



AGENDA

Rogers Planning Commission

August 4, 2025 - 7:00 PM

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. APPROVE AGENDA

Council members may add items to the agenda for discussion purposes or staff direction only. The Council will not normally take official action on items added to the agenda.

3. CONSENT AGENDA

These items are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember so requests, in which event the item will be removed from the Consent Agenda and placed elsewhere on the agenda.

3.1 Approve the July 7, 2025 Planning Commission Minutes.

4. PUBLIC HEARINGS

4.1 Consider application by the Breiwick Family for Preliminary and Final Plat for Tilton Lake Acres, a three-lot rural residential development.

5. NEW BUSINESS

5.1 Consideration of a Site Plan and Final Plat Application by Restoration Network for the Property at Lot 1, Block 1, Justen Circle 2nd Addition

6. OTHER BUSINESS

7. CORRESPONDENCE AND REPORTS

8. ADJOURN



STAFF REPORT
**ROGERS PLANNING
COMMISSION**

Meeting Date: August 4, 2025

Agenda Item: 3.1

Subject: Approve the July 7, 2025 Planning Commission Minutes.

Prepared By: Alec Henderson, City Planner

Recommended Commission Action

Overview / Background / Analysis

NA

Staff Recommendation

Approve the July 7, 2025 Planning Commission Minutes.

Financial Impact: NA

Source Fund: NA

Budgeted? N/A

Supporting Documentation

A. 07-07-2025 Planning Commission Minutes

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Acting Chair Clark Lohr called the meeting to order at 7:03 PM.

2. APPROVE AGENDA

Lohr asked if there were any changes to the agenda.

Commission Member Stiebinger moved, Commission Member Hunt seconded a motion to approve the agenda. Motion carried 6-0.

3. CONSENT AGENDA

Commission Member Stiebinger moved, Commission Member Hunt seconded a motion to approve the consent agenda. Motion carried 6-0.

3.1 Approve Minutes from June 2, 2025

4. PUBLIC HEARINGS

4.1 Consideration of a Minor Amendment to the 2040 Comprehensive Plan Related to Mixed Use Districts Description

Brett Angell summarized the proposed 2040 Comprehensive Plan amendment. The City of Rogers is proposing a minor amendment to the 2040 Comprehensive Plan to clarify the description of Mixed-Use Districts in response to a differing interpretation by Metropolitan Council staff. The original language implied that all mixed-use developments must contain multiple land uses, whereas the City intended to allow, but not require, mixed residential, industrial, and commercial uses within the same development. The revised language explicitly states that mixed uses may be combined but are not mandatory. This clarification aligns with existing City practice, does not change allowed uses, and is considered minor, requiring no external review. Planning Commission is asked to hold a public hearing and recommend approval of Resolution 2025-45.

Lohr asked if this could wait until the next update.

Angell responded that this has been requested prior to the next update.

Hunt asked if the Met Council and City Attorney have approved the proposed language.

Angell responded in the affirmative.

Lohr asked if this was published in the paper.

Angell responded that this was noticed per state statute.

Lohr opened the public hearing at 7:09 PM.

No comments were presented.

Commission Member Stiebinger moved, Commission Member Kussman seconded a motion to close the public hearing at 7:10 PM. Motion carried 6-0.

Commission Member Stiebinger moved, Commission Member Larson seconded a motion to recommend approval of the proposed amended language to the comp plan. Motion carried 6-0.

4.2 Consider Ordinance Amendments Related to Signs

Henderson summarized that the sign code amendments and goal for the updates to clarify and simplify the sign code. Additionally, it was mentioned that there have been no major changes to the code since the last time the Commission reviewed the language. Some minor tweaks were requested including clarification of window signage allotments for temporary window signs, and correcting a code reference.

Lohr and the Commission discussed if real estate signage and construction signage could be shifted from the exempt signage to temporary sign section with limits to size and duration to closing/vacancy. The suggested language was real estate signage for residential properties up to 32 square feet and non-residential up to 60 square feet with open vacancy or listing and removed 14 days after closing. Construction allowed until certificate of occupancy for commercial or industrial development is issued, or the development agreement is released for residential development.

Lohr opened the public hearing at 7:28.

No comments were received.

Commission Member Stiebinger moved, Commission Member Larson seconded a motion to close the public hearing. Motion carried 6-0.

Commission Member Stiebinger moved, Commission Member Cartwright seconded a motion to recommend approval of the sign code updates with discussed changes to real estate and construction signage. Motion carried 0-0.

5. NEW BUSINESS

6. OTHER BUSINESS

7. CORRESPONDENCE AND REPORTS

7.1 Past Planning Commission Items Report

8. ADJOURN

Commission Member Stiebinger moved, Commission Member Larson seconded a motion to adjourn at 7:45. Motion carried 6-0.

Respectfully Submitted,

Alec Henderson, City Planner



STAFF REPORT

ROGERS PLANNING COMMISSION

Meeting Date: August 4, 2025

Agenda Item: 4.1

Subject: Consider application by the Breiwick Family for Preliminary and Final Plat for Tilton Lake Acres, a three-lot rural residential development.

Prepared By:

Recommended Commission Action

Overview / Background / Analysis

Dustin and Elizabeth Breiwick, owners of Lot 3, Block 1, Hagel Estates, have submitted an application for Preliminary and Final Plat approval to subdivide their approximately 38-acre property into three lots for rural residential development. The site is zoned R1 Rural Residential and located within the Shoreland Overlay District adjacent to Tilton Lake. Each lot is proposed to be served by private well and septic, and no public improvements or street construction are proposed.

This subdivision follows the previously approved *Hagel Estates* minor subdivision and reflects continued low-density development in conformance with the City's land use guidance for the area.

Primary Issues to Consider

Land Use & Zoning

The subject property is guided for Rural Residential use in the 2040 Comprehensive Plan and zoned R1, Rural Residential. Due to proximity to Tilton Lake, a natural environment lake, the Shoreland Overlay District applies. All proposed lots in *Tilton Lake Acres* exceed the minimum 80,000 sf lot area and 200 ft lot width when measured at both OHWL and building line. Individual wells and septic systems are proposed appropriately for unsewered, rural residential development. All future development must comply with the 25% maximum impervious surface standard and shoreline structure setbacks consistent with Subp. 3.C-H and Subp. 7 of § 125-100. All three proposed lots (ranging from 4.08 to 17.73 acres) exceed these minimums and meet R1 and Shoreland performance standards.

Lot Standards

All lots exceed minimum R1 and Shoreland dimensional standards and include adequate upland area for primary and secondary septic sites, compliant setbacks from Tilton Lake (150' structure and 75' septic), and suitable building sites. No bluff exists on-site. Wetland delineation was completed and buffers have been defined on the plat

with signage to be posted.

Access & Easements

Access is provided by a shared ingress/egress easement previously established through Hagel Estates (Document No. 579294), with additional drainage and utility (D&U) easements shown. Revisions are needed to align shared access and drainage easements with previous concept, and the wetland buffer configuration should be simplified per City Engineer comments.

Grading and Drainage

While no public improvements are proposed, grading and erosion control plans are required prior to development of individual lots. Any changes to approved building pad locations and driveway grades must be addressed and documented in future site plans or surveys. It should be noted that grading activities do not meet the threshold for Watershed Commission Review and Permitting.

Public Works Comments

The Public Works Department has reviewed the preliminary and final plats and provided comments requiring additional labeling, easement refinement, and buffer sign placement. All conditions must be addressed prior to recording. The review comments are simple and can be resolved as conditions of approval.

Staff Recommendation

Staff recommends approval of the Preliminary and Final Plat for TILOTN LAKE ACRES with the following conditions:

1. The applicant shall revise the Final Plat to address all Public Works, Engineering, and Planning comments, including adjustments to drainage and utility easements, access easements, and wetland buffer layout.
2. A typical grading plan or site-specific grading information shall be provided prior to building permit issuance for each lot.
3. The applicant shall install wetland buffer signage as required, including spacing and placement as request by the City Engineer.
4. Septic and well locations shall be verified with any future development. Septic design and compliance with County standards will be reviewed at time of building permit.
5. A revised Preliminary and Final Plat shall be submitted and approved prior to release for recording.
6. The plat shall be recorded within 30 days of final approval and release.

Applicable park dedication and development fees shall be paid prior to the issuance of future building permits including: \$6,000 per lot for Park Dedication, and \$300 per developable acre for Storm Water.

Financial Impact: NA

Source Fund: NA

Budgeted?

Supporting Documentation

- A. Resolution No. 2025-54_Preliminary_Final Plat-Tilton Lake Acres
- B. 25210-Preliminary Plat
- C. 25210-Final Plat
- D. 25210-Easement Exhibit

RESOLUTION NO. 2025-54

**A RESOLUTION APPROVING THE PRELIMINARY AND FINAL PLAT FOR
TILTON LAKE ACRES**

WHEREAS, Dustin and Elizabeth Breiwick (“Owners”) have submitted applications for Preliminary and Final Plat for real property with the PID: 3412023120002 at 11511 Tilton Trail South (Subject Property) for property totaling approximately 38 acres, as legally described in Exhibit A; and,

WHEREAS, the Owner of the Subject Property intends to subdivide the subject property into three lots by recording a plat titled TILTON LAKE ACRES (“Development”) as shown in Exhibit B; and,

WHEREAS, the Rogers 2040 Comprehensive Plan (“2040 Plan”) guides the Subject Property as Rural Residential; and,

WHEREAS, the Subject property is zoned R1, Rural Residential and lot performance standards are regulated by section 125-55 (a); and

WHEREAS, the Subject property falls within the Shoreland Overlay district of the nearby Tilton Lake (a natural environment lake); and

WHEREAS, the proposed subdivision adequately meets the minimum lot standards of the R1 district per City Code §121-55, and the performance standards for an unsewered natural environment lake according to Section 125-100, Shoreland Management; and,

WHEREAS, pursuant to Minnesota Statute §462.357 the Planning Commission (“Commission”) held a Public Hearing (“Hearing”) on August 4th, 2025 to consider and receive public comment regarding the proposed Plat; 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, verbal comment was received and considered by the Commission regarding the development, and the Commission recommended approval of the Plat with conditions outlined by staff and directed staff to forward the recommendation to Council; and,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROGERS, MINNESOTA, AS FOLLOWS: the Preliminary and Final Plat of the Subject Property, creating three (3) new lots is hereby approved and the City authorizes the recording of this resolution contemporaneously with the final plat mylars conditioned upon the following:

1. The applicant shall revise the Final Plat to address all Public Works, Engineering, and Planning comments, including adjustments to drainage and utility easements, access easements, and wetland buffer layout.

2. A typical grading plan or site-specific grading information shall be provided prior to building permit issuance for each lot.
3. The applicant shall install wetland buffer signage as required, including spacing and placement as request by the City Engineer.
4. Septic and well locations shall be verified with any future development. Septic design and compliance with County standards will be reviewed at time of building permit.
5. A revised Preliminary and Final Plat shall be submitted and approved prior to release for recording.
6. The plat shall be recorded within 30 days of final approval and release.
7. Applicable park dedication and development fees shall be paid prior to the issuance of future building permits including: \$6,000 per lot for Park Dedication, and \$300 per developable acre for Storm Water.

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 Clerk dated this 12th day of August, 2025.

Mayor

ATTEST:

City Clerk

EXHIBIT A

LEGAL DESCRIPTIONS

Existing Legal Description:

Lot 3, Block 1, HAGEL ESTATES, Hennepin County, Minnesota.

Abstract Property.

Proposed Legal Description:

Lot 1, Lot 2, and Lot 3, Block 1, TILTON LAKE ACRES, Hennepin County, Minnesota.

EXHIBIT B
FINAL PLAT
[to be inserted]

TILTON LAKE ACRES

(PRELIMINARY PLAT)

C.R. DOC. NO. _____

SURVEY FOR: DUSTIN & BETSIE BREWICK

PRELIMINARY PLAT DRAFTED: 5/27/2025

LEGAL DESCRIPTION:

LOT 3, BLOCK 1, HAGEL ESTATES, HENNEPIN COUNTY MINNESOTA.

CERTIFICATION: I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISIONS AND THAT I AM A PROFESSIONAL LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.


KALEB J. KADELBACH (P.L.S. 57070)

PROPOSED LOTS

	UPLAND	WET LAND	TOTAL
<u>LOT 1</u>	157,491 SQ FT 3.62 ACRES	541,390 SQ FT 12.42 ACRES	698,881 SQ FT 16.04 ACRES
<u>LOT 2</u>	574,098 SQ FT 13.18 ACRES	198,109 SQ FT 4.55 ACRES	772,207 SQ FT 17.73 ACRES
<u>LOT 3</u>	173,021 SQ FT 3.97 ACRES	4,774 SQ FT 0.11 ACRES	177,795 SQ FT 4.08 ACRES

APROXIMATE IMPERVIOUS SURFACE CALCS

LOT 1: 698,881 SQ. FT. (16.04 ACRES)

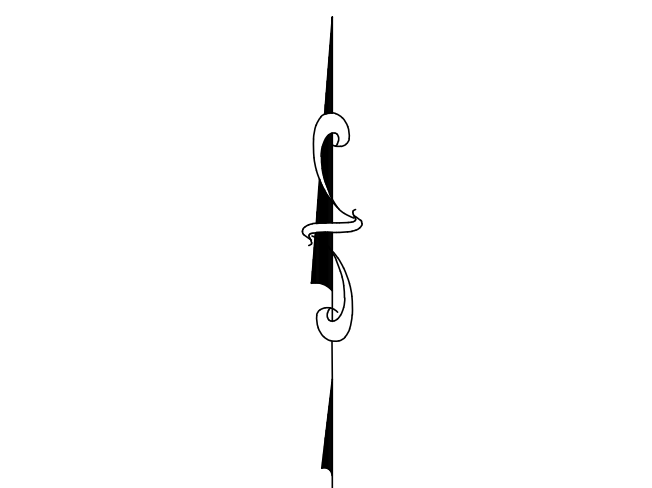
HOUSE/GARAGE: 3,450 SQ. FT.
GRAVEL AND CONCRETE: 3,500± SQ. FT.
TOTAL LOT COVERAGE: 6,950± SQ. FT. (1.0% COVERAGE)

LOT 2: 772,207 SQ. FT. (17.73 ACRES)

HOUSE/GARAGE: 3,000± SQ. FT.
GRAVEL AND CONCRETE: 15,000± SQ. FT.
TOTAL LOT COVERAGE: 18,000± SQ. FT. (2.3% COVERAGE)

LOT 3: 177,795 SQ. FT. (4.08 ACRES)

HOUSE/GARAGE: 3,000 SQ. FT.
GRAVEL AND CONCRETE: 16,000± SQ. FT.
TOTAL LOT COVERAGE: 19,000± SQ. FT. (10.7% COVERAGE)



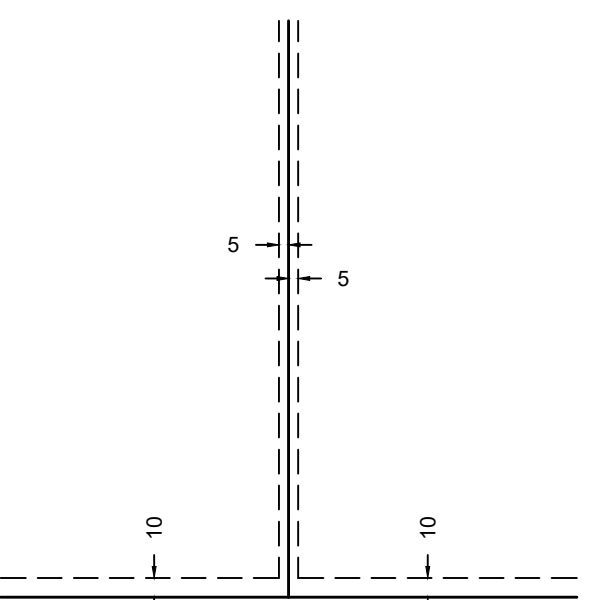
BEARINGS ARE BASED ON THE HENNEPIN COUNTY COORDINATE SYSTEM NAD83 (2011 ADJUSTMENT)

ELEVATIONS ARE DERIVED FROM THE NAVD88 DATUM AND GEODETIC MONUMENT "MEMORIAL" WAS USED AS THE PRIMARY BENCH MARK (ELEV. 984.07)

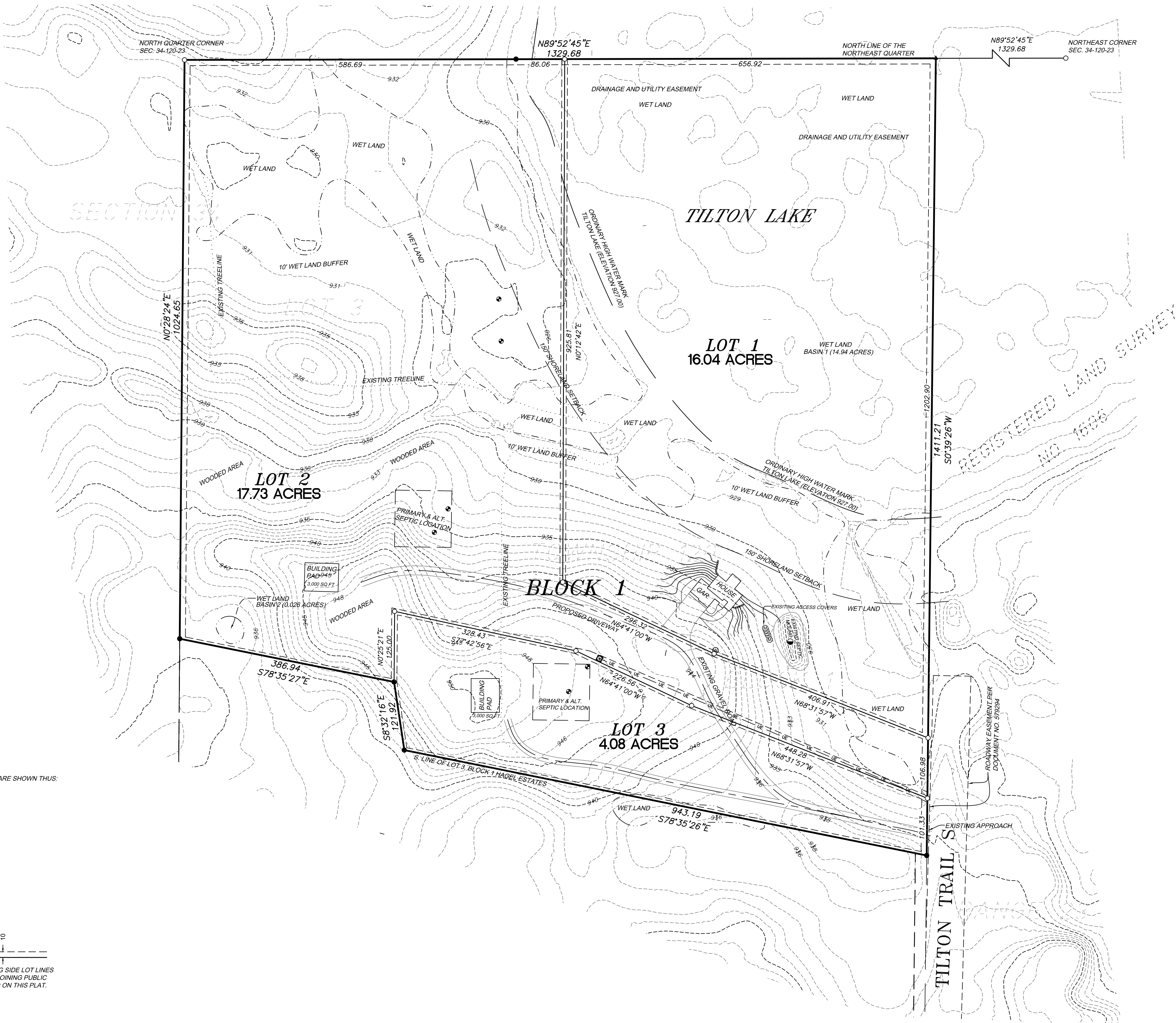
- FOUND MONUMENT
- FOUND CAST IRON MONUMENT
- SET IRON MONUMENT
- SOIL BORING LOCATION
- ⊙ WELL HEAD

- DELINEATED WET LAND
- - - EASEMENT / WET LAND BUFFER
- PROPERTY BOUNDARY
- PROPOSED LOT LINE

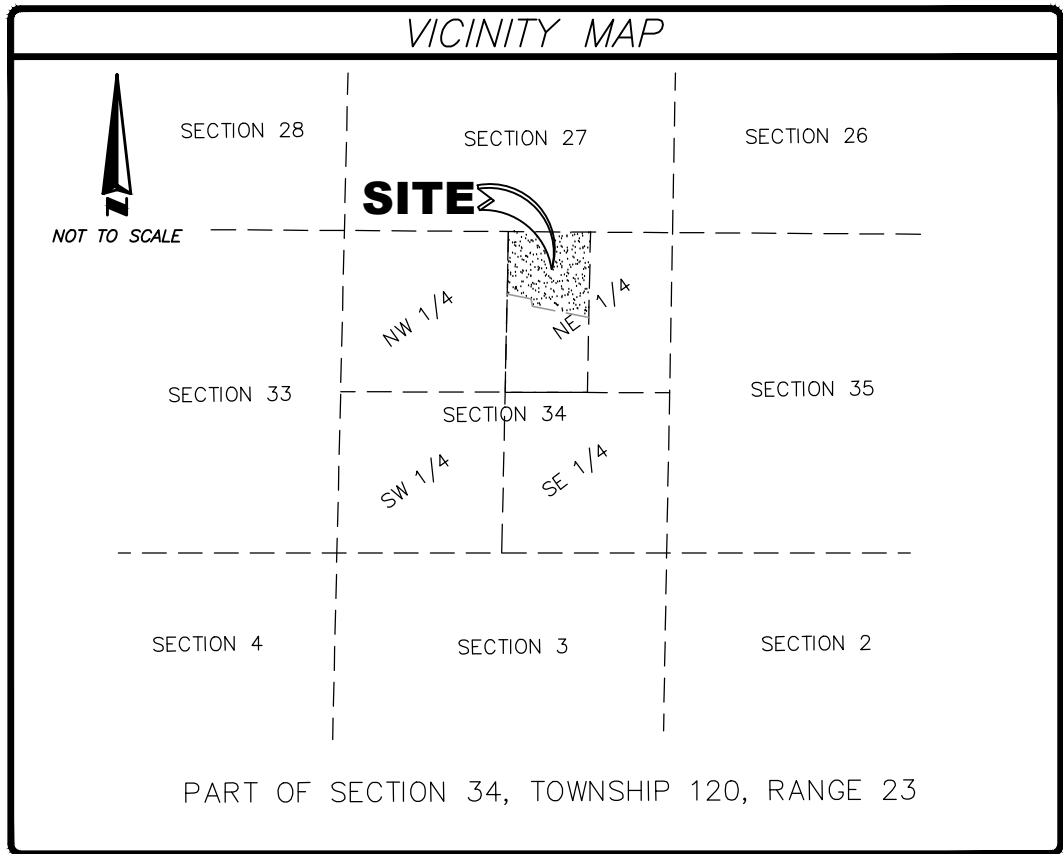
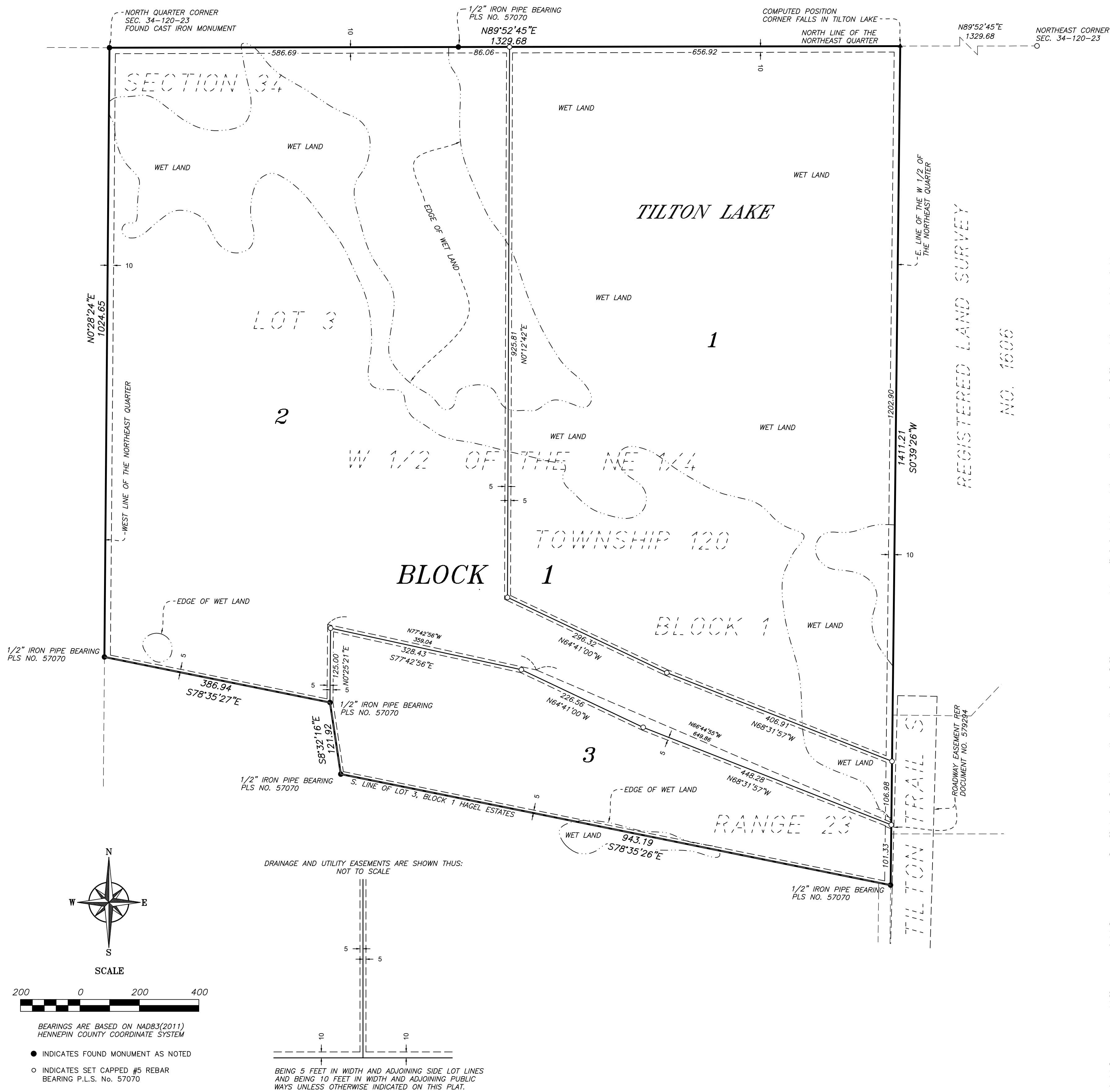
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND BEING 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS UNLESS OTHERWISE INDICATED ON THIS PLAT.



TILTON LAKE ACRES



C.R. DOC. NO. _____

KNOW ALL PERSONS BY THESE PRESENTS: That Dustin N. Breiwick and Elizabeth J. Breiwick, husband and wife, fee owner of the following described property:

Lot 3, Block 1, Hagel Estates, Hennepin County, Minnesota.

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

In witness whereof said Dustin N. Breiwick and Elizabeth J. Breiwick, have hereunto set their hands this ____ day of _____, 20 ____.

Dustin N. Breiwick Elizabeth J. Breiwick

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on _____ by Dustin N. Breiwick and Elizabeth J. Breiwick

Notary Public Signature _____

Notary Printed Name _____

_____, County, Minnesota
My Commission Expires _____

I Kaleb J. Kadelbach 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 wetlands, 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 ____.

Kaleb J. Kadelbach, Licensed Land Surveyor
Minnesota License No. 57070

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on _____ by Kaleb J. Kadelbach.

Notary Public Signature _____

Notary Printed Name _____

_____, County, Minnesota
My Commission Expires _____
City Council, City of Rogers, Minnesota

This plat of TILTON LAKE ACRES 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

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 MN. STAT. Sec. 383B.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 TILTON LAKE ACRES was recorded in this office this ____ day of _____, 20 ____ at ____ o'clock ____ M.

Amber Bougie, County Recorder by _____ Deputy

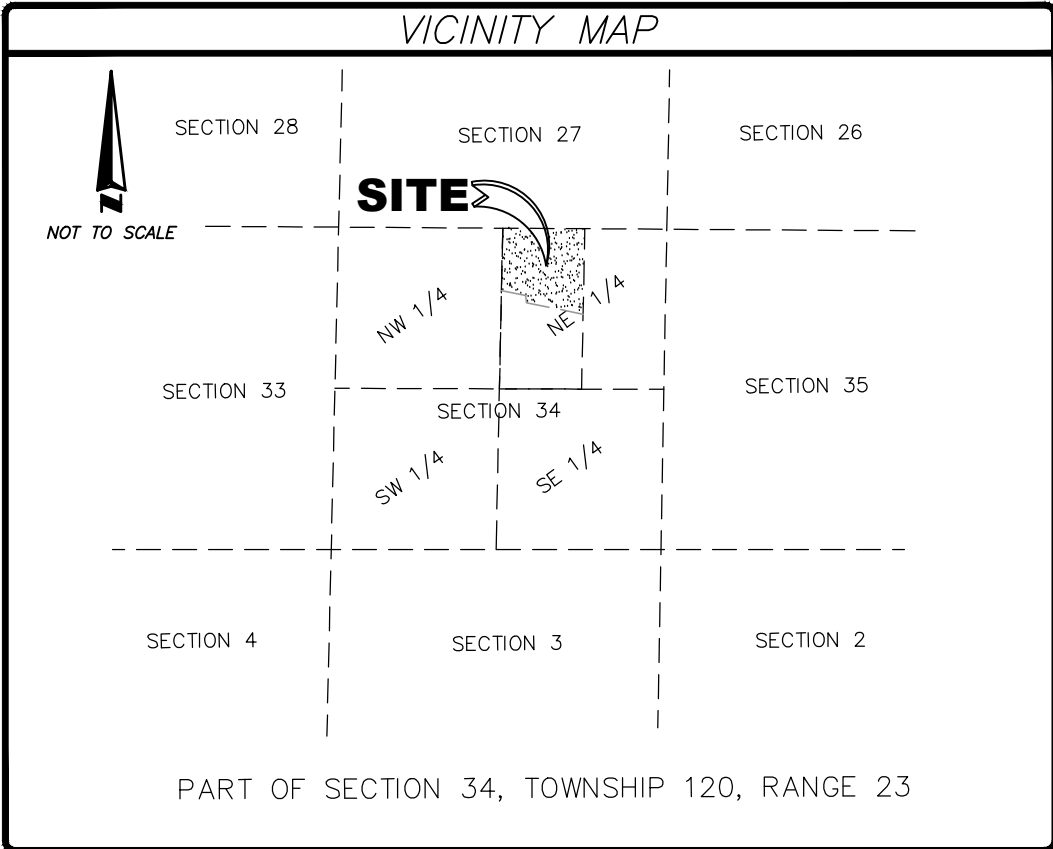
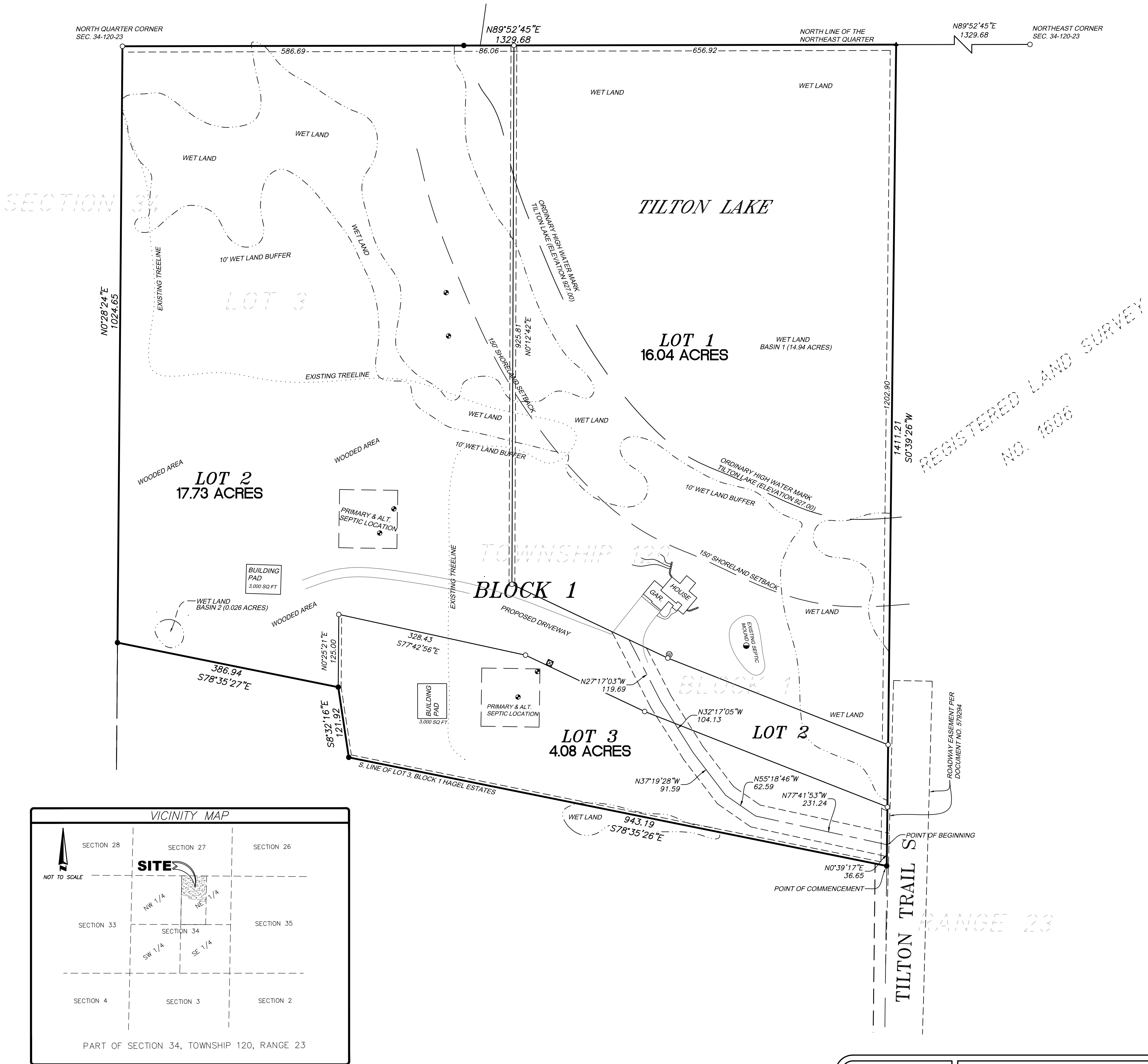


TILTON LAKE ACRES
(EASEMENT EXHIBIT)

C.R. DOC. NO. _____

20 FOOT EASEMENT FOR INGRESS AND EGRESS PURPOSES OVER THAT PART OF LOT 2 AND 3, BLOCK 1, TILTON LAKE ACRES CENTERLINE IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3, BLOCK 1 TILTON LAKE ACRES; THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGRESS 39 MINUTES 17 SECONDS EAST, 36.65 TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE NORTH 77 DEGREES 41 MINUTES 53 SECONDS WEST 231.24 FEET; THENCE NORTH 55 DEGREES 18 MINUTES 46 SECONDS WEST, 62.59 FEET; THENCE NORTH 37 DEGREES 19 MINUTES 28 SECONDS WEST, 91.59 FEET; THENCE NORTH 32 DEGREES 17 MINUTES 05 SECONDS WEST, 104.13 FEET; THENCE NORTH 27 DEGREES 17 MINUTES 03 SECONDS WEST, 119.69 FEET TO THE NORTH LINE OF SAID LOT 2 AND THERE TERMINATING. SIDE LINES OF SAID EASEMENT SHALL BE PROLONGED OR SHORTED TO TERMINATE ON THE NORTH LINE OF SAID LOT 2 AND THE EAST LINE OF SAID LOT 3.



SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA

KALEB J. KADELBACH (LICENSE NO. 57070) 6/24/2025
DATE

CLIENT INFORMATION:

11511 TILTON TRAIL S.
ROGERS, MN 55374

APEX JOB NO. 25210





STAFF REPORT
ROGERS PLANNING
COMMISSION

Meeting Date: August 4, 2025
Agenda Item: 5.1

Subject: Consideration of a Site Plan and Final Plat by Restoration Network for the property located at 11785 Justen Circle

Prepared By: Eric Burtness, Community Development Specialist

Recommended Council Action

Motion to recommend approval of the proposed Site Plan and Final Plat by Restoration Network for the property located at 11785 Justen Circle, subject to the conditions as listed in the draft resolution.

Overview / Background / Analysis

Restoration Network ("Applicant") has submitted a Site Plan and Final Plat application for the construction of a new commercial building at 11785 Justen Circle. The property is currently zoned SB – Suburban Business and is guided for industrial development in the 2040 Comprehensive Plan.

The proposed development includes the construction of a new 12,000-square-foot office/warehouse building, with associated parking, landscaping, and utility improvements.

Property Details

The subject property is located at 11785 Justen Circle and is zoned Service Business (SB) and guided as industrial in the City's 2040 Comprehensive Plan. The property is surrounded by similar land uses: industrial properties to the north and east, office/warehouse developments to the south, and Interstate 94 to the west.

Site Plan

The site includes a proposed building footprint with associated loading areas, surface parking, stormwater management features, and landscaping. The building meets the 30-foot front setback requirement and all other dimensional standards of the SB zoning district. An encroachment agreement will be required due to portions of the parking area encroaching into a Drainage and Utility (D&U) easement. Final plans must clarify how curb and gutter will be incorporated into the site and must clearly demonstrate how water will be directed through the parking lot for proper drainage.

Access and Parking

The site will be accessed from Justen Circle. The proposed plan includes utility connections to existing municipal water and sanitary sewer services. The site currently proposes 30 total parking stalls, including 2 ADA-compliant spaces. Some parking is proposed within a Drainage & Utility (D&U) easement, and an encroachment agreement will be required.

Stormwater

Stormwater runoff is proposed to discharge into the existing regional Justen Circle Pond

system. Following a recent evaluation, City Engineering has confirmed that the pond has adequate capacity to accommodate runoff from the site. This determination was made after verifying that previously mapped impervious surfaces contributing to the pond were overestimated, leaving additional available capacity. Final engineering review remains in progress and must be completed prior to City Council consideration.

Landscaping

A detailed landscaping plan is required prior to final approval. The plan must show post-construction restoration of lawn or landscape areas with seed types clearly specified. It must also identify all existing trees, proposed tree replacements, and new plantings. The final landscape plan must comply with all applicable requirements for industrial properties under City Code.

Architecture

The proposed building features a simple industrial design consistent with other nearby development in the SB (Suburban Business) zoning district. The exterior materials include neutral-colored metal wall panels with a modern, clean-line appearance. Building height, orientation, and overall massing meet the City's zoning and design expectations for industrial areas.

Fire Review Comments

The Fire Department has requested that a clear, year-round accessible path be provided to the Fire Department Connection (FDC) at the northeast corner of the building. The most recent plans show that a private hydrant has been added near the FDC, in accordance with Fire Department direction.

Staff Recommendation

Motion to recommend approval of the Site Plan and Final Plat submitted by Restoration Network for the property at 11785 Justen Circle, subject to the conditions listed in the draft resolution, including final engineering review and execution of an encroachment agreement for improvements within the Drainage & Utility (D&U) easement.

Draft Resolution 2025-53 is included in the packet.

Financial Impact: Not applicable.

Source Fund: Not applicable.

Budgeted? N/A

Supporting Documentation

- A. Draft Resolution 2025-53
- B. Applicant Narrative
- C. Civil and Architectural Plans
- D. Landscaping Plan
- E. Location Map



C:\USERS\SCHULZ\ONEDRIVE\DOCUMENTS\PROJECTS\2025 PROJECTS\25012 - RESTORATION NETWORK BUILDING\250121TITLE.DWG

RESTORATION NETWORK NEW CONSTRUCTION

11785 JUSTEN CIRCLE
ROGERS, MINNESOTA

CIVIL CONSTRUCTION DRAWINGS



VICINITY MAP

NTS

CIVIL SHEET INDEX

- T1 - TITLE SHEET
- C1 - SITE PLAN
- C2 - STANDARD NOTES & SPECIFICATIONS
- C3 - STANDARD SPECIFICATIONS & DETAILS
- C4 - STANDARD DETAILS
- C5 - DEMOLITION & REMOVALS PLAN
- C6 - GRADING PLAN
- C7 - SWPPP - STANDARD NOTES
- C8 - SWPPP - PLAN VIEW
- C8 - UTILITY PLAN

DEVELOPER

NAME: ARMORED INVESTMENTS
ADDRESS: 20763 GARDEN GROVE RD SE
BECKER, MN 55308
PHONE: (612) 991-0160

ENGINEER

NAME: SCHULTZ ENGINEERING AND SITE DESIGN
ADDRESS: 18 SOUTH RIVERSIDE AVENUE
SUITE 230
SARTELL, MN 56377
PHONE: (320) 399-0669

APPROVED: _____ DATE: _____
ROGERS CITY ENGINEER

APPROVED: _____ DATE: _____
ROGERS PUBLIC WORKS SUPER

APPROVED: _____ DATE: _____
ROGERS CITY ADMINSTRATOR

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

R

RICE

COMPANIES

320.252.0404

RICECOMPANIES.COM

1019 Industrial Dr S, Sauk Rapids, MN 56379

3301 11th St E, Glenwood, MN 55336

2351 N Victory Dr, Ste 100, Mankato, MN 56001

6301 Veterans Blvd S, Fargo, ND 58104

1304 Technology Pkwy, Ste 300, Cedar Falls, IA 50613

1207 N Carla Ave, Tea, SD 57064

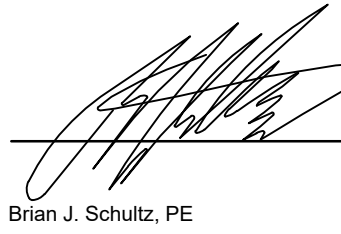
RESTORATION NETWORK
NEW CONSTRUCTION
11785 JUSTEN CIRCLE, ROGERS, MN 55369

SCHULTZ ENGINEERING
& SITE DESIGN

18 South Riverside Avenue
Suite 230
Sartell, MN 56377
Ph: (320) 399-0669
F: (866) 633-1830
schultzeng@live.com
www.schultzengdesign.com

REVISIONS	
NUMBER	DATE
1	06-24-25

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



Brian J. Schultz, PE
Lic. No. 43129
Date: 04.24.2025

NOTICE: This document ("Instrument of Service") was prepared by Schultz Engineering and Site Design, PLLC. ("Schultz Engineering") specifically for the referenced project and is not intended for any other use. Schultz Engineering retains all common law, statutory and other reserved rights, including copyrights. This Instrument of Service shall not be used on other projects, for additions to this project or for completion of this project by others without Schultz Engineering's prior written consent. Any unauthorized use of this Instrument of Service shall be prohibited.



TITLE SHEET

T1

NES

04.24.25

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

SURFACING NOTES:

1. SUBGRADE SHALL BE SCARIFIED AND COMPACTED AS NECESSARY TO ATTAIN THE REQUIRED COMPACTION INDICATED IN THE GENERAL NOTES (SHEET C1). TEST ROLLING OF THE SUBGRADE SHALL BE OBSERVED BY A QUALIFIED GEOTECHNICAL ENGINEER OR TECHNICIAN. LOCATIONS EXHIBITING EXCESSIVE RUTTING (PER MNDOT SPEC. 2-11.1) SHALL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER PRIOR TO THE PLACEMENT OF AGGREGATE BASE. COMPACTION TESTING IN UTILITY TRENCHES SHALL BE PERFORMED BY AN INDEPENDENT TESTING FIRM.
2. AGGREGATE BASE AND SURFACE COURSES SHALL BE ROLLED AND COMPACTED. TEST ROLLING OF THE AGGREGATE BASE AND/OR SURFACING SHALL BE OBSERVED BY A SOILS ENGINEER TO VERIFY STABILITY. MAXIMUM ALLOWED DEFLECTION DURING TEST ROLLING OF AGGREGATE BASE OR SURFACE COURSES SHALL BE 1/2".
3. ALL EXISTING BITUMINOUS OR CONCRETE EDGES, WHICH WILL ABUT NEW BITUMINOUS OR CONCRETE SURFACING SHALL BE SAWCUT TO OBTAIN A VERTICAL EDGE.
4. EXPANSION JOINTS SHALL BE PLACED AT ALL LOCATIONS WHERE NEW CONCRETE ABUTS EXISTING CONCRETE, AND AT ALL LOCATIONS WHERE SEPARATE CONCRETE POURS ABUT EACH OTHER.
5. CONCRETE PAVEMENT OR APRONS, WHICH ABUT DOORWAY OPENINGS SHALL BE TIED TO THE FLOOR SLAB WITH #4 BARS ALONG THE ENTIRE WIDTH OF THE DOORWAY. SEE DETAIL ON SHEET C2.
6. SEE SHEET C1 & C2 FOR SPECIFICATIONS REGARDING THE CONSTRUCTION OF HARDCAPES.

TOC
TNV

CULVERT INV.
ELEV.=956.87

CULVERT INV.
ELEV.=956.61

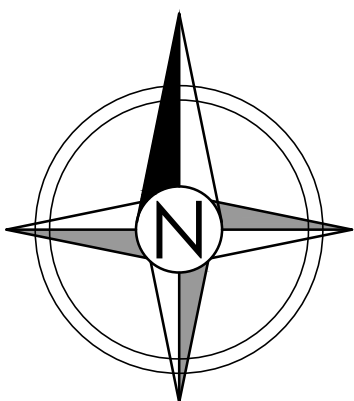
SITE BENCHMARK
ELEV.=961.80
(TOP NUT HYDR.

FLOOR ELEV.=958.27

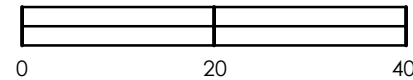
FLOOR ELEV.=958.2

BUILDING

CULVERT INV
ELEV.=954.23



SCALE: 1"=20'



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CONCRETE PAVEMENT, CURB & GUTTER, AND SIDEWALK

STANDARDS

- ACI 318, ACI 315, CRSI, ACI 301, latest adoptions.
- Minnesota Standard Specifications for Construction, most recent edition

GRANULAR BASE COURSE MATERIAL

- Compacted thickness of finished base: 6" - Concrete Pavement/Aprons
4" - Concrete Sidewalk
- Base material shall consist of MNDOT 3149.2B Select Granular Material.

AGGREGATES

- Coarse: MnDOT Spec. 3137.
- Fine: MnDOT Spec. 3126.

WATER

- Clean, fresh and potable, MnDOT Spec. 3906.

AIR ENTRAINING ADMIXTURES

- ASTM C260.
- Provide entrainment of 4 - 7 percent by volume.

PORTLAND CEMENT

- ASTM C150, Type I plus an approved air entraining agent, or Type IA air-entraining Portland cement.
- MnDOT Spec. 3101.

OTHER ADMIXTURES

- MnDOT Spec. 3113.
- Calcium Chloride or materials containing chlorides or nitrates shall not be allowed.

PROPORTIONING AND DESIGN OF CONCRETE MIXES

- Concrete Classifications & Mix Designs
 - Curb and gutter, slip-formed concrete: MNDOT Spec. 2461, Mix Design 3F32
 - Sidewalk, aprons, incidental concrete, manual curb & gutter: MNDOT Spec. 2461, Mix Design 3F52
 - Concrete pavements: MNDOT Spec. 2461, Mix Design 3F52
 - Repair concrete, fast strength concrete: MNDOT Spec. 2461, Mix Design 3HE52
- Concrete Specifications:
 - Mix Design 3F32: Slump = $\frac{1}{2}$ " to 3", 28-Day Compressive Strength = 4500 psi, % Air Entrainment = 5-8%
 - Mix Design 3F52: Slump = 2" to 5", 28-Day Compressive Strength = 4500 psi, % Air Entrainment = 5-8%
 - Mix Design 3HE52: Slump = 2" to 5", 28-Day Compressive Strength = 4500 psi, % Air Entrainment = 5-8%
 - Temperatures of all concrete during placement shall be 50-deg F to 90-deg F

CONCRETE PLACEMENT

- Place concrete as soon as possible after mixing. Place before initial set has occurred, and in no event after it has contained its water content for more than one hour.
- Avoid overworking concrete or allowing concrete to fall unrestricted for excessive vertical distances, and other situations which can cause segregation of the aggregates.
- Concrete pavements shall be placed in accordance with applicable portions of MnDOT 2521.
- Sidewalks shall be placed in accordance with MnDOT 2521.
- Curb and gutter shall be placed in accordance with MnDOT 2531.

PROTECTION

- Provide adequate protection against rain, sleet and snow before and during placement and finishing of concrete.
- Protect concrete from premature drying. Provide temporary covering as required. Keep concrete continuously moist for 7 days.
- Treat concrete with membrane curing compound in accordance with MnDOT 2531.3G.

COLD WEATHER CONCRETE

- Do not place concrete when the atmospheric temperature is below 40 degrees F., or when the concrete is likely to be subjected to freezing temperatures within 24 hours after it has been deposited, unless adequate temporary heating is provided.
- Maintain concrete temperature of 40 to 90 degrees F. for 3 days. Protect from freezing for the following 5 days.
- No frozen materials may be used in the concrete. Chemicals may not be used to prevent freezing unless approved by the Engineer.
- Perform all cold weather Concrete placement in accordance with ACI 306.

HOT WEATHER CONCRETE

- Do not place concrete when the atmospheric temperature is above 100 degrees F.
- Maintain concrete temperature of 40 to 90 degrees F. for 3 days. Protect from temperatures over 90 degrees for the following 5 days.
- Thoroughly wet dry porous surfaces before placing concrete.
- Water reducing admixtures with retarding properties are required for all concrete placed when the temperature exceeds 80 degrees F.
- Perform all hot weather concrete placement in accordance with ACI 305.

FINISHING

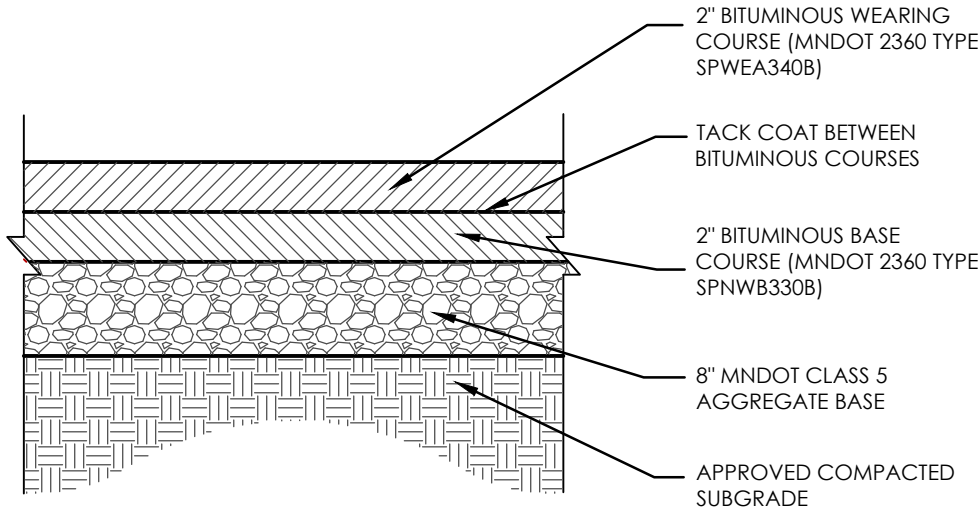
- Provide a broomed finish on exterior sidewalks and ramps unless noted otherwise.

QUALITY CONTROL

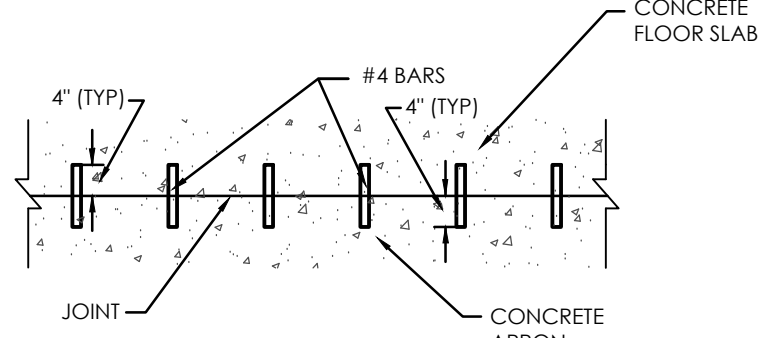
- The Contractor shall hire an independent testing firm to provide the following tests:
 - The independent testing technician shall perform random field testing of the fresh concrete including slump, air content, and temperature. (ASTM C143, C173, C231 and C138). One series of the aforementioned tests shall be performed on the first load of concrete. Random testing of slump, air content, and temperature shall be completed on several of the remaining concrete loads to ensure that the associated range requirements are being met for the overall concrete placement.
 - The independent testing technician shall cast a set of four compression test cylinders for the first load of concrete as well as 1 set for every 100 cubic yards, or fraction thereof, of concrete thereafter. Compression tests shall be performed on one test cylinder at 7 days and two test cylinders at 28 days. The fourth test cylinder shall be retained in the event of failing compression tests on the 28-day test cylinders.

PAINTED LINES

- Special marking paint compound especially for striping bituminous and/or concrete paving in one coat.
- Manufacturers: Pratt & Lambert, Inc.; Sherwin Williams Co. or DuPont Co.
- Colors: Use white paint for concrete and bituminous pavements.
- All surfaces to be painted must be thoroughly clean and dry.
- Lay out painted lines with chalk on pavement in accordance with Project Drawings.
- Accurately apply paint to the chalk marks, using striping machines - 4" wide stripes.
- Apply paint in strict accordance with the manufacturer's directions.
- Protect all paint from damage by traffic until dry.
- Apply handicap logo of handicap stall.

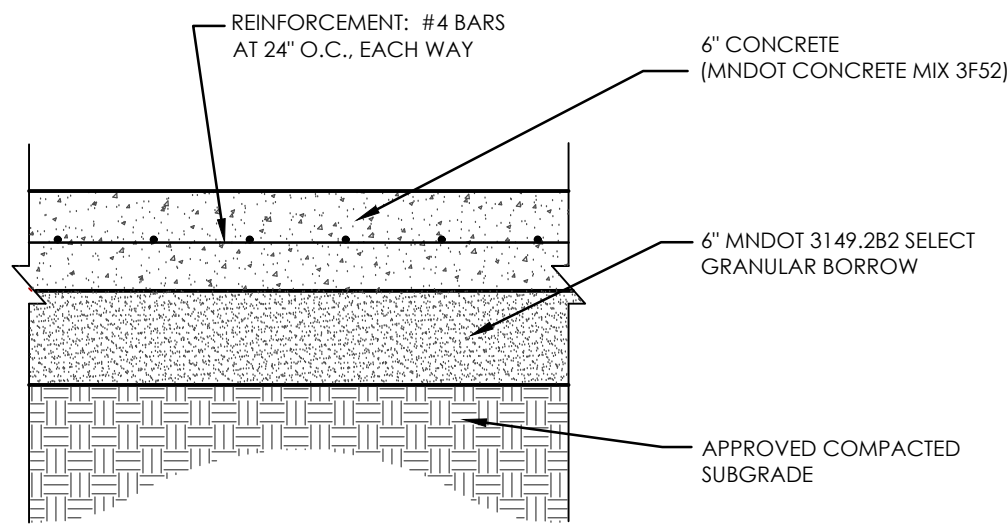


1 BITUMINOUS PAVEMENT SECTION NTS



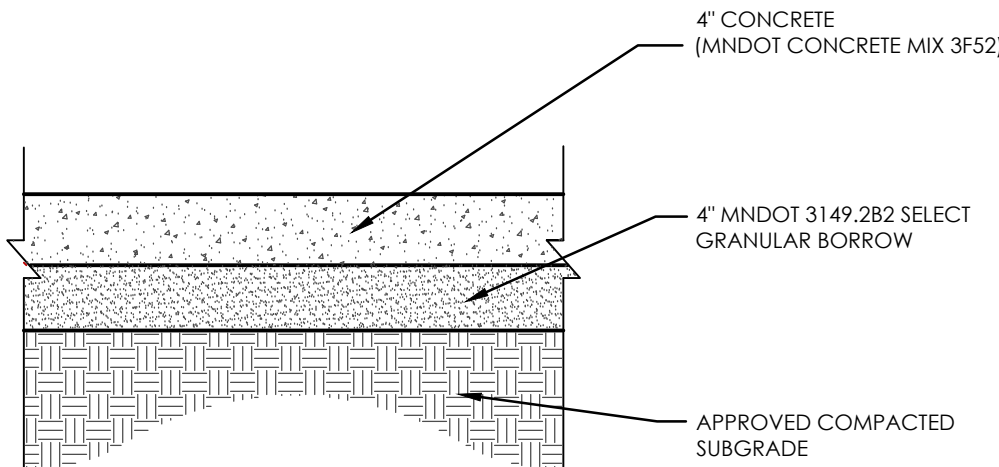
- NOTES:
- REINFORCEMENT SHALL BE PROVIDED AT ALL BUILDING ENTRANCES WHERE CONCRETE APRONS ABUT CONCRETE FLOOR SLABS
 - BAR SPACING: 12" O.C. FOR 8" CONCRETE APRONS
18" O.C. FOR 6" CONCRETE APRONS
 - BARS SHALL BE PLACED AT THE CENTER OF THE THINNEST APRON OR SLAB, BUT SHALL HAVE A MINIMUM BAR COVER OF 3"
 - BARS SHALL BE PLACED ACROSS TOTAL WIDTH OF BUILDING ENTRANCE

2 APRON/FLOOR SLAB JOINT REINFORCEMENT NTS



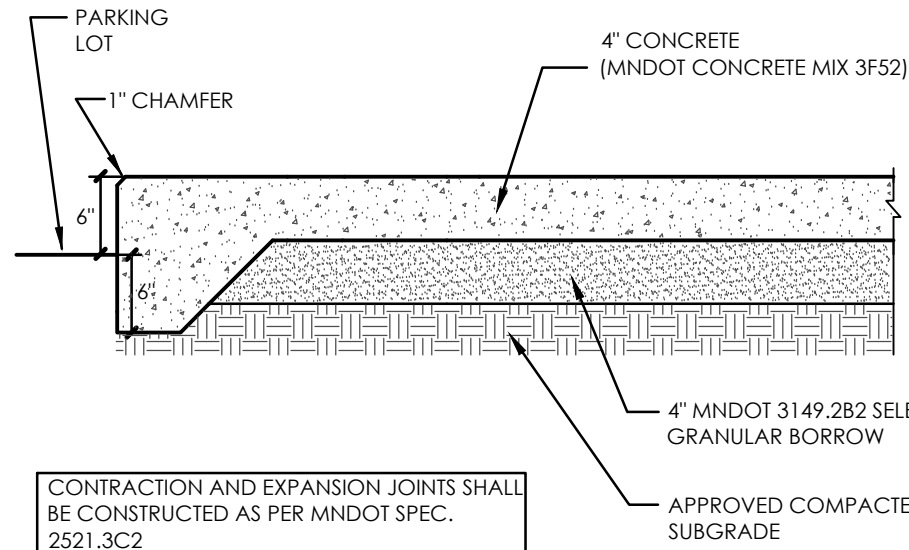
NOTE: PLACE CONCRETE REINFORCEMENT AT THE MIDDLE OF THE PAVEMENT THICKNESS

3 CONCRETE APRON SECTION NTS

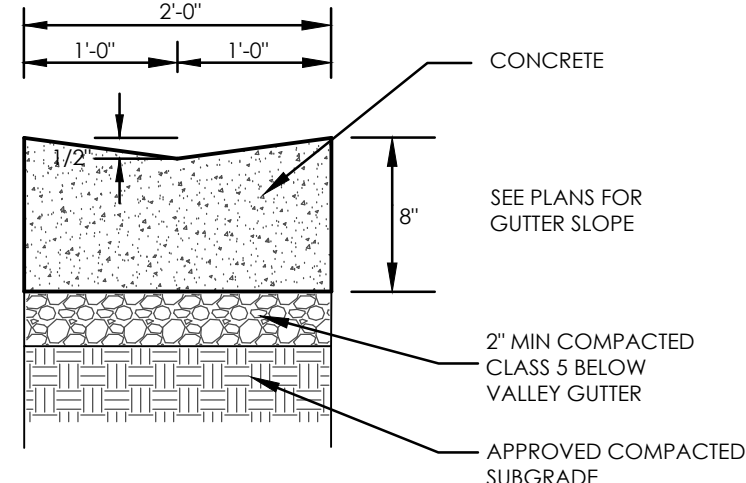


CONTRACTION AND EXPANSION JOINTS SHALL BE CONSTRUCTED AS PER MNDOT SPEC. 2521.3C2

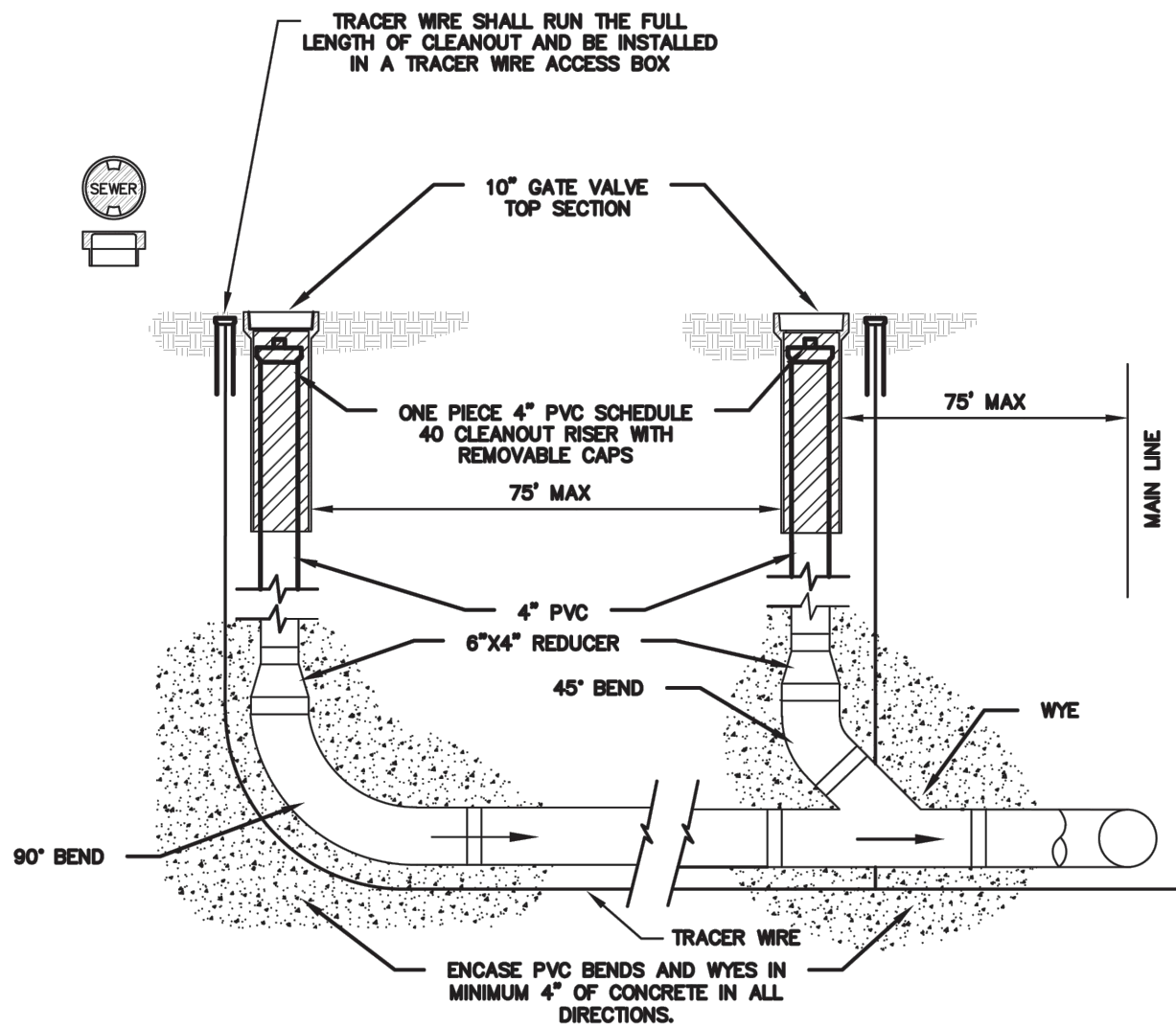
4 CONCRETE SIDEWALK SECTION NTS



5 THICKENED EDGE SIDEWALK SECTION NTS



6 VALLEY GUTTER NTS



END OF LINE CLEANOUT

IN LINE CLEANOUT

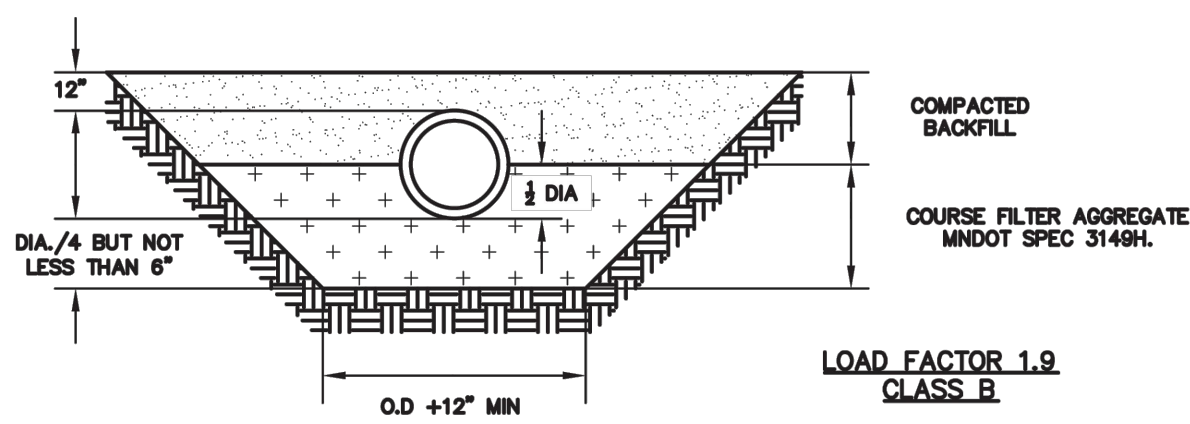
NOTES:

- 10" GATE VALVE BOX TOP SECTION WITH DROP LID (SEWER) SHALL BE INSTALLED WITH ALL CLEANOUTS. 1" BELOW FINISHED GRADE.
- 4" PVC SCHEDULE 40 CLEANOUT RISER WITH REMOVABLE CAP 4"-6" BELOW FINISH GRADE.
- ENCLOSE LONG SWEEP BEND OR COMBINATION WYE IN 4" CONCRETE AS SHOWN

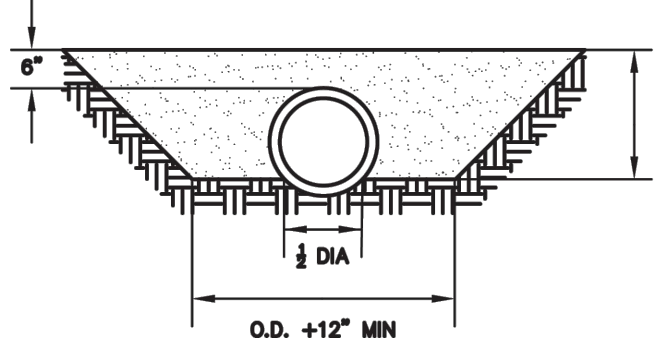


SANITARY SEWER
CLEANOUT

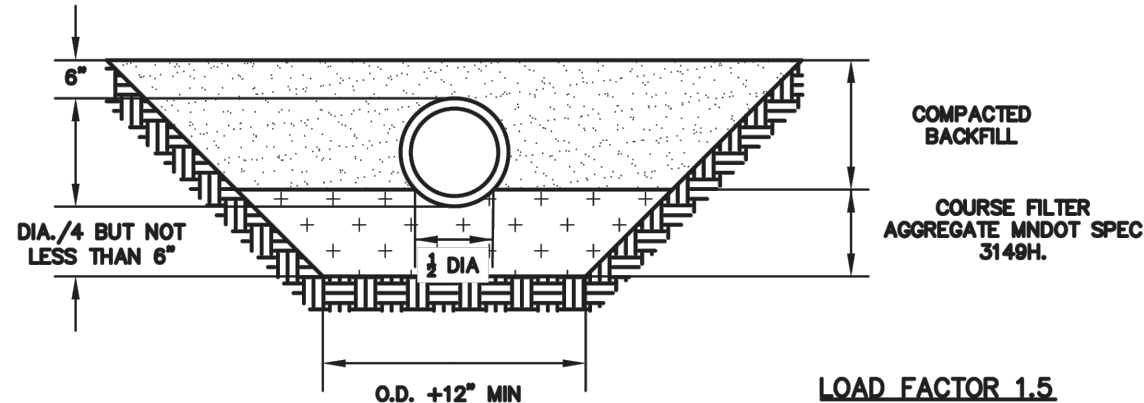
Standard Details	
Date: SEPTEMBER, 2020	SAN-3
Revised:	



LOAD FACTOR 1.9
CLASS B
HAND SHAPED FROM
ANGULAR BEDDING MATERIAL



LOAD FACTOR 1.5
CLASS C-1
HAND SHAPED FROM
FIRM UNDISTURBED SOIL



LOAD FACTOR 1.5
CLASS C-2
HAND SHAPED FROM
ANGULAR BEDDING MATERIAL

NOTES:

- "DIA" DENOTES OUTSIDE DIAMETER OF PIPE



PIPE BEDDING METHODS
FOR RCP OR DIP

Standard Details	
Date: SEPTEMBER, 2020	SAN-11
Revised:	

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REVISIONS	
NUMBER	DATE
1	06-24-25

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



Brian J. Schultz, PE
Lic. No. 43129
Date: 04.24.2025

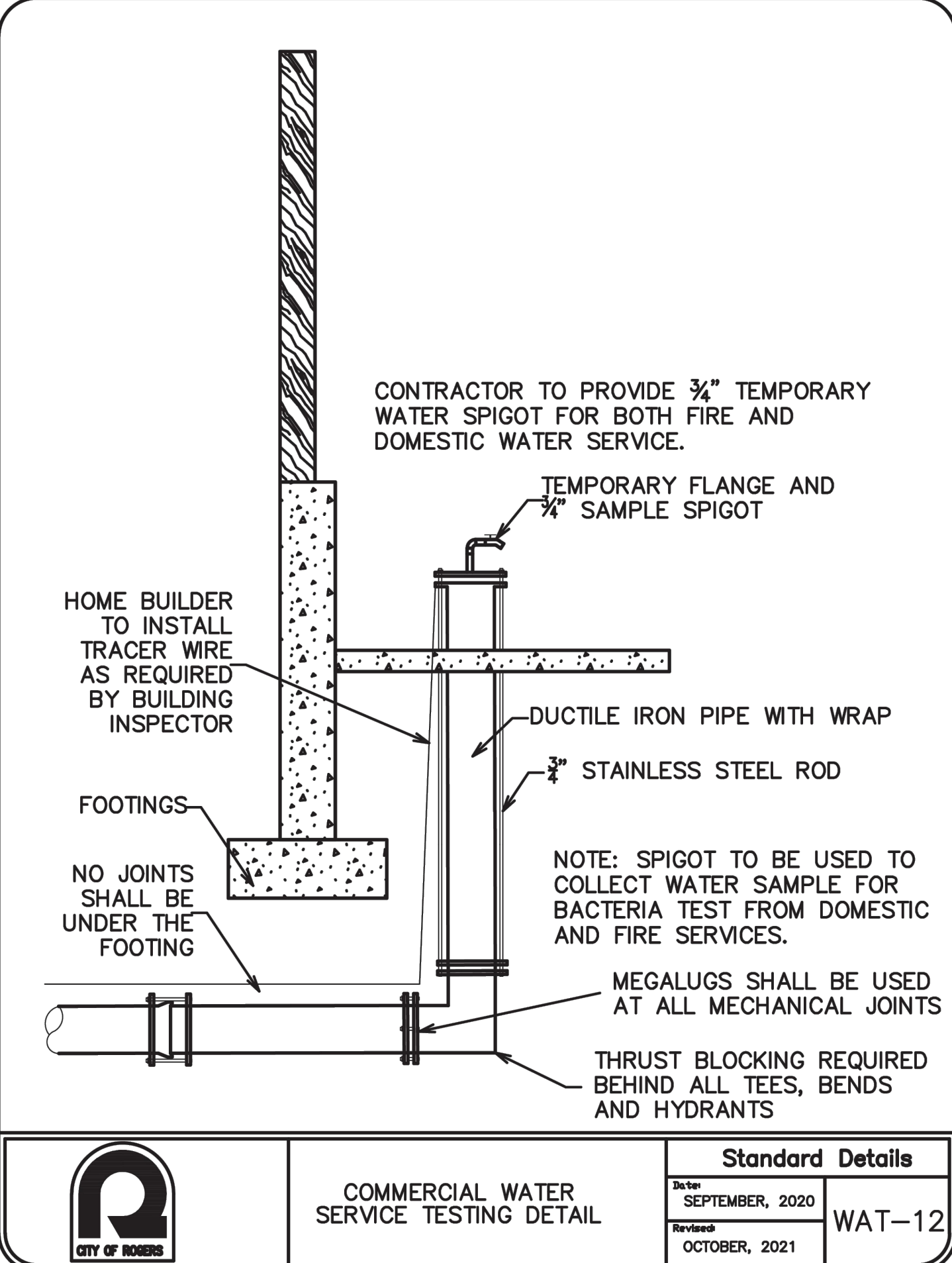
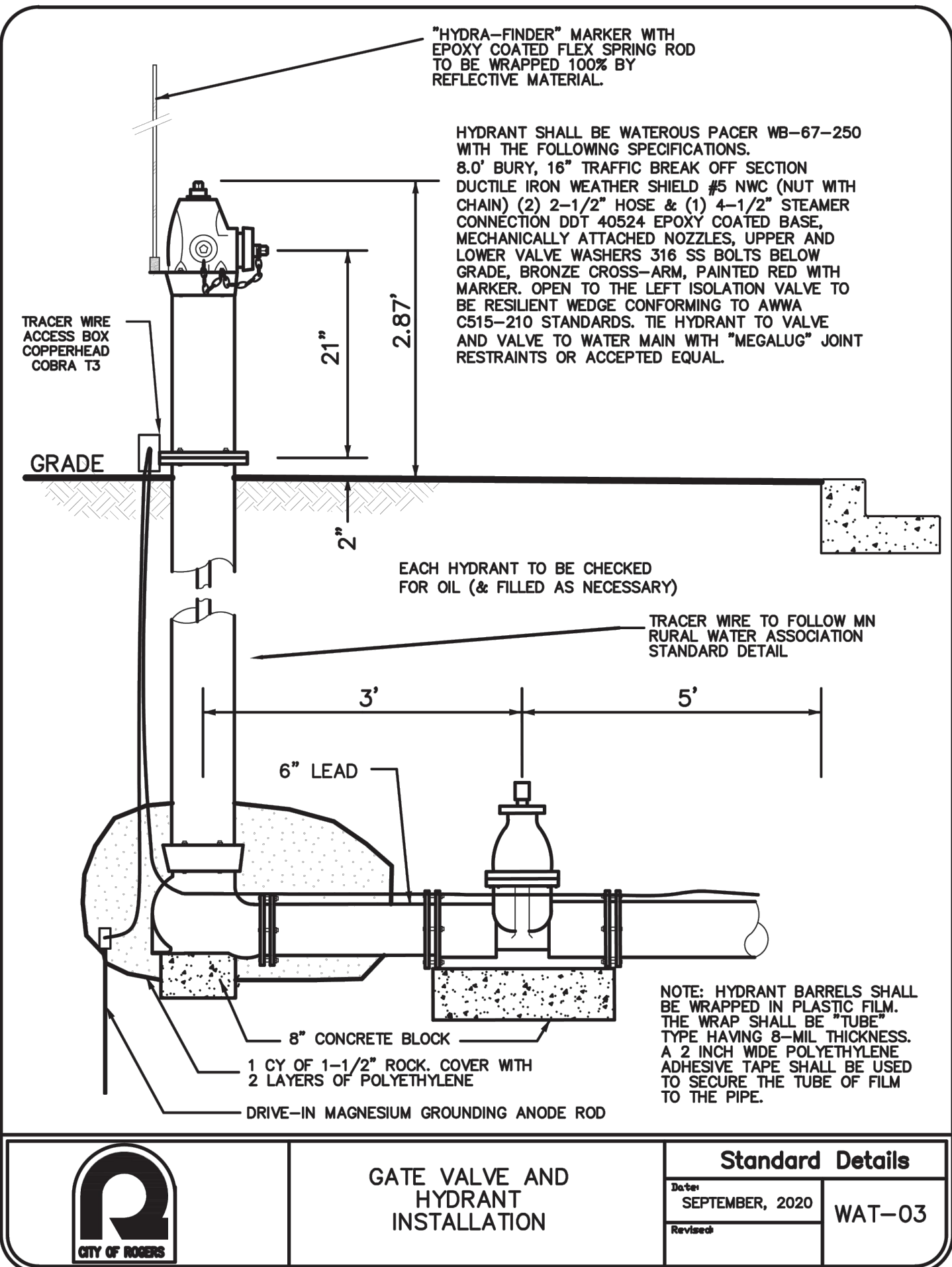
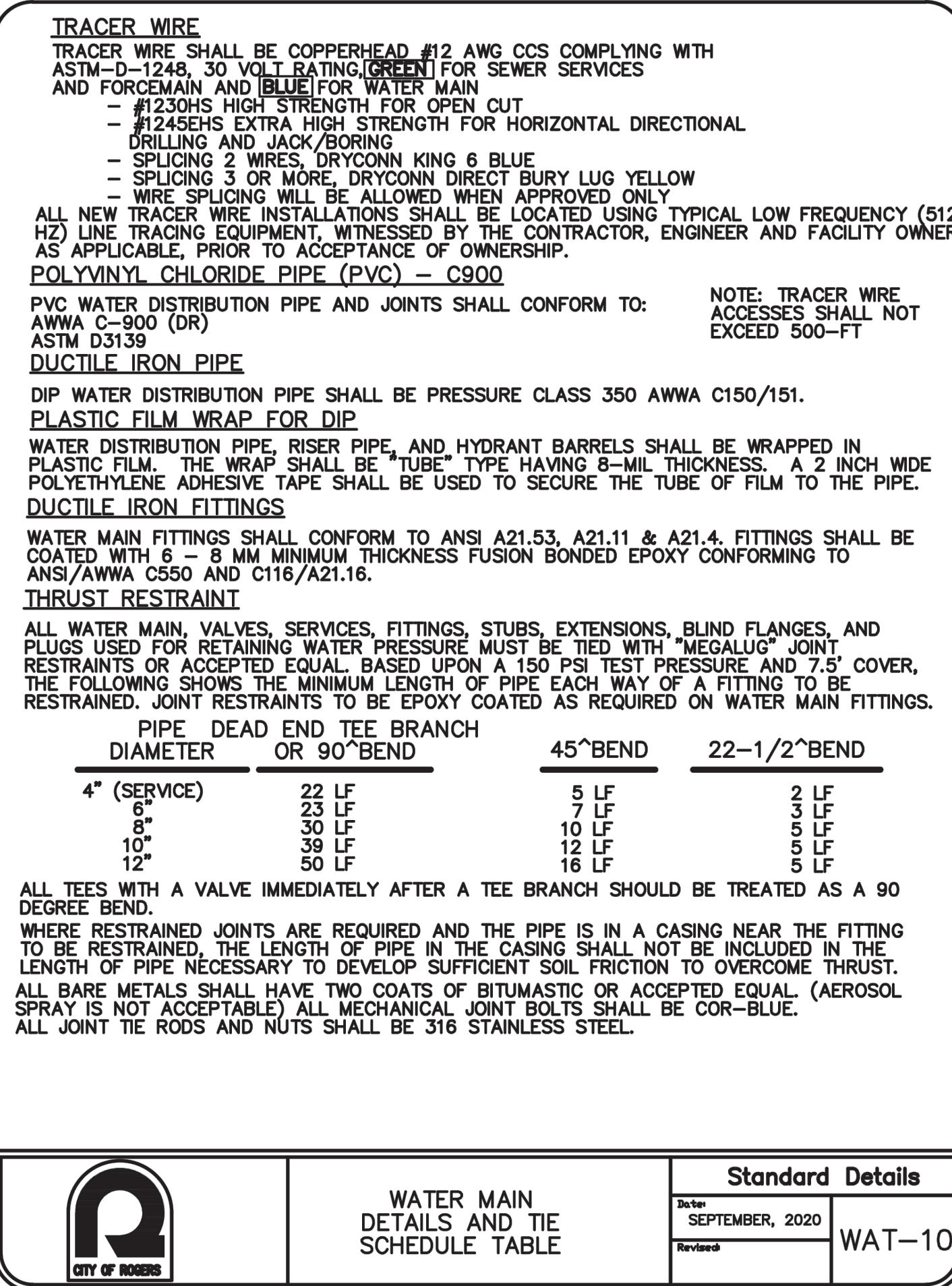
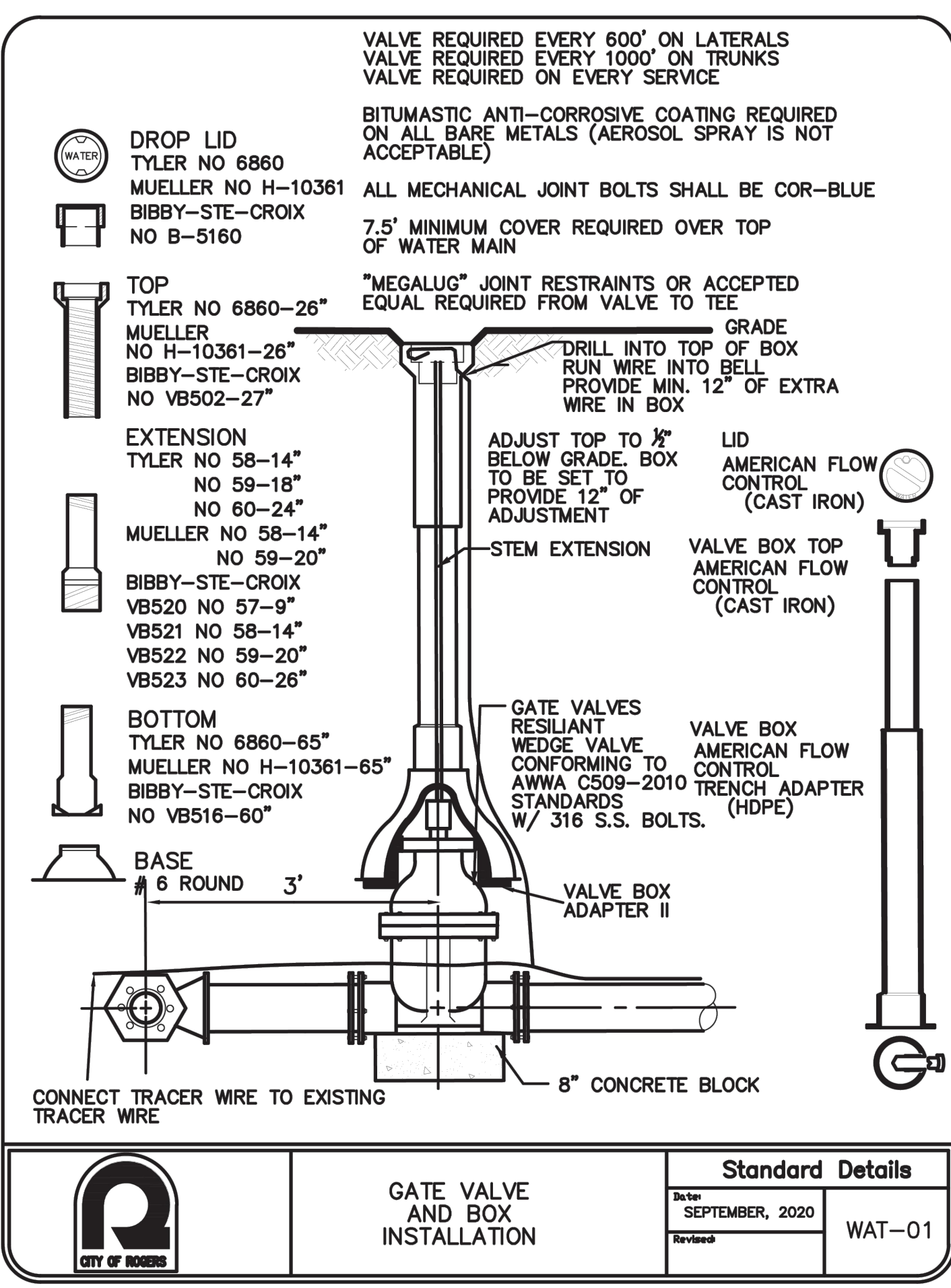
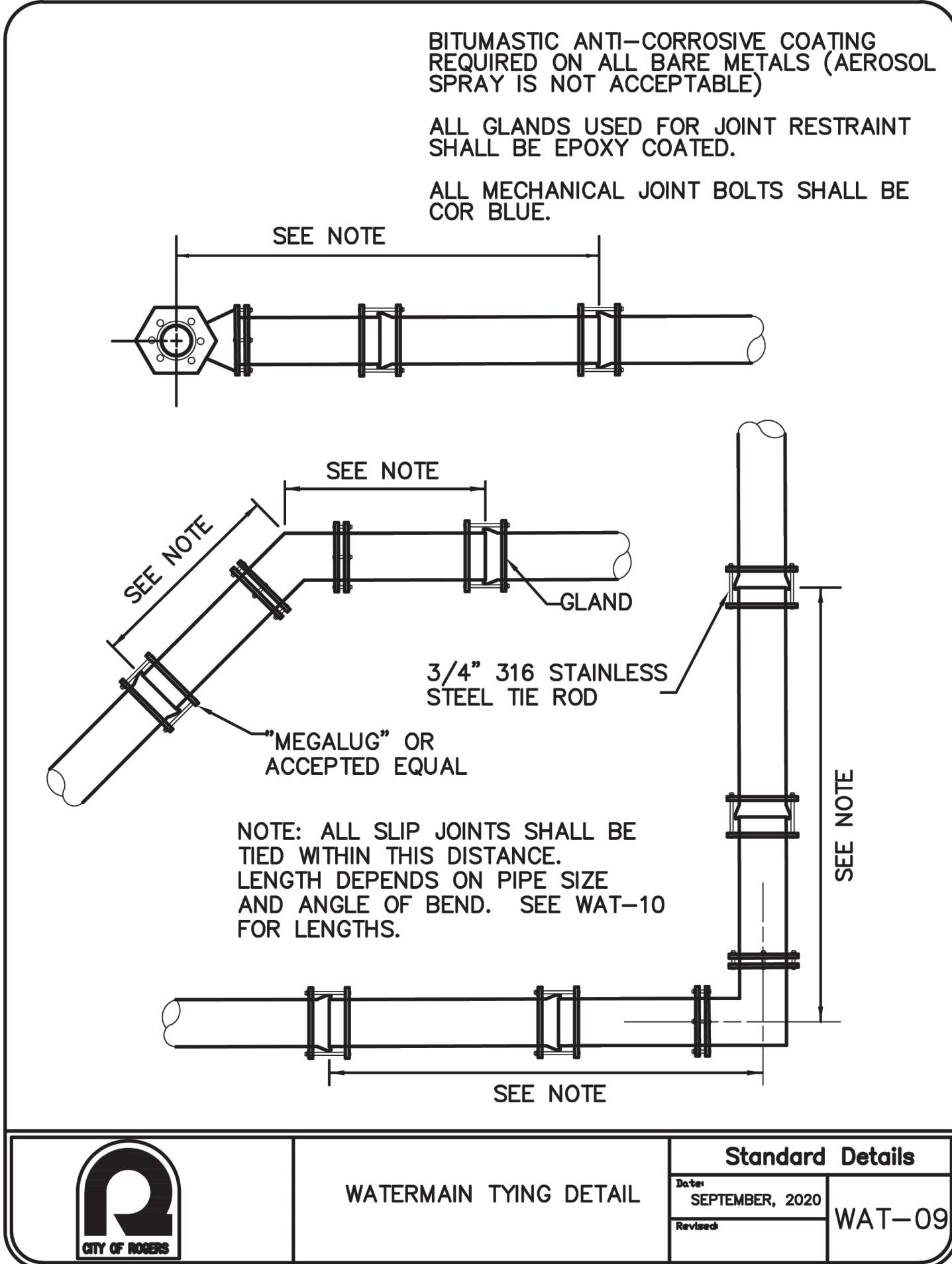
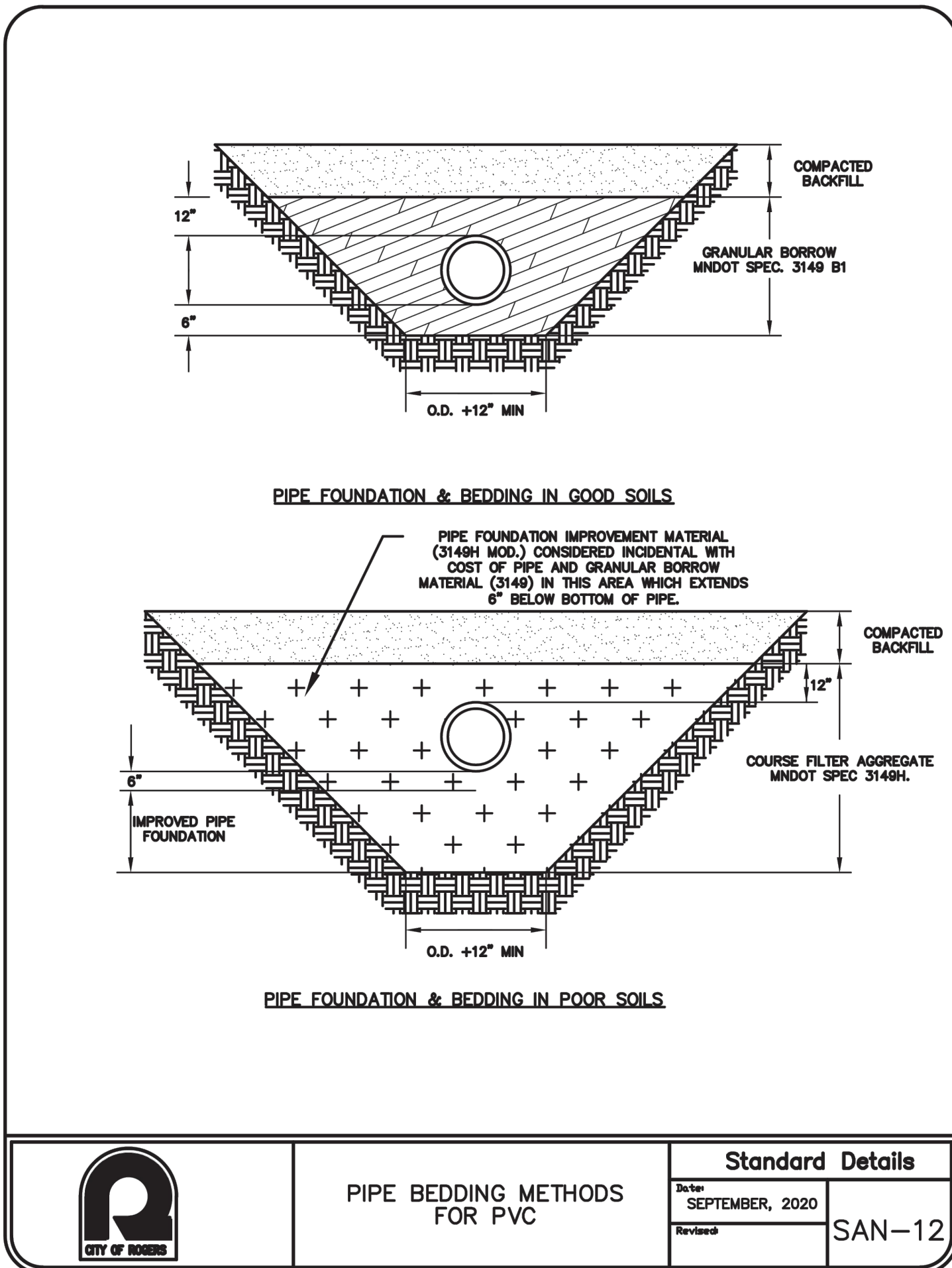
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C2

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REVISIONS	
NUMBER	DATE
1	06-24-25

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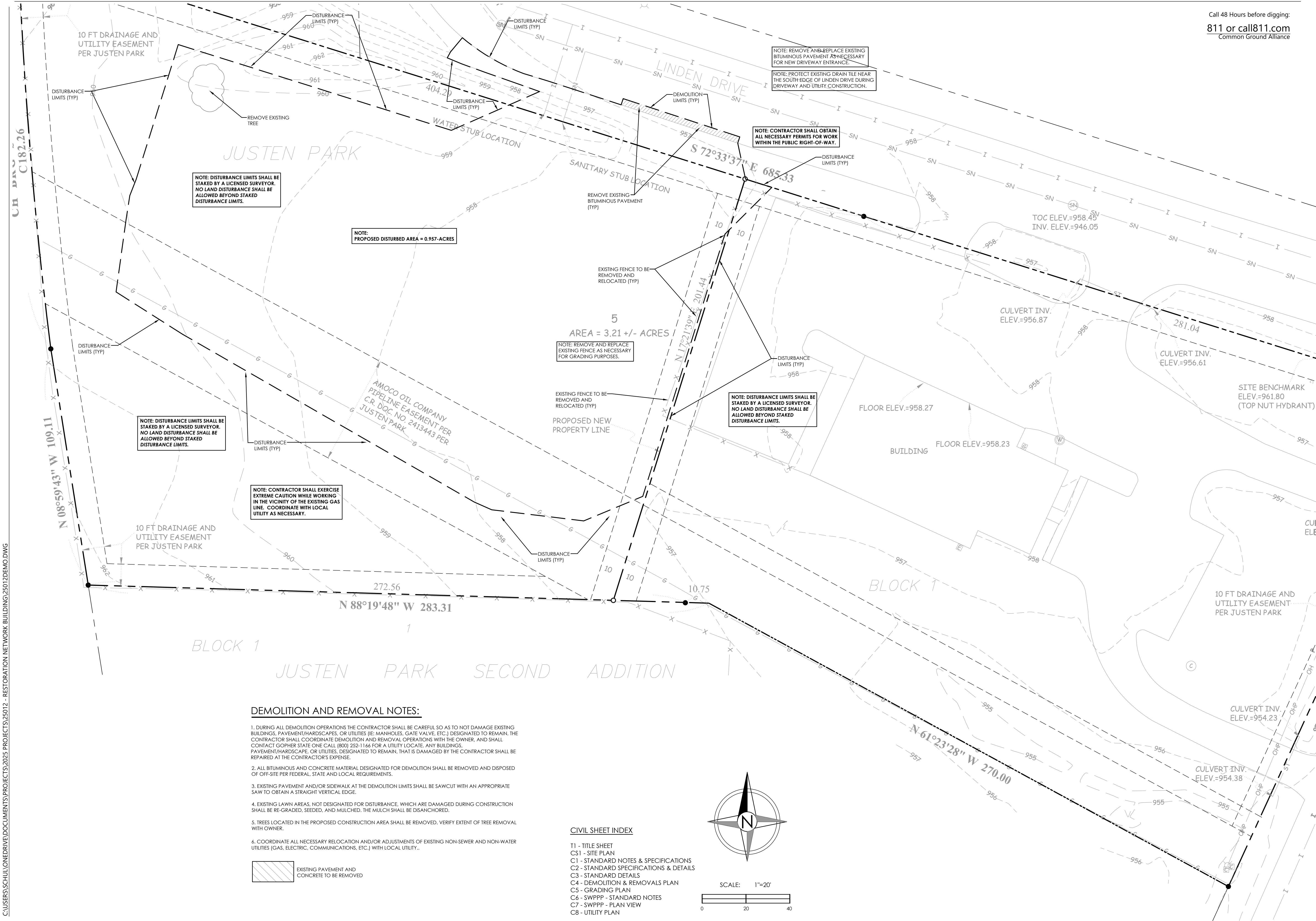

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C3

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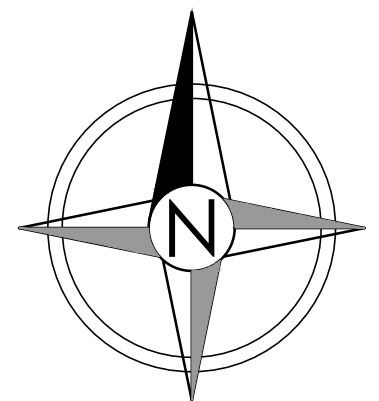
DEMOLITION AND REMOVAL NOTES:

1. DURING ALL DEMOLITION OPERATIONS THE CONTRACTOR SHALL BE CAREFUL SO AS TO NOT DAMAGE EXISTING BUILDINGS, PAVEMENT/HARDSCAPES, OR UTILITIES (IE: MANHOLES, GATE VALVE, ETC.) DESIGNATED TO REMAIN. THE CONTRACTOR SHALL COORDINATE DEMOLITION AND REMOVAL OPERATIONS WITH THE OWNER, AND SHALL CONTACT Gopher State One Call (800) 252-1166 FOR A UTILITY LOCATE. ANY BUILDINGS, PAVEMENT/HARDSCAPE, OR UTILITIES, DESIGNATED TO REMAIN, THAT IS DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
2. ALL BITUMINOUS AND CONCRETE MATERIAL DESIGNATED FOR DEMOLITION SHALL BE REMOVED AND DISPOSED OF OFF-SITE PER FEDERAL, STATE AND LOCAL REQUIREMENTS.
3. EXISTING PAVEMENT AND/OR SIDEWALK AT THE DEMOLITION LIMITS SHALL BE SAWCUT WITH AN APPROPRIATE SAW TO OBTAIN A STRAIGHT VERTICAL EDGE.
4. EXISTING LAWN AREAS, NOT DESIGNATED FOR DISTURBANCE, WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE RE-GRADED, SEEDED, AND MULCHED. THE MULCH SHALL BE DISANCHORED.
5. TREES LOCATED IN THE PROPOSED CONSTRUCTION AREA SHALL BE REMOVED. VERIFY EXTENT OF TREE REMOVAL WITH OWNER.
6. COORDINATE ALL NECESSARY RELOCATION AND/OR ADJUSTMENTS OF EXISTING NON-SEWER AND NON-WATER UTILITIES (GAS, ELECTRIC, COMMUNICATIONS, ETC.) WITH LOCAL UTILITY..

EXISTING PAVEMENT AND
CONCRETE TO BE REMOVED

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SCALE: 1"=20'

0 20 40

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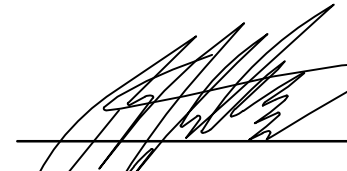
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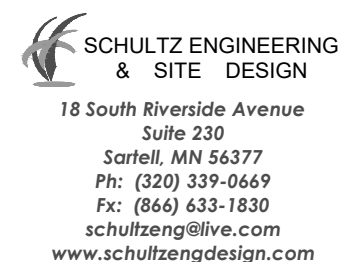
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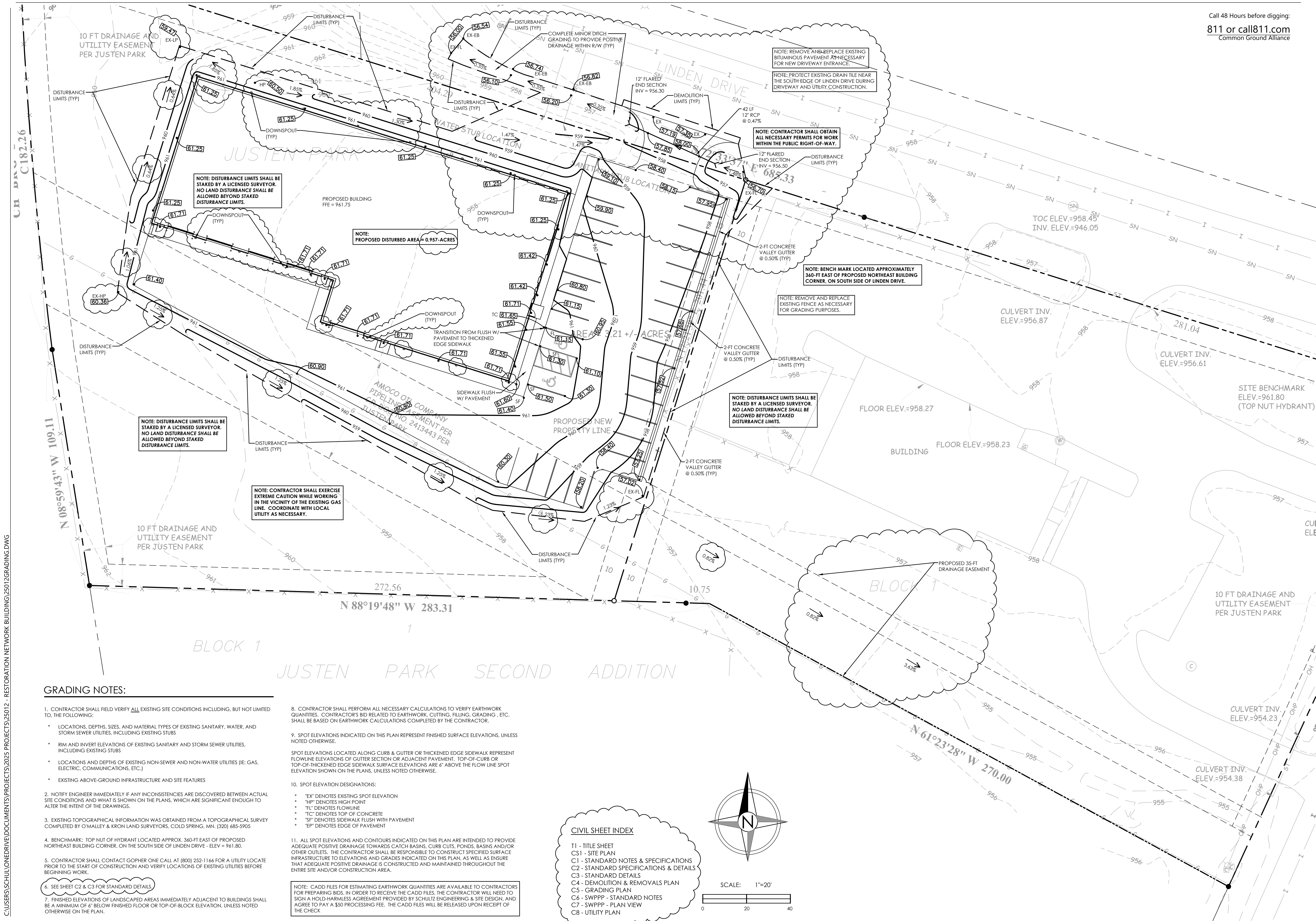
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PROJECT INFORMATION

Project Description

This project will consist of the construction of a new commercial building with an approximate footprint of 14,370 SF, as well as parking lot and driveway areas.

Disturbed Area & Impervious Surface Tabulation
(within proposed construction area)

Disturbed Area	0.957 acres
Existing Impervious Area	0.00 acres
Proposed Impervious Area	0.72 acres
Net Impervious Area Increase	0.72 acres

Permanent Site Drainage

Site drainage will be routed off site in a manner consistent with existing drainage patterns.

SEDIMENT AND OTHER POLLUTANTS

This SWPPP has been designed mainly to provide erosion and sediment control of naturally occurring soils at this site (ie: sands, loams, and clays). Although this SWPPP does address pollution prevention of other man-made materials, it is assumed that these materials will consist of debris from existing structures and pavements to be demolished, or debris and chemicals (ie: fuels, new paints, etc.) resulting from new construction.

There are no known solid wastes or hazardous materials buried below grade at this site. If such wastes or hazard materials are discovered during construction, the SWPPP Coordinator (described below) will be responsible for notifying the Engineer. This SWPPP will then be revised to address the presence and disposal of these additional pollutants

EROSION PREVENTION AND SEDIMENT CONTROL BMPs

Standards and References

Materials and construction methods of all BMPs included in this SWPPP shall be as per the Minnesota Department of Transportation (MNDOT) Standard Specifications for Construction, latest edition. The Contractor and SWPPP Coordinator shall obtain a current copy of MNDOT's Standard Specifications for Construction and familiarize themselves with the specification sections applicable to this SWPPP, as there are several BMPs that specifically reference these sections.

The Contractor and SWPPP Coordinator shall be expected to be familiar with the applicable MNDOT specification sections during construction. No additional compensation will be paid to the Contractor for additional work due to unfamiliarity with these specification sections.

Undisturbed Areas

If shown on the plan, the Contractor shall delineate areas that are not to be disturbed on the site. This may be done with flags, stakes, signs, silt fence, etc., and shall be completed prior to the start of any grading operations. Regardless of the delineation method the Contractor chooses to use, the Contractor must communicate to his/her personnel and subcontractors that these areas are not to be disturbed and construction equipment (including trucks and personal vehicles) shall not be allowed in these areas.

The Contractor shall minimize compaction and preserve topsoil as much as possible at the site. In pervious ("green") areas that are not essential to the construction of the project, the Contractor shall avoid construction traffic and maintain the existing condition of these areas.

Temporary and Permanent Stabilization

All exposed soil areas (including stockpiles) shall be provided with temporary or permanent cover within 14 days of construction activity temporarily or permanently ceasing in that portion of the site. Temporary or permanent drainage ditches or swales, which drain off-site or to a surface water, and are within 200 lineal feet of the property line or surface water shall be provided with temporary or permanent cover within 24 hours of construction. Placement of temporary or permanent cover shall be initiated immediately upon suspension or completion of excavation operations.

Temporary Cover:

If the Contractor chooses to halt grading operations in a portion of the site (or the whole site) for a period exceeding 14 days, and grading operations (rough or finish grading) in the affected areas has not yet been completed, temporary cover shall be placed. Affected areas consisting of drainage ditches or swales connected to, and within, 200 lineal feet of a property line or surface water shall be provided with temporary cover within 24 hours of connection. Depending on the Contractor's schedule, the temporary cover shall consist of one of the following BMPs:

1). Disanchored Mulch

- Disanchored mulch may be used in an area of the site (or the whole site) if the Contractor is halting grading operations for a period that is relatively short, but exceeds 14 days.
- The mulch shall be Type 3 per MNDOT Spec. 3882
- An adequate quantity of mulch shall be evenly distributed to achieve 90% coverage of the exposed soils.
- Mulch shall be placed as per MNDOT 2575.3F.
- All mulch shall be disc anchored as per MNDOT 2575.3G. Prior to the placement and disanchoring of the mulch, the soils shall be loosened and the area smooth-rough graded per MNDOT 2575.3B1.
- Any areas that are exposed as a result of wind action after the initial mulch placement shall be covered with additional mulch to maintain 90% coverage.

2). Temporary Seeding with Mulch

- Temporary seeding with mulch may be used in areas of the site (or the whole site) if the Contractor is halting grading operations for a period that is relatively long. Although mulch still needs to be applied as described above, once the temporary seeding/turf is established, the mulch will no longer need to be maintained. The temporary seeding/turf will require very little maintenance.
- Prior to the sowing of temporary seed, the soils shall be loosened and the area smooth-rough graded per MNDOT 2575.3B1.
- Contractor shall utilize Seed Mixes 100, 110, or 130 per MNDOT Spec. 3876 for temporary seeding.
- Temporary seeding shall be sown per MNDOT Spec. 2575.3D.
- Once temporary seeding has been sown, mulch shall be placed over the area as described above.

Permanent Cover:

Upon completion of finish grading and/or placement of topsoil, initiation of the placement of permanent cover shall begin immediately over all exposed areas. This includes areas designated for impervious surfacing (ie: buildings, pavements/gravel bases, sidewalks, etc.). Where the construction schedule will not allow for the placement of the permanent impervious surfacing within 14 days of the completion of finish grading, temporary cover shall be provided in these areas, as described above, until the permanent impervious surfacing can be constructed. Affected areas consisting of drainage ditches or swales connected to, and within, 200 lineal feet of a property line or surface water, shall be provided with permanent cover within 24 hours of connection.

Areas designated for permanent turf establishment shall be provided with one or more of the following BMPs (see plan):

1). Permanent Seeding with Mulch

- Unless otherwise noted on the plans, all areas designated for turf establishment shall be provided with permanent seeding.
- In addition to the plan included as part of this SWPPP, the Contractor shall verify if a Landscaping Plan has been included in the plans by the Architect. If a Landscape Architect has specified higher quality permanent cover (ie: sod, hydroseeding, etc.), the Contractor shall provide this permanent cover in lieu of the permanent seeding specified in this SWPPP.
- Prior to the sowing of permanent seed, the soils shall be loosened and the area smooth-rough graded per MNDOT 2575.3B1.
- Contractor shall utilize Seed Mix 260 per MNDOT Spec. 3876 for permanent seeding.
- Permanent seeding shall be sown per MNDOT Spec. 2575.3D.
- Once permanent seeding has been sown, mulch shall be placed over the area as described above (under Temporary Cover), unless noted otherwise.

2). Erosion Control Blanket

- Erosion control blanket shall be placed in areas as shown on the plan included in this SWPPP. These areas shall still be provided with permanent seeding, as described above, beneath the erosion control blanket.
 - Erosion control blanket shall meet the requirements indicated in MNDOT Spec. 3885. See plan for category(s) of erosion control blanket.
 - Erosion control blanket shall be installed as per MNDOT Spec. 2575.3J2.
 - Erosion control blanket specified in drainage ditches and swales connected to, and within 200 lineal feet, of a property line or surface water shall be installed within 24 hours of the completion of finish grading (including permanent seeding).
- 3). Riprap
- Riprap shall be placed in areas as shown on the plan included in this SWPPP.
 - All riprap shall be underlain with Type 4 geotextile fabric. The fabric shall meet the requirements of MNDOT Spec. 3733 and shall be installed as per MNDOT Spec. 2511.3B2.
 - Riprap materials shall meet the requirements of MNDOT Spec. 3601, and shall be Class 3, unless noted otherwise on the plans.
 - Riprap shall be considered "Random Riprap" and shall be placed as per MNDOT Spec. 2511.
 - Although it is permitted for the riprap to be placed with machinery, it will be necessary for the Contractor to hand place some of the riprap in order to provide a dense, well-keyed layer of stones with the least practical quantity of void space.
 - The minimum thickness of the riprap shall be 18 inches, unless otherwise noted on the plans.
 - Riprap designated at the end of pipe outlets shall be placed within 24 hours of installation of the pipe outlet end section.
 - Riprap specified in drainage ditches and swales connected to, and within 200 lineal feet, of a property line or surface water shall be installed within 24 hours of the completion of finish grading.

Sediment Control

The following sediment control BMPs shall be implemented as part of this project:

1. Silt Fence

- Silt fence shall be installed at the locations shown on the plan included in this SWPPP.
- Silt fence shall be machine sliced and materials shall meet the requirements of MNDOT Spec. 3886.
- Silt fence shall be installed as per MNDOT Spec. 2573.3B2.
- Silt fence shall be installed prior to any upgradient grading operations, and shall remain in place and maintained adequately until up-gradient areas achieve Final Stabilization (see below).
- Silt fence shall be repaired or replaced if damaged during, or after, rain events, or if accumulated sediment on the upstream side of the fence reaches 1/2 the height of the fence. Repair or replacement of silt fence shall be completed within 24 hours of discovery.
- Portions of silt fence may be removed to accommodate short-term activities, such as vehicle passage. Short-term activities shall be completed as quickly as possible, and new silt fence installed immediately after completion of the short-term activity. If rainfall is imminent or forecasted in the near future, new silt fence shall be installed regardless of if the short term activity has been completed or not. The Contractor is advised to schedule short term activities during dry weather as much as practicable. No additional compensation will be paid due to additional silt fence associated with short-term activities.

Temporary soil stockpiles shall be placed on the site in areas up-gradient from silt fence. Where the Contractor chooses to place temporary soil stockpiles outside designated silt fenced areas, the stockpiles shall be surrounded by additional silt fence. The Contractor shall locate stockpiles outside of natural buffers or surface waters, including stormwater conveyances such as curb and gutter systems unless there is a bypass in place for the stormwater. Under no circumstances shall temporary soil stockpiles be placed over surface waters, curb and gutter, catch basins, culvert inlets or outlets, or ditches.

2. Catch Basin Protection

- WIMCO Road Drain protection devices, as manufactured by WIMCO, shall be used for catch basin protection on this project. WIMCO can be contacted at (952)-233-3055, and their web page is www.roadrain.com.
- "Road Drain Top Slab" devices shall be installed at all catch basin locations immediately after placement of the catch basin structures. "Road Drain Top Slab" devices shall remain in place and be adequately maintained until permanent surfacing is constructed (ie: curb and gutter, pavements, and/or gravel surfacing). In areas designated for turf establishment, "Road Drain Top Slab" devices shall remain in place until Final Stabilization of all upgradient areas is established.
- Upon construction of the permanent surfacing, the "Road Drain Top Slab" devices shall be replaced with the WIMCO product specified on the plans. The WIMCO devices shall remain in place until Final Stabilization of all upgradient areas has been established.
- The Contractor shall install and maintain the catch basin protection devices as per the manufacturer's instructions and specifications.
- The Contractor may remove catch basin protection for a particular inlet if a specific safety concern (e. g. street flooding/freezing) is identified by the Contractor or the jurisdictional authority.

3. Culvert Inlet Protection

- Culvert inlet protection shall be provided at all culvert inlet locations immediately after construction of the culvert. See plan included in this SWPPP for culvert inlet locations.
- Culvert inlet protection shall consist of the SedJacket, as manufactured by SedCatch Environmental Products. SedCatch Environmental Products can be contacted at (937)-435-5075, and their web page is https://sedcatch.com/collections/sedjacket.
- The culvert inlet protection shall remain in place and adequately maintained until Final Stabilization of all up-gradient areas has been established.
- Culvert inlet protection shall be repaired or replaced if damaged during, or after, rain events, or if accumulated sediment reaches 1/2 of the height of the SedJacket device fabric. Repair or replacement of culvert inlet protection shall be completed within 24 hours of discovery.
- The Contractor may remove culvert inlet protection for a particular inlet if a specific safety concern (e. g. street flooding/freezing) is identified by the Contractor or the jurisdictional authority.

4. Temporary Rock Construction Entrance

- Temporary rock construction entrances shall be installed at the locations shown on the plan included in this SWPPP. See detail for temporary rock entrance design.
- If the Contractor chooses to access the site from locations other than where temporary rock entrances are specified on the plans, additional temporary rock entrances shall be placed at these locations, as well.
- Temporary rock entrance shall be constructed prior to the start of grading operations, and shall remain in place and be adequately maintained until Final Stabilization has been established.
- Temporary rock entrances shall be maintained in such a manner that the entrances prevent sediment tracking onto adjacent streets. If a temporary rock entrance is found to be ineffective, it shall be replaced or improved within 24 hours of discovery.
- The Contractor has the option to place Type 4 geotextile fabric beneath the temporary rock entrance. The fabric may extend the life of the entrance as it will reduce rock "sinking" into the underlying soils. If the Contractor chooses to use fabric, it should meet the requirements of MNDOT Spec. 3733 and shall be installed as per MNDOT Spec. 2511.3B2.
- If sediment tracking from the site is discovered on adjacent streets, the sediment shall be removed with a street sweeper or other approved method within 24 hours of discovery. This shall be done throughout construction of the project. This sediment may be returned and graded over exposed areas of the site, or disposed of off site per MPCA requirements.

The City may order street sweeping to be performed at the Contractor's or Owner's expense if City staff find that construction activities are resulting in sediment or debris being tracked onto City streets.

5. Filter Logs

- Filter logs shall be installed at the locations shown on the plan included in this SWPPP.
- Filter logs shall consist of Type Wood Fiber biotrolls and meet the requirements of MNDOT Spec. 3897.
- Filter logs shall be installed as per MNDOT Spec. 2573.3F.
- Filter logs shall be installed immediately after placement of erosion control blanket.
- Filter logs shall remain in place for the life of the project, and shall be allowed to degrade naturally.

Dewatering

If dewatering of sandy subsoils is required for this project, the pump discharge shall be treated prior to discharge off-site or into a surface water. Treatment of discharge shall be achieved with the use of a "Dandy Dewatering Bag" (or approved equivalent), as manufactured by Dandy Products, Inc. Dandy Products, Inc. can be contacted at (877) 307-0141, and their web page is www.dandyproducts.com. The "Dandy Dewatering Bag" shall be installed, utilized, and maintained per the manufacturer's instructions and specifications.

Once dewatering water has been treated, it may be discharged off-site or to a surface water. The discharge shall be visually checked to ensure that it is relatively clean and not visibly different from any receiving waters. If discharge is noticeably "dirty", the Engineer shall be contacted as additional treatment methods may be necessary.

Adequate erosion control shall be provided at the point of discharge if it is located in an area with exposed soils or established turf. This erosion control may consist of temporarily placed rip rap, or other approved energy dissipation measures. The type of erosion control measure shall be at the Contractor's discretion, depending on the location of the dewatering discharge and the unique site characteristics. The erosion control measures shall be effective and shall be maintained adequately such that no erosion occurs at the point of discharge.

POLLUTION PREVENTION MANAGEMENT

Solid waste accumulated during construction, including collected sediment, construction materials, floating debris, construction debris, paper, plastics, and other solid wastes shall be disposed of in accordance with MPCA disposal requirements:

- Building products that have the potential to leach pollutants shall be maintained under cover (e.g., plastic sheeting or temporary roofs) to prevent the discharge of pollutants or protected by a similarly effective means designed to minimize contact with storm water.
- Pesticides, herbicides, insecticides, fertilizers, treatment chemicals, and landscape materials shall be maintained under cover (e.g., plastic sheeting or temporary roofs) to prevent the discharge of pollutants or protected by similarly effective means designed to minimize contact with stormwater.
- Hazardous materials, toxic waste, (including oil, diesel fuel, gasoline, hydraulic fluids, paint solvents, petroleum-based products, wood preservatives, additives, curing compounds, and acids) shall be properly stored in sealed containers to prevent spills, leaks or other discharge. Restricted access storage areas shall be provided to prevent vandalism. Storage and disposal of hazardous waste or hazardous materials shall be in compliance with Minn. R. ch. 7045 including secondary containment as applicable.
- Solid waste shall be stored, collected and disposed of properly in compliance with Minn. R. ch. 7035.
- Portable toilets shall be positioned so that they are secure and will not be tipped or knocked over. Sanitary waste must be disposed of properly in accordance with Minn. R. ch. 7041.

The Contractor shall take steps to prevent the discharge of spilled or leaked chemicals, including fuel, from any area where chemicals or fuel will be loaded or unloaded including the use of drip pans or absorbents unless infeasible. The Contractor shall conduct fueling in a contained area unless infeasible. The Contractor shall ensure adequate supplies are available at all times to clean up discharged materials and that an appropriate disposal method is available for recovered spilled materials. The Contractor shall report and clean up spills immediately as required by Minn. Stat. § 115.061, using dry clean up measures where possible.

If the Contractor washes the exterior of vehicles or equipment on the project site, washing shall be limited to a defined area of the site. Runoff from the washing area shall be contained in a sediment basin or other similarly effective controls and waste from the washing activity shall be properly disposed of. The Contractor shall properly use and store soaps, detergents, or solvents. No engine degreasing shall be allowed on site.

The Contractor shall provide effective containment for all liquid and solid wastes generated by washout operations (concrete, stucco, paint, form release oils, curing compounds and other construction materials) related to the construction activity. The liquid and solid washout wastes shall not contact the ground, and the containment shall be designed so that it does not result in runoff from the washout operations or areas. Liquid and solid wastes shall be disposed of properly and in compliance with MPCA rules. A sign must be installed adjacent to each washout facility that requires site personnel to utilize the proper facilities for disposal of concrete and other washout wastes.

FINAL STABILIZATION

Final Stabilization shall be considered established once the following requirements have been achieved:

- All soil disturbing activities at the site have been completed and all soils are stabilized by a uniform perennial vegetative cover with a density of 70 percent of its expected final growth density over the entire pervious surface area, or other equivalent means necessary to prevent soil failure under erosive conditions.
- The permanent storm water management system is constructed, and is operating as designed. Temporary or permanent sedimentation basins that are to be used as permanent water quality management basins have been cleaned of any accumulated sediment. All sediment has been removed from conveyance systems and ditches are stabilized with permanent cover.
- All temporary synthetic and structural erosion prevention and sediment control BMPs have been removed from the project site. BMPs designed to decompose on site may be left in place.

CIVIL SHEET INDEX

- T1 - TITLE SHEET
- CS1 - SITE PLAN
- C1 - STANDARD NOTES & SPECIFICATIONS
- C2 - STANDARD SPECIFICATIONS & DETAILS
- C3 - STANDARD DETAILS
- C4 - DEMOLITION & REMOVALS PLAN
- C5 - GRADING PLAN
- C6 - SWPPP - STANDARD NOTES
- C7 - SWPPP - PLAN VIEW
- C8 - UTILITY PLAN

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REVISIONS	
NUMBER	DATE
1	06-24-25

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

Brian J. Schultz, PE
Lic. No. 43129
Date: 04.24.2025

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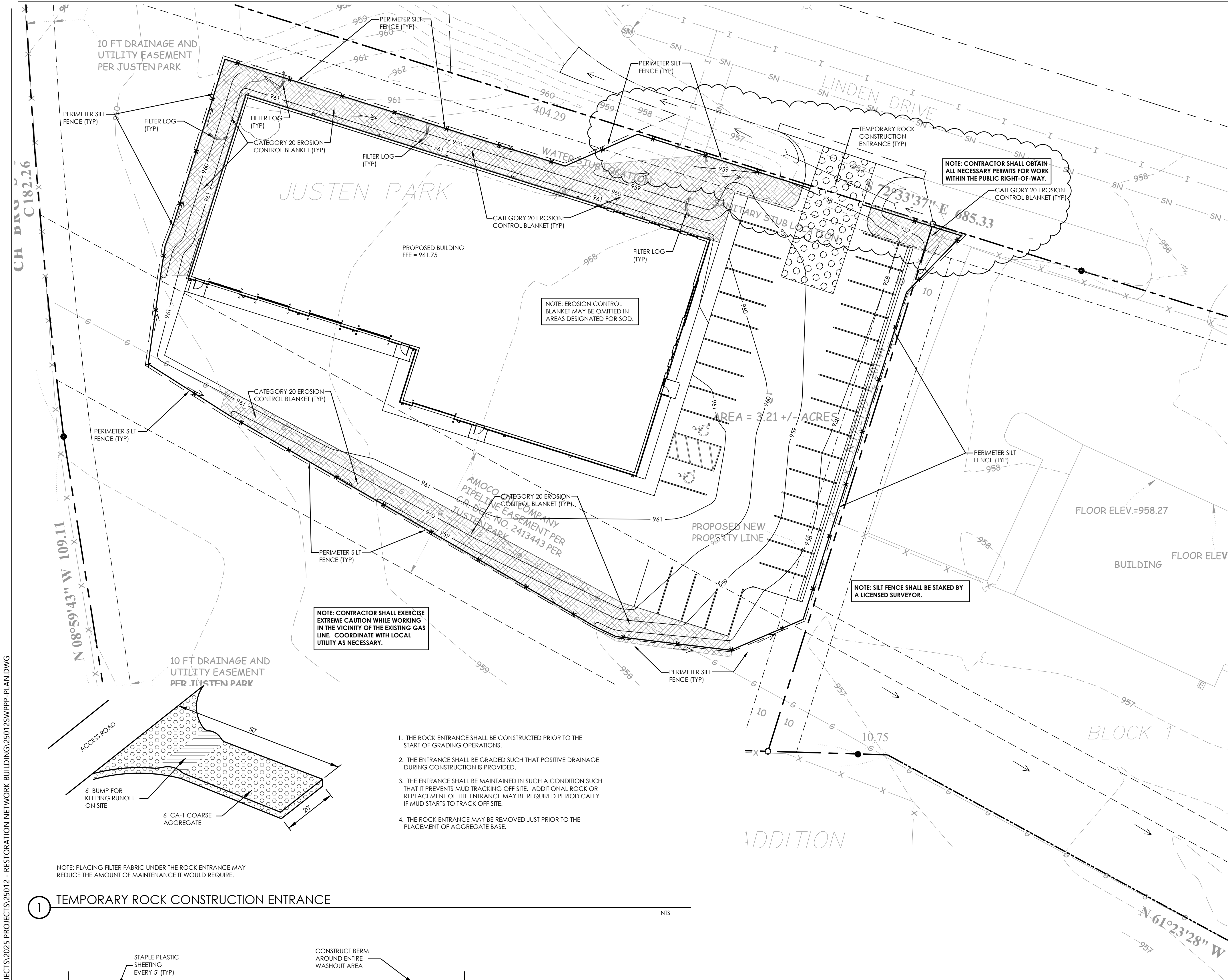


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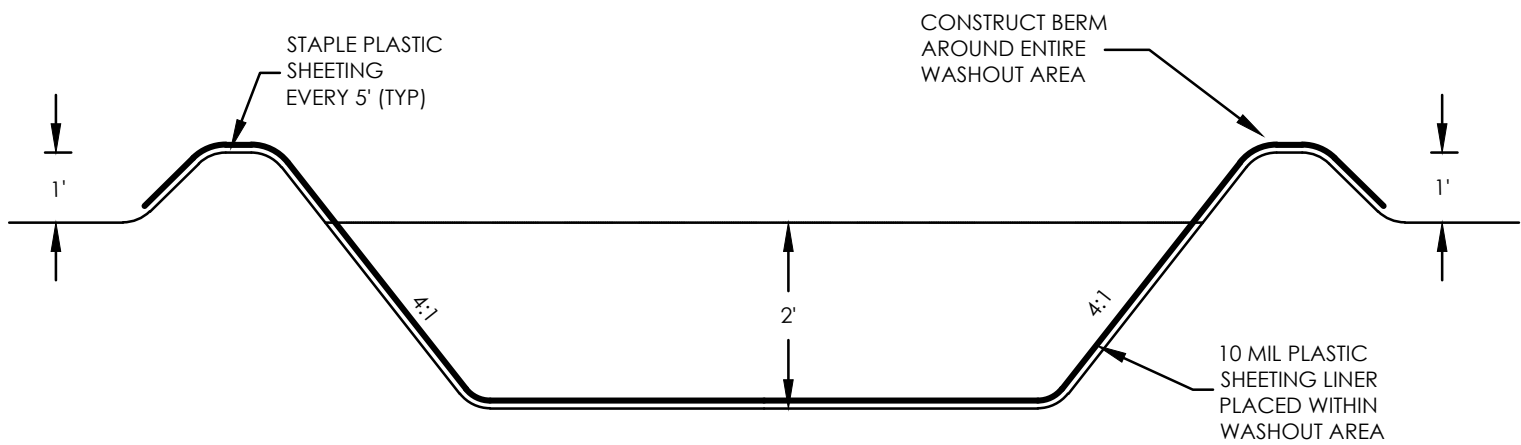
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TEMPORARY ROCK CONSTRUCTION ENTRANCE

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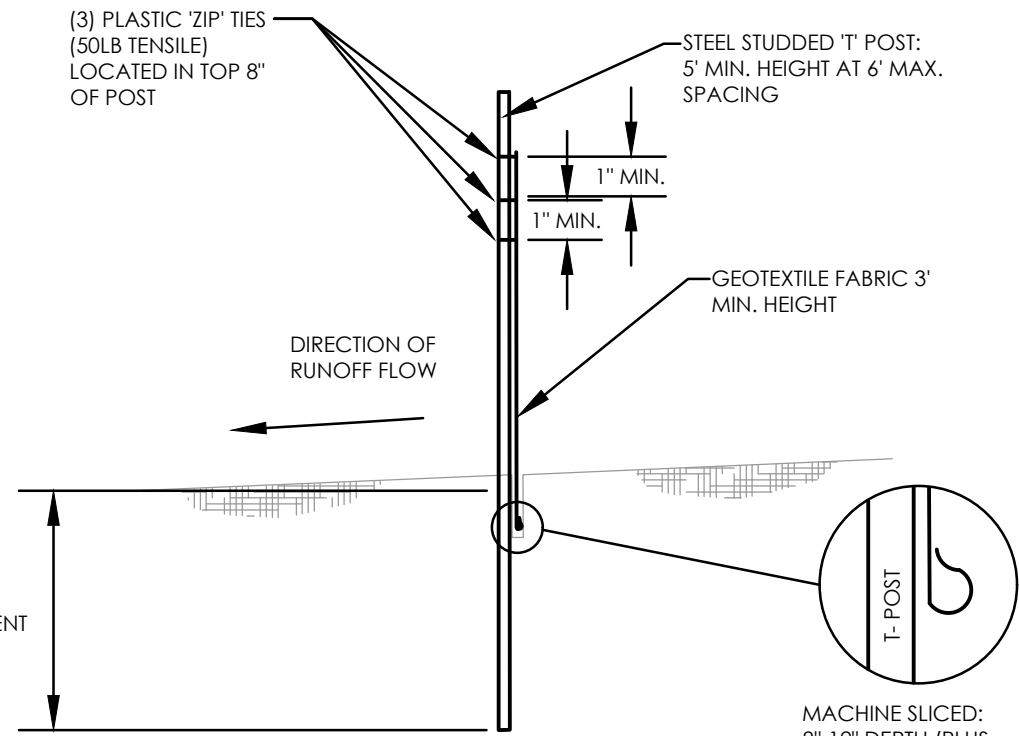
CONCRETE WASHOUT

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3

SILT FENCE - MACHINE SLICED

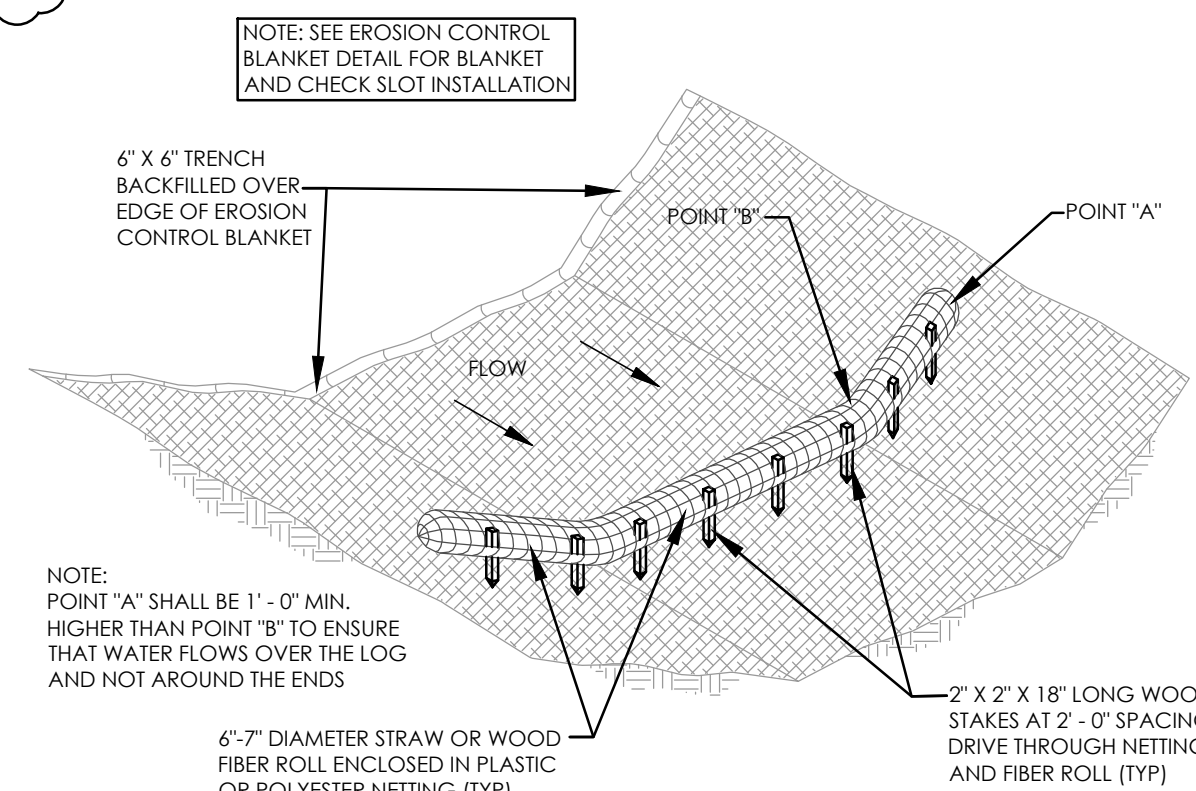
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4

EROSION CONTROL BLANKET

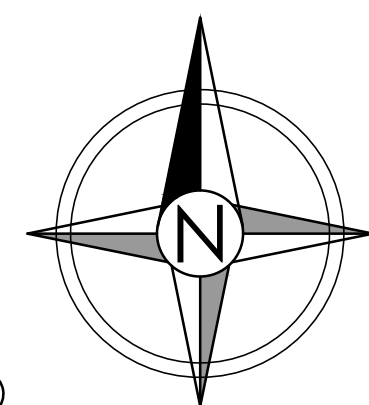
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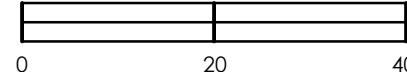
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FILTER LOG

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SCALE: 1"=20'



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

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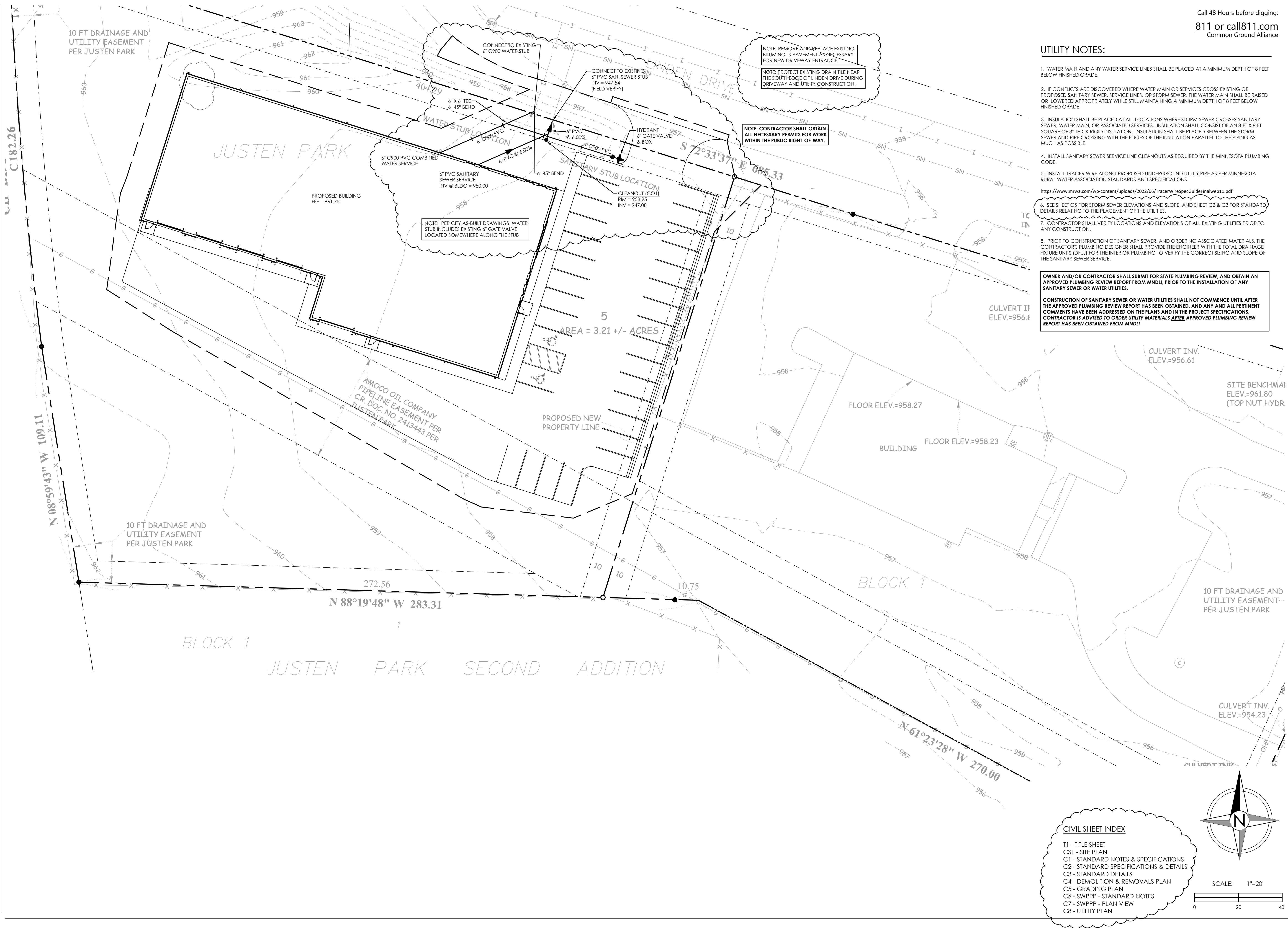


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UTILITY NOTES:

1. WATER MAIN AND ANY WATER SERVICE LINES SHALL BE PLACED AT A MINIMUM DEPTH OF 8 FEET BELOW FINISHED GRADE.
2. IF CONFLICTS ARE DISCOVERED WHERE WATER MAIN OR SERVICES CROSS EXISTING OR PROPOSED SANITARY SEWER, SERVICE LINES, OR STORM SEWER, THE WATER MAIN SHALL BE RAISED OR LOWERED APPROPRIATELY WHILE STILL MAINTAINING A MINIMUM DEPTH OF 8 FEET BELOW FINISHED GRADE.
3. INSULATION SHALL BE PLACED AT ALL LOCATIONS WHERE STORM SEWER CROSSES SANITARY SEWER, WATER MAIN, OR ASSOCIATED SERVICES. INSULATION SHALL CONSIST OF AN 8-FT X 8-FT SQUARE OF 3" THICK RIGID INSULATION. INSULATION SHALL BE PLACED BETWEEN THE STORM SEWER AND PIPE CROSSING WITH THE EDGES OF THE INSULATION PARALLEL TO THE PIPING AS MUCH AS POSSIBLE.
4. INSTALL SANITARY SEWER SERVICE LINE CLEANOUTS AS REQUIRED BY THE MINNESOTA PLUMBING CODE.
5. INSTALL TRACER WIRE ALONG PROPOSED UNDERGROUND UTILITY PIPE AS PER MINNESOTA RURAL WATER ASSOCIATION STANDARDS AND SPECIFICATIONS.
<https://www.mrwa.com/wp-content/uploads/2022/06/TracerWireSpecGuideFinalweb11.pdf>
6. SEE SHEET C5 FOR STORM SEWER ELEVATIONS AND SLOPE, AND SHEET C2 & C3 FOR STANDARD DETAILS RELATING TO THE PLACEMENT OF THE UTILITIES.
7. CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION.
8. PRIOR TO CONSTRUCTION OF SANITARY SEWER, AND ORDERING ASSOCIATED MATERIALS, THE CONTRACTOR'S PLUMBING DESIGNER SHALL PROVIDE THE ENGINEER WITH THE TOTAL DRAINAGE FIXTURE UNITS (DFU) FOR THE INTERIOR PLUMBING TO VERIFY THE CORRECT SIZING AND SLOPE OF THE SANITARY SEWER SERVICE.

OWNER AND/OR CONTRACTOR SHALL SUBMIT FOR STATE PLUMBING REVIEW, AND OBTAIN AN APPROVED PLUMBING REVIEW REPORT FROM MNDLI, PRIOR TO THE INSTALLATION OF ANY SANITARY SEWER OR WATER UTILITIES.

CONSTRUCTION OF SANITARY SEWER OR WATER UTILITIES SHALL NOT COMMENCE UNTIL AFTER THE APPROVED PLUMBING REVIEW REPORT HAS BEEN OBTAINED, AND ANY AND ALL PERTINENT COMMENTS HAVE BEEN ADDRESSED ON THE PLANS AND IN THE PROJECT SPECIFICATIONS. CONTRACTOR IS ADVISED TO ORDER UTILITY MATERIALS AFTER APPROVED PLUMBING REVIEW REPORT HAS BEEN OBTAINED FROM MNDLI

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BUILDING PERMIT SET

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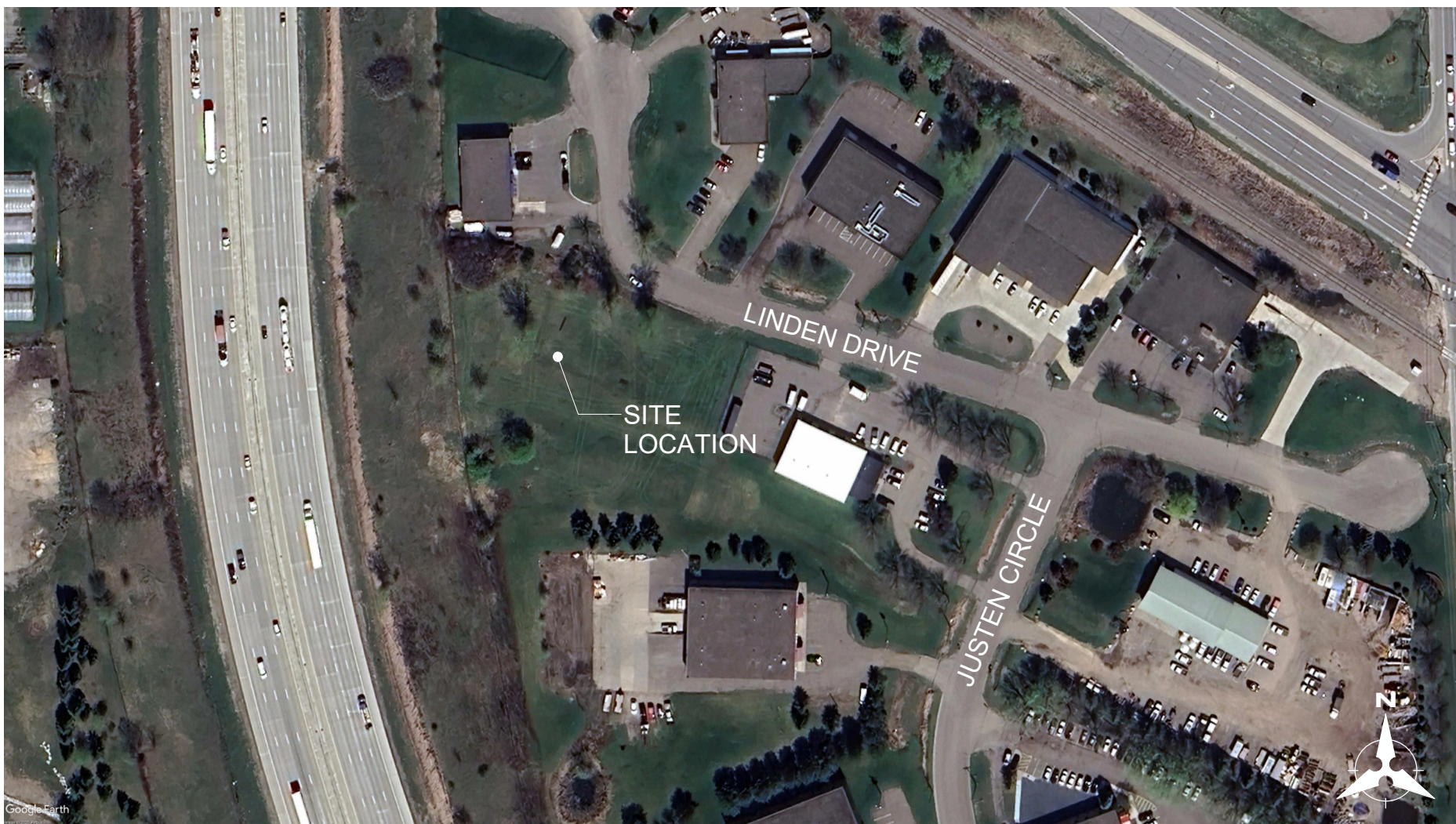
ABBREVIATIONS

AB ANCHOR BOLT	CTRSK COUNTERSINK OR COUNTERSINK	FIN FINISHED FLOOR	KIT KITCHEN	PKG PACKAGE	R RISER(S) OR RADIUS	T TREAD(S)
ACC ACCESSIBLE	DEF DEFINITION	FLR FINISHED FLOOR	LAM LAMINATED	POR PORCELAIN TILE	RB HK ROBE HOOK	T&G TONGUE AND GROOVE
ACT ACOUSTICAL CEILING TILE	DEG DEGREE	FLX FIXTURE	LAV LAVATORY	POS POSITIVE	RD ROOF DRAIN	T8 TOWEL BAR
ADD ADDITIONAL	FLD FLOORING	FLR FLOOR	LAV LAVATORY	PL PLATE	REF REFLECTED CEILING PLAN	TOC TOP OF CURB OR CONCRETE
ADDN ADDITION	DEL DELETE	FRM FRAMING	LF LINEAR	PLM PLUMBING	RECD RECEIVED	TOF TOP OF FOOTING
ADJ ADJUSTABLE OR ADJACENT	DEM DEMOLITION	FR FIRE RESISTANT	LIT LIGHTING	PLYVD PLYWOOD	REF REFERENCE	TRE TOP OF TIE ELEVATION
AFF ABOVE FINISHED FLOOR	DEPT DEPARTMENT	FR FOOT OR FIRE TREATED	LVL LAMINATED VENEER	REF REFLECTED	REF REFRIGERATOR	TECH TECHNICAL
AHU AIR HANDLING UNIT	DET DETAIL	FT FOOTING	LUM LUMBER	REF REFLECTED	REINP REINFORCED (ING)	TEMP TEMPERATURE OR TEMPERATURE
ALUM ALUMINUM	DF DRINKING FOUNTAIN	FUR FURRING	LVR LOUVER	REID REQUIRED	REINP REINFORCED (ING)	TEMP TEMPERATURE OR TEMPERATURE
ALT ALTERNATE	DIA DIAMETER	FUR FURNITURE	MACH MACHINE	REID REQUIRED	REINP REINFORCED (ING)	TEMP TEMPERATURE OR TEMPERATURE
ANOD ANODIZED	DN DOWN	FUT FUTURE	MATL MATERIAL	REID REQUIRED	REINP REINFORCED (ING)	TEMP TEMPERATURE OR TEMPERATURE
APPROX APPROXIMATELY	DIAG DIAGONAL	GA GAUGE	MAX MAXIMUM	REID REQUIRED	REINP REINFORCED (ING)	TEMP TEMPERATURE OR TEMPERATURE
ARCH ARCHITECTURAL	DIST DISTANCE	GALV GALVANIZED	MACH MECHANICAL	REID REQUIRED	REINP REINFORCED (ING)	TEMP TEMPERATURE OR TEMPERATURE
AVG AVERAGE	DOC DOCUMENT	GB GRAB BAR	MEMB MEMBRANE	REID REQUIRED	REINP REINFORCED (ING)	TEMP TEMPERATURE OR TEMPERATURE
BD BOARD	DR DOOR	GC GENERAL CONTRACTOR	MTL METAL	REID REQUIRED	REINP REINFORCED (ING)	TEMP TEMPERATURE OR TEMPERATURE
BDRY BOUNDARY	DSGN DESIGN	GEN GENERAL	MEZZ MEZZANINE	REID REQUIRED	REINP REINFORCED (ING)	TEMP TEMPERATURE OR TEMPERATURE
BEL BELOW	DWG DRAWING	GR GRADE	MFG MANUFACTURING	REID REQUIRED	REINP REINFORCED (ING)	TEMP TEMPERATURE OR TEMPERATURE
BLDG BUILDING	E EACH	GY BD GYPSUM BOARD	MIN MINIMUM	REID REQUIRED	REINP REINFORCED (ING)	TEMP TEMPERATURE OR TEMPERATURE
BLK BLOCK	EA EAST	HB HOSE BIBB	MIRR MIRROR	REID REQUIRED	REINP REINFORCED (ING)	TEMP TEMPERATURE OR TEMPERATURE
BLNG BLOCKING	EIFS EXTERIOR INSULATION	HC HOLLOW CORE	MISC MISCELLANEOUS	REID REQUIRED	REINP REINFORCED (ING)	TEMP TEMPERATURE OR TEMPERATURE
BLVD BOULEVARD	ENGR ENGINEER	HCP HANDICAPPED	MTD MOUNTED	REID REQUIRED	REINP REINFORCED (ING)	TEMP TEMPERATURE OR TEMPERATURE
BOT BOTTOM	EXP EXPANSION JOINT	HD HAND DRYER	MUL MOUNTING	REID REQUIRED	REINP REINFORCED (ING)	TEMP TEMPERATURE OR TEMPERATURE
BRG BEARING	ELEV ELEVATION	HDR HEADER	MAU MAKEUP AIR UNIT	REID REQUIRED	REINP REINFORCED (ING)	TEMP TEMPERATURE OR TEMPERATURE
BRKT BRACKET	ELEC ELECTRIC(AU)	HOW HARDWARE	MULT MULTIPLE	REID REQUIRED	REINP REINFORCED (ING)	TEMP TEMPERATURE OR TEMPERATURE
BSMT BASEMENT	ENCL ENCLOSURE	HGR HANGER	N NORTH	REID REQUIRED	REINP REINFORCED (ING)	TEMP TEMPERATURE OR TEMPERATURE
BTWN BETWEEN	ENGR ENGINEER	HM HOLLOW METAL	NA NOT APPLICABLE	REID REQUIRED	REINP REINFORCED (ING)	TEMP TEMPERATURE OR TEMPERATURE
BTM BOTTOM	EPS EXPANDED POLYSTYRENE	HORIZ HORIZONTAL	NAT NATURAL	REID REQUIRED	REINP REINFORCED (ING)	TEMP TEMPERATURE OR TEMPERATURE
CIR CIRCLE	EPT EPOXY PAINT	HT HEIGHT	NATL NATIONAL	REID REQUIRED	REINP REINFORCED (ING)	TEMP TEMPERATURE OR TEMPERATURE
CIP CAST-IN-PLACE	EQU EQUIPMENT	HTR HEATER	NO NUMBER	REID REQUIRED	REINP REINFORCED (ING)	TEMP TEMPERATURE OR TEMPERATURE
CL CONTROL JOINT	ESMT EASEMENT	HVAC HEATING VENTILATION	NORM NORMAL	REID REQUIRED	REINP REINFORCED (ING)	TEMP TEMPERATURE OR TEMPERATURE
CL CENTERLINE	EQ EQUAL	HW HOT WATER	NTS NOT TO SCALE	REID REQUIRED	REINP REINFORCED (ING)	TEMP TEMPERATURE OR TEMPERATURE
CLG CEILING	ESMT EASEMENT	HYD HYDRANT	OC ON CENTER	REID REQUIRED	REINP REINFORCED (ING)	TEMP TEMPERATURE OR TEMPERATURE
CLR CLEAR	EW EACH WAY	HYO HYCRANT	OCC OCCUPY	REID REQUIRED	REINP REINFORCED (ING)	TEMP TEMPERATURE OR TEMPERATURE
CM CONSTRUCTION MANAGER	EWC ELECTRIC WATER COOLER	IN INCHES	OPG OPENING	REID REQUIRED	REINP REINFORCED (ING)	TEMP TEMPERATURE OR TEMPERATURE
CMU CONCRETE MASONRY UNIT	EXC EXCAVATED	INCL INCLUDED	OPR OPERATE	REID REQUIRED	REINP REINFORCED (ING)	TEMP TEMPERATURE OR TEMPERATURE
COL COLUMN	EXH EXHAUST	INS INSULATION	OPT OPTIONAL	REID REQUIRED	REINP REINFORCED (ING)	TEMP TEMPERATURE OR TEMPERATURE
CONC CONCRETE	EXIST EXISTING	INT INFORMATION	ORD ORDINANCE	REID REQUIRED	REINP REINFORCED (ING)	TEMP TEMPERATURE OR TEMPERATURE
CONF CONFERENCE	EXP EXPANSION	INSP INSPECTED	ORIG ORIGINAL	REID REQUIRED	REINP REINFORCED (ING)	TEMP TEMPERATURE OR TEMPERATURE
CONN CONNECTION	EXT EXTERIOR	INSUL INSULATION	PAT PARALLEL	REID REQUIRED	REINP REINFORCED (ING)	TEMP TEMPERATURE OR TEMPERATURE
CONST CONSTRUCTION	FD FLOOR DRAIN	INT INTERIOR	PAT PATTERN	REID REQUIRED	REINP REINFORCED (ING)	TEMP TEMPERATURE OR TEMPERATURE
CONT CONTINUOUS	FDN FOUNDATION	JAN JANITOR	PERM PERIMETER	REID REQUIRED	REINP REINFORCED (ING)	TEMP TEMPERATURE OR TEMPERATURE
COR CORRIDOR	FE FIRE EXTINGUISHER	JST JOINT	PERP PERPENDICULAR	REID REQUIRED	REINP REINFORCED (ING)	TEMP TEMPERATURE OR TEMPERATURE
CPT CARPET	FEC FIRE EXTINGUISHER	JT JOINT	PH PHASE	REID REQUIRED	REINP REINFORCED (ING)	TEMP TEMPERATURE OR TEMPERATURE
CTR CERAMIC TILE	CABINETS			REID REQUIRED	REINP REINFORCED (ING)	TEMP TEMPERATURE OR TEMPERATURE
CTR CENTER				REID REQUIRED	REINP REINFORCED (ING)	TEMP TEMPERATURE OR TEMPERATURE
CTRL CONTROL				REID REQUIRED	REINP REINFORCED (ING)	TEMP TEMPERATURE OR TEMPERATURE

RENDERING



VICINITY MAP



SYMBOLS

ROOM XXX	ROOM NAME ROOM NUMBER
XXX	DOOR NUMBER
XXX	WINDOW TYPE
XXX	SECTION NUMBER SHEET SHOWN ON
XXX	ELEVATION NUMBER SHEET SHOWN ON
XXX	NUMBER INDICATES REFERENCED CONSTRUCTION NOTE
XXX	NUMBER INDICATES REFERENCED DEMOLITION NOTE
XXX	DETAIL NUMBER SHEET SHOWN ON
XXX	REVISION NUMBER
XXX	SYSTEM NUMBER SHEET SHOWN ON
XXX	EXTERIOR WALL SYSTEM: WS-XX
XXX	ROOF SYSTEM: RS-XX
XXX	FLOOR SYSTEM: FS-XX
XXX	INTERIOR WALL TYPE
XXX	3-HOUR RATED WALL
XXX	2-HOUR RATED WALL
XXX	1-HOUR RATED WALL
XXX	SMOKE RATED WALL

CODE REVIEW

I. BUILDING INFORMATION	E. BUILDING AREA	I. PLUMBING FIXTURES OCCUPANTS	J. ZONING REQUIREMENTS
A. AREAS:	I. ALLOWABLE AREA PERMITTED BY CODE (AI): (IBC TABLE 506.2)	B OCCUPANCY: 29/2 = 15 (M), 15 (F)	A. DISTRICT: SB BUSINESS
BUILDING AREA: 2,591 SF	II. FRONTAGE INCREASE PERMITTED BY CODE: 44/2 = 22 (M), 22 (F)	S-2 OCCUPANCY: 44/2 = 22 (M), 22 (F)	B. USE: SEE SURVEY
FIRST FLOOR: 11,599 SF	III. AREA INCREASE PERMITTED BY CODE: 44/2 = 22 (M), 22 (F)	S-1 OCCUPANCY: 44/2 = 22 (M), 22 (F)	C. BULK AREAS: 14,190 S.F.
B OCCUPANCY: 2,591 SF	IV. AREA INCREASE PERMITTED BY CODE: 44/2 = 22 (M), 22 (F)	S-1 OCCUPANCY: 44/2 = 22 (M), 22 (F)	D. BUILDING SETBACKS: 75%
S-1 OCCUPANCY: 11,599 SF	V. AREA INCREASE PERMITTED BY CODE: 44/2 = 22 (M), 22 (F)	S-1 OCCUPANCY: 44/2 = 22 (M), 22 (F)	E. BUILDING HEIGHT: 30'-0"
GRAND TOTAL: 14,190 SF	VI. AREA INCREASE PERMITTED BY CODE: 44/2 = 22 (M), 22 (F)	S-1 OCCUPANCY: 44/2 = 22 (M), 22 (F)	F. BUILDING HEIGHT: 30'-0"
MEZZANINE: 1,610 SF	VII. AREA INCREASE PERMITTED BY CODE: 44/2 = 22 (M), 22 (F)	S-1 OCCUPANCY: 44/2 = 22 (M), 22 (F)	G. BUILDING HEIGHT: 30'-0"
B OCCUPANCY: 1,610 SF	VIII. AREA INCREASE PERMITTED BY CODE: 44/2 = 22 (M), 22 (F)	S-1 OCCUPANCY: 44/2 = 22 (M), 22 (F)	H. BUILDING HEIGHT: 30'-0"
S-1 OCCUPANCY: 1,398 SF	IX. AREA INCREASE PERMITTED BY CODE: 44/2 = 22 (M), 22 (F)	S-1 OCCUPANCY: 44/2 = 22 (M), 22 (F)	I. BUILDING HEIGHT: 30'-0"
MEZZANINE TOTAL: 3,008 SF*	X. AREA INCREASE PERMITTED BY CODE: 44/2 = 22 (M), 22 (F)	S-1 OCCUPANCY: 44/2 = 22 (M), 22 (F)	J. BUILDING HEIGHT: 30'-0"
*PER MNBC 506.2, MEZZANINES SHALL BE CONSIDERED PART OF THE STORY BELOW AND SHALL NOT CONTRIBUTE TO THE BUILDING AREA OR NUMBER OF STORIES.	XI. AREA INCREASE PERMITTED BY CODE: 44/2 = 22 (M), 22 (F)	S-1 OCCUPANCY: 44/2 = 22 (M), 22 (F)	K. BUILDING HEIGHT: 30'-0"
II. BUILDING CODE ANALYSIS	XII. AREA INCREASE PERMITTED BY CODE: 44/2 = 22 (M), 22 (F)	S-1 OCCUPANCY: 44/2 = 22 (M), 22 (F)	L. BUILDING HEIGHT: 30'-0"
A. CODE	XIII. AREA INCREASE PERMITTED BY CODE: 44/2 = 22 (M), 22 (F)	S-1 OCCUPANCY: 44/2 = 22 (M), 22 (F)	M. BUILDING HEIGHT: 30'-0"
2020 MINNESOTA BUILDING CODE	XIV. AREA INCREASE PERMITTED BY CODE: 44/2 = 22 (M), 22 (F)	S-1 OCCUPANCY: 44/2 = 22 (M), 22 (F)	N. BUILDING HEIGHT: 30'-0"
2024 MINNESOTA COMMERCIAL ENERGY CODE	XV. AREA INCREASE PERMITTED BY CODE: 44/2 = 22 (M), 22 (F)	S-1 OCCUPANCY: 44/2 = 22 (M), 22 (F)	O. BUILDING HEIGHT: 30'-0"
2020 MINNESOTA STATE ACCESSIBILITY CODE CHAPTER 1341 INCLUDING CHAPTER 11 OF THE 2018 INTERNATIONAL BUILDING CODE	XVI. AREA INCREASE PERMITTED BY CODE: 44/2 = 22 (M), 22 (F)	S-1 OCCUPANCY: 44/2 = 22 (M), 22 (F)	P. BUILDING HEIGHT: 30'-0"
2020 MINNESOTA STATE FIRE CODE WITH CITY OF MAPLE GROVE ORDINANCES	XVII. AREA INCREASE PERMITTED BY CODE: 44/2 = 22 (M), 22 (F)	S-1 OCCUPANCY: 44/2 = 22 (M), 22 (F)	Q. BUILDING HEIGHT: 30'-0"
B. USE & OCCUPANCY CLASSIFICATION (Chapter 3 & 5)	XVIII. AREA INCREASE PERMITTED BY CODE: 44/2 = 22 (M), 22 (F)	S-1 OCCUPANCY: 44/2 = 22 (M), 22 (F)	R. BUILDING HEIGHT: 30'-0"
I. SPACE USE AND CLASSIFICATION	XIX. AREA INCREASE PERMITTED BY CODE: 44/2 = 22 (M), 22 (F)	S-1 OCCUPANCY: 44/2 = 22 (M), 22 (F)	S. BUILDING HEIGHT: 30'-0"
II. OCCUPANCY SEPARATION (Section 508.3)	XX. AREA INCREASE PERMITTED BY CODE: 44/2 = 22 (M), 22 (F)	S-1 OCCUPANCY: 44/2 = 22 (M), 22 (F)	T. BUILDING HEIGHT: 30'-0"
C. CONSTRUCTION TYPE (Chapter 6)	XXI. AREA INCREASE PERMITTED BY CODE: 44/2 = 22 (M), 22 (F)	S-1 OCCUPANCY: 44/2 = 22 (M), 22 (F)	U. BUILDING HEIGHT: 30'-0"
I. CONSTRUCTION TYPE	XXII. AREA INCREASE PERMITTED BY CODE: 44/2 = 22 (M), 22 (F)	S-1 OCCUPANCY: 44/2 = 22 (M), 22 (F)	V. BUILDING HEIGHT: 30'-0"
II. FIRE RESISTIVE REQUIREMENTS (TABLE 601 and 602)	XXIII. AREA INCREASE PERMITTED BY CODE: 44/2 = 22 (M), 22 (F)	S-1 OCCUPANCY: 44/2 = 22 (M), 22 (F)	W. BUILDING HEIGHT: 30'-0"
1. STRUCTURAL FRAME	XXIV. AREA INCREASE PERMITTED BY CODE: 44/2 = 22 (M), 22 (F)	S-1 OCCUPANCY: 44/2 = 22 (M), 22 (F)	X. BUILDING HEIGHT: 30'-0"
2. BEARING WALLS:	XXV. AREA INCREASE PERMITTED BY CODE: 44/2 = 22 (M), 22 (F)	S-1 OCCUPANCY: 44/2 = 22 (M), 22 (F)	Y. BUILDING HEIGHT: 30'-0"
3. EXTERIOR:	XXVI. AREA INCREASE PERMITTED BY CODE: 44/2 = 22 (M), 22 (F)	S-1 OCCUPANCY: 44/2 = 22 (M), 22 (F)	Z. BUILDING HEIGHT: 30'-0"
4. INTERIOR:	XXVII. AREA INCREASE PERMITTED BY CODE: 44/2 = 22 (M), 22 (F)	S-1 OCCUPANCY: 44/2 = 22 (M), 22 (F)	AA. BUILDING HEIGHT: 30'-0"
5. NON-BEARING WALLS AND PARTITIONS EXTERIOR (TABLE 602):	XXVIII. AREA INCREASE PERMITTED BY CODE: 44/2 = 22 (M), 22 (F)	S-1 OCCUPANCY: 44/2 = 22 (M), 22 (F)	AB. BUILDING HEIGHT: 30'-0"
6. NON-BEARING WALLS AND PARTITIONS INTERIOR:	XXIX. AREA INCREASE PERMITTED BY CODE: 44/2 = 22 (M), 22 (F)	S-1 OCCUPANCY: 44/2 = 22 (M), 22 (F)	AC. BUILDING HEIGHT: 30'-0"
7. FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS:	XXX. AREA INCREASE PERMITTED BY CODE: 44/2 = 22 (M), 22 (F)	S-1 OCCUPANCY: 44/2 = 22 (M), 22 (F)	AD. BUILDING HEIGHT: 30'-0"
8. ROOF CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS:	XXXI. AREA INCREASE PERMITTED BY CODE: 44/2 = 22 (M), 22 (F)	S-1 OCCUPANCY: 44/2 = 22 (M), 22 (F)	AE. BUILDING HEIGHT: 30'-0"
D. FIRE SPRINKLING	XXXII. AREA INCREASE PERMITTED BY CODE: 44/2 = 22 (M), 22 (F)	S-1 OCCUPANCY: 44/2 = 22 (M), 22 (F)	AF. BUILDING HEIGHT: 30'-0"
SPRINKLER SYSTEM PROVIDED:	XXXIII. AREA INCREASE PERMITTED BY CODE: 44/2 = 22 (M), 22 (F)	S-1 OCCUPANCY: 44/2 = 22 (M), 22 (F)	AG. BUILDING HEIGHT: 30'-0"
YES	XXXIV. AREA INCREASE PERMITTED BY CODE: 44/2 = 22 (M), 22 (F)	S-1 OCCUPANCY: 44/2 = 22 (M), 22 (F)	AH. BUILDING HEIGHT: 30'-0"

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF A NEW 14,190 SQUARE FOOT, SPRINKLERED BUILDING. THE BUILDING WILL BE CONSTRUCTED FOR RESTORATION NETWORK AND IS LOCATED IN MAPLE GROVE, MN. THE BUILDING INCLUDES 2,687 SQUARE FEET FOR OFFICE USE, 11,503 SQUARE FEET FOR STORAGE USE, AND A 3,008 SQUARE FOOT MEZZANINE.

DEFERRED SUBMITTALS

MECHANICAL DRAWINGS
ELECTRICAL DRAWINGS
PLUMBING DRAWINGS
PRE-ENGINEERED METAL BUILDING
STRUCTURAL DRAWINGS

PROJECT DIRECTORY

OWNER	GENERAL CONTRACTOR	ARCHITECT	STRUCTURAL
RESTORATION NETWORK 11785 JUSTEN CIRCLE MAPLE GROVE, MN 55369 PHONE: (612) 991-0160 WEBSITE: www.restoration-network.com CONTACT: Kyle Gay EMAIL: kyle@restoration-network.com	RICE COMPANIES, INC. 1019 INDUSTRIAL DRIVE SOUTH SAUK RAPIDS, MN 56379 PHONE: (320) 252-0404 WEBSITE: www.ricecompanies.com CONTACT: Taunya Poser EMAIL: taunya.poser@ricecompanies.com	RICE COMPANIES, INC. 1019 INDUSTRIAL DRIVE SOUTH SAUK RAPIDS, MN 56379 PHONE: (320) 252-0404 WEBSITE: www.ricecompanies.com CONTACT: Don Larsen EMAIL: don.larsen@ricecompanies.com	RICE COMPANIES, INC. 1019 INDUSTRIAL DRIVE SOUTH SAUK RAPIDS, MN 56379 PHONE: (320) 252-0404 WEBSITE: www.ricecompanies.com CONTACT: Ryan J. Seavert, P.E. EMAIL: ryan.seavert@ricecompanies.com

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PROJECT REVISIONS

REVISION SCHEDULE

REVISIONS	
NUMBER	DATE
	</

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A001

REVISIONS	
NUMBER	DATE

I hereby certify that this plan, specifications, or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the State of MN.

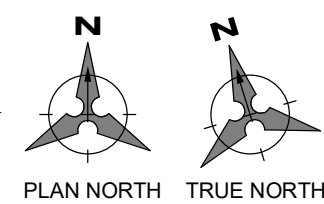
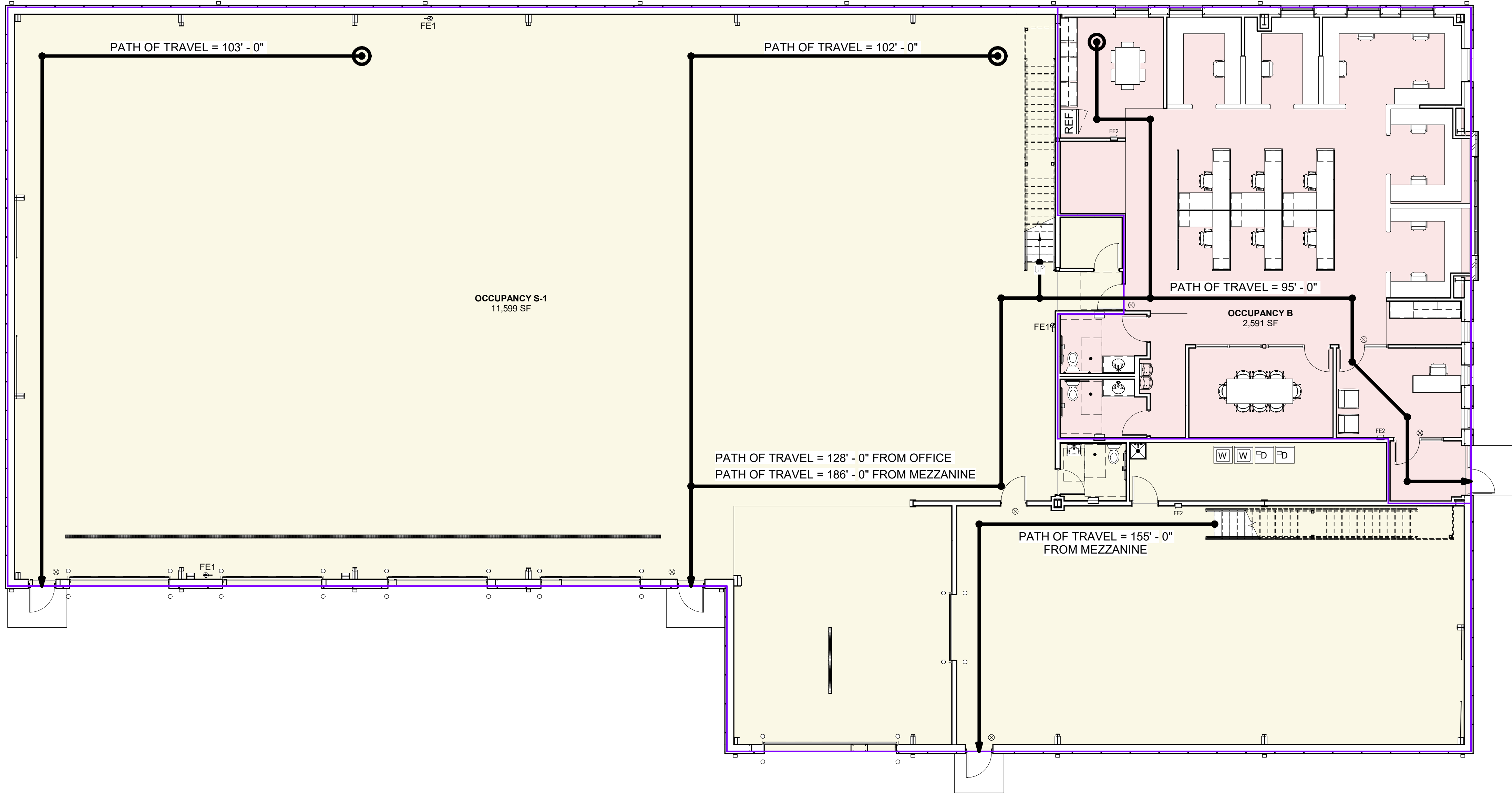
Don F. Larson
Don F. Larson
Reg. No. 45747
Date: 05.05.25

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A002

1 EGRESS PLAN
1/8" = 1'-0"



EGRESS PLAN NOTES

PATH OF EGRESS TRAVEL

10 LBS. ABC FIRE EXTINGUISHER, FINAL LOCATION TO BE FIELD VERIFIED. SEE FIRE EXTINGUISHER SCHEDULE FOR QUANTITIES.

EXIT SIGNS

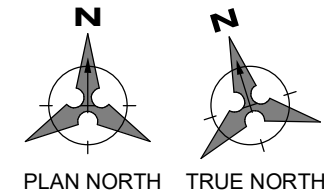
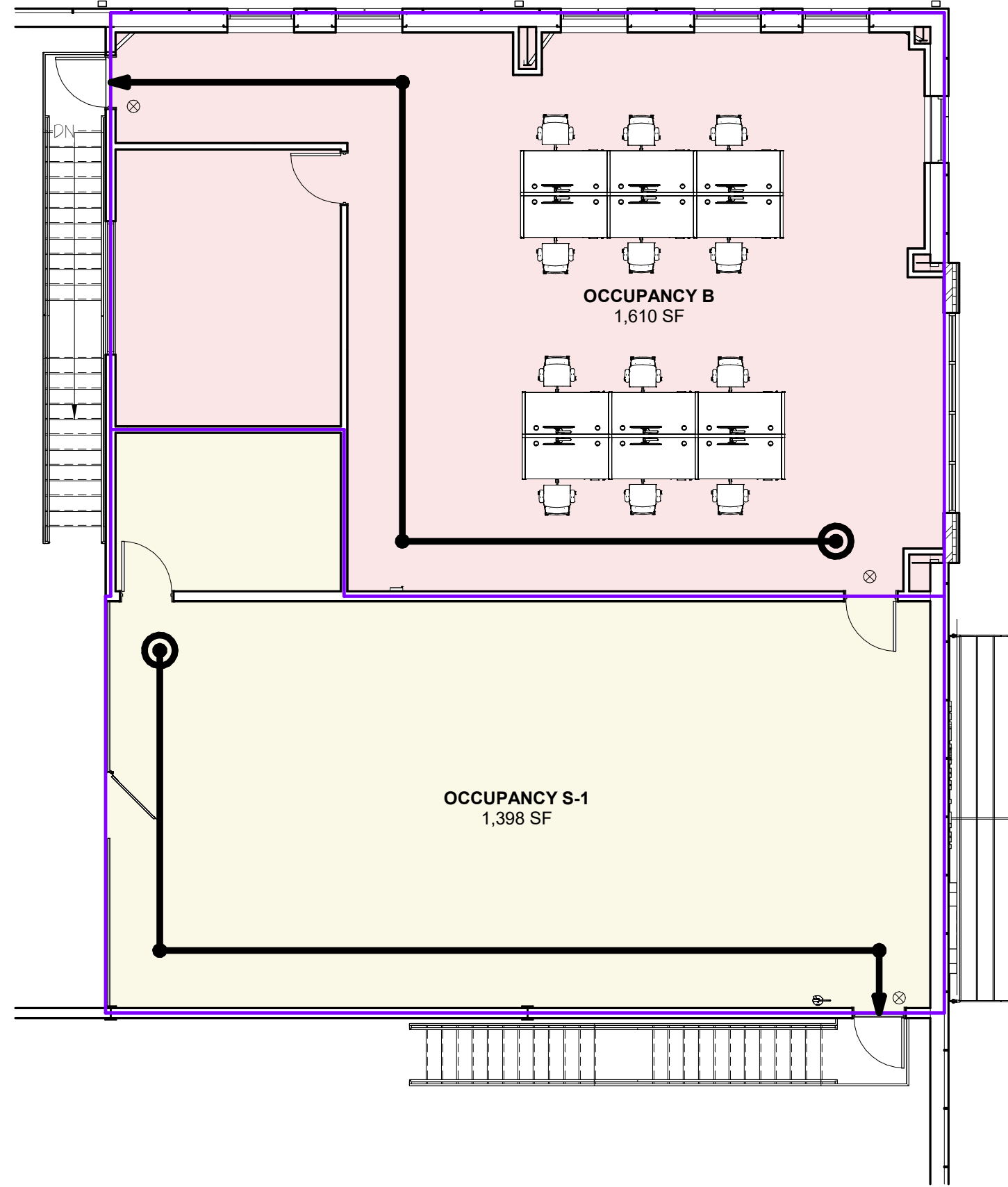
TRAVEL DISTANCE ALLOWED:

B TRAVEL DISTANCE: 186' - 0"

S-1 TRAVEL DISTANCE: 155' - 0"

SEE SHEET A001

2 MEZZANINE
1/8" = 1'-0"



REVISIONS	
NUMBER	DATE

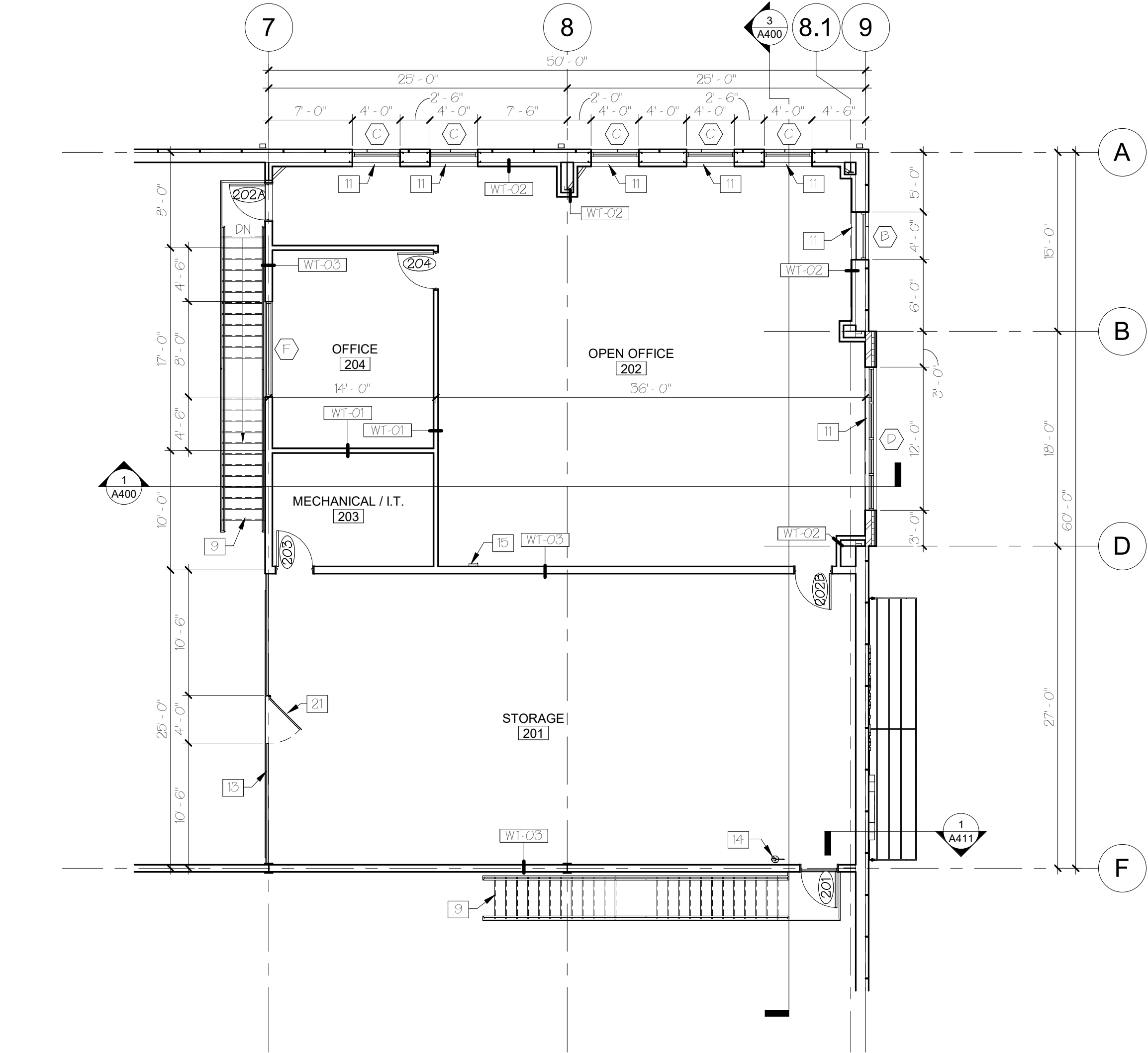
I hereby certify that this plan, specifications, or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the State of MN.

Don F. Larson
Reg. No. 45747
Date: 05.05.25

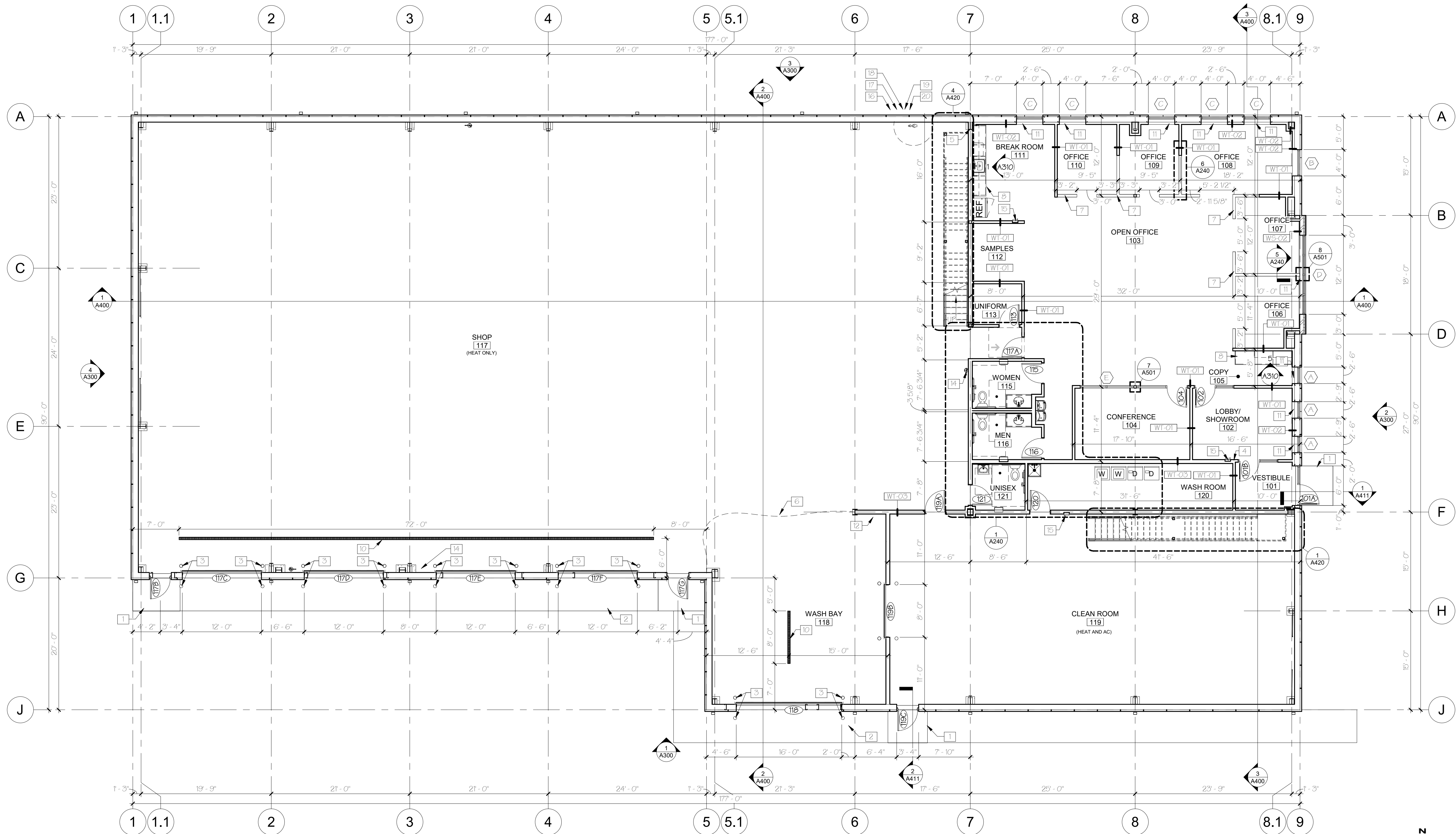
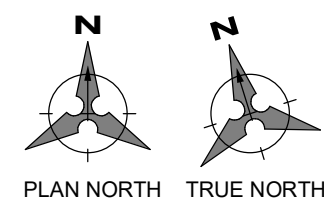
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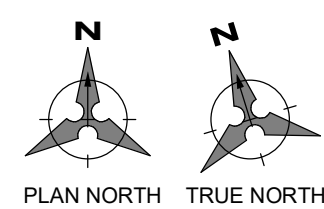
A201



2 MEZZANINE FLOOR PLAN
1/8" = 1'-0"



1 FIRST FLOOR PLAN
1/8" = 1'-0"



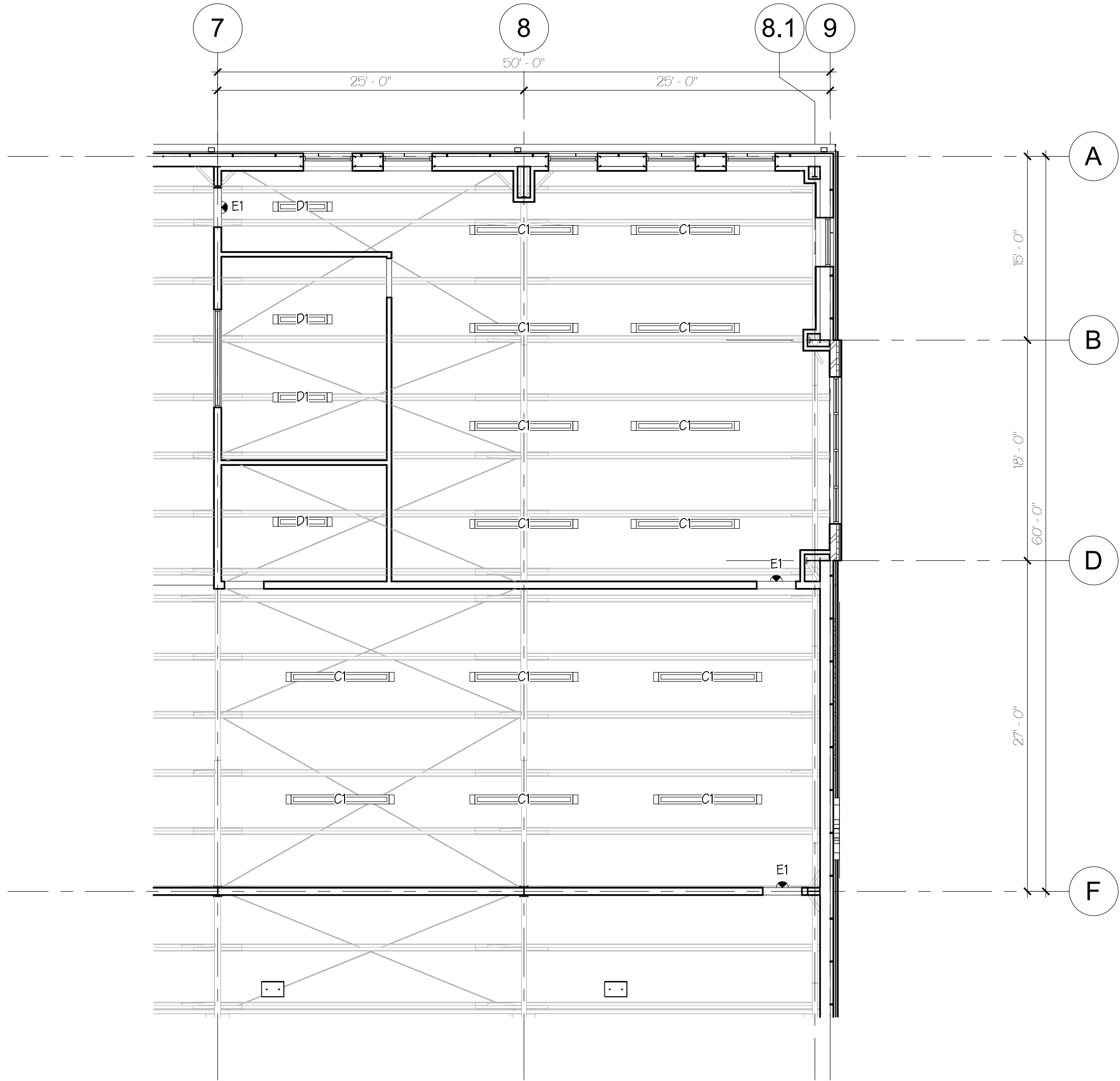
GENERAL NOTES

- ALL DIMENSIONS ARE FROM FACE OF EXISTING WALL TO CENTERLINE OF NEW METAL STUD @ INTERIOR WALLS (UNO).
- VERIFY LOCATIONS OF FIRE EXTINGUISHERS WITH FIRE MARSHAL PRIOR TO CONSTRUCTION.
- WALLS TO EXTEND UP TO DECK (UNO).
- SEE SHEET A230 FOR WALL TYPES.
- SEE SHEET A230 FOR DOOR AND FRAME TYPES AND DOOR SCHEDULE.
- PROVIDE WOOD BLOCKING AT LOCATIONS OF WALL MOUNTED ITEMS INCLUDING BUT NOT LIMITED TO GRAB BARS, CABINETS, WATER COOLERS, TOWEL DISPENSERS, ETC.
- SEE SHEET A230 FOR FUTURE MOUNTING SCHEDULE HEIGHTS AND LOCATIONS OF FIXTURES AND ACCESSORIES.
- PROVIDE SOUND BATT INSULATION THROUGHOUT LENGTH AND HEIGHT OF NEW WALLS.
- ALL CONSTRUCTION SHALL BE ACCORDING TO STATE AND LOCAL CODES.
- SEE ROOM FINISH SCHEDULE ON A230 FOR WALL FINISH AND BASE.
- USE GLASS MATT FACED MOLD RESISTANT GYPSUM BOARD IN LIEU OF GYPSUM BOARD AT DRY WALL PARTITIONS WHERE TSP OR CERAMIC TILE ARE TO BE INSTALLED, SEE ROOM FINISH SCHEDULE ON SHEET A230 AND RESTROOM ELEVATIONS ON SHEET A310 FOR LOCATIONS.
- ALL CONTRACTORS SHALL VERIFY EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- ALL CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE CONSTRUCTION DOCUMENTS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL CONFORM TO ALL MATERIAL MANUFACTURERS' STANDARD RECOMMENDATIONS, DETAILS AND INSTALLATION PROCEDURES, AND NOTIFY THE ARCHITECT IMMEDIATELY IF THEY ARE IN CONFLICT WITH THE CONSTRUCTION DOCUMENTS PRIOR TO PROCEEDING.
- WHERE A NOTE CALLS FOR PATCHING OF AN EXISTING SURFACE, PATCH TO MATCH PLANE AND FINISH OF ADJACENT SURFACES.
- EXTEND ALL NONBEARING GYPSUM BOARD PARTITIONS TO UNDERSIDE OF STRUCTURE OR METAL DECK AND SEAL WITH GOTT JOINT OR FIRESTOPPING WHERE APPLICABLE (UNO).
- MAINTAIN BUILDING FIRE EXITS AT ALL TIMES.
- DO NOT SCALE DRAWINGS FOR DIMENSIONS.
- SEE SHEETS A300, A230 FOR SYMBOL AND MATERIALS LEGEND, TYPICAL MOUNTING HEIGHTS, TYPICAL FIRESTOPPING DETAILS AND CODE INFORMATION.
- PROVIDE VERTICAL CONTROL JOINTS IN GYPSUM BOARD WALLS AT 30'-0" MINIMUM O.C. OR AT ONE SIDE OF ALL WINDOW/DOOR ASSEMBLY LOCATIONS. ARCHITECT TO FIELD VERIFY LOCATIONS PRIOR TO ASSEMBLY.
- WHERE ALL GYPSUM BOARD WALLS AND/OR CEILINGS ADJUT DISSIMILAR SURFACES, THE EDGES SHALL RECEIVE METAL J-BEADS AND BE HELD BACK 1/4" FROM DISSIMILAR SURFACE AND CAULKED, TYPICAL.
- WHERE A DETAIL IS TAKEN IN SECTION, THE MATERIAL SHOWN SHALL BE CONSIDERED TO BE CONTIGUOUS (UNO).
- ALL JUNCTURES OF DISSIMILAR FLOOR MATERIALS SHALL HAVE AN APPROPRIATE FLOOR TRANSITION TRIM. THIS SHALL OCCUR AT CENTERLINE OF THE DOOR (UNO).

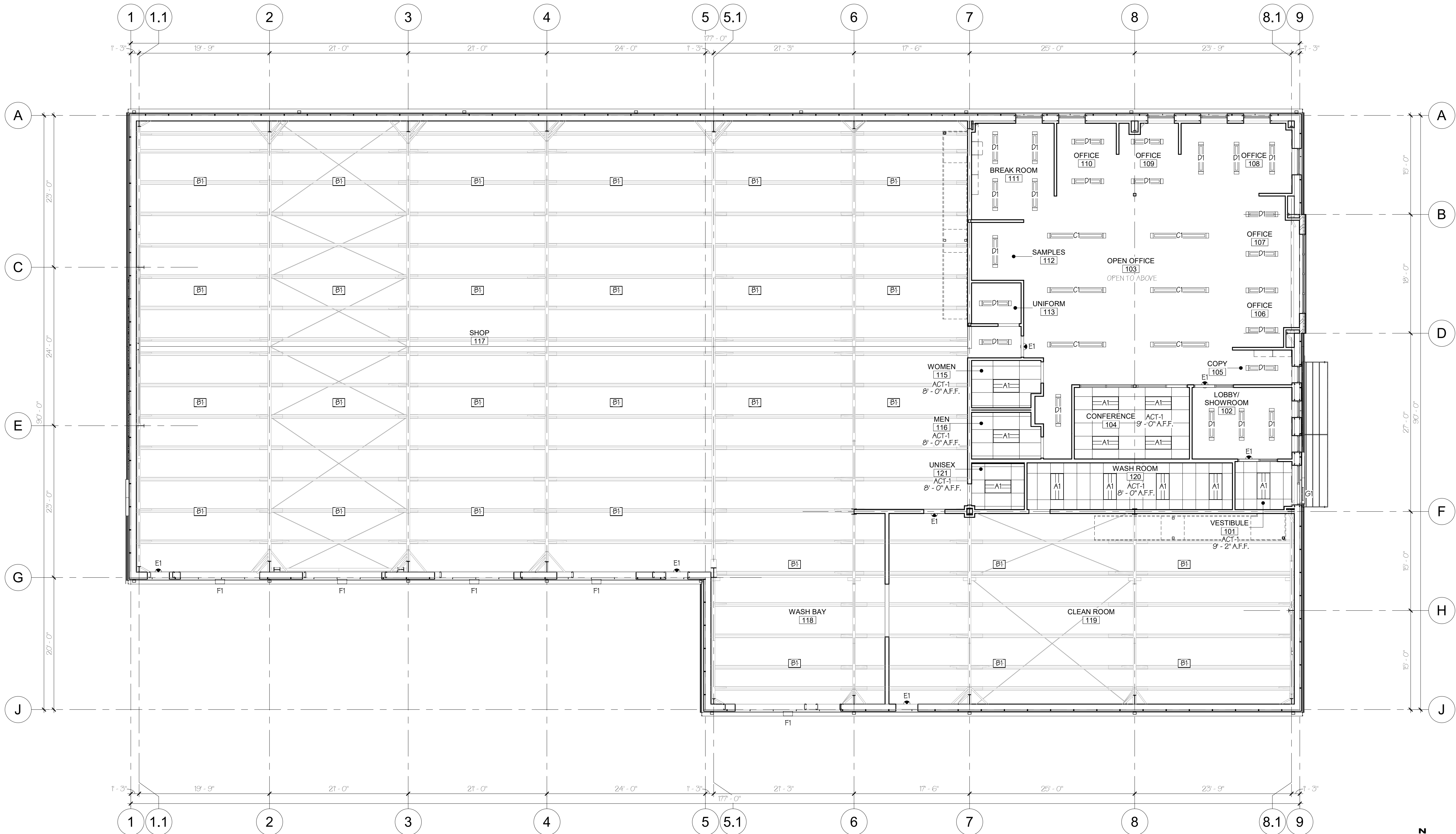
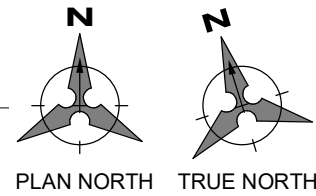
CONSTRUCTION NOTES

- CONCRETE STOOP, SEE STRUCTURAL DRAWINGS.
- CONCRETE APRON, SEE STRUCTURAL DRAWINGS.
- 6" CONCRETE FILLED PIPE BOLLARD, SEE STRUCTURAL.
- ALIGN GYPSUM BOARD FACES.
- CENTER METAL STUD ON COLUMN.
- 12" TAIL CURTAIN FOR WASH BAY.
- HALF HEIGHT WALL @ 54" AFF. W/ P LAM CAP, SEE DETAIL 5/A240 AND 6/A240.
- CASEWORK, BY CASEWORK SUPPLIER.
- METAL STAIR BY FABRICATOR.
- TRENCH DRAIN, SEE STRUCTURAL DRAWINGS.
- CULTURED MARBLE WINDOW SILLS, SEE DETAIL 7/A310.
- FLAMMABLE WASTE TRAP, VERIFY LOCATION W/ PLUMBING CONTRACTOR AND GENERAL CONTRACTOR, COORDINATE WITH EQUIPMENT SUPPLIER.
- 42" HIGH STEEL GUARD RAIL.
- FIRE EXTINGUISHER WITH BRACKET.
- FIRE EXTINGUISHER WITH CABINET.
- UTILITY CHASE IN FOUNDATION WALL FOR ELECTRICAL AND WATER. COORDINATE SIZE AND LOCATION WITH GENERAL CONTRACTOR.
- 4" DOMESTIC WATER SERVICE, SEE CIVIL DRAWINGS.
- 6" SANITARY SEWER SERVICE, SEE CIVIL DRAWINGS.
- 8" FIRE SERVICE, SEE CIVIL DRAWINGS.
- USE REINFORCING ROD EXTENDED FROM FOOTING AS GROUND FOR ELECTRICAL PANELS.
- 4'-0" GUARD RAIL GATE.

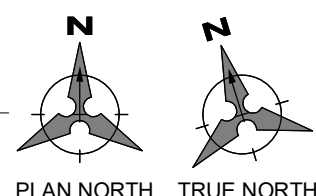
LIGHTING FIXTURE SCHEDULE						
MARK	DESCRIPTION	COUNT	MANUFACTURER	MODEL	LAMP	COMMENTS
A1	2x4 LAY-IN TROFFER LIGHT	12	TBD	TBD	LED	VERIFY LIGHT TYPE W/ ARCHITECT
B1	REAR BAY LIGHT	25	TBD	TBD	LED	VERIFY LIGHT TYPE W/ ARCHITECT
C1	8' SUSPENDED LIGHT	20	TBD	TBD	LED	Suspended Linear Direct/Indirect LED
D1	4' SUSPENDED LIGHT	27	TBD	TBD	LED	Suspended Linear Direct/Indirect LED
E1	EXIT LIGHT	10	TBD	TBD	LED	VERIFY LIGHT TYPE W/ ARCHITECT
F1	WALL PACK	5	Philips Stonco	TBD	LED	Wall Mounted LED Wallpack
G1	EXTERIOR LIGHT	1	TBD	TBD	LED	VERIFY LIGHT TYPE W/ ARCHITECT



2 MEZZANINE REFLECTED CEILING PLAN
1/8" = 1'-0"



1 FIRST FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"



- REFLECTED CEILING PLAN NOTES
- SEE ROOM FRESH SCHEDULE ON SHEET A230 FOR ANY ADDITIONAL NOTES AND SPECIFICATIONS.
 - COORDINATE EXTENT OF SPRINKLER WORK WITH FIRE SUPPRESSION SYSTEM CONTRACTOR.
 - COORDINATE ALL LIGHT FIXTURE SELECTIONS WITH ARCHITECT PRIOR TO INSTALLATION.
 - CEILING SYSTEM INSTALLER SHALL CONFORM TO ALL MANUFACTURERS' STANDARD RECOMMENDATIONS, DETAILS, AND INSTALLATION PROCEDURES TO ACHIEVE MINIMUM PRODUCT SPECIFICATION PERFORMANCE.
 - DESIGN/BUILD CONTRACTOR TO VERIFY LIGHT LEVELS AND ADJUST SPACING AND QUANTITY ACCORDINGLY.

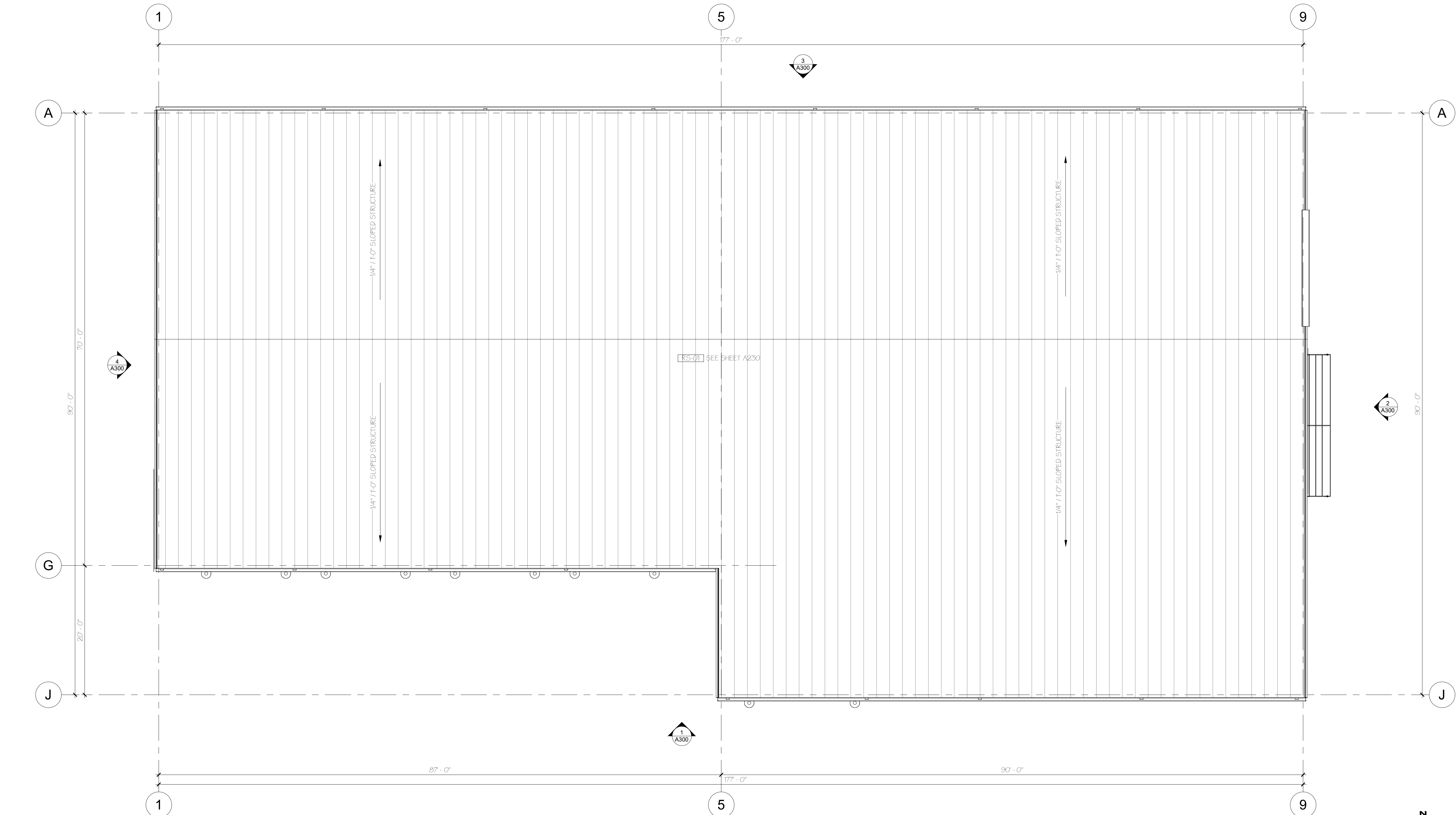
REVISIONS	
NUMBER	DATE

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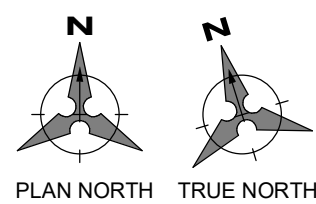
Don F. Larson
Don F. Larson
Reg. No. 45747
Date: 05.05.25

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1 ROOF PLAN
1/8" = 1'-0"



- ROOF PLAN NOTES**
- SEE ROOF SYSTEMS ON SHEET A230 FOR ROOF COMPOSITION.
 - SEAL AROUND PIPE PENETRATIONS WITH PVC BOOTS, FLASH OTHER PENETRATIONS AS REQUIRED FOR WATERTIGHT SEAL, SEE DETAIL T7/A500.
 - TOP OF WALL TO BE FINISHED WITH METAL PARAPET CAP FLASHING AT WALL SYSTEM WS-02, SEE DETAIL W5/A500.
 - SEE FINISH SPECIFICATION SCHEDULE ON A230 FOR PRE-FINISHED METAL CAP FLASHING SELECTIONS.
 - ROOFING CONTRACTOR SHALL COORDINATE AND VERIFY THE NUMBER, SIZE, AND LOCATIONS OF ALL ROOF PENETRATIONS WITH MECHANICAL CONTRACTORS.
 - ALL STANDING SEAM METAL ROOF SYSTEMS SHALL RECEIVE SNOW GUARDS TO PREVENT HARM TO PROPERTY AND/OR PEDESTRIANS BELOW (UNO). ALL SNOW GUARD SELECTIONS SHALL BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.

BUILDING PERMIT SET

RESTORATION NETWORK

NEW CONSTRUCTION

11785 JUSTEN CIRCLE, MAPLE GROVE, MN 55369

REVISIONS	
NUMBER	DATE

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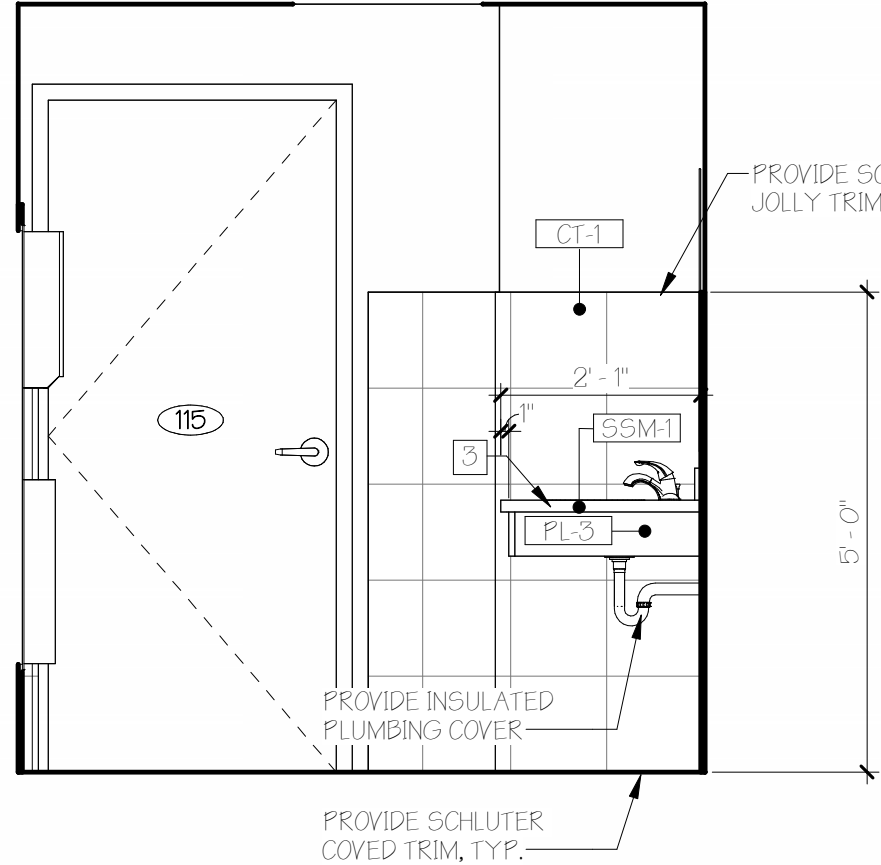
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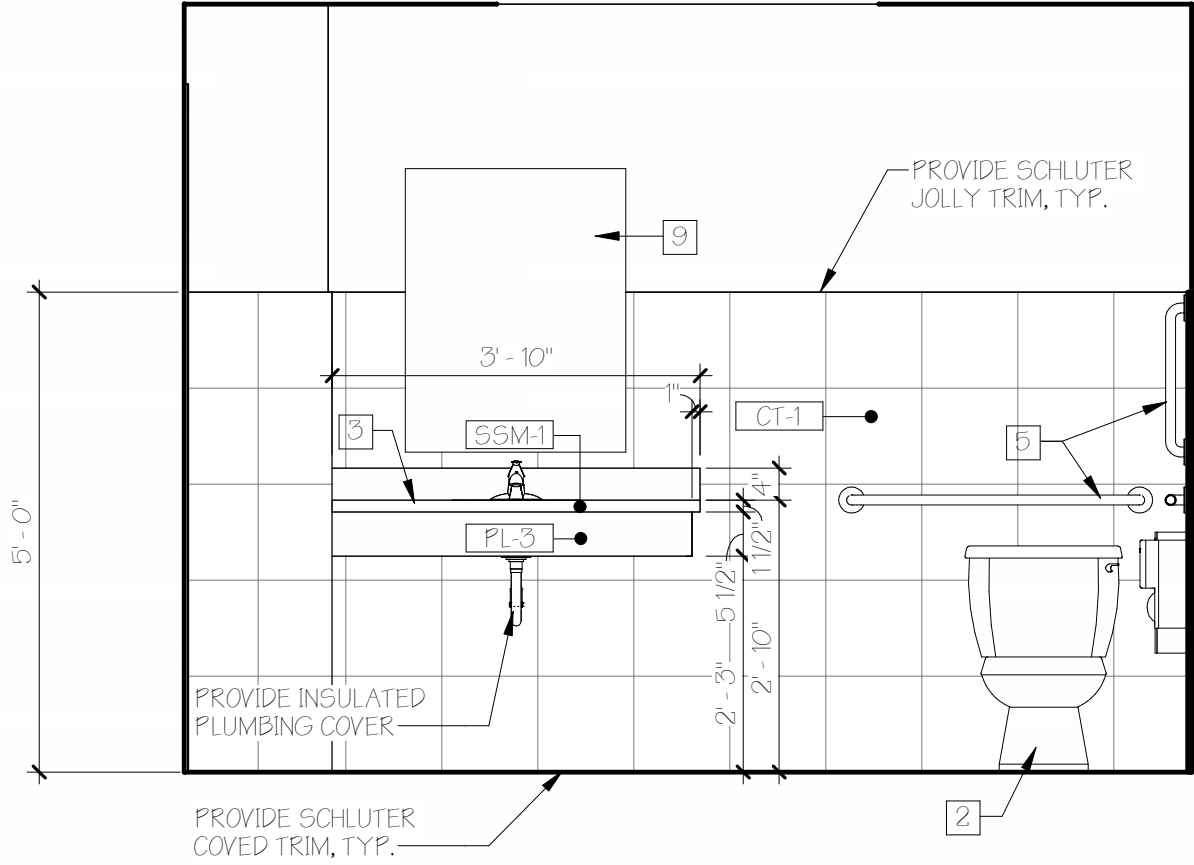


ROOF PLAN

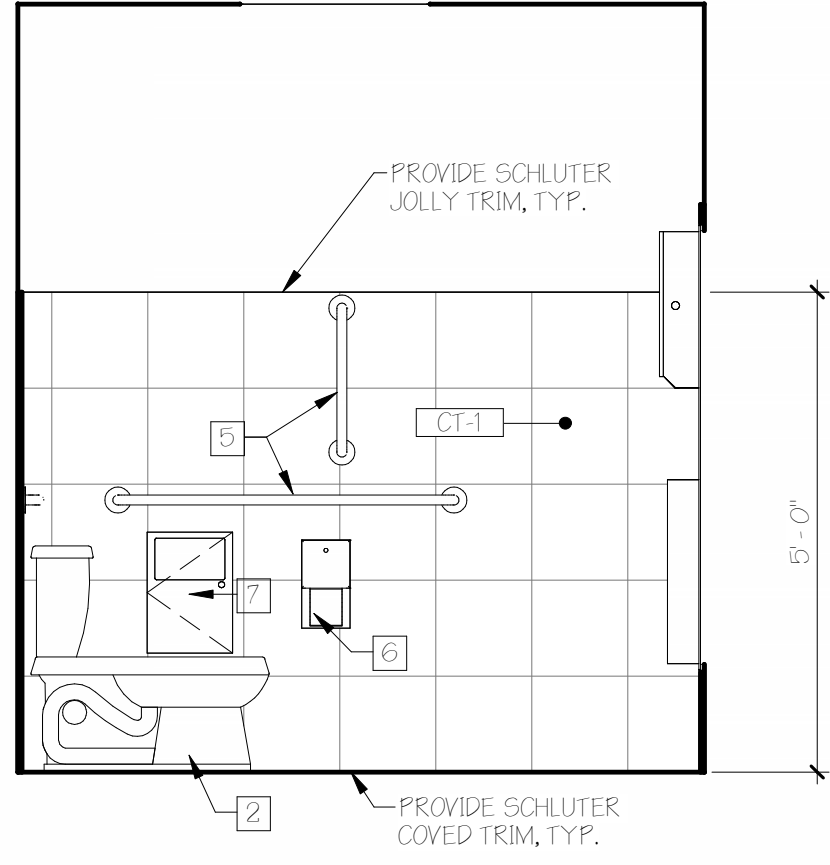
A220



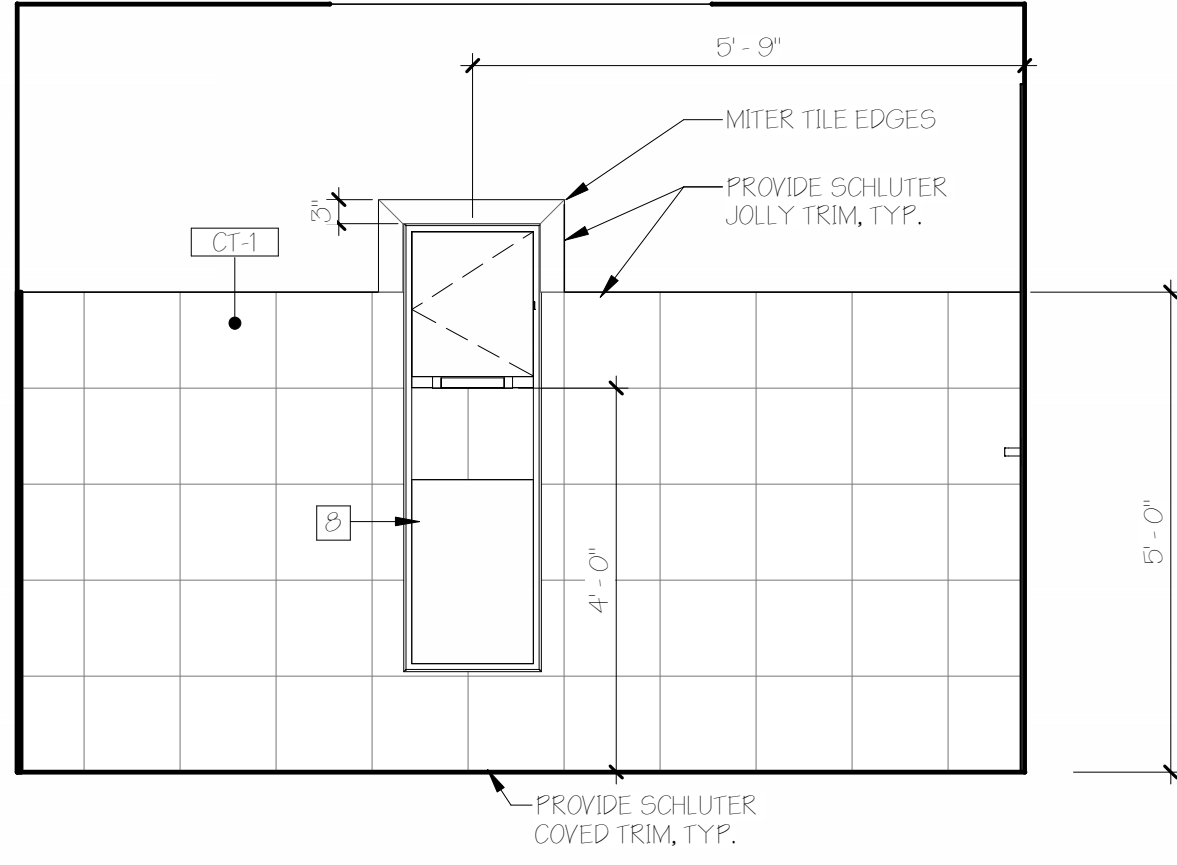
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1/2" = 1'-0"



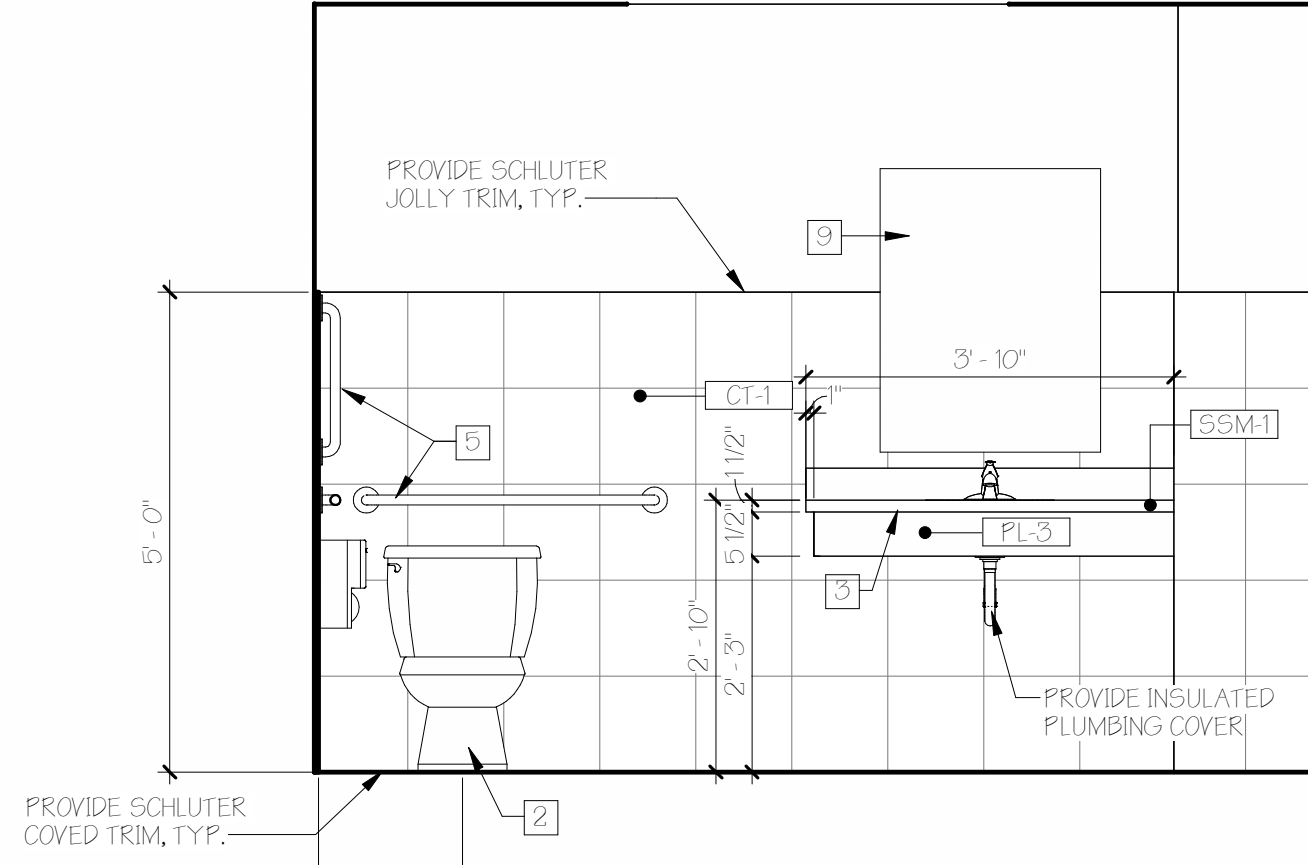
19 WOMENS RESTROOM
1/2" = 1'-0"



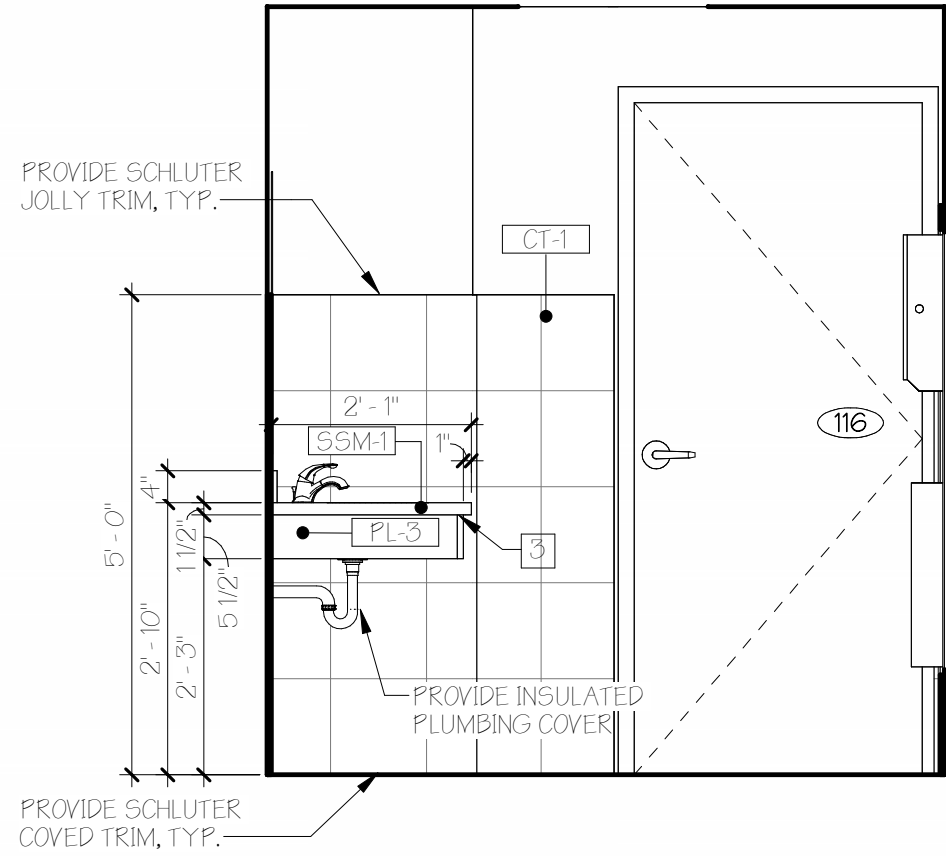
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1/2" = 1'-0"



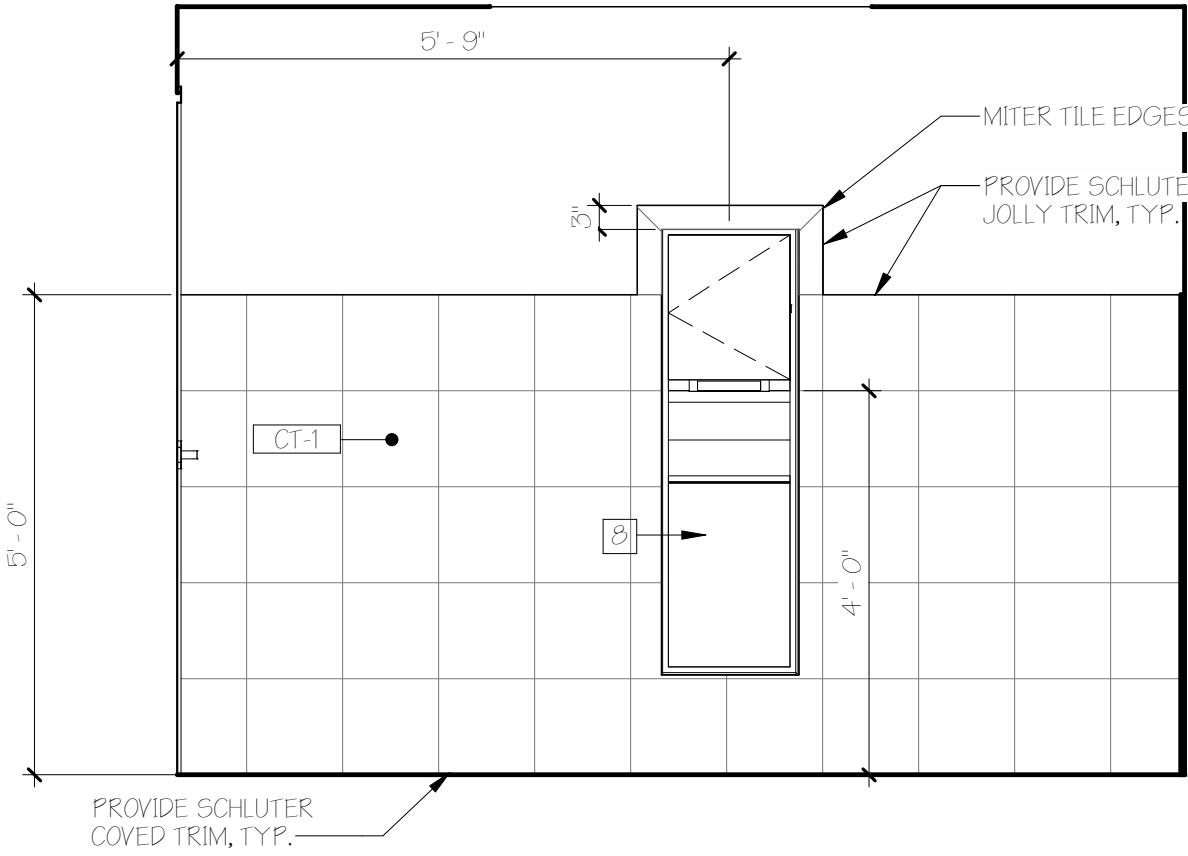
17 WOMENS RESTROOM
1/2" = 1'-0"



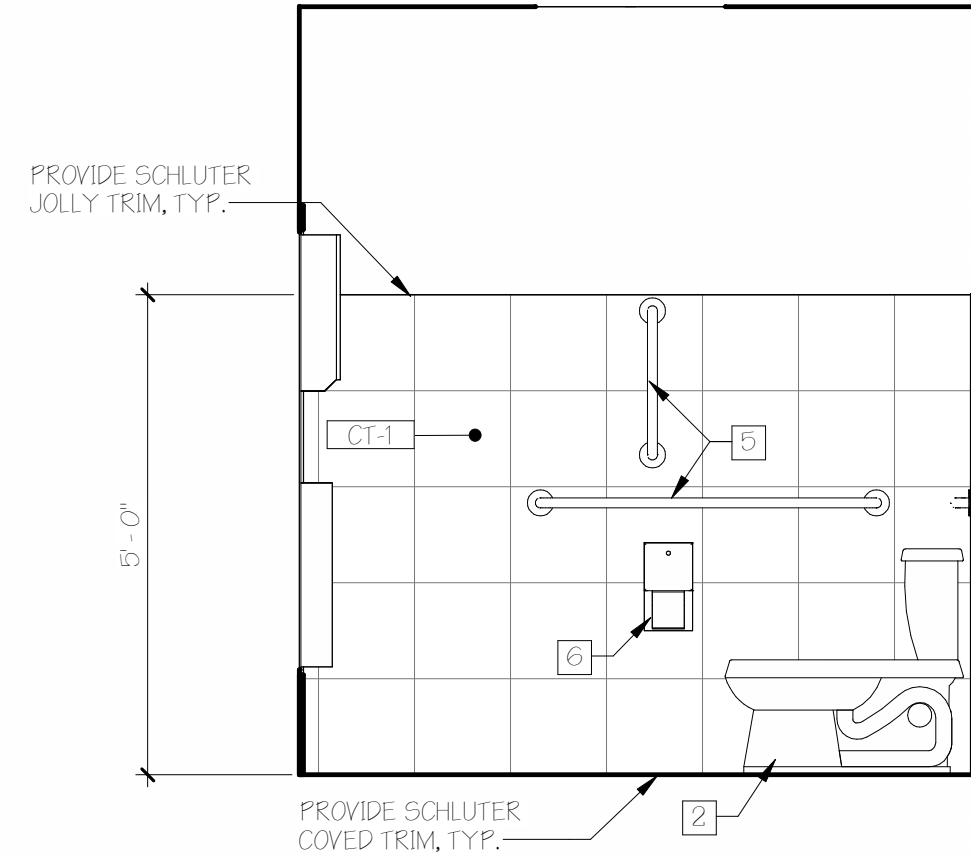
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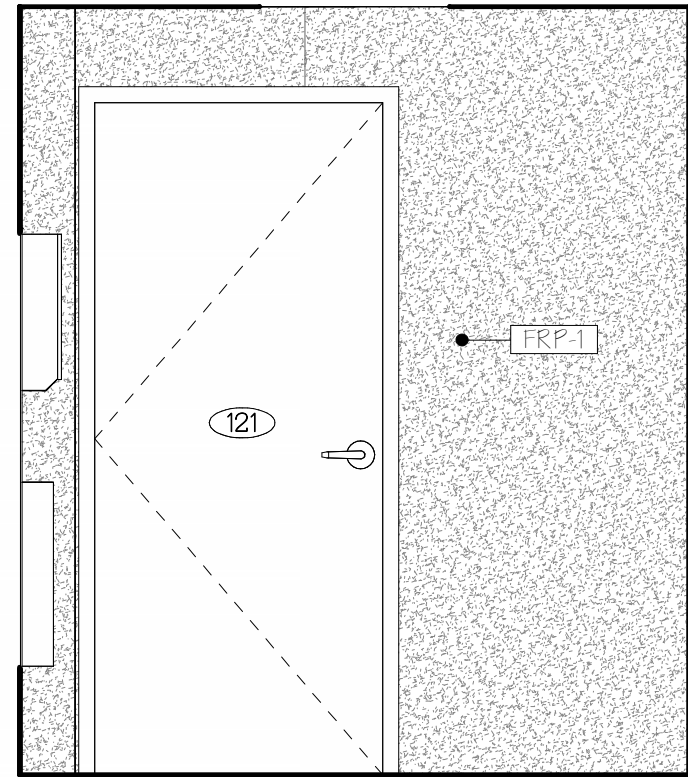
15 MENS RESTROOM
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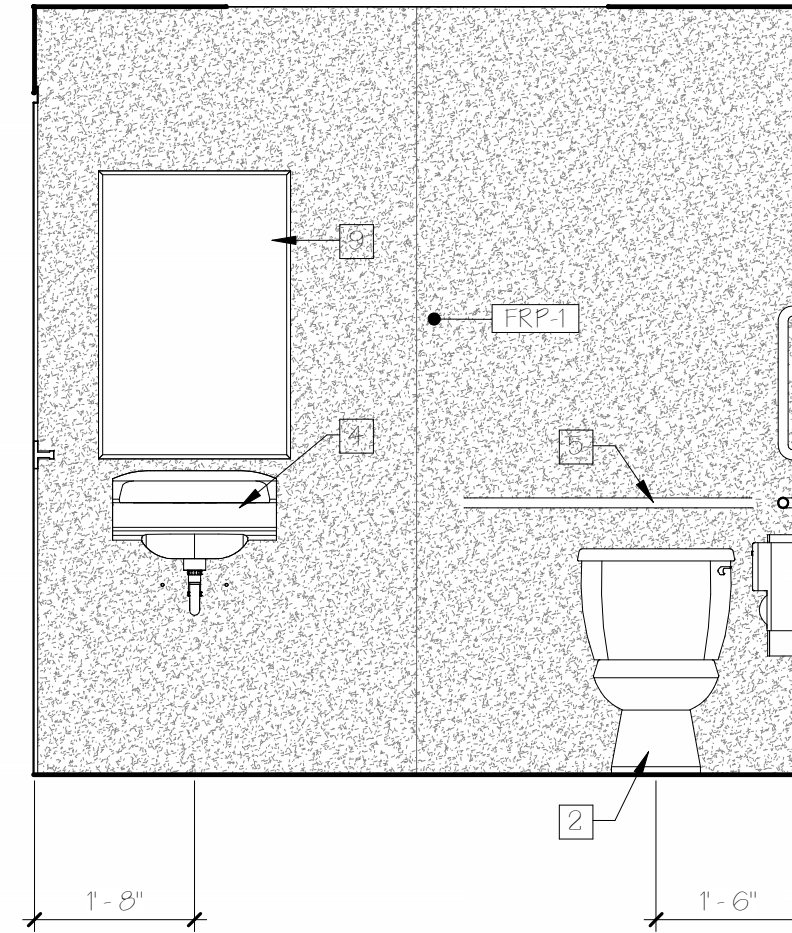
14 MENS RESTROOM
1/2" = 1'-0"



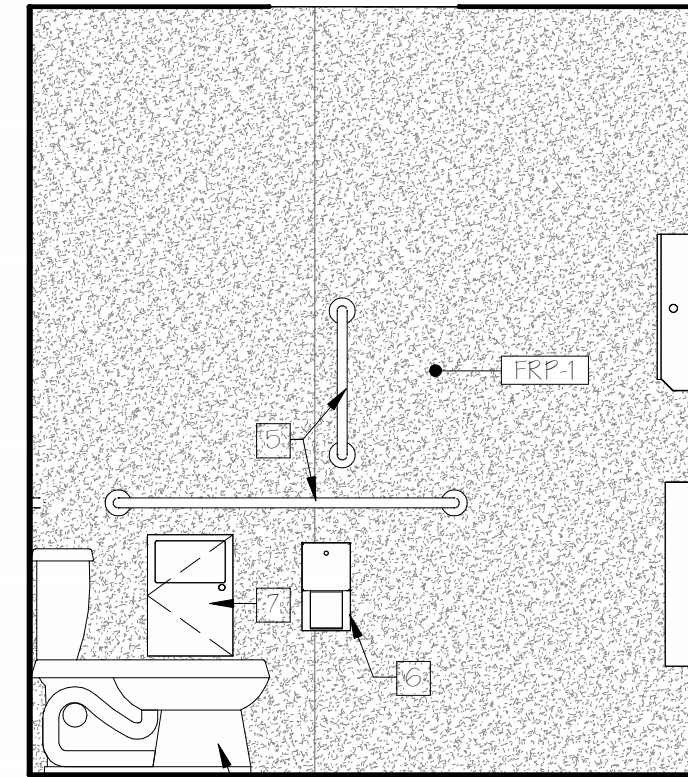
13 MENS RESTROOM
1/2" = 1'-0"



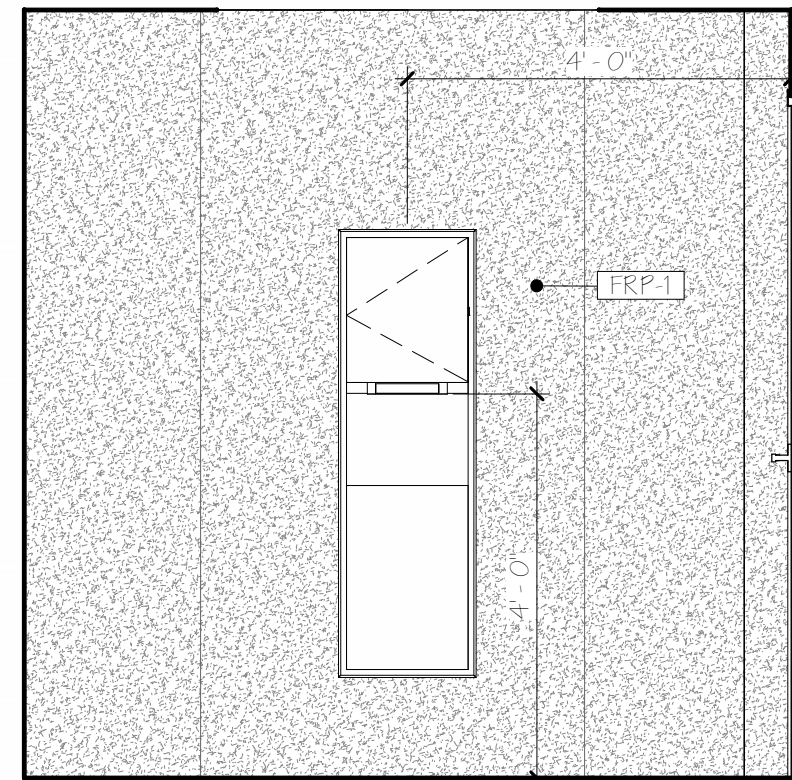
12 UNISEX RESTROOM
1/2" = 1'-0"



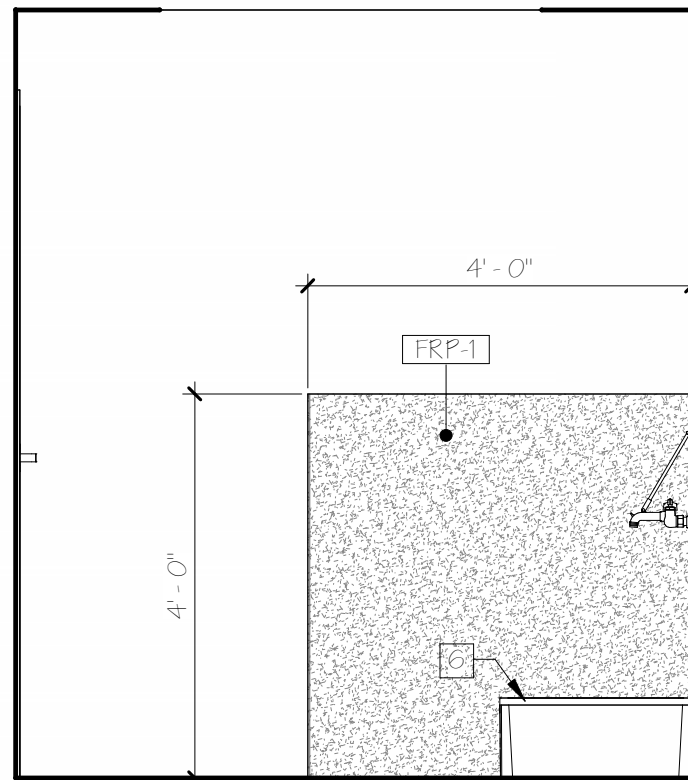
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1/2" = 1'-0"



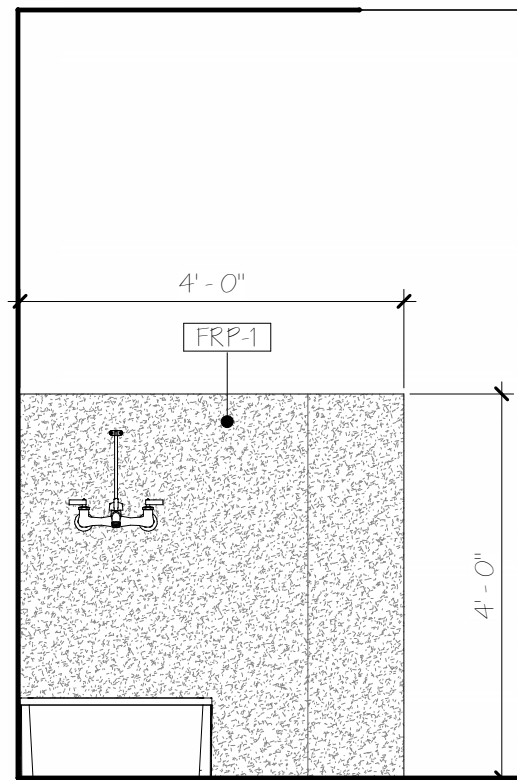
10 UNISEX RESTROOM
1/2" = 1'-0"



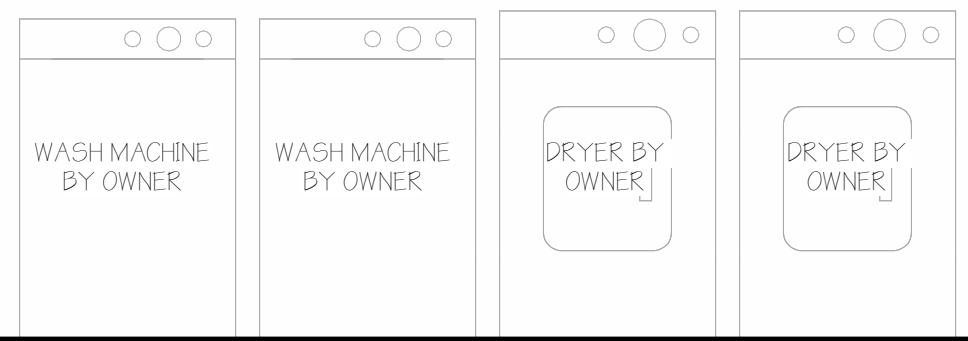
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1/2" = 1'-0"



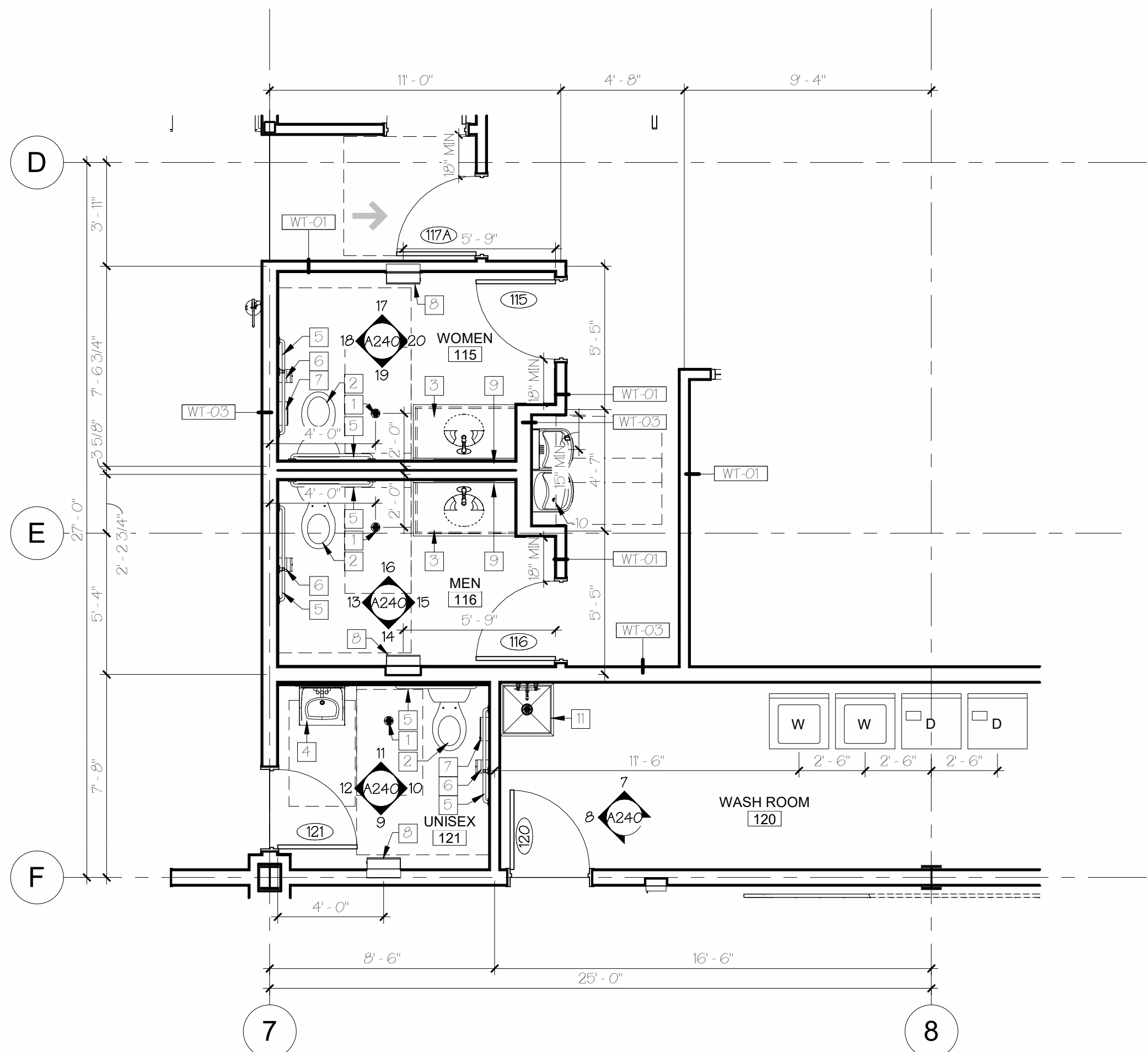
8 CLEAN ROOM
1/2" = 1'-0"



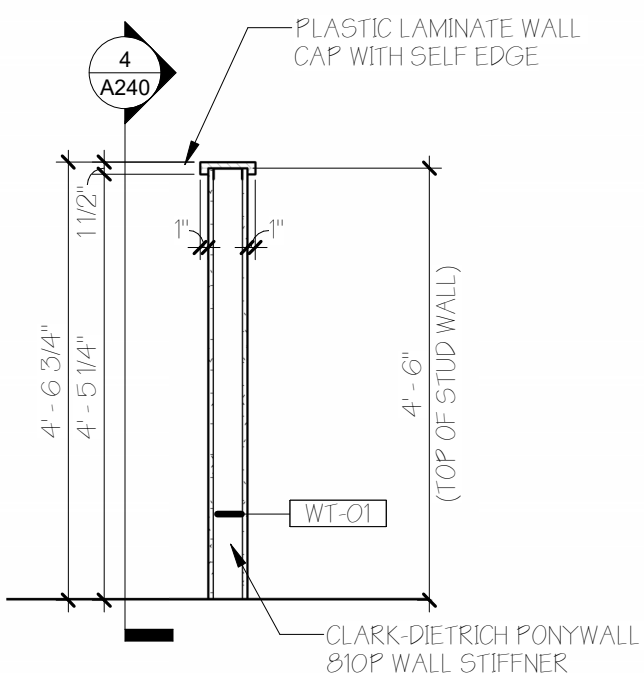
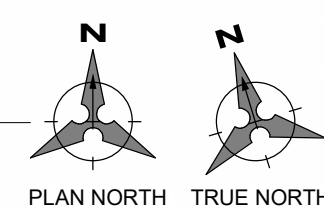
7 CLEAN ROOM
1/2" = 1'-0"



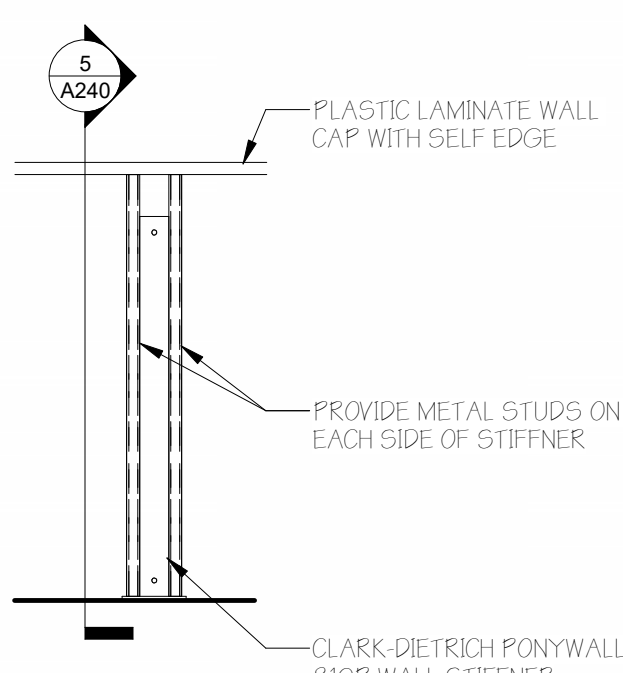
6 HALF HEIGHT WALL WITH CAP PLAN VIEW
1/2" = 1'-0"



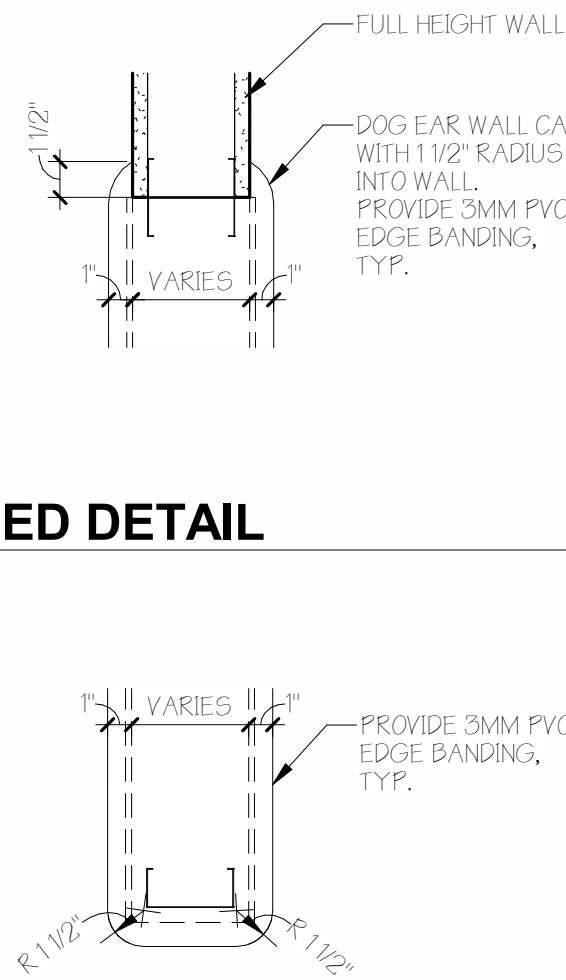
1 ENLARGED FLOOR PLAN
1/4" = 1'-0"



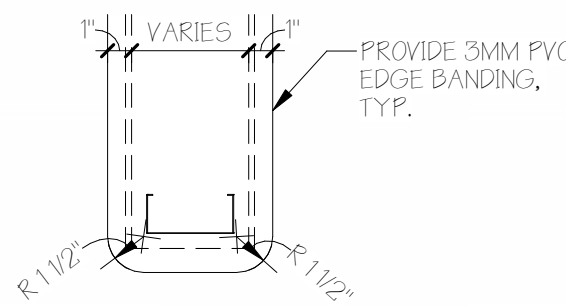
5 HALF HEIGHT WALL SECTION
1/2" = 1'-0"



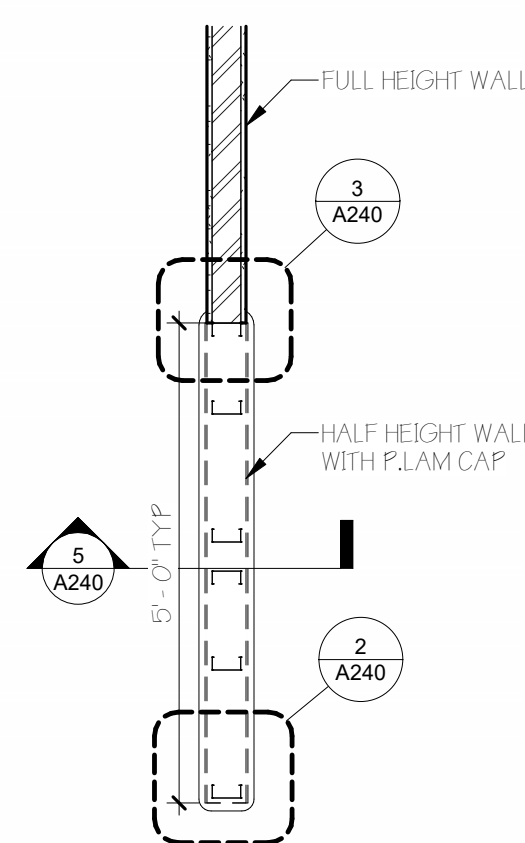
4 HALF HEIGHT WALL SECTION
1/2" = 1'-0"



3 ENLARGED DETAIL
1 1/2" = 1'-0"



2 ENLARGED DETAIL
1 1/2" = 1'-0"



- GENERAL RESTROOM NOTES**
1. PROVIDE FIRE WOOD BLOCKING AT LOCATIONS OF WALL MOUNTED ITEMS INCLUDING BUT NOT LIMITED TO GRAB BARS, CABINETS, WATER COOLERS, TOWEL DISPENSERS, ETC.
 2. SEE FUTURE MOUNTING SCHEDULE ON SHEET A230 FOR HEIGHTS AND LOCATIONS OF FUTURE MOUNTING SCHEDULES.
 3. PROVIDE SOUND BATT INSULATION THROUGHOUT LENGTH AND HEIGHT OF WALL (TYPICAL AT RESTROOM PERIMETER WALLS).

- RESTROOM CONSTRUCTION NOTES**
1. FLOOR DRAIN.
 2. ACCESSIBLE WATER CLOSET, FLOOR MOUNTED TANK STYLE.
 3. ACCESSIBLE LAVATORY W/ CULTURED MARBLE TOP AND INTEGRAL BOWL, (GRANITE COLOR).
 4. ACCESSIBLE WALL HUNG PORCELAIN SINK.
 5. GRAB BARS, PEENED FINISH.
 6. TOILET PAPER DISPENSER.
 7. SANITARY NAPKIN DISPOSAL.
 8. BOBRIX B-3974, RECESSED CONVERTIBLE PAPER TOWEL DISPENSER / WASTE RECEPTACLE.
 9. MIRROR 24"x36".
 10. HIGH-FLOW ELECTRIC WATER COOLER W/ BOTTLE FILLER.
 11. 24"x24" WOP SINK, PROVIDE FRP 1/4" O' A.F.F. & 4" O' WIDE IN EACH DIRECTION.

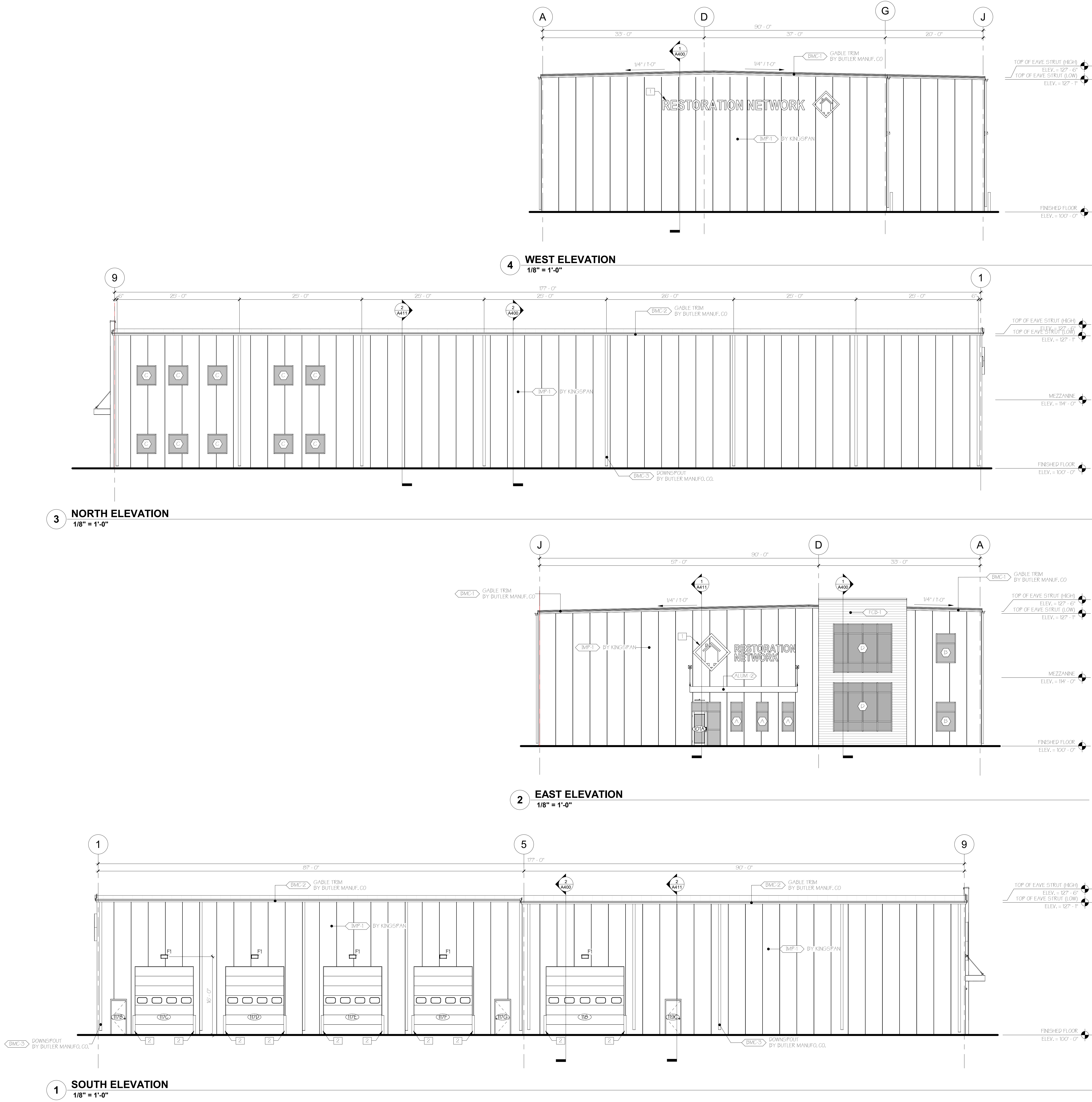
REVISIONS
NUMBER
DATE

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Don F. Larson
Don F. Larson
Reg. No. 45747
Date: 05.05.25

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REFERENCED ELEVATION NOTES	
1	SIGNAGE, BY OWNER. PROVIDE BLOCKING.
2	CONCRETE FILLED STEEL PIPE BOLLARD, SEE STRUCTURAL DRAWINGS.
3	GAS METER; VERIFY LOCATION.
4	ELECTRICAL PANEL; VERIFY LOCATION & QUANTITY.

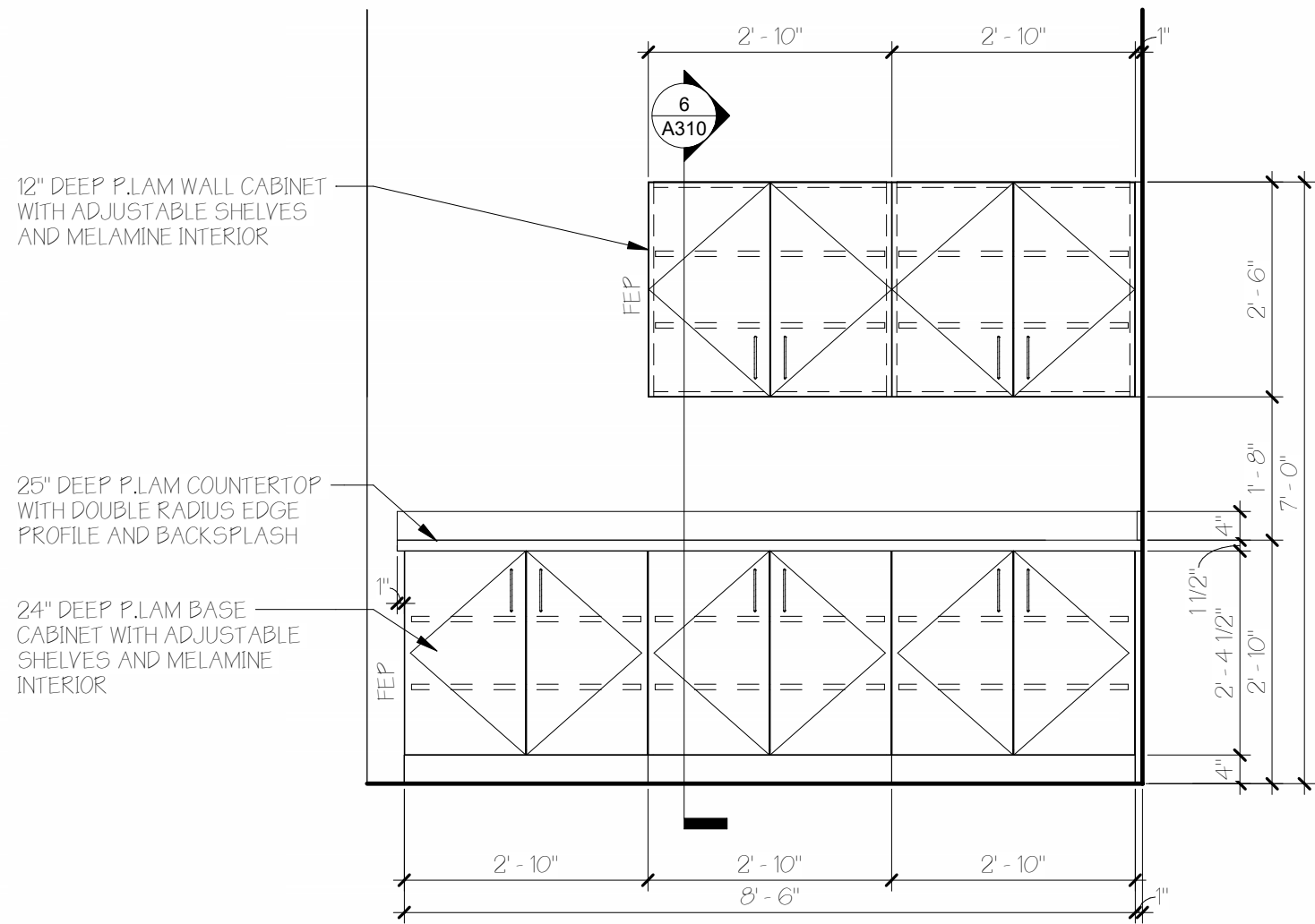
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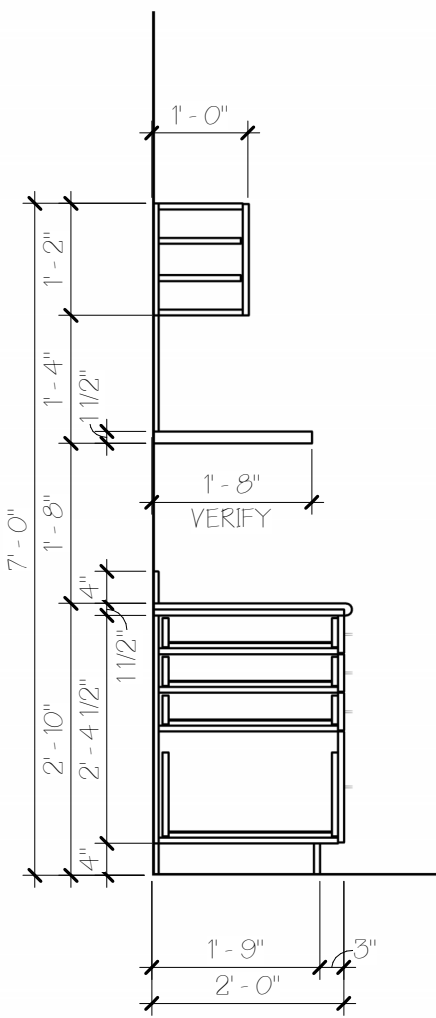
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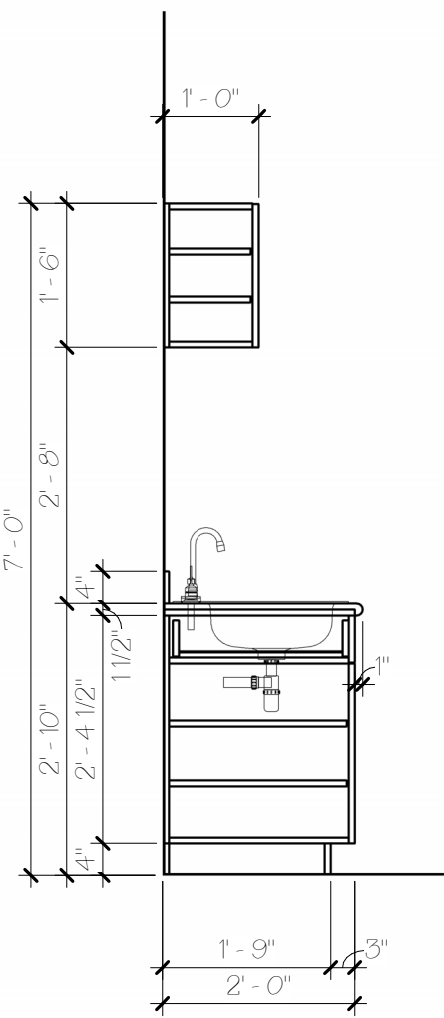




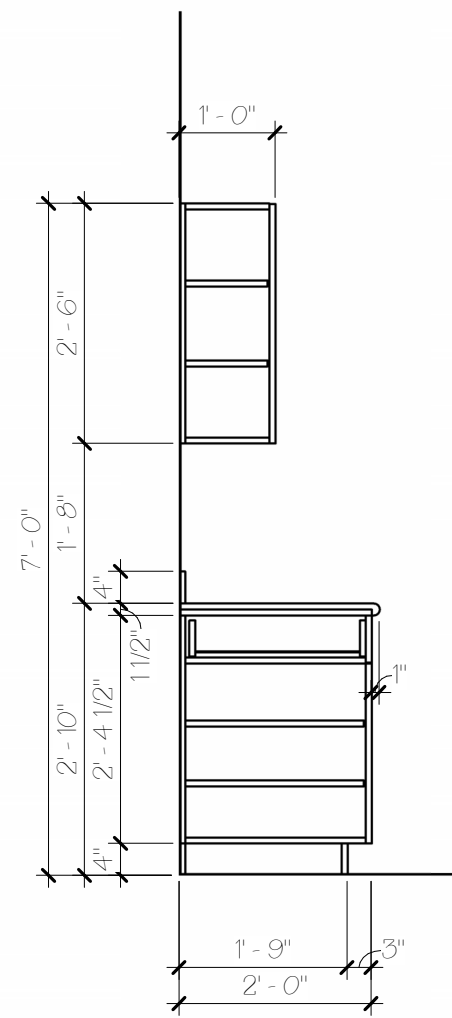
5 CASEWORK ELEVATION - COPY ROOM 105
1/2" = 1'-0"



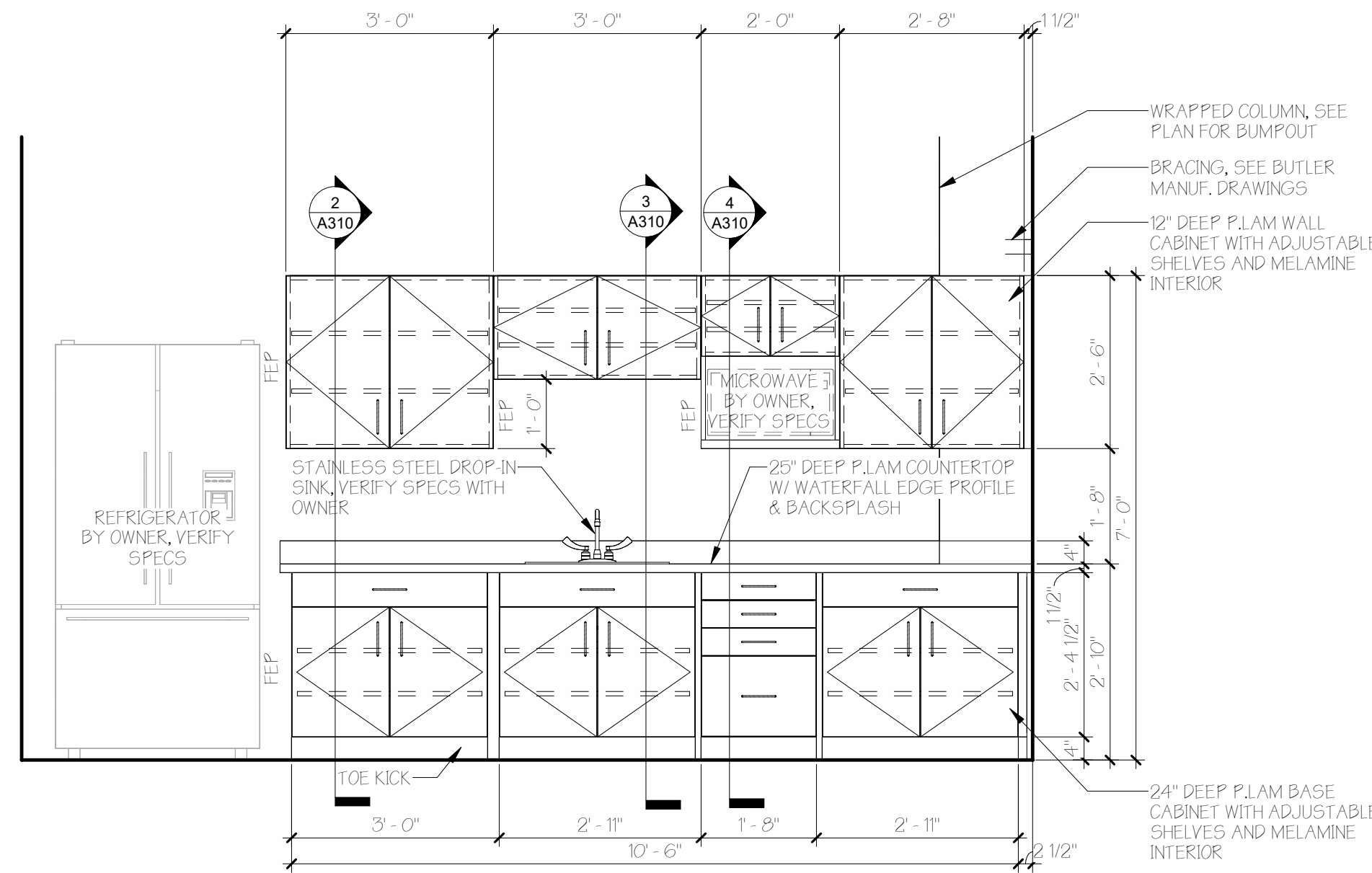
4 CASEWORK SECTION
1/2" = 1'-0"



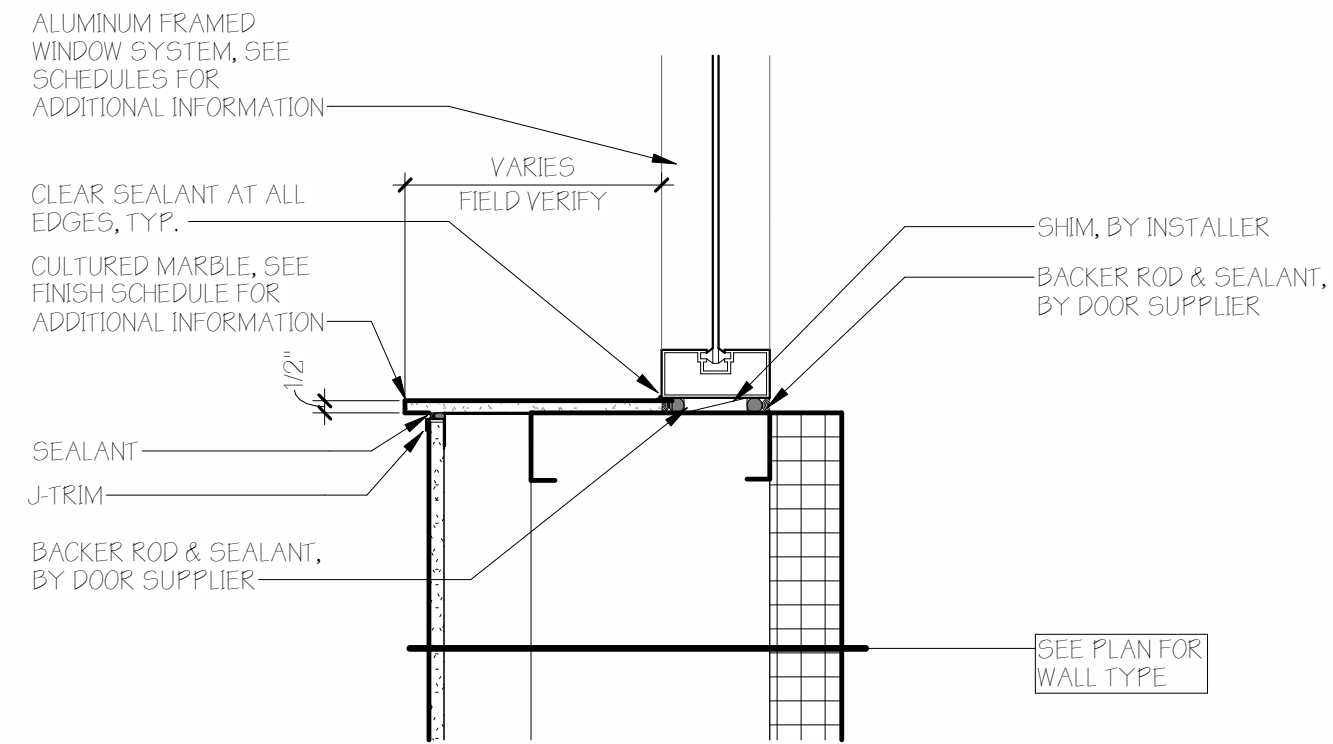
3 CASEWORK SECTION
1/2" = 1'-0"



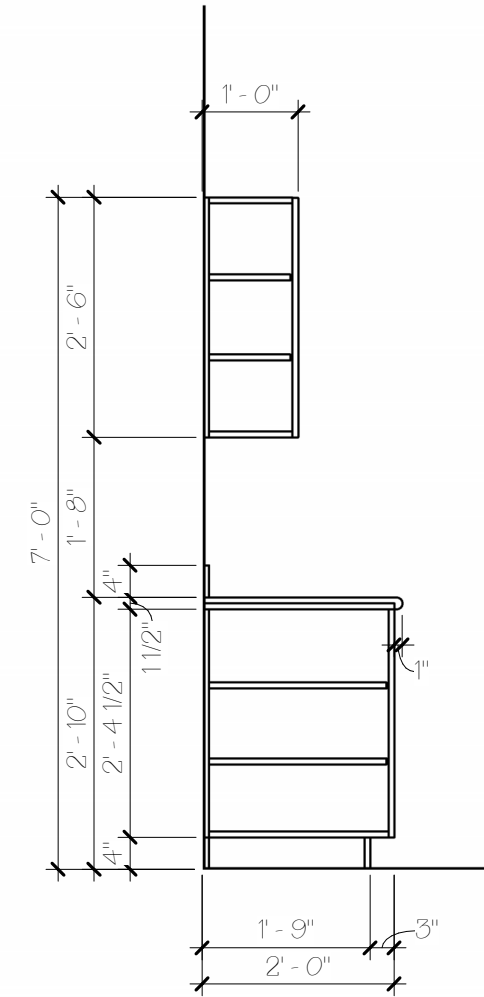
2 CASEWORK SECTION
1/2" = 1'-0"



1 CASEWORK ELEVATION - BREAKROOM 108
1/2" = 1'-0"



7 DETAIL @ WINDOW SILL - STANDARD
1 1/2" = 1'-0"



6 CASEWORK SECTION
1/2" = 1'-0"

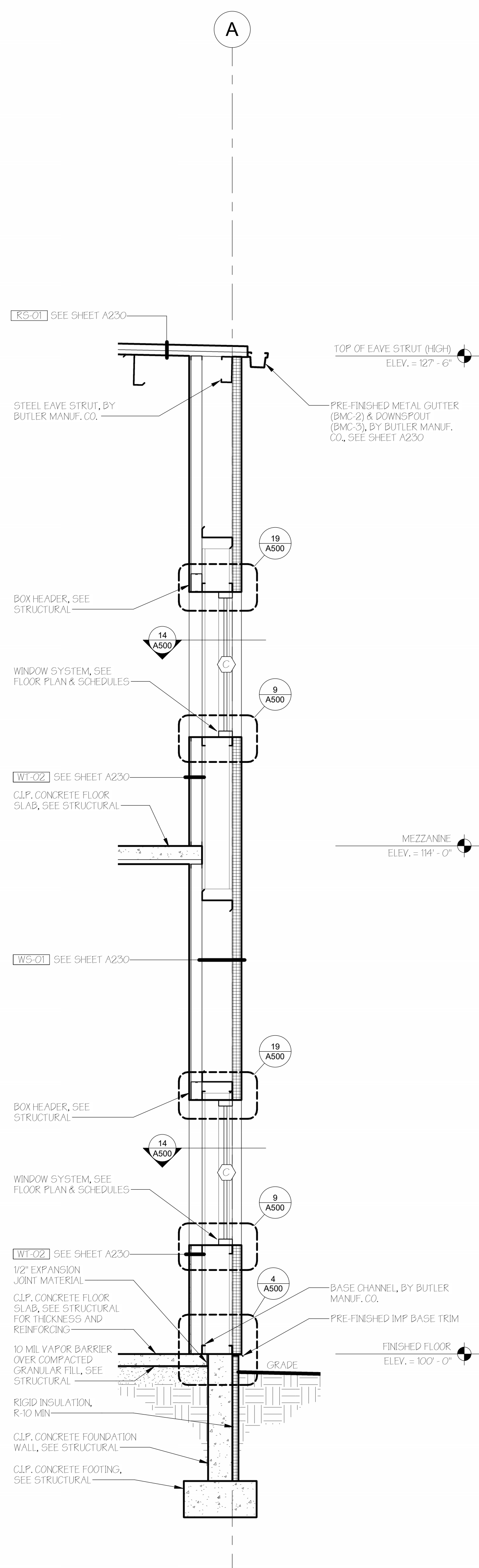
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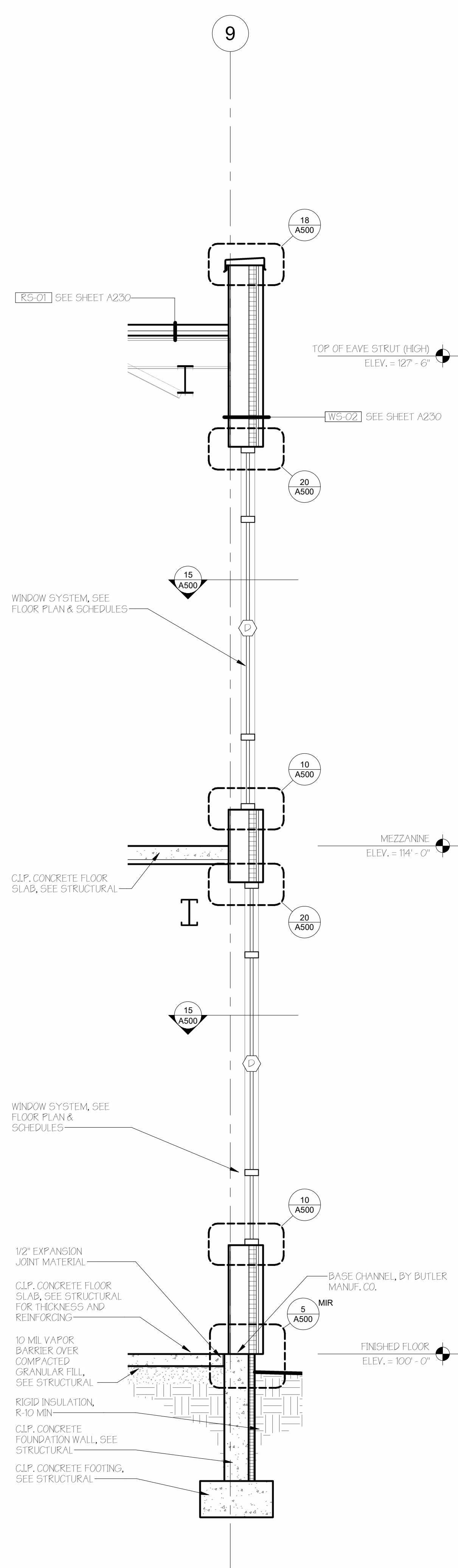
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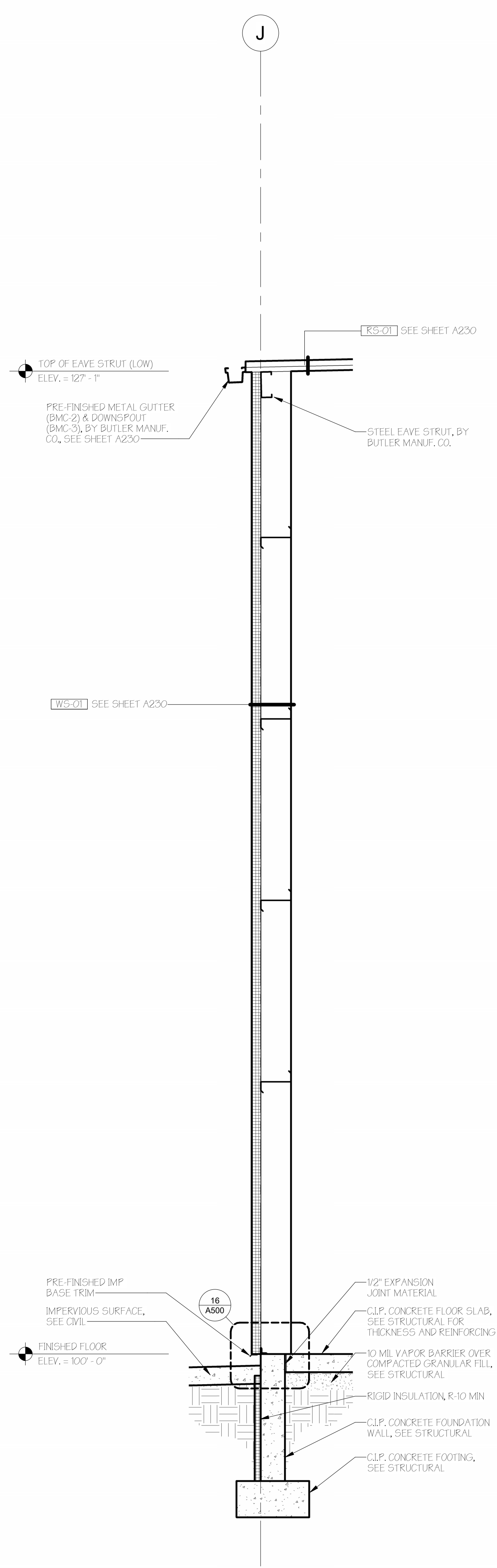




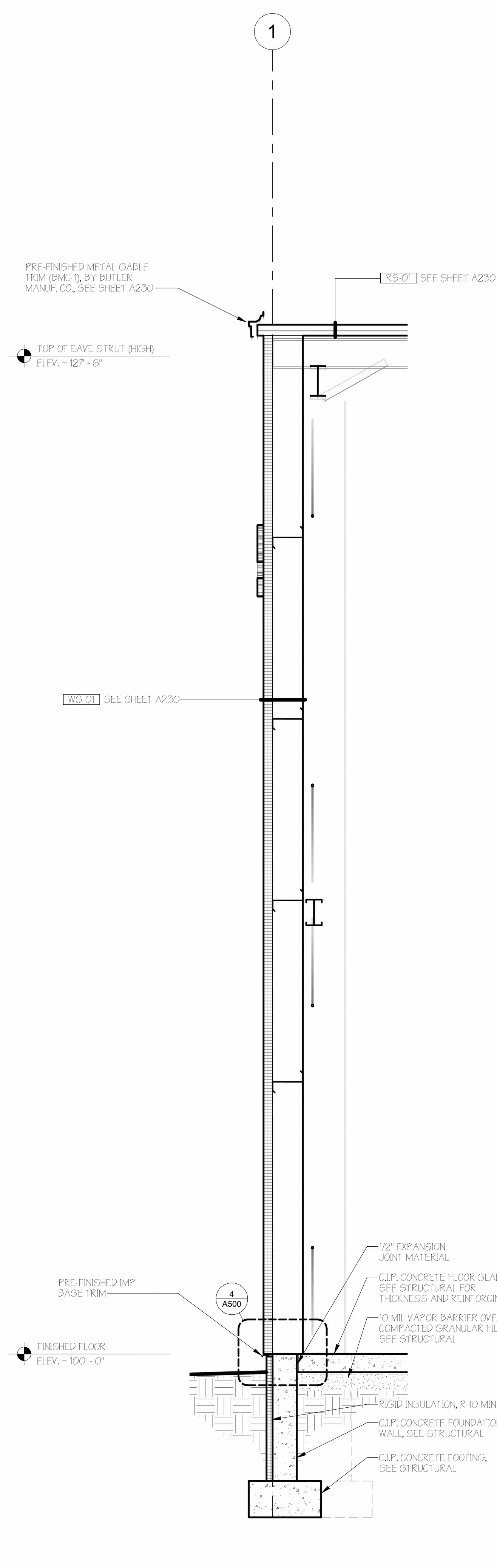
4 WALL SECTION
1/2" = 1'-0"



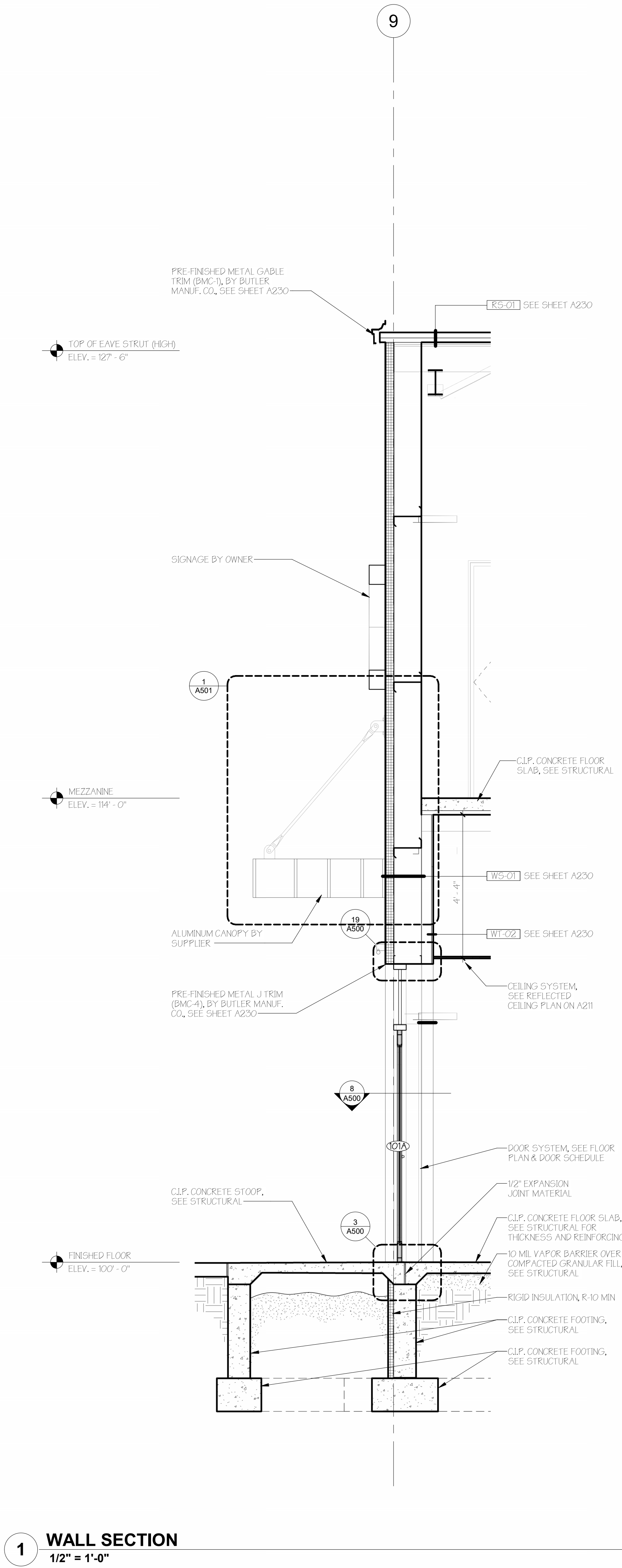
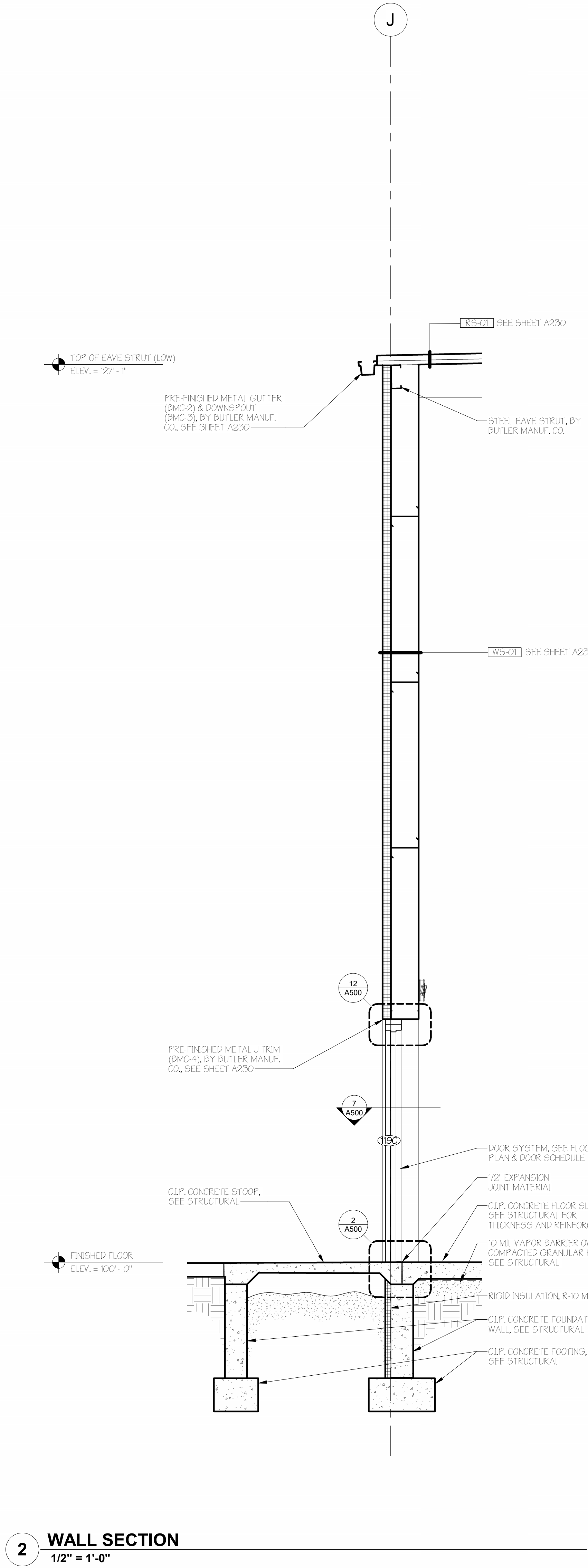
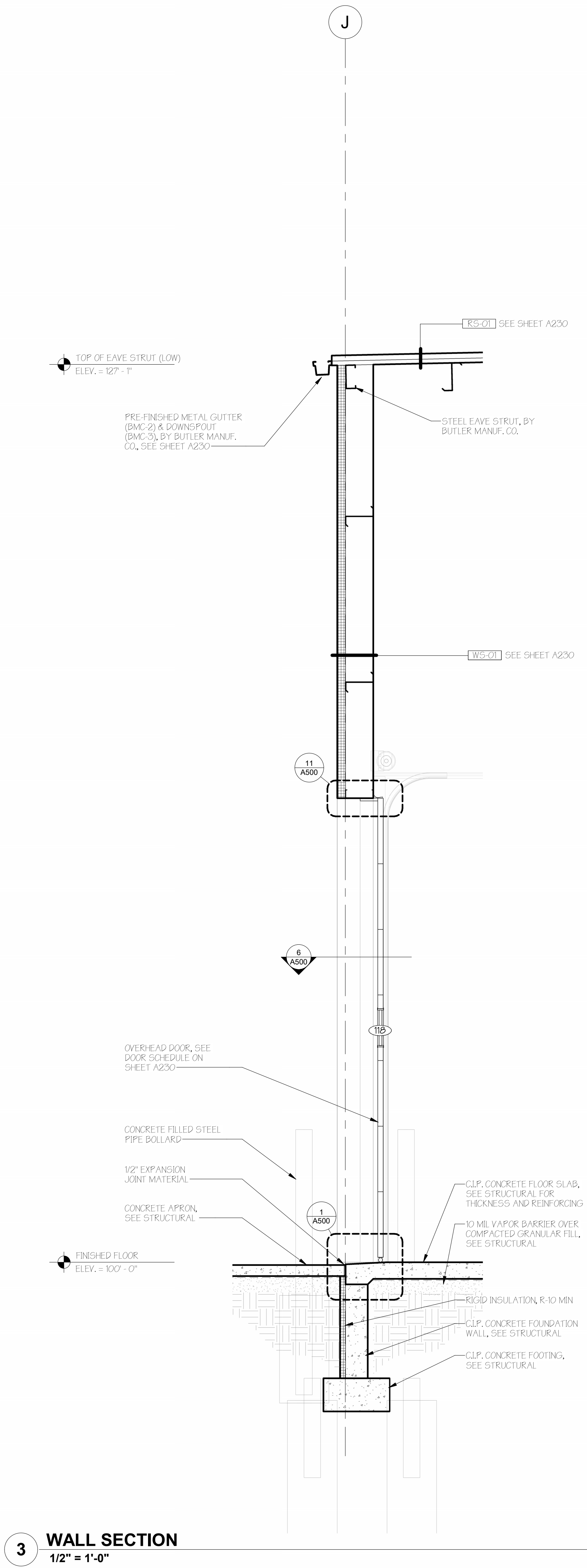
3 WALL SECTION



2 WALL SECTION
1/2" = 1'-0"



1 WALL SECTION
1/2" = 1'-0"



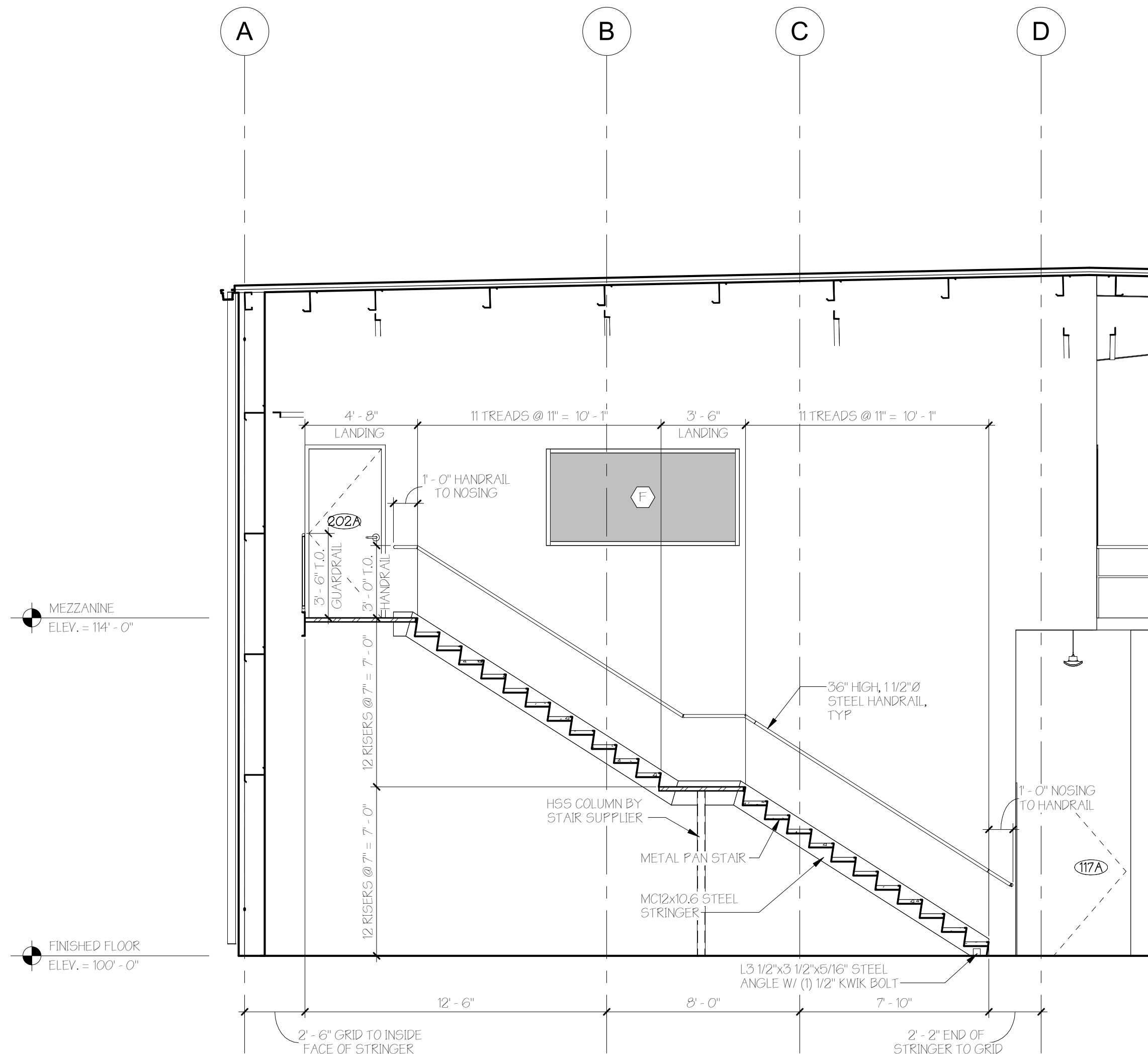
BUILDING PERMIT SET
RESTORATION NETWORK
NEW CONSTRUCTION
11785 JUSTEN CIRCLE, MAPLE GROVE, MN 55369

REVISIONS	
NUMBER	DATE

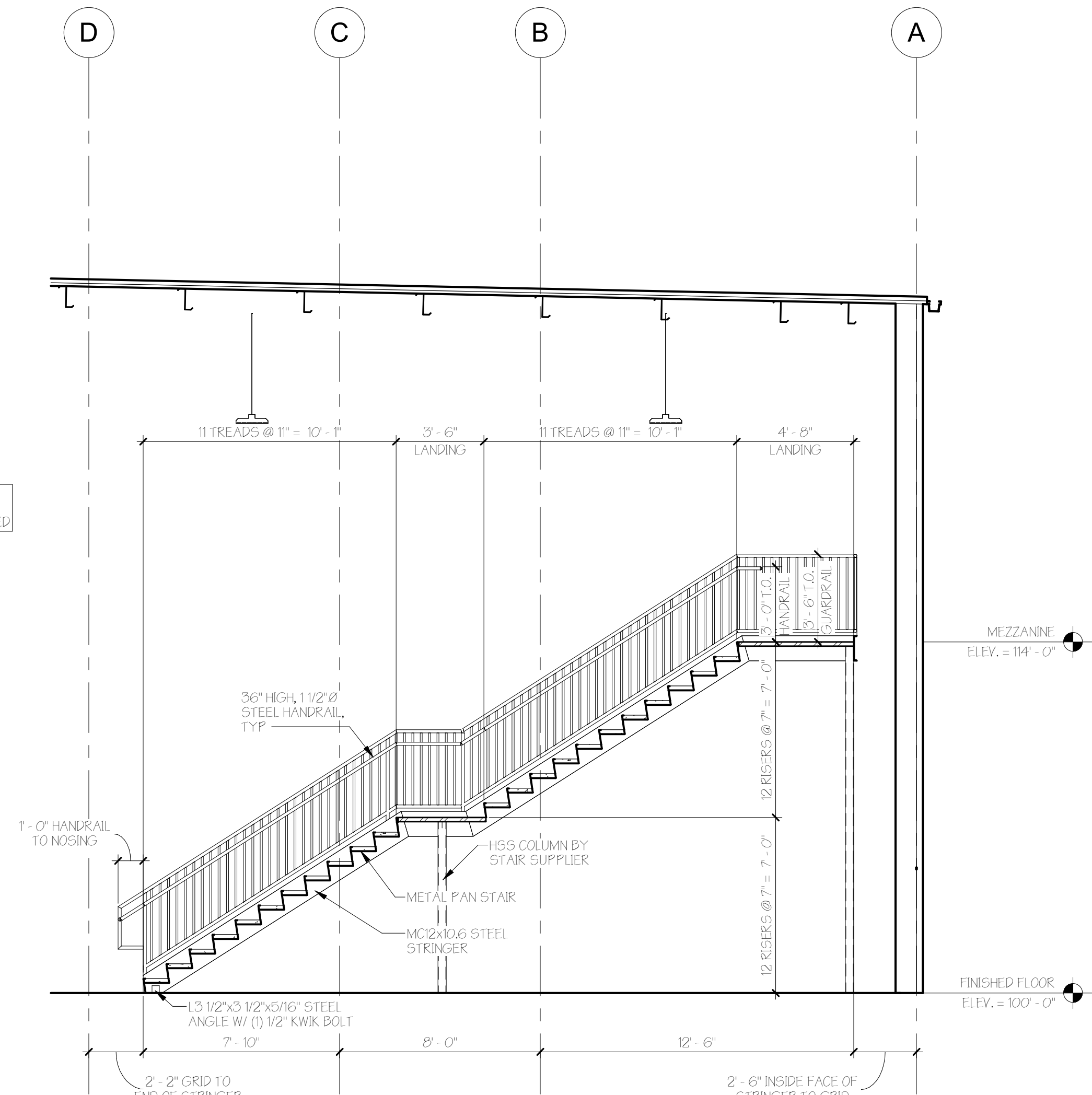
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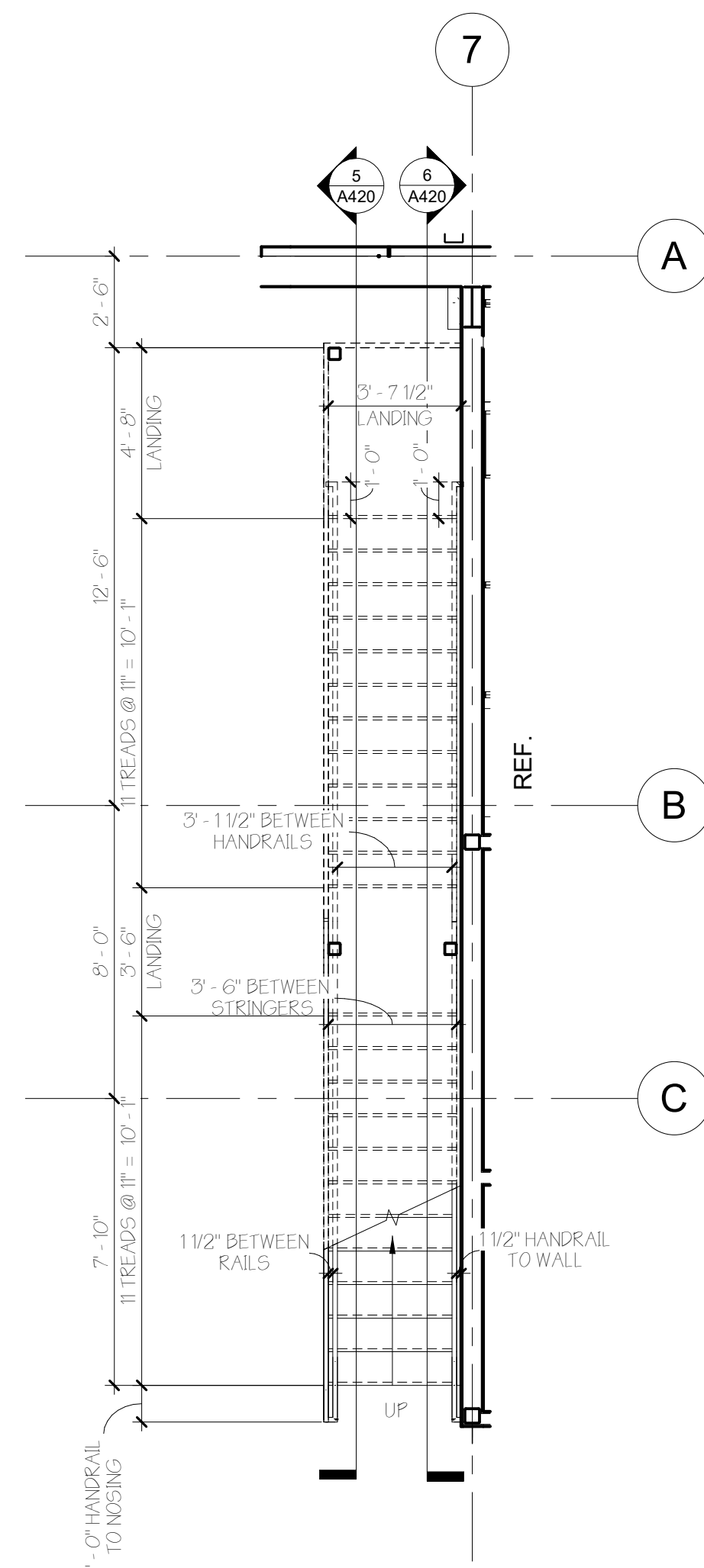
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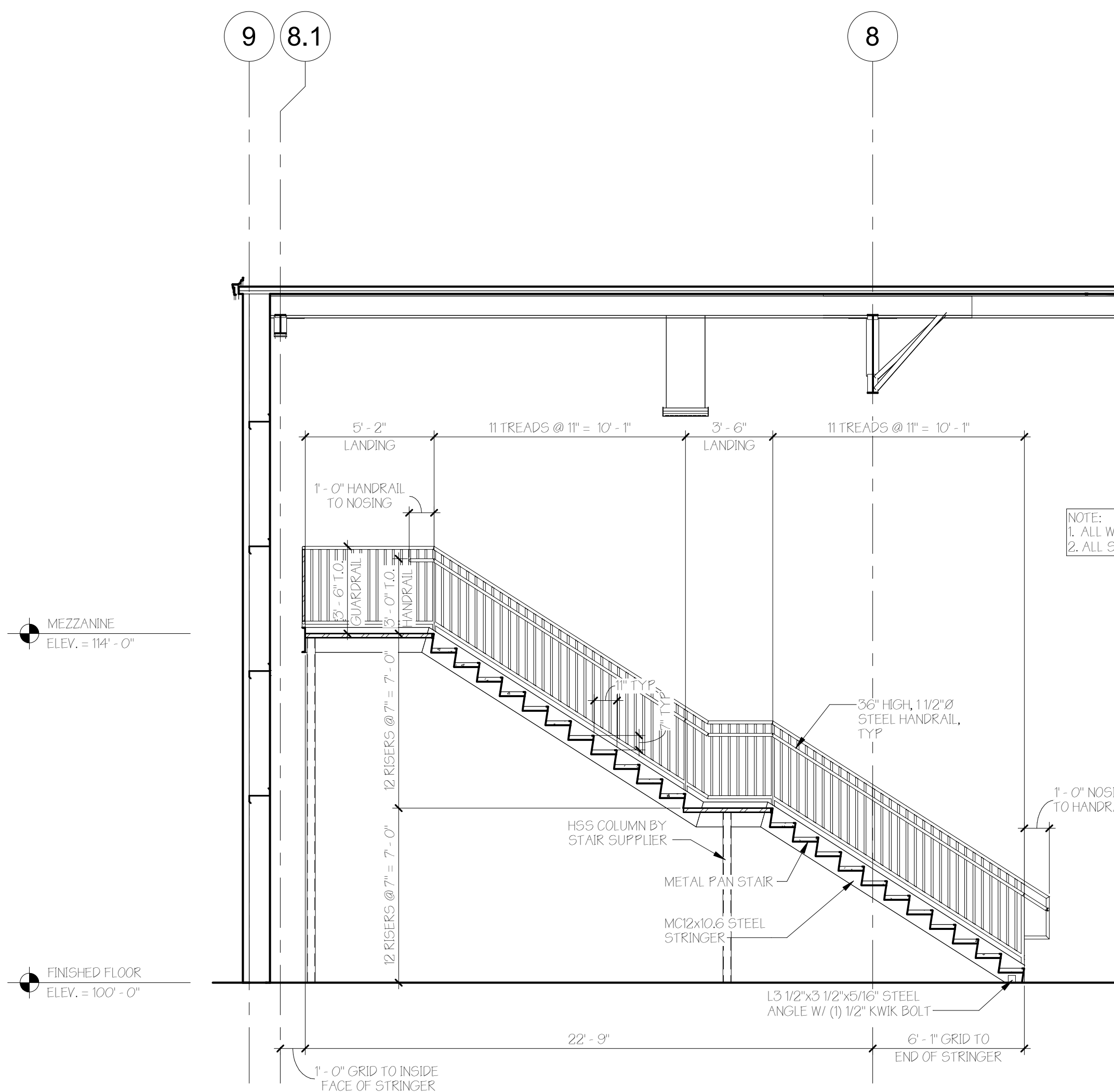
6 STAIR SECTION
1/4" = 1'-0"



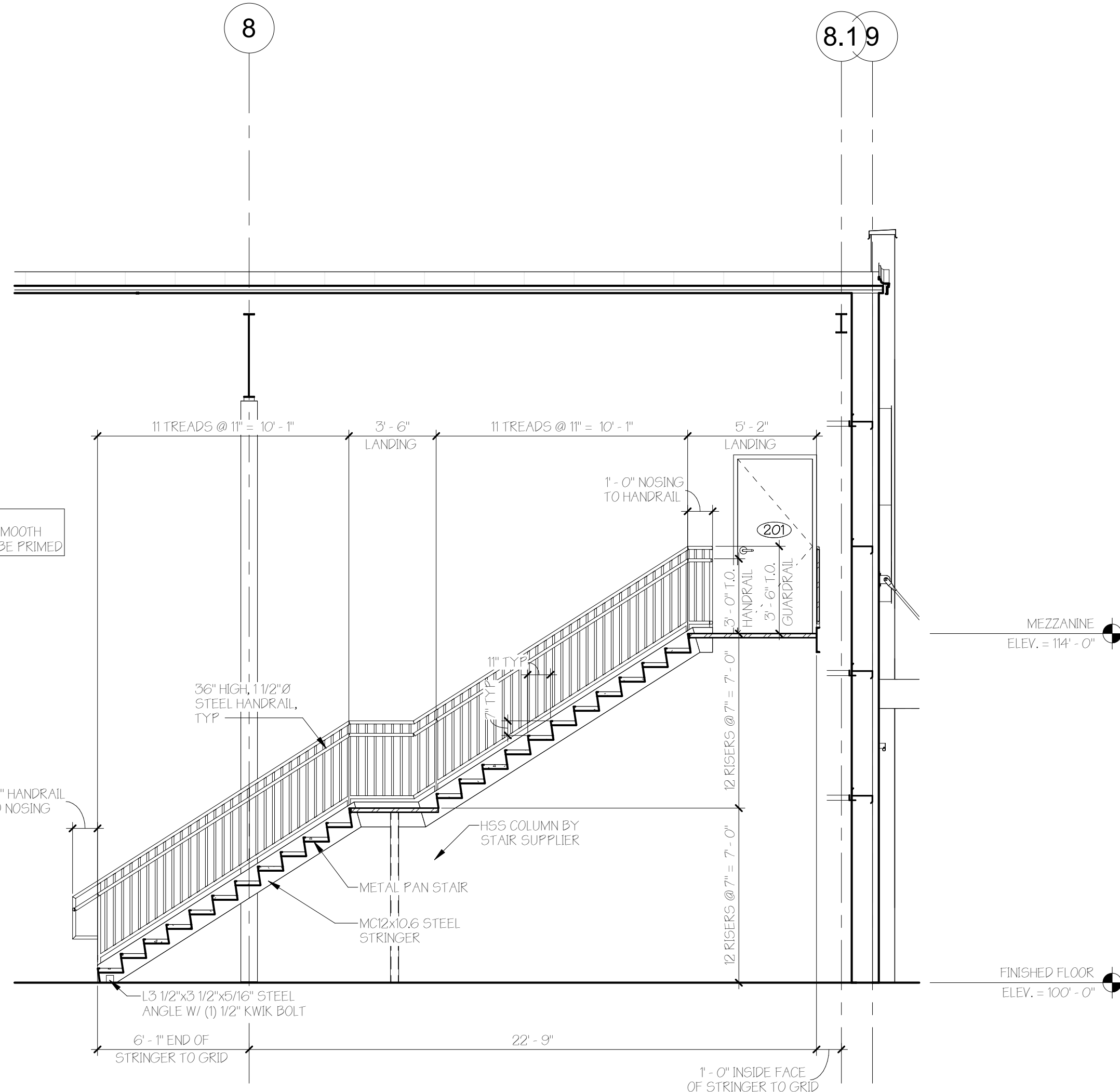
5 STAIR SECTION
1/4" = 1'-0"



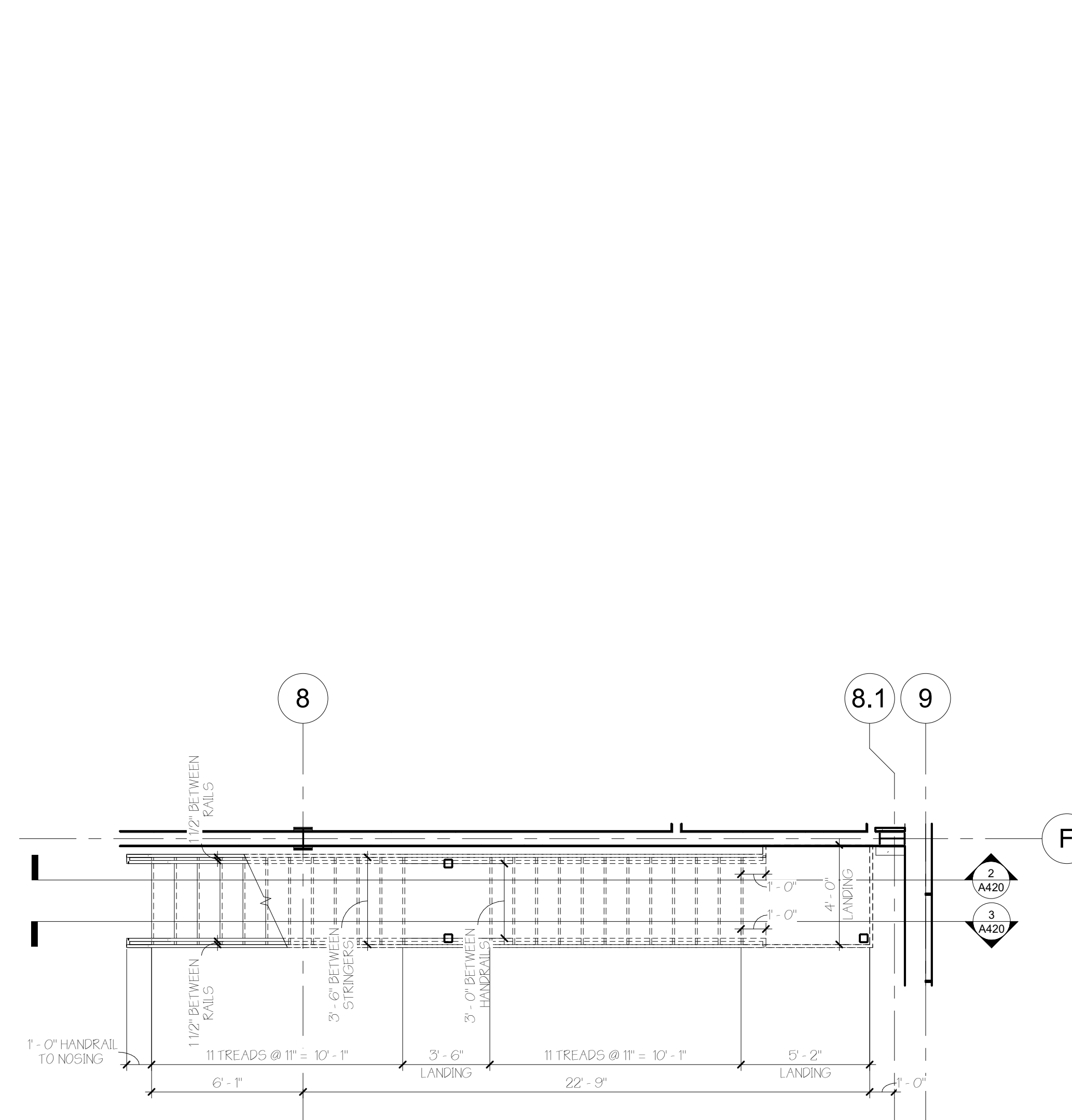
4 STAIR PLAN
1/4" = 1'-0"



3 STAIR SECTION
1/4" = 1'-0"



2 STAIR SECTION
1/4" = 1'-0"



1 STAIR PLAN
1/4" = 1'-0"

REVISIONS
NUMBER
DATE

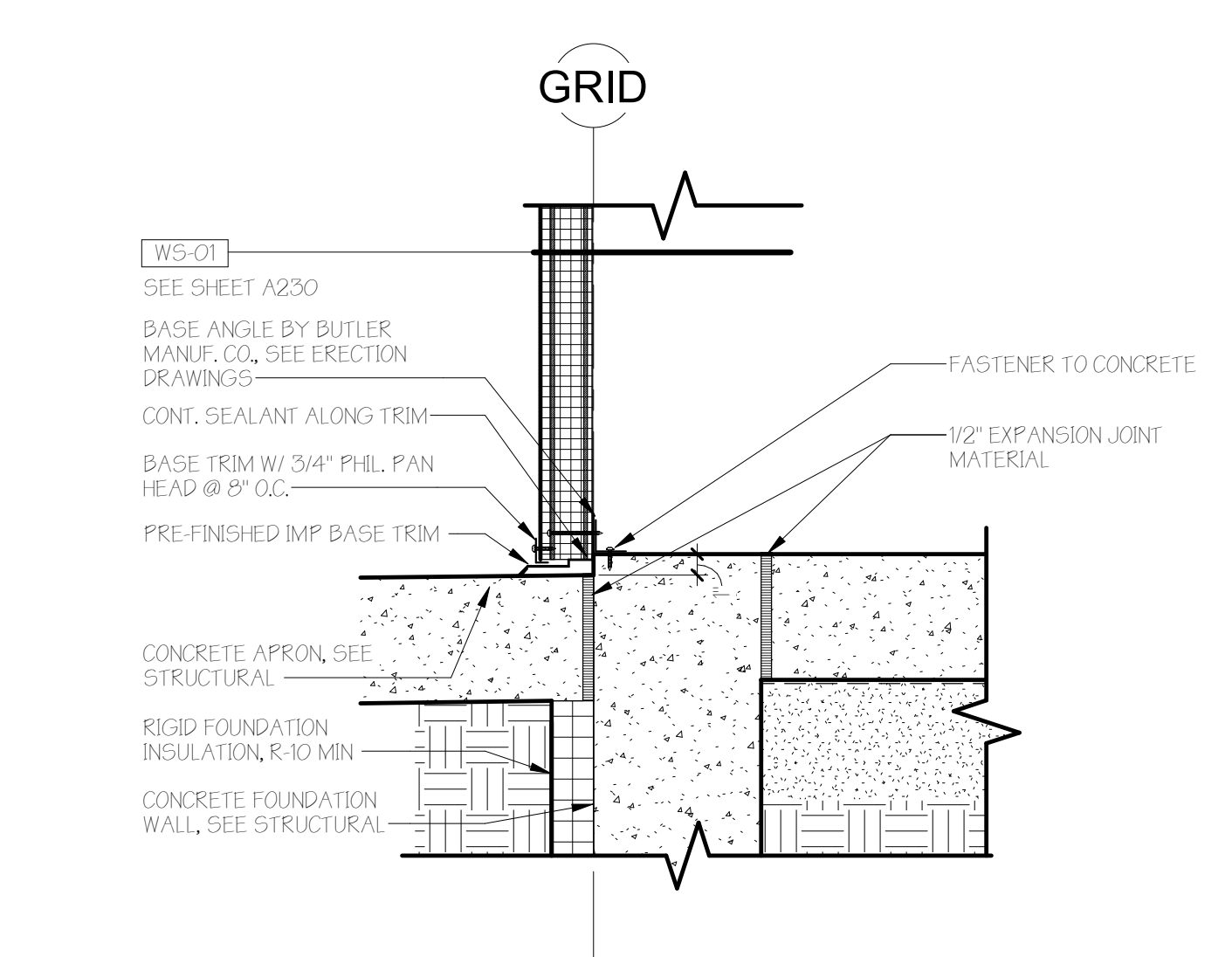
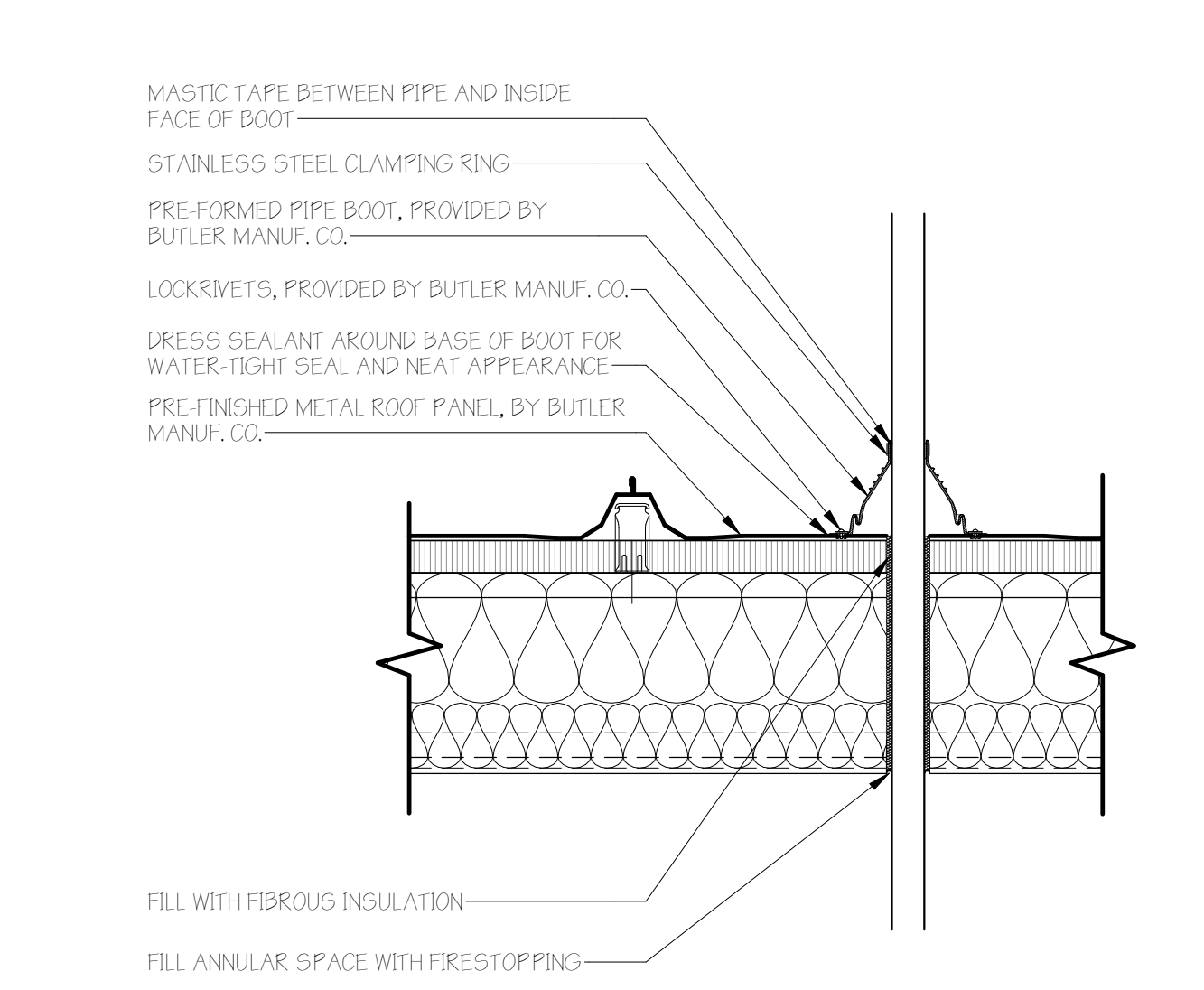
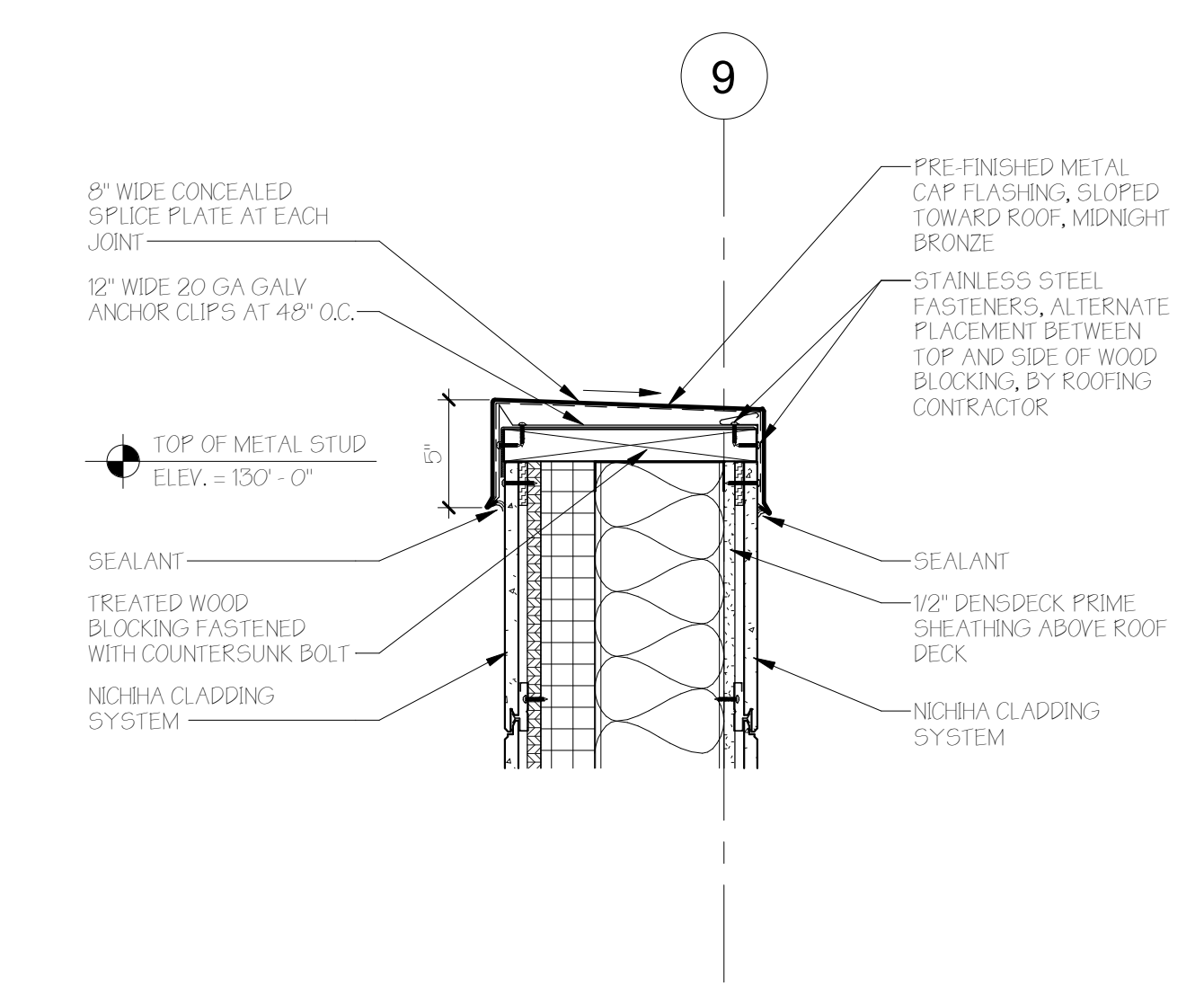
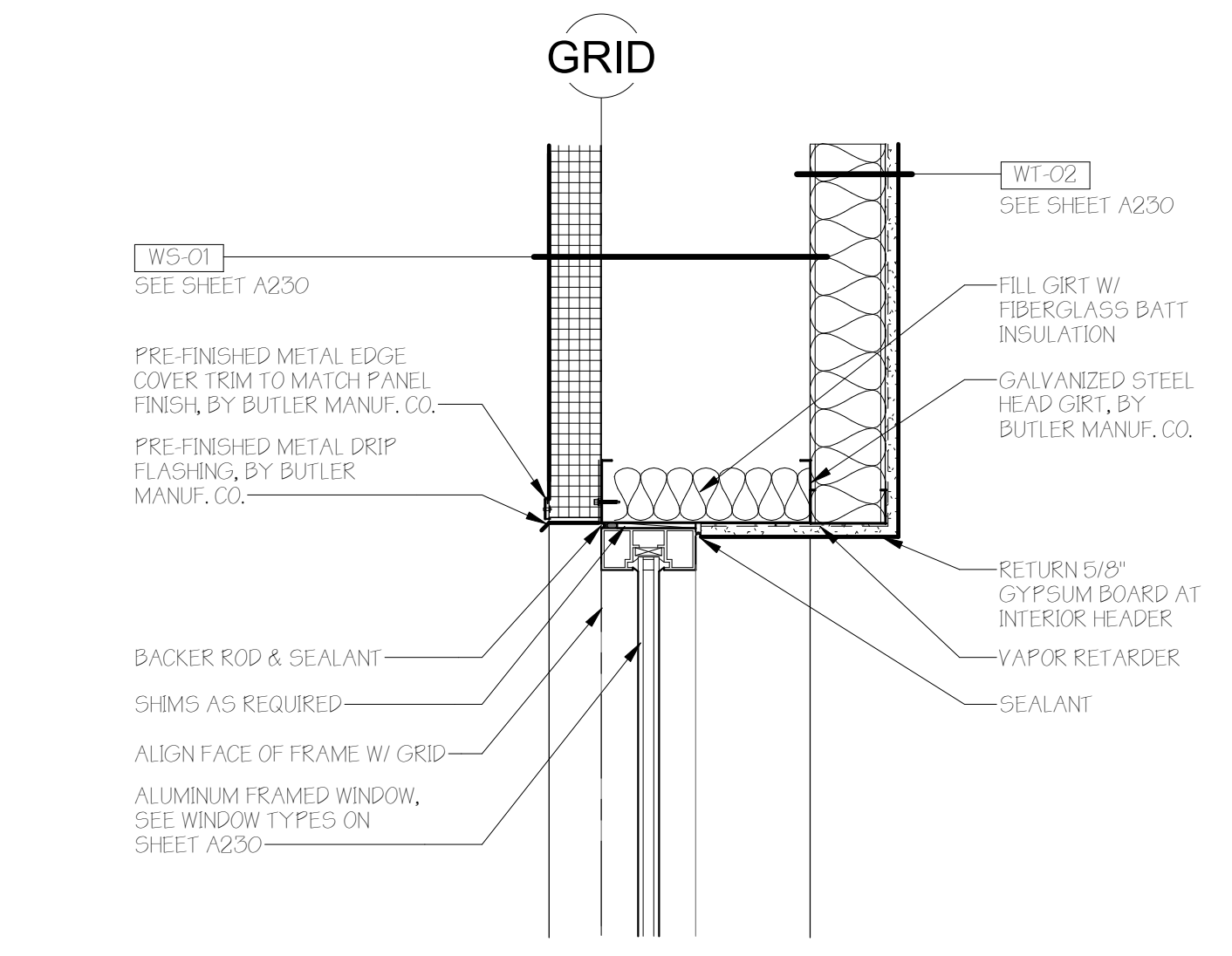
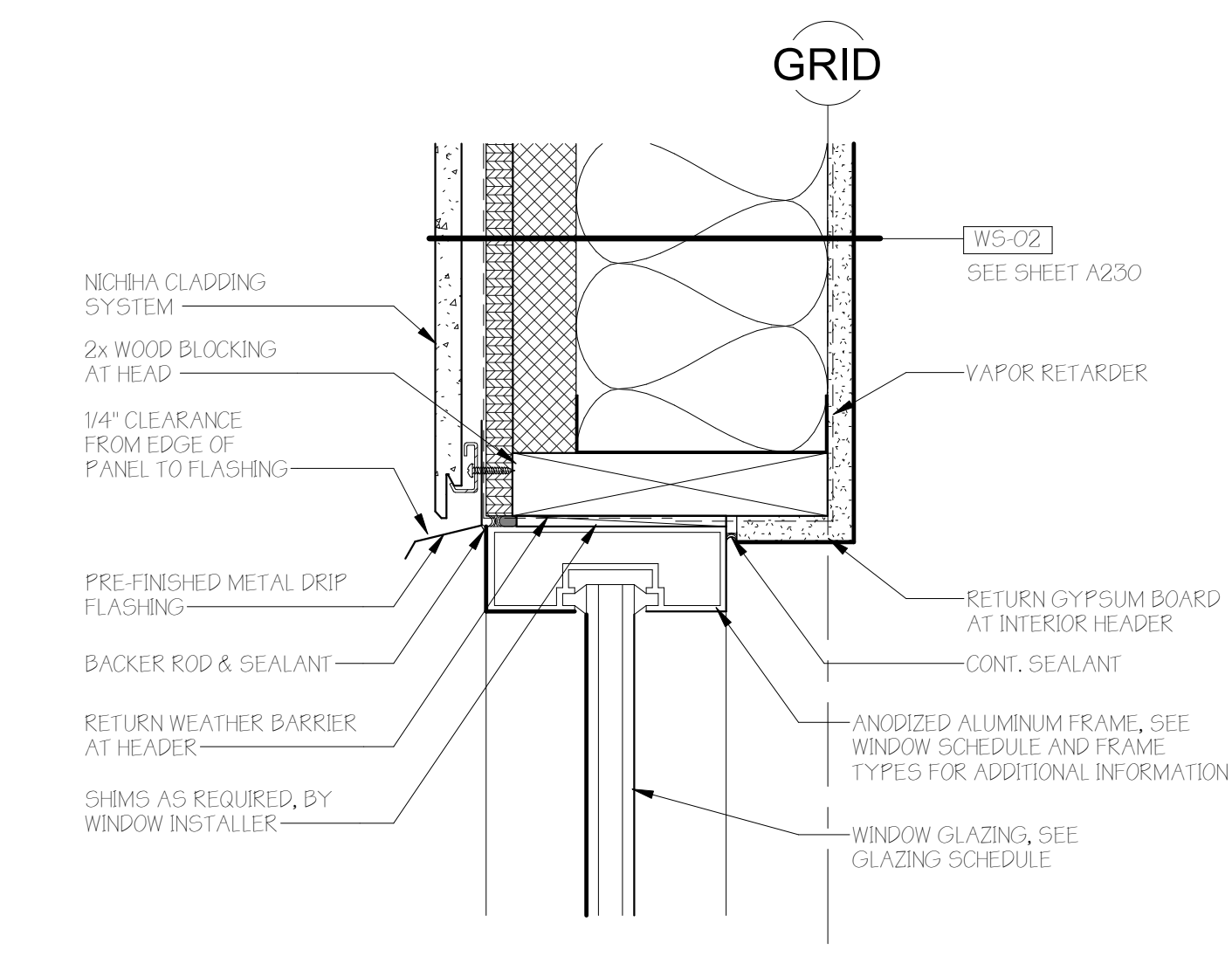
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Reg. No. 45747
Date: 05.05.25

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A420



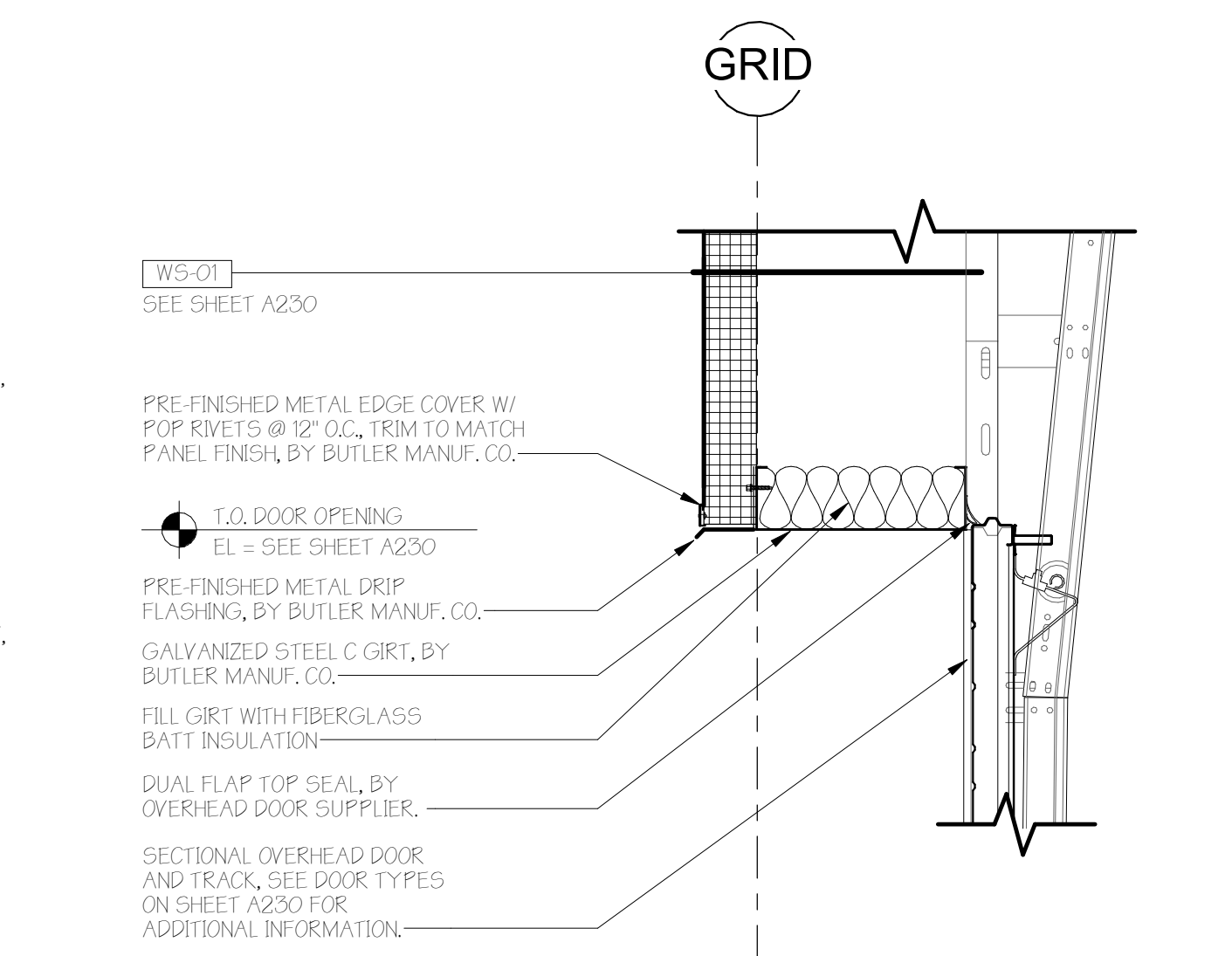
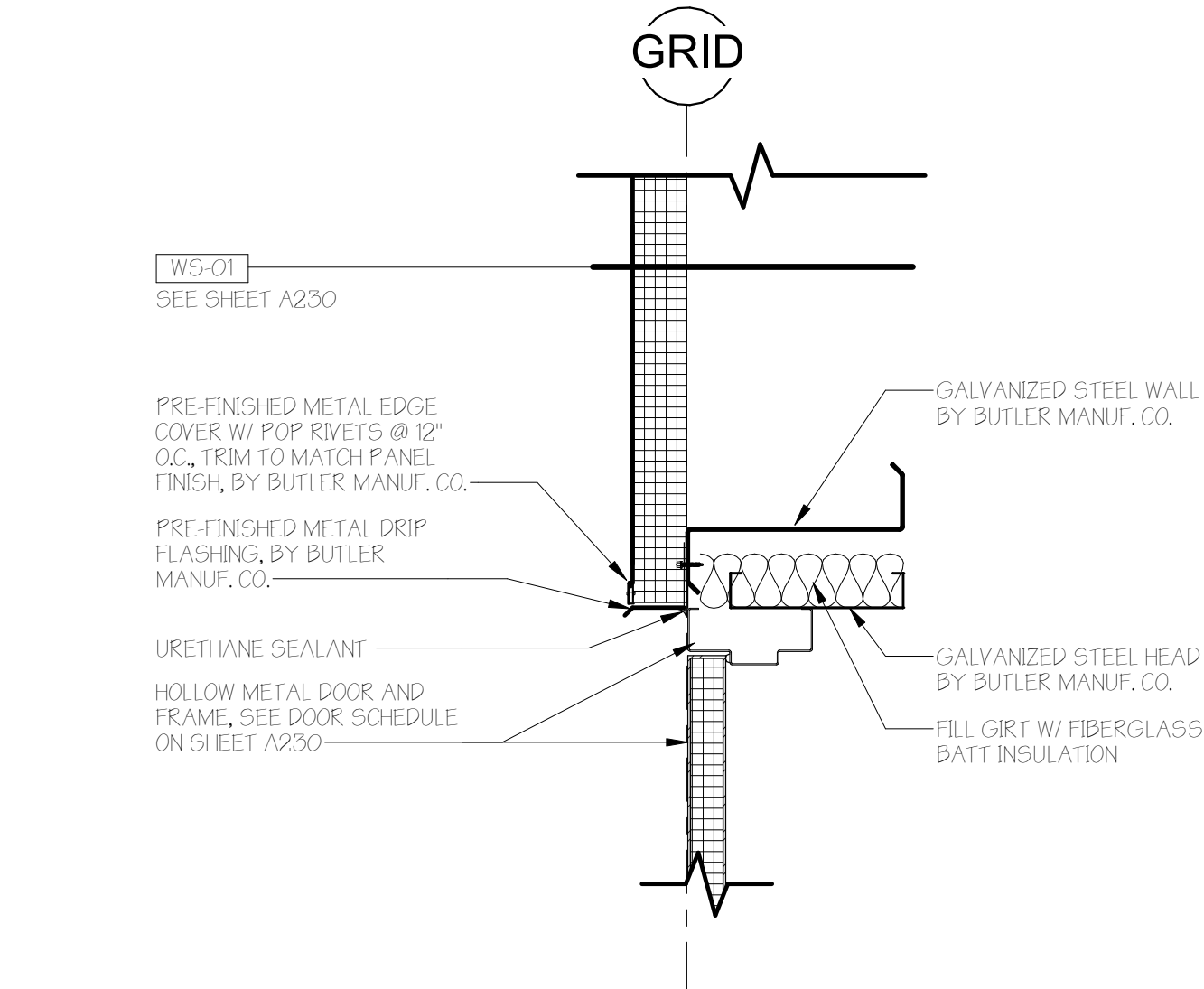
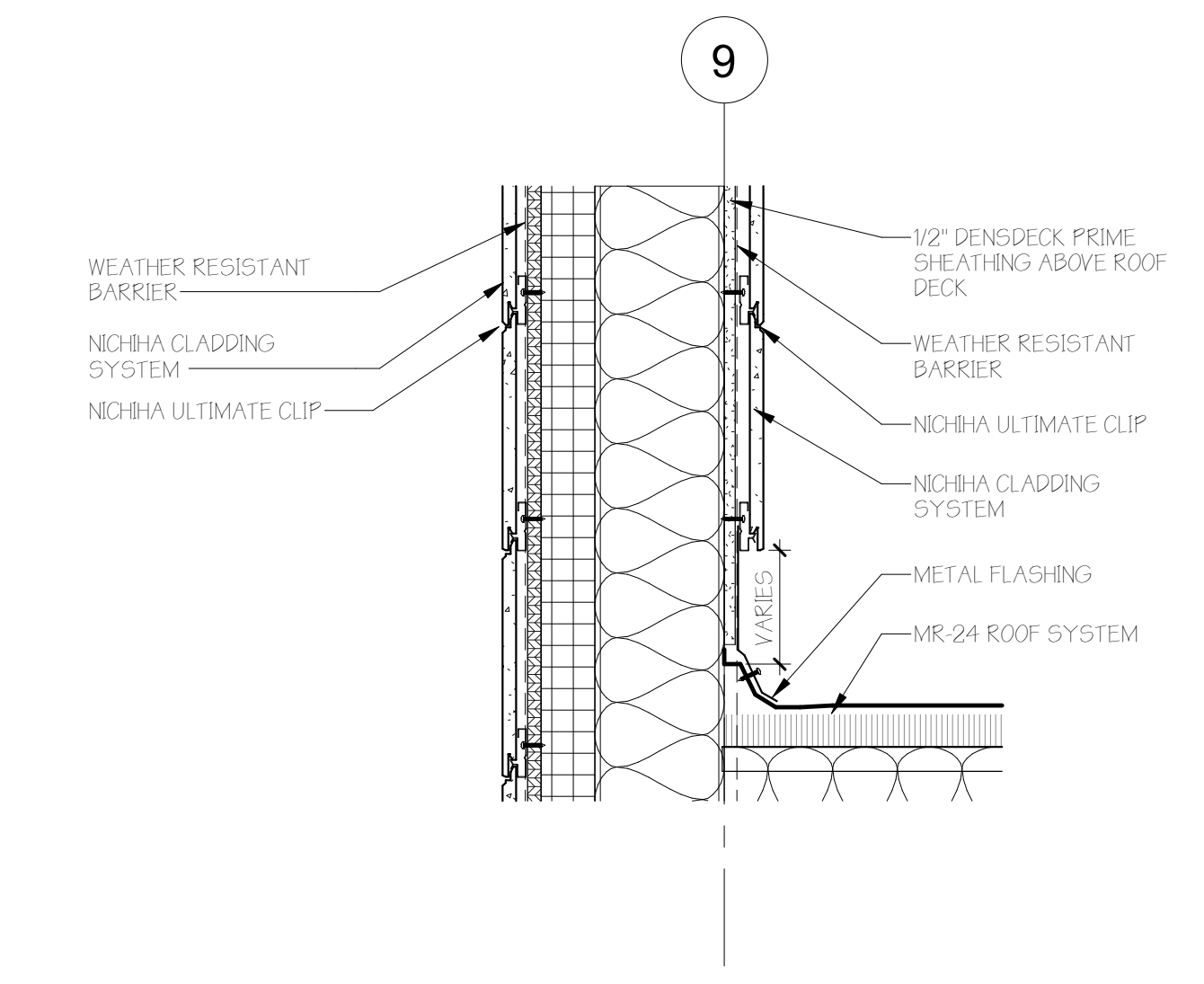
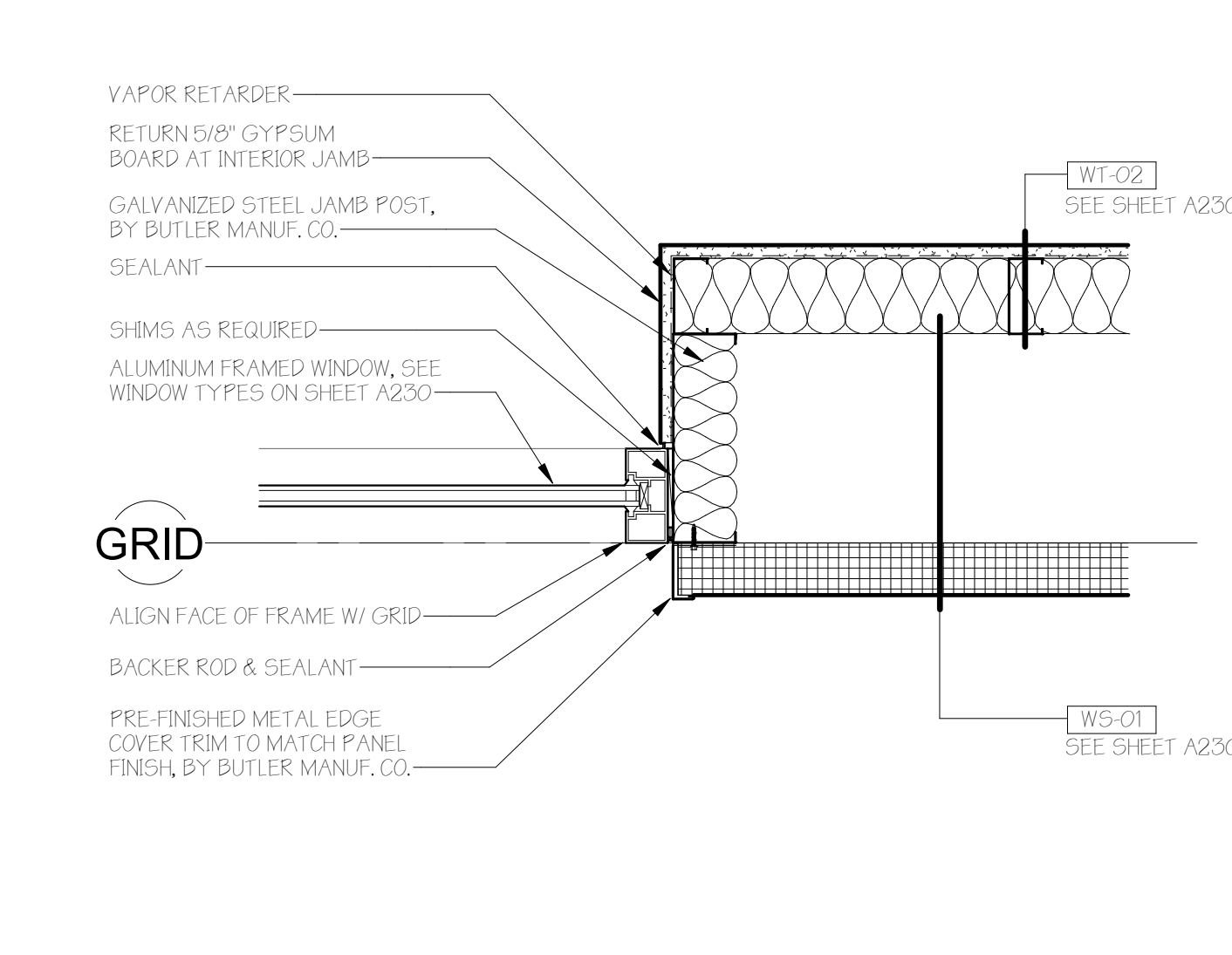
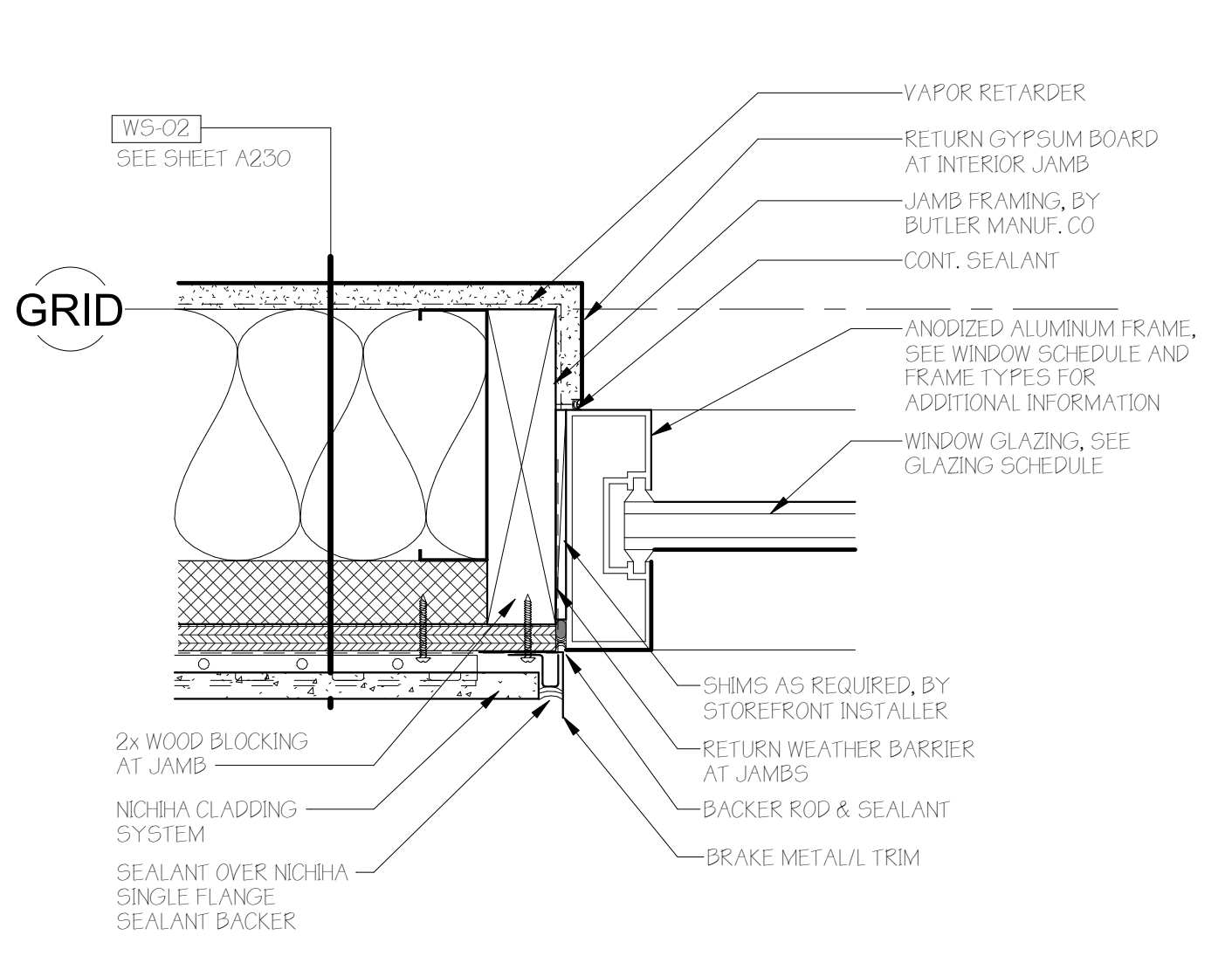
20 DETAIL @ EXTERIOR ALUM WINDOW HEAD (WS-02)
3" = 1'-0"

19 DETAIL @ EXTERIOR ALUM WINDOW HEAD (WS-01)
1 1/2" = 1'-0"

18 DETAIL @ PARAPET CAP (TYP.)
1 1/2" = 1'-0"

17 DETAIL @ ROOF PENETRATION
1 1/2" = 1'-0"

16 DETAIL @ WALL BASE TRIM APRON (WS-01)
1 1/2" = 1'-0"



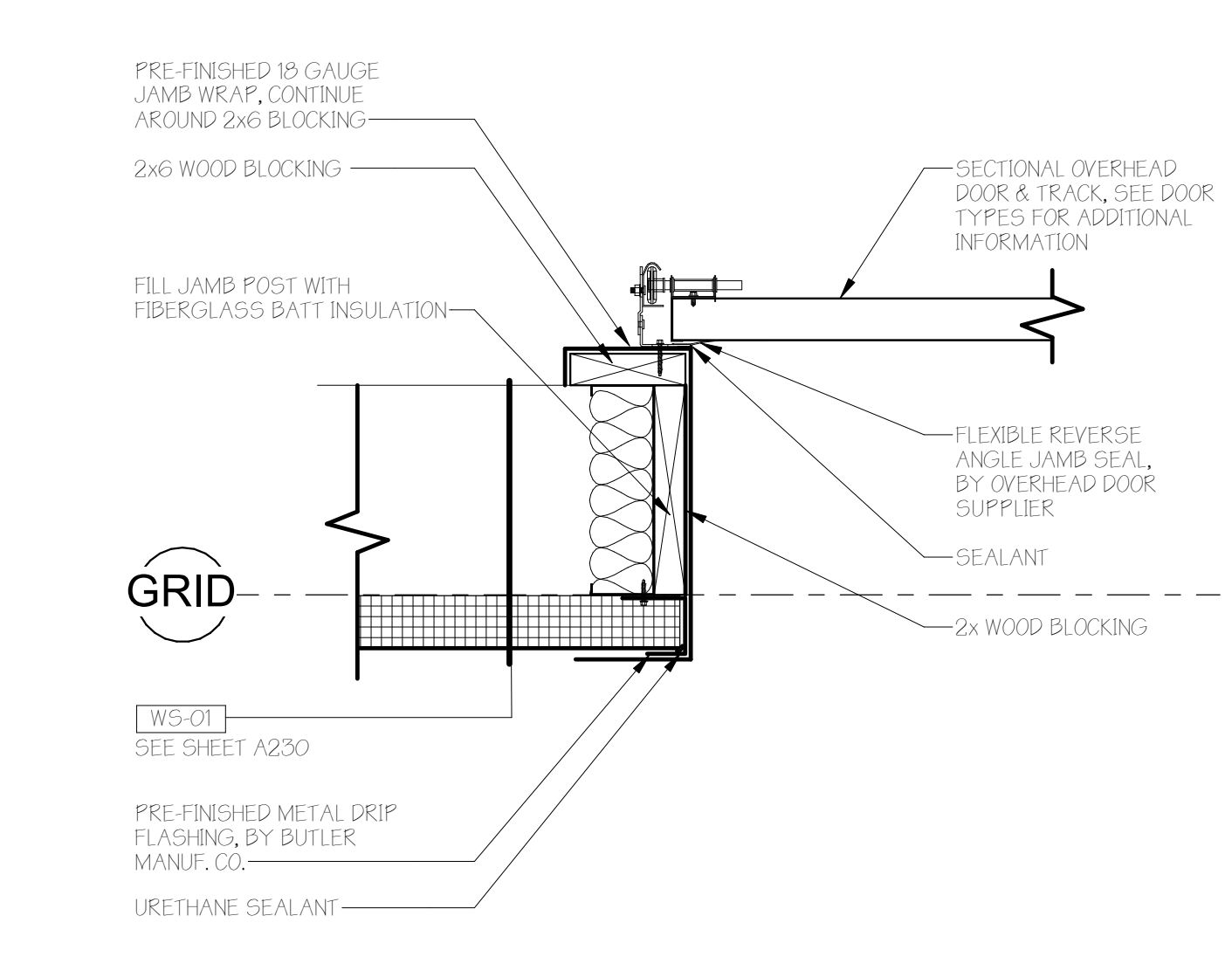
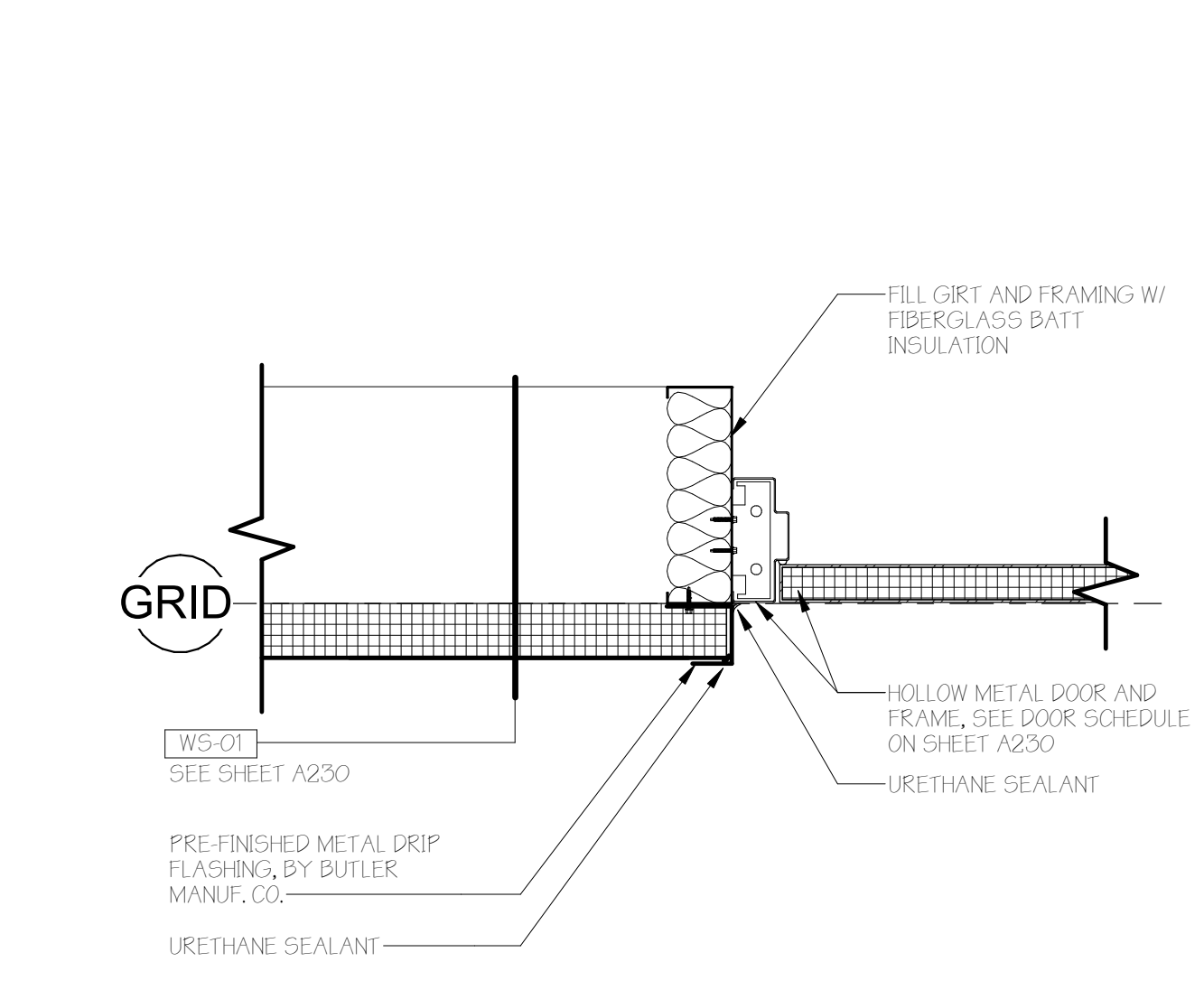
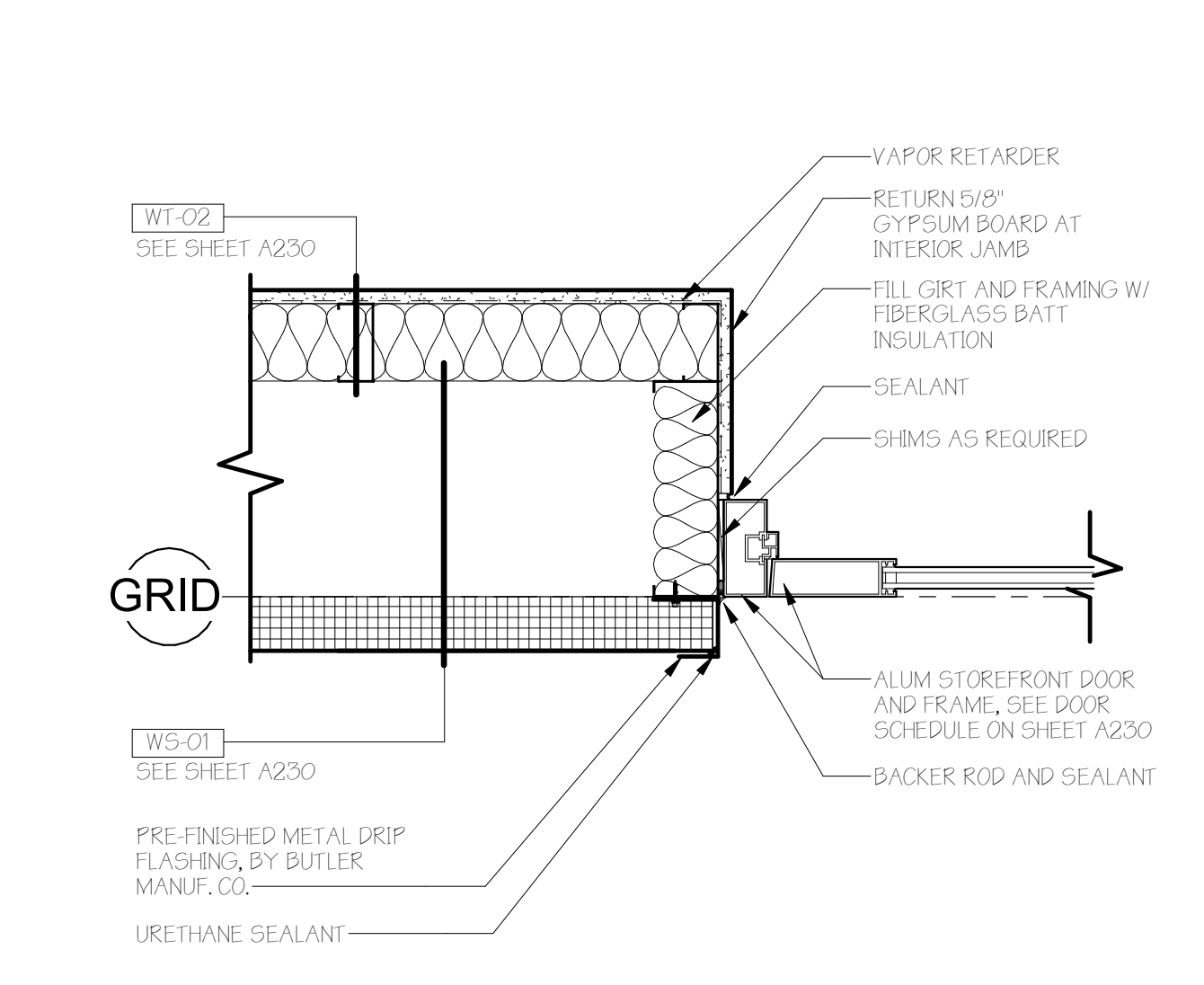
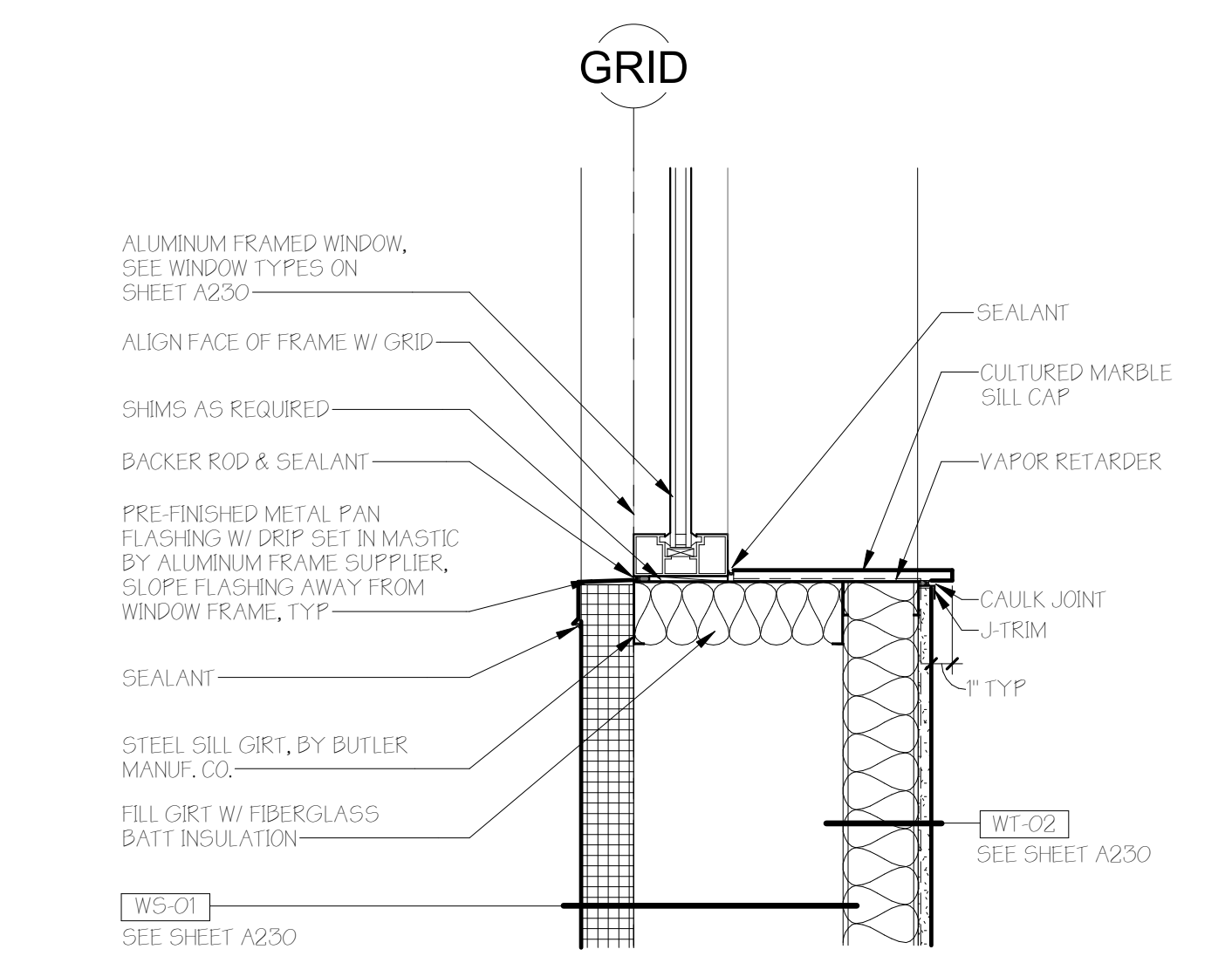
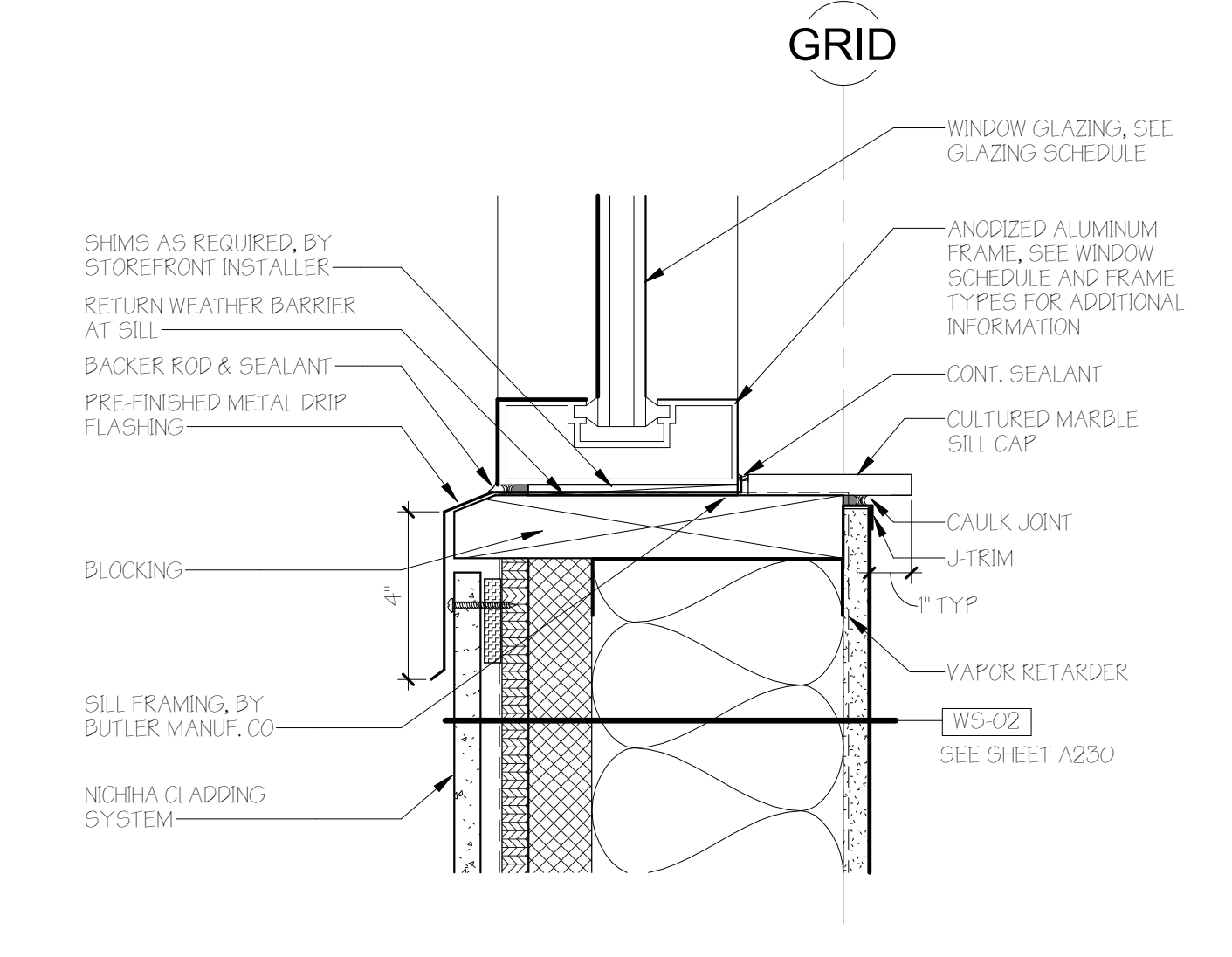
15 DETAIL @ EXTERIOR ALUM WINDOW JAMB (WS-02)
3" = 1'-0"

14 DETAIL @ EXTERIOR ALUM WINDOW JAMB (WS-01)
1 1/2" = 1'-0"

13 DETAIL @ PARAPET/MR-24 CONNECTION
1 1/2" = 1'-0"

12 DETAIL @ EXTERIOR HM DOOR HEADER
1 1/2" = 1'-0"

11 DETAIL @ OVERHEAD DOOR HEADER
1 1/2" = 1'-0"



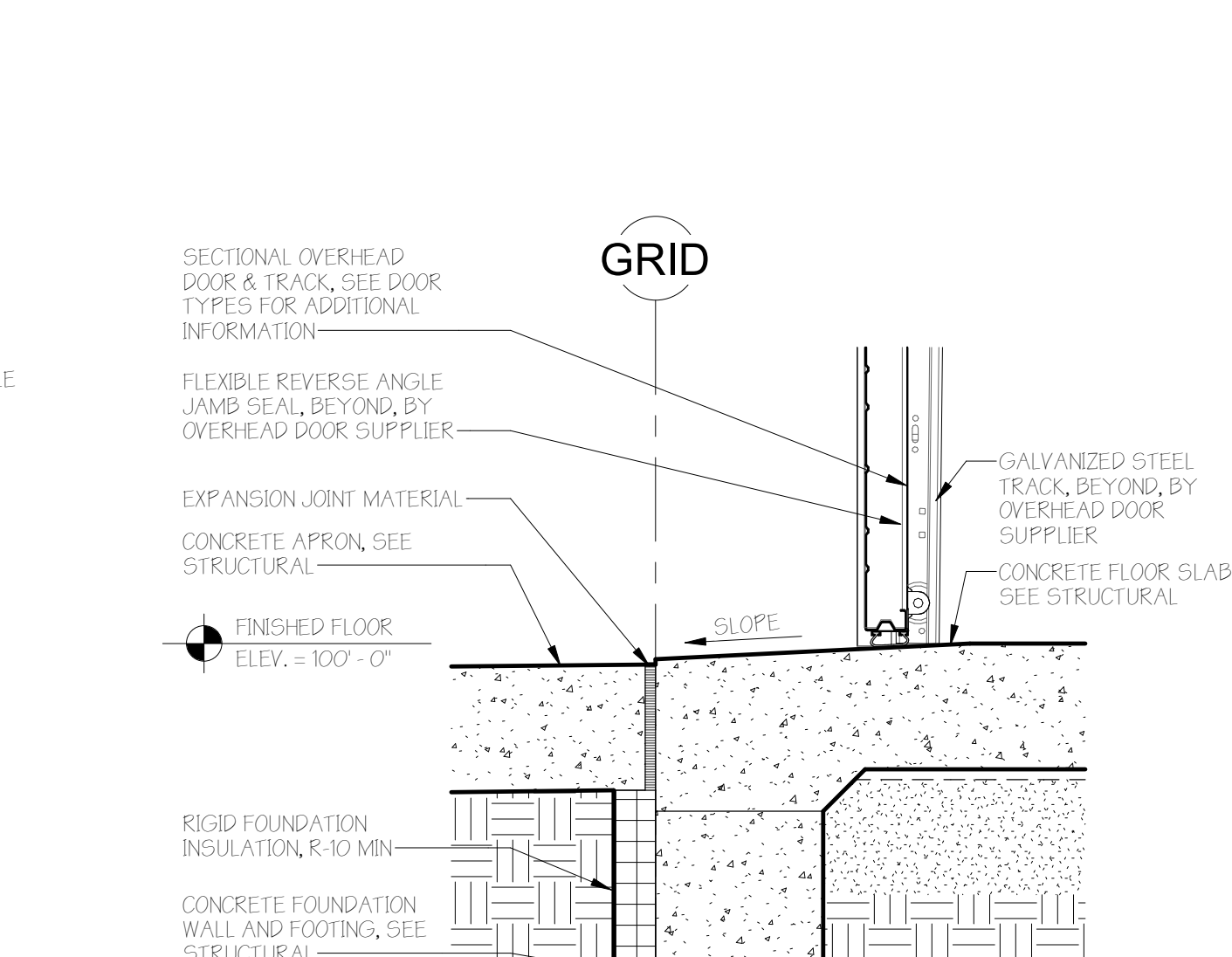
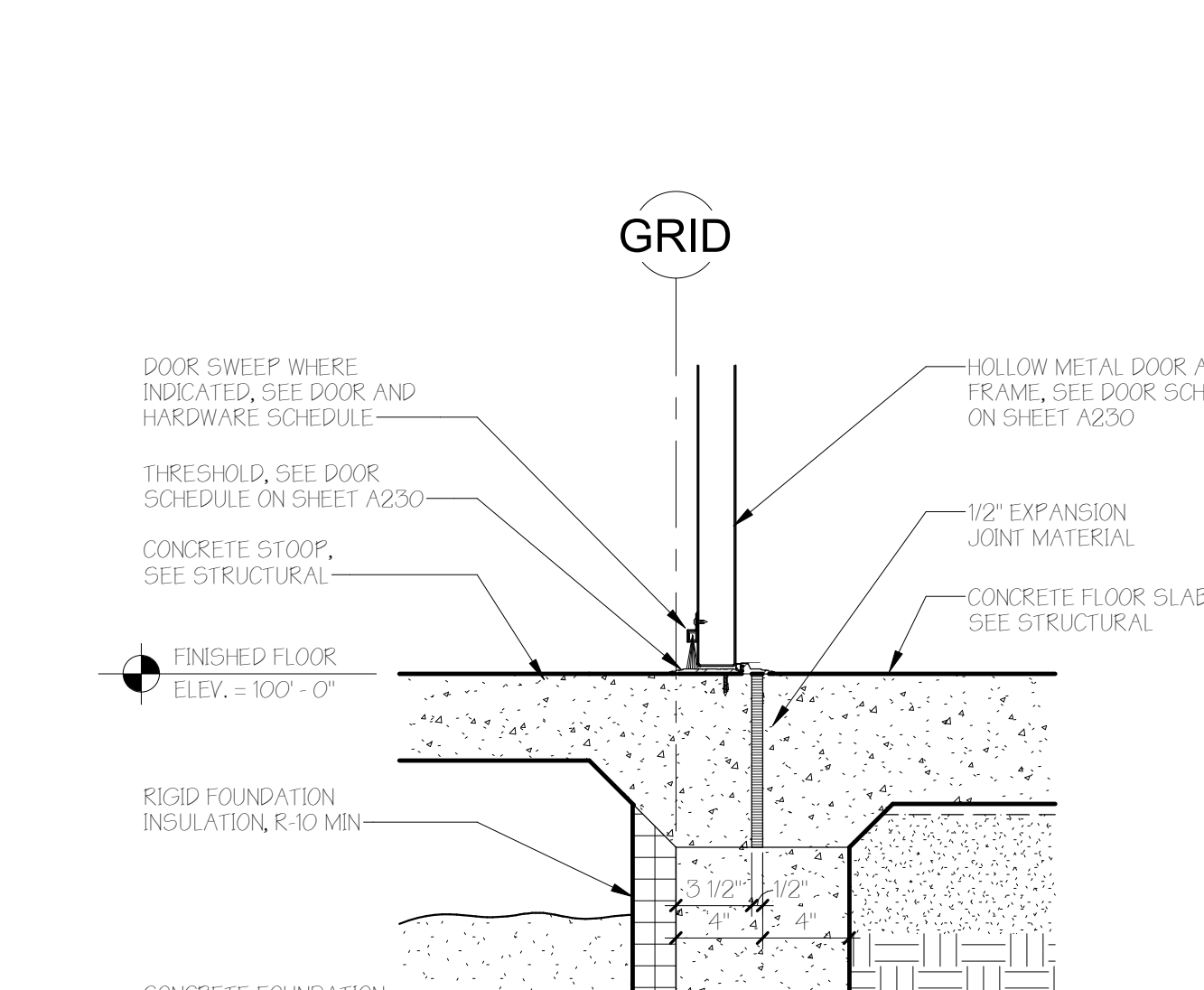
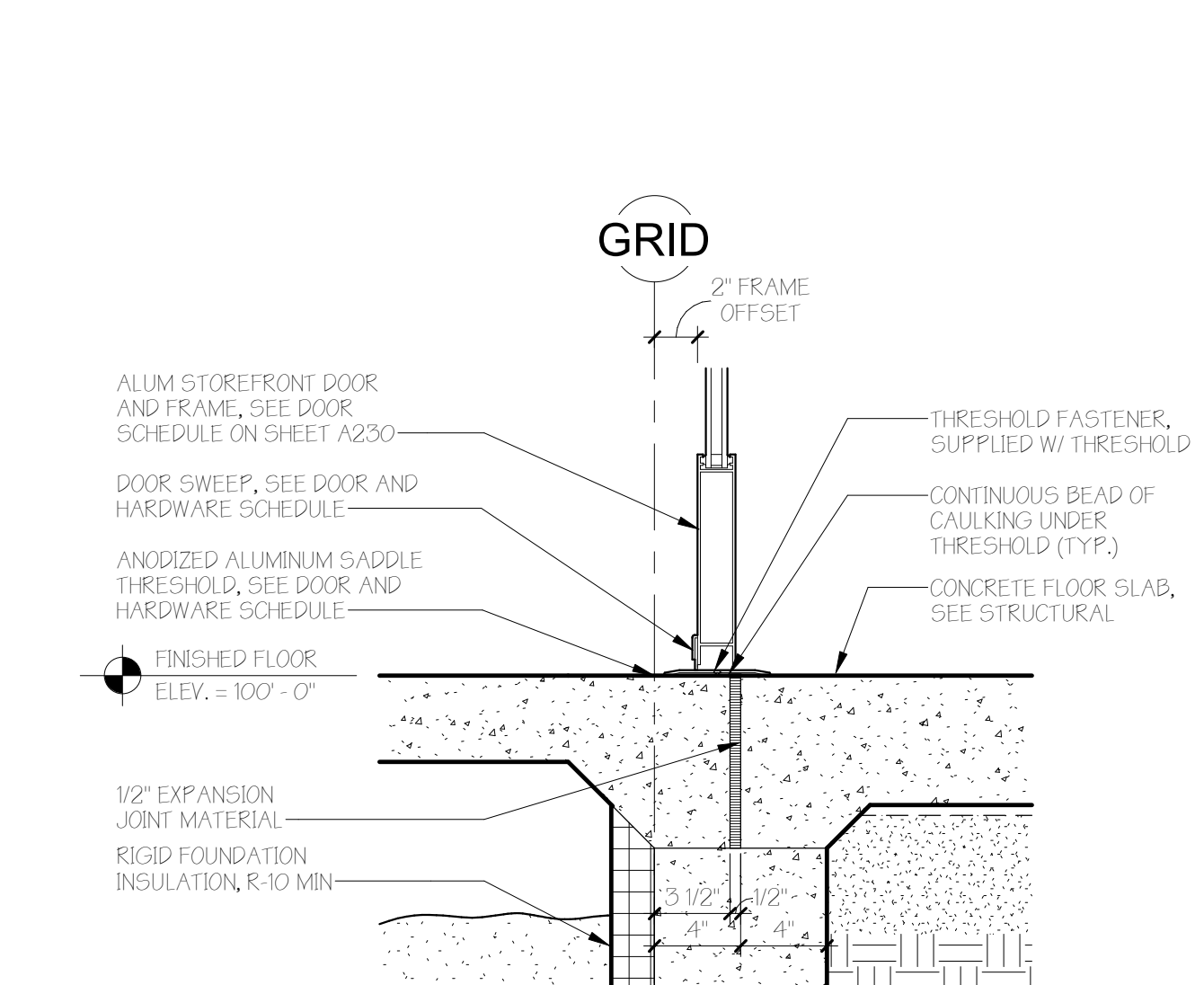
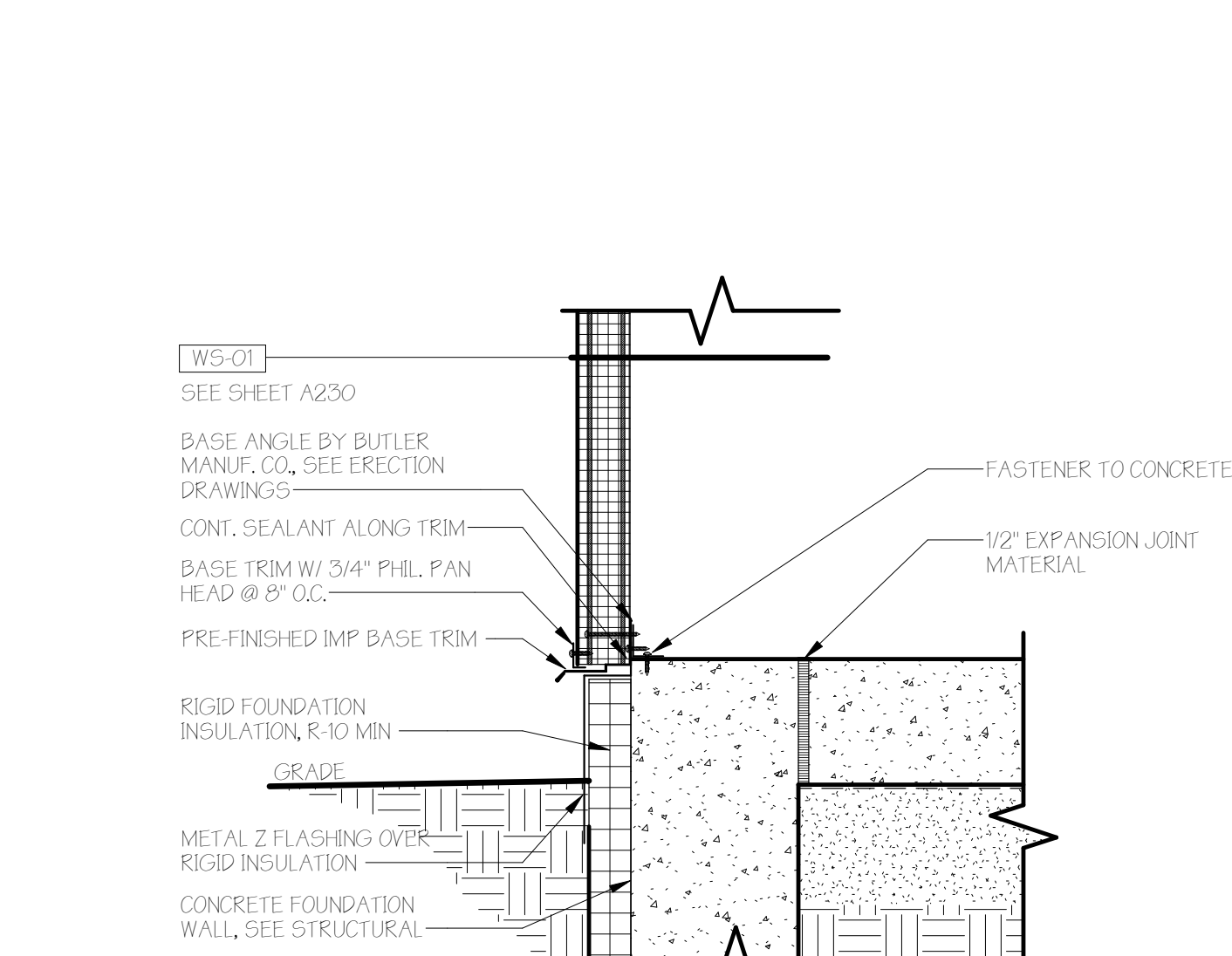
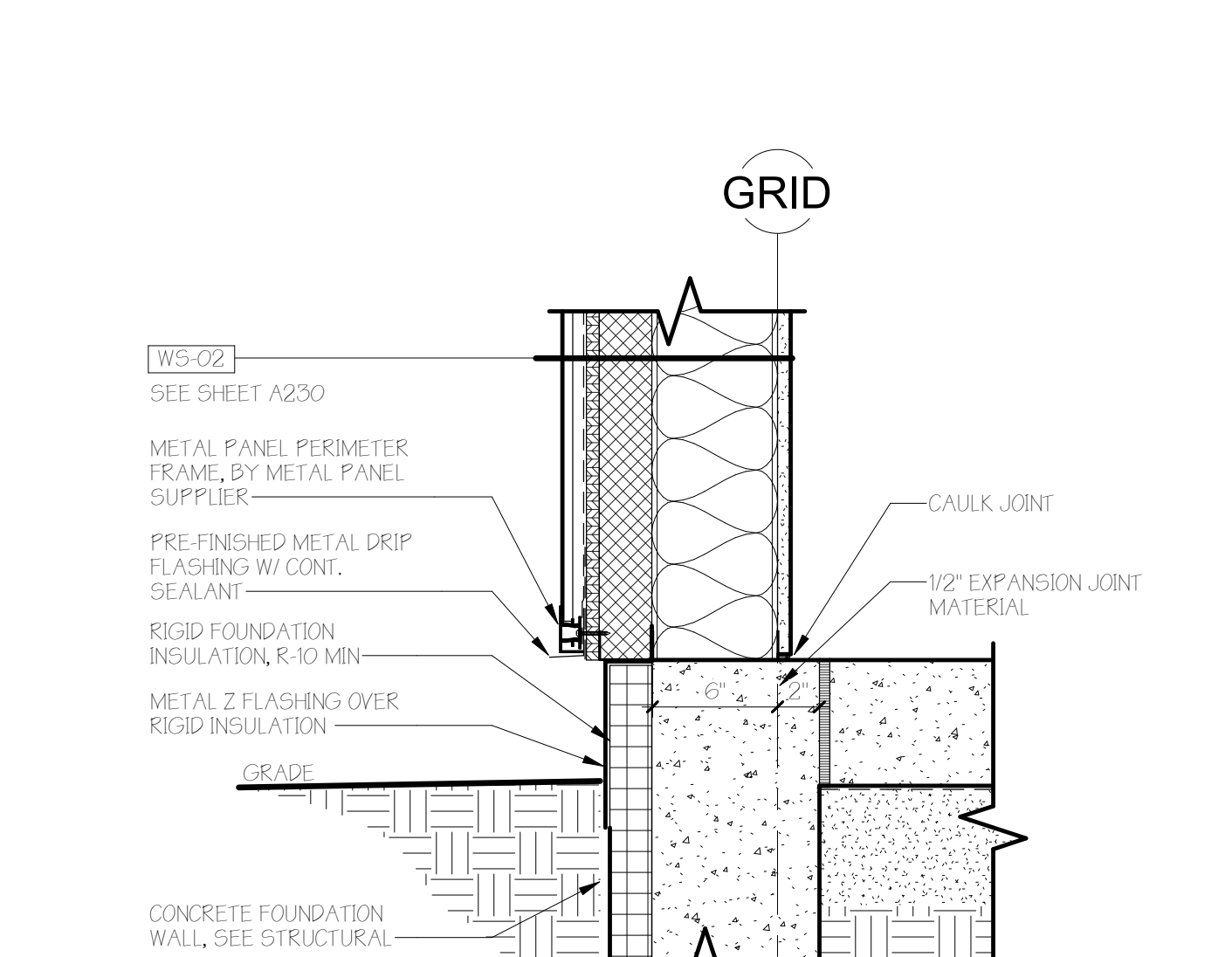
10 DETAIL @ EXTERIOR ALUM WINDOW SILL (WS-02)
3" = 1'-0"

9 DETAIL @ EXTERIOR ALUM WINDOW SILL (WS-01)
1 1/2" = 1'-0"

8 DETAIL @ EXTERIOR ALUM DOOR JAMB
1 1/2" = 1'-0"

7 DETAIL @ EXTERIOR HM DOOR JAMB
1 1/2" = 1'-0"

6 DETAIL @ OVERHEAD DOOR JAMB
1 1/2" = 1'-0"



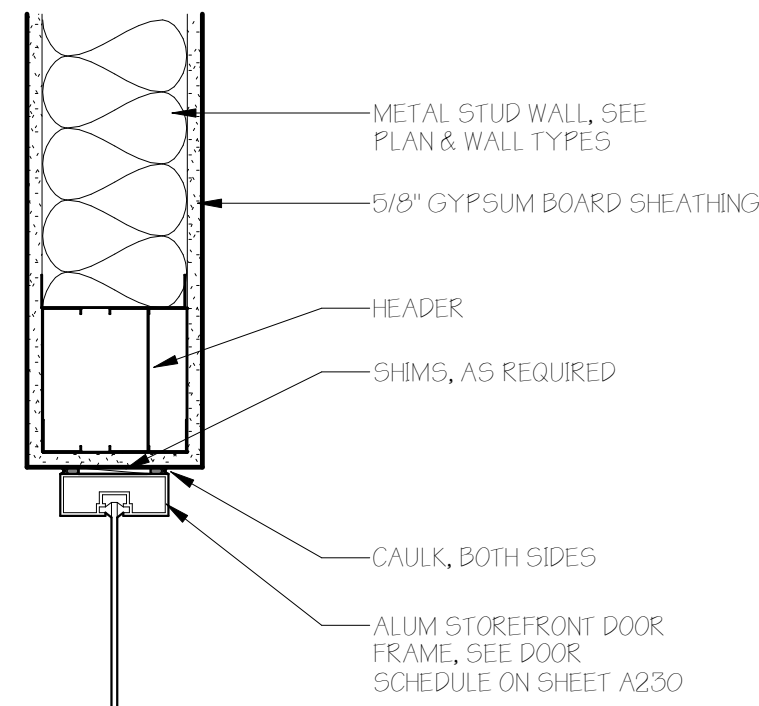
5 DETAIL @ WALL BASE TRIM (WS-02)
1 1/2" = 1'-0"

4 DETAIL @ WALL BASE TRIM (WS-01)
1 1/2" = 1'-0"

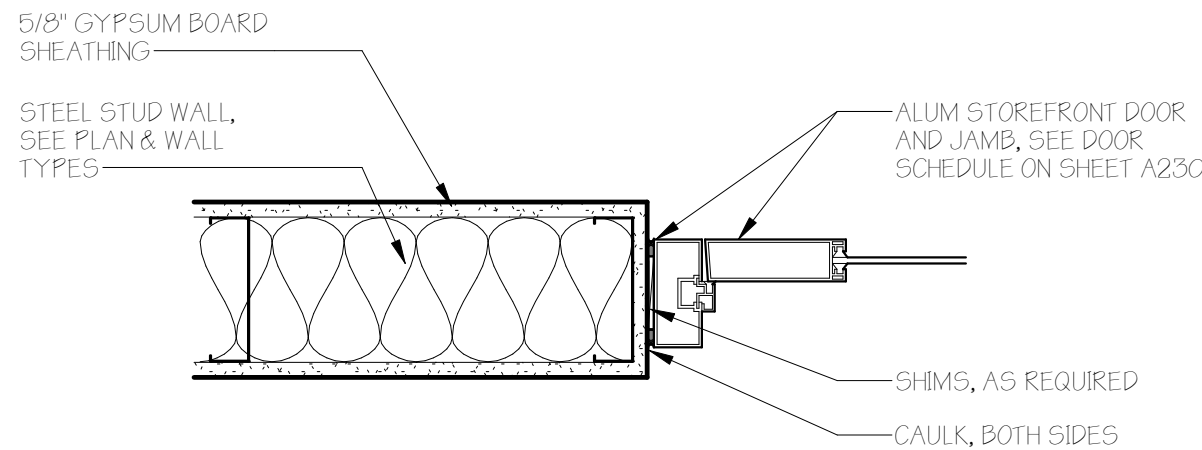
3 DETAIL @ EXTERIOR ALUM DOOR SILL
1 1/2" = 1'-0"

2 DETAIL @ EXTERIOR HM DOOR SILL
1 1/2" = 1'-0"

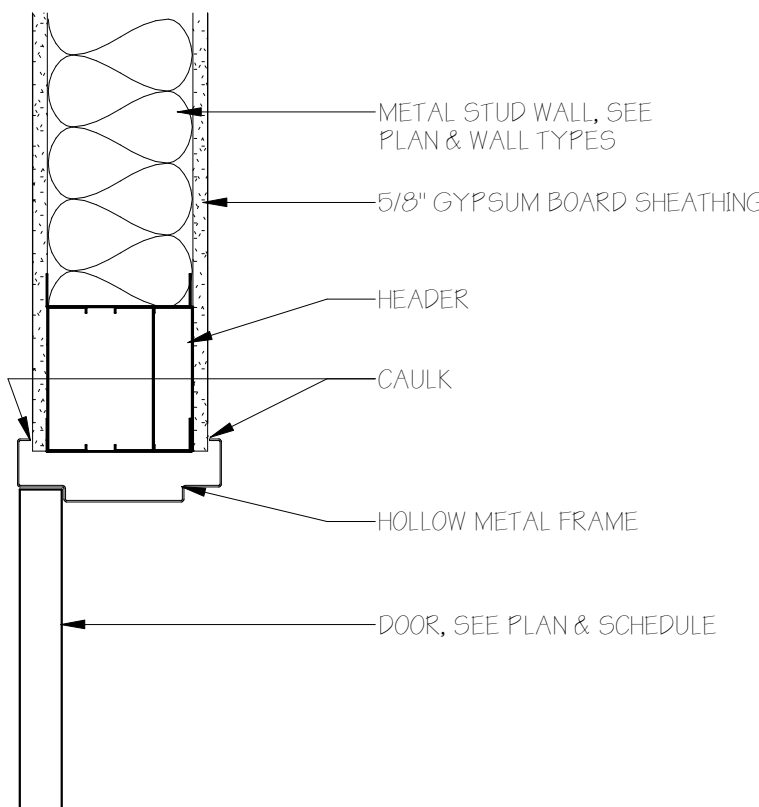
1 DETAIL @ OVERHEAD DOOR SILL
1 1/2" = 1'-0"



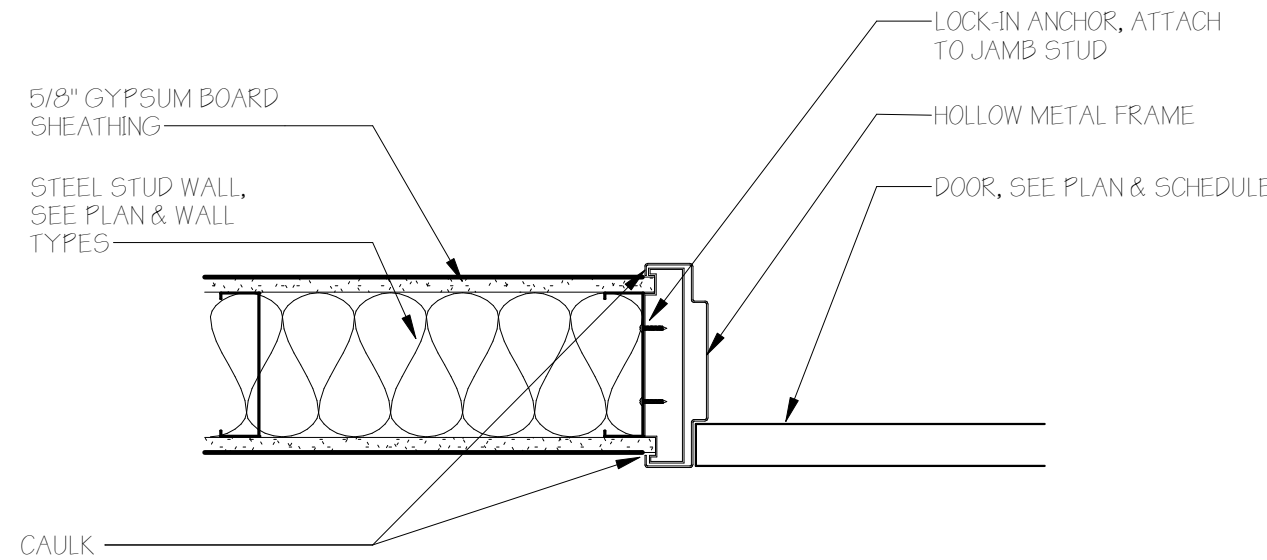
5 **DETAIL @ INTERIOR ALUM DOOR/WINDOW HEADER**
1 1/2" = 1'-0"



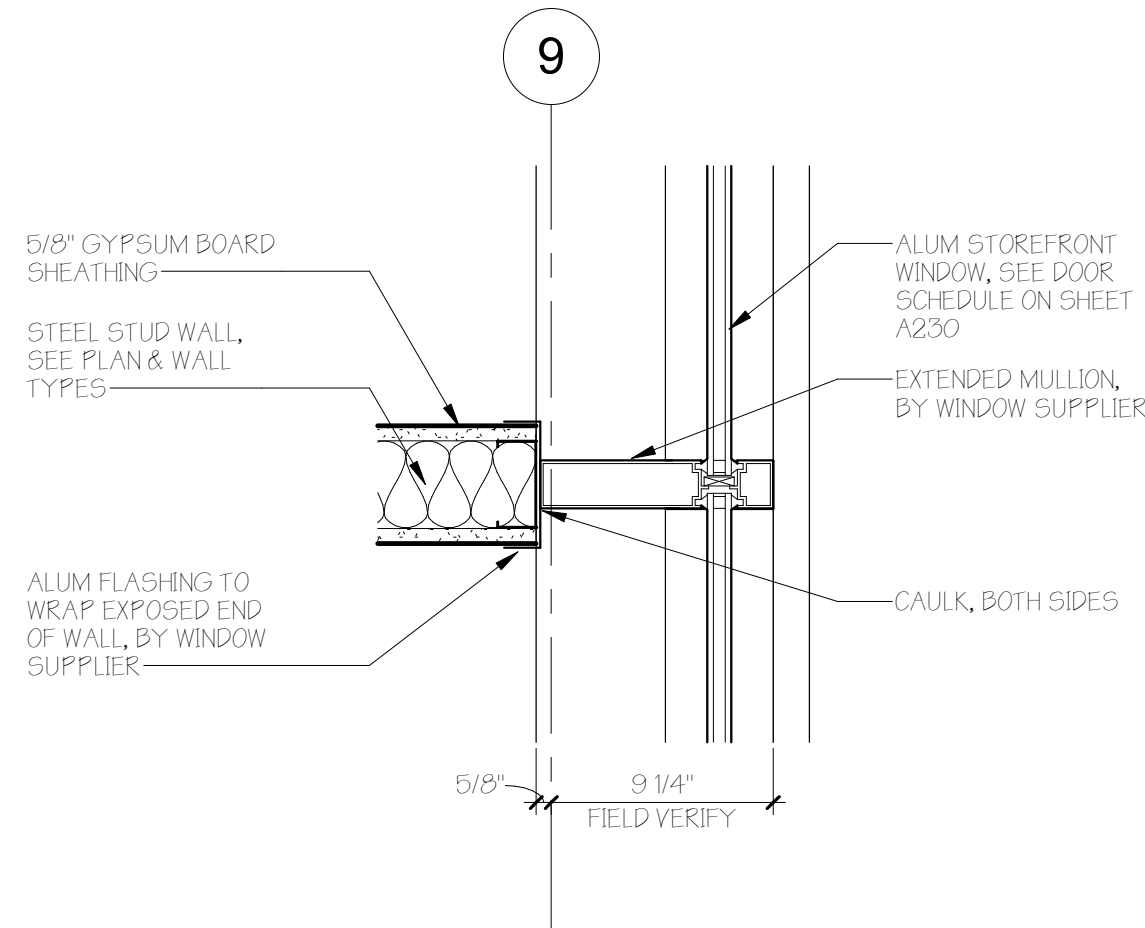
4 **DETAIL @ INTERIOR ALUM DOOR JAMB**
1 1/2" = 1'-0"



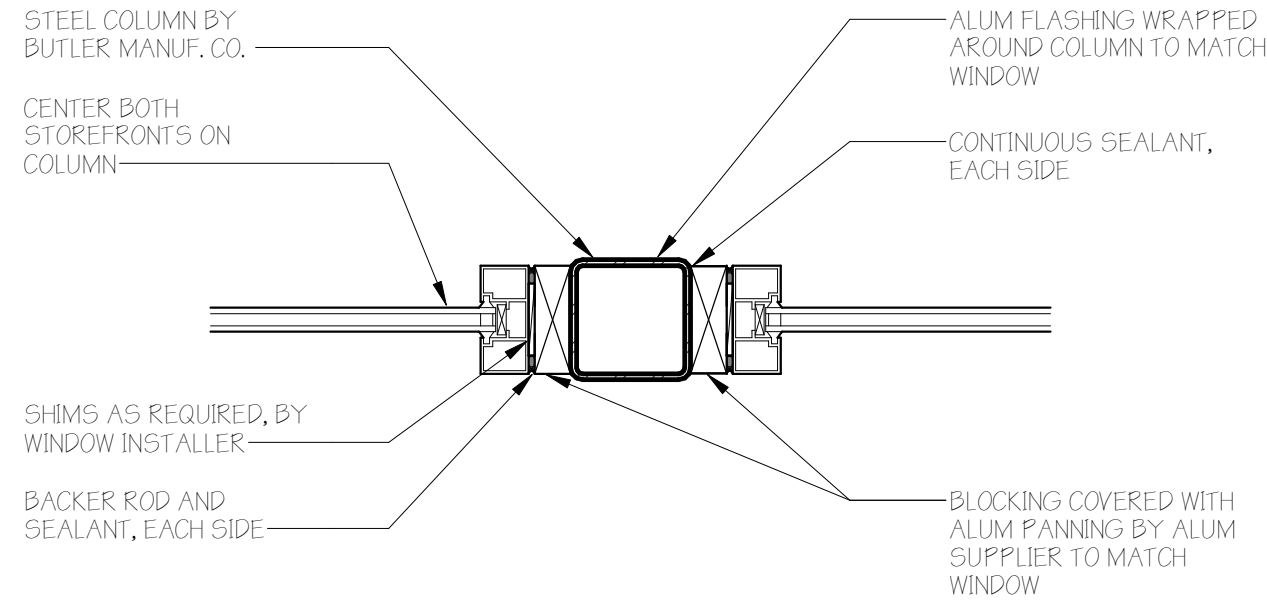
3 **DETAIL @ INTERIOR HM DOOR HEADER**
1 1/2" = 1'-0"



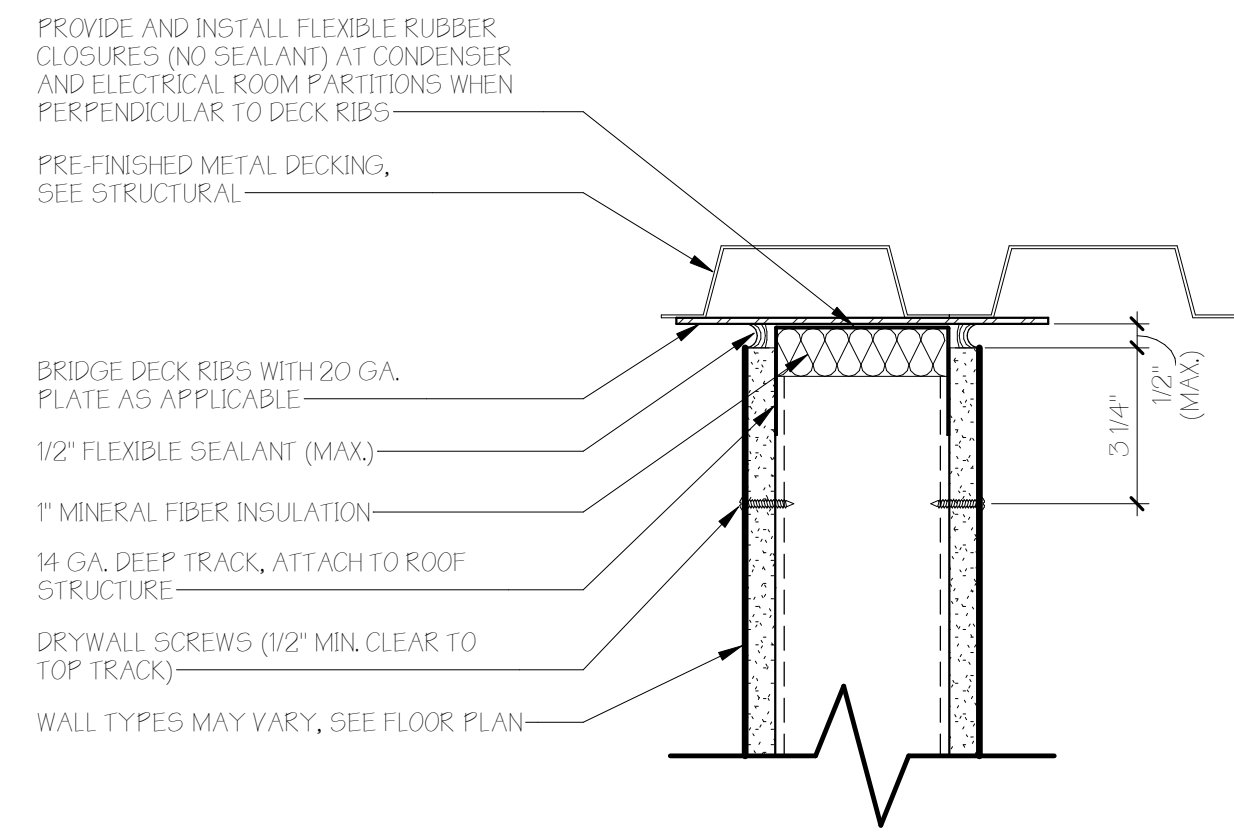
2 **DETAIL @ INTERIOR HM DOOR JAMB**
1 1/2" = 1'-0"



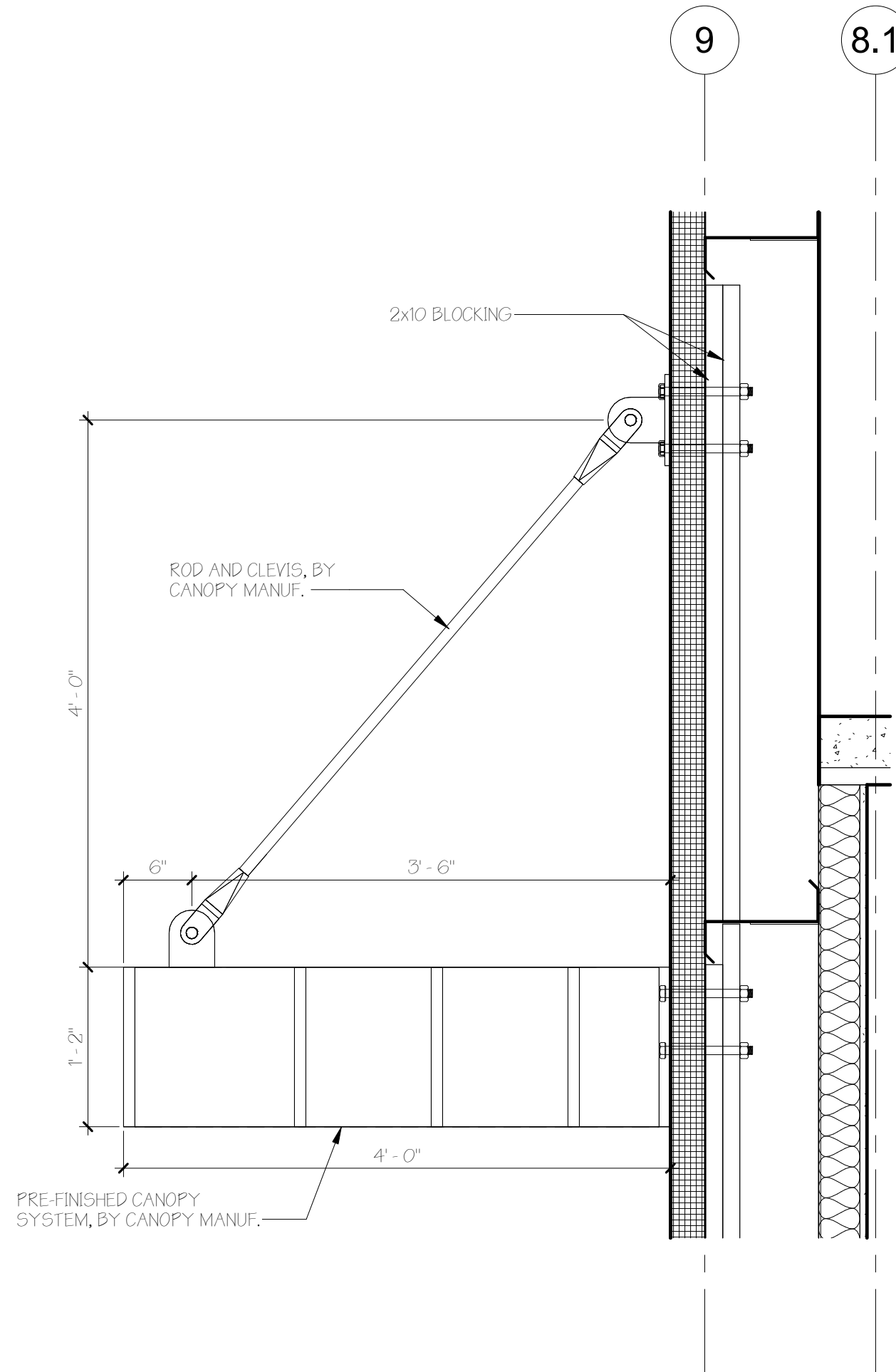
8 **DETAIL @ MULLION TO WALL CONNECTION**
1 1/2" = 1'-0"



7 **DETAIL @ STOREFRONT TO COLUMN**
1 1/2" = 1'-0"



6 **DETAIL @ SLIP TRACK (TYP.)**
3" = 1'-0"



1 **DETAIL @ CANOPY**
1" = 1'-0"

REVISIONS	
NUMBER	DATE

I hereby certify that this plan, specifications, or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the State of MN.

Don F. Larson
Don F. Larson
Reg. No. 45747
Date: 05.05.25

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PLANT SCHEDULE

CODE	QTY	COMMON	BOTANICAL NAME	SIZE	ROOT	SPACING	REMARKS
ORNAMENTAL TREE 2							
SSC	2	SPRING SNOW CRAB	MALUS 'SPRING SNOW'	1.5" CAL.	B&B	AS SHOWN	SINGLE
SHRUBS 23							
ANH	12	ANNABELLE HYDRANGEA	HYDRANGEA ARBORESCENS 'ANNABELLE'	2.5	GAL.	AS SHOWN	--
HMA	11	HETZ MIDGET ARBORVITAE	THUJA OCCIDENTALIS 'HETZ'S MIDGET'	2.5	GAL.	5'-0" O.C.	--

ABBREVIATIONS: B&B = BALLED AND BURLAPPED CAL. = CALIPER HT. = HEIGHT MIN. =MINIMUM O.C. = ON CENTER SP. = SPREAD QTY. = QUANTITY
CONT. = CONTAINER GAL. = GALLON
NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

LANDSCAPE LEGEND

- ORNAMENTAL TREE
- PERENNIALS
- EDGER

LANDSCAPE KEYNOTES

- A 1-1/2" BROWN/BUFF LIMESTONE LANDSCAPE ROCK
- B EDGER
- C MNDOT SEED MIX 35-261

PLANTING NOTES

- CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
- ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL SUBSTITUTIONS MUST BE APPROVED BY THE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
- ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
- PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
- PLANTS TO BE INSTALLED AS PER STATE & ANSI STANDARD PLANTING PRACTICES.
- PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
- PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
- OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
- PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
- WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
- STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
- THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
- BACKFILL SOIL AND TOPSOIL SHALL BE FROM THE TOPSOIL STRIPPING PRIOR TO CONSTRUCTION AND SHALL BE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
- PROVIDE A MINIMUM OF 4" TOPSOIL IN LAWN AREAS AND 12" TOPSOIL IN LANDSCAPE BEDS. ADD SOIL AMENDMENTS FOR OPTIMUM PLANT GROWTH. ALL PARKING ISLAND GRADES SHALL HAVE A SIGNIFICANT CROWN.
- MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF SHREDDED HARDWOOD MULCH. SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH SHREDDED HARDWOOD MULCH. SINGLE TREE AND SHRUB PLANTINGS SHALL HAVE A 4" DEPTH SHREDDED HARDWOOD MULCH RING AROUND EACH BASE. DECIDUOUS PLANT MATERIAL SHALL HAVE A MINIMUM 3" DIAMETER RING, EVERGREEN PLANT MATERIAL SHALL HAVE A RING TO THE DRIP LINE. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
- EXISTING TREES AND SHRUBS, AROUND THE SITE, SHALL BE PRUNED TO REMOVE DEAD OR UNDESIRABLE LIMBS AND TO SHAPE PLANT FOR DESIRABLE APPEARANCE AND COMPLETED BY A QUALIFIED INDIVIDUAL. CONTRACTOR TO CLEAR AND GRUB EXISTING VEGETATION AND DISPOSE OF ALL REMOVALS OFF-SITE PER PROJECT IMPROVEMENTS.
- EDGING TO BE COMMERCIAL GRADE VALLEY-VIEW BLACK DIAMOND (OR EQUAL) POLY EDGING OR SPADED EDGE, AS INDICATED. POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH BASE OF TOP BEAD AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
- ALL DISTURBED AREAS TO BE SODDED, UNLESS OTHERWISE NOTED. PARKING LOT ISLANDS TO BE SODDED WITH SHREDDED HARDWOOD MULCH AROUND ALL TREES AND SHRUBS. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED AND PER DOT SPECIFICATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
- PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. SEE PLAN FOR LIMITS OF IRRIGATION. LANDSCAPE WITHIN LANDSCAPE/IRRIGATION DASHED LINE TO BE IRRIGATED FROM BUILDING. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO WATER PLANT MATERIAL DURING INSTALLATION AND DURING ESTABLISHMENT PERIOD. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR. VOLUME OF WATER TO BE PER PLANT REQUIREMENT FOR ESTABLISHMENT AND NORMAL GROWTH. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.
- REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
- REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
- VERIFY ALL LANDSCAPE IMPROVEMENTS WITH REMOVALS AND SITE WORK.
- ALL DISTURBED LANDSCAPED AREAS, NOT INDICATED AS PLANTING BEDS, ARE TO BE SODDED, UNLESS NOTED OTHERWISE. SOD IS TO BE PRIMARILY KENTUCKY BLUEGRASS, FREE OF LAWN GRASS WEEDS. MATCH INTO EXISTING, AS APPLICABLE. ANCHOR SOD ON SLOPED OR POTENTIAL EROSION AREAS, OR AS REQUIRED.
- CONTRACTOR TO VERIFY PLANTS REQUIRED AS REFLECTED ON PLAN. NOTIFY ARCHITECT IF PLAN AND SCHEDULE DO NOT MATCH. ALL PLANT MATERIAL TO ADHERE TO THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST VERSION. ADD FERTILIZER, HERBICIDE, AND PESTICIDE AS NECESSARY FOR OPTIMUM GROWTH.

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

R

RICE

COMPANIES

320.252.0404

RICECOMPANIES.COM

1019 Industrial Dr S, Sauk Rapids, MN 56379

3301 11th St E, Glenwood, MN 55336

2351 N Victory Dr, Ste 100, Menkato, MN 56001

6301 Veterans Blvd., S., Fargo, ND 58104

1304 Technology Pkwy, Ste 300, Cedar Falls, IA 50613

1207 N Carla Ave, Tea, SD 57064

NOT FOR CONSTRUCTION

RESTORATION NETWORK

NEW CONSTRUCTION

11785 JUSTEN CIRCLE, MAPLE GROVE, MN 55369

REVISIONS	
NUMBER	DATE
1	
2	
3	
4	
5	

I hereby certify that this plan, specifications, or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the State of MN.

Don F. Larsen

Reg. No. 45747
Date:

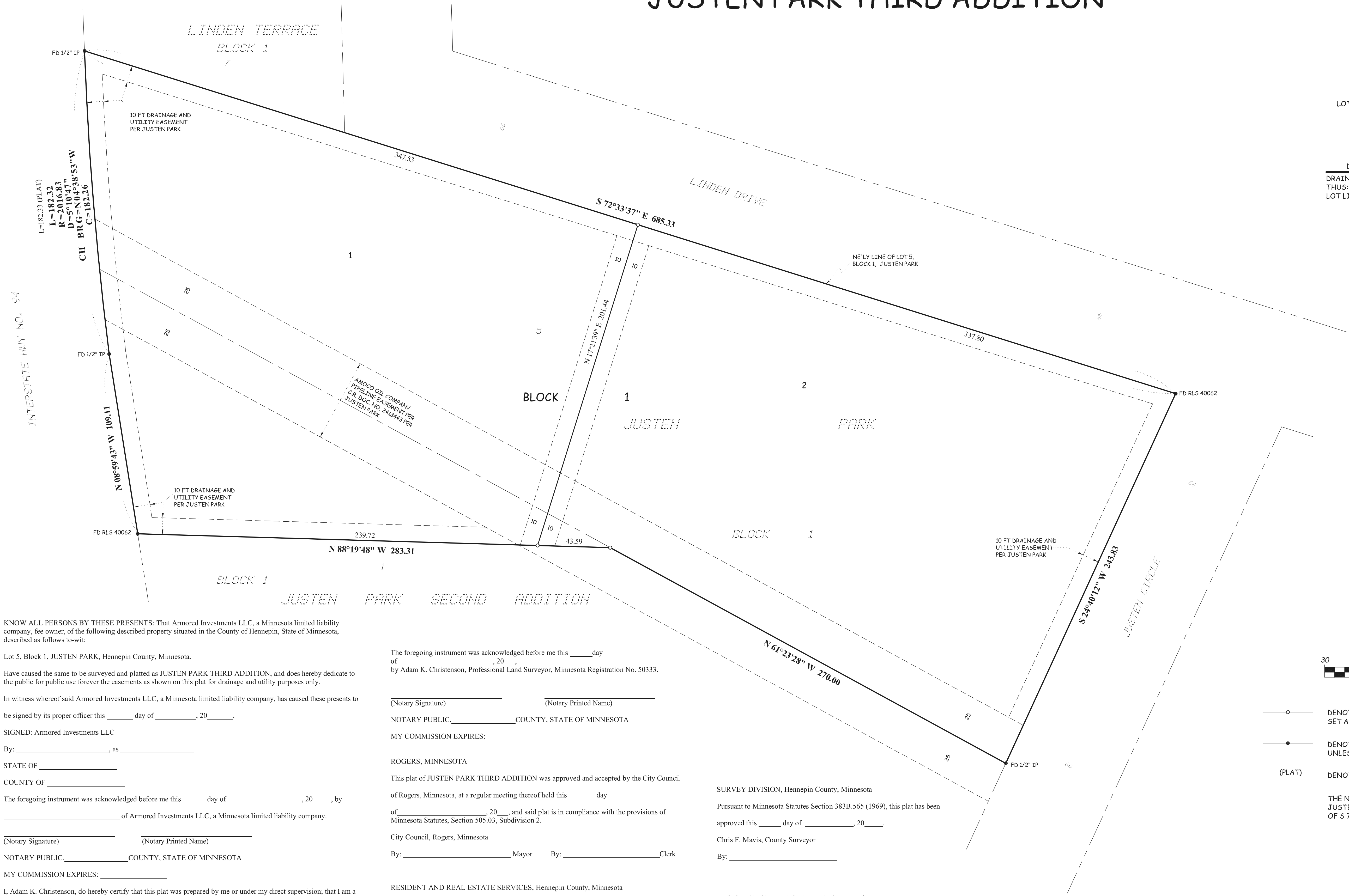
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LANDSCAPE PLAN

L101

JUSTEN PARK THIRD ADDITION



KNOW ALL PERSONS BY THESE PRESENTS: That Armored Investments LLC, a Minnesota limited liability company, fee owner, of the following described property situated in the County of Hennepin, State of Minnesota, described as follows to-wit:

Lot 5, Block 1, JUSTEN PARK, Hennepin County, Minnesota.

Have caused the same to be surveyed and platted as JUSTEN PARK THIRD ADDITION, and does hereby dedicate to the public for public use forever the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Armored Investments LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this ____ day of ____, 20 ____.

SIGNED: Armored Investments LLC

By: _____, as _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of ____, 20 ____, by _____ of Armored Investments LLC, a Minnesota limited liability company.

(Notary Signature) (Notary Printed Name)

NOTARY PUBLIC, _____ COUNTY, STATE OF MINNESOTA

MY COMMISSION EXPIRES: _____

I, Adam K. Christenson, 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.

Adam K. Christenson, Professional Land Surveyor
Minnesota Registration No. 50333

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of ____, 20 ____, by Adam K. Christenson, Professional Land Surveyor, Minnesota Registration No. 50333.

(Notary Signature) (Notary Printed Name)

NOTARY PUBLIC, _____ COUNTY, STATE OF MINNESOTA

MY COMMISSION EXPIRES: _____

ROGERS, MINNESOTA

This plat of JUSTEN PARK THIRD ADDITION was approved and accepted by the City Council 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, Subdivision 2.

City Council, Rogers, Minnesota

By: _____ Mayor By: _____ Clerk

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota

I hereby certify that the 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 383B.565 (1969), this plat has been approved this ____ day of ____, 20 ____.

Chris F. Mavis, County Surveyor

By: _____

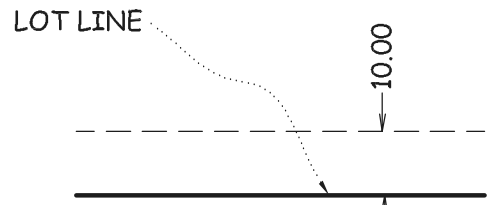
REGISTRAR OF TITLES, Hennepin County, Minnesota

I hereby certify that the within plat of JUSTEN PARK THIRD ADDITION was filed in this office this ____ day of ____,

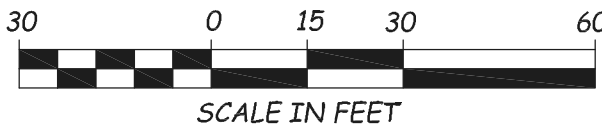
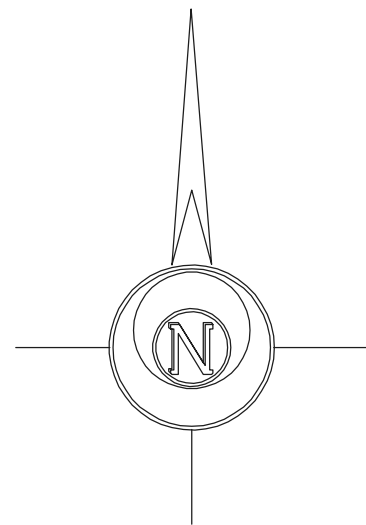
20 ____, at ____ o'clock ____ .M.

Amber Bougie, Registrar of Titles

By: _____, deputy



DRAINAGE AND UTILITY EASEMENTS
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN
THUS: BEING 10 FEET IN WIDTH AND ADJOINING
LOT LINES, UNLESS OTHERWISE SHOWN.



—○— DENOTES 1/2 INCH x 14 INCH IRON MONUMENT
SET AND MARKED BY LICENSE NO. 50333.

—●— DENOTES FOUND 1/2 INCH OPEN IRON PIPE,
UNLESS OTHERWISE INDICATED.

(PLAT) DENOTES JUSTEN PARK.

THE NORTHEASTERLY LINE OF LOT 5, BLOCK 1,
JUSTEN PARK IS ASSUMED TO HAVE A BEARING
OF S 72°33'37" E