blvd Light Industrial development. Additional information is needed related to engineering concerns, and DNR feedback

ATTACHMENTS:

Description

Narrative

Preliminary Plat

Final Plat

Photometric Plan

Architectural Renderings
Civil Plans

August 7, 2024

Brett Angell
Community Development Director
City of Rogers
22350 S Diamond Lake Rd
Rogers, MN 55374

Subject: Site Plan, Preliminary Plat, and Final Plat Application
Northdale Industrial
Rogers, MN
CP West, LLC.

Dear Mr. Angell,

On behalf of our client, CP West, LLC, we are respectfully submitting Site Plan, Preliminary Plat, and Final Plat Applications for the City of Rogers' review and approval. The project proposes the development of 3 office/industrial buildings totaling 557,000 square feet at the north end of Northdale Boulevard, south of the Crow River.

PID #: 1112023210002

Legal Description:

Real property in the City of Rogers, County of Hennepin, State of Minnesota, described as follows:

Parcel 1:

That part of the Southeast Quarter of the Southwest Quarter of Section 2, Township 120, Range 23, lying South of the Crow River.

also

That part of the East Half of the Northwest Quarter of Section 11, Township 120, Range 23 lying North of the South 1458.75 feet and West of the westerly right-of-way of State Highway No. 101.

Submittal Requirements:

The following information is being submitted for your review as part of our application:

1. Completed application forms for Site Plan, Preliminary Plat, and Final Plat
2. Application Fees as follows:
 - a. Site Plan: \$500
 - b. Preliminary Plat: \$515
 - c. Final Plat: \$315
 - d. Escrow: \$3,500
3. Legal Description of Property
4. Certificate of Survey of Property
5. Narrative Describing Project

6. Electronic copies of all Application materials.

Project Narrative:

CP West requests Site Plan, Preliminary Plat, and Final Plat approval for a 3 building – 557,000 square foot speculative office/industrial development at the north end of Northdale Boulevard in Rogers. The three buildings vary in size, with Buildings A and B being 260' deep, and 900' and 800' long, respectively. Building C will be 230' deep x 500' long. Each buildings' square footage is as follows: Building A = 234,000 S.F., Building B = 208,000 S.F, Building C = 115,000 S.F. It is likely that the buildings will be constructed in phases and have the flexibility to accommodate multiple tenants or possibly a single build-to-suit tenant. The varying building sizes and depths allows for a variety of tenant uses, targeting around 10-15% office space.

The project is designed to provide main building entrances facing outward towards the property boundaries, with a shared interior truck/trailer court and exterior storage areas. This building orientation allows for visibility and the curb side appeal along State Highway 101, and the screening of the more intense uses from the residential land use to the west. A 80' buffer setback along the west property line is proposed to maintain the existing trees and screening from the residential land use to the west on Raspberry Drive.

The site has one access point from Northdale Boulevard at the south end of the property. A cul-de-sac has been incorporated into the plan to provide an emergency vehicle turnaround at the north end of Northdale Boulevard.

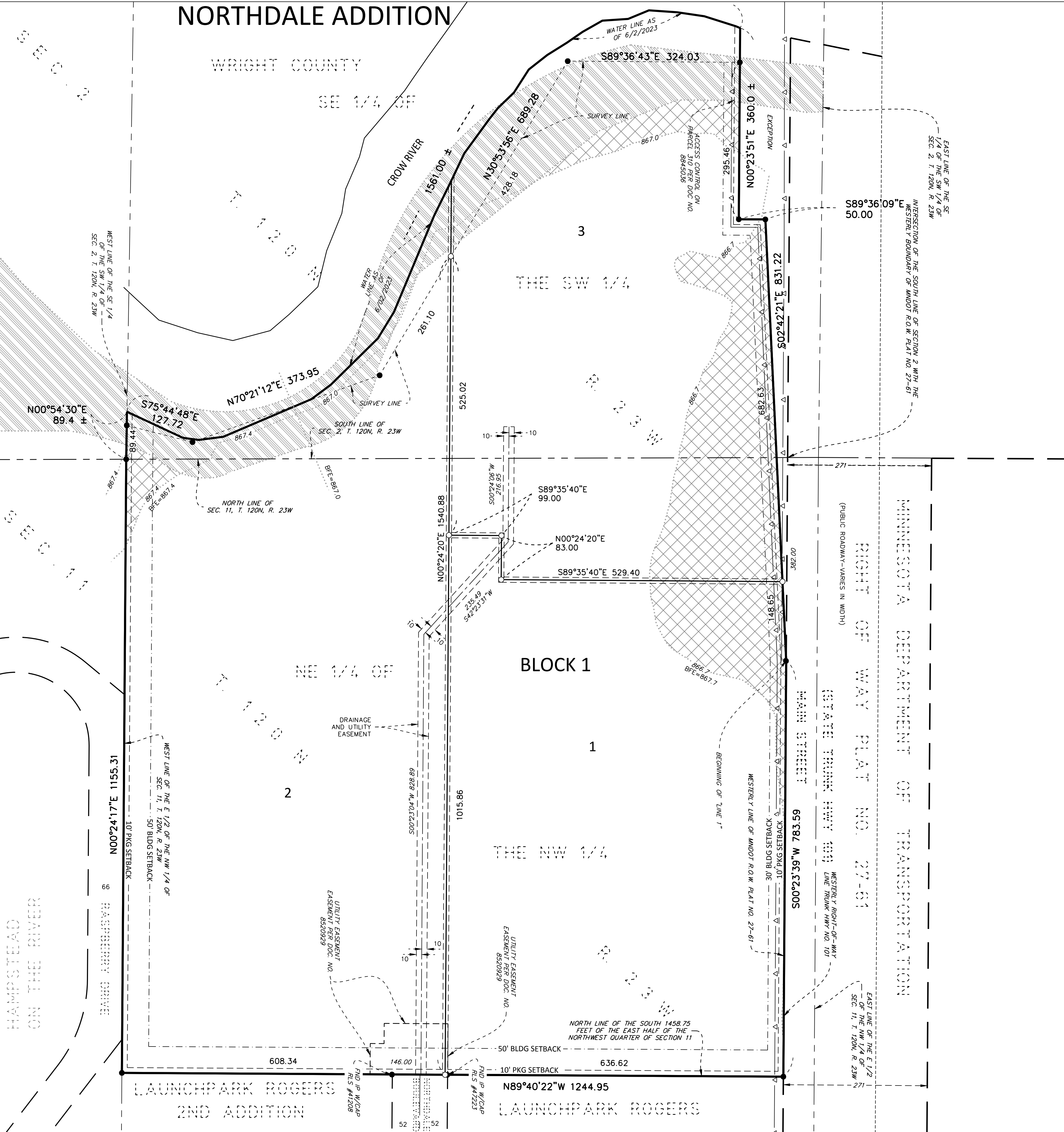
The primary building exteriors material will be painted pre-cast concrete panels. Additional exterior materials will include metal canopies and glass at each main entrance, and along sections of the front and side walls. Along the outer façades of the building, accent paint will be used to complement the glass. The main façade will also include a break in plane through an increase in the building parapet height ("vertical articulation") and/or "bumping out" the building exterior wall ("horizontal articulation"). Each articulation intends to create a distinct massing element. The paint color and pattern changes are found on all four sides of the building. Finally, the rear of the building will include clerestory windows to help break up the plane of the rear wall and provide natural light to the building occupants.

We appreciate the City's consideration of our application. Please contact me with any questions or concerns at 763-746-1606 or jbailey@sambatek.com.

Sincerely,



Joseph Bailey, PE
Project Manager



LEGEND			
.....	FEMA FLOOD ZONE LINE	————	BOUNDARY LINE
----	EASEMENT LINE	————	RIGHT-OF-WAY LINE
----	SETBACK LINE	----	SECTION LINE
----	TIE LINE	----	QUARTER SECTION LINE
—△—	RESTRICTED ACCESS	----	SIXTEENTH SECTION LINE
		----	UNDERLYING / ADJACENT LOT

- FOUND MONUMENT MARKED 43933 UNLESS OTHERWISE NOTED
- FEMA REGULATORY FLOODWAY FEMA ZONE AE

DESCRIPTION

Parcel 1:
That part of the Southeast Quarter of the Southwest Quarter of Section 2, Township 120, Range 23, lying South of the Crow River.

also

That part of the East Half of the Northwest Quarter of Section 11, Township 120, Range 23 lying North of the South 1458.75 feet and West of the westerly right-of-way of State Highway No. 101.

Excepting therefrom that part of Tracts A and B described below:

Tract A:
That part of the Southeast Quarter of the Southwest Quarter of Section 2, Township 120 North, Range 23 West, Hennepin County, Minnesota, lying south of the Crow River and westerly of the westerly right of way line of Trunk Highway No. 101 as now located and established;

Tract B:
That part of the Northeast Quarter of the Northwest Quarter of Section 11, Township 120 North, Range 23 West, Hennepin County, Minnesota, lying north of the south 1458.75 feet of the East Half of the Northwest Quarter of said Section 11, and west of the westerly right of way line of Trunk Highway No. 101 as now located and established;

which lies westerly of the westerly boundary of Minnesota Department of Transportation Right of Way Plat No. 27-61 as the same is on file and of record in the office of the County Recorder in and for said County and easterly of Line 1 described below:

Line 1:
Commencing at the Intersection of the south line of said Section 2 with the westerly boundary of said Plat No. 27-61; thence southerly on an assumed azimuth of 180 degrees 02 minutes 32 seconds along said westerly plat boundary for 382.00 feet to the point of beginning of Line 1 to be described; thence on an azimuth of 356 degrees 56 minutes 21 seconds for 831.22 feet; thence on an azimuth of 270 degrees 02 minutes 33 seconds for 50.00 feet; thence on an azimuth of 00 degrees 02 minutes 33 seconds for 367.02 feet, more or less, to the shore line of the Crow River and there terminating.

(All Abstract Property)

PROPERTY SUMMARY

TOTAL SITE AREA: 1,976,752 S.F. 45.37 AC

LOT SUMMARY

AREA		
LOT 1, BLOCK 1	601,116 SF	13.80 AC
LOT 2, BLOCK 1	798,000 SF	18.31 AC
LOT 3, BLOCK 1	577,636 SF	13.26 AC
NET SITE AREA	1,976,752 SF	45.37 AC

AREAS MEASURED TO WATER EDGE AS LOCATED ON 6/2/2023

BUILDABLE AREA

BUILDABLE AREA		
LOT 1, BLOCK 1	497,338 SF	11.42 AC
LOT 2, BLOCK 1	639,674 SF	14.68 AC
LOT 3, BLOCK 1	338,491 SF	7.77 AC
NET BUILDABLE AREA	1,475,503 SF	33.87 AC

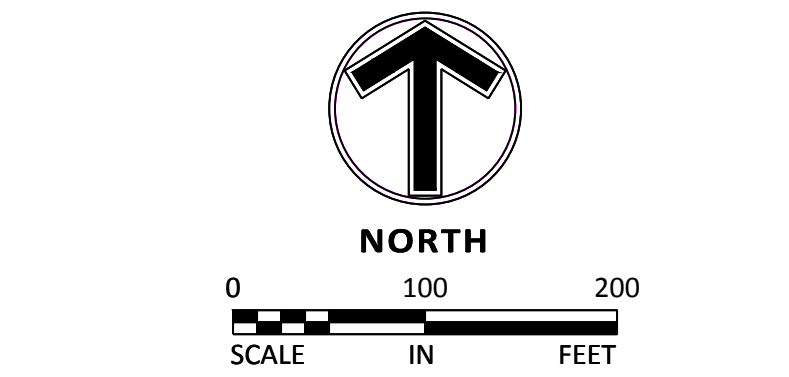
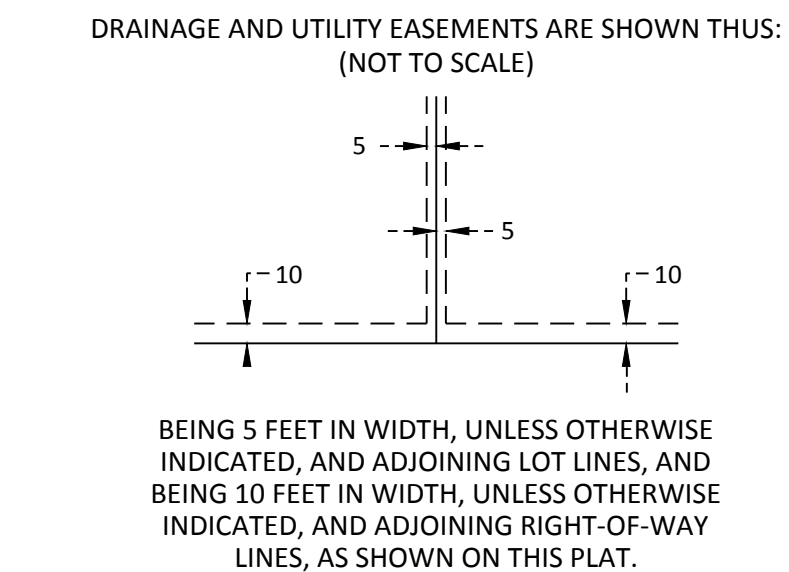
LOT AREAS, EXCLUDING SETBACKS, EASEMENTS, REGULATORY FLOODWAYS, AND AREAS BELOW BASE FLOODPLAIN ELEVATIONS

SITE SETBACKS

BUILDING SETBACKS	
CORRIDOR	30 FT
RESIDENTIAL ADJACENT	50 FT
PARKING SETBACKS	10 FT
ZONING	
EXISTING ZONING	RC-REGIONAL EMPLOYMENT CENTER
PROPOSED ZONING	RC-REGIONAL EMPLOYMENT CENTER

DEVELOPMENT NOTES

- ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED. DRAINAGE AND UTILITY EASEMENTS WILL BE PROVIDED OVER ALL PUBLIC UTILITIES AND UP TO 1 FOOT ABOVE THE HIGH WATER LEVEL OF ALL PONDS.
- NORTHDALE ADDITION IS THE PROPOSED NAME OF THE PLAT.
- FLOODPLAIN INFORMATION DEPICTED BY MEASURED ELEVATIONS AND GRAPHIC PLOTTING ACCORDING TO FEMA, FIRM MAP NO. 27053C0031F DATED 11/04/2016.



NO	DATE	BY	CKD	APPR	COMMENT
	07/07/2024	TPK	JDB	JDB	SITE PLAN APPLICATION

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

Print Name: MARK R. SALO

Date: License #: 43933

PRELIMINARY
08/07/2024
DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY
EJH
DESIGNED BY

CHECKED BY
JJA
PROJECT NO.
51493



PRELIMINARY PLAT

CP WEST, LLC

NORTHDALE BOULEVARD INDUSTRIAL

PRELIMINARY DEVELOPMENT PLANS

ROGERS, MINNESOTA

SHEET

C2.02

1 OF 1

REV.

NORTHDALE ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That CP West, LLC, a Utah limited liability company, owner of the following described property:

That part of the Southeast Quarter of the Southwest Quarter of Section 2, Township 120, Range 23, lying South of the Crow River,
also

That part of the East Half of the Northwest Quarter of Section 11, Township 120, Range 23 lying North of the South 1458.75 feet and West of the westerly right-of-way of State Highway No. 101.

Excepting therefrom that part of Tracts A and B described below:

Tract A:

That part of the Southeast Quarter of the Southwest Quarter of Section 2, Township 120 North, Range 23 West, Hennepin County, Minnesota, lying south of the Crow River and westerly of the westerly right of way line of Trunk Highway No. 101 as now located and established;

Tract B:

That part of the Northeast Quarter of the Northwest Quarter of Section 11, Township 120 North, Range 23 West, Hennepin County, Minnesota, lying north of the south 1458.75 feet of the East Half of the Northwest Quarter of said Section 11, and west of the westerly right of way line of Trunk Highway No. 101 as now located and established; which lies westerly of the westerly boundary of Minnesota Department of Transportation Right of Way Plat No. 27-61 as the same is on file and of record in the office of the County Recorder in and for said County and easterly of Line 1 described below:

Line 1:

Commencing at the intersection of the south line of said Section 2 with the westerly boundary of said Plat No. 27-61; thence southerly on an assumed azimuth of 180 degrees 02 minutes 32 seconds along said westerly plat boundary for 382.00 feet to the point of beginning of Line 1 to be described; thence on an azimuth of 356 degrees 56 minutes 21 seconds for 831.22 feet; thence on an azimuth of 270 degrees 02 minutes 33 seconds for 50.00 feet; thence on an azimuth of 00 degrees 02 minutes 33 seconds for 367.02 feet, more or less, to the shore line of the Crow River and there terminating.

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

In witness whereof said CP West, LLC, a Utah limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

SIGNED: CP West, LLC

By: _____, President

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____, by _____, as _____ of CP West, a Utah limited liability company, on behalf of the company.

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

I Mark R. Salo 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____.

Mark R. Salo, Licensed Land Surveyor,
Minnesota License No. 439933

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me this _____ day of _____, 20____, by Craig E. Johnson.

Notary Public, _____ County, Minnesota Notary Printed Name
My Commission Expires _____

CITY COUNCIL, CITY OF ROGERS, MINNESOTA

This plat of ROGERS CR81 ADDITION was approved and accepted by the City Council of the City of Rogers, 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.

City Council, City of Rogers, Minnesota

By: _____ Mayor By: _____ Clerk
Rick Ihli Stacie Brown

COUNTY AUDITOR, Hennepin County, Minnesota

I hereby certify that taxes payable in 20____ and prior years have been paid for land described on this plat, dated this _____ day of _____, 20____.

Daniel Rogan, County Auditor By: _____ Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to Minnesota Statutes Section 3838.565 (1969), this plat has been approved this _____ day of _____, 20____.

Chris F. Mavis , County Surveyor By: _____

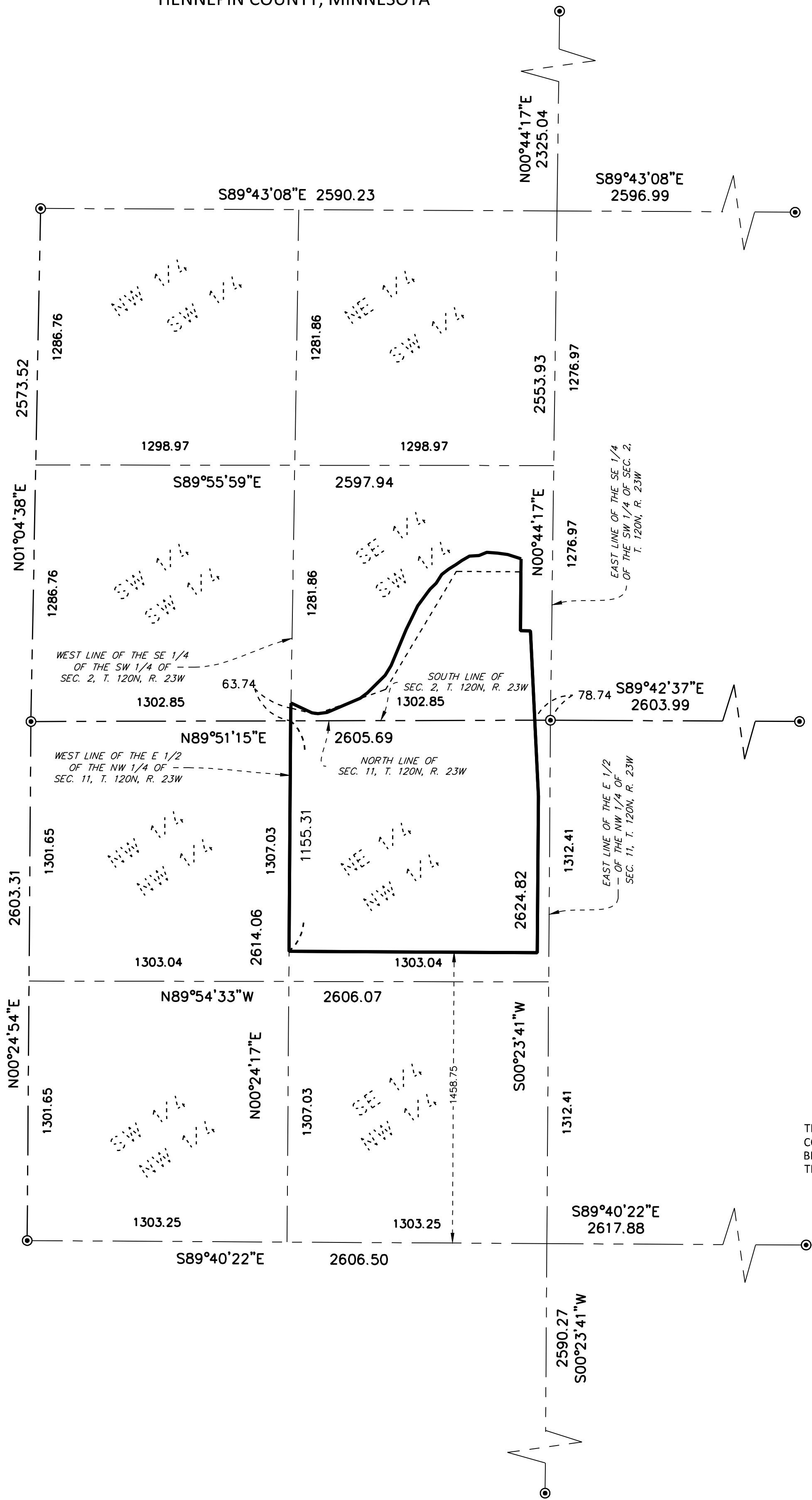
COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of ROGERS CR81 ADDITION was recorded in this office this _____ day of _____, 20____, at _____ o'clock ____M.

Amber Bougie, County Recorder By: _____ Deputy

SECTION BREAKDOWN
SECTIONS 2 AND 11, TOWNSHIP 120, RANGE 23
HENNEPIN COUNTY, MINNESOTA

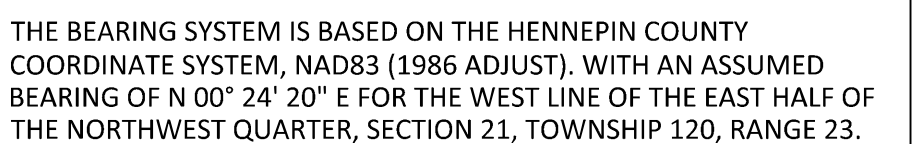
C.R. DOC. NO. _____



THE BEARING SYSTEM IS BASED ON THE HENNEPIN COUNTY COORDINATE SYSTEM, NAD83 (1986 ADJUST), WITH AN ASSUMED BEARING OF N 00° 24' 17" E FOR THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER, SECTION 21, TOWNSHIP 120, RANGE 23.

○ DENOTES FOUND HENNEPIN COUNTY CAST IRON MONUMENT

C.R. DOC. NO. _____





ROGERS NORTHDAL

BUILDING #1
NORTHDAL BLVD AND HWY 101
ROGERS, MN 55374

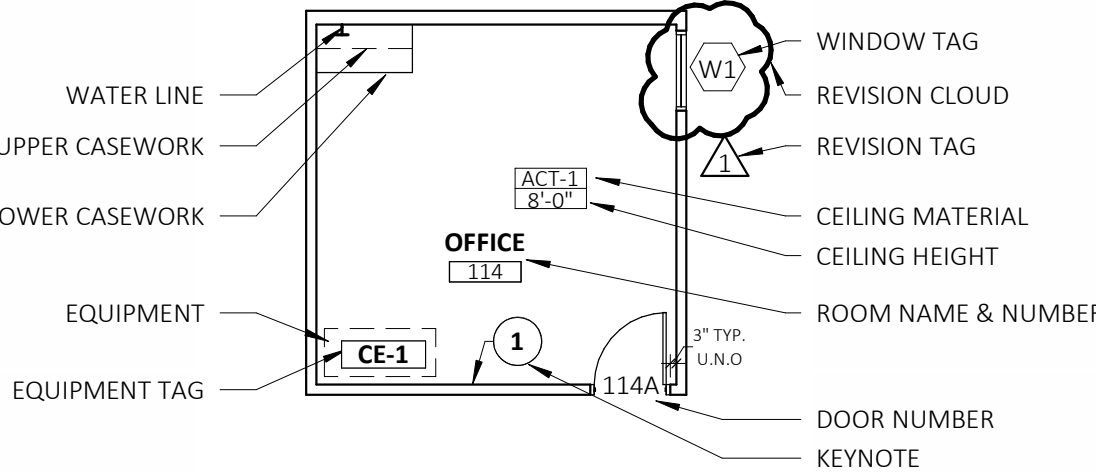
PROJ. NO.
23017

ISSUE DATE
08/07/2024

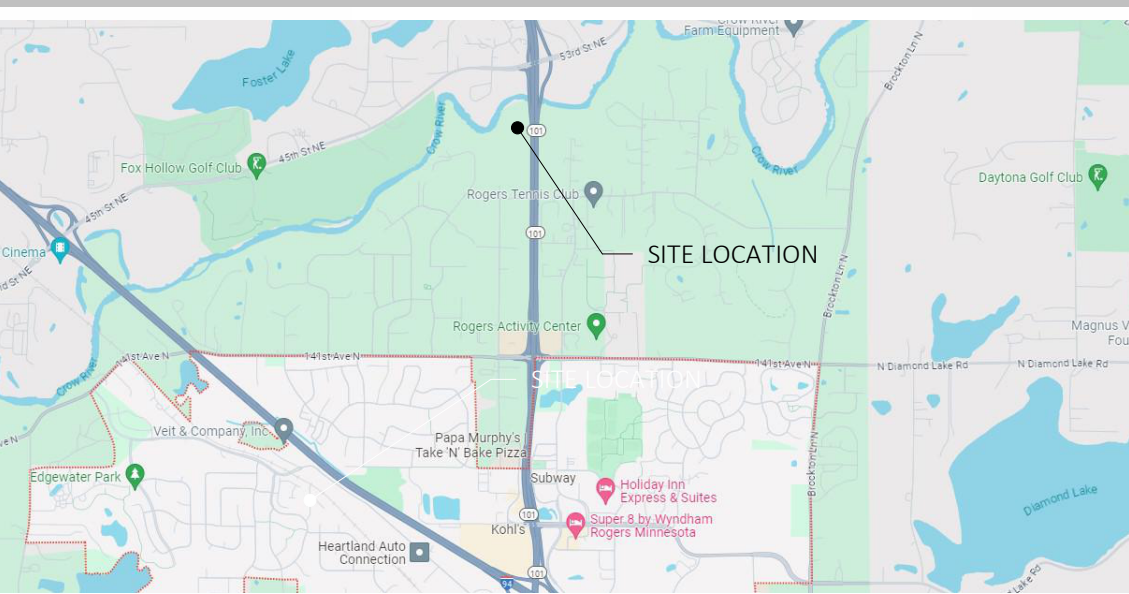
PROJECT PHASE
SCHEMATIC DESIGN



- CENTERLINE INDICATOR
- DETAIL / SECTION INDICATOR
- ELEVATION SYMBOL INDICATING DIRECTION OF VIEW
- ELEVATION INDICATOR
- GRID BUBBLE INDICATING EXISTING GRID LINES
- GRID BUBBLE INDICATING NEW GRID LINES
- SCREENED ARROW INDICATES EXISTING FLOORING
SOLID ARROW INDICATES NEW FLOORING
- NEW CONSTRUCTION
- NEW DOOR/ FRAME IN NEW OR EXISTING WALL
- PARTIAL HEIGHT PARTITION



AREA PLAN



SHEET #	SHEET DESCRIPTION
GENERAL	
A000	SHEET COVER
ARCHITECTURAL	
A200	FLOOR PLAN OVERALL
A300	EXTERIOR BUILDING ELEVATIONS



1
A000 ENTRY AT CORNER

1000 Twelve Oaks Center Drive
Suite 200, Wayzata, MN 55391
T: 952-426-7400
F: 952-426-7440

MohagenHansen.com

CERTIFICATION

NOT FOR
CONSTRUCTION

PROJECT TEAM

CLIENT

WEST DEVELOPMENT
5402 PARKDALE DRIVE, SUITE 105
SAINT LOUIS PARK, MN 55416

THOMAS NOBLE
952-224-2500
TNOBLE@WESTREINC.COM

CIVIL ENGINEER

SAMBATEK
12800 WHITEWATER DR #300,
MINNETONKA, MN 55343

JOSEPH BAILEY
763-746-1606
JBAILEY@SAMBATEK.COM

ARCHITECT

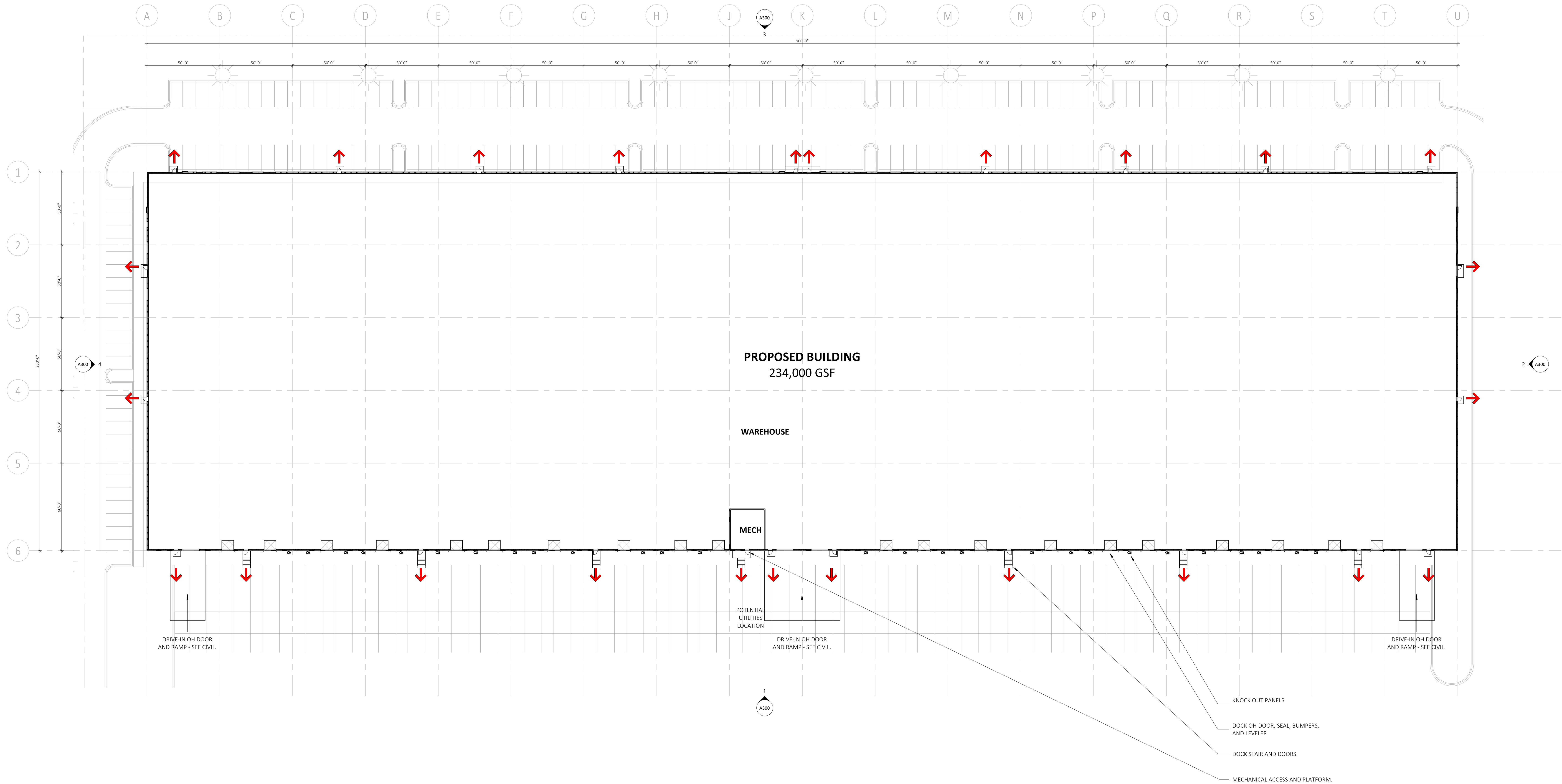
MOHAGEN HANSEN
ARCHITECTURE | INTERIORS
1000 TWELVE OAKS CENTER DRIVE, STE 200
WAYZATA, MN 55391
PHONE: 952-426-7400

NEIL MISSLING
NMISSLING@MOHAGENHANSEN.COM

A000

NOT FOR
CONSTRUCTION

THE ARCHITECT SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS OF THE ATTACHED DOCUMENTS.



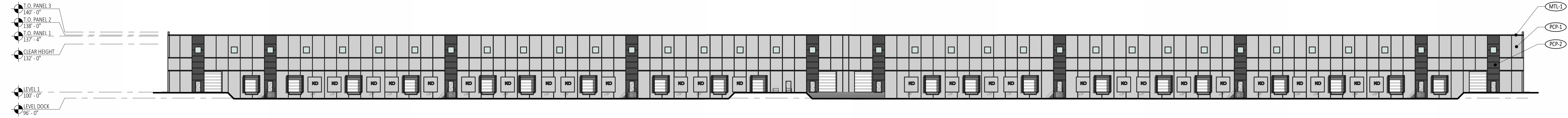
ROGERS NORTHDAL
INDUSTRIAL

BUILDING #1
NORTHDAL BLVD AND
HWY 101
ROGERS, MN 55374

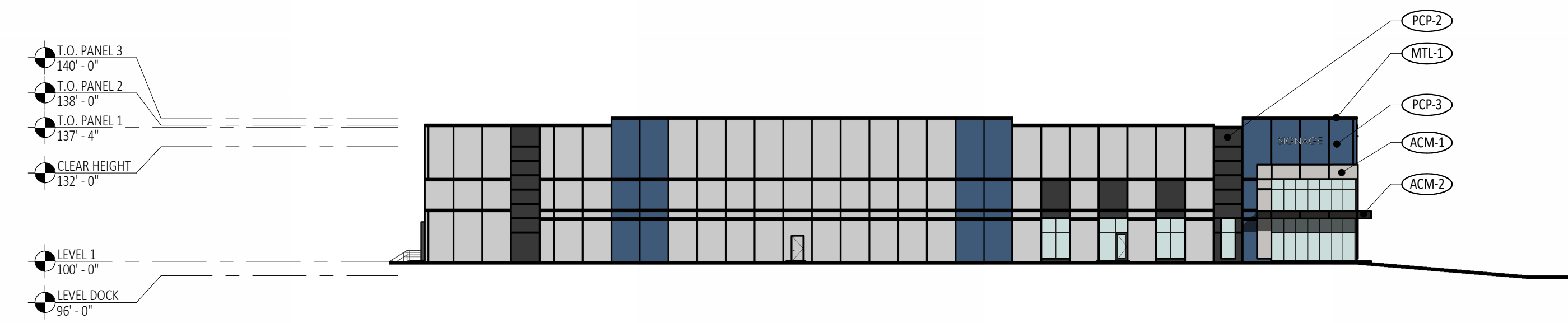
NO.	DESCRIPTION	DATE
	CITY SUBMITTAL	08/07/2024

PROJECT NUMBER: 23017
DRAWN BY: J. JOHNSON
CHECKED BY: N. MISSLING & S. OLIVER
DATE: 08/07/2024
COMPUTER DIRECTORY:
West_Res_EstateRogers23017_ShellAndCoreCampus

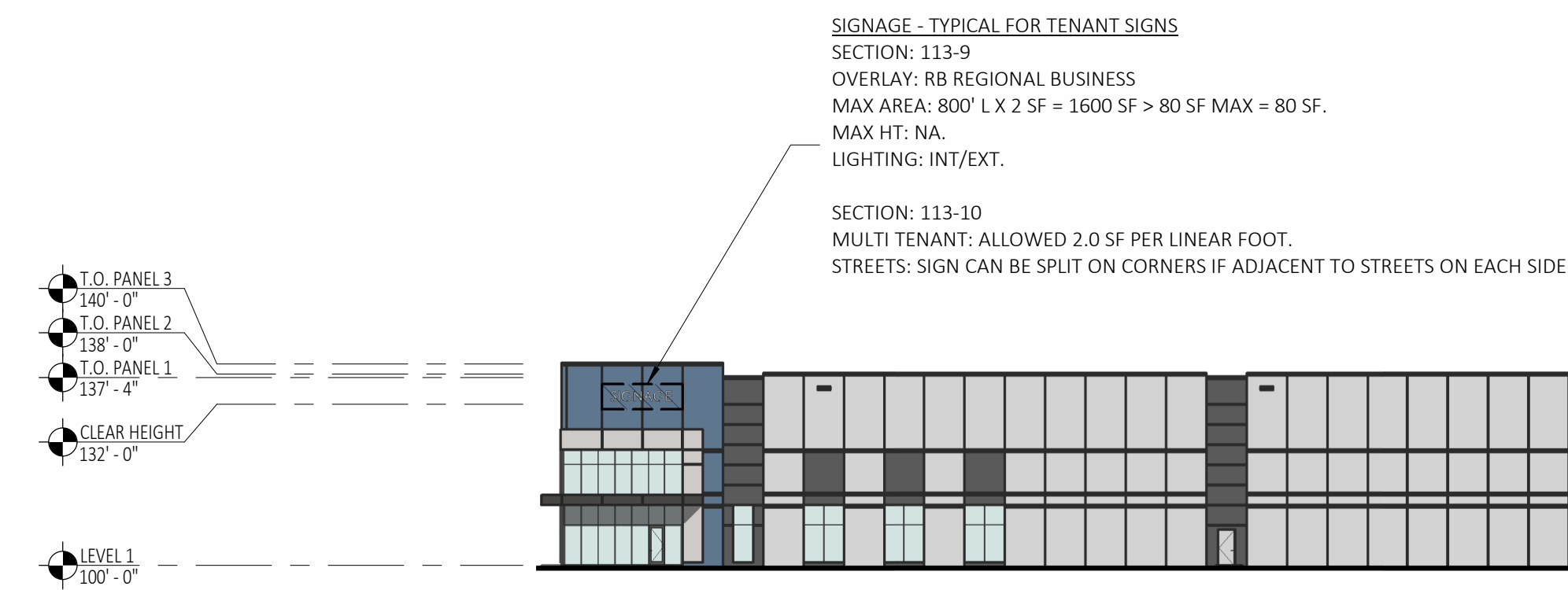
FLOOR PLAN
OVERALL



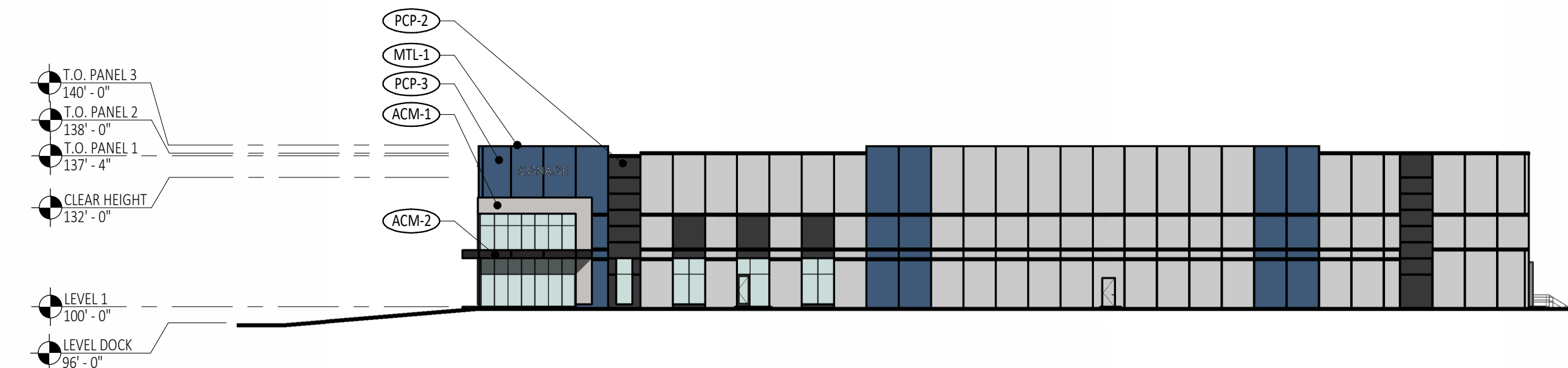
1 ELEVATION - EAST
A300 1" = 30'-0"



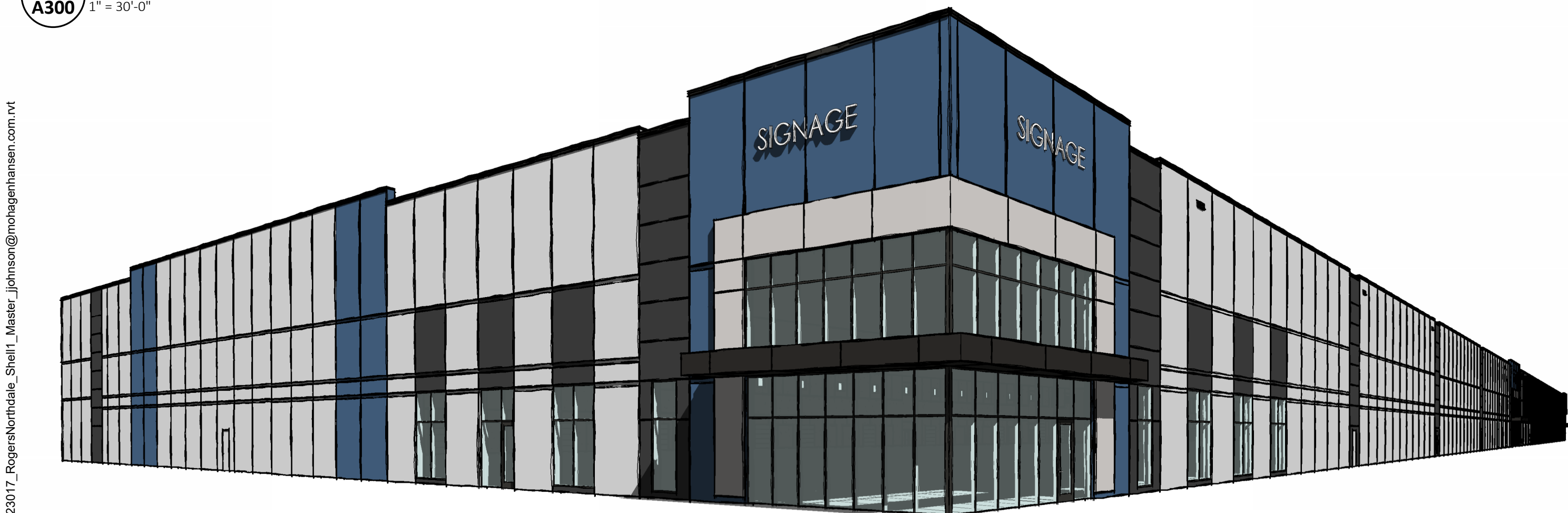
2 ELEVATION - NORTH
A300 1" = 30'-0"



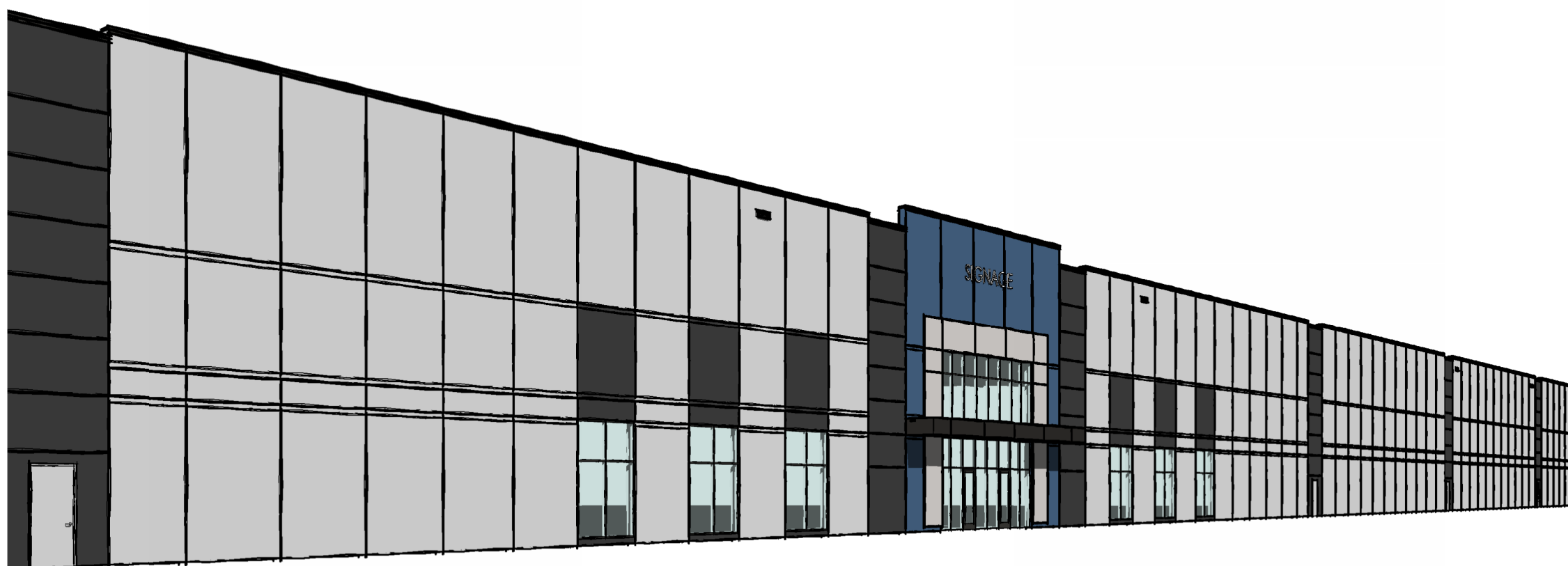
3 ELEVATION - WEST
A300 1" = 30'-0"



4 ELEVATION - SOUTH
A300 1" = 30'-0"



5 3D VIEW - ENTRY AT CORNER
A300



6 3D VIEW - ENTRY AT CENTER
A300

EXTERIOR MATERIALS LEGEND

- PCP-1** INSULATED PRE-CAST PANEL
COMPANY: FABCON.
FINISH: STEEL FORM FINISH PRECAST PANEL - PAINTED.
COLOR: FRENCH GREY (TBD).
- PCP-2** INSULATED PRE-CAST PANEL
COMPANY: FABCON.
FINISH: STEEL FORM FINISH PRECAST PANEL - PAINTED.
COLOR: CHARCOAL GREY (TBD).
- PCP-3** INSULATED PRE-CAST PANEL
COMPANY: FABCON.
FINISH: STEEL FORM FINISH PRECAST PANEL - PAINTED.
COLOR: BLUE HUE (TBD).
- MTL-1** PRE-FINISHED METAL COPING AND TRIM
COMPANY: FIRESTONE.
FINISH: UNICLAD.
COLOR: MATTE BLACK.
- ACM-1** PRE-FINISHED ALUMINUM COMPOSITE METAL PANEL
COMPANY: ALUCOBOND OR EQ.
COLOR: DEEP BLACK.
- ACM-2** PRE-FINISHED ALUMINUM COMPOSITE METAL PANEL
COMPANY: ALUCOBOND OR EQ.
COLOR: FRENCH GREY.
- P-1** PAINT
COMPANY: SHERWIN-WILLIAMS OR EQ.
COLOR: TO MATCH PAINT PCP-1 PAINT COLOR.
- P-2** PAINT
COMPANY: SHERWIN-WILLIAMS OR EQ.
COLOR: TO MATCH PAINT PCP-2 PAINT COLOR.
- P-3** PAINT
COMPANY: SHERWIN-WILLIAMS OR EQ.
COLOR: TO MATCH PAINT PCP-3 PAINT COLOR.

- NOTES:
- ALUMINUM STOREFRONT FRAMES/ MULLIONS: BLACK ANODIZED ALUMINUM.
 - GLAZING: CLEAR OR GREY TINT W/ LOW E.
 - PRECAST OPENING AT STOREFRONT: PAINT TO MATCH CLOSEST ADJACENT MATERIAL: EITHER PRECAST FACE, MTL, OR ACM.
 - OVERHEAD DOCK DOORS: PRE-FINISHED WHITE.
 - PRECAST OPENING AT OVERHEAD DOCK DOORS: PAINT TO MATCH CLOSEST ADJACENT PRECAST FACE.
 - HV DOORS: ALL DOORS TO BE PAINTED P-1, U.N.O.
 - CANOPY SOFFIT: ACM-1.
 - BOLLARDS: PAINTED: "OSHA YELLOW".
 - SIGNAGE: BACKLIT SIGNAGE BY TENANT PERMIT.
 - SAMPLES: PROVIDE SAMPLES FOR CLIENT AND ARCHITECT TO REVIEW BEFORE CONSTRUCTION.
 - MOCK-UP: PROVIDE MOCK-UP OF EACH PAINT COLOR FOR CLIENT AND ARCHITECT TO REVIEW ONSITE.

NOT FOR
CONSTRUCTION

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ROGERS NORTHDAL INDUSTRIAL

BUILDING #1 NORTHDAL BLVD AND HWY 101 ROGERS, MN 55374

NO.	DESCRIPTION	DATE
	CITY SUBMITTAL	08/07/2024

PROJECT NUMBER: 23017
DRAWN BY: J. JOHNSON
CHECKED BY: N. MISSLING & OLIVER
DATE: 08/07/2024
COMPUTER DIRECTORY:
West_Res_EstateRogers23017_ShellAndCoreCampus

EXTERIOR BUILDING ELEVATIONS

A300



ROGERS NORTHDAL

BUILDING #2
NORTHDAL BLVD AND HWY 101
ROGERS, MN 55374

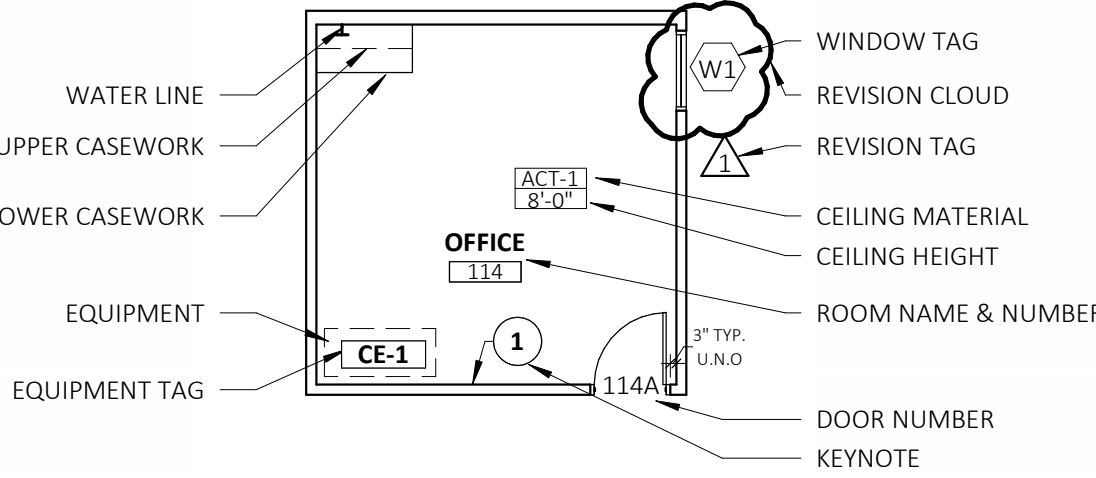
PROJ. NO.
23017

ISSUE DATE
08/07/2024

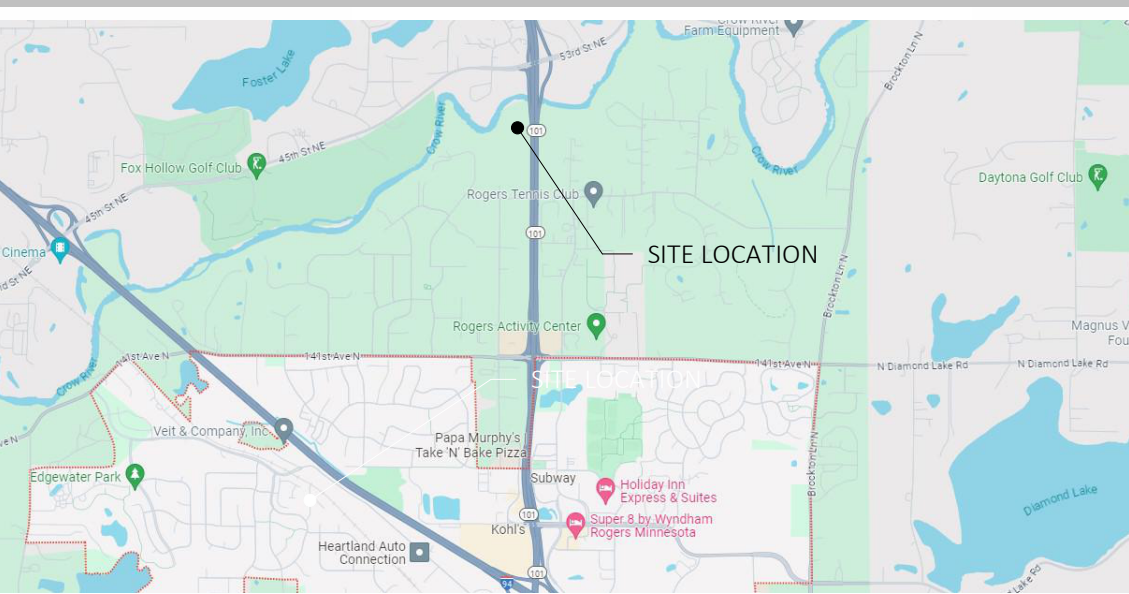
PROJECT PHASE
SCHEMATIC DESIGN



- CENTERLINE INDICATOR
- DETAIL / SECTION INDICATOR
- ELEVATION SYMBOL INDICATING DIRECTION OF VIEW
- ELEVATION INDICATOR
- GRID BUBBLE INDICATING EXISTING GRID LINES
- GRID BUBBLE INDICATING NEW GRID LINES
- SCREENED ARROW INDICATES EXISTING FLOORING
SOLID ARROW INDICATES NEW FLOORING
- NEW CONSTRUCTION
- NEW DOOR/ FRAME IN NEW OR EXISTING WALL
- PARTIAL HEIGHT PARTITION



AREA PLAN



SHEET #	SHEET DESCRIPTION
GENERAL	
A000	SHEET COVER
ARCHITECTURAL	
A200	FLOOR PLAN OVERALL
A300	EXTERIOR BUILDING ELEVATIONS



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F: 952-426-7440

MohagenHansen.com

CERTIFICATION

NOT FOR
CONSTRUCTION

PROJECT TEAM

CLIENT

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SAINT LOUIS PARK, MN 55416

THOMAS NOBLE
952-224-2500
TNOBLE@WESTREINC.COM

CIVIL ENGINEER

SAMBATEK
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MINNETONKA, MN 55343

JOSEPH BAILEY
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JBAILEY@SAMBATEK.COM

ARCHITECT

MOHAGEN HANSEN
ARCHITECTURE | INTERIORS
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WAYZATA, MN 55391
PHONE: 952-426-7400

NEIL MISSLING
NMISSLING@MOHAGENHANSEN.COM

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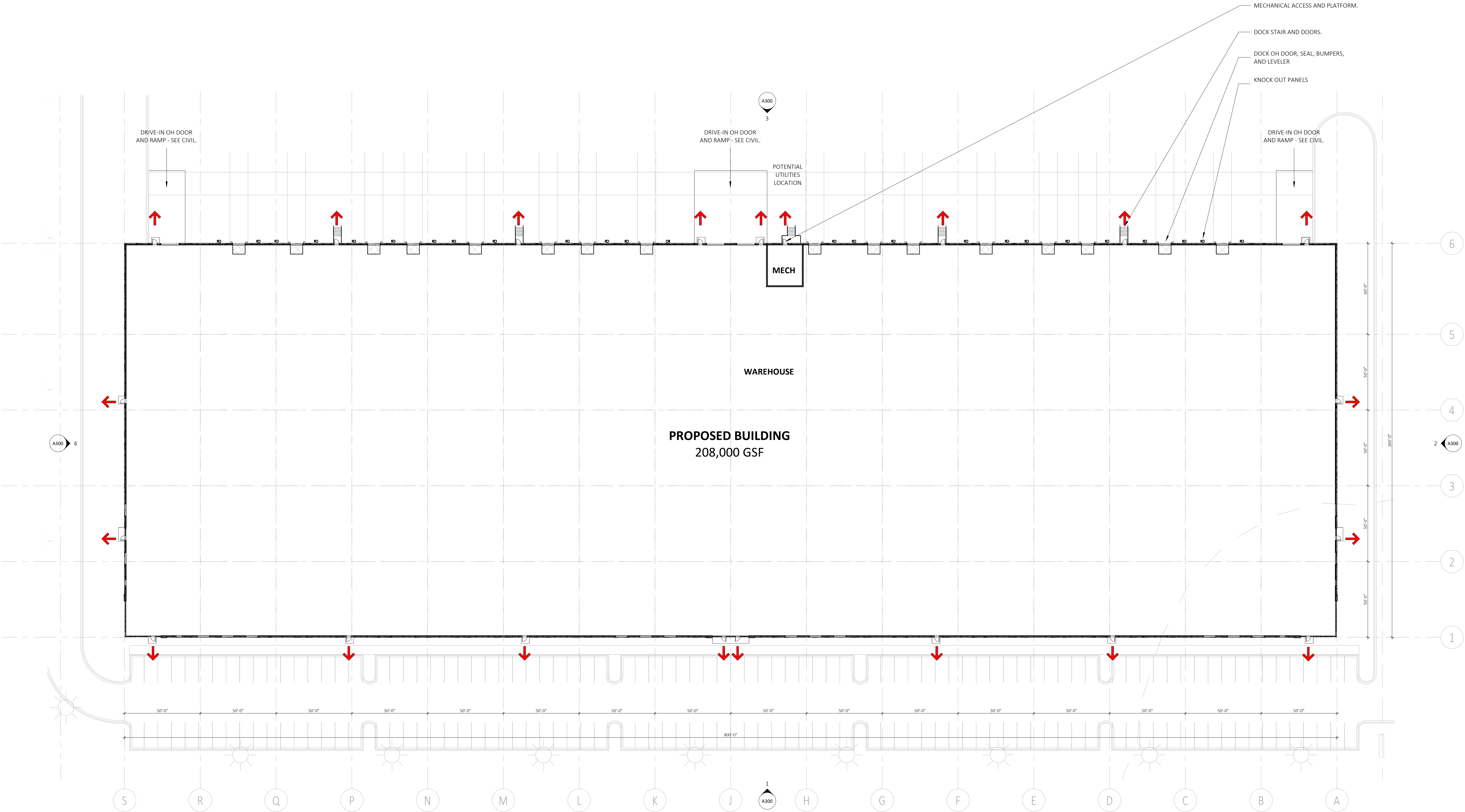
**ROGERS NORTHDAL
INDUSTRIAL**

**BUILDING #2
NORTHDAL BLVD AND
HWY 101
ROGERS, MN 55374**

NO.	DESCRIPTION	DATE
	CITY SUBMITTAL	08/07/2024

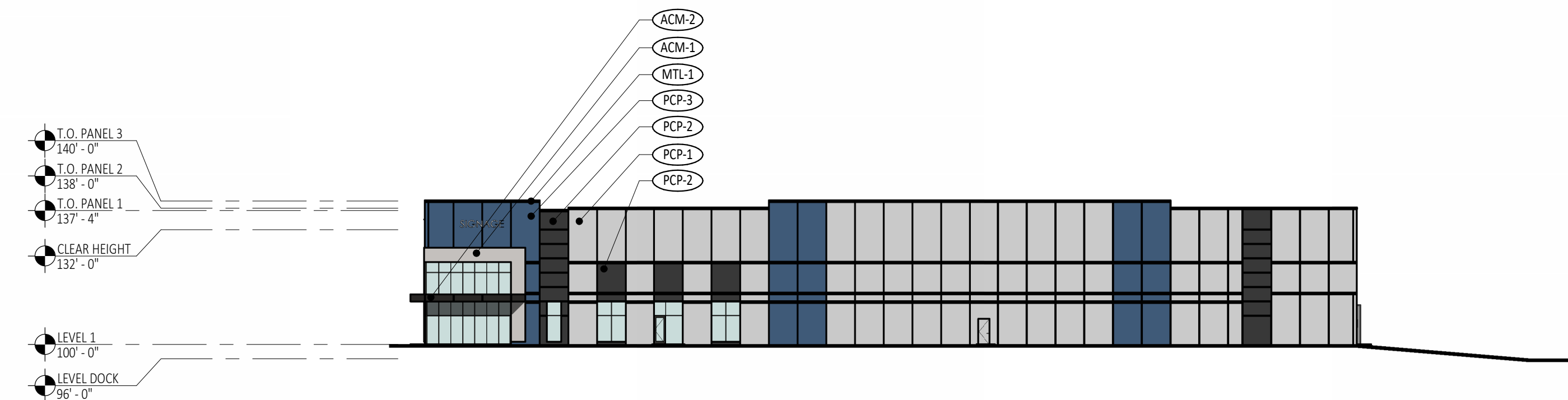
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COMPUTER DIRECTORY:
West_Res_EstateRogers23017_ShellAndCoreCampus

**FLOOR PLAN
OVERALL**

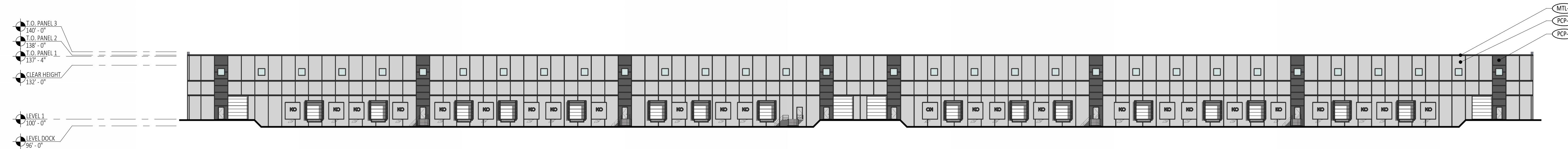




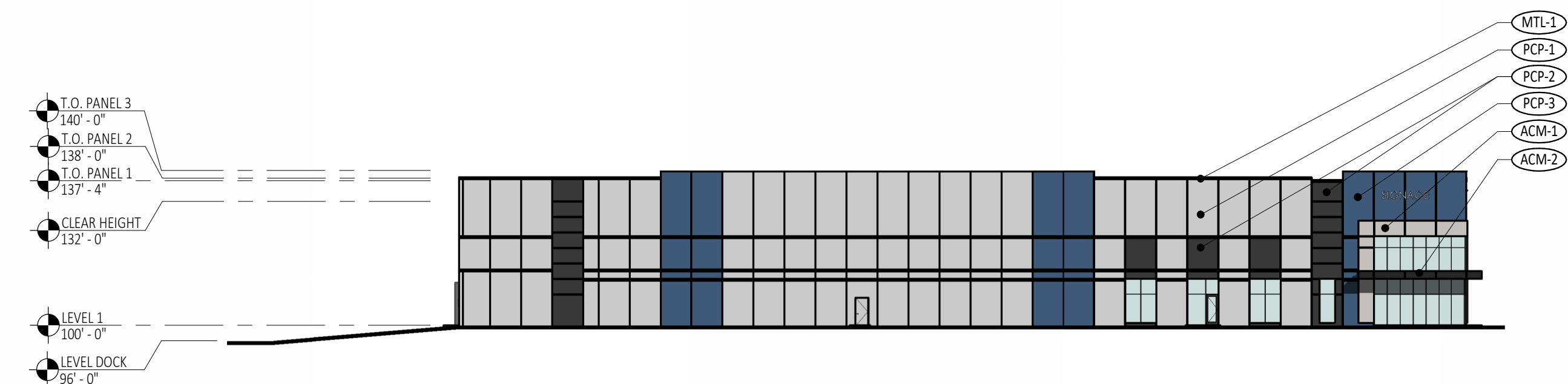
1 ELEVATION - EAST
A300 1" = 30'-0"



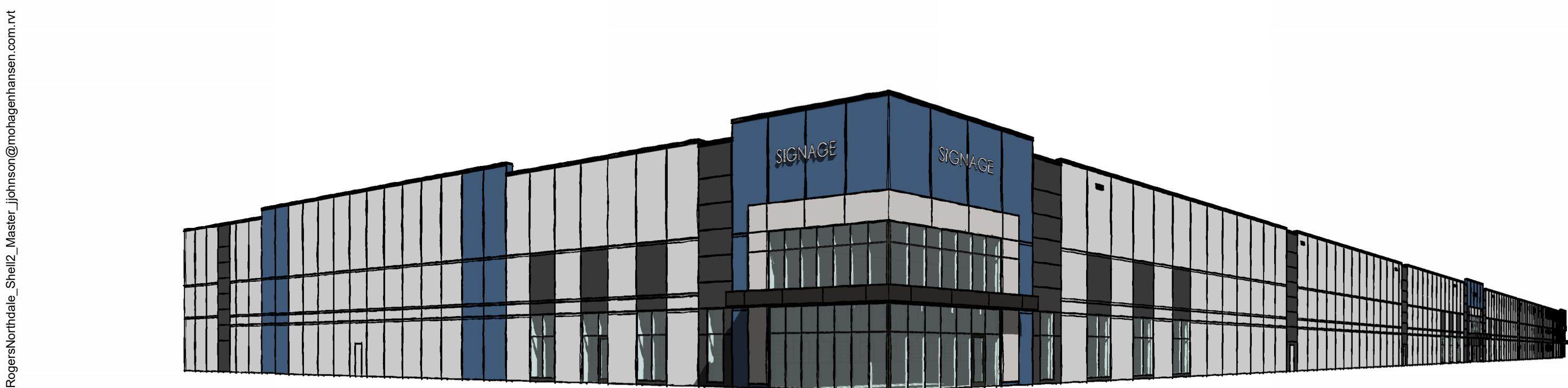
2 ELEVATION - NORTH
A300 1" = 30'-0"



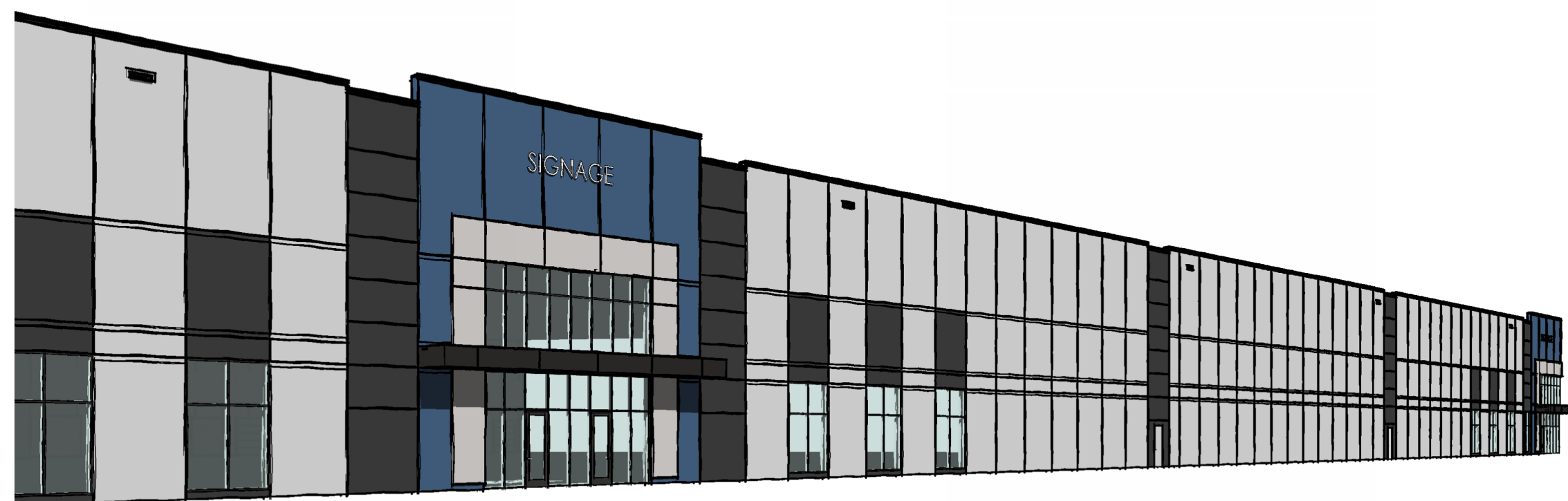
3 ELEVATION - WEST
A300 1" = 30'-0"



4 ELEVATION - SOUTH
A300 1" = 30'-0"



5 3D VIEW - ENTRY AT CORNER
A300



6 3D VIEW - ENTRY AT CENTER
A300

EXTERIOR MATERIALS LEGEND

- PCP-1 INSULATED PRE-CAST PANEL
COMPANY: FABCON.
FINISH: STEEL FORM FINISH PRECAST PANEL - PAINTED.
COLOR: FRENCH GREY (TBD).
- PCP-2 INSULATED PRE-CAST PANEL
COMPANY: FABCON.
FINISH: STEEL FORM FINISH PRECAST PANEL - PAINTED.
COLOR: CHARCOAL GREY (TBD).
- PCP-3 INSULATED PRE-CAST PANEL
COMPANY: FABCON.
FINISH: STEEL FORM FINISH PRECAST PANEL - PAINTED.
COLOR: BLUE HUE (TBD).
- MTL-1 PRE-FINISHED METAL COPING AND TRIM
COMPANY: FIRESTONE.
FINISH: UNICLAD.
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- ACM-1 PRE-FINISHED ALUMINUM COMPOSITE METAL PANEL
COMPANY: ALUCOBOND OR EQ.
COLOR: DEEP BLACK.
- ACM-2 PRE-FINISHED ALUMINUM COMPOSITE METAL PANEL
COMPANY: ALUCOBOND OR EQ.
COLOR: FRENCH GREY.
- P-1 PAINT
COMPANY: SHERWIN-WILLIAMS OR EQ.
COLOR: TO MATCH PAINT PCP-1 PAINT COLOR.
- P-2 PAINT
COMPANY: SHERWIN-WILLIAMS OR EQ.
COLOR: TO MATCH PAINT PCP-2 PAINT COLOR.
- P-3 PAINT
COMPANY: SHERWIN-WILLIAMS OR EQ.
COLOR: TO MATCH PAINT PCP-3 PAINT COLOR.

- NOTES:
1. ALUMINUM STOREFRONT FRAMES/ MULLIONS: BLACK ANODIZED ALUMINUM.
 2. GLAZING: CLEAR OR GREY TINT W/ LOW E.
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ROGERS NORTHDAL
INDUSTRIAL

BUILDING #2
NORTHDAL BLVD AND
HWY 101
ROGERS, MN 55374

NO.	DESCRIPTION	DATE
	CITY SUBMITTAL	08/07/2024

PROJECT NUMBER: 23017
DRAWN BY: J. JOHNSON
CHECKED BY: N. MISSLING & S. OLIVER
DATE: 08/07/2024
COMPUTER DIRECTORY:
West_Res_EstateRogers23017_ShellAndCoreCampus

EXTERIOR
BUILDING
ELEVATIONS

A300



ROGERS NORTHDAL

BUILDING #3
NORTHDAL BLVD AND HWY 101
ROGERS, MN 55374

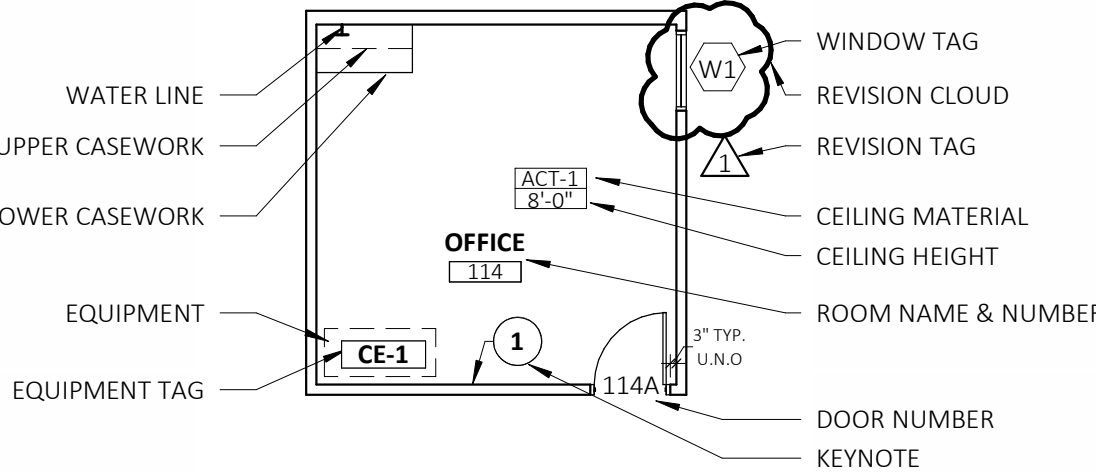
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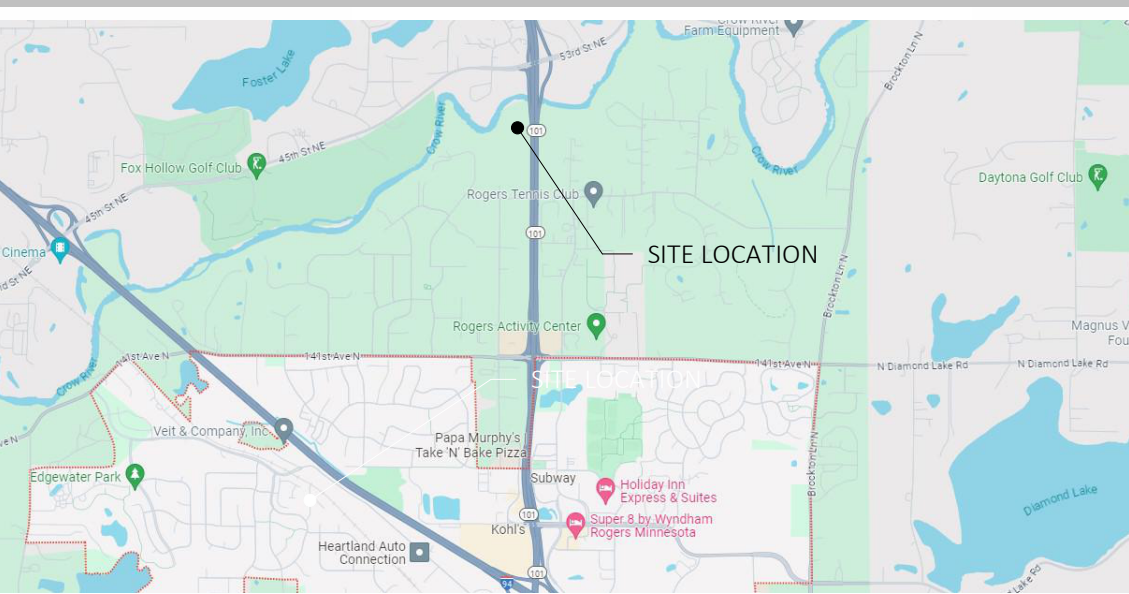
PROJECT PHASE
SCHEMATIC DESIGN



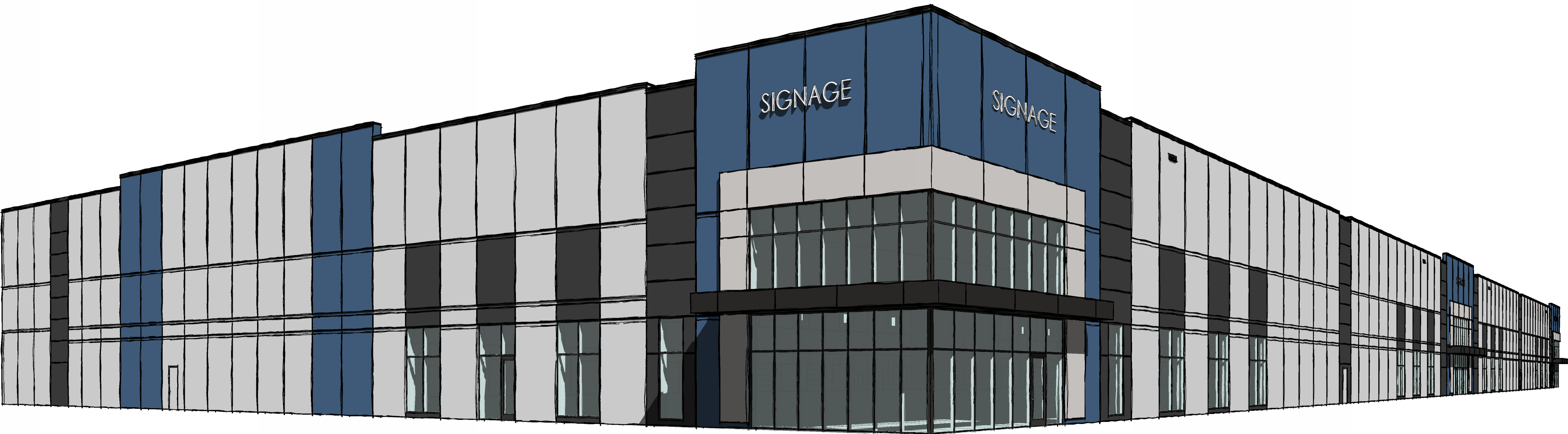
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AREA PLAN



SHEET #	SHEET DESCRIPTION
GENERAL	
A000	SHEET COVER
ARCHITECTURAL	
A200	FLOOR PLAN OVERALL
A300	EXTERIOR BUILDING ELEVATIONS



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PROJECT TEAM

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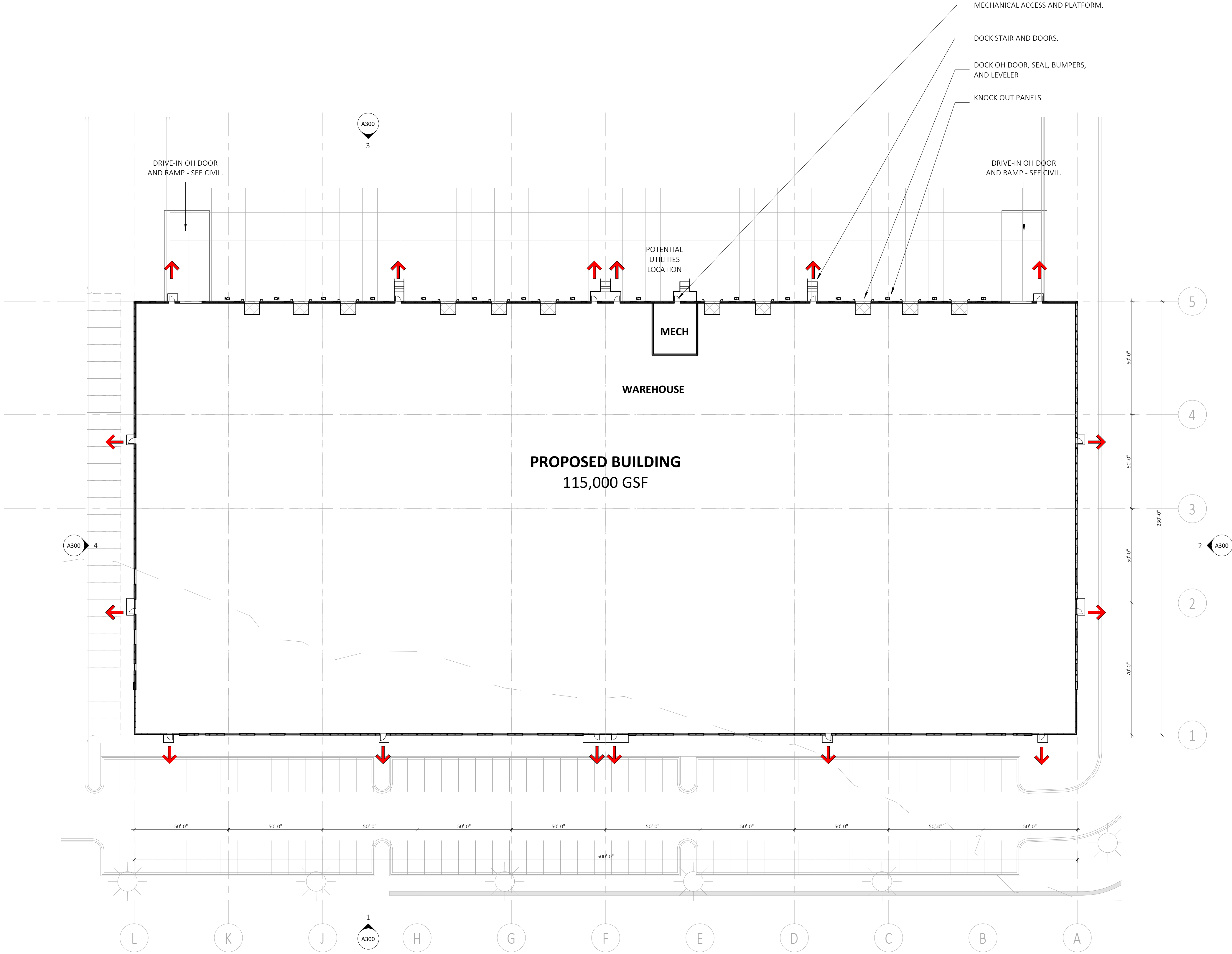
ROGERS NORTHDAL
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BUILDING #3
NORTHDAL BLVD AND
HWY 101
ROGERS, MN 55374

NO.	DESCRIPTION	DATE
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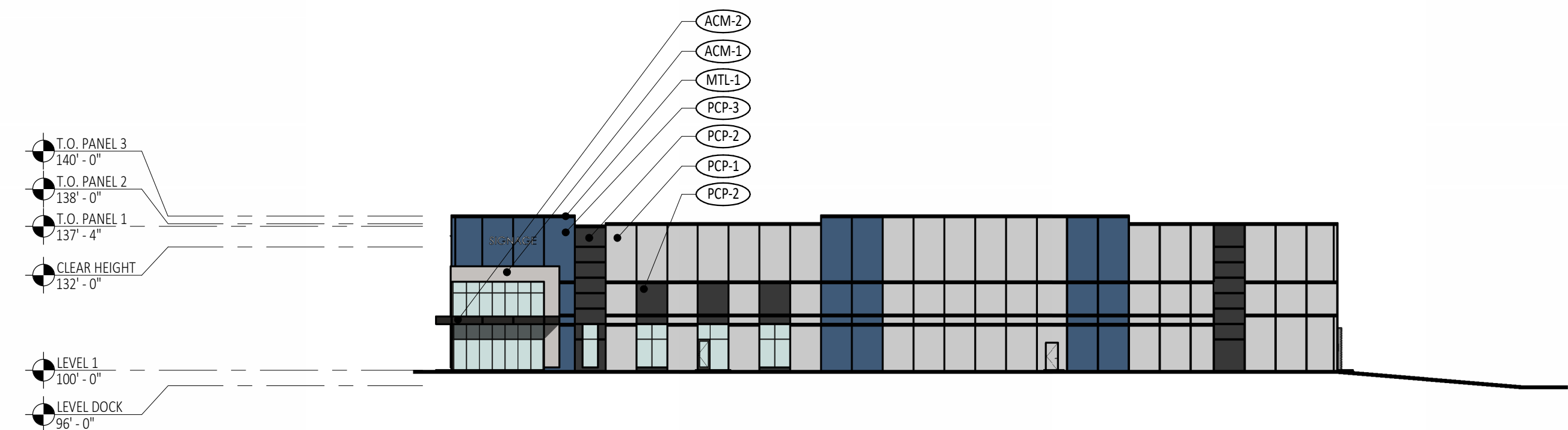
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FLOOR PLAN
OVERALL

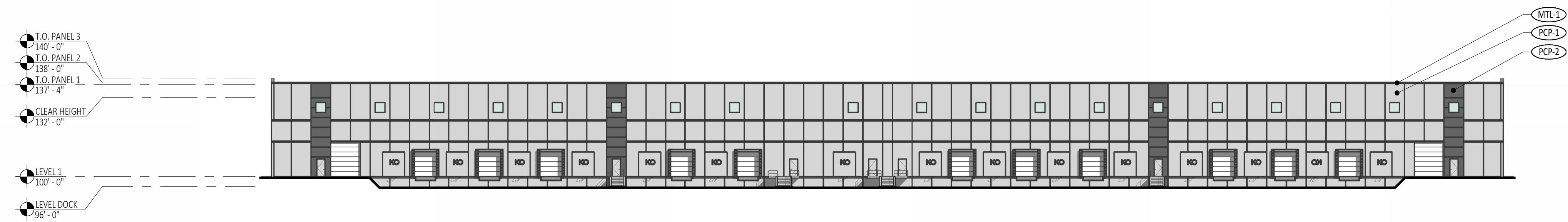




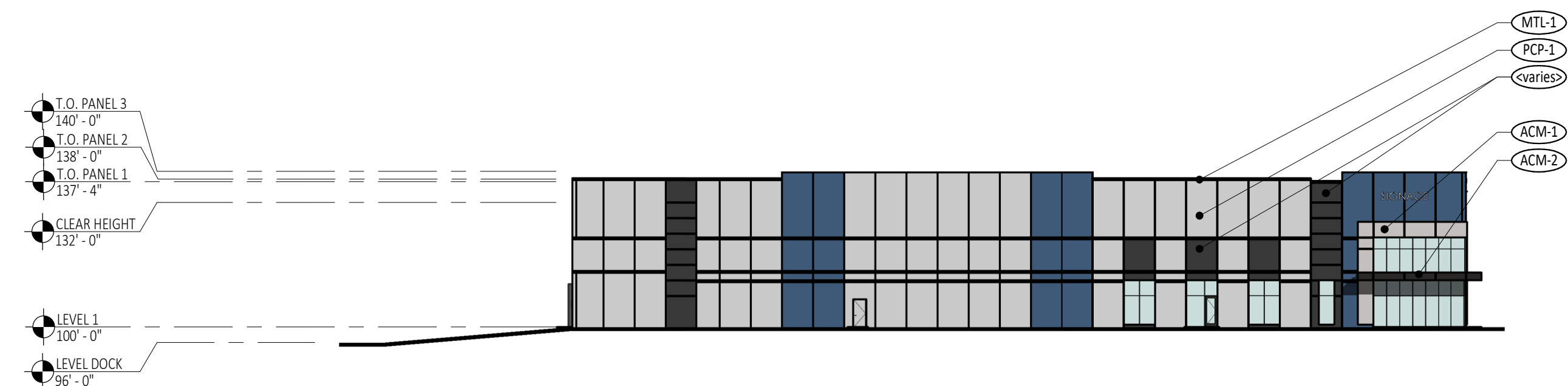
1 ELEVATION - EAST
A300 1" = 30'-0"



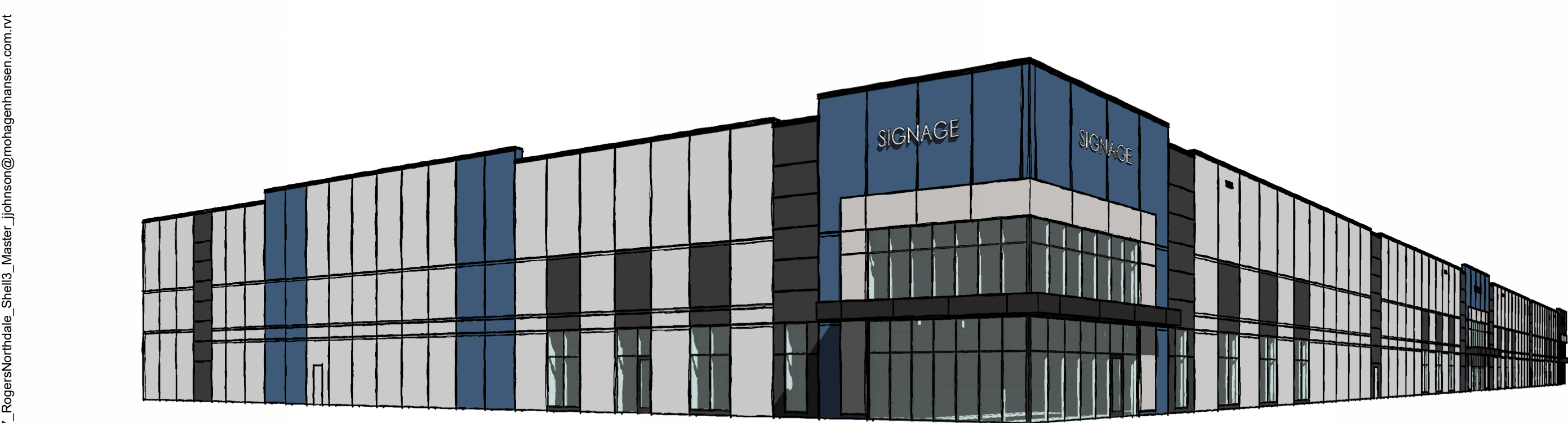
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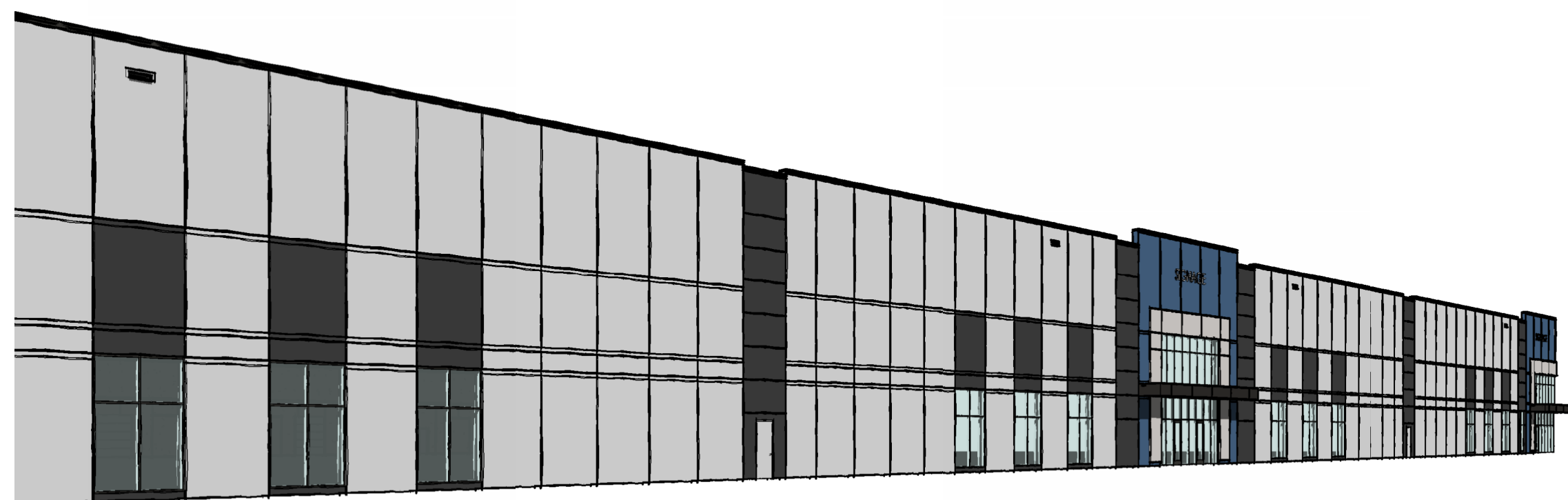
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A300



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FINISH: STEEL FORM FINISH PRECAST PANEL - PAINTED.
COLOR: FRENCH GREY (TBD).
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COMPANY: FABCON.
FINISH: STEEL FORM FINISH PRECAST PANEL - PAINTED.
COLOR: CHARCOAL GREY (TBD).
- PCP-3** INSULATED PRE-CAST PANEL
COMPANY: FABCON.
FINISH: STEEL FORM FINISH PRECAST PANEL - PAINTED.
COLOR: BLUE HUE (TBD).
- MTL-1** PRE-FINISHED METAL COPING AND TRIM
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ROGERS NORTHDAL
INDUSTRIAL

BUILDING #3
NORTHDAL BLVD AND
HWY 101
ROGERS, MN 55374

NO.	DESCRIPTION	DATE
	CITY SUBMITTAL	08/07/2024

PROJECT NUMBER: 23017
DRAWN BY: J. JOHNSON
CHECKED BY: N. MISSLING & OLIVER
DATE: 08/07/2024

COMPUTER DIRECTORY:
West_Res_EstateRogers23017_ShellAndCoreCampus

EXTERIOR
BUILDING
ELEVATIONS

A300

CONSULTANT CONTACT LIST:

DEVELOPER/OWNER
CP WEST LLC
5402 PARKDALE DRIVE, SUITE 105
ST. LOUIS PARK, MN 55416
TEL: 952-224-2500
EMAIL: TNOBLE@WESTREINC.COM
CONTACT: THOMAS NOBLE

CIVIL ENGINEER
SAMBATEK
12800 WHITEWATER DRIVE, SUITE 300
MINNETONKA, MN 55343
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CONTACT: JOSEPH BAILEY

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WAYZATA, MN 55391
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SURVEYOR
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GEOTECHNICAL
BRAUN INTERTEC
1826 BUEKLE ROAD
ST. PAUL, MN 55110
TEL: 651-487-7006
EMAIL: JKURPIUS@BRAUNINTERTEC.COM
CONTACT: JOEL KURPIUS

LANDSCAPE ARCHITECT
SAMBATEK
12800 WHITEWATER DRIVE, SUITE 300
MINNETONKA, MN 55343
TEL: 763-476-6010
EMAIL: JWORKMAN@SAMBATEK.COM
CONTACT: JOHN WORKMAN

Preliminary Site Development Plans
for

Northdale Boulevard Industrial
Rogers, Minnesota

Presented by:
CP West, LLC

BENCHMARKS

1. THE VERTICAL DATUM IS BASED ON NAVD88.

BENCHMARK #1
SANITARY MH LID
SOUTH SIDE OF SITE
ELEV.=890.43

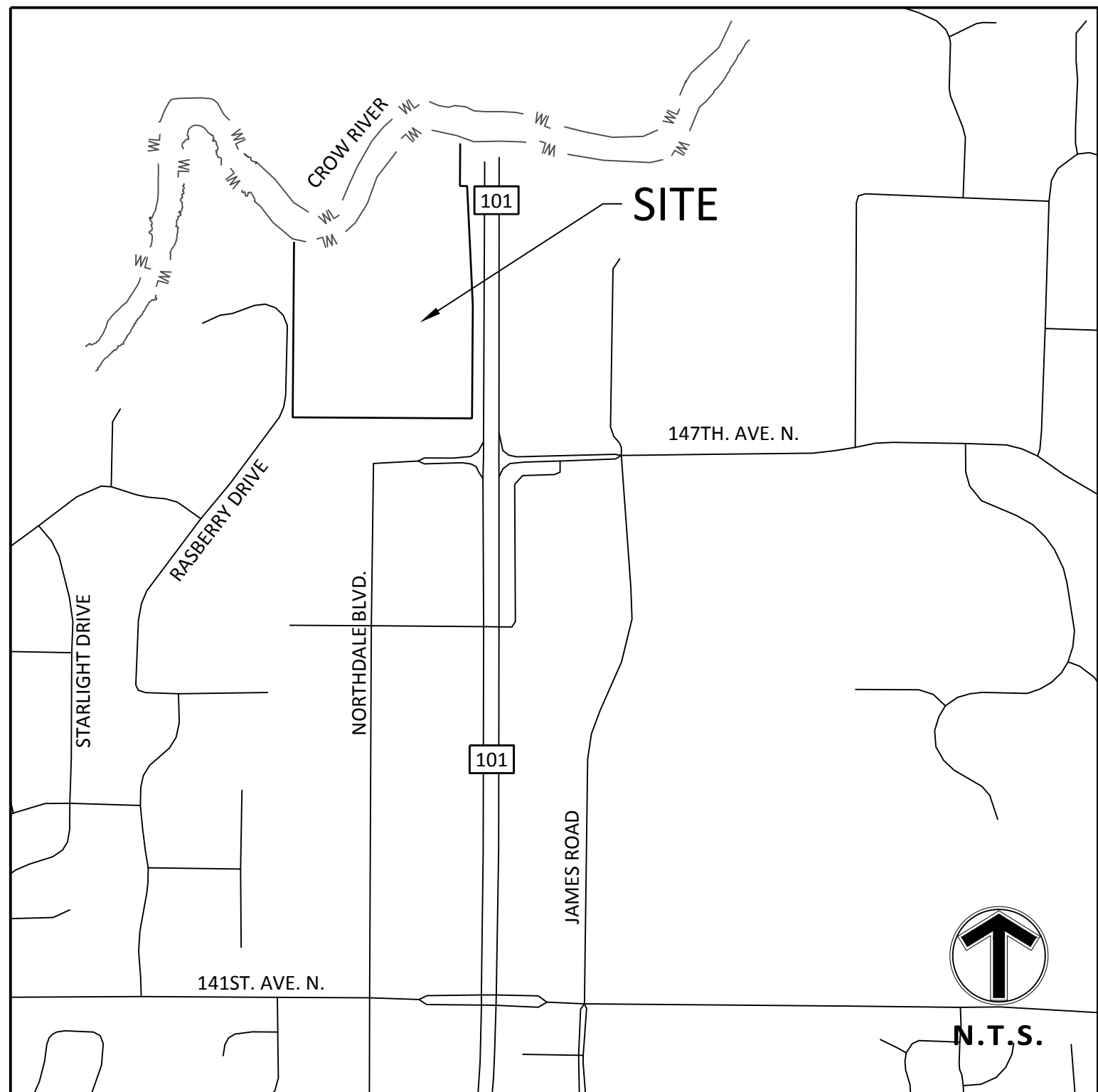
BENCHMARK #2
1/2" CAPPED IRON PIPE
WEST SIDE OF SITE
ELEV.=892.05

SHEET INDEX

SHEET	DESCRIPTION
C1.01	TITLE SHEET
C2.01	EXISTING CONDITIONS
C2.02	PRELIMINARY PLAT
C3.01	SITE PLAN
C4.01	GRADING PLAN (OVERALL)
C4.02	GRADING PLAN (NORTH)
C4.02	GRADING PLAN (SOUTH)
C4.03	GRADING PLAN NOTES
C5.01	PHASE ONE EROSION CONTROL PLAN
C5.02	PHASE TWO EROSION CONTROL PLAN
C5.03	EROSION CONTROL NOTES
C5.04	EROSION CONTROL DETAILS
C6.01	UTILITY PLAN (OVERALL)
C6.02	UTILITY PLAN (NORTH)
C6.03	UTILITY PLAN (SOUTH)
C7.01	STORM SEWER PLAN (NORTH)
C7.02	STORM SEWER PLAN (SOUTH)
C9.01	DETAILS
C9.02	DETAILS
C9.03	DETAILS
L0.01	TREE PRESERVATION PLAN
L0.02	TREE INVENTORY 1
L0.03	TREE INVENTORY 2
L0.04	TREE INVENTORY 3
L0.05	TREE INVENTORY 4
L1.01	LANDSCAPE PLAN
L1.02	LANDSCAPE NOTES & DETAILS

GOVERNING SPECIFICATIONS

CITY OF ROGERS SPECIFICATIONS (2022)
CITY ENGINEER'S ASSOCIATION OF MINNESOTA STANDARD SPECIFICATIONS (2018)
MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (2020 EDITION)
MN PLUMBING CODE (2020)



VICINITY MAP

NO SCALE

NO	DATE	BY	CKD	APPR	COMMENT
	07/07/2024	TPK	JDB	JDB	SITE PLAN APPLICATION

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.

Print Name: JOSEPH D. BAILEY

Date: License #: 58645

PRELIMINARY
08/07/2024
DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY
TPK

DESIGNED BY
JDB

CHECKED BY
JDB

PROJECT NO.
51493

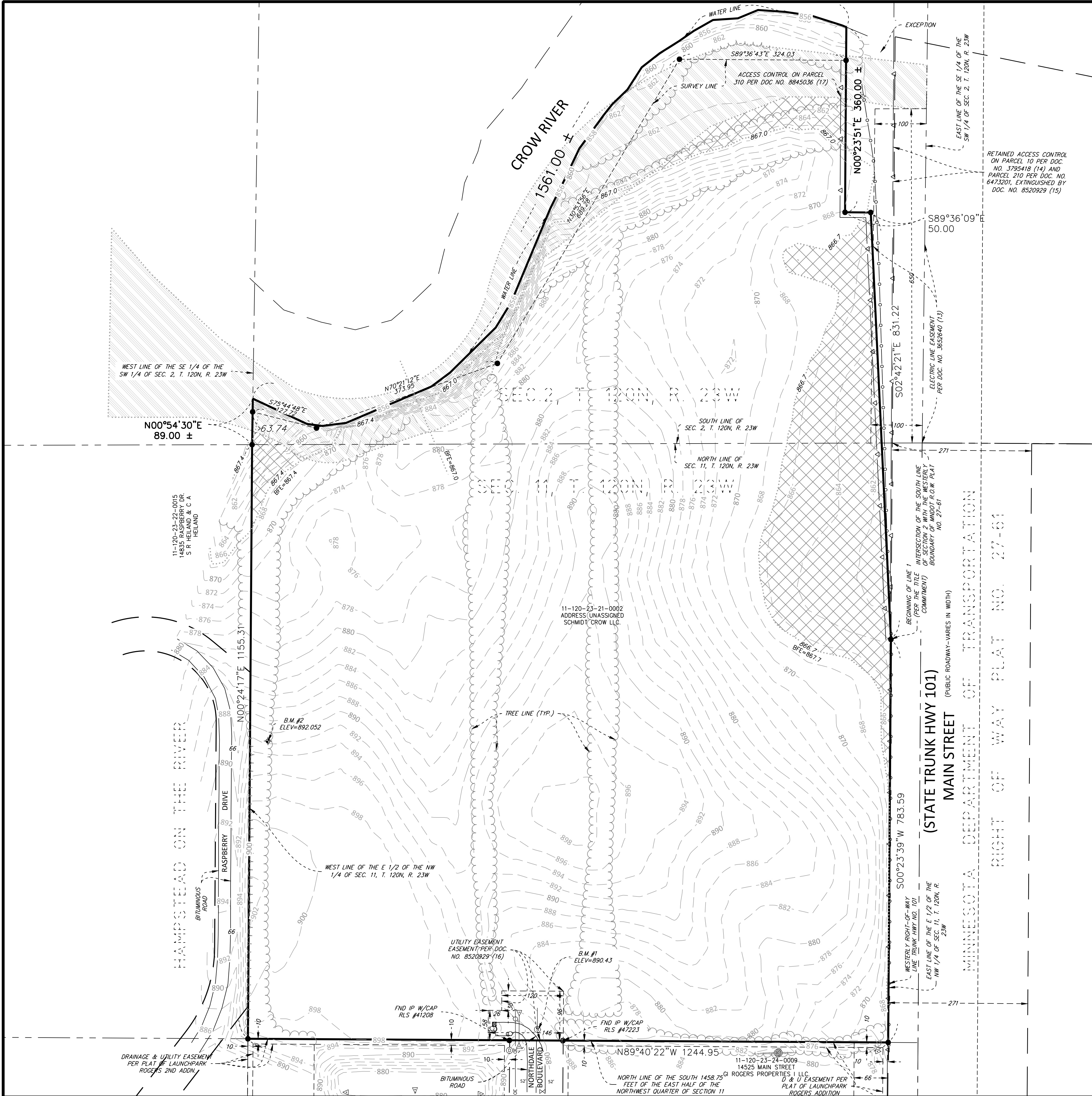


TITLE SHEET

CP WEST, LLC
NORTHDALE BOULEVARD INDUSTRIAL
PRELIMINARY DEVELOPMENT PLANS
ROGERS, MINNESOTA

SHEET
C1.01
OF ##
REV. ##

24.15 (LWISTECH) | JOSEPH BAILEY | 8/7/2024 10:55:24 AM
C:\PROJECTS\151493-C2-01-EXCND\DWG\C2-01-EXISTING CONDITIONS



LEGEND

- | | | |
|---|------------------------------|-----------------------|
| FEMA FLOOD ZONE LINE | —— BOUNDARY LINE | —— WATERMAIN |
| - - - - EASEMENT LINE | —— RIGHT-OF-WAY LINE | —— SANITARY SEWER |
| - - - - SETBACK LINE | —— SECTION LINE | —— STORM SEWER |
| - - - - TIE LINE | —— QUARTER SECTION LINE | —— FLARED END SECTION |
| - - - - RESTRICTED ACCESS | —— SIXTEENTH SECTION LINE | —— OVERHEAD WIRE |
| ● FOUND MONUMENT | —— UNDERLYING / ADJACENT LOT | —— CHAIN LINK FENCE |
| ● MARKED 43933 (UNLESS OTHERWISE NOTED) | —— CONTOUR | |

UTILITY POLE

FEMA REGULATORY FLOODWAY

FEMA ZONE AE

DESCRIPTION

Parcel 1:
That part of the Southeast Quarter of the Southwest Quarter of Section 2, Township 120, Range 23, lying South of the Crow River.

also

That part of the East Half of the Northwest Quarter of Section 11, Township 120, Range 23 lying North of the South 1458.75 feet and West of the westerly right-of-way of State Highway No. 101.

Excepting therefrom that part of Tracts A and B described below:

Tract A:
That part of the Southeast Quarter of the Southwest Quarter of Section 2, Township 120 North, Range 23 West, Hennepin County, Minnesota, lying south of the Crow River and westerly of the westerly right of way line of Trunk Highway No. 101 as now located and established;

Tract B:
That part of the Northeast Quarter of the Northwest Quarter of Section 11, Township 120 North, Range 23 West, Hennepin County, Minnesota, lying north of the south 1458.75 feet of the East Half of the Northwest Quarter of said Section 11, and west of the westerly right of way line of Trunk Highway No. 101 as now located and established;

which lies westerly of the westerly boundary of Minnesota Department of Transportation Right of Way Plat No. 27-61 as the same is on file and of record in the office of the County Recorder in and for said County and easterly of Line 1 described below:

Line 1:
Commencing at the intersection of the south line of said Section 2 with the westerly boundary of said Plat No. 27-61; thence southerly on an assumed azimuth of 180 degrees 02 minutes 32 seconds along said westerly plat boundary for 382.00 feet to the point of beginning of Line 1 to be described; thence on an azimuth of 356 degrees 56 minutes 21 seconds for 831.22 feet; thence on an azimuth of 270 degrees 02 minutes 33 seconds for 50.00 feet; thence on an azimuth of 00 degrees 02 minutes 33 seconds for 367.02 feet, more or less, to the shore line of the Crow River and there terminating.

(All Abstract Property)

PROPERTY SUMMARY

- SUBJECT PROPERTY DOES NOT HAVE AN ASSIGNED ADDRESS , THE PROPERTY IDENTIFICATION NUMBER IS 10-120-23-21-0002.
- THE GROSS AREA OF THE SUBJECT PROPERTY IS 45.37 ACRES OR 1,976,751 SQUARE FEET. THE AREA IS MEASURED TO WATER EDGE AS LOCATED ON 6/2/2023.
- THE SUBJECT PROPERTY IS ZONED RC- REGIONAL EMPLOYMENT CENTER, PER CITY OF ROGERS ZONING MAP DATED JUNE 23, 2020.

BENCHMARKS

- THE VERTICAL DATUM IS BASED ON NAVD88.

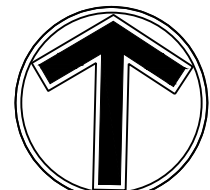
BENCHMARK #1
SANITARY MH LID
SOUTH SIDE OF SITE
ELEV.=890.43

BENCHMARK #2
1/2" CAPPED IRON PIPE
WEST SIDE OF SITE
ELEV.=892.05

SURVEY NOTES

- THE BEARING SYSTEM IS BASED ON THE HENNEPIN COUNTY COORDINATE SYSTEM, NAD83 (1986 ADJUST). WITH AN ASSUMED BEARING OF N 00° 24' 17" E FOR THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER, SECTION 21, TOWNSHIP 120, RANGE 23.
- FIELD WORK WAS COMPLETED ON 06/02/2023.
- EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY IS SHOWN PER THE FOLLOWING:
A GOPHER STATE ONE CALL (GSOC) REQUEST WAS PLACED ON 5/15/2023 AND ASSIGNED GSOC TICKET NOS. 231355012 AND 231355238.

UTILITY INFORMATION SHOWN HEREON IS A COMPILATION OF PROVIDED MAP INFORMATION AND THOSE VISIBLE UTILITIES AND MARKED UTILITIES WHICH WERE LOCATED DURING THE SURVEY FIELD WORK. UTILITY SUPPLIERS OFTEN DO NOT RESPOND TO LOCATE REQUESTS IN THE FIELD BUT MAY PROVIDE MAPS, PLANS, AND DRAWINGS IN LIEU OF PHYSICAL LOCATION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION AS INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE AVAILABLE INFORMATION. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. PURSUANT TO MS 216.D CONTACT GOPHER STATE ONE CALL AT (651-454-0002) PRIOR TO ANY EXCAVATION.



NORTH

0 100 200
SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
	07/07/2024	TPK	JDB	JDB	SITE PLAN APPLICATION

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

Print Name: MARK R. SALO

Date License # 43933

PRELIMINARY
08/07/2024
DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY
EJH
DESIGNED BY

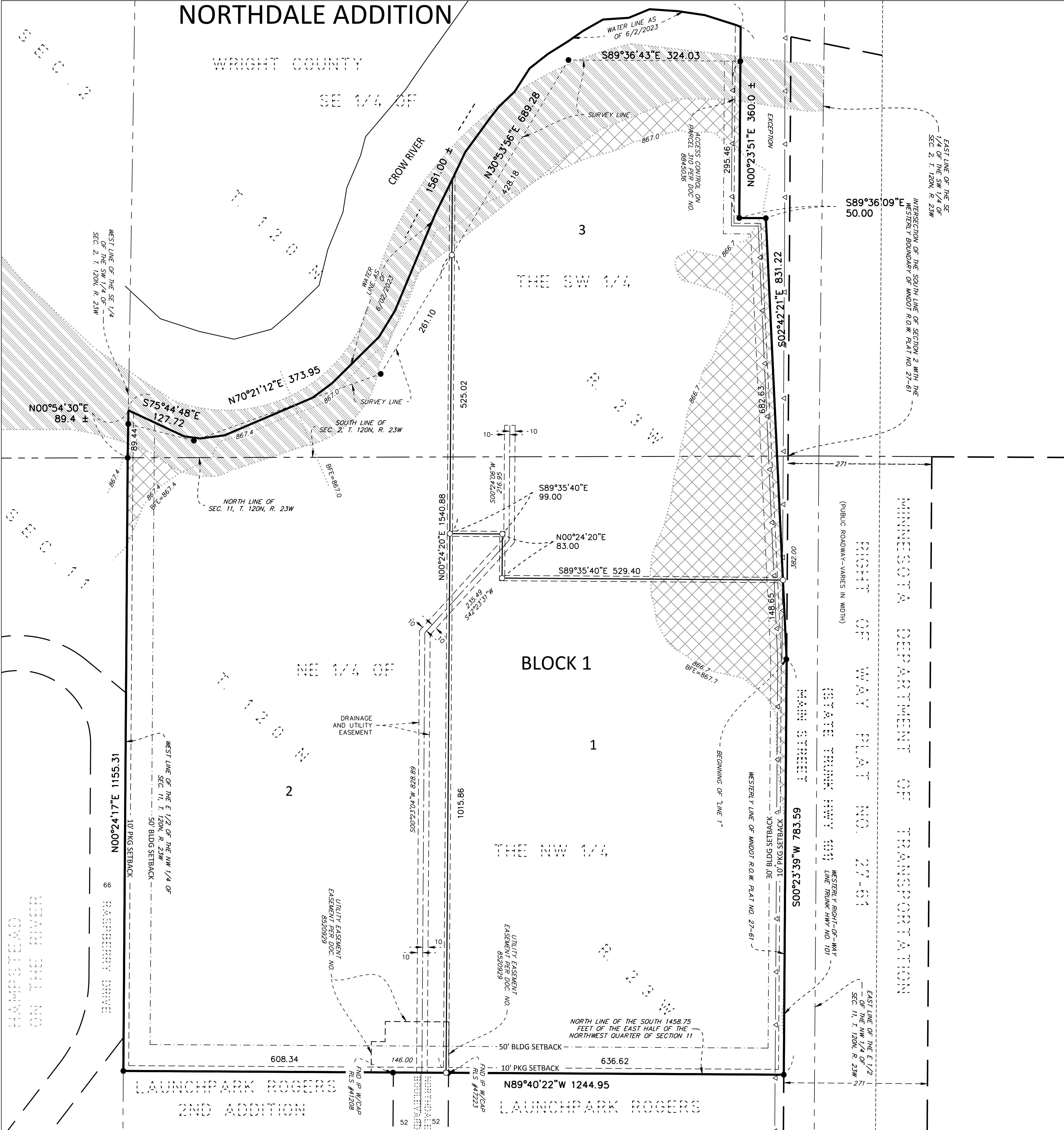
CHECKED BY
JJA
PROJECT NO.
51493



EXISTING CONDITIONS
CP WEST, LLC
NORTHDALE BOULEVARD INDUSTRIAL
PRELIMINARY DEVELOPMENT PLANS
ROGERS, MINNESOTA

SHEET
C2.01
1 OF 1
REV.

NORTHDALE ADDITION



LEGEND

- FEMA FLOOD ZONE LINE
- EASEMENT LINE
- SETBACK LINE
- TIE LINE
- RESTRICTED ACCESS
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- QUARTER SECTION LINE
- SIXTEENTH SECTION LINE
- UNDERLYING / ADJACENT LOT
- FOUND MONUMENT MARKED 43933 UNLESS OTHERWISE NOTED
- FEMA REGULATORY FLOODWAY
- FEMA ZONE AE

DESCRIPTION

Parcel 1:
That part of the Southeast Quarter of the Southwest Quarter of Section 2, Township 120, Range 23, lying South of the Crow River.

also

That part of the East Half of the Northwest Quarter of Section 11, Township 120, Range 23 lying North of the South 1458.75 feet and West of the westerly right-of-way of State Highway No. 101.

Excepting therefrom that part of Tracts A and B described below:

Tract A:
That part of the Southeast Quarter of the Southwest Quarter of Section 2, Township 120 North, Range 23 West, Hennepin County, Minnesota, lying south of the Crow River and westerly of the westerly right of way line of Trunk Highway No. 101 as now located and established;

Tract B:
That part of the Northeast Quarter of the Northwest Quarter of Section 11, Township 120 North, Range 23 West, Hennepin County, Minnesota, lying north of the south 1458.75 feet of the East Half of the Northwest Quarter of said Section 11, and west of the westerly right of way line of Trunk Highway No. 101 as now located and established;

which lies westerly of the westerly boundary of Minnesota Department of Transportation Right of Way Plat No. 27-61 as the same is on file and of record in the office of the County Recorder in and for said County and easterly of Line 1 described below:

Line 1:
Commencing at the intersection of the south line of said Section 2 with the westerly boundary of said Plat No. 27-61; thence southerly on an assumed azimuth of 180 degrees 02 minutes 32 seconds along said westerly plat boundary for 382.00 feet to the point of beginning of Line 1 to be described; thence on an azimuth of 356 degrees 56 minutes 21 seconds for 831.22 feet; thence on an azimuth of 270 degrees 02 minutes 33 seconds for 50.00 feet; thence on an azimuth of 00 degrees 02 minutes 33 seconds for 367.02 feet, more or less, to the shore line of the Crow River and there terminating.

(All Abstract Property)

PROPERTY SUMMARY

TOTAL SITE AREA: 1,976,752 S.F. 45.37 AC

LOT SUMMARY

AREA		
LOT 1, BLOCK 1	601,116 SF	13.80 AC
LOT 2, BLOCK 1	798,000 SF	18.31 AC
LOT 3, BLOCK 1	577,636 SF	13.26 AC
NET SITE AREA	1,976,752 SF	45.37 AC

AREAS MEASURED TO WATER EDGE AS LOCATED ON 6/2/2023

BUILDABLE AREA

BUILDABLE AREA		
LOT 1, BLOCK 1	497,338 SF	11.42 AC
LOT 2, BLOCK 1	639,674 SF	14.68 AC
LOT 3, BLOCK 1	338,491 SF	7.77 AC
NET BUILDABLE AREA	1,475,503 SF	33.87 AC

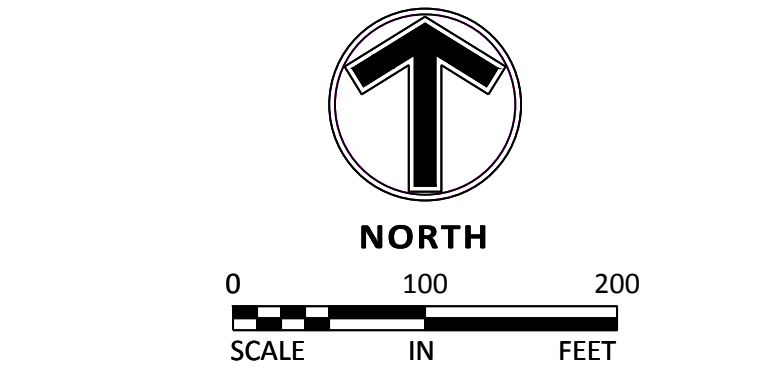
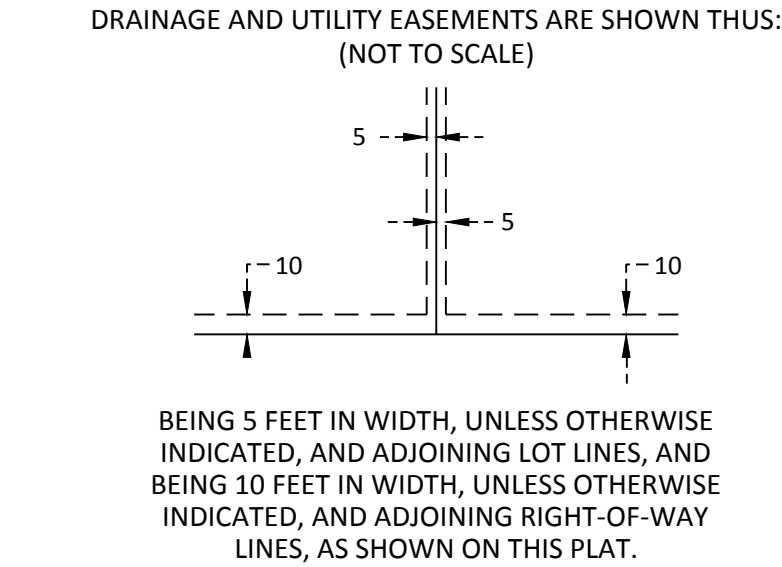
LOT AREAS, EXCLUDING SETBACKS, EASEMENTS, REGULATORY FLOODWAYS, AND AREAS BELOW BASE FLOODPLAIN ELEVATIONS

SITE SETBACKS

BUILDING SETBACKS	
CORRIDOR	30 FT
RESIDENTIAL ADJACENT	50 FT
PARKING SETBACKS	10 FT
ZONING	
EXISTING ZONING	RC-REGIONAL EMPLOYMENT CENTER
PROPOSED ZONING	RC-REGIONAL EMPLOYMENT CENTER

DEVELOPMENT NOTES

- ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED. DRAINAGE AND UTILITY EASEMENTS WILL BE PROVIDED OVER ALL PUBLIC UTILITIES AND UP TO 1 FOOT ABOVE THE HIGH WATER LEVEL OF ALL PONDS.
- NORTHDALE ADDITION IS THE PROPOSED NAME OF THE PLAT.
- FLOODPLAIN INFORMATION DEPICTED BY MEASURED ELEVATIONS AND GRAPHIC PLOTTING ACCORDING TO FEMA, FIRM MAP NO. 27053C0031F DATED 11/04/2016.



NO	DATE	BY	CKD	APPR	COMMENT
	07/07/2024	TPK	JDB	JDB	SITE PLAN APPLICATION

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

Print Name: MARK R. SALO

Date: License #: 43933

PRELIMINARY
08/07/2024
DESIGN REVIEW

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DRAWN BY
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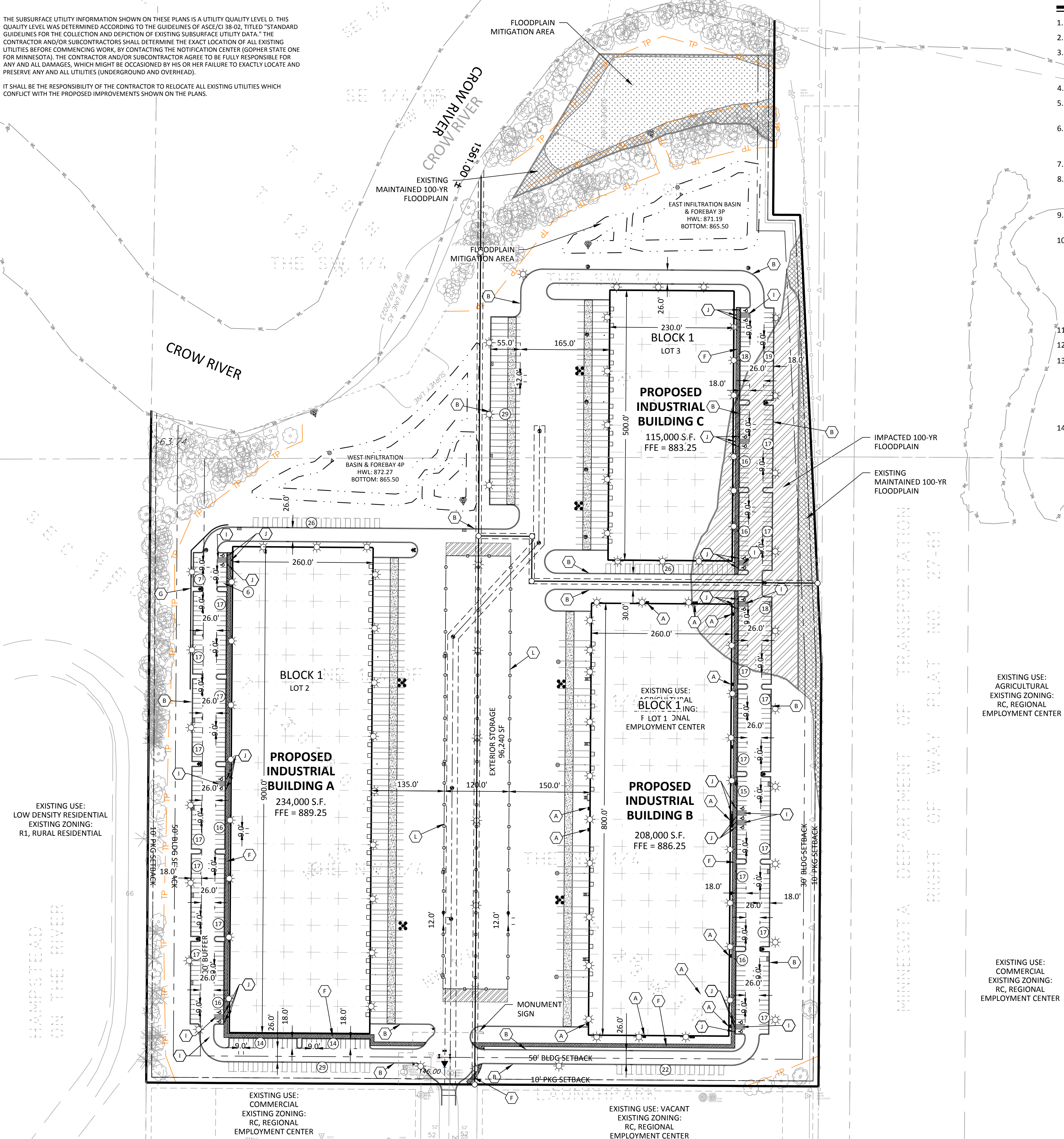
PRELIMINARY PLAT

CP WEST, LLC
NORTHDALE BOULEVARD INDUSTRIAL
PRELIMINARY DEVELOPMENT PLANS
ROGERS, MINNESOTA

SHEET
C2.02
1 OF 1
REV.

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASEE/G 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



DEVELOPMENT NOTES

1. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
2. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB. COORDINATE WITH GRADING CONTRACTOR.
4. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
5. ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
6. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
7. SEE ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS.
8. LIGHT STANDARD LOCATIONS ARE FOR REFERENCE ONLY. SITE LIGHTING PLAN IS DESIGN BUILD BY CONTRACTOR. CONTRACTOR SHALL CONFIRM LIGHT STANDARD LOCATION WITH LIGHTING VENDOR.
9. REFER TO FINAL PLAT FOR LOT BOUNDARIES, LOT NUMBERS, LOT AREAS, AND LOT DIMENSIONS.
10. ALL GRADIENT ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.00% (1:50). MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE IN 2.00% (1:50). CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT. COORDINATE ALL WORK WITH PAVING CONTRACTOR.
11. "NO PARKING" SIGNS SHALL BE PLACED ALONG ALL DRIVEWAYS AS REQUIRED BY CITY.
12. STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.
13. BUILDING ADDITION HAS BEEN LOCATED BASED ON ORIGINAL GRIDLINE DESIGN AND/OR EXISTING BUILDING EXTERIOR CORNER SURVEY LOCATIONS. EXTERIOR CORNERS DO NOT REPRESENT EXISTING BUILDING GRIDLINES. CONTRACTOR SHALL LOCATE EXISTING GRIDLINES IN THE FIELD FOLLOWING DEMOLITION AND COORDINATE REQUIRED MODIFICATIONS, IF ANY, TO EXPANSION PLACEMENT WITH CIVIL AND ARCHITECT ACCORDINGLY.
14. CONTRACTOR SHALL PROVIDE RECORD PLANS AS REQUIRED BY PERMITTING AGENCIES.

FLOODPLAIN MITIGATION

EXISTING FLOODPLAIN VOLUME = 18,541 CUBIC YARDS
PROPOSED FLOODPLAIN VOLUME = 18,908 CUBIC YARDS

LEGEND

PROPOSED	EXISTING	BOUNDARY LINE		STANDARD DUTY ASPHALT PAVING
		CONCRETE CURB		HEAVY DUTY ASPHALT PAVING
		EASEMENT LINE		CONCRETE PAVING
		BUILDING LINE		CONCRETE SIDEWALK
		RETAINING WALL		PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
		WETLAND		100 YEAR FLOOD PLAIN
		TREE LINE		IMPACTED 100 YEAR FLOOD PLAIN
		SAW CUT LINE		MITIGATED FLOOD PLAIN
		SIGN		
		BOLLARD		
		PARKING STALL COUNT		
		KEY NOTE		
		LIGHT POLE (BY OTHERS)		

DEVELOPMENT SUMMARY

AREA		
LOT 1, BLOCK 1	601,116.47 SF	13.80 AC
LOT 2, BLOCK 1	797,999.62 SF	18.32 AC
LOT 3, BLOCK 1	577,635.53 SF	13.26 AC
NET SITE AREA	1,976,751.62 SF	45.38 AC

IMPERVIOUS (MAX 75%)	(71.1%)	27.53 AC
BUILDINGS	(33.0%)	557,000 SF

BUILDING SETBACKS	
CORRIDOR	30 FT
RESIDENTIAL ADJACENT	50 FT

PARKING SETBACKS	10 FT
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ZONING	
EXISTING ZONING	RC-REGIONAL EMPLOYMENT CENTER
PROPOSED ZONING	RC-REGIONAL EMPLOYMENT CENTER

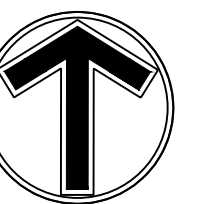
PARKING RATIOS	
INDUSTRIAL PARKING:	1 PER 2000 SF
OFFICE:	1 PER 200 SF
85/15 FOR EACH BUILDING	

PARKING SUMMARY	BUILDING AREA	REQUIRED	PROVIDED	PROOF	TOTAL
BUILDING A	234,000 SF	276 STALLS	209 STALLS	55 STALLS	264 STALLS
BUILDING B	208,000 SF	244 STALLS	168 STALLS	22 STALLS	190 STALLS
BUILDING C	115,000 SF	135 STALLS	103 STALLS	26 STALLS	129 STALLS

TRAILER PROVIDED	29 STALLS
BUILDING A (ADA PROVIDED)	6 STALLS
BUILDING B (ADA PROVIDED)	7 STALLS
BUILDING C (ADA PROVIDED)	6 STALLS
TOTAL	19 STALLS

KEY NOTES

- A. BUILDING, STOOPS, STAIRS (SEE ARCHITECTURAL PLANS)
- B. B-612 CONCRETE CURB AND GUTTER
- C. B-618 CONCRETE CURB AND GUTTER
- D. CONCRETE APRON
- E. FLAT CURB SECTION
- F. 7" CONCRETE SIDEWALK
- G. SEGMENTAL BLOCK RETAINING WALL
- H. ADA ACCESS LOCATION
- I. ACCESSIBLE STALL STRIPING
- J. ACCESSIBLE PARKING SIGN
- K. TRANSFORMER
- L. CHAIN LINK FENCE



NORTH
0 100 200
SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
	07/07/2024	TPK	JDB	JDB	SITE PLAN APPLICATION

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.

Print Name: JOSEPH D. BAILEY

Date License # 58645

PRELIMINARY
08/07/2024
DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY
TPK

DESIGNED BY
JDB

CHECKED BY
JDB

PROJECT NO.
51493

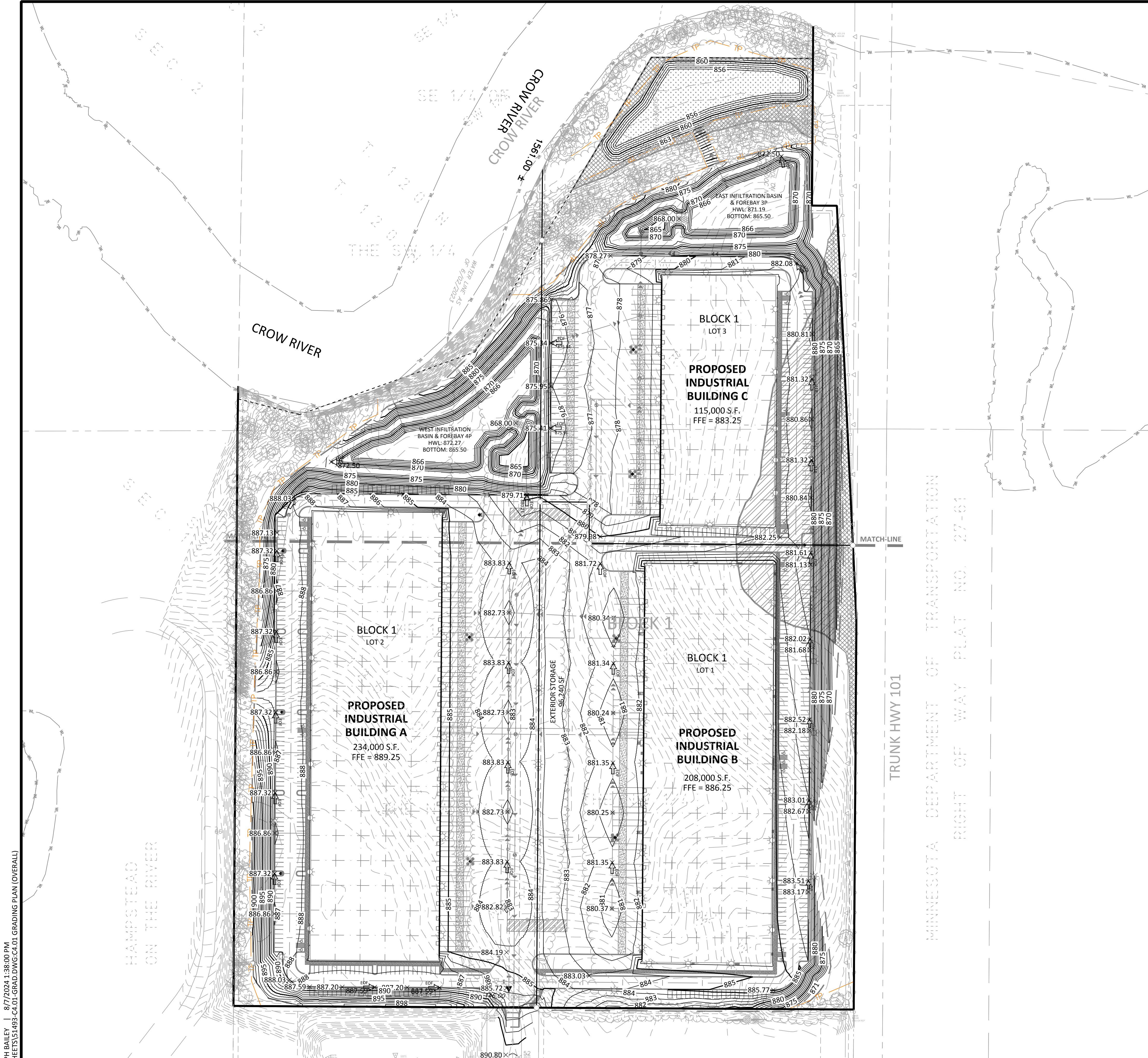


SITE PLAN

CP WEST, LLC
NORTHDALE BOULEVARD INDUSTRIAL
PRELIMINARY DEVELOPMENT PLANS
ROGERS, MINNESOTA

SHEET

C3.01
02 OF
REV.



LEGEND

PROPOSED

EXISTING

BOUNDARY LINE

CONCRETE CURB

STORM SEWER

DRAINTILE

BUILDING LINE

RETAINING WALL

CONTOUR

WETLAND

TREE LINE

SPOT ELEVATIONS

RIPRAP

OVERFLOW ELEV.

SOIL BORING

CONCRETE PAVING

CONCRETE SIDEWALK

PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)

100 YEAR FLOOD PLAIN

IMPACTED 100 YEAR FLOOD PLAIN

MITIGATED FLOOD PLAIN

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

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CKD

APPR

COMMENT

07/07/2024

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JDB

JDB

SITE PLAN APPLICATION

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Print Name: JOSEPH D. BAILEY

Date: License #: 58645

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GRADING PLAN (OVERALL)

CP WEST, LLC

NORTHDALE BOULEVARD INDUSTRIAL

PRELIMINARY DEVELOPMENT PLANS

ROGERS, MINNESOTA

SHEET

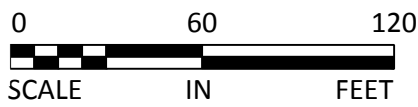
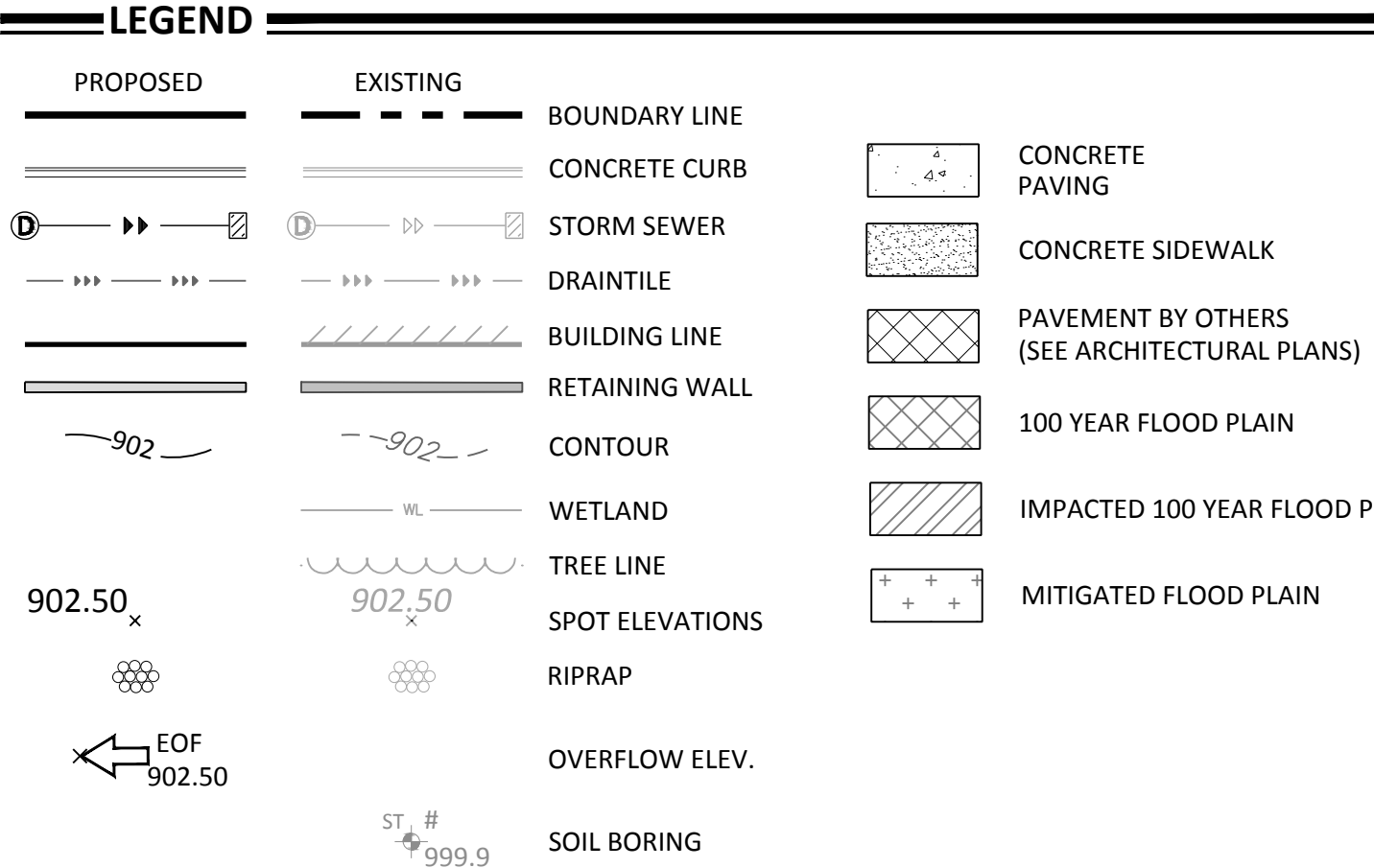
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REV. ##

24.15 (LWS TECH) | JOSEPH BAILEY | 8/7/2024 1:38:00 PM
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Print Name: JOSEPH D. BAILEY

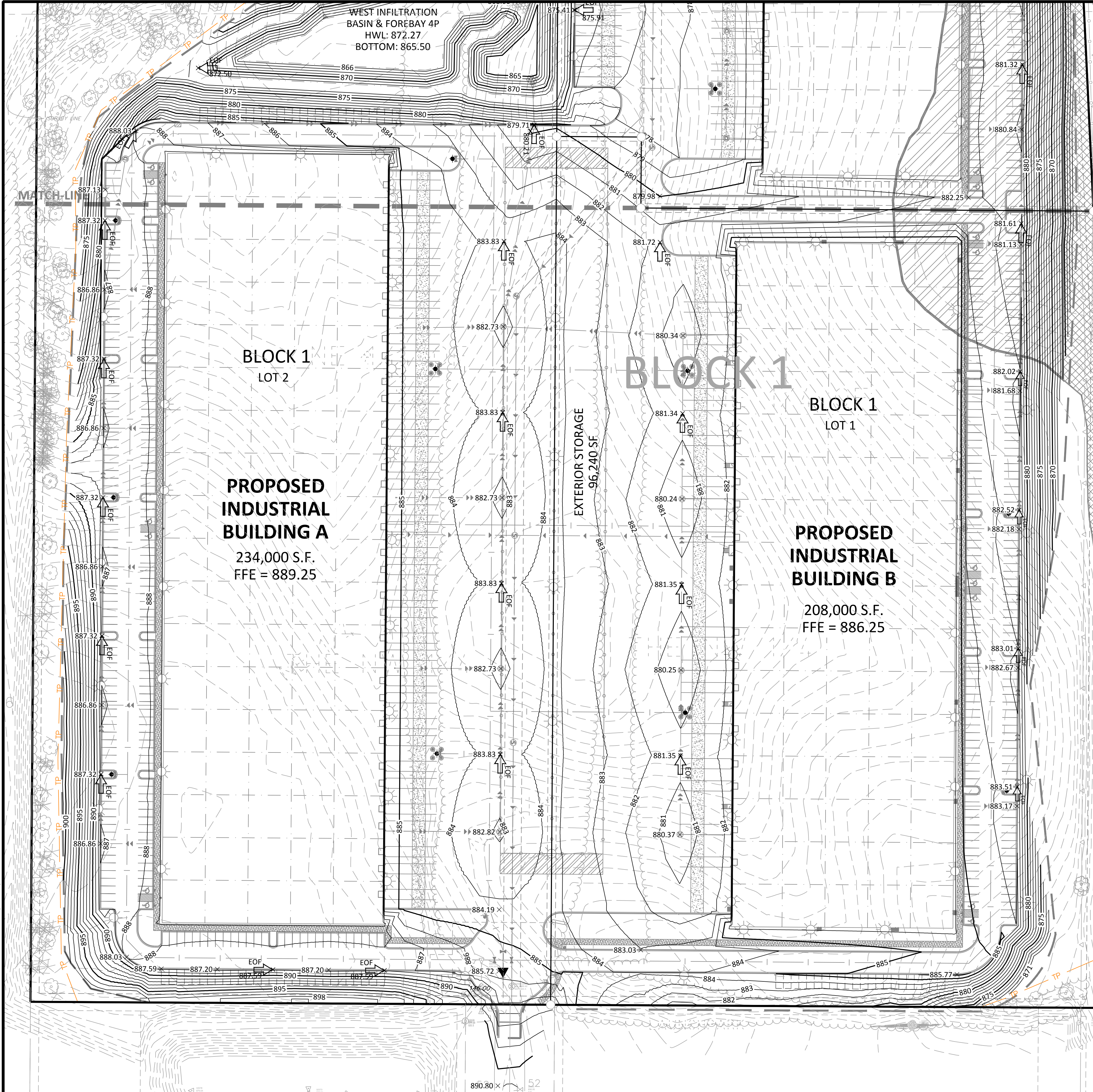
Date License # 58645

DRAWN BY TPK
DESIGNED BY JDB
CHECKED BY JDB
PROJECT NO. 51493



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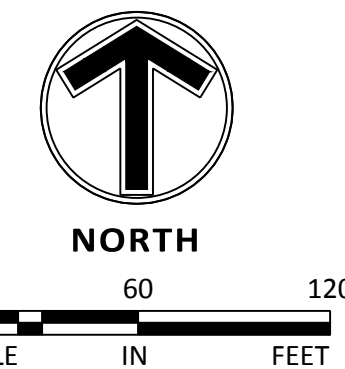
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C:\PROJECTS\151493\CAD\SHEETS\151493-C4.01 GRAD DWG-C4.03 GRADING PLAN (SOUTH)



LEGEND			
PROPOSED	EXISTING	BOUNDARY LINE	CONCRETE PAVING

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



NO	DATE	BY	CKD	APPR	COMMENT
	07/07/2024	TPK	JDB	JDB	SITE PLAN APPLICATION

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.

Print Name: JOSEPH D. BAILEY

Date: License #: 58645

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JDB

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GRADING PLAN (SOUTH)

CP WEST, LLC
NORTHDALE BOULEVARD INDUSTRIAL
PRELIMINARY DEVELOPMENT PLANS
ROGERS, MINNESOTA

SHEET
C4.03
OF ##
REV. ##

24.15 (LWIS TECH) | JOSEPH BAILEY | 8/7/2024 1:38:00 PM
C:\PROJECTS\151493\CAD\SHEETS\151493-C4.01 GRAD.DWG-C4.04 GRADING PLAN NOTES

GRADING NOTES

1. PROPOSED CONTOURS ARE TO FINISHED SURFACE ELEVATION. SPOT ELEVATIONS ALONG PROPOSED CURB DENOTE GUTTER GRADE.
2. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB.
3. ALL GRADIENT ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.00% (1:50). MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE IN 2.00% (1:50). CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT. COORDINATE ALL WORK WITH PAVING CONTRACTOR.
4. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
5. SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
6. CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.

A GEOTECHNICAL ENGINEERING SOILS REPORT HAS BEEN COMPLETED BY:

COMPANY:

ADDRESS:

PHONE:

DATE:

CONTRACTOR SHALL OBTAIN A COPY OF THE SOILS REPORT.
7. CONTRACTOR SHALL COMPLETE DEWATERING AS REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION.
8. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL SHALL BE PERFORMED ON THE STREET AND PARKING AREA SUBGRADE. CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER.
9. REPLACE ALL SUBGRADE SOIL DISTURBED DURING THE CONSTRUCTION THAT HAVE BECOME UNSUITABLE AND WILL NOT PASS A TEST ROLL. REMOVE UNSUITABLE SOIL FROM THE SITE AND IMPORT SUITABLE SOIL AT NO ADDITIONAL COST TO THE OWNER.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
11. EXISTING TREES AND OTHER NATURAL VEGETATION WITHIN THE PROJECT AND/OR ADJACENT TO THE PROJECT ARE OF PRIME CONCERN TO THE CONTRACTOR'S OPERATIONS AND SHALL BE A RESTRICTED AREA. CONTRACTOR SHALL PROTECT TREES TO REMAIN AT ALL TIMES. EQUIPMENT SHALL NOT NEEDLESSLY BE OPERATED UNDER NEARBY TREES AND EXTREME CAUTION SHALL BE EXERCISED WHEN WORKING ADJACENT TO TREES. SHOULD ANY PORTION OF THE TREE BRANCHES REQUIRE REMOVAL TO PERMIT OPERATION OF THE CONTRACTOR'S EQUIPMENT, CONTRACTOR SHALL OBTAIN THE SERVICES OF A PROFESSIONAL TREE TRIMMING SERVICE TO TRIM THE TREES PRIOR TO THE BEGINNING OF OPERATION. SHOULD CONTRACTOR'S OPERATIONS RESULT IN THE BREAKING OF ANY LIMBS, THE BROKEN LIMBS SHOULD BE REMOVED IMMEDIATELY AND CUTS SHALL BE PROPERLY PROTECTED TO MINIMIZE ANY LASTING DAMAGE TO THE TREE. NO TREES SHALL BE REMOVED WITHOUT AUTHORIZATION BY THE ENGINEER. COSTS FOR TRIMMING SERVICES SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONSTRUCTION AND NO SPECIAL PAYMENT WILL BE MADE.

a. RESTRICTED AREAS SHALL INCLUDE ALL DESIGNATED TREED AREAS OUTSIDE OF THE DESIGNATED CONSTRUCTION ZONE. ALL VEGETATION WITHIN THE RESTRICTED AREAS SHALL REMAIN.

b. CONTRACTOR SHALL RESTRICT ALL GRADING AND CONSTRUCTION ACTIVITIES TO AREAS DESIGNATED ON THE PLANS. ACTIVITIES WITHIN THE CONSTRUCTION MAY BE RESTRICTED TO A NARROWER WIDTH IN THE FIELD TO SAVE ADDITIONAL TREES AS DIRECTED BY THE OWNER.

c. ACTIVITIES PROHIBITED OUTSIDE OF THE CONSTRUCTION BOUNDARIES WOULD INCLUDE, BUT NOT BE LIMITED TO: SOIL AND OTHER MATERIAL STOCKPILING, EQUIPMENT OR MACHINERY STORAGE, DRIVING OF ANY VEHICLE, LEAKAGE OR SPILLAGE OF ANY "WASHOUT" OR OTHER TOXIC MATERIAL. THE COLLECTION OF OTHER DEBRIS AND SOIL STOCKPILING WILL BE IN AN AREA DETERMINED ON-SITE BY THE ENGINEER.

d. ALL RESTRICTED AREAS SHALL BE FENCED OFF WITH BRIGHT ORANGE POLYETHYLENE SAFETY NETTING AND STEEL STAKES AS SHOWN ON THE TREE PROTECTION DETAIL. AT NO TIME SHALL THIS FENCING BE REMOVED OR ACTIVITY OF ANY KIND TAKE PLACE WITHIN IT. FINAL PLACEMENT OF ALL PROTECTIVE FENCING SHALL BE COMPLETE BEFORE ANY WORK COMMENCES ON-SITE.

e. BEFORE COMMENCING WITH ANY EXCAVATION CONTRACTOR SHALL COMPLETE ALL PREPARATORY WORK REGARDING TREE REMOVAL, ROOT PRUNING, TREE PRUNING AND STUMP REMOVAL TO THE SATISFACTION OF THE OWNER.

f. PREPARATORY WORK SHALL INCLUDE THE FOLLOWING AND SHALL BE COMPLETED UNDER THE DIRECT SUPERVISION OF THE OWNER'S REPRESENTATIVE:

i. TREE REMOVAL: CONTRACTOR SHALL FELL THE TREES. AT NO TIME SHALL TREES BE BULLDOZED OUT, BUT SHALL BE CUT DOWN AND STUMPS REMOVED SEPARATELY. PRIOR TO THE FELLING OF ALL TREES, PROPER REMOVAL OF A PORTION OR ALL OF THE CANOPY SHALL BE COMPLETED SO THAT TREES IN THE RESTRICTED AREAS SHALL NOT BE INJURED IN THE PROCESS.

ii. ROOT PRUNING: BEFORE ANY STUMPS ARE TO BE REMOVED, ALL ROOTS SHALL BE SEVERED FROM ROOTS IN THE RESTRICTED AREAS BY SAW CUTTING WITH A VERMEER DESIGNED FOR ROOT PRUNING, BY HAND, OR WITH A CHAINSAW. TREE ROOTS PROJECTING INTO THE CONSTRUCTION ZONE SHALL BE EXPOSED PRIOR TO ROOT PRUNING WITH SMALL MACHINERY, I.E..., BOBCAT.

iii. STUMP REMOVAL: AT SUCH TIME THAT ROOTS HAVE BEEN PROPERLY SEVERED, STUMPS MAY BE REMOVED. WHERE REMOVAL OF CERTAIN STUMPS COULD CAUSE DAMAGE TO EXISTING PROTECTED TREES, TREE STUMPS SHALL BE GROUND OUT. ALL STUMP REMOVAL SHALL BE UNDER THE DIRECT SUPERVISION OF THE OWNER'S REPRESENTATIVE.

iv. TREE PRUNING: PROPER PRUNING OF TREES IN THE RESTRICTED ZONE SHALL BE DIRECTED BY AND SUPERVISION AT ALL TIMES BY THE OWNER'S REPRESENTATIVE.

g. AN OWNER'S REPRESENTATIVE WILL BE AVAILABLE AT ALL TIMES DURING THE PREPARATORY AND CONSTRUCTION PERIOD.

h. MULCH RATHER THAN SEED OR SOD WILL BE USED AT THE BASE OF QUALITY TREES TO A PERIMETER DETERMINED BY THE OWNER'S REPRESENTATIVE. AREAS TO BE SEEDED FOR EROSION CONTROL PURPOSES WITHIN THE CONSTRUCTION ZONE ARE TO BE DETERMINED BY THE OWNER'S REPRESENTATIVE. NATURAL GROUND COVER WILL BE MAINTAINED WHEREVER POSSIBLE.

i. THE USE OF RETAINING WALLS NEAR TREES, IN ADDITION TO THOSE REQUIRED ON THE PLANS SHALL BE DETERMINED IN THE FIELD, BASED ON TREE LOCATIONS AND TOPOGRAPHY.
12. EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO THE DEPTH SPECIFIED IN THE LANDSCAPING PLANS. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED PER LANDSCAPING PLANS.
13. TRENCH BORROW CONSTRUCTION: IF ALLOWED BY THE OWNER, CONTRACTOR SHALL COMPLETE "TRENCH BORROW" EXCAVATION IN AREAS DIRECTED BY THE ENGINEER IN ORDER TO OBTAIN STRUCTURAL MATERIAL. TREES SHALL NOT BE REMOVED OR DAMAGED AS A RESULT OF THE EXCAVATION, UNLESS APPROVED BY THE ENGINEER. THE EXCAVATION SHALL COMMENCE A MINIMUM OF 10 FEET FROM THE LIMIT OF THE BUILDING PAD. THE EXCAVATION FROM THIS LIMIT SHALL EXTEND AT A MINIMUM SLOPE OF 1 FOOT HORIZONTAL TO 1 FOOT VERTICAL (1:1) DOWNWARD AND OUTWARD FROM THE FINISHED SURFACE GRADE ELEVATION. THE TRENCH BORROW EXCAVATION SHALL BE BACKFILLED TO THE PROPOSED FINISHED GRADE ELEVATION, AND SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE QUALITY COMPACTION METHOD AS OUTLINED IN MM/DOT SPECIFICATION 2105.3F2. SNOW FENCE SHALL BE FURNISHED AND PLACED ALONG THE PERIMETER OF THE TRENCH BORROW AREA WHERE THE SLOPES EXCEED 2 FOOT HORIZONTAL TO 1 FOOT VERTICAL (2:1).
14. FINISHED GRADING SHALL BE COMPLETED, CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISHED GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED, ERODED OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
15. TOLERANCES

a. THE RESIDENTIAL BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.

b. THE COMMERCIAL BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.10 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.

c. THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.

d. AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.1000T ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.

e. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
16. AFTER THE SITE GRADING IS COMPLETED, IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
17. CONTRACTOR SHALL DETERMINE THE LOCATION OF ANY HAUL ROADS THAT MAY BE REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION AND SHALL INDICATE HAUL ROADS ON EROSION AND SEDIMENT CONTROL "SITE MAP". CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNING AUTHORITY OF EACH ROADWAY. CONTRACTOR SHALL POST WHATEVER SECURITY AND COMPLY WITH ALL CONDITIONS WHICH ARE REQUIRED BY EACH GOVERNING AUTHORITY OF EACH ROADWAY.
18. DISTURBED AREAS WITHIN WETLAND MITIGATION SITE AND ANY DISTURBED AREAS WITHIN THE WETLAND SHALL BE RESTORED WITH 6 TO 12 INCHES OF ORGANIC SOILS, PREFERABLY SOILS THAT WERE PREVIOUSLY REMOVED FROM WETLAND AREAS. SEEDING IN THE WETLAND MITIGATION AREAS ABOVE THE NORMAL WATER LEVEL SHALL BE MN STATE SEED MIX 34-271, WET MEADOW SOUTH AND WEST, OR APPROVED EQUAL. FOR STATE SEED MIXES, OATS AND WINTER WHEAT SHOULD BE SELECTED BASED ON THE TIME OF YEAR THAT THE MIX IS BEING USED. OATS SHOULD BE INCLUDED IN MIXES IF BEING USED BETWEEN OCTOBER 15TH AND AUGUST 1ST. WINTER WHEAT SHOULD BE USED BETWEEN AUGUST 1ST AND OCTOBER 15TH. THE SEEDING RATE IS THE SAME FOR OATS AND WINTER WHEAT. MIX 34-271 SHOULD BE APPLIED AT 12 POUNDS PER ACRE. SEED SHALL BE WATERED UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
19. FILL PLACED WITHIN THE BUILDING PAD AREAS SHALL BE IN CONFORMANCE WITH HUD/FHA PROCEDURES AND DATA SHEET 79G.
20. RETAINING WALL(S) SHALL BE CONSTRUCTED OF MODULAR BLOCK MATERIAL. CONTRACTOR SHALL SUBMIT TO THE ENGINEER AND LOCAL AUTHORITY CERTIFIED ENGINEERING DRAWINGS, DESIGN CALCULATIONS AND SOIL BORINGS. THE CERTIFIED ENGINEER FOR THE RETAINING WALL(S) SHALL PROVIDE CONSTRUCTION OBSERVATIONS OF THE RETAINING WALL IMPROVEMENT, AND A LETTER CERTIFYING THE INSTALLATION OF THE WALL(S) WAS CONSTRUCTED IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.
21. CONTRACTOR SHALL PROVIDE RECORD PLANS AS REQUIRED BY PERMITTING AGENCIES.

NO	DATE	BY	CKD	APPR	COMMENT
	07/07/2024	TPK	JDB	JDB	SITE PLAN APPLICATION
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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.

Print Name: JOSEPH D. BAILEY

Date License # 58645

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08/07/2024
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CONSTRUCTION DOCUMENTS

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TPK

DESIGNED BY
JDB

CHECKED BY
JDB

PROJECT NO.
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GRADING PLAN NOTES

CP WEST, LLC
NORTHDALE BOULEVARD INDUSTRIAL
PRELIMINARY DEVELOPMENT PLANS
ROGERS, MINNESOTA

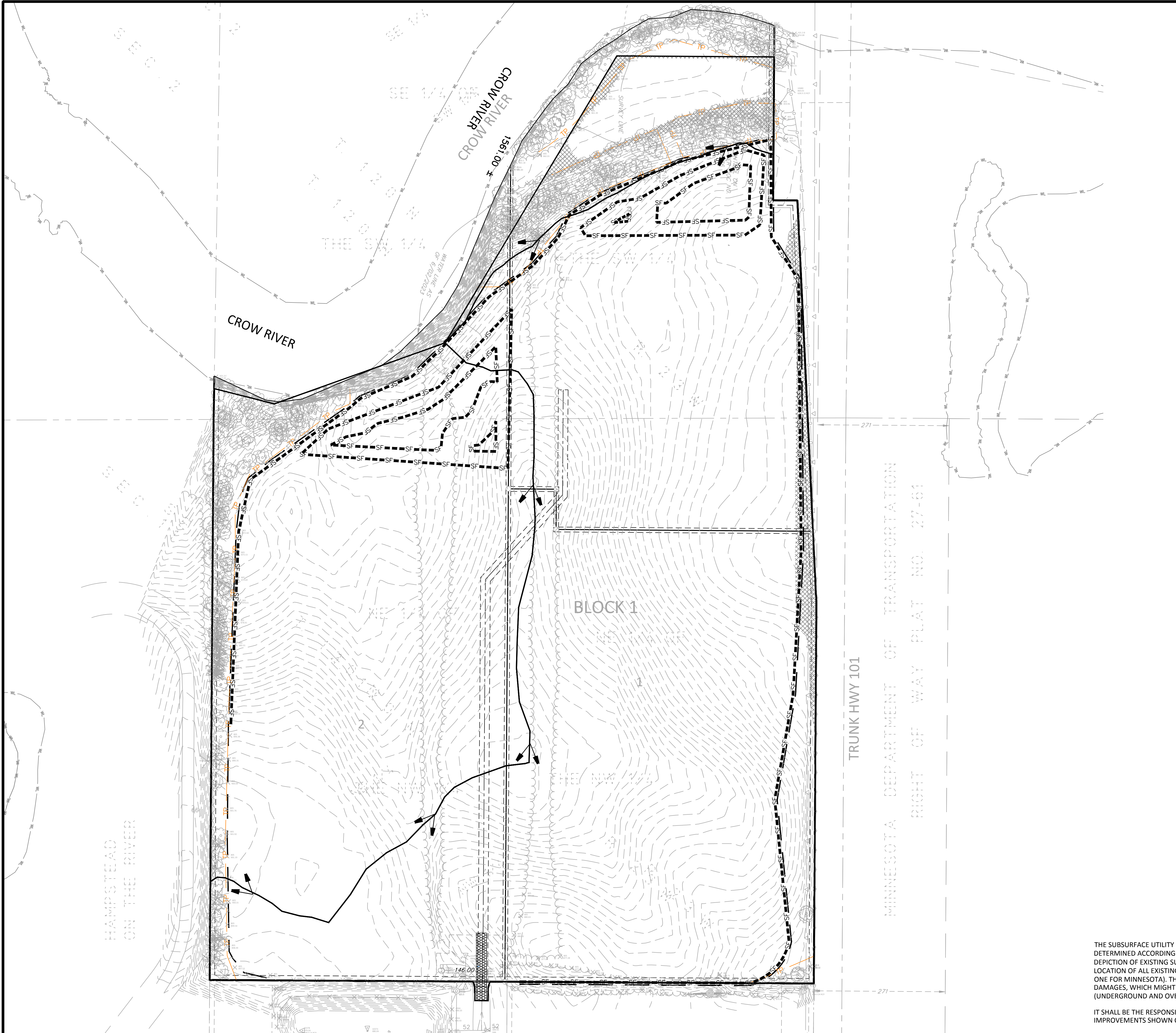
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C4.04

OF

REV. ##

24.15 (LMS TECH) | JOSEPH BAILEY | 8/6/2024 3:51:42 PM
C:\PROJECTS\51493\CAD\SHEETS\51493-C5.01-EROS.DWG C5.01 PHASE ONE EROSION CONTROL PLAN



LEGEND

PROPOSED	EXISTING	
		CONCRETE CURB
		STORM SEWER
		DRAINTILE
		CONTOUR
		RIPRAP
		OVERFLOW ELEV.
		BIO-ROLL
		SILT FENCE
		SILT DIKE
		LIMITS OF DISTURBANCE
		SOIL BORING
		DIRECTION OF OVERLAND FLOW
		TEMPORARY DIVERSION DITCH
		CHECK DAM
		LIMITS OF DRAINAGE SUB-BASIN
		INLET PROTECTION DEVICE
		TEMPORARY STONE CONSTRUCTION ENTRANCE
		TEMPORARY SEDIMENT BASIN
		TEMPORARY STABILIZATION MEASURES (SEED, MULCH, MATS OR BLANKETS AS OUTLINED IN THE SWPPP)
		TEMPORARY STORAGE AND PARKING AREA

EROSION CONTROL MATERIALS QUANTITIES

ITEM	UNIT	QUANTITY
SILT FENCE	LINEAR FEET	X
SILT DIKE	LINEAR FEET	X
BIO-ROLL	LINEAR FEET	X
CONSTRUCTION ENTRANCE	UNIT	X
INLET PROTECTION DEVICE (IP-1)	UNIT	X
INLET PROTECTION DEVICE (IP-2)	UNIT	X
INLET PROTECTION DEVICE (IP-3)	UNIT	X

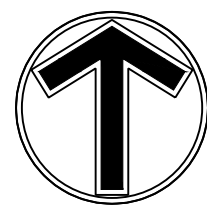
* REFER TO SHEET C5.03 & C5.04 FOR GENERAL NOTES, MAINTENANCE NOTES, LOCATION MAPS, AND STANDARD DETAILS

NOTE TO CONTRACTOR

THE EROSION CONTROL PLAN SHEETS ALONG WITH THE REST OF THE SWPPP MUST BE KEPT ONSITE UNTIL THE NOTICE OF TERMINATION IS FILED WITH THE MPCA. THE CONTRACTOR MUST UPDATE THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS AS NECESSARY TO INCLUDE ADDITIONAL REQUIREMENTS, SUCH AS ADDITIONAL OR MODIFIED BMPs DESIGNED TO CORRECT PROBLEMS IDENTIFIED. AFTER FILING THE NOTICE OF TERMINATION, THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS, AND ALL REVISIONS TO IT MUST BE SUBMITTED TO THE OWNER, TO BE KEPT ON FILE IN ACCORDANCE WITH THE RECORD RETENTION REQUIREMENTS DESCRIBED IN THE SWPPP NARRATIVE.

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



NORTH

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SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
	07/07/2024	TPK	JDB	JDB	SITE PLAN APPLICATION

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.

Print Name: JOSEPH D. BAILEY

Date: License #: 58645

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08/07/2024
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CONSTRUCTION DOCUMENTS

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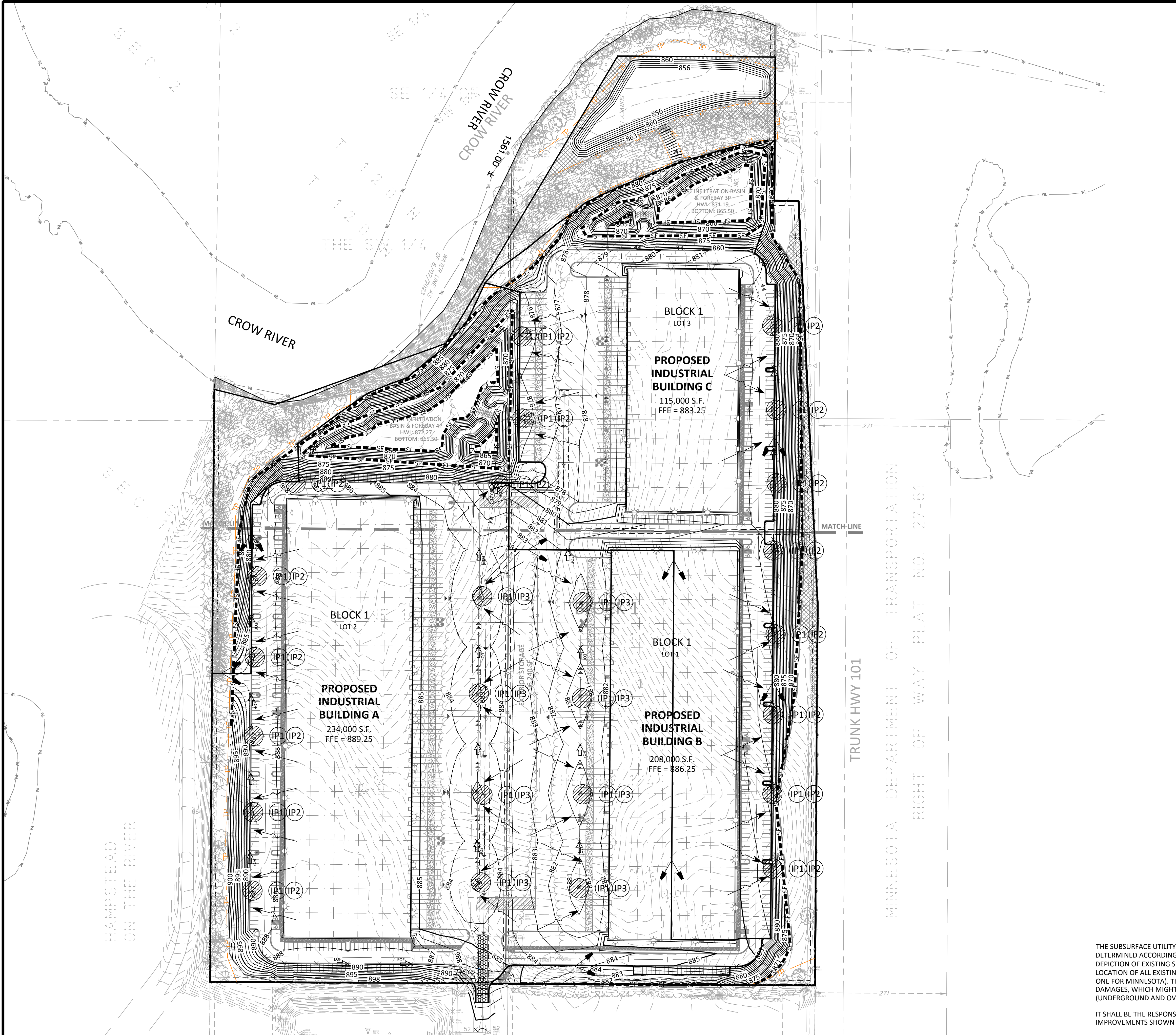


PHASE ONE EROSION CONTROL PLAN

CP WEST, LLC
NORTHDALE BOULEVARD INDUSTRIAL
PRELIMINARY DEVELOPMENT PLANS
ROGERS, MINNESOTA

SHEET
C5.01
OF ##
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24.15 (LWIS TECH) | JOSEPH BAILEY | 8/6/2024 3:51:42 PM
C:\PROJECTS\151493\CAD\SHEETS\151493-C5.01-EROS.DWG C5.02 PHASE TWO EROSION CONTROL PLAN



LEGEND

PROPOSED	EXISTING	
		CONCRETE CURB
		STORM SEWER
		DRAINTILE
		CONTOUR
		RIPRAP
		OVERFLOW ELEV.
		BIO-ROLL
		SILT FENCE
		SILT DIKE
		LIMITS OF DISTURBANCE
		SOIL BORING
		DIRECTION OF OVERLAND FLOW
		TEMPORARY DIVERSION DITCH
		CHECK DAM
		LIMITS OF DRAINAGE SUB-BASIN
		INLET PROTECTION DEVICE
		TEMPORARY STONE CONSTRUCTION ENTRANCE
		TEMPORARY SEDIMENT BASIN
		TEMPORARY STABILIZATION MEASURES (SEED, MULCH, MATS OR BLANKETS AS OUTLINED IN THE SWPPP)
		TEMPORARY STORAGE AND PARKING AREA

EROSION CONTROL MATERIALS QUANTITIES

ITEM	UNIT	QUANTITY
SILT FENCE	LINEAR FEET	X
SILT DIKE	LINEAR FEET	X
BIO-ROLL	LINEAR FEET	X
CONSTRUCTION ENTRANCE	UNIT	X
INLET PROTECTION DEVICE (IP-1)	UNIT	X
INLET PROTECTION DEVICE (IP-2)	UNIT	X
INLET PROTECTION DEVICE (IP-3)	UNIT	X

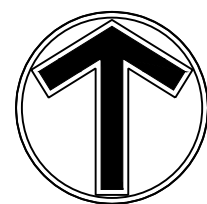
* REFER TO SHEET C5.03 & C5.04 FOR GENERAL NOTES, MAINTENANCE NOTES, LOCATION MAPS, AND STANDARD DETAILS

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Print Name: JOSEPH D. BAILEY

Date License # 58645

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PHASE TWO EROSION CONTROL PLAN
CP WEST, LLC
NORTHDALE BOULEVARD INDUSTRIAL
PRELIMINARY DEVELOPMENT PLANS
ROGERS, MINNESOTA

SHEET
C5.02
OF ##
REV. ##

EROSION & SEDIMENTATION CONTROL NOTES & DETAILS / "SITE MAP"



SITE LOCATION MAP

NOT TO SCALE



USGS MAP

NOT TO SCALE

SEQUENCE OF CONSTRUCTION

PHASE I:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
2. PREPARE TEMPORARY PARKING AND STORAGE AREA.
3. CONSTRUCT THE SILT FENCES ON THE SITE.
4. INSTALL INLET PROTECTION DEVICES ON EXISTING STORM STRUCTURES, AS SHOWN ON THE PLAN.
5. CONSTRUCT THE SEDIMENTATION AND SEDIMENT TRAP BASINS, AS REQUIRED.
6. HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEERING CONSULTANT TO PERFORM INSPECTION OF BMPs. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
7. CLEAR AND GRUB THE SITE.
8. BEGIN GRADING THE SITE.
9. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.

PHASE II:

1. TEMPORARY SEED DENUDEED AREAS.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
3. INSTALL RIP RAP AROUND OUTLET STRUCTURES.
4. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE.
7. INSTALL INLET PROTECTION DEVICES.
8. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED), IF REQUIRED BY THE CONTRACT.

AREA SUMMARY IN ACRES

PAVEMENT AREA	XX.XX AC±
BUILDING AREA	XX.XX AC±
SEEDED AREA	XX.XX AC±
TOTAL DISTURBED	XX.XX AC±
PRE - CONSTRUCTION IMPERVIOUS	XX.XX AC±
POST - CONSTRUCTION IMPERVIOUS	XX.XX AC±

DEVELOPER/OWNER: XXXXXXXX XXXXXXXX XXXXXXXX XXXX-XXXX-XXXX
SITE OPERATOR / GENERAL CONTRACTOR
SUPERINTENDENT:

NO	DATE	BY	CKD	APPR	COMMENT
	07/07/2024	TPK	JDB	JDB	SITE PLAN APPLICATION

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EROSION CONTROL NOTES

CP WEST, LLC
NORTHDALE BOULEVARD INDUSTRIAL
PRELIMINARY DEVELOPMENT PLANS
ROGERS, MINNESOTA

SHEET
C5.03
OF ##
REV. ##

GENERAL EROSION NOTES

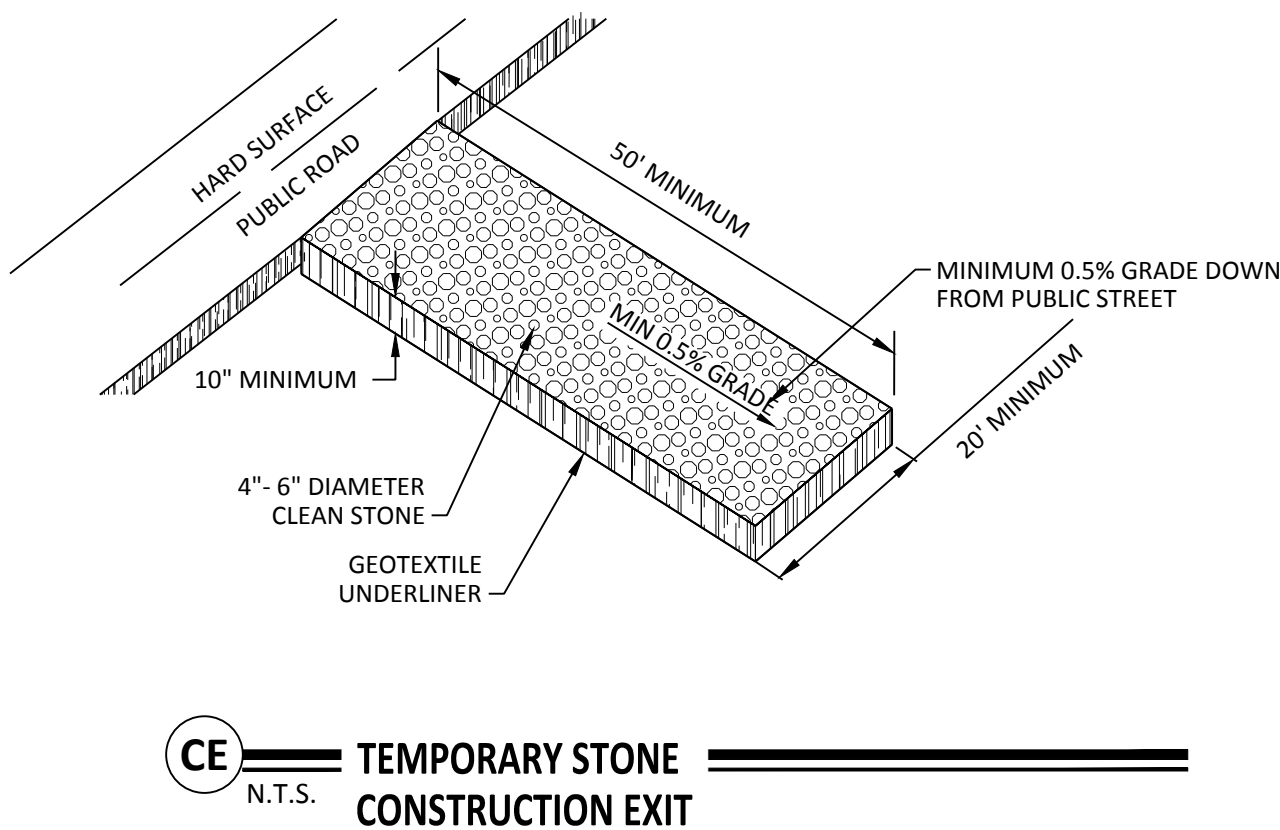
1. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME. WHERE A CONFLICT EXISTS BETWEEN LOCAL JURISDICTIONAL STANDARD SPECIFICATIONS AND SAMBATEK STANDARD SPECIFICATIONS, THE MORE STRINGENT SPECIFICATION SHALL APPLY.
2. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THIS DRAWING (EROSION & SEDIMENTATION CONTROL PLAN-ESC PLAN), THE STANDARD DETAILS, THE PLAN NARRATIVE, AND ITS APPENDICES, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING & SUBMITTING THE APPLICATION FOR THE MPCA GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE SWPPP AND THE STATE OF MINNESOTA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT, ISSUED AUGUST 1, 2023) AND BECOME FAMILIAR WITH THE CONTENTS. THE SWPPP AND ALL OTHER RELATED DOCUMENTS MUST BE KEPT AT THE SITE DURING CONSTRUCTION.
4. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMP'S) AS REQUIRED BY THE SWPPP & PERMITS. CONTRACTOR SHALL OVERSEE THE INSPECTION & MAINTENANCE OF THE BMP'S AND EROSION PREVENTION FROM BEGINNING OF CONSTRUCTION AND UNTIL CONSTRUCTION IS COMPLETED, IS APPROVED BY ALL AUTHORITIES, AND THE NOTICE OF TERMINATION (NOT) HAS BEEN FILED WITH THE MPCA BY EITHER THE OWNER OR OPERATOR AS APPROVED ON PERMIT. ADDITIONAL BMP'S SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
5. CONTRACTOR SHALL COMPLY WITH TRAINING REQUIREMENTS IN PART 21.1-21.3 OF THE GENERAL PERMIT.
6. BMP'S AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
7. ESC PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
8. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THE ESC PLANS SHALL BE CLEARLY DELINEATED (E.G. WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC.) ON THE DEVELOPMENT SITE BEFORE WORK BEGINS. GROUND DISTURBING ACTIVITIES MUST NOT OCCUR OUTSIDE THE LIMITS OF DISTURBANCE.
9. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
10. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) MUST BE LIMITED TO A DEFINED AREA OF THE SITE AND SHALL BE CONTAINED AND PROPERLY TREATED OR DISPOSED. NO ENGINE DEGREASING IS ALLOWED ON SITE.
11. 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 IS NOT ACCEPTABLE. 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. SELF-CONTAINED CONCRETE WASHOUTS ON CONCRETE DELIVERY TRUCKS ARE ALLOWED.
12. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
13. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
14. SOLID WASTE: COLLECTED SEDIMENT, ASPHALT & CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION & DEMOLITION DEBRIS & OTHER WASTES MUST BE DISPOSED OF PROPERLY & MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
15. HAZARDOUS MATERIALS: OIL, GASOLINE, PAINT & 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 & DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.
16. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE SWPPP, SHALL BE INITIATED AS SOON AS PRACTICABLE AND PRIOR TO SOIL DISTURBING ACTIVITIES USLOPE.
17. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED SHALL BE TEMPORARILY SEEDED, WITHIN 14 DAYS OF INACTIVITY. SEEDING SHALL BE IN ACCORDANCE WITH MN/DOT SEED MIXTURE NUMBER 21-111 OR 21-112 DEPENDING ON THE SEASON OF PLANTING (SEE MN/DOT SPECIFICATION SECTION 2575.3) SEEDING METHOD AND APPLICATION RATE SHALL CONFORM TO MN/DOT SPECIFICATION SECTION 2575.3. TEMPORARY MULCH SHALL BE APPLIED IN ACCORDANCE WITH MN/DOT SPECIFICATION SECTION 2575.3F1 AND 2575.3G. ALTERNATIVELY, HYDRAULIC SOIL STABILIZER IN ACCORDANCE WITH MN/DOT SPECIFICATION SECTION 2575.3H MAY BE USED IN PLACE OF TEMPORARY MULCH.
18. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED. THESE AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE TIME TABLE DESCRIBED ABOVE. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN FOR VEGETATIVE COVER.
19. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT FROM CONVEYANCES & FROM TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHED BACK INTO THE BASIN, CONVEYANCES, OR DRAINAGEWAYS DISCHARGING OFF-SITE OR TO SURFACE WATERS. THE CLEANOUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.
20. ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BMP'S. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
21. TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS & CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB & GUTTER SYSTEMS OR CONDUITS & DITCHES.
22. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
23. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, CHECK DAMS, INLET PROTECTION DEVICES, ETC.) TO PREVENT EROSION.
24. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

MAINTENANCE NOTES

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. THE DESIGNATED CONTACT PERSON NOTED ON THIS PLAN MUST ROUTINELY INSPECT THE CONSTRUCTION ON 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 EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

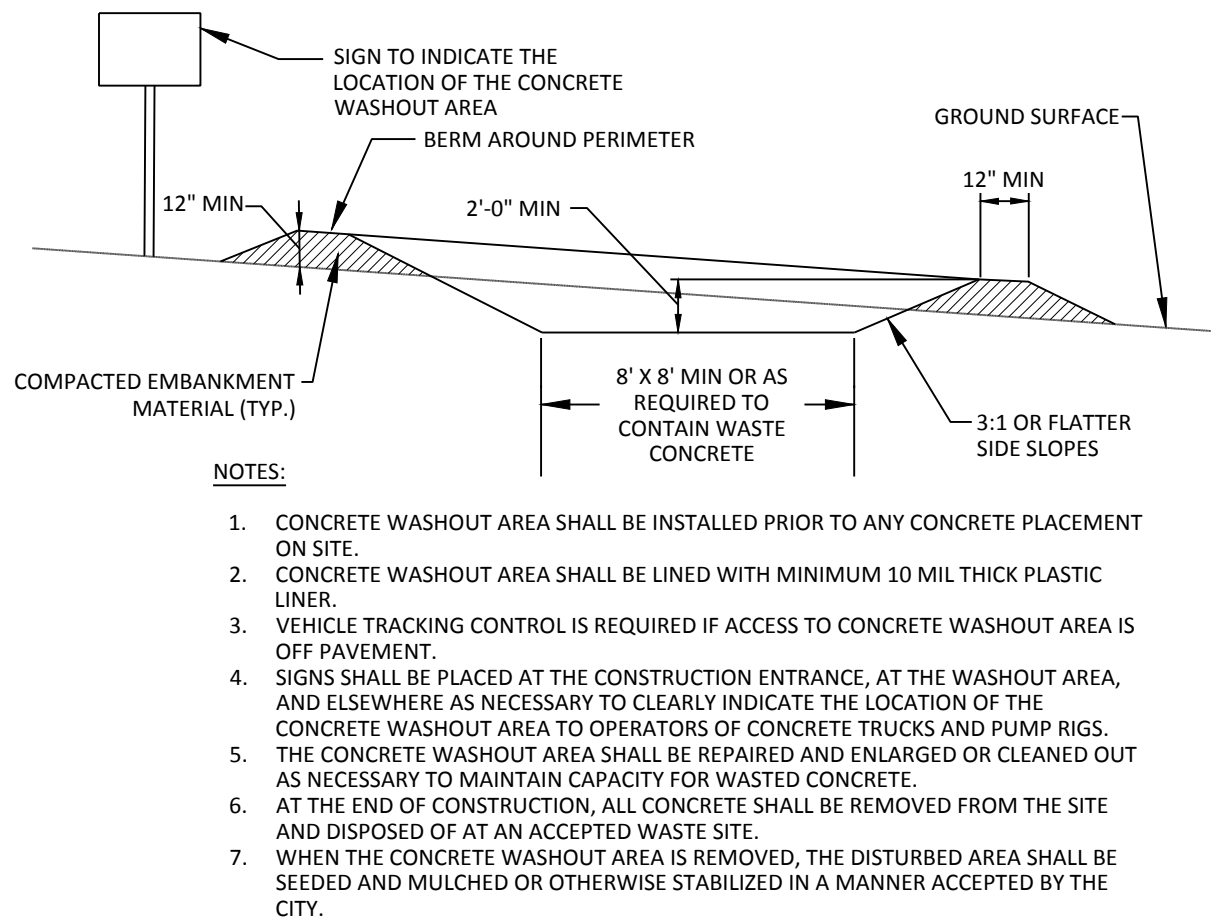
1. ALL SILT FENCES MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE FENCE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
2. TEMPORARY AND PERMANENT SEDIMENTATION BASINS MUST BE DRAINED AND THE SEDIMENT REMOVED WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES 1/2 THE STORAGE VOLUME. DRAINAGE AND REMOVAL MUST BE COMPLETED WITHIN 72 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS (SEE PART 10.1-10.5 OF THE GENERAL PERMIT).
3. SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS, MUST BE INSPECTED FOR EVIDENCE OF SEDIMENT BEING DEPOSITED BY EROSION. CONTRACTOR MUST REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS, AND RESTABILIZE THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL. THE REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. CONTRACTOR SHALL USE ALL REASONABLE EFFORTS TO OBTAIN ACCESS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) CALENDAR DAYS OF OBTAINING ACCESS. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AUTHORITIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK.
4. CONSTRUCTION SITE VEHICLE EXIT LOCATIONS MUST BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING ONTO PAVED SURFACES. TRACKED SEDIMENT MUST BE REMOVED FROM ALL OFF-SITE PAVED SURFACES, WITHIN 24 HOURS OF DISCOVERY, OR IF APPLICABLE, WITHIN A SHORTER TIME TO COMPLY WITH PART 9.11-9.12 OF THE GENERAL PERMIT.
5. CONTRACTOR IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMPs, AS WELL AS ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPs, FOR THE DURATION OF THE CONSTRUCTION WORK AT THE SITE. THE PERMITTEE(S) ARE RESPONSIBLE UNTIL ANOTHER PERMITTEE HAS ASSUMED CONTROL (ACCORDING TO PART 3.1 TO 3.8 OF THE MPCA GENERAL PERMIT) OVER ALL AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED OR THE SITE HAS UNDERGONE FINAL STABILIZATION, AND A (N.O.T.) HAS BEEN SUBMITTED TO THE MPCA.
6. 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 (E.G., FUGITIVE SEDIMENT IN STREETS COULD BE WASHED INTO STORM SEWERS BY THE NEXT RAIN AND/OR POSE A SAFETY HAZARD TO USERS OF PUBLIC STREETS).
7. ALL INFILTRATION AREAS MUST BE INSPECTED TO ENSURE THAT NO SEDIMENT FROM ONGOING CONSTRUCTION ACTIVITIES IS REACHING THE INFILTRATION AREA AND THESE AREAS ARE PROTECTED FROM COMPACTION DUE TO CONSTRUCTION EQUIPMENT DRIVING ACROSS THE INFILTRATION AREA.

24.15 (LWIS TECH) | JOSEPH BAILEY | 8/6/2024 3:51:42 PM
C:\PROJECTS\151493\CADD\SHEETS\151493-C5-01-EROS.DWG C5-04 EROSION CONTROL DETAILS



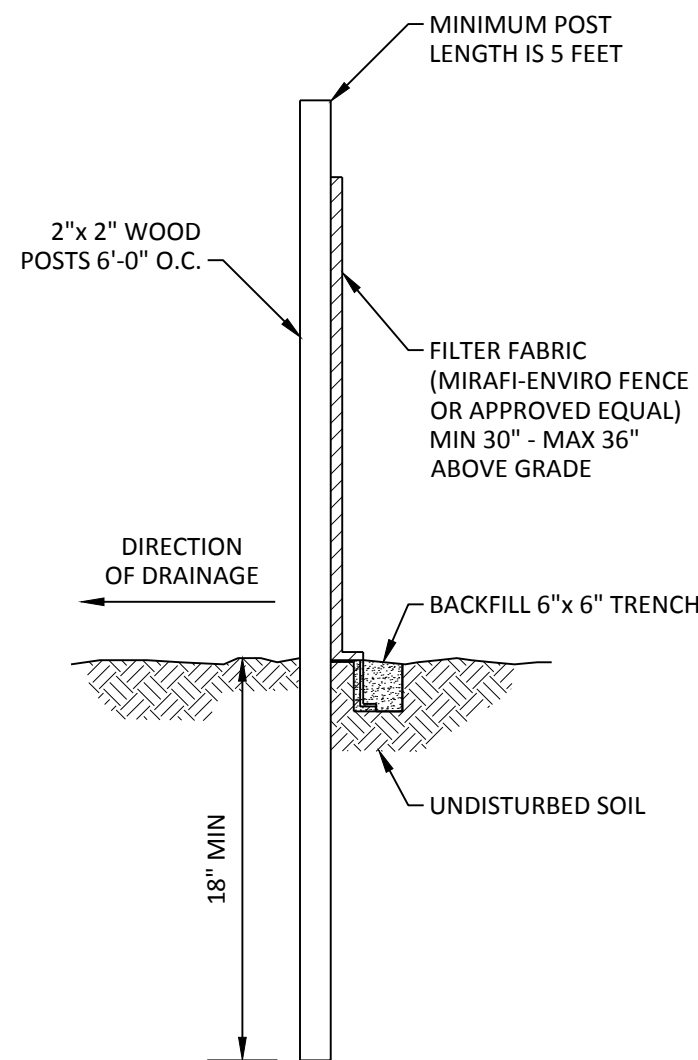
CE
N.T.S.

TEMPORARY STONE
CONSTRUCTION EXIT



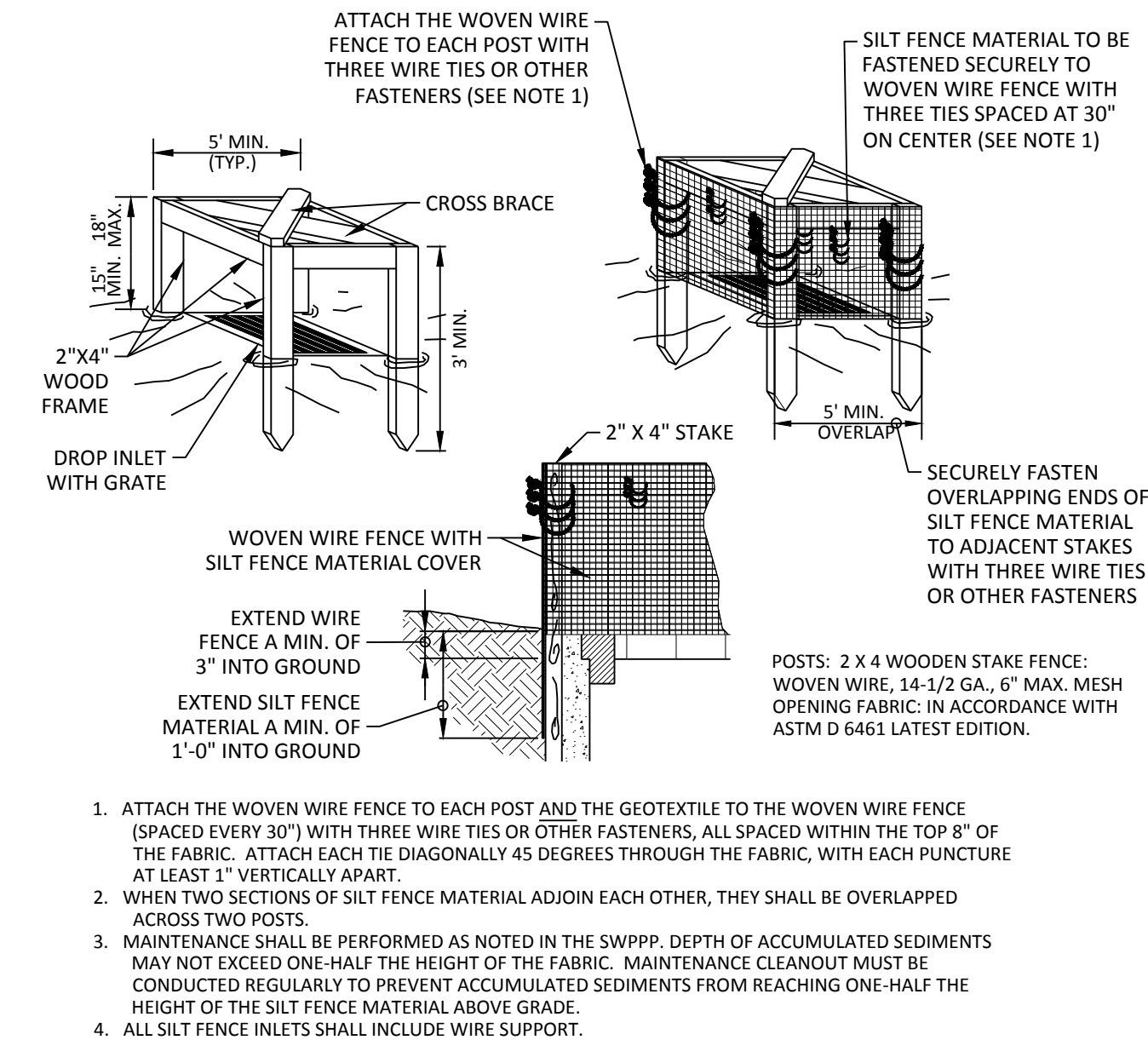
CW
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CONCRETE WASHOUT AREA



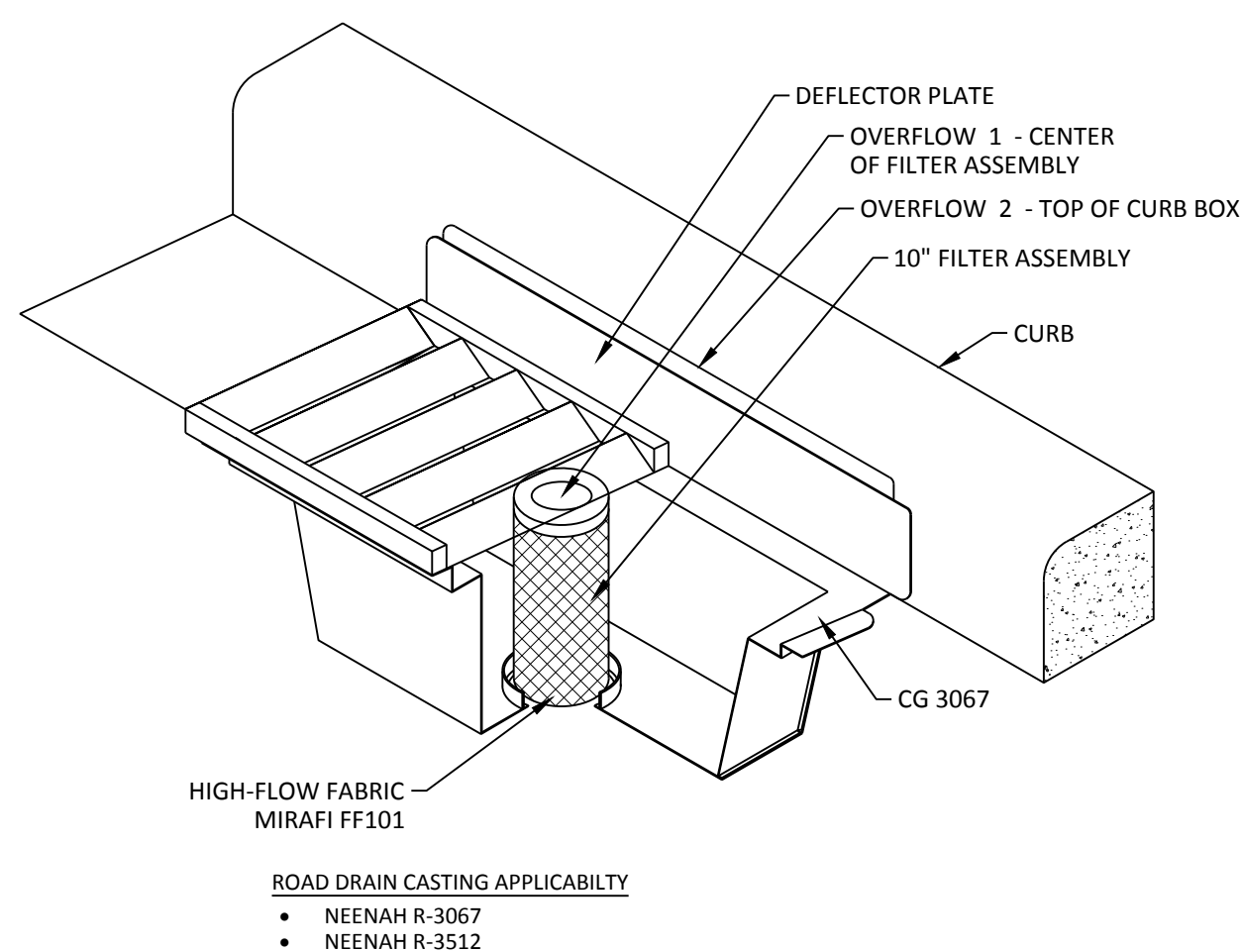
SF
N.T.S.

PREASSEMBLED SILT FENCE-
WOOD POSTS (MNDOT 3886)



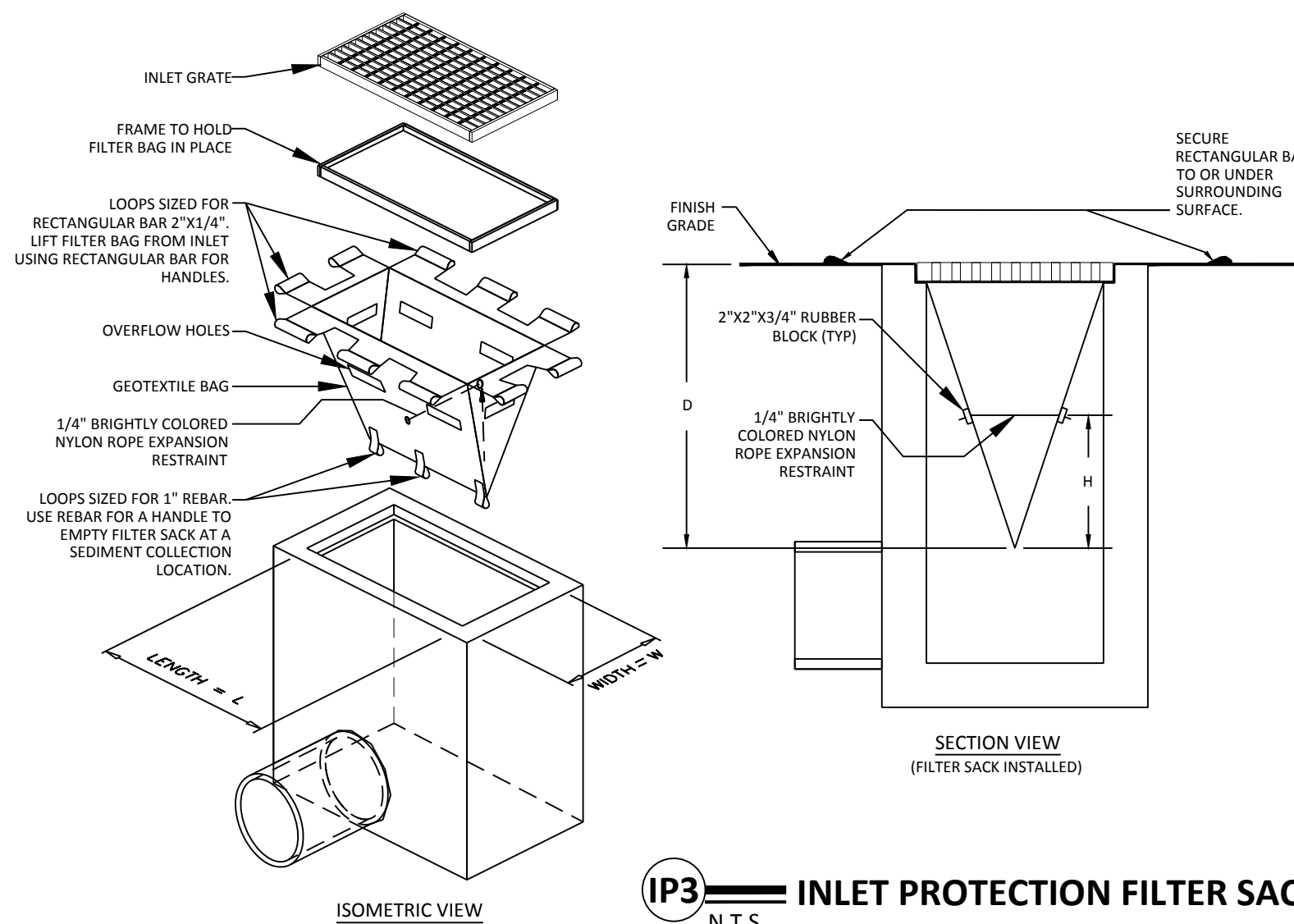
IP1
N.T.S.

SILT FENCE INLET PROTECTION



IP2
N.T.S.

CURB DRAIN INLET PROTECTION



IP3
N.T.S.

INLET PROTECTION FILTER SACK

FOR USE ONLY IN PAVED AREAS WHERE SEDIMENT LOADS ARE EXPECTED TO BE VERY LOW. FILTER SACK MUST HAVE OVERFLOW HOLES TO PREVENT PONDING.

NO	DATE	BY	CKD	APPR	COMMENT
	07/07/2024	TPK	JDB	JDB	SITE PLAN APPLICATION

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.

Print Name: JOSEPH D. BAILEY

Date: License #: 58645

PRELIMINARY
08/07/2024
DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY
TPK

DESIGNED BY
JDB

CHECKED BY
JDB

PROJECT NO.
51493



EROSION CONTROL DETAILS

CP WEST, LLC
NORTHDALE BOULEVARD INDUSTRIAL
PRELIMINARY DEVELOPMENT PLANS
ROGERS, MINNESOTA

SHEET
C5.04
OF ##
REV. ##

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

LEGEND

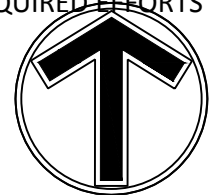
PROPOSED	EXISTING	
		SANITARY SEWER
		FORCEMAIN (SAN.)
		STORM SEWER
		DRAINTILE
		WATERMAIN
		UNDERGROUND GAS LINE
		UNDERGROUND TELEPHONE
		UNDERGROUND ELECTRIC
		CONCRETE CURB
		EASEMENT LINE

NOTE: TO MAINTAIN SANITARY SEWER DEPTHS AND AVOID ADDITIONAL SANITARY LIFT STATION AND FORCEMAIN, SANITARY SEWER WILL NEED TO BE PLACED IN PUBLIC DRAINAGE AND UTILITY EASEMENT PER CITY STANDARDS; OWNED AND MAINTAINED BY THE CITY OF ROGERS.

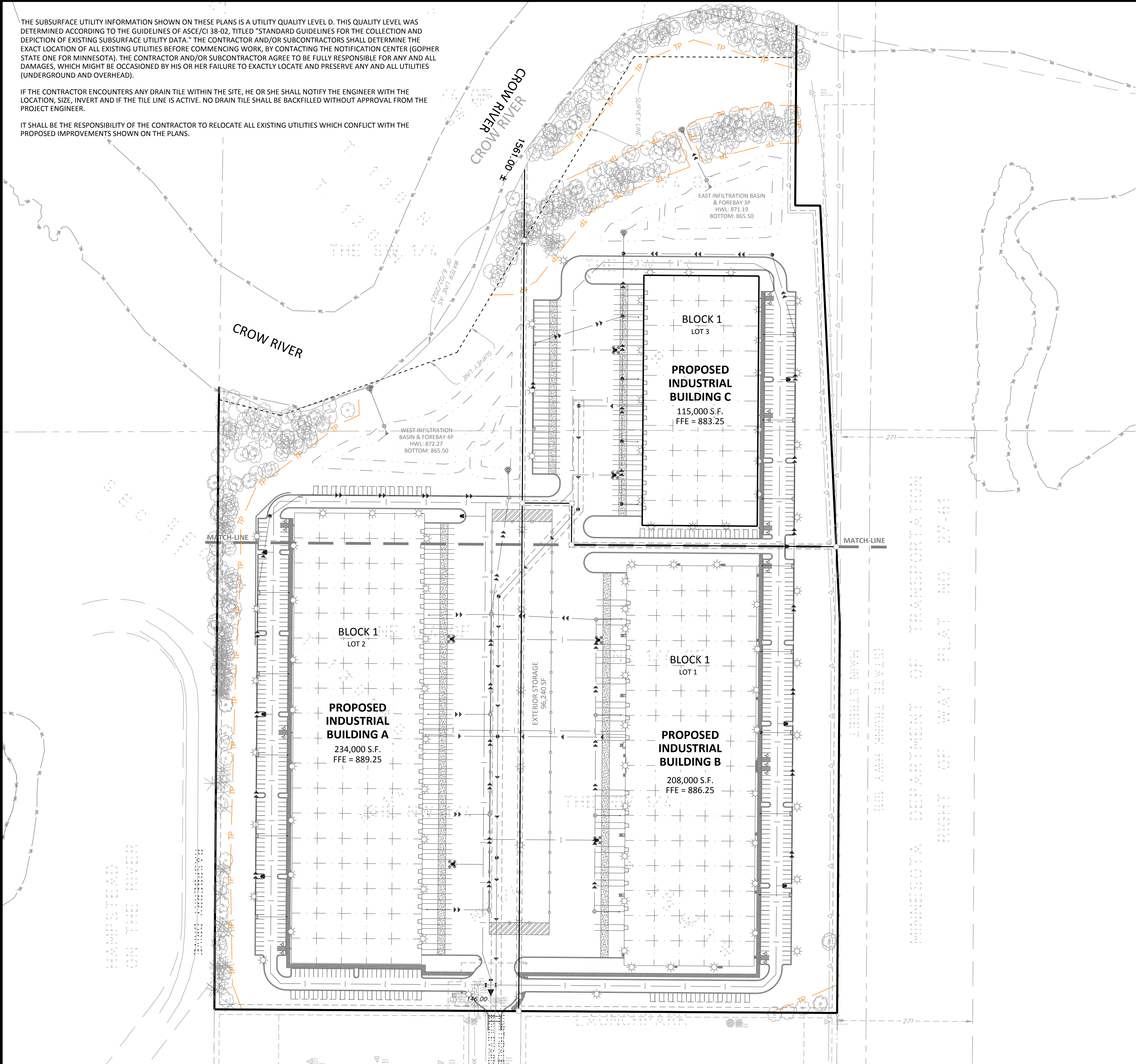
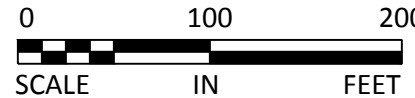
UTILITY CONSTRUCTION NOTES

- THE UTILITY IMPROVEMENTS FOR THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD UTILITIES SPECIFICATIONS" AS PUBLISHED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), EXCEPT AS MODIFIED HEREIN. CONTRACTOR SHALL OBTAIN A COPY OF THESE SPECIFICATIONS.
 - ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS, INCLUDING BUT NOT LIMITED TO CITY, DEPARTMENT OF LABOR AND INDUSTRY AND MINNESOTA DEPARTMENT OF HEALTH REQUIREMENTS.
 - CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP WATERMAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE THE LIABILITY OF CONTRACTOR.
 - A MINIMUM VERTICAL SEPARATION OF 18 INCHES, AND HORIZONTAL SEPARATION OF 10-FEET, BETWEEN OUTSIDE PIPE AND/OR STRUCTURE WALLS, IS REQUIRED AT ALL WATERMAIN AND SEWER MAIN (STORM AND SANITARY) CROSSINGS.
- ALL MATERIALS SHALL BE AS SPECIFIED IN CEAM SPECIFICATIONS EXCEPT AS MODIFIED HEREIN.
 - ALL MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY.
 - ALL SANITARY SEWER TO BE PVC SDR-35, UNLESS NOTED OTHERWISE.
 - ALL SANITARY SEWER SERVICES TO BUILDING SHALL BE CONSTRUCTED OF MATERIALS APPROVED FOR USE WITHIN A BUILDING (SEE TABLE 701.2 OF 2020 MN PLUMBING CODE).
 - ALL SANITARY SEWER WITHIN 10 FEET OF, CROSSING ABOVE, OR WITHIN 12-INCHES BELOW, A POTABLE WATER LINE SHALL BE CONSTRUCTED OF MATERIALS APPROVED FOR USE WITHIN A BUILDING (SEE TABLE 701.2 OF 2020 MN PLUMBING CODE).
 - ALL WATERMAIN TO BE DUCTILE IRON - CLASS 52, or PVC C-900, UNLESS NOTED OTHERWISE.
 - ALL WATERMAIN TO HAVE 7.5-FEET OF COVER OVER TOP OF WATERMAIN.
 - PROVIDE THRUST BLOCKING AND MECHANICAL JOINT RESTRAINTS ON ALL WATERMAIN JOINTS PER CITY STANDARDS.
 - WHERE A SEWER LINE CROSSES A WATER SERVICE, THE WATER SERVICE SHALL NOT CONTAIN ANY JOINTS OR CONNECTIONS WITHIN 10 FEET OF THE CROSSING.
 - ALL STORM SEWER PIPE TO BE SMOOTH INTERIOR DUAL WALL HDPE PIPE WITH WATERTIGHT GASKETS, UNLESS NOTED OTHERWISE.
 - ALL STORM SEWER CROSSING ABOVE, OR WITHIN 12-INCHES BELOW, A POTABLE WATER LINE SHALL BE CONSTRUCTED OF MATERIALS APPROVED FOR USE WITHIN A BUILDING (SEE TABLE 701.2 OF 2020 MN PLUMBING CODE).
 - ALL STORM SEWER PIPE FOR ROOF DRAIN SERVICES TO THE BUILDING, OR WITHIN 10' OF A BUILDING, SHALL BE CONSTRUCTED OF MATERIALS APPROVED FOR USE WITHIN A BUILDING (SEE TABLE 701.2 OF 2020 MN PLUMBING CODE).
 - RIP RAP SHALL BE Mn/DOT CLASS 3.
- COORDINATE ALL BUILDING SERVICE CONNECTION LOCATIONS AND INVERT ELEVATIONS WITH MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION.
- ALL BUILDING SERVICE CONNECTIONS (STORM, SANITARY, WATER) WITH FIVE FEET OR LESS COVER ARE TO BE INSULATED FROM BUILDING TO POINT WHERE 5- FEET OF COVER IS ACHIEVED.
- CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
- ALL AREAS OUTSIDE THE PROPERTY BOUNDARIES THAT ARE DISTURBED BY UTILITY CONSTRUCTION SHALL BE RESTORED IN KIND. SODDED AREAS SHALL BE RESTORED WITH 6 INCHES OF TOPSOIL PLACED BENEATH THE SOD.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
- ALL SOILS TESTING SHALL BE COMPLETED BY AN INDEPENDENT SOILS ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE SOILS ENGINEER. THE UTILITY BACKFILL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND SOIL INSPECTIONS WITH THE SOILS ENGINEER. A GEOTECHNICAL ENGINEERING REPORT HAS BEEN COMPLETED BY:COMPANY:

ADDRESS:
PHONE:
DATED:
CONTRACTOR SHALL OBTAIN A COPY OF THIS SOILS REPORT.
- CONTRACTOR SHALL SUBMIT 2 COPIES OF SHOP DRAWINGS FOR MANHOLE AND CATCH BASIN STRUCTURES TO _____, CONTRACTOR SHALL ALLOW 5 WORKING DAYS FOR SHOP DRAWING REVIEW.
- CONTRACTOR AND MATERIAL SUPPLIER SHALL DETERMINE THE MINIMUM DIAMETER REQUIRED FOR EACH STORM SEWER STRUCTURE.
- THE UTILITY DESIGN DOES NOT INCLUDE WATERMAIN ELEVATIONS. THE CONTRACTOR SHALL INSTALL WATERMAIN AT DEPTHS REQUIRED BY APPLICABLE AGENCIES AND SHALL DETERMINE LOCATIONS OF CONFLICTS WITH OTHER UTILITIES AND INCLUDE THE REQUIRED EFFORTS TO AVOID CONFLICTS (BENDS, MATERIAL CHANGES, ETC.) IN THEIR BIDS.
- CONTRACTOR SHALL PROVIDE RECORD PLANS AS REQUIRED BY PERMITTING AGENCIES.



NORTH



NO	DATE	BY	CKD	APPR	COMMENT
	07/07/2024	TPK	JDB	JDB	SITE PLAN APPLICATION

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.

Print Name: JOSEPH D. BAILEY

Date: License #: 58645

PRELIMINARY
08/07/2024
DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY
TPK

DESIGNED BY
JDB

CHECKED BY
JDB

PROJECT NO.
51493



UTILITY PLAN (OVERALL)

CP WEST, LLC
NORTHDALE BOULEVARD INDUSTRIAL
PRELIMINARY DEVELOPMENT PLANS
ROGERS, MINNESOTA

SHEET
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REV.

IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

PROPOSED	EXISTING	
		SANITARY SEWER
		FORCE MAIN (SAN.)
		STORM SEWER
		DRAIN TILE
		WATER MAIN
		UNDERGROUND GAS LINE
		UNDERGROUND TELEPHONE
		UNDERGROUND ELECTRIC
		CONCRETE CURB
		EASEMENT LINE

NOTE: TO MAINTAIN SANITARY SEWER DEPTHS AND AVOID ADDITIONAL SANITARY LIFT STATION AND FORCEMAIN, SANITARY SEWER WILL NEED TO BE PLACED IN PUBLIC DRAINAGE AND UTILITY EASEMENT PER CITY STANDARDS; OWNED AND MAINTAINED BY THE CITY OF ROGERS.

THE UTILITY IMPROVEMENTS FOR THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS" AS PUBLISHED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), EXCEPT AS MODIFIED HEREIN. CONTRACTOR SHALL OBTAIN A COPY OF THESE SPECIFICATIONS.

- a. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS, INCLUDING BUT NOT LIMITED TO CITY, DEPARTMENT OF LABOR AND INDUSTRY AND MINNESOTA DEPARTMENT OF HEALTH REQUIREMENTS.
- b. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP WATERMAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE THE LIABILITY OF CONTRACTOR.
- c. A MINIMUM VERTICAL SEPARATION OF 18 INCHES, AND HORIZONTAL SEPARATION OF 10- FEET, BETWEEN OUTSIDE PIPE AND/OR STRUCTURE WALLS, IS REQUIRED AT ALL WATERMAIN AND SEWER MAIN (STORM AND SANITARY) CROSSINGS.

2. ALL MATERIALS SHALL BE AS SPECIFIED IN CEAM SPECIFICATIONS EXCEPT AS MODIFIED HEREIN.

- a. ALL MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY.
- b. ALL SANITARY SEWER TO BE PVC SDR-35, UNLESS NOTED OTHERWISE.
- i. ALL SANITARY SEWER SERVICES TO BUILDING SHALL BE CONSTRUCTED OF MATERIALS APPROVED FOR USE WITHIN A BUILDING (SEE TABLE 701.2 OF 2020 MN PLUMBING CODE).
- ii. ALL SANITARY SEWER WITHIN 10 FEET OF, CROSSING ABOVE, OR WITHIN 12-INCHES BELOW, A POTABLE WATER LINE SHALL BE CONSTRUCTED OF MATERIALS APPROVED FOR USE WITHIN A BUILDING (SEE TABLE 701.2 OF 2020 MN PLUMBING CODE).
- c. ALL WATERMAIN TO BE DUCTILE IRON - CLASS 52, or PVC C-900, UNLESS NOTED OTHERWISE.
- i. ALL WATERMAIN TO HAVE 7.5- FEET OF COVER OVER TOP OF WATERMAIN.
- ii. PROVIDE THRUST BLOCKING AND MECHANICAL JOINT RESTRAINTS ON ALL WATERMAIN JOINTS PER CITY STANDARDS.
- iii. WHERE A SEWER LINE CROSSES A WATER SERVICE, THE WATER SERVICE SHALL NOT CONTAIN ANY JOINTS OR CONNECTIONS WITHIN 10 FEET OF THE CROSSING.
- d. ALL STORM SEWER PIPE TO BE SMOOTH INTERIOR DUAL WALL HDPE PIPE WITH WATERTIGHT GASKETS, UNLESS NOTED OTHERWISE.
- i. ALL STORM SEWER CROSSING ABOVE, OR WITHIN 12-INCHES BELOW, A POTABLE WATER LINE SHALL BE CONSTRUCTED OF MATERIALS APPROVED FOR USE WITHIN A BUILDING (SEE TABLE 701.2 OF 2020 MN PLUMBING CODE).
- ii. ALL STORM SEWER PIPE FOR ROOF DRAIN SERVICES TO THE BUILDING, OR WITHIN 10' OF A BUILDING, SHALL BE CONSTRUCTED OF MATERIALS APPROVED FOR USE WITHIN A BUILDING (SEE TABLE 701.2 OF 2020 MN PLUMBING CODE).
- e. RIP RAP SHALL BE Mn/DOT CLASS 3.

3. COORDINATE ALL BUILDING SERVICE CONNECTION LOCATIONS AND INVERT ELEVATIONS WITH MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION.

4. ALL BUILDING SERVICE CONNECTIONS (STORM, SANITARY, WATER) WITH FIVE FEET OR LESS COVER ARE TO BE INSULATED FROM BUILDING TO POINT WHERE 5- FEET OF COVER IS ACHIEVED.

5. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

6. SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.

7. ALL AREAS OUTSIDE THE PROPERTY BOUNDARIES THAT ARE DISTURBED BY UTILITY CONSTRUCTION SHALL BE RESTORED IN KIND. SODDED AREAS SHALL BE RESTORED WITH 6 INCHES OF TOPSOIL PLACED BENEATH THE SOD.

8. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.

9. ALL SOILS TESTING SHALL BE COMPLETED BY AN INDEPENDENT SOILS ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE SOILS ENGINEER. THE UTILITY BACKFILL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND SOIL INSPECTIONS WITH THE SOILS ENGINEER. A GEOTECHNICAL ENGINEERING REPORT HAS BEEN COMPLETED BY: COMPANY:

ADDRESS:

PHONE:

DATED:

CONTRACTOR SHALL OBTAIN A COPY OF THIS SHOP REPORT.

10. CONTRACTOR SHALL SUBMIT 2 COPIES OF SHOP DRAWINGS FOR MANHOLE AND CATCH BASIN STRUCTURES TO _____. CONTRACTOR SHALL ALLOW 5 WORKING DAYS FOR SHOP DRAWING REVIEW.

11. CONTRACTOR AND MATERIAL SUPPLIER SHALL DETERMINE THE MINIMUM DIAMETER REQUIRED FOR EACH STORM SEWER STRUCTURE.

12. THE UTILITY DESIGN DOES NOT INCLUDE WATERMAIN ELEVATIONS. THE CONTRACTOR SHALL INSTALL WATERMAIN AT DEPTHS REQUIRED BY APPLICABLE AGENCIES AND SHALL DETERMINE LOCATIONS OF CONFLICTS WITH OTHER UTILITIES AND INCLUDE THE REQUIRED EFFORTS TO AVOID CONFLICTS (BENDS, MATERIAL CHANGES, ETC.) IN THEIR BIDS.

13. CONTRACTOR SHALL PROVIDE RECORD PLANS AS REQUIRED BY PERMITTING AGENCIES.

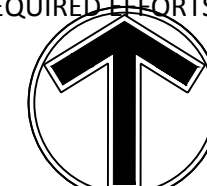
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NORTH

[illegible]

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.

Print Name: JOSEPH D. BAILEY

Date _____ License # 58645

PRELIMINARY
08/07/2024
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY	TPK
DESIGNED BY	JDB
CHECKED BY	JDB
PROJECT NO.	51493



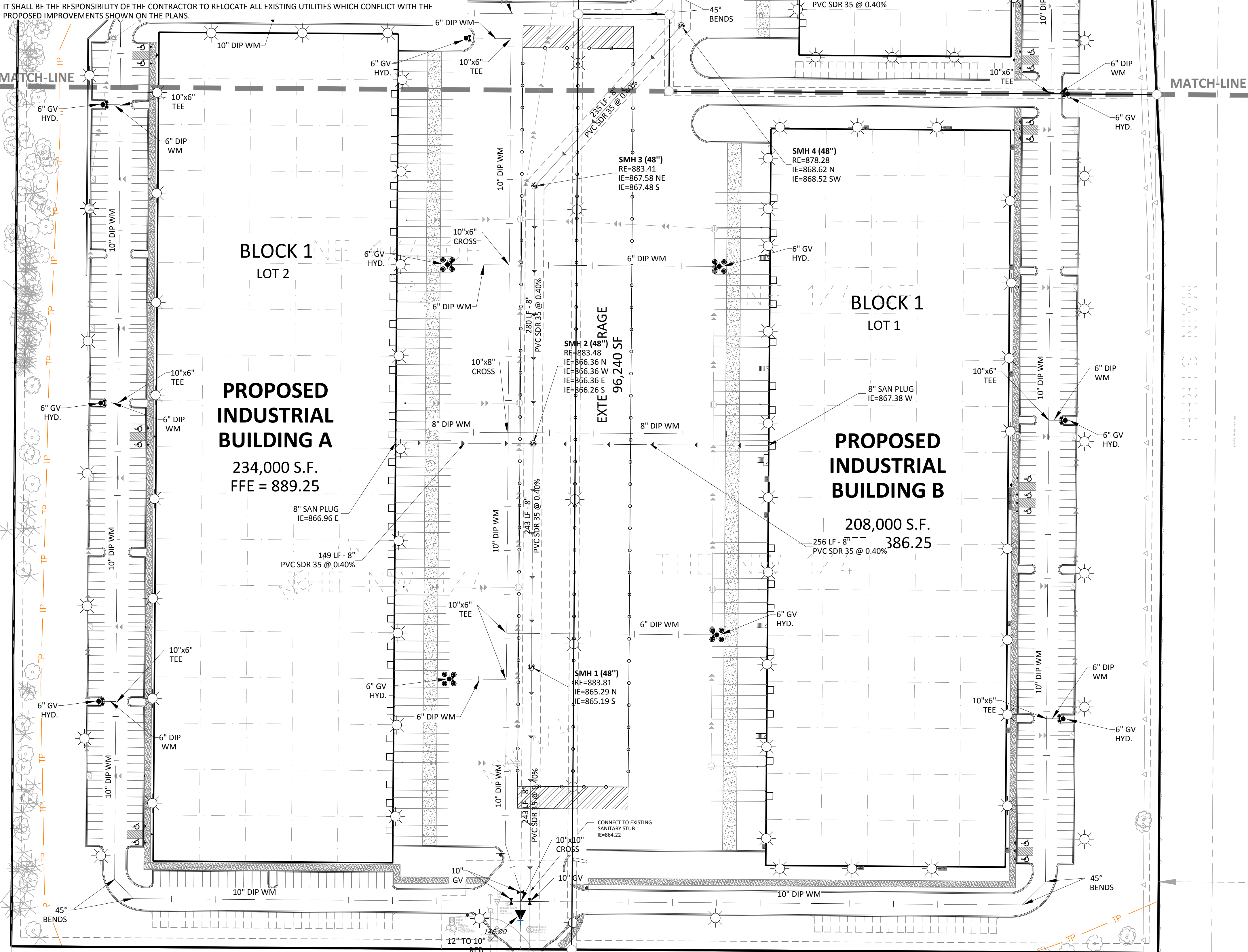
CP WEST, LLC
NORTHDALÉ BOULEVARD INDUSTRIAL
PRELIMINARY DEVELOPMENT PLANS
ROGERS, MINNESOTA

SHEET
C6.0
OF
REV.

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



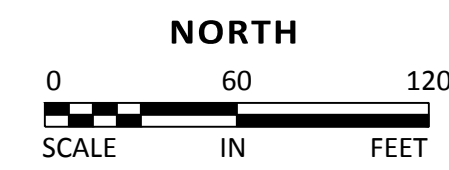
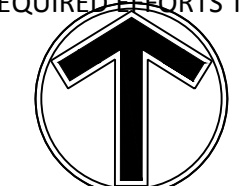
LEGEND	
PROPOSED	EXISTING
	SANITARY SEWER
	FORCEMAIN (SAN.)
	STORM SEWER
	DRAINTILE
	WATERMAIN
	UNDERGROUND GAS LINE
	UNDERGROUND TELEPHONE
	UNDERGROUND ELECTRIC
	CONCRETE CURB
	EASEMENT LINE

NOTE: TO MAINTAIN SANITARY SEWER DEPTHS AND AVOID ADDITIONAL SANITARY LIFT STATION AND FORCEMAIN, SANITARY SEWER WILL NEED TO BE PLACED IN PUBLIC DRAINAGE AND UTILITY EASEMENT PER CITY STANDARDS; OWNED AND MAINTAINED BY THE CITY OF ROGERS.

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 - A MINIMUM VERTICAL SEPARATION OF 18 INCHES, AND HORIZONTAL SEPARATION OF 10-FEET, BETWEEN OUTSIDE PIPE AND/OR STRUCTURE WALLS, IS REQUIRED AT ALL WATERMAIN AND SEWER MAIN (STORM AND SANITARY) CROSSINGS.
- ALL MATERIALS SHALL BE AS SPECIFIED IN CEAM SPECIFICATIONS EXCEPT AS MODIFIED HEREIN.
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NO	DATE	BY	CKD	APPR	COMMENT
	07/07/2024	TPK	JDB	JDB	SITE PLAN APPLICATION

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.

Print Name: JOSEPH D. BAILEY

Date: License #: 58645

PRELIMINARY
08/07/2024
DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY
TPK

DESIGNED BY
JDB

CHECKED BY
JDB

PROJECT NO.
51493



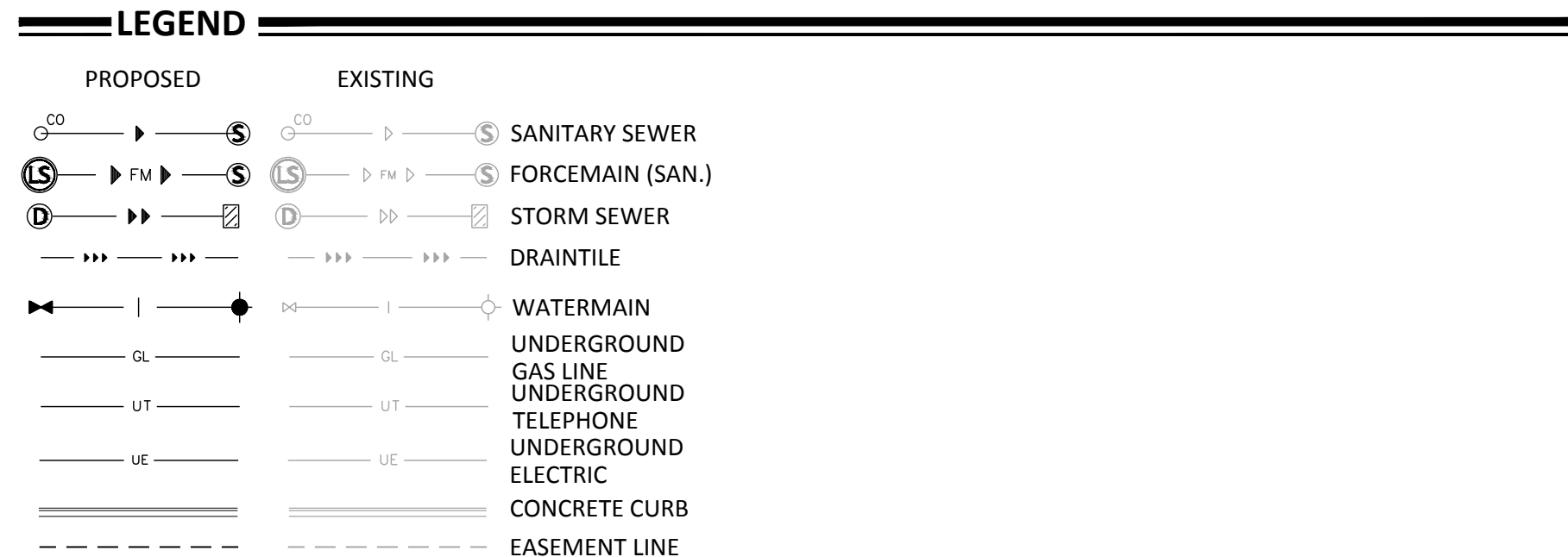
UTILITY PLAN (SOUTH)

CP WEST, LLC
NORTHDALE BOULEVARD INDUSTRIAL
PRELIMINARY DEVELOPMENT PLANS
ROGERS, MINNESOTA

SHEET
C6.03
OF
REV.

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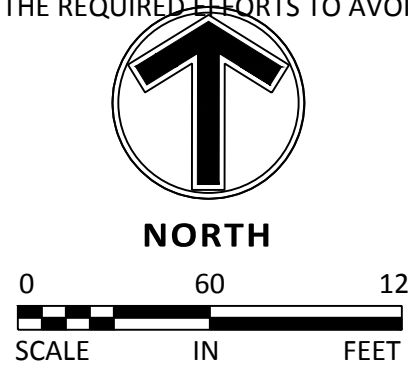
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[illegible]

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Print Name: JOSEPH D. BAILEY

Date License # 58645

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DRAWN BY TPK
DESIGNED BY JDB
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STORM SEWER PLAN (NORTH)

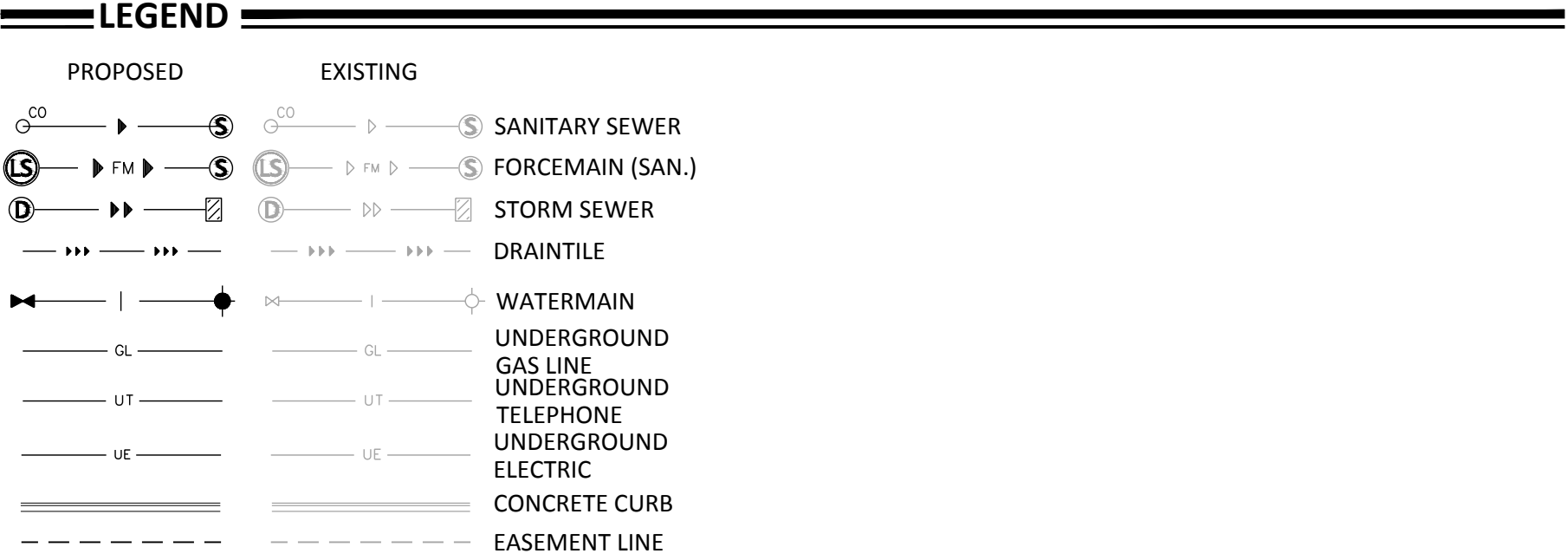
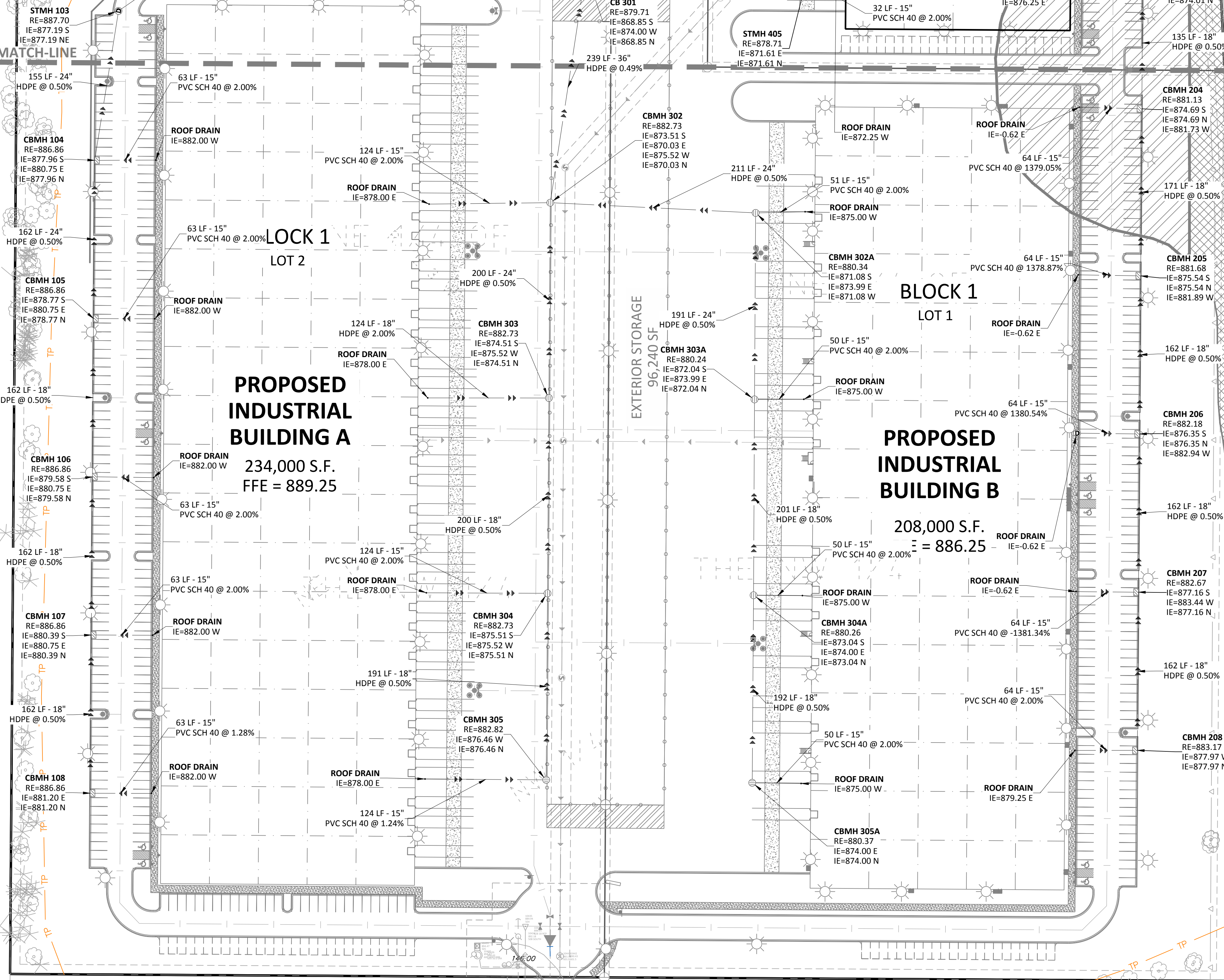
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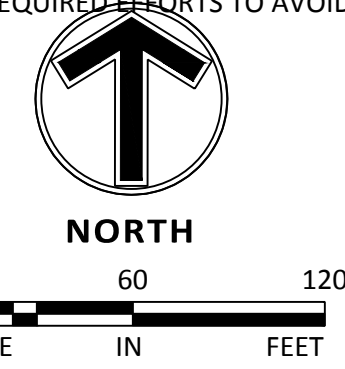
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 - ALL MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY.
 - ALL SANITARY SEWER TO BE PVC SDR-35, UNLESS NOTED OTHERWISE.
 - ALL SANITARY SEWER SERVICES TO BUILDING SHALL BE CONSTRUCTED OF MATERIALS APPROVED FOR USE WITHIN A BUILDING (SEE TABLE 701.2 OF 2020 MN PLUMBING CODE).
 - ALL SANITARY SEWER WITHIN 10 FEET OF, CROSSING ABOVE, OR WITHIN 12-INCHES BELOW, A POTABLE WATER LINE SHALL BE CONSTRUCTED OF MATERIALS APPROVED FOR USE WITHIN A BUILDING (SEE TABLE 701.2 OF 2020 MN PLUMBING CODE).
 - ALL WATERMAIN TO BE DUCTILE IRON - CLASS 52, OR PVC C-900, UNLESS NOTED OTHERWISE.
 - ALL WATERMAIN TO HAVE 7.5-FEET OF COVER OVER TOP OF WATERMAIN.
 - PROVIDE THRUST BLOCKING AND MECHANICAL JOINT RESTRAINTS ON ALL WATERMAIN JOINTS PER CITY STANDARDS.
 - WHERE A SEWER LINE CROSSES A WATER SERVICE, THE WATER SERVICE SHALL NOT CONTAIN ANY JOINTS OR CONNECTIONS WITHIN 10 FEET OF THE CROSSING.
 - ALL STORM SEWER PIPE TO BE SMOOTH INTERIOR DUAL WALL HDPE PIPE WITH WATERTIGHT GASKETS, UNLESS NOTED OTHERWISE.
 - ALL STORM SEWER CROSSING ABOVE, OR WITHIN 12-INCHES BELOW, A POTABLE WATER LINE SHALL BE CONSTRUCTED OF MATERIALS APPROVED FOR USE WITHIN A BUILDING (SEE TABLE 701.2 OF 2020 MN PLUMBING CODE).
 - ALL STORM SEWER PIPE FOR ROOF DRAIN SERVICES TO THE BUILDING, OR WITHIN 10' OF A BUILDING, SHALL BE CONSTRUCTED OF MATERIALS APPROVED FOR USE WITHIN A BUILDING (SEE TABLE 701.2 OF 2020 MN PLUMBING CODE).
 - RIP RAP SHALL BE Mn/DOT CLASS 3.
- COORDINATE ALL BUILDING SERVICE CONNECTION LOCATIONS AND INVERT ELEVATIONS WITH MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION.
 - ALL BUILDING SERVICE CONNECTIONS (STORM, SANITARY, WATER) WITH FIVE FEET OR LESS COVER ARE TO BE INSULATED FROM BUILDING TO POINT WHERE 5-FEET OF COVER IS ACHIEVED.
 - CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
 - SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
 - ALL AREAS OUTSIDE THE PROPERTY BOUNDARIES THAT ARE DISTURBED BY UTILITY CONSTRUCTION SHALL BE RESTORED IN KIND. SODDED AREAS SHALL BE RESTORED WITH 6 INCHES OF TOPSOIL PLACED BENEATH THE SOD.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
 - ALL SOILS TESTING SHALL BE COMPLETED BY AN INDEPENDENT SOILS ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE SOILS ENGINEER. THE UTILITY BACKFILL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND SOIL INSPECTIONS WITH THE SOILS ENGINEER. A GEOTECHNICAL ENGINEERING REPORT HAS BEEN COMPLETED BY:COMPANY:
ADDRESS:
PHONE:
DATED:
CONTRACTOR SHALL OBTAIN A COPY OF THIS SOILS REPORT.
 - CONTRACTOR SHALL SUBMIT 2 COPIES OF SHOP DRAWINGS FOR MANHOLE AND CATCH BASIN STRUCTURES TO _____, CONTRACTOR SHALL ALLOW 5 WORKING DAYS FOR SHOP DRAWING REVIEW.
 - CONTRACTOR AND MATERIAL SUPPLIER SHALL DETERMINE THE MINIMUM DIAMETER REQUIRED FOR EACH STORM SEWER STRUCTURE.
 - THE UTILITY DESIGN DOES NOT INCLUDE WATERMAIN ELEVATIONS. THE CONTRACTOR SHALL INSTALL WATERMAIN AT DEPTHS REQUIRED BY APPLICABLE AGENCIES AND SHALL DETERMINE LOCATIONS OF CONFLICTS WITH OTHER UTILITIES AND INCLUDE THE REQUIRED EFFORTS TO AVOID CONFLICTS (BENDS, MATERIAL CHANGES, ETC.) IN THEIR BIDS.
 - CONTRACTOR SHALL PROVIDE RECORD PLANS AS REQUIRED BY PERMITTING AGENCIES.



NO	DATE	BY	CKD	APPR	COMMENT
	07/07/2024	TPK	JDB	JDB	SITE PLAN APPLICATION

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.

Print Name: JOSEPH D. BAILEY

Date: License #: 58645

PRELIMINARY
08/07/2024
DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY
TPK

DESIGNED BY
JDB

CHECKED BY
JDB

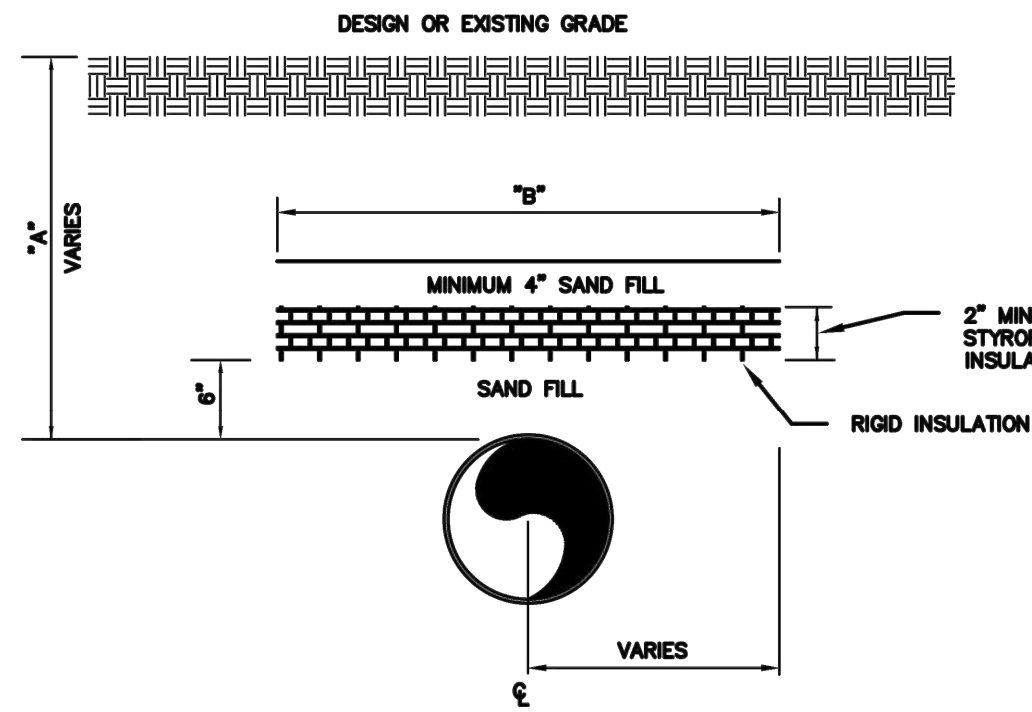
PROJECT NO.
51493



STORM SEWER PLAN (SOUTH)

CP WEST, LLC
NORTHDALE BOULEVARD INDUSTRIAL
PRELIMINARY DEVELOPMENT PLANS
ROGERS, MINNESOTA

SHEET
C7.02
OF
REV.



NOTES:

PIPE SHALL BE CENTERED UNDER INSULATION UNLESS OTHERWISE SPECIFIED

COVER OVER PIPE - "A"	WIDTH OF INSULATION BOARD - "B"
2'	12'
3'	10'
4'	8'
5'	6'
6'	4'

2" OF INSULATION = 2' OF COVER

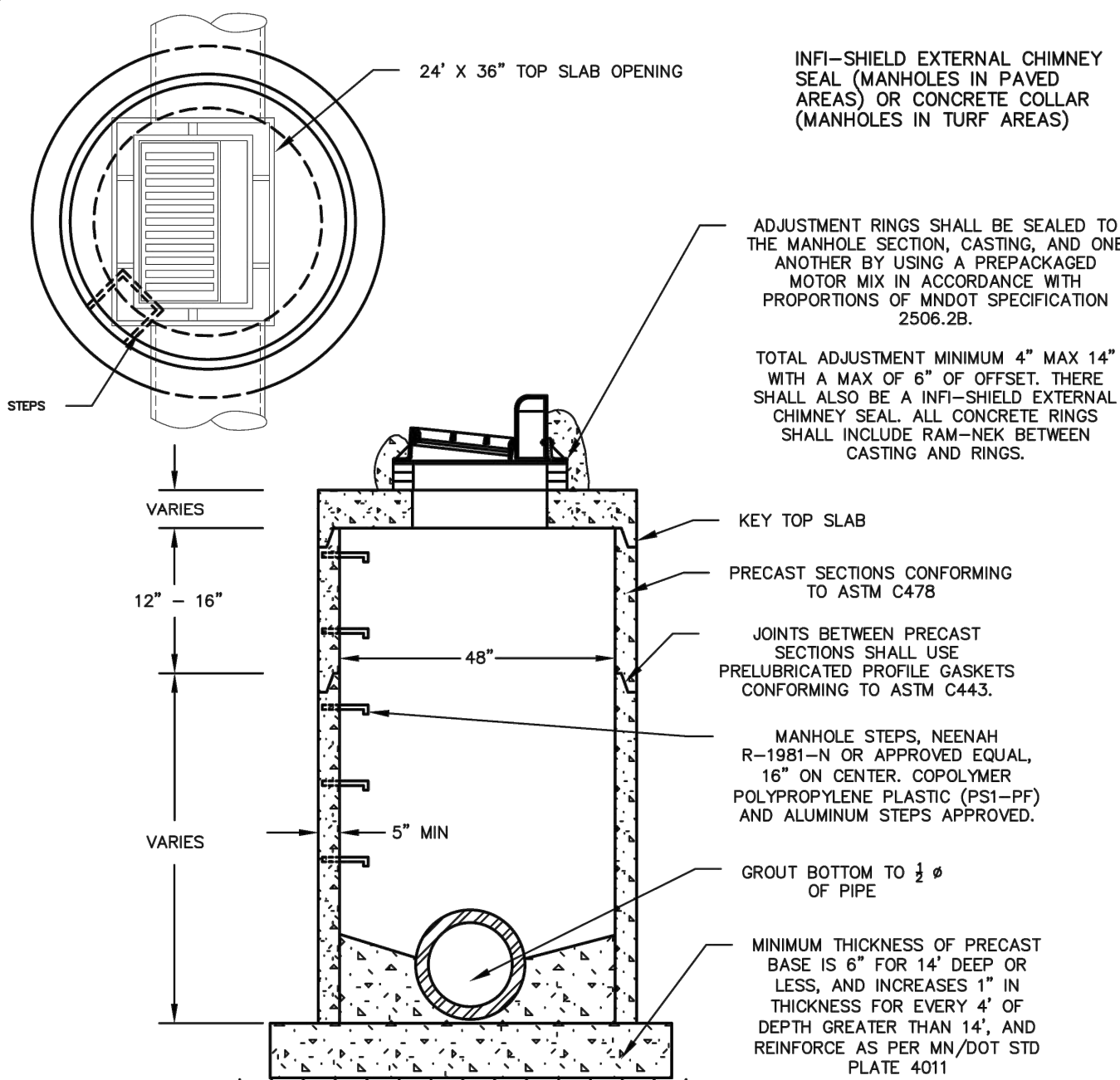


INSULATION DETAIL

Standard Details

Date: SEPTEMBER, 2020

Revised: WAT-08



NOTES:

FRAME AND GRATE FOR BULKHEAD STYLE CURB SHALL BE A NEENAH R-3067-V OR NEENAH R-3067-VB

FRAME AND GRATE FOR SURMOUNTABLE STYLE CURB OR DRIVEWAYS SHALL BE A NEENAH R-3501-TR OR R-3501-TL LOW POINTS 3501-TB

FRAME AND GRATE FOR OFF ROAD LOCATION (DITCH GRATE, STOOL TYPE) R-4342

ALL MANHOLES WITH FRAME AND LID IN A PAVED AREA SHALL USE A NEENAH R-1642 WITH SOLID B LID WITH 2 CONCEALED PICK HOLES OR APPROVED EQUAL. LID SHALL BE LETTERED "STORM SEWER" WITH 2" RAISED LETTERS

DOG HOUSES SHALL BE GROUTED ON BOTH THE OUTSIDE AND INSIDE OF THE STRUCTURE

DRAINTILE OPENING MUST BE CORE-DRILLED OR PRECAST AND GROUTED INSIDE AND OUTSIDE OF THE STRUCTURE.

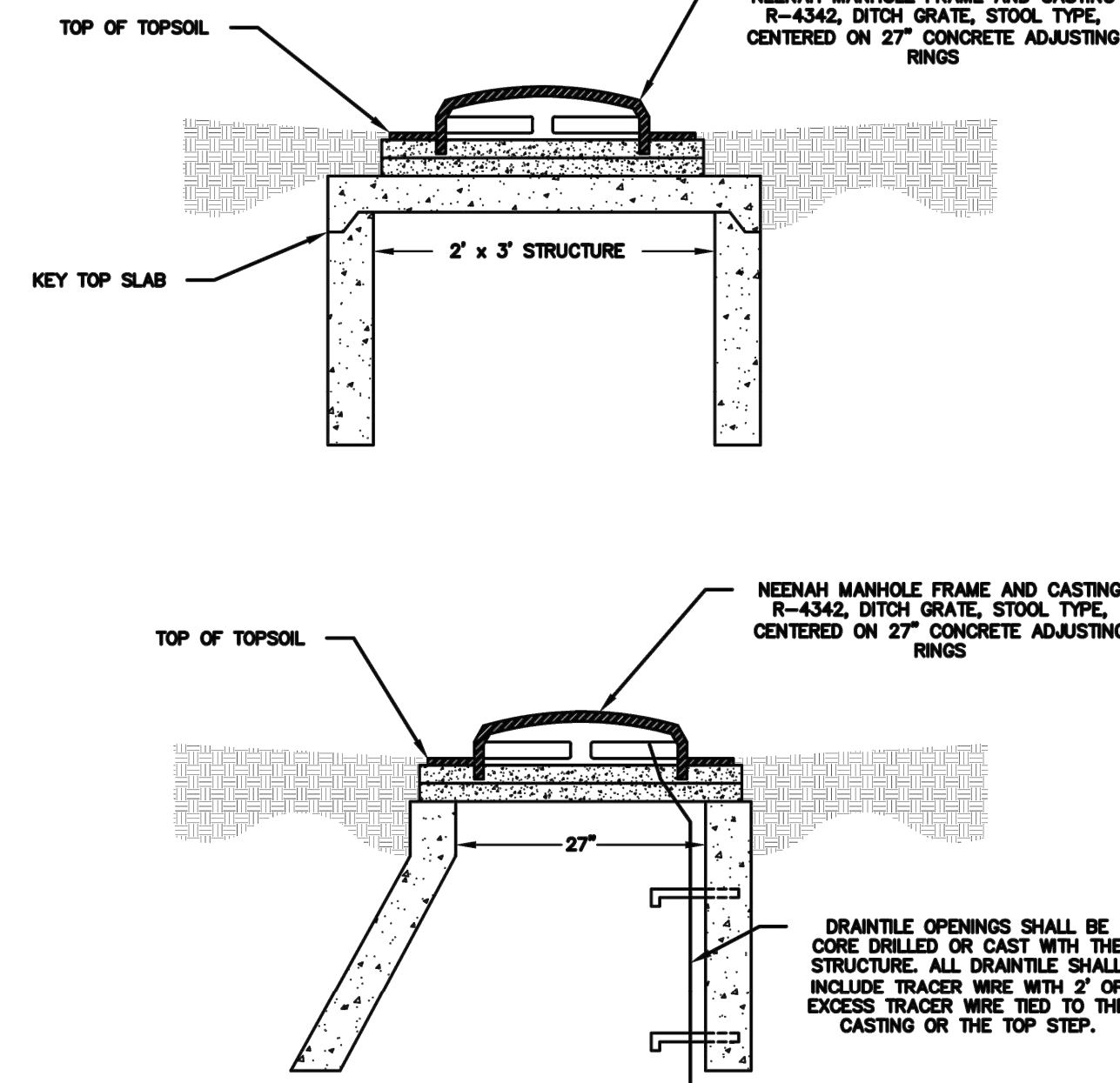


STORM SEWER MANHOLE

Standard Details

Date: SEPTEMBER, 2020

Revised: STO-1



NOTES:

THE CONCRETE ADJUSTING RINGS SHALL BE SEALED TO THE CONE AND ONE ANOTHER BY USING MORTAR MIX IN ACCORDANCE WITH THE PROPORTIONS OF MNDOT SPECIFICATION 2506.2B AND ASTM C 270.THERE SHALL ALSO BE A INFI-SHIELD EXTERNAL CHIMNEY SEAL

THIS WILL ALSO BE USED FOR ALL "MUD WORK" INSIDE OF CONCRETE STRUCTURES

THE CASTING SHALL NOT BE SEALED TO THE ADJUSTMENT RINGS TO FACILITATE IN THE REMOVAL OF THE CASTING IF NECESSARY.



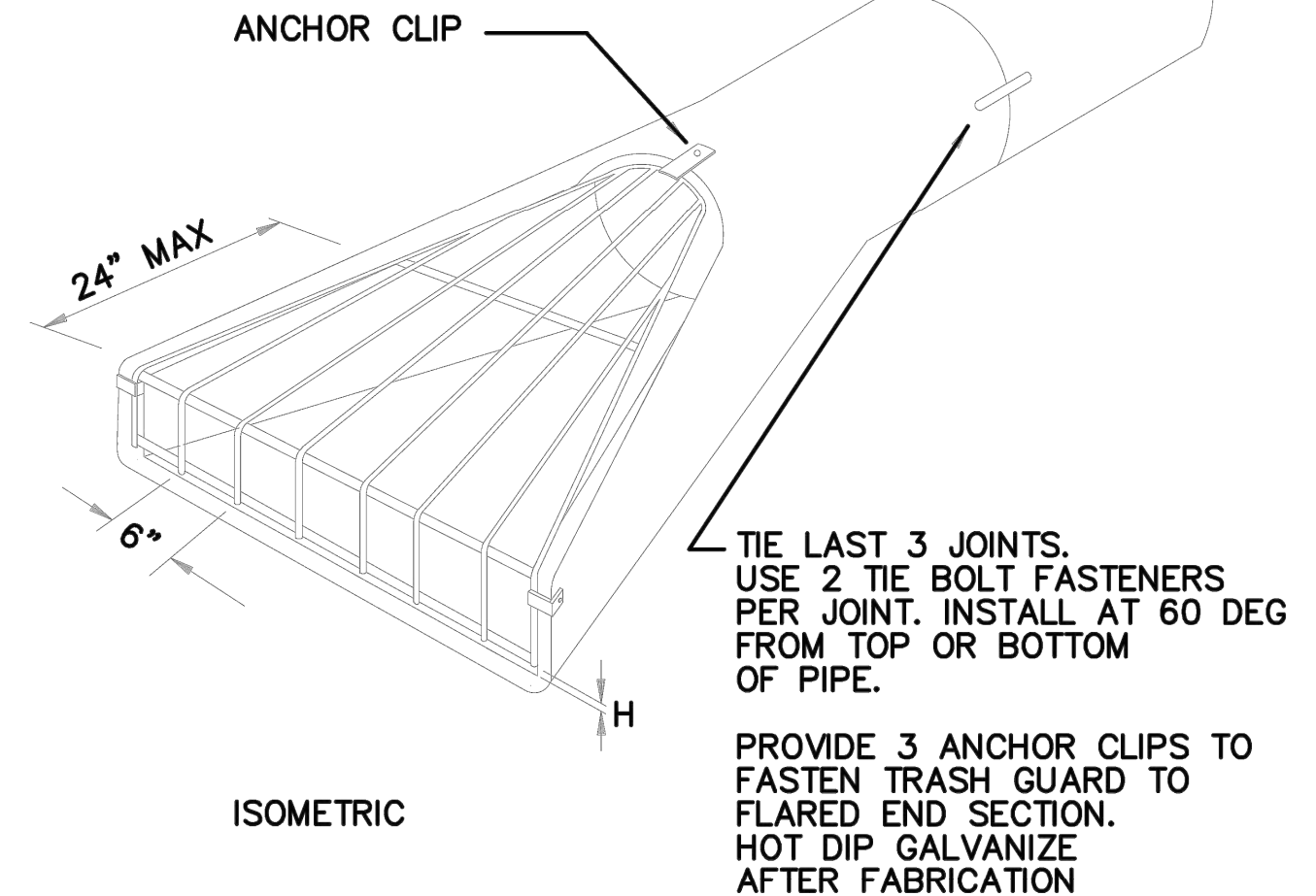
CATCH BASIN FOR R-4342 CASTING

Standard Details

Date: SEPTEMBER, 2020

Revised: STO-6

SEE CITY PLATE NO. STO-10 FOR RIPRAP PLACEMENT



TRASH GUARD SIZING

PIPE SIZE	BARS	"H"	BOLTS
12"-18"	3/4" DIA	4"	5/8"
21"-42"	1" DIA	6"	3/4"
48"-72"	1-1/4" DIA	12"	1"

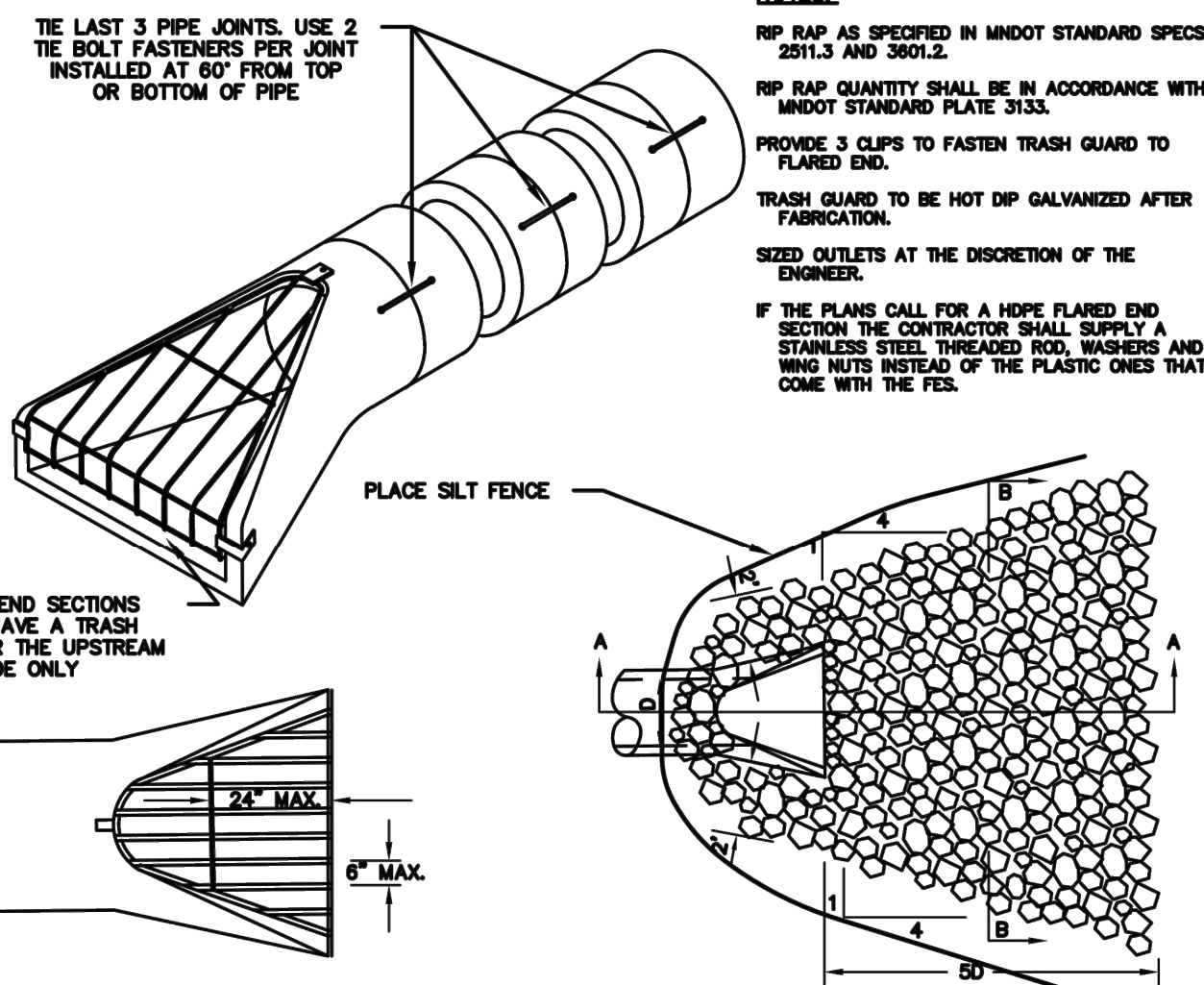


FLARED END SECTION AND TRASH GUARD

Standard Details

Date: SEPTEMBER, 2020

Revised: STO-7



NOTES:

RIP RAP AS SPECIFIED IN MNDOT STANDARD SPECS. 2011.3 AND 3001.2

RIP RAP QUANTITY SHALL BE IN ACCORDANCE WITH MNDOT STANDARD PLATE 3133.

PROVIDE 3 CLIPS TO FASTEN TRASH GUARD TO FLARED END.

TRASH GUARD TO BE HOT DIP GALVANIZED AFTER FABRICATION.

SIZED OUTLETS AT THE DISCRETION OF THE ENGINEER.

IF THE PLANS CALL FOR A HOPE FLARED END SECTION THE CONTRACTOR SHALL SUPPLY A STAINLESS STEEL THREADED ROD, WASHERS AND WING NUTS INSTEAD OF THE PLASTIC ONES THAT COME WITH THE FES.

PIPE SIZE	RIP RAP
12" TO 18"	4 CUBIC YARDS CL. 3
21" TO 27"	8 CUBIC YARDS CL. 3
30" TO 36"	12 CUBIC YARDS CL. 3
42" TO 48"	18 CUBIC YARDS CL. 3
54" AND UP	20 CUBIC YARDS CL. 4

PIPE SIZE	BAR SIZE	"H"	BOLT SIZE
12" TO 18"	3/4"	6"	5/8"
21" TO 27"	1"	6"	3/4"
42" TO 72"	1 1/4"	12"	1"

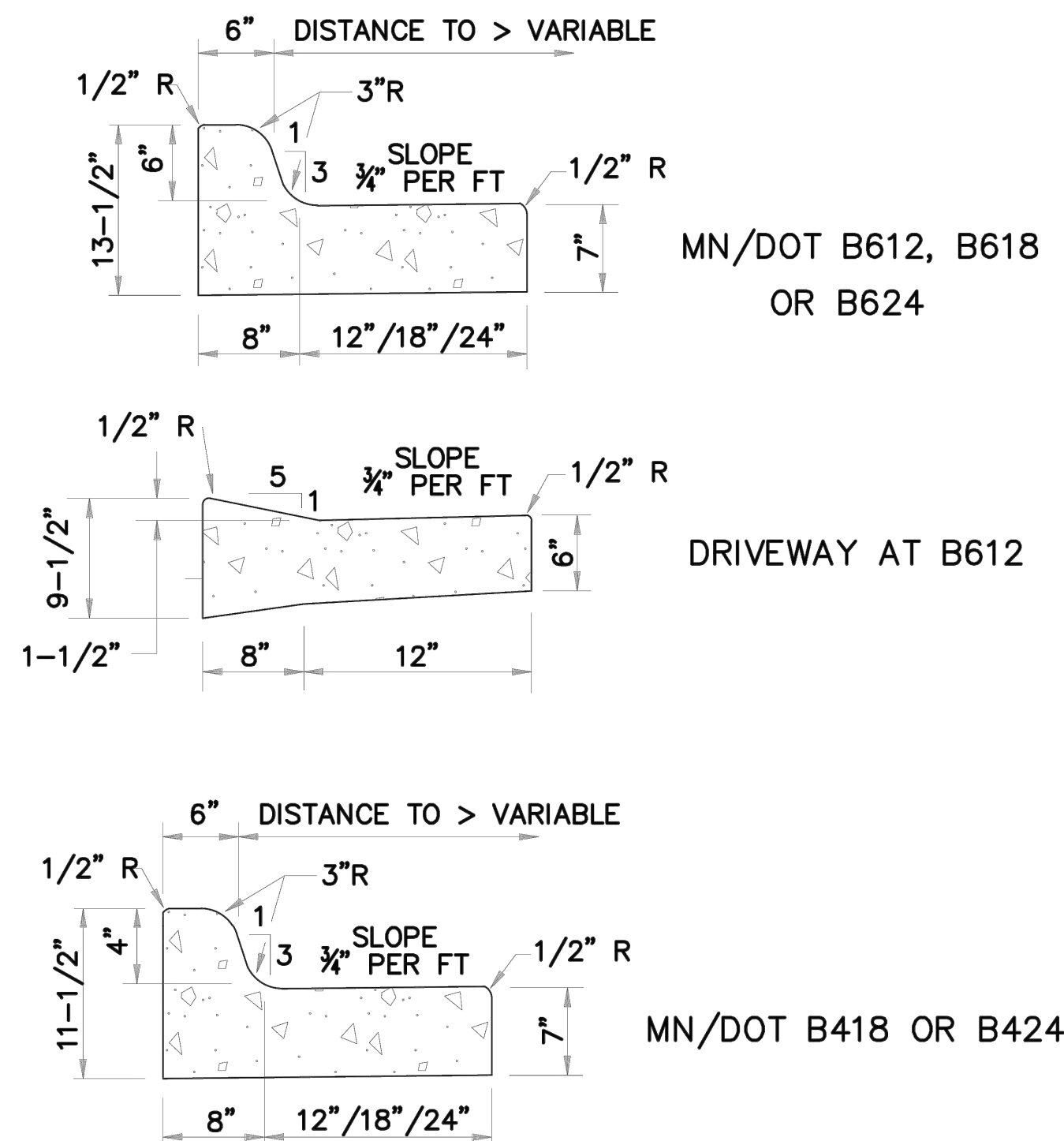


RIPRAP AT OUTLETS

Standard Details

Date: SEPTEMBER, 2020

Revised: STO-10



MN/DOT B612, B618 OR B624

DRIVEWAY AT B612

MN/DOT B418 OR B424

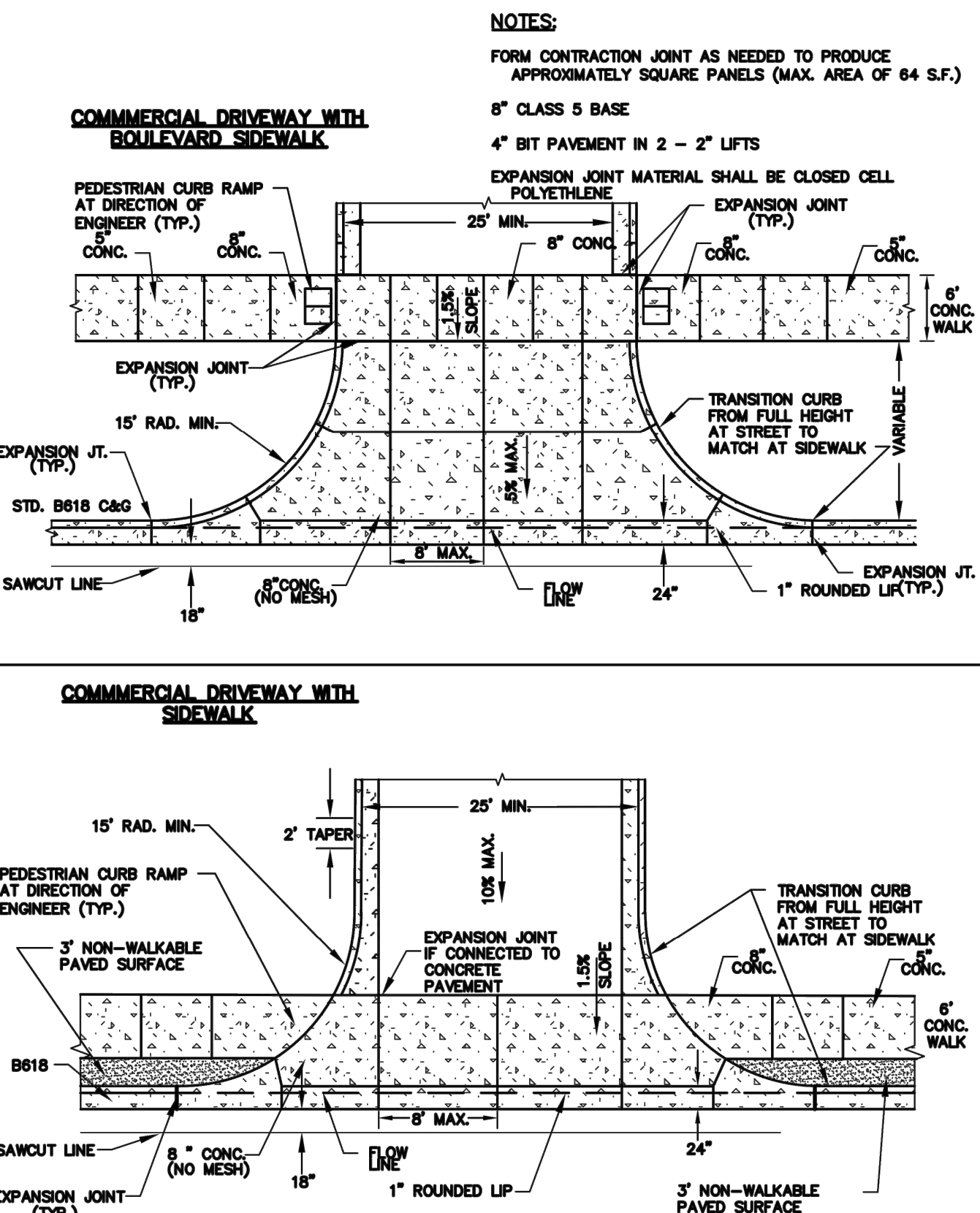


CURB SECTIONS

Standard Details

Date: SEPTEMBER, 2020

Revised: CON-1



INDUSTRIAL / COMMERCIAL DRIVEWAY APRON

Standard Details

Date: SEPTEMBER, 2020

Revised: CON-12

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.

Print Name: JOSEPH D. BAILEY

Date: License #: 58645

PRELIMINARY
08/07/2024
DESIGN REVIEW

PERMIT SUBMITTAL

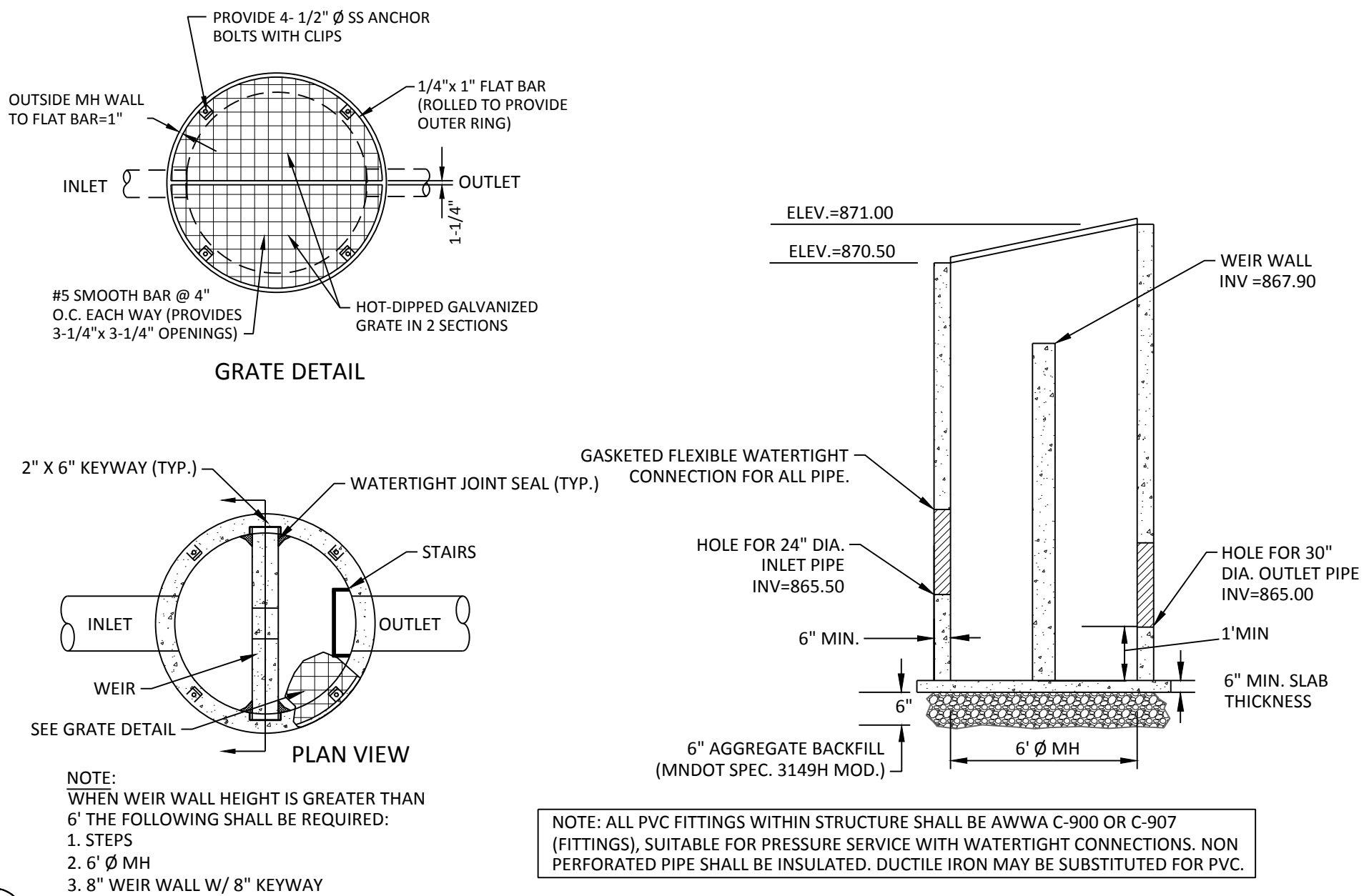
CONSTRUCTION DOCUMENTS

DRAWN BY
TPK
DESIGNED BY
JDB
CHECKED BY
JDB
PROJECT NO.
51493

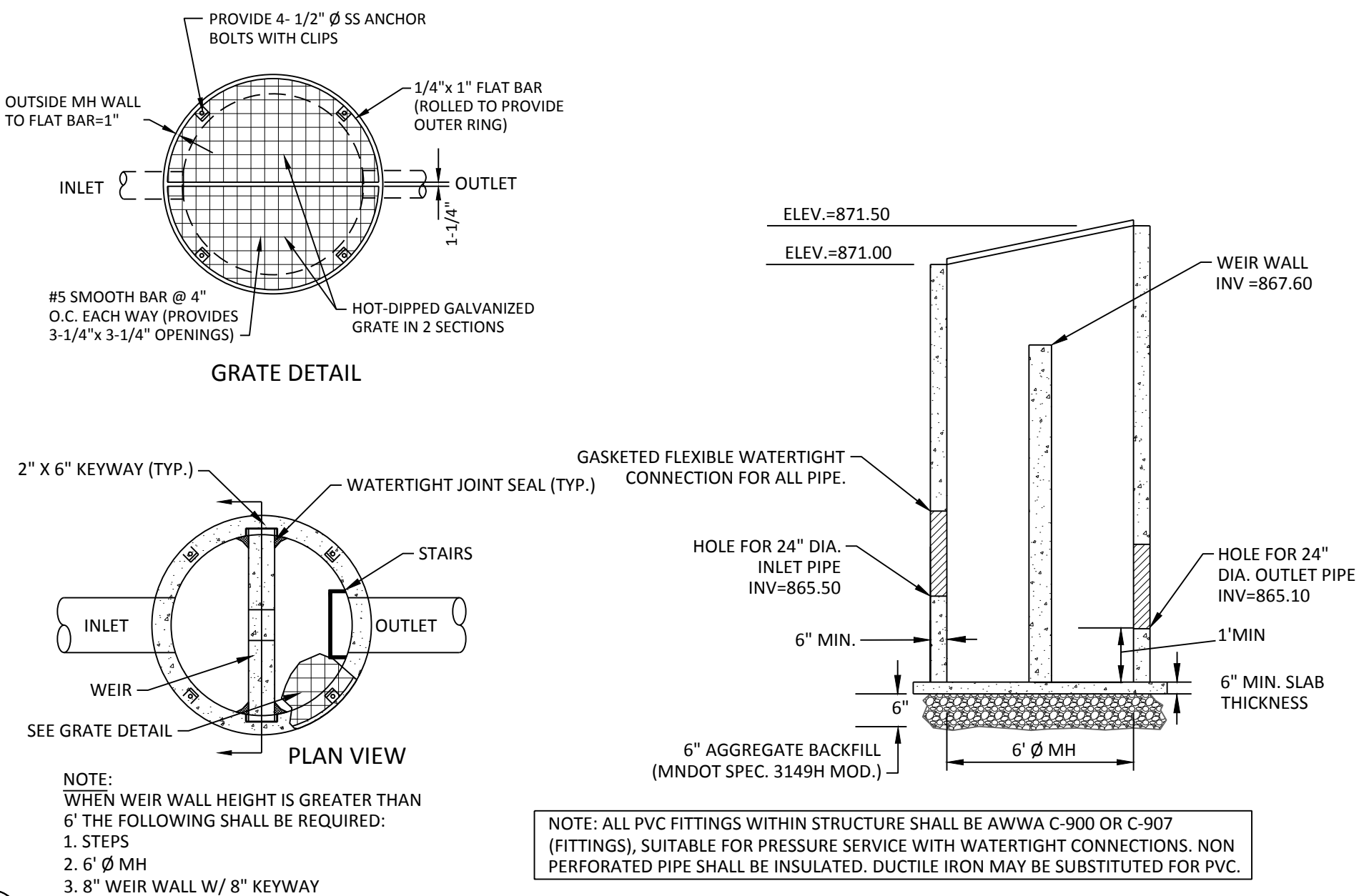
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DETAILS
CP WEST, LLC
NORTHDALE BOULEVARD INDUSTRIAL
PRELIMINARY DEVELOPMENT PLANS
ROGERS, MINNESOTA

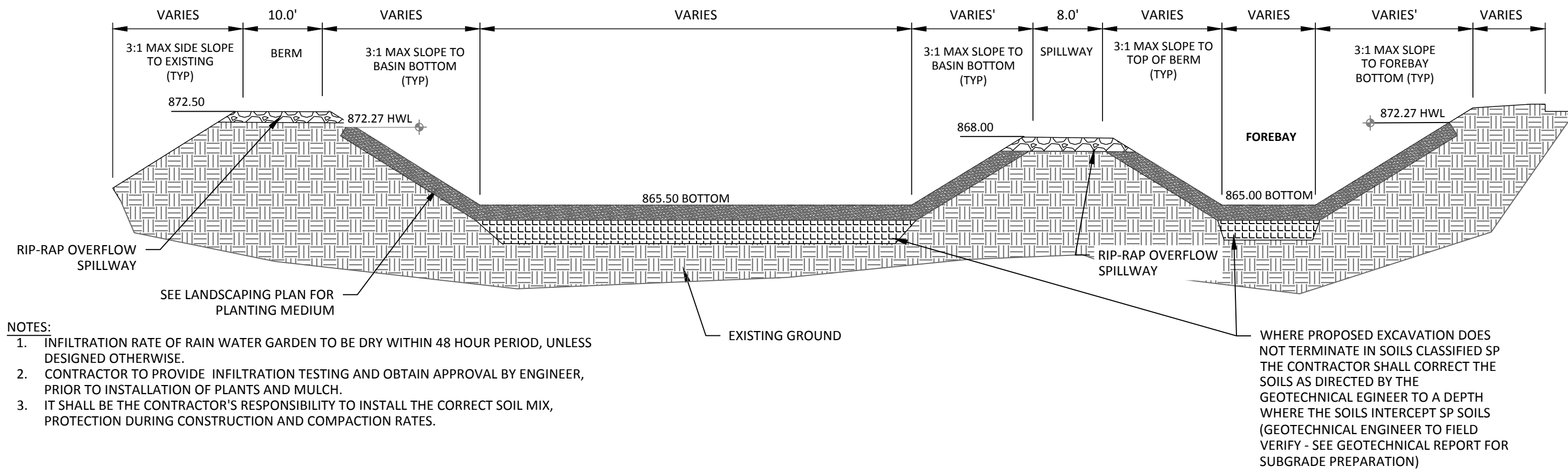
SHEET
C9.02
OF ##
REV. ##



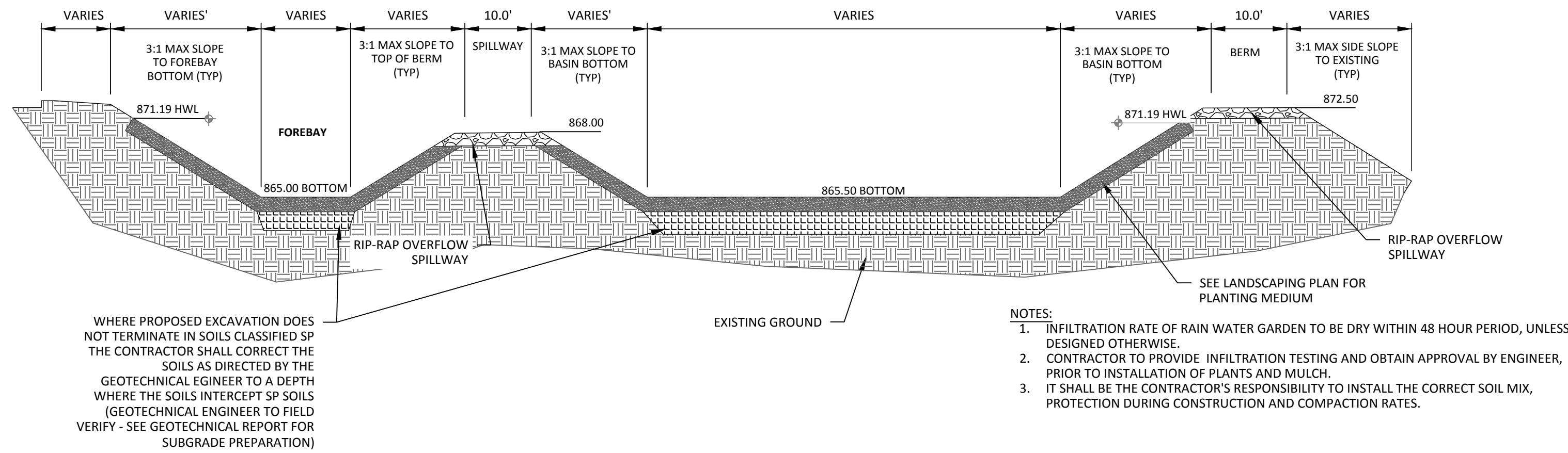
01 OCS 151 - BASIN OUTLET STRUCTURE WITH WEIR
N.T.S.



02 OCS 451 - BASIN OUTLET STRUCTURE WITH WEIR
N.T.S.



01 INFILTRATION POND 4P SECTION
NOT TO SCALE



01 INFILTRATION POND 3P SECTION
NOT TO SCALE

NO	DATE	BY	CKD	APPR	COMMENT
	07/07/2024	TPK	JDB	JDB	SITE PLAN APPLICATION

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.

Print Name: JOSEPH D. BAILEY

Date: License #: 58645

PRELIMINARY
08/07/2024
DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

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TPK

DESIGNED BY
JDB

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JDB

PROJECT NO.
51493

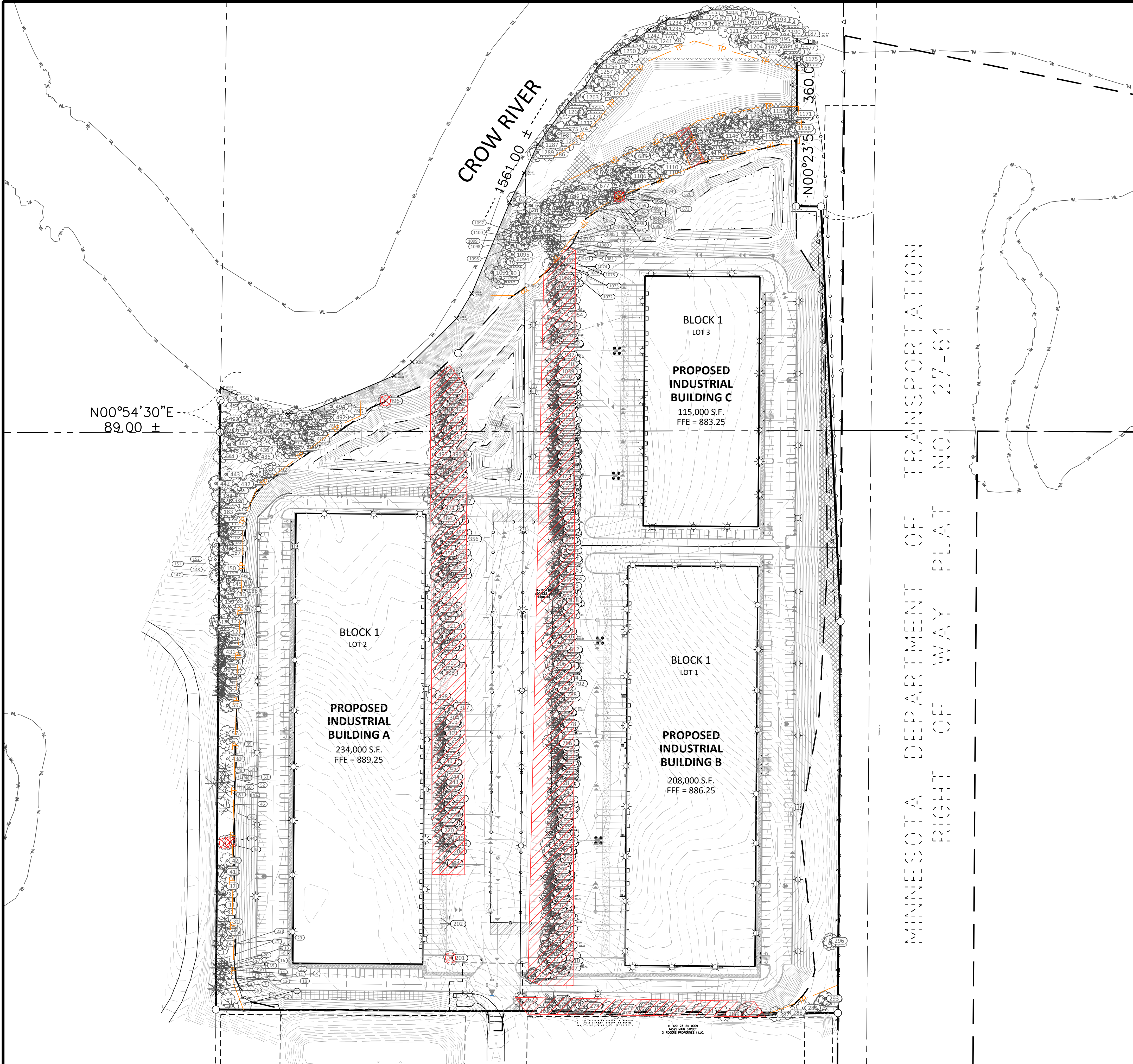


DETAILS

CP WEST, LLC
NORTHDALE BOULEVARD INDUSTRIAL
PRELIMINARY DEVELOPMENT PLANS
ROGERS, MINNESOTA

SHEET
C9.03
OF ##
REV. ##

24.15 (LWIS TECH) | JOSEPH BAILEY | 8/5/2024 10:51:51 AM
C:\PROJECTS\51493\CAD\SHEETS\51493-L0.01-TREE.DWG: TREE PRESERVATION PLAN



LEGEND	
PROPERTY LIMIT	PROPOSED
CURB & GUTTER	EXISTING
EASEMENT	
BUILDING	
RETAINING WALL	
WETLAND LIMITS	
TREELINE	
LANDSCAPE EDGING	
STORM SEWER	
SANITARY SEWER	
FORCEMAIN (SAN.)	
WATERMAIN	
YARDDRAIN	
LIMITS OF DISTURBANCE	
TREE PROTECTION FENCE	
TREE TO BE REMOVED	
SIGN	
PIPE BOLLARD	
RIPRAP	
STANDARD DUTY ASPHALT PAVING	
CONCRETE PAVING	
CONCRETE SIDEWALK	
TREES TO BE REMOVED	

NO	DATE	BY	CKD	APPR	COMMENT
	07/07/2024	TPK	JDB	JDB	SITE PLAN APPLICATION

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.

Print Name: JOHN R. WORKMAN

Date: License #: 59119

PRELIMINARY
08/07/2024
DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY

DESIGNED BY

CHECKED BY
JRW

PROJECT NO.
51493



TREE PRESERVATION PLAN

CP WEST, LLC
NORTHDALE BOULEVARD INDUSTRIAL
PRELIMINARY DEVELOPMENT PLANS
ROGERS, MINNESOTA

SHEET
L0.01
OF ##
REV. ##

24.15 (LMS TECH) | JOSEPH BAILEY | 8/5/2024 10:51:51 AM
C:\PROJECTS\151493\CAD\SHEETS\151493-UD-01-TREE.DWG: TREE INVENTORY 1

A-Tag	DBH	B-Species	STATUS
1	6	Siberian Elm (Ulmus pumila)	REMOVE
2	35'	Red Pine (Pinus resinosa)	
3	6	American Elm (Ulmus americana)	
4	35'	Red Pine (Pinus resinosa)	
5	40'	Red Pine (Pinus resinosa)	
6	35'	Red Pine (Pinus resinosa)	
7	35'	Red Pine (Pinus resinosa)	
8	40'	Red Pine (Pinus resinosa)	
9	40'	Red Pine (Pinus resinosa)	
10	30'	Red Pine (Pinus resinosa)	
11	15	Siberian Elm (Ulmus pumila)	
12	35'	Red Pine (Pinus resinosa)	
13	35'	Red Pine (Pinus resinosa)	
14	35'	Red Pine (Pinus resinosa)	
15	35'	Red Pine (Pinus resinosa)	
16	35'	Red Pine (Pinus resinosa)	
17	40'	Red Pine (Pinus resinosa)	
18	25'	Red Pine (Pinus resinosa)	
19	35'	Red Pine (Pinus resinosa)	
20	35'	Red Pine (Pinus resinosa)	
21	20'	Red Pine (Pinus resinosa)	
22	11	Red Oak (Quercus rubra)	
23	25'	Red Pine (Pinus resinosa)	
24	6	Hackberry (Celtis occidentalis)	
25	15'	Red Pine (Pinus resinosa)	
26	25'	Red Pine (Pinus resinosa)	
27	35'	Red Pine (Pinus resinosa)	
28	9	Red Oak (Quercus rubra)	
29	35'	Red Pine (Pinus resinosa)	
30	35'	Red Pine (Pinus resinosa)	
31	12'	Red Cedar (Juniperus virginiana)	
32	10	Siberian Elm (Ulmus pumila)	
33	6	Hackberry (Celtis occidentalis)	
34	30'	Red Pine (Pinus resinosa)	
35	35'	Red Pine (Pinus resinosa)	
36	8	Siberian Elm (Ulmus pumila)	
37	30'	Red Pine (Pinus resinosa)	
38	25'	Red Pine (Pinus resinosa)	
39	30'	Red Pine (Pinus resinosa)	
40	35'	Red Pine (Pinus resinosa)	
41	13	American Elm (Ulmus americana)	
42	9	American Elm (Ulmus americana)	
43	12	Green Ash (Fraxinus pennsylvanica)	REMOVE
44	7	Hackberry (Celtis occidentalis)	REMOVE
45	35'	Red Pine (Pinus resinosa)	
46	9	American Elm (Ulmus americana)	
47	40'	Red Pine (Pinus resinosa)	
48	40'	Red Pine (Pinus resinosa)	
49	40'	Red Pine (Pinus resinosa)	
50	40'	Red Pine (Pinus resinosa)	
51	40'	Red Pine (Pinus resinosa)	
52	40'	Red Pine (Pinus resinosa)	
53	40'	Red Pine (Pinus resinosa)	
54	40'	Red Pine (Pinus resinosa)	
55	12	Siberian Elm (Ulmus pumila)	
56	6	Hackberry (Celtis occidentalis)	
57	7	Hackberry (Celtis occidentalis)	
58	6	Hackberry (Celtis occidentalis)	
59	7	Hackberry (Celtis occidentalis)	
60	40'	Red Pine (Pinus resinosa)	
61	40'	Red Pine (Pinus resinosa)	
62	15'	Red Pine (Pinus resinosa)	
63	40'	Red Pine (Pinus resinosa)	
64	40'	Red Pine (Pinus resinosa)	
65	40'	Red Pine (Pinus resinosa)	
66	35'	Red Pine (Pinus resinosa)	
67	35'	Red Pine (Pinus resinosa)	
68	40'	Red Pine (Pinus resinosa)	
69	40'	Red Pine (Pinus resinosa)	
70	20'	Red Pine (Pinus resinosa)	

71	40'	Red Pine (Pinus resinosa)	
72	40'	Red Pine (Pinus resinosa)	
73	40'	Red Pine (Pinus resinosa)	
74	40'	Red Pine (Pinus resinosa)	
75	25'	Red Pine (Pinus resinosa)	
76	40'	Red Pine (Pinus resinosa)	
77	6	American Elm (Ulmus americana)	
78	40'	Red Pine (Pinus resinosa)	
79	40'	Red Pine (Pinus resinosa)	
80	40'	Red Pine (Pinus resinosa)	
81	40'	Red Pine (Pinus resinosa)	
82	25'	Red Pine (Pinus resinosa)	
83	20'	Red Pine (Pinus resinosa)	
84	40'	Red Pine (Pinus resinosa)	
85	40'	Red Pine (Pinus resinosa)	
86	15'	Red Cedar (Juniperus virginiana)	
87	12	Box Elder (Acer negundo)	
88	40'	Red Pine (Pinus resinosa)	
89	30'	Red Pine (Pinus resinosa)	
90	40'	Red Pine (Pinus resinosa)	
91	14	American Elm (Ulmus americana)	
92	40'	Red Pine (Pinus resinosa)	
93	40'	Red Pine (Pinus resinosa)	
94	40'	Red Pine (Pinus resinosa)	
95	40'	Red Pine (Pinus resinosa)	
96	35'	Red Pine (Pinus resinosa)	
97	35'	Red Pine (Pinus resinosa)	
98	40'	Red Pine (Pinus resinosa)	
99	40'	Red Pine (Pinus resinosa)	
100	40'	Red Pine (Pinus resinosa)	
101	6	American Elm (Ulmus americana)	
102	40'	Red Pine (Pinus resinosa)	
103	6	American Elm (Ulmus americana)	
104	40'	Red Pine (Pinus resinosa)	
105	40'	Red Pine (Pinus resinosa)	
106	40'	Red Pine (Pinus resinosa)	
107	13	American Elm (Ulmus americana)	
108	35'	Red Pine (Pinus resinosa)	
109	10	American Elm (Ulmus americana)	
110	40'	Red Pine (Pinus resinosa)	
111	6	American Elm (Ulmus americana)	
112	40'	Red Pine (Pinus resinosa)	
113	35'	Red Pine (Pinus resinosa)	
114	6	American Elm (Ulmus americana)	
115	40'	Red Pine (Pinus resinosa)	
116	35'	Red Pine (Pinus resinosa)	
117	35'	Red Pine (Pinus resinosa)	
118	18	American Elm (Ulmus americana)	
119	6	American Elm (Ulmus americana)	
120	40'	Red Pine (Pinus resinosa)	
121	8	Box Elder (Acer negundo)	
122	6	Box Elder (Acer negundo)	
123	8	Box Elder (Acer negundo)	
124	7	Box Elder (Acer negundo)	
125	6	Box Elder (Acer negundo)	
126	6	Box Elder (Acer negundo)	
127	8	Box Elder (Acer negundo)	
128	8	American Elm (Ulmus americana)	
129	11	Box Elder (Acer negundo)	
130	6	Box Elder (Acer negundo)	
131	8	American Elm (Ulmus americana)	
132	6	Box Elder (Acer negundo)	
133	6	Box Elder (Acer negundo)	
134	40'	Red Pine (Pinus resinosa)	
135	40'	Red Pine (Pinus resinosa)	

136	6	American Elm (Ulmus americana)	REMOVE
137	6	American Elm (Ulmus americana)	
138	6	American Elm (Ulmus americana)	
139	19	Hackberry (Celtis occidentalis)	
140	7	American Elm (Ulmus americana)	
141	6	Box Elder (Acer negundo)	
142	6	Box Elder (Acer negundo)	
143	7	Box Elder (Acer negundo)	
144	6	Box Elder (Acer negundo)	
145	6	Hackberry (Celtis occidentalis)	
146	7	American Elm (Ulmus americana)	
147	7	Hackberry (Celtis occidentalis)	
148	6	Hackberry (Celtis occidentalis)	
149	7	Hackberry (Celtis occidentalis)	
150	25	Hackberry (Celtis occidentalis)	
151	7	Hackberry (Celtis occidentalis)	
152	7	Hackberry (Celtis occidentalis)	
153	14	Box Elder (Acer negundo)	
154	6	Hackberry (Celtis occidentalis)	
155	8	American Elm (Ulmus americana)	
156	14	American Elm (Ulmus americana)	
157	40'	Red Pine (Pinus resinosa)	
158	8	American Elm (Ulmus americana)	
159	40'	Red Pine (Pinus resinosa)	
160	8	Box Elder (Acer negundo)	
161	20	Box Elder (Acer negundo)	
162	40'	Red Pine (Pinus resinosa)	
163	40'	Red Pine (Pinus resinosa)	
164	40'	Red Pine (Pinus resinosa)	
165	6	American Elm (Ulmus americana)	
166	40'	Red Pine (Pinus resinosa)	
167	40'	Red Pine (Pinus resinosa)	
168	40'	Red Pine (Pinus resinosa)	
169	40'	Red Pine (Pinus resinosa)	
170	10	American Elm (Ulmus americana)	
171	7	Box Elder (Acer negundo)	
172	40'	Red Pine (Pinus resinosa)	
173	10	Box Elder (Acer negundo)	
174	6	Hackberry (Celtis occidentalis)	
175	12	Box Elder (Acer negundo)	
176	8	Box Elder (Acer negundo)	
177	12	Box Elder (Acer negundo)	
178	8	American Elm (Ulmus americana)	
179	12	American Elm (Ulmus americana)	
180	6	Box Elder (Acer negundo)	
181	27	Box Elder (Acer negundo)	
182	7	Hackberry (Celtis occidentalis)	
183	6	Hackberry (Celtis occidentalis)	
184	7	Box Elder (Acer negundo)	
185	10	Box Elder (Acer negundo)	
186	27	American Elm (Ulmus americana)	
187	7	Box Elder (Acer negundo)	
188	7	Box Elder (Acer negundo)	
189	16	Siberian Elm (Ulmus pumila)	
190	8	Siberian Elm (Ulmus pumila)	
191	9	Siberian Elm (Ulmus pumila)	
192	7	Siberian Elm (Ulmus pumila)	
193	13	Box Elder (Acer negundo)	
194	7	Hackberry (Celtis occidentalis)	
195	8	Box Elder (Acer negundo)	
196	8	Box Elder (Acer negundo)	
197	7	Hackberry (Celtis occidentalis)	
198	9	American Elm (Ulmus americana)	
199	14	American Elm (Ulmus americana)	

200	7	American Elm (Ulmus americana)	
201	6	Siberian Elm (Ulmus pumila)	REMOVE
202	20'	Red Pine (Pinus resinosa)	REMOVE
203	40'	Red Pine (Pinus resinosa)	REMOVE
204	40'	Red Pine (Pinus resinosa)	REMOVE
205	40'	Red Pine (Pinus resinosa)	REMOVE
206	40'	Red Pine (Pinus resinosa)	REMOVE
207	40'	Red Pine (Pinus resinosa)	REMOVE
208	25'	Red Pine (Pinus resinosa)	REMOVE
209	13	Siberian Elm (Ulmus pumila)	REMOVE
210	20'	Red Pine (Pinus resinosa)	REMOVE
211	35'	Red Pine (Pinus resinosa)	REMOVE
212	35'	Red Pine (Pinus resinosa)	REMOVE
213	35'	Red Pine (Pinus resinosa)	REMOVE
214	40'	Red Pine (Pinus resinosa)	REMOVE
215	40'	Red Pine (Pinus resinosa)	REMOVE
216	40'	Red Pine (Pinus resinosa)	REMOVE
217	11	Siberian Elm (Ulmus pumila)	REMOVE
218	6	Siberian Elm (Ulmus pumila)	REMOVE
219	40'	Red Pine (Pinus resinosa)	REMOVE
220	35'	Red Pine (Pinus resinosa)	REMOVE
221	35'	Red Pine (Pinus resinosa)	REMOVE
222	40'	Red Pine (Pinus resinosa)	REMOVE
223	25	Siberian Elm (Ulmus pumila)	REMOVE
224	40'	Red Pine (Pinus resinosa)	REMOVE
225	40'	Red Pine (Pinus resinosa)	REMOVE
226	35'	Red Pine (Pinus resinosa)	REMOVE
227	40'	Red Pine (Pinus resinosa)	REMOVE
228	35'	Red Pine (Pinus resinosa)	REMOVE
229	35'	Red Pine (Pinus resinosa)	REMOVE
230	35'	Red Pine (Pinus resinosa)	REMOVE
231	40'	Red Pine (Pinus resinosa)	REMOVE
232	25'	Red Pine (Pinus resinosa)	REMOVE
233	35'	Red Pine (Pinus resinosa)	REMOVE
234	20'	Red Pine (Pinus resinosa)	REMOVE
235	35'	Red Pine (Pinus resinosa)	REMOVE
236	35'	Red Pine (Pinus resinosa)	REMOVE
237	35'	Red Pine (Pinus resinosa)	REMOVE
238	40'	Red Pine (Pinus resinosa)	REMOVE
239	40'	Red Pine (Pinus resinosa)	REMOVE
240	40'	Red Pine (Pinus resinosa)	REMOVE
241	40'	Red Pine (Pinus resinosa)	REMOVE
242	15'	Red Pine (Pinus resinosa)	REMOVE
243	40'	Red Pine (Pinus resinosa)	REMOVE
244	40'	Red Pine (Pinus resinosa)	REMOVE
245	40'	Red Pine (Pinus resinosa)	REMOVE
246	35'	Red Pine (Pinus resinosa)	REMOVE
247	35'	Red Pine (Pinus resinosa)	REMOVE
248	35'	Red Pine (Pinus resinosa)	REMOVE
249	24	Siberian Elm (Ulmus pumila)	REMOVE
250	35'	Red Pine (Pinus resinosa)	REMOVE
251	35'	Red Pine (Pinus resinosa)	REMOVE
252	35'	Red Pine (Pinus resinosa)	REMOVE
253	35'	Red Pine (Pinus resinosa)	REMOVE
254	35'	Red Pine (Pinus resinosa)	REMOVE
255	35'	Red Pine (Pinus resinosa)	REMOVE
256	35'	Red Pine (Pinus resinosa)	REMOVE
257	30'	Red Pine (Pinus resinosa)	REMOVE
258	35'	Red Pine (Pinus resinosa)	REMOVE
259	35'	Red Pine (Pinus resinosa)	REMOVE
260	25'	Red Pine (Pinus resinosa)	REMOVE
261	30'	Red Pine (Pinus resinosa)	REMOVE
262	13	Siberian Elm (Ulmus pumila)	REMOVE
263	14	Siberian Elm (Ulmus pumila)	REMOVE
264	9	Box Elder (Acer negundo)	REMOVE
265	15	Box Elder (Acer negundo)	REMOVE
266	35'	Red Pine (Pinus resinosa)	REMOVE
267	35'	Red Pine (Pinus resinosa)	REMOVE
268	35'	Red Pine (Pinus resinosa)	REMOVE
269	30'	Red Pine (Pinus resinosa)	REMOVE
270	12	Box Elder (Acer negundo)	REMOVE
271	12	Box Elder (Acer negundo)	REMOVE
272	13	Box Elder (Acer negundo)	REMOVE
273	7	Box Elder (Acer negundo)	REMOVE
274	9	Box Elder (Acer negundo)	REMOVE

275	20	Box Elder (Acer negundo)	REMOVE
276	8	American Elm (Ulmus americana)	REMOVE
277	6	Siberian Elm (Ulmus pumila)	REMOVE
278	6	Box Elder (Acer negundo)	REMOVE
279	7	Box Elder (Acer negundo)	REMOVE
280	8	American Elm (Ulmus americana)	REMOVE
281	15	Siberian Elm (Ulmus pumila)	REMOVE
282	14	Siberian Elm (Ulmus pumila)	REMOVE
283	6	Siberian Elm (Ulmus pumila)	REMOVE
284	9	Siberian Elm (Ulmus pumila)	REMOVE
285	9	Box Elder (Acer negundo)	
286	15	Box Elder (Acer negundo)	REMOVE
287	11	American Elm (Ulmus americana)	
288	10	Box Elder (Acer negundo)	
289	10	Siberian Elm (Ulmus pumila)	
290	12	Siberian Elm (Ulmus pumila)	
291	12	Siberian Elm (Ulmus pumila)	
292	6	Siberian Elm (Ulmus pumila)	REMOVE
293	10	Siberian Elm (Ulmus pumila)	REMOVE
294	9	Siberian Elm (Ulmus pumila)	
295	10	Siberian Elm (Ulmus pumila)	
296	12	Siberian Elm (Ulmus pumila)	
297	20'	Red Cedar (Juniperous virginiana)	REMOVE
298	35'	Red Pine (Pinus resinosa)	REMOVE
299	35'	Red Pine (Pinus resinosa)	REMOVE
300	40'	Red Pine (Pinus resinosa)	REMOVE
301	7	Hackberry (Celtis occidentalis)	REMOVE
302	35'	Red Pine (Pinus resinosa)	REMOVE
303	40'	Red Pine (Pinus resinosa)	REMOVE
304	35'	Red Pine (Pinus resinosa)	REMOVE
305	40'	Red Pine (Pinus resinosa)	REMOVE
306	25'	Red Pine (Pinus resinosa)	REMOVE
307	7	Basswood (Tilia americana)	REMOVE
308	12	Box Elder (Acer negundo)	REMOVE
309	11	Box Elder (Acer negundo)	REMOVE
310	40'	Red Pine (Pinus resinosa)	REMOVE
311	7	Box Elder (Acer negundo)	REMOVE
312	22	Box Elder (Acer negundo)	REMOVE
313	40'	Red Pine (Pinus resinosa)	REMOVE
314	8	Box Elder (Acer negundo)	REMOVE
315	40'	Red Pine (Pinus resinosa)	REMOVE
316	8	Box Elder (Acer negundo)	REMOVE
317	8	Box Elder (Acer negundo)	REMOVE
318	6	Hackberry (Celtis occidentalis)	REMOVE
319	7	Green Ash (Fraxinus pennsylvanica)	REMOVE
320	11	Box Elder (Acer negundo)	REMOVE
321	17	Box Elder (Acer negundo)	REMOVE
322	6	Box Elder (Acer negundo)	REMOVE
323	6	Hackberry (Celtis occidentalis)	REMOVE
324	11	Hackberry (Celtis occidentalis)	REMOVE
325	6	American Elm (Ulmus americana)	REMOVE
326	6	Box Elder (Acer negundo)	REMOVE
327	6	American Elm (Ulmus americana)	REMOVE
328	10	American Elm (Ulmus americana)	REMOVE
329	13	Box Elder (Acer negundo)	REMOVE
330	14	Box Elder (Acer negundo)	REMOVE
331	10	Box Elder (Acer negundo)	REMOVE
332	11	Box Elder (Acer negundo)	REMOVE
333	12	Box Elder (Acer negundo)	REMOVE
334	11	Box Elder (Acer negundo)	REMOVE
335	6	Box Elder (Acer negundo)	REMOVE
336	9	Box Elder (Acer negundo)	REMOVE
337	8	Box Elder (Acer negundo)	REMOVE
338	6	Box Elder (Acer negundo)	REMOVE
339	6	Box Elder (Acer negundo)	REMOVE
340	8	Hackberry (Celtis occidentalis)	REMOVE
341	12	Box Elder (Acer negundo)	REMOVE
342	19	American Elm (Ulmus americana)	REMOVE

24.15 (LWS TECH) | JOSEPH BAILEY | 8/5/2024 10:51:51 AM
C:\PROJECTS\515493\CAD\SHEETS\515493-10-01-TREE.DWG: TREE INVENTORY 2

413	35'	Red Pine (Pinus resinosa)	REMOVE
414	10	Siberian Elm (Ulmus pumila)	REMOVE
415	7	American Elm (Ulmus americana)	REMOVE
416	40'	Red Pine (Pinus resinosa)	REMOVE
417	35'	Red Pine (Pinus resinosa)	REMOVE
418	35'	Red Pine (Pinus resinosa)	REMOVE
419	30'	Red Pine (Pinus resinosa)	REMOVE
420	40'	Red Pine (Pinus resinosa)	REMOVE
421	40'	Red Pine (Pinus resinosa)	REMOVE
422	40'	Red Pine (Pinus resinosa)	REMOVE
423	40'	Red Pine (Pinus resinosa)	REMOVE
424	40'	Red Pine (Pinus resinosa)	REMOVE
425	35'	Red Pine (Pinus resinosa)	REMOVE
426	30'	Red Pine (Pinus resinosa)	REMOVE
427	40'	Red Pine (Pinus resinosa)	REMOVE
428	40'	Red Pine (Pinus resinosa)	REMOVE
429	40'	Red Pine (Pinus resinosa)	REMOVE
430	6	American Elm (Ulmus americana)	
431	6	American Elm (Ulmus americana)	
432	15	American Elm (Ulmus americana)	
433	29	Box Elder (Acer negundo)	
434	6	Basswood (Tilia americana)	
435	16	Box Elder (Acer negundo)	
436	6	Hackberry (Celtis occidentalis)	
437	23	Box Elder (Acer negundo)	
438	12	American Elm (Ulmus americana)	
439	6	Hackberry (Celtis occidentalis)	
440	13	Hackberry (Celtis occidentalis)	
441	9	American Elm (Ulmus americana)	
442	17	Box Elder (Acer negundo)	
443	13	American Elm (Ulmus americana)	
444	12	Box Elder (Acer negundo)	
445	10	Box Elder (Acer negundo)	
446	14	Box Elder (Acer negundo)	
447	12	Box Elder (Acer negundo)	
448	11	Box Elder (Acer negundo)	
449	12	Basswood (Tilia americana)	
450	19	Hackberry (Celtis occidentalis)	
451	6	White Oak (Quescus alba)	
452	11	Hackberry (Celtis occidentalis)	
453	16	White Oak (Quescus alba)	
454	7	Box Elder (Acer negundo)	
455	6	Box Elder (Acer negundo)	
456	16	White Oak (Quescus alba)	
457	12	American Elm (Ulmus americana)	
458	7	Hackberry (Celtis occidentalis)	
459	20	White Oak (Quescus alba)	
460	7	Hackberry (Celtis occidentalis)	
461	12	White Oak (Quescus alba)	
462	7	Hackberry (Celtis occidentalis)	
463	6	Hackberry (Celtis occidentalis)	
464	7	Hackberry (Celtis occidentalis)	
465	16	American Elm (Ulmus americana)	
466	14	Box Elder (Acer negundo)	
467	20	Box Elder (Acer negundo)	
468	13	American Elm (Ulmus americana)	
469	6	Hackberry (Celtis occidentalis)	
470	22	Hackberry (Celtis occidentalis)	
471	18	Hackberry (Celtis occidentalis)	
472	17	White Oak (Quescus alba)	
473	13	Hackberry (Celtis occidentalis)	
474	9	Box Elder (Acer negundo)	
475	13	American Elm (Ulmus americana)	
476	13	Box Elder (Acer negundo)	
477	10	Hackberry (Celtis occidentalis)	
478	11	Hackberry (Celtis occidentalis)	
479	12	Hackberry (Celtis occidentalis)	
480	6	Hackberry (Celtis occidentalis)	

481	7	Hackberry (Celtis occidentalis)	
482	8	Box Elder (Acer negundo)	
483	11	Box Elder (Acer negundo)	
484	6	Box Elder (Acer negundo)	
485	8	Box Elder (Acer negundo)	
486	6	Box Elder (Acer negundo)	
487	8	Box Elder (Acer negundo)	
488	7	Box Elder (Acer negundo)	
489	8	Box Elder (Acer negundo)	
490	8	Box Elder (Acer negundo)	
491	9	Box Elder (Acer negundo)	
492	12	Box Elder (Acer negundo)	
493	8	Siberian Elm (Ulmus pumila)	
494	7	American Elm (Ulmus americana)	
495	7	Siberian Elm (Ulmus pumila)	
496	8	Green Ash (Fraxinus pennsylvanica)	REMOVE
497	6	American Elm (Ulmus americana)	REMOVE
498	12	Box Elder (Acer negundo)	REMOVE
499	13	American Elm (Ulmus americana)	REMOVE
500	13	American Elm (Ulmus americana)	REMOVE
501	6	Siberian Elm (Ulmus pumila)	REMOVE
502	6	Siberian Elm (Ulmus pumila)	REMOVE
503	6	Siberian Elm (Ulmus pumila)	REMOVE
504	6	Siberian Elm (Ulmus pumila)	REMOVE
505	6	Siberian Elm (Ulmus pumila)	REMOVE
506	13	American Elm (Ulmus americana)	REMOVE
507	8	Box Elder (Acer negundo)	REMOVE
508	22	American Elm (Ulmus americana)	REMOVE
509	8	Siberian Elm (Ulmus pumila)	REMOVE
510	6	Siberian Elm (Ulmus pumila)	REMOVE
511	6	American Elm (Ulmus americana)	REMOVE
512	10	American Elm (Ulmus americana)	REMOVE
513	7	Box Elder (Acer negundo)	REMOVE
514	9	Box Elder (Acer negundo)	REMOVE
515	6	American Elm (Ulmus americana)	REMOVE
516	18	American Elm (Ulmus americana)	REMOVE
517	13	Box Elder (Acer negundo)	REMOVE
518	10	Siberian Elm (Ulmus pumila)	REMOVE
519	7	American Elm (Ulmus americana)	REMOVE
520	17	Siberian Elm (Ulmus pumila)	REMOVE
521	6	American Elm (Ulmus americana)	REMOVE
522	13	American Elm (Ulmus americana)	REMOVE
523	28	Siberian Elm (Ulmus pumila)	REMOVE
524	40'	Red Pine (Pinus resinosa)	REMOVE
525	40'	Red Pine (Pinus resinosa)	REMOVE
526	40'	Red Pine (Pinus resinosa)	REMOVE
527	40'	Red Pine (Pinus resinosa)	REMOVE
528	40'	Red Pine (Pinus resinosa)	REMOVE
529	40'	Red Pine (Pinus resinosa)	REMOVE
530	7	American Elm (Ulmus americana)	REMOVE
531	10	Siberian Elm (Ulmus pumila)	REMOVE
532	13	Siberian Elm (Ulmus pumila)	REMOVE
533	8	Siberian Elm (Ulmus pumila)	REMOVE
534	40'	Red Pine (Pinus resinosa)	REMOVE
535	40'	Red Pine (Pinus resinosa)	REMOVE
536	20'	Red Pine (Pinus resinosa)	REMOVE
537	8	American Elm (Ulmus americana)	REMOVE
538	40'	Red Pine (Pinus resinosa)	REMOVE
539	20'	Red Pine (Pinus resinosa)	REMOVE
540	12	Siberian Elm (Ulmus pumila)	REMOVE
541	40'	Red Pine (Pinus resinosa)	REMOVE
542	13	Siberian Elm (Ulmus pumila)	REMOVE
543	7	Siberian Elm (Ulmus pumila)	REMOVE
544	40'	Red Pine (Pinus resinosa)	REMOVE

545	40'	Red Pine (Pinus resinosa)	REMOVE
546	40'	Red Pine (Pinus resinosa)	REMOVE
547	40'	Red Pine (Pinus resinosa)	REMOVE
548	6	Siberian Elm (Ulmus pumila)	REMOVE
549	11	Siberian Elm (Ulmus pumila)	REMOVE
550	11	Siberian Elm (Ulmus pumila)	REMOVE
551	30'	Red Pine (Pinus resinosa)	REMOVE
552	35'	Red Pine (Pinus resinosa)	REMOVE
553	35'	Red Pine (Pinus resinosa)	REMOVE
554	35'	Red Pine (Pinus resinosa)	REMOVE
555	7	Siberian Elm (Ulmus pumila)	REMOVE
556	7	Siberian Elm (Ulmus pumila)	REMOVE
557	25'	Red Pine (Pinus resinosa)	REMOVE
558	25'	Red Pine (Pinus resinosa)	REMOVE
559	40'	Red Pine (Pinus resinosa)	REMOVE
560	30	Siberian Elm (Ulmus pumila)	REMOVE
561	11	Siberian Elm (Ulmus pumila)	REMOVE
562	30'	Red Pine (Pinus resinosa)	REMOVE
563	35'	Red Pine (Pinus resinosa)	REMOVE
564	40'	Red Pine (Pinus resinosa)	REMOVE
565	40'	Red Pine (Pinus resinosa)	REMOVE
566	40'	Red Pine (Pinus resinosa)	REMOVE
567	35'	Red Pine (Pinus resinosa)	REMOVE
568	40'	Red Pine (Pinus resinosa)	REMOVE
569	40'	Red Pine (Pinus resinosa)	REMOVE
570	35'	Red Pine (Pinus resinosa)	REMOVE
571	40'	Red Pine (Pinus resinosa)	REMOVE
572	40'	Red Pine (Pinus resinosa)	REMOVE
573	40'	Red Pine (Pinus resinosa)	REMOVE
574	8	Siberian Elm (Ulmus pumila)	REMOVE
575	40'	Red Pine (Pinus resinosa)	REMOVE
576	6	Siberian Elm (Ulmus pumila)	REMOVE
577	6	Siberian Elm (Ulmus pumila)	REMOVE
578	7	Siberian Elm (Ulmus pumila)	REMOVE
579	6	Siberian Elm (Ulmus pumila)	REMOVE
580	40'	Red Pine (Pinus resinosa)	REMOVE
581	40'	Red Pine (Pinus resinosa)	REMOVE
582	40'	Red Pine (Pinus resinosa)	REMOVE
583	40'	Red Pine (Pinus resinosa)	REMOVE
584	40'	Red Pine (Pinus resinosa)	REMOVE
585	40'	Red Pine (Pinus resinosa)	
586	40'	Red Pine (Pinus resinosa)	
587	40'	Red Pine (Pinus resinosa)	
588	40'	Red Pine (Pinus resinosa)	
589	40'	Red Pine (Pinus resinosa)	
590	40'	Red Pine (Pinus resinosa)	
591	13	Siberian Elm (Ulmus pumila)	
592	20'	Red Pine (Pinus resinosa)	
593	25'	Red Pine (Pinus resinosa)	
594	15'	Red Pine (Pinus resinosa)	
595	15'	Red Pine (Pinus resinosa)	
596	20'	Red Pine (Pinus resinosa)	
597	40'	Red Pine (Pinus resinosa)	
598	14	Siberian Elm (Ulmus pumila)	REMOVE
599	8	Siberian Elm (Ulmus pumila)	
600	7	Siberian Elm (Ulmus pumila)	
601	6	Basswood (Tilia americana)	
602	9	Basswood (Tilia americana)	
603	11	Green Ash (Fraxinus pennsylvanica)	
604	9	White Oak (Quescus alba)	
605	6	Basswood (Tilia americana)	
606	15	Basswood (Tilia americana)	
607	21	Basswood (Tilia americana)	
608	6	White Oak (Quescus alba)	
609	6	Ironwood (Ostrya virginiana)	
610	8	Basswood (Tilia americana)	
611	6	White Oak (Quescus alba)	
612	6	White Oak (Quescus alba)	
613	6	Ironwood (Ostrya virginiana)	
614	6	Ironwood (Ostrya virginiana)	
615	6	Ironwood (Ostrya virginiana)	
616	12	Basswood (Tilia americana)	
617	6	Ironwood (Ostrya virginiana)	
618	6	Basswood (Tilia americana)	

619	6	Bitternut Hickory (Carya cordiformis)	
620	9	Basswood (Tilia americana)	
621	13	Basswood (Tilia americana)	
622	6	Ironwood (Ostrya virginiana)	
623	12	Basswood (Tilia americana)	
624	11	Red Oak (Quercus rubra)	
625	10	Green Ash (Fraxinus pennsylvanica)	
626	7	Green Ash (Fraxinus pennsylvanica)	
627	10	Basswood (Tilia americana)	
628	13	Green Ash (Fraxinus pennsylvanica)	
629	6	Hackberry (Celtis occidentalis)	
630	6	Hackberry (Celtis occidentalis)	
631	6	Box Elder (Acer negundo)	
632	14	Green Ash (Fraxinus pennsylvanica)	
633	10	Green Ash (Fraxinus pennsylvanica)	
634	7	Green Ash (Fraxinus pennsylvanica)	
635	10	Green Ash (Fraxinus pennsylvanica)	
636	13	Hackberry (Celtis occidentalis)	
637	10	American Elm (Ulmus americana)	
638	9	American Elm (Ulmus americana)	
639	19	American Elm (Ulmus americana)	
640	6	American Elm (Ulmus americana)	
641	13	Green Ash (Fraxinus pennsylvanica)	
642	13	Box Elder (Acer negundo)	
643	15	Box Elder (Acer negundo)	
644	13	Green Ash (Fraxinus pennsylvanica)	
645	7	American Elm (Ulmus americana)	
646	9	Box Elder (Acer negundo)	
647	13	Box Elder (Acer negundo)	
648	12	Green Ash (Fraxinus pennsylvanica)	
649	12	White Oak (Quescus alba)	
650	6	Basswood (Tilia americana)	
651	6	Green Ash (Fraxinus pennsylvanica)	
652	12	Green Ash (Fraxinus pennsylvanica)	
653	18	Hackberry (Celtis occidentalis)	
654	9	Box Elder (Acer negundo)	
655	6	Box Elder (Acer negundo)	
656	13	Hackberry (Celtis occidentalis)	
657	14	Green Ash (Fraxinus pennsylvanica)	
658	13	Box Elder (Acer negundo)	
659	9	Green Ash (Fraxinus pennsylvanica)	
660	11	American Elm (Ulmus americana)	
661	16	Green Ash (Fraxinus pennsylvanica)	REMOVE
662	7	Hackberry (Celtis occidentalis)	
663	9	Green Ash (Fraxinus pennsylvanica)	REMOVE
664	8	Green Ash (Fraxinus pennsylvanica)	
665	9	Green Ash (Fraxinus pennsylvanica)	REMOVE
666	14	Green Ash (Fraxinus pennsylvanica)	REMOVE
667	9	Green Ash (Fraxinus pennsylvanica)	REMOVE
668	6	American Elm (Ulmus americana)	REMOVE
669	7	Green Ash (Fraxinus pennsylvanica)	REMOVE
670	9	Green Ash (Fraxinus pennsylvanica)	
671	7	Green Ash (Fraxinus pennsylvanica)	

672	14	Hackberry (Celtis occidentalis)	
673	22	Green Ash (Fraxinus pennsylvanica)	REMOVE
674	6	Green Ash (Fraxinus pennsylvanica)	
675	9	Box Elder (Acer negundo)	
676	8	Box Elder (Acer negundo)	
677	11	Green Ash (Fraxinus pennsylvanica)	
678	12	Green Ash (Fraxinus pennsylvanica)	
679	9	Green Ash (Fraxinus pennsylvanica)	
680	6	Box Elder (Acer negundo)	
681	11	American Elm (Ulmus americana)	
682	6	American Elm (Ulmus americana)	
683	12	Green Ash (Fraxinus pennsylvanica)	
684	27	Green Ash (Fraxinus pennsylvanica)	
685	6	American Elm (Ulmus americana)	
686	11	Box Elder (Acer negundo)	
687	7	American Elm (Ulmus americana)	
688	8	American Elm (Ulmus americana)	
689	6	Green Ash (Fraxinus pennsylvanica)	
690	10	Green Ash (Fraxinus pennsylvanica)	
691	11	Hackberry (Celtis occidentalis)	
692	6	Box Elder (Acer negundo)	
693	15	Green Ash (Fraxinus pennsylvanica)	
694	6	Box Elder (Acer negundo)	
695	12	Hackberry (Celtis occidentalis)	
696	12	Hackberry (Celtis occidentalis)	
697	10	Box Elder (Acer negundo)	REMOVE
698	7	Hackberry (Celtis occidentalis)	REMOVE
699	6	Hackberry (Celtis occidentalis)	REMOVE
700	8	Hackberry (Celtis occidentalis)	
701	6	Siberian Elm (Ulmus pumila)	
702	40'	Red Pine (Pinus resinosa)	
703	40'	Red Pine (Pinus resinosa)	
704	35'	Red Pine (Pinus resinosa)	
705	35'	Red Pine (Pinus resinosa)	
706	35'	Red Pine (Pinus resinosa)	
707	30'	Red Pine (Pinus resinosa)	
708	22	Siberian Elm (Ulmus pumila)	
709	15'	Red Pine (Pinus resinosa)	
710	40'	Red Pine (Pinus resinosa)	
711	15'	Red Pine (Pinus resinosa)	
712	40'	Red Pine (Pinus resinosa)	
713	40'	Red Pine (Pinus resinosa)	
714	12'	Red Pine (Pinus resinosa)	
715	40'	Red Pine (Pinus resinosa)	
716	12'	Red Pine (Pinus resinosa)	
717	12'	Red Pine (Pinus resinosa)	
718	15'	Red Pine (Pinus resinosa)	
719	40'	Red Pine (Pinus resinosa)	
720	40'	Red Pine (Pinus resinosa)	
721	40'	Red Pine (Pinus resinosa)	
722	35'	Red Pine (Pinus resinosa)	
723	20'	Red Pine (Pinus resinosa)	
724	40'	Red Pine (Pinus resinosa)	
725	11	Siberian Elm (Ulmus pumila)	
726	40'	Red Pine (Pinus resinosa)	
727	40'	Red Pine (Pinus resinosa)	
728	40'	Red Pine (Pinus resinosa)	
729	20'	Red Pine (Pinus resinosa)	
730	15'	Red Pine (Pinus resinosa)	
731	15'	Red Pine (Pinus resinosa)	
732	15'	Red Pine (Pinus resinosa)	
733	20'	Red Pine (Pinus resinosa)	
734	25'	Red Pine (Pinus resinosa)	
735	25'	Red Pine (Pinus resinosa)	
736	40'	Red Pine (Pinus resinosa)	

737	25'	Red Pine (Pinus resinosa)	
738	35'	Red Pine (Pinus resinosa)	
739	40'	Red Pine (Pinus resinosa)	
740	40'	Red Pine (Pinus resinosa)	
741	40'	Red Pine (Pinus resinosa)	
742	40'	Red Pine (Pinus resinosa)	
743	40'	Red Pine (Pinus resinosa)	
744	40'	Red Pine (Pinus resinosa)	
745	30'	Red Pine (Pinus resinosa)	
746	20'	Red Pine (Pinus resinosa)	
747	40'	Red Pine (Pinus resinosa)	
748	25'	Red Pine (Pinus resinosa)	
749	25'	Red Pine (Pinus resinosa)	
750	40'	Red Pine (Pinus resinosa)	
751	40'	Red Pine (Pinus resinosa)	
752	25'	Red Pine (Pinus resinosa)	
753	30'	Red Pine (Pinus resinosa)	
754	25'	Red Pine (Pinus resinosa)	
755	6	Siberian Elm (Ulmus pumila)	
756	40'	Red Pine (Pinus resinosa)	
757	40'	Red Pine (Pinus resinosa)	
758	35'	Red Pine (Pinus resinosa)	
759	40'	Red Pine (Pinus resinosa)	
760	35'	Red Pine (Pinus resinosa)	
761	35'	Red Pine (Pinus resinosa)	
762	7	Box Elder (Acer negundo)	
763	30'	Red Pine (Pinus resinosa)	
764	35'	Red Pine (Pinus resinosa)	
765	30'	Red Pine (Pinus resinosa)	
766	20'	Red Pine (Pinus resinosa)	
767	35'	Red Pine (Pinus resinosa)	
768	30'	Red Pine (Pinus resinosa)	
769	25'	Red Pine (Pinus resinosa)	
770	35'	Red Pine (Pinus resinosa)	
771	35'	Red Pine (Pinus resinosa)	
772	25'	Red Pine (Pinus resinosa)	
773	25'	Red Pine (Pinus resinosa)	
774	25'	Red Pine (Pinus resinosa)	
775	25'	Red Pine (Pinus resinosa)	
776	20'	Red Pine (Pinus resinosa)	
777	15'	Red Pine (Pinus resinosa)	
778	25'	Red Pine (Pinus resinosa)	
779	30'	Red Pine (Pinus resinosa)	
780	7	Box Elder (Acer negundo)	
781	25'	Red Pine (Pinus resinosa)	
782	30'	Red Pine (Pinus resinosa)	
783	7	Hackberry (Celtis occidentalis)	
784	6	Hackberry (Celtis occidentalis)	
785	20'	Red Pine (Pinus resinosa)	
786	6	American Elm (Ulmus americana)	
787	20'	Red Pine (Pinus resinosa)	
788	6	American Elm (Ulmus americana)	
789	12	Siberian Elm (Ulmus pumila)	
790	10	Box Elder (Acer negundo)	
791	8	Box Elder (Acer negundo)	
792	6	Siberian Elm (Ulmus pumila)	
793	35'	Red Pine (Pinus resinosa)	
794	30'	Red Pine (Pinus resinosa)	
795	35'	Red Pine (Pinus resinosa)	
796	35'	Red Pine (Pinus resinosa)	
797	7	Siberian Elm (Ulmus pumila)	
798	40'	Red Pine (Pinus resinosa)	
799	6	American Elm (Ulmus americana)	
800	40'	Red Pine (Pinus resinosa)	
801	40'	Red Pine (Pinus resinosa)	
802	25'	Red Pine (Pinus resinosa)	
803	35'	Red Pine (Pinus resinosa)	
804	20'	Red Pine (Pinus resinosa)	
805	6	American Elm (Ulmus americana)	
806	6	Hackberry (Celtis occidentalis)	
807	40'	Red Pine (Pinus resinosa)	

24.15 (LMS TECH) | JOSEPH BAILEY | 8/5/2024 10:51:51 AM
C:\PROJECTS\515493\CAD\SHEETS\515493-L0-01-TREE.DWG: TREE INVENTORY 3

808	35'	Red Pine (Pinus resinosa)	
809	35'	Red Pine (Pinus resinosa)	
810	35'	Red Pine (Pinus resinosa)	
811	30'	Red Pine (Pinus resinosa)	
812	30'	Red Pine (Pinus resinosa)	
813	6	Box Elder (Acer negundo)	
814	7	Siberian Elm (Ulmus pumila)	
815	9	Siberian Elm (Ulmus pumila)	
816	8	Siberian Elm (Ulmus pumila)	
817	6	Siberian Elm (Ulmus pumila)	
818	6	Box Elder (Acer negundo)	
819	7	Siberian Elm (Ulmus pumila)	
820	20'	Red Pine (Pinus resinosa)	
821	40'	Red Pine (Pinus resinosa)	
822	30'	Red Pine (Pinus resinosa)	
823	30'	Red Pine (Pinus resinosa)	
824	6	Siberian Elm (Ulmus pumila)	
825	10	Siberian Elm (Ulmus pumila)	
826	35'	Red Pine (Pinus resinosa)	
827	25'	Red Pine (Pinus resinosa)	
828	30'	Red Pine (Pinus resinosa)	
829	25'	Red Pine (Pinus resinosa)	
830	20'	Red Pine (Pinus resinosa)	
831	30'	Red Pine (Pinus resinosa)	
832	35'	Red Pine (Pinus resinosa)	
833	7	Siberian Elm (Ulmus pumila)	
834	8	Siberian Elm (Ulmus pumila)	
835	7	Siberian Elm (Ulmus pumila)	REMOVE
836	40'	Red Pine (Pinus resinosa)	
837	20'	Red Pine (Pinus resinosa)	
838	25'	Red Pine (Pinus resinosa)	
839	23	Siberian Elm (Ulmus pumila)	
840	35'	Red Pine (Pinus resinosa)	
841	6	Siberian Elm (Ulmus pumila)	
842	8	Siberian Elm (Ulmus pumila)	REMOVE
843	30'	Red Pine (Pinus resinosa)	
844	35'	Red Pine (Pinus resinosa)	
845	35'	Red Pine (Pinus resinosa)	
846	35'	Red Pine (Pinus resinosa)	
847	40'	Red Pine (Pinus resinosa)	
848	40'	Red Pine (Pinus resinosa)	
849	40'	Red Pine (Pinus resinosa)	
850	40'	Red Pine (Pinus resinosa)	
851	35'	Red Pine (Pinus resinosa)	
852	6	Siberian Elm (Ulmus pumila)	
853	30'	Red Pine (Pinus resinosa)	
854	10	Siberian Elm (Ulmus pumila)	
855	8	Siberian Elm (Ulmus pumila)	
856	7	Siberian Elm (Ulmus pumila)	
857	8	Siberian Elm (Ulmus pumila)	
858	35'	Red Pine (Pinus resinosa)	
859	40'	Red Pine (Pinus resinosa)	
860	40'	Red Pine (Pinus resinosa)	
861	8	Siberian Elm (Ulmus pumila)	
862	35'	Red Pine (Pinus resinosa)	
863	30'	Red Pine (Pinus resinosa)	
864	30'	Red Pine (Pinus resinosa)	
865	8	American Elm (Ulmus americana)	
866	40'	Red Pine (Pinus resinosa)	
867	40'	Red Pine (Pinus resinosa)	
868	40'	Red Pine (Pinus resinosa)	
869	40'	Red Pine (Pinus resinosa)	
870	40'	Red Pine (Pinus resinosa)	
871	40'	Red Pine (Pinus resinosa)	
872	40'	Red Pine (Pinus resinosa)	
873	40'	Red Pine (Pinus resinosa)	
874	40'	Red Pine (Pinus resinosa)	
875	40'	Red Pine (Pinus resinosa)	
876	40'	Red Pine (Pinus resinosa)	
877	40'	Red Pine (Pinus resinosa)	
878	40'	Red Pine (Pinus resinosa)	
879	40'	Red Pine (Pinus resinosa)	
880	40'	Red Pine (Pinus resinosa)	
881	30'	Red Pine (Pinus resinosa)	
882	30'	Red Pine (Pinus resinosa)	
883	25'	Red Pine (Pinus resinosa)	
884	25'	Red Pine (Pinus resinosa)	

885	25'	Red Pine (Pinus resinosa)	
886	25'	Red Pine (Pinus resinosa)	
887	9	Siberian Elm (Ulmus pumila)	
888	15'	Red Pine (Pinus resinosa)	
890	15'	Red Pine (Pinus resinosa)	
891	15'	Red Pine (Pinus resinosa)	
892	6	Siberian Elm (Ulmus pumila)	
893	15'	Red Pine (Pinus resinosa)	
894	15'	Red Pine (Pinus resinosa)	
895	25'	Red Pine (Pinus resinosa)	
896	30'	Red Pine (Pinus resinosa)	
897	30'	Red Pine (Pinus resinosa)	
898	30'	Red Pine (Pinus resinosa)	
899	25'	Red Pine (Pinus resinosa)	
900	25'	Red Pine (Pinus resinosa)	
901	30'	Red Pine (Pinus resinosa)	
902	15'	Red Pine (Pinus resinosa)	
903	30'	Red Pine (Pinus resinosa)	
904	30'	Red Pine (Pinus resinosa)	
905	30'	Red Pine (Pinus resinosa)	
906	20'	Red Pine (Pinus resinosa)	
907	20'	Red Pine (Pinus resinosa)	
908	20'	Red Pine (Pinus resinosa)	
909	20'	Red Pine (Pinus resinosa)	
910	25'	Red Pine (Pinus resinosa)	
911	40'	Red Pine (Pinus resinosa)	
912	40'	Red Pine (Pinus resinosa)	
913	30'	Red Pine (Pinus resinosa)	
914	40'	Red Pine (Pinus resinosa)	
915	40'	Red Pine (Pinus resinosa)	
916	40'	Red Pine (Pinus resinosa)	
917	40'	Red Pine (Pinus resinosa)	
918	40'	Red Pine (Pinus resinosa)	
919	30'	Red Pine (Pinus resinosa)	
920	40'	Red Pine (Pinus resinosa)	
921	40'	Red Pine (Pinus resinosa)	
922	40'	Red Pine (Pinus resinosa)	
923	40'	Red Pine (Pinus resinosa)	
924	40'	Red Pine (Pinus resinosa)	
925	40'	Red Pine (Pinus resinosa)	
926	40'	Red Pine (Pinus resinosa)	
927	6	American Elm (Ulmus americana)	
928	40'	Red Pine (Pinus resinosa)	
929	40'	Red Pine (Pinus resinosa)	
930	40'	Red Pine (Pinus resinosa)	
931	40'	Red Pine (Pinus resinosa)	
932	40'	Red Pine (Pinus resinosa)	
933	40'	Red Pine (Pinus resinosa)	
934	40'	Red Pine (Pinus resinosa)	
935	40'	Red Pine (Pinus resinosa)	
936	40'	Red Pine (Pinus resinosa)	
937	40.8	Siberian Elm (Ulmus pumila)	
938	40'	Red Pine (Pinus resinosa)	
939	30'	Red Pine (Pinus resinosa)	
940	25'	Red Pine (Pinus resinosa)	
941	25'	Red Pine (Pinus resinosa)	
942	25'	Red Pine (Pinus resinosa)	
943	30'	Red Pine (Pinus resinosa)	
944	15'	Red Pine (Pinus resinosa)	
945	20'	Red Pine (Pinus resinosa)	
946	20'	Red Pine (Pinus resinosa)	
947	25'	Red Pine (Pinus resinosa)	
948	30'	Red Pine (Pinus resinosa)	
949	30'	Red Pine (Pinus resinosa)	
950	15'	Red Pine (Pinus resinosa)	
951	25'	Red Pine (Pinus resinosa)	
952	20'	Red Pine (Pinus resinosa)	
953	40'	Red Pine (Pinus resinosa)	
954	30'	Red Pine (Pinus resinosa)	
955	30'	Red Pine (Pinus resinosa)	
956	25'	Red Pine (Pinus resinosa)	
957	30'	Red Pine (Pinus resinosa)	
958	30'	Red Pine (Pinus resinosa)	
959	30'	Red Pine (Pinus resinosa)	
960	40'	Red Pine (Pinus resinosa)	
961	40'	Red Pine (Pinus resinosa)	
962	35'	Red Pine (Pinus resinosa)	

963	15'	Red Pine (Pinus resinosa)	
964	40'	Red Pine (Pinus resinosa)	
965	15'	Red Pine (Pinus resinosa)	
966	40'	Red Pine (Pinus resinosa)	
967	30'	Red Pine (Pinus resinosa)	
968	15'	Red Cedar (Juniperous virginiana)	
969	30'	Red Pine (Pinus resinosa)	
970	35'	Red Pine (Pinus resinosa)	
971	25'	Red Pine (Pinus resinosa)	
972	35'	Box Elder (Acer negundo)	REMOVE
973	40'	Red Pine (Pinus resinosa)	
974	25'	Red Pine (Pinus resinosa)	
975	25'	Red Pine (Pinus resinosa)	
976	30'	Red Pine (Pinus resinosa)	
977	30'	Red Pine (Pinus resinosa)	
978	30'	Red Pine (Pinus resinosa)	
979	40'	Red Pine (Pinus resinosa)	
980	40'	Red Pine (Pinus resinosa)	
981	30'	Red Pine (Pinus resinosa)	
982	15'	Red Pine (Pinus resinosa)	
983	30'	Red Pine (Pinus resinosa)	
984	13	Siberian Elm (Ulmus pumila)	
985	25'	Red Pine (Pinus resinosa)	
986	15'	Red Pine (Pinus resinosa)	
987	25'	Red Pine (Pinus resinosa)	
988	30'	Red Pine (Pinus resinosa)	
989	40'	Red Pine (Pinus resinosa)	
990	40'	Red Pine (Pinus resinosa)	
991	40'	Red Pine (Pinus resinosa)	
992	40'	Red Pine (Pinus resinosa)	
993	30'	Red Pine (Pinus resinosa)	
994	20'	Red Pine (Pinus resinosa)	
995	20'	Red Pine (Pinus resinosa)	
996	7	Box Elder (Acer negundo)	
997	40'	Red Pine (Pinus resinosa)	
998	40'	Red Pine (Pinus resinosa)	
999	15'	Red Pine (Pinus resinosa)	
1000	30'	Red Pine (Pinus resinosa)	
1001	40'	Red Pine (Pinus resinosa)	
1002	40'	Red Pine (Pinus resinosa)	
1003	40'	Red Pine (Pinus resinosa)	
1004	30'	Red Pine (Pinus resinosa)	
1005	40'	Red Pine (Pinus resinosa)	
1006	40'	Red Pine (Pinus resinosa)	
1007	35'	Red Pine (Pinus resinosa)	
1008	35'	Red Pine (Pinus resinosa)	
1009	35'	Red Pine (Pinus resinosa)	
1010	30'	Red Pine (Pinus resinosa)	
1011	35'	Red Pine (Pinus resinosa)	
1012	35'	Red Pine (Pinus resinosa)	
1013	40'	Red Pine (Pinus resinosa)	
1014	40'	Red Pine (Pinus resinosa)	
1015	40'	Red Pine (Pinus resinosa)	
1016	40'	Red Pine (Pinus resinosa)	
1017	40'	Red Pine (Pinus resinosa)	
1018	30'	Red Pine (Pinus resinosa)	
1019	40'	Red Pine (Pinus resinosa)	
1020	40'	Red Pine (Pinus resinosa)	
1021	40'	Red Pine (Pinus resinosa)	
1022	40'	Red Pine (Pinus resinosa)	
1023	35'	Red Pine (Pinus resinosa)	
1024	40'	Red Pine (Pinus resinosa)	
1025	40'	Red Pine (Pinus resinosa)	
1026	40'	Red Pine (Pinus resinosa)	
1027	40'	Red Pine (Pinus resinosa)	
1028	40'	Red Pine (Pinus resinosa)	
1029	40'	Red Pine (Pinus resinosa)	
1030	30'	Red Pine (Pinus resinosa)	
1031	40'	Red Pine (Pinus resinosa)	
1032	25'	Red Pine (Pinus resinosa)	
1033	40'	Red Pine (Pinus resinosa)	
1034	40'	Red Pine (Pinus resinosa)	
1035	40'	Red Pine (Pinus resinosa)	
1036	8	Box Elder (Acer negundo)	
1037	12	Siberian Elm (Ulmus pumila)	
1038	40'	Red Pine (Pinus resinosa)	
1039	40'	Red Pine (Pinus resinosa)	

1040	40'	Red Pine (Pinus resinosa)	
1041	20'	Red Pine (Pinus resinosa)	
1042	20'	Red Pine (Pinus resinosa)	REMOVE
1043	6	Green Ash (Fraxinus pennsylvanica)	REMOVE
1044	7	Siberian Elm (Ulmus pumila)	REMOVE
1045	40'	Red Pine (Pinus resinosa)	REMOVE
1046	40'	Red Pine (Pinus resinosa)	REMOVE
1047	8	Box Elder (Acer negundo)	REMOVE
1048	40'	Red Pine (Pinus resinosa)	REMOVE
1049	8	Box Elder (Acer negundo)	REMOVE
1050	6	Basswood (Tilia americana)	REMOVE
1051	19	Box Elder (Acer negundo)	REMOVE
1052	23	Silver Maple (Acer saccharinum)	REMOVE
1053	8	Box Elder (Acer negundo)	REMOVE
1054	6	Silver Maple (Acer saccharinum)	REMOVE
1055	7	Box Elder (Acer negundo)	REMOVE
1056	8	Green Ash (Fraxinus pennsylvanica)	REMOVE
1057	6	Box Elder (Acer negundo)	REMOVE
1058	15	Box Elder (Acer negundo)	REMOVE
1059	40'	Red Pine (Pinus resinosa)	REMOVE
1060	10	Hackberry (Celtis occidentalis)	REMOVE
1061	10	Box Elder (Acer negundo)	REMOVE
1062	7	Box Elder (Acer negundo)	REMOVE
1063	7	Box Elder (Acer negundo)	REMOVE
1064	11	Green Ash (Fraxinus pennsylvanica)	REMOVE
1065	9	Box Elder (Acer negundo)	REMOVE
1066	7	Box Elder (Acer negundo)	REMOVE
1067	8	Hackberry (Celtis occidentalis)	REMOVE
1068	6	Green Ash (Fraxinus pennsylvanica)	REMOVE
1069	40'	Red Pine (Pinus resinosa)	REMOVE
1070	40'	Red Pine (Pinus resinosa)	REMOVE
1071	40'	Red Pine (Pinus resinosa)	REMOVE
1072	6	Box Elder (Acer negundo)	REMOVE
1073	40'	Red Pine (Pinus resinosa)	REMOVE
1074	6	Box Elder (Acer negundo)	REMOVE
1075	6	American Elm (Ulmus americana)	REMOVE
1076	35'	Red Pine (Pinus resinosa)	
1077	30'	Red Pine (Pinus resinosa)	
1078	7	American Elm (Ulmus americana)	
1079	40'	Red Pine (Pinus resinosa)	
1080	35'	Red Pine (Pinus resinosa)	
1081	12	Box Elder (Acer negundo)	
1082	30'	Red Pine (Pinus resinosa)	
1083	40'	Red Pine (Pinus resinosa)	
1084	30'	Red Pine (Pinus resinosa)	
1085	6	Green Ash (Fraxinus pennsylvanica)	
1086	40'	Red Pine (Pinus resinosa)	
1087	10	Basswood (Tilia americana)	
1088	6	Red Oak (Quercus rubra)	
1089	6	White Oak (Quescus alba)	
1090	6	White Oak (Quescus alba)	
1091	10	White Oak (Quescus alba)	
1092	6	White Oak (Quescus alba)	
1093	10	White Oak (Quescus alba)	
1094	8	Basswood (Tilia americana)	
1095	8	Basswood (Tilia americana)	
1096	13	Basswood (Tilia americana)	
1097	15	Red Oak (Quercus rubra)	
1098	9	Basswood (Tilia americana)	
1099	8	Basswood (Tilia americana)	
1100	7	Hackberry (Celtis occidentalis)	
1101	6	Hackberry (Celtis occidentalis)	
1102	16	Green Ash (Fraxinus pennsylvanica)	
1103	9	Hackberry (Celtis occidentalis)	
1104	21	Green Ash (Fraxinus pennsylvanica)	
1105	13	Green Ash (Fraxinus pennsylvanica)	
1106	7	Green Ash (Fraxinus pennsylvanica)	
1107	13	Green Ash (Fraxinus pennsylvanica)	
1108	24	Box Elder (Acer negundo)	

1109	13	American Elm (Ulmus americana)	
1110	8	American Elm (Ulmus americana)	
1111	13	Green Ash (Fraxinus pennsylvanica)	
1112	8	Hackberry (Celtis occidentalis)	REMOVE
1113	7	Hackberry (Celtis occidentalis)	REMOVE
1114	6	Box Elder (Acer negundo)	REMOVE
1115	13	Box Elder (Acer negundo)	REMOVE
1116	7	Hackberry (Celtis occidentalis)	REMOVE
1117	9	Box Elder (Acer negundo)	REMOVE
1118	7	Hackberry (Celtis occidentalis)	
1119	6	Hackberry (Celtis occidentalis)	
1120	7	Hackberry (Celtis occidentalis)	
1121	12	American Elm (Ulmus americana)	
1122	7	Hackberry (Celtis occidentalis)	
1123	23	Green Ash (Fraxinus pennsylvanica)	
1124	7	Hackberry (Celtis occidentalis)	
1125	8	Box Elder (Acer negundo)	
1126	16	Hackberry (Celtis occidentalis)	
1127	7	Hackberry (Celtis occidentalis)	
1128	40	Red Oak (Quercus rubra)	
1129	6	Box Elder (Acer negundo)	
1130	9	American Elm (Ulmus americana)	
1131	6	Hackberry (Celtis occidentalis)	
1132	13	Box Elder (Acer negundo)	
1133	13	Box Elder (Acer negundo)	
1134	13	American Elm (Ulmus americana)	
1135	11	Hackberry (Celtis occidentalis)	
1136	7	Green Ash (Fraxinus pennsylvanica)	
1137	12	Silver Maple (Acer saccharinum)	
1138	6	Green Ash (Fraxinus pennsylvanica)	
1139	7	Basswood (Tilia americana)	
1140	6	Hackberry (Celtis occidentalis)	
1141	11	Box Elder (Acer negundo)	
1142	6	Hackberry (Celtis occidentalis)	
1143	8	Box Elder (Acer negundo)	
1144	7	Hackberry (Celtis occidentalis)	
1145	6	Hackberry (Celtis occidentalis)	
1146	8	Hackberry (Celtis occidentalis)	
1147	8	Box Elder (Acer negundo)	REMOVE
1148	11	Box Elder (Acer negundo)	
1149	9	American Elm (Ulmus americana)	
1150	17	Box Elder (Acer negundo)	
1151	8	American Elm (Ulmus americana)	
1152	9	American Elm (Ulmus americana)	
1153	7	Box Elder (Acer negundo)	
1154	8	Hackberry (Celtis occidentalis)	
1155	8	Box Elder (Acer negundo)	
1156	17	Box Elder (Acer negundo)	
1157	10	American Elm (Ulmus americana)	
1158	6	Silver Maple (Acer saccharinum)	
1159	13	Box Elder (Acer negundo)	
1160	12	American Elm (Ulmus americana)	
1161	7	Green Ash (Fraxinus pennsylvanica)	
1162	9	Hackberry (Celtis occidentalis)	
1163	9	Box Elder (Acer negundo)	
1164	8	American Elm (Ulmus americana)	
1165	14	Box Elder (Acer negundo)	
1166	15	Green Ash (Fraxinus pennsylvanica)	
1167	13	Box Elder (Acer negundo)	
1168	14	Box Elder (Acer negundo)	
1169	23	Box Elder (Acer negundo)	
1170	27	Silver Maple (Acer saccharinum)	
1171	6	American Elm (Ulmus americana)	
1172	6	Box Elder (Acer negundo)	

24.15 (LWS TECH) | JOSEPH BAILEY | 8/5/2024 10:51:51 AM
C:\PROJECTS\51493\CAD\SHEETS\51493-L0.01-TREE.DWG: TREE INVENTORY 4

1236	32	Silver Maple (Acer saccharinum)	
1237	17	Hackberry (Celtis occidentalis)	
1238	13	American Elm (Ulmus americana)	
1239	33	Hackberry (Celtis occidentalis)	
1240	12	Hackberry (Celtis occidentalis)	
1241	13	Hackberry (Celtis occidentalis)	
1242	30	Silver Maple (Acer saccharinum)	
1243	17	Green Ash (Fraxinus pennsylvanica)	
1244	13	Hackberry (Celtis occidentalis)	
1245	8	Box Elder (Acer negundo)	
1246	7	Box Elder (Acer negundo)	
1247	22	Silver Maple (Acer saccharinum)	
1248	27	Silver Maple (Acer saccharinum)	
1249	25	Silver Maple (Acer saccharinum)	
1250	7	Green Ash (Fraxinus pennsylvanica)	
1251	42	Silver Maple (Acer saccharinum)	
1252	8	Hackberry (Celtis occidentalis)	
1253	15	Box Elder (Acer negundo)	
1254	7	Hackberry (Celtis occidentalis)	
1255	12	American Elm (Ulmus americana)	
1256	9	Hackberry (Celtis occidentalis)	
1257	14	Green Ash (Fraxinus pennsylvanica)	
1258	8	American Elm (Ulmus americana)	
1259	23	Basswood (Tilia americana)	
1260	12	Box Elder (Acer negundo)	
1261	8	Box Elder (Acer negundo)	
1262	10	Box Elder (Acer negundo)	
1263	8	Hackberry (Celtis occidentalis)	
1264	7	American Elm (Ulmus americana)	
1265	14	Silver Maple (Acer saccharinum)	
1266	14	Hackberry (Celtis occidentalis)	
1267	7	Hackberry (Celtis occidentalis)	
1268	9	Hackberry (Celtis occidentalis)	
1269	6	Box Elder (Acer negundo)	
1270	9	Box Elder (Acer negundo)	
1271	7	Silver Maple (Acer saccharinum)	
1272	8	Silver Maple (Acer saccharinum)	
1273	12	Silver Maple (Acer saccharinum)	
1274	35	Silver Maple (Acer saccharinum)	
1275	10	Box Elder (Acer negundo)	
1276	14	Silver Maple (Acer saccharinum)	
1277	10	Hackberry (Celtis occidentalis)	
1278	11	Hackberry (Celtis occidentalis)	
1279	10	Hackberry (Celtis occidentalis)	
1280	9	Green Ash (Fraxinus pennsylvanica)	
1281	10	Box Elder (Acer negundo)	
1282	7	Box Elder (Acer negundo)	
1283	7	American Elm (Ulmus americana)	
1284	10	Box Elder (Acer negundo)	
1285	10	Box Elder (Acer negundo)	
1286	7	Box Elder (Acer negundo)	
1287	12	Hackberry (Celtis occidentalis)	
1288	15	Green Ash (Fraxinus pennsylvanica)	
1289	10	Hackberry (Celtis occidentalis)	

NO	DATE	BY	CKD	APPR	COMMENT
	07/07/2024	TPK	JDB	JDB	SITE PLAN APPLICATION
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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.	
Print Name:	JOHN R. WORKMAN
Date	License # 59119

PRELIMINARY 08/07/2024 DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY
DESIGNED BY
CHECKED BY JRW
PROJECT NO. 51493

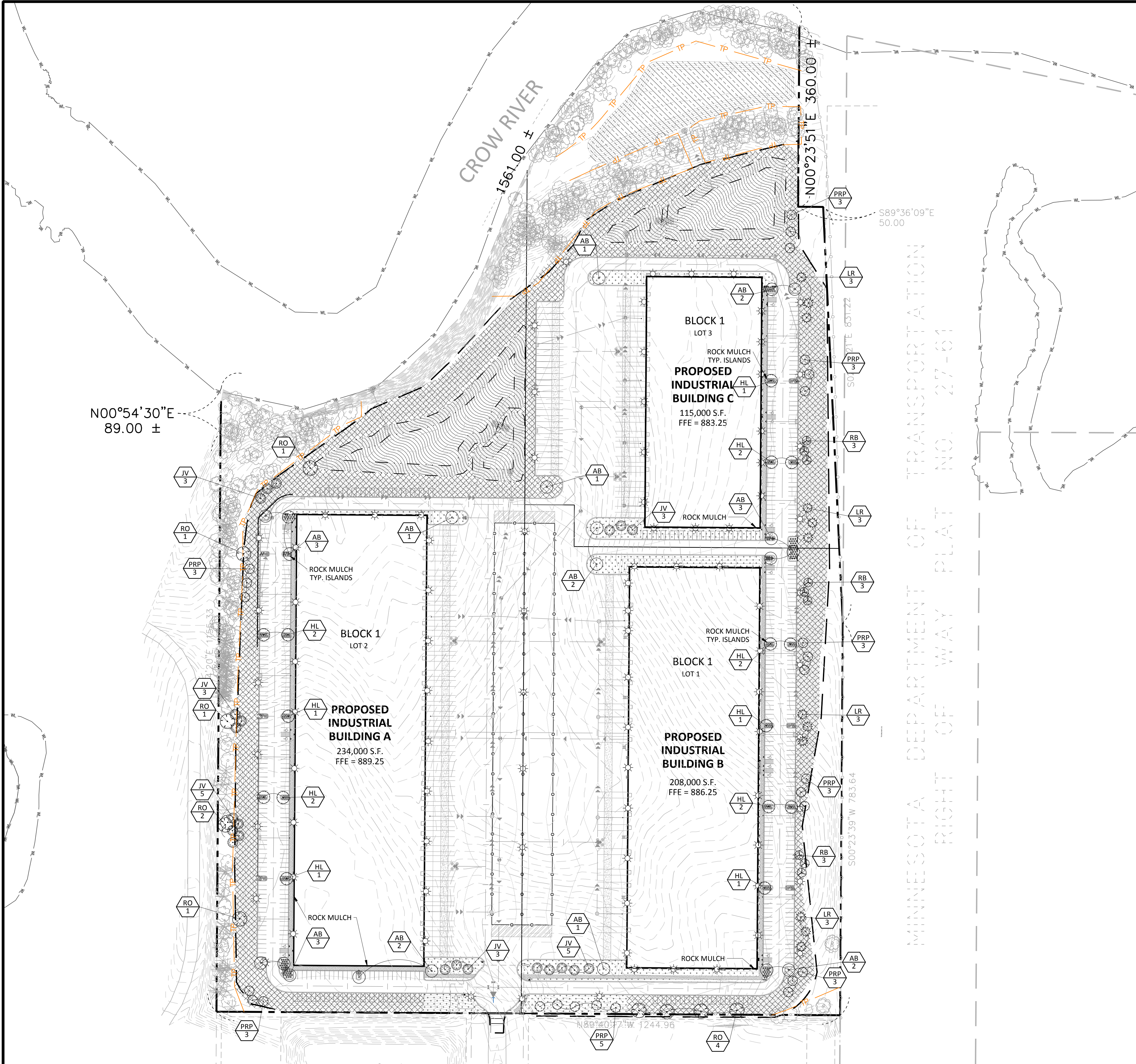


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TREE INVENTORY 4	
CP WEST, LLC NORTHDALÉ BOULEVARD INDUSTRIAL PRELIMINARY DEVELOPMENT PLANS ROGERS, MINNESOTA	

SHEET L0.05 ## OF ## REV. ##

24.15 (LMS TECH) | JOSEPH BAILEY | 8/5/2024 11:42:37 AM
C:\PROJECTS\151493\CAD\151493\151493-11.01-LSCP.DWG\11.01 LANDSCAPE PLAN



LEGEND

PROPERTY LIMIT

CURB & GUTTER

EASEMENT

BUILDING

RETAINING WALL

WETLAND LIMITS

TREELINE

LANDSCAPE EDING

STORM SEWER

SANITARY SEWER

FORCEMAIN (SAN.)

WATERMAIN

YARDDRAIN

LIMITS OF DISTURBANCE

TREE PROTECTION FENCE

SIGN

PIPE BOLLARD

RIPRAP

PROPOSED

EXISTING

STANDARD DUTY ASPHALT PAVING

CONCRETE PAVING

CONCRETE SIDEWALK

LANDSCAPE EDING

STORM SEWER

SANITARY SEWER

FORCEMAIN (SAN.)

WATERMAIN

YARDDRAIN

LIMITS OF DISTURBANCE

TREE PROTECTION FENCE

SIGN

PIPE BOLLARD

RIPRAP

ROGERS LANDSCAPE CODE

SITE DEVELOPMENT REGULATIONS

(1) A 30-FOOT WIDE, IRRIGATED, LANDSCAPED AREA MUST BE INSTALLED ADJACENT TO ALL STREET RIGHTS-OF-WAY

PARKING

(1) FOR EVERY 17 PARKING SPOTS, A LANDSCAPED ISLAND SHALL BE PROVIDED, UNLESS LOT IS LESS THAN 2 ACRES. EACH REQUIRED LANDSCAPE ISLAND TO CONTAIN AT LEAST ONE TREE, AND IS REQUIRED TO BE A MIN OF 9X18', SHRUBS GRASSES AND OTHER PLANTS

SCREENING

(1) LOADING DOCKS AND TRUCK PARKING AREAS SHALL BE SCREENED FROM VIEW FROM ANY PUBLIC WAY BY A FENCE OR LANDSCAPE SCREEN

PLANT SCHEDULE					
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	GAL	QTY
TREES					
	AB	Acer freemanii / Autumn Blaze / Autumn Blaze Maple	8 & 8	2.5" Cal	21
	RB	Betula nigra "Cully" TM / Heritage Birch	8 & 8	2.5" Cal	9
	HL	Gleditsia triacanthos "Skyline" / Skyline Honey Locust	8 & 8	2.5" Cal	15
	RO	Quercus rubra / Red Oak	8 & 8	2.5" Cal	10
CONIFERS					
	JV	Juniperus virginiana / Eastern Redcedar	8 & 8	6'	22
	LR	Larix laricina / Tamarack	8 & 8	6'	12
	PRP	Pinus resinosa / Red Pine	8 & 8	6'	26
SHRUBS					
	BH	Diervilla lonicera / Dwarf Bush Honeysuckle	5 gal		143
	SSB	Spiraea sorbifolia / False Spirea	5 gal		136
GROUND COVERS					
	RT	MNDOT Seed Mix Residential Turfgrass / Formerly MNDOT Seed Mix 25-151	Seed		
	SB	MNDOT Seed Mix Southern Boulevard / Formerly MNDOT Seed Mix 25-131	Seed		
	STR	MNDOT Seed Mix Southern Tallgrass / Formerly MNDOT seed mix 35-221	Seed		
	WD	MNDOT Seed Mix Wet Ditch / Formerly MNDOT Seed Mix 33-261	Seed		
	TUR HIG	Turf Sod Highland Sod / Sod	Sod		

NO	DATE	BY	CKD	APPR	COMMENT
	07/07/2024	TPK	JDB	JDB	SITE PLAN APPLICATION

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.

Print Name: JOHN R. WORKMAN

Date: License #: 59119

PRELIMINARY
08/07/2024
DESIGN REVIEW

PERMIT SUBMITTAL

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DRAWN BY

DESIGNED BY

CHECKED BY
JRW

PROJECT NO.
51493

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LANDSCAPE PLAN

CP WEST, LLC
NORTHDALE BOULEVARD INDUSTRIAL
PRELIMINARY DEVELOPMENT PLANS
ROGERS, MINNESOTA

SHEET
L1.01
OF ##
REV. ##

NOTES

GENERAL NOTES:

- THE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF THE WORK.
- THE CONTRACTOR SHALL VERIFY PLANT LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
- THE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION. DAMAGE TO SAME SHALL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- LOCATE AND VERIFY ALL UTILITIES, INCLUDING IRRIGATION LINES, WITH THE OWNER FOR PROPRIETARY UTILITIES AND GOPHER STATE ONE CALL 48 HOURS BEFORE DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ANY DAMAGES TO SAME. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
- THE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
- THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.
- THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
- EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS ETC. WITH 4' HT. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL FENCE POSTS 6' O.C. MAXIMUM SPACING.
- LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.
- CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION.

PLANTING NOTES:

- NO PLANTS SHALL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- A GRANULAR PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AT THE MANUFACTURERS RECOMMENDED RATE PRIOR TO PLANT INSTALLATION.
- ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.
- OVERSTORY TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE PAVED SURFACES.
- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE AND BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE LANDSCAPE LEGEND.
- PLANT MATERIALS TO BE INSTALLED PER PLANTING DETAILS.
- ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION.
- NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL QUANTITIES, SHAPES OF BEDS AND LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN AND ADJUSTED TO CONFORM TO THE EXACT CONDITIONS OF THE SITE. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIALS PRIOR TO INSTALLATION.
- ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
- MULCH: DOUBLE SHREDDED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR OTHER DELETERIOUS MATERIAL. IN ALL MASS PLANTING BEDS AND FOR TREES, UNLESS INDICATED AS ROCK MULCH ON DRAWINGS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY ON-SITE FOR APPROVAL. DELIVER MULCH ON DAY OF INSTALLATION. USE 3" FOR SHRUB BEDS, TREE RINGS, AND 3" FOR PERENNIAL/GROUND COVER BEDS, UNLESS OTHERWISE DIRECTED.
- BUILDING MAINTENANCE STRIP: WHERE NO LANDSCAPE PLANTING BEDS EXIST ADJACENT TO A BUILDING FOUNDATION, CONTRACTOR SHALL INSTALL A DECORATIVE ROCK MAINTENANCE STRIP PER PLAN. DECORATIVE ROCK SHALL BE 1.5" LIMESTONE, BUFF IN COLOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN.
- USE ANTI-DESICCANT (WILTPRUF OR APPROVED EQUAL) ON DECIDUOUS PLANTS MOVED IN LEAF AND FOR EVERGREENS MOVED ANYTIME. APPLY AS PER MANUFACTURER'S INSTRUCTION. ALL EVERGREENS SHALL BE SPRAYED IN THE LATE FALL FOR WINTER PROTECTION DURING WARRANTY PERIOD.
- WRAP ALL SMOOTH-BARKED DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO DECEMBER 1 AND REMOVE WRAPPING AFTER MAY 1. TREE WRAPPING MATERIAL SHALL BE WHITE TWO-WALLED PLASTIC SHEETING APPLIED FROM TRUNK FLARE TO THE FIRST BRANCH.
- ALL DECIDUOUS, PINE, AND LARCH PLANTINGS SHALL RECEIVE RODENT PROTECTION PER MNDOT 2571.31.2
- PLANTING SOIL FOR TREES, SHRUBS AND GROUND COVERS: FERTILE FRIABLE LOAM CONTAINING A LIBERAL AMOUNT (4% MIN.) OF HUMUS AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL COMPLY WITH MNDOT SPECIFICATION 3877 TYPE B SELECT TOPSOIL. MIXTURE SHALL BE FREE FROM HARDPAK SUBSOIL, STONES, CHEMICALS, NOXIOUS WEEDS, ETC. SOIL MIXTURE SHALL HAVE A PH BETWEEN 6.1 AND 7.5 AND 10-10 FERTILIZER AT THE RATE OF 3 POUNDS PER CUBIC YARD. IN PLANTING BEDS INCORPORATE THIS MIXTURE THROUGHOUT THE ENTIRE BED IN A 6" LAYER AND ROTO-TILLING IT INTO THE TOP 12" OF SOIL AT A 1:1 RATIO. ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HELED IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED.
- CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT EACH EXCAVATED TREE AND SHRUB PIT WILL PERCOLATE PRIOR TO INSTALLING PLANTING MEDIUM AND PLANTS. THE CONTRACTOR SHALL FILL THE BOTTOM OF SELECTED HOLES WITH SIX INCHES OF WATER AND CONFIRM THAT THIS WATER WILL PERCOLATE WITHIN A 24-HOUR PERIOD. IF THE SOIL AT A GIVEN AREA DOES NOT DRAIN PROPERLY, A PVC DRAIN OR GRAVEL SLUMP SHALL BE INSTALLED OR THE PLANTING SHALL BE RELOCATED IF DIRECTED BY THE LANDSCAPE ARCHITECT.
- ALL PLANTS SHALL BE GUARANTEED FOR ONE COMPLETE GROWING SEASONS (APRIL 1 -

- NOVEMBER 1), UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND PLANTS.
- CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 3 DAYS PRIOR TO PLANNED DELIVERY. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 24 HOURS IN ADVANCE OF BEGINNING PLANT INSTALLATION.
 - SEASONS/TIME OF PLANTING AND SEEDING: NOTE: THE CONTRACTOR MAY ELECT TO PLANT IN OFF-SEASONS ENTIRELY AT HIS/HER RISK.
 - POTTED PLANTS: 4/1 - 6/1; 9/21 - 11/1
 - DECIDUOUS B&B: 4/1 - 6/1; 9/21 - 11/1
 - EVERGREEN POTTED PLANTS: 4/1 - 6/1; 9/21-11/1
 - EVERGREEN B&B: 4/1 - 5/1; 9/21 - 11/1
 - TURF/LAWN SEEDING: 4/1 - 6/1; 7/20 - 9/20
 - NATIVE MIX SEEDING: 4/15 - 7/20; 9/20-10/20
 - MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE, INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE WATERING, CULTIVATING, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GUARANTEE PERIOD.
 - ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL LANDSCAPE LEGEND SPECIFICATIONS.
 - WATERING: MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS ONCE A WEEK. IN EXTREMELY HOT, DRY WEATHER, WATER MORE OFTEN AS REQUIRED BY INDICATIONS OF HEAT STRESS SUCH AS WILTING LEAVES. CHECK MOISTURE UNDER MULCH PRIOR TO WATERING TO DETERMINE NEED. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER.

TURF NOTES:

TURF ESTABLISHMENT SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROVISIONS OF THE MNDOT 2105 AND 2675 EXCEPT AS MODIFIED BELOW.

- ALL AREAS TO RECEIVE SOD SHALL ALSO RECEIVE 6" OF TOPSOIL PRIOR TO INSTALLING SOD. TOPSOIL SHALL BE FREE OF TREE ROOTS, STUMPS, BUILDING MATERIAL, AND TRASH, AND SHALL BE FREE OF STONES LARGER THAN 1" INCHES IN ANY DIMENSION.
- WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
- SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.
- TURF ON ALL OTHER AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED BY SEEDING, MULCHING AND FERTILIZING. SEED MIXTURE MNDOT SOUTHERN BOULEVARD WILL BE PLACED AT THE RATE OF 160 POUNDS PER ACRE.
- ALL DISTURBED AREAS TO BE TURF SEEDDED, ARE TO RECEIVE 6" TOP SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. FOR SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES INSTALL EROSION CONTROL BLANKET.
- ALL DISTURBED AREAS TO RECEIVE NATIVE SEED, ARE TO RECEIVE PLANTING SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. FOR SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES INSTALL EROSION CONTROL BLANKET.

GENERAL TREE SPECIFICATIONS:

- ALL STREET AND PARKING LOT TREES SHALL BE LIMBED UP TO THE FOLLOWING HEIGHTS:

- 2" CAL. TREES: LOWEST BRANCH 6' HT.
- 3" CAL+ TREES: LOWEST BRANCH 7' HT.
- TREE CANOPY WIDTH SHALL BE RELATIVE TO HEIGHT/CALIPER OF TREE AND TYPE OF TREE.
 - 1" CALIPER/6-8' HT: 3-4' WIDTH MIN.
 - 2" CALIPER/12-14' HT: 4-5' WIDTH MIN.
 - 3" CALIPER/14-16' HT: 6-7' WIDTH MIN.
- CANOPY TREES SHALL NOT HAVE CO-DOMINATE LEADERS IN LOWER HALF OF TREE CROWN.
- ALL TREES SHALL HAVE SYMMETRICAL OR BALANCED BRANCHING ON ALL SIDES OF THE TREE.
- TREES SHALL NOT BE TIPPED PRUNED.
- TREES SHALL BE FREE OF PHYSICAL DAMAGE FROM SHIPPING AND HANDLING. DAMAGED TREES SHALL BE REJECTED.
- SUMMER DUG TREES SHALL HAVE ROOTBALL SIZE INCREASED BY 20%.
- TREES WHICH EXCEED RECOMMENDED CALIPER TO HEIGHT RELATIONSHIP SHALL BE REJECTED.

IRRIGATION NOTES:

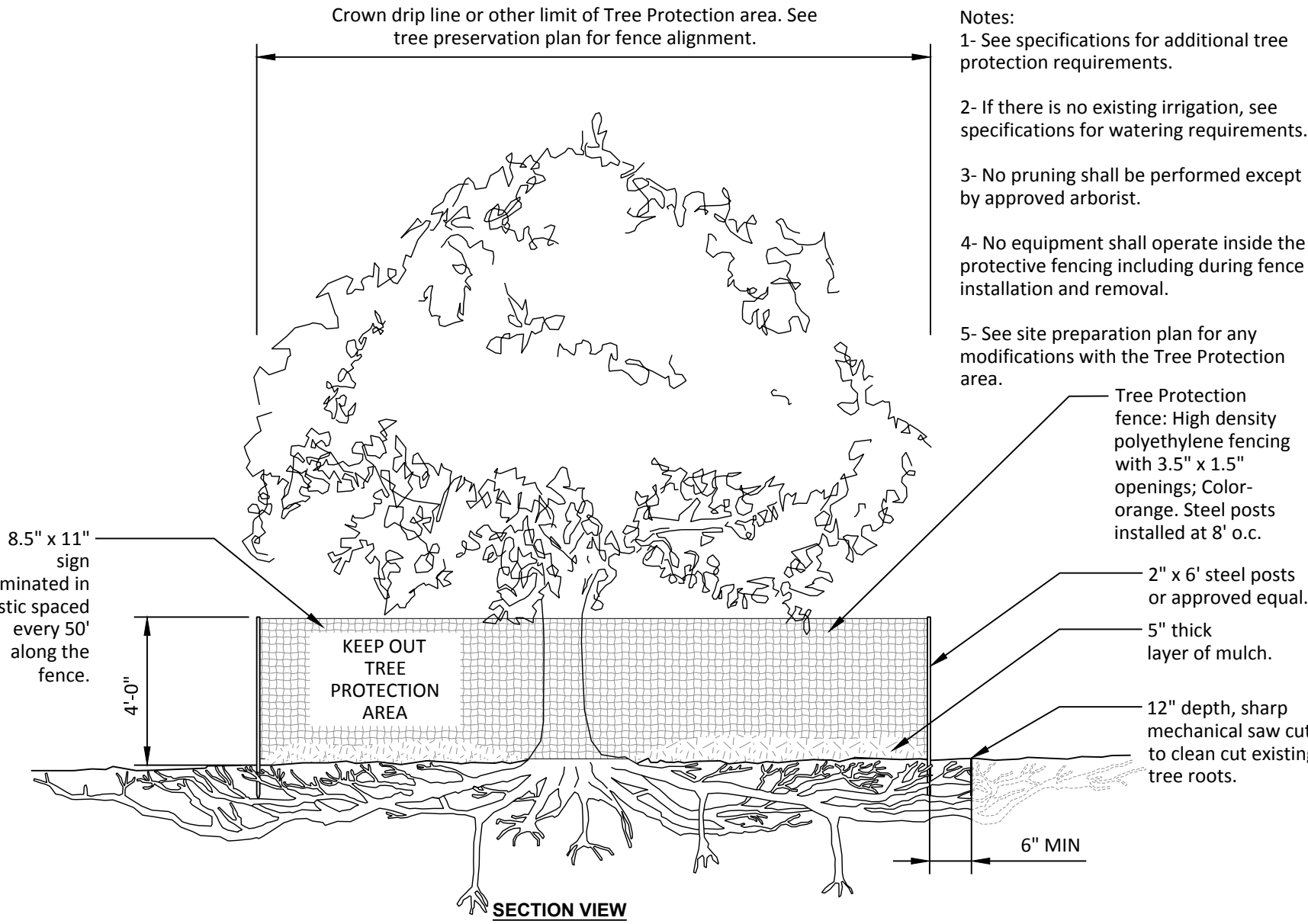
- IRRIGATION SYSTEM TO BE DESIGN/BUILD. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL OF SYSTEM LAYOUT PRIOR TO INSTALLATION.
- ALL SOD TO RECEIVE SPRAY OR ROTOR IRRIGATION HEADS WITH MINIMUM DESIGN OF 1" IRRIGATION PER WEEK.
- ALL PLANT BEDS TO RECEIVE DRIP LINE IRRIGATION , WITH A MINIMUM DESIGN OF .25" IRRIGATION PER WEEK.

LOW MAINTENANCE FESCUE NOTES:

- DURING GROWING SEASON NEVER MOW SHORTER THAN 3.5 INCHES, PREFERRED MAINTENANCE IS MOW ONCE PER MONTH AT 5" HEIGHT
- DO NOT USE HIGH NITROGEN FERTILIZER ON FESCUE LAWN
- OVERSEED THIN, BARE SPOTS IN FALL
- ALWAYS USE SHARP BLADE WHEN MOWING TO AVOID TEARING LEAF BLADE
- SET MOWER TO 3" FOR BAGGING AND MOWING IN LATE FALL AFTER GROWING SEASON

NATIVE SEED MIX NOTES:

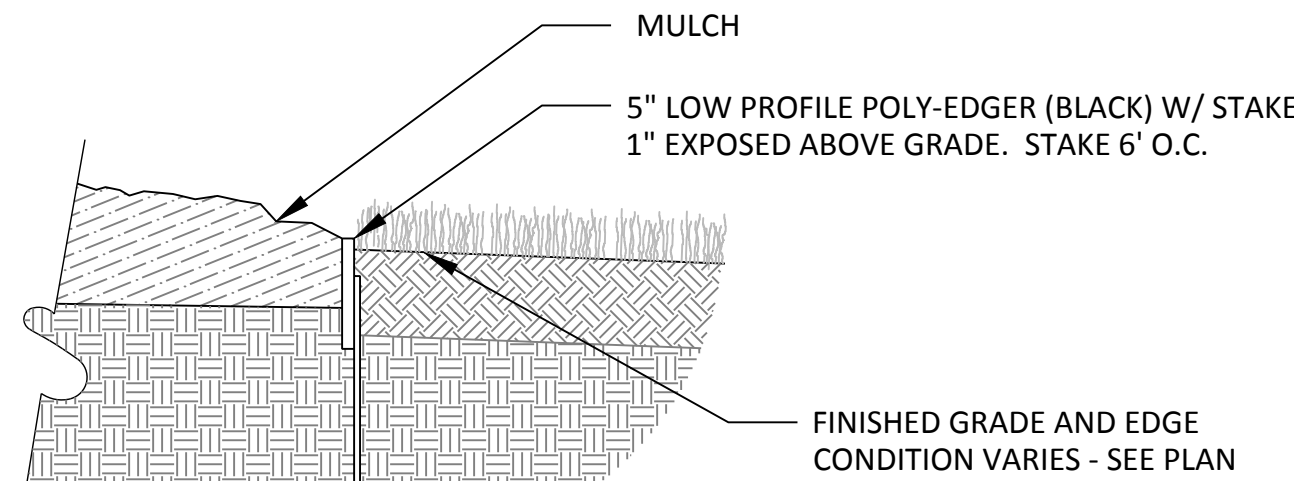
- ESTABLISHMENT AND YEAR ONE: MOW THREE(3) TIMES FIRST YEAR ON 30-DAY INTERVALS TO A HEIGHT BETWEEN FIVE AND EIGHT INCHES. DO NOT USE FERTILIZERS. SPOT TREAT INVASIVE



1 CLEAN ROOT CUT DETAIL

L1.01 1/4" = 1'-0"

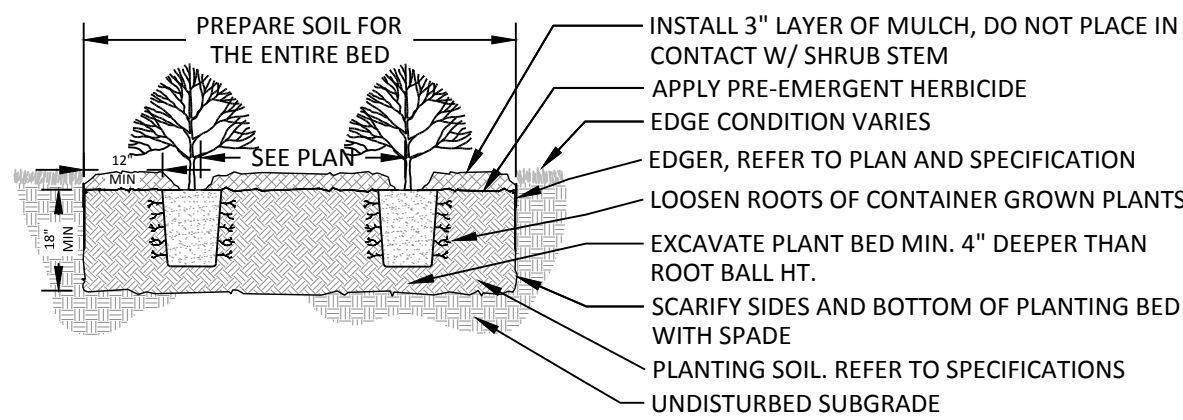
P-58



2 LOW PROFILE POLY EDGER

L1.01 1 1/2" = 1'-0"

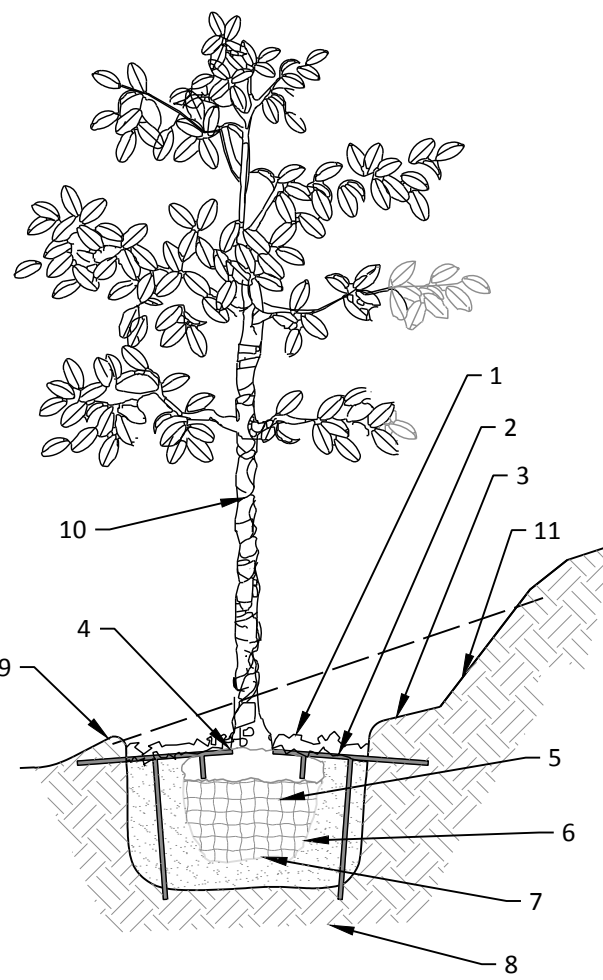
P-30



3 SHRUB PLANTING DETAIL

L1.01 3/8" = 1'-0"

P-02



4 TREE PLANTING ON SLOPE

L1.01 3/8" = 1'-0"

P-40

5 MAINTENANCE STRIP - ROCK MULCH

L1.01 1 1/2" = 1'-0"

P-13

NO	DATE	BY	CKD	APPR	COMMENT
	07/07/2024	TPK	JDB	JDB	SITE PLAN APPLICATION

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.	
Print Name:	JOHN R. WORKMAN
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LANDSCAPE NOTES & DETAILS	
CP WEST, LLC NORTHDALE BOULEVARD INDUSTRIAL PRELIMINARY DEVELOPMENT PLANS ROGERS, MINNESOTA	

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