AGENDA

Rogers Planning Commission

February 2, 2026 - 7:00 PM

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. SELECTION OF CHAIR AND VICE CHAIR

3. 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.

4. 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.

4.1 Approve Minutes from January 5th, 2026

5. PUBLIC HEARINGS

5.1 Consideration of a Comprehensive Plan Amendment, Rezoning, Site Plan, Preliminary Plat, and Final Plat Request by Oppidan Development Corresponding to a Proposed Industrial Development at 20061 Vevea Road

5.2 Consideration of Ordinance 2026-02 Amending the Shoreland Protection Code by Clarifying the Description of River Names

5.3 Consider Ordinance 2026-03 Amending Section 125-84 Related to Accessory Structures and Fences

5.4 Consideration of a Preliminary Plat, Final Plat, and Site Plan Corresponding to the Rogers Civic Campus Development at Industrial Blvd & Main Street

6. NEW BUSINESS

6.1 Consideration of a Site Plan Application by Bader Companies for a Proposed Multifamily Development at 21601 John Deere Lane (Willis Trucking Property)

7. CORRESPONDENCE AND REPORTS

7.1 Past Planning Commission Items Report

8. ADJOURN

STAFF REPORT

ROGERS PLANNING COMMISSION

Meeting Date: February 2, 2026

Agenda Item: 4.1

Subject: Approve Minutes from January 5th, 2026
Prepared By: Alec Henderson, City Planner

Overview / Background / Analysis
Draft minutes are attached to this item.

Staff Recommendation
Motion to approve the minutes from the January 5th, 2026 Planning Commission meeting.

Financial Impact: Not applicable. **Source Fund**: Not applicable.

Budgeted?

Supporting Documentation
A. January 5 2026 Planning Commission Minutes

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The regular meeting of the Planning Commission of the City of Rogers was called to order by Acting Chair Mullen on Monday, January 5, 2026, at 7:00 PM at Rogers Community Room, 21201 Memorial Drive, Rogers, MN, 55374 and online in the Zoom application.

Commissioners present: Peter Mullin, Aaron Sattersten, Todd Kussman, Adam Hunt, Sarah Larson
Commissioners absent:

Staff present: Brett Angell, Community Development Director; Alec Henderson, City Planner

Council Liason: Amy Enga

2. APPROVE AGENDA

Commission Member Hunt moved, Commission Member Larson seconded a motion to approve agenda. Motion carried 5-0.

3. CONSENT AGENDA

Commission Member Larson moved, Commission Member Kussman seconded a motion to approve consent agenda (minutes from previous meeting). Motion carried 5-0.

3.1 Approve Minutes from November 3, 2025

4. PUBLIC HEARINGS

4.1 Consider Application by Pulte Homes for Preliminary Plat for Wexley Park Subdivision

City Planner Henderson summarized the development application submitted by Pulte Homes for the property at the southeast corner of Territorial Rd and Tucker Rd (owned by Gmach PID 2112023440006). The development, Wexley Park, was intended to come in as a by right, or straight R2, development. Currently, the plan shows all 33 proposed lots meeting the required R2 district standards. However recent County review has requested a half right-of-way (ROW) width for Territorial Rd to be 65 ft half (either through ROW dedication and/or an easement for the County). The City requires a 50 ft setback to the county ROW. The county's comments will impact the site plan and may require a variance to the city standard for County road ROW setback. Staff

recommends tabling the item and continuing the hearing.

Acting Chair Mullin opened the public hearing at 7:10 PM.
Commission Hunt requested clarification on the variance. Henderson explained that the current plan shows 45 ft half ROW for the County ROW which allows for the required 50 ft city setback for the ROW. This is a city standard and not a county standard. The variance would be to City Code not county. There is a path forward should a variance be needed. There is a large wetland on site to the southwest and the County is requiring the ROW or easement which impacts the site. A variacne may be the only option to allow for subdivision of the property while meeting the 2 units/acre minimum density of the R2 district.

Commissioner Larson requested information on traffic. Henderson responded that the size of the development does not trigger a need for in-depth traffic studies. The site is 33 lots and each lot may have around 8-9 trips for each home. This is a minimal increase. Future intersection improvements are not proposed by the developer, however the propose Tucker Rd ROW does allow for future intersection improvements (such as a round about) if necessary in the future.

Commission Member Larson moved, Commission Member Hunt seconded a motion to table the item and continue the hearing to the following meeting allowing developer to respond to County requirements and adjust submittal. Motion carried 5-0.

4.2 Consider Applications by Pulte Homes for Comprehensive Plan Amendment, PUD, and Preliminary Plat for Edgewater Cove Subdivision

City Planner Henderson summarized the Edgewater Cove Development Application. The Application includes a comprehensive plan amendment reducing the designation from Mixed Residential to Low Density Residential and PUD rezoning request to deviate from the R2 district standards. The Proposed development includes 57 lots, and deviations that reduce the lot size, lot width, and setback to city arterial or collector streets. The standard R2 setbacks for front, corner, and side are maintained. Steep slopes, which are undevelopable, encumber a large portion of the site.

Commisser Hunt had a question regarding lot sizes and how they compare to adjacent areas. Henderson responded that the lot sizes for this development show a minimum size of 6,875 square feet. The Edgewater 3rd addition (rachel development/MI Homes) to the north are smaller 50 ft wide single-family lots, and the original Edgewater lots to the south generally average around 12,500 square feet.

Acting Chair Mullin asked for clarification on who would own and maintain steep slopes. Henderson responding that this was still under discussion with public works preferring the steep slopes be owned and maintained by the developer and the ponds being owned by the City.

Chair Mullin opened the public hearing at 7:40 PM.

Clark Lohr, resident, came forward asking why the request was to re-guide and rezoing rather than variance for the existing zoning. Henderson responded that it was a staff determination due to the density requested and the plan being in line, generally with with R2 or low density requirements.

Robert Buckley, 13665 Superior Ct, voiced support of single-family rather than townhomes, also requested information on pond maintenance or public use. Henderson responded that the ponds would be maintained by the City, however, the access paths for the ponds are meant for maintenance and not an active use by residents.

Tyler Lantz, 13659 Superior Ct, voice support of the development.

Commission Member Hunt moved, Commission Member Larson seconded a motion to close the public hearing at 7:50 PM. Motion carried 5-0.
Commission Member Hunt moved, Commission Member Sattersten seconded a motion to recommend approval of Res. 2026-03, Comprehensive Plan Amendment. Motion carried 5-0.
Commission Member Larson moved, Commission Member Hunt seconded a motion to recommend approval of Ord. 2026-01, Rezoning to PUD. Motion carried 5-0.
Commission Member Hunt moved, Commission Member Larsen seconded a motion to recommend approval of Res. 2026-04, authorizing summary of Ord. 2026-01. Motion carried 5-0.
Commission Member Hunt moved, Commission Member Kussman seconded a motion to recommend approval of Res. 2026-05, approving the Preliminary Plat and Master Development Plan for Edgewater Cove. Motion carried 5-0.

5. NEW BUSINESS

5.1 Consider Application by New Look Contracting for Site Plan for Building Addition at 14450 Northdale Blvd

City Planner Henderson summarized the Site Plan application by New Look Contracting for a 13,500 sq ft addition to their warehouse building at 14450 Northdale Blvd. The project includes demolition work, grading and utility work in order to construct the addition (with breezeway) and extend fire suppression through the building. The business is operating legally under an existing Conditional Use Permit most recently updated in 2008. The addition does not expand the non-conforming outdoor storage yard, no increase parking or employees. Staff recommends approval.

No discussion.

Commission Member Hunt moved, Commission Member Larson seconded a motion to recommend approval of the site plan for New Look Contracting at 14450 Northdale Blvd. Motion carried 5-0.

6. OTHER BUSINESS

6.1 Conduct Interviews for Vacant Planning Commission Seats

Community Development Director Angell introduced the item related to commission openings and brought in applicants for the 3 open chairs and 1 open alternate seat. The commissioners interviewed:
Clark Lohr and Jan Cartwright interested in being re-seated as members.
Ben Ancel, Nick Auman, Richard Huck, Sean McDermid, and Patrick Ruppe were

applicants hoping to be seated as a commissioner.

After a ranked vote and further discussion the following was recommended to Council for commissioner appointments:
Clark Lohr, Sean McDermid, and Patrick Ruppe were recommended as full seated members, and Nick Auman was recommended as an alternate commissioner. Richard Huck was also chosen as runner-up for alternate should Nick Auman drop his interest.

7. CORRESPONDENCE AND REPORTS

7.1 Past Planning Commission Items Review

8. ADJOURN

Commission Member Mullin moved, Commission Member Kussman seconded a motion to adjourn at 9:27 PM. Motion carried 5-0.

Respectfully Submitted,

Alec Henderson, City Planner

STAFF REPORT

ROGERS PLANNING COMMISSION

Meeting Date: February 2, 2026

Agenda Item: 5.1

Subject: Consideration of a Comprehensive Plan Amendment, Rezoning, Site Plan, Preliminary Plat, and Final Plat Request by Oppidan Development Corresponding to a Proposed Industrial Development at 20061 Vevea Road

Prepared By: Brett Angell, Community Development Director

Overview / Background / Analysis

Oppidan ("Developer") has submitted land use applications for a comprehensive plan amendment, site plan, preliminary plat, and final plat corresponding to a proposed light industrial development along Rogers Drive. The proposed development would include one building of approximately 117,000 square feet in size on a parcel currently being utilized primarily for agricultural purposes.

Site Details and History

The Subject Property is located at 20061 Vevea Road (PID 2412023340012) and is currently un-platted and approximately 17.16 acres in size. The lot is currently split approximately in half by Rogers Drive. The portion corresponding to the proposed request is on the north side of Rogers Drive. The development parcel includes a single family home and the primary use of the parcel is mostly agricultural. There is also a billboard located on the site which will be required to be removed upon development.

Rezoning Request

The Subject Property is currently zoned as RC - Regional Employment Center which is a mixed-use district that allows for a variety of uses including, but not limited to, commercial, office, multifamily residential, and limited light industrial. The proposed rezoning would change the zoning of the property to GI - General Industrial. This zoning is generally consistent with uses and developments found to the east, south, and across I-94. The GI zoning district corresponds more to industrial and light industrial uses similar to what is being proposed.

Comprehensive Plan Amendment Request

The Subject Property is currently guided as Commercial within the 2040 Comprehensive Plan. The proposed Comprehensive Plan Amendment would change the guidance of the property to Industry. Similar to the zoning change request, it would align with nearby properties. The proposed request will require full Metropolitan Council review following review by the city. The item was preliminarily sent to the city's sector representative, which did not express concerns and stated that the proposed amendment does not trigger adjacent jurisdictional review.

Staff are supportive of re-guiding the property from commercial to industrial as the existing structuring the property is not conducive for most commercial users due to the size of the property and the access to and from the property from high-traffic roadways or residential users. Staff had anticipated reviewing and potentially making recommendations corresponding to a guidance change as part of the 2050 Comprehensive Plan update process.

Prior to the commencement of the project, final review and approval by the Metropolitan Council will be required.

Plat
The subject property is currently un-platted and is a total of 17.16 acres. However, the existing parcel is currently divided in half by Rogers Drive. The proposed plat would only plat the northern portion of the property. The southern portion would remain un-platted and would be required to be platted prior to future development on this property. The proposed development would plat 11.27 acres into two lots. Lot 1, the proposed development parcel, would be 9.08 acres in size. Lot 2 would be 0.52 acres in size and is the site of the existing single family home. Lot 2 would be retained by the current owner and seller of the development property. Additionally, approximately 1.67 acres would be dedicated for right-of-way to fix existing issues on the site. The proposed lot sizes are consistent with code requirements for proposed zoning and guidance for each lot.

Site Plan
The proposed development includes the construction of a new 117,000 square foot light industrial building which would face to the southwest. Loading docks for the proposed development would be in the rear of the property. The building would have a total height of 34' 8" which allows for the internal clear heights of 28' in height inside the building. The proposed building height is below the maximum building height for the GI zoning district of 45'.

Building setbacks for the GI zoning district include minimum requirements of 30 feet for the front, as the building is located within the corridor overlay area, 20 feet for the side and rear abutting non-residential uses, and 50 feet for side or rear abutting residential. The proposed site plan meets or exceeds the required setbacks for the GI zoning district. The GI setback requirements are generally consistent with the existing RC zoning district requirements, so the rezoning does not have an impact on setback requirements.

Access and Parking
Access to the proposed development would be served off of Rogers Drive. Two access points are proposed on each side of the site. Per conversations with the developer, it was staff's recommendation not to include any access points on the Vevea Rd to the north due to that road being unimproved and serving residential uses. The access points are in logical locations for the proposed development.

The proposed parking plan shows the construction of 124 parking stalls with additional proof of parking for an additional 40 spaces. The parking spaces would primarily be located on the front and sides of the building with proof of parking in the rear of the property, which would eliminate some areas being utilized for loading docks. The total number of spaces required is somewhat dependent on the end user of the building and the total finished square feet of each use type (i.e. warehouse/manufacturing has a lower parking requirement as compared to office). The proposed parking plan, inclusive of proof of parking, is consistent with code requirements and an allowance for +/- 20% of the building being built out as office. The proposed resolution corresponding to the site plan includes parking plan approval.

Stormwater
The proposed stormwater plan includes the installation of three stormwater ponds. One of the stormwater ponds would be on the southeast side of the side, one would be on the western side of the site, and one would be on the north portion of the site. Additionally, the proposed grading plan shows a shallow ditch along Rogers Drive. The proposed stormwater management plan is consistent with city requirements and is anticipated to handle all stormwater generated by the new impervious surfaces. The proposed development will require review and approval by the Elm Creek Watershed District. The proposed site plan resolution includes a condition that watershed approval is required prior to the commencement of grading on site.

Wetlands
There are a few wetlands located on site. The largest wetland is on the northwest corner of the site which would not be impacted by the proposed development. There is an incidental wetland on the southeast corner and a wetland on the north portion of the site which would be impacted as those areas become stormwater ponding. A preliminary wetland delineation has been completed and will be finalized in the spring once it is possible to field verify the wetland location. The finalization of the wetland delineation and approval for any fill is a condition of approval.

Landscaping
The proposed landscaping plan includes the plating of 30 new overstory trees, 23 evergreen trees, and 4 ornamental trees for a total planting of 53 new trees. A significant number of the proposed new evergreen trees would be located on the north portion of the site, which is consistent with the code requirements corresponding to buffering from adjacent residential uses.

The landscaping plan also includes a significant number of shrubs proposed around the building. Overall, the proposed landscaping plan meets or exceeds the requirements of the city code.

Architecture
The proposed building architecture includes painted pre-cast paneling, glazing, metal accents, and wood-looking paneling. The proposed facade includes a mix of light, medium, and dark greys with the corners and middle entrance points to the building

having wooden accents. Per code requirements, the building also includes roof variations and massing breaks at least every 100 feet of building frontage. Additionally, the proposed pre-case paneling includes some knock-out panels which would allow for a future end user to add additional windows, if desired. The proposed architecture for the building is consistent with code requirements.

Billboard
There is currently one static billboard on the site. The proposed development removes the billboard from the site. This removal is in alignment with the existing approvals for the billboard which require the removal upon development. The billboard will be required to be removed unless a separate approval were granted to authorize the billboard to remain in place.

Staff Recommendation
Motion to recommend approval of Resolution 2026-13 approving the preliminary plat, final plat, and site plan for Oppidan Development's Rogers Drive Industrial at 20061 Vevea Lane.

Motion to recommend approval of Resolution 2026-14 approving the 2040 Comprehensive Plan Amendment for Lot 1, Block 1, Vevea Lane Addition.

Motion to recommend approval of Ordinance 2026-03 approving the rezoning from RC - Regional Employment Center to GI - General Industrial for Lot 1, Block 1, Vevea Lane Addition.

Motion to recommend approval of Resolution 2026-15 authorizing the summary publication of Ordinance 2026-03.

Financial Impact: Not applicable. **Source Fund**: Not applicable.

Budgeted? N/A

Supporting Documentation
A. Resolution 2026-13 Oppidan Pre Plat, Final Plat, Site Plan
B. Resolution No. 2026-14 Oppidan 2040 Comprehensive Plan Amendment
C. Ordinance 2026-03 Rezoning Vevea Lane to GI
D. Resolution 2026-15 Authorizing Summary Publication of Ordinance 2026-03
E. Narrative
F. Location Map
G. Guiding and Zoning Exhibits
H. Civil and Architectural Plans

RESOLUTION NO. 2026-13

A RESOLUTION GRANTING APPROVAL OF THE PRELIMINARY PLAT, FINAL PLAT, AND SITE PLAN RELATED TO OPPIDAN ROGERS DRIVE INDUSTRIAL DEVELOPMENT AT 20061 VEVEA ROAD

WHEREAS, Oppidan ("Applicant") has requested from the City of Rogers ("City") Preliminary Plat, Final Plat, and Site Plan approval related to an approximately 117,000 square foot light industrial building with related site improvements, ("Development") as depicted in Exhibit C; and,

WHEREAS, the Development is proposed at 20061 Vevea Road (PID 24-120-23-34-0012) ("Subject Property) and as legally described in Exhibit A, which is currently being utilized for residential, agricultural, and billboard purposes. The Subject Property is currently zoned Regional Employment Center (RC) and guided as Commercial in the 2040 Comprehensive Plan; and,

WHEREAS, simultaneously with the preliminary and final plat and site plan request, the Applicant has submitted applications to rezone the property and to change the guidance of the property; and,

WHEREAS, the Subject Property is approximately 17.16 acres in size and is zoned as RC – Regional Employment Center and guided as Commercial in the 2040 Comprehensive Plan; and,

WHEREAS, the approved parking plan includes 124 stalls located primarily on the front and sides and additional proof of parking for 40 additional stalls on the rear of the building; and,

WHEREAS, the proposed Preliminary Plat would plat approximately 11.27 acres of the parcel and intends to create two separate lots. Lot 1, Block 1, Vevea Lane as a 9.08-acre parcel for the future Oppidan development. Lot 2, Block 1, Veva Lane as a 0.52-acre parcel which would be retained by the seller and remain as a residential use; and,

WHEREAS, section 125-27 – Site Plan governs the procedures around site plan review processes, and subsection (b) states: "site plan review and approval are required for a new development" excepting single-family detached or two-family attached dwellings; and subsection (e) states "the Planning Commission shall evaluate the effects of the proposed site plans. This review shall be based upon, but not be limited to, compliance with the City's Comprehensive Plan and provisions of this Ordinance"; and

WHEREAS, the proposed development does not create a new or expand an existing nonconformity and satisfies zoning and site plan review standards; and

WHEREAS, pursuant to Minnesota Statute §462.357 the Planning Commission ("Commission") held a Public Hearing ("Hearing") on February 2nd, 2026, to consider and receive public comment regarding the proposed Preliminary 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; and,

WHEREAS, following the, Hearing the Commission recommended approval of the proposed Vevea Lane Preliminary Plat, Final Plat, and proposed Oppidan Rogers Drive Site Plan.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF ROGERS, MINNESOTA, that the Preliminary Plat, Final Plat for Vevea Lane and the Oppidan Rogers Drive Site Plan for an approximately 117,000 square foot light industrial building is hereby approved with the following conditions as established by the City Council:

1. Final Plat shall conform to any requirements resulting from city staff and the city Attorney's review of the title work and plat opinion.
2. A Development Agreement shall be entered into and is required to be executed and all corresponding fees paid prior to the release of the final plat.
3. Building permits for the approved structure shall not be issued until proof of recording of the Final Plat and Development Agreement is provided to the city.
4. Developer shall meet the requirements and review comments of the City Engineer, City Planner, and Fire Department prior to issuance of a building permit or recording of the final plat.
5. Prior to finalization of plans, the draft wetland delineation must be completed and approved. Any wetland impacts shall receive the necessary approvals as required by the city, watershed, or other regulatory agency.
6. The site plan approval is subject to the review and approval by the Elm Creek Watershed Management Commission. The Applicant shall receive watershed approval prior to the commencement of work on site.
7. A SAC Determination shall be obtained related to the approved addition and all applicable building permit fees shall be paid prior to issuance of the building permit.
8. The site plan approval is contingent on the final review and approval related to the 2040 Comprehensive Plan Amendment and rezoning requests.
9. The building mounted lights on the rear of the building shall be at a height or a design to ensure the light pack has limited visibility from adjacent residential properties.
10. The Applicant shall coordinate with city staff on required recording order corresponding to all city approvals.
11. Proof of parking stalls may be required to be installed upon identification of the future building user and final percentages of build-out.
12. Any signage related to the additional shall be subject to a separate review and approval by the city.
13. Except as otherwise expressly authorized by city resolution or ordinance, all aspects of the development shall comply with all applicable state laws, city codes, ordinance, and regulations.

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 24th day of February, 2026.

Shannon Klick, Mayor

ATTEST:

Stacie Brown, City Clerk

EXHIBIT A
LEGAL DESCRIPTION

Existing Legal Description

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

Parcel 1:

The North 700 feet of the West 1032.15 feet of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 24, Township 120, Range 23 lying northeasterly of Interstate Highway Number 94, except the East 200.00 feet of the West 1,032.15 feet of the South 567.00 feet of the North 600.00 feet of said Southeast Quarter of the Southwest Quarter of said Section 24, Township 120, Range 23, Hennepin County, Minnesota.

That part of the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section 24, Township 120, Range 23, lying northeasterly of Interstate Highway Number 94, except the north 33.00 feet thereof; and

Parcel 2:

That part of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 24, Township 120, Range 23, lying northeasterly of Interstate Highway Number 94, except the north 700; and

That part of the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section 25, Township 120, Range 23, lying northeasterly of Interstate Highway Number 94.

Parcel 3:

That part of the Southeast Quarter of the Southwest Quarter of Section 24, Township 120, Range 23, and the Northeast Quarter of the Northwest Quarter of Section 25, Township 120, Range 23, lying southwesterly of a line drawn parallel with and 70.00 feet northeasterly of the northeasterly right of way line of Interstate Number 94, northeasterly of the northeasterly right of way line of Interstate 94, and southeasterly of the following described line.
Commencing at the Southeast Corner of said Southwest Quarter; thence North 01 degrees 03 minutes 23 seconds West, assumed bearing along the east line thereof, 504.38 feet to a line drawn parallel with and 790.00 south of the north line of the Southeast Quarter of the Southwest Quarter and to the point of beginning of said Line to be hereinafter described; thence North 89 degrees 31 minutes 35 seconds West, 541.43 feet; thence northwesterly 511.19 feet along a tangential curve concave to the north having a radius of 700.00 feet and a central angle of 41 degrees 50 minutes 29 seconds to the northeasterly right of way line of Interstate Number 94 and there terminating.

(All Abstract property)

Proposed Legal Descriptions:

Lot 1, Block 1, Vevea Lane, Hennepin County, Minnesota

AND

Lot 2, Block 1, Vevea Lane, Hennepin County, Minnesota

EXHIBIT B
PRELIMINMARY PLAT

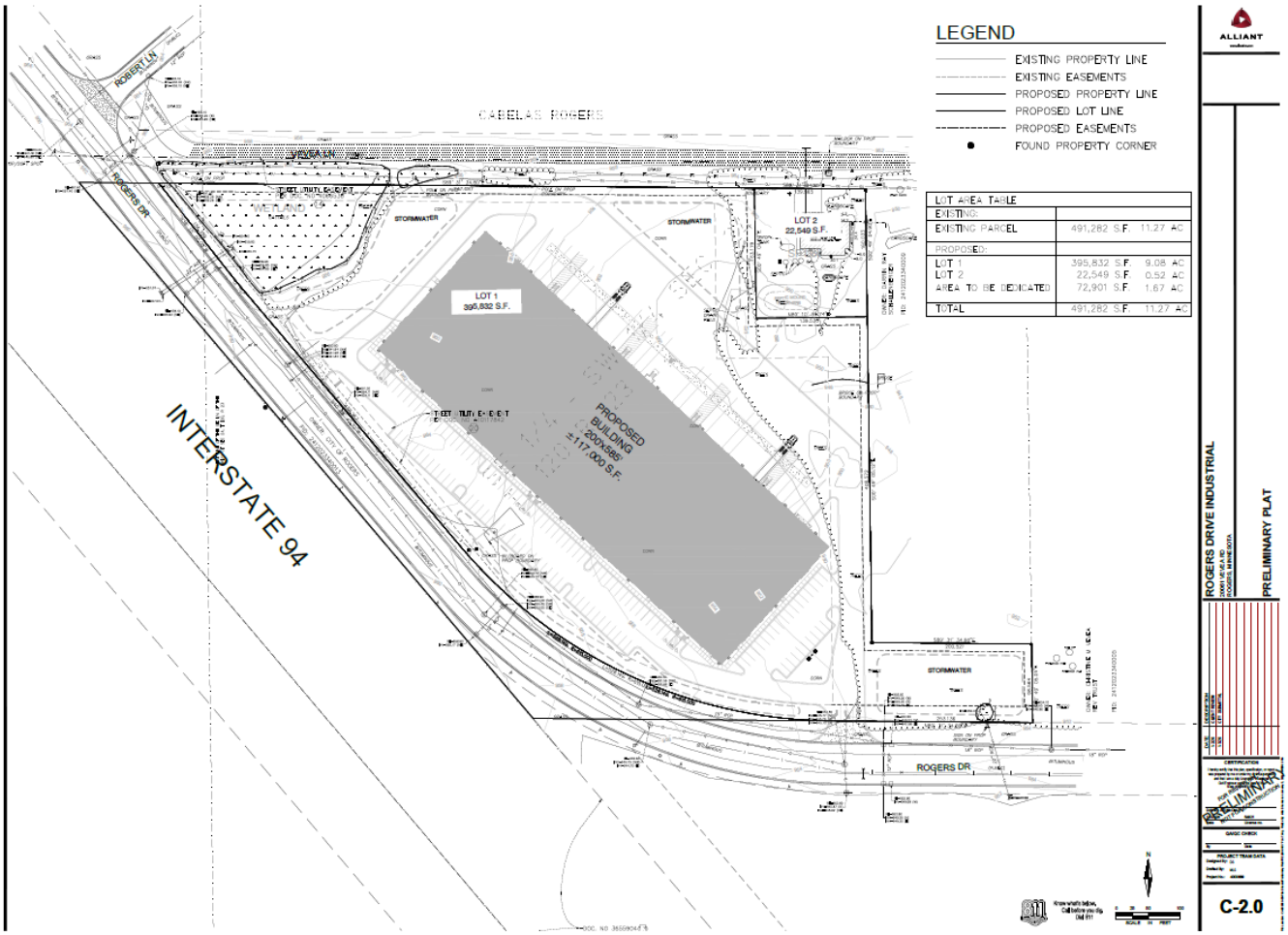


EXHIBIT C
FINAL PLAT

VEVEA LANE

C.R. DOC. NO. _____

KNOW ALL PERSONS BY THESE PRESENTS: Vevea Family Limited Partnership, a Minnesota Limited Partnership, owner of the following described property:

The North 700 feet of the West 1322.5 feet of the Southeast Quarter of the Southeast Quarter (SE¼ SE¼) of Section 24, Township 120, Range 23 lying northeasterly of Interstate Highway Number 94, except the East 200.00 feet of the West 1,322.5 feet of the South 497.00 feet of the North 650.00 feet of said Southeast Quarter of the Southeast Quarter of said Section 24, Township 120, Range 23, Hennepin County, Minnesota. That part of the Southeast Quarter of the Southeast Quarter (SE¼ SE¼) of Section 24, Township 120, Range 23, lying northeasterly of Interstate Highway Number 94, except the north 1320 feet thereof.

Has caused the same to be surveyed and platted as VEVEA LANE 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 Vevea Family Limited Partnership, a Minnesota Limited Partnership, has caused these presents to be signed by its proper officer this ____ day of _____, 20__.

Signed: Vevea Family Limited Partnership

By: _____, Manager

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on ____ day of _____, 20__, by _____, Manager of Vevea Family Limited Partnership, a Minnesota Limited Partnership, on behalf of the partnership.

_____
Signature of Notary

_____
Printed Name

Notary Public, _____ County, _____
My Commission Expires _____

I David Stokes do hereby certify that this plat was prepared by me or under my direct supervision that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20__.

_____
David Stokes, Licensed Land Surveyor
Minnesota License No. 57565

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____, 20__, by David Stokes.

_____
Signature of Notary

_____
Printed Name

Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY COUNCIL, CITY OF ROGERS, MINNESOTA

This plat of VEVEA LANE was approved and accepted by the City Council of the City of Rogers 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 in this plat, dated this ____ day of _____, 20__.

David Hagen, 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 P. Mavis, County Surveyor

By: _____

COUNTY RECORDER
Hennepin County, Minnesota

I hereby certify that the within plat of VEVEA LANE was recorded in this office this ____ day of _____, 20__, at ____ o'clock ____ M.

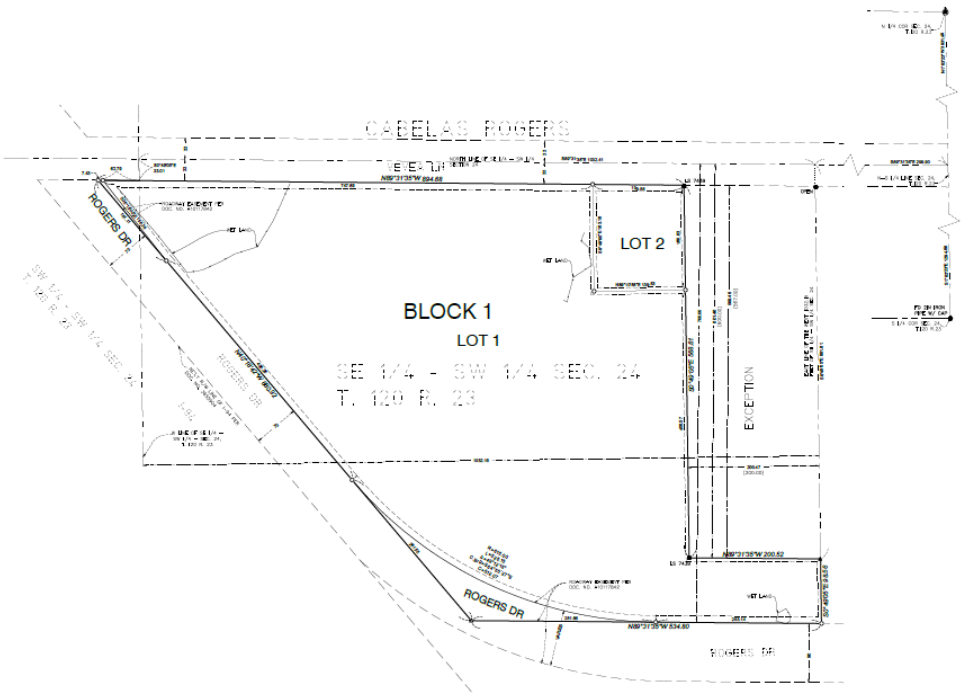
Amelia Bougie, County Recorder

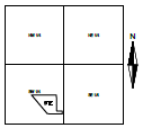
By: _____, Deputy

ALLIANT

C.R. DOC. NO. _____

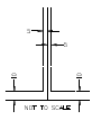
VEVEA LANE





VICINITY MAP
S. 24, T. 120 N., R. 23 W.
NOT TO SCALE

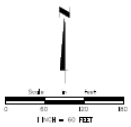
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Unless otherwise noted, all boundary lot lines and lot lines are radial to curves as shown on this plat, unless otherwise shown.

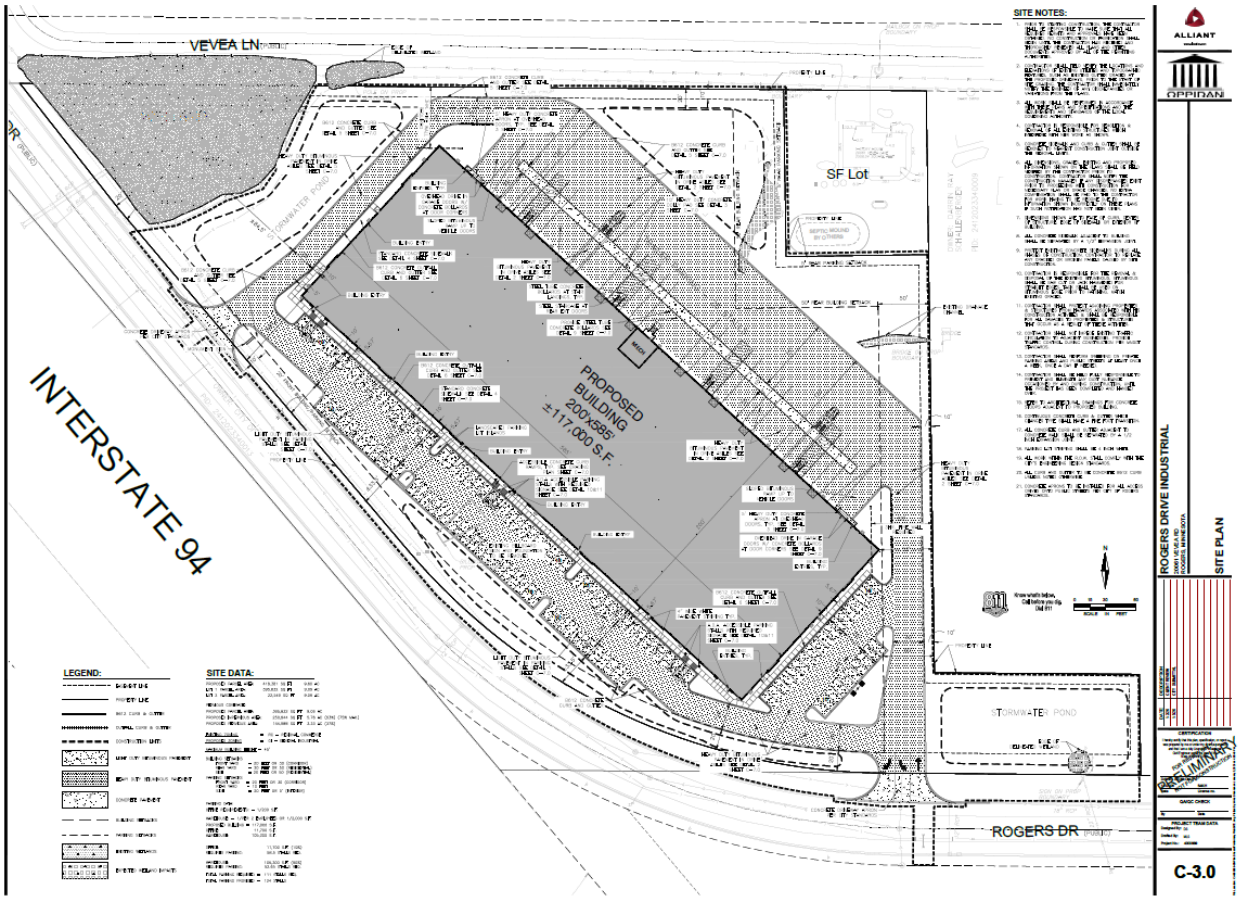
THE NORTH LINE OF THE NE¼ – SW ¼ OF SEC. 24, T. 120 N. R. 23 W ASSUMED TO HAVE A BEARING OF S89°31'38"E

- Denotes monument found (unless otherwise shown)
- Denotes 1/2 inch x 18 inch iron monument set marked by license no. 57565 unless otherwise shown
- Denotes Found Cast Iron Monument
- ( ) Denotes Deed Dimension
- Denotes Set Mag Nail
- Denotes Found Mag Nail
- Denotes Wet land



ALLIANT

EXHIBIT C
SITE PLAN



CITY OF ROGERS
RESOLUTION NO. 2026-14

A RESOLUTION AMENDING THE 2040 ROGERS COMPREHENSIVE PLAN LAND USE MAP FOR THE CITY OF ROGERS

WHEREAS, on April 28, 2020, the City Council approved Resolution No. 2020-33, adopting the 2040 Comprehensive Plan ("2040 Plan") for the City of Rogers ("City"), its decennial update as required by Minnesota Statute §473.864; and,

WHEREAS, an application was received by Oppidan to Amend the Comprehensive Plan Land Use Map for subject property described in Exhibit A proposing the following Land Use map amendments:

1. Map Amendment: Change the land use designation for the property, as shown on the map in Exhibit B, from Commercial to Industry. The PID # for the property is: 24-120-23-34-0012; and,

WHEREAS, the proposed amendments, if approved, are not anticipated to have impact on the overall net density of the community; and,

WHEREAS, pursuant to Minnesota Statute §473.858, the proposed amendments to the 2040 Plan a waiver for adjacent jurisdiction review was received; and,

WHEREAS, the Planning Commission on February 2, 2026 conducted a public hearing to consider the proposed amendments to the 2040 Plan and public comments, and thereafter submitted its recommendations of approval of all amendments to the City Council; and,

WHEREAS, on February 24, 2026, the City Council received a recommendation from the Planning Commission regarding the proposed amendments to the 2040 Plan, and approved the proposed amendments to the 2040 Plan, pending final review and approval by the Metropolitan Council; and,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIIL OF THE CITY OF ROGERS, MINNESOTA, that the proposed amendment is hereby approved contingent on Metropolitan Review and Approval and the Community Development Director is hereby directed to submit the proposed amendments to the 2040 Comprehensive Plan to the Metropolitan Council for the Oppidan Rogers Drive development.

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 24th day of February, 2026.

_____
Shannon Klick, Mayor

ATTEST:

_____
Stacie Brown, Clerk

EXHIBIT A
Subject Property

Lot 1, Block 1, VEVEA LANE according to the recorded plat thereof, Hennepin County, Minnesota

PID: 24-120-23-34-0012

(Abstract Property)

EXHIBIT B

2040 COMPREHENSIVE PLAN AMENDMENT
MIXED RESIDENTIAL TO LOW DENSITY RESIDENTIAL



ROGERS DRIVE INDUSTRIAL - EXISTING LAND USE EXHIBIT
ROGERS, MN 1-5-26

SCALE IN FEET

N

ALLIANT

SK-3



ROGERS DRIVE INDUSTRIAL - PROPOSED LAND USE EXHIBIT
ROGERS, MN 1-5-26

SCALE IN FEET

N

ALLIANT

SK-4

ORDINANCE NO. 2026 - 03

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF ROGERS; REZONING THE SUBJECT PROPERTY FROM REGIONAL EMPLOYMENT CENTER (RC) TO GENERAL INDUSTRIAL (GI) FOR THE OPPIDAN ROGERS DRIVE DEVELOPMENT

The City Council hereby ordains as follows:

Section 1. Zoning Map Amendment

The official zoning map of the City of Rogers is hereby amended as follows:

The Subject Properties legally described in Exhibit A are hereby rezoned from Regional Employment Center (RC) to General Industrial (GI).

Section 4. Effective

The City Clerk is directed to revise the official zoning map consistent with this ordinance. This ordinance shall have full force effect upon its passage, approval of the Comprehensive Plan Amendment, and publication as required by law.

Passed by the City Council of the City of Rogers, Hennepin County, Minnesota, this 24th day of February, 2026.

_____
Shannon Klick, Mayor

ATTEST:

_____
Stacie Brown, City Clerk

EXHIBIT A

ROGERS DRIVE REZONING
LEGAL DESCRIPTIONS

Lot 1, Block 1, Vevea Lane Addition, according to the recorded plat thereof, Hennepin County, Minnesota

Note: Property is Abstract.

RESOLUTION 2026-15

A RESOLUTION AUTHORIZING SUMMARY PUBLICATION OF ORDINANCE NO. 2026-03

WHEREAS, the City Council of the City of Rogers adopted Ordinance No. 2026-03 titled "AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF ROGERS; REZONING THE SUBJECT PROPERTY FROM REGIONAL EMPLOYMENT CENTER (RC) TO GENERIAL INDUSTRIAL (GI) FOR OPPIDAN ROGERS DRIVE DEVELOPMENT", and

WHEREAS, in the case of lengthy ordinances or those containing charts or maps, Minnesota state law allows the City Council to approve, by a four-fifths vote, the publication of an Ordinance by title and summary only; and

WHEREAS, the expense to publish the complete text of Ordinance No. 2026-03 is not justified; and

WHEREAS, the following summary clearly informs the public of the intent and effect of the ordinance.

NOW THEREFORE, IT IS HEREBY RESOLVED, by the City Council of the City of Rogers, Hennepin County, Minnesota, that the following summary is hereby approved for official publication:

Summary of Ordinance 2026-03

AN ORDINANCE OF THE CITY OF ROGERS, MINNESOTA, REZONING PROPERTY FROM R2 TO PUD

On the 24th day of January, 2026, the Rogers City Council passed Ordinance No. 2026-03, An Ordinance of the City of Rogers, Minnesota Amending the Zoning Map for the City of Rogers; Rezoning the Subject Property from Regional Employment Center (RC) to General Industrial (GI) for the Oppidan Rogers Drive Development.

The full text of the Ordinance and figures may be reviewed at City Hall, located at 22350 South Diamond Lake Road, Rogers, MN 55374. The ordinance can also be viewed online at our website http://rogersmn.gov.

Moved by Councilmember , seconded by Councilmember ;

The following voted in favor of said resolution:

The following voted against the same:

The following abstained:

Whereupon said resolution was declared duly passed and adopted, and was signed by the Mayor, and attested by the City Clerk dated this 24th day of February, 2026.

ATTEST:

_____
Shannon Klick, Mayor

_____
Stacie Brown, City Clerk

ALLIANT

Memorandum

TO: Brett Angell, Rogers Community Development Director

FROM: Mark Kronbeck, PLA, ASLA

DATE: January 5, 2026

SUBJECT: Comprehensive Plan Land Use Amendment, Rezoning, Preliminary Plat, Final Plat and Site Plan Review – Rogers Drive Industrial

---

Oppidan is requesting Rogers Drive Industrial Project to be considered for Comprehensive Plan Land Use Amendment, Rezoning, Preliminary Plat, Final Plat and Site Plan Review. The proposed development includes an Office/Industrial building totaling approximately 117,000 square feet. The existing parcel area totals 11.23 acres.

Proposed Development Overview

Oppidan is proposing to develop the proposed Rogers Drive Industrial Project, consisting of a 117,000 SF building. This proposed building will bring new employers and good new jobs to the City of Rogers while also substantially increasing the tax base. Our project will dedicate right of way on the southwest side of the project for Rogers Drive, 1.67 acres, which is currently a roadway easement.

Comprehensive Guide Plan Designation

The site has a 2040 Land Use designation of "Commercial". We are proposing the Land Use be changed to "Industry" for the proposed 9.08-acre Lot 1. The existing 0.52-acre home site (Lot 2) will remain "Commercial".

Zoning Classification

Currently, the property is zoned RC - Regional Employment Center". We are requesting the proposed Lot 1 be rezone to GI - General Industrial, 9.08 acre. The existing 0.52-acre home site (Lot 2) will remain "Commercial".

Proposed Site Plan Review

Building Setbacks, Parking Counts, and Greenspace Calculations:
The proposed development meets City required building and parking setbacks.

The provided parking meets City parking requirements. The northwest portion of the project is an existing wetland to remain, and the project is less than 64% impervious.

Landscape Design:
We have strived to integrate sustainable design principles into our landscape design, such as diversity in plant species, disease, and drought resistant native and naturalized plant material, along with the reduction of stormwater run-off through the use of water efficient irrigation. A mix of overstory, evergreen and ornamental trees, shrubs and perennials will be designed throughout the site to create a vibrant display of color and foliage. Overstory trees will be placed throughout to complement the height of the buildings and placed appropriately to minimize obstruction of tenant signage. The ornamental trees, shrubs and perennials are placed throughout the development, adding interest, along with softening the transition from building and parking areas to the adjacent roadways. Plantings will also be used to frame and focus the users views, while softening the proposed parking areas and screening of service and loading areas.

Utilities:

Stormwater Treatment Requirements:
Ponding for Rogers Drive Industrial has been designed to meet Elm Creek Watershed district and City of Rogers Standards. Small ponding areas and tight elevations increase the footprint and number of onsite stormwater treatment areas due to reduced design efficiency. A wet sedimentation pond is proposed Northeast and Southeast corners of the development, with filtration practices proposed in the Northwest and along the front of the property along Rogers Drive (southwest). Consideration was given to match the existing drainage patterns as to not affect the drainage inflow from MnDOT Right of Way (Culvert under Rogers Drive into NW Wetland) and the natural existing outflow of the site onto the adjacent property to the East.

Watermain:
Existing 12” Watermain is available in Rogers Drive with (3) 8” Stubs to the site. However, in our experience, it is likely a building of this size will require a water service larger than 8” combined fire protection and domestic water services in addition to a looped service. As such, the proposed plan shows replacement of the 8” stubs with an increased 10” Tees to provide larger service to the site. If it is determined from the Architectural/MEP team that 8” dedicated lines for fire and domestic (without looping) are sufficient, the utility plans will likely be revised to omit the replacement of the 8” stubs and connect to them without disturbing Rogers Drive.

Sanitary Sewer:
Two Sanitary Stubs are provided to the site. The lower of which is located at the Northwest entrance and the building is routed to connect to said proposed stub.

Dry Utilities:
Electric, gas, telephone and fiber communication are shown to be located in the area on the existing conditions survey. Further coordination with the private utility companies will be necessary to provide necessary service to the building.

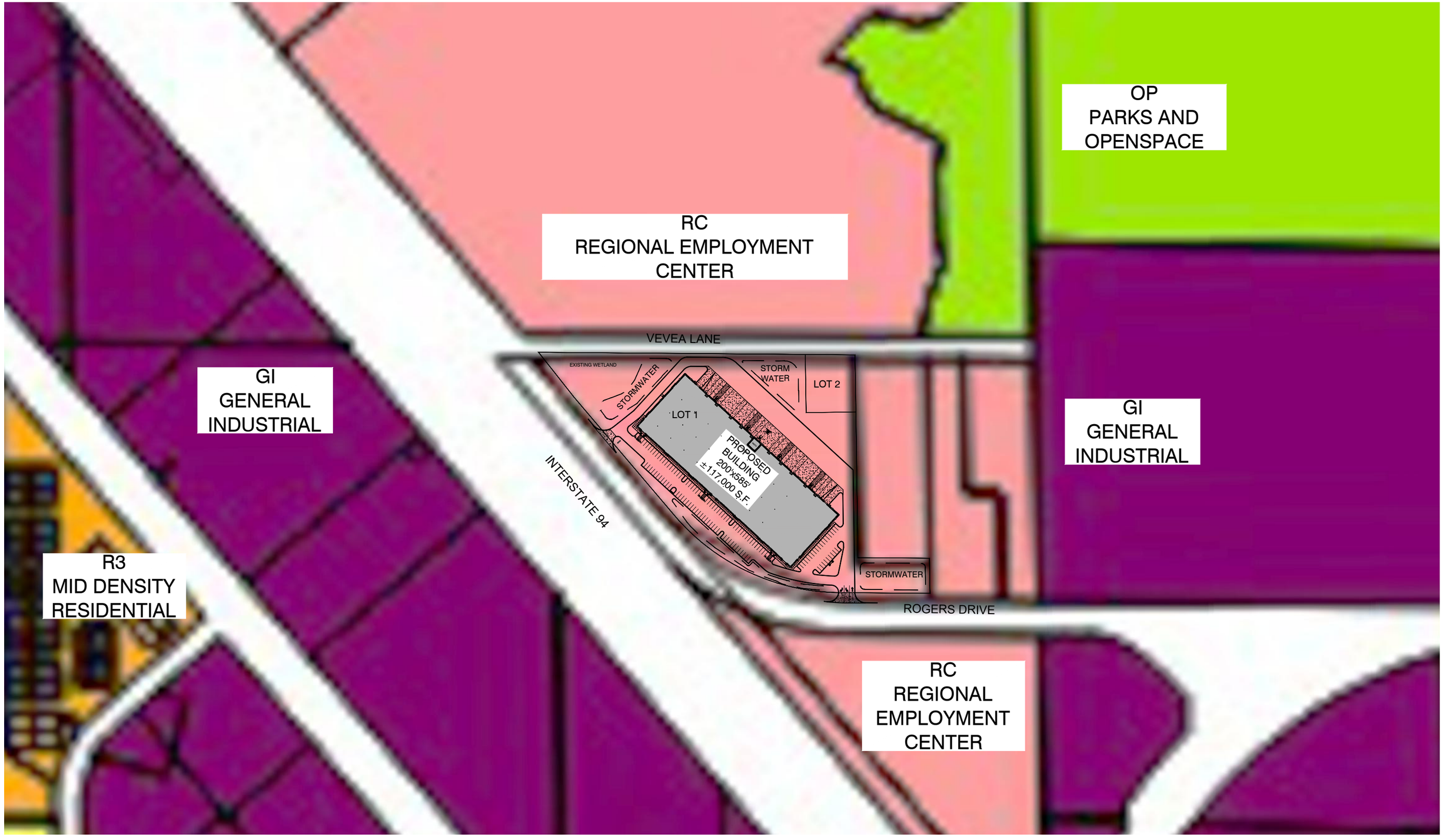
Architecture:

Building Architecture:

The proposed architectural design consists primarily of painted precast concrete wall panels with vertical and horizontal reveals and is finished with several shades of neutral gray. The building facades have varying parapet heights along the perimeter of the building. Along the perimeter of the building, accent panels provide undulating forms. The building varies from 33’ to 36’ tall and averages around 34’ high. There are three entry locations along the front of the building, each featuring a large expanse of glazing, a metal canopy, and a wood-look fiber panel to provide way pointing vernacular. The wood-look panel provides a backdrop for tenant signage. For passive lighting, clerestory windows are provided around both the sides and the dock perimeter. Provided precast knock-out panels allow easy, pre-designed locations for openings for future tenants. The dock provides a 4’ tall truck to load and unload and drive-in doors as needed.

LOCATION MAP – OPPIDAN DEVELOPMENT





x:\4000869-00\exhibits\zoning and land use\base - zoning & land use.dwg

ROGERS DRIVE INDUSTRIAL - EXISTING ZONING EXHIBIT

ROGERS, MN

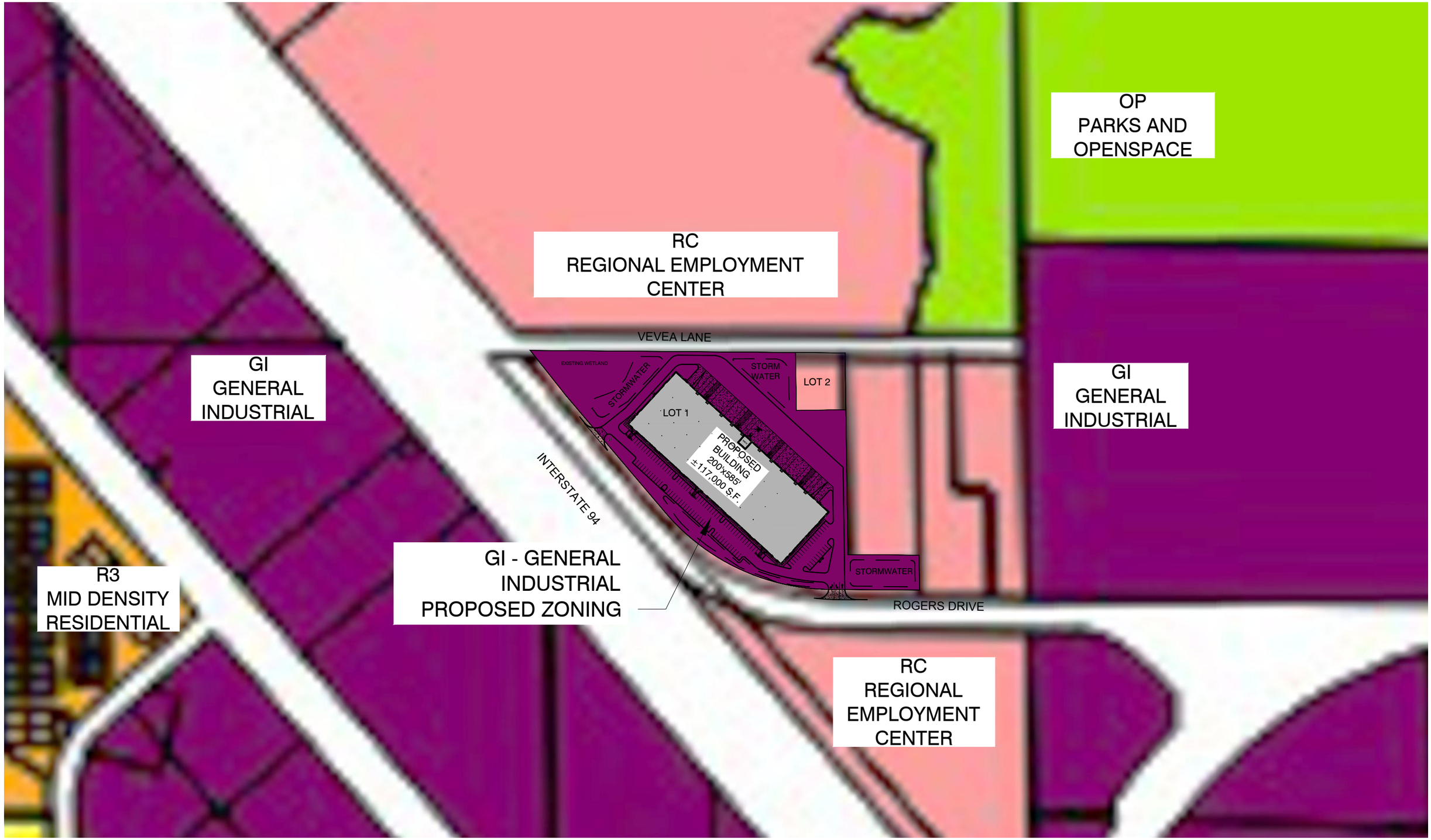
1-5-26

0 62.5' 125' 250'
SCALE IN FEET

N

ALLIANT ENGINEERING

SK-1



x:\4000889-00\exhibits\zoning and land use\base - zoning & land use.dwg

ROGERS DRIVE INDUSTRIAL - PROPOSED ZONING EXHIBIT

ROGERS, MN

1-5-26

0 62.5' 125' 250'
SCALE IN FEET

N

ALLIANT ENGINEERING

SK-2



x:\4000889-00\exhibits\zoning and land use\base - zoning & land use.dwg

ROGERS DRIVE INDUSTRIAL - EXISTING LAND USE EXHIBIT

ROGERS, MN

1-5-26

0 62.5' 125' 250'
SCALE IN FEET

N

ALLIANT ENGINEERING

SK-3



x:\4000889-00\exhibits\zoning and land use\base - zoning & land use.dwg

ROGERS DRIVE INDUSTRIAL - PROPOSED LAND USE EXHIBIT

ROGERS, MN

1-5-26

0 62.5' 125' 250'
SCALE IN FEET

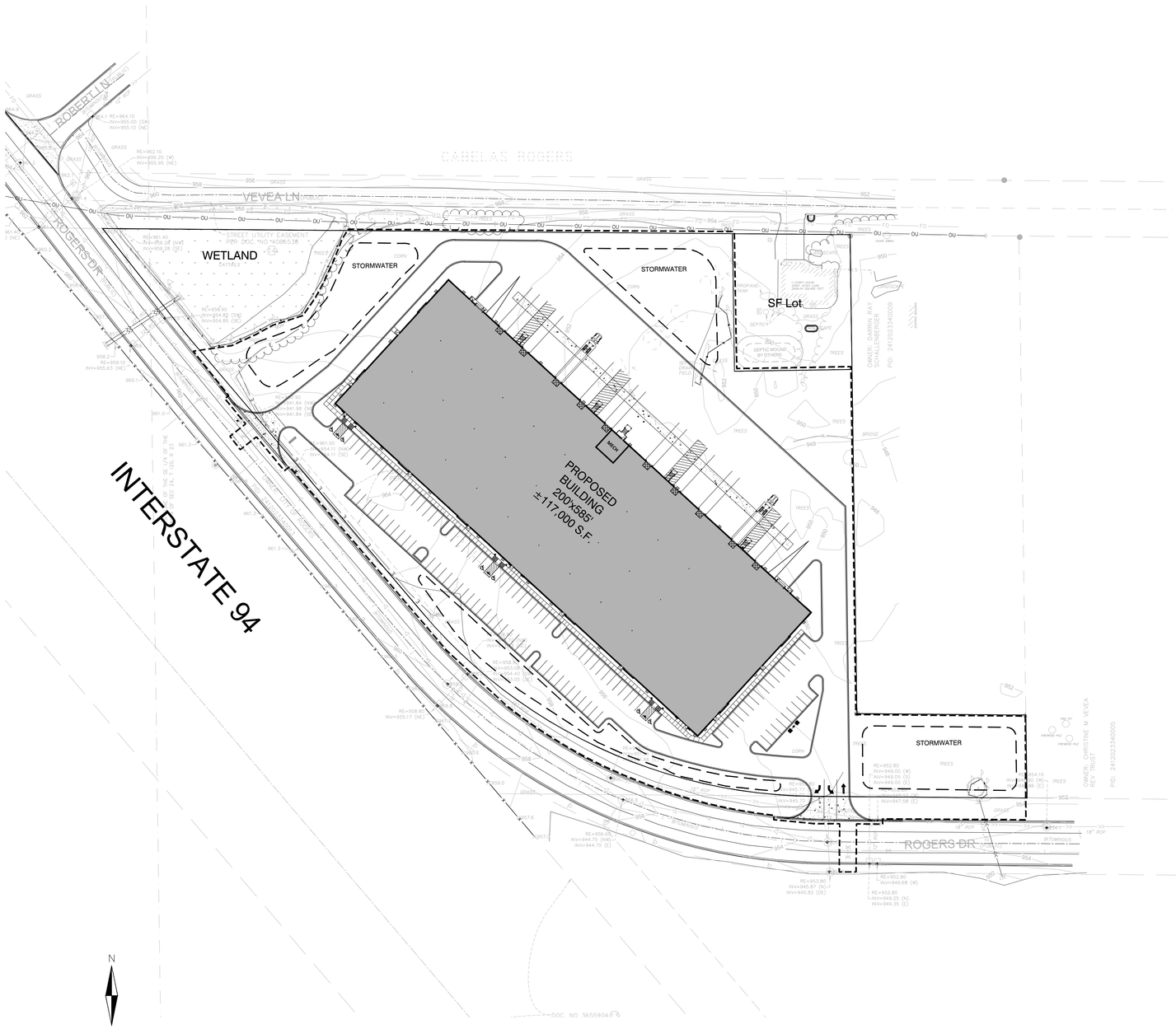
N

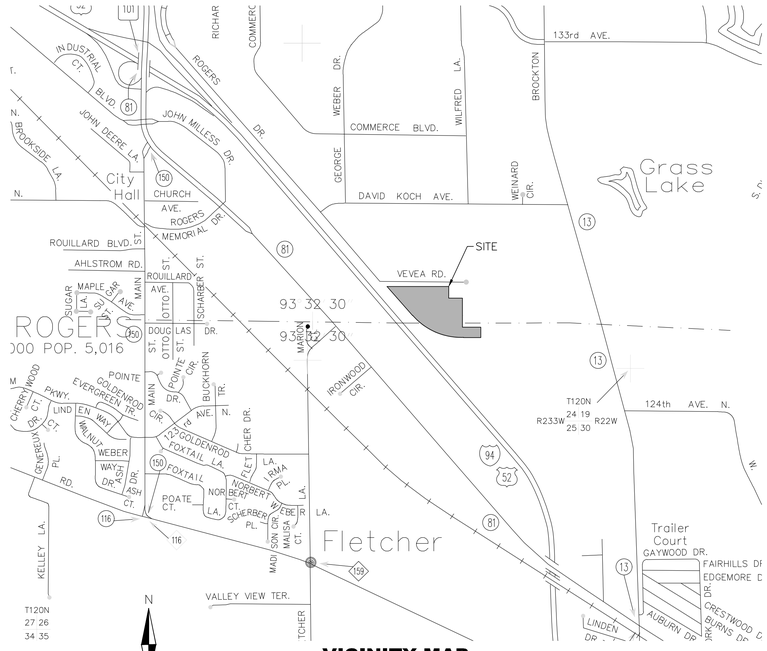
ALLIANT ENGINEERING

SK-4

ROGERS DRIVE INDUSTRIAL

ROGERS, MINNESOTA





VICINITY MAP

Scale: 1"=1000'

CONTACT LIST

DEVELOPER
OPPIDAN
400 WATER STREET STE 200
EXCELSIOR, MN 55331
Contact: JAY MOORE
Email: 952.294.0353

ENGINEER
DANIEL SJOBLOM, PE
License No. 54821
Email: dsjoblom@alliant-inc.com

SURVEYOR
DANIEL EKREM, RLS
License No. 57366
Email: dekrem@alliant-inc.com

CONSULTANT
Alliant Engineering, Inc.
Marquette Avenue South, Suite 700
Minneapolis, MN 55402
Phone: 612.758.3080
Fax: 612.758.3099

LANDSCAPE ARCHITECT
MARK KRONBECK PLA, ASLA
License No. 26222
Email: mkronbeck@alliant-inc.com

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C-0.0	COVER SHEET
C-1.0	EXISTING CONDITIONS SURVEY
C-2.0	PRELIMINARY PLAT
	FINAL PLAT NOTES
	FINAL PLAT
C-3.0	SITE PLAN
C-3.1	PROOF OF PARKING PLAN
C-4.0	GRADING PLAN
C-5.0	EROSION CONTROL PLAN
C-5.1	STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
C-6.0	UTILITY PLAN
C-7.0	DETAIL SHEET
L-1.0	LANDSCAPE PLAN
L-1.1	LANDSCAPE DETAILS
P-1.0	PHOTOMETRIC PLAN
A000	COVER
A020	ARCHITECTURAL SITE PLAN – OVERALL
A200	SHELL PLAN – OVERALL
A203	ROOF PLAN – OVERALL & ROOF DETAILS
A300	EXTERIOR ELEVATIONS – OVERALL

ALLIANT
www.alliant-inc.com

OPPIDAN

ROGERS DRIVE INDUSTRIAL
20061 VEVEA RD
ROGERS, MINNESOTA

COVER SHEET

DATE	DESCRIPTION
1-2-26	CLIENT REVIEW
1-5-26	CITY SUBMITTAL

CERTIFICATION

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

PRELIMINARY NOT FOR CONSTRUCTION

DANIEL SJOBLOM, PE
1/1/2026 54821
Date License no.

QA/QC CHECK

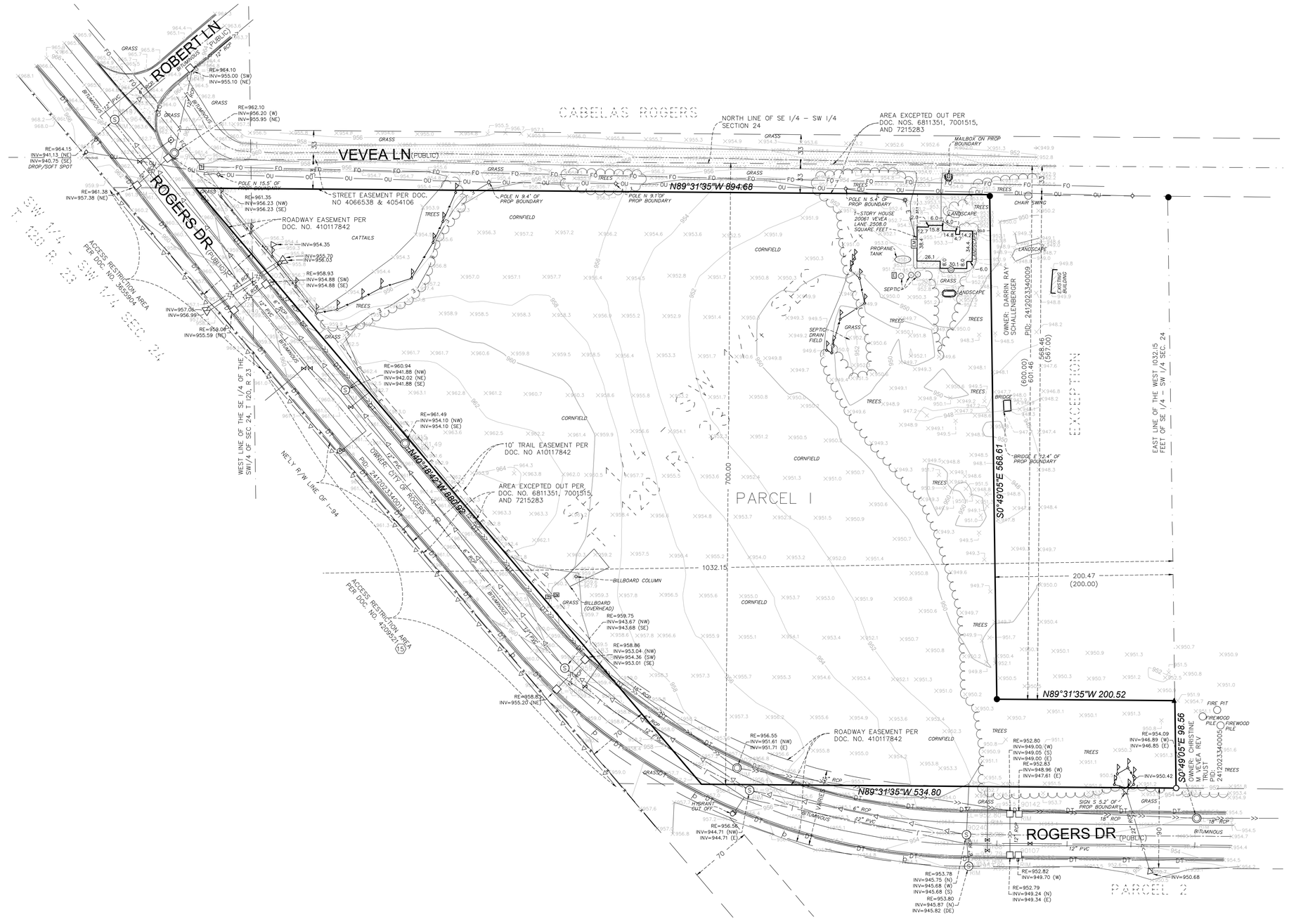
By Date

PROJECT TEAM DATA

Designed By: DS
Drafted By: MLS
Project No.: 4000889

C-0.0

File Location: K:\4000889-ROV\Civil Sheets\Preliminary Plat\C0.0CS.dwg Plotted By: Mike Shulmire on January 5, 2026 at 4:05:01 PM



PROPERTY DESCRIPTION

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

Parcel 1:

The North 700 feet of the West 1032.15 feet of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 24, Township 120, Range 23 lying northeasterly of Interstate Highway Number 94, except the East 200.00 feet of the West 1,032.15 feet of the South 567.00 feet of the North 600.00 feet of said Southeast Quarter of the Southwest Quarter of said Section 24, Township 120, Range 23, Hennepin County, Minnesota.

That part of the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section 24, Township 120, Range 23, lying northeasterly of Interstate Highway Number 94, except the north 33.00 feet thereof; and

Parcel 2:

That part of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 24, Township 120, Range 23, lying northeasterly of Interstate Highway Number 94, except the north 700; and

That part of the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section 25, Township 120, Range 23, lying northeasterly of Interstate Highway Number 94.

Parcel 3:

That part of the Southeast Quarter of the Southwest Quarter of Section 24, Township 120, Range 23, and the Northeast Quarter of the Northwest Quarter of Section 25, Township 120, Range 23, lying southwesterly of a line drawn parallel with and 70.00 feet northeasterly of the northeasterly right of way line of Interstate Number 94, northeasterly of the northeasterly right of way line of Interstate 94, and southeasterly of the following described line.
Commencing at the Southeast Corner of said Southwest Quarter; thence North 01 degrees 03 minutes 23 seconds West, assumed bearing along the east line thereof, 504.38 feet to a line drawn parallel with and 790.00 south of the north line of the Southeast Quarter of the Southwest Quarter and to the point of beginning of said Line to be hereinafter described; thence North 89 degrees 31 minutes 35 seconds West, 541.43 feet; thence northwesterly 511.19 feet along a tangential curve concave to the north having a radius of 700.00 feet and a central angle of 41 degrees 50 minutes 29 seconds to the northeasterly right of way line of Interstate Number 94 and there terminating.

(All Abstract property)

NOTES

1. This survey and the property description shown here on are based upon information found in the commitment for title insurance prepared by Oppidan, Incorporated, a Minnesota corporation as agent for First American Title Insurance Company , file no. NCS-1282426-MPLS, dated October 14, 2025. Commitment describes more land than shown on Survey.
2. The basis of bearings is Hennepin County Coordinate System NAD83(86 adj.).
3. All distances are in feet.
4. The property has vehicular access to Vevea Ln, public right of ways.
5. Benchmark #1: Aluminum monument stamped 2780 AL 2014 located in Rogers, 1.35 miles southeast along Interstate Highway 94 from the junction of Interstate Highway 94 and Trunk Highway 101(County Road 81) in Rogers, at Interstate Highway 94 milepoint 209.05, 41.3 feet northeast of the westbound Interstate Highway 94 fog line, 1.5 feet southwest of a witness post. Has an elevation of 958.591 feet (NAVD88).

   Benchmark #2: Concreate post with disk stamped 2780 T 1974 1.0 mile southeast of Rogers, 1.0 mile southeast along Interstate Highway 94 from the junction of Interstate Highway 94 and Trunk Highway 101 in Rogers, at Interstate Highway 94 milepoint 208.8, 83.8 feet northeast of westbound Interstate Highway 94, 3.0 feet southwest of a fence, 2.4 feet southwest of a witness post. Has an elevation of 960.864 feet (NAVD88).
6. The area of the above described property is 429617.51 square feet or 9.863 acres.
7. The locations of existing public utilities on or serving the property are depicted based on Gopher State One Call Ticket No. 253150906, available city maps, records and observed evidence locations. Lacking excavation, underground utility locations may not be exact. Verify critical utilities prior to construction or design.

LEGEND

- IRON MONUMENT FOUND
- MAG NAIL FOUND
- SET IRON 57366
- ELECTRIC METER
- ELECTRIC BOX
- LIGHT POLE
- GUY WIRE
- POWER POLE
- TRANSFORMER
- TELEPHONE BOX
- CULVER
- CATCH BASIN
- STORM MANHOLE
- FIRE HOOKUP
- FIRE HYDRANT
- SANITARY MANHOLE
- CLEANOUT
- WATER VALVE
- WETLAND FLAG
- MAILBOX
- SIGN
- STORM SEWER
- GAS
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- WATERMAIN
- SANITARY SEWER
- FENCES
- FIBER OPTICS
- EDGE OF DELINEATED WETLAND
- EDGE OF TREES
- DRAINTILE
- ( ) DEED DIMENSION
- 20 TITLE EXCEPTION
- CONCRETE
- GRAVEL

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.

DANIEL EKREM, RLS
Print Name

Signature

Date

57366
License Number

DANIEL PAUL EKREM LICENSED LAND SURVEYOR 57366 STATE OF MINNESOTA

FOR REVIEW

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

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

ALLIANT
www.alliant-inc.com

CLIENT
VEVEA FAMILY LIMITED PARTNERSHIPOPPIDAN

PROPERTY ADDRESS
20061 VEVEA LN
ROGERS, MN

DOCUMENT
EXISTING CONDITIONS

DATE	DESCRIPTION

JOB NO.	DRAWN BY:	CHECKED BY:	FIELD CREW:
4000889	NDDE	DE	MS, MN

SCALE 1"=60'
FIELD DATE: 11-24-25

C-1.0
Sheet 1 of 1

File Location: X:\4000889-00\Survey\Drawings\ALTA-ECON.dwg Plotted By: Mike Shannon on January 5, 2026 at 4:05:13 PM

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENTS
- PROPOSED PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENTS
- FOUND PROPERTY CORNER

LOT AREA TABLE	
EXISTING:	
EXISTING PARCEL	491,282 S.F. 11.27 AC
PROPOSED:	
LOT 1	395,832 S.F. 9.08 AC
LOT 2	22,549 S.F. 0.52 AC
AREA TO BE DEDICATED	72,901 S.F. 1.67 AC
TOTAL	491,282 S.F. 11.27 AC

ROBERT LN (PUBLIC)
VEVEA LN (PUBLIC)
ROGERS DR (PUBLIC)
ROGERS DR
INTERSTATE 94
CABELAS ROGERS
LOT 1
395,832 S.F.
LOT 2
22,549 S.F.
PROPOSED BUILDING
200'x585'
±117,000 S.F.
STREET UTILITY EASEMENT PER DOC. NO 4065535
STREET UTILITY EASEMENT PER DOC. NO A10117842
WETLAND
STORMWATER
S89° 31' 34.80"E 747.687
S89° 31' 34.80"E 139.565
N89° 10' 54.74"E 139.530
S00° 49' 04.90"E 160.033
S00° 49' 04.66"E 163.179
S89° 31' 34.80"E 200.521
S00° 49' 05.05"E 98.564
N89° 31' 34.80"W 253.136
S00° 49' 05.12"E 408.572
N38° 55' 00.00"W 156.559
L=528.149, R=615.000
OWNER: DARRIN RAY SCHALLENBERGER PID: 241202334000 9
OWNER: CITY OF ROGERS PID: 241202334001 3
OWNER: CHRISTINE M VEVEA REV TRUST PID: 241202334000 5
DOC. NO 3655904

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

0 25 50 100
SCALE IN FEET

N

ALLIANT
www.alliant-inc.com

ROGERS DRIVE INDUSTRIAL
20061 VEVEA RD
ROGERS, MINNESOTA

PRELIMINARY PLAT

DATE	DESCRIPTION
1-2-26	CLIENT REVIEW
1-5-26	CITY SUBMITTAL

CERTIFICATION

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

PRELIMINARY
FOR REVIEW
NOT FOR CONSTRUCTION

Date 1-5-26
54821
License no.

QA/QC CHECK

By Date

PROJECT TEAM DATA

Designed By: DS
Drafted By: MLS
Project No.: 4000889

C-2.0

File Location: X:\4000889\Civil\Plan Sheets\Preliminary Plat\PRELIMINARY PLAT.dwg Plotted By: Mike Shannon on January 05, 2026 - 10:17:54

C.R. DOC. NO. _____

VEVEA LANE

KNOW ALL PERSONS BY THESE PRESENTS: Vevea Family Limited Partnership, a Minnesota Limited Partnership, owner of the following described property.

The North 700 feet of the West 1032.15 feet of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 24, Township 120, Range 23 lying northeasterly of Interstate Highway Number 94, except the East 200.00 feet of the West 1,032.15 feet of the South 567.00 feet of the North 600.00 feet of said Southeast Quarter of the Southwest Quarter of said Section 24, Township 120, Range 23, Hennepin County, Minnesota. That part of the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section 24, Township 120, Range 23, lying northeasterly of Interstate Highway Number 94, except the north 33.00 feet thereof.

Has caused the same to be surveyed and platted as VEVEA LANE 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 Vevea Family Limited Partnership, a Minnesota Limited Partnership, has caused these presents to be signed by its proper officer this _____ day of _____, 20___.

Signed: Vevea Family Limited Partnership

By: _____ , Manager
_____

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on _____ day of _____, 20___ by _____, Manager of Vevea Family Limited Partnership, a Minnesota Limited Partnership, on behalf of the partnership.

_____
Signature of Notary

_____
Printed Name

Notary Public, _____ County, _____

My Commission Expires _____

I Daniel Ekrem do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20___.

_____
Daniel Ekrem, Licensed Land Surveyor
Minnesota License No. 57366

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20___, by Daniel Ekrem.

_____
Signature of Notary

_____
Printed Name

Notary Public, _____ County, Minnesota

My Commission Expires _____

CITY COUNCIL, CITY OF ROGERS, MINNESOTA

This plat of VEVEA LANE was approved and accepted by the City Council of the City of Rogers 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 VEVEA LANE was recorded in this office this _____ day of _____, 20___, at ____ o'clock ___ .M.

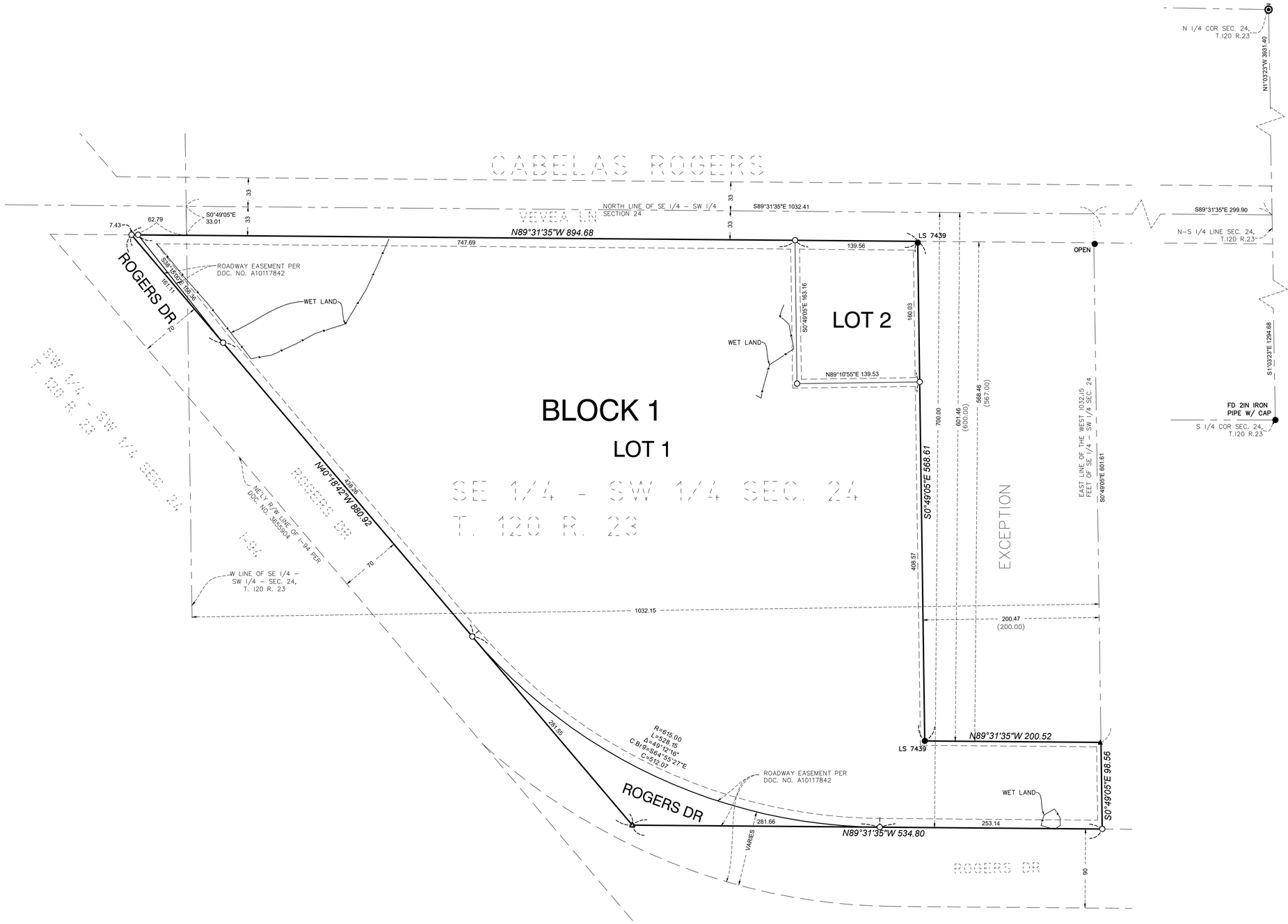
Amber Bougie, County Recorder

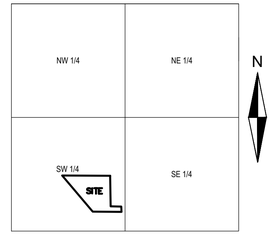
by _____, Deputy

ALLIANT
www.alliant-inc.com

C.R. DOC. NO. _____

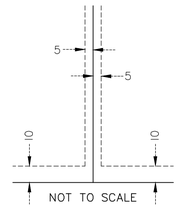
VEVEA LANE





VICINITY MAP
S. 24, T. 120 N, R. 23 W
NOT TO SCALE

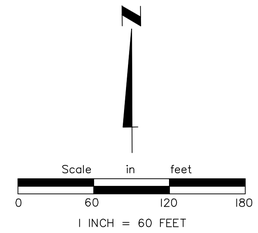
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



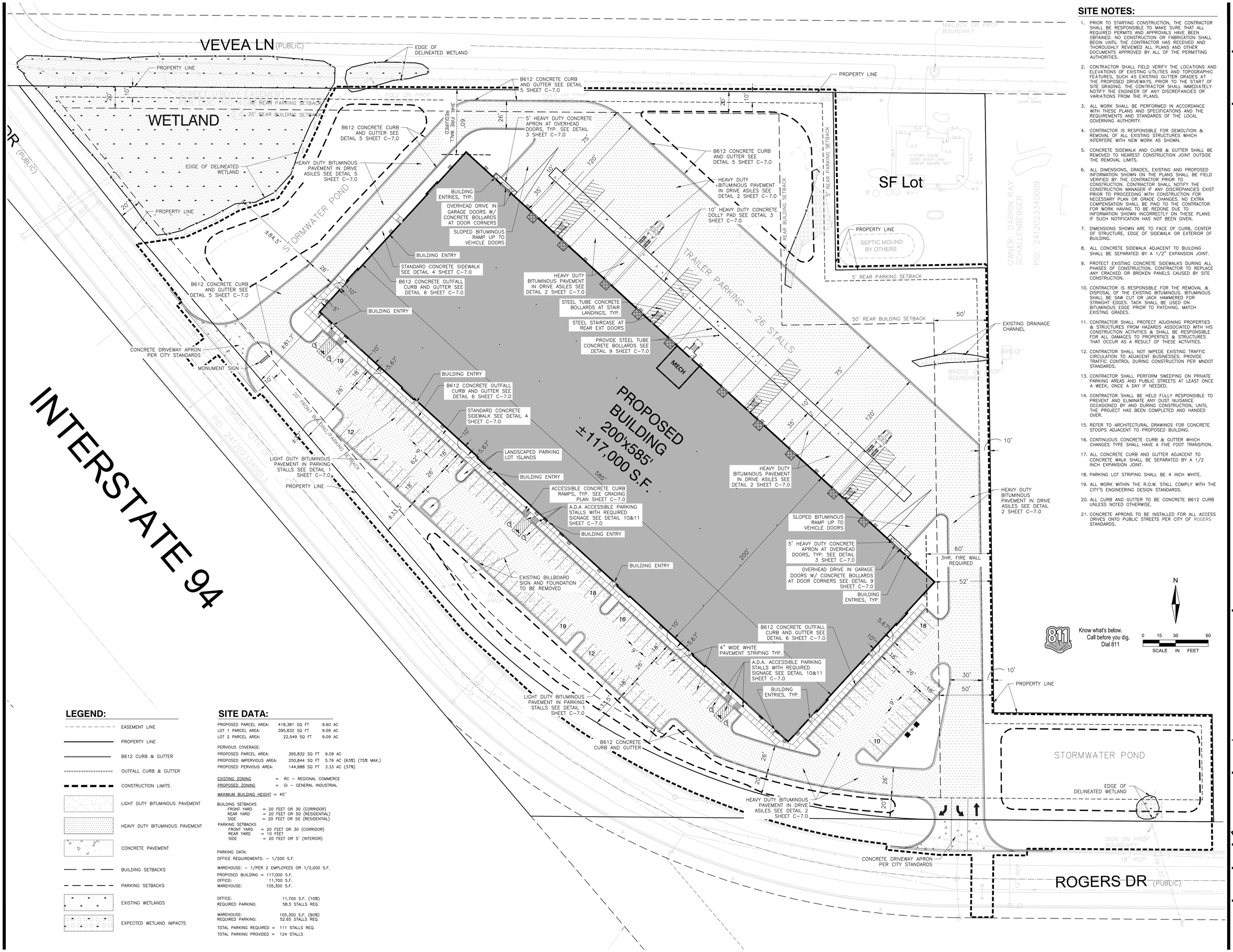
Being 5 feet in width and adjoining lot lines and 10 feet in width and adjoining street lines as shown on this plat, unless otherwise shown.

THE NORTH LINE OF SE 1/4 – SW 1/4 , SEC. 24, T. 120 R. 23 IS ASSUMED TO HAVE A BEARING OF S89°31'35"E.

- ● Denotes monument found 1 inch iron pipe marked as shown
- ○ Denotes 1/2 inch x 18 inch iron monument set marked by license no. 57366 unless otherwise shown
- ◉ Denotes Found Cast Iron Monument
- ( ) Denotes Deed Dimension
- △ Denotes Set Mag Nail
- ▲ Denotes Found Mag Nail
- —•— Denotes Wet land



ALLIANT
www.alliant-inc.com



LEGEND:

- EASEMENT LINE
- PROPERTY LINE
- B612 CURB & GUTTER
- OUTFALL CURB & GUTTER
- CONSTRUCTION LIMITS
- LIGHT DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- BUILDING SETBACKS
- PARKING SETBACKS
- EXISTING WETLANDS
- EXPECTED WETLAND IMPACTS

SITE DATA:

PROPOSED PARCEL AREA:	418,381 SQ FT	9.60 AC
LOT 1 PARCEL AREA:	395,832 SQ FT	9.09 AC
LOT 2 PARCEL AREA:	22,549 SQ FT	9.09 AC

PERVIOUS COVERAGE:

PROPOSED PARCEL AREA:	395,832 SQ FT	9.09 AC
PROPOSED IMPERVIOUS AREA:	250,844 SQ FT	5.76 AC (63%) (75% MAX.)
PROPOSED PERVIOUS AREA:	144,988 SQ FT	3.33 AC (37%)

EXISTING ZONING = RC – REGIONAL COMMERCE
PROPOSED ZONING = GI – GENERAL INDUSTRIAL

MAXIMUM BUILDING HEIGHT = 45'

BUILDING SETBACKS
- FRONT YARD = 20 FEET OR 30 (CORRIDOR)
- REAR YARD = 20 FEET OR 50 (RESIDENTIAL)
- SIDE = 20 FEET OR 50 (RESIDENTIAL)

PARKING SETBACKS
- FRONT YARD = 20 FEET OR 30 (CORRIDOR)
- REAR YARD = 10 FEET
- SIDE = 20 FEET OR 5' (INTERIOR)

PARKING DATA:
OFFICE REQUIREMENTS: – 1/200 S.F.
WAREHOUSE: – 1/PER 2 EMPLOYEES OR 1/2,000 S.F.
PROPOSED BUILDING = 117,000 S.F.
OFFICE: 11,700 S.F.
WAREHOUSE: 105,300 S.F.

OFFICE:	11,700 S.F.	(10%)
REQUIRED PARKING:	58.5 STALLS REQ.	
WAREHOUSE:	105,300 S.F.	(90%)
REQUIRED PARKING:	52.65 STALLS REQ.	
TOTAL PARKING REQUIRED =	111 STALLS REQ.	
TOTAL PARKING PROVIDED =	124 STALLS	

SITE NOTES:

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES, SUCH AS EXISTING GUTTER GRADES AT THE PROPOSED DRIVEWAYS, PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
4. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION & REMOVAL OF ALL EXISTING STRUCTURES WHICH INTERFERE WITH NEW WORK AS SHOWN.
5. CONCRETE SIDEWALK AND CURB & GUTTER SHALL BE REMOVED TO NEAREST CONSTRUCTION JOINT OUTSIDE THE REMOVAL LIMITS.
6. ALL DIMENSIONS, GRADES, EXISTING AND PROPOSED INFORMATION SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO INFORMATION SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
7. DIMENSIONS SHOWN ARE TO FACE OF CURB, CENTER OF STRUCTURE, EDGE OF SIDEWALK OR EXTERIOR OF BUILDING.
8. ALL CONCRETE SIDEWALK ADJACENT TO BUILDING SHALL BE SEPARATED BY A 1/2" EXPANSION JOINT.
9. PROTECT EXISTING CONCRETE SIDEWALKS DURING ALL PHASES OF CONSTRUCTION. CONTRACTOR TO REPLACE ANY CRACKED OR BROKEN PANELS CAUSED BY SITE CONSTRUCTION.
10. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL & DISPOSAL OF THE EXISTING BITUMINOUS. BITUMINOUS SHALL BE SAW CUT OR JACK HAMMERED FOR STRAIGHT EDGES. TACK SHALL BE USED ON BITUMINOUS EDGE PRIOR TO PATCHING. MATCH EXISTING GRADES.
11. CONTRACTOR SHALL PROTECT ADJOINING PROPERTIES & STRUCTURES FROM HAZARDS ASSOCIATED WITH HIS CONSTRUCTION ACTIVITIES & SHALL BE RESPONSIBLE FOR ALL DAMAGES TO PROPERTIES & STRUCTURES THAT OCCUR AS A RESULT OF THESE ACTIVITIES.
12. CONTRACTOR SHALL NOT IMPEDE EXISTING TRAFFIC CIRCULATION TO ADJACENT BUSINESSES. PROVIDE TRAFFIC CONTROL DURING CONSTRUCTION PER MNDOT STANDARDS.
13. CONTRACTOR SHALL PERFORM SWEEPING ON PRIVATE PARKING AREAS AND PUBLIC STREETS AT LEAST ONCE A WEEK, ONCE A DAY IF NEEDED.
14. CONTRACTOR SHALL BE HELD FULLY RESPONSIBLE TO PREVENT AND ELIMINATE ANY DUST NUISANCE OCCASIONED BY AND DURING CONSTRUCTION, UNTIL THE PROJECT HAS BEEN COMPLETED AND HANDED OVER.
15. REFER TO ARCHITECTURAL DRAWINGS FOR CONCRETE STOOPS ADJACENT TO PROPOSED BUILDING.
16. CONTINUOUS CONCRETE CURB & GUTTER WHICH CHANGES TYPE SHALL HAVE A FIVE FOOT TRANSITION.
17. ALL CONCRETE CURB AND GUTTER ADJACENT TO CONCRETE WALK SHALL BE SEPARATED BY A 1/2 INCH EXPANSION JOINT.
18. PARKING LOT STRIPING SHALL BE 4 INCH WHITE.
19. ALL WORK WITHIN THE R.O.W. STALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS.
20. ALL CURB AND GUTTER TO BE CONCRETE B612 CURB UNLESS NOTED OTHERWISE.
21. CONCRETE APRONS TO BE INSTALLED FOR ALL ACCESS DRIVES ONTO PUBLIC STREETS PER CITY OF ROGERS STANDARDS.

ALLIANT
www.alliant-inc.com

OPPIDAN

ROGERS DRIVE INDUSTRIAL
20061 VEVEA RD
ROGERS, MINNESOTA

SITE PLAN

DATE	DESCRIPTION
12-26	CLIENT REVIEW
1-5-26	CITY SUBMITTAL

CERTIFICATION

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

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

Date: 12/26/2025
54821
License no.

QA/QC CHECK

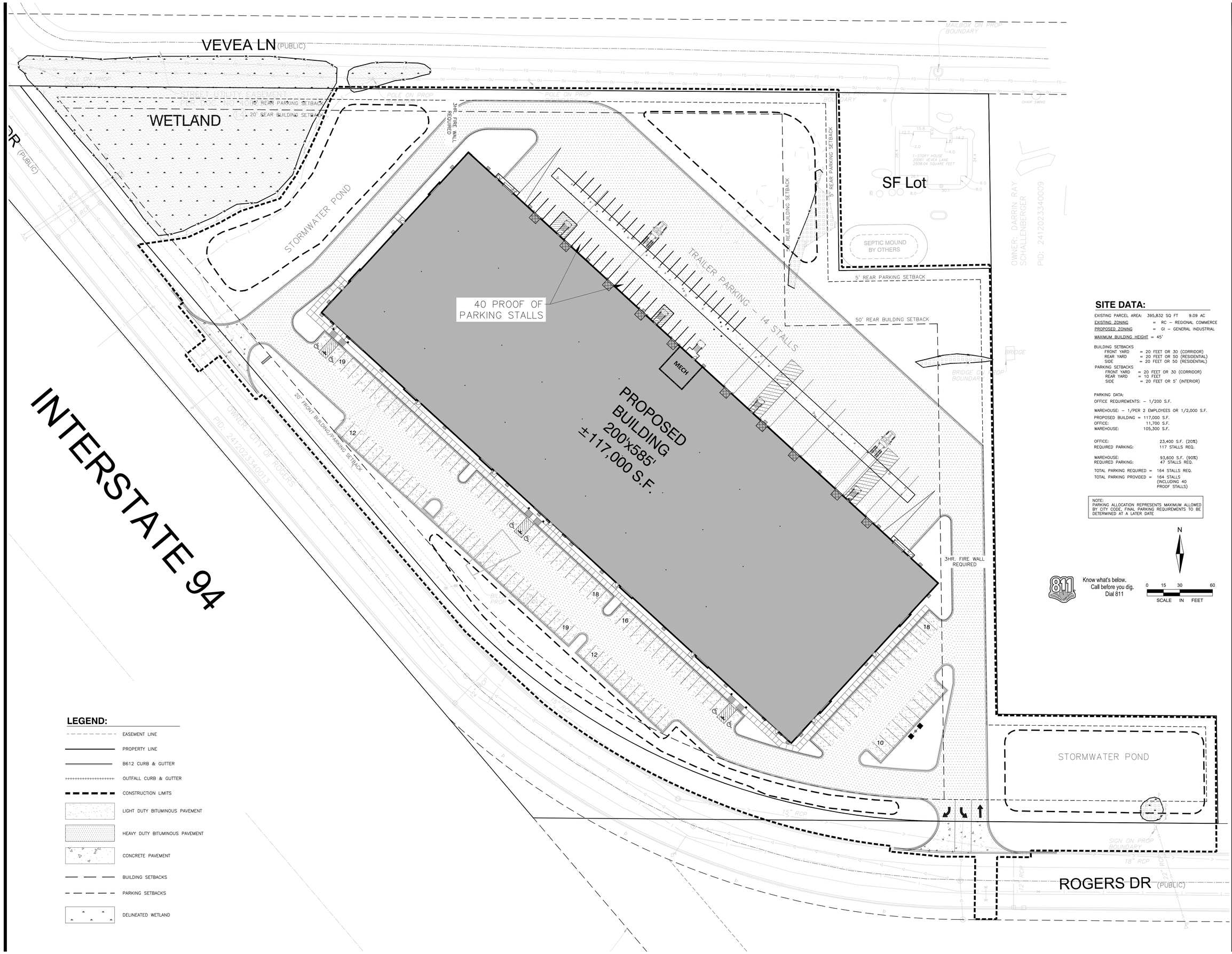
By Date

PROJECT TEAM DATA

Designed By: DS
Drafted By: MLS
Project No.: 4000889

C-3.0

File Location: X:\4000889\Drafting\Site Plans\Preliminary Plat\SITE.dwg Printed By: Mike Shannon on January 5, 2026 at 4:05:40 PM



SITE DATA:

EXISTING PARCEL AREA: 395,832 SQ FT 9.09 AC

EXISTING ZONING = RC – REGIONAL COMMERCE

PROPOSED ZONING = GI – GENERAL INDUSTRIAL

MAXIMUM BUILDING HEIGHT = 45'

BUILDING SETBACKS
- FRONT YARD = 20 FEET OR 30 (CORRIDOR)
- REAR YARD = 20 FEET OR 50 (RESIDENTIAL)
- SIDE = 20 FEET OR 50 (RESIDENTIAL)

PARKING SETBACKS
- FRONT YARD = 20 FEET OR 30 (CORRIDOR)
- REAR YARD = 10 FEET
- SIDE = 20 FEET OR 5' (INTERIOR)

PARKING DATA:

OFFICE REQUIREMENTS: – 1/200 S.F.

WAREHOUSE: – 1/PER 2 EMPLOYEES OR 1/2,000 S.F.

PROPOSED BUILDING = 117,000 S.F.
- OFFICE: 11,700 S.F.
- WAREHOUSE: 105,300 S.F.

OFFICE: 23,400 S.F. (20%)
REQUIRED PARKING: 117 STALLS REQ.

WAREHOUSE: 93,600 S.F. (90%)
REQUIRED PARKING: 47 STALLS REQ.

TOTAL PARKING REQUIRED = 164 STALLS REQ.

TOTAL PARKING PROVIDED = 164 STALLS (INCLUDING 40 PROOF STALLS)

NOTE:
PARKING ALLOCATION REPRESENTS MAXIMUM ALLOWED BY CITY CODE. FINAL PARKING REQUIREMENTS TO BE DETERMINED AT A LATER DATE

N

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

0 15 30 60
SCALE IN FEET

LEGEND:

- EASEMENT LINE
- PROPERTY LINE
- B612 CURB & GUTTER
- OUTFALL CURB & GUTTER
- CONSTRUCTION LIMITS
- LIGHT DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- BUILDING SETBACKS
- PARKING SETBACKS
- DELINEATED WETLAND

ALLIANT
www.alliant-inc.com

OPPIDAN

ROGERS DRIVE INDUSTRIAL

20061 VEVEA RD
ROGERS, MINNESOTA

PROOF OF PARKING PLAN

DATE	DESCRIPTION
1-2-26	CLIENT REVIEW
1-5-26	CITY SUBMITTAL

CERTIFICATION

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

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

Date 1-2-26
54821
License no.

QA/QC CHECK

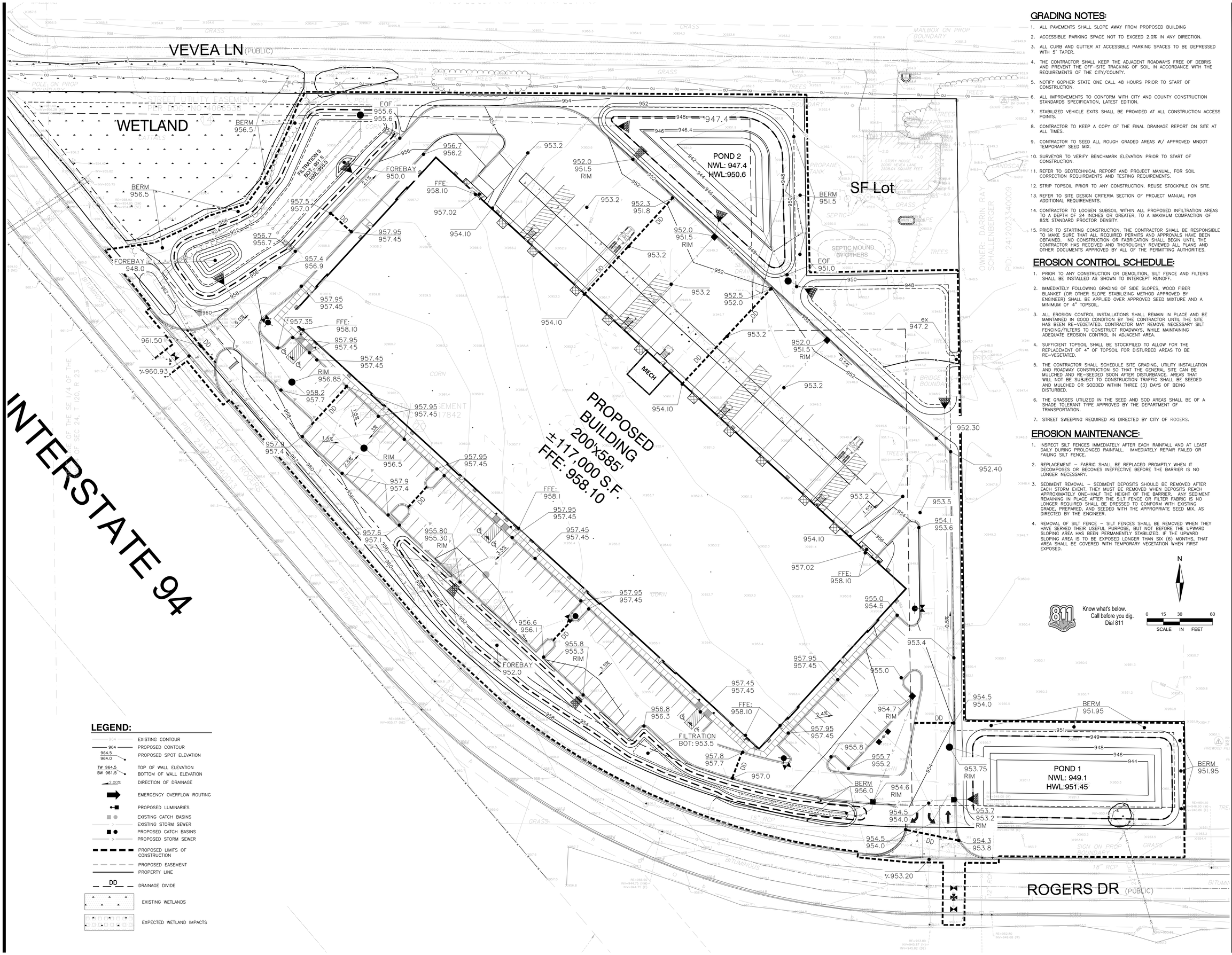
By Date

PROJECT TEAM DATA

Designed By: DS
Drafted By: MLS
Project No.: 4000889

C-3.1

File Location: X:\4000889-ROP\Plan Sheets\Preliminary Plat\SITE.dwg Printed By: Max Shannon on January 5, 2026 at 4:05:44 PM



GRADING NOTES:

1. ALL PAVEMENTS SHALL SLOPE AWAY FROM PROPOSED BUILDING
2. ACCESSIBLE PARKING SPACE NOT TO EXCEED 2.0% IN ANY DIRECTION.
3. ALL CURB AND GUTTER AT ACCESSIBLE PARKING SPACES TO BE DEPRESSED WITH 5" TAPER.
4. THE CONTRACTOR SHALL KEEP THE ADJACENT ROADWAYS FREE OF DEBRIS AND PREVENT THE OFF-SITE TRACKING OF SOIL IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY/COUNTY.
5. NOTIFY GOPHER STATE ONE CALL 48 HOURS PRIOR TO START OF CONSTRUCTION.
6. ALL IMPROVEMENTS TO CONFORM WITH CITY AND COUNTY CONSTRUCTION STANDARDS SPECIFICATION, LATEST EDITION.
7. STABILIZED VEHICLE EXITS SHALL BE PROVIDED AT ALL CONSTRUCTION ACCESS POINTS.
8. CONTRACTOR TO KEEP A COPY OF THE FINAL DRAINAGE REPORT ON SITE AT ALL TIMES.
9. CONTRACTOR TO SEED ALL ROUGH GRADED AREAS W/ APPROVED MNDOT TEMPORARY SEED MIX.
10. SURVEYOR TO VERIFY BENCHMARK ELEVATION PRIOR TO START OF CONSTRUCTION.
11. REFER TO GEOTECHNICAL REPORT AND PROJECT MANUAL, FOR SOIL CORRECTION REQUIREMENTS AND TESTING REQUIREMENTS.
12. STRIP TOPSOIL PRIOR TO ANY CONSTRUCTION. REUSE STOCKPILE ON SITE.
13. REFER TO SITE DESIGN CRITERIA SECTION OF PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
14. CONTRACTOR TO LOOSEN SUBSOIL WITHIN ALL PROPOSED INFILTRATION AREAS TO A DEPTH OF 24 INCHES OR GREATER, TO A MAXIMUM COMPACTION OF 85% STANDARD PROCTOR DENSITY.
15. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

EROSION CONTROL SCHEDULE:

1. PRIOR TO ANY CONSTRUCTION OR DEMOLITION, SILT FENCE AND FILTERS SHALL BE INSTALLED AS SHOWN TO INTERCEPT RUNOFF.
2. IMMEDIATELY FOLLOWING GRADING OF SIDE SLOPES, WOOD FIBER BLANKET (OR OTHER SLOPE STABILIZING METHOD APPROVED BY ENGINEER) SHALL BE APPLIED OVER APPROVED SEED MIXTURE AND A MINIMUM OF 4" TOPSOIL.
3. ALL EROSION CONTROL INSTALLATIONS SHALL REMAIN IN PLACE AND BE MAINTAINED IN GOOD CONDITION BY THE CONTRACTOR UNTIL THE SITE HAS BEEN RE-VEGETATED. CONTRACTOR MAY REMOVE NECESSARY SILT FENCING/FILTERS TO CONSTRUCT ROADWAYS, WHILE MAINTAINING ADEQUATE EROSION CONTROL IN ADJACENT AREA.
4. SUFFICIENT TOPSOIL SHALL BE STOCKPILED TO ALLOW FOR THE REPLACEMENT OF 4" OF TOPSOIL FOR DISTURBED AREAS TO BE RE-VEGETATED.
5. THE CONTRACTOR SHALL SCHEDULE SITE GRADING, UTILITY INSTALLATION AND ROADWAY CONSTRUCTION SO THAT THE GENERAL SITE CAN BE MULCHED AND RE-SEEDED SOON AFTER DISTURBANCE. AREAS THAT WILL NOT BE SUBJECT TO CONSTRUCTION TRAFFIC SHALL BE SEEDED AND MULCHED OR SODDED WITHIN THREE (3) DAYS OF BEING DISTURBED.
6. THE GRASSES UTILIZED IN THE SEED AND SOD AREAS SHALL BE OF A SHADE TOLERANT TYPE APPROVED BY THE DEPARTMENT OF TRANSPORTATION.
7. STREET SWEEPING REQUIRED AS DIRECTED BY CITY OF ROGERS.

EROSION MAINTENANCE:

1. INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. IMMEDIATELY REPAIR FAILED OR FAILING SILT FENCE.
2. REPLACEMENT – FABRIC SHALL BE REPLACED PROMPTLY WHEN IT DECOMPOSES OR BECOMES INEFFECTIVE BEFORE THE BARRIER IS NO LONGER NECESSARY.
3. SEDIMENT REMOVAL – SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER. ANY SEDIMENT REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER FABRIC IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH EXISTING GRADE, PREPARED, AND SEEDED WITH THE APPROPRIATE SEED MIX, AS DIRECTED BY THE ENGINEER.
4. REMOVAL OF SILT FENCE – SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPWARD SLOPING AREA HAS BEEN PERMANENTLY STABILIZED. IF THE UPWARD SLOPING AREA IS TO BE EXPOSED LONGER THAN SIX (6) MONTHS, THAT AREA SHALL BE COVERED WITH TEMPORARY VEGETATION WHEN FIRST EXPOSED.

LEGEND:

- EXISTING CONTOUR (964)
- PROPOSED CONTOUR (964)
- PROPOSED SPOT ELEVATION (964.5 / 964.0)
- TOP OF WALL ELEVATION (TW 964.5) / BOTTOM OF WALL ELEVATION (BW 961.5)
- DIRECTION OF DRAINAGE (2.00%)
- EMERGENCY OVERFLOW ROUTING
- PROPOSED LUMINARIES
- EXISTING CATCH BASINS
- EXISTING STORM SEWER
- PROPOSED CATCH BASINS
- PROPOSED STORM SEWER
- PROPOSED LIMITS OF CONSTRUCTION
- PROPOSED EASEMENT
- PROPERTY LINE
- DRAINAGE DIVIDE (DD)
- EXISTING WETLANDS
- EXPECTED WETLAND IMPACTS

ALLIANT
www.alliant-inc.com

OPPIDAN

ROGERS DRIVE INDUSTRIAL

20061 VEVEA RD
ROGERS, MINNESOTA

GRADING PLAN

DATE	DESCRIPTION
1-2-26	CLIENT REVIEW
1-5-26	CITY SUBMITTAL

CERTIFICATION

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

PRELIMINARY
FOR REVIEW
NOT FOR CONSTRUCTION

Date
54821
License no.

QA/QC CHECK

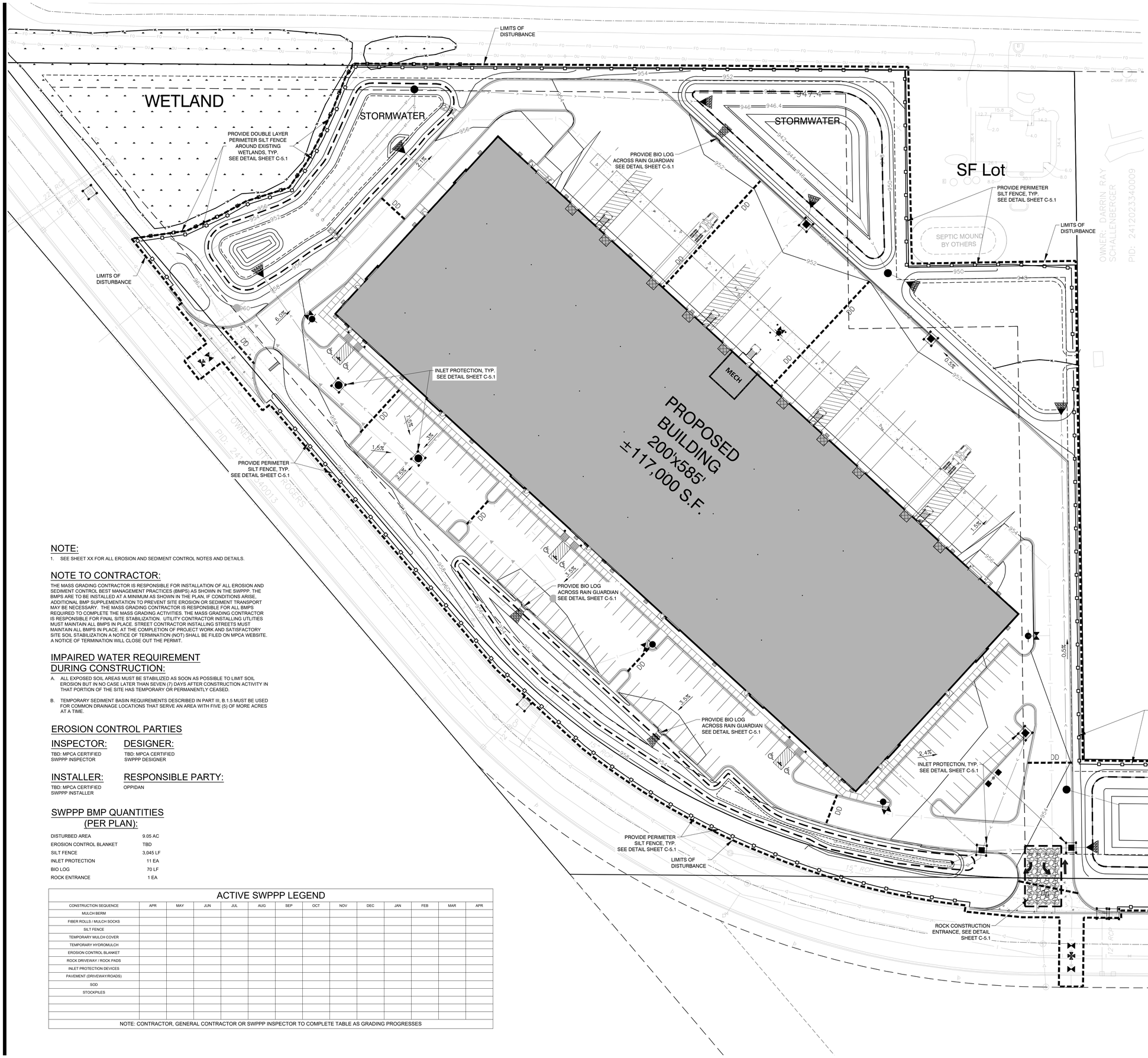
By Date

PROJECT TEAM DATA

Designed By: DS
Drafted By: MLS
Project No.: 4000889

C-4.0

File Location: X:\4000889-000\Plan Sheets\Preliminary Plat\GRADING.dwg Printed By: Mike Shannon on January 5, 2026 at 4:08 PM



NOTE:

1. SEE SHEET XX FOR ALL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS.

NOTE TO CONTRACTOR:

THE MASS GRADING CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPS) AS SHOWN IN THE SWPPP. THE BMPS ARE TO BE INSTALLED AT A MINIMUM AS SHOWN IN THE PLAN, IF CONDITIONS ARISE, ADDITIONAL BMP SUPPLEMENTATION TO PREVENT SITE EROSION OR SEDIMENT TRANSPORT MAY BE NECESSARY. THE MASS GRADING CONTRACTOR IS RESPONSIBLE FOR ALL BMPS REQUIRED TO COMPLETE THE MASS GRADING ACTIVITIES. THE MASS GRADING CONTRACTOR IS RESPONSIBLE FOR FINAL SITE STABILIZATION. UTILITY CONTRACTOR INSTALLING UTILITIES MUST MAINTAIN ALL BMPS IN PLACE. STREET CONTRACTOR INSTALLING STREETS MUST MAINTAIN ALL BMPS IN PLACE. AT THE COMPLETION OF PROJECT WORK AND SATISFACTORY SITE SOIL STABILIZATION A NOTICE OF TERMINATION (NOT) SHALL BE FILED ON MPCA WEBSITE. A NOTICE OF TERMINATION WILL CLOSE OUT THE PERMIT.

IMPAIRED WATER REQUIREMENT DURING CONSTRUCTION:

A. ALL EXPOSED SOIL AREAS MUST BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION BUT IN NO CASE LATER THAN SEVEN (7) DAYS AFTER CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARY OR PERMANENTLY CEASED.

B. TEMPORARY SEDIMENT BASIN REQUIREMENTS DESCRIBED IN PART III, 8.1.5 MUST BE USED FOR COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH FIVE (5) OF MORE ACRES AT A TIME.

EROSION CONTROL PARTIES

INSPECTOR:
TBD: MPCA CERTIFIED SWPPP INSPECTOR

DESIGNER:
TBD: MPCA CERTIFIED SWPPP DESIGNER

INSTALLER:
TBD: MPCA CERTIFIED SWPPP INSTALLER

RESPONSIBLE PARTY:
OPPIDAN

SWPPP BMP QUANTITIES (PER PLAN):

DISTURBED AREA	9.05 AC
EROSION CONTROL BLANKET	TBD
SILT FENCE	3,045 LF
INLET PROTECTION	11 EA
BIO LOG	70 LF
ROCK ENTRANCE	1 EA

ACTIVE SWPPP LEGEND

CONSTRUCTION SEQUENCE	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR
MULCH BERM													
FIBER ROLLS / MULCH SOCKS													
SILT FENCE													
TEMPORARY MULCH COVER													
TEMPORARY HYDROMULCH													
EROSION CONTROL BLANKET													
ROCK DRIVEWAY / ROCK PADS													
INLET PROTECTION DEVICES													
PAVEMENT (DRIVEWAY/ROADS)													
SOD													
STOCKPILES													

NOTE: CONTRACTOR, GENERAL CONTRACTOR OR SWPPP INSPECTOR TO COMPLETE TABLE AS GRADING PROGRESSES

LEGEND:

- 964 — EXISTING CONTOUR
- 964 — PROPOSED CONTOUR
- 2.00% — DIRECTION OF DRAINAGE
- EMERGENCY OVERFLOW ROUTING
- EXISTING CATCH BASINS
- EXISTING STORM SEWER
- PROPOSED CATCH BASINS
- PROPOSED STORM SEWER
- PROPOSED LIMITS OF CONSTRUCTION
- PROPOSED EASEMENT
- PROPERTY LINE
- DD — DRAINAGE DIVIDE
- BIO LOG
- PERIMETER SILT FENCE
- ROCK CONSTRUCTION ENTRANCE

N

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

0 15 30 60
SCALE IN FEET

ALLIANT
www.alliant-inc.com

OPPIDAN

ROGERS DRIVE INDUSTRIAL
20061 VEVEA RD
ROGERS, MINNESOTA

EROSION CONTROL PLAN

DATE	DESCRIPTION
1-2-26	CLIENT REVIEW
1-5-26	CITY SUBMITTAL

CERTIFICATION

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

Signature

Printed Name

54821
License no.

Date

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

QA/QC CHECK

By Date

PROJECT TEAM DATA

Designed By: DS
Drafted By: MLS
Project No.: 4000889

C-5.0

File Location: X:\4000889-00\Plan Sheets\Preliminary Plan\EROSION CONTROL.dwg, Plotted By: Max Shannon on January 5, 2026 03:09 PM

EROSION CONTROL GENERAL NOTES:

1. NO LAND DISTURBING ACTIVITY SHALL OCCUR UNTIL A GRADING PERMIT HAS BEEN ISSUED FROM THE CITY OF ROGERS AND THE WATERSHED DISTRICT. UNLESS EXPRESSLY EXTENDED BY A PERMIT.
2. BEST MANAGEMENT PRACTICES (BMP'S) REFER TO EROSION AND SEDIMENT CONTROL PRACTICES DEFINED IN THE MPCA PROTECTING WATER QUALITY IN URBAN AREAS AND THE MINNESOTA CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL PLANNING HANDBOOK.
3. ALL BMP'S SELECTED SHALL BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND ESTIMATED DURATION OF USE.
4. ALL WORK AND MATERIALS SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLANS. ANY DEVIATION FROM THE APPROVED PLANS SHALL REQUIRE WRITTEN APPROVAL FROM THE ENGINEER OF RECORD.
5. A COPY OF THESE PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS. PLANS, SWPPP TO BE LOCATED ONSITE IN MAILBOX.
6. THE BOUNDARIES OF THE LAND DISTURBANCE LIMITS SHOWN ON THE PLANS SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. NO DISTURBANCE BEYOND THE DISTURBED LIMITS.
7. WHEREVER POSSIBLE, PRESERVE THE EXISTING TREES, GRASS AND OTHER VEGETATIVE COVER TO HELP FILTER RUNOFF.
8. ESTABLISH A PERMANENT VEGETATIVE COVER ON ALL EXPOSED SOILS WHERE LAND IS COMING OUT OF AGRICULTURAL PRODUCTION. PLANT AS SOON AS POSSIBLE TO ESTABLISH DENSE GRASS FILTER PRIOR TO CONSTRUCTION AND TO MINIMIZE WEED GROWTH.
9. ALL TREES NOT LISTED FOR REMOVAL SHALL BE PROTECTED. DO NOT OPERATE EQUIPMENT WITHIN THE DRIPLINE, ROOT ZONES OR WITHIN TREE PROTECTION FENCE AREAS.
10. ALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) SHALL BE INSTALLED AND IN OPERATION PRIOR TO LAND DISTURBANCE ACTIVITIES AND THEY SHALL BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR EROSION HAS PASSED.
11. SEDIMENT BARRIERS ARE REQUIRED AT DOWN GRADIENT PERIMETER OF DISTURBED AREAS AND STOCKPILES. PROTECT WETLANDS, WATERCOURSES AND ADJACENT PROPERTIES FROM SEDIMENTATION AND STORMWATER RUNOFF.
12. THE BMP'S SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS DICTATE, THE PERMITTEE/CONTRACTOR SHALL ANTICIPATE THAT MORE BMP'S WILL BE NECESSARY TO ENSURE EROSION AND SEDIMENT CONTROL ON THE SITE. DURING THE COURSE OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY CONSTRUCTION ACTIVITIES AND/OR CLIMATIC EVENTS AND TO PROVIDE ADDITIONAL BMP'S OVER AND ABOVE THE MINIMUM REQUIREMENTS SHOWN ON THE PLANS, AS MAY BE NEEDED TO PROVIDE EFFECTIVE PROTECTION OF WATER AND SOIL RESOURCES.
13. THE BMP'S SHALL BE INSPECTED DAILY BY THE PERMITTEE/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
14. LAND DISTURBING ACTIVITIES SHALL OCCUR IN INCREMENTS OF WORKABLE SIZE SUCH THAT ADEQUATE BMP CONTROL CAN BE PROVIDED THROUGHOUT ALL PHASES OF CONSTRUCTION. THE SMALLEST PRACTICAL AREA SHALL BE EXPOSED OR OTHERWISE DISTURBED AT ANY ONE TIME.
15. OPERATE TRACK EQUIPMENT (DOZER) UP AND DOWN EXPOSED SOIL SLOPES ON FINAL PASS, LEAVING TRACK GROOVES PERPENDICULAR TO THE SLOPE. DO NOT BACK-BLADE. LEAVE A SURFACE ROUGH TO MINIMIZE EROSION.
16. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED FROM EROSION WITHIN 7 DAYS OF SUBSTANTIAL COMPLETION OF GRADING IN THAT AREA. TEMPORARY SEED AND MULCH SHALL COVER ALL EXPOSED SOILS IF GRADING COMPLETION IS DELAYED LONGER THAN 7 DAYS.
17. GENERAL TEMPORARY SEED SHALL BE MNDOT MIX 190 @ 100 LBS. PER ACRE OR APPROVED EQUAL. PERMANENT SEED SHALL BE MNDOT MIX 270 @ 120 LBS. PER ACRE OR APPROVED EQUAL. (PLANTING DATES PER SPEC 2575) MULCH SHALL BE MNDOT TYPE 1 (CLEAN OAT STRAW) @ 2 TONS PER ACRE AND DISK ANCHORED IN PLACE OR APPROVED EQUAL. FERTILIZER SHALL BE 80-80-80 NPK PER ACRE (UNLESS P RESTRICTIONS APPLY) AND INCORPORATED INTO THE SEED BED.
18. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

SEDIMENT CONTROL PRACTICES:

1. SEDIMENT CONTROL PRACTICES MUST MINIMIZE SEDIMENT FROM ENTERING SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS AND STORM SEWER INLETS.
2. SEDIMENT CONTROL PRACTICES MUST BE ESTABLISHED ON ALL DOWN GRADIENT PERIMETERS BEFORE ANY UPGRADIENT LAND DISTURBING ACTIVITIES BEGIN. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED.
3. THE TIMING OF THE INSTALLATION OF SEDIMENT CONTROL PRACTICES MAY BE ADJUSTED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES. ANY SHORT-TERM ACTIVITY MUST BE COMPLETED AS QUICKLY AS POSSIBLE AND THE SEDIMENT CONTROL PRACTICES MUST BE INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED. HOWEVER, SEDIMENT CONTROL PRACTICES MUST BE INSTALLED BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE ACTIVITY IS NOT COMPLETE.
4. TEMPORARY SOIL STOCKPILES MUST HAVE SEDIMENT BARRIERS OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORM WATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES.
5. SITE CONSTRUCTION ENTRANCES SHALL BE LOCATED AS SHOWN ON THE PLAN.

POLLUTION PREVENTION MANAGEMENT MEASURES:

THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING POLLUTION PREVENTION MANAGEMENT MEASURES ON THE SITE:

1. SOLID WASTE: COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION AND DEMOLITION DEBRIS AND OTHER WASTES MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
2. HAZARDOUS MATERIAL: OIL, GASOLINE, PAINT AND ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.
3. CONCRETE WASHOUT IS DONE TRUCK BY TRUCK WITH A MOBILE WASHOUT SYSTEM PROVIDED AND COMPLETED BY THE CONCRETE CONTRACTOR. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF.
4. NO ENGINE DEGREASING IS ALLOWED ON SITE.

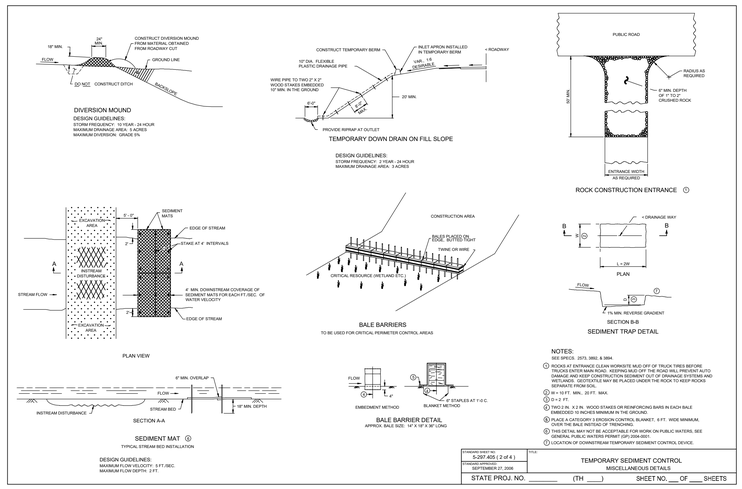
EROSION AND SEDIMENT CONTROL MAINTENANCE PROGRAM:

1. INSPECT SEDIMENT BARRIERS IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. IMMEDIATELY REPAIR FAILED OR FAILING SEDIMENT CONTROL LOGS.
2. REPLACEMENT - SHALL BE REPLACED PROMPTLY WHEN IT DECOMPOSES OR BECOMES INEFFECTIVE BEFORE THE BARRIER IS NO LONGER NECESSARY.
3. SEDIMENT REMOVAL - SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER.
4. REMOVAL OF SEDIMENT CONTROL LOG - SEDIMENT CONTROL LOG SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPWARD SLOPING AREA HAS BEEN PERMANENTLY STABILIZED. IF THE UPWARD SLOPING AREA IS TO BE EXPOSED LONGER THAN SIX (6) MONTHS, THAT AREA SHALL BE COVERED WITH TEMPORARY VEGETATION WHEN FIRST EXPOSED.
5. THE CONTRACTOR MUST ROUTINELY INSPECT THE CONSTRUCTION SITE ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS.
6. ALL INSPECTIONS AND MAINTENANCE CONDUCTED DURING CONSTRUCTION MUST BE RECORDED IN WRITING AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP RECORDS OF EACH INSPECTION AND MAINTENANCE ACTIVITY SHALL INCLUDE:

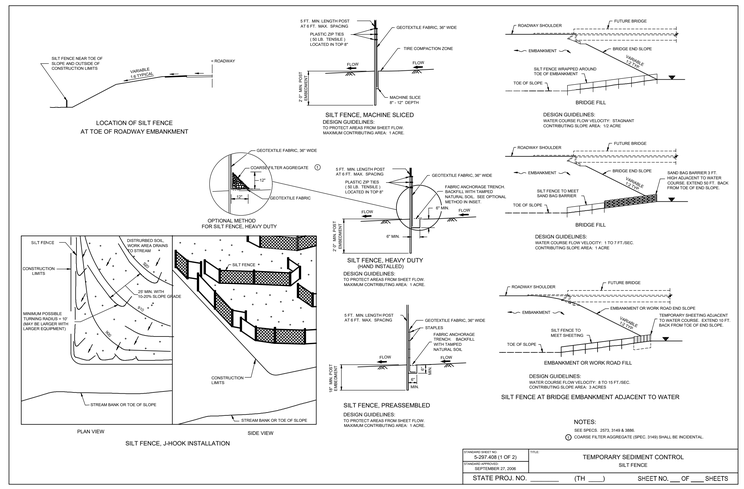
   6.1. DATE AND TIME OF INSPECTIONS;
   6.2. NAME OF PERSON(S) CONDUCTING INSPECTIONS;
   6.3. FINDINGS OF INSPECTIONS, INCLUDING RECOMMENDATIONS FOR CORRECTIVE ACTIONS;
   6.4. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVIES.
   6.5. DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCH (0.5 INCHES) IN 24 HOURS:
   6.6. DOCUMENTS OF CHANGES MADE TO THE SWPPP AS REQUIRED IN PART III.A.4.

7. WHERE PARTS OF THE CONSTRUCTION SITE HAVE UNDERGONE FINAL STABILIZATION, BUT WORK REMAINS ON OTHER PARTS OF SITE, INSPECTIONS OF THE STABILIZED AREAS MAY BE REDUCED TO ONCE PER MONTH. WHERE WORK HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, THE REQUIRED INSPECTIONS AND MAINTENANCE MUST TAKE PLACE AS SOON AS RUNOFF OCCURS AT THE SITE OR PRIOR TO RESUMING CONSTRUCTION, WHICHEVER COMES FIRST.

EROSION CONTROL DETAILS:



ENGINEER'S PLAN NO.	5-297.405 (2 of 4)
ENGINEER APPROVED	SEPTEMBER 27, 2006
STATE PROJ. NO. _____	(TH ____)
TITLE	TEMPORARY SEDIMENT CONTROL MISCELLANEOUS DETAILS
SHEET NO. ___ OF ___ SHEETS	



ENGINEER'S PLAN NO.	5-297.408 (1 OF 2)
ENGINEER APPROVED	SEPTEMBER 27, 2006
STATE PROJ. NO. _____	(TH ____)
TITLE	TEMPORARY SEDIMENT CONTROL SILT FENCE
SHEET NO. ___ OF ___ SHEETS	

EROSION CONTROL SCHEDULE:

1. PRIOR TO ANY CONSTRUCTION OR DEMOLITION, SEDIMENT BARRIERS AND CONSTRUCTION ENTRANCE SHALL BE INSTALLED AS SHOWN TO INTERCEPT RUNOFF.
2. ALL EROSION CONTROL INSTALLATIONS SHALL REMAIN IN PLACE AND BE MAINTAINED IN GOOD CONDITION BY THE CONTRACTOR UNTIL THE SITE HAS BEEN RE-VEGETATED.
3. SUFFICIENT TOPSOIL SHALL BE STOCKPILED TO ALLOW FOR THE REPLACEMENT OF 6" OF TOPSOIL FOR DISTURBED AREAS TO BE RE-VEGETATED.
4. THE CONTRACTOR SHALL SCHEDULE SITE GRADING, SO THAT THE GENERAL SITE CAN BE STABILIZED AND SEEDED SOON AFTER DISTURBANCE. SITE SHALL BE STABILIZED AND SEEDED WITHIN SEVEN (7) DAYS AFTER DISTURBANCE OCCURS.
5. CONTRACTOR SHALL INSTALL EROSION CONTROL DEVICES AS INDICATED ON THIS EROSION CONTROL PLAN AND ANY ADDITIONAL REQUIRED BASED ON MEANS, METHODS AND SEQUENCES OF CONSTRUCTION.

DEWATERING:

1. THE CONTRACTOR SHALL PROVIDE A PLAN TO THE CITY AND PROJECT ENGINEER FOR REVIEW. THE PLAN AT MINIMUM SHALL BE A DEWATERING PLAN INCLUDING WATER ROUTING, STORAGE, AND DISCHARGE LOCATION.
2. IF ANY TEMPORARY DEWATERING IS REQUIRED ONSITE THE CONTRACTOR SHALL DISPOSE OF STORMWATER OR GROUND WATER BY USE OF PUMPS AND HOSES TO ACCEPTABLE DISCHARGE POINTS APPROVED BY THE CITY AND PROJECT ENGINEER.

WINTER STABLIZATION:

1. GRADING CONTRACTOR REQUIREMENTS IN THE CASE WHERE THE ONSET OF WINTER DOES NOT ALLOW FOR COMPLETION OF MASS GRADING AND FINAL SOIL STABILIZATION IN THE FALL: MASS GRADING ACTIVITIES SHALL BE PLANNED AND PHASED IN A MANNER TO AVOID ANY UNNECESSARY SOIL DISTURBANCE PRIOR TO WINTER SHUT DOWN.
2. ALL FINAL GRADED AREAS SHALL BE STABILIZED PERMANENTLY BY GRADING CONTRACTOR WITH SEEDING, MULCHING, BLANKET, ETC. IN ACCORDANCE WITH PLANS PRIOR TO CONTRACTOR LEAVING THE SITE AT WINTER SHUT DOWN.
3. THE GRADING CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL TEMPORARY OR INCOMPLETE GRADING AREAS INCLUDING ALL STOCKPILES ARE STABILIZED WITH TEMPORARY SEEDING (MN STATE SEED MIX 22-112 @ 40/AC, MULCH (MNDOT TYPE 1) BEFORE LEAVING THE SITE AT WINTER SHUT DOWN.
4. ALL SIGNIFICANT DRAINAGE SWALES (TEMPORARY OR PERMANENT) SHALL BE STABILIZED WITH MNDOT CATEGORY 3 EROSION CONTROL BLANKET BY GRADING CONTRACTOR PRIOR TO LEAVING THE SITE AT WINTER SHUT DOWN.
5. SHALL PROVIDE A PLAN TO THE CITY AND PROJECT ENGINEER FOR REVIEW. THE PLAN AT MINIMUM SHALL BE A DEWATERING PLAN INCLUDING WATER ROUTING, STORAGE, AND DISCHARGE LOCATION.
6. IF ANY TEMPORARY DEWATERING IS REQUIRED ONSITE THE CONTRACTOR SHALL DISPOSE OF STORMWATER OR GROUND WATER BY USE OF PUMPS AND HOSES TO ACCEPTABLE DISCHARGE POINT.

FINAL STABILIZATION:

THE CONTRACTOR MUST ENSURE FINAL STABILIZATION OF THE SITE. THE CONTRACTOR MUST SUBMIT A NOTICE OF TERMINATION (NOT) WITHIN 30 DAYS AFTER FINAL STABILIZATION IS COMPLETE, OR ANOTHER OWNER/OPERATOR (PERMITTEE) HAS ASSUMED CONTROL OF ALL AREAS OF THE SITE THAT HAVE NOT UNDERGONE FINAL STABILIZATION. FINAL STABILIZATION CAN BE ACHIEVED IN THE FOLLOWING WAY:

ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND ALL SOILS MUST BE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OVER THE ENTIRE PERVIOUS SURFACE AREA, OR OTHER EQUIVALENTMEANS NECESSARY TO PREVENT SOIL FAILURE UNDER EROSIVE CONDITIONS AND;

A. ALL DRAINAGE DITCHES, CONSTRUCTED TO DRAIN WATER FROM THE SITE AFTER CONSTRUCTION IS COMPLETE, MUST BE STABILIZED TO PRECLUDE EROSION;
B. ALL TEMPORARY SYNTHETIC, AND STRUCTURAL EROSION PREVENTION AND SEDIMENT CONTROL BMPS (SUCH AS SEDIMENT CONTROL LOGS) MUST BE REMOVED AS PART OF THE SITE FINAL STABILIZATION; AND
C. THE CONTRACTORS MUST CLEAN OUT ALL SEDIMENT FROM CONVEYANCES AND FROM TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS.
D. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHED BACK INTO THE BASIN, CONVEYANCES OR DRAINAGE WAYS DISCHARGING OFF-SITE OR TO SURFACE WATERS. THE CLEAN OUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.

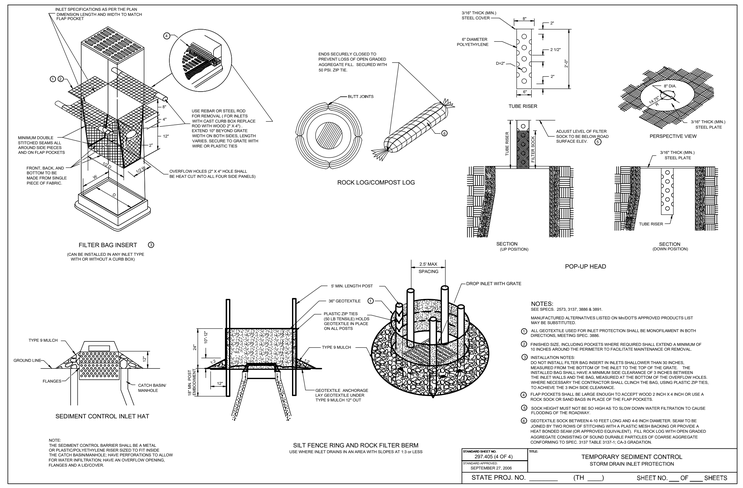
CONSTRUCTION SEQUENCING:

GRADING PHASE:

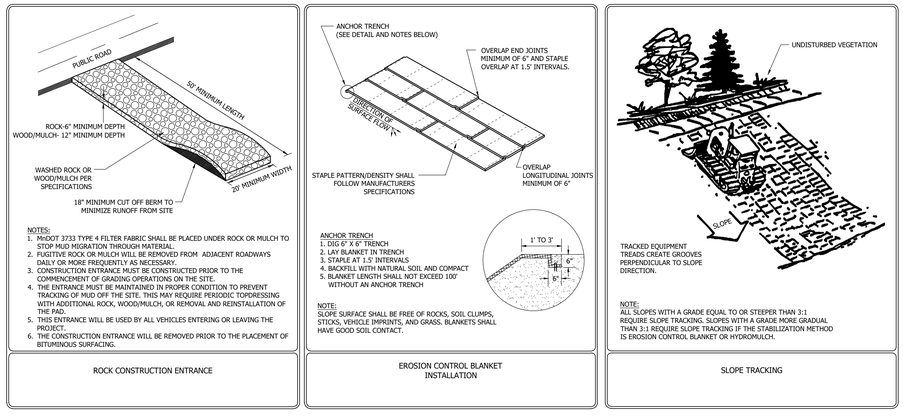
1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
2. PREPARE TEMPORARY PARKING AND STORAGE AREA.
3. INSTALL THE PRE-GRADING SILT FENCES AND INLET PROTECTION BMP's ON THE SITE.
4. CONSTRUCT ALL PRE-GRADING EROSION AND SEDIMENTATION CONTROL BMP's.
5. COMPLETE MASS GRADING AND INSTALL TEMPORARY AND PERMANENT SEEDING AND PLANTING.
6. CONSTRUCT POST-GRADING SILT FENCE ON THE SITE.

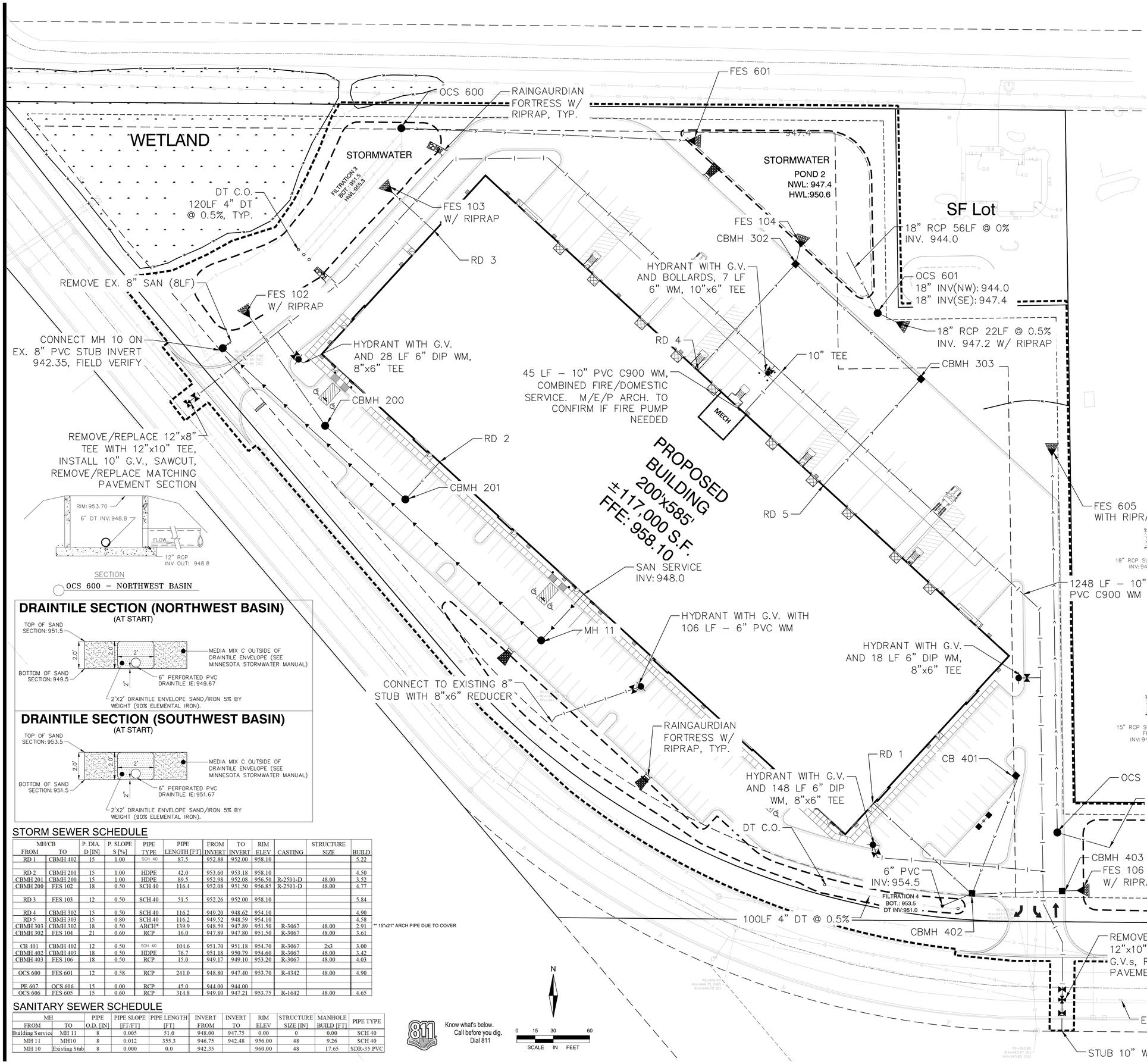
STREET & UTILITY PHASE:

1. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
2. INSTALL RIP RAP AROUND OUTLET STRUCTURES.
3. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
4. PREPARE SITE FOR PAVING.
5. PAVE SITE.
6. INSTALL INLET PROTECTION DEVICES.
7. INSTALL POST STREET AND UTILITY SILT FENCE.
8. INSTALL PRIVATE UTILITIES
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED), IF REQUIRED BY THE CONTRACT.


INLET SPECIFICATIONS AS PER THE PLAN (ADJUST LENGTH AND WIDTH TO MATCH FLAP POCKET)
A
B
C
USE REBAR OR STEEL ROD FOR REMOVAL (FOR INLETS WITH CAST CURB BOX REPLACE REBAR WITH 1" STEEL PIPE EXTEND 10" BEYOND GRATE WIDTH ON BOTH SIDES, LENGTH OF INLET PLUS 20") SECURE MATS WITH WIRE OR PLASTIC TIES
MINIMUM DOUBLE STITCHED SEAM ALL AROUND SIDE PANELS AND ON FLAP POCKETS
FRONT, BACK, AND BOTTOM TO BE MADE FROM SINGLE PIECE OF FABRIC
OVERFLOW HOLES (3" X 4" HOLE SHALL BE HEAT CUT INTO ALL FOUR SIDE PANELS)
FILTER BAG INSERT ①
(CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX)
ENDS SECURELY CLOSED TO PREVENT LOSS OF OPEN GRADED AGGREGATE FILL SECURED WITH 50 PSI ZIP TIE.
BLITT JOINTS
ROCK LOG/COMPOST LOG
3/16" THICK (MIN.) STEEL COVER
9" DIAMETER POLYETHYLENE
2"
2 1/2"
3"
TUBE RISER
4" DIA
3/16" THICK (MIN.) STEEL PLATE
PERSPECTIVE VIEW
ADJUST LEVEL OF FILTER SOCK TO BE BELOW ROAD SURFACE ELEV. ①
TUBE RISER
SECTION (UP POSITION)
SECTION (DOWN POSITION)
POP-UP HEAD
2.5' MAX. SPACING
DROP INLET WITH GRATE
6 MIN. LENGTH POST
36" GEOTEXTILE ①
PLASTIC ZIP TIES (50 LB TENSILE) HOLDS GEOTEXTILE IN PLACE ON ALL POSTS
TYPE 6 MULCH
GEOTEXTILE ANCHORAGE LAY GEOTEXTILE UNDER TYPE 6 MULCH 12" OUT
TYPE 6 MULCH
GROUND LINE
FLANGES
CATCH BASIN MANHOLE
SEDIMENT CONTROL INLET HAT
NOTE:
THE SEDIMENT CONTROL BARRIER SHALL BE 4' METAL OR PLASTIC/POLYETHYLENE RISER SIZED TO FIT INSIDE THE CATCH BASIN MANHOLE OR INLET. THE RISER SHALL ALSO FOR WATER INFILTRATION, HAVE AN OVERFLOW OPENING, FLANGES AND A LID/COVER.
SILT FENCE RING AND ROCK FILTER BERM
USE WHERE INLET DRAINS IN AN AREA WITH SLOPES AT 1:3 or LESS
NOTES:
SEE SPECS. 2573, 3137, 3886 & 3891.
MANUFACTURED ALTERNATIVES LISTED ON MnDOT'S APPROVED PRODUCTS LIST MAY BE SUBSTITUTED
① INSTALLATION NOTES FOR INLET PROTECTION SHALL BE MONOFILAMENT IN BOTH LONGITUDINAL AND CROSS. SEE SPEC. 3886
② FINISHED SIZE, INCLUDING POCKETS WHERE REQUIRED SHALL EXTEND A MINIMUM OF 12 INCHES AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
③ INSTALLATION NOTES:
DO NOT INSTALL FILTER BAG INSERT IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. THE FILTER BAG INSERT SHALL BE SECURELY FASTENED TO THE INLET GRATE AND THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES. WHERE NECESSARY THE CONTRACTOR SHALL CLINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 2 INCH SIDE CLEARANCE.
④ FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2 INCH X 4 INCH OR USE A ROCK SOCK OR SAND BAGS IN PLACE OF THE FLAP POCKETS.
⑤ SOCK HEIGHT MUST NOT BE SO HIGH AS TO SLOW DOWN WATER FILTRATION TO CAUSE FLOODING OF THE ROADWAY.
⑥ GEOTEXTILE SOCK BETWEEN 4-10 FEET LONG AND 4-6 INCH DIAMETER, SEAM TO BE DOUBLE STITCHED OR HEAT BONDED SEAM (OR APPROVED EQUIVALENT). FILL SOCK WITH HEAT BONDED SEAM (OR APPROVED EQUIVALENT). FILL ROCK LOG WITH OPEN GRADED AGGREGATE CONSISTING OF SOUND DURABLE PARTICLES OF COARSE AGGREGATE CONFORMING TO SPEC. 3137 TABLE 3137-1, CA-5 GRADATION.

ENGINEER'S PLAN NO.	297.405 (4 OF 4)
ENGINEER APPROVED	SEPTEMBER 27, 2006
STATE PROJ. NO. _____	(TH ____)
TITLE	TEMPORARY SEDIMENT CONTROL STORM DRAIN INLET PROTECTION
SHEET NO. ___ OF ___ SHEETS	


PUBLIC ROAD
50' MINIMUM LENGTH
ROCK-6" MINIMUM DEPTH
WOOD/MULCH- 12" MINIMUM DEPTH
WASHED ROCK OR WOOD/MULCH PER SPECIFICATIONS
20' MINIMUM WIDTH
18" MINIMUM CUT OFF BERM TO MINIMIZE RUNOFF FROM SITE
NOTES:
1. MnDOT 3733 TYPE 4 FILTER FABRIC SHALL BE PLACED UNDER ROCK OR MULCH TO STOP MUD MIGRATION THROUGH MATERIAL.
2. FUGITIVE ROCK OR MULCH WILL BE REMOVED FROM ADJACENT ROADWAYS DAILY OR MORE FREQUENTLY AS NECESSARY.
3. CONSTRUCTION ENTRANCE MUST BE CONSTRUCTED PRIOR TO THE COMMENCEMENT OF GRADING OPERATIONS ON THE SITE.
4. THE ENTRANCE MUST BE MAINTAINED IN PROPER CONDITION TO PREVENT TRACKING OF MUD OFF THE SITE. THIS MAY REQUIRE PERIODIC TOPDRESSING WITH ADDITIONAL ROCK, WOOD/MULCH, OR REMOVAL AND REINSTALLATION OF THE PAD.
5. THIS ENTRANCE WILL BE USED BY ALL VEHICLES ENTERING OR LEAVING THE PROJECT.
6. THE CONSTRUCTION ENTRANCE WILL BE REMOVED PRIOR TO THE PLACEMENT OF BITUMINOUS SURFACING.
ROCK CONSTRUCTION ENTRANCE
ANCHOR TRENCH (SEE DETAIL AND NOTES BELOW)
OVERLAP END JOINTS MINIMUM OF 6" AND STAPLE OVERLAP AT 1.5' INTERVALS.
DIRECTION OF SURFACE FLOW
STAPLE PATTERN/DENSITY SHALL FOLLOW MANUFACTURERS SPECIFICATIONS
OVERLAP LONGITUDINAL JOINTS MINIMUM OF 6"
ANCHOR TRENCH
1. DIG 6" X 6" TRENCH
2. LAY BLANKET IN TRENCH
3. STAPLE AT 1.5' INTERVALS
4. BACKFILL WITH NATURAL SOIL AND COMPACT
5. BLANKET LENGTH SH



DRAINTILE SECTION (NORTHWEST BASIN)
(AT START)

DRAINTILE SECTION (SOUTHWEST BASIN)
(AT START)

STORM SEWER SCHEDULE

MH/CB FROM	MH/CB TO	P. DIA. D [IN]	P. SLOPE S [%]	PIPE TYPE	PIPE LENGTH [FT]	FROM INVERT	TO INVERT	RIM ELEV	CASTING	STRUCTURE SIZE	BUILD
RD 1	CBMH 402	15	1.00	SCH 40	87.5	952.88	952.00	958.10			5.22
RD 2	CBMH 201	15	1.00	HDPE	42.0	953.60	953.18	958.10			4.50
CBMH 201	CBMH 200	15	1.00	HDPE	89.5	952.98	952.08	956.50	R-2501-D	48.00	3.52
CBMH 200	FES 102	18	0.50	SCH 40	116.4	952.08	951.50	956.85	R-2501-D	48.00	4.77
RD 3	FES 103	12	0.50	SCH 40	51.5	952.26	952.00	958.10			5.84
RD 4	CBMH 302	15	0.50	SCH 40	116.2	949.20	948.62	954.10			4.90
RD 5	CBMH 303	15	0.80	SCH 40	116.2	949.52	948.59	954.10			4.58
CBMH 303	CBMH 302	18	0.50	ARCH*	139.9	948.59	947.89	951.50	R-3067	48.00	2.91
CBMH 302	FES 104	21	0.60	RCP	16.0	947.89	947.80	951.50	R-3067	48.00	3.61
CB 401	CBMH 402	12	0.50	SCH 40	104.6	951.70	951.18	954.70	R-3067	2x3	3.00
CBMH 402	CBMH 403	18	0.50	HDPE	76.7	951.18	950.79	954.60	R-3067	48.00	3.42
CBMH 403	FES 106	18	0.50	RCP	15.0	949.17	949.10	953.20	R-3067	48.00	4.03
OCS 600	FES 601	12	0.58	RCP	241.0	948.80	947.40	953.70	R-4342	48.00	4.90
PE 607	OCS 606	15	0.00	RCP	45.0	944.00	944.00				
OCS 606	FES 605	15	0.60	RCP	314.8	949.10	947.21	953.75	R-1642	48.00	4.65

** 15"x21" ARCH PIPE DUE TO COVER

SANITARY SEWER SCHEDULE

MH FROM	MH TO	PIPE O.D. [IN]	PIPE SLOPE [FT/FT]	PIPE LENGTH [FT]	INVERT FROM	INVERT TO	RIM ELEV	STRUCTURE SIZE [IN]	MANHOLE BUILD [FT]	PIPE TYPE
Building Service	MH 11	8	0.005	51.0	948.00	947.75	0.00	0	0.00	SCH 40
MH 11	MH10	8	0.012	355.3	946.75	942.48	956.00	48	9.26	SCH 40
MH 10	Existing Stub	8	0.000	0.0	942.35		960.00	48	17.65	SDR-35 PVC

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

N

0 15 30 60
SCALE IN FEET

LEGEND:

- EASEMENT LINE
- LOT LINE
- PROPERTY LINE
- ROW
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING WATERMAIN
- EXISTING CATCH BASIN
- EXISTING STORM MANHOLE
- EXISTING STORM SEWER
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY SEWER
- PROPOSED GATE VALVE
- PROPOSED HYDRANT
- PROPOSED WATERMAIN
- PROPOSED CATCH BASIN
- PROPOSED STORM MANHOLE
- PROPOSED STORM SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY SEWER
- PROPOSED HYDRANT RADIUS
- EXISTING HYDRANT RADIUS

UTILITY NOTES:

1. EXISTING UTILITIES, SERVICE LOCATIONS AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
2. MAINTAIN A MIN 18" VERTICAL SEPARATION AT ALL PIPE CROSSINGS, LOWER WATERMAIN AS NECESSARY. WATER AND SANITARY SEWER LINES TO MAINTAIN 10' HORIZONTAL SEPARATION.
3. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
4. PROVIDE POLYSTYRENE INSULATION FOR ALL STORM SEWER AND WATERMAIN CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 2'.
5. ALL UTILITY WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY OF ROGERS ENGINEERING GUIDELINES.
6. NOTIFY GOPHER STATE ONE CALL 48 HOURS IN ADVANCE OF ANY UTILITY WORK.
7. PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS-FIELD MANUAL" LATEST REVISION, FOR ANY CONSTRUCTION WITHIN PUBLIC R.O.W.
8. ALL SANITARY MANHOLES TO BE 48" DIAMETER CONCRETE W/NEENAH R-1642 CASTING, UNLESS NOTED OTHERWISE.
9. WATERMAIN, SERVICES, AND VALVES SHALL BE INSTALLED WITH MINIMUM 7.5' OF COVER.
10. ALL WATERMAIN SHALL BE C900 PVC.
11. THE MAXIMUM DISTANCE BETWEEN FIRE HYDRANTS SHALL NOT EXCEED 300 FT.

ALLIANT
www.alliant-inc.com

OPPIDAN

ROGERS DRIVE INDUSTRIAL

20061 VEVEA RD
ROGERS, MINNESOTA

UTILITY PLAN

DATE	DESCRIPTION
1-2-26	CLIENT REVIEW
1-5-26	CITY SUBMITTAL

CERTIFICATION

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

PRELIMINARY
FOR REVIEW PURPOSES ONLY
NOT FOR CONSTRUCTION

DANIEL SJOBLOM, PE

1/1/2026 — Date
54821 — License no.

QA/QC CHECK

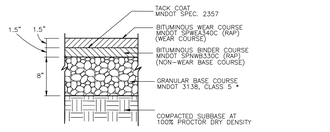
By — Date

PROJECT TEAM DATA

Designed By: DS
Drafted By: MLS
Project No.: 4000889

C-6.0

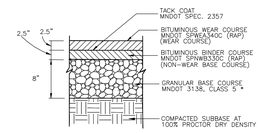
File Location: K:\4000889\03\Plan Sheets\Preliminary Plat\4MAIN.dwg Plotted By: Mike Shannon on January 5, 2026 at 1:00:28 PM



* RECYCLED CRUSHED CONCRETE DEBRIS AND BITUMINOUS PAVEMENT MAY BE USED AS BASE MATERIAL IF GRADATION SPECIFICATIONS FOR MNDOT CLASS 6 OR 7 ARE MET

GEOTECHNICAL REPORT SUPERCEDES ALL SUBGRADE RECOMMENDATIONS.

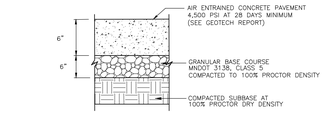
1 LIGHT DUTY BITUMINOUS PAVEMENT
NO SCALE



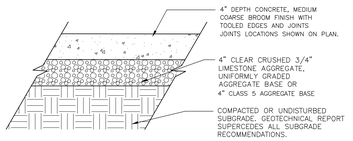
* RECYCLED CRUSHED CONCRETE DEBRIS AND BITUMINOUS PAVEMENT MAY BE USED AS BASE MATERIAL IF GRADATION SPECIFICATIONS FOR MNDOT CLASS 6 OR 7 ARE MET

GEOTECHNICAL REPORT SUPERCEDES ALL SUBGRADE RECOMMENDATIONS.

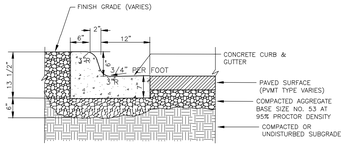
2 HEAVY DUTY BITUMINOUS PAVEMENT
NO SCALE



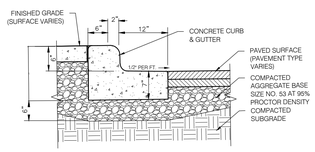
3 HEAVY DUTY CONCRETE PAVEMENT
NO SCALE



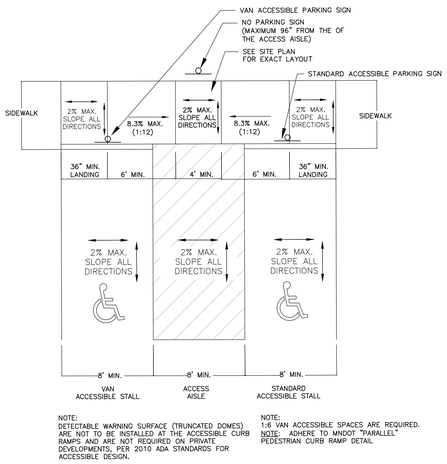
4 CONCRETE SIDEWALK
NO SCALE



5 B612 CURB AND GUTTER
NO SCALE



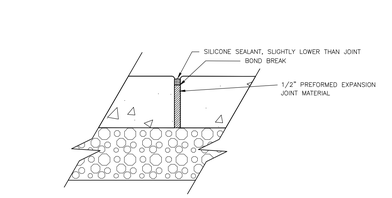
6 B612 CONCRETE OUTFALL CURB AND GUTTER
NO SCALE



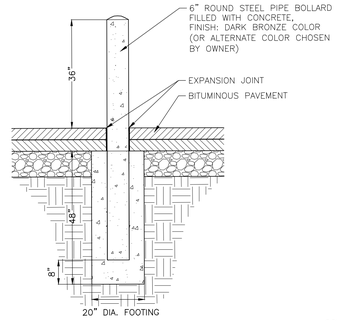
NOTE:
DETECTABLE WARNING SURFACE (TRUNCATED DOMES) ARE NOT TO BE INSTALLED AT THE ACCESSIBLE CURB RAMPS AND ARE NOT REQUIRED ON PRIVATE DEVELOPMENTS, PER 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.

NOTE:
1:6 VAN ACCESSIBLE SPACES ARE REQUIRED.
NOTE: ADHERE TO MNDOT "PARALLEL" PEDESTRIAN CURB RAMP DETAIL

11 ACCESSIBLE PARKING STALLS
NO SCALE

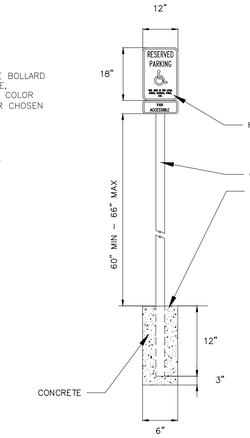


8 EXPANSION JOINT DETAIL
NO SCALE



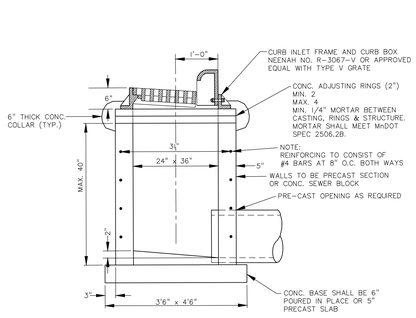
9 STEEL TUBE CONCRETE BOLLARD
NO SCALE

PAINT COLOR OF BOLLARDS ON SITE TO BE CONFIRMED BY OWNER PRIOR TO PAINTING

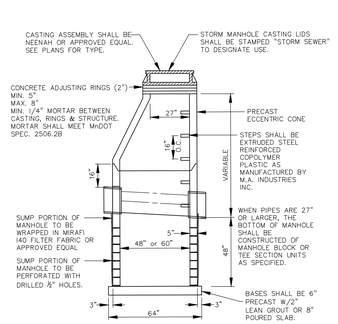


NOTE: VAN ACCESSIBLE SIGN NOT REQUIRED ON STANDARD STALLS
NOTE: DETAIL IS MEANT AS A GENERAL GUIDELINE REFER TO LOCAL MUNICIPALITY FOR SIGN TYPE VERBAGE AND DIMENSIONS
SIGNS SHALL BE LOCATED SO THAT THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.

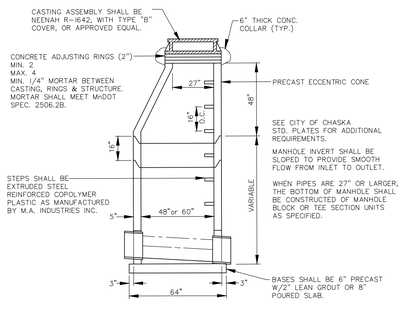
10 ACCESSIBLE PARKING SIGNS
NO SCALE



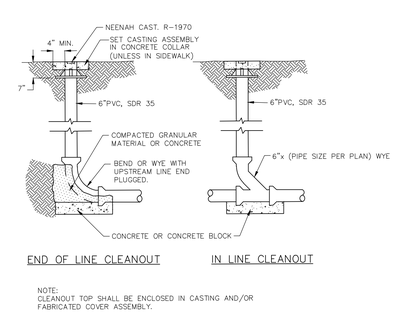
13 RECTANGULAR CATCH BASIN (2'x3')
NO SCALE



14 SUMP MH/CATCH BASIN
NO SCALE



15 STANDARD MANHOLE/CATCH BASIN
NO SCALE



END OF LINE CLEANOUT IN LINE CLEANOUT

NOTE:
CLEANOUT TOP SHALL BE ENCLOSED IN CASTING AND/OR FABRICATED COVER ASSEMBLY.

16 CLEAN OUT
NO SCALE

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

ALLIANT
www.alliant-inc.com

OPPIDAN

ROGERS DRIVE INDUSTRIAL
20061 VEVEA RD
ROGERS, MINNESOTA

DETAIL SHEET

DATE	DESCRIPTION
1-2-26	CLIENT REVIEW
1-5-26	CITY SUBMITTAL

CERTIFICATION

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

Dustin Stenberg
1-5-26 54821
Date License no.

PRELIMINARY
FOR REVIEW
NOT FOR CONSTRUCTION

QA/QC CHECK

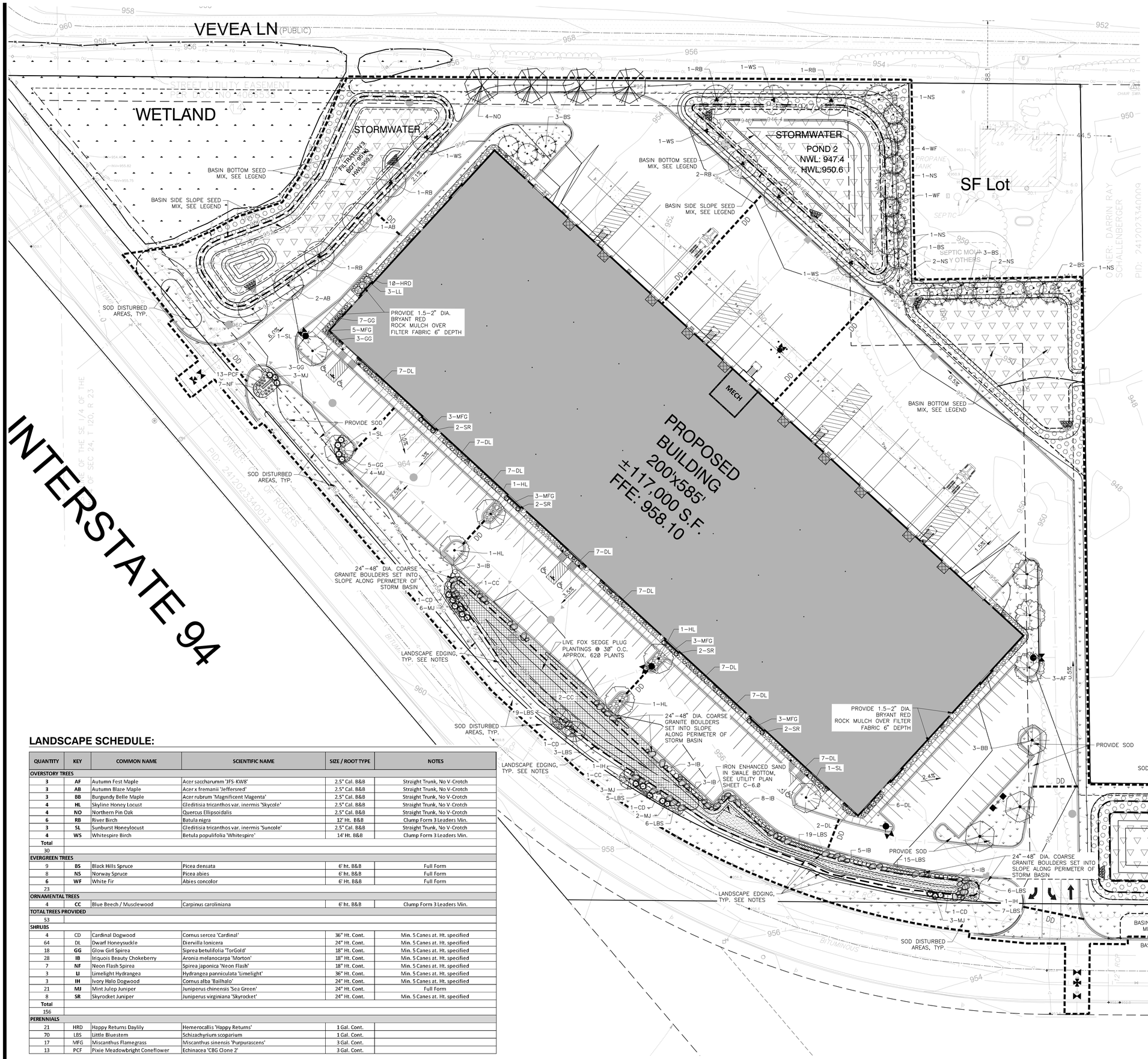
By Date

PROJECT TEAM DATA

Designed By: DS
Drafted By: MLS
Project No.: 4000889

C-7.0

File Location: X:\4000889\400Plan Sheets\Preliminary Plat\DETAILS.dwg Printed By: Mike Shannon on January 5, 2026 at 4:06:32 PM



LANDSCAPE LEGEND:

- PROPOSED OVERSTORY TREES
- PROPOSED EVERGREEN TREES
- PROPOSED SHRUBS
- PROPOSED PERENNIALS
- STORMWATER / STEEP SLOPE SEED MIX
- POND SEED MIX
- SOD
- SEDGE PLUG PLANTINGS IN BASIN BOTTOM
- SEEDING / SOD LIMITS
- LANDSCAPE EDGING, SEE NOTES

LANDSCAPE SCHEDULE:

QUANTITY	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE / ROOT TYPE	NOTES
OVERSTORY TREES					
3	AF	Autumn Fest Maple	Acer saccharumm 'JFS-KW8'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
3	AB	Autumn Blaze Maple	Acer x fremanii 'Jeffersred'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
3	BB	Burgundy Belle Maple	Acer rubrum 'Magnificent Magenta'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
4	HL	Skyline Honey Locust	Gleditisia tricanthos var. inermis 'Skycole'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
4	NO	Northern Pin Oak	Quercus Ellipsoidalis	2.5" Cal. B&B	Straight Trunk, No V-Crotch
6	RB	River Birch	Batula nigra	Clump Form 3 Leaders Min.	
3	SL	Sunburst Honeylocust	Gleditisia tricanthos var. inermis 'Suncole'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
4	WS	Whitespire Birch	Betula populifolia 'Whitespire'	14' Ht. B&B	Clump Form 3 Leaders Min.
Total					
30					
EVERGREEN TREES					
9	BS	Black Hills Spruce	Picea densata	6' ht. B&B	Full Form
8	NS	Norway Spruce	Picea abies	6' ht. B&B	Full Form
6	WF	White Fir	Abies concolor	6' Ht. B&B	Full Form
23					
ORNAMENTAL TREES					
4	CC	Blue Beech / Musclewood	Carpinus caroliniana	6' ht. B&B	Clump Form 3 Leaders Min.
TOTAL TREES PROVIDED					
53					
SHRUBS					
4	CD	Cardinal Dogwood	Cornus sercea 'Cardinal'	36" Ht. Cont.	Min. 5 Canes at. Ht. specified
64	DL	Dwarf Honeysuckle	Diervilla lonicera	24" Ht. Cont.	Min. 5 Canes at. Ht. specified
18	GG	Glow Girl Spirea	Spirea betulifolia 'TorGold'	18" Ht. Cont.	Min. 5 Canes at. Ht. specified
28	IB	Iriquois Beauty Chokeberry	Aronia melanocarpa 'Morton'	18" Ht. Cont.	Min. 5 Canes at. Ht. specified
7	NF	Neon Flash Spirea	Spirea japonica 'Neon Flash'	18" Ht. Cont.	Min. 5 Canes at. Ht. specified
3	LI	Limelight Hydrangea	Hydrangea panniculata 'Limelight'	36" Ht. Cont.	Min. 5 Canes at. Ht. specified
3	IH	Ivory Halo Dogwood	Cornus alba 'Bailhalo'	24" Ht. Cont.	Min. 5 Canes at. Ht. specified
21	MJ	Mint Julep Juniper	Juniperus chinensis 'Sea Green'	24" Ht. Cont.	Full Form
8	SR	Skyrocket Juniper	Juniperus virginiana 'Skyrocket'	24" Ht. Cont.	Min. 5 Canes at. Ht. specified
Total					
156					
PERENNIALS					
21	HRD	Happy Returns Daylily	Hemerocallis 'Happy Returns'	1 Gal. Cont.	
70	LBS	Little Bluestem	Schizachyrium scoparium	1 Gal. Cont.	
17	MFG	Miscanthus Flamegrass	Miscanthus sinensis 'Purpurascens'	3 Gal. Cont.	
13	PCF	Pixie Meadowbright Coneflower	Echinacea 'CBG Clone 2'	3 Gal. Cont.	

ALLIANT
www.alliant-inc.com
OPPIDAN

ROGERS DRIVE INDUSTRIAL
20061 VEVEA RD
ROGERS, MINNESOTA

LANDSCAPE PLAN

DATE	DESCRIPTION
12-26	CLIENT REVIEW
1-5-26	CITY SUBMITTAL

CERTIFICATION

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

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

Mitchell Kuhlmann, ASLA
Date 26222 License no.

QA/QC CHECK

By Date

PROJECT TEAM DATA

Designed By: MK
Drafted By: MLS
Project No.: 4000889

L-1.0

File Location: X:\4000889\Drfting\Sheets\Preliminary Plat\LANDSCAPE.dwg, Plotted By: Mike Shannon on January 5, 2026 08:14

LANDSCAPE NOTES

1. CALL GOPHER STATE ONE CALL AT 651-454-0002 FOR LOCATING ALL UNDERGROUND UTILITIES AND TO AVOID DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK.
2. INSTALL 4" MIN. TOP SOIL TO ALL SOD AND SHRUB AREAS. FINE GRADE ALL SOD AREAS. INSTALL 12" PLANTING (TOP) SOIL TO ALL ANNUAL/PERENNIAL AREAS.
3. STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. HAVE OWNERS REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION.
4. ALL SHRUB AREAS UNLESS SPECIFIED AS OTHER ON THE PLAN, TO BE BED MULCHED WITH 4" DEPTH OF HARDWOOD MULCH, NATURAL COLOR, OVER FILTER FABRIC, POLY-EDGER / LANDSCAPE EDGING TO BE VALLEY VIEW BLACK DIAMOND OR APPROVED.
5. ALL MULCH AND ROCK (BOULDERS, COBBLESTONE, ETC) TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. PROVIDE 4" DEPTH DOUBLE SHREDDED DARK BROWN BARK MULCH OVER FILTER FABRIC IN PLANTING BEDS.
7. INSTALL 4-6" DEPTH SHREDDED HARDWOOD MULCH AROUND ROOT SAUCER OF ALL TREES ISOLATED FROM PLANT BEDS.
8. PLANTING SOIL SHALL BE 1:1:1 CONSISTING OF 33% SELECT LOAMY TOPSOIL, 33% PEAT MOSS, 33% PIT RUN SAND. SEE FILTRATION BASIN DETAILS & NOTES FOR SOIL WITHIN FILTRATION BASIN AREAS.
9. COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF TWO YEARS BEGINNING AT THE DATE OF ACCEPTANCE. MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
10. ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
11. ALL TREE TRUNKS SHALL BE WRAPPED WITH BROWN CREPE TREE WRAP. APPLY WRAP IN NOVEMBER AND REMOVE IN APRIL.
12. MAINTAIN ALL PLANT MATERIALS, INCLUDING WATERING, UNTIL THE TIME OF ACCEPTANCE.
13. COORDINATE LANDSCAPE INSTALLATION WITH GENERAL CONTRACTOR.
14. STAKING AND GUYING OF TREES OPTIONAL: MAINTAIN PLUMBNESS OF TREES FOR DURATION OF WARRANTY PERIOD.
15. SWEEP AND WASH ALL PAVED SURFACES AND REMOVE ALL DEBRIS RESULTING FROM LANDSCAPE OPERATIONS DAILY.
16. SUPPLY DESIGN AND INSTALLATION FOR NEW IRRIGATION SYSTEM WITH COVERAGE OF SOD AND PLANTING AREAS. USE RAINBIRD OR APPROVED EQUAL. COORDINATE INSTALLATION WITH G.C. SOD AND SHRUB AREAS TO BE ON SEPARATE ZONES. PROVIDE RAIN SENSOR. BOULEVARDS TO BE SODDED AND IRRIGATED.

SEEDING NOTES

TURF SEED MIX: MN STATE SEED MIX 25-131 (LOW MAINTENANCE TURF MIX). SEEDING RATE TO BE 220 LBS/ACRE.

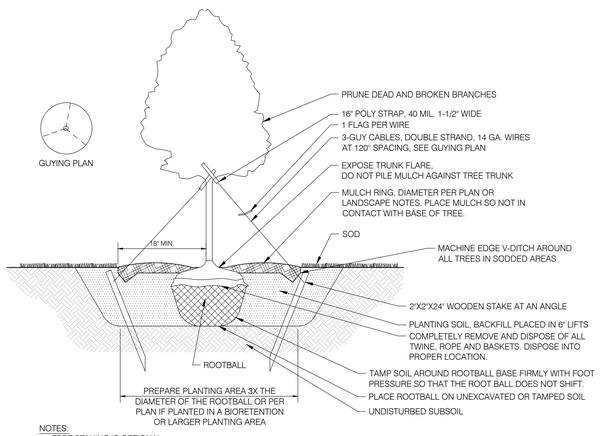
POND SIDE SLOPE SEED MIX: MN STATE SEED MIX 33-261 (STORMWATER SOUTH & WEST MIX). SEEDING RATE TO BE 35 LBS/ACRE.

APPLY SEED PER THE FOLLOWING: MULCH SEEDED AREAS WITH Mn/DOT TYPE 3 (MCIA CERTIFIED WEED FREE) MULCH AT A RATE OF 1 TON PER ACRE WITHIN 48 HOURS OF SEEDING. MULCH SHOULD THEN BE DISC ANCHORED TO KEEP IT FROM BLOWING AWAY.

SEEDING SHALL BE APPLIED FROM APRIL 1 – JUNE 30 OR NOV. 1 – FREEZE UP. IF HYDROSEEDING UTILIZE APPROXIMATELY 500 GALLONS OF WATER PER ACRE. REFER TO MN/DOT SPEC 3884 FOR PROPER INSTALLATION OF HYDRO-SEED. ALL NATIVE SEEDS USED ON THIS PROJECT SHALL BE CERTIFIED TO BE OF MINNESOTA ORIGIN BY THE MINNESOTA CROP IMPROVEMENT ASSOCIATION (MCIA). SITE TO BE PREPARED BY LOOSENING TOPSOIL TO A MINIMUM DEPTH OF 3 INCHES. THE SITE TO BE HARROWED OR RAKED FOLLOWING SEEDING, AND THEN PACKED USING A CULTI-PACKER OR EQUIVALENT. SEE MNDOT SEEDING MANUAL FOR REFERENCE.

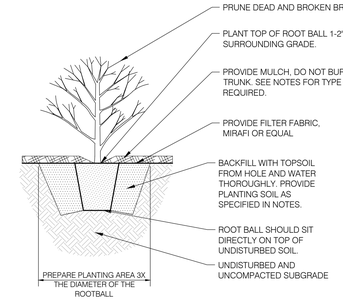
MAINTAIN SEEDED AREAS BY WATERING, REMULCHING AND REPLANTING AS NECESSARY TO ESTABLISH A UNIFORMLY DENSE STAND OF THE SPECIFIED GRASSES UNTIL ACCEPTED. ANY AREAS FAILING TO ESTABLISH A STAND SHALL BE RESEEDED, REFERTILIZED AND REMULCHED (UNLESS OTHERWISE SPECIFIED) WHENEVER 70% VEGETATIVE COVER IS NOT ACHIEVED. RESEEDING SHALL CONFORM IN ALL RESPECTS TO THESE SPECIFICATIONS. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO THE WORK AREAS RESULTING FROM EROSION AND/OR EQUIPMENT. THE CONTRACTOR SHALL REPAIR DAMAGE, INCLUDING REGRADING, RESEEDING, ETC. AS NECESSARY, BEFORE SIGNIFICANT DAMAGE OCCURS.

REFER TO MN STATE SEED MIX MANUAL. REFER TO O&M DOCUMENT FOR FURTHER DETAILS REGARDING INSPECTION AND MAINTENANCE PRACTICES.

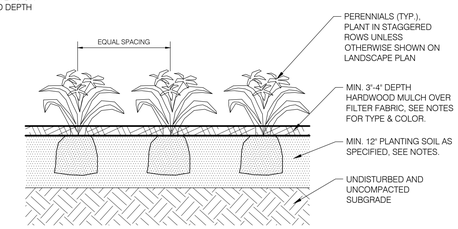


NOTES:
1. TREE STAKING IS OPTIONAL.
2. DO NOT PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN OR DEAD BRANCHES.
3. FOR TREES IN CONTAINERS, REMOVE CONTAINER PRIOR TO PLANTING. FOR BARE ROOT TREES, PLACE TREE IN MIDDLE OF PLANTING HOLE, SPREAD ROOTS OUT RADIALLY FROM THE TRUNK AROUND THE PREPARED HOLE.

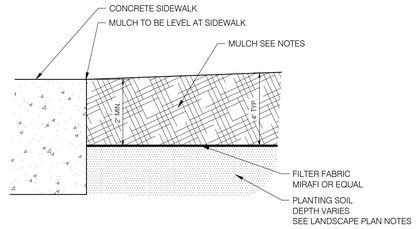
1 L-1.1 **TREE PLANTING**
NOT TO SCALE



2 L-1.1 **SHRUB PLANTING**
NOT TO SCALE

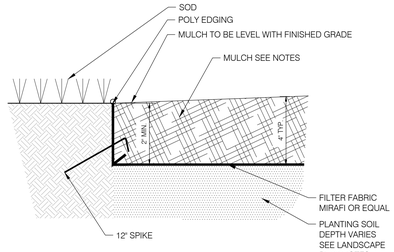


3 L-1.1 **PERENNIAL PLANTING**
NOT TO SCALE



NOTES:
1. REFER TO LANDSCAPE PLAN SHEET NOTES FOR COLOR AND TYPE OF MULCH.

4 L-1.1 **MULCH AT SIDEWALK**
NOT TO SCALE



NOTES:
1. REFER TO LANDSCAPE PLAN SHEET NOTES FOR COLOR AND TYPE OF MULCH.

5 L-1.1 **MULCH AT SOD**
NOT TO SCALE

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

ALLIANT
www.alliant-inc.com
OPPIDAN

ROGERS DRIVE INDUSTRIAL
20061 VEVEA RD
ROGERS, MINNESOTA

LANDSCAPE DETAILS

DATE	DESCRIPTION
1-2-26	CLIENT REVIEW
1-5-26	CITY SUBMITTAL

CERTIFICATION

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

PRELIMINARY
FOR REVIEW
NOT FOR CONSTRUCTION

Mitchell Kaplan, ASLA
Date
26222
License no.

QA/QC CHECK

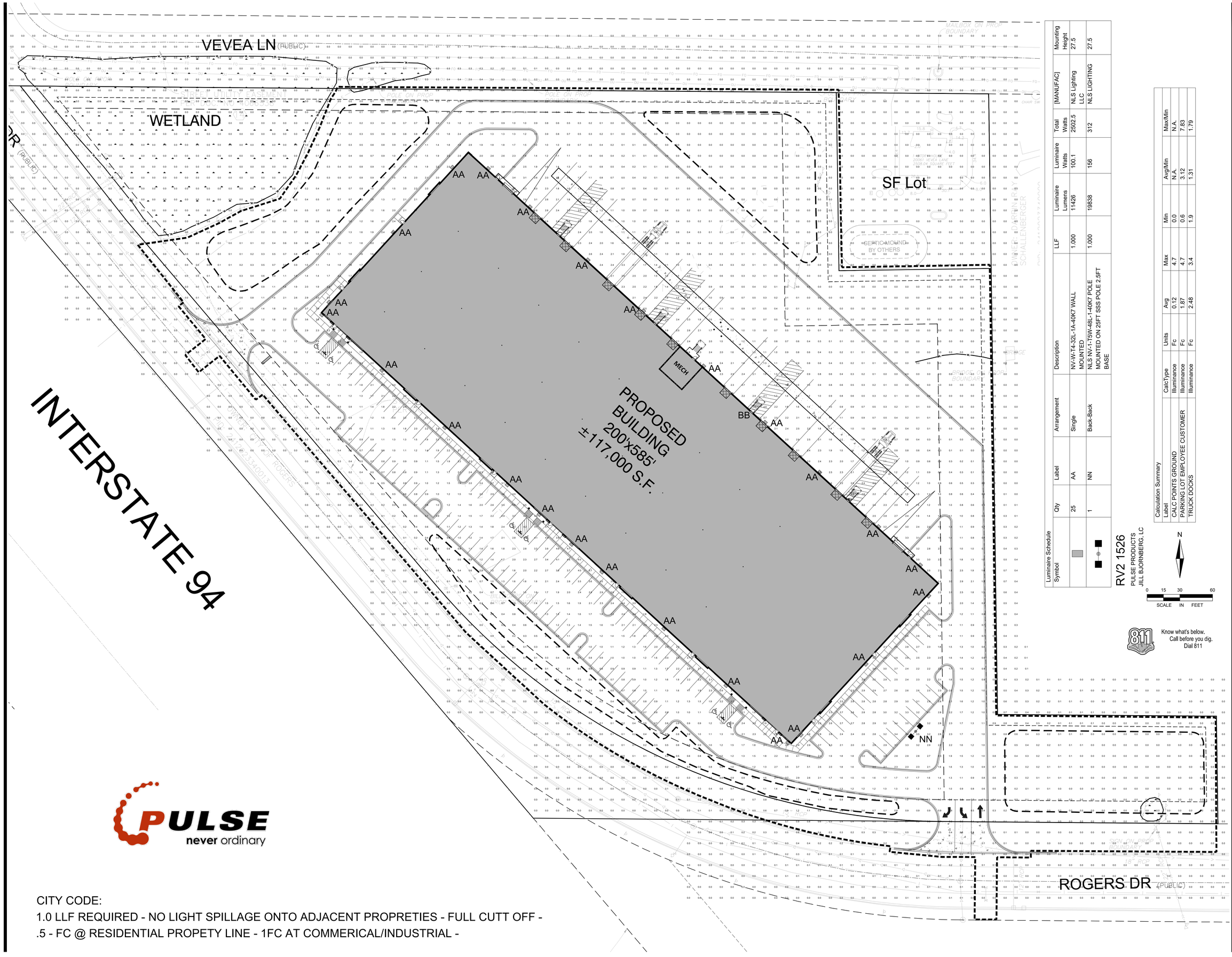
By
Date

PROJECT TEAM DATA

Designed By: MK
Drafted By: MLS
Project No.: 4000889

L-1.1

File Location: K:\4000889-00\Plan Sheets\Preliminary Plat\LANDSCAPE.dwg Plotted By: Mike Shannon on January 5, 2026 at 12:



Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	[MANUFAC]	Mounting Height
	25	AA	Single	NV-W-T4-32L-1A-40K7 WALL MOUNTED	1.000	11426	100.1	2502.5	NLS Lighting LLC	27.5
⊕	1	NN	Back-Back	NLS NV-1-T5W-48L-1-40K7 POLE MOUNTED ON 25FT SSS POLE 2.5FT BASE	1.000	19838	156	312	NLS LIGHTING	27.5

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CALC POINTS GROUND	Illuminance	Fc	0.12	4.7	0.0	N.A.	N.A.
PARKING LOT EMPLOYEE CUSTOMER	Illuminance	Fc	1.87	4.7	0.6	3.12	7.83
TRUCK DOCKS	Illuminance	Fc	2.48	3.4	1.9	1.31	1.79

RV2 1526
PULSE PRODUCTS
JILL BJORNBERG, LC

PULSE never ordinary

CITY CODE:
1.0 LLF REQUIRED - NO LIGHT SPILLAGE ONTO ADJACENT PROPRETIES - FULL CUTT OFF -
.5 - FC @ RESIDENTIAL PROPETY LINE - 1FC AT COMMERICAL/INDUSTRIAL -

ALLIANT
www.alliant-inc.com

OPPIDAN

ROGERS DRIVE INDUSTRIAL
20061 VEVEA RD
ROGERS, MINNESOTA

PHOTOMETRIC PLAN

DATE	DESCRIPTION
1-2-26	CLIENT REVIEW
1-5-26	CITY SUBMITTAL

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

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

Date: 01/05/2026
License no. 54821

QA/QC CHECK
By Date

PROJECT TEAM DATA
Designed By: DS
Drafted By: MLS
Project No.: 4000889

P-1.0

File Location: X:\4000889-ROGERS\Sheets\Preliminary Plat\PHOTO.dwg Printed By: Mike Shannon on January 5, 2026 at 4:07:05 PM

ROGERS DRIVE INDUSTRIAL - SHELL AND CORE

ROGERS DRIVE INDUSTRIAL
XXXX ROGERS DRIVE
ROGERS, MN 55374

PROJ. NO.	ISSUE DATE	PROJECT PHASE
25386	01/01/2026	CITY SUBMITTAL

AREA PLAN



SHEET #	SHEET DESCRIPTION	CITY SUBMITTAL - 01/01/2026
GENERAL		
A000	SHEET COVER	•
ARCHITECTURAL		
A020	ARCHITECTURAL SITE PLAN - OVERALL	•
A200	SHELL PLAN - OVERALL	•
A203	ROOF PLAN - OVERALL AND ROOF DETAILS	•
A300	EXTERIOR ELEVATIONS - OVERALL	•



MOHAGEN HANSEN
Architecture | Interiors

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

MohagenHansen.com

NOT FOR CONSTRUCTION

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

PROJECT TEAM

OPPIDAN
CLIENT
OPPIDAN
400 WATER STREET, SUITE 200,
EXCELSIOR, MN 55331

RYAN DURAND
RDURAND@OPPIDAN.COM
651-408-2898

TAYLER BUDENSKI
TAYLERB@OPPIDAN.COM
952-294-0353

MOHAGEN HANSEN
ARCHITECT
MOHAGEN HANSEN
ARCHITECTURE | INTERIORS
1000 TWELVE OAKS CENTER DRIVE, STE 200
WAYZATA, MN 55391

STEPHEN M. OLIVER, AIA, NCARB
SOLIVER@MOHAGENHANSEN.COM
952-426-7413

STEVE PAETZEL
SPAETZEL@MOHAGENHANSEN.COM
952-426-7470

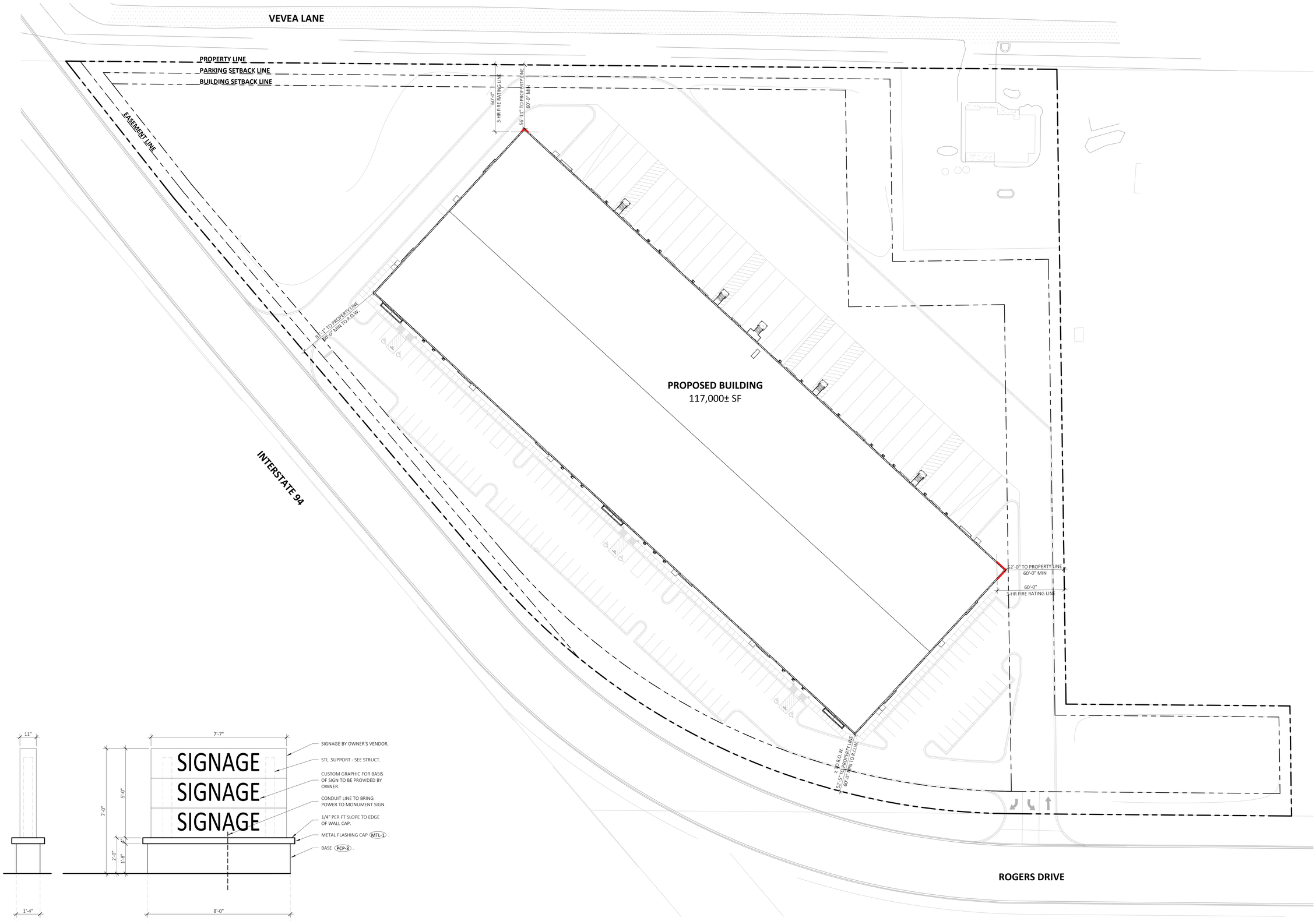
ALLIANT
CIVIL ENGINEER
ALLIANT
733 MARQUETTE AVE, STE 700,
MINNEAPOLIS, MN 55402

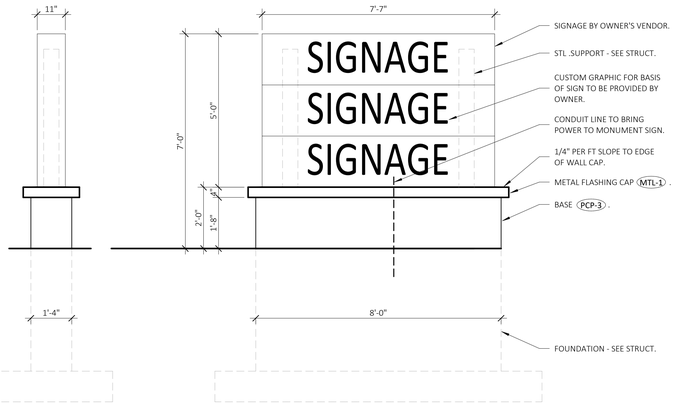
DAN SJOBLOM, PE, LSIT
DSJOBLOM@ALLIANT-INC.COM
612-767-9370

ALLIANT
LANDSCAPE ARCHITECT
ALLIANT
733 MARQUETTE AVE, STE 700,
MINNEAPOLIS, MN 55402

MARK KRONBECK, PLA, ASLA
MKRONBECK@ALLIANT-INC.COM
612-767-9338

A000





2 A020 **MONUMENT SIGN ELEVATION**
1/2" = 1'-0"

1 A020 **ARCHITECTURAL SITE PLAN**
1/32" = 1'-0"

C:\Revit Projects\25386_RogersDrive_Shell_Master_gmandenBAQ4AT.rvt

MOHAGEN HANSEN
Architecture | Interiors

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

MohagenHansen.com

NOT FOR CONSTRUCTION

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

ROGERS DRIVE INDUSTRIAL - SHELL AND CORE

ROGERS DRIVE INDUSTRIAL
XXXX ROGERS DRIVE
ROGERS, MN 55374

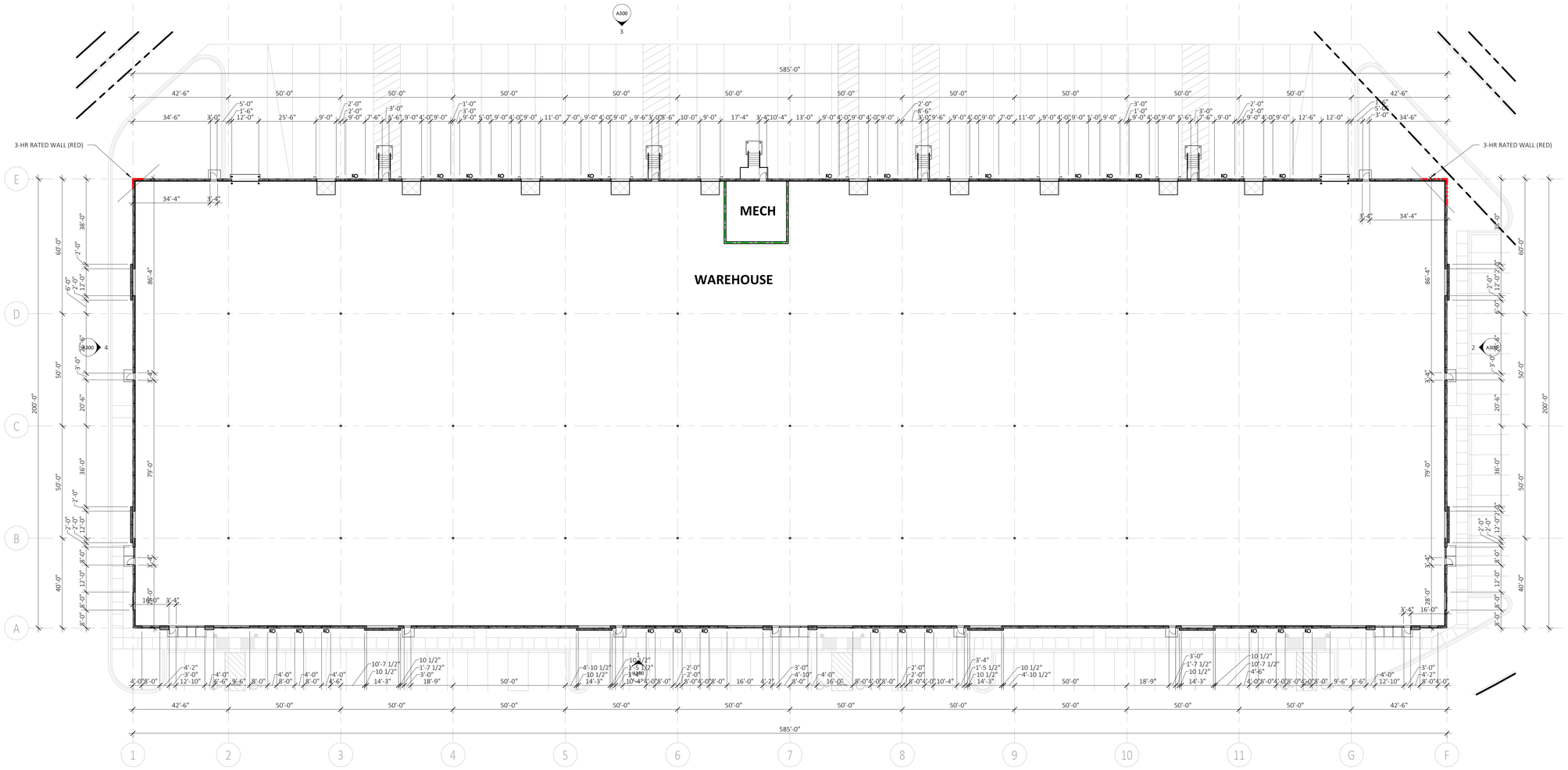
NO.	DESCRIPTION	DATE
	CITY SUBMITTAL	01/01/2026

PROJECT NUMBER: 25386
DRAWN BY: J.JOHNSON
CHECKED BY: S.PAETZEL, S.OLIVER
DATE: 01/01/2026
COMPUTER DIRECTORY:
Oppidan\RogersDrive\Industrial\25386_ShellAndCore100K

ARCHITECTURAL SITE PLAN - OVERALL

TRUE NORTH

A020



1 SHELL PLAN - OVERALL
A200 3/64" = 1'-0"

MOHAGEN HANSEN
Architecture | Interiors

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

MohagenHansen.com

NOT FOR CONSTRUCTION

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

ROGERS DRIVE INDUSTRIAL - SHELL AND CORE

ROGERS DRIVE INDUSTRIAL
XXXX ROGERS DRIVE
ROGERS, MN 55374

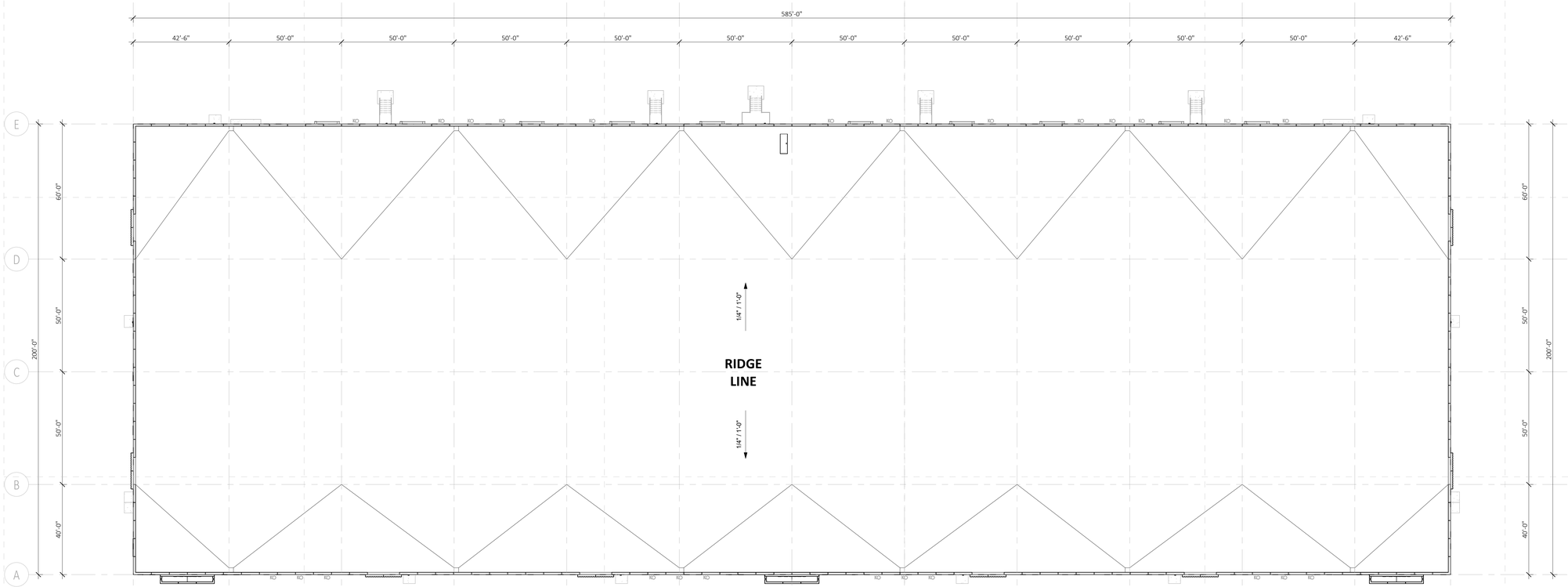
NO.	DESCRIPTION	DATE
	CITY SUBMITTAL	01/01/2026

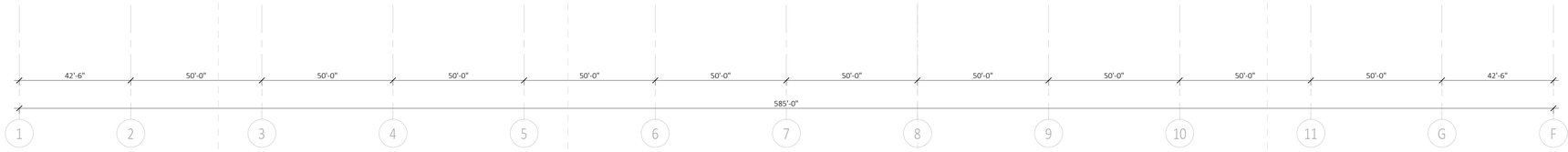
PROJECT NUMBER: 25386
DRAWN BY: J.JOHNSON
CHECKED BY: S.PAETZEL, S.OLIVER
DATE: 01/01/2026
COMPUTER DIRECTORY:
Oppidan\RogersDriveIndustrial\25386_ShellAndCore100K

SHELL PLAN - OVERALL

A200

C:\Revit Projects\25386_RogersDrive_Shell_Master_gmorden.BAQAT.rvt





1 A203 **ROOF PLAN**
3/64" = 1'-0"

C:\Revit Projects\25386_RogersDrive_Shell_Master_gmenden\BAQA1T.rvt

MOHAGEN HANSEN
Architecture | Interiors

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

MohagenHansen.com

NOT FOR CONSTRUCTION

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

ROGERS DRIVE INDUSTRIAL - SHELL AND CORE

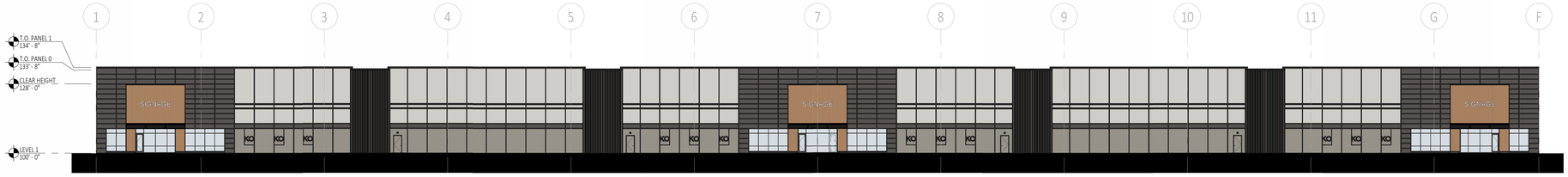
ROGERS DRIVE INDUSTRIAL
XXXX ROGERS DRIVE
ROGERS, MN 55374

NO.	DESCRIPTION	DATE
	CITY SUBMITTAL	01/01/2026

PROJECT NUMBER: 25386
DRAWN BY: J.JOHNSON
CHECKED BY: S.PAETZEL, S.OLIVER
DATE: 01/01/2026
COMPUTER DIRECTORY:
Oppidan\RogersDriveIndustrial\25386_ShellAndCore100K

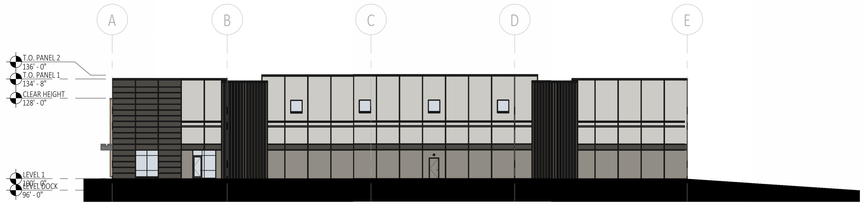
ROOF PLAN - OVERALL AND ROOF DETAILS

A203



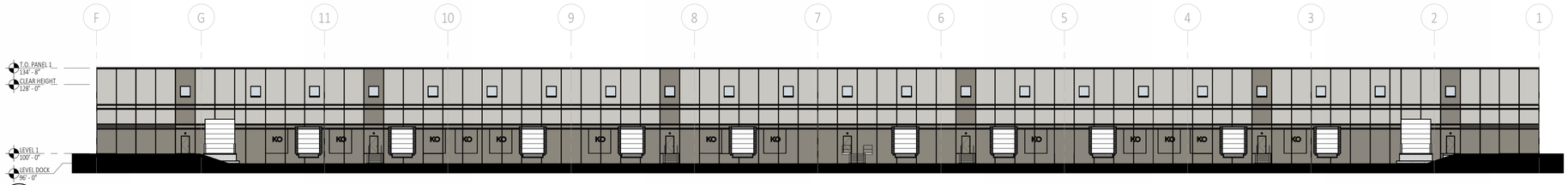
1 A300 **ELEVATION - SOUTH - OVERALL**

3/64" = 1'-0"



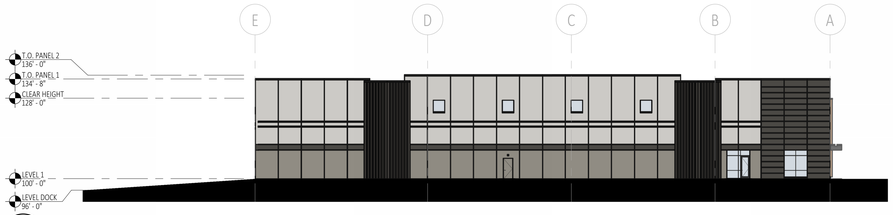
2 A300 **ELEVATION - EAST - OVERALL**

3/64" = 1'-0"



3 A300 **ELEVATION - NORTH - OVERALL**

3/64" = 1'-0"

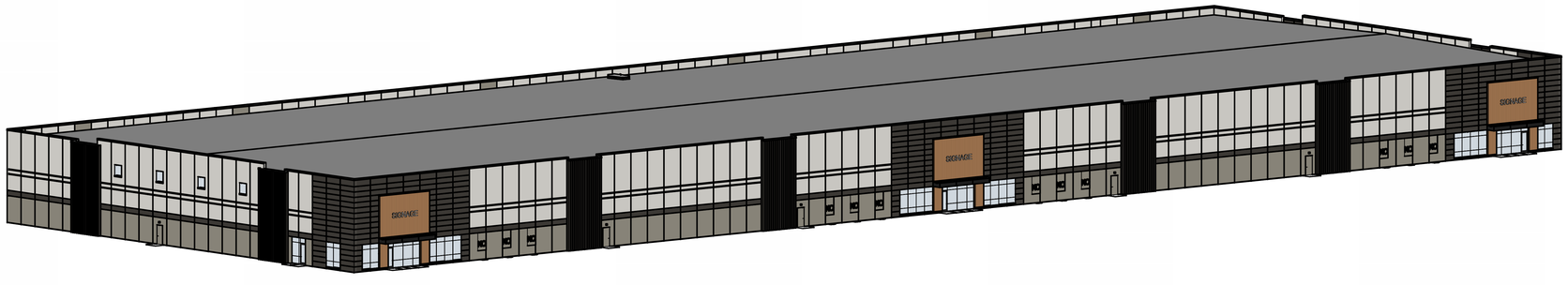


4 A300 **ELEVATION - WEST - OVERALL**

3/64" = 1'-0"



5 A300 **SOUTHWEST CORNER**



6 A300 **ISOMETRIC**

C:\Revit Projects\25386_RogersDrive_Shell_Master_gmenden\BAQA1.rvt

MOHAGEN HANSEN
Architecture | Interiors

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

MohagenHansen.com

NOT FOR CONSTRUCTION

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

ROGERS DRIVE INDUSTRIAL - SHELL AND CORE

ROGERS DRIVE INDUSTRIAL
XXXX ROGERS DRIVE
ROGERS, MN 55374

NO.	DESCRIPTION	DATE
	CITY SUBMITTAL	01/01/2026

PROJECT NUMBER: 25386

DRAWN BY: J.JOHNSON

CHECKED BY: S.PAETZEL, S.OLIVER

DATE: 01/01/2026

COMPUTER DIRECTORY:
Oppidan\RogersDriveIndustrial\25386_ShellAndCore100K

EXTERIOR ELEVATIONS - OVERALL

A300

STAFF REPORT

ROGERS PLANNING COMMISSION

Meeting Date: February 2, 2026

Agenda Item: 5.2

Subject: Consideration of Ordinance 2026-02 Amending the Shoreland Protection Code by Clarifying the Description of River Names
Prepared By: Brett Angell, Community Development Director

Overview / Background / Analysis
In 2025, the City of Rogers adopted a new shoreland ordinance which completely replaced the prior version. The shoreland protection ordinance is one which is used to ensure the adequate protection of public water bodies and the surrounding shoreland areas, which are critical natural systems within the community. The updated version from 2025 was produced over a multiple-year effort and in coordination with regulatory agencies such as the Department of Natural Resources (DNR).

On an annual basis, the DNR reviews local municipalities' ordinances to ensure it complies with state statute and there are no errors within the document. The DNR notified staff that there was an error with the naming of one of the rivers in the city and the corresponding legal description. This item was not flagged by the DNR during the update process to the shoreland ordinance in 2025.

The proposed ordinance changes the name of South Fork Crow River to just Crow River and amends the legal description based upon the guidance received by the DNR. No other changes to the ordinance are required and all the provisions within the document remain active and are unchanged. Following approval by the city of the ordinance, it will be published and documents will be sent to the DNR to confirm the change has occurred.

Staff Recommendation
Open the public hearing and accept public testimony on the proposed ordinance.

Motion to recommend approval of Ordinance 2026-02 amending the Shoreland Protection code by clarifying the description of river names.

Financial Impact: Not applicable. **Source Fund**: Not applicable.

Budgeted? N/A

Supporting Documentation
A. Ordinance 2026-02 Shoreland Amendment

ORDINANCE NO. 2026-02

CITY OF ROGERS
STATE OF MINNESOTA

AN ORDINANCE AMENDING THE SHORELAND PROTECTION CODE BY CLARIFYING THE DESCRIPTION OF RIVER NAMES

The City Council of the City of Rogers, Minnesota hereby ordains:

SECTION 1. Chapter 125, Article 125-VI, Section 125-100d(1)c(1) Agricultural River Names is hereby amended as follows:

Agricultural River Name	Legal Description
~~South Fork~~ Crow River	Sections 01, 02, 08, 09, 10, 11, 12, 16, 17, 18, 30; T120N;~~,~~ R23W and Sections 13, 24, 25; T120N; R24W

SECTION 2. EFFECTIVE DATE. This ordinance shall take effect following its passage and publication in accordance with state law.

Dated the 10th day of February 2026.

_____
Shannon Klick, Mayor

ATTEST:

_____
Stacie Brown, City Clerk

STAFF REPORT

ROGERS PLANNING COMMISSION

Meeting Date: February 2, 2026

Agenda Item: 5.3

Subject: Consider Ordinance 2026-03 Amending Section 125-84 Related to Accessory Structures and Fences
Prepared By: Alec Henderson, City Planner

Overview / Background / Analysis
City Staff is proposing ordinance amendments to Section 125-84 as it relates to Accessory Structures and fences. The City has received multiple variances related to Accessory Structure size or number. Typically, when multiple variances are requested and also approved indicates that changes should be initiated to correct or respond to changes in either market conditions or attitudes towards a regulation. In response to these recent variances, the City is proposing to increase the accessory structures sizes in the Ag District, R1 District and R2 district parcels that are over 2 acres.

The changes to fences are proposed for a number of reasons. The City has already stopped requiring permits or fees for residential fences (e.g. fences 6 ft in height or under). Only fences over 7 feet require building permits per Building Code (which are only allowed currently on non-residential properties). Fences are typically put in place to set boundaries between neighboring properties. Even with Rogers requiring submittals of fence permits with site plans using existing surveys, multiple property line disputes occur in response to fences. Rogers does not have a licensed surveyor on staff nor does it plan to utilize one for these disputes and therefore cannot legally tell someone where their property boundary is located or resolve civil disputes. Additionally, the City has not conducted any fence installation inspections for residential fences nor is there staff capacity for this activity. Ultimately, any fence disputes end up as property line disputes. In order to facilitate this change, the city proposes relaxing standards for fences.

Primary Issues to Consider

1. Proposed Changes to Accessory Structures Section
2. Proposed Changes to Fences Section

Analysis of Primary Issues

1. **Proposed Changes to Accessory Structures Section 125-84 (a)**

The bulk of the changes are to accessory structure allotments in the Ag and R1 district.

Based off of past variances, staff recommends doubling the square footage allotment of properties up to 1.99 acres. Staff recommends increasing the allotments of acreage up to 2% of the base acres. See the table below.

Acreage	Square Feet
Up to 1.99	~~800~~1600
2.00 - 3.99	~~1300~~1,800
4.00 - 4.99	~~1700~~2,600
5.00 - 6.99	~~1900~~3,200
7.00 - 7.99	~~3150~~4,500
8.00 - 8.99	~~3600~~5,200
9.00 - 9.99	~~3900~~7,800
10.00 +	~~4200~~8,700

Other changes include:

- Increasing the number of buildings permitted by one for R1 or Ag properties. For properties of 3 acres or less, increased to two buildings, and above 3 acres increased to three accessory structures.
- Clarification of language as it pertains to how to determine lot size.
- Reduction of inconsistencies between setback requirements found in other sections.

2. **Proposed Changes to Fences Section 125-84 (f)**

- Fence regulations are also within section 125-84 in subsection (f). The changes proposed are:
- To only require permits for fences over 7 ft (fences over 6 feet are only permitted to separate uses, and in non-residential districts). Building permits are required for fences 7 ft or greater in height.
- The changes now permit corner lots to have fences of 6 ft along the side corner lot line (still subject to corner visibility requirements).
- Fences of 6 ft in height are not permitted in the side yard (previously only permitted to the back corner of the home).
- Codifies the fact that construction of fences within the drainage and utility easement are at the risk of the homeowner, and cannot interrupt or negatively impact stormwater management.
- Places different types of requirements into separate sections for residential fences (e.g. general requirements, performance standards, design allowed in residential districts).
- No changes were proposed for commercial or non-residential fence regulations.

Staff Recommendation
This is a public hearing.

Discuss the proposed changes and recommend approval of ordinance amendments to City Council.

Possible motion:
Motion to recommend approval of Ordinance 2026-04 amending Section 125-84 related to accessory structures and fences.

Financial Impact: Not applicable. **Source Fund**: Not applicable.

Budgeted? N/A

Supporting Documentation
A. Ord 2026-04 Sec._125_84.___Accessory_Use_Standards-Rev
B. Adjacent Communities Zoning Comparizon

CITY OF ROGERS
ORDINANCE NO. 2026-06

AN ORDINANCE AMENDING THE CITY OF ROGERS CITY CODE SECTION 125-84 RELATED TO ACCESSORY STRUCTURES AND FENCES

THE CITY COUNCIL OF THE CITY OF ROGERS, MINNESOTA, HEREBY ORDAINS:

SECTION 1. Section 125-84 (a) Accessory Structures, and Section 125-84 (f) Fences are hereby amended. The ~~strikethrough~~ text indicates removal of text and the underlined text indicates added text:

Sec. 125-84. Accessory Use Standards

(a) *Accessory structures.*

(1) *AG district standards.*

a. Accessory structures associated with active agricultural activities on properties greater than ten acres in size shall not be limited in size or number allowed but must follow all other provisions herein.

b. In agriculture zoning districts, an administrative site plan shall accompany all requests for accessory structures but construction shall be exempt from building permit fees for all structures for the use of legitimate farming operations, including sheltering animals, agricultural machinery and storage of agricultural products, but this exemption is not intended to include horse barns, commercial stables, or other activities not qualifying as active farming. Administrative review of the application and site plan is required.

c. Maximum size of detached accessory structures: Table 20. AG - Detached Structure Size Allowed.

TABLE 20. AG - DETACHED STRUCTURE SIZE ALLOWED

Acreage	Square Feet
~~1.00 -~~ Up to 1.99	1,600~~800~~
2.00 - 3.99	1,8~~3~~00
4.00 - 4.99	2,600~~1,700~~
5.00 - 6.99	3,200~~1,900~~
7.00 - 7.99	4,500~~3,100~~
8.00 - 8.99	5,200~~3,600~~
9.00 - 9.99	7,800~~3,900~~
10.00 +	8,700~~4,200~~

(2) *R1 districts standards.*

a. ~~One~~ Two private garages or accessory structure on parcels of three acres or less.

b. Up to ~~two~~ three private garages or accessory structures on parcels greater than three acres.

c. An accessory structure shall be considered attached to the principal building if it is within 6 ft. or less from the principal building.

d. No portion of the accessory structure shall be closer than six ft. to another structure or building on the same property.

e. The following criteria shall be used to determine the maximum square footage for accessory structures:

1. When determining lot size, ~~wetlands and~~ lakes shall not be included in the lot area. The City may require a Wetland Delineation prior to issuing a permit to ensure wetland setbacks are met per Chapter 109 – WETLAND PROTECTION.

2. Attached garages shall not be considered as part of the maximum accessory building square footage.

3. Lean-tos, carports and open wall structures are to be included in the calculation of total square footage, except gazebos.

f. Accessory structures may exceed the height of the principal building, with the approval of a variance.

g. All detached accessory structures are to be used for personal use only. No commercial use or commercial related storage is allowed in residential zoning without a conditional or Interim Use Permit.

h. Maximum size of accessory structures in R1 zoning district: See Table 21. R1 - Detached Structure Size Allowed.

TABLE 21. R1 - DETACHED STRUCTURE SIZE ALLOWED

Acreage	Square Feet
~~1.00 -~~ Up to 1.99	~~800~~ 1600
2.00 - 3.99	~~1,300~~ 1,800
4.00 - 4.99	~~1,700~~ 2,600
5.00 - 6.99	~~1,900~~ 3,200
7.00 - 7.99	~~3,150~~ 4,500
8.00 - 8.99	~~3,600~~ 5,200
9.00 - 9.99	~~3,900~~ 7,800
10.00 +	~~4,200~~ 8,700

(3) *Urban residential district standards (R2, R3, R4 Districts).*

a. One detached accessory structure is allowed per lot residential lot. Commercial uses shall not be permitted within accessory buildings.

b. No detached accessory storage type building shall be located in any yard other than a rear yard except by Conditional Use Permit.

c. In the event the accessory structure is movable, the structure may be placed in the side or rear yard but not closer than five feet to the lot line.

d. No accessory structure shall exceed 10% of the available rear yard measured from the rear of the residence (extending in straight lines) to the side lot lines.

e. No accessory structure shall exceed the height of the principal building.

f. An accessory structure shall be considered an integral part of the principal building if it is connected to the principal building by a covered, enclosed passageway built on a slab or other suitable foundation.

g. No detached accessory structure shall be located closer than six ft. from the principal structure.

h. No attached private garage used or intended for the storage of passenger automobiles shall exceed ~~1,150 sq. ft. of gross area~~the footprint of the home. One-family and two-family dwellings are required to have two enclosed spaces per unit attached to the dwelling.

i. ~~When a private garage is oriented so as to face onto a public street, it shall not be less than 20 ft. from the front lot line~~Private garages shall meet the setback requirements of the of the properties zoning district.

j. No detached accessory structure, excluding decks not enclosed and covered shall be greater than 528 sq. ft.

k. In no case shall a detached accessory structure be located in a required front yard or a required side yard paralleling the depth of the principal structure.

l. An accessory structure shall not be a pole barn nor of pole barn type construction, except in the R1 zoning district or on R2 parcels over 2 acres. On residential lots outside of the R1 district, a permitted accessory structure exceeding 200 sq. ft. in size shall be an on-site custom-made stick-built structure, and is to mean a structure which is wholly constructed on the lot. A structure shall be deemed constructed on the lot if 90% of the value of the structure is constructed on the lot from individual block, board, plywood, siding, roofing, finishing and other individual construction materials. Value shall be measured on the basis of the cost of the materials used in the construction of the structure.

m. On any property in the Single Family Residential (R2) zoning district that is over 2 acres in area (not including wetlands), the Rural Residential (R1) district standards in §125-84A.2. shall apply to accessory structures, and the R2 district standards detailed in §125-84A.3. shall not apply. All other applicable standards not specifically mentioned in this ordinance shall still apply to such a property.

(4) *In commercial and industrial districts:~~.~~*

a. No accessory structure shall exceed the height of the principal building except by Conditional Use Permit.

b. Accessory structures may be located any place in the rear yard of the principal building subject to the building code and the fire zone regulations.

c. Accessory structures shall not exceed ten% of the gross floor area of the principal structure except after obtaining a Conditional Use Permit authorizing the same.

(5) *In all districts:~~.~~*

a. No accessory structure or use shall be constructed or developed on a lot prior to construction of the principal building, except as approved by the City Council.

b. Where the natural grade of a lot at the building line is eight feet or more above the established curb level, a private garage may be erected within any yard provided one-half or more of its height is below grade level and it is not located less than 10 ft. from any street line.

c. Accessory structures located on lake or stream frontage lots may be located between the public road and the principal structure provided it is clearly demonstrated that physical conditions require such a location. In no event, however, shall the structure be located closer than 20 ft. to the public road right-of-way. The more restrictive of requirements shall apply for all properties located in the shoreland overlay district.

d. A site plan shall be submitted with all requests for detached accessory structures. Accessory structures ~~in excess of~~ 200 sq. ft. or more, or on a permanent foundation, shall require the issuance of a building permit and be subject to all requirements in this Section. Less than 200 sq ft ~~shall~~ may require zoning review. Site plans must include the following information (and other information required by zoning officials):

1. Existing buildings and their relationship to property lines.
2. Indication of location for well, septic system and driveways.
3. Any easements.
4. Property lines and setback requirements.
5. Rural or agricultural lots requiring an on-site septic system area by the building inspector, shall include the location of a certified alternate septic system area in accordance with the applicable codes for on-site sewage treatment.

e. All detached accessory structures shall be both designed and constructed to meet minimum standards as required for residential accessory structures under the state building code, compatible with the principal building and general neighborhood environments, including, but not limited to, exterior finish, materials, overhangs, soffits and fascia.

f. All accessory structures shall be constructed to comply with the following side wall height, eaves and overhang restrictions:

TABLE 22. SIDE WALL HEIGHT RESTRICTION

Height (ft)	Eaves (in)	Overhang (in)
10 or less	12	12
12 or less	12	18

g. Accessory structures shall not be placed within the setback or buffer areas of delineated wetlands.

(6) *Interpretation; abrogation and greater restrictions.* It is not the intention of this Section to interfere with, advocate or annul any covenant or any other agreement between any parties; provided, however, where this Section imposes a greater restriction upon the use of the premises for detached accessory structures than are imposed or required by other ordinances, rules or regulations or permits, or by covenants or agreements, the provisions of this ordinance shall govern.

....

(f) *Fences.*

(1) *Intent of fence regulations.* The purpose of this Section is to enact minimum restrictions on fencing necessary to ensure orderly and attractive development, to enhance "curb appeal" from city streets, to protect the health and welfare of the citizens, to allow free flow of air, and to prohibit unreasonable restrictions while allowing each property owner to protect their property in privacy.

(2) *Fence permit required.*

a. *Permit required.* Except as otherwise provided herein, no person shall erect, alter or relocate any fence of 7 feet or taller within the City without first having been issued a permit therefor.

b. *Permit fee.* A fee as set forth by the City Fee Schedule shall be charged for a permit under this subdivision for new fences, as well as the replacement of fences in the same location.

c. *Application procedures.* Each application for a permit under this subdivision shall be submitted to the Zoning Administrator or his designee on forms provided for by the City. Each application shall include a site plan drawn to scale showing the location of the houses, garages and other structures on the lot and location of the fencing to be erected, altered or relocated.

(3) *General requirements for all fences in all districts.*

a. *New construction, maintenance, and design requirements.*

1. Fencing shall be constructed and maintained so as not to endanger life or property. Any fence which through lack of repair, type of construction, or which otherwise imperils health, life, property, or the aesthetic quality of a neighborhood shall be deemed a public nuisance.

2. The side of the fence considered to be the face shall face abutting property. The face shall be defined as the finished side of the fence rather than the side with structural supports.

3. If fencing is built away from a property line, property on both sides of the fence must be maintained so as not to create a public nuisance.

(4) *Requirements for residential areas.*

a. *General ~~design~~ requirements.*

1. The use of barbed wire, or of any electrical current is prohibited.

2. If a ~~chainlink~~chain-link fence is constructed, it shall have a minimum gauge of 11.

3. Residential fences shall not exceed 6 feet in height.

4. *Traffic visibility requirements.* On any corner lot, no fence shall be erected in the triangle formed by the front lot line, side street lot line, and a third straight line joining points on such property lines 30 feet from their intersection at the corner of the lot when such action would impede vision above a height of 2½ feet above the centerline grades of the adjacent streets.

5. *Drainage and Utility Easements and Stormwater Management.* Fences may encroach into drainage and utility easements, however, placement is at the owners risk. If maintenance is required within the easement area, the cost of moving or removal of the fence will be the responsibility of the owner. Fences should not be placed within pond maintenance routes or should be designed to be removeable. In no case shall the fence cause drainage patterns to change which impacts stormwater management or impact physical public infrastructure such as utility pipes.

6. *Other easements.* Fences shall not be placed in Trail Easements. Encroachment into any other jurisdictions' easement (pipeline, gas, electric) is at the discretion of the easement holder.

b. *Rear yard boundary fence.*

1. *Height restrictions.* A rear or side yard boundary fence shall not exceed six feet in height.

2. *Required yard location.*

i. A rear yard boundary fence shall ~~be permitted only within the rear yard, except where rear yard access from the principal building is achieved from an entrance/exit to a side yard. In such instances, a rear yard boundary fence is permitted in the side yard to a distance not greater than three feet closer to the front lot line than the entrance/exit~~ not be permitted in the front yard.

~~ii. Should a corner lot have a rear lot line in common with the side lot line of an abutting lot, the boundary fence shall meet the principal structure's required side yard setback for corner lots.~~

ii. No fence may extend closer to the street than the front yard setback line, except as follows:

(A). Decorative fencing is allowed in the required front yard if no higher than 3 ½ feet and not designed or serving as an enclosure. Decorative fencing includes

such things as split rail, pricket and brick fences, but not such things as chain link fences.

(B). A fence may be placed in the front yard of a corner lot which abuts an residential or arterial street, but not within the vision triangle as detailed in *traffic visibility requirements.*

~~3. *Traffic visibility requirements.* On any corner lot, no fence shall be erected in the triangle formed by the front lot line, side street lot line, and a third straight line joining points on such property lines 30 feet from their intersection at the corner of the lot when such action would impede vision above a height of 2½ feet above the centerline grades of the adjacent streets.~~

~~c. *Fences for the separation of residential land uses.*~~

~~1. *Explanation.* Fences used for screening may be required where a property zoned R-4 or R-5 abuts a property zoned AG, R-1, R-2, or R-3.~~

~~2. *Height restrictions.* The screening required shall consist of a continuous fence or wall at least six but not more than eight feet in height.~~

~~3. *Construction and design requirements.*~~

~~i. The screening fence required shall have an opacity of at least 75%.~~

~~ii. A louvered fence shall be considered adequate if it blocks vision from a 90-degree angle to the fence.~~

~~iii. Plant materials of a type approved by the community development department may also be required in addition to, or in lieu of, fencing.~~

c~~d~~. ~~*Decorative fences*~~*Design Requirements for Fences*.

1. ~~*Height restrictions*~~*Fence types*. ~~A decorative fence, shall not exceed four feet in height within the limits of the front and side yards.~~Boundary fences may be a variety of styles: privacy, decorative, chain-link. However, in no case shall a chain-link fence be erected at a height in excess of 4 feet.

2. ~~*Required yard location*~~*Opacity of Decorative Fences*. Decorative fences shall have an opacity of no greater than 50%.

3. *Alternative fence styles.* If a fence style is not mentioned by this section, alternative designs may be evaluated by the Zoning Administrator for administrative approval.

4. *Restricted materials.* Chicken wire, or wood pallets, or unfished materials shall not be considered an approved boundary fence or decorative fence material.

~~i. A decorative fence may not be located within the drainage and utility easement or any other easement.~~

~~ii. A decorative fence is the only type of fence allowed within the limits of the front yard or side yards, except where permitted by subsection (b) (ii)1 of this Section.~~

~~3. *Traffic visibility requirements.* On any corner lot, no fence shall be erected in the triangle formed by the front lot line, side street lot line, and a third straight line joining points on such property lines 30 feet from their intersection at the corner of the lot when such action would impede vision above a height of 2½ feet above the centerline grades of the adjacent streets.~~

~~4. *Design requirements.* A decorative fence shall have an opacity of no greater than 50%.~~

d~~c~~. *Fences for the separation of residential land uses.*

1. *Explanation.* Fences used for screening may be required where a property zoned R-4 or R-5 abuts a property zoned AG, R-1, R-2, or R-3.

2. *Height restrictions.* The screening required shall consist of a continuous fence or wall at least six but not more than eight feet in height.

3. *Construction and design requirements.*

i. The screening fence required shall have an opacity of at least 75%.

ii. A louvered fence shall be considered adequate if it blocks vision from a 90-degree angle to the fence.

iii. Plant materials of a type approved by the community development department may also be required in addition to, or in lieu of, fencing.

(5) *Requirements for commercial and industrial areas.*

a. *Fences for screening outdoor storage areas.*

1. *Height restrictions.* All fences required for the screening of outdoor storage areas shall be at least six but not more than eight feet in height.

2. *Construction and design requirements.*

i. All fences required for screening open storage areas shall have an opacity of at least 90%.

ii. Screening fences shall be architecturally harmonious with the principal building and shall be compatible with the natural surroundings.

b. *Fences for the separation of incompatible land uses.*

1. *Explanation.* Fences used for screening may be required at locations where commercial or industrial uses are adjacent to or across the street from property zoned or developed for residential or public use, as described in Sec. 125-83. Design Standards and Required Improvements B. Screening.

2. *Height restrictions.* The screening required shall consist of a continuous fence or wall at least six but not more than eight feet in height.

3. *Construction and design requirements.*

i. The screening fence required shall have an opacity of at least 75%.

ii. A louvered fence shall be considered adequate if it blocks vision from a 90-degree angle to the fence.

iii. Plant materials of a type approved by the community development department may also be required in addition to, or in lieu of, fencing.

4. *Required location on property.*

i. The screening fence shall not extend to within 15 feet of any street or driveway opening onto a street.

ii. The fence shall be placed along property lines or, in case of screening along a street, five feet off the property line with landscaping (trees, shrubs, grass, and other plant materials) between the screening fence and the property line.

c. *Fences for protection from danger and of valuable private property.* It may be necessary for a commercial or industrial use to construct fences specifically to protect people from danger or to

guard valuable private property. Such uses may be enclosed with an industrial chainlink fence of at least six feet but not more than eight feet in height topped with three strands of barbed wire, provided they project over the property on the interior side of the fence.

……

SECTION 2. This Ordinance shall take effect and be in force immediately after its passage and publication in accordance with applicable law.

Dated the 24th day of February, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

Meeting Date: February 2, 2026

Accessory Structures and Fences

Agenda Item: Amendments to 125-84

Subject: Zoning Comparison Research Summary

Prepared By: Alec Henderson, City Planner

Comparison of General Fence Requirements

City	Setbacks	Location	Type Allowed	Permit Requirements
Maple Grove	No fence may extend closer to the street than the **front yard setback line**, except for decorative fencing up to 3.5 feet. Shoreland districts require a **75-foot lakeshore setback**.	Must be located entirely on the **private property** of the person constructing it. Fences are prohibited in the **30-foot traffic visibility triangle** on corner lots.	Max height is **6 feet** in residential districts and **8 feet** in business/industrial districts. Barbed wire is limited to farms; electric fences are only allowed in the R-A district for farming.	**No permit required for residential fences**. However, a certified survey may be required by the city to establish boundary lines.
Dayton	**20 feet** from street rights-of-way in the RO District. Residential fences must be setback **5 feet from trails/sidewalks** in the right-of-way and **10 feet** if the trail is on private property.	The **finished side** (no structural supports) must face outward away from the property. Fences are prohibited within the **30-foot intersection sight triangle**.	Residential max height is **6 feet**; commercial/industrial max height is **8 feet**. Wood fencing must be **stained and sealed** with a weatherproof product.	A **fence permit is required** prior to installation. Trash enclosures specifically require a **building permit**.
Corcoran	Front yard setbacks can be reduced by up to **10%** if specific landscaping is provided. Standard setbacks are **5 feet** from residential property lines and **10 feet** from interior lot lines.	Prohibited within **public rights-of-way** or drainage/utility easements. Must not interfere with traffic visibility at driveways or intersections.	Maintenance-free materials such as wood, iron, or chain-link are allowed; the **finished side must face out**. Residential fences up to **7 feet** high are permitted.	A **permit is required** for all fences. A full **building permit** is required for any fence exceeding **7 feet** in height.
Rogers	Rear yard boundary fences on corner lots must meet the	Rear yard boundary fences are permitted only	Rear yard boundary max height is **6 feet**; decorative front/side yard	A **permit is required** to erect,

	principal side yard setback. Screening fences for non-residential uses must be **15 feet** from street or driveway openings.	within the **rear yard**. Fences are prohibited in the **30-foot traffic visibility triangle** at corner lot intersections.	fences max **4 feet**. Barbed wire and electrical current are **prohibited** in residential areas.	alter, or relocate any fence.
Otsego	Fences in front yards or side yards of corner lots abutting a street are limited to **48 inches (4 feet)** in height. Fences near collector or arterial streets must be setback **10 feet** from the lot line.	All boundary line fences must be entirely on **private property**. Supporting posts or instruments must be **faced inward** toward the property being fenced.	Max height is **6 feet** for residential and **8 feet** for commercial/industrial. Barbed wire and electric fences are only allowed in A-1/A-2 districts for farm animals.	An **administrative permit** is required for any front yard, residential buffer yard, or property line fence. A **certificate of survey** must accompany the application.

Comparison of Accessory Structure Requirements (Sheds, Outbuildings, etc.)

City	Small Lot Residential (Under 1 Acre)	Large Lot Residential (Over 1-2+ Acres)	Non-Residential (Business/Industrial)
Maple Grove	Total area of attached garages and accessory buildings cannot exceed **1,254 sq. ft.**. Max **two** detached structures allowed; if there are two, one must be **200 sq. ft. or less**.	**1-3 acres:** Max 1,000 sq. ft. per structure; total area max **2,200 sq. ft.**. **3-10 acres:** Max three buildings; total area max **2,750 sq. ft.**.	Accessory buildings are allowed as a **permitted use** following a site plan review.
Dayton	Max **one** detached structure. Total area of detached buildings cannot exceed the **footprint of the principal dwelling**. Size limits range from **800–1,000 sq. ft.** depending on the zone.	**1-2 acres:** 3 structures allowed. **2-3 acres:** Max 2,000 sq. ft. and 3 structures. **3-5 acres:** Max 3,000 sq. ft. and 4 structures.	Prohibited in the **front yard**. Industrial districts (I-1, I-2) are limited to **one** detached building unless a CUP is obtained.
Corcoran	Total footprint of detached structures cannot exceed **1,000 sq. ft.** or 25% of the rear yard. Max **two** detached structures allowed.	**1-1.99 acres:** Allowed up to **2,400 sq. ft.** total. **2-2.99 acres:** Allowed up to **3,600 sq. ft.** total.	Maximum size is limited to **1,000 sq. ft.** or 25% of the rear yard area.
Rogers	Only **one** detached structure allowed. Max size is **10% of the rear yard** and cannot exceed **528 sq. ft.**.	**1-1.99 acres:** Max **800 sq. ft.**. **2-3.99 acres:** Max **1,300 sq. ft.**. Parcels over 3 acres may have **two** detached structures.	Size cannot exceed **10% of the gross floor area** of the principal building. Height cannot exceed the principal building without a CUP.

Otsego	**R-C, R-1, R-2, R-3:** Max total area **1,080 sq. ft.**. Max **two** detached private garages or accessory structures allowed.	**1.01-2.00 acres:** Max **1,500 sq. ft.**. **2.01+ acres:** Max **2,000 sq. ft.**. (A-1/A-2 districts scale higher, up to 6,000 sq. ft. for 10+ acres).	Accessory buildings cannot exceed **30% of the gross floor area** of the principal building without a PUD conditional use permit.

STAFF REPORT

ROGERS PLANNING COMMISSION

Meeting Date: February 2, 2026

Agenda Item: 5.4

Subject: Consideration of a Preliminary Plat, Final Plat, and Site Plan Corresponding to the Rogers Civic Campus Development at Industrial Blvd & Main Street
Prepared By: Brett Angell, Community Development Director

Overview / Background / Analysis

In late 2023, the City of Rogers acquired 21701 John Deere Lane (former Boyer Trucks) and 13009 Main Street (former triplex) with the intention of combining these properties with an adjacent city-owned property at 13017 Main Street (former Holiday gas station) for future redevelopment (collectively referred to as the 'Subject Property'). Following the acquisitions, the City Council explored potential redevelopment options and ultimately determined the site would be the preferred location for a new civic campus facility featuring a new city hall and police department. In September 2025, the former Holiday station and triplex were demolished preparing for future redevelopment. The proposed use was selected based upon the desire to create a large-scale anchor on the north end of main street, the ability to create public amenity space and public parking, and a centralized location in the city corresponding to police response times. The proposed land use approvals corresponding to this development include re-platting the property and a site plan.

Subject Property Details

The Subject Property consists of six (6) parcels with a combined acreage of approximately 4.35 acres. The Subject Property is zoned as DT - Downtown Mixed Use and is guided as Downtown Mixed Use. Government buildings are a permitted use within the DT zoning district, and it is consistent with the 2040 Comprehensive Plan. The city is currently undergoing a new Downtown Master Plan for the overall Main Street area and the proposed use of a civic campus at this site is consistent with what is reflected in that plan. Adjacent uses to the Subject Property include commercial to the north, east, and south, and industrial to the west.

Plat Request

As part of the request, the proposed re-plat would combine the existing six (6) parcels into one (1) parcel. The overall perimeter of the property would not change as a part of the plat. Staff did explore vacating a portion of the excess right-of-way adjacent to the property. However, after review of the utilities within this area and the future use being primarily for stormwater purposes, it was determined that vacating the right-of-way would not be required at this time. The proposed newly created lot meets or exceeds all standards as it relates to minimum lot size, frontage, etc. for the DT - Downtown zoning district.

Site Plan

The proposed site plan includes the construction of a civic campus building of approximately 60,000 square feet. The civic campus would be comprised of City Hall, Council Chambers, and the Police Department. The City Hall and Council Chambers would sit on the east side of the property and the Police Department, and the secured and enclosed parking areas would sit on the west side of the site. The City Hall side of the building would be 1-story while the Police Department offices would be 2-stories in height. The main entrance and primary parking for visitors would front John Deere Lane. Adjacent to the council chambers along Main Street includes a plaza space that would be connected via sidewalk to the broader downtown area.

The proposed building plans meet or exceed all zoning requirements for setbacks within the DT - Downtown Mixed Use zoning district.

The trash enclosure of the development is located off of the access road onto Industrial Boulevard. The trash enclosure is proposed in this location due to a staff desire to ensure it is not within the secured fenced area and it was not feasible to place it on the south side of the property due to grade challenges.

Parking

Proposed parking includes 138 exterior surface spaces with additional enclosed spaces for the police department. Of the exterior spaces, 51 of the spaces would be located within a gated and security area for the police department and 87 spaces would be located in the city hall and open to the public. The proposed parking counts exceed the required number of spaces as defined in City Code. City staff sought to maximize the total number of spaces available in order to facilitate the lot being available for public parking for the Main Street district during non-business hours for the city (i.e. nights and weekends).

Pedestrian and Vehicular Access

The proposed development includes numerous access points for vehicles and connecting externally for pedestrians via the existing sidewalk and trail network. On Main Street, there would be a right-in, right-out access point. On John Deere, there would be two access points, one of which would be for the secured area only for police purposes. On Industrial, there would be 1 access for the police department. It is planned and anticipated that all emergency responses leaving the site would utilize the industrial boulevard access to exit the site.

There is a public sidewalk planned on the south side of the site along John Deere Lane. This proposed sidewalk is consistent with the Main Street Master Plan and will further connect to the west once future redevelopment occurs.

Stormwater Management

There are two primary areas of stormwater management for the property including an expansion of the existing pond on the north side of the site and an additional infiltration

basin on the south side of the property. The proposed north basin would handle all previously discharged areas and the roof of the building. The proposed south basin would manage the stormwater for the impervious parking areas. Overall, the amount of impervious surfaces with the proposed development would be less than the existing conditions and overall stormwater management for the site would be improved as compared to the existing conditions.

Landscaping
The proposed landscaping plan includes a significant number of new trees to be planted, primarily along the perimeter of the site and aligning John Deere Lane. The proposed landscaping plan exceeds existing code requirements for the total number of trees.

Architectural Details
The proposed architecture includes primarily a brick facade with a few areas of metal/wood accents and glazing. The proposed architecture was designed in a manner to be durable/long-lasting, secure, and in a design that is overall consistent with the goals and historic nature of the Main Street area. The enclosed garage area for the police department would be primarily tip-up paneling.

Important Note
The review and recommendation of the plat and site plan do not influence or impact the funding for the proposed development. Separate actions related to the funding of this development would be required by the City Council. Regardless of the future use of the site, re-platting of the property is necessary to make the lot one developable parcel rather than several parcels.

Staff Recommendation
Motion to recommend approval of Resolution 2026-11 approving the preliminary plat, final plat, and site plan corresponding to the Rogers Civic Campus development, subject to the conditions as listed in the resolution.

A draft of Resolution 2026-11 is included for consideration.

Financial Impact: Not applicable. **Source Fund**: Not applicable.

Budgeted? N/A

Supporting Documentation
A. Resolution No. 2026-11 Civic Campus Site Plan and Plat
B. Civic Campus Preliminary Plat
C. Civic Campus Final Plat
D. Civil and Architectural Plans

RESOLUTION NO. 2026 - 11

A RESOLUTION GRANTING APPROVAL OF THE PRELIMINARY PLAT, FINAL PLAT AND SITE PLAN FOR THE ROGERS CIVIC CAMPUS DEVELOPMENT

WHEREAS, the City of Rogers ("Applicant") has submitted internal applications requesting approval of a Preliminary Plat, Final Plat and Site Plan for a civic campus development featuring a new police department and city hall which totals approximately 59,820 square feet ("Development") for the parcels with the PIDs 2312023240025, 2312023240026, 2312023240023, 2312023240004, 2312023240006, and 2312023240014 and as currently legally described on Exhibit A and as proposed to be legally described with the proposed plat on Exhibit B (the "Subject Property/Property"); and,

WHEREAS, the Applicant is proposing to combine the subject property into one parcel as shown in Exhibit B; and,

WHEREAS, the Applicant is proposing to redevelop the property by demolishing all existing structures and subsequently constructing one building totaling approximately 59,820 square feet which includes a new police department on the western side and a new city hall and council chambers on the eastern side and related site improvements as depicted in Exhibit C; and

WHEREAS, the Subject Property contains approximately 4.35 acres is zoned as DT – Downtown Mixed Use and is guided at Downtown Mixed Use within the 2040 Comprehensive Plan; and

WHEREAS, the proposed Preliminary Plat, Final and Site Plan are consistent with 2040 Comprehensive Plan and Downtown Master Plan and current zoning regulations for the City. Additionally, the proposed use is a permitted use within the DT zoning district; and

WHEREAS, pursuant to Minnesota Statute §462.357 the Planning Commission ("Commission") conducted a public hearing to receive public comment on the proposed Plat on February 2nd, 2026; 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, written and verbal comment were received and considered by the Commission; and,

WHEREAS, following the Hearing, the Commission recommended approval of the proposed Rogers Civic Campus preliminary plat, final plat, and site plan.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF ROGERS, MINNESOTA, that the Preliminary Plat, Final Plat and Site Plan for Rogers Civic Campus is hereby approved subject to the following conditions:

1. The preliminary plat, final and site plan are subject to the review, comments, and approval by City of Rogers Community Development, Fire, and Public Works

departments as deemed necessary or following comments or adjustments by the City Council.

2. Prior to the issuance of a building permit or a notice to proceed, the Applicant shall be required to receive approval by the Elm Creek Watershed District.
3. Addressing any relevant comments as received from Hennepin County on January 20, 2026.
4. Consider adding additional lighting mechanisms along the sidewalk/trail adjacent to John Deere Lane for future pedestrian safety and connectivity.
5. The proposed trash enclosure must be designed in a like manner to the façade of the principal structure including, but not limited to, materials and colors.
6. All signage shall be subject to a separate review and approval by the City.

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 24th day of February, 2026.

_____
Shannon Klick, Mayor

ATTEST:

_____
Stacie Brown, City Clerk

EXHIBIT A

EXISTING LEGAL DESCRIPTION

Parcel 1:

Lots 1 and 2, Block 1, Scharber's John Deere Addition, Hennepin County, Minnesota.

Parcel 2:

That part of Auditor's Subdivision No. 234, Hennepin County, Minnesota, described as follows:

Commencing at a point on the West line of Hennepin County Highway Number 150, which is 40 feet North of the Northeast corner of Lot 5, said Auditor's Subdivision No. 234, thence North along the West line of Hennepin County Highway Number 150 a distance of 75 feet; thence West on a line parallel with the North line of the Southeast Quarter of the Northwest Quarter, of Section 23, Township 120, Range 23, a distance of 150 feet; thence South on a line parallel with the West line of said Hennepin County Highway 150, a distance of 75 feet; thence East on a line parallel with the North line of the Southeast Quarter of the Northwest Quarter, said Section, Township and Range, a distance of 150 feet to the point of beginning.

Also that part of Lot 2 Auditor's Subdivision 234, Hennepin County, Minnesota, described as follows:

Commencing at a point on the West line of County Highway No. 150, which point is also the Northeast corner of Lot 5, Auditor's Subdivision 234; thence North along the West line of said County Highway No. 150, a distance of 40 feet; thence West at right angles on a line parallel with the North line of said Lot 2 a distance of 150 feet; thence South on a line parallel with the West line of County Highway 150, a distance of 40 feet to the Northwest corner of said Lot 5; thence East along the North line of Lot 5 said Auditor's Subdivision 234, a distance of 150 feet to the point of commencement.

Parcel 3:

All that part of Lot 2 of the duly recorded plat of Auditors Subdivision No. 234, Hennepin County, Minnesota, described as commencing at the Southeast corner of the Southeast Quarter of the Northwest Quarter of Section 23, Township 120, Range 23, said Hennepin County; thence North along the East line of said Southeast Quarter of the Northwest Quarter a distance of 853.00 feet; thence West parallel with the North line of said Southeast Quarter of the Northwest Quarter a distance of 33.00 feet, more or less, to intersect the West line of the right-of-way of County Road No. 150, also being the East line of said Lot 2, Auditors Subdivision No. 234, said point of intersection being the actual point of beginning of the land to be hereby described; thence continue West parallel with said North line of the Southeast Quarter of the Northwest Quarter a distance of 195.00 feet; thence North parallel with said East line of the Southeast Quarter of the Northwest Quarter a distance of 120.00 feet; thence Northeasterly to the point of intersection of the West line of the East 150 feet of said Lot 2 as measured along a line parallel with the South line of said Southeast Quarter of the Northwest Quarter with the Southwesterly line of the right-of-way of State Highway No. 152; thence Southeasterly along said Southwesterly line of the highway right-of-way to intersect said East line of Lot 2; thence South along said East line of Lot 2 to the point of beginning.

Parcel 4:

Lot 5, Auditor's Subdivision Number 234, Hennepin County, Minnesota.

EXHIBIT B

PROPOSED LEGAL DESCRIPTION

Lot 1, Block 1, ROGERS CIVIC CAMPUS, Hennepin County, Minnesota

(Abstract Property)

EXHIBIT B

PRELIMINARY PLAT

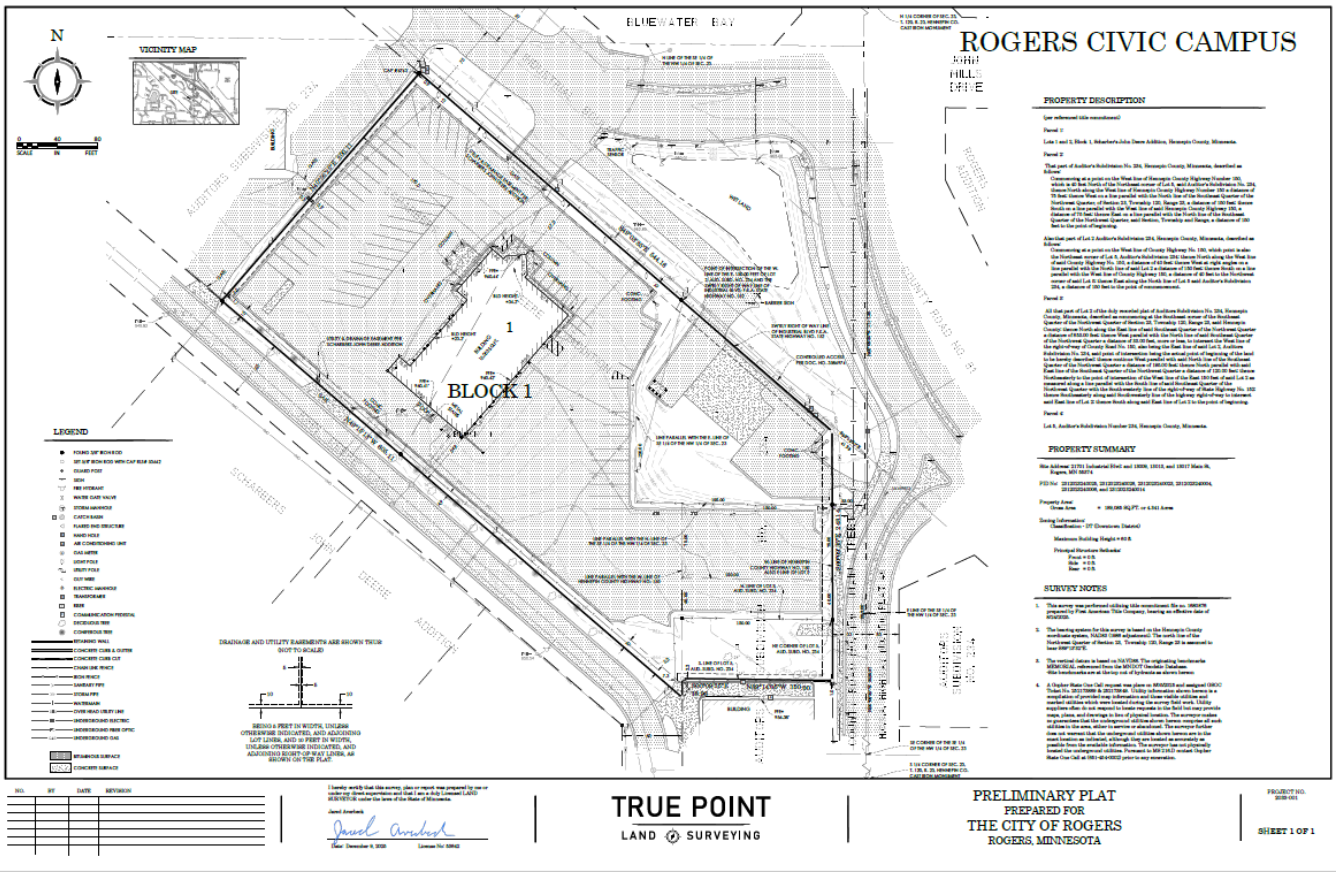
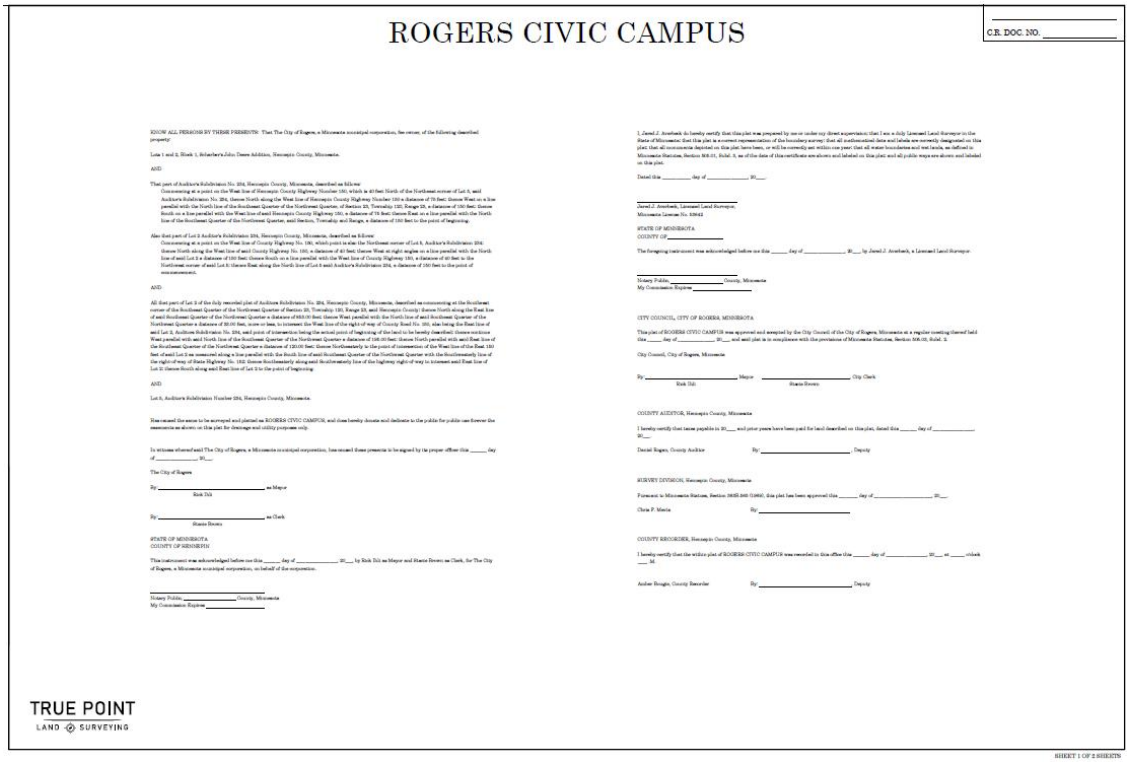


EXHIBIT C

FINAL PLAT



ROGERS CIVIC CAMPUS

C.R. DOC. NO. _____

KNOW ALL PERSONS BY THESE PRESENTS: That The City of Rogers, a Minnesota municipal corporation, fee owner, of the following described property:

Lots 1 and 2, Block 1, Schaefer's John Deere Addition, Hennepin County, Minnesota.

AND

That part of Auditor's Subdivision No. 204, Hennepin County, Minnesota, described as follows:
Commencing at a point on the West line of Hennepin County Highway Number 150, which is 45 feet North of the Northwest corner of Lot 3, said Auditor's Subdivision No. 204; thence North along the West line of Hennepin County Highway Number 150 a distance of 75 feet; thence West on a line parallel with the North line of the Southwest Quarter of the Northwest Quarter, of Section 23, Township 120, Range 24, a distance of 150 feet; thence South on a line parallel with the West line of said Hennepin County Highway 150, a distance of 75 feet; thence East on a line parallel with the North line of the Southwest Quarter of the Northwest Quarter, said Section, Township and Range, a distance of 150 feet to the point of beginning.

Also that part of Lot 2 Auditor's Subdivision 204, Hennepin County, Minnesota, described as follows:
Commencing at a point on the West line of County Highway No. 150, which point is also the Northwest corner of Lot 3, Auditor's Subdivision 204; thence North along the West line of said County Highway No. 150, a distance of 45 feet; thence West at right angles on a line parallel with the North line of said Lot 2 a distance of 150 feet; thence South on a line parallel with the West line of County Highway 150, a distance of 45 feet to the Northwest corner of said Lot 3; thence East along the North line of Lot 3 said Auditor's Subdivision 204, a distance of 150 feet to the point of commencement.

AND

All that part of Lot 2 of the duly recorded plat of Auditors Subdivision No. 204, Hennepin County, Minnesota, described as commencing at the Southeast corner of the Southwest Quarter of the Northwest Quarter of Section 23, Township 120, Range 24, and Hennepin County; thence North along the East line of said Southwest Quarter of the Northwest Quarter a distance of 663.19 feet; thence West parallel with the North line of said Southwest Quarter of the Northwest Quarter a distance of 33.00 feet, more or less, to intersect the West line of the right of way of County Road No. 150, also being the East line of said Lot 2, Auditors Subdivision No. 204, said point of intersection being the actual point of beginning of the land to be hereby described; thence continue West parallel with said North line of the Southwest Quarter of the Northwest Quarter a distance of 150.00 feet; thence North parallel with said East line of the Southwest Quarter of the Northwest Quarter a distance of 120.00 feet; thence Northeasterly to the point of intersection of the West line of the East 150 feet of said Lot 2 as measured along a line parallel with the South line of said Southwest Quarter of the Northwest Quarter with the Southwesterly line of the right of way of State Highway No. 152; thence Southeasterly along said Southwesterly line of the highway right of way to intersect said East line of Lot 2; thence South along said East line of Lot 2 to the point of beginning.

AND

Lot 3, Auditors Subdivision Number 204, Hennepin County, Minnesota.

Has caused the same to be surveyed and platted as ROGERS CIVIC CAMPUS, and does hereby donate and 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 The City of Rogers, a Minnesota municipal corporation, has caused these presents to be signed by the proper officer this _____ day of _____, 20___.

The City of Rogers

By: _____ as Mayor
Heidi Hill

By: _____ as Clerk
Stacie Rivers

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me this _____ day of _____, 20___, by Heidi Hill as Mayor and Stacie Rivers as Clerk, for The City of Rogers, a Minnesota municipal corporation, on behalf of the corporation.

Notary Public, _____ County, Minnesota
My Commission Expires _____

I, Jared J. Averbeck do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20___.

Jared J. Averbeck, Licensed Land Surveyor
Minnesota License No. 53642

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20___, by Jared J. Averbeck, a Licensed Land Surveyor.

Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY COUNCIL, CITY OF ROGERS, MINNESOTA

This plat of ROGERS CIVIC CAMPUS 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 _____ City Clerk
Heidi Hill Stacie Rivers

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 Rogers, 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 P. Mavis By: _____

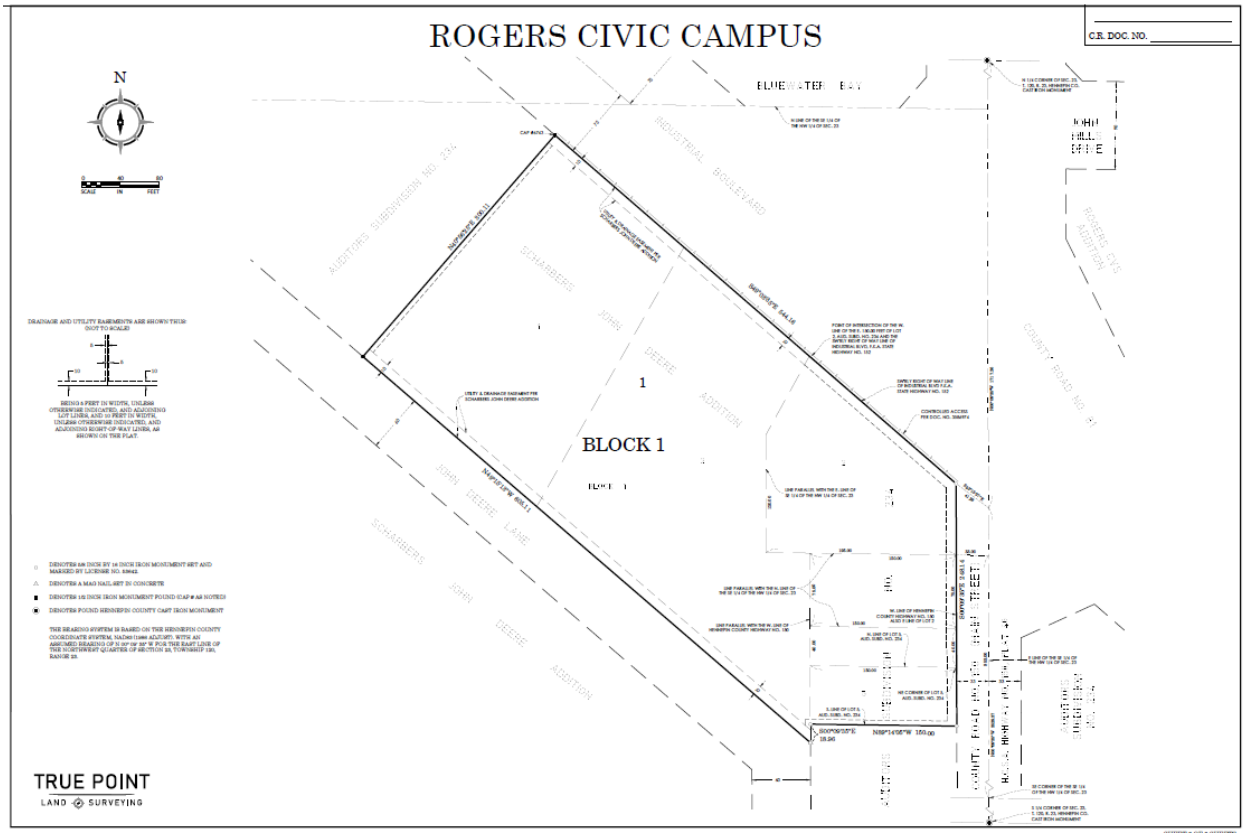
COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of ROGERS CIVIC CAMPUS was recorded in this office this _____ day of _____, 20___, at _____ o'clock ___ M.

Amber Bougie, County Recorder By: _____, Deputy

TRUE POINT
LAND SURVEYING

SHEET 1 OF 2 SHEETS



ROGERS CIVIC CAMPUS

C.R. DOC. NO. _____

N

SCALE IN FEET

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: (NOT TO SCALE)

BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AND 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING RIGHT-OF-WAY LINES, AS SHOWN ON THE PLAT.

○ DENOTES AN INCH BY 14 INCH IRON MONUMENT SET AND MARKED BY LICENSE NO. 53642.
△ DENOTES A MAG NAIL SET IN CONCRETE
■ DENOTES 1/2 INCH IRON MONUMENT FOUND (CAP # AS NOTED)
◉ DENOTES FOUND HENNEPIN COUNTY CAST IRON MONUMENT

THE BEARING SYSTEM IS BASED ON THE HENNEPIN COUNTY COORDINATE SYSTEM, NAD83 (1996 ADJUST), WITH AN ASSUMED BEARING OF S 00°09'39" W FOR THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 120, RANGE 24.

BLUE WATER BLVD

INDUSTRIAL BOULEVARD

JOHN DEERE LANE

COUNTY ROAD NO. 150

AUDITORS SUBDIVISION NO. 204

SCHAEFER'S JOHN DEERE ADDITION

ROGERS CIVIC ADDITION

1

BLOCK 1

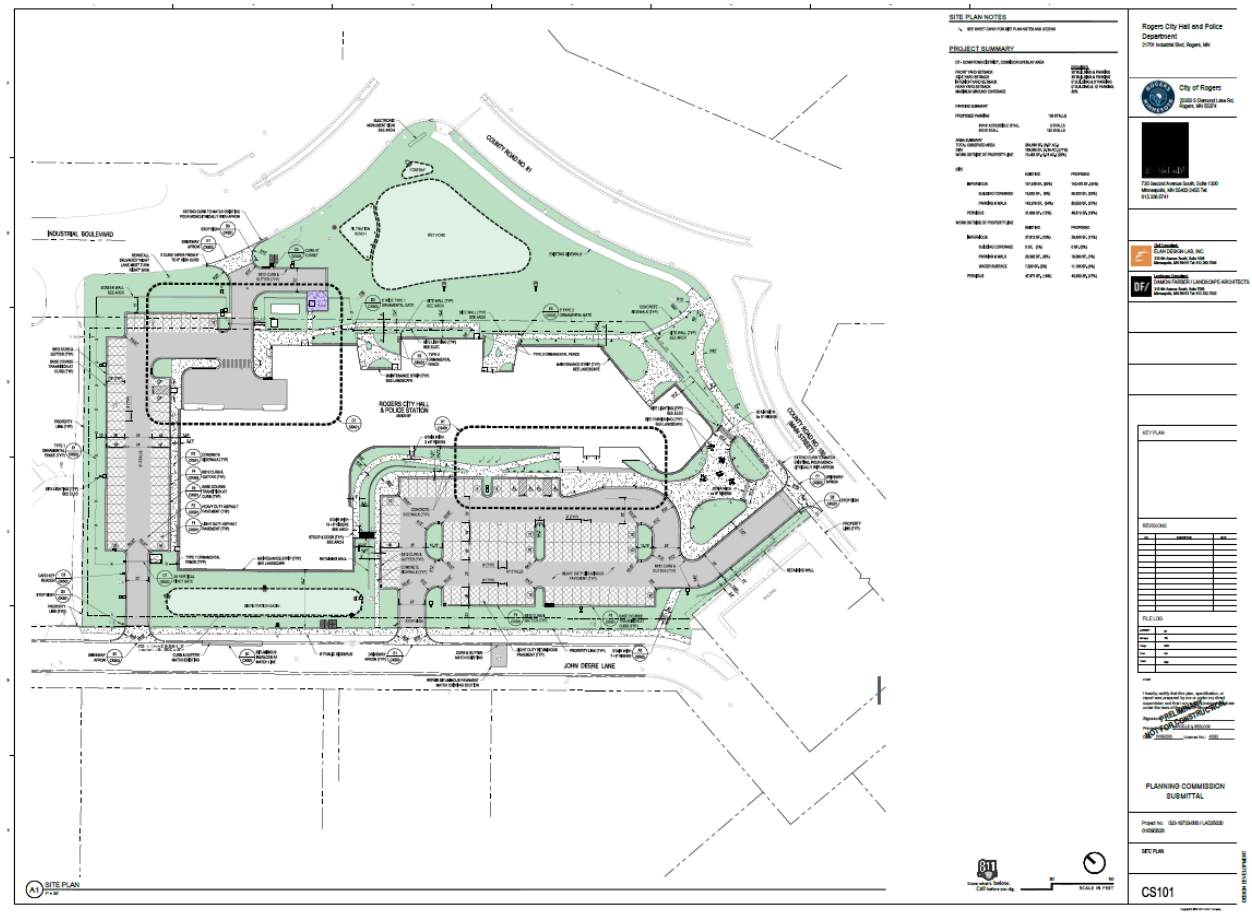
SCHAEFER'S JOHN DEERE ADDITION

SCHAEFER'S JOHN DEERE ADDITION

SCHAEFER'S JOHN DEERE ADDITION

EXHIBIT D

SITE PLAN

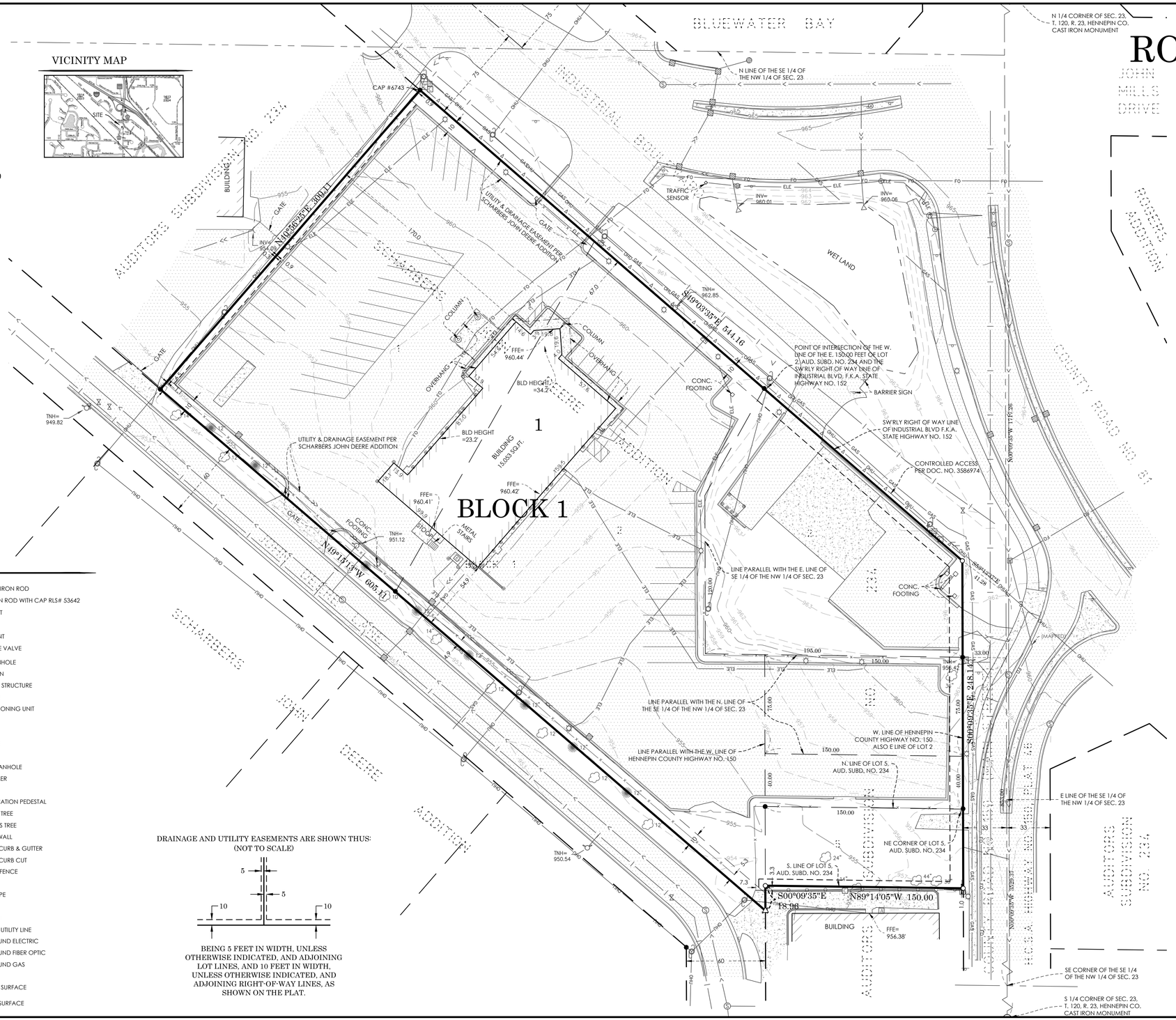


ROGERS CIVIC CAMPUS

N

0 40 80
SCALE IN FEET

VICINITY MAP



LEGEND

- FOUND 3/8" IRON ROD
- SET 5/8" IRON ROD WITH CAP RLS# 53642
- GUARD POST
- SIGN
- FIRE HYDRANT
- WATER GATE VALVE
- STORM MANHOLE
- CATCH BASIN
- FLARED END STRUCTURE
- HAND HOLE
- AIR CONDITIONING UNIT
- GAS METER
- LIGHT POLE
- UTILITY POLE
- GUY WIRE
- ELECTRIC MANHOLE
- TRANSFORMER
- RISER
- COMMUNICATION PEDESTAL
- DECIDUOUS TREE
- CONIFEROUS TREE
- RETAINING WALL
- CONCRETE CURB & GUTTER
- CONCRETE CURB CUT
- CHAIN LINK FENCE
- IRON FENCE
- SANITARY PIPE
- STORM PIPE
- WATERMAIN
- OVER HEAD UTILITY LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND FIBER OPTIC
- UNDERGROUND GAS
- BITUMINOUS SURFACE
- CONCRETE SURFACE

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
(NOT TO SCALE)

BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AND 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING RIGHT-OF-WAY LINES, AS SHOWN ON THE PLAT.

PROPERTY DESCRIPTION

(per referenced title commitment)

Parcel 1:

Lots 1 and 2, Block 1, Scharber's John Deere Addition, Hennepin County, Minnesota.

Parcel 2:

That part of Auditor's Subdivision No. 234, Hennepin County, Minnesota, described as follows:
Commencing at a point on the West line of Hennepin County Highway Number 150, which is 40 feet North of the Northeast corner of Lot 5, said Auditor's Subdivision No. 234, thence North along the West line of Hennepin County Highway Number 150 a distance of 75 feet; thence West on a line parallel with the North line of the Southeast Quarter of the Northwest Quarter, of Section 23, Township 120, Range 23, a distance of 150 feet; thence South on a line parallel with the West line of said Hennepin County Highway 150, a distance of 75 feet; thence East on a line parallel with the North line of the Southeast Quarter of the Northwest Quarter, said Section, Township and Range, a distance of 150 feet to the point of beginning.

Also that part of Lot 2 Auditor's Subdivision 234, Hennepin County, Minnesota, described as follows:
Commencing at a point on the West line of County Highway No. 150, which point is also the Northeast corner of Lot 5, Auditor's Subdivision 234; thence North along the West line of said County Highway No. 150, a distance of 40 feet; thence West at right angles on a line parallel with the North line of said Lot 2 a distance of 150 feet; thence South on a line parallel with the West line of County Highway 150, a distance of 40 feet to the Northwest corner of said Lot 5; thence East along the North line of Lot 5 said Auditor's Subdivision 234, a distance of 150 feet to the point of commencement.

Parcel 3:

All that part of Lot 2 of the duly recorded plat of Auditors Subdivision No. 234, Hennepin County, Minnesota, described as commencing at the Southeast corner of the Southeast Quarter of the Northwest Quarter of Section 23, Township 120, Range 23, said Hennepin County; thence North along the East line of said Southeast Quarter of the Northwest Quarter a distance of 853.00 feet; thence West parallel with the North line of said Southeast Quarter of the Northwest Quarter a distance of 33.00 feet, more or less, to intersect the West line of the right-of-way of County Road No. 150, also being the East line of said Lot 2, Auditors Subdivision No. 234, said point of intersection being the actual point of beginning of the land to be hereby described; thence continue West parallel with said North line of the Southeast Quarter of the Northwest Quarter a distance of 195.00 feet; thence North parallel with said East line of the Southeast Quarter of the Northwest Quarter a distance of 120.00 feet; thence Northeasterly to the point of intersection of the West line of the East 150 feet of said Lot 2 as measured along a line parallel with the South line of said Southeast Quarter of the Northwest Quarter with the Southwesterly line of the right-of-way of State Highway No. 152; thence Southeasterly along said Southwesterly line of the highway right-of-way to intersect said East line of Lot 2; thence South along said East line of Lot 2 to the point of beginning.

Parcel 4:

Lot 5, Auditor's Subdivision Number 234, Hennepin County, Minnesota.

PROPERTY SUMMARY

Site Address: 21701 Industrial Blvd; and 13009, 13013, and 13017 Main St, Rogers, MN 55374

PID No: 2312023240025, 2312023240026, 2312023240023, 2312023240004, 2312023240006, and 2312023240014

Property Area:
Gross Area = 189,085 SQ.FT. or 4.341 Acres

Zoning Information:
Classification - DT (Downtown District)

Maximum Building Height = 60 ft

Principal Structure Setbacks:
Front = 0 ft
Side = 0 ft
Rear = 0 ft

SURVEY NOTES

1. This survey was performed utilizing title commitment file no. 1680876 prepared by First American Title Company, bearing an effective date of 8/24/2025.
2. The bearing system for this survey is based on the Hennepin County coordinate system, NAD83 (1986 adjustment). The north line of the Northwest Quarter of Section 23, Township 120, Range 23 is assumed to bear S89°13'32"E.
3. The vertical datum is based on NAVD88. The originating benchmarks MEMORIAL referenced from the MNDOT Geodetic Database.
-Site benchmarks are at the top nut of hydrants as shown hereon
4. A Gopher State One Call request was place on 8/05/2025 and assigned GSOC Ticket No. 252173889 & 252173849. Utility information shown hereon is a compilation of provided map information and those visible utilities and marked utilities which were located during the survey field work. Utility suppliers often do not respond to locate requests in the field but may provide maps, plans, and drawings in lieu of physical location. The surveyor makes no guarantees that the underground utilities shown hereon comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown hereon are in the exact location as indicated, although they are located as accurately as possible from the available information. The surveyor has not physically located the underground utilities. Pursuant to MS 216.D contact Gopher State One Call at (651-454-0002) prior to any excavation.

NO.	BY	DATE	REVISION

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.

Jared Averbeck

Date: December 9, 2025 License No: 53642

TRUE POINT
LAND SURVEYING

PRELIMINARY PLAT
PREPARED FOR
THE CITY OF ROGERS
ROGERS, MINNESOTA

PROJECT NO.
2033-001

SHEET 1 OF 1

ROGERS CIVIC CAMPUS

C.R. DOC. NO. _____

KNOW ALL PERSONS BY THESE PRESENTS: That The City of Rogers, a Minnesota municipal corporation, fee owner, of the following described property:

Lots 1 and 2, Block 1, Scharber's John Deere Addition, Hennepin County, Minnesota.

AND

That part of Auditor's Subdivision No. 234, Hennepin County, Minnesota, described as follows:
Commencing at a point on the West line of Hennepin County Highway Number 150, which is 40 feet North of the Northeast corner of Lot 5, said Auditor's Subdivision No. 234, thence North along the West line of Hennepin County Highway Number 150 a distance of 75 feet; thence West on a line parallel with the North line of the Southeast Quarter of the Northwest Quarter, of Section 23, Township 120, Range 23, a distance of 150 feet; thence South on a line parallel with the West line of said Hennepin County Highway 150, a distance of 75 feet; thence East on a line parallel with the North line of the Southeast Quarter of the Northwest Quarter, said Section, Township and Range, a distance of 150 feet to the point of beginning.

Also that part of Lot 2 Auditor's Subdivision 234, Hennepin County, Minnesota, described as follows:
Commencing at a point on the West line of County Highway No. 150, which point is also the Northeast corner of Lot 5, Auditor's Subdivision 234; thence North along the West line of said County Highway No. 150, a distance of 40 feet; thence West at right angles on a line parallel with the North line of said Lot 2 a distance of 150 feet; thence South on a line parallel with the West line of County Highway 150, a distance of 40 feet to the Northwest corner of said Lot 5; thence East along the North line of Lot 5 said Auditor's Subdivision 234, a distance of 150 feet to the point of commencement.

AND

All that part of Lot 2 of the duly recorded plat of Auditors Subdivision No. 234, Hennepin County, Minnesota, described as commencing at the Southeast corner of the Southeast Quarter of the Northwest Quarter of Section 23, Township 120, Range 23, said Hennepin County; thence North along the East line of said Southeast Quarter of the Northwest Quarter a distance of 853.00 feet; thence West parallel with the North line of said Southeast Quarter of the Northwest Quarter a distance of 33.00 feet, more or less, to intersect the West line of the right-of-way of County Road No. 150, also being the East line of said Lot 2, Auditors Subdivision No. 234, said point of intersection being the actual point of beginning of the land to be hereby described; thence continue West parallel with said North line of the Southeast Quarter of the Northwest Quarter a distance of 195.00 feet; thence North parallel with said East line of the Southeast Quarter of the Northwest Quarter a distance of 120.00 feet; thence Northeasterly to the point of intersection of the West line of the East 150 feet of said Lot 2 as measured along a line parallel with the South line of said Southeast Quarter of the Northwest Quarter with the Southwesterly line of the right-of-way of State Highway No. 152; thence Southeasterly along said Southwesterly line of the highway right-of-way to intersect said East line of Lot 2; thence South along said East line of Lot 2 to the point of beginning.

AND

Lot 5, Auditor's Subdivision Number 234, Hennepin County, Minnesota.

Has caused the same to be surveyed and platted as ROGERS CIVIC CAMPUS, and does hereby donate and 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 The City of Rogers, a Minnesota municipal corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20___.

The City of Rogers

By: _____, as Mayor
Rick Ihli

By: _____, as Clerk
Stacie Brown

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me this _____ day of _____, 20___, by Rick Ihli as Mayor and Stacie Brown as Clerk, for The City of Rogers, a Minnesota municipal corporation, on behalf of the corporation.

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

I, Jared J. Averbeck do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20___.

_____
Jared J. Averbeck, Licensed Land Surveyor,
Minnesota License No. 53642

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20___, by Jared J. Averbeck, a Licensed Land Surveyor.

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

CITY COUNCIL, CITY OF ROGERS, MINNESOTA

This plat of ROGERS CIVIC CAMPUS 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 _____, City Clerk
Rick Ihli Stacie Brown

COUNTY AUDITOR, Hennepin County, Minnesota

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

Daniel Rogan, County Auditor By: _____ , Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to Minnesota Statues, Section 383B.565 (1969), this plat has been approved this _____ day of _____, 20___.

Chris F. Mavis By: _____

COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of ROGERS CIVIC CAMPUS was recorded in this office this _____ day of _____, 20___, at _____ o'clock ____ .M.

Amber Bougie, County Recorder By: _____, Deputy

TRUE POINT
LAND SURVEYING

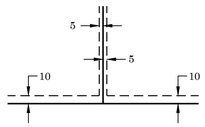
ROGERS CIVIC CAMPUS

C.R. DOC. NO. _____

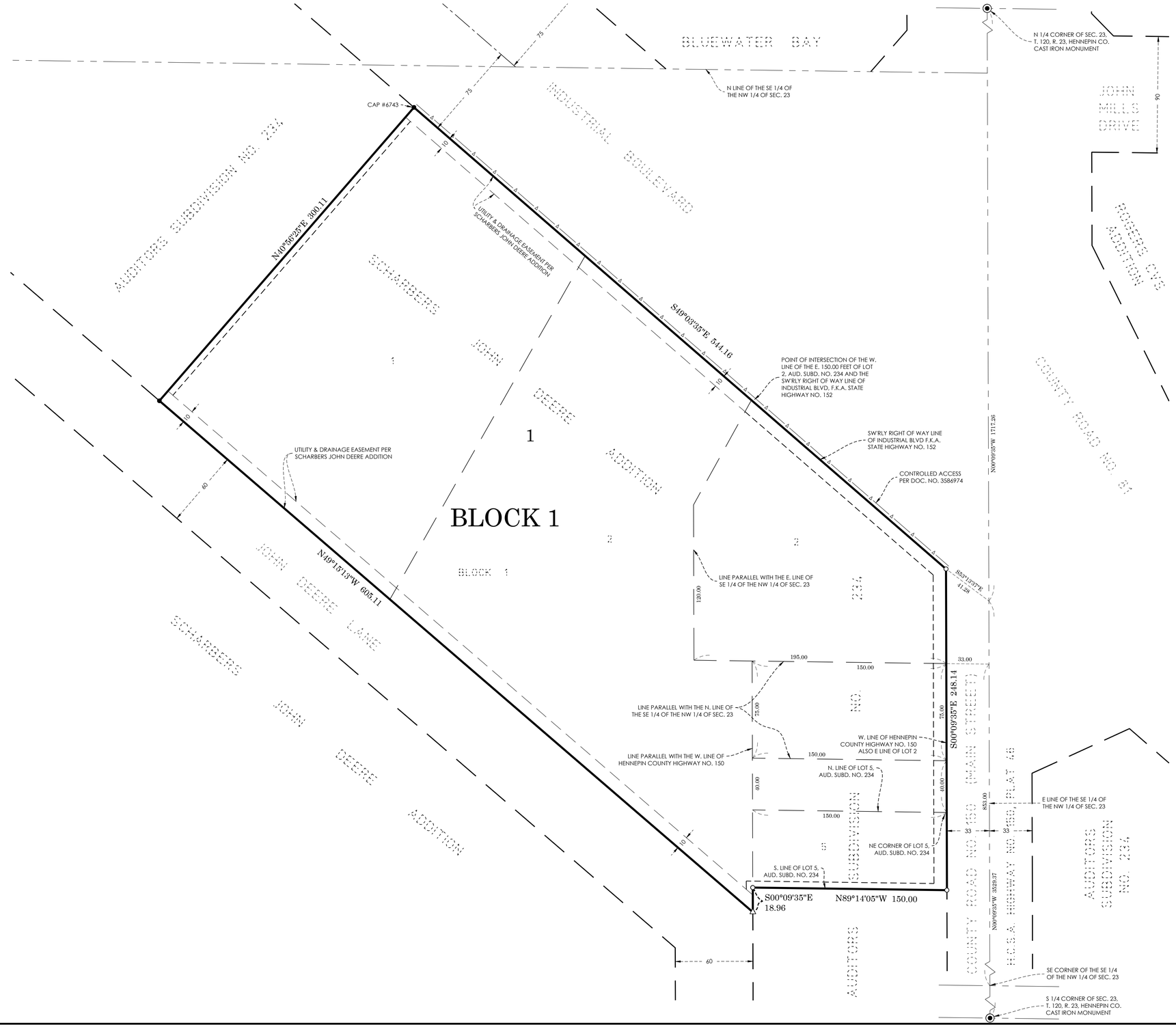
N

0 40 80
SCALE IN FEET

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
(NOT TO SCALE)



BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AND 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING RIGHT-OF-WAY LINES, AS SHOWN ON THE PLAT.



- ○ DENOTES 5/8 INCH BY 16 INCH IRON MONUMENT SET AND MARKED BY LICENSE NO. 53642.
- △ DENOTES A MAG NAIL SET IN CONCRETE
- ● DENOTES 1/2 INCH IRON MONUMENT FOUND (CAP # AS NOTED)
- ◉ DENOTES FOUND HENNEPIN COUNTY CAST IRON MONUMENT

THE BEARING SYSTEM IS BASED ON THE HENNEPIN COUNTY COORDINATE SYSTEM, NAD83 (1986 ADJUST). WITH AN ASSUMED BEARING OF N 00° 09' 35" W FOR THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 120, RANGE 23.

TRUE POINT
LAND SURVEYING



Rogers City Hall and Police Department

21701 Industrial Blvd, Rogers, MN

City of Rogers

22350 S Diamond Lake Rd, Rogers, MN 55374

PROJECT NO. 023-10733-000
01/09/2026
PLANNING COMMISSION SUBMITTAL

LEO A DALY

PLANNING
ARCHITECTURE
ENGINEERING
INTERIORS

PLANNING COMMISSION SUBMITTAL

EXISTING CONDITIONS & DEMOLITION NOTES

1. BACKGROUND INFORMATION AND TOPOGRAPHIC SURVEY TAKEN FROM SURVEY PERFORMED BY TRUE POINT LAND SUVEYING ON SEPTEMBER 12, 2025 EXPRESSLY FOR THIS PROJECT. ELAN DESIGN LAB CANNOT GUARANTY THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. VERIFY ALL FIELD CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES OR UNKNOWN UTILITIES ARE FOUND THAT IMPACT DESIGN OR IMPAIR CONSTRUCTION, THE ENGINEER AND OWNER SHOULD BE IMMEDIATELY NOTIFIED.
2. CONTRACTOR SHALL BRING ANY CHANGED OR UNFORESEEN CONDITIONS THAT COULD RESULT IN ADDITIONAL COST TO THE ATTENTION OF THE OWNER AND ENGINEER AS SOON AS THEY ARE DISCOVERED SO THAT THEY CAN BE PROPERLY DOCUMENTED. FAILURE TO NOTIFY OR COVERING UN-WITNESSED WORK SHALL RESULT IN REJECTION OF CLAIMS FOR ADDITIONAL COMPENSATION.
3. INGRESS AND EGRESS TO THE SITE SHALL AT ALL TIMES BE LIMITED TO THE CONSTRUCTION ENTRANCE(S). WHICH SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF DEMOLITION AND CLEARING OF THE SITE. SEE CG201 FOR LOCATIONS.
4. PROTECT ALL STRUCTURES AND LANDSCAPE NOT LABELED FOR DEMOLITION FROM DAMAGE DURING CONSTRUCTION. ANY ON-SITE OR OFF-SITE AREAS DISTURBED DIRECTLY OR INDIRECTLY DUE TO CONSTRUCTION SHALL BE RETURNED TO A CONDITION EQUAL TO OR BETTER THAN THE EXISTING CONDITION. CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY CIVIL PENALTIES RESULTING FROM THEIR WORK UNDER THIS CONTRACT.
5. LIMIT CONSTRUCTION ACTIVITIES TO THE CONSTRUCTION LIMITS SHOWN ON THE PLAN. IF WORK NEEDS TO EXTEND TO PUBLIC STREETS IT IS THE CONTRACTOR'S RESPONSIBILITY TO APPLY FOR ALL PERMITS, PREPARE ALL DRAWINGS AND PAY ALL FEES AND COSTS. ALL CONSTRUCTION ACTIVITIES SHALL COMPLY WITH LOCAL ORDINANCES. IF WORK EXTENDS BEYOND THE CONSTRUCTION LIMITS, THE CONTRACTOR SHALL INSTALL ANY APPROPRIATE EROSION & SEDIMENT CONTROL MEASURES AND RESTORE AREA TO THE EXISTING CONDITION.
6. PERIMETER SECURITY FENCE, CONSTRUCTION ENTRANCE AND FIBER LOGS SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF DEMOLITION AND CLEARING OPERATIONS. SEE SHEETS CG201 FOR ALL EROSION CONTROL MEASURES AND APPROPRIATE STAGING.
7. PROVIDE NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT THE LIFE OF THE PROJECT.
8. CONSTRUCTION WASTE SHALL BE REMOVED FROM THE SITE IN ACCORDANCE WITH ALL LOCAL, COUNTY, STATE AND FEDERAL REQUIREMENTS. ABATEMENT OF ANY MATERIALS DETERMINED BY THE ENVIRONMENTAL ENGINEER TO BE HAZARDOUS SHALL BE REMOVED IN ACCORDANCE WITH APPROPRIATE REQUIREMENTS.WORK SITE SHALL BE LEFT IN A CONDITION THAT MINIMIZES EROSION POTENTIAL ON A NIGHTLY BASE.
9. COORDINATE RELOCATION, DISRUPTION OF OF SERVICE AND DEMOLITION OF ANY PRIVATELY OWNED UTILITIES WITH THE APPROPRIATE UTILITY COMPANY. RESTORATION SHALL BE IN ACCORDANCE WITH THE UTILITY OWNER'S REQUIREMENTS AT CONTRACTORS EXPENSE. RE-USE OF ANY EXISTING SERVICES TO BE AT THE DISCRETION OF THE UTILITY OWNER.

SITE PLAN NOTES

1. VERIFY ALL FIELD CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES OR UNKNOWN UTILITIES ARE FOUND THAT IMPACT DESIGN OR IMPAIR CONSTRUCTION, THE ENGINEER AND OWNER SHOULD BE IMMEDIATELY NOTIFIED.
2. DIMENSIONS SHOWN ON THIS PLAN ARE TO THE PROPERTY LINE, EDGE OF PAVEMENT, FACE OF CURB AND BUILDING FACE UNLESS OTHERWISE NOTED.
3. MEET AND MATCH EXISTING CONDITIONS. PROVIDE TRANSITION AS NECESSARY.
4. ALL CURBS TO HAVE 3/4" EXPANSION JOINTS AT A MAXIMUM OF 100'-0" AND CONTROL JOINTS AT A MAXIMUM OF 10'-0".
5. ALL PARKING STALLS TO BE PAINTED WITH A 4" WIDE WHITE STRIPE. ACCESSIBLE ROUTES AND ACCESS AISLES TO BE PAINTED WITH A 6" WHITE PERIMETER BORDER AND 4" WIDE STRIPE, 18" ON CENTER, AND 45 DEGREES TO STALL.
6. PROVIDE PAINT SYMBOLS AND SIGNAGE AT ACCESSIBLE PARKING SPACES.
7. THE CONTRACTOR SHALL CONSTRUCT ALL PAVEMENTS TO CONFORM WITH THE CORRECT LINES AND FINISHED GRADES ON THE PLANS. NO PONDING OF WATER WILL BE ALLOWED. MATCH EXISTING PAVEMENT GRADES AT TIE-IN POINTS. CUT CONTRACTION JOINTS AT EXISTING JOINT LOCATIONS.
8. CONTINUE CONCRETE PAVEMENT JOINTS THROUGH CURB.
9. SAW ALL CONCRETE JOINTS, CLEAN DEBRIS, BLOW DRY AND IMMEDIATELY SEAL WITH JOINT SEALANT.
10. REINFORCE ODD SHAPED PAVING PANELS WITH #3 BARS AT 24" EACH WAY. AN ODD SHAPED PANEL IS CONSIDERED TO BE ONE IN WHICH THE SLAB TAPERS TO A SHARP ANGLE WHEN THE LENGTH TO WIDTH RATIO EXCEEDS 3 TO 1 OR WHEN A SLAB IS NEITHER SQUARE NOR RECTANGULAR.
11. SEE ARCHITECTURAL PLANS FOR LOCATIONS OF DOORS, STAIRS, BOLLARDS AND MONUMENT SIGN. SEE STRUCTURAL PLANS FOR STOOP LOCATION AND SIZES.
12. SEE ELECTRICAL SITE PLANS FOR LIGHTING LOCATIONS AND DETAILS.
13. THE COST OF ALL CITY PERMITS AND INSPECTIONS SHALL BE BORNE BY THE CONTRACTOR.
14. REFER TO SHEET CG202 FOR SWPPP AND CG201 FOR EROSION CONTROL REQUIREMENTS.

GRADING NOTES

1. VERIFY ALL FIELD CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES OR UNKNOWN UTILITIES ARE FOUND THAT IMPACT DESIGN OR IMPAIR CONSTRUCTION, THE ENGINEER AND OWNER SHOULD BE IMMEDIATELY NOTIFIED.
2. FOLLOW ALL RECOMMENDATIONS PRESENTED IN GEOTECHNICAL EVALUATION REPORT PREPARED BY BRAUN INTERTEC, MN, DATED SEPTEMBER 12, 2025.
3. SIDEWALLS SHALL BE RETAINED BENCHED OR SLOPED TO PROVIDE SAFE WORKING CONDITIONS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ASSESSING THE STABILITY OF AND EXECUTING PROJECT EXCAVATIONS USING SAFE METHODS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR NAMING THE "COMPETENT INDIVIDUAL" AS PER SUBPART P OF 29 CFR 1926.6 (FEDERAL REGISTER - OSHA).
4. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF SOIL, UTILITY, AND BUILDING RETENTION SYSTEMS.
5. SEE SHEET CU101 FOR STORM SEWER INFORMATION.
6. RELOCATE BENCHMARKS AS NECESSARY WITH NEW BENCHMARK LOCATIONS WITHIN A TOLERANCE OF 0.010 VERTICAL FEET.
7. THE PROPOSED GRADES SHOWN ON THE GRADING PLAN ARE FINISHED GRADES. SPOT ELEVATIONS ALONG CURB LINES REPRESENT THE FLOWLINE UNLESS OTHERWISE NOTED.
8. GRADING ACTIVITY WHICH BLOCKS TRAFFIC OF ANY PUBLIC STREET, ALLEY, OR DRIVE IS SUBJECT TO APPROVAL BY THE CITY OF ROGERS. ALL WORK ON SITE SHALL BE SUBJECT TO CITY OF ROGERS APPROVAL.
9. IN AREAS WHERE NEW FILL IS TO BE PLACED ON SLOPING GROUND, BENCHING THE SURFACE SHALL BE COMPLETED PRIOR TO PLACING THE FILL. BENCHING SHALL BE COMPLETED WHERE SLOPES ARE STEEPER THAN 4:1 (HORIZONTAL:VERTICAL).
10. SEE SHEET CG201 FOR EROSION AND SEDIMENT CONTROL PLAN.
11. SEED ALL NON BUILDING AND NON PAVEMENT AREAS FOLLOWING FINAL GRADING ACTIVITIES PER THE LANDSCAPE PLANS.
12. PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREA. DO NOT ALLOW WATER TO POND IN EXCAVATION AREAS, AND MAINTAIN ALL EXISTING DRAINAGE PATTERNS.
13. REFER TO LANDSCAPE PLANS FOR ALL TOPSOIL SECTIONS, AREAS TO RECEIVE PERMANENT SEED, SOD, TREES, AND SHRUBS, ETC.
14. THE CONTRACTOR SHALL ADJUST TO GRADE ALL UTILITY STRUCTURES AND APPURTENANCES THAT FALL WITHIN THE LIMITS OF THIS CONTRACT. THE CONTRACTOR SHALL KEEP ALL EXISTING UTILITIES AND THEIR APPURTENANCES FREE OF DEBRIS AND OPERABLE AT ALL TIMES DURING CONSTRUCTION.
15. ALL GRADES WITHIN THE LANDSCAPED AREA SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL AND HAVE A MINIMUM GRADE OF 2%, UNLESS OTHERWISE NOTED. GRADED SWALES MUST HAVE A MINIMUM BOTTOM SLOPE OF 0.5%.
16. ALL PAVEMENT GRADES SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE:
    ASPHALT PAVEMENT - 1.5% MINIMUM, 5% MAXIMUM
    CONCRETE PAVEMENT - 0.75% MINIMUM, 5% MAXIMUM
    SIDEWALK CROSS-SLOPE - 2.0% MAXIMUM
17. GRADE TOP OF BERMS TO SHED WATER WITH A MINIMUM 2% SLOPE. DO NOT BUILD BERMS WITH A FLAT TOP.
18. OBTAIN CITY GRADING PERMIT PRIOR TO COMMENCEMENT OF PROJECT UNLESS REQUIRED DEMOLITION AND BUILDING PERMITS ARE OBTAINED PRIOR TO ANY GRADING OPERATIONS.
19. CONTRACTOR TO REMOVE SEDIMENT FROM PRETREATMENT DEVICES, BASINS, AND FLARED END SECTIONS. FLUSH AND CLEAN STORM SEWER OF SEDIMENT UPON FINAL STABILIZATION.
20. FINISHED GRADING IS NOT TO BE INTERPRETED AS A GUARANTEE OF A BALANCED SITE. CONTRACTOR IS TO REFER TO SITE SURVEY AND GEOTECHNICAL REPORT FOR ANALYSIS OF EXISTING CONDITIONS. COMPARISON OF THESE EXISTING CONDITIONS RESOURCES TO GRADING PLAN SHALL BE USED BY CONTRACTOR TO DETERMINE WHETHER EXCESS SOILS ARE PRESENT OR IF IMPORT OF SOILS IS REQUIRED. ACHIEVING FINAL GRADING IS THE RESPONSIBILITY OF THE CONTRACTOR. ACCOUNT FOR POTENTIAL SOIL SWELL AND NECESSARY SOIL CORRECTIONS.

EROSION CONTROL NOTES

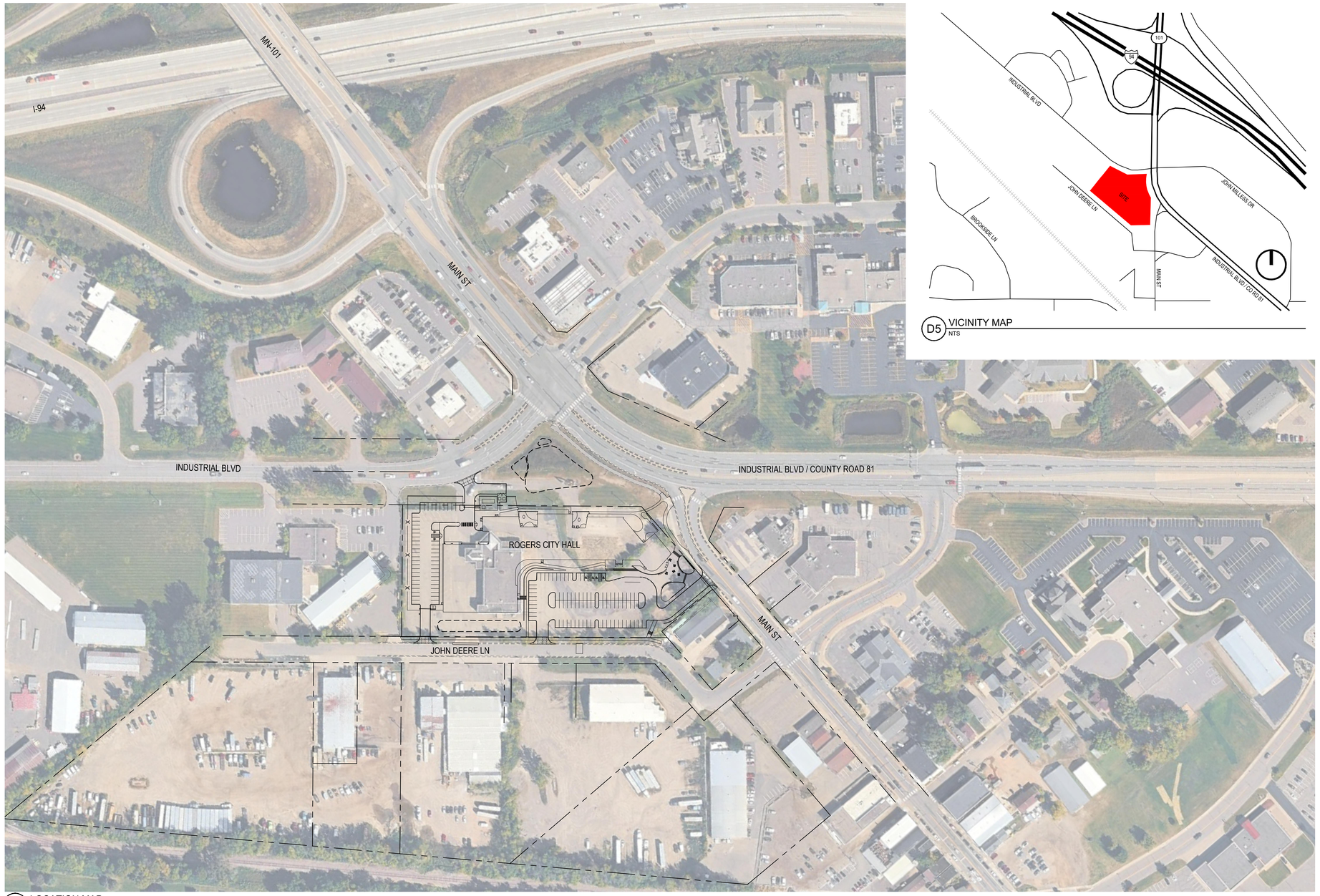
1. SEE SHEET CG202 SWPPP FOR DETAILED EROSION AND SEDIMENT CONTROL REQUIREMENTS.
2. FOLLOW ALL LOCAL, COUNTY, WATERSHED, AND STATE REQUIREMENTS COVERING STORMWATER COMPLIANCE.
3. INSTALL TEMPORARY BMP'S PRIOR TO COMMENCING GRADING ACTIVITIES. MAINTAIN BMP'S THROUGHOUT THE DURATION OF THE PROJECT. REMOVE TEMPORARY BMP'S AFTER SITE IS STABILIZED.
4. INSPECTIONS SHALL BE CONDUCTED BY THE CONTRACTOR ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS.
5. ADJACENT STREETS TO BE CONTINUOUSLY MONITORED FOR VEHICLE TRACKING AND IF NECESSARY SCRAPED CLEAN DAILY AND SWEPT CLEAN WEEKLY OR MORE OFTEN AS NEEDED.
6. THE CONTRACTOR SHALL LIMIT THEIR ACTIVITIES TO THE CONSTRUCTION LIMITS SHOWN ON THE EXISTING CONDITIONS PLAN. ALL CONSTRUCTION ACTIVITIES SHALL COMPLY WITH LOCAL ORDINANCE. THE CONTRACTOR SHALL SCHEDULE THEIR OPERATIONS TO MINIMIZE THE DISTURBED AREA AT ANY GIVEN TIME.
7. ANY TEMPORARY SOIL STOCKPILES ON THE SITE ARE TO BE SURROUNDED WITH SILT FENCE AND HYDRO MULCHED AND SHALL NOT BE PLACED IN STORM WATER CONVEYANCES OR SURFACE WATERS.
8. ALL EROSION, SEDIMENT AND WASTE CONTROL ITEMS MUST BE IN COMPLIANCE WITH THE MPCA CONSTRUCTION STORMWATER PERMIT (MN R100001).

UTILITY NOTES

1. VERIFY ALL CONNECTIONS TO EXISTING UTILITY SERVICES PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN LOCATED UTILITIES AND THE EXISTING CONDITIONS PLAN SHOULD BE NOTED AND FORWARDED TO THE ENGINEER.
2. ALL CONNECTIONS TO PUBLIC UTILITIES TO BE IN ACCORDANCE WITH THE CITY OF ROGERS DESIGN STANDARDS, LATEST EDITION.
3. CONTRACTOR TO PROVIDE ADEQUATE MEANS AND METHODS TO ASSURE ADJACENT PROPERTY IS NOT DAMAGED DURING UTILITY INSTALLATION.
4. PIPE LENGTHS SHOWN ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
5. VERIFY BUILDING SERVICE LOCATIONS AND INVERTS WITH THE MECHANICAL PLANS PRIOR TO COMMENCING UTILITY CONSTRUCTION.
6. PIPE MATERIALS:

STORM SEWER		12" RCP OR SCHED 40 PVC AS NOTED
DRAINTILE		PVC ASTM D 2729
WATER	4" THRU 12"	AWWA C900, CLASS 150, DR 14
	2"	SCHEDULE 80 PVC
SANITARY		SCHED 40 PVC

7. ALL UTILITY CONSTRUCTION TO CONFORM WITH STATE PLUMBING CODE, CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) SPECIFICATIONS, AND CITY OF ROGERS STANDARD SPECIFICATIONS.
8. ADJUST ALL STRUCTURES, PUBLIC AND PRIVATE, TO PROPOSED GRADES WHERE DISTURBED. COMPLY WITH ALL REQUIREMENTS OF UTILITY OWNERS. STRUCTURES BEING RESET TO PAVED AREAS TO MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
9. WATER AND FIRE LINES SHALL HAVE A MINIMUM 7.5' TO A MAXIMUM 10' OF COVER.
10. PROVIDE ADDITIONAL BENDS WITH THRUST RESTRAINT AND OTHER APPURTENANCES TO ENSURE PROPER INSTALLATION OF WATER MAIN AND SERVICES.
11. PROVIDE THRUST RESTRAINT AT ALL WATER AND FIRE LINE BENDS, TEES, HYDRANTS, ETC
12. COORDINATE LOCATIONS OF CONDUITS NEEDED FOR SITE LIGHTING AND IRRIGATION WITH ELECTRICAL AND LANDSCAPE CONTRACTORS. SEE ELECTRICAL PLAN FOR ADDITIONAL SITE ELECTRICAL INFORMATION. CONDUIT SHOULD BE ROUTED TO AVOID EXISTING TREES AND STORMWATER FACILITIES.
13. COORDINATE INSTALLATION AND DESIGN OF GAS MAIN, VALVE AND METERS WITH GAS COMPANY. CONTRACTOR TO TRENCH AND BACKFILL.
14. COORDINATE INSPECTION AND TESTING FOR ALL UNDERGROUND UTILITIES WITH THE APPROPRIATE AUTHORITIES PRIOR TO COVERING TRENCHES.
15. SEE DETAILS E/CK504 AND E6/CK504 FOR PIPE BEDDING.
16. INSTALL PROPOSED WATER MAIN AND APPURTENANCES PRIOR MAKING CONNECTION TO EXISTING MAIN. COORDINATE SHUTDOWN AND TIMING OF CONNECTIONS AND DEMOLITION WITH THE CITY OF ROGERS A MINIMUM OF 48 HOURS BEFORE THE WORK IS PERFORMED.



A1 LOCATION MAP
1" = 100'

D5 VICINITY MAP
NTS

DEMOLITON LEGEND

- REMOVE BUILDING AND FOUNDATION SEE ARCH
- REMOVE BITUMINOUS
- REMOVE CONCRETE
- REMOVE TREES
- REMOVE BOLLARD
- REMOVE SIGN
- REMOVE POWER POLE
- REMOVE FIRE HYDRANT
- REMOVE LIGHT POLE
- REMOVE TRANSFORMER
- REMOVE GAS METER
- REMOVE CATCH BASIN
- REMOVE POST INDICATOR VALVE
- CONSTRUCTION LIMITS
- REMOVE CURB
- REMOVE WATER LINE
- REMOVE STORM PIPE
- REMOVE FIBER OPTIC
- REMOVE OVERHEAD POWER LINE
- REMOVE UNDERGROUND ELECTRIC
- REMOVE GAS MAIN
- REMOVE FENCE

SITE LEGEND

- HEAVY DUTY BITUMINOUS PAVEMENT
- LIGHT DUTY BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- GREENSPACE
- STORMWATER BASIN
- EASEMENT LINE
- BASIN HIGH WATER LEVEL
- CURB
- TIP-OUT CURB
- SITE LIGHTING

GRADING LEGEND

- STORM SEWER
- 949 MINOR PROPOSED CONTOUR
- 950 MAJOR PROPOSED CONTOUR
- 949 MINOR EXISTING CONTOUR
- 950 MAJOR EXISTING CONTOUR
- GRADE BREAK
- 958.00' SPOT ELEVATION
- 958.00' HP HIGH POINT
- 966.35' LP LOW POINT
- 966.35' TC TOP OF CURB
- 966.3' ± MATCH MATCH EXISTING

EROSION AND SEDIMENT CONTROL LEGEND

- SILT FENCE
- FILTER LOG SEDIMENT CONTROL
- CONSTRUCTION LIMITS
- INLET PROTECTION
- ROCK CONSTRUCTION ENTRANCE
- RIP RAP
- FIBER BLANKET MnDOT CATEGORY 2O (ALL SEEDED SLOPE >4:1, DITCH BOTTOM, AND BIOFILTRATION BASINS)
- STOCKPILE
- SCOURSTOP MAT

UTILITY LEGEND

- SANITARY SEWER
- WATER LINE
- DRAINTILE
- STORM SEWER
- UNDERGROUND POWER
- COMMUNICATION
- NATURAL GAS
- IRRIGATION MAIN LINE
- CATCH BASIN (CB)
- CATCH BASIN MANHOLE (CBMH)
- STORM MANHOLE (STMH), SANITARY MANHOLE (SSWR MH)
- CONCRETE FLARED END SECTION (FES)
- WATER VALVE
- RAIN GUARDIAN TURRET
- CLEANOUT, INSPECTION PORT
- FIRE DEPARTMENT CONNECTION
- CONCRETE HEADWALL

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

100 300 SCALE IN FEET

Rogers City Hall and Police Department
21701 Industrial Blvd, Rogers, MN

City of Rogers
22350 S Diamond Lake Rd,
Rogers, MN 55374

LEO A DALY
730 Second Avenue South, Suite 1300
Minneapolis, MN 55402-2455 Tel:
612.338.8741

Civil Consultant:
ÉLAN DESIGN LAB, INC.
310 4th Avenue South, Suite 1006
Minneapolis, MN 55415 Tel: 612.260.7004

Landscape Consultant:
DAMON FARBER / LANDSCAPE ARCHITECTS
310 4th Avenue South, Suite 7050
Minneapolis, MN 55415 Tel: 612.332.7522

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	TBL
Design	MJW
Draw	EJJ
Check	SMJ

STAMP

I hearby certify that this plan, specification, 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.

Signature:

Printed Name: MARCELLE J. WESLOCK

Date: 01/09/2025 License No.: 42323

PRELIMINARY NOT FOR CONSTRUCTION

PLANNING COMMISSION SUBMITTAL

Project No. 023-10733-000 / LAD25020
01/09/2026

CIVIL NOTES, LOCATION MAP, AND LEGEND

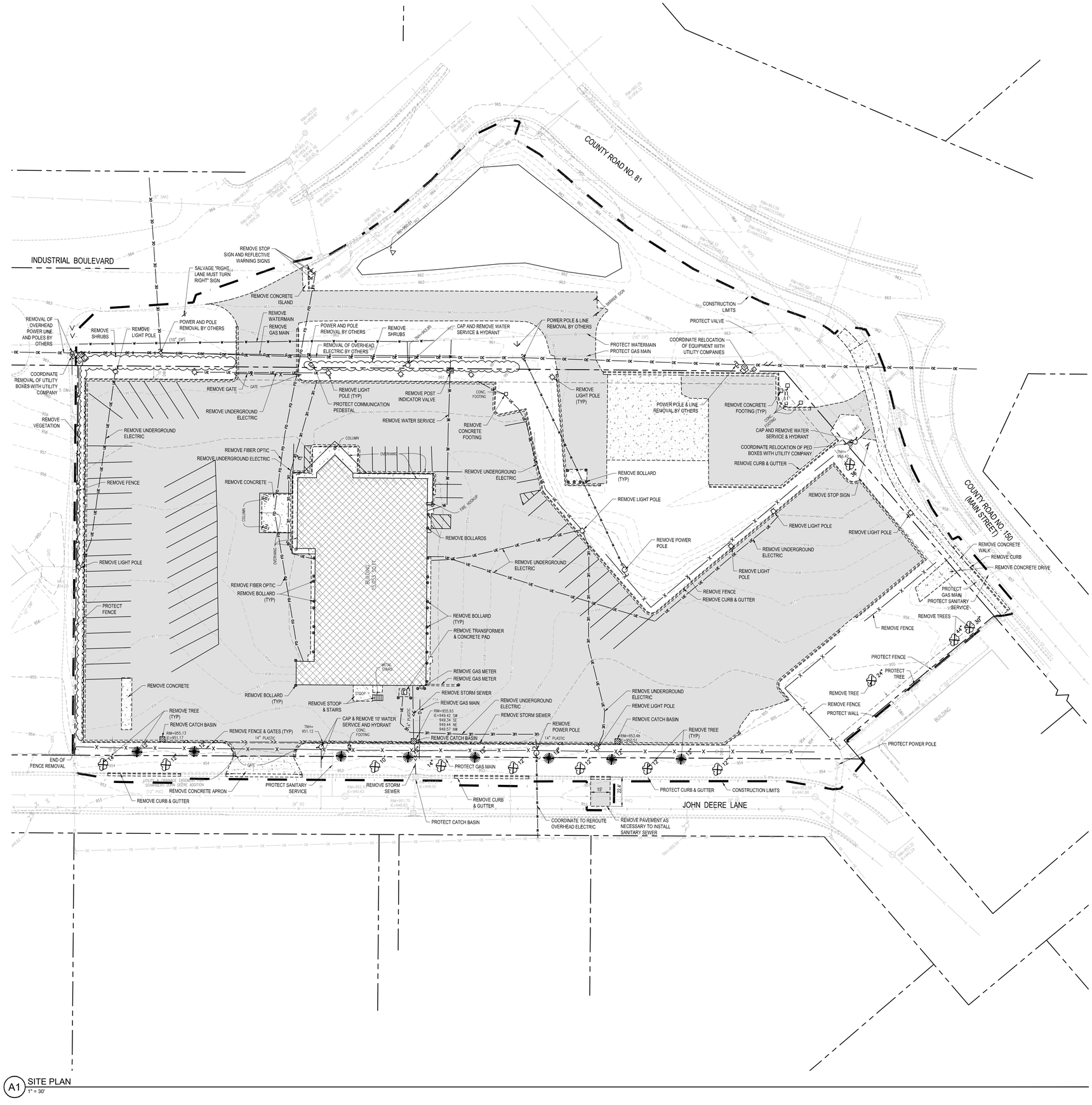
CN101

DESIGN DEVELOPMENT

Copyright © 2026 LEO A DALY Company

DEMOLITION NOTES

1. SEE SHEET CN101 FOR DEMOLITION NOTES AND LEGEND.



A1 SITE PLAN
1" = 30'

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

30 90 SCALE IN FEET

Rogers City Hall and Police Department
21701 Industrial Blvd, Rogers, MN

City of Rogers
22350 S Diamond Lake Rd,
Rogers, MN 55374

LEO A DALY
730 Second Avenue South, Suite 1300
Minneapolis, MN 55402-2455 Tel: 612.338.8741

Civil Consultant:
ÉLAN DESIGN LAB, INC.
310 4th Avenue South, Suite 1006
Minneapolis, MN 55415 Tel: 612.260.7004

Landscape Consultant:
DAMON FARBER / LANDSCAPE ARCHITECTS
310 4th Avenue South, Suite 7050
Minneapolis, MN 55415 Tel: 612.332.7522

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	TBL
Design	MJW
Draw	EJJ
Check	SMJ

STAMP

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

PRELIMINARY NOT FOR CONSTRUCTION

Signature:
Printed Name: MARCELLE J. WESLOCK
Date: 01/09/2025 License No.: 42323

PLANNING COMMISSION SUBMITTAL

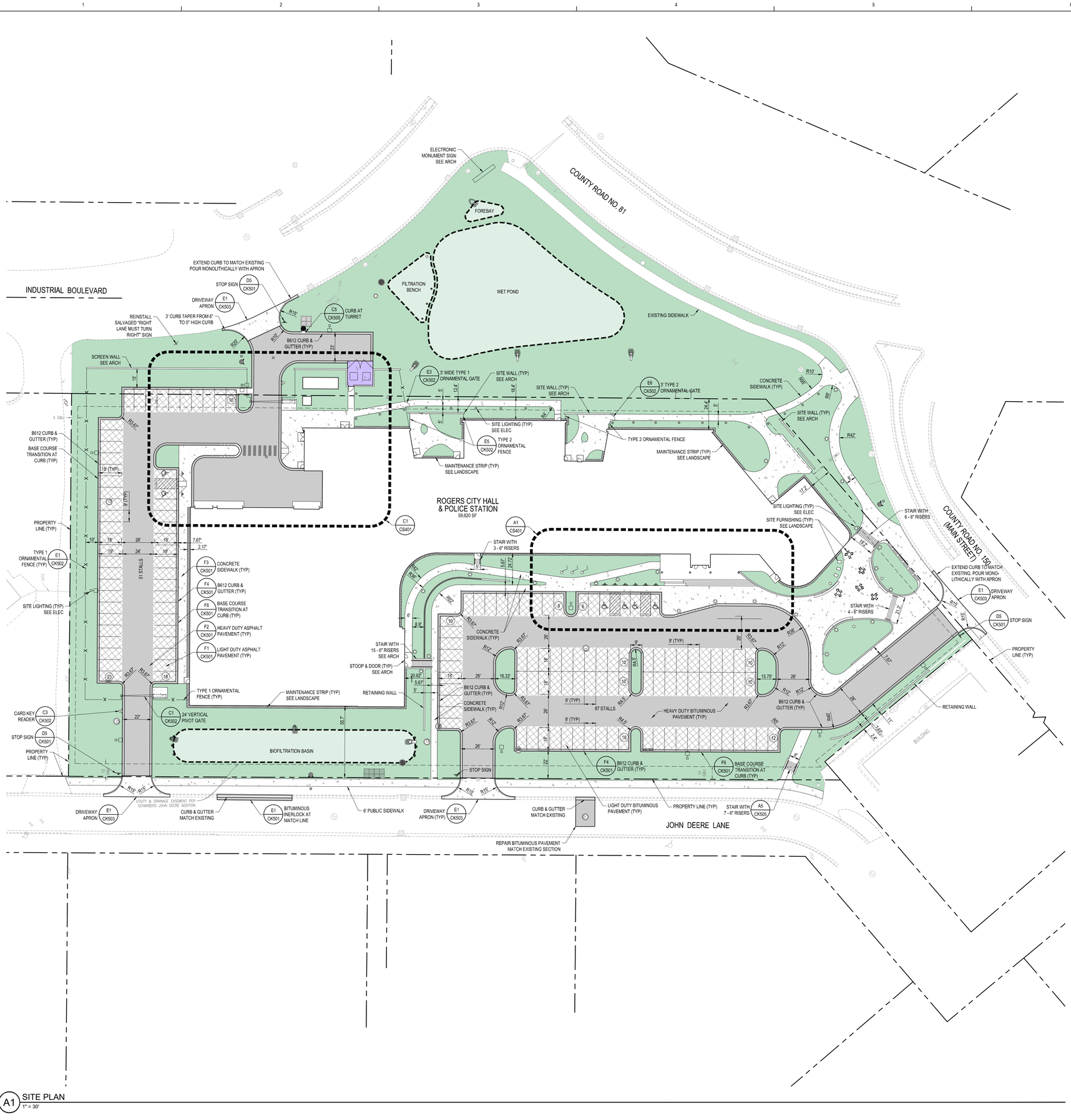
Project No. 023-10733-000 / LAD25020
01/09/2026

DEMOLITION PLAN

CD101

DESIGN DEVELOPMENT

Copyright © 2026 LEO A DALY Company



A1 SITE PLAN
1" = 30'

SITE PLAN NOTES

1. SEE SHEET CN101 FOR SITE PLAN NOTES AND LEGEND

PROJECT SUMMARY

DT - DOWNTOWN DISTRICT, CORRIDOR OVERLAY AREA

	REQUIRED
FRONT YARD SETBACK	30' BUILDING & PARKING
SIDE YARD SETBACK	30' BUILDING & PARKING
INTERIOR YARD SETBACK	0' BUILDING & 5' PARKING
REAR YARD SETBACK	0' BUILDING & 10' PARKING
MAXIMUM GROUND COVERAGE	85%

PARKING SUMMARY

PROPOSED PARKING	138 STALLS
9'X18' ACCESSIBLE STALL	6 STALLS
9'X18' STALL	132 STALLS

AREA SUMMARY

TOTAL OBSERVED AREA	264,568 SF. (6.07 AC.)
SITE	189,085 SF. (4.34 AC.) (71%)
WORK OUTSIDE OF PROPERTY LINE	75,483 SF. (1.73 AC.) (29%)

SITE

	EXISTING	PROPOSED
IMPERVIOUS	157,429 SF. (60%)	140,470 SF. (54%)
BUILDING COVERAGE	15,053 SF. (6%)	59,820 SF. (23%)
PARKING & WALK	142,376 SF. (54%)	80,650 SF. (31%)
PERVIOUS	31,656 SF. (12%)	48,615 SF. (18%)

WORK OUTSIDE OF PROPERTY LINE

	EXISTING	PROPOSED
IMPERVIOUS	27,812 SF. (10%)	29,490 SF. (11%)
BUILDING COVERAGE	0 SF. (0%)	0 SF. (0%)
PARKING & WALK	20,582 SF. (8%)	18,295 SF. (7%)
WATER SURFACE	7,230 SF. (2%)	11,195 SF. (4%)
PERVIOUS	47,671 SF. (18%)	45,993 SF. (17%)

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

30 90 SCALE IN FEET

Rogers City Hall and Police Department
21701 Industrial Blvd, Rogers, MN

City of Rogers
22350 S Diamond Lake Rd,
Rogers, MN 55374

LEO A DALY
730 Second Avenue South, Suite 1300
Minneapolis, MN 55402-2455 Tel:
612.338.8741

Civil Consultant:
ÉLAN DESIGN LAB, INC.
310 4th Avenue South, Suite 1006
Minneapolis, MN 55415 Tel: 612.260.7004

Landscape Consultant:
DAMON FARBER / LANDSCAPE ARCHITECTS
310 4th Avenue South, Suite 7050
Minneapolis, MN 55415 Tel: 612.332.7522

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	TBL
Design	MJW
Draw	EJJ
Check	SMJ

STAMP

I hearby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.

PRELIMINARY NOT FOR CONSTRUCTION

Signature:

Printed or Typed Name: MARCELLE J. WESLOCK

Date: 01/09/2025 License No.: 42323

PLANNING COMMISSION SUBMITTAL

Project No. 023-10733-000 / LAD25020
01/09/2026

SITE PLAN

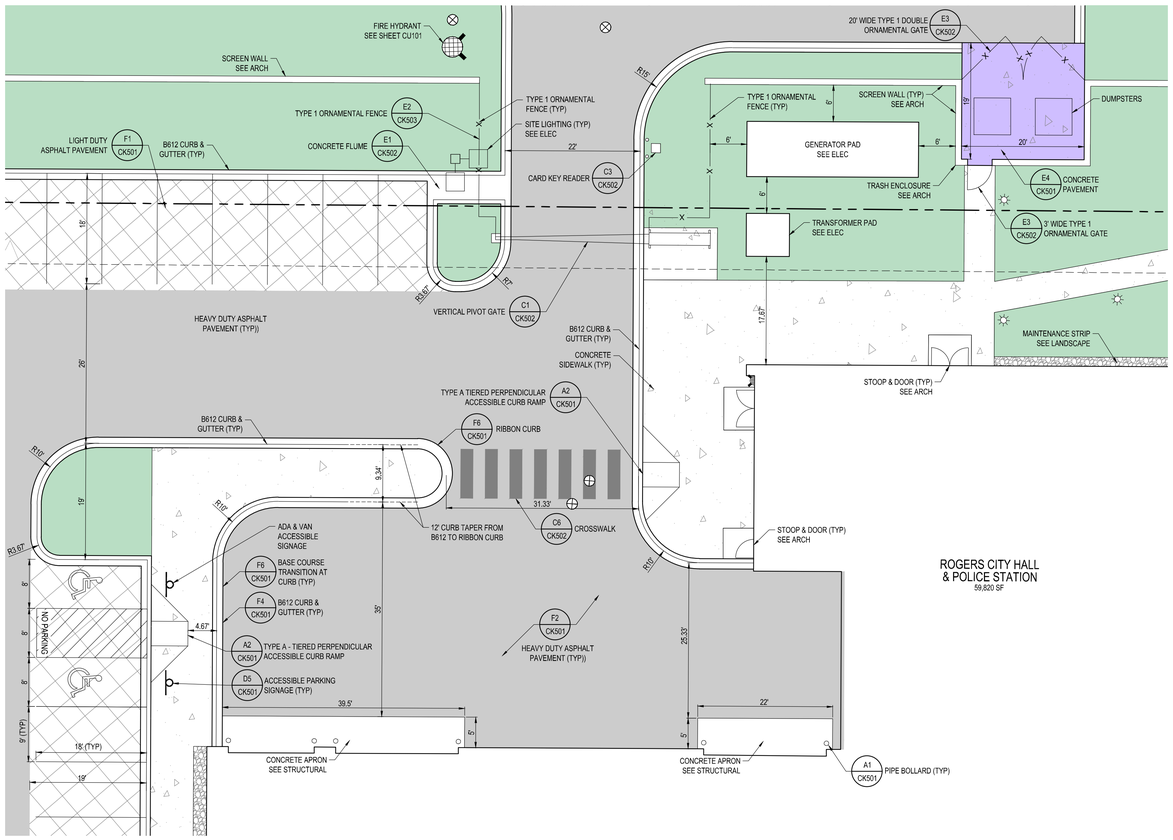
CS101

DESIGN DEVELOPMENT

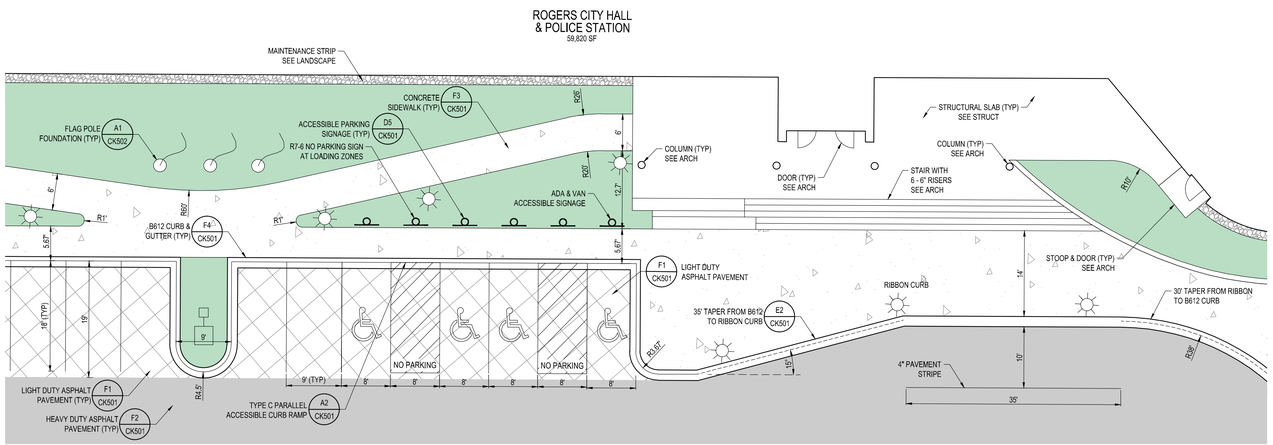
Copyright © 2026 LEO A DALY Company

SITE PLAN NOTES

1. SEE SHEET CN101 FOR SITE PLAN NOTES AND LEGEND



C1 ENLARGED SITE PLAN
1" = 10'



A1 ENLARGED SITE PLAN
1" = 10'

Know what's below. Call before you dig.

10 30
SCALE IN FEET

Rogers City Hall and Police Department
21701 Industrial Blvd, Rogers, MN

City of Rogers
22350 S Diamond Lake Rd,
Rogers, MN 55374

LEO A DALY
730 Second Avenue South, Suite 1300
Minneapolis, MN 55402-2455 Tel:
612.338.8741

Civil Consultant:
ÉLAN DESIGN LAB, INC.
310 4th Avenue South, Suite 1006
Minneapolis, MN 55415 Tel: 612.260.7004

Landscape Consultant:
DAMON FARBER / LANDSCAPE ARCHITECTS
310 4th Avenue South, Suite 7050
Minneapolis, MN 55415 Tel: 612.332.7522

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	TBL
Design	MJW
Draw	EJJ
Check	SMJ

STAMP

I hearby certify that this plan, specification, or report was prepared by me or under my direct supervision and that i am a duly licensed professional engineer under the laws of the State of Minnesota.

PRELIMINARY NOT FOR CONSTRUCTION

Signature:

Printed Name: MARCELLE J. WESLOCK

Date: 01/09/2025 License No.: 42323

PLANNING COMMISSION SUBMITTAL

Project No. 023-10733-000 / LAD25020
01/09/2026

ENLARGED SITE PLANS

CS401

DESIGN DEVELOPMENT

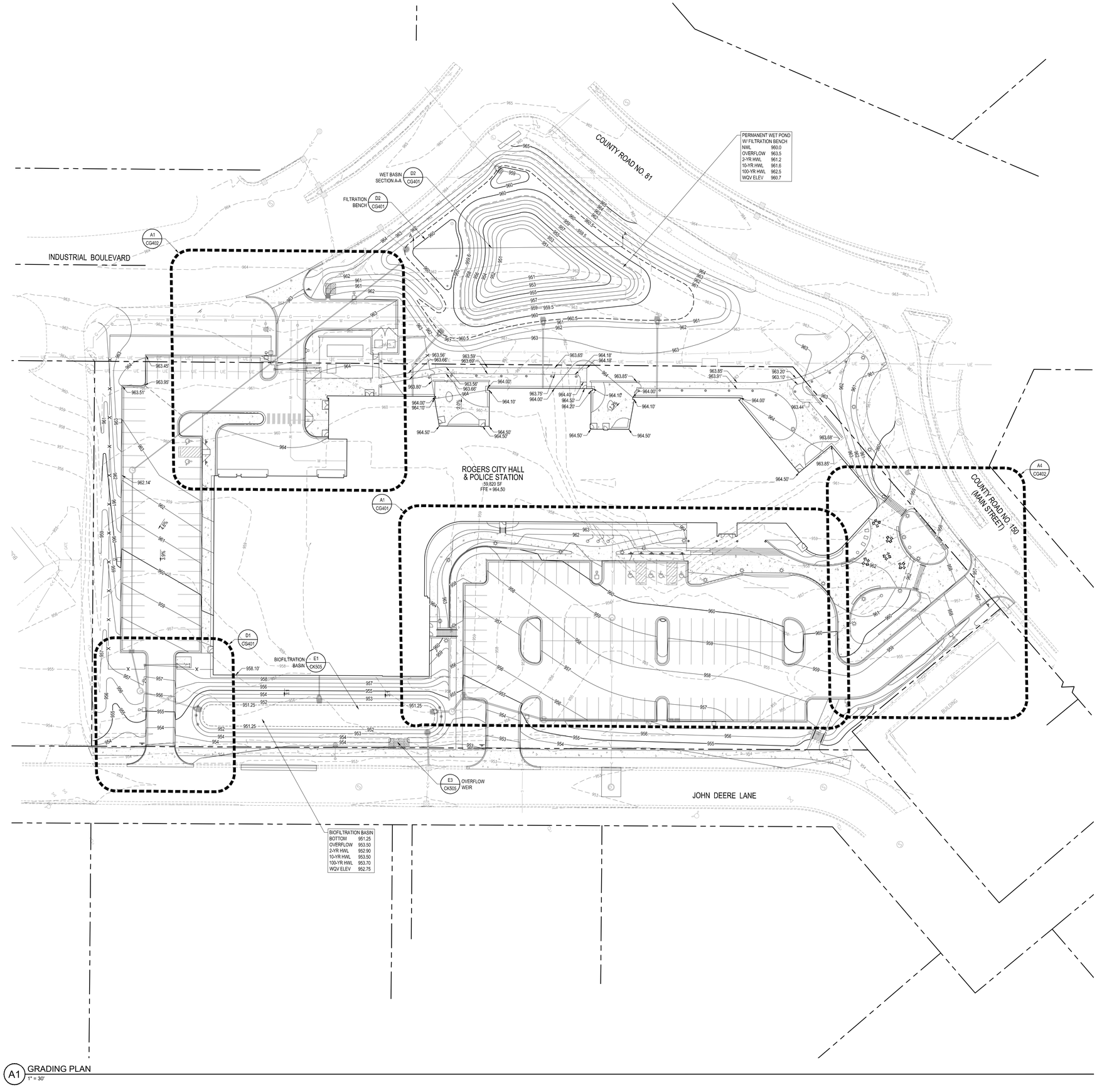
Copyright © 2026 LEO A DALY Company

GRADING PLAN NOTES

1. SEE SHEET CN101 FOR GRADING PLAN NOTES AND LEGEND

NPDES DISTURBED AREA SUMMARY

	EXISTING	PROPOSED
BUILDING	0.34 ACRES	1.37 ACRES
PARKING & WALK	3.74 ACRES	2.27 ACRES
WATER SURFACE	0.17 ACRES	0.26 ACRES
TOTAL IMPERVIOUS	4.25 ACRES	3.90 ACRES
PERVIOUS	1.82 ACRES	2.17 ACRES
NPDES DISTURBED TOTAL	6.07 ACRES	6.07 ACRES



A1 GRADING PLAN
1" = 30'

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

30 90 SCALE IN FEET

Rogers City Hall and Police Department
21701 Industrial Blvd, Rogers, MN

City of Rogers
22350 S Diamond Lake Rd,
Rogers, MN 55374

LEO A DALY
730 Second Avenue South, Suite 1300
Minneapolis, MN 55402-2455 Tel: 612.338.8741

Civil Consultant:
ÉLAN DESIGN LAB, INC.
310 4th Avenue South, Suite 1006
Minneapolis, MN 55415 Tel: 612.260.7004

Landscape Consultant:
DAMON FARBER / LANDSCAPE ARCHITECTS
310 4th Avenue South, Suite 7050
Minneapolis, MN 55415 Tel: 612.332.7522

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	TBL
Design	MJW
Draw	EJJ
Check	SMJ

STAMP

I hearby certify that this plan, specification, or report was prepared by me or under my direct supervision and that i am a duly licensed professional engineer under the laws of the state of Minnesota.

PRELIMINARY NOT FOR CONSTRUCTION

Signature:

Printed/Typed: MARCELLE J. WESLOCK

Date: 01/09/2025 License No.: 42323

PLANNING COMMISSION SUBMITTAL

Project No. 023-10733-000 / LAD25020
01/09/2026

GRADING PLAN

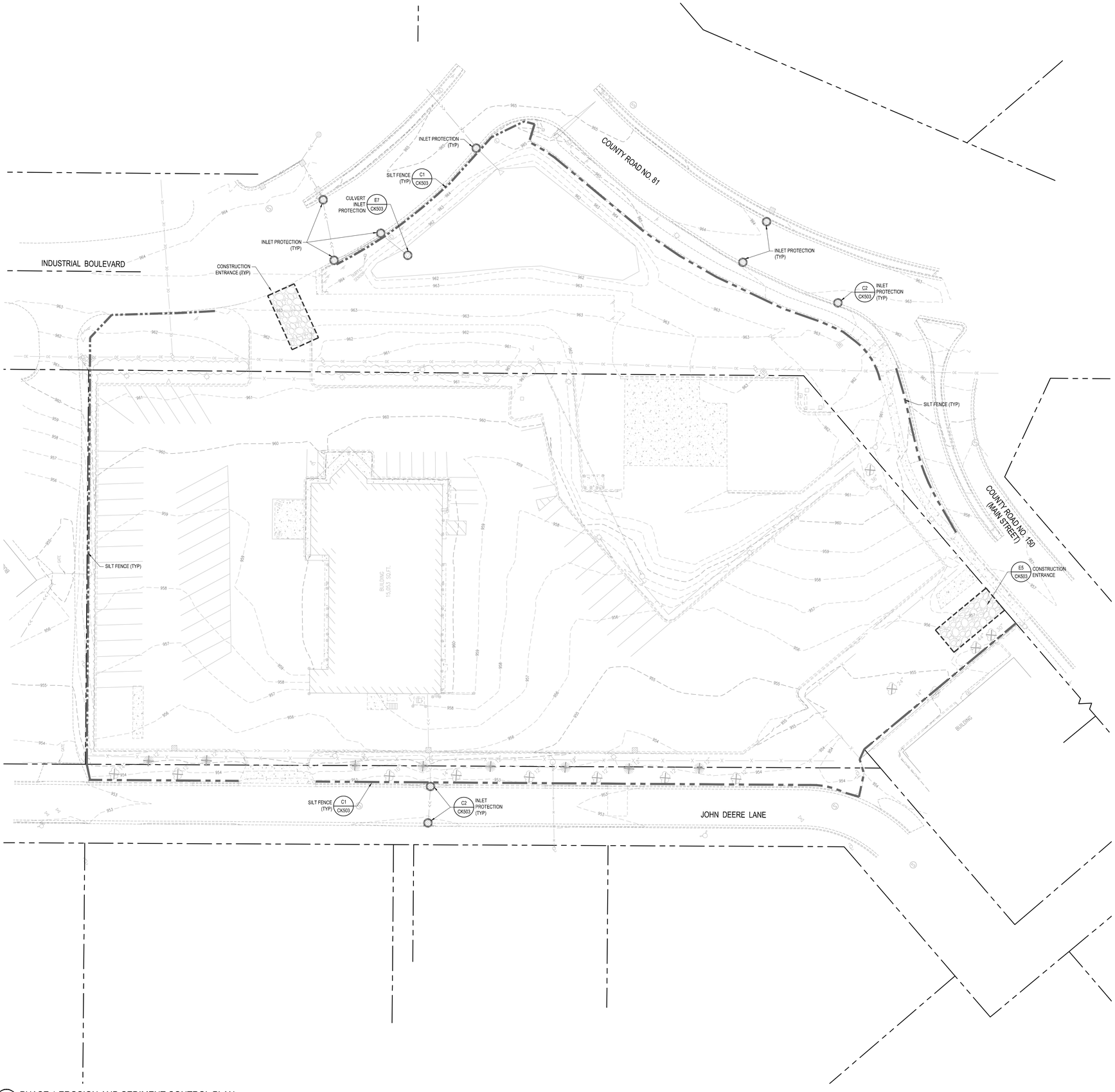
CG101

DESIGN DEVELOPMENT

Copyright © 2026 LEO A DALY Company

EROSION AND SEDIMENT CONTROL NOTES

1. SEE SHEET CN101 FOR EROSION AND SEDIMENT CONTROL NOTES AND LEGEND
2. SEE SHEET CD101 FOR REMOVALS AND DEMOLITION



A1 PHASE 1 EROSION AND SEDIMENT CONTROL PLAN
1" = 30'

Know what's below. Call before you dig.

30 90 SCALE IN FEET

Rogers City Hall and Police Department
21701 Industrial Blvd, Rogers, MN

City of Rogers
22350 S Diamond Lake Rd,
Rogers, MN 55374

LEO A DALY
730 Second Avenue South, Suite 1300
Minneapolis, MN 55402-2455 Tel: 612.338.8741

Civil Consultant:
ÉLAN DESIGN LAB, INC.
310 4th Avenue South, Suite 1006
Minneapolis, MN 55415 Tel: 612.260.7004

Landscape Consultant:
DAMON FARBER / LANDSCAPE ARCHITECTS
310 4th Avenue South, Suite 7050
Minneapolis, MN 55415 Tel: 612.332.7522

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	TBL
Design	MJW
Draw	EJJ
Check	SMJ

STAMP

I hearby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.

PRELIMINARY NOT FOR CONSTRUCTION

Signature:

Printed Name: MARCELLE J. WESLOCK

Date: 01/09/2025 License No.: 42323

PLANNING COMMISSION SUBMITTAL

Project No. 023-10733-000 / LAD25020
01/09/2026

PHASE 1 EROSION AND SEDIMENT CONTROL PLAN

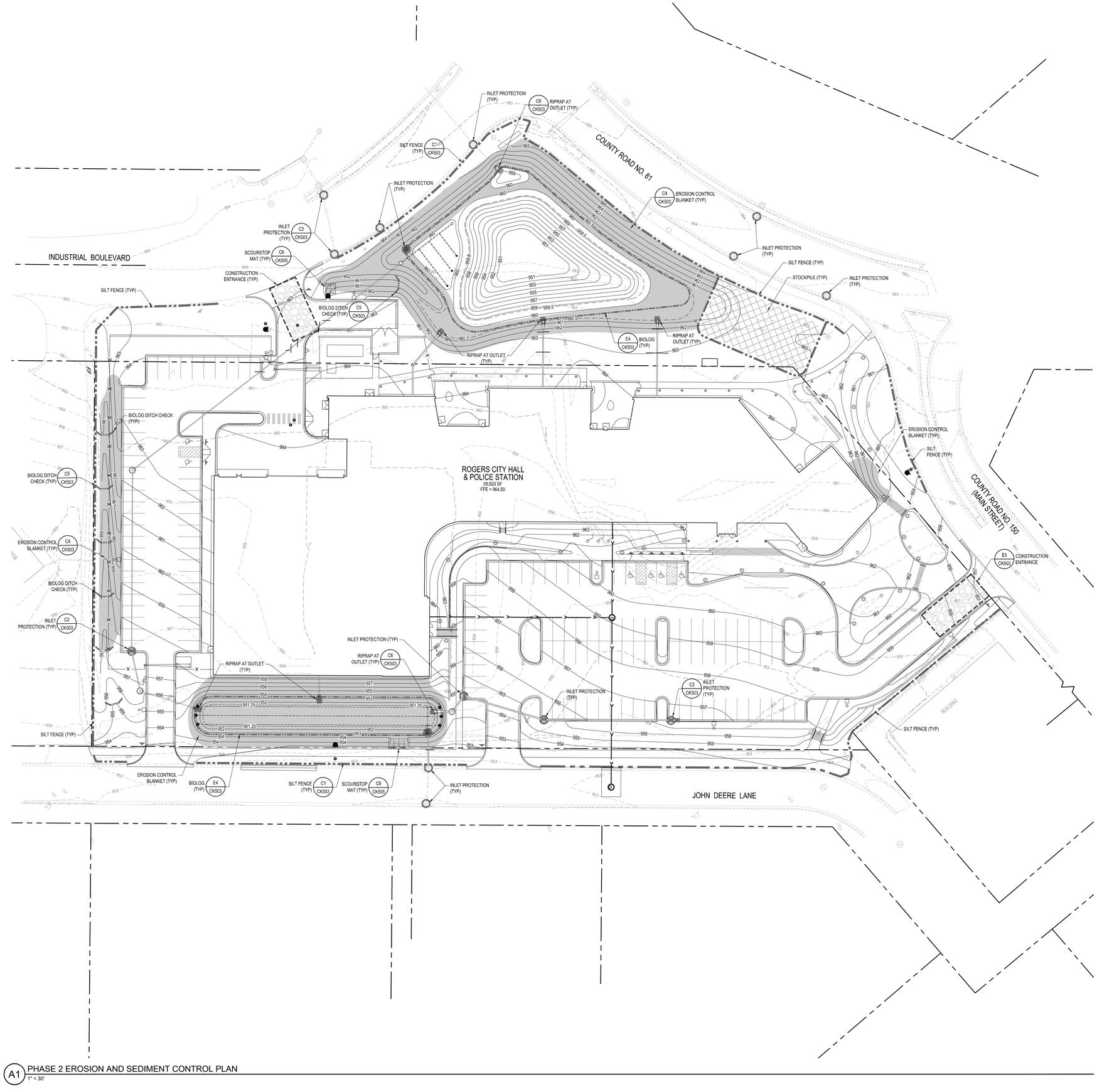
CG201

DESIGN DEVELOPMENT

Copyright © 2026 LEO A DALY Company

EROSION AND SEDIMENT CONTROL NOTES

1. SEE SHEET CN101 FOR EROSION AND SEDIMENT CONTROL NOTES AND LEGEND



A1 PHASE 2 EROSION AND SEDIMENT CONTROL PLAN
1" = 30'

Know what's below. Call before you dig.

30 90
SCALE IN FEET

Rogers City Hall and Police Department
21701 Industrial Blvd, Rogers, MN

City of Rogers
22350 S Diamond Lake Rd,
Rogers, MN 55374

LEO A DALY
730 Second Avenue South, Suite 1300
Minneapolis, MN 55402-2455 Tel:
612.338.8741

Civil Consultant:
ÉLAN DESIGN LAB, INC.
310 4th Avenue South, Suite 1006
Minneapolis, MN 55415 Tel: 612.260.7004

Landscape Consultant:
DAMON FARBER / LANDSCAPE ARCHITECTS
310 4th Avenue South, Suite 7050
Minneapolis, MN 55415 Tel: 612.332.7522

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	TBL
Design	MJW
Draw	EJJ
Check	SMJ

STAMP

I hearby certify that this plan, specification, 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.

PRELIMINARY NOT FOR CONSTRUCTION

Signature:

Printed Name: MARCELLE J. WESLOCK

Date: 01/09/2025 License No.: 42323

PLANNING COMMISSION SUBMITTAL

Project No. 023-10733-000 / LAD25020
01/09/2026

PHASE 2 EROSION AND SEDIMENT CONTROL PLAN

CG202

DESIGN DEVELOPMENT

Copyright © 2026 LEO A DALY Company

PROJECT NAME / LOCATION

PROJECT NAME	CITY OF ROGERS POLICE STATION AND CITY HALL
PROJECT ADDRESS	21701 INDUSTRIAL BLVD. ROGERS, MN 55374
PROPERTY ID	2312023240025, 2312023240026, 2312023240023, 2312023240004, 2312023240006, 2312023240014
LATTITUDE/LONGITUDE	45.191656 N, 93.553826 W

CONTACTS

OWNER

DORAN COTE
CITY OF ROGERS
22350 S DIAMOND LAKE RD
ROGERS, MN 55374
763-428-8580
DCOTE@ROGERSMN.GOV

CONTRACTOR/OPERATOR

PREPARER

KALLY HALUPTZOK, EIT
ÉLAN DESIGN LAB, INC.
310 4TH AVE S
SUITE 1006
MINNEAPOLIS, MN 55415

612-260-7980
KHALUPTZOK@ELANLAB.COM
SWPPP DESIGN CERTIFICATION
EXPIRES MAY 2027

GENERAL SWPPP RESPONSIBILITIES

The Contractor (Operator) shall provide a knowledgeable and experienced person(s) to oversee the implementation of the SWPPP and the installation. Inspection and maintenance of the erosion and sediment control BMP's before and during construction. The responsible individual shall maintain current Construction Installer and Construction Site Manager certification. Copies of current certification documents must remain on-site with the SWPPP. The Certified person must be available on-site within 24 hours.

Both the Owner and Contractor (Operator) shall be responsible for the proper termination and/or transfer of the permit.

The Owner will be responsible for the long-term operation and maintenance of the permanent storm water management system(s).

Unless specifically stated the engineer shall have no responsibility for any SWPPP activities during or after construction.

PROJECT DESCRIPTION

The proposed City of Rogers combined Police Station and City Hall facility will be constructed on a redevelopment site located in the southwest quadrant of Industrial Boulevard and Main Street. A 61,025 square foot building will be constructed with access to John Deere Lane, Main Street and Industrial Boulevard.

SOILS

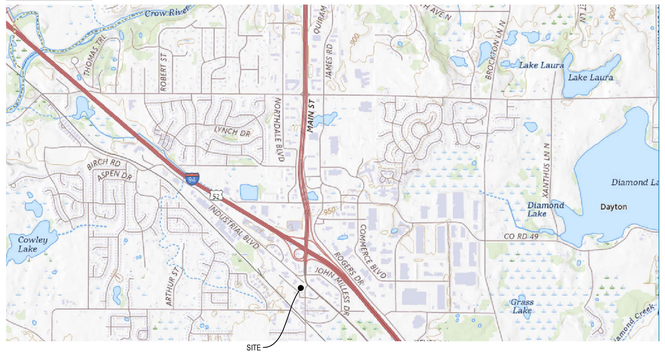
A geotechnical report dated September 12, 2025 was prepared by Braun Intertec for the project. Thirteen standard penetration borings were completed to a depth of 14.5 to 24.5 feet. The borings found pavement ranging in thickness from 6.5 to 15 inches, limited topsoil, fill consisting of soils classified as SM, SC, CL, and ML, alluvial soil classified as ML, and glacial deposits classified as CL, SM, SP-SM and ML.

RECEIVING WATERS

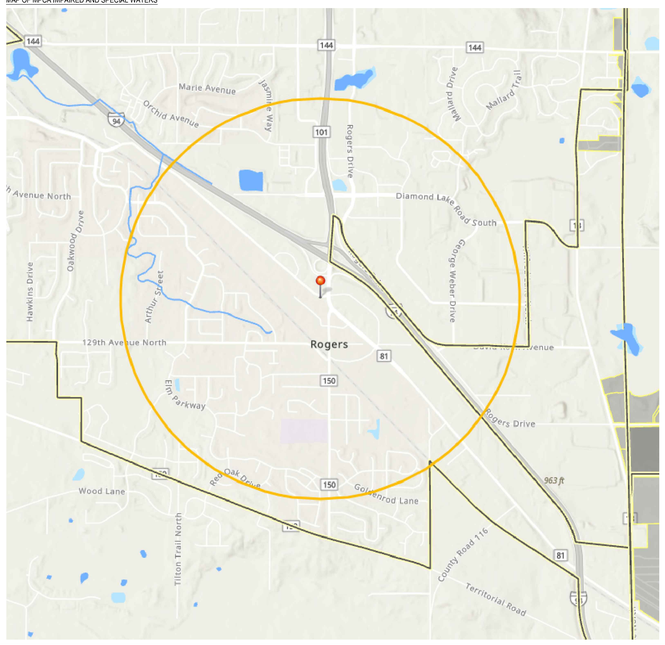
The existing and proposed stormwater management basins on site outlet to City storm sewer that ultimately flows to the Crow River.

There are no special or impaired waters within one mile of the project.

MAP OF SURFACE WATERS



MAP OF MPCA IMPAIRED AND SPECIAL WATERS



PROJECT PLANS

The following plan sheets are hereby incorporated into this SWPPP

SHEET NUMBER	DESCRIPTION	DATE
CG101	Overall Grading Plan	01/09/2026
CG201	Phase 1 Erosion and Sediment Control Plan	01/09/2026
CG202	Phase 2 Erosion and Sediment Control Plan	01/09/2026
CU101	Utility Plan	01/09/2026
CU102	Enlarged Utility Plan and Storm Sewer Profiles	01/09/2026
CK501 - CK505	Details	01/09/2026

STORMWATER RELATED REVIEWS AND PERMITS

AGENCY	TYPE OF PERMIT REVIEW	STATUS
City of Rogers Elm Creek Watershed Management Commission	Site Plan Review, Stormwater Management, Erosion and Sediment Control, Grading Permit, Building Permit	Pending
MPCA	Construction Stormwater	To be acquired by contractor

STORMWATER MANAGEMENT SYSTEM OVERVIEW

See Stormwater Management Plan incorporated herein by reference for details on system design, flow rates and volumes and system capacities.

Due to the poorly infiltrating soil and stormwater hotspot status, which will be encountered in most areas of the site, the primary BMP's to be employed will be biofiltration and water quality wet pond with a filtration bench. The biofiltration basin and filtration bench will lined to prevent infiltration in the in-situ soils.

The north section of the proposed building roof and area north of the building have been designed to drain to the proposed wet pond. The approximate one acre of CSAH 81 right of way that presently drains to the existing "dry pond" will continue to drain to the basin and will now be treated for water quality. The filtration bench will provide additional treatment.

The southern half of the site and building roof will be managed by a biofiltration basin in the southwest corner of the site.

See Operations and Maintenance Manual for post construction system maintenance requirements.

EROSION PREVENTION MEASURES - GENERAL

The Contractor (Operator) is responsible for all erosion prevention measures for the project including but are not limited to the following:

1. The Contractor (Operator) shall plan and implement appropriate construction practice and construction phasing to minimize erosion and retain vegetation whenever possible
2. All areas not to be disturbed shall be delineated with flags, stakes, signs, or other means necessary to protect these areas before construction begins on the site.
3. All drainage ditches and/or swales shall have temporary or permanent stabilization within 24 hours of connecting to a surface water or 24 hours after construction activity in the ditch/swale has temporarily or permanently ceased.
4. All pipe outlets shall have temporary or permanent energy dissipation within 24 hours of connecting to a surface water.
5. All exposed soils shall be stabilized as soon as possible to limit soil erosion. In no case shall un-worked areas, including stockpiles, have exposed soils for more than 14 days without providing temporary or permanent stabilization. (7 days for projects with a receiving water that is impaired or special)

SEDIMENT CONTROL MEASURES AND TIMING - GENERALS

The Operator (Contractor) is responsible for all sediment control measures for the project. Sediment control measures include but are not limited to the following:

1. Sediment control measures shall be established on all down gradient perimeters before any up-gradient land disturbing activities begin. These measures shall remain in place until final stabilization has been established.
2. On slopes with 3:1 or steeper grades there shall be no unbroken slope length greater than 75 feet.
3. All storm drain inlets and culvert inlets shall be protected by an appropriate BMP during construction until all sources with potential for discharging to the inlet has been stabilized. Inlet and culvert protection shall conform to the MnDOT Specifications 2573 and 3891.
4. Stockpiles shall be provided with an effective sediment perimeter control and shall not be placed in any type of surface water or drainageway.
5. Vehicle tracking shall be minimized with effective BMP's. Where the BMP's fail to prevent sediment from tracking onto streets the Contractor shall conduct street sweeping to remove all tracked sediment.
6. The Operator is responsible for identifying the need for temporary sediment basins based on actual field conditions to protect downstream resources. Temporary sediment basins shall be constructed before up gradient vegetation is disturbed and maintained until the risk of damage to downstream resources is mitigated by other means.

DEWATERING AND BASIN DRAINING ACTIVITIES - GENERAL

The Operator is responsible for adhering to all dewatering and surface drainage regulations, including but not limited to the following:

1. Whenever possible water from dewatering activities shall discharge to a temporary and/or permanent sediment basin.
2. If water cannot be discharged to a sedimentation basin, it shall be treated with other appropriate BMP's, to effectively remove sediment.
3. All discharge points shall be protected from erosion and scour.
4. Discharge water shall be dispersed over an effective energy dissipation measure.
5. All water from dewatering shall be discharged in a manner that does not cause nuisance conditions, erosion, or inundation of wetlands. Water shall not be discharged to adjacent residential properties. It must be discharged to the public street.

FINAL STABILIZATION - GENERAL

The Operator is responsible for ensuring final stabilization of the site, including but is not limited to the following:

1. All soil disturbing activities outside of the right-of-way have been completed.
2. All exposed soils have been uniformly stabilized.
3. All drainage ditches, ponds and all storm water conveyance systems have been cleared of sediment and stabilized to preclude erosion.

TEMPORARY SEDIMENT BASIN

The Contractor shall limit the amount of the site that is susceptible to erosion at any given time by phasing the work. Permanent Filtration facilities can be used as temporary storage basins prior to installing sand and Filtration media. Do not excavate beyond design subgrade elevations. After temporary storge need is over, the permanent Filtration facilities should be constructed according to plans. Sediment shall be properly removed from the basins prior to excavation to design subgrade elevations. Do not allow compaction of the soils and operation of heavy machinery in Filtration areas.

CONSTRUCTION SEQUENCING - GENERAL

Contractor shall comply with the following sequence. The Contractor may adjust the sequence if needed to address their means and methods and unanticipated field conditions.

1. Install inlet protection in downstream structures.
2. Install perimeter silt fence and other barriers as indicated on plan, at a minimum. The contractor is responsible for any additional sediment control that is needed.
3. Install rock construction entrances.
4. Strip and stockpile topsoil and remove excess from site, ensure enough is retained to meet landscaping needs. Surround stockpiles with silt fence and temporary seed and mulch the stockpile.
5. Excavate wet pond for use as temporary sediment basin.
6. Remove buildings and pavement per CD101.
8. Mass grade site.
9. Provide erosion control seeding around temporary sedimentation basins.
10. Provide temporary erosion control seeding and mulch where active construction is not taking place.
11. Install utilities.
12. As storm sewer structures are established, install inlet protection devices.
13. Complete parking lot and driveway construction, remove construction entrance.
14. Complete building construction.
15. Grade green space and landscaped areas to final design elevations.
16. Remove sediment barriers and install landscaping as building construction is completed.
17. Flush storm sewer system. Remove sediment from sumps, wet treatment pond, and filtration basin as needed.
18. Excavate excess sediment from sedimentation basins, and grade to design elevations, install impermeable liner where required. Install filtration & biofiltration media.
19. Provide certified survey of completed stormwater management system per specifications.
20. Monitor vegetation and reinstall as needed until fully established.
21. File NPDES Notice of Termination ("NOT") with MPCA within 30 days of final stabilization.

INSPECTION AND MAINTENANCE

All inspections, maintenance, repairs, replacements, and removal are to be considered incidental to the BMP bid items.

The Contractor (Operator) is responsible for completing required inspections maintenance and observation of weather conditions and rainfall amounts to ensure compliance with the permit requirements. The Contractor (Operator) shall observe the construction site once every seven (7) days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours.

The Contractor (Operator) shall keep a summary maintenance/construction observation report to be recorded after each site visit/observation. The Contractor (Operator) shall submit a copy of the written inspections monthly to the Owner. Records shall include the following:

1. Date and time of inspections
2. Name of person conducting inspection
3. Findings and recommendations for corrective actions if necessary
4. Corrective actions taken
5. Date and number of rainfalls greater than 0.5 inches in 24 hours
6. Record, photograph, and describe the location of any observed discharge (i.e., color, odor, settled or suspended solids, oil sheen, and other obvious indicators of pollutants)
7. Photographs of dewatering activities and documentation of nuisance conditions resulting from dewatering activities
8. Record any amendments or changes made to the SWPPP
9. A site map indicating active construction areas and land disturbing activities.

The Contractor (Operator) must keep the SWPPP, all inspection reports and amendments onsite, The Contractor (Operator) shall designate a specific location to keep the records whenever construction activity is in progress.

All erosion prevention and sedimentation control BMP's must be inspected to ensure integrity and effectiveness. All nonfunctional BMP's must be repaired, replaced, or supplemented with functional BMP's. The Contractor (Operator) must investigate and comply with the following inspection and maintenance requirements:

1. All sediment barriers including silt fence, bio-logs, and similar devices must be repaired replaced or supplemented when they become nonfunctional, or the sediment reaches 1/3 of the barrier height. These repairs shall be made within 24 hours of discovery.
2. Temporary and permanent sediment basins must be drained, and the sediment removed when the depth of sediment collected in the basin reaches 1/2 the storage volume. Drainage and removal must be completed within 72 hours of discovery.
3. Surface waters, including drainage ditches and conveyance systems, must be inspected for evidence of erosion and sediment deposition. The Operator shall remove all deltas and sediment deposited in surface waters, including drainage ways, catch basins, and other drainage systems. The Operator shall re-stabilize the areas where sediment removal results in exposed soil. Removal and stabilization must take place within 7 days of discovery, unless precluded by legal, regulatory or physical constraints. The Contractor (Operator) is responsible for contacting all local, regional, state and federal authorities and receiving any applicable permits, prior to conducting any work.
4. Construction site vehicle exit locations shall be inspected daily for evidence of off-site sediment tracking onto paved surfaces. Tracked sediment must be removed from all paved surfaces within 24 hours of discovery.
5. The Contractor (Operator) is responsible for the operation and maintenance of temporary and permanent water quality BMP's. As well as erosion and sediment control BMP's for the duration of the construction work at the site.
6. If sediment escapes the construction site, all off-site accumulations of sediment must be removed in a manner and at a frequency sufficient to minimize off-site impacts.
7. All Filtration areas must be inspected to ensure that no sediment from ongoing construction activities is reaching the Filtration areas and these areas are protected from compaction due to construction equipment driving across the Filtration area.
8. The Contractor is solely responsible for all costs associated with reconstructing the BMP when the functionality is compromised by the Contractor's actions or inaction to protect the BMP.

POLLUTION PREVENTION MANAGEMENT MEASURES

The Contractor (Operator) shall be responsible for all pollution prevention management measures. The Contractor (Operator) is responsible for informing all visitors and/or personnel on-site of the pollution prevention management measures.

All pollution prevention management measures are to be considered incidental to the overall project bid, unless otherwise noted. Pollution prevention management measures include but are not limited to the following:

1. The Contractor (Operator) is responsible for the proper disposal, in compliance with MPCA disposal requirements, of all solid or liquid waste and hazardous materials on-site.
2. Concrete trucks shall not be allowed to wash out or discharge surplus concrete or drum wash water on-site, unless done in an engineered leak-proof containment system. The engineered system provided by the Contractor (Operator) must include site drawings for the project file and written assurance that the system will work as designed and leave no discharge of concrete or concrete residue potential to waters of the state during a minimum of a 100-year storm event. A sign must be installed adjacent to each washout system to inform concrete equipment Operators to utilize the proper facilities. The concrete washout containment system and all related items shall be considered incidental to the project bid.
3. All nonhazardous waste materials shall be collected and stored in a securely lidded metal dumpster or other approved containment method at the end of each day. Any alternative to a metal dumpster must be submitted in writing for approval by the project engineer. The dumpster shall be emptied as necessary to function as intended for debris collection. No construction garbage or waste material shall be buried on-site.
4. A licensed sanitary waste management Contractor shall collect all sanitary waste from the portable units at a rate necessary to maintain designed function.
5. All fertilizers shall be stored in a covered shelter. Partially used bags shall be transferred to a sealable bin to reduce the chance of spillage.
6. External washing of trucks and other construction vehicles and engine degreasing are prohibited at the construction site. All vehicles on-site shall be monitored for leaks and receive regular prevention maintenance to reduce the chance of leakage. Petroleum products shall be stored in tightly sealed containers. Which are clearly labeled. Spill kits shall be included with all fueling sources and maintenance activities. Secondary containment measures shall be installed and maintained by the Operator.
7. Any asphalt substances used on-site shall be applied in accordance with manufacturer's recommendations.
8. All paint containers and curing compounds shall be tightly sealed and stored when not required for use. Excess paint and/or curing compounds shall not be discharged into the storm sewer system and shall be properly disposed of according to manufacturer's instruction.
9. Materials and equipment necessary for spill clean-up shall be kept in an enclosed trailer or shed on-site. Equipment shall include, But not limited to, brooms, mops, dust pans, rags, gloves, goggles, absorbent (kitty litter) oil absorbent booms and diapers and buckets.
10. All spills shall be contained and cleaned up immediately upon discovery. Spills large enough to reach the storm water conveyance system shall be reported to the Minnesota duty officer at 1-800-422-0798.

QUANTITIES

PRACTICE	DETAIL/SPEC.	UNIT	QUANTITY *
SILT FENCE	C1/CK503	LF	1,900
INLET PROTECTION	C2/CK503	EA	15
CULVERT INLET PROTECTION	E7/CK503	EA	1
CONSTRUCTION ENTRANCE	E5/CK503	EA	2
BIOLOG	E4/CK503	LF	920
BIOLOG DITCH CHECK	C5/CK503	EA	7
SCOURSTOP	C6/CK505	EA	12
RIPRAP AT OUTLETS	C8/CK503	EA	7

*Quantities are minimums and are not intended to be used for purposes of bidding. The contractor shall provide ESC BMPs as shown on the drawings and shall repair, replace, and supplement BMPs throughout construction as required to comply with the SWPPP and the construction stormwater permit.

POST CONSTRUCTION OPERATION AND MAINTENANCE

Maintenance of the storm water management facilities will be the responsibility of an Owner and will be subject to an agreement with Minnehaha Creek Watershed District.

Owner must make the SWPPP, including all inspection reports, maintenance records, training records and other information required by this permit, available to federal, state, and local officials within three (3) days upon request for the duration of the permit and for three (3) years following the NOT.

AMENDMENTS TO THE SWPPP

The SWPPP will be amended as needed and/or as required by provisions of the permit. Amendments will be approved by both the Owner and Contractor (Operator) and will be attached to the SWPPP as an additional sheet. The SWPPP and amendments will be kept on site by the Contractor (Operator) whenever construction activity is in progress.

The SWPPP must be amended within 7 days to include additional or modified BMPs as necessary to correct problems identified or address situations whenever there is a change in design, construction, operation, maintenance, weather or seasonal conditions having a significant effect on the discharge of pollutants to surface waters or groundwater or whenever inspections or investigations by the site owner operator, USEPA or MPCA officials indicate the SWPPP is not effective in eliminating or significantly minimizing the discharge of pollutants to surface waters or groundwater or the discharges are causing water quality standard exceedances.

Know what's below. Call before you dig.

Rogers City Hall and Police Department
21701 Industrial Blvd, Rogers, MN

City of Rogers
22350 S Diamond Lake Rd,
Rogers, MN 55374

LEO A DALY
730 Second Avenue South, Suite 1300
Minneapolis, MN 55402-2455 Tel:
612.338.8741

Civil Consultant:
ÉLAN DESIGN LAB, INC.
310 4th Avenue South, Suite 1006
Minneapolis, MN 55415 Tel: 612.260.7004

Landscape Consultant:
DAMON FARBER / LANDSCAPE ARCHITECTS
310 4th Avenue South, Suite 7050
Minneapolis, MN 55415 Tel: 612.332.7522

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	TBL
Design	MJW
Draw	EJJ
Check	SMJ

STAMP

I hearby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.

PRELIMINARY NOT FOR CONSTRUCTION

Signature:
Printed Name: MARCELLE J. WESLOCK
Date: 01/09/2025 License No.: 42323

PLANNING COMMISSION SUBMITTAL

Project No. 023-10733-000 / LAD25020
01/09/2026

SWPPP

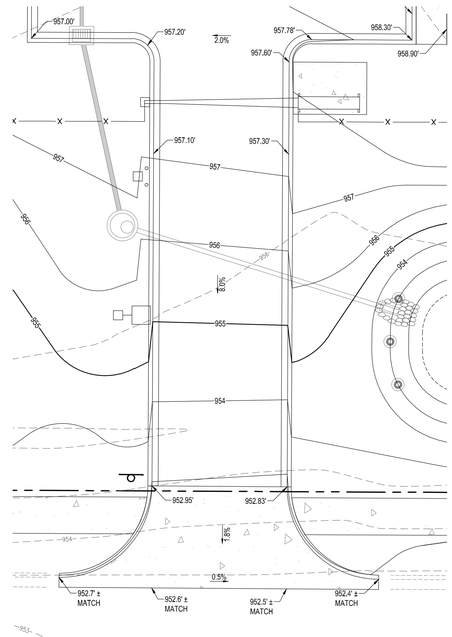
CG202

DESIGN DEVELOPMENT

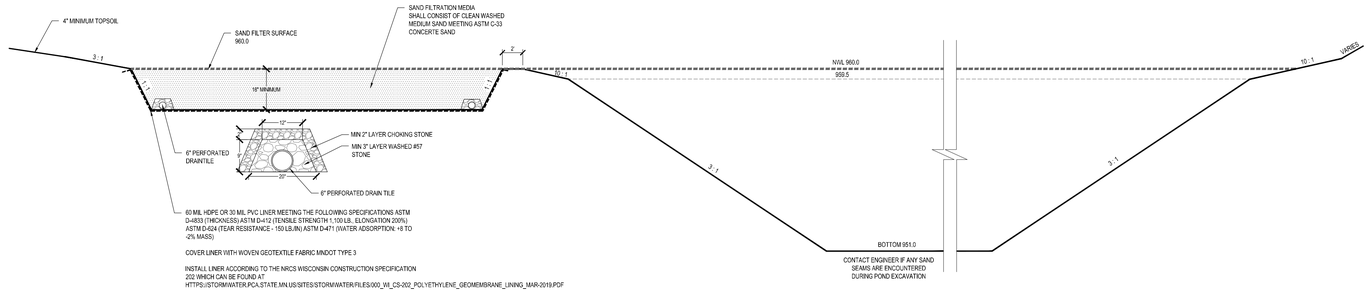
Copyright © 2026 LEO A DALY Company

GRADING PLAN NOTES

1. SEE SHEET CN101 FOR GRADING PLAN NOTES AND LEGEND

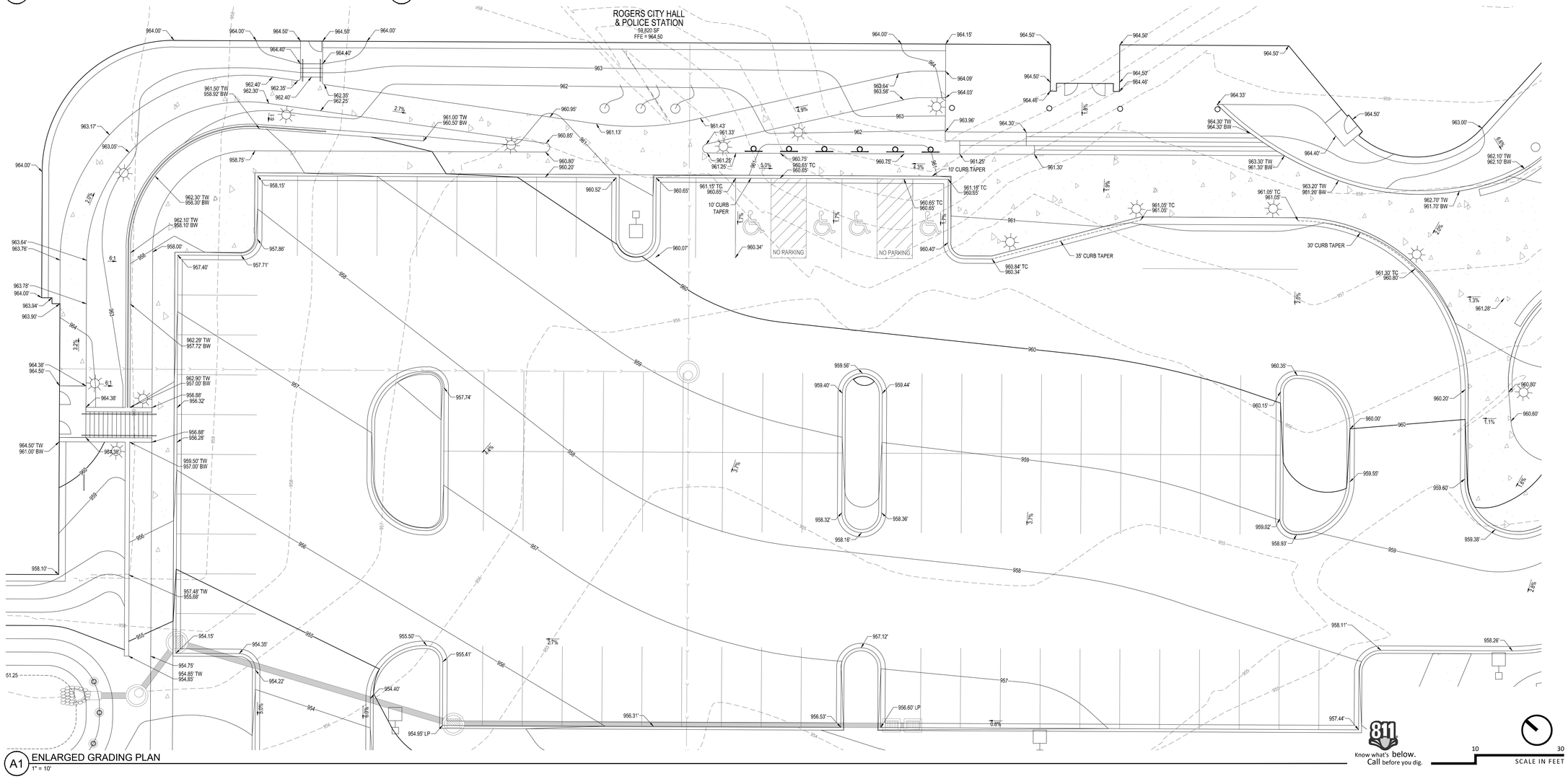


D1 ENLARGED GRADING PLAN
1" = 10'



D2 WET POND SECTION A-A
NO SCALE

A1 ENLARGED GRADING PLAN
1" = 10'



Know what's below. Call before you dig.

10 30 SCALE IN FEET

Rogers City Hall and Police Department
21701 Industrial Blvd, Rogers, MN

City of Rogers
22350 S Diamond Lake Rd,
Rogers, MN 55374

LEO A DALY
730 Second Avenue South, Suite 1300
Minneapolis, MN 55402-2455 Tel:
612.338.8741

Civil Consultant:
ÉLAN DESIGN LAB, INC.
310 4th Avenue South, Suite 1006
Minneapolis, MN 55415 Tel: 612.260.7004

Landscape Consultant:
DAMON FARBER / LANDSCAPE ARCHITECTS
310 4th Avenue South, Suite 7050
Minneapolis, MN 55415 Tel: 612.332.7522

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	TBL
Design	MJW
Draw	EJJ
Check	SMJ

STAMP

I hearby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.

PRELIMINARY NOT FOR CONSTRUCTION

Signature

Printed Name: MARCELLE J. WESLOCK

Date: 01/09/2025 License No.: 42323

PLANNING COMMISSION SUBMITTAL

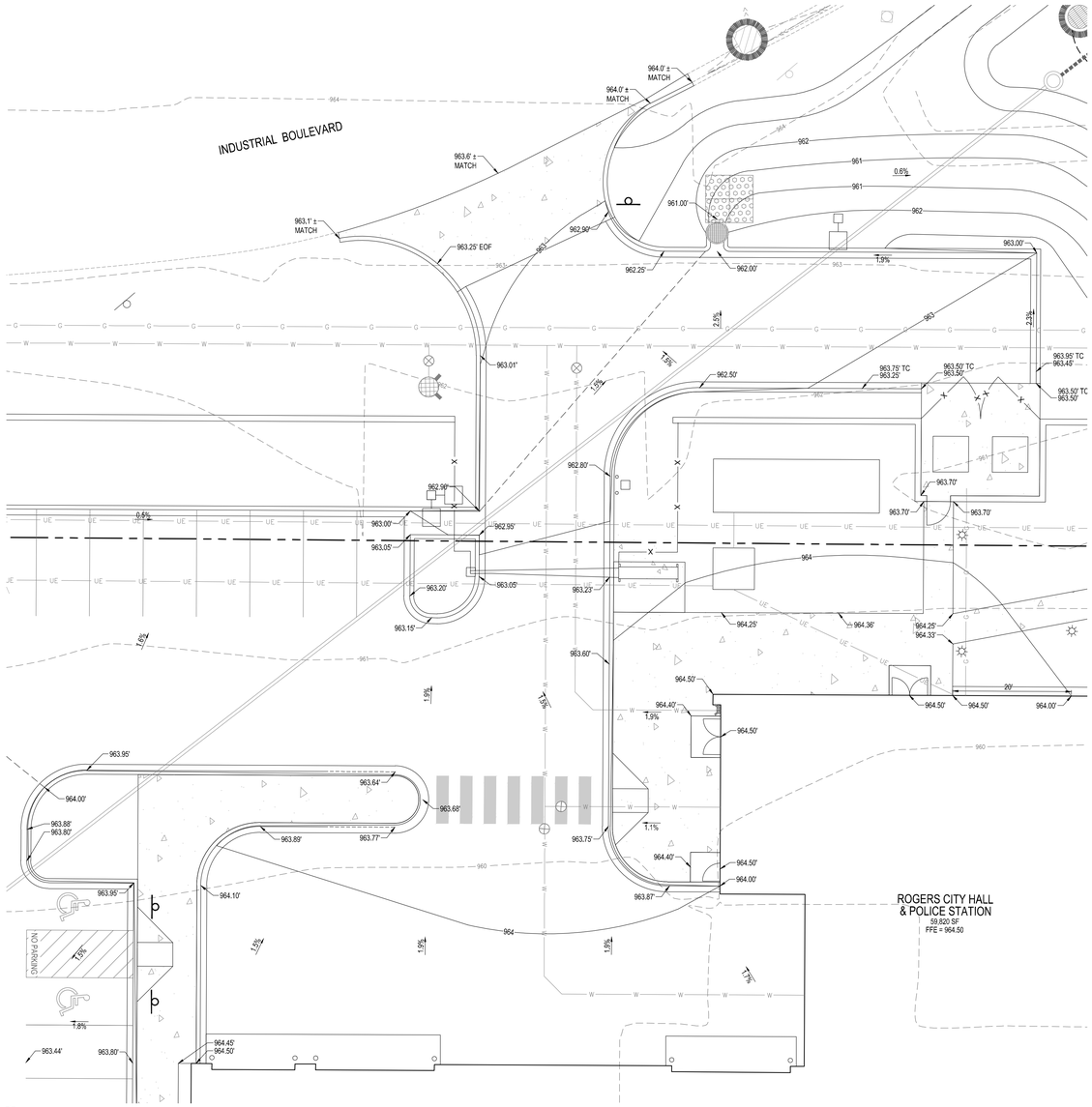
Project No. 023-10733-000 / LAD25020
01/09/2026

ENLARGED GRADING PLANS

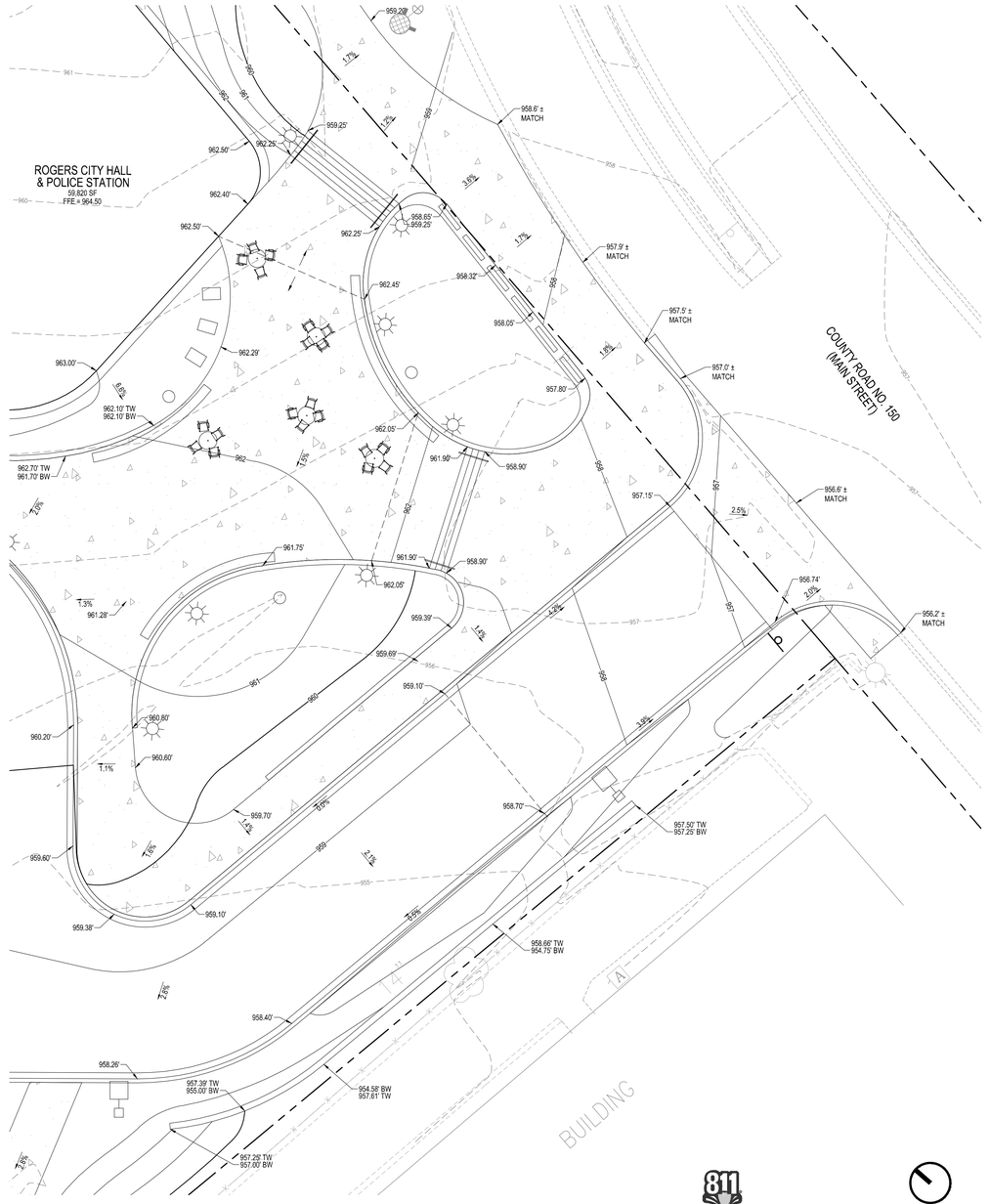
CG401

DESIGN DEVELOPMENT

Copyright © 2026 LEO A DALY Company



A1 ENLARGED GRADING PLAN
1" = 10'



A4 ENLARGED GRADING PLAN
1" = 10'

Know what's below. Call before you dig.

10 30
SCALE IN FEET

Rogers City Hall and Police Department
21701 Industrial Blvd, Rogers, MN

City of Rogers
22350 S Diamond Lake Rd,
Rogers, MN 55374

LEO A DALY
730 Second Avenue South, Suite 1300
Minneapolis, MN 55402-2455 Tel:
612.338.8741

Civil Consultant:
ÉLAN DESIGN LAB, INC.
310 4th Avenue South, Suite 1006
Minneapolis, MN 55415 Tel: 612.260.7004

Landscape Consultant:
DAMON FARBER / LANDSCAPE ARCHITECTS
310 4th Avenue South, Suite 7050
Minneapolis, MN 55415 Tel: 612.332.7522

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	TBL
Design	MJW
Draw	EJJ
Check	SMJ

STAMP

I hearby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.

PRELIMINARY NOT FOR CONSTRUCTION

Signature:

Printed name: MARCELLE J. WESLOCK

Date: 01/09/2025 License No.: 42323

PLANNING COMMISSION SUBMITTAL

Project No. 023-10733-000 / LAD25020
01/09/2026

ENLARGED GRADING PLANS

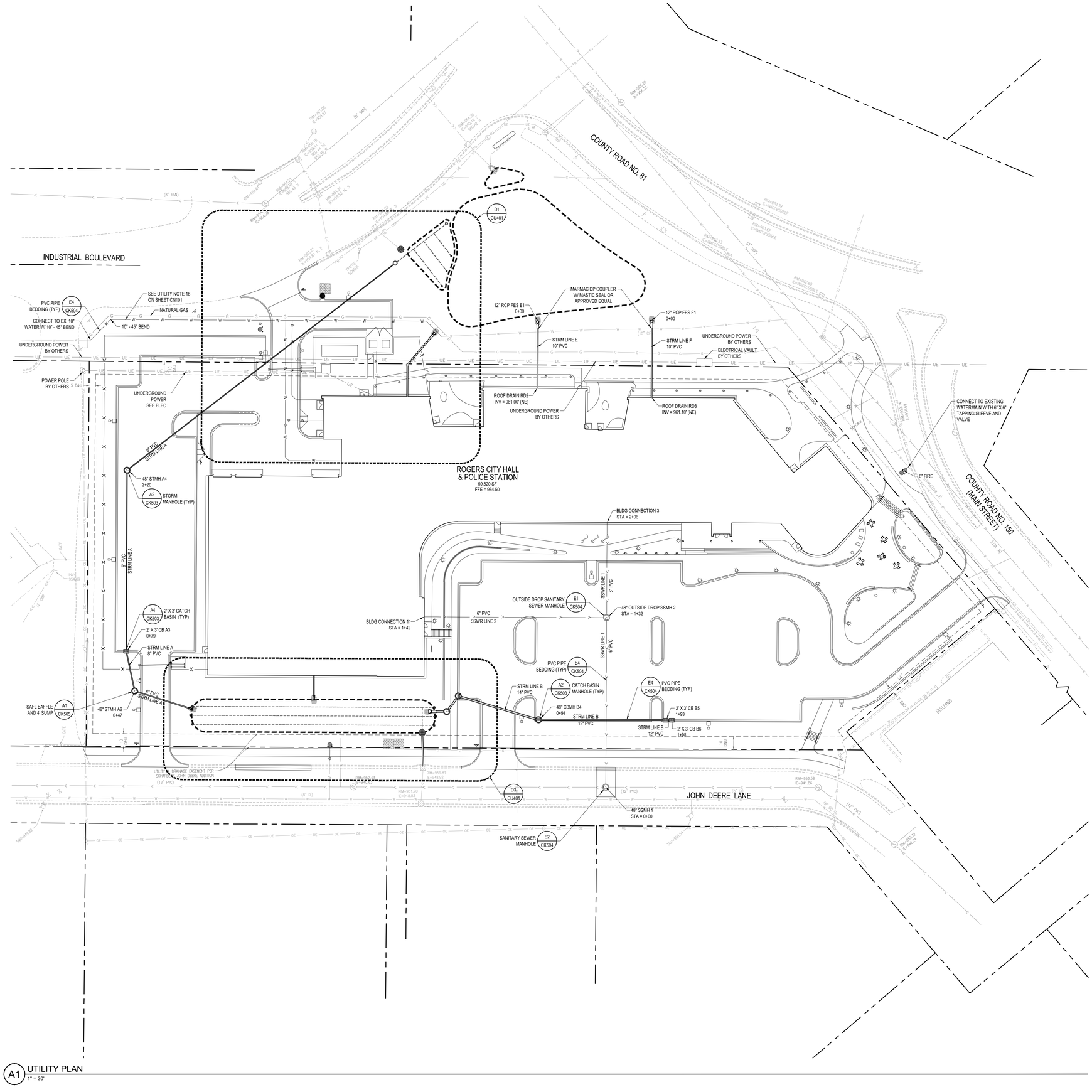
CG402

DESIGN DEVELOPMENT

Copyright © 2026 LEO A DALY Company

UTILITY NOTES

1. SEE SHEET CN101 FOR UTILITY NOTES AND LEGEND.



A1 UTILITY PLAN
1" = 30'

Know what's below. Call before you dig.

30 90 SCALE IN FEET

Rogers City Hall and Police Department
21701 Industrial Blvd, Rogers, MN

City of Rogers
22350 S Diamond Lake Rd, Rogers, MN 55374

LEO A DALY
730 Second Avenue South, Suite 1300
Minneapolis, MN 55402-2455 Tel: 612.338.8741

Civil Consultant:
ÉLAN DESIGN LAB, INC.
310 4th Avenue South, Suite 1006
Minneapolis, MN 55415 Tel: 612.260.7004

Landscape Consultant:
DAMON FARBER / LANDSCAPE ARCHITECTS
310 4th Avenue South, Suite 7050
Minneapolis, MN 55415 Tel: 612.332.7522

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	TBL
Design	MJW
Draw	EJJ
Check	SMJ

STAMP

I hearby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.

PRELIMINARY NOT FOR CONSTRUCTION

Signature:

Printed Name: MARCELLE J. WESLOCK

Date: 01/09/2025 License No.: 42323

PLANNING COMMISSION SUBMITTAL

Project No. 023-10733-000 / LAD25020
01/09/2026

UTILITY PLAN

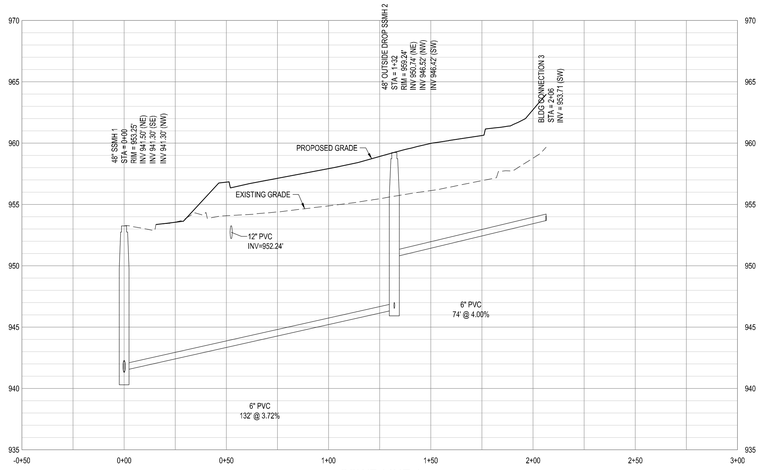
CU101

DESIGN DEVELOPMENT

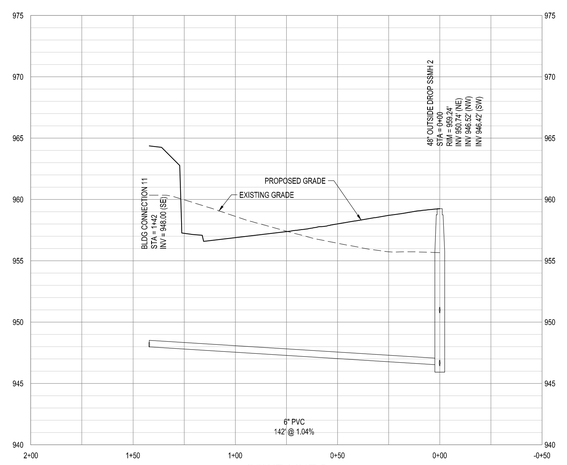
Copyright © 2026 LEO A DALY Company

UTILITY NOTES

1. SEE SHEET CN101 FOR UTILITY NOTES AND LEGEND.

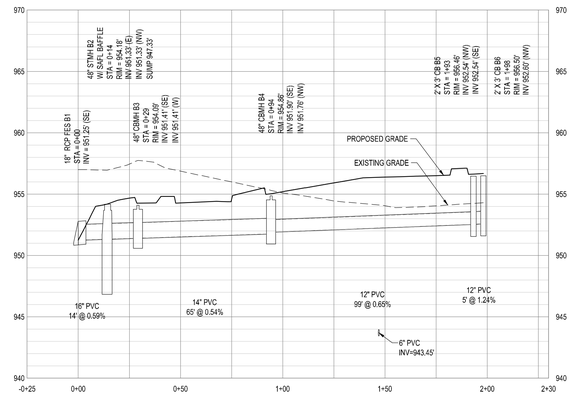


SSWR LINE 1

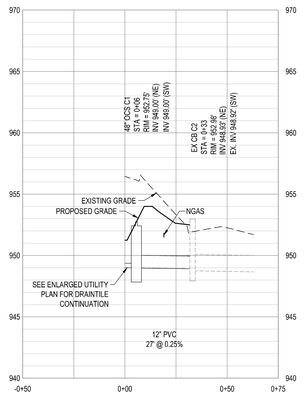


SSWR LINE 2

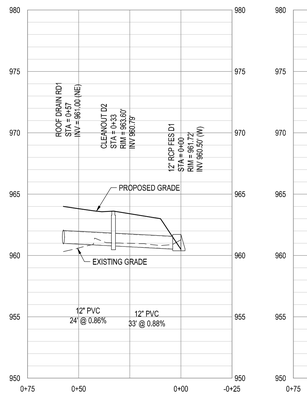
B1 SANITARY SEWER PROFILES
1" = 30' H
1" = 5' V



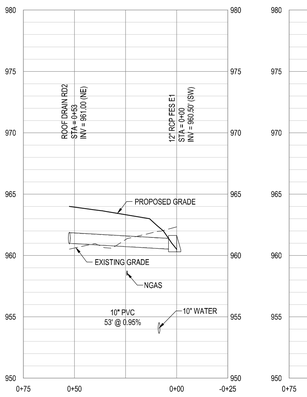
STRM LINE B



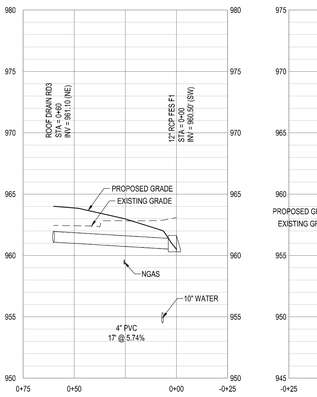
STRM LINE C



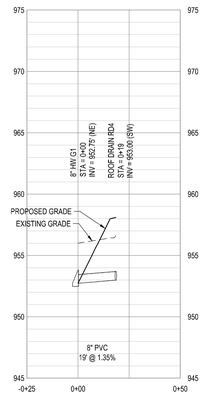
STRM LINE D



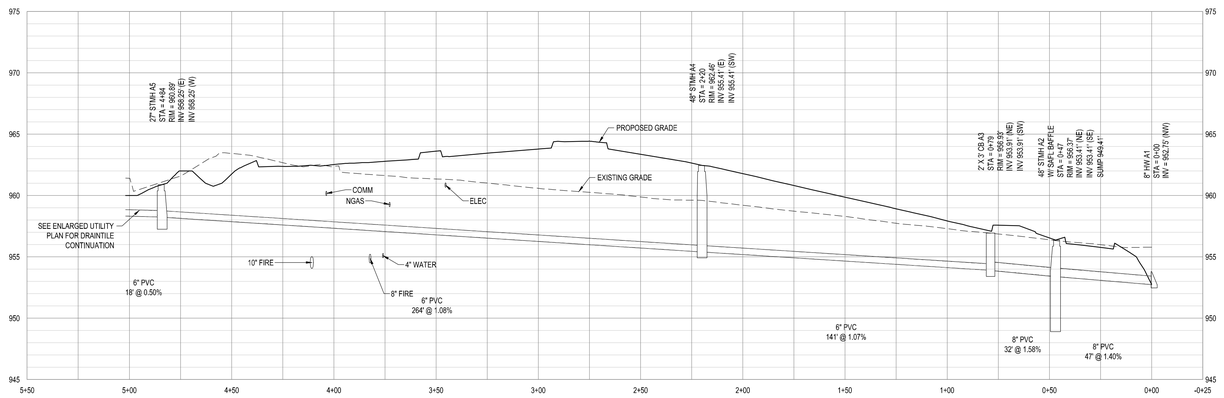
STRM LINE E



STRM LINE F



STRM LINE G



STRM LINE A

A1 STORM SEWER PROFILES
1" = 30' H
1" = 5' V

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

30 90
SCALE IN FEET

Rogers City Hall and Police Department
21701 Industrial Blvd, Rogers, MN

City of Rogers
22350 S Diamond Lake Rd,
Rogers, MN 55374

LEO A DALY
730 Second Avenue South, Suite 1300
Minneapolis, MN 55402-2455 Tel:
612.338.8741

Civil Consultant:
ÉLAN DESIGN LAB, INC.
310 4th Avenue South, Suite 1006
Minneapolis, MN 55415 Tel: 612.260.7004

Landscape Consultant:
DAMON FARBER / LANDSCAPE ARCHITECTS
310 4th Avenue South, Suite 7050
Minneapolis, MN 55415 Tel: 612.332.7522

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	TBL
Design	MJW
Draw	EJJ
Check	SMJ

STAMP

I hearby certify that this plan, specification, 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.

PRELIMINARY NOT FOR CONSTRUCTION

Signature:

Printed or Typed Name: MARCELLE J. WESLOCK

Date: 01/09/2025 License No.: 42323

PLANNING COMMISSION SUBMITTAL

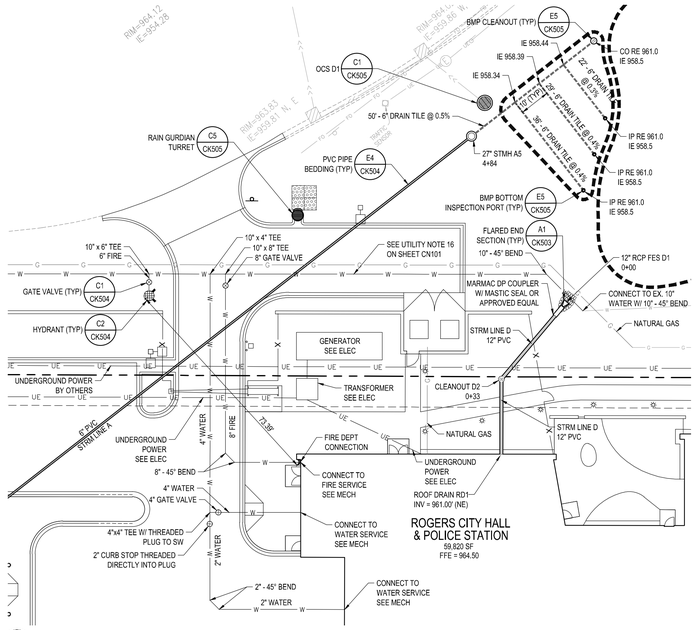
Project No. 023-10733-000 / LAD25020
01/09/2026

UTILITY PROFILES

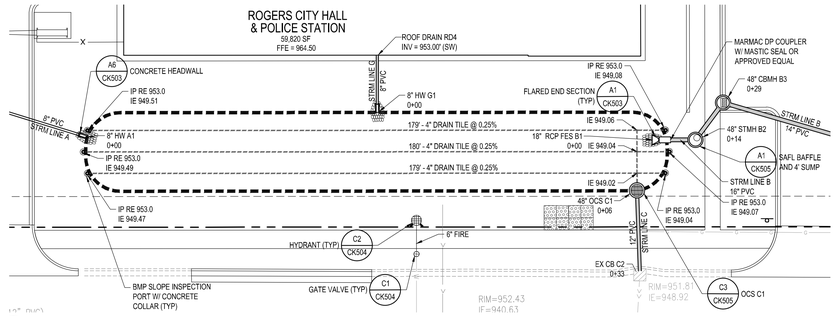
CU102

DESIGN DEVELOPMENT

Copyright © 2026 LEO A DALY Company



D1 NORTHEAST UTILITY PLAN
1" = 20'



D3 SOUTHWEST UTILITY PLAN
1" = 20'

UTILITY NOTES

1. SEE SHEET CN101 FOR UTILITY NOTES AND LEGEND.

Know what's below. Call before you dig.

20 60
SCALE IN FEET

Rogers City Hall and Police Department
21701 Industrial Blvd, Rogers, MN

City of Rogers
22350 S Diamond Lake Rd,
Rogers, MN 55374

LEO A DALY
730 Second Avenue South, Suite 1300
Minneapolis, MN 55402-2455 Tel:
612.338.8741

Civil Consultant:
ÉLAN DESIGN LAB, INC.
310 4th Avenue South, Suite 1006
Minneapolis, MN 55415 Tel: 612.260.7004

Landscape Consultant:
DAMON FARBER / LANDSCAPE ARCHITECTS
310 4th Avenue South, Suite 7050
Minneapolis, MN 55415 Tel: 612.332.7522

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	TBL
Design	MJW
Draw	EJJ
Check	SMJ

STAMP

I hearby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.

PRELIMINARY NOT FOR CONSTRUCTION

Signature:

Printed or Typed Name: MARCELLE J. WESLOCK

Date: 01/09/2025 License No.: 42323

PLANNING COMMISSION SUBMITTAL

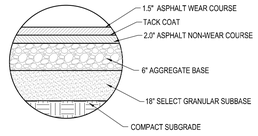
Project No. 023-10733-000 / LAD25020
01/09/2026

ENLARGED UTILITY PLAN

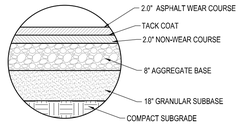
CU401

DESIGN DEVELOPMENT

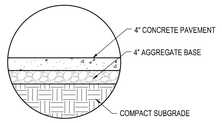
Copyright © 2026 LEO A DALY Company



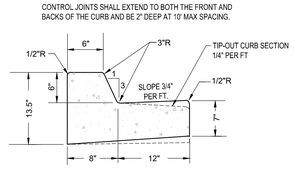
F1 LIGHT DUTY ASPHALT PAVEMENT SECTION
NO SCALE



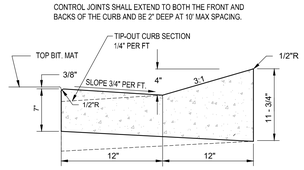
F2 HEAVY DUTY ASPHALT PAVEMENT SECTION
NO SCALE



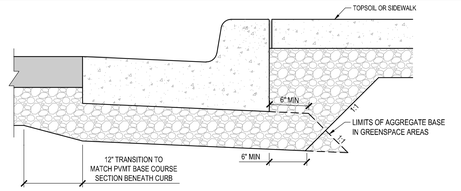
F3 CONCRETE SIDEWALK SECTION
NO SCALE



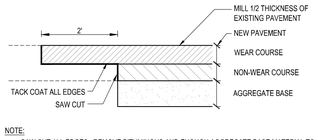
F4 B612 CONCRETE CURB & GUTTER
NO SCALE



F5 D412 CONCRETE CURB & GUTTER
NO SCALE

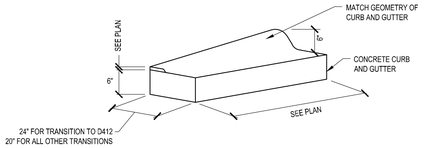


F6 BASE COURSE TRANSITION AT CURB
NO SCALE

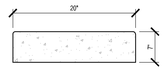


NOTE:
SAW CUT ALL EDGES. REMOVE BITUMINOUS AND ENOUGH AGGREGATE BASE MATERIAL TO ACCOMMODATE NEW PAVEMENT.

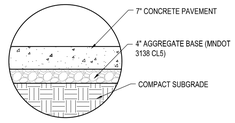
E1 BITUMINOUS INTERLOCK AT MATCH LINE
NO SCALE



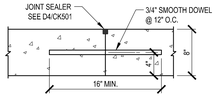
E2 CURB TAPER
NO SCALE



E3 RIBBON CURB
NO SCALE

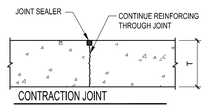


E4 CONCRETE PAVEMENT SECTION
NO SCALE

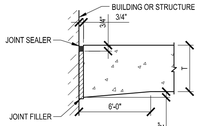


DOWELED CONSTRUCTION JOINT

USE WHERE CONCRETE PLACEMENT OPERATIONS STOP FOR MORE THAN 30 MINUTES, END FOR THE DAY, OR WHERE CAST AGAINST PREVIOUSLY PLACED OR EXISTING CONCRETE.



CONTRACTION JOINT

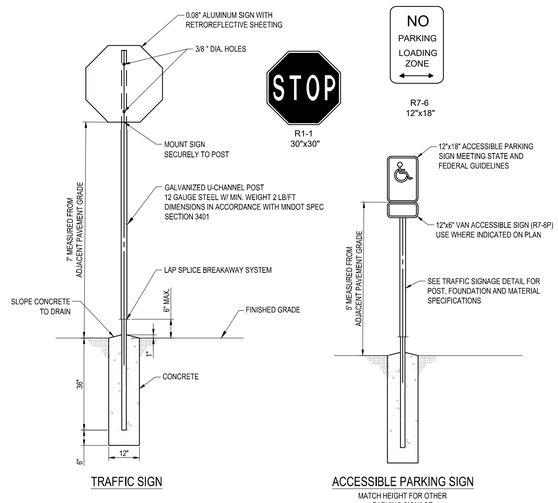


ISOLATION JOINT
USE AGAINST BUILDINGS OR OTHER STRUCTURES

NOTES:

1. REINFORCE ODD SHAPED PAVING PANELS WITH #3 BARS AT 24" EACH WAY. AN ODD SHAPED PANEL IS CONSIDERED TO BE ON IN WHICH THE SLAB TAPERS TO A SHARP ANGLE WHEN THE LENGTH TO WIDTH RATIO EXCEEDS 3 TO 1 OR WHEN A SLAB IS NEITHER SQUARE NOR RECTANGULAR.
2. REFER TO DETAIL D4/CK501 FOR JOINT SEALANT.

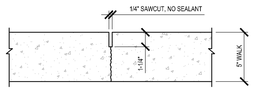
D4 CONCRETE PAVEMENT JOINT
NO SCALE



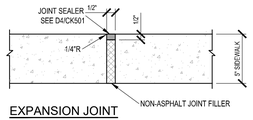
TRAFFIC SIGN

ACCESSIBLE PARKING SIGN
MATCH HEIGHT FOR OTHER PARKING SIGNAGE

D5 TRAFFIC AND PARKING SIGNAGE
NO SCALE

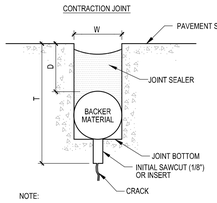


SAWCUT CONTROL JOINT
SPACING: SEE PLAN

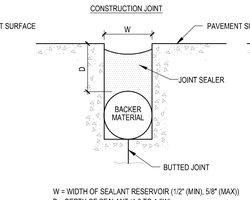


EXPANSION JOINT
MAXIMUM SPACING 100'. ALSO USE WHEN ABUTTING BUILDINGS.

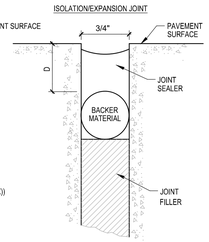
D1 SIDEWALK JOINT
NO SCALE



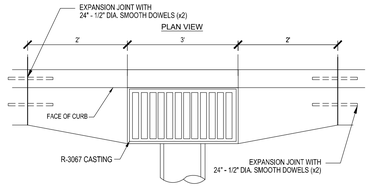
NOTE:
1. TOP OF SEALANT WILL BE 1/8" TO 1/4" BELOW TOP OF PAVEMENT SURFACE FOR EXTERIOR PAVEMENTS



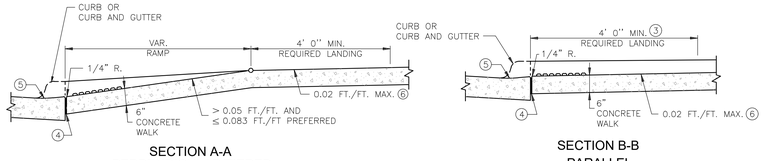
W = WIDTH OF SEALANT RESERVOIR (1/2" (MIN), 5/8" (MAX))
D = DEPTH OF SEALANT (1.0 TO 1.5W)
T = 1/4 SLAB THICKNESS



D2 JOINT SEALANT
NO SCALE



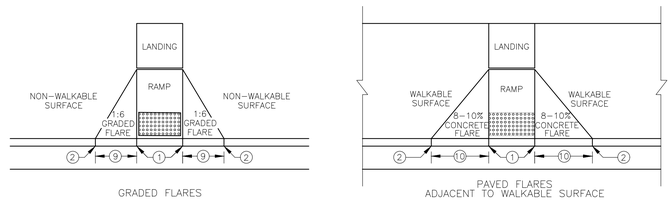
C1 CURB MODIFICATION AT CATCH BASIN
NO SCALE



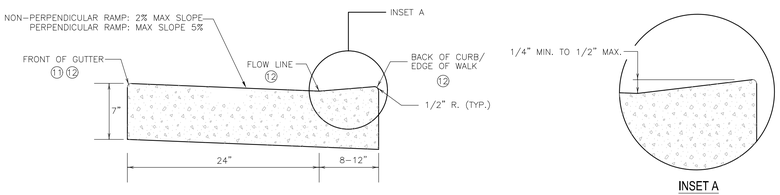
SECTION A-A
PERPENDICULAR/TIERED

SECTION B-B
PARALLEL

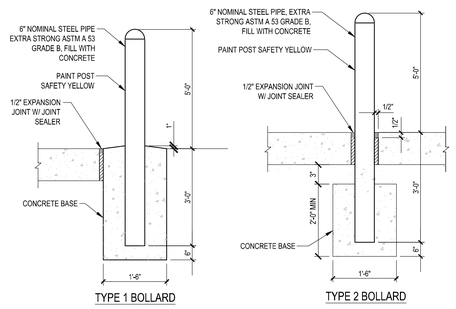
RAMP CROSS SECTIONS



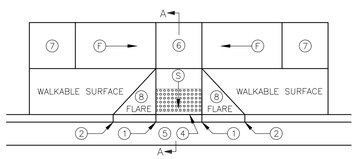
RAMP SIDE TREATMENTS



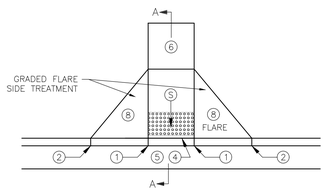
PEDESTRIAN ACCESS ROUTE (PAR) AND CURB DETAIL



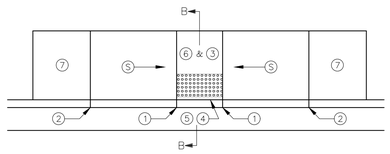
A1 PIPE BOLLARD
NO SCALE



TYPE A - TIERED PERPENDICULAR



TYPE B - PERPENDICULAR



TYPE C - PARALLEL

RAMP TYPES

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

(S) INDICATES PEDESTRIAN RAMP – SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%

(F) INDICATES PEDESTRIAN RAMP – SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%

NOTES

1. LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE.
2. INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE.
3. SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL SLOPE IS GREATER THAN 5.0%.
4. CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS.
5. ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL.
6. TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONSTRUCTED, LANDINGS MAY BE CAST SEPARATELY.
7. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 5 WHEN LANDINGS ARE CAST SEPARATELY. ALL SLOPES ARE ABSOLUTE, RATHER THAN RELATIVE TO SIDEWALK/ROADWAY GRADES.
8. TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE. 4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS.
9. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MINIMUM OF 24" IN THE PATH OF TRAVEL.
10. SHARED USE PATHS SHALL HAVE DETECTABLE WARNING ACROSS THE ENTIRE WIDTH OF PATH WHEN THE PATH CROSSES A ROAD.
11. SEE MnDOT STANDARD PLATE 7038 FOR ADDITIONAL DETAILS ON DETECTABLE WARNING.
12. SIDE TREATMENTS ARE APPLICABLE TO ALL RAMP TYPES AND SHOULD BE IMPLEMENTED AS NEEDED ON ALL RAMPS AS FIELD CONDITIONS DICTATE. THE ENGINEER SHALL DETERMINE THE RAMP SIDE TREATMENTS BASED ON MAINTENANCE OF BOTH ROADWAY AND SIDEWALK, ADJACENT PROPERTY CONSIDERATIONS, AND MITIGATING CONSTRUCTION IMPACTS.
13. POSITIVE FLOW LINE DRAINAGE SHALL BE MAINTAINED THROUGH THE PEDESTRIAN ACCESS ROUTE (PAR) AT A 2% MAXIMUM.
14. NO PONDING SHALL BE PRESENT IN THE PAR.
15. ANY VERTICAL LIP THAT OCCURS AT THE FLOW LINE SHALL NOT BE GREATER THAN 1/4 INCH.
16. WHEN NO CONCRETE FLARES ARE PROPOSED, THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE EDGE OF ROADWAY. MAINTAIN 3" BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.

KEYNOTES

1. 0" CURB HEIGHT.
2. FULL CURB HEIGHT.
3. DETECTABLE WARNINGS MAY BE PART OF 4' X 4' LANDING AREA IF IT IS NOT FEASIBLE TO CONSTRUCT THE LANDING OUTSIDE OF THE DETECTABLE WARNING AREA.
4. 1/2" PREFORMED JOINT FILLER MATERIAL AASHTO M 213. JOINT FILLER SHALL BE PLACED FLUSH WITH THE BACK OF CURB AND ADJACENT SIDEWALK. JOINT SHALL BE FREE OF DEBRIS. RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 3" FROM THE BACK OF CURB. RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB.
5. SEE PEDESTRIAN ACCESS ROUTE CURB AND GUTTER DETAIL FOR INFORMATION ON CONSTRUCTING CURB AND GUTTER AT CURB OPENINGS.
6. 4' BY 4' MIN. LANDING WITH MAX. 2.0% SLOPE IN ALL DIRECTIONS. IF LONGITUDINAL SLOPE IS GREATER THAN 5.0%, 4' X 4' MIN.
7. LANDING WITH MAX 2.0% SLOPE IN ALL DIRECTIONS REQUIRED.
8. SEE SIDE TREATMENT OPTIONS, FOR DETAILS ON FLARES AND RETURNED CURBS.
9. 3' FLARE, UNLESS OTHERWISE NOTED.
10. 6' FLARE, UNLESS OTHERWISE NOTED.
11. THERE SHALL BE NO VERTICAL DISCONTINUITIES GREATER THAN 1/4".
12. TOP FRONT OF GUTTER SHALL BE CONSTRUCTED FLUSH WITH PROPOSED ADJACENT PAVEMENT ELEVATION. PAR GUTTER SHALL NOT BE OVERLAID.
13. MAX. 2.0% SLOPE IN ALL DIRECTIONS IN FRONT OF GRADE BREAK AND DRAIN TO FLOW LINE. SHALL BE CONSTRUCTED INTEGRAL WITH CURB AND GUTTER.
14. PLACE DOMES AT THE BACK OF CURB WHEN ALLOWABLE SETBACK CRITERIA IS EXCEEDED.

A2 ACCESSIBLE CURB RAMP
NO SCALE

Rogers City Hall and Police Department
21701 Industrial Blvd, Rogers, MN

City of Rogers
22350 S Diamond Lake Rd,
Rogers, MN 55374

LEO A DALY
730 Second Avenue South, Suite 1300
Minneapolis, MN 55402-2455 Tel: 612.338.8741

Civil Consultant:
ÉLAN DESIGN LAB, INC.
310 4th Avenue South, Suite 1006
Minneapolis, MN 55415 Tel: 612.260.7004

Landscape Consultant:
DAMON FARBER / LANDSCAPE ARCHITECTS
310 4th Avenue South, Suite 7050
Minneapolis, MN 55415 Tel: 612.332.7522

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	TBL
Design	MJW
Draw	EJJ
Check	SMJ

STAMP

I hearby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.

PRELIMINARY NOT FOR CONSTRUCTION

Signature:
Printed/Typed: MARCELLE J. WESLOCK
Date: 01/09/2025 License No.: 42323

PLANNING COMMISSION SUBMITTAL

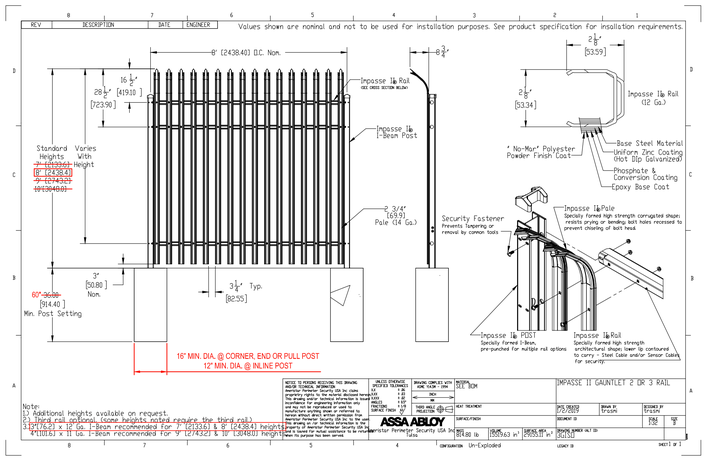
Project No. 023-10733-000 / LAD25020
01/09/2026

DETAILS

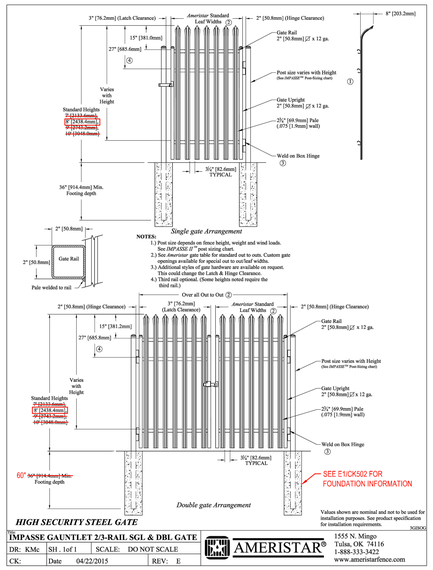
CK501

DESIGN DEVELOPMENT

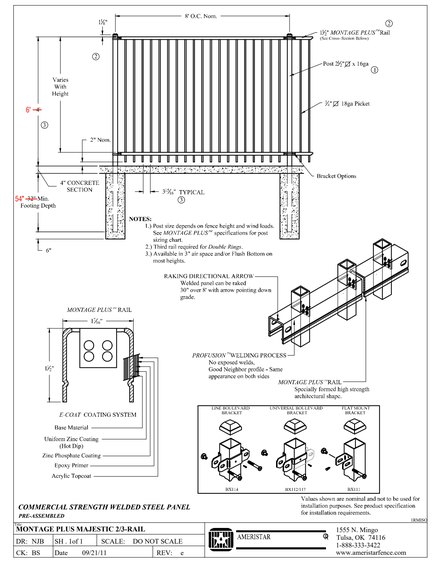
Copyright © 2026 LEO A DALY Company



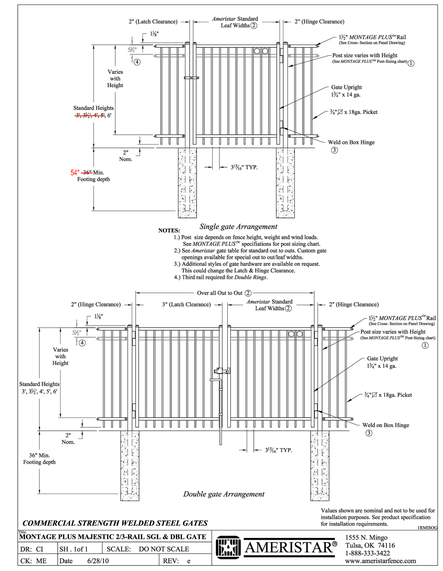
E1 — TYPE 1 - ORNAMENTAL FENCE — NO SCALE



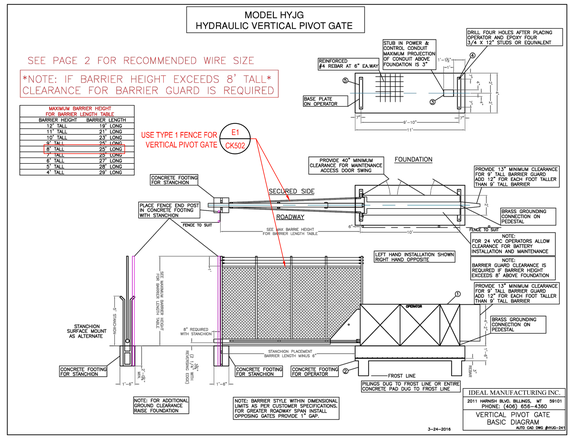
E3 — TYPE 1 - ORNAMENTAL GATE — NO SCALE



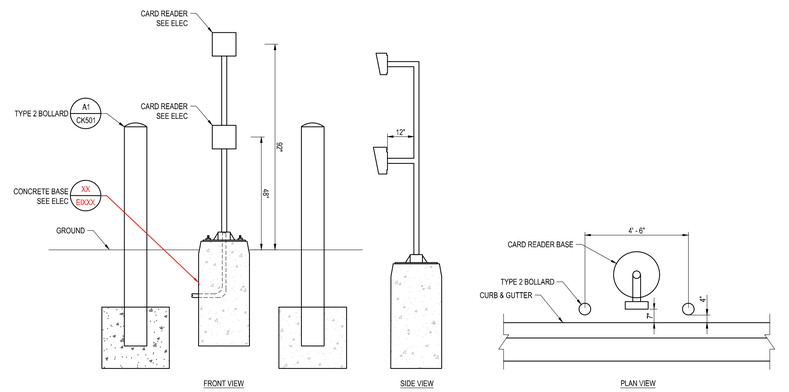
E5 — TYPE 2 - ORNAMENTAL FENCE — NO SCALE



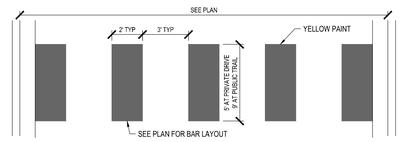
E6 — TYPE 2 - ORNAMENTAL GATE — NO SCALE



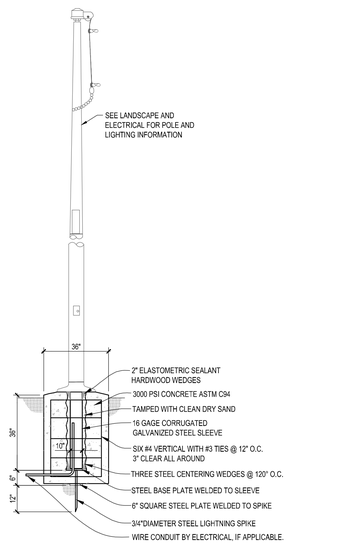
C1 — VERTICAL PIVOT GATE — NO SCALE



C3 — CARD KEY READER — NO SCALE



C6 — CROSSWALK — NO SCALE



A1 — FLAGPOLE FOUNDATION — NO SCALE

Rogers City Hall and Police Department
21701 Industrial Blvd, Rogers, MN

City of Rogers
22350 S Diamond Lake Rd,
Rogers, MN 55374

LEO A DALY
730 Second Avenue South, Suite 1300
Minneapolis, MN 55402-2455 Tel:
612.338.8741

Civil Consultant:
ÉLAN DESIGN LAB, INC.
310 4th Avenue South, Suite 1006
Minneapolis, MN 55415 Tel: 612.260.7004

Landscape Consultant:
DAMON FARBER / LANDSCAPE ARCHITECTS
310 4th Avenue South, Suite 7050
Minneapolis, MN 55415 Tel: 612.332.7522

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	TBL
Design	MJW
Draw	EJJ
Check	SMJ

STAMP

I hearby certify that this plan, specification, 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.

PRELIMINARY NOT FOR CONSTRUCTION

Signature
Printed Name MARCELLE J. WESLOCK
Date 01/09/2025 License No.: 42323

PLANNING COMMISSION SUBMITTAL

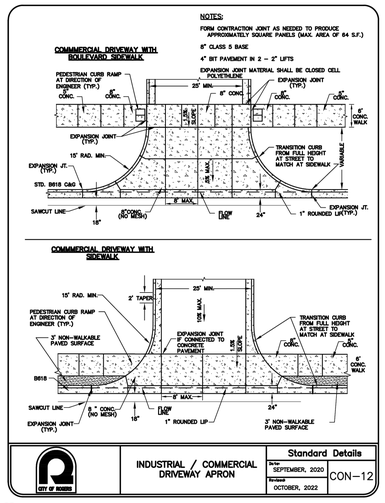
Project No. 023-10733-000 / LAD25020
01/09/2026

DETAILS

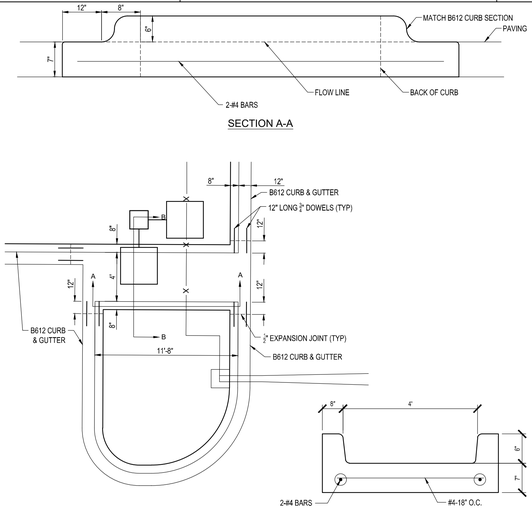
CK502

DESIGN DEVELOPMENT

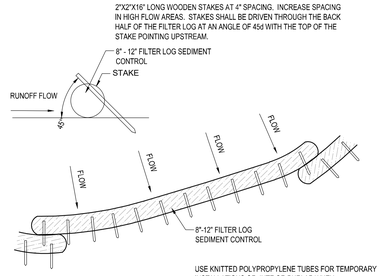
Copyright © 2026 LEO A DALY Company



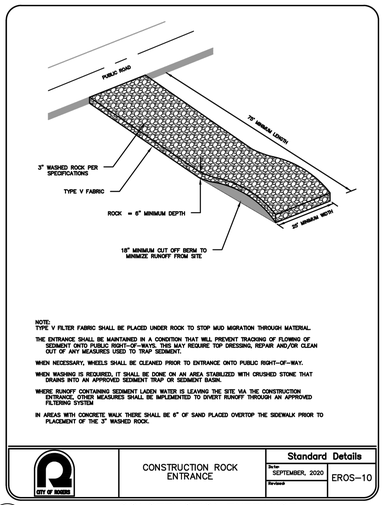
E1 DRIVEWAY APRON — NO SCALE



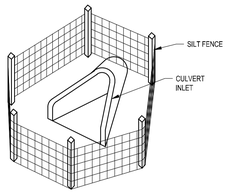
E2 CURB CUT AND FLUME — NO SCALE



E4 BIOLOG SEDIMENT CONTROL — NO SCALE

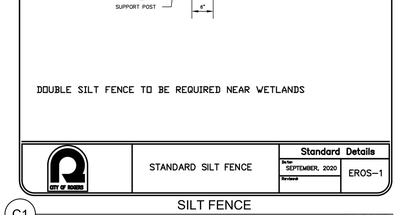


E5 CONSTRUCTION ENTRANCE — NO SCALE

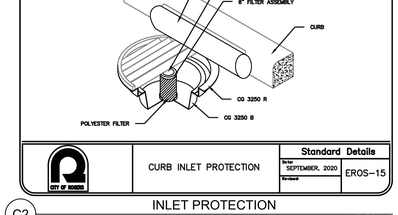


NOTES:
1. THE HEIGHT OF THE SILT FENCE (IN FRONT OF THE CULVERT OPENING) SHALL BE A MINIMUM OF 16 INCHES AND SHALL NOT EXCEED 34 INCHES.
2. GEOTEXTILE FABRIC SHALL BE EXTRA STRENGTH.
3. MAXIMUM SPACING OF STAKES SHALL BE 3 FEET.
4. THE PLACEMENT OF SILT FENCE SHALL BE APPROXIMATELY 6 FEET FROM THE CULVERT IN THE DIRECTION OF INCOMING FLOW, CREATING A "HORSESHOE" SHAPE.

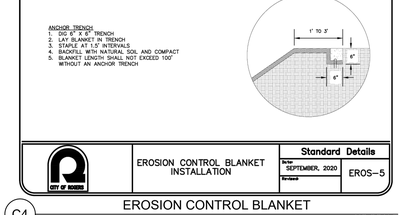
E7 CULVERT INLET PROTECTION — NO SCALE



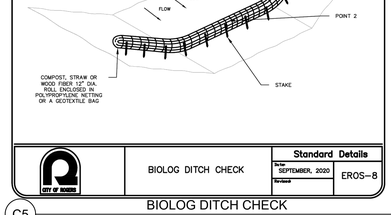
C1 SILT FENCE — NO SCALE



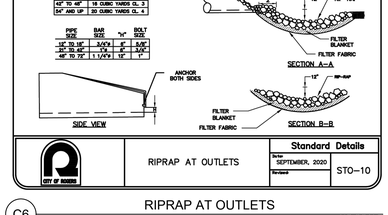
C2 INLET PROTECTION — NO SCALE



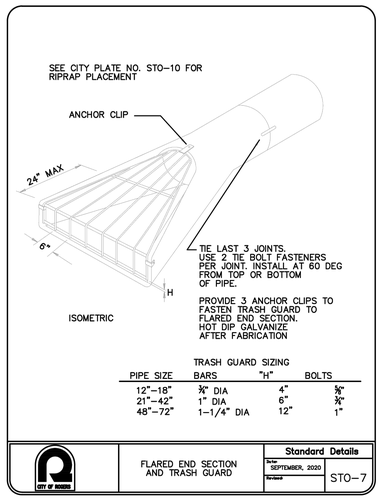
C4 EROSION CONTROL BLANKET — NO SCALE



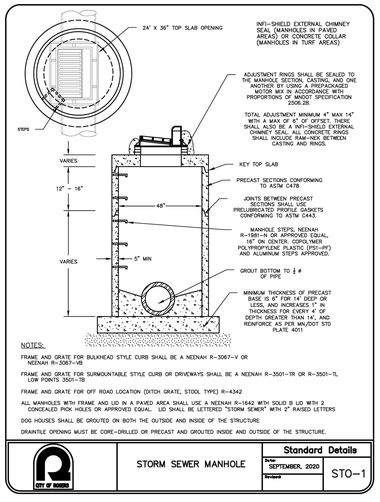
C5 BIOLOG DITCH CHECK — NO SCALE



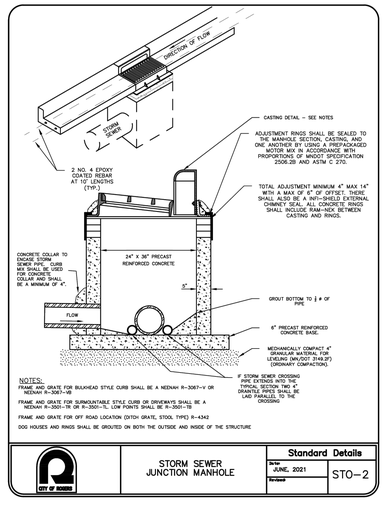
C6 RIPRAP AT OUTLETS — NO SCALE



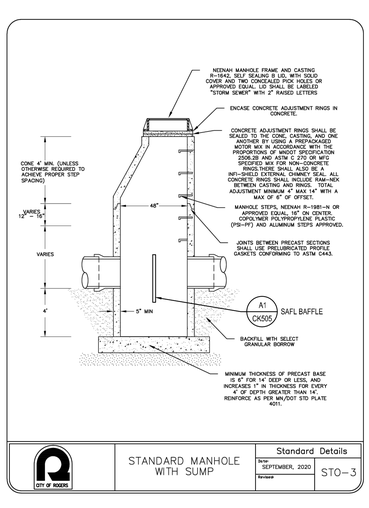
A1 FLARED END SECTION (FES) — NO SCALE



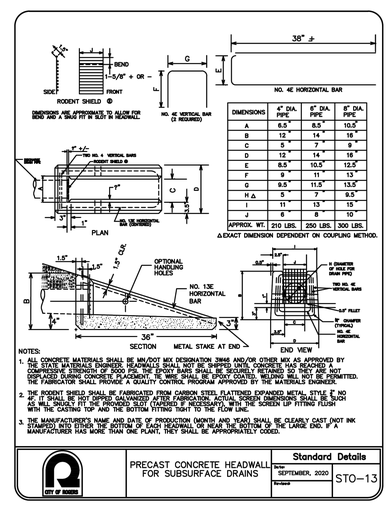
A2 STORM SEWER MANHOLE (STMH) — NO SCALE



A4 2' X 3' CATCH BASIN — NO SCALE



A5 STORM SEWER MANHOLE WITH SUMP — NO SCALE



A6 PRECAST CONCRETE HEADWALL (HW) — NO SCALE

Rogers City Hall and Police Department
21701 Industrial Blvd, Rogers, MN

City of Rogers
22350 S Diamond Lake Rd,
Rogers, MN 55374

LEO A DALY
730 Second Avenue South, Suite 1300
Minneapolis, MN 55402-2455 Tel: 612.338.8741

Civil Consultant:
ÉLAN DESIGN LAB, INC.
310 4th Avenue South, Suite 1006
Minneapolis, MN 55415 Tel: 612.260.7004

Landscape Consultant:
DAMON FARBER / LANDSCAPE ARCHITECTS
310 4th Avenue South, Suite 7050
Minneapolis, MN 55415 Tel: 612.332.7522

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	TBL
Design	MJW
Draw	EJJ
Check	SMJ

STAMP

I hearby certify that this plan, specification, 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.

PRELIMINARY NOT FOR CONSTRUCTION

Signature:
Printed Name: MARCELLE J. WESLOCK
Date: 01/09/2025 License No.: 42323

PLANNING COMMISSION SUBMITTAL

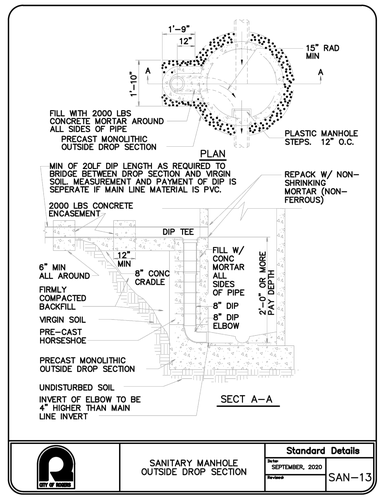
Project No. 023-10733-000 / LAD25020
01/09/2026

DETAILS

CK503

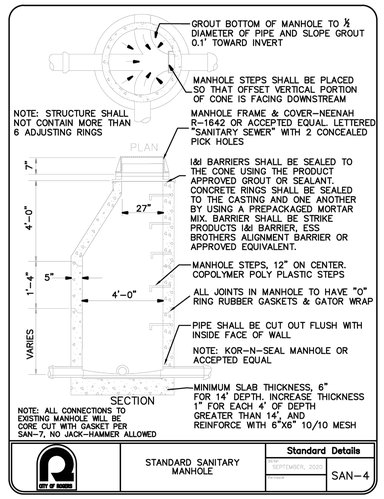
DESIGN DEVELOPMENT

Copyright © 2026 LEO A DALY Company



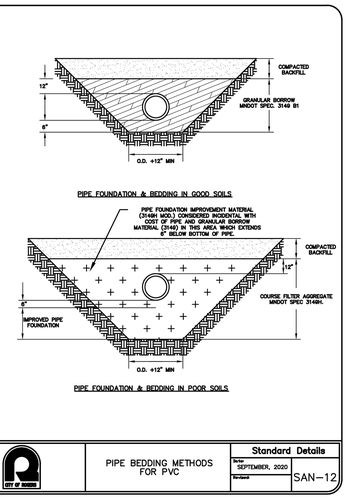
	Standard Details	
SANITARY MANHOLE OUTSIDE DROP SECTION	Date: SEPTEMBER, 2020	SAN-13
	Revised:	

E1 OUTSIDE DROP SANITARY SEWER MANHOLE — NO SCALE



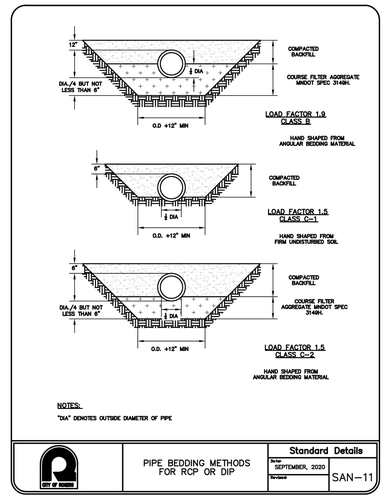
	Standard Details	
STANDARD SANITARY MANHOLE	Date: SEPTEMBER, 2020	SAN-4
	Revised:	

E2 SANITARY SEWER MANHOLE (SSMH) — NO SCALE



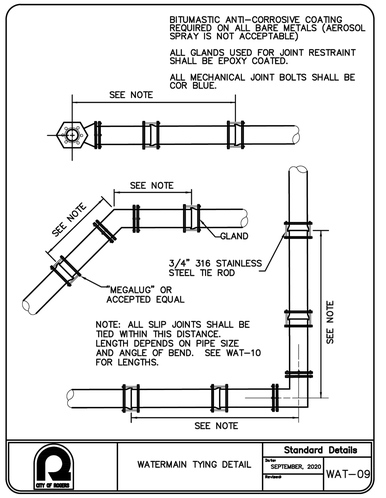
	Standard Details	
PIPE BEDDING METHODS FOR PVC	Date: SEPTEMBER, 2020	SAN-12
	Revised:	

E4 PVC PIPE BEDDING — NO SCALE



	Standard Details	
PIPE BEDDING METHODS FOR RCP OR DIP	Date: SEPTEMBER, 2020	SAN-11
	Revised:	

E5 RCP PIPE BEDDING — NO SCALE



	Standard Details	
WATERMAIN TYING DETAIL	Date: SEPTEMBER, 2020	WAT-09
	Revised:	

E6 WATERMAIN TYING DETAIL — NO SCALE

	Standard Details	
GATE VALVE AND BOX INSTALLATION	Date: SEPTEMBER, 2020	WAT-01
	Revised:	

C1 GATE VALVE — NO SCALE

	Standard Details	
GATE VALVE AND HYDRANT INSTALLATION	Date: SEPTEMBER, 2020	WAT-03
	Revised:	

C2 HYDRANT — NO SCALE

	Standard Details	
COMMERCIAL WATER SERVICE TESTING DETAIL	Date: SEPTEMBER, 2020	WAT-12
	Revised: OCTOBER, 2021	

C4 COMMERCIAL WATER SERVICE TESTING — NO SCALE

	Standard Details	
OFFSET WATERMAIN	Date: SEPTEMBER, 2020	WAT-07
	Revised:	

C5 OFFSET WATERMAIN — NO SCALE

TRACER WIRE
TRACER WIRE SHALL BE COPPERHEAD #12 AWG CCS COMPLYING WITH ASTM-D-1248, 30 VOLT RATING GREEN FOR SEWER SERVICES AND FORCEMAIN AND BLUE FOR WATER MAIN
- #1230HS HIGH STRENGTH FOR OPEN CUT
- #1245DHS EXTRA HIGH STRENGTH FOR HORIZONTAL DIRECTIONAL DRILLING AND JACK/BORING
- SPLICING 2 WIRES, DRYCONN KING 6 BLUE
- SPLICING 3 OR MORE, DRYCONN DIRECT BURY LUG YELLOW
- WIRE SPLICING WILL BE ALLOWED WHEN APPROVED ONLY

ALL NEW TRACER WIRE INSTALLATIONS SHALL BE LOCATED USING TYPICAL LOW FREQUENCY (512 HZ) LINE TRACING EQUIPMENT, WITNESSED BY THE CONTRACTOR, ENGINEER AND FACILITY OWNER AS APPLICABLE PRIOR TO ACCEPTANCE OF OWNERSHIP.

POLYVINYL CHLORIDE PIPE (PVC) – C900

PVC WATER DISTRIBUTION PIPE AND JOINTS SHALL CONFORM TO: AWWA C-900 (DR) ASTM D3139

NOTE- TRACER WIRE ACCESSES SHALL NOT EXCEED 500-FT

DUCTILE IRON PIPE

DIP WATER DISTRIBUTION PIPE SHALL BE PRESSURE CLASS 350 AWWA C150/151.

PLASTIC FILM WRAP FOR DIP

WATER DISTRIBUTION PIPE, RISER PIPE, AND HYDRANT BARRELS SHALL BE WRAPPED IN PLASTIC FILM. THE WRAP SHALL BE "TUBE" TYPE HAVING 8-MIL THICKNESS. A 2 INCH WIDE POLYETHYLENE ADHESIVE TAPE SHALL BE USED TO SECURE THE TUBE OF FILM TO THE PIPE.

DUCTILE IRON FITTINGS

WATER MAIN FITTINGS SHALL CONFORM TO ANSI A21.53, A21.11 & A21.4. FITTINGS SHALL BE COATED WITH 5 – 8 MM MINIMUM THICKNESS FUSION BONDED EPOXY CONFORMING TO ANSI/AWWA C550 AND C116/A21.16.

THRUST RESTRAINT

ALL WATER MAIN, VALVES, SERVICES, FITTINGS, STUBS, EXTENSIONS, BLIND FLANGES, AND PLUGS USED FOR RETAINING WATER PRESSURE MUST BE TIED WITH "MEGALUG" JOINT RESTRAINTS OR ACCEPTED EQUAL, BASED UPON A 150 PSI TEST PRESSURE AND 7.5' COVER. THE FOLLOWING SHOWS THE MINIMUM LENGTH OF PIPE EACH WAY OF A FITTING TO BE RESTRAINED. JOINT RESTRAINTS TO BE EPOXY COATED AS REQUIRED ON WATER MAIN FITTINGS.

PIPE DIAMETER	DEAD END OR 90°BEND	TEE BRANCH	45°BEND	22-1/2°BEND
4" (SERVICE)	22 LF	5 LF	5 LF	3 LF
6"	22 LF	7 LF	5 LF	3 LF
8"	30 LF	10 LF	7 LF	3 LF
10"	38 LF	12 LF	9 LF	4 LF
12"	50 LF	15 LF	11 LF	5 LF

ALL TEE'S WITH A VALVE IMMEDIATELY AFTER A TEE BRANCH SHOULD BE TREATED AS A 90 DEGREE BEND.

WHERE RESTRAINED JOINTS ARE REQUIRED AND THE PIPE IS IN A CASING NEAR THE FITTING TO BE RESTRAINED, THE LENGTH OF PIPE IN THE CASING SHALL NOT BE INCLUDED IN THE LENGTH OF PIPE NECESSARY TO DEVELOP SUFFICIENT SOIL FRICTION TO OVERCOME THRUST.

ALL BARE METALS SHALL HAVE TWO COATS OF BITUMASTIC OR ACCEPTED EQUAL (AEROSOL SPRAY IS NOT ACCEPTABLE) ALL MECHANICAL JOINT BOLTS SHALL BE COR-BLUE.
ALL JOINT TIE RODS AND NUTS SHALL BE 316 STAINLESS STEEL.

	Standard Details	
WATER MAIN DETAILS AND TIE SCHEDULE TABLE	Date: SEPTEMBER, 2020	WAT-10
	Revised:	

C6 WATERMAIN DETAILS AND TIE SCHEDULE TABLE — NO SCALE

Rogers City Hall and Police Department
21701 Industrial Blvd, Rogers, MN

City of Rogers
22350 S Diamond Lake Rd,
Rogers, MN 55374

LEO A DALY
730 Second Avenue South, Suite 1300
Minneapolis, MN 55402-2455 Tel: 612.338.8741

Civil Consultant:
ÉLAN DESIGN LAB, INC.
310 4th Avenue South, Suite 1006
Minneapolis, MN 55415 Tel: 612.260.7004

Landscape Consultant:
DAMON FARBER / LANDSCAPE ARCHITECTS
310 4th Avenue South, Suite 7050
Minneapolis, MN 55415 Tel: 612.332.7522

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	TBL
Design	MJW
Draw	EJJ
Check	SMJ

STAMP

I hearby certify that this plan, specification, or report was prepared by me or under my direct supervision and that i am a duly licensed professional engineer under the laws of the State of Minnesota.

PRELIMINARY NOT FOR CONSTRUCTION

Signature:
Printed Name: MARCELLE J. WESLOCK
Date: 01/09/2025 License No.: 42323

PLANNING COMMISSION SUBMITTAL

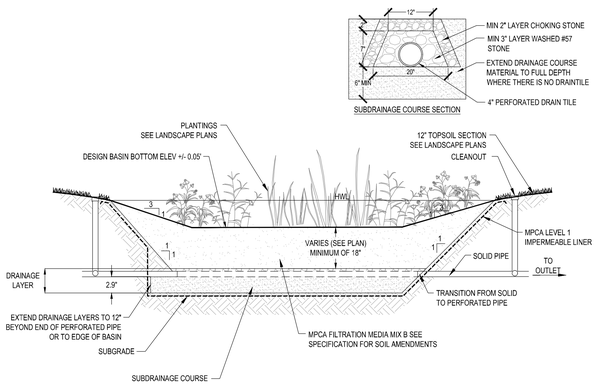
Project No. 023-10733-000 / LAD25020
01/09/2026

DETAILS

CK504

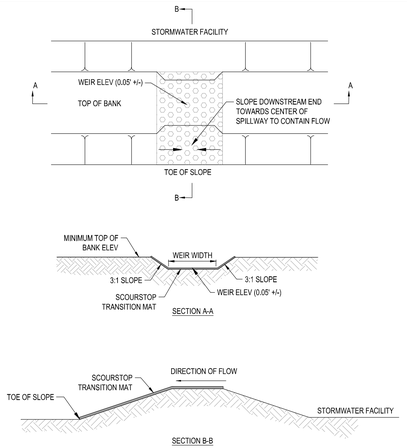
DESIGN DEVELOPMENT

Copyright © 2026 LEO A DALY Company



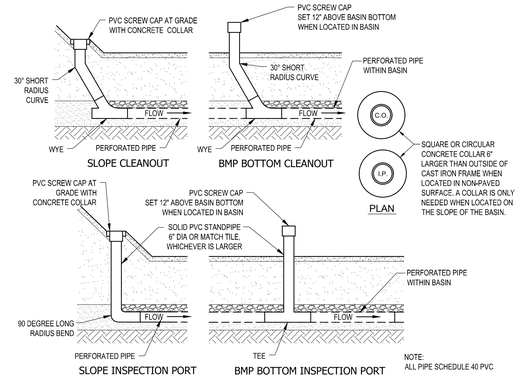
E1 FILTRATION SECTION WITH ELEVATED UNDERDRAIN

NO SCALE



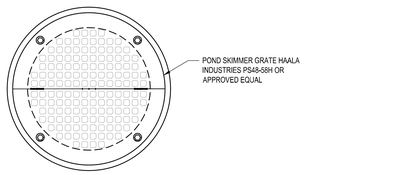
E3 OVERFLOW WEIR

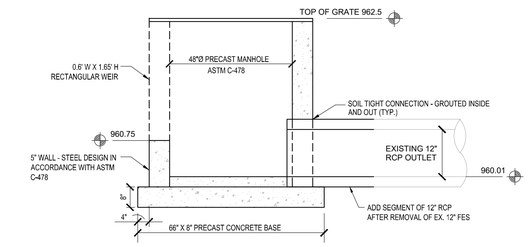
NO SCALE



E5 BMP CLEANOUT (CO) / INSPECTION PORT (IP)

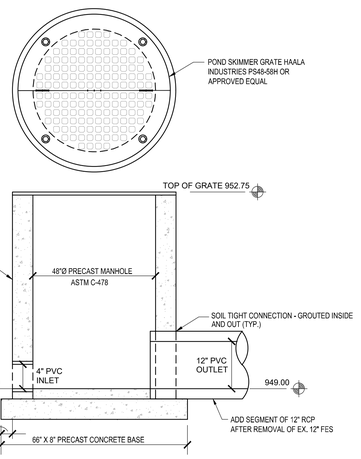
NO SCALE





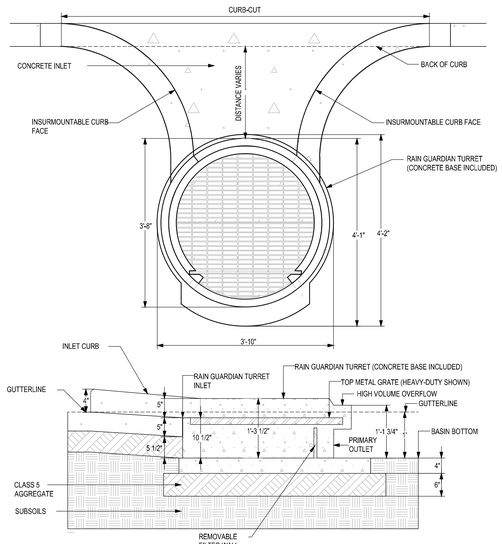
C1 OUTLET CONTROL STRUCTURE D1

NO SCALE



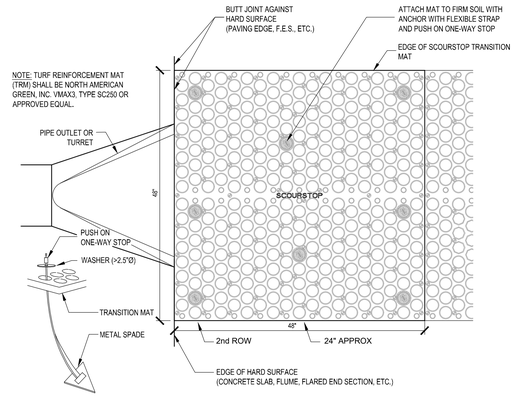
C3 OUTLET CONTROL STRUCTURE C1

NO SCALE



C5 "TURRET" RAIN GUARDIAN

NO SCALE

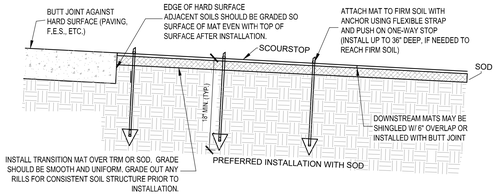


ANCHOR AND FLEXIBLE STRAP
NO SCALE

SCOURSTOP TRANSITION MAT INSTALLATION DETAILS
SCALE 1" = 1'

ANCHOR INSTALLATION INSTRUCTIONS:
1. PUSH SPADE THROUGH SOIL WITH STAKE OR BY OTHER MEANS TO MINIMUM DEPTH OF 18". SPADE MUST BE INSTALLED INTO FIRM SOILS.
2. LOOP STRAP TROUGH SCOURSTOP MAT.
3. PULL STRAP TIGHT AND PUSH ON ONE-WAY STOP UNTIL SNUG.
4. TRIM EXCESS STRAP IF NECESSARY.

PIPE DIAMETER / CURB CUT WIDTH	DISCHARGE (CFS)	SCOURSTOP WIDTHxLENGTH
12"	8	4' x 4'
24"	30	4' x 8'
36"	75	8' x 12'
48"	100	12' x 16'
60"	150	12' x 20'
72"+		SEE DETAILS

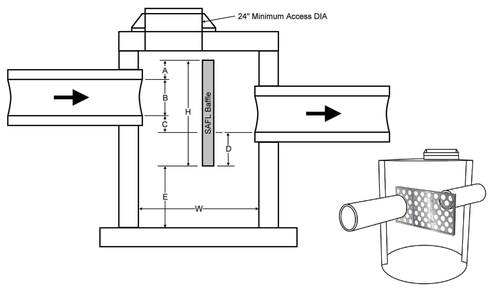


C6 SCOURSTOP TRANSITION MAT

NO SCALE

Rev B (11-13-2020)

SAFL BAFFLE SIZING REQUIREMENTS



A	0 to 6" 6" is ideal	
B	Inlet pipe inside diameter	
C	0 to 6" 0" is ideal	
D	12"	
E	36" Minimum. 48" or greater is ideal and results in less frequent sump cleanout	
W	W = Sump diameter if round or width if rectangular	
H	Baffle height = A + B + C + D	
Purchase Baffle Size	W x H	View the complete list of Available Baffle Sizes
		Also see: Bracing Guide & Stacking Guide
NOTE 1	If H is greater than 57" two SAFL Baffles may be stacked.	
NOTE 2	75% of flow must be horizontal. No more than 25% falling from above	
NOTE 3	This detail does not cover sizing the sump for sediment removal efficiency. Contact Upstream for sump sizing or use SHSAM Software	
NOTE 4	For more information, see our Design Guide	

PATENT PROTECTED Patents: US #8663466B2 - US #8715507B2 - US #9506237B2 - CA #2742207

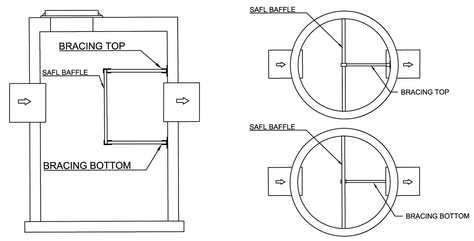
This generic detail does not encompass the sizing, fit, and applicability of the SAFL Baffle for this specific project. It is the ultimate responsibility of the design engineer to assure that the design is in compliance with all applicable laws and regulations. The SAFL Baffle is a patented technology of Upstream Technologies, Inc. Upstream Technologies does not approve plans, sizing, or system designs.

SAFL BAFFLE SIZING DETAIL
UPSTREAM TECHNOLOGIES INC.
600 COUNTY ROAD D WEST, STE 14
NEW BRIGHTON, MN 55112
651-237-5123

SAFL BAFFLE

Rev A (11-12-2020)

SAFL BAFFLE BRACING REQUIREMENTS



SIDE VIEW TOP VIEW

Guidance for Cross Bracing - SAFL Baffle

Pipe Inside Diameter (inches)	Bracing Needed Above This Flow (CFS)	Max Flow with 2 Braces (1 top, bottom)	Max Flow with 4 Braces (2 top, 2 bottom)
24	20	30	40
30	30	45	60
36	40	60	75
42	55	70	90
48	75	105	130
60	110	160	200

Note: Flows shown are maximum design flows with a slope of less than 3%. Contact Upstream Technologies if pipe slopes are 3% or greater.

Also see: Stacking Guide & Sizing Guide

PATENT PROTECTED Patents: US #8663466B2 - US #8715507B2 - US #9506237B2 - CA #2742207

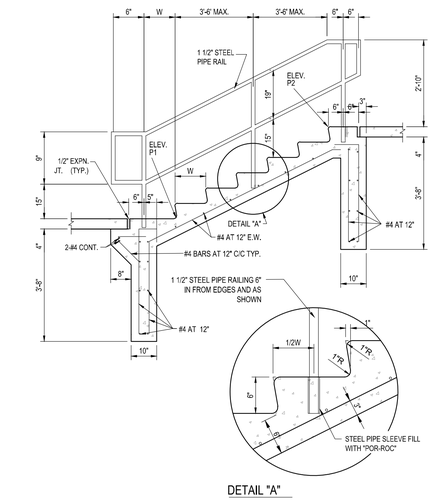
This generic detail does not encompass the sizing, fit, and applicability of the SAFL Baffle for this specific project. It is the ultimate responsibility of the design engineer to assure that the design is in compliance with all applicable laws and regulations. The SAFL Baffle is a patented technology of Upstream Technologies, Inc. Upstream Technologies does not approve plans, sizing, or system designs.

SAFL BAFFLE BRACING DETAIL
UPSTREAM TECHNOLOGIES INC.
600 COUNTY ROAD D WEST, STE 14
NEW BRIGHTON, MN 55112
651-237-5123

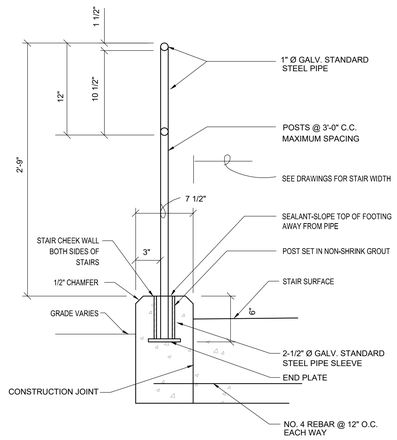
SAFL BAFFLE

A1 SAFL BAFFLE

NO SCALE



DETAIL "A"



HANDRAIL

A5 CONCRETE STAIR WITH FROST FOOTING

NO SCALE

Rogers City Hall and Police Department
21701 Industrial Blvd, Rogers, MN

City of Rogers
22350 S Diamond Lake Rd,
Rogers, MN 55374

LEO A DALY
730 Second Avenue South, Suite 1300
Minneapolis, MN 55402-2455 Tel: 612.338.8741

Civil Consultant:
ÉLAN DESIGN LAB, INC.
310 4th Avenue South, Suite 1006
Minneapolis, MN 55415 Tel: 612.260.7004

Landscape Consultant:
DAMON FARBER / LANDSCAPE ARCHITECTS
310 4th Avenue South, Suite 7050
Minneapolis, MN 55415 Tel: 612.332.7522

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	TBL
Design	MJW
Draw	EJJ
Check	SMJ

STAMP

I hearby certify that this plan, specification, 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.

PRELIMINARY NOT FOR CONSTRUCTION

Signature:

Printed Name: MARCELLE J. WESLOCK

Date: 01/09/2025 License No.: 42323

PLANNING COMMISSION SUBMITTAL

Project No. 023-10733-000 / LAD25020
01/09/2026

DETAILS

CK505

DESIGN DEVELOPMENT

Copyright © 2026 LEO A DALY Company

EXISTING CONDITIONS & SITE REMOVAL NOTES

SITE REMOVAL NOTES

1. EXISTING SITE INFORMATION WAS PROVIDED BY OTHERS. ACTUAL FIELD CONDITIONS MAY VARY. FIELD VERIFY UTILITY LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
2. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT EXISTING UTILITIES OR STRUCTURES LOCATED AT THE WORK SITE.
3. CONTRACTOR TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION BY CALLING GOPHER STATE ONE-CALL AT 651-454-0002 (METRO) OR 1-800-252-1166 (OUT-STATE).
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY UTILITY COMPANY'S FORCES AND FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING FEES AND CHARGES.
5. ALWAYS VERIFY BENCHMARK ELEVATIONS BETWEEN TWO BENCHMARKS.
6. REMOVAL ITEMS BECOME THE PROPERTY OF THE CONTRACTOR UNLESS SPECIFIED OTHERWISE. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER PER LOCAL GOVERNING AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL. FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
7. PRIOR TO DEMOLITION, EROSION CONTROL DEVICES ARE TO BE INSTALLED WHERE NECESSARY AND OBTAIN AN NPDES STORM WATER PERMIT. REFER TO CIVIL FOR EROSION CONTROL.
8. DAMAGE TO REMAINING EXISTING CONDITIONS WILL BE REPLACED AT CONTRACTOR'S EXPENSE AND SHALL BE EQUAL TO OR EXCEED THE QUALITY OF CONSTRUCTION PRIOR TO DAMAGE.
9. CONCRETE PAVEMENT, SIDEWALKS, CURB AND GUTTER, AND OTHER POURED CONCRETE ITEMS ARE TO BE REMOVED TO AN EXISTING EXPANSION OR CONTRACTION JOINT.
10. CONTRACTOR SHALL LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS. IF DAMAGE IS INCURRED ON THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR AT NO ADDITIONAL COST TO THE OWNER. BITUMINOUS PAVEMENT REMOVALS ARE TO BE MADE WITH A VERTICAL SAW CUT OR TO A NEAT MILLED EDGE.
11. CONTRACTOR SHALL PRESERVE VEGETATION NOT TO BE REMOVED BY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-SEEDING OR SODDING AREAS DISTURBED BY CONSTRUCTION.
12. LOCATION AND ELEVATIONS OF IMPROVEMENTS TO BE MET (OR AVOIDED) SHALL BE CONFIRMED BY THE CONTRACTOR THROUGH FIELD EXPLORATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT TO THE LANDSCAPE ARCHITECT DISCREPANCIES BETWEEN THEIR MEASUREMENTS AND THESE PLANS. CONTRACTOR SHALL ALSO MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES. CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND OTHER EXISTING LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
13. EXISTING UTILITIES TO REMAIN IN PLACE UNLESS SPECIFICALLY MARKED ON THIS SHEET.

SITE AND LANDSCAPE NOTES

SITE PREPARATION NOTES

1. CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
2. CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.
3. CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND MATERIALS SUPPLIED.
4. CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
5. CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION BEGINS (MINIMUM 10' CLEARANCE).
6. CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
7. UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF EXISTING TREES TO REMAIN.
8. EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER ELEMENTS ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.
9. HORIZONTAL AND VERTICAL ALIGNMENT OF PROPOSED WALKS, TRAILS OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. CHANGES IN ALIGNMENT AND GRADES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO IMPLEMENTATION.
10. CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
11. CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF SUBSTANTIAL COMPLETION. REPAIR OF ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO SUBSTANTIAL COMPLETION SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
12. EXISTING TREES OR SIGNIFICANT SHRUB MASSINGS FOUND ON SITE SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED OR ARE LOCATED IN AN AREA TO BE GRADED. QUESTIONS REGARDING EXISTING PLANT MATERIAL SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO REMOVAL.
13. EXISTING TREES TO REMAIN, UPON DIRECTION OF LANDSCAPE ARCHITECT, SHALL BE FERTILIZED AND PRUNED TO REMOVE DEAD WOOD, DAMAGED AND RUBBING BRANCHES.
14. CONTRACTOR SHALL PREPARE AND SUBMIT A WRITTEN REQUEST FOR THE SUBSTANTIAL COMPLETION INSPECTION OF LANDSCAPE AND SITE IMPROVEMENTS PRIOR TO SUBMITTING FINAL PAY REQUEST.
15. CONTRACTOR SHALL PREPARE AND SUBMIT REPRODUCIBLE AS-BUILT DRAWING(S) OF LANDSCAPE INSTALLATION, IRRIGATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO SUBSTANTIAL COMPLETION.
16. SYMBOLS ON PLAN DRAWING TAKE PRECEDENCE OVER SCHEDULES IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS AND DETAILS TAKE PRECEDENCE OVER NOTES.

SOIL TESTING

1. CONTRACTOR SHALL OBTAIN A SOIL SAMPLE(S) FROM PROJECT SITE AND/OR SALVAGED TOPSOIL STOCKPILE AND SUBMIT TO INDEPENDENT TESTING AGENCY. ANALYSIS AND RECOMMENDATIONS FOR (INCLUDING BUT NOT LIMITED TO) MACRONUTRIENTS, MICRONUTRIENTS, COMPOSITION AND SOLUBLE SALTS SHALL BE PROVIDED.
2. CONTRACTOR SHALL PROVIDE TWO SERIES OF TESTS: FIRST, PRIOR TO CONSTRUCTION; SECOND, AFTER SOIL IS AMENDED, PRIOR TO PLANTING.
3. CONTRACTOR SHALL PROVIDE ANALYSIS RESULTS AND RECOMMENDATIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO SOIL AMENDMENT AND PRIOR TO PLANTING.

GRADING

1. ROUGH GRADING AND FINISHED GRADING TO BE DONE BY OTHERS EXCEPT WHERE NOTED.
2. GRADING LIMITS ARE DEFINED AS THE JUNCTURE OF PROPOSED GRADE WITH EXISTING GRADE UNLESS NOTED OTHERWISE.
3. GRADING LIMITS AND LIMITS OF WORK SHOWN ON PLAN ARE ONLY APPROXIMATE AND MAY BE ADJUSTED IN FIELD BY LANDSCAPE ARCHITECT. WORK OUTSIDE OF THESE LIMITS WILL BE DONE AT LANDSCAPE CONTRACTORS EXPENSE UNLESS DIRECTED BY LANDSCAPE ARCHITECT OR OWNER IN WRITING.
4. FILL/CUT AS NECESSARY TO PROVIDE A 1% MINIMUM GRADE AWAY FROM BUILDINGS WITHIN LIMITS OF CONSTRUCTION.
5. SALVAGE TOPSOIL FROM THE EARTHWORK AREAS AS APPROPRIATE OR AS INDICATED ON PLANS AND STOCKPILE FOR REUSE.
6. MAINTAIN A UNIFORM GRADE BETWEEN CONTOURS IN AREAS TO BE GRADED UNLESS NOTED OTHERWISE.
7. ELEVATIONS, IF SHOWN ARE FINISHED ELEVATIONS. SPOT ELEVATIONS TAKE PRECEDENCE OVER CONTOURS.
8. ADD EROSION CONTROL MEASURES IF GRADES GREATER THAN 3:1 OR IF CONDITIONS WARRANT. REFER TO MNDOT SPECIFICATIONS FOR EROSION CONTROL.
9. CONTRACTOR SHALL CONTACT PUBLIC UTILITIES FOR LOCATION OF UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. LANDSCAPE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE IF DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
10. CONTRACTOR SHALL PROVIDE PROPER EROSION CONTROL MEASURES AS REQUIRED TO ENSURE THAT EROSION IS KEPT TO AN ABSOLUTE MINIMUM.
11. PROVIDE TEMPORARY COVERING FOR CATCH BASINS AND MAN HOLES UNTIL FINISHED GRADING IS COMPLETE.
12. CONTRACTOR SHALL CONSTRUCT DRAINAGE BASINS AS NEEDED.
13. PERIMETER SILT FENCE AND ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. REFER TO STATE SPECIFICATIONS FOR AGGREGATE BASE AND SILT FENCE.
14. CONTRACTOR SHALL INSTALL CATCH BASIN EROSION CONTROL MEASURES PER LOCAL POLLUTION CONTROL AGENCY AND SPECIFICATIONS.
15. WITHIN TWO WEEKS OF FINISHED SITE GRADING, DISTURBED AREAS SHALL BE STABILIZED WITH SEED, SOD, MULCH OR ROCK BASE.
16. CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES, INCLUDING THE REMOVAL OF ACCUMULATED SILT IN FRONT OF SILT FENCES AND EXCESS SEDIMENT IN PROPOSED CATCH BASINS, FOR THE DURATION OF CONSTRUCTION.
17. CONTRACTOR SHALL REMOVE EROSION CONTROL MEASURES AFTER VEGETATION IS ESTABLISHED AND DISPOSE OF OFF SITE.
18. CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN PLANTING AREAS.

PLANTING

1. SPRING PLANT MATERIAL INSTALLATION IS FROM APRIL 15 TO JUNE 15.
2. FALL CONIFEROUS PLANTING IS ACCEPTABLE FROM AUGUST 21 TO SEPTEMBER 30.
3. FALL DECIDUOUS PLANTING IS ACCEPTABLE FROM AUGUST 15 UNTIL NOVEMBER 15.
4. ADJUSTMENTS TO PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
5. STAKE PROPOSED PLANTING LOCATIONS PER PLAN FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALL.
6. PLANT MATERIAL SHALL COMPLY WITH THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO 'V' CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE PAVED SURFACE.
7. INSTALL PLANT MATERIAL AFTER FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
8. INSTALL PLANT MATERIALS PER PLANTING DETAILS.
9. SUBSTITUTION REQUESTS FOR PLANT MATERIAL TYPE & SIZE SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR CONSIDERATION PRIOR TO BIDDING. SUBSTITUTIONS AFTER BIDDING MUST BE APPROVED BY LANDSCAPE ARCHITECT AND ARE SUBJECT TO CONTRACT ADJUSTMENTS.
10. ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. LANDSCAPE ARCHITECT MUST BE NOTIFIED PRIOR TO ADJUSTMENT OF PLANTS.
11. FERTILIZE PLANT MATERIALS IN ACCORDANCE WITH SOIL TEST RECOMMENDATIONS. FERTILIZE PLANT MATERIAL UPON INSTALLATION WITH DRIED BONE MEAL AND OTHER APPROVED FERTILIZER MIXED IN WITH THE PLANTING SOIL (PER THE MANUFACTURER'S INSTRUCTIONS) OR TREAT FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 10-0-5 OF 12 OZ. PER 2.5" CALIPER TREE AND 6 OZ. PER SHRUB WITH AN ADDITIONAL APPLICATION OF 10-0-10 THE FOLLOWING SPRING IN THE TREE SAUCER.
12. INSTALL 18" DEPTH OF PLANTING SOIL IN AREAS RECEIVING GROUND COVER, PERENNIALS, AND ANNUALS. PLANTING SOIL SHALL CONSIST OF MnDOT 3877-B MODIFIED TO CONTAIN A MAXIMUM OF 30% SAND, A PH OF 7.1 MAX, OR AS OTHERWISE SPECIFIED IN THE PROJECT SPECIFICATIONS MANUAL.
13. TREE WRAPPING MATERIAL SHALL BE PAPER APPLIED FROM TRUNK FLARE TO FIRST BRANCH. WRAP SMOOTH-BARKED DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO DECEMBER 1 AND REMOVE WRAPPING AFTER MAY 1. DO NOT WRAP TREES.
14. APPLY PRE-EMERGENT HERBICIDE (PREEN OR APPROVED EQUAL) IN ANNUAL, PERENNIAL, AND SHRUB BEDS FOLLOWED BY SHREDDED HARDWOOD MULCH. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING USE OF HERBICIDES.

MULCHING

1. INSTALL 4" DEEP FINELY SHREDDED HARDWOOD MULCH RINGS AT CONIFEROUS & DECIDUOUS TREES WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.
2. INSTALL 3" DEEP FINELY SHREDDED HARDWOOD MULCH RINGS AT SHRUB PLANTING AREAS WITH NO MULCH IN DIRECT CONTACT WITH SHRUB STEMS.
3. INSTALL 3" DEEP FINELY SHREDDED MULCH IN PERENNIAL PLANTING BEDS. REMOVE ALL MULCH FROM STEMS OF PERENNIALS; PLANT STEMS SHOULD NOT BE IN DIRECT CONTACT WITH MULCH.

WATERING

1. PLANTED MATERIALS SHALL BE WATERED BY TEMPORARY MEANS UNTIL PLANTS ARE ESTABLISHED.
2. TEMPORARY WATERING MEANS, METHODS, AND SCHEDULING SHALL BE THE CONTRACTOR'S RESPONSIBILITY. REMOVE TEMPORARY WATERING EQUIPMENT UPON PLANT ESTABLISHMENT.

WARRANTY

1. WARRANTY NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

TURF NOTES

1. SOD AREAS DISTURBED DUE TO GRADING UNLESS NOTED OTHERWISE.
2. WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
3. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY WITH WOODEN STAKES; NO METAL STAKES ARE ALLOWED.
4. UNLESS NOTED OTHERWISE, THE APPROPRIATE DATES FOR SPRING SEED & SOD PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.
5. FALL SODDING IS ACCEPTABLE FROM AUGUST 15 TO NOVEMBER 1. FALL SEEDING IS ACCEPTABLE FROM AUGUST 15 TO SEPTEMBER 15. ADJUSTMENTS TO SOD/SEED PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
6. NO SOD NETTING ALLOWED ON SITE.

IRRIGATION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATION THAT MEETS THE REQUIREMENTS OF THE PROVIDED PERFORMANCE SPECIFICATION AS PART OF THE SCOPE OF WORK. SUBMIT LAYOUT PLAN AND SPECIFICATIONS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.
2. CONTRACTOR SHALL FIELD VERIFY WATER SUPPLY, VOLUME, PRESSURE AND LOCATION FOR SYSTEM TAP PRIOR TO SYSTEM DESIGN.
3. CONTRACTOR SHALL FIELD VERIFY AND INSPECT EXISTING IRRIGATION SYSTEM LAYOUT, EQUIPMENT, CONDITION AND OPERABILITY PRIOR TO SYSTEM DESIGN.
4. CONTRACTOR SHALL CONFIRM COMPLETE LIMITS OF IRRIGATION WITH LANDSCAPE ARCHITECT PRIOR TO SUPPLYING SHOP DRAWINGS.
5. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR INSPECTION AND APPROVAL OF AREAS RECEIVING DRIP IRRIGATION PRIOR TO INSTALLATION OF MULCH.
6. CONTRACTOR SHALL PROVIDE THE OWNER AND LANDSCAPE ARCHITECT WITH AS-BUILT DRAWINGS, DETAILED SYSTEM OPERATION INSTRUCTIONS AND AN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND PLANTED MATERIAL GROWTH REQUIREMENTS.

Rogers City Hall and Police Department
21701 Industrial Blvd, Rogers, MN

City of Rogers
22350 S Diamond Lake Rd,
Rogers, MN 55374

LEO A DALY
730 Second Avenue South, Suite 1300
Minneapolis, MN 55402-2455 Tel:
612.338.8741

Civil Consultant:
ÉLAN DESIGN LAB, INC.
310 4th Avenue South, Suite 1006
Minneapolis, MN 55415 Tel: 612.260.7004

Landscape Consultant:
DAMON FARBER / LANDSCAPE ARCHITECTS
310 4th Avenue South, Suite 7050
Minneapolis, MN 55415 Tel: 612.332.7522

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	JS
Design	JS
Draw	BS
Check	BS

STAMP

PRELIMINARY
NOT FOR CONSTRUCTION

PLANNING COMMISSION SUBMITTAL

Project No. 023-10733-000
01/09/2026

LANDSCAPE NOTES

L000

DESIGN DEVELOPMENT

Copyright © 2025 LEO A DALY Company

MATERIALS SCHEDULE

CODE	DESCRIPTION	QTY
AMENITY		
AM-101	FLAGPOLE	3
AM-102	STRING LIGHT POLE	3
AM-103	BIKE RACK	5
EDGING		
ED-101	STEEL EDGER	946 LF
HANDRAIL		
HR-101	HANDRAIL	40 LF
MINERAL MULCH		
MM-101	MINERAL MULCH	1,697 SF

CODE	DESCRIPTION	QTY	MATERIAL PROFILE / ASSEMBLY
PAVING			
P-101	AGGREGATE PAVING	986 SF	
P-102	SPECIAL PAVING	8,977 SF	COLORED CONCRETE W/ TOPCAST FINISH

CODE	DESCRIPTION	QTY
SITE FURNITURE		
SF-101	FREESTANDING BENCH - CURVED	3
SF-102	BENCH TOP - STRAIGHT	2
SIGNAGE		
SN-101	INTERPRETIVE PANEL	3
SN-102	"ROGERS" LETTERS	6

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.		REMARKS
TREES							
	AR	20	ACER RUBRUM RED MAPLE	4" CAL.	B&B		
	BF	12	BETULA PLATYPHYLLA 'FARGO' DAKOTA PINNACLE® ASIAN WHITE BIRCH	2" CAL.			
	BW	22	BETULA POPULIFOLIA 'WHITESPIRE' WHITESPIRE GRAY BIRCH	3.5" CAL	B&B		
	PR	11	PINUS RESINOSA RED PINE	8` HT.	B&B		
	QB	20	QUERCUS BICOLOR SWAMP WHITE OAK	4.5" CAL.	B&B		
	QW	8	QUERCUS X WAREI 'LONG' REGAL PRINCE® OAK	2.5" CAL.			
	TT	26	THUJA OCCIDENTALIS 'TECHNY' TECHNY ARBORVITAE	6` HT.			

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.	SPACING	REMARKS
GROUND COVERS							
		26,958 SF	NO-MOW TURF SEED				
		27,218 SF	PRAIRIE SEED MIX				
		13,322 SF	SHRUB & PERENNIAL/GRASS MIX				1000 CT. #5 SHRUBS: BUSH HONEYSUCKLE, ARCTIC FIRE DOGWOOD, SEM FALSE SPIREA, INCREDIBALL HYDRANGEA, LEMON CANDY NINEBARK, MINT JULEP JUNIPER, SKYROCKET JUNIPER; 400 CT. #1 PERENNIALS/GRASSES: SUMMER BEAUTY ALLIUM, SUNSHINE COLUMBINE, BUTTERFLY FLOWER WEED, RHEINLAND ASTILBE, RUBY STAR CONEFLOWER, BABY JOE PYE WEED, FLORISTAN VIOLET BLAZING STAR, GRAND MUM BEE BALM, JUNIOR WALKER CATMINT, LITTLE SPIRE RUSSIAN SAGE, GOLFSTURM CONEFLOWER, CARRADONNA SALVIA, FEATHER REED GRASS, BLUE HEAVEN LITTLE BLUESTEM, PRAIRIE DROPSEED
		16,961 SF	TURF SOD				
		10,146 SF	WETLAND SEED MIX				

Rogers City Hall and Police Department
21701 Industrial Blvd, Rogers, MN

City of Rogers
22350 S Diamond Lake Rd,
Rogers, MN 55374

LEO A DALY
730 Second Avenue South, Suite 1300
Minneapolis, MN 55402-2455 Tel:
612.338.8741

Civil Consultant:
ÉLAN DESIGN LAB, INC.
310 4th Avenue South, Suite 1006
Minneapolis, MN 55415 Tel: 612.260.7004

Landscape Consultant:
DAMON FARBER / LANDSCAPE ARCHITECTS
310 4th Avenue South, Suite 7050
Minneapolis, MN 55415 Tel: 612.332.7522

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	JS
Design	JS
Draw	BS
Check	BS

STAMP

PRELIMINARY
NOT FOR CONSTRUCTION

PLANNING COMMISSION SUBMITTAL

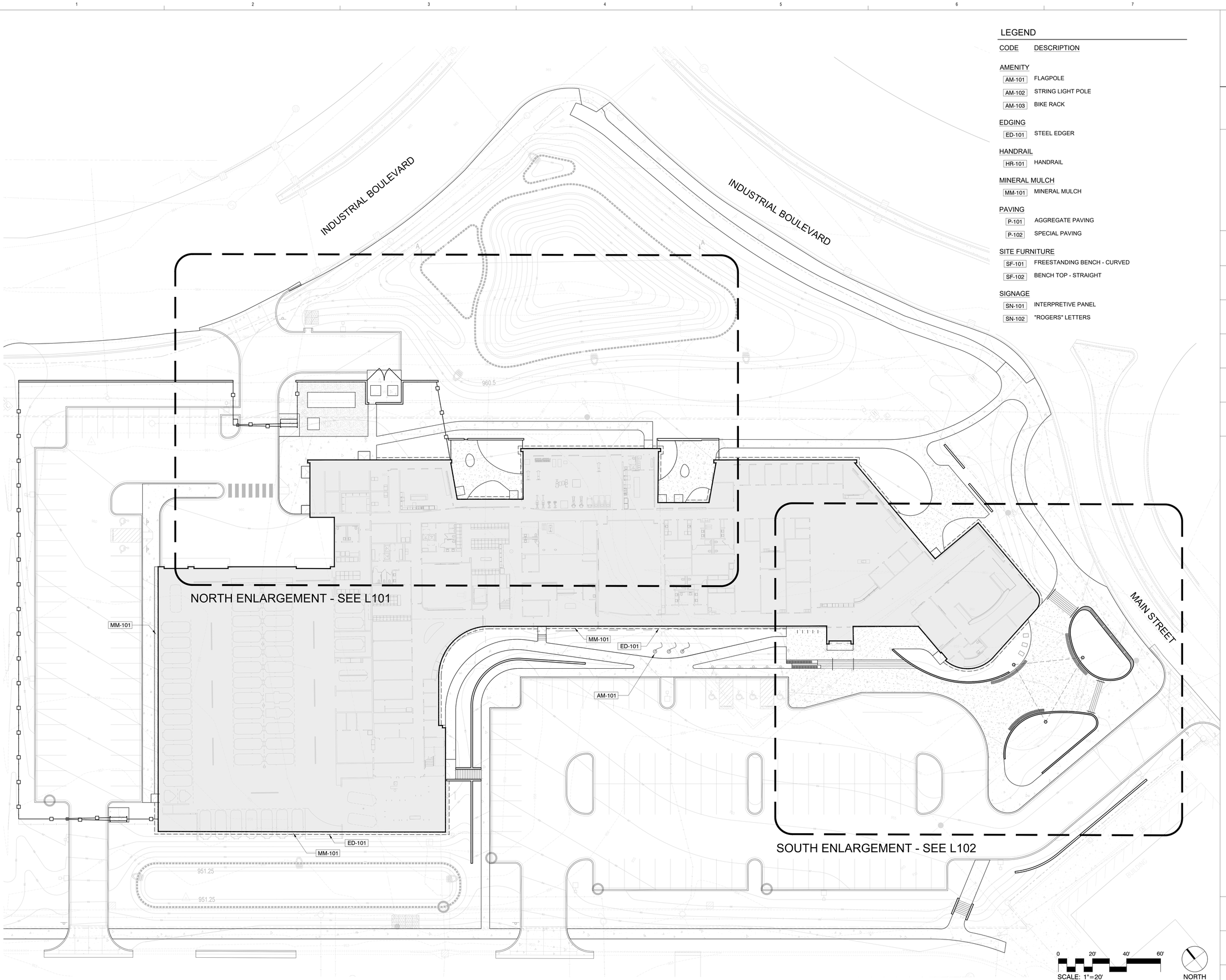
Project No. 023-10733-000
01/09/2026

LANDSCAPE SCHEDULES

L010

DESIGN DEVELOPMENT

Copyright © 2025 LEO A DALY Company



LEGEND

CODE	DESCRIPTION
AMENITY	
AM-101	FLAGPOLE
AM-102	STRING LIGHT POLE
AM-103	BIKE RACK
EDGING	
ED-101	STEEL EDGER
HANDRAIL	
HR-101	HANDRAIL
MINERAL MULCH	
MM-101	MINERAL MULCH
PAVING	
P-101	AGGREGATE PAVING
P-102	SPECIAL PAVING
SITE FURNITURE	
SF-101	FREESTANDING BENCH - CURVED
SF-102	BENCH TOP - STRAIGHT
SIGNAGE	
SN-101	INTERPRETIVE PANEL
SN-102	"ROGERS" LETTERS

Rogers City Hall and Police Department
21701 Industrial Blvd, Rogers, MN

City of Rogers
22350 S Diamond Lake Rd,
Rogers, MN 55374

LEO A DALY
730 Second Avenue South, Suite 1300
Minneapolis, MN 55402-2455 Tel:
612.338.8741

Civil Consultant:
ÉLAN DESIGN LAB, INC.
310 4th Avenue South, Suite 1006
Minneapolis, MN 55415 Tel: 612.260.7004

Landscape Consultant:
DAMON FARBER / LANDSCAPE ARCHITECTS
310 4th Avenue South, Suite 7050
Minneapolis, MN 55415 Tel: 612.332.7522

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	JS
Design	JS
Draw	BS
Check	BS

STAMP

PRELIMINARY
NOT FOR CONSTRUCTION

PLANNING COMMISSION SUBMITTAL

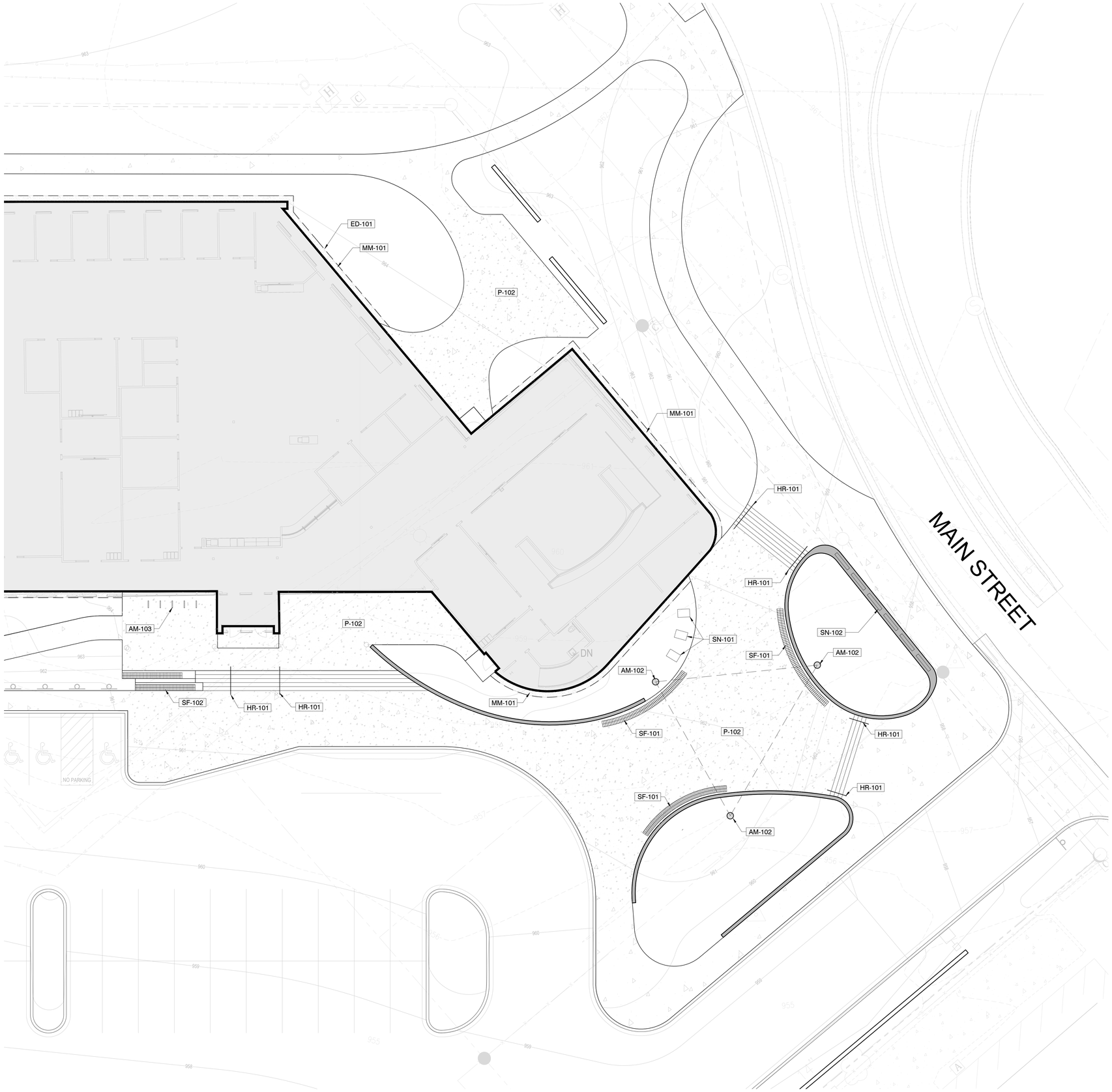
Project No. 023-10733-000
01/09/2026

SITE PLAN

L100

DESIGN DEVELOPMENT

Copyright © 2025 LEO A DALY Company



LEGEND

CODE	DESCRIPTION
AMENITY	
AM-101	FLAGPOLE
AM-102	STRING LIGHT POLE
AM-103	BIKE RACK
EDGING	
ED-101	STEEL EDGER
HANDRAIL	
HR-101	HANDRAIL
MINERAL MULCH	
MM-101	MINERAL MULCH
PAVING	
P-101	AGGREGATE PAVING
P-102	SPECIAL PAVING
SITE FURNITURE	
SF-101	FREESTANDING BENCH - CURVED
SF-102	BENCH TOP - STRAIGHT
SIGNAGE	
SN-101	INTERPRETIVE PANEL
SN-102	"ROGERS" LETTERS

SCALE: 1"=20'

NORTH

Rogers City Hall and Police Department
21701 Industrial Blvd, Rogers, MN

City of Rogers
22350 S Diamond Lake Rd,
Rogers, MN 55374

LEO A DALY
730 Second Avenue South, Suite 1300
Minneapolis, MN 55402-2455 Tel:
612.338.8741

Civil Consultant:
ÉLAN DESIGN LAB, INC.
310 4th Avenue South, Suite 1006
Minneapolis, MN 55415 Tel: 612.260.7004

Landscape Consultant:
DAMON FARBER / LANDSCAPE ARCHITECTS
310 4th Avenue South, Suite 7050
Minneapolis, MN 55415 Tel: 612.332.7522

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	JS
Design	JS
Draw	BS
Check	BS

STAMP

PRELIMINARY
NOT FOR CONSTRUCTION

PLANNING COMMISSION SUBMITTAL

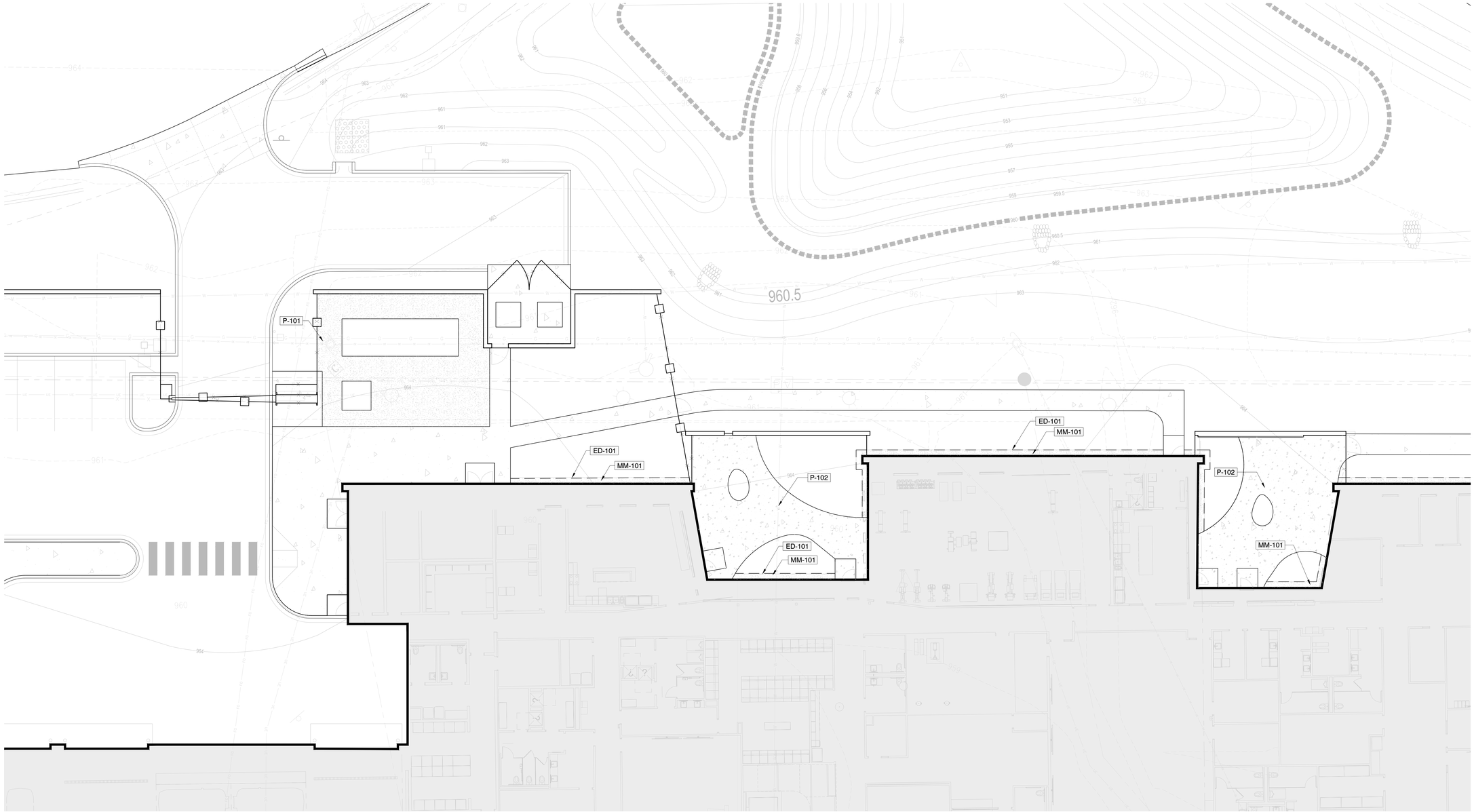
Project No. 023-10733-000
01/09/2026

SOUTH SITE ENLARGEMENT

L101

DESIGN DEVELOPMENT

Copyright © 2025 LEO A DALY Company



LEGEND

CODE	DESCRIPTION
EDGING	
ED-101	STEEL EDGER
MINERAL MULCH	
MM-101	MINERAL MULCH
PAVING	
P-101	AGGREGATE PAVING
P-102	SPECIAL PAVING

SCALE: 1" = 10'

NORTH

Rogers City Hall and Police Department
21701 Industrial Blvd, Rogers, MN

City of Rogers
22350 S Diamond Lake Rd,
Rogers, MN 55374

LEO A DALY
730 Second Avenue South, Suite 1300
Minneapolis, MN 55402-2455 Tel: 612.338.8741

Civil Consultant:
ÉLAN DESIGN LAB, INC.
310 4th Avenue South, Suite 1006
Minneapolis, MN 55415 Tel: 612.260.7004

Landscape Consultant:
DAMON FARBER / LANDSCAPE ARCHITECTS
310 4th Avenue South, Suite 7050
Minneapolis, MN 55415 Tel: 612.332.7522

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	JS
Design	JS
Draw	BS
Check	BS

STAMP

PRELIMINARY
NOT FOR CONSTRUCTION

PLANNING COMMISSION SUBMITTAL

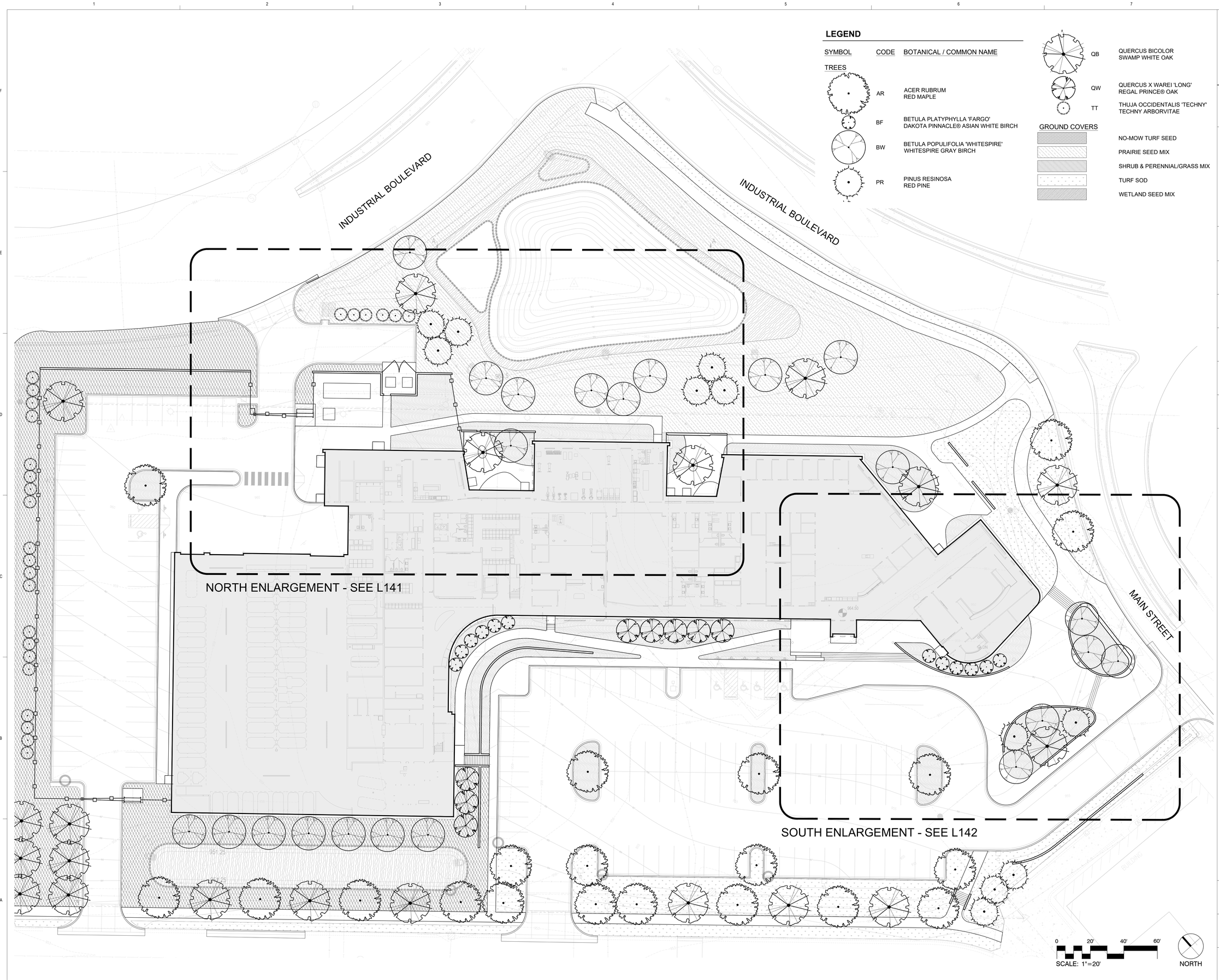
Project No. 023-10733-000
01/09/2026

NORTH SITE ENLARGEMENT

L102

DESIGN DEVELOPMENT

Copyright © 2025 LEO A DALY Company



LEGEND

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	AR	ACER RUBRUM RED MAPLE
	BF	BETULA PLATYPHYLLA 'FARGO' DAKOTA PINNACLE® ASIAN WHITE BIRCH
	BW	BETULA POPULIFOLIA 'WHITESPIRE' WHITESPIRE GRAY BIRCH
	PR	PINUS RESINOSA RED PINE
	QB	QUERCUS BICOLOR SWAMP WHITE OAK
	QW	QUERCUS X WAREI 'LONG' REGAL PRINCE® OAK
	TT	THUJA OCCIDENTALIS 'TECHNY' TECHNY ARBORVITAE

GROUND COVERS

- NO-MOW TURF SEED
- PRAIRIE SEED MIX
- SHRUB & PERENNIAL/GRASS MIX
- TURF SOD
- WETLAND SEED MIX

Rogers City Hall and Police Department
21701 Industrial Blvd, Rogers, MN

City of Rogers
22350 S Diamond Lake Rd,
Rogers, MN 55374

LEO A DALY
730 Second Avenue South, Suite 1300
Minneapolis, MN 55402-2455 Tel:
612.338.8741

Civil Consultant:
ÉLAN DESIGN LAB, INC.
310 4th Avenue South, Suite 1006
Minneapolis, MN 55415 Tel: 612.260.7004

Landscape Consultant:
DAMON FARBER / LANDSCAPE ARCHITECTS
310 4th Avenue South, Suite 7050
Minneapolis, MN 55415 Tel: 612.332.7522

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	JS
Design	JS
Draw	BS
Check	BS

STAMP

PRELIMINARY
NOT FOR CONSTRUCTION

PLANNING COMMISSION SUBMITTAL

Project No. 023-10733-000
01/09/2026

PLANTING PLAN

L140

DESIGN DEVELOPMENT

Copyright © 2025 LEO A DALY Company



LEGEND

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	AR	ACER RUBRUM RED MAPLE
	BF	BETULA PLATYPHYLLA 'FARGO' DAKOTA PINNACLE® ASIAN WHITE BIRCH
	BW	BETULA POPULIFOLIA 'WHITESPIRE' WHITESPIRE GRAY BIRCH
	PR	PINUS RESINOSA RED PINE
	QB	QUERCUS BICOLOR SWAMP WHITE OAK
	QW	QUERCUS X WAREI 'LONG' REGAL PRINCE® OAK
	TT	THUJA OCCIDENTALIS 'TECHNY' TECHNY ARBORVITAE

GROUND COVERS

- NO-MOW TURF SEED
- PRAIRIE SEED MIX
- SHRUB & PERENNIAL/GRASS MIX
- TURF SOD
- WETLAND SEED MIX

0 10' 20' 30'
SCALE: 1"=10'

NORTH

Rogers City Hall and Police Department
21701 Industrial Blvd, Rogers, MN

City of Rogers
22350 S Diamond Lake Rd,
Rogers, MN 55374

LEO A DALY
730 Second Avenue South, Suite 1300
Minneapolis, MN 55402-2455 Tel:
612.338.8741

Civil Consultant:
ÉLAN DESIGN LAB, INC.
310 4th Avenue South, Suite 1006
Minneapolis, MN 55415 Tel: 612.260.7004

Landscape Consultant:
DAMON FARBER / LANDSCAPE ARCHITECTS
310 4th Avenue South, Suite 7050
Minneapolis, MN 55415 Tel: 612.332.7522

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	JS
Design	JS
Draw	BS
Check	BS

STAMP

PRELIMINARY
NOT FOR CONSTRUCTION

PLANNING COMMISSION SUBMITTAL

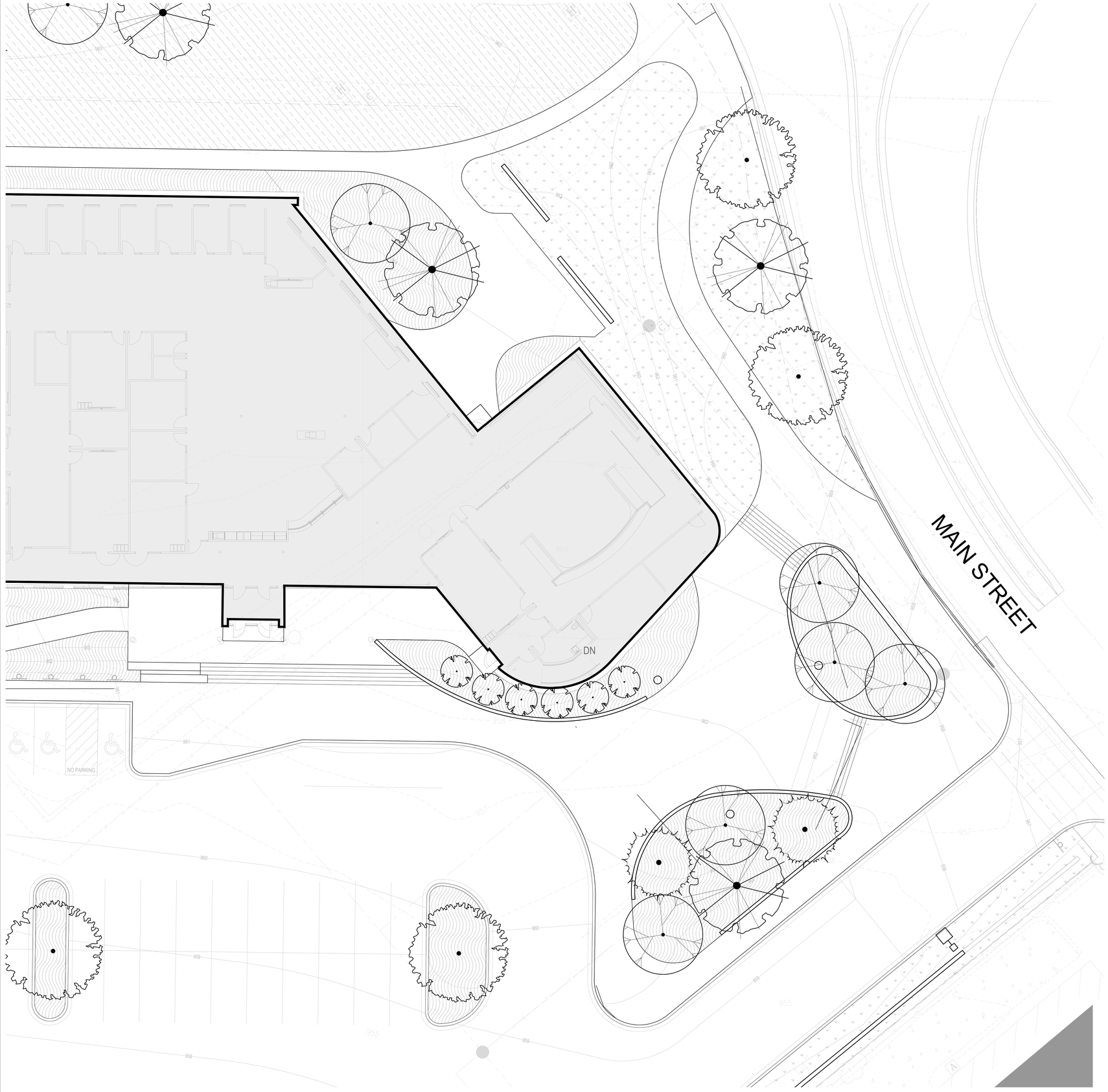
Project No. 023-10733-000
01/09/2026

NORTH PLANTING ENLARGEMENT

L141

DESIGN DEVELOPMENT

Copyright © 2025 LEO A DALY Company



LEGEND

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	AR	ACER RUBRUM RED MAPLE
	BF	BETULA PLATYPHYLLA 'FARGO' DAKOTA PINNACLE® ASIAN WHITE BIRCH
	BW	BETULA POPULIFOLIA 'WHITESPIRE' WHITESPIRE GRAY BIRCH
	PR	PINUS RESINOSA RED PINE
	QB	QUERCUS BICOLOR SWAMP WHITE OAK
	QW	QUERCUS X WAREI 'LONG' REGAL PRINCE® OAK
	TT	THUJA OCCIDENTALIS 'TECHNY' TECHNY ARBORVITAE
GROUND COVERS		
		NO-MOW TURF SEED
		PRAIRIE SEED MIX
		SHRUB & PERENNIAL/GRASS MIX
		TURF SOD
		WETLAND SEED MIX

0 20' 40' 60'
SCALE: 1"=20'

NORTH

Rogers City Hall and Police Department
21701 Industrial Blvd, Rogers, MN

City of Rogers
22350 S Diamond Lake Rd,
Rogers, MN 55374

LEO A DALY
730 Second Avenue South, Suite 1300
Minneapolis, MN 55402-2455 Tel:
612.338.8741

Civil Consultant:
ÉLAN DESIGN LAB, INC.
310 4th Avenue South, Suite 1006
Minneapolis, MN 55415 Tel: 612.260.7004

Landscape Consultant:
DAMON FARBER / LANDSCAPE ARCHITECTS
310 4th Avenue South, Suite 7050
Minneapolis, MN 55415 Tel: 612.332.7522

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	JS
Design	JS
Draw	BS
Check	BS

STAMP

PRELIMINARY
NOT FOR CONSTRUCTION

PLANNING COMMISSION SUBMITTAL

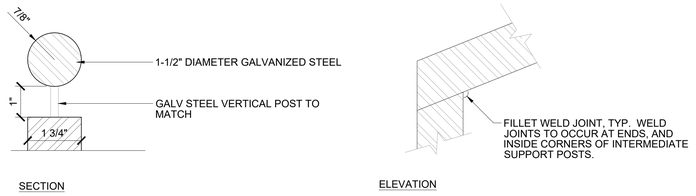
Project No. 023-10733-000
01/09/2026

SOUTH PLANTING ENLARGEMENT

L142

DESIGN DEVELOPMENT

Copyright © 2025 LEO A DALY Company

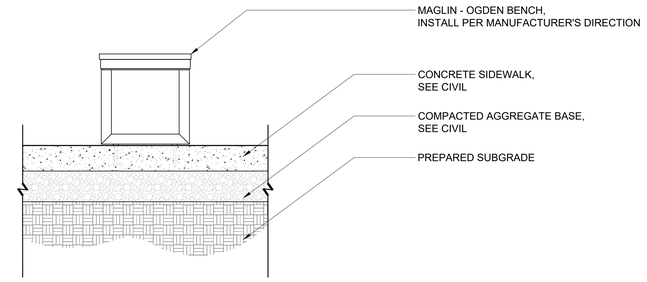


NOTES:

1. ALL STEEL RAILING COMPONENTS TO BE GALVANIZED STEEL.
2. SUBMIT SHOP DRAWINGS FOR EACH RAILING. ENGINEERED SHOP DRAWINGS TO INCLUDE RAILING LENGTH, HEIGHT, FOOTING SIZE, & FINISH FOR APPROVAL PRIOR TO FABRICATION. DIMENSIONS TO BE FIELD VERIFIED PRIOR TO MANUFACTURING.

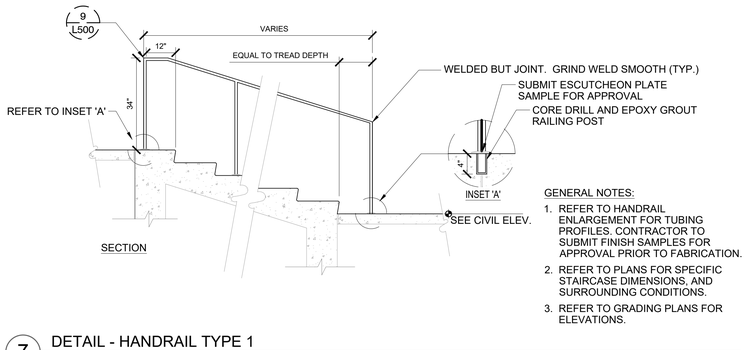
9 DETAIL - HANDRAIL ENLARGEMENT

6" = 1'-0" P-16 132-50



4 DETAIL - FREESTANDING BENCH

1" = 1'-0" P-25.189-22

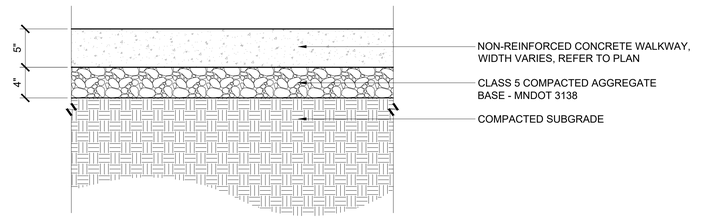


GENERAL NOTES:

1. REFER TO HANDRAIL ENLARGEMENT FOR TUBING PROFILES. CONTRACTOR TO SUBMIT FINISH SAMPLES FOR APPROVAL PRIOR TO FABRICATION.
2. REFER TO PLANS FOR SPECIFIC STAIRCASE DIMENSIONS, AND SURROUNDING CONDITIONS.
3. REFER TO GRADING PLANS FOR ELEVATIONS.

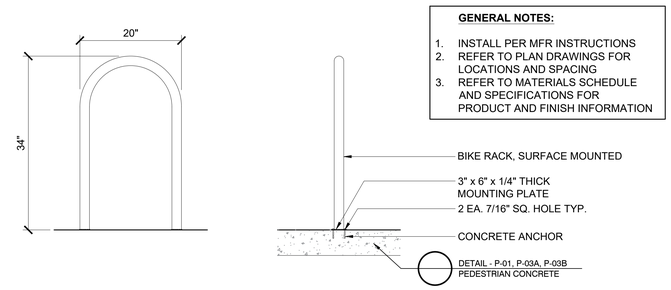
7 DETAIL - HANDRAIL TYPE 1

1/2" = 1'-0" P-16 132-90



3 DETAIL-CONCRETE WALKWAY

NTS P-25.189-05

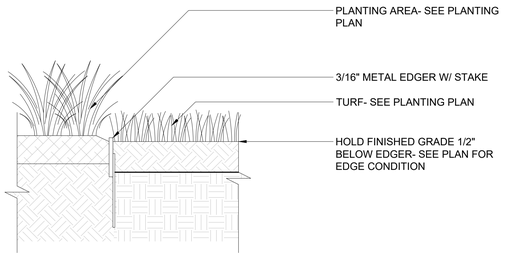


GENERAL NOTES:

1. INSTALL PER MFR INSTRUCTIONS
2. REFER TO PLAN DRAWINGS FOR LOCATIONS AND SPACING
3. REFER TO MATERIALS SCHEDULE AND SPECIFICATIONS FOR PRODUCT AND FINISH INFORMATION

6 DETAIL - BIKE RACK, SURFACE MOUNTED

1" = 1'-0" P-25.189-15

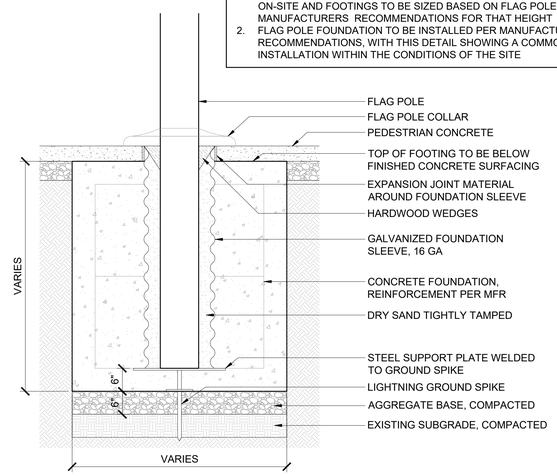


2 DETAIL - STEEL EDGER

1 1/2" = 1'-0" P-25.189-09

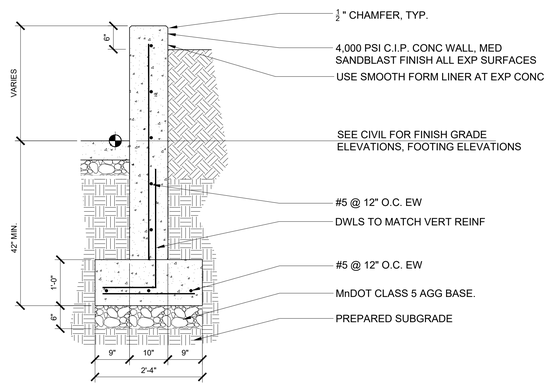
GENERAL NOTES:

1. EXISTING FLAG POLE HEIGHTS TO BE VERIFIED BY CONTRACTOR ON-SITE AND FOOTINGS TO BE SIZED BASED ON FLAG POLE MANUFACTURERS RECOMMENDATIONS FOR THAT HEIGHT
2. FLAG POLE FOUNDATION TO BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS, WITH THIS DETAIL SHOWING A COMMON INSTALLATION WITHIN THE CONDITIONS OF THE SITE



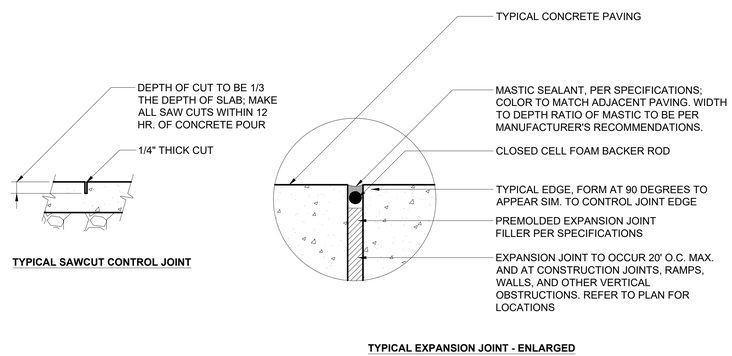
8 DETAIL - AM-04 FLAG POLE FOOTING, TYP.

3/4" = 1'-0" P-25.189-00



5 DETAIL - CONCRETE WALL AND FOOTING

3/4" = 1'-0" P-25.189-07



1 DETAIL - TYPICAL CONCRETE JOINTING

NTS P-25.189-03

Rogers City Hall and Police Department
21701 Industrial Blvd, Rogers, MN

City of Rogers
22350 S Diamond Lake Rd,
Rogers, MN 55374

LEO A DALY
730 Second Avenue South, Suite 1300
Minneapolis, MN 55402-2455 Tel: 612.338.8741

Civil Consultant:
ÉLAN DESIGN LAB, INC.
310 4th Avenue South, Suite 1006
Minneapolis, MN 55415 Tel: 612.260.7004

Landscape Consultant:
DAMON FARBER / LANDSCAPE ARCHITECTS
310 4th Avenue South, Suite 7050
Minneapolis, MN 55415 Tel: 612.332.7522

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	JS
Design	JS
Draw	BS
Check	BS

STAMP

PRELIMINARY
NOT FOR CONSTRUCTION

PLANNING COMMISSION SUBMITTAL

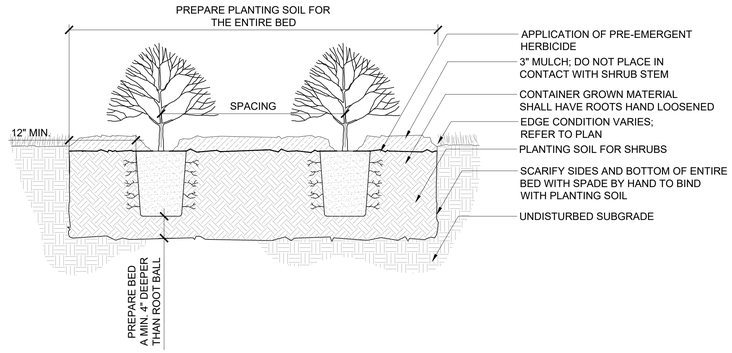
Project No. 023-10733-000
01/09/2026

SITE DETAILS

L500

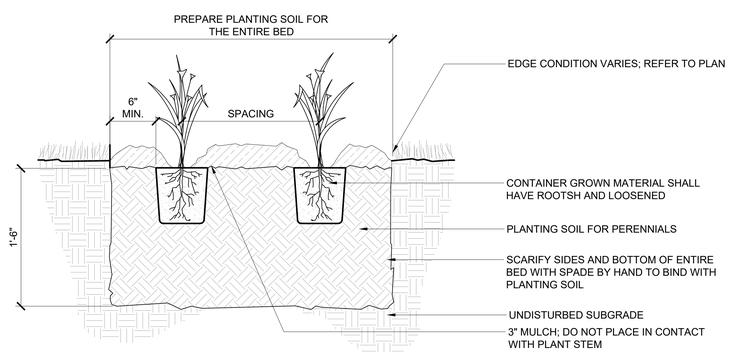
DESIGN DEVELOPMENT

Copyright © 2025 LEO A DALY Company



2 DETAIL - SHRUB PLANTING

1" = 1'-0" P-25.189-02



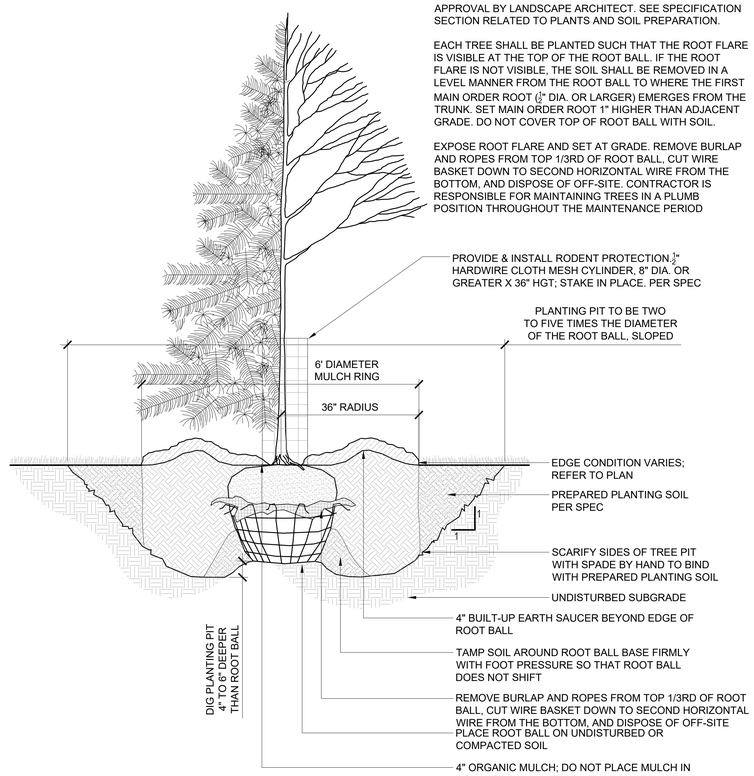
3 DETAIL - PERENNIAL PLANTING

1 1/2" = 1'-0" P-25.189-04

NOTE:
CONTRACTOR TO WRAP TREE TRUNKS ONLY UPON APPROVAL BY LANDSCAPE ARCHITECT. SEE SPECIFICATION SECTION RELATED TO PLANTS AND SOIL PREPARATION.

EACH TREE SHALL BE PLANTED SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. IF THE ROOT FLARE IS NOT VISIBLE, THE SOIL SHALL BE REMOVED IN A LEVEL MANNER FROM THE ROOT BALL TO WHERE THE FIRST MAIN ORDER ROOT ($\frac{1}{2}$" DIA. OR LARGER) EMERGES FROM THE TRUNK. SET MAIN ORDER ROOT 1" HIGHER THAN ADJACENT GRADE. DO NOT COVER TOP OF ROOT BALL WITH SOIL.

EXPOSE ROOT FLARE AND SET AT GRADE. REMOVE BURLAP AND ROPES FROM TOP 1/3RD OF ROOT BALL, CUT WIRE BASKET DOWN TO SECOND HORIZONTAL WIRE FROM THE BOTTOM, AND DISPOSE OF OFF-SITE. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE MAINTENANCE PERIOD



1 DETAIL - TREE PLANTING

3/4" = 1'-0" P-25.189-01

Rogers City Hall and Police Department
21701 Industrial Blvd, Rogers, MN

City of Rogers
22350 S Diamond Lake Rd,
Rogers, MN 55374

LEO A DALY
730 Second Avenue South, Suite 1300
Minneapolis, MN 55402-2455 Tel:
612.338.8741

Civil Consultant:
ÉLAN DESIGN LAB, INC.
310 4th Avenue South, Suite 1006
Minneapolis, MN 55415 Tel: 612.260.7004

Landscape Consultant:
DAMON FARBER / LANDSCAPE ARCHITECTS
310 4th Avenue South, Suite 7050
Minneapolis, MN 55415 Tel: 612.332.7522

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	JS
Design	JS
Draw	BS
Check	BS

STAMP

PRELIMINARY
NOT FOR CONSTRUCTION

PLANNING COMMISSION SUBMITTAL

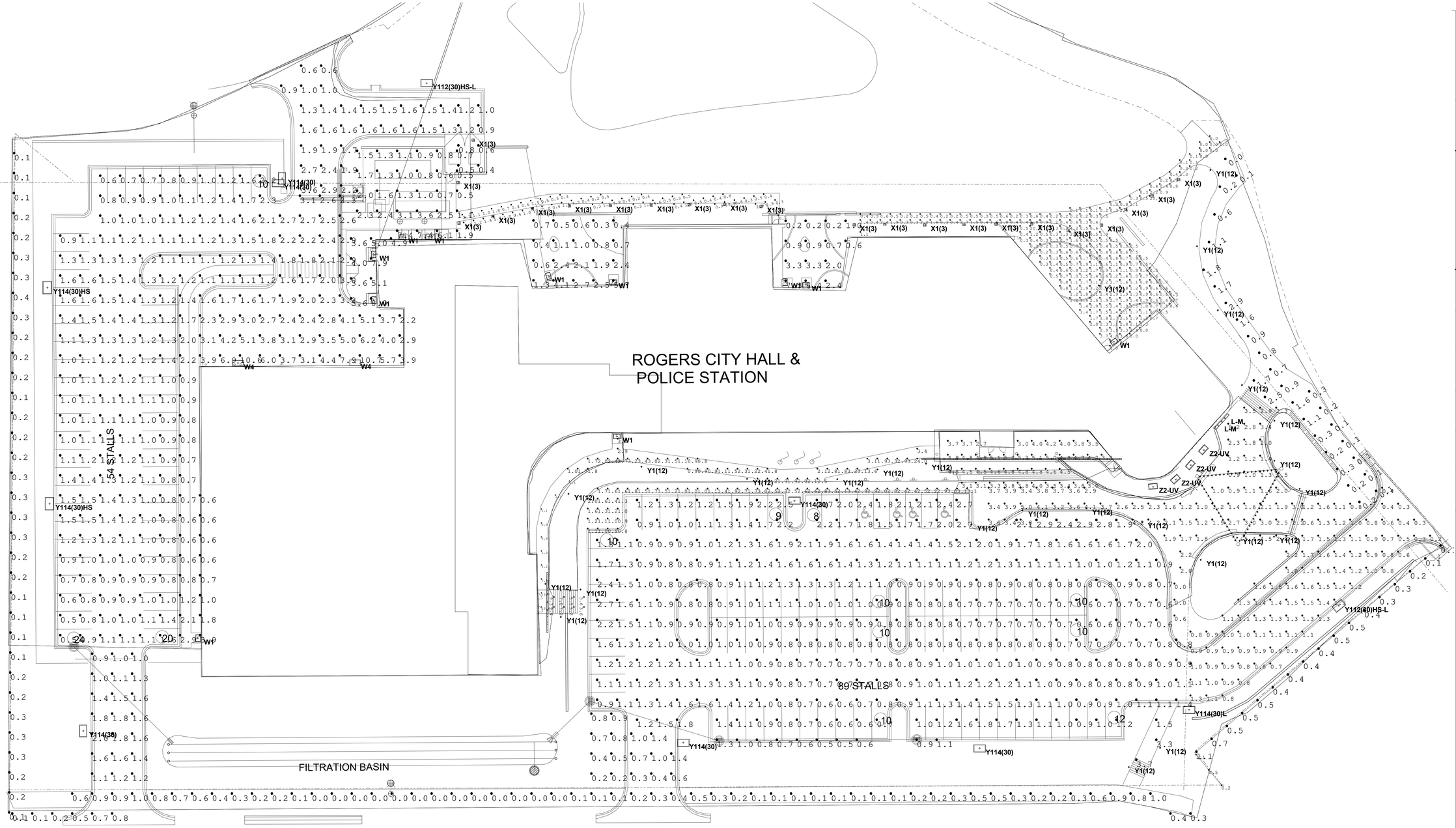
Project No. 023-10733-000
01/09/2026

PLANTING DETAILS

L501

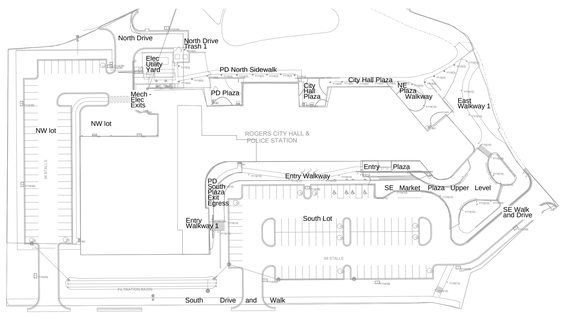
DESIGN DEVELOPMENT

Copyright © 2025 LEO A DALY Company



PHOTOMETRIC SITE PLAN

SCALE: 1" = 20'-0"



Calculation Zones Key Plan

Not To Scale

Calculation Summary

Calculation Summary					
Label	CalcType	Units	Avg	Max	Min
City Hall Plaza	Illuminance	Fc	2.10	7.3	0.2
City Hall Plaza NE Plaza Walkway	Illuminance	Fc	1.30	23.5	0.0
East Walkway_1	Illuminance	Fc	0.77	2.9	0.0
Elec Utility Yard	Illuminance	Fc	2.04	7.4	0.5
Entry Plaza	Illuminance	Fc	4.17	5.2	2.7
Entry Walkway	Illuminance	Fc	2.06	4.0	0.8
Entry Walkway_1	Illuminance	Fc	6.35	9.4	3.6
Main Part of Building_Side_17	Illuminance	Fc	3.88	12.8	0.0
Mech - Elec Exits	Illuminance	Fc	5.08	8.0	3.6
North Drive	Illuminance	Fc	1.64	3.6	0.6
North Drive_Trash_1	Illuminance	Fc	0.83	1.2	0.4
NW Lot	Illuminance	Fc	1.70	10.7	0.5
PD NORTH SIDEWALK new	Illuminance	Fc	1.77	19.8	0.2
PD Plaza	Illuminance	Fc	1.61	5.7	0.3
PD South Plaza Exit Egress	Illuminance	Fc	4.62	13.7	0.9
SE Corner Line	Illuminance	Fc	0.43	1.1	0.1
SE Corner Line_1	Illuminance	Fc	0.60	1.1	0.2
SE Market Plaza Upper Level	Illuminance	Fc	2.62	8.2	0.9
SE Walk and Drive	Illuminance	Fc	1.07	2.5	0.0
South Drive and Walk	Illuminance	Fc	0.60	2.0	0.0
South Lot	Illuminance	Fc	1.16	3.7	0.5
West Edge	Illuminance	Fc	0.21	0.4	0.1

Luminaire Summary

See Lighting Equipment Schedule on Design Development Drawings for more information

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	2	DSX0 LED P6 30K 70CRI T4M HS	Single	N.A.	0.800	DSX0 LED P6 30K 70CRI T4M HS
	1	DSX0_LED_P6_30K_T4M_MVOLT_G1_1	Single	N.A.	0.400	DSX0 LED P6 30K T4M MVOLT G1
	2	DSX0_LED_P6_40K_T2S_MVOLT_HS__G1_1	Single	N.A.	0.400	DSX0 LED P6 40K T2S MVOLT HS G1
	4	DSXF3 LED 6 P1 30K 70CRI HMF UV	Single	N.A.	0.160	DSXF3 LED 6 P1 30K 70CRI HMF UV
	60	OrbitlESFile	Single	N.A.	0.800	Festoon
	17	MSL-DLAM-WH4FT-3580-350LPF	Single	1419	0.800	MSL
	2	Linear XTR SO 4 3000K 10x60 XTA437	Single	2548	0.810	3000K
	11	WDGE2_LED_P2_30K_70CRI_T4M	Single	N.A.	0.810	WDGE2 LED P2 30K 70CRI T4M
	2	WDGE3_LED_P3_70CRI_R4_30K	Single	N.A.	0.810	WDGE3 LED P3 70CRI R4 30K
	6	DSX0_LED_P6_30K_T4M_MVOLT_G1	Single	N.A.	0.810	DSX0 LED P6 30K T4M MVOLT G1
	26	Y115-12 CL621-L1L30-LD5-40K	Single	N.A.	0.800	CL621-L1L30-LD5-40K
	22	Y115-3 CL313XL-L4L15-40K	Single	N.A.	0.800	CL313XL-L4L15-40K

Rogers City Hall and Police Department
21701 Industrial Blvd, Rogers, MN

City of Rogers MN
22350 S Diamond Lake Rd,
Rogers, MN 55374

LEO A DALY
730 Second Avenue South, Suite 1300
Minneapolis, MN 55402-2455 Tel: 612.338.8741

Civil Consultant:
ÉLAN DESIGN LAB, INC.
310 4th Avenue South, Suite 1006
Minneapolis, MN 55415 Tel: 612.260.7004

Landscape Consultant:
DAMON FARBER / LANDSCAPE ARCHITECTS
310 4th Avenue South, Suite 7050
Minneapolis, MN 55415 Tel: 612.332.7522

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	--
Design	GEL
Draw	GEL
Check	TSH

STAMP

PRELIMINARY
NOT FOR CONSTRUCTION

PLANNING COMMISSION SUBMITTAL

Project No. 023-10733-000
01/08/2026

ELECTRICAL SITE PLAN - LIGHTING PHOTOMETRICS

ES101 PHOTOMETRICS

DESIGN DEVELOPMENT

Copyright © 2025 LEO A DALY Company

SITE LIGHTING GENERAL NOTES

1. PROVIDE #10 AWG CONDUCTORS AND 1" CONDUIT FOR SITE LIGHTING CIRCUITS UNLESS OTHERWISE NOTED.
2. LUMINAIRE LOCATIONS SHALL BE COORDINATED WITH ALL LANDSCAPE FEATURES INCLUDING EXPANSION JOINTS, PAVEMENT PATTERNS, AND LANDSCAPE PLANTINGS AS INDICATED ON PLANS. REFER TO SITE PAVING AND PLANTING SHEETS FOR EXACT LOCATIONS AND DIMENSIONS OF JOINTS, PATTERNS AND PLANTINGS.
3. SEE ARCHITECTURAL BUILDING ELEVATIONS FOR LOCATION OF BUILDING MOUNTED EXTERIOR LUMINAIRES.
4. PROVIDE A CONNECTION OF EQUIPMENT GROUNDING CONDUCTOR TO EQUIPMENT GROUNDING TERMINAL IN LIGHT POLES IN ACCORDANCE WITH NEC.
5. CONDUIT ROUTES SHOULD BE FIELD VERIFIED AND ADJUSTED AS NEEDED. BURIAL DEPTH OF CONDUITS UNDER PAVEMENT SHALL BE 24" BELOW GRADE MINIMUM. BURIAL DEPTH OF CONDUITS IN GRASS AREA SHALL BE 18" BELOW GRADE MINIMUM.
6. PROVIDE XHHW INSULATION FOR UNDERGROUND CONDUCTORS.
7. "PBA", "PBB" AND "PBC" TAGS REFER TO POLE BASE AND LUMINAIRE MOUNTING DETAILS. REFER TO ELECTRICAL DETAILS SHEET E502.
8. SEE LIGHTING SCHEDULE SHEET E-602 FOR LIGHTING CONTROLS INCLUDING LIGHTING CONTROL PANEL.
9. PROVIDE RACEWAYS, BOXES, AND PULL STRINGS FOR TECHNOLOGY AND SECURITY SYSTEMS AS INDICATED ON THE TA, TN, AND TY SERIES SHEETS.

INDUSTRIAL BOULEVARD

COUNTY ROAD NO. 81

MAIN STREET

JOHN DEERE LANE

SECURE FENCE LINE

SECURE GATE

SECURE PARKING

GENERATOR

TRASH

T

PD OUTDOOR AREA

CITY HALL OUTDOOR AREA

ORNAMENTAL GATE - SEE CIVIL

COUNCIL PLAZA

PUBLIC PLAZA

DROP-OFF AREA

STAFF / PUBLIC PARKING

ACCESSIBLE ROUTE

FLAG POLES (x3)

BBA (TYP.)

PBA

PBB

EXF

EXS

Y112(30) ? PBB

Y114(30) ? PBB

Y114(30)HS ? PBB

Y1(12) ? PBA

X1(3) ?

Z2 ? EXF

Z1F ?

YC1(14) ?

YCA ?

EL19 ?

Z1 ? EXS

PHOTOMETRIC SITE PLAN

SCALE: 1" = 20'-0"

1 **ELECTRICAL SITE PLAN - LIGHTING**

SCALE: 3/64" = 1'-0"

Rogers City Hall and Police Department
21701 Industrial Blvd, Rogers, MN

City of Rogers MN
22350 S Diamond Lake Rd,
Rogers, MN 55374

LEO A DALY
730 Second Avenue South, Suite 1300
Minneapolis, MN 55402-2455 Tel: 612.338.8741

Civil Consultant:
ÉLAN DESIGN LAB, INC.
310 4th Avenue South, Suite 1006
Minneapolis, MN 55415 Tel: 612.260.7004

Landscape Consultant:
DAMON FARBER / LANDSCAPE ARCHITECTS
310 4th Avenue South, Suite 7050
Minneapolis, MN 55415 Tel: 612.332.7522

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	--
Design	GEL
Draw	GEL
Check	TSH

STAMP

PRELIMINARY
NOT FOR CONSTRUCTION

PLANNING COMMISSION SUBMITTAL

Project No. 023-10733-000
12/29/2025

ELECTRICAL SITE PLAN - LIGHTING

ES101

DESIGN DEVELOPMENT

Copyright © 2025 LEO A DALY Company

12/29/2025 5:22:22 PM Model: Autodesk Docs://023-10733-000-Rogers_Police_Station_City_Hall/ RGRPS-MEP.rvt

LIGHTING EQUIPMENT SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL	LED SOURCE DELIVERED LUMENS	LED SOURCE (°K) CCT	LED SOURCE MIN. CRI	APPARENT LOAD VA	APPARENT LOAD VA/LF	VOLTAGE	DIMMING %	FINISH	MOUNTING	REMARKS
A1	2x2 VOLUMETRIC TROFFER, GLOWING CENTER DIFFUSER AND GLOWING SLOPED SIDE PANEL DIFFUSERS, MEDIUM OUTPUT	LITHONIA METALUX LEDALITE LITECONTROL	2ALL2 20L GZ10 LP835 22RLN SERIES 33 SHINE 22 SERIES 55L G D 22 ASO WHS 35K D25 D01 UNV	LED - 2,000 LUMENS	3500	80	20 VA		277 V			ACT RECESSED	
A2	2x2 VOLUMETRIC TROFFER, GLOWING CENTER DIFFUSER AND GLOWING SLOPED SIDE PANEL DIFFUSERS, MEDIUM OUTPUT	LITHONIA METALUX LEDALITE LITECONTROL	2ALL2 40L GZ10 LP835 22RLN SERIES 33 SHINE 22 SERIES 55L G D 22 ASO WHS 35K D25 D01 UNV	LED - 4,000 LUMENS	3500	80	40 VA		277 V			RECESSED, LAY-IN	
B1	2x2 FLAT PANEL TROFFER	DAY-BRITE LITHONIA METALUX COLUMBIA	T-GRID CPX 2X2 2000LM 80 CRI 35K METALUX FP PANEL CBT 22 A LSCS EDD	LED - 2,000 LUMENS	3500	80	20 VA		277 V			ACT RECESSED	
D2	4" ROUND DOWNLIGHT, WIDE DISTRIBUTION, DIFFUSE CLEAR REFLECTOR, SELF-FLANGED TRIM	LIGHTOLIER LITHONIA PORTFOLIO H.E. WILLIAMS	4R C4L C4 LDN4 LD4B 4DR	LED - 2000 LUMENS	3500	80	25 VA		277 V			RECESSED FLANGED	
D2A	4" ROUND ACCENT LIGHT, WIDE DISTRIBUTION, DIFFUSE CLEAR REFLECTOR, SELF-FLANGED TRIM	LIGHTOLIER LITHONIA PORTFOLIO H.E. WILLIAMS	4R C4L C4 LDN4 LD4B 4DR	LED - 4000 LUMENS	3500	80	50 VA		277 V			RECESSED FLANGED	
DS1	4" TO 6" SHOWER DOWNLIGHT, WET LOCATION, DEAD FRONT TRIM	HALO DMF GOTHAM PRESCOLITE	ML56 6919WB H550 DRDH DRD2M DRD2T DF EVO6SH LFR 4SQD SH	LED - 1,000 LUMENS	3500	90	15 VA		277 V			RECESSED FLANGED	
E1	LED EXIT SIGN.	CHLORIDE DUAL-LITE EVENLITE SURE-LITES	CAD SE CCDS CS	LED (SIGN)		N/A	1 VA		277 V			CEILING, PENDANT OR WALL AS SHOWN	PROVIDE NUMBER OF FACES AND CHEVRONS AS SHOWN ON PLANS.
E1D	LED EXIT SIGN; DARK COLOR, FOR COUNCIL CHAMBERS	CHLORIDE DUAL-LITE EVENLITE SURE-LITES	CAD SE CCDS CS	LED (SIGN)		N/A	1 VA		277 V			CEILING, PENDANT OR WALL AS SHOWN	PROVIDE NUMBER OF FACES AND CHEVRONS AS SHOWN ON PLANS.
E1G	LED EXIT SIGN - GARAGE	CHLORIDE KENALL MULE LITHONIA COMPASS	ER6GMLD/GW METDU SERIES WLMX WLTE CEWSRE	LED (SIGN)		N/A	1 VA		277 V			CEILING, PENDANT OR WALL AS SHOWN	PROVIDE NUMBER OF FACES AND CHEVRONS AS SHOWN ON PLANS.
F1	POLICE DEPARTMENT REPORTING PENDANT - AT TRELLIS	CAMMAN LIGHTING	TANO P8700-18 40K CLV MV WL PSG	LED - 800 LUMENS	3500	80	15 VA		277 V			PENDANT	4, 6'-6" AFF TO BOTTOM OF FIXTURES
F1C	POLICE DEPARTMENT REPORTING PENDANT - AT COUNTER	CAMMAN LIGHTING	TANO P8700-18 40K CLV MV WL PSG	LED - 800 LUMENS	3500	80	15 VA		277 V			PENDANT	4, 6'-6" AFF TO BOTTOM OF FIXTURES
F2	2 FOOT WALL VANITY BRACKET.	LUMENCIA LITHONIA LITHONIA	LLFL0324D VT SN FMVCSLS 24IN MVOLT 35K 90CRI BN M6	LED - 1,950 LUMENS	3500	82	27 VA		277 V			WALL MOUNTED	MOUNT FIXTURE 7'-0" AFF, UON.
F2H	LOBBY HALL WALL SCONCE - 48" to 60" TALL OR WITH ____" TALL WITH SUPPLEMENTAL UPLIGHT COMPONENT	VISA LIGHTING	CBS504-L35K(H)-MVOLT	LED - 2400 LUMENS	3500	80	32 VA		277 V			WALL MOUNTED	MOUNT FIXTURE 6'-0" AFF, UON.
F3	JOINTED, ADJUSTABLE SWING ARM TASK LIGHT - POLICE REPORTING TRELLIS	CONTARDII USA	MANHATTAN SINGLE-LIGHT SWING ARM SCONCE WITH INTEGRAL SWITCH. ALLOW $795 DISTRIBUTOR NET, NOT INCLUDING CONTRACTOR MARKUP OR INSTALLATION. FINISH TO BE SELECTED FROM CHOICES: SATIN BRONZE OR SATIN NICKEL.	LED - 500 LUMENS	2700	90	3 VA		120 V			WALL MOUNTED 13'-6" AFF TO BOTTOM OF FIXTURE	2
F4	PLUG CONNECTED MODULAR LED LOADING DOCK HEAD	PHOENIX	DLA2-12LED-PLG-9W-DL-60-ARM ALLOW $3,347.20 DISTRIBUTOR NET PRICE FOR DOCK LIGHT AND ARM NOT INCLUDING CONTRACTOR MARKUP, INSTALLATION, FREIGHT AND TAXES. MOUNT DRIVER IN ACCESSIBLE LOCATION.	LED -1100 LUMENS	4000	80	27 VA	9 VA	120 V			WALL MOUNTED - SEE PLAN FOR MTG HTS	
F5	POLICE DEPARTMENT LEVEL 2 BREAK ROOM	CAMMAN LIGHTING	TANO P8700-18 40K CLV MV WL PSG	LED - 800 LUMENS	3500	80	15 VA		277 V			PENDANT	4, 6'-6" AFF TO BOTTOM OF FIXTURES
F6	POLICE DEPARTMENT REPORTING PENDANT - AT COUNTER	CAMMAN LIGHTING	TANO P8700-18 40K CLV MV WL PSG	LED - 800 LUMENS	3500	80	15 VA		277 V			PENDANT	4, 6'-6" AFF TO BOTTOM OF FIXTURES
F7	INDIVIDUAL PENDANT -OF A CLUSTER AT POLICE DEPARTMENT STAIRS	CAMMAN LIGHTING	TANO P8700-18 40K CLV MV WL PSG	LED - 800 LUMENS	3500	80	15 VA		277 V			PENDANT	4, 6'-6" AFF TO BOTTOM OF FIXTURES
F8	9 FOOT WALL DIRECT-INDIRECT BRACKET, 1000 LUMENS UPLIGHT; 600 LUMENS DOWNLIGHT - SEPARATE SWITCHING	MARK LIGHTING FOCAL POINT MULITE AXIS 3G LIGHTING	S1 WD SERIES SEEM FSM1WD SERIES W14 SERIES SCWD SERIES 3G 1WLI DI DC600LMFT L1000 H90 UNV DIM FL FL WH 2C S 9'	LED - 1600 LUMENS	3500	0	0 VA		277 V			WALL MOUNTED	MOUNT FIXTURE 7'-0" AFF, UON.
G1	GARAGE HIGH BAY, WIDE DISTRIBUTION; ALUMINUM OR FIBERGLASS CONSTRUCTION, DAMP LOCATION MINIMUM	LITHONIA WILLIAMS SLG KURTZON	XIB SERIES GS HCL WL-SEG	LED - 17,656 LUMENS	3500	80	138 VA		277 V			CABLE HUNG	NOTE 4; MOUNT FIXTURE 18'-0" AFF TO BOTTOM OF FIXTURE, UON.
G3	8' HOSE DOWN INDUSTRIAL STRIP WITH DIFFUSE LENS, WIDE DISTRIBUTION, WET LOCATION, FIBERGLAS CONSTRUCTION, STAINLESS STEEL CONSTRUCTION	LITHONIA DAYBRITE COLUMBIA FAIL-SAFE	FEM IMAFD WD MVOLT GZ10 DWP LXEM (2) 4VRVT3 4' MOUNTED END TO END	LED - 18,000 LUMENS	3500	80	103 VA		277 V			CABLE HUNG OR STEM MOUNTING, PRESERVE WET LOCATION LISTING	T
L2D (18')	CANOPY SURFACE LINEAR LIGHT WITH REMOTE DRIVER. SEE PLANS FOR LENGTHS REQUIRED (XX')	OMNILIGHT	1.5SP 41 GHO RALXXXX 65 S	LED - 360 LUMENS PER FT	3000	90	34 VA	3 VA	277 V			SURFACE	ALLOW $1537 DISTRIBUTOR NET PRICE NOT INCLUDING CONTRACTOR MARKUP, INSTALLATION, FREIGHT AND TAXES.
L2DLX (7')	CANOPY SURFACE LINEAR LIGHT WITH REMOTE DRIVER. SEE PLANS FOR LENGTHS REQUIRED (XX')	OMNILIGHT	1.5SP 41 GHO RALXXXX 65 S ALLOW $120/FOOT DISTRIBUTOR NET, NOT INCLUDING CONTRACTOR MARKUP OR INSTALLATION. PROVIDE LIGHT STRIP, CHANNEL, LENS, DRIVERS, CLIPS, FEED POINTS, REMOTE DRIVER(S).	LED - 2,500 LUMENS for 10' - increase to 54'		80	<varies >	2 VA	277 V			RECESSED, FLANGED	NOTES
L2DLX (54')	OTE DRIVER; SEE PLANS FOR OVERALL LENGTHS REQUIRED (XX')	OMNILIGHT	1.5R 41 GHO RALXXXX 65 R	LED - 360 LUMENS PER FT	3000	80	<varies >	2 VA	277 V			RECESSED, FLANGED	ALLOW $4493 DISTRIBUTOR NET PRICE NOT INCLUDING CONTRACTOR MARKUP, INSTALLATION, FREIGHT AND TAXES.
L4H	DIRECT LINEAR , BATWING DISTRIBUTION,	AXIS NULITE MARK 3G LIGHTING	BEAM 4 REGOLO 4 SL4L 3G 4RLI DC1200 H90 35K UNV DIM WT DWSO	LED -1200 LUMENS PER FT	3500	80	40 VA	10 VA	277 V			RECESSED, LAY-IN	
L4P	PERIMETER DIRECT LINEAR	AXIS NULITE MARK 3G LIGHTING	BEAM 4 REGOLO 4 SL4L 3G 4RPE D750 H90 35K UNV DIM WT FL	LED - 600 LUMENS PER FT	3500	80	<varies >	5 VA	277 V			RECESSED, FLANGED	
L4PC	SUSPENDED, DIRECT/INDIRECT CURVILINEAR LUMINAIRE, RETANGULAR CONFIGURATON WITH ILLUMINATED CURVED CORNER SECTIONS.	BETA CALCO	ENDQXP0X LPF030 LPG050 CR90 CTA35 CTB35 DD3 UD2 V1 DA01 H1 HLAXX	LED - 300 LUMENS PER FOOT DIRECT; 500 LUMENS PER FOOT INDIRECT	3500	90	0 VA	0 VA	277 V			CABLE HUNG	
L4PCC	ILLUMINATED CURVED CORNER SECTION FOR CURVILINEAR LUMINAIRE, RETANGULAR CONFIGURATON - MATCH LUMINAIRE DISTRIBUTION TO ADJACENT STRAIGHT SECTIONS	BETA CALCO	ENDQXP0X LPF030 LPG050 CR90 CTA35 CTB35 DD3 UD2 V1 DA01 H1 HLAXX	LED - 300 LUMENS PER FOOT DIRECT; 500 LUMENS PER FOOT INDIRECT	3500	0	0 VA	0 VA	277 V			PENDANT	
L4PCL	SUSPENDED, INDIRECT CURVILINEAR LUMINAIRE, RETANGULAR CONFIGURATON WITH ILLUMINATED CURVED CORNER SECTIONS.	BETA CALCO	ENDQXP0X LPF030 LPG050 CR90 CTA35 CTB35 DD3 UD2 V1 DA01 H1 HLAXX	LED - 500 LUMENS PER FOOT INDIRECT	3500	90	0 VA	0 VA	277 V			CABLE HUNG	
L Mural Light	EXTERIOR WALL MOUNTED WALL ACCENT LIGHT, LENGTH TBD	ACCLAIM LIGHTING	XTA 27111 OPTICS STATIC WHITE; 60X10 DEGREE, 419 LUMENS PER FOOT; ALLOW $_____ DNET NOT INCLUDING CONTRACTOR MARKUP, INSTALLATION, FREIGHT, OR TAXES	LED - 3,200 LUMENS PER FT	3000	90	29 VA	3 VA	277 V			SURFACE	ALLOW $1537 DISTRIBUTOR NET PRICE NOT INCLUDING CONTRACTOR MARKUP, INSTALLATION, FREIGHT AND TAXES.
L Police Dept Sign	EXTERIOR WALL MOUNTED WALL ACCENT LIGHT, LENGTH TBD	ACCLAIM LIGHTING	XTA 27111 OPTICS STATIC WHITE; 60X10 DEGREE, 419 LUMENS PER FOOT; ALLOW $_____ DNET NOT INCLUDING CONTRACTOR MARKUP, INSTALLATION, FREIGHT, OR TAXES	LED - 360 LUMENS PER FT	3000	90	22 VA	3 VA	277 V			SURFACE	ALLOW $1537 DISTRIBUTOR NET PRICE NOT INCLUDING CONTRACTOR MARKUP, INSTALLATION, FREIGHT AND TAXES.
LR2WW	6' LINEAR RECESSED DIRECT	AXIS G LIGHTING NULITE MARK	BEAM 4 3G 4RLI REGOLO 4 SL4L	LED - 600 LUMENS PER FT	3500	80	48 VA		277 V			RECESSED	CONTINUOUS RUN - SEE PLAN FOR OVERALL LENGTH
LR4C	3" WIDE (CURVED CORNER) LENSED, CURVED LENS, OPAL ACRYLIC LENS - SEE PLAN FOR RUN INFORMATION	ZANEEN LIGHTING DAY-O-LITE	SUPER G SLIM - 600 LUMENS PER FOOT ARCL 22 D CUSTOM CONTINUOUS RUN, TRIMLESS OR FLANGED TBD	LED - XXXX LUMENS	3500	80	119 VA	7 VA	277 V			RECESSED	
LR4C2	3" WIDE (CURVED CORNER) LENSED, CURVED LENS, OPAL ACRYLIC LENS - SEE PLAN FOR RUN INFORMATION	ZANEEN LIGHTING DAY-O-LITE	SUPER G SLIM - 600 LUMENS PER FOOT ARCL 22 D CUSTOM CONTINUOUS RUN, TRIMLESS OR FLANGED TBD	LED - XXXX LUMENS	3500	80	88 VA	7 VA	277 V			RECESSED	

LIGHTING EQUIPMENT SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL	LED SOURCE DELIVERED LUMENS	LED SOURCE (°K) CCT	LED SOURCE MIN. CRI	APPARENT LOAD VA	APPARENT LOAD VA/LF	VOLTAGE	DIMMING %	FINISH	MOUNTING	REMARKS
LR12WW	6' LINEAR RECESSED DIRECT	AXIS G LIGHTING NULITE MARK	BEAM 4 3G 4RLI REGOLO 4 SL4L	LED - 600 LUMENS PER FT	3500	80	48 VA		277 V			RECESSED	CONTINUOUS RUN - SEE PLAN FOR OVERALL LENGTH
LR15WW	6' LINEAR RECESSED DIRECT	AXIS G LIGHTING NULITE MARK	BEAM 4 3G 4RLI REGOLO 4 SL4L	LED - 600 LUMENS PER FT	3500	80	48 VA		277 V			RECESSED	CONTINUOUS RUN - SEE PLAN FOR OVERALL LENGTH
LR30WW	30' LINEAR RECESSED DIRECT	AXIS G LIGHTING NULITE MARK	BEAM 4 3G 4RLI REGOLO 4 SL4L	LED - 600 LUMENS PER FT	3500	80	48 VA		277 V			RECESSED	CONTINUOUS RUN - SEE PLAN FOR OVERALL LENGTH
LR56WW	6' LINEAR RECESSED DIRECT	AXIS G LIGHTING NULITE MARK	BEAM 4 3G 4RLI REGOLO 4 SL4L	LED - 600 LUMENS PER FT	3500	80	48 VA		277 V			RECESSED	CONTINUOUS RUN - SEE PLAN FOR OVERALL LENGTH
P1	4 FOOT INDUSTRIAL STRIP.	H.E.WILLIAMS / COLUMBIA LITHONIA DAYBRITE METALUX	75R L30 / MIPS ZL1N SMR 3000LM FST SDS SNLED	LED - 3000 LUMENS	3500	80	36 VA		277 V			CABLE HUNG	MOUNT FIXTURE 8'-0" AFF TO THE TOP, UON.
P5	WALL MOUNTED ELEVATOR SHAFT LIGHTING -	LITHONIA METALUX DAY-BRITE COLUMBIA	FEM L48 8000 MVOLT 3500 STSL 4VT2 LDS 8 FRSO UNV L835 CD1 WL DWP 70L 835 4 UNV SSL (7000L) CVT4 LSCS MV (6900 L)	LED - 8000 LUMENS	3500	80	42 VA		277 V			ENCLOSED, GASKETED FOR ELEVATOR PIT/SHAFT APPLICATION	
PS8	8 FOOT STAIR LIGHT	H.E. WILLIAMS FAIL-SAFE LUMINAIRE LED MERCURY	L124 AVX 8' HVL 8' TSL94 LW25W SERIES	LED - 3000 LUMENS	3500	80	115 VA		277 V			SURFACE / CABLE HUNG	MOUNT FIXTURE 8'-0" AFF TO THE TOP, UON.
Q2	3" TO 4" SQUARE DOWNLIGHT FOR WOOD PANEL CEILING	USAI LIGHTING	SA M 9L2 30KS T50 S BL BL SA UNV; ALLOW $240 DISTRIBUTOR NET NOT INCLUDING CONTRACTOR MARKUP, INSTALLATION, FREIGHT AND TAXES.	LED - 1,175 LUMENS	3500	80	9 VA		277 V			RECESSED	
Q2P	PENDANT SQUARE DOWNLIGHT,AIRCRAFT CABLE AND CORD, INTEGRAL DRIVER	PORTFOLIO GOTHAM CALCULITE	LESQ4C 4" AC120P BLACK IVVO4SQCYL PC D 15L 35K C3SQC PCS DL 13 935 BLACK	LED - 1,604 LUMENS	3500	80	30 VA		277 V			PENDANT, CORD AND AIRCRAFT CABLE: 14' TO BOTTOM OF CYLINDER	
Q3	4" SQUARE DOWNLIGHT, STAIRS HIGH LUMEN	USAI LIGHTING AND EQUALS		LED - 3,000 LUMENS	3500	80	30 VA		277 V			RECESSED	
Q4	4" SQUARE DOWNLIGHT, STAIRS HIGH LUMEN	USAI LIGHTING AND EQUALS	B4SA 4.5" SQUARE ADJUSTABLE; ALLOW $____ DISTRIBUTOR NET	LED - 4,675 LUMENS	3500	80	45 VA		277 V			RECESSED	
T1	TRACK ACCENT, 25 DEGREES,, WITH 6" LONG GLARE HOOD/SNOOT	LSI LIGHTING SERVICES INC (LSI)	LP4 C1975 80 3025 00 TE120B WITH HOOD LP4		3500		0 VA	0 VA	0 V				
T2	TRACK ACCENT, 25 DEGREES,, WITH 6" LONG GLARE HOOD/SNOOT	LSI LIGHTING SERVICES INC (LSI)	LP4 C1975 80 3025 00 TE120B WITH HOOD LP4		3500		0 VA	0 VA	0 V				
T2E	UNDERCABINET LIGHT - CONTINUOUS LINEAR STRIP WITH REMOTE DRIVER	LUMENTRUSS NOVA FLEX TAPE LIGHT ACOLYTE	NEAT 300 35K 24V 2.9W NF DS O 240 24V 3500K RB 90 SW220 3.035	LED - 300 LUMENS/FT	3000	90	<varies >	3 VA	277 V			UNDERCABINET LIGHT, CONTINUOUS LIGHT STRIP WITH REMOTE DRIVER	
T3	TRACK ACCENT, 25 DEGREES,, WITH 6" LONG GLARE HOOD/SNOOT	LSI LIGHTING SERVICES INC (LSI)	LP4 C1975 80 3025 00 TE120B WITH HOOD LP4		3500		0 VA	0 VA	0 V				
TR1	TWO CIRCUIT SURFACE TRACK, PREMIUM GRADE, BLACK FINISH, MOUNTED WITHIN ARCHITECTURAL LIGHTING SLOT DETAIL	LSI LIGHTING SERVICES INC (LSI)	TRK SP LENGTH 277 B SERIES WITH TRACK FEEDS, CONNECTORS, AND ACCESSORIES FOR A COMPLETE INSTALLATION	LED - XXXX LUMENS	--	00	0 VA	0 VA	277 V			SURFACE TRACK	NOTES
V1	2'X2' CORRECTIONAL; IMPACT AND TAMPER RESISTANT TROFFER, TWO LENSES, FLANGED	KURTZON KENALL NEW STAR ADVANTAGE ENVIRONMENT	VL RZCD BH SERIES FLANGED 37 M FLANGED RMCD 2 FLANGED BAA22	LED - 1,800 LUMENS	3500	80	25 VA		277 V			ACT RECESSED	
W1	TRAPEZOIDAL WALLPACK FIXTURE, B1-UO-G1 BUG RATING, HIGH OUTPUT, TYPE III, FROSTED OR STIPPLED LENS FOR VISUAL COMFORT, WHITE FINISH	LITHONIA MCGRAW EDISON GARDCO BEACON	WST R3 IST SERIES 101L SERIES RWL1 48L 15 3 UNV	LED - 2000 LUMENS	3000	70	25 VA		277 V			WALL MOUNTED - SEE PLAN FOR MTG HTS	NOMINAL DIMENSIONS: 17"W X 11"D X 9"H
W4	TRAPEZOIDAL WALLPACK FIXTURE, B_-U_-G_ BUG RATING, TYPE IV, FIRTRIBUTOR NET PRICE TO BE DETERMINED	LITHONIA BEACON MCGRAW EDISON GARDCO	WDGE3 LED P3 70 R4 30K TRP SERIES IST SERIES 101I SERIES	LED - 9,548 LUMENS	3000	70	72 VA		277 V			WALL MOUNTED - SEE PLAN FOR MTG HTS	NOMINAL DIMENSIONS: 17"W X 11"D X 9"H
X1(3)	PEDESTRIAN LIGHT BOLLARD	LUMINIS	L1L10 LD2 3' BOLLARD 3000K MVOLT. ALLOW $_____ DISTRIBUTOR NET PRICE NOT INCLUDING CONTRACTOR MARKUP, INSTALLATION, FREIGHT AND TAXES	LED - 1,039 LUMENS	3000	80	14 VA		277 V			BOLLARD	
Y1(12)	12' PEDESTRIAN POLE LIGHT WITH HINGED BASE,TYPE II FULL CUTOFF FLAT DOWNLIGHT AT CENTER OF ROUND COLUMN	LUMINIS BEGA	CL621 12' TALL ROUND COLUMN LIGHT, 3000K MVOLT. ALLOW $1,590 DISTRIBUTOR NET PRICE NOT INCLUDING CONTRACTOR MARKUP, INSTALLATION, FREIGHT AND TAXES B88 064 SERIES	LED - 2,768 LUMENS	3000	80	44 VA		277 V			SURFACE, GRADE MOUNTED	
Y112(30)	POLE-MOUNTED AREA LUMINAIRE - TYPE II, B_-U--G_BUG RATING - BLACK FINISH;, 80CRI IS REQUIRED; IT IS AVAILABLE AS A STANDARD FROM LITHONIA	LITHONIA MCGRAW EDISON GARDCO BEACON	DSXO LED P6 40K 80CRI T2M HS MVOLT GLEON PUREFORM VP 1 160L 115 4K8 2 UNV	LED - 13,486 LUMENS	3000	80	137 VA		277 V			POLE MOUNTED	POLE NOTE 4. SEE POLE BASE DETAIL FOR ADDITIONAL INFORMATION.
Y114(30)	POLE-MOUNTED AREA LUMINAIRE - TYPE IV, B_-U--G_BUG RATING - BLACK FINISH, 80CRI IS REQUIRED; IT IS AVAILABLE AS A STANDARD FROM LITHONIA	LITHONIA MCGRAW EDISON GARDCO BEACON	DSXO LED P6 40K 80CRI T4M MVOLT GLEON PUREFORM VP 1 160L 115 4K8 4W UNV	LED - 14,828 LUMENS	3000	80	137 VA		277 V			POLE MOUNTED	POLE NOTE 4. SEE POLE BASE DETAIL FOR ADDITIONAL INFORMATION.
Y114(30)HS	POLE-MOUNTED AREA LUMINAIRE - TYPE IV, HOUSE-SIDE SHIELD; B_-U--G_BUG RATING - BLACK FINISH, 80CRI IS REQUIRED; IT IS AVAILABLE AS A STANDARD FROM LITHONIA	LITHONIA MCGRAW EDISON GARDCO BEACON	DSXO LED P6 40K 80CRI T4M HS MVOLT GLEON PUREFORM VP 1 160L 115 4K8 4W UNV HS SHIELD	LED - 14,828 LUMENS	3000	80	137 VA		277 V			POLE MOUNTED	POLE NOTE 4. SEE POLE BASE DETAIL FOR ADDITIONAL INFORMATION.
YC1(14)	14' TALL STEEL PIPE COLUMN FOR CATENARY CABLE SUPPORT, 8.2625" DIAMETER, STANDARD WALL THICKNESS, BLACK FINISH (MATCH LIGHT POLE), CATENARY MOUNTING	STRUCTURA	PIPE S 14 8 S C(XX) BLACK (VERIFY) CAT2 STD									GROUND	
YCA	SUSPENDED, CATENARY STRING LIGHT - CIVIC PLAZA	TIVOLI LIGHTING WITH STRUCTURA _____ SUPPORT POLE	TCSL S B 24 120 WITH TVLTPET G120 3000K; 48' CORD LENGTH WITH MALE AND FEMALE MOLDED ENDS, 24" SOCKET SPACING; (24) SOCKETS 24" O.C. LS CABLE X (500) – 1/8" GALVANIZED CABLE WITH CABLE MOUNTS; , STATIC WHITE	LED - 173 LUMENS/FT	3000	90	0 VA	0 VA	277 V			CATENARY CABLE MOUNTED	
Z1	MONUMENT SIGN LIGHT: ASSEMBLY OF (2) 18' LONG ROTATABLE ACCENT LIGHTS CONNECTED TO A CENTRAL EXTRUDED ALUMINUM CHANNEL VIA MOUNTING ARMS; MOUNTED TO THE TOP OF SIGN WITH A REMOTE DRIVER	BARTCO	(2) 18' LONG BSW501 SERIES ACCENTS MOUNTED TO BSW208 EXTRUDED ALUMINUM CHANNEL VIA 12" MOUNTING ARMS, UL WET LOCATION LISTED; MOUNTED ON TOP OF MONUMENT. FOR THE SINGLE ASSEMBLY OF ACCENT LIGHTS AND CHANNEL: ALLOW $7,000 DISTRIBUTOR NET PRICE NOT INCLUDING CONTRACTOR MARKUP, INSTALLATION, TAXES.	LED - 12,813 LUMENS	3000	90	275 VA	7 VA	277 V			SURFACE	
Z1F	FLAG ACCENT, MOUNTED TO TOP OF FLAG POLE, EXTERNAL HARYARD, REVOLVING SPINDLE TRUCK. DRIVER MOUNTED WITHIN POLE-TOP BALL	AMERICAN BEACON	AMERICAN BEACON INTERNAL HALYARD CAM CLEAT, 30' FLAGPOLE, 3.5" MAX TOP FLAGPOLE DIAMETER, STANDARD BEACON, GOLD OR SILVER ANODIZED BALL. *** = POLISHED SATIN BRUSH FINISH ALUMINUM FOLLOWED BY A HIGH PERFORMANCE ORGANIC FINISH ON TRUCK. ALLOW $4,950 CONTRACTOR NET PRICE NOT INCLUDING MARKUP, TAX, AND INSTALLATION	LED - 500 LUMENS	3000	85	20 VA		120 V			SURFACE	
Z2	FACADE AND TREE ACCENT, GRADE MOUNTED WITH TOP VISOR	LITHONIA BEACON	DSXF1 LED P1 30K WFL MVOLT IS UBV RFL2 44L 25 3K7 W UNV / ACC O RFL2 TV XXX	LED - 3000 LUMENS	3000	70	21 VA		120 V			SURFACE	
Z3	FACADE ACCENT, GRADE MOUNTED	LITHONIA BEACON	DSXF3 LED 6 P1 30K HMF MVOLT IS RFL4 176L7 120 3K7 W UNV	LED - 13500 LUMENS	3000	70	107 VA		120 V			SURFACE	

LIGHTING EQUIPMENT SCHEDULE NOTES

GENERAL NOTES:

A. CATALOG NUMBER VERIFICATION - CONTRACTOR SHALL VERIFY LUMINAIRE INSTALLATION REQUIREMENTS AND CATALOG NUMBER PRIOR TO ORDERING. CATALOG NUMBER SPECIFICATION SYMBOL INFORMATION BELOW.
   a. ## - LENGTH TAKEN FROM DRAWINGS. LUMINAIRES HAVE BEEN IDENTIFIED ON PLANS IN FEET AND INCHES i.e. (8'-0") OR (6'-3"). LENGTHS HAVE BEEN ROUNDED TO THE NEAREST WHOLE INCH.
   b. * - WHEN STAR IS PRESENT, REFERENCE LIGHTING EQUIPMENT SCHEDULE COLUMNS FOR ORDERING INFORMATION.
   c. _ - UNDERSCORE INDICATES "BLANK" OPTION IS BEING SPECIFIED OR NO OPTION IS REQUIRED.
   d. ?/% - CONTRACTOR RESPONSIBLE FOR COORDINATING SPECIFICATION OPTION SELECTION WITH INSTALLATION CONDITIONS.

B. DIMMING %:
   a. INDICATES DIMMING PROTOCOL (FORWARD PHASE, REVERSE PHASE, 0-10V, DMX, DALI, LLC (LUMINAIRE LEVEL CONTROL), ETC.) AND REQUIRED MINIMUM DIMMING % (10%, 1%, 0.1%, DIM TO DARK, ETC.). COORDINATE EXACT DIMMING PROTOCOL AND DRIVER COMPATIBILITY WITH SUBMITTED LUMINAIRE AND LIGHTING CONTROL MANUFACTURER.

C. ACCEPTABLE EQUIVALENTS - THE FOLLOWING MANUFACTURER AND IDENTIFIED LUMINAIRE FAMILIES ARE CONSIDERED ACCEPTABLE EQUIVALENTS, PROVIDED THE EQUIVALENT LUMINAIRE IS OF THE SAME EFFICIENCY, PERFORMANCE AND HAS THE SAME SPECIFICATION CHARACTERISTICS AS THE SCHEDULED LUMINAIRE.

D. DRIVERS - COORDINATE LINEAR VS. LOGARITHMIC DIMMING DRIVER REQUIREMENTS WITH DIMMING DRIVER AND LIGHTING CONTROL DIMMING RELAY/DIMMER SWITCH.

E. MOUNTING HEIGHT: PROVIDE MOUNTING HEIGHT AS INDICATED ON SCHEDULE UNLESS OTHERWISE NOTED ON PLAN.
   a. BOL: MOUNTING HEIGHT TO BOTTOM OF LUMINAIRE
   b. COL: MOUNTING HEIGHT TO CENTER OF LUMINAIRE
   c. TOL: MOUNTING HEIGHT TO TOP OF LUMINAIRE

F. CEILING COORDINATION - ALL CEILING MOUNTED LUMINAIRE TYPES SHALL HAVE LUMINAIRE MOUNTING COORDINATED WITH GRID TYPE OR CEILING MATERIAL TYPE. PROVIDE GYP. MOUNTING FRAMES WHEN REQUIRED DUE TO CEILING CONSTRUCTION. REFER TO ARCHITECTURAL SHEETS FOR GRID TYPE USED IN EACH AREA. **[WHERE LUMINAIRES ARE MOUNTED IN GYP. CEILING USE MUD-IN FLANGE OPTION.]** LUMINAIRES INSTALLED IN 9/16" GRID SHALL BE PROVIDED WITH MOUNTING CLIPS IF RECOMMENDED BY LUMINAIRE MANUFACTURER.

G. LINEAR LUMINAIRES - LUMINAIRES IDENTIFIED WITH **[EMERGENCY] [LIFE SAFETY]**, NORMAL SECTIONS AND DEDICATED DAYLIGHT ZONE SECTIONS SHALL BE PROVIDED WITH DEDICATED **[EMERGENCY] [LIFE SAFETY]** DRIVER(S) SEPARATED FROM NORMAL DRIVER(S) BY BARRIER. PROVIDE LABEL READING "WARNING - LUMINAIRE SUPPLIED WITH MULTIPLE CIRCUITS - NORMAL AND **[EMERGENCY] [LIFE SAFETY]**". PLACE LABEL ON DRIVER COVER.

H. LINEAR AND LINEAR PATTERN LUMINAIRES - COORDINATE EXACT PATTERN AND SECTION LENGTHS WITH REFLECTED CEILING PLAN. PROVIDE DETAILED SHOP DRAWINGS OF **[EMERGENCY], [CRITICAL], [LIFE SAFETY]** SECTION, POWER/CONTROL CONNECTIONS, INTEGRAL OR REMOTE DRIVER LOCATIONS (POWER ENTRY LOCATIONS SHALL BE COORDINATED WITH THE PLANNED POWER ROUTING PATH), END PLATES AND MOUNTING REQUIREMENTS. LUMINAIRE SHALL BE PROVIDED WITH ILLUMINATED CORNERS, INTERSECTIONS, AND FIELD ADJUSTABLE EXTENSIONS. SHOP DRAWINGS SHALL INDICATE PENDANT OR MOUNTING BRACKET LOC

LIGHTING CONTROL SWITCH SCHEDULE

KEYPAD ID	DESCRIPTION	BUTTON #	BUTTON LABEL	SCENE DESCRIPTION
S1	ON/OFF	1	ALL ON	ADJUSTS ALL ROOM LIGHTING TO OCCUPIED LEVEL
		2	ALL OFF	ADJUSTS ALL ROOM LIGHTING TO UNOCCUPIED LEVEL
S2	50%/ON/OFF	1	HALF LIGHTS	ADJUSTS ALL ROOM LIGHTING TO HALF OF OCCUPIED LEVEL
		2	FULL LIGHTS	ADJUSTS ALL ROOM LIGHTING TO MAX OCCUPIED LEVEL
		3	ALL OFF	ADJUSTS ALL ROOM LIGHTING TO UNOCCUPIED LEVEL
S3	50%/ON/OFF DIMMING	1	HALF LIGHTS	ADJUSTS ALL ROOM LIGHTING TO HALF OF OCCUPIED LEVEL
		2	FULL LIGHTS	ADJUSTS ALL ROOM LIGHTING TO MAX OCCUPIED LEVEL
		3	RAISE	HOLDING RAISES ALL ROOM LIGHTING ***[EXCEPT UNDERCABINET]***
		4	LOWER	HOLDING LOWERS ALL ROOM LIGHTING ***[EXCEPT UNDERCABINET]***
		5	ALL OFF	ADJUSTS ALL ROOM LIGHTING TO UNOCCUPIED LEVEL
S3U	50%/ON/OFF UNDERCABINET DIMMING	1	HALF LIGHTS	ADJUSTS ALL ROOM LIGHTING EXCEPT UNDERCABINET LIGHTING TO HALF OF OCCUPIED LEVEL
		2	FULL LIGHTS	ADJUSTS ALL ROOM LIGHTING EXCEPT UNDERCABINET LIGHTING TO MAX OCCUPIED LEVEL
		3	UNDERCABINET	PRESS TO TOGGLE UNDERCABINET LIGHTING ON/ALL OFF
		4	RAISE	HOLDING RAISES ALL ROOM LIGHTING EXCEPT UNDERCABINET
		5	LOWER	HOLDING LOWERS ALL ROOM LIGHTING EXCEPT UNDERCABINET
		6	ALL OFF	ADJUSTS ALL ROOM LIGHTING TO UNOCCUPIED LEVEL
SCC	CONFERENCE	1	ON	ADJUSTS CONFERENCE ROOM LIGHTING TO 100% OUTPUT
		2	VIDEO CONF	ADJUSTS ALL LINEAR AND DOWNLIGHTING TO LEVELS OPTIMAL TO CAMERA IMAGING. LEVELS TO BE SET DURING SYSTEM PROGRAMMING.
		3	PRESENTATION	ADJUSTS ALL ROOM LIGHTING TO MINIMUM LEVEL FOR A/V USE
		4	RAISE	HOLDING RAISES ALL ROOM LIGHTING
		5	LOWER	HOLDING LOWERS ALL ROOM LIGHTING
		6	ALL OFF	ADJUSTS ALL ROOM LIGHTING TO UNOCCUPIED LEVEL
SH	HALLWAY	1	HALLWAY ON	ADJUSTS CORRIDOR LIGHTING TO OCCUPIED LEVEL
		2	HALLWAY OFF	ADJUSTS CORRIDOR LIGHTING TO UNOCCUPIED LEVEL
SH	HALLWAY DAY	1	HALLWAY DAY	ADJUSTS HALLWAY LINEAR LIGHTING TO 100%, HALLWAY LINEAR DOWNLIGHTING TO 100%, AND ANY DOWNLIGHTS TO 100%
		2	HALLWAY NIGHT	ADJUSTS HALLWAY LINEAR LIGHTING TO 0%, HALLWAY LINEAR DOWNLIGHTING TO 50%, AND ANY DOWNLIGHTS TO 50%
		3	HALLWAY OFF	ADJUSTS HALLWAY LIGHTING TO MINIMUM LEVEL, AND ELEVATOR DOWNLIGHTING TO 10 FC
SL	LOBBY	1	LOBBY ON	ADJUSTS LOBBY LIGHTING TO OCCUPIED LEVEL
		2	LOBBY OFF	ADJUSTS LOBBY LIGHTING TO UNOCCUPIED LEVEL
SL	LOBBY DAY	1	LOBBY DAY	ADJUSTS LOBBY LIGHTING TO DAYTIME OCCUPIED LEVEL
		2	LOBBY NIGHT	ADJUSTS LOBBY LIGHTING TO NIGHTTIME OCCUPIED LEVEL
		3	LOBBY OFF	ADJUSTS LOBBY LIGHTING TO UNOCCUPIED LEVEL
SU	UNDERCABINET	1	UNDERCABINET ON	ADJUSTS UNDERCABINET LIGHTING TO OCCUPIED LEVEL
		2	UNDERCABINET OFF	ADJUSTS UNDERCABINET LIGHTING TO UNOCCUPIED LEVEL
SMS	CHAMBERS - SMALL ENTRY STATION	1	AV LOW	PRESET SCENE - AV LOW
		2	AV HIGH	PRESET SCENE - AV HIGH
		3	MTG LOW	PRESET SCENE - MTG LOW
		4	MTG HIGH	PRESET SCENE - MTG HIGH

LIGHTING CONTROL SWITCH SCHEDULE NOTES

1. SEE LIGHTING CONTROL SEQUENCE OF OPERATION ***[AND TASK LEVEL TUNING SCHEDULE]*** FOR ADDITIONAL INFORMATION.
2. SUBMIT PROPOSED LOW VOLTAGE SWITCH BUTTON CONFIGURATIONS FOR ALL LOW VOLTAGE SWITCHES, CLEARLY IDENTIFYING ANY DEVIATIONS THAT NEED TO BE MADE DUE TO SWITCH CONFIGURATION OR ENGRAVING CONSTRAINTS, FOR APPROVAL. IF SUBMITTED BUTTON CONFIGURATIONS DO NOT MEET DESIGN INTENT, ADDITIONAL LOW VOLTAGE SWITCHES MAY BE REQUIRED.
3. UNLESS OTHERWISE SPECIFIED, OCCUPIED SHALL BE ASSUMED TO BE 100% OUTPUT AND UNOCCUPIED SHALL BE ASSUMED TO BE 0% OUTPUT.
4. WHEN NIGHTTIME TASK LEVEL TUNING IS SPECIFIED, DIM LIGHTING TO 10% OF SPECIFIED LEVEL 5 MINUTES BEFORE TRANSITIONING TO UNOCCUPIED LEVEL.
5. UNLESS SPECIFICALLY IDENTIFIED, MANUAL DIMMING SHALL BE PERFORMED BY DEDICATED BUTTONS. COMBINATION ZONE/SCENE SELECT AND HOLD TO DIM BUTTONS ARE NOT ALLOWED.
6. SEE LIGHTING PLANS FOR COVERPLATE ENGRAVING REQUIREMENTS.
7. IN AREAS WITH TIME SWITCH CONTROL OF LIGHTING, LIGHTING CONTROL SWITCH(ES) LOCATED WITHIN AREA OF CONTROL SHALL OVERRIDE TIME SWITCH CONTROL FOR 2 HOURS. 10 MINUTES BEFORE THE END OF THE 2 HOUR TIMEOUT, PROVIDE BLINK-WARN OR DIM CONTROLLED LIGHTING TO 10% TO NOTIFY THE USERS OF SPACE OF IMPENDING SWITCH BACK TO TIME SWITCH CONTROL. SEE LIGHTING CONTROL SEQUENCE OF OPERATION SCHEDULE FOR ADDITIONAL INFORMATION. ***[NOT REQUIRED IF OCC SENSOR BASED AUTO ON TO 50% AFTER HOURS]***
8. LIGHTING CONTROL SWITCHES CONTAINING SCENES SHALL REQUIRE ENGINEER TO BE PRESENT DURING SYSTEM STARTUP TO APPROVE LIGHT LEVELS AND CONTROL ZONE CONFIGURATIONS.

LIGHTING CONTROL SWITCH SCHEDULE

KEYPAD ID	DESCRIPTION	BUTTON #	BUTTON LABEL	SCENE DESCRIPTION
SMM or SMR	COUNCIL CHAMBERS MASTER CONTROL STATION ONE-PIECE TOUCH SCREEN, AUTOMATIC WAKE-UP W PROXIMITY SENSOR, MULTIPLE PAGES	PAGE 1	ON	ACTIVATES ROGERS LOGO / "WELCOME" LIGHTING SCENE
		PAGE 2	SCENES	LIGHTING SCENES: MTG HIGH, MTG LOW, AV HIGH, AV LOW, SPARES
		PAGE 3	ZONES	LIGHTING ZONES - a, b, c, d, e, f, g, h, j, k, m - REPRESENTED BY BAR SLIDERS
		PAGE 4	TBD	SAVES PRESET LIGHTING SCENES
		PAGE 5	RAISE	HOLDING RAISES ROOM LIGHTING
		PAGE 6	LOWER	HOLDING LOWERS ROOM LIGHTING
		PAGE 7	TBD	[DESCRIBE BUTTON OPERATION HERE]
		PAGE 8	OFF	[DESCRIBE BUTTON OPERATION HERE]
SMM or SMR	COUNCIL CHAMBERS MASTER CONTROL STATION ONE-PIECE TOUCH SCREEN, AUTOMATIC WAKE-UP W PROXIMITY SENSOR, MULTIPLE PAGES	PAGE 1	ON	ACTIVATES ROGERS LOGO / "WELCOME" LIGHTING SCENE
		PAGE 2	SCENES	LIGHTING SCENES: MTG HIGH, MTG LOW, AV HIGH, AV LOW, SPARES
		PAGE 3	ZONES	LIGHTING ZONES - a, b, c, d, e, f, g, h, j, k, m - REPRESENTED BY BAR SLIDERS
		PAGE 4	TBD	SAVES PRESET LIGHTING SCENES
		PAGE 5	RAISE	HOLDING RAISES ROOM LIGHTING
		PAGE 6	LOWER	HOLDING LOWERS ROOM LIGHTING
		PAGE 7	TBD	[DESCRIBE BUTTON OPERATION HERE]
		PAGE 8	OFF	[DESCRIBE BUTTON OPERATION HERE]

LIGHTING CONTROL SCENES

	CONTROL ZONES		AV High	AV Low	Mtg High	Mtg Low
a	COUNCIL MEMBERS	T1	50	25	100	75
b	CITY SEAL	T2/D2A	50	25	100	75
c	COUNCIL STAFF	T3	75	75	75	75
d	COUNCIL WALLWASHING	LR30WW	50	25	100	75
e	COUNCIL STAFF DESK	LINEAR @ STAFF DESK	50	25	100	75
f	COUNCIL STAFF	D2A @ STAFF ACCENT	50	25	100	75
g	AUDIENCE SEATING	D2/L4M	40	20	80	40
h	SEAL WALLWASHING	LR30WW	50	25	100	75
j	MONITOR WALLWASHING	L4M SERIES	0	0	40	25
k	STAFF LINEAR DOWNLIGHT	L4M SERIES	40	20	80	40
m	SPEAKER PODIUM	D2A	40	20	80	40
n	CHAMBERS "WELL"	D2	40	20	80	40
p	COUNCIL DESK	D2	40	20	80	40

LIGHTING CONTROL SEQUENCE OF OPERATION

TAG	SPACE TYPE	OCCUPANT SENSOR: OCCUPANCY	VACANCY	DETECTION TYPE	TIME OUT	AUTO ON	AUTO OFF	NETWORK	AUX	RECEPTACLE CONTROL	TIME CLOCK CONTROL	REMARKS
BRK	BREAK	FINE	-	IR	10 MIN.	100%	0%	Y	-	-	N	
CCH	COUNCIL CHAMBERS	FINE	-	DT	15 MIN.	100%	0%	Y	-	-	Y	
CON	CONFERENCE	FINE	-	DT	15 MIN.	50%	0%	Y	-	-	N	
COR	CORRIDOR	LARGE	-	IR	NOTE 5	NOTE 5	NOTE 5	Y	-	-	NOTE 5	
EXF	EXTERIOR FACADE/DECORATIVE	-	-	-	-	NOTE 3	NOTE 3	Y	-	-	NOTE 3	
EXG	EXTERIOR GARDEN/SEATING	-	-	-	-	-	-	Y	-	-	Y	
EXS	EXTERIOR SIGN LIGHT	-	-	-	-	NOTE 3	NOTE 3	Y	-	-	NOTE 3	
GR1	GARAGE	FINE	-	DT		100%	20%	Y	-	-	Y	
GRD	GARAGE DAYLIGHT TRANSITION ZONE	FINE	-	DT		100%	20%	Y	-	-	Y	DAYLIGHT SENSOR
HOL	HOLDING	-	-	-	-	-	-	-	-	-	-	MANUAL
LOB	LOBBY	LARGE	-	DT	15 MIN.	100%		Y	-	-	Y	
MEP	MECHANICAL/ELECTRICAL/COMM	-	-	-	-	-	-	N	-	-	N	MANUAL
OFF	ENCLOSED OFFICE	FINE	-	DT	10 MIN.	50%	0%	Y	-	-	N	
OPN	OPEN OFFICE	FINE	-	DT	NOTE 4	NOTE 4	NOTE 4	Y	-	-	Y	
PRT	RESTROOM - SINGLE	FINE	-	IR	15 MIN.	100%	0%	Y	-	-	-	
PUB	RESTROOM - MULTI	LARGE	-	DT	15 MIN.	100%	0%	Y	-	-	-	
STR	STAIRWAY	LARGE	-	DT	15 MIN.	100%	5 FC	Y	-	-	-	
UT1	SUPPORT / STRORAGE	LARGE	-	IR	15 MIN.	50%	0%	Y	-	-	-	
UW1	WASHBAY	LARGE	-	DT	15 MIN.	100%	0%	Y	-	-	-	
VES	VESTIBULE	LARGE	-	DT	NOTE 10	NOTE 10	NOTE 10	Y	-	-	NOTE 10	

LIGHTING CONTROL SEQUENCE OF OPERATION NOTES

DEVICES:
OCCUPANT SENSOR (IF INDICATED IN OCCUPANCY OR VACANCY COLUMN TO BE PROVIDED WITH SENSOR, PROVIDE TYPE BELOW. CEILING MOUNT UNLESS NOTED OTHERWISE):
- F = FINE MOTION (COVERAGE PATTERN < 500 SQ FT)
- L = LARGE MOTION (COVERAGE PATTERN > 2000 SQ FT)
- LT / HH = LOW TEMP / HIGH HUMIDITY
- HB = HIGH BAY (CEILING ABOVE 15')
- A = HIGH BAY AISLE (CEILING ABOVE 15')
- O = OUTDOOR

SENSOR DETECTION TYPE:
- IR = PASSIVE INFRARED
- US = ULTRASONIC / MICROPHONIC
- DT = DUAL TECHNOLOGY

TIMEOUT :
- LENGTH OF TIME FOR OCCUPANT SENSOR TO DETERMINE SPACE IS UNOCCUPIED AFTER SENSOR STOPS DETECTING MOTION.

AUTO ON:
- OUTPUT % OR FC LEVEL LIGHTS ADJUST TO WHEN OCCUPANCY IS DETECTED.

AUTO OFF:
- OUTPUT % OR FC LEVEL LIGHTS ADJUST TO WHEN OCCUPANCY TIMES OUT.

NETWORK - NETWORK LIGHTING CONTROL COMMUNICATIONS:
- Y = CONNECT NETWORK ROOM DEVICES TO BUILDING-WIDE LIGHTING CONTROLS NETWORK COMMUNICATIONS.
- N = BUILDING-WIDE LIGHTING CONTROLS NETWORK COMMUNICATIONS NETWORK NOT REQUIRED TO THIS ROOM.

AUX - INTEGRATE LIGHTING CONTROL SYSTEM WITH AUXILIARY SYSTEM:
- CONTACT = AUXILIARY INPUT THAT ALLOWS COMMUNICATION WITH OTHER SYSTEM.
- BMS = INTERFACE AND PROVIDE TWO-WAY COMMUNICATION WITH BUILDING MANAGEMENT SYSTEM (BMS).
- A/V = INTEGRATE LIGHTING CONTROL SYSTEM WITH A/V SYSTEM. LIGHTING CONTROL SYSTEM SHALL BE CAPABLE OF RECALLING PRESET SCENES, ACTIVATING LIGHTING ZONES AND RAISING / LOWERING LIGHTING LEVELS BASED ON SIGNALS RECEIVED FROM THE A/V SYSTEM.
- FIRE ALARM = INTEGRATE UL-924 DEVICES OR RELAYS WITH FIRE ALARM SYSTEM. IN THE EVENT OF A FIRE ALARM LIGHTING CONTROL SHALL OVERRIDE ***[LIFE SAFETY] [EMERGENCY]*** LIGHTING TO FULL BRIGHTNESS REGARDLESS OF LIGHTING CONTROL STATE. ***[IFC REQUIREMENT]***

TIME SWITCH CONTROL:
WHEN TIME SWITCH CONTROL IS SELECTED, THE HOURS BELOW SHALL BE IN EFFECT UNLESS OTHERWISE STATED:
NIGHTTIME HOURS OF OPERATION SHALL BE FROM ***[## AM TO ## PM]***.
COORDINATE WEEKEND AND HOLIDAY TIME SCHEDULES WITH OWNER.
COORDINATE EXACT HOURS OF OPERATION WITH OWNER PRIOR TO SYSTEM COMMISSIONING.

GENERAL NOTES:
CONTROL SYSTEM NOTES:
A. ***[AS A COST SAVINGS, WIRELESS AND/OR LUMINAIRE LEVEL CONTROL MAY BE PROVIDED IN PLACE OF A WIRED RELAY BASED NETWORKED LIGHTING CONTROL SYSTEM.]***
B. WHEN EXTERIOR POLE MOUNTED LUMINAIRES ARE INDICATED TO BE DIMMED, PROVIDE CONTROL OF LUMINAIRE VIA WIRELESS LIGHTING CONTROL ***[MULTI-LEVEL STEP DIMMING].***
C. SUBMIT DOCUMENTATION CONFIRMING CONTROL SYSTEM'S ABILITY TO COMPLY WITH SPECIFIED LIGHTING CONTROL SEQUENCE OF OPERATIONS. CLEARLY IDENTIFY ANY CONTROL DEVIATIONS NECESSARY DUE TO SUBMITTED CONTROL SYSTEMS FUNCTIONALITY, ALONG WITH PROPOSED SEQUENCE OF OPERATIONS.
D. SUBMIT MANUFACTURER INTERCONNECTION DIAGRAMS INDICATING DEVICE QUANTITIES, LOCATIONS, AND ASSOCIATED CONTROLS CABLING FOR APPROVAL.
E. REFER TO LIGHTING PLANS FOR LIGHTING CONTROL SWITCH TYPES AND LOCATIONS. LIGHTING CONTROL SWITCH SCHEDULES SPECIFY LIGHTING CONTROL SWITCH CONFIGURATION, OPERATION AND LABELING.
F. UNLESS NOTED OTHERWISE, INTERIOR AND BUILDING MOUNTED LIGHTING SHALL UTILIZE CONTINUOUS DIMMING. COORDINATE DIMMER TYPE (FORWARD PHASE, REVERSE PHASE, 0-10V, DMX, DALI, LLC (LUMINAIRE LEVEL CONTROL), ETC.) AND DIMMER COMPATIBILITY WITH SUBMITTED LUMINAIRE AND LIGHTING CONTROL MANUFACTURER.
G. PROVIDE ALL LIGHTING CONTROL SYSTEM COMPONENTS, CONTROL WIRING, AND SYSTEM PROGRAMMING FOR A COMPLETE AND FULLY FUNCTIONAL SYSTEM THAT CONTROLS AND DIMS LUMINAIRES AS SPECIFIED IN THE LIGHTING CONTROL SEQUENCE OF OPERATIONS.
H. PROVIDE FUNCTIONAL TESTING OF LIGHTING CONTROLS THAT COMPLIES WITH ***[IECC 2018]*** REQUIREMENTS. LIGHTING CONTROL FUNCTIONAL TESTING INCLUDES TESTING FOR PROPER CALIBRATION, ADJUSTMENT, PROGRAMMING AND WORKING CONDITION. TESTING INDIVIDUAL SHALL NOT BE INVOLVED WITH PROJECT DESIGN OR CONSTRUCTION AND MUST PROVIDE CERTIFYING DOCUMENT TO ENGINEER FOR REVIEW AND ONCE REVIEWED TO AHJ THAT LIGHTING CONTROLS MEET THE PERFORMANCE CRITERIA.
I. CONTRACTOR TO PROVIDE OWNER DOCUMENTS CERTIFYING LIGHTING CONTROLS MEET PERFORMANCE CRITERIA WITHIN 90 DAYS AFTER CERTIFICATE OF OCCUPANCY.
J. ALL LIGHTING CONTROL DEVICES SHALL BE INSTALLED BEFORE FACTORY STARTUP AND PROGRAMMING AGENT IS ON-SITE.
K. START-UP, PROGRAM, AND COMMISSION LIGHTING CONTROLS PER CONSTRUCTION DOCUMENTS. THE SYSTEM SHALL BE PROGRAMMED TO MEET ENERGY CODE, SEQUENCE OF OPERATIONS, AND THE INTENT SHOWN ON THE DRAWINGS.
L. CONTRACTOR SHALL PROVIDE ELECTRONIC PLAN TO OWNER DOCUMENTING ***[DEVICE ADDRESSES AND ANY LUMINAIRE CONTROL LOOPS AS WELL AS DOCUMENTATION OF]*** ALL SEQUENCE OF OPERATION AND SWITCH PROGRAMMING SETTINGS.

OCCUPANT SENSOR NOTES:
A. OCCUPANT SENSOR LOCATIONS HAVE BEEN IDENTIFIED IN AREAS OF CRITICAL IMPORTANCE. IN ALL OTHER AREAS, PROVIDE OCCUPANT SENSORS AS REQUIRED TO PROVIDE COMPLETE COVERAGE OF SPACE AND INTENDED SYSTEM OPERATION AS INDICATED ON LIGHTING PLANS AND LIGHTING CONTROL SEQUENCE OF OPERATION SCHEDULE.
B. UNLESS OTHERWISE NOTED OCCUPANT SENSORS SHALL CONTROL ALL LIGHTING WITHIN THE AREA THAT SENSOR IS LOCATED IN (INCLUDING UNDERCABINET LIGHTING) AND IF TWO OR MORE OCCUPANT SENSORS ARE LOCATED IN THE SAME AREA, MOVEMENT DETECTED BY EITHER SENSOR SHALL RESET SENSOR TIMEOUT.
C. OCCUPANT SENSORS SHALL BE INSTALLED SO THAT NO POSSIBILITY EXISTS WHERE THE SENSORS MAY BE COVERED OR COVERAGE BLOCKED DURING ROUTINE USE.
D. UNLESS OTHERWISE NOTED WHEN INSTALLED IN SPACES WITH EXPOSED-TO-STRUCTURE CEILINGS OCCUPANT SENSORS SHALL BE MOUNTED DIRECTLY TO BOTTOM OF STRUCTURAL DECK. SUSPENDING THE BOX/CANOPY AT A LOWER MOUNTING HEIGHT VIA UNISTRUT, ALL-THREAD OR SIMILAR MEANS IS NOT ACCEPTABLE UNLESS APPROVED BY ENGINEER. NOTIFY ENGINEER IMMEDIATELY IF ON-SITE CONDITIONS WILL RESULT IN A MOUNTING CONFLICT OR NEGATIVELY IMPACT THE SENSOR COVERAGE PATTERN.
E. SUBMIT PLAN WITH OCCUPANT SENSOR COVERAGE PATTERNS CLEARLY IDENTIFIED ON A SEPARATE CONTROL SUBMITTAL FLOOR PLAN.
F. UNLESS SPECIFICALLY IDENTIFIED ON THE LIGHTING PLANS, OCCUPANCY WALL SWITCHES ARE NOT ALLOWED.
G. WHEN LIGHTING CONTROLLED BY AN OCCUPANCY SENSOR IS MANUALLY SWITCHED OFF, THE LIGHTING SHALL REMAIN OFF FOR AS LONG AS MOVEMENT IS DETECTED. AFTER ***[A 5 MINUTE]*** SENSOR TIMEOUT HAS EXPIRED, OCCUPANCY SENSOR OPERATION SHALL REVERT TO ON, ON MOVEMENT DETECTION.
H. PLACE OCCUPANT SENSORS TO AVOID THE SENSOR HAVING A VIEW OUTSIDE OF THE SPACE BEING CONTROLLED. CEILING MOUNTED SENSORS SHALL BE PLACED CLOSE TO THE WALLS CONTAINING DOORS. WALL-MOUNTED SENSORS SHALL BE MOUNTED ON WALLS CONTAINING THE DOORS TO AVOID VIEWS OUTSIDE OF THE ROOM.
I. OCCUPANT SENSOR'S VIEW OF THE ROOM AND ROOM ENTRANCE SHALL NOT BE BLOCKED BY AN OPEN DOOR.
J. WHEN POSSIBLE MOUNT SENSORS AWAY FROM AIR VENTS. MOUNT PIR SENSORS A MINIMUM OF 4 FT AND ULTRASONIC SENSORS 6 FT AWAY FROM AIR VENTS.
K. ADJUST OCCUPANT SENSOR LAYOUT TO ENSURE THAT TALL FURNITURE AND EQUIPMENT WILL NOT OBSTRUCT THE SENSORS VIEW OF THE ROOM.
L. ADD ADDITIONAL SENSORS AS NECESSARY TO PROVIDE COMPLETE COVERAGE OF ROOM.

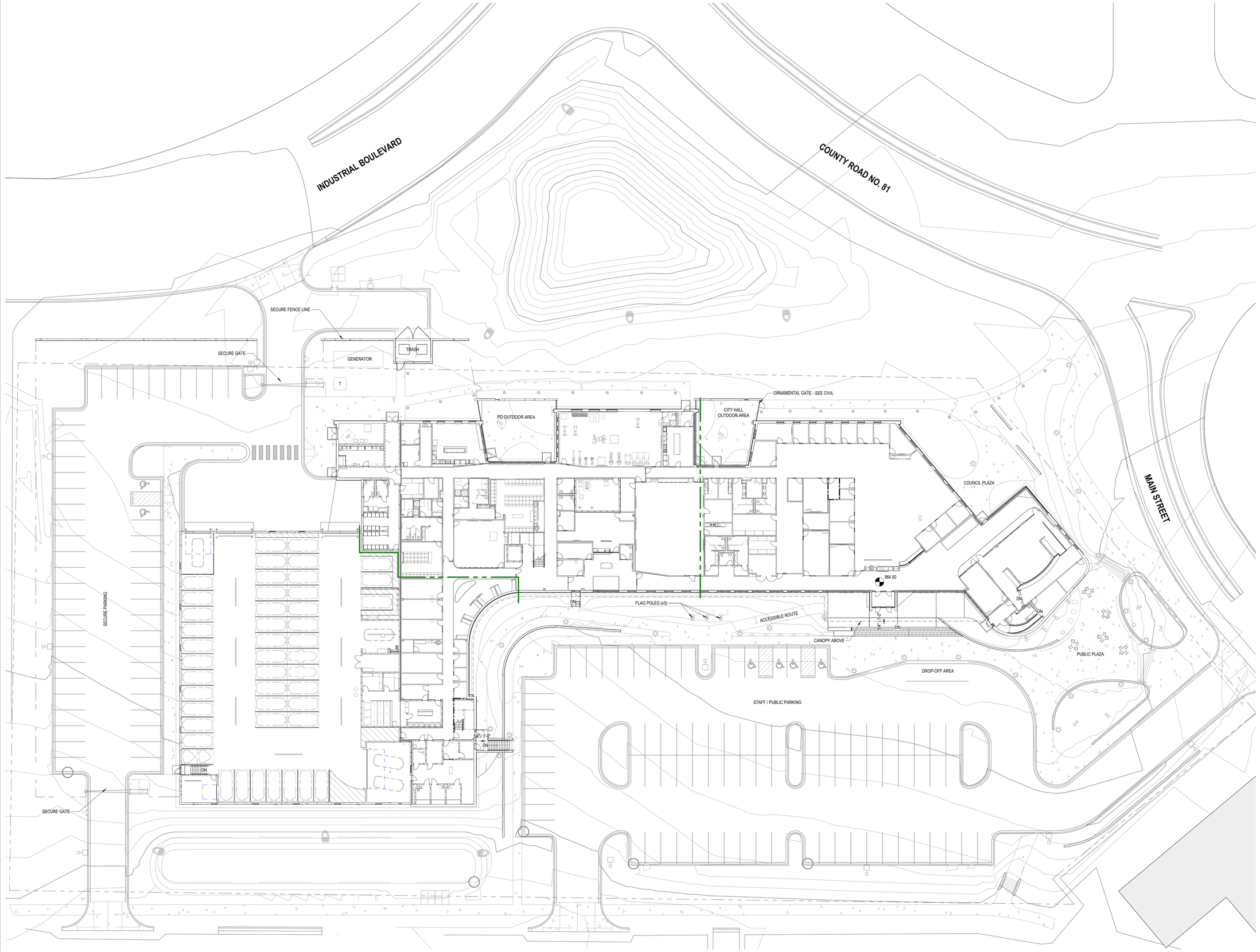
DAYLIGHT SENSOR NOTES:
A. DAYLIGHT SENSOR LOCATIONS HAVE BEEN IDENTIFIED IN AREAS OF CRITICAL IMPORTANCE. IN ALL OTHER AREAS, PROVIDE DAYLIGHT CONTROL OF LUMINAIRES WITHIN AREAS DEFINED ON LIGHTING PLANS AS DAYLIGHT ZONES. WHERE DAYLIGHT SENSORS ARE BEING UTILIZED FOR DAYLIGHT HARVESTING, PROVIDE ADDITIONAL COMPONENTS AS NEEDED TO CONTROL LIGHTING WITHIN DAYLIGHT ZONES INDEPENDENT OF GENERAL AREA LIGHTING WITHIN SPACE. PROVIDE MANUFACTURER RECOMMENDED QUANTITY OF DAYLIGHT SENSOR(S) (MINIMUM 1) PER DAYLIGHT ZONE IN LOCATION(S) IDENTIFIED BY MANUFACTURER. DAYLIGHT SENSORS SHALL BE CEILING MOUNT AND MAY BE COMBINED WITH OCCUPANT SENSORS ONLY WHEN THE PLACEMENT OF COMBINED SENSOR IS IDEAL FOR BOTH PHOTOCELL AND OCCUPANT SENSOR COVERAGE AND OPERATION.
B. WHEN LIGHTING IS CONTROLLED ON AND LOCATED IN OFFICES, CLASSROOMS, LABORATORIES, AND LIBRARY READING ROOMS PHOTOCELLS SHALL DIM LIGHTING CONTINUOUSLY WITHIN AREA OF CONTROL FROM MAXIMUM OUTPUT TO 15% IN RESPONSE TO AVAILABLE DAYLIGHT. IN ALL OTHER AREAS OF PHOTOCELL CONTROL LIGHTING SHALL DIM CONTINUOUSLY TO 0% IN RESPONSE TO AVAILABLE DAYLIGHT.
C. UNLESS SPECIFICALLY NOTED OTHERWISE ON LIGHTING PLANS ALL DAYLIGHT ZONES SHALL BE CONTROLLED VIA CLOSED LOOP DAYLIGHT SENSORS.
D. IN AREAS WITH OCCUPANT CONTROL OF LIGHTING, DAYLIGHT RESPONSIVE CONTROL WILL ONLY CONTROL LIGHTING WHEN OCCUPANCY WITHIN THE AREA OF CONTROL IS DETECTED. LIGHT IN TOPLIT ZONES SHALL BE CONTROLLED INDEPENDENTLY OF LIGHTS IN SIDELIT ZONES. LIGHTS IN SIDELIT ZONES FACING DIFFERENT CARDINAL ORIENTATIONS SHALL BE CONTROLLED INDEPENDENTLY OF EACH OTHER.

EXTERIOR PHOTOCELL NOTES:
A. PROVIDE PHOTOCELL ON/OFF CONTROL OF EMERGENCY LIGHTING ALONG EXTERIOR EGRESS PATHS. WHEN EXTERIOR EGRESS ILLUMINATION IS ACTIVE, LIGHTING CONTROLS SHALL MAINTAIN 1 FC MINIMUM ALONG PATH OF EGRESS.
B. PHOTOCELL SHALL SWITCH ON ALL EXTERIOR CONTROLLED LIGHTING WHEN PHOTOCELL MEASURED LIGHT LEVEL DROPS BELOW 10 FC FOR 5 MINUTES OR MORE AND SHALL SWITCH OFF CONTROLLED LIGHTING WHEN PHOTOCELL MEASURED LIGHT LEVEL RAISES ABOVE 20 FC FOR 5 MINUTES OR MORE.
C. PHOTOSENSOR(S) CONTROLLING EXTERIOR LIGHTING SHALL BE LOCATED ON ROOF OF BUILDING, AIMED NORTH. CONCEAL SENSOR(S) FROM VIEW OF GROUND-LEVEL PEDESTRIANS.

REMARKS:
1. BUILDING HOURS:
   - DAYTIME HOURS OF OPERATION SHALL BE FROM ***[## AM TO ## PM]***.
   - NIGHTTIME HOURS OF OPERATION SHALL BE FROM ***[## AM TO ## PM]***
   - COORDINATE EXACT HOURS OF OPERATION WITH OWNER PRIOR TO SYSTEM STARTUP.
2. SITE LIGHTING:
   - SITE LIGHTING SHALL TURN ON AT SUNSET AND TURN OFF 15 MINUTES AFTER SUNRISE.
   - SITE LIGHTING SHALL DIM BY 30% FROM MIDNIGHT TO 6AM OR FROM NOT LATER THAN ONE HOUR AFTER BUSINESS CLOSING TO NOT EARLIER THAN ONE HOUR BEFORE BUSINESS OPENING.
   - PHOTOCELL SHALL SWITCH ON ALL EXTERIOR LIGHTING WHEN PHOTOCELL MEASURED LIGHT LEVEL DROPS BELOW 10 FC FOR 5 MINUTES OR MORE AND SHALL SWITCH OFF ALL EXTERIOR LIGHTING WHEN PHOTOCELL MEASURED LIGHT LEVEL RAISES ABOVE 20 FC FOR 5 MINUTES OR MORE.
   - PROVIDE PHOTOCELL ON/OFF CONTROL OF EMERGENCY LIGHTING ALONG EXTERIOR EGRESS PATHS. WHEN EXTERIOR EGRESS ILLUMINATION IS ACTIVE, LIGHTING CONTROLS SHALL MAINTAIN 1FC MINIMUM ALONG PATH OF EGRESS.
3. FACADE AND DECORATIVE LIGHTING:
   - SITE FACADE AND DECORATIVE LIGHTING SHALL TURN ON AT SUNSET.
   - BUILDING DECORATIVE FACADE AND LANDSCAPE LIGHTING SHALL AUTOMATICALLY SHUTOFF FROM NOT LATER THAN ONE HOUR AFTER BUSINESS CLOSING TO NOT EARLIER THAN ONE HOUR BEFORE BUSINESS OPENING.
4. OPEN OFFICE:
   - CONFIGURE SENSOR IN OPEN PLAN OFFICES SO THAT GENERAL LIGHTING IS CONTROLLED IN SEPARATE CONTROL ZONES THAT DO NOT EXCEED AN AREA OF 600 SQ FT. ***[PROVIDING NETWORKED INDIVIDUAL LUMINAIRE LIGHTING CONTROL MODULES WITH OCCUPANT DETECTION IN EVERY LUMINAIRE WITHIN OPEN OFFICE IS AN ACCEPTABLE ALTERNATE TO 600 SQ FT AREA CONTROL ZONES. WHEN LUMINAIRE LEVEL CONTROL IS PROVIDED, REFER TO LIGHTING PLANS FOR OCCUPANT SENSOR AREAS OF COVERAGE]***
   - AUTO ON: UPON OCCUPANT DETECTION, LIGHTING IN AREA OF DETECTION TO 100%, LIGHTS IN ADJACENT AREAS OF DETECTION TO 20%.
   - AUTO OFF: WHEN OCCUPANCY IS NOT DETECTED IN ADJACENT AREAS, LIGHTING TO 20% IN THOSE AREAS. WHEN NO OCCUPANCY IS DETECTED IN THE OPEN PLAN, OFFICE LIGHTING TO 0%.
5. CORRIDORS:
   - DURING DAYTIME HOURS OF OPERATION CORRIDOR SHALL TIMEOUT TO UNOCCUPIED LEVEL (50% OUTPUT). WHEN NEAR ELEVATOR LANDING SILLS, LIGHTING SHALL NOT DIM BELOW 20FC ***[WHEN ELEVATOR DOOR JAMBS DO NOT CONTAIN SERVICE OR TEST STATIONS, ILLUMINATION LEVEL CAN BE REDUCED TO 10FC]***
   - DURING NIGHTTIME HOURS OF OPERATION CORRIDOR SHALL TIMEOUT TO UNOCCUPIED LEVEL (1 FC). WHEN NEAR ELEVATOR LANDING SILLS, LIGHTING SHALL NOT DIM BELOW 20FC ***[WHEN***
6. EXTERIOR BOLLARDS:
   - EXTERIOR BOLLARDS SHALL TURN ON AT SUNSET AND TURN OFF 15 MINUTES AFTER SUNRISE.
   - PROVIDE PHOTOCELL ON/OFF CONTORL OF EMERGENCY LIGHTING ALONG EXTERIOR EGRESS PATHS. WHEN EXTERIOR EGRESS ILLUMINATION IS ACTIVE, LIGHTING CONTROLS SHALL MAINTAIN 1 FC MINIMUM ALONG PATH OF EGRESS. PHOTOCELL SHALL SWITCH ON ALL LIGHTING WHEN PHOTOCELL MEASURED LIGHT LEVEL DROPS BELOW 10 FC FOR 5 MIN OR MORE AND SHALL SWITCH OFF ALL LIGHTING WHEN PHOTOCELL MEASURED LIGHT LEVELS RAISES ABOVE 20 FC FOR 5 MINUTES OR MORE.
7. VESTIBULE:
   - ONE HOUR BEFORE BUSINESS OPENING TO ONE HOUR AFTER BUSINESS CLOSING: VESTIBULE LIGHTING SHALL REMAIN ON.
   - ONE HOUR AFTER BUSINESS CLOSING TO THEN ONE HOUR BEFORE BUSINESS OPENING: UPON OCCUPANCY DETECTION LIGHTING TO 100%, VESITBULE SHALL TIMEOUT TO 1 FC AFTER 10 MINUTE DELAY.
8. SITE SIGNAGE:
   - SITE SIGNAGE SHALL TURN ON AT SUNSET AND TURN OFF 15 MINUTES AFTER SUNRISE.
   - PHOTOCELL SHALL SWITCH ON SITE SIGNAGE WHEN PHOTOCELL MEASURED LIGHT LEVEL DROPS BELOW 10 FC FOR 5 MINUTES OR MORE AND SHALL SWITCH OFF SITE SIGNAGE WHEN PHOTOCELL MEASURED LIGHT LEVEL RAISES ABOVE 20 FC FOR 5 MINUTES OR MORE.

LIGHTING CONTROL PANEL SCHEDULE

ZONE	PHOTOCELL INPUT	TIME CLOCK INPUT	ZONE DESCRIPTION
#3A1	Y	Y	CANOPY DOWNLIGHTS ON THROUGH THE NIGHT – PUBLIC SAFETY AND IN CITY CENTER; CONNECTED TO REMOTE PHOTOCELL
#3A2	Y	Y	CANOPY UPLIGHTS; CURFEW SETBACK TO 10% 10PM/11PM OR 12 MIDNIGHT – 5 AM
#3A3	Y	Y	WALL UPLT, MURAL DOWNLIGHT; CURFEW SETBACK TO 10% 10PM/11PM OR 12 MIDNIGHT
#3A4	Y	Y	POLICE DEPARTMENT NORTH SIDEWALK BOLLARDS; REMOTE PHOTOCELL CONTROLLED
#3A5	Y	Y	PLAZA MONUMENT SIGN LIGHT; POLICE DEPARTMENT SIGN LIGHT, FLAG POLE LIGHT – PHOTOCELL CONTROLLED – ON ALL NIGHT; REMOTE PHOTOCELL CONTROLLED
#3A6	Y	Y	CITY HALL NORTH SIDEWALK BOLLARDS; REMOTE PHOTOCELL CONTROLLED
#3A7	Y	Y	CATENARY, STRING LIGHTS; CURFEW SETBACK TURN OFF FROM 10/11PM OR 12 MIDNIGHT – 5 AM
#3A8	N	Y	LEVEL 1 POLICE CORRIDORS - 24/7
#1A1	Y, DAYLT	Y	LOBBY/C



A1 SITE PLAN
SCALE: 1" = 20'-0"

Model: Autodesk Docs://023-10733-000-Rogers_Police_Station_City_Hall/ RGRPS-Architecture.rvt
1/8/2026 2:12:58 PM

Rogers City Hall and Police Department
21701 Industrial Blvd, Rogers, MN

City of Rogers
22350 S Diamond Lake Rd,
Rogers, MN 55374

LEO A DALY
730 Second Avenue South, Suite 1300
Minneapolis, MN 55402-2455 Tel: 612.338.8741

Civil Consultant:
ÉLAN DESIGN LAB, INC.
310 4th Avenue South, Suite 1006
Minneapolis, MN 55415 Tel: 612.260.7004

Landscape Consultant:
DAMON FARBER / LANDSCAPE ARCHITECTS
310 4th Avenue South, Suite 7050
Minneapolis, MN 55415 Tel: 612.332.7522

Security & Technology Consultant
PMY Group
140 3rd Street South
Minneapolis, MN 55082 Tel: 651.430.2772

KEY PLAN

TRUE NORTH N

A B C

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	TBL
Design	Designer
Draw	Author
Check	Checker

STAMP

PRELIMINARY
NOT FOR CONSTRUCTION

PLANNING COMMISSION SUBMITTAL

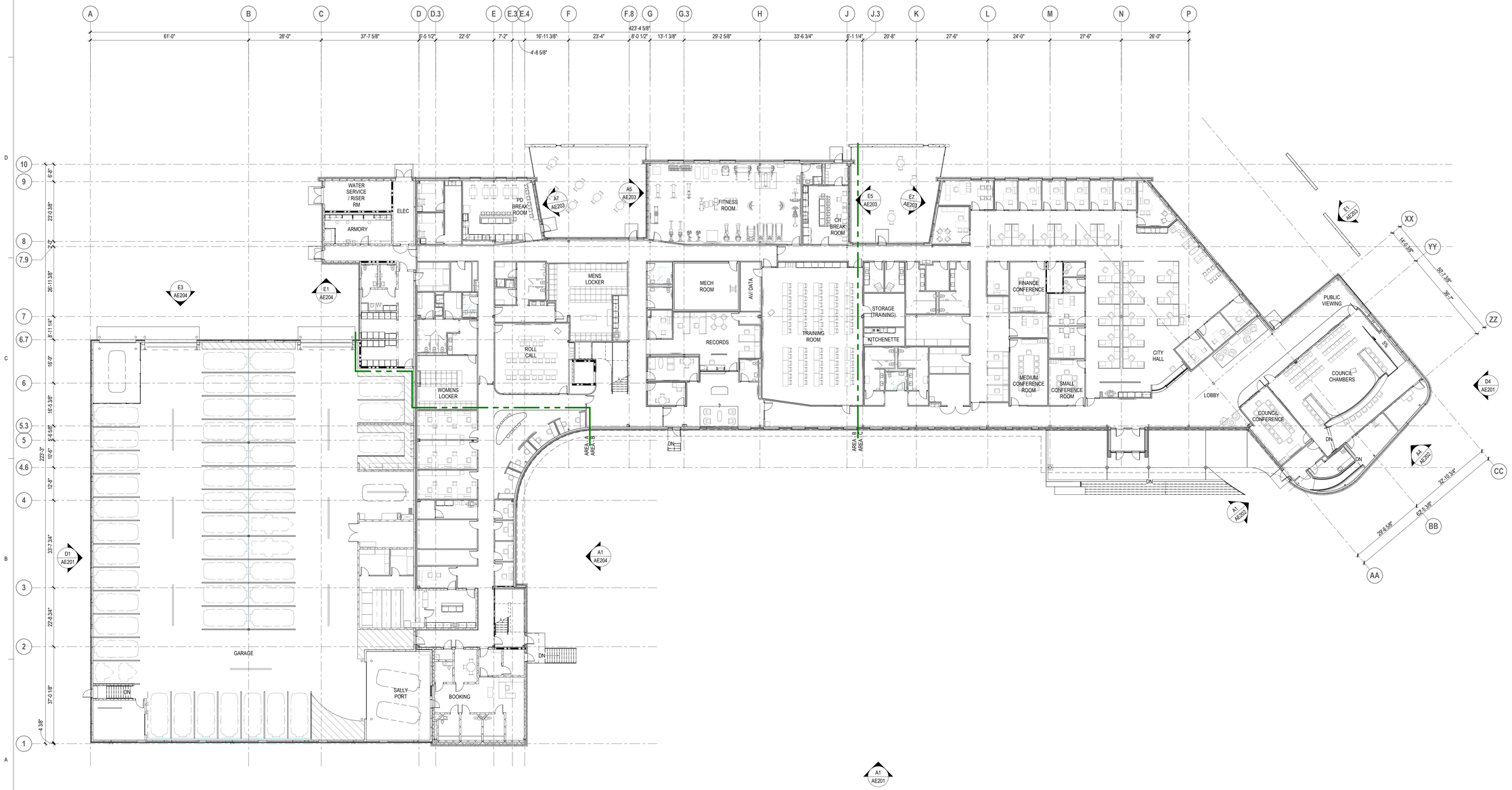
Project No. 023-10733-000
01/09/2026

ARCHITECTURAL SITE PLAN

AS101

DESIGN DEVELOPMENT

Copyright © 2025 LEO A DALY Company



A1 FLOOR PLAN LEVEL 1 OVERALL
SCALE: 1/16" = 1'-0"

1/9/2026 2:13:00 PM Model: Autodesk Docs://023-10733-000-Rogers_Police_Station_City_Hall/ RGRPS-Architecture.rvt

Rogers City Hall and Police Department
21701 Industrial Blvd, Rogers, MN

City of Rogers
22350 S Diamond Lake Rd,
Rogers, MN 55374

LEO A DALY
730 Second Avenue South, Suite 1300
Minneapolis, MN 55402-2455 Tel:
612.338.8741

Civil Consultant:
ÉLAN DESIGN LAB, INC.
310 4th Avenue South, Suite 1006
Minneapolis, MN 55415 Tel: 612.260.7004

Landscape Consultant:
DAMON FARBER / LANDSCAPE ARCHITECTS
310 4th Avenue South, Suite 7050
Minneapolis, MN 55415 Tel: 612.332.7522

Security & Technology Consultant
PMY Group
140 3rd Street South
Minneapolis, MN 55082 Tel: 651.430.2772

KEY PLAN
TRUE NORTH
A B C

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	TBL
Design	Designer
Draw	Author
Check	Checker

STAMP

PRELIMINARY
NOT FOR CONSTRUCTION

PLANNING COMMISSION SUBMITTAL

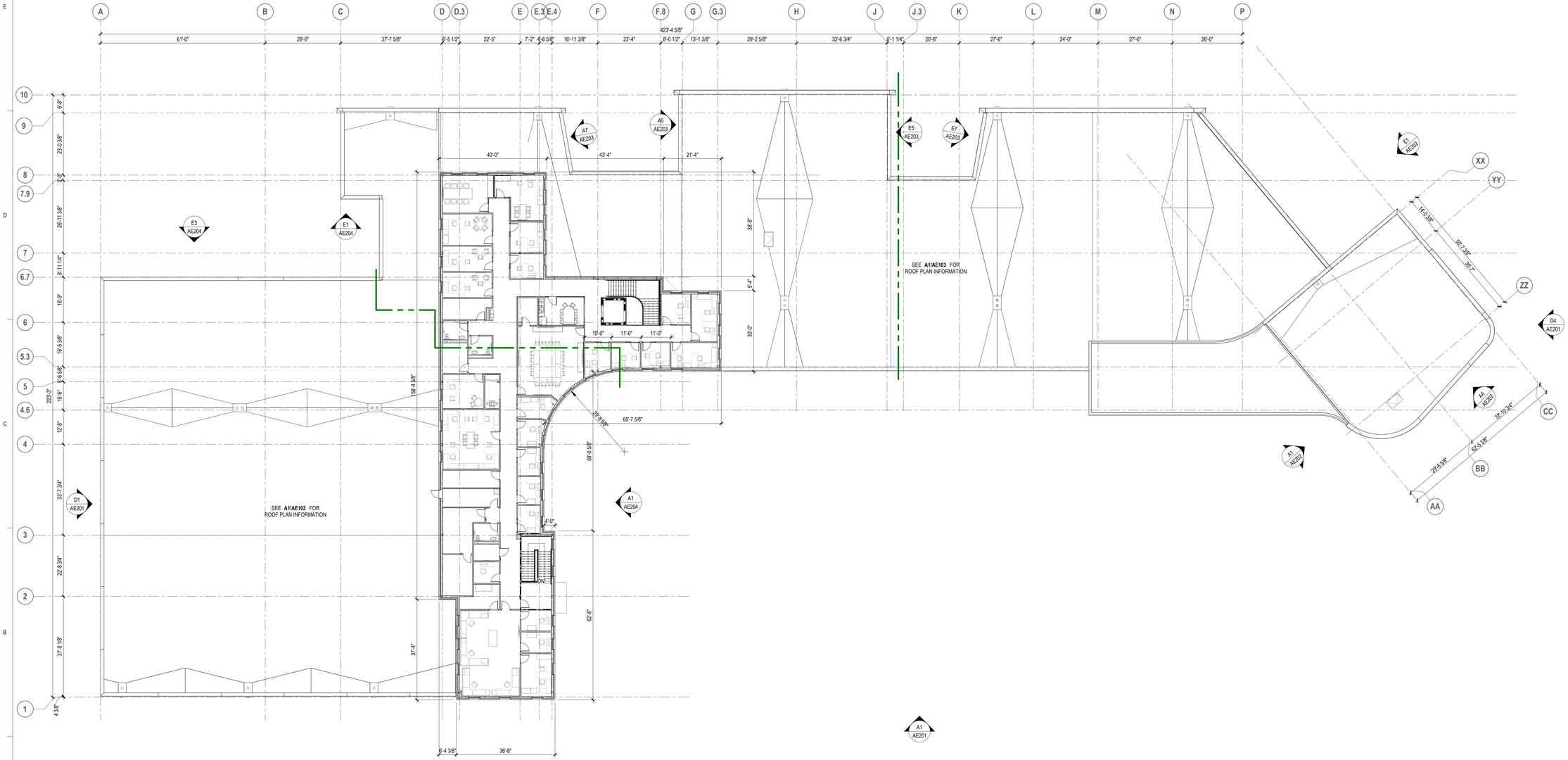
Project No. 023-10733-000
01/09/2026

FLOOR PLAN LEVEL 1 OVERALL

AE101

DESIGN DEVELOPMENT

Copyright © 2025 LEO A DALY Company



A1 FLOOR PLAN LEVEL 2 OVERALL
SCALE: 1/16" = 1'-0"

Rogers City Hall and Police Department
21701 Industrial Blvd, Rogers, MN

City of Rogers
22350 S Diamond Lake Rd,
Rogers, MN 55374

LEO A DALY
730 Second Avenue South, Suite 1300
Minneapolis, MN 55402-2455 Tel: 612.338.8741

Civil Consultant:
ÉLAN DESIGN LAB, INC.
310 4th Avenue South, Suite 1006
Minneapolis, MN 55415 Tel: 612.260.7004

Landscape Consultant:
DAMON FARBER / LANDSCAPE ARCHITECTS
310 4th Avenue South, Suite 7050
Minneapolis, MN 55415 Tel: 612.332.7522

Security & Technology Consultant
PMY Group
140 3rd Street South
Minneapolis, MN 55082 Tel: 651.430.2772

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	TBL
Design	Designer
Draw	Author
Check	Checker

STAMP

PRELIMINARY
NOT FOR CONSTRUCTION

PLANNING COMMISSION SUBMITTAL

Project No. 023-10733-000
01/09/2026

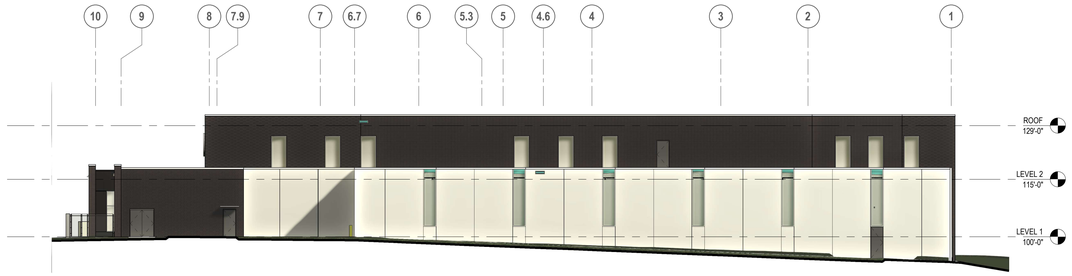
FLOOR PLAN LEVEL 2 OVERALL

AE102

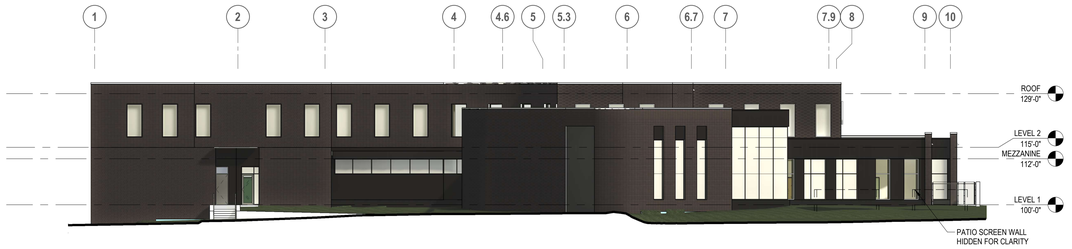
DESIGN DEVELOPMENT

1/9/2026 2:13:01 PM Model: Autodesk Docs://023-10733-000-Rogers_Police_Station_City_Hall/ RGRPS-Architecture.rvt

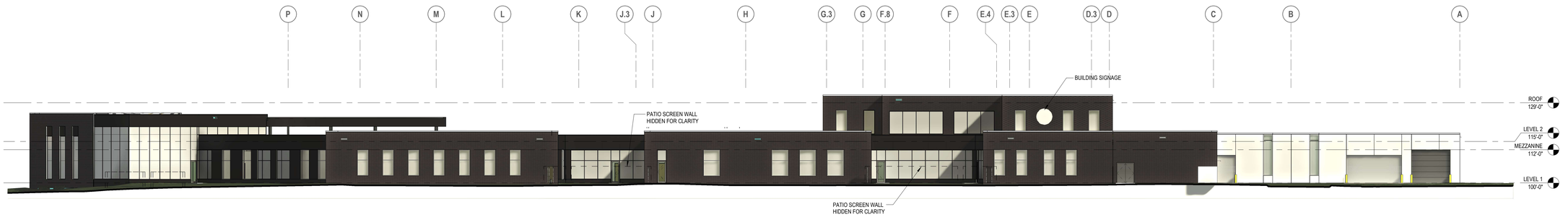
Copyright © 2025 LEO A DALY Company



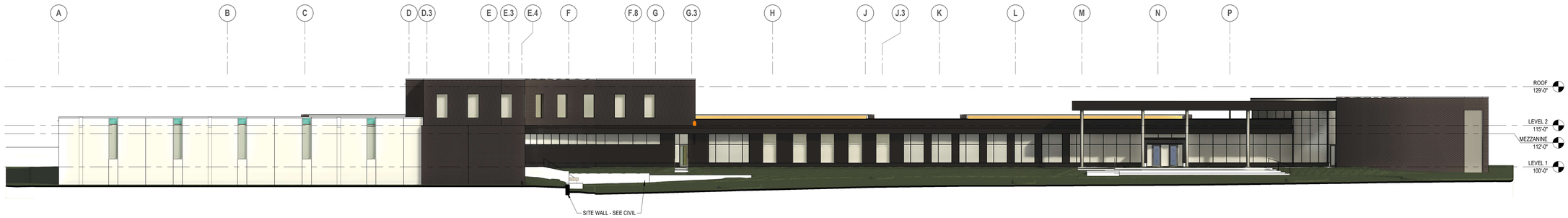
D1 **OVERALL EXTERIOR ELEVATION - WEST**
SCALE: 1/16" = 1'-0"



D4 **OVERALL EXTERIOR ELEVATION - EAST**
SCALE: 1/16" = 1'-0"



B1 **OVERALL EXTERIOR ELEVATION - NORTH**
SCALE: 1/16" = 1'-0"



A1 **OVERALL EXTERIOR ELEVATION - SOUTH**
SCALE: 1/16" = 1'-0"

Model: Autodesk Docs://023-10733-000-Rogers_Police_Station_City_Hall/ RGRPS-Architecture.rvt
1/9/2026 2:14:18 PM

Rogers City Hall and Police Department
21701 Industrial Blvd, Rogers, MN

City of Rogers
22350 S Diamond Lake Rd,
Rogers, MN 55374

LEO A DALY
730 Second Avenue South, Suite 1300
Minneapolis, MN 55402-2455 Tel: 612.338.8741

Civil Consultant:
ÉLAN DESIGN LAB, INC.
310 4th Avenue South, Suite 1006
Minneapolis, MN 55415 Tel: 612.260.7004

Landscape Consultant:
DAMON FARBER / LANDSCAPE ARCHITECTS
310 4th Avenue South, Suite 7050
Minneapolis, MN 55415 Tel: 612.332.7522

Security & Technology Consultant
PMY Group
140 3rd Street South
Minneapolis, MN 55082 Tel: 651.430.2772

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	TBL
Design	Designer
Draw	Author
Check	Checker

STAMP

PRELIMINARY
NOT FOR CONSTRUCTION

PLANNING COMMISSION SUBMITTAL

Project No. 023-10733-000
01/09/2026

OVERALL EXTERIOR ELEVATIONS

AE201

DESIGN DEVELOPMENT

Copyright © 2025 LEO A DALY Company



Rogers City Hall and Police Department
21701 Industrial Blvd, Rogers, MN

City of Rogers
22350 S Diamond Lake Rd,
Rogers, MN 55374

LEO A DALY
730 Second Avenue South, Suite 1300
Minneapolis, MN 55402-2455 Tel: 612.338.8741

Civil Consultant:
ÉLAN DESIGN LAB, INC.
310 4th Avenue South, Suite 1006
Minneapolis, MN 55415 Tel: 612.260.7004

Landscape Consultant:
DAMON FARBER / LANDSCAPE ARCHITECTS
310 4th Avenue South, Suite 7050
Minneapolis, MN 55415 Tel: 612.332.7522

Security & Technology Consultant
PMY Group
140 3rd Street South
Minneapolis, MN 55082 Tel: 651.430.2772

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	TBL
Design	Designer
Draw	Author
Check	Checker

STAMP

PRELIMINARY
NOT FOR CONSTRUCTION

PLANNING COMMISSION SUBMITTAL

Project No. 023-10733-000
01/09/2026

GI201

DESIGN DEVELOPMENT

Copyright © 2025 LEO A DALY Company

1/9/2026 2:12:54 PM Model: Autodesk Docs://023-10733-000-Rogers_Police_Station_City_Hall/ RGRPS-Architecture.rvt



Rogers City Hall and Police Department
21701 Industrial Blvd, Rogers, MN

City of Rogers
22350 S Diamond Lake Rd,
Rogers, MN 55374

LEO A DALY
730 Second Avenue South, Suite 1300
Minneapolis, MN 55402-2455 Tel:
612.338.8741

Civil Consultant:
ÉLAN DESIGN LAB, INC.
310 4th Avenue South, Suite 1006
Minneapolis, MN 55415 Tel: 612.260.7004

Landscape Consultant:
DAMON FARBER / LANDSCAPE ARCHITECTS
310 4th Avenue South, Suite 7050
Minneapolis, MN 55415 Tel: 612.332.7522

Security & Technology Consultant
PMY Group
140 3rd Street South
Minneapolis, MN 55082 Tel: 651.430.2772

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	TBL
Design	Designer
Draw	Author
Check	Checker

STAMP

PRELIMINARY
NOT FOR CONSTRUCTION

PLANNING COMMISSION SUBMITTAL

Project No. 023-10733-000
01/09/2026

GI202

DESIGN DEVELOPMENT

Copyright © 2025 LEO A DALY Company

1/9/2026 2:12:54 PM Model: Autodesk Docs://023-10733-000-Rogers_Police_Station_City_Hall/ RGRPS-Architecture.rvt

STAFF REPORT

ROGERS PLANNING COMMISSION

Meeting Date: February 2, 2026

Agenda Item: 6.1

Subject: Consideration of a Site Plan Application by Bader Companies for a Proposed Multifamily Development at 21601 John Deere Lane (Willis Trucking Property)
Prepared By: Brett Angell, Community Development Director

Overview / Background / Analysis
Bader Companies and Ebert Companies (collectively referred to as "Developer") have submitted a site plan application corresponding to the redevelopment of the property at 21601 John Deere Lane into a 181-unit luxury apartment building. The proposed development would be 3-stories in height with underground parking facilities and would front John Deere Lane. At the November 3rd, 2025 meeting, the Planning Commission reviewed and provided comments on a proposed concept plan for this development. Following review by the Planning Commission, the concept plan was reviewed by the City Council at the November 13th, 2025 meeting. Primary items and comments expressed corresponded to potential traffic impacts.

Property History and Zoning Details
The subject property is currently zoned and guided as DT - Downtown Mixed Use which is a mixed use district geared towards allowing a variety of commercial, office, and residential uses. The property has also been included in past and current master planning efforts for the downtown area. Within the past and current update plans, the property has been identified as a location for multifamily residential.

The existing or past use of the property has been primarily industrial in nature, including heavy truck repair and service. This use was considered grandfathered to the property and predated zoning changes which no longer allow for such a use within the downtown district. Due to the past uses of the property, the site will require some environmental clean-up upon redevelopment. The proposed development has received environmental and redevelopment grants from the Department of Employment and Development and Hennepin County to aid in the overall site prep.

The site is currently two parcels which total approximately 4.60 acres in size and includes a 12,284 square foot building along John Deere Lane. As a condition of the proposed site plan, the developer would be required to re-plat the property to combine the two parcels prior to the commencement of work on the site. A majority of the site is crushed gravel and used for storage and parking of heavy trucks. On the west side of the property there are fuel tanks which would be removed upon redevelopment. Adjacent uses for the subject property include industrial to the west, the proposed civic campus to the north, industrial and multifamily residential (Duffy) to the east, and the

railroad to the south. It should be noted that the industrial uses within the surrounding area are grandfathered uses guided for future redevelopment.

Site Plan
The proposed site plan includes an 'H' shaped building which would front John Deere Lane and site somewhat centralized on the property. The proposed building would have surface parking aligning the interior edges of the property with enclosed underground parking. In the center of the building would include resident amenity spaces, including a pool and clubhouse. In total, the proposed development would include 181 units of market-rate apartments. The proposed unit type breakdown includes 40 alcove/studio units, 58 one-bedroom units, 12 one-bedroom plus den units, 62 two-bedroom units, and 9 three-bedroom units. The proposed development would not be age or income restricted.

The development proposed a total of three-stories above ground at John Deere Lane with one-level of underground parking throughout the building. The total height extends to approximately 3.5-stories above ground and 0.5 stories below on the west side of the property (railroad side) due to the topography of the site and overall planned drainage patterns. In total, the proposed development would have a height of approximately 32 feet along John Deere Lane. The proposed height meets code requirements as the DT zoning district allows for up to 60 feet in height.

Density and Setbacks
Per the zoning and guidance for the DT zoning district, the city allows a density range of between 8–40 units per acre within the district. The proposed development's density is at approximately 39.3 units per acre, which is consistent with the guidance of the property.

With the DT zoning district, setbacks were established in an effort and intention of creating a walkable downtown area. The DT district is primarily a 0 setback district with a 0 ft setback for the sides and rear of the property. The front yard setback requirements are 0 ft with a maximum of 15 feet. The proposed development meets or exceeds the code requirements pertaining to setbacks.

Parking
Per Rogers City Code requirements, multifamily residential developments are required to have a minimum of two parking spaces per unit with at least one of those spaces being enclosed. The proposed development includes a total of 165 spaces of surface parking and 209 spaces of enclosed parking. The total number of spaces provided is 374 total spaces, slightly surpassing the 2-to-1 requirement by code. Of the enclosed spaces provided, some of them are double-length spaces geared towards a singular unit with more than one vehicle. If counted as singular spaces, there would be 196 enclosed spaces for a total number of 361 spaces.

Access
Primary access into the site would be served off of two access points from John Deere

Lane, one on the eastern portion of the site and one on the western side. The proposed access is acceptable and is the only option for the property due to other privately owned properties on each side and the railroad on the rear side of the property. Based on current conditions, vehicles traveling to and from the site would use Main Street to John Deere Lane. As part of the Main Street reconstruction, it is planned for intersection improvements at John Deere Lane. Additionally, through the Downtown Master Plan process, the city has identified an additional new connection from John Deere Lane to Industrial Blvd which would benefit this property in the future. It is anticipated funding for this new connection will come from tax increment financing from this development.

Pedestrian connectivity and access is included within the proposed development with a public sidewalk proposed running adjacent to John Deere Lane across the site. Currently, there are not sidewalks that run along John Deere Lane. However, as part of the Master Plan for the area, there are sidewalks planned through John Deere for the future as residential uses are introduced. The proposed inclusion of the sidewalk is aligned with the Master Plan. Additionally, the site includes internal sidewalks throughout the site.

Traffic Analysis
Following comments received during the concept level plan review, the developer has completed and submitted a traffic analysis for the proposed development. As part of the traffic analysis, they reviewed the proposed traffic volume increases and potential impacts on intersections within the area. The traffic analysis was based on an anticipated construction completion of 2028, which would be following the completion of the Fletcher Bypass project. In total, the proposed development would be anticipated to generate approximately 1,124 daily trips (inclusive of in and out). The proposed traffic analysis does not have a major impact on the total level of service for any of the corresponding intersections as studied. A copy of the traffic study is included within this packet.

Stormwater
The existing conditions for the property include a total impervious surface coverage of approximately 84.2% which drains from east-to-west and primarily into the railroad ditches. The proposed redevelopment of the property would reduce the total impervious coverage on the lot to 64.9%. The property would still drain from east-to-west, but the proposed stormwater plan includes the installation of underground storage chambers. The proposed stormwater management plan is subject to review and comments by the Elm Creek Watershed Commission. However, the proposed stormwater management system would improve current conditions. Additionally, due to the existing contamination on site, the system would be designed in a manner to reduce environmental impacts. The proposed stormwater system is partially funded through environmental clean-up grants received to date.

Landscaping
The proposed landscaping plan includes the planting of 21 over-story deciduous trees

and 17 ornamental trees with additional shrubs and plantings throughout the site. A majority of the proposed trees would align the John Deere side of the property. The proposed landscaping plan meets code requirements.

Architecture
The proposed architecture for the building includes a combination of brick, block, glazing and fiber cement board paneling. The brick facade would be emphasized on the John Deere and front side of the building. Staff worked in coordination with the developer on the proposed facade of the development with the intention of seeking to maximize brick on the front elevation for overall cohesion with the existing downtown buildings or the desired materials for the downtown district. The brick usage is meant to match and flow with existing (and proposed) buildings within the area. The proposed architecture of the building meets all code requirements.

Alignment with Downtown Vision
As a key vision for the downtown in both past and current planning efforts for the downtown area, the vision for the Main Street area includes seeking to ensure the long-term stability and success for the commercial businesses on Main Street while creating a district that is more pedestrian-friendly and the heart of the city for residents and visitors. The proposed development introduces additional residential adjacent to the commercial core of the downtown area which further aids in the long-term success of the existing business and the ability to attract new and desired commercial uses.

Staff Recommendation
Motion to recommend approval of Resolution 2026-12 approving the Site Plan for a 181-unit multifamily development at 21601 John Deere Lane, subject to the terms and conditions as listed in the resolution.

A draft Resolution 2026-12 is included for review.

Financial Impact: Not applicable. **Source Fund**: Not applicable.

Budgeted? N/A

Supporting Documentation
A. Resolution No. 2026-12 Downtown Apartments Site Plan
B. Narrative
C. Civil Plans
D. Architectural Plans
E. Stormwater Report
F. Lighting Plan
G. Willis Trucking Redevelopment Traffic Study

RESOLUTION NO. 2026-12
APPROVING A SITE PLAN FOR A 181-UNIT MARKET-RATE APARTMENT AT 21601 JOHN DEERE LANE BY BADER COMPANIES AND EBERT COMPANIES

WHEREAS, Ebert Companies and Bader Companies (collectively referred to as the "Applicant"), has submitted an application to the City of Rogers ("City") requesting approval of a Site Plan for the property located at Lots 5-6, Block 2, Scharbers John Deere Addition (21601 John Deere Lane). The proposed development includes the redevelopment of the existing property by demolishing all existing structures for a new three-story 181-unit market-rate multifamily building, as depicted on the site plan shown as Exhibit B; and

WHEREAS, the property is approximately a combined 4.6 acres in size, zoned Downtown Mixed-Use (DT), and located near Main Street on John Deere Lane and legally described in Exhibit A ("Subject Property") (PID: 2312023240046 and 2312023240047); and

WHEREAS, Section 125-28 – Site Plan governs the procedures for site plan review, and subsection (b) states: "the Planning Commission shall evaluate the effects of the proposed site plans. This review shall be based upon, but not be limited to, compliance with the City's Comprehensive Plan and provisions of this Ordinance"; and

WHEREAS, the proposed use of the Subject Property as a multifamily residential building (6+ units)3 is a permitted use in the DT zoning district (§125-IV); and

WHEREAS, existing and pending master plans for the Downtown area identify the Subject Property as a redevelopment location for multi-family residential; and

WHEREAS, the Applicant submitted a concept plan application for the proposed development in 2025 which was reviewed by the Planning Commission and City Council. The proposed Site Plan is in general conformity and is consistent with the previously review concept plan; and

WHEREAS, the proposed development generally meets zoning code requirements including setbacks and parking; landscaping and irrigation details are addressed through conditions of approval; and

WHEREAS, on February 2, 2026, the Planning Commission reviewed the Site Plan application and voted to recommend approval to the City Council, subject to the conditions listed in this resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROGERS, MINNESOTA, that the Site Plan request from Bader Companies and Ebert Companies is hereby approved for the redevelopment of the property at 21601 John Deere Lane into a 181-unit multifamily building, subject to the following conditions:

1. The Applicant shall be required to enter into and record all required agreements with the City prior to issuance of a building permit.

2. All Engineering, Community Development, and Fire Department comments shall be satisfied prior to issuance of a building permit.
3. Any necessary Elm Creek Watershed permitting and requirements shall be met prior to construction.
4. A SAC determination shall be submitted to the Metropolitan Council and all building and connection fees paid prior to issuance of the building permit.
5. Prior to the issuance of a building permit, the Applicant shall be required to apply and receive approval for re-platting the property into one parcel.
6. All landscaped areas shall be irrigated. Additionally, the applicant shall replace work with staff corresponding to the replacement of Spring Snow Crabapple trees with evergreen trees on the north portion of the site.
7. Additional details related to parking lot and building exterior lighting shall be provided and are subject to the review of staff to limit light spillover onto any adjacent properties.
8. Any signage shall require separate application and approval from the City of Rogers.
9. Site plan approval shall be for up to one (1) year in time from the date of this resolution and/or two (2) years from the date of future plat recording.

Moved by Councilmember , seconded by Councilmember

The following voted in favor of said resolution:

The following voted against the same:

The following abstained:

Whereupon said resolution was declared duly passed and adopted, and was signed by the Mayor, and attested by the City Clerk dated this 10th day of February, 2026.

_____
Shannon Klick, Mayor

ATTEST:

_____
Stacie Brown, City Clerk

EXHIBIT A

LEGAL DESCRIPTION

Subject Property

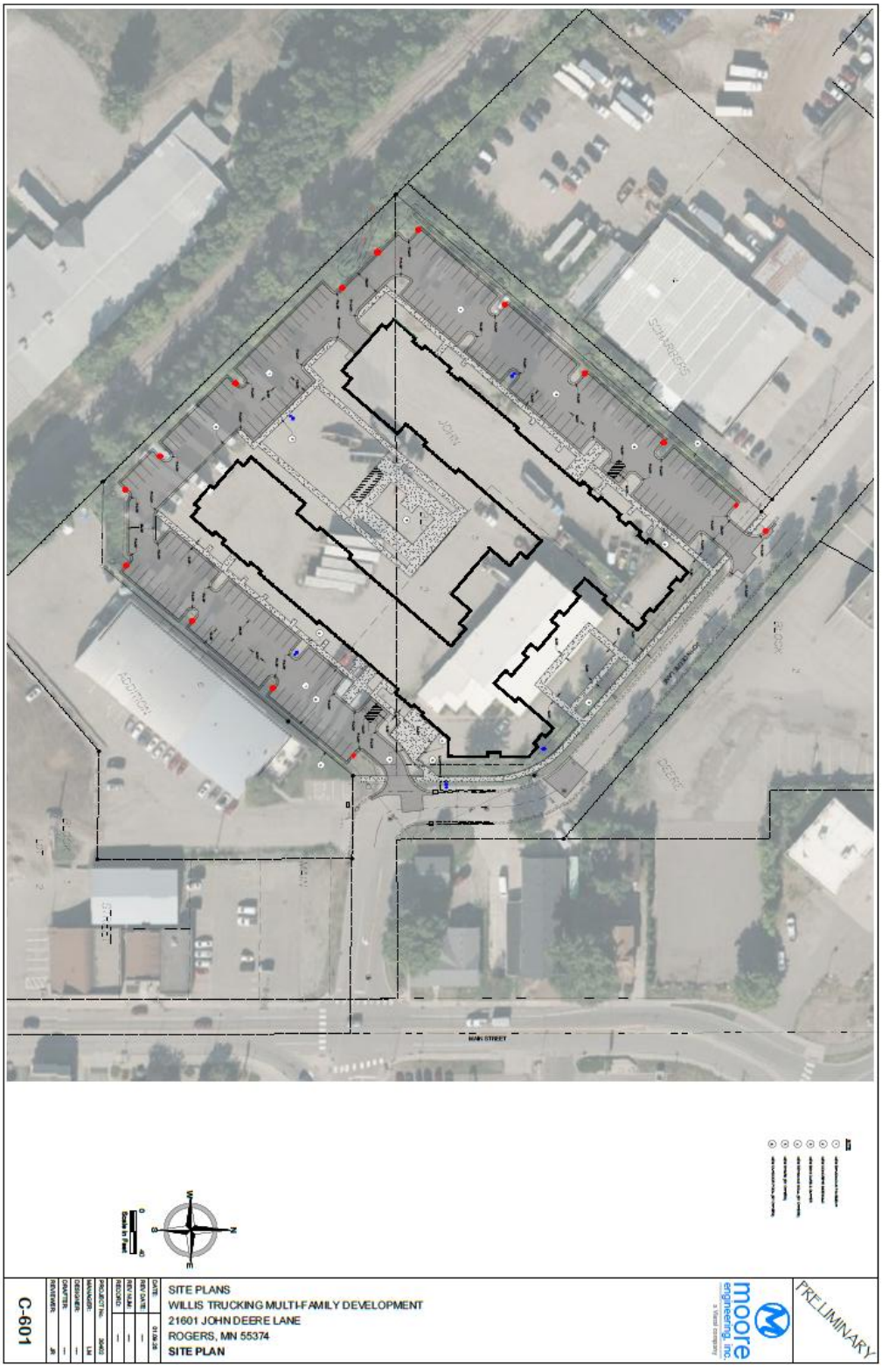
LOTS 5-6, BLOCK 2, SCHARBERS JOHN DEERE ADDITION, HENNEPIN COUNTY, MINNESOTA

Abstract Property

PIDs #23-120-23-24-0046 and 23-120-23-24-0047

EXHIBIT B

SITE PLAN



12/31/2025

Brett Angell
City of Rogers
22350 S Diamond Lake Road
Rogers, MN 55374

Brett,

On behalf of Bader Development and Ebert Companies, we are pleased to submit our application for Site Plan approval on our proposed redevelopment of the Willis Trucking site. We are excited to contribute to the ongoing transformation of downtown Rogers and to help realize the City's vision for a vibrant and walkable community.

Our proposed project will redevelop the Willis Trucking site into a high-quality, pedestrian-friendly multifamily community, consisting of 181 units of market rate housing. This development is designed to address the legacy of industrial use at the site while setting a new standard for multifamily living in the heart of Rogers. Our plan is to thoughtfully remediate any lingering effects of past industrial operations, ensuring a safe and healthy environment for future residents and the surrounding neighborhood.

We are committed to working collaboratively with the City, local stakeholders, and the community to create a development that not only provides much-needed housing options but also supports further reinvestment in downtown Rogers. Our vision includes walkable streetscapes and an architectural design that complements the evolving character of downtown. We believe this redevelopment will be a catalyst for continued growth, economic vitality, and community pride.

Bader Development and Ebert Companies are dedicated to upholding the highest standards of quality, communication, and engagement throughout the planning, design, and construction of the project. We look forward to advancing this project in partnership with the City of Rogers.

Thank you for your consideration and support. We are excited for the opportunity to work together to enhance the future of downtown Rogers.

Sincerely,

Will O'Keefe
Bader Development

Jake Budenski
Ebert Companies

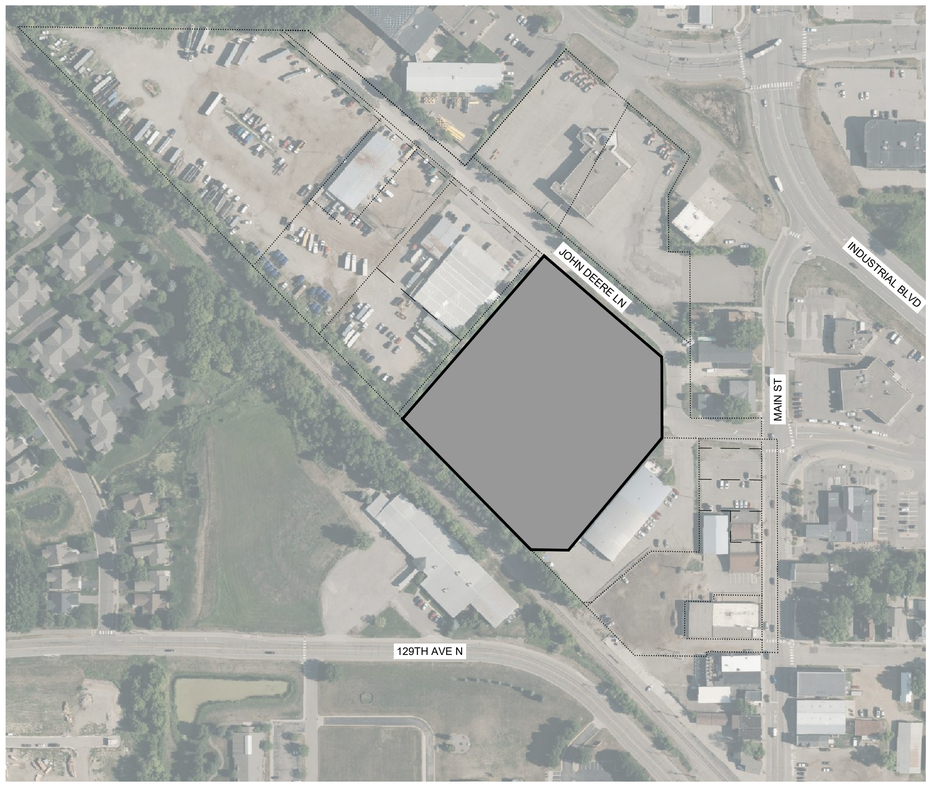
FILE LOCATION: Q:\Projects\30000\30400\30402 Rogers\Multifamily\Development\CAD\C3D\Production\30402_Cover.dwg

WILLIS TRUCKING MULTI-FAMILY DEVELOPMENT

moore engineering, inc.
a Vistal company

21601 JOHN DEERE LANE
ROGERS, MN 55374
HENNEPIN COUNTY

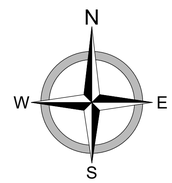
VICINITY MAP



PROJECT LOCATION

TABLE OF CONTENTS

REV NO.	REV DATE	SHEET NO.	SHEET TITLE
GENERAL			
		G-001	COVER SHEET
		G-002	CIVIL LEGEND
		G-003	CIVIL NOTES
		G-004	CIVIL NOTES
		G-005	CIVIL NOTES
		G-006	CIVIL NOTES
		G-007	CIVIL NOTES
		G-008	SWPPP NOTES
		G-009	SWPPP NOTES
		G-010	SWPPP MAPS
DETAILS			
		C-201	TYPICAL DETAILS
		C-202	TYPICAL DETAILS
		C-203	TYPICAL DETAILS
		C-204	TYPICAL DETAILS
REMOVALS			
		C-301	EXISTING CONDITIONS & REMOVALS
SITE PLANS			
		C-601	SITE PLAN
		C-602	UTILITY PLAN
		C-603	GRADING AND EROSION CONTROL PLAN
		C-604	LANDSCAPE PLAN
		C-605	PARKING & AUTOTURN EXHIBIT



PROJECT No. 30402

PRELIMINARY

FILE LOCATION: Q:\Projects\30000\30400\30402 Rogers\Multifamily\Development\CAD\C3D\Production\30402_Cover.dwg

CIVIL LEGEND

EXISTING

- BENCHMARK
- IRON MONUMENT FOUND
- EXISTING PROPERTY LINE
- EXISTING PLAT LOT LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- EXISTING PLAT EASEMENT LINE
- EXISTING GAS LINE MARKER
- EXISTING GAS GATE VALVE
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING LIGHT POLE W/SIGN
- EXISTING GUY WIRE
- EXISTING TRAFFIC SIGNAL ARM
- EXISTING SIGN
- EXISTING CULVERT W/FLARED END SECTION (FES)
- EXISTING FLARED END SECTION (FES)
- EXISTING CURB STOP
- EXISTING HYDRANT W/GATE VALVE
- EXISTING GATE VALVE
- EXISTING PROPANE TANK
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER CLEANOUT
- EXISTING STORM SEWER CATCH BASIN
- EXISTING STORM SEWER MANHOLE
- EXISTING WATER MAIN
- EXISTING WATER SERVICE W/CURB STOP
- EXISTING SANITARY SEWER
- EXISTING SANITARY SEWER (RELINE W/ CIPP)
- EXISTING SANITARY FORCEMAIN
- EXISTING SANITARY SEWER SERVICE
- EXISTING STORM SEWER
- EXISTING STORM SEWER FORCEMAIN
- EXISTING STEAM PIPE
- EXISTING AIR CONDITIONER
- EXISTING UTILITY PEDESTAL
- EXISTING UTILITY MANHOLE
- EXISTING UTILITY VAULT
- EXISTING UNDERGROUND COMMUNICATIONS
- EXISTING UNDERGROUND FIBER
- EXISTING UNDERGROUND TELEPHONE
- EXISTING OVERHEAD TELEPHONE
- EXISTING UNDERGROUND TELEVISION
- EXISTING OVERHEAD TELEVISION
- EXISTING UNDERGROUND GAS
- EXISTING UNDERGROUND ELECTRIC
- EXISTING OVERHEAD POWER
- EXISTING BARBED WIRE FENCE
- EXISTING CHAIN LINK OR STEEL FENCE
- EXISTING PVC OR WOOD FENCE
- EXISTING RAILROAD
- EXISTING SHRUB
- EXISTING STUMP
- EXISTING BOULDER
- EXISTING TREE / TREE CLUSTER
- EXISTING SPRINKLER HEAD
- EXISTING CLUSTER BOX UNIT (CBU)
- EXISTING MAILBOX
- EXISTING CURB AND GUTTER
- EXISTING CURB AND GUTTER LEVELING

PROPOSED

- NEW PROPERTY LINE
- NEW PLAT LOT LINE
- NEW RIGHT OF WAY LINE
- NEW EASEMENT LINE
- NEW PLAT EASEMENT LINE
- CONSTRUCTION EASEMENT
- CONSTRUCTION LIMITS
- NEW LIGHT POLE
- NEW LIGHT POLE W/ SIGN
- NEW GUY WIRE
- NEW SIGN
- TRAFFIC CONTROL - DRUM
- TRAFFIC CONTROL - TUBULAR MARKER
- NEW CULVERT W/FLARED END SECTION (FES)
- NEW FLARED END SECTION (FES)
- NEW CURB STOP
- NEW HYDRANT W/GATE VALVE
- NEW GATE VALVE
- NEW TAPPING SLEEVE
- NEW FITTINGS
- NEW PLUG
- NEW SANITARY SEWER MANHOLE
- NEW SANITARY SEWER CLEANOUT
- NEW STORM SEWER CATCH BASIN
- NEW STORM SEWER MANHOLE
- NEW WATER MAIN
- NEW WATER MAIN (DIRECTIONAL DRILLED, CASED OR BURST)
- NEW WATER SERVICE W/CURB STOP (S.B. ELEV.)
- NEW SANITARY SEWER
- NEW SANITARY SEWER (DIRECTIONAL DRILLED OR CASED)
- NEW SANITARY FORCEMAIN
- NEW SANITARY SEWER SERVICE (S.S. ELEV.)
- NEW STORM SEWER
- NEW STORM SEWER (DIRECTIONAL DRILLED OR CASED)
- NEW STORM SEWER FORCEMAIN
- NEW STEAM PIPE
- INSULATION PER DETAIL
- NEW BARBED WIRE FENCE
- NEW CHAIN LINK OR STEEL FENCE
- NEW PVC OR WOOD FENCE
- NEW CLUSTER BOX UNIT (CBU)
- NEW MAILBOX
- NEW LARGE DECIDUOUS TREE
- NEW SMALL DECIDUOUS TREE
- NEW SHRUB
- NEW LARGE EVERGREEN TREE
- NEW SMALL EVERGREEN TREE

REMOVALS

- INDICATES REMOVAL
- REMOVE CURB AND GUTTER
- REMOVE ASPHALT PAVEMENT
- REMOVE CONCRETE PAVEMENT
- REMOVE AGGREGATE SURFACE

PAVEMENT REHAB

- UNIFORM MILL & OVERLAY
- TAPERED MILL & OVERLAY
- LEVELING COURSE
- RECLAIM
- ASPHALT PATCH
- CHIP SEAL

PAVEMENT

- NEW INFLOW CURB AND GUTTER
- NEW OUTFLOW CURB AND GUTTER
- NEW ASPHALT SURFACE
- NEW CONCRETE SURFACE
- NEW GRANULAR SURFACE
- NEW CRUSHED CONCRETE SURFACE
- NEW DECORATIVE COLORED CONCRETE
- NEW ASPHALT SIDEWALK OR MULTI-USE PATH
- NEW CONCRETE SIDEWALK OR /MULTI-USE PATH
- NEW CONCRETE APPROACH OR DRIVEWAY
- NEW DETECTABLE WARNING PANEL
- NEW GRAVEL APPROACH OR DRIVEWAY
- NEW CONCRETE VALLEY GUTTER
- NEW MEDIAN NOSE APRON
- NEW ADA RAMP W/ WARNING PANEL

SOIL DISTURBANCE

- DISTURBANCE AREA / TOPSOIL REMOVAL
- REMOVE STOCKPILE
- EXISTING STOCKPILE
- TEMPORARY STOCKPILE
- PERMANENT STOCKPILE
- REAR YARD GRADING
- GRASS BUFFER STRIP

SOIL STABILIZATION

- DISTURBED SOIL STABILIZATION
- STRAW MULCH
- SEEDING & STRAW MULCH
- SEEDING & HYDRO MULCH
- TOPSOIL, SEEDING & STRAW MULCH
- TOPSOIL, SEEDING & HYDRO MULCH
- TOPSOIL, SEEDING & BLANKET

MISCELLANEOUS

- EXISTING RIPRAP
- NEW RIPRAP
- EXISTING LANDSCAPING AREA
- NEW LANDSCAPING AREA
- EXISTING WATER SURFACE
- NEW WATER SURFACE
- EXISTING WETLAND

EROSION CONTROL

- DRAINAGE BREAK LINE
- EXISTING DRAINAGE DIRECTION
- 2.0% FINISHED DRAINAGE DIRECTION & SLOPE
- 4:1 FINISHED GRADE
- 895 EXISTING CONTOUR ELEVATION
- 895 FINISHED CONTOUR ELEVATION
- FL:900.07 GRADE ELEVATIONS
- SEDIMENTATION CONTROL WATTLE
- SEDIMENTATION CONTROL FENCE
- ROCK CHECK
- S.C.E. STABILIZED CONSTRUCTION ENTRANCE
- CONCRETE WASHOUT
- INLET PROTECTION DEVICE

ABBREVIATIONS:

BOC	=	BACK OF CURB
BOW	=	BACK OF WALK
BW	=	BOTTOM OF WALL
C	=	COMMUNICATION
CB#	=	STORM SEWER CATCH BASIN
CIPP	=	CURED IN PLACE PIPE
CL	=	CENTERLINE
CSP	=	CORRUGATED STEEL PIPE
CO#	=	SANITARY SEWER CLEANOUT
CS#	=	CONTROL STRUCTURE
DIA	=	DIAMETER
DIP	=	DUCTILE IRON PIPE
E	=	ELECTRICAL
ECC	=	EDGE OF CRUSHED CONCRETE
EG	=	EXISTING GRADE
EOC	=	EDGE OF CONCRETE
EOG	=	EDGE OF GRAVEL
EOP	=	EDGE OF PAVEMENT
EOW	=	EDGE OF WALK
EX	=	EXISTING
F	=	FIBER OPTIC
FES	=	FLARED END SECTION
FG	=	FINISHED GRADE
FL	=	FLOWLINE
FM	=	FORCEMAIN
G	=	GAS LINE
HP	=	HIGH POINT
INV	=	INVERT
LP	=	LOW POINT
MA	=	MATCH
M#	=	STORM SEWER MANHOLE
MT#	=	STORM SEWER TEE MANHOLE
MM#	=	STORM SEWER MULTI-MANHOLE
MC	=	MIDPOINT OF CURVE
OHP	=	OVERHEAD POWER
OHT	=	OVERHEAD TELEPHONE
OHTV	=	OVERHEAD TELEVISION
PC	=	POINT OF CURVATURE
PRC	=	POINT OF REVERSE CURVE
PVC	=	POLYVINYL CHLORIDE PIPE
PT	=	POINT OF TANGENCY
RIM	=	RIM OF STRUCTURE
S#	=	SANITARY SEWER MANHOLE
S.B. ELEV	=	STOP BOX ELEVATION
S.S. ELEV	=	SANITARY SEWER SERVICE INVERT
SS	=	SANITARY SEWER
ST	=	STORM SEWER
STA	=	ALIGNMENT STATION
T	=	TELEPHONE
TOC	=	TOP OF CONCRETE
TOP	=	TOP OF PAVEMENT
TOP	=	TOP OF PIPE
TOW	=	TOP OF WALK
TW	=	TOP OF WALL
TR#	=	SANITARY TELEVISING RISER
TRANS	=	TRANSFORMER
TV	=	TELEVISION
U	=	UTILITY (UNKNOWN UTILITY)

PRELIMINARY

moore engineering, inc.
a Vistal company

GENERAL
WILLIS TRUCKING MULTI-FAMILY DEVELOPMENT
21601 JOHN DEERE LANE
ROGERS, MN 55374
CIVIL LEGEND

DATE:	01.09.26
REV DATE:	----
REV NUM:	----
RECORD:	----
PROJECT No.	30402
MANAGER:	LM
DESIGNER:	----
DRAFTER:	----
REVIEWER:	JR

G-002

FILE LOCATION: Q:\Projects\30000\30400\30402 Rogers\Multifamily\Development\CAD\C3D\Production\30402_Cover.dwg

GENERAL NOTES:

GE-1 STANDARD SPECIFICATIONS: All construction activities within the public right-of-way to be in accordance with the City of Rogers standard specifications for construction.

GE-2 TYPICAL DETAILS: See the Typical Details for all construction activities not mentioned in the standard plan notes.

GE-3 DIMENSIONS: All utility dimensions are to property line, center of pipe, center of structure, or back of curb unless noted. All site dimensions are to property line, back of curb, edge of walk, back of walk, and centerline of stripe unless noted. Dimensions shown on buildings are to the outermost (major) walls of buildings. For door and stoop locations and exact floor plan see Structural plans.

GE-4 CURRENT EDITIONS: Any ASTM, ACI, CRSI, NDDOT, MNDOT, MUTCD, Plumbing Code, etc. standards, designations, specifications, etc. or the like shall reference the current editions of such.

GE-5 INVESTIGATE: All on-site conditions, such as surface grades, utility locations, typical service line locations, subsurface conditions, etc., and contact Owner if conditions are different then what is represented.

GE-6 PRECAUTIONS: Take the necessary precautions required to protect adjacent properties during the construction operations and be responsible to repair any damage within the right-of-way caused by development of the site.

GE-7 VERIFY: With Mechanical/Architect the final location, size, and invert of all building utilities (i.e. storm sewer, sanitary sewer services, and water services).

GE-8 REMOVALS: Unless specifically noted, all removed materials, any debris encountered, and items not needed to be reused to complete the project shall become property of the Contractor for removal and disposal off of the Owner's property. Coordinate with Owner for reuse of salvaged materials, if any.

GE-9 EXISTING UTILITY LOCATES: Prior to digging, call "Gopher State One Call" (1-800-252-1166).

GE-10 WORK WITHIN CITY RIGHT-OF-WAY AND EASEMENTS:

A. The Contractor shall be responsible for any excavation within the right-of-way and maintaining the roadway until permanent repairs can be made.
B. Removals: Within City right-of-way that are noted for replacement shall be replaced within the time period required by the City or within 1 week of removal, whichever is less.
C. Is subject to inspection by the City and may require permits to be obtained from the City prior to beginning work.
D. Any work on existing City-owned utilities shall require notification to the City and Public Works department prior to commencing work.
E. Excavation or other work in the right-of-way shall require a Traffic Control Plan that meets all MUTCD requirements.

GE-11 TEMPORARY TRAFFIC CONTROL: Shall conform to the current edition of the MUTCD for all devices (types, materials, sizes, and colors), methods, and measures used. All custom signs shall be construction orange with black border and lettering unless noted.

EXISTING CONDITIONS - REMOVALS & ABANDONMENTS:

RE-1 PIPE REMOVALS: Shall conform to removing the existing pipe, disposing of the pipe, plugging the invert at the existing structure and backfilling the trench. Remove all materials indicated on plans and disposing all materials removed, but not incorporated into the Work, in accordance with all applicable federal, state or local regulations.

RE-3 STRUCTURE REMOVALS: Shall conform to removing the existing structure and backfilling the trench. Remove all materials indicated on plans and disposing all materials removed, but not incorporated into the Work, in accordance with all applicable federal, state or local regulations.

RE-4 STRUCTURE ABANDONMENTS: Shall conform to removing the top 4' section of the structure below finished grade, plugging all pipe ends, and filling the structure with sand. Dispose all materials removed, but not incorporated into the Work, in accordance with all applicable federal, state or local regulations.

RE-5 GATE VALVE AND BOX ABANDONMENTS: Shall involve turning the gate valve to the OFF position, removing the upper section of the valve box a minimum of 3' below finished grade, filling the remainder of the structure with sand, and backfilling the void with proper compaction.

RE-7 PAVEMENT REMOVALS: Shall conform to removing bituminous and concrete pavement to a joint or create a smooth vertical plane along the entire length of the remaining surface. Remove all materials indicated on plans and disposing all materials removed, but not incorporated into the Work, in accordance with all applicable federal, state or local regulations.

UTILITY PLAN NOTES - SANITARY SEWER:

SS-1 SANITARY SEWER PIPING: Shall conform to the following features:

A. Polyvinyl Chloride (PVC) Pipe:
   a. Pipe: Shall be SCH 40 in accordance ASTM D1785, ASTM D2665, and ASTM F794.
   b. Fittings: Shall be SCH 40 in accordance with ASTM D2665, ASTM F794, and ASTM F1866.
   c. Installation: Install per manufacturer's recommendations.

SS-7 SANITARY SEWER PIPE BEDDING AND ENCASEMENT MATERIALS: Shall conform to the following sieve analysis:

Sieve Size or Testing Method	Percent Passing or Testing Requirement
1 inch	100
3/4 inch	80-100
No. 4	35-85
No. 30	20-50
No. 200	4-10
ND T 113, Shale (max %)	12.0%

SS-8 SANITARY SEWER BACKFILLING: Shall conform to suitable existing trench materials, except as otherwise specified in the plans. Suitable material shall be defined as soil free of foreign materials (rubbish, organics, and debris), frozen clumps, oversize stone, rock, concrete or bituminous chunks, and other unsuitable materials that may damage the pipe, prevent thorough compaction, or increase the risks of settlement.

UTILITY PLAN NOTES - WATER MAIN:

WM-1 TAPPING SLEEVES AND VALVES: Shall conform to the latest revision of AWWA C509. Tapping sleeves shall be stainless steel with a stainless steel flange. Tapping sleeve gaskets shall provide sealing across the full pipe circumference and the full area of the sleeve. Bolts and nuts shall be 304 stainless steel. All tapping sleeves shall be wrapped in 8 mil polyethylene plastic to encapsulate the valve. these features:

A. Manufactured by Romac Industries, Powerseal, or Ford.
   a. SST Stainless Steel Tapping Sleeve
   b. 662 Stainless Steel Tapping Sleeve
B. In accordance to the latest revision of AWWA C509 gate valves shall be resilient-seated with non-rising stem. Inlet flanges shall conform to ANSI B16.1, Class 125 and MSS SP-60 and mechanical joint outlets shall conform to AWWA C111 and marked with manufacturer's name and pressure rating on valve box.

WM-2 WATER MAIN PIPING:

A. Polyvinyl Chloride (PVC) Pipe:
   a. Pipe: Material shall comply with AWWA C900 Class 165
   b. Material: Cell classification 12454
   c. Joints:
      i. Comply with ASTM D3139 and F477
      ii. Seals: PVC flexible elastomeric.
      iii. Solvent-cement couplings are not permitted.
   d. Installation:
      i. Per manufacturer's recommendations and comply with AWWA C600, C605, C606, C206.

WM-3 WATER MAIN PIPING-RESTRAINED JOINTS:

A. Polyvinyl Chloride (PVC) Pipe:
   a. Pipe: Material shall comply with AWWA C900 Class 165.
   b. Material: Comply with ASTM D1784 and be Cell classification 12454-C.
   c. Joints:
      i. Butt Fusion.
      ii. Coupled or integral bell, restrained joint ("Certa-Lok" RJ/RJIB)
      iii. Mechanically locking bell-and-spigot, restrained join ("TerraBrute" CR)
   d. Installation:
      i. Per manufacturer's recommendations and comply with AWWA C600, C605, C606, C206.

WM-4 WATER MAIN FITTINGS AND COUPLINGS:

A. Non-Restrained Fittings:
   a. Material: Ductile-iron and shall comply with AWWA C110.
   b. Compact Fittings: Comply with AWWA C153
   c. Coating and Lining:
      i. Bituminous Coating: Comply with AWWA C110
      ii. Cement-Mortar Lining: Comply with AWWA C104; double thickness
   d. Joints:
      i. Type: Mechanical joints. Shall comply with AWWA C111
   e. Jackets: PE; comply with AWWA C105
   f. Install per manufacturer's recommendations.
B. Non-Restrained Couplings:
   a. Manufacturers:
      i. Macro HP by Romac Industries, Inc. (Sizes 2' to 12")
      ii. Hymax2 by Krausz USA (Sizes 4" to 12")
      iii. Hymax HLD by Krausz USA (Sizes greater than 12")
      iv. Approved Equal.
   b. Description:
      i. Two bolt wide-range coupling
      ii. Compatible with PVC, DIP, and ACP.
      iii. Fusion bonded epoxy coating.
      iv. Grade C Steel or Ductile Iron
      v. Stainless steel bolts, nuts, and washers
   a. Install per manufacturer's recommendations.
C. Mechanically Restrained Joints - Fittings and Couplings:
   a. Manufacturer:
      i. Tees, Caps, and Couplings: Romac Industries, Inc. or approved equal.
         1. Tee: Alpha Tee
         2. Cap: Alpha EC
         3. Coupling: Alpha
      ii. Bends and Valves: Megalug by EBBA Iron, Inc., One-Lok by Sigma, or approved Equal
   b. Design:
      i. Consist of multiple gripping wedges incorporated into a follower gland meeting the applicable requirements of ASNI/AWWA C110/A21.10 for nominal pipe sizes 3 inch through 36 inch.
      ii. Include a minimum safety factor of 2:1 in all sizes for rating for water pressure.
   c. Material: Shall be cast from grades 65-45-12 ductile iron material in accordance with ASTM A536 for gland body, wedges and wedge actuating components.
   d. Coating:
      i. Consist of a minimum of two coats of liquid thermoset epoxy coating with heat cure to follow each coat.
      ii. Surface pretreated wit h a phosphate wash, rinse, and sealer before drying.
      iii. Electrostatically applied and heat cured.
      iv. Polyester based power to provide corrosion, impact, and UV resistance.
   e. Approvals:
      i. Listed by Underwriters Laboratories for sizes 4 inches through 12 inches.
      ii. Factory Mutual Approved for 4 inches through 12 inches.
      iii. Meet or exceed the requirements of ASTM F1674 of the latest version for Mechanical Joint Restraints for 4 inches through 24 inches.
   f. Install per manufacturer's recommendations and AWWA C600.
D. Tied Restrained Joint:
   a. Bolts:
      i. Mechanical and Flanged-Joints on 4" to 12" pipe:.
         1. Shall be ¾" and comply with ASTM A588/A588M, Grade B, ASTM A325 Type 3 except increase tensile strength of full-body threaded section to 40,000 lb. minimum for 5/8 inch and 60,000 lb. minimum for 3/4 inch by heat-treating (quenching and tempering) to manufacturer's reheat and hardness specifications.
      ii. Bends and Valves: Megalug by EBBA Iron, Inc., One-Lok by Sigma, or approved Equal
   b. Nuts: Shall be a hex nut for each tie bold and tie rod
   c. Rods: Shall be continuous-threaded rod for curring to desired lengths and Type 304 stainless steel.
   d. Washers: Shall be round, flat washers and Type 304 stainless steel.
   e. Install per manufacturer's recommendations and AWWA C600.
E. Fittings for PVC water main 4" through 8" can be PVC fittings in accordance with AWWA C907 as manufactured by Ipex. All PVC fittings shall be blue in color and be UL listed and FM approved.

WM-7 VALVE BOX ADJUSTMENTS: Shall conform to raising or lowering the lid of the valve box to the new finished surface by spinning/twisting/rotating the box and/or installing a riser ring within the existing box.

WM-8 GATE VALVES AND BOXES:

A. Shall conform to ductile iron resilient wedge valves in accordance with AWWA C515. All valves shall be epoxy coated inside and out. All valves shall open when the operating stem is rotated counter clockwise. The valve shall be equipped with a 2" operating nut with the direction of opening cast in the nut. All exterior bolts and nuts shall be 304 stainless steel. All valves shall be wrapped in 8 mil polyethylene plastic to encapsulate the valve. Acceptable manufacturers are: American Flow Control, Waterous, Mueller and Clow. Valve boxes shall be two piece Tyler 6850 Series with a separate base adjustable to the depth of cover as shown on the plans plus 6". The valve box lid shall be labeled "WATER". All valve boxes shall be adjusted to finished grade. these features:
   a. Gate valves 4" through 12" shall be ductile iron resilient wedge valves in accordance with the latest version of AWWA C515.
   b. All valves shall be coated inside and out in accordance to the latest version of AWWA C550.
   c. Valves seats shall be able to withstand 200 psi and the body shall withstand 400 psi.
   d. Gaskets shall be rubber.
   e. All valves shall open when the operating stem is rotated counter clockwise.
   f. The valve shall be equipped with a 2" operating nut with the direction of opening cast in the nut.
   g. All exterior bolts and nuts shall be 304 stainless steel.
   h. The stem shall be made of bronze and shall use O-ring type stem seals.
   i. All valves shall be wrapped in 8 mil polyethylene plastic to encapsulate the valve.
   j. Acceptable manufacturers are: American Flow Control, Clow Valve Co., Mueller Co., U.S. Pipe, Waterous, Star Pipe Products, or approved equal.

PRELIMINARY

moore engineering, inc.
a Vistal company

GENERAL
WILLIS TRUCKING MULTI-FAMILY DEVELOPMENT
21601 JOHN DEERE LANE
ROGERS, MN 55374
CIVIL NOTES

DATE:	01.09.26
REV DATE:	----
REV NUM:	----
RECORD:	----
PROJECT No.	30402
MANAGER:	LM
DESIGNER:	----
DRAFTER:	----
REVIEWER:	JR

G-003

FILE LOCATION: Q:\Projects\30000\30400\30402 RogersMultifamily\Development\CAD\C3D\Production\30402_Cover.dwg

k. Valve boxes shall be made of cast-iron in accordance with the latest revision of ASTM A48 Class 30B material with a minimum tensile strength of 30,000 psi, have screw-type adjustments, be of the three-piece, 5 1/4" shaft, size F or G, and be furnished with cast iron bonnets and covers. The valve box shall be suitable for a depth of cover as specified. Valve box adapters shall be installed for all valve boxes.

l. Drop lids shall be marked "Water" and be American-made.

m. Valve boxes and adapters shall be wrapped in 8 mil polyethylene plastic to encapsulate the valve box and adapter.

n. Acceptable valve box manufacturers include Tyler 6860/668S, Star heavy-duty series boxes, or approved equal.

o. Acceptable valve box adapters are Valve Box Adaptor II (Adaptor, Inc.) or approved equal.

B. All valve boxes shall be brought to finished grade. Those in asphalt pavement shall be done prior to final lift of asphalt and be no lower than 1/2" below the final elevation of asphalt wear course. Those in concrete pavement, driveways, sidewalks, paths, etc. shall be done prior to concrete placement.

WM-9 HYDRANT REMOVALS: Shall conform to removing the existing structure and backfilling the trench. Remove all materials indicated on plans and disposing all materials removed, but not incorporated into the Work, in accordance with all applicable federal, state or local regulations.

WM-10 HYDRANTS: Shall conform to these features:

A. Unless specifically directed by the Authority Having Jurisdiction, fire hydrants shall be non-jacket type meeting the latest revision of AWWA C502. Hose and pump nozzle connections shall be supplied with O-ring seals, nozzle caps, and nozzle cap chains. All buried bolts and nuts shall be 304 stainless steel.

B. All extension bolts and nuts shall be 304 stainless steel. Hydrants shall be Waterous Pacer WB67 Traffic Models, or approved equal, meeting the following specifications:
   a. Main Valve Opening - 5 1/4".
   b. Hydrant Barrel - 7 3/8" minimum inside diameter.
   c. Shut-off type - Compression.
   d. Inlet Connection - 6", mechanical joint fitting.
   e. Bury Length - As shown on the plan sheets.
   f. Bury Depth - As shown on the plan sheets.
   g. Traffic Flange - 22" breakable flange.
   h. Hose Nozzles - Two (2) - 2 1/2" National Standard (NST) hose connections.
   i. Pumper Nozzles - One (1) - 5" Storz Nozzle, pre-installed on hydrants upon delivery to site.
   j. Cap Nuts - 1 1/2" National Standard Pentagonal operating nut, counter-clockwise open.
   k. Operating Nut - 1 1/2" National Standard Pentagonal operating nut, counter-clockwise open.
   l. Finish Paint - Standard Red above Ground Line.

C. Furnish and touch up the paint on all hydrants after installation. All portions of the hydrant below finished grade shall be wrapped in 8 mil polyethylene plastic.

D. Darley flag or equal shall be installed on each hydrant.

E. Hydrant Extensions shall conform to being by the same manufacturer as hydrant or equivalent and shall be installed per manufacturer's recommendation.

These features:

A. Fire hydrants shall be true compression, traffic model, nonjacketed style with 5 1/4" valve opening and suitable for 7 1/2' cover 8' trench. The minimum dimension from groundline to centerline of pumper shall be 24". All buried bolts shall be 304 stainless steel. All fire hydrant extension bolts and nuts shall be 304 stainless steel. Typically all hydrants shall have two 2 ½" national standard thread 7532 hose nozzles and one 4 ½" national standard thread 40524 pumper nozzle but shall be verified by the Contractor with the Owner before ordering. All hydrants shall have bronze to bronze seating and have a 6" inlet. Hydrant shall be American B-62-b, Waterous WB-67, or approved equal. All hydrants shall conform to the following:
   a. Latest issue of AWWA Specification C-502 "Standard For Fire Hydrants".
   b. Valve seat, and all operating parts, shall be removable as a single unit through the barrel, without digging.
   c. Main valve shall close with the water pressure, leaving no pressure on lower joint and flange when shut off.
   d. Nozzle threads shall be national standard or conform with City standards. It shall be the Contractor's responsibility to verify standards with Owner.
   e. Stuffing box shall be of conventional "o" ring type and shall be fully accessible and sealed from water, moisture, and foreign matter.
   f. Valve rod or operating nut, where same passes through packing, shall be brass or brass bushed.
   g. The drain shall be positively actuated by the valve rod when opening or closing. Drain shall not depend upon gravity when opening and closing.
   h. Shall allow for installation of a top extension.
   i. Shall be of the break-off type.
   j. Internal adjustments shall be fixed and not left up to the operator.
   k. Contractor shall furnish and touch up the paint on all hydrants after installation. All portions of the hydrant below finished grade shall be wrapped in 8 mil polyethylene plastic.
   l. Darley flag or equal shall be installed on each hydrant.
   m. Hydrant Extensions shall conform to being by the same manufacturer as hydrant or equivalent and shall be installed per manufacturer's recommendation.

WM-11 WATER SERVICES:

A. 2" or smaller: Shall conform to these features:
   a. All materials used for underground service line valves and fittings shall comply with the latest revision of AWWA C800.
   b. Corporation Stops 2" and smaller shall have the inlet threads protected in shipment by plastic coating or other equally satisfactory means and shall be threaded with standard AWWA/CC Taper. Corporation stop outlets shall be for use with flared copper tubing unless otherwise specified. Acceptable corporation stops include Mueller Co. H-15000, Ford F600 Series, or approved equal
   c. Curb Stops for copper service connections 2" and smaller shall be without drain and shall have a Minneapolis thread pattern. End connection shall be for use with flared copper tubing unless otherwise specified. Acceptable curb stops include Mueller Co. Oriseal, Ford B22 Series, or approved equal
   d. Curb Stop Boxes 2" and smaller shall be complete with a cast iron plug and Minneapolis thread pattern. Curb stop boxes shall be telescoping and be capable to extend 6" above grade with an 8' bury. Acceptable curb stop boxes include Mueller Co. H-10302, Ford, Sigma, or approved equal
   e. Service Saddles shall be double-bolt (minimum) stainless steel band-type with full half-circle gaskets. Service saddles shall have stainless steel washers between the nut and the plastic washer to equalize tightening stress. Rubber tapered gaskets shall be required to resist circumferential and longitudinal forces, along with O-rings or flat gaskets for hydraulic seal. Saddle bolts shall be tightened to the manufacturer's recommended tightness using a torque wrench. Bolt tightness shall be rechecked with a torque wrench after the pipe tap is complete. Acceptable service saddles include Romac Industries Style 306, Ford FS303, PowerSeal Model 3412 AS, Cascade CSC2, or approved equal these features:
   f. Corporation stops for ¾" & 1" copper pipe shall be flared or compression style plug corporations AY McDonald 4701 and 4701-22 Series or Ford F600 and F1000 series.
   g. Corporation stops for 1½" and 2" copper pipe shall be ball corporation style either flared or compression McDonald 4704b and 4704b-22 series or Ford FB700 and FB1100 series.
   h. Corporations for ¾" and 1" polyethylene pipe shall be compression style McDonald 4701-33 series or Ford F1001 series. Use of the proper size of insert stiffeners is required for compression corporations for polyethylene.
   i. Corporations for 1½" and 2" polyethylene pipe shall be compression ball type McDonald 4704b-33, Ford BF1101 series. Use of the proper size of insert stiffeners is required for compression corporations for polyethylene.
   a. Saddles for PVC pipe and D.I. pipe shall be all stainless steel Powerseal 3412as, Ford FS303, or Romac 306 and shall have a minimum of 2 bolts and a tapered gasket for at least 1/3 the circumference of the pipe.
   b. Curb stops for copper service pipe shall be either flared or compression ball valve Minneapolis pattern type McDonald 6104 and 6104-22 Series or Ford B22 and B44 series.
   c. Curb stops for polyethylene pipe shall be compression style Minneapolis pattern ball valve type McDonald 6104-33 or Ford B66 series. Use of proper size of insert stiffeners is required for compression joints for polyethylene.
   d. Curb boxes shall be of the extension type for a length of 8 feet when fully extended and shall have 1½" top pipes and a threaded base - McDonald 5622 or equal. Stationary rods are required.
   e. Pipe Option 1: Type K soft copper in accordance with WW-T-799A Annealed and ASTM B-88.
   f. Pipe Option 2: SDR 7 PE3408 ultra high density polyethylene, 200 PSI pressure rated in accordance with ASTM D2239 with a controlled inside diameter.
   g. Joints for copper tubing and plastic pipe shall be compression pattern joints for soft copper water tubing and bronze compression fittings for plastic pipe. The copper and plastic will be connected to water mains with corporation cocks conforming to AWWA standards. Connections between all ferrous piping and copper tubing shall be made with a non-metallic connection of standard manufacture to prevent electrolysis.

B. Larger Than 2": Shall conform to PVC and comply with all requirements of AWWA C900 DR18 Class 150 and have gasketed joints in compliance with ASTM 3139.

WM-12 WATER SERVICE SADDLES: Shall conform to the following types:

A. PVC and DIP Water Main: Shall be being double strap, stainless steel, gasketed, full width sleeve with integral tapped outlet. Shall be Ford FS313, PowerSeal 3412AS, Romac 306, or equal.

WM-13 CURB STOPS AND BOXES:

A. Curb Stops and Boxes shall be A.Y. McDonald Mfg. Co., Ford Meter Box Company, Inc., or equal meeting the following specifications:
   a. Body: Brass or red brass alloy.
   b. Comply with ASTM B62.
   c. Valve Type: Ball.
   d. Sealing: Positive pressure.
   e. Curb stops for copper services shall be compression McDonald 6104-22 series, Ford B22 or B44 series or Equal.
   f. Curb stops for polyethylene services shall be McDonald 6104-33 or Ford B66 series .
   g. Use of proper size of insert stiffeners is required for compression joints for polyethylene.

B. Curb Boxes and Covers:
   a. Body: Cast iron.
   b. Type: Extension.
   c. Base: Minneapolis.
   d. Lid: Inscription shall say WATER and have a pentagonal plug.

C. All curb boxes shall be brought to finished grade. Those in asphalt pavement shall be done prior to final lift of asphalt and be no lower than 1/2" below the final elevation of asphalt wear course. Those in concrete pavements, driveways, sidewalks, paths, etc. shall be done prior to concrete placement.

WM-14 CORPORATION STOPS:

A. Corporation stops shall be A.Y. McDonald Mfg. Co., Ford Meter Box Company, Inc., or equal meeting the following specifications:
   a. Comply with ASTM B62.
   b. Body: Brass or red brass alloy.
   c. Inlet End: Threaded for tapping according to AWWA C800.
   d. Outlet End: Suitable for service pipe specified.
   e. Corporation Stops for ¾" & 1" copper services shall be flared or compression style plug corporations A.Y. McDonald 4701-22 series or Ford F1000 series.
   f. Corporation Stops for 1 ½" and 2" copper services shall be ball corporation style compression McDonald 4704B-22 Series or Ford FB1100 series.
   g. Corporation Stops for ¾" and 1" polyethylene services shall be compression style McDonald 4701-33 series, Ford F1001 series, or Equal.
   h. Corporations for 1 ½" and 2" polyethylene services shall be compression ball type McDonald 4704B-33 or Ford BF1101 series.
   i. Use of the proper size of insert stiffeners is required for compression corporations for polyethylene.

WM-15 WATER MAIN PIPE BEDDING AND ENCASEMENT MATERIALS: Shall conform to the following sieve analysis:

Sieve Size or Testing Method	Percent Passing or Testing Requirement
1 inch	100
3/4 inch	80-100
No. 4	35-85
No. 30	20-50
No. 200	4-10
Shale (max %)	12.0%

WM-16 WATER MAIN BACKFILLING: Shall conform to being suitable existing trench materials, except as otherwise specified in the plans for trench backfill. Suitable material shall be defined as soil free of foreign materials (rubbish, organics, and debris), frozen clumps, oversize stone, rock, concrete or bituminous chunks, and other unsuitable materials that may damage the pipe, prevent thorough compaction, or increase the risks of settlement

UTILITY PLAN NOTES - STORM SEWER:

ST-1 CONNECTING NEW STORM SEWER PIPE TO EXISTING STORM SEWER PIPE:

A. Shall conform to removing the existing plug from the existing bell end and connecting the new pipe to the existing bell end. If there is no bell end at the plug, remove the existing pipe segment back to a joint and connect the new pipe to an existing bell end. removing the existing plug and installing a MACRO complying by Romac. removing the existing plug and installing a Strong Back RC Series Repair Coupling by Fernco (i.e. solid sleeve) or equal. cutting out a segment of existing main and a new manhole being installed on existing main. removing the existing plug and attaching metal bands to the existing and new ends of pipe per manufacturer.

B. 4" Perforated Draintile Pipe: Shall conform to installing a Strong Back RC Series Repair Coupling by Fernco.

ST-2 STORM SEWER PIPING: Shall conform to the following features:

A. Polyvinyl Chloride (PVC) Pipe:
   a. Pipe: Shall be SCH 40 in accordance ASTM D1785, ASTM D2665, and ASTM F794.
   b. Fittings: Shall be SCH 40 in accordance with ASTM D2665, ASTM F794, and ASTM F1866.
   c. Installation: Install per manufacturer's recommendations

SS-3 STORM SEWER FLEXIBLE COUPLINGS: Shall conform to the following features:

A. Shall comply with ASTM C1173.
B. Material shall be resilient, chemical resistant, elastomeric PVC.
C. Gasket: Shall be one piece molded-in bushing gasket.
D. Clamps: Attachment with 2 series-300 stainless steel clamps, screws, and housings.
E. Shear Ring: Minimum of 0.012 inch thick and 300 series stainless steel.
F. Dissimilar Sizes: Use "step-down" or Approved Equal.

PRELIMINARY

moore engineering, inc.
a Vistal company

GENERAL
WILLIS TRUCKING MULTI-FAMILY DEVELOPMENT
21601 JOHN DEERE LANE
ROGERS, MN 55374
CIVIL NOTES

DATE:	01.09.26
REV DATE:	----
REV NUM:	----
RECORD:	----
PROJECT No.	30402
MANAGER:	LM
DESIGNER:	----
DRAFTER:	----
REVIEWER:	JR

G-004

FILE LOCATION: Q:\Projects\30000\30400\30402 Rogers\Multifamily\Development\CAD\C3D\Production\30402_Cover.dwg

ST-5 CONNECTING NEW STORM SEWER PIPE TO EXISTING MANHOLE: Shall conform to coring or breaking out the structure wall and connecting the pipe to the structure per the Typical Details for Pipe Penetrations.

ST-6 CONCRETE STORM SEWER STRUCTURES: Shall conform to these features:

A. Precast Reinforced Concrete Manhole Sections: ASTM C478
B. Joints: ASTM C913. Maximum Leakage: 0.025 gal. per hour per foot of joint at 3 feet of head.
C. Non-embedded flexible compression pipe joint: ASTM C923
D. Base shall be precast with cast in-place inverts.
E. Structure Rubber Joint Gasket: ASTM C361
F. Joint Seal: Internal shall comply to ASTM C361 or C443. External shall comply with ASTM C877, Type III and shall be Infi-Shield Gater Wrap or approved equal.
G. Interior Steps: Rungs shall be formed polypropylene (PP) and formed integral with manhole sections. Shall be ¾ inch diameter, 12 inches wide and spaced 16 inches o.c. vertically.
H. Flexible Pipe Boot: Shall be Press-seal Gasket Corporation and comply with ASTM C923. Clams shall be Series 300 stainless steel and hardware shall be Series 304 stainless steel.
I. Adjustments Rings:
    a. Shall be Cretex, Hancock, Ladtech, or approved equal.
    b. Concrete rings: Continuously grouted and unbroken.
    c. High Density Polyethylene (HDPE): Flat or tapered to accommodate final grade
    d. Accessories: TCC Materials Underground Utility Mortar and High-Impact Plastic Shims.
    e. Be brought to finished grade prior to concrete placement or prior to final lift of asphalt and be no lower than 1/2" below the final elevation of asphalt wear course.
J. Chimney Seal System:
    a. Conform to be those by Cretex, Strike Products, Infi-Shield with stainless steel bands by Sealing Systems, Inc. or equal.
    b. Be installed on all new and adjusted manholes and catch basins.
K. Grouting:
    a. Portland Cement Grout:
        i. Shall comply with ASTM C150, Type I and II. Water shall be potable with no impurities. Fine aggregate shall be washed natural sand and comply with ASTM C33. Strength Shall be 3,000 psi with a minimum 2,000 psi prior to second day exposure to elements.

ST-8 STORM SEWER STRUCTURE FRAMES AND COVERS/GRATES: Shall conform to the following names and models:

A. Regular: Neenah R1733 or EJ 1205. Vented lid (open pickholes) & special "STORM SEWER" lettering.
B. Flat: Neenah R2668 Type C or EJ 1120 Type M.
C. Convex: Neenah R2577 or EJ 1205-M2.
D. Concave: Neenah R2573 with Type C-radial or EJ 1205 with Type M flat.
E. Beehive: Neenah R2561-A or EJ 1205 with Type 02.
F. Highback Curb & Gutter: Neenah R3067-C or EJ 7030-M2.
G. Mountable Curb & Gutter: Neenah R3067-C-C or EJ 7030-M2.
H. Landscape Inlet: Neenah R4015-D or EJ 5840.
I. Loading Dock Trench Drain: Neenah R4996-A1 Type M frame with grated cover or similar.
J. Loading Dock Pipe Drain: Neenah R4015-D or EJ 5840
K. Cleanout: Neenah R1973 or EJ 1565.
L. Building Downspout: By Agri-Drain.

ST-9 STORM SEWER PLUGS: Shall utilize an industry standard method that will prevent soil from entering the system.

ST-10 END SECTIONS: Shall conform to:

A. 16 gauge steel, Aluminum Type 2 coated for flexible pipe and matching the pipe type for reinforced concrete.
B. Flared end section length is included in the pipe length shown.

ST-11 RIPRAP AND FABRIC: Shall conform to these features:

A. Riprap:

Mass (Lbs)	Approx Size (in)	% of Total Mass Smaller than Given Mass
400	18	100
120	12	75
50	9	50
2	3	10

B. Fabric Under Riprap: Shall conform to these features:
    a. Grab tensile (ASTM D-4632): 200 lbs. min.
    b. Elongation (ASTM D-4632): 15% max
    c. Trapezoidal tear strength (ASTM D-4533): 50 lbs min.
    d. Puncture strength (ASTM D-4833): 80 lbs min.
    e. AOS sieve size (US Sieve) (ASTM D-4751): 0.300 (50)
    f. Permittivity (ASTM D-4491): 0.20 Sec.-1/
    g. UV Resistance (After 150 hours) Strength Retained: 70%
    h. Sewn Seam Strength: 180 lbs.

ST-12 4" PERFORATED DRAINTILE PIPE: Shall conform to the following features:

A. Material: Comply with ASTM D1784
B. Manufacture:
    a. Pipe size 4 inch.
    b. Comply with ASTM D3034 SDR 35
    c. Perforations:
        i. ¼" in diameter
        ii. Arranged in rows parallel to the axis of the pipe.
        iii. Spaced 3" center to center
    d. Rows of Perforations: 4
    e. Perforations per row: 48 (for 12.5' laying lengths)
C. Joints: Solvent welded

ST-13 STORM SEWER BACKFILLING: Shall conform suitable existing trench materials, except as otherwise specified in the plans. Suitable material shall be defined as soil free of foreign materials (rubbish, organics, and debris), frozen clumps, oversize stone, rock, concrete or bituminous chunks, and other unsuitable materials that may damage the pipe, prevent thorough compaction, or increase the risks of settlement.

ST-14 STORM SEWER BEDDING AND ENCASEMENT MATERIALS: Shall conform to the following sieve analysis:

Sieve Size or Testing Method	Percent Passing or Testing Requirement
1 inch	100
3/4 inch	80-100
No. 4	35-85
No. 30	20-50
No. 200	4-10
Shale (max %)	12.0%

SITE PLAN NOTES - VEHICULAR AREAS:

VA-1 PAVEMENT SAWCUTTING: Shall conform to saw cutting full pavement depth ensuring a smooth vertical pavement edge.

VA-2 CONCRETE PAVEMENT, CURB & GUTTER, DRIVEWAYS, AND SIDEWALKS: All concrete pavement, curb & gutter, driveways, and sidewalks shall be in accordance with:

A. The following mix designs requirements:
    a. Section 2461 of the MNDOT Standard Specifications for Construction.
B. All materials, accessories, installation, etc. shall be in accordance to the current edition of the state Department of Transportation Specifications.
C. Replacement of any sidewalk and curb and gutter shall be done within five working days.
D. Final elevation of all manholes and gate valves shall be no lower than 3/8" below the final elevation of concrete pavement.

VA-3 CONNECT TO EXISTING CONCRETE DRIVEWAY: Shall conform to #4 x 12" bars at 24" spacing.

VA-4 CONCRETE DRIVEWAY EXPANSION JOINTS: Shall conform to asphalt-impregnated fiberboard or felt. Shall comply with ASTM D1751 Type 5 and be ¾ inch thick.

VA-5 ASPHALT PAVEMENT: Shall conform to:

A. The following mix design requirements:
    a. Section 2360 of the MNDOT Standard Specifications for Construction.
B. Be slightly above the face of the concrete gutter (maximum 1/2") with no asphalt pavement on top of the gutter.

VA-7 REMOVED AGGREGATE SURFACE MATERIALS: May be reused within the pavement section if it conforms to the project specifications.

VA-8 AGGREGATE SURFACING: Shall conform to the following:

A. Aggregate Surfacing:

Sieve Size or Testing Method	Percent Passing or Testing Requirement
1 inch	100
3/4 inch	70-100
No. 4	38-75
No. 8	22-62
No. 30	12-45
No. 200	7-15
ND T 113, Shale (max %)	12.0%
AASHTO T 96, L.A. Abrasion (max %)	50%
NDDOT 4, Fractured Faces	10%

B. Crushed concrete free of deleterious material, large chunks, and have no more than 15% passing the No. 200 sieve, no less than 5% passing the No. 200 sieve, and have a maximum size of 2".

VA-9 SUBGRADE PREPARATION UNDER VEHICULAR AREAS: Shall conform to scarifying and recompacting subgrade areas under the pavement section as shown in the Typical Details. Proof roll all pavement subgrades prior to aggregate placement, along all travel lanes to verify the uniformity of the underlying subgrade throughout the roadway section and to check for the presence of localized soft or weak zones. Perform proof roll with a fully loaded, tandem axle dump truck with a weight of approximately 25 tons, or an approved equal. Proof roll at a vehicle speed of between 1 ½ and 3 miles per hour along the pavement subgrades such that unrolled areas between wheel paths are not wider than 1'. Typical yielding should be limited to less than 1 1/2" for pavement subgrades, provided the underlying subgrade does not display permanent deformation. Correct areas that display excessive yielding, pumping or rutting during the proof roll. Repeat proof roll procedures until acceptable.

VA-10 AGGREGATE BASE UNDER VEHICULAR AREAS: Shall conform to the following sieve analysis:

A. Aggregate Base Course:

Sieve Size or Testing Method	Percent Passing or Testing Requirement
1 inch	100
3/4 inch	90-100
No. 4	35-70
No. 30	16-40
No. 200	4-10
ND T 113, Shale (max %)	12.0%
AASHTO T 96, L.A. Abrasion (max %)	50%
NDDOT 4, Fractured Faces	10%

B. Salvage Base Course:

Sieve Size or Testing Method	Percent Passing or Testing Requirement
1-1/2 inch	100
1 iinch	90-100
No. 4	35-85
No. 30	16-50
No. 200	0.0-12.0

C. Proof roll all aggregate base prior to paving, along all travel lanes to verify the uniformity of the underlying subgrade throughout the roadway section and to check for the presence of localized soft or weak zones. Perform proof roll with a fully loaded, tandem axle dump truck with a weight of approximately 25 tons, or an approved equal. Proof roll at a vehicle speed of between 1 ½ and 3 miles per hour along the pavement subgrades such that unrolled areas between wheel paths are not wider than 1'. Typical yielding should be limited to less than 1/2" for aggregate base, provided the aggregate base does not display permanent deformation. Correct areas that display excessive yielding, pumping or rutting during the proof roll. Repeat proof roll procedures until acceptable.

VA-11 REINFORCEMENT FABRIC UNDER VEHICULAR AREAS: Shall conform to these features:

A. Grab tensile (ASTM D-4632): 350 lbs. min.
B. Elongation (ASTM D-4632): 25% max
C. Trapezoidal tear strength (ASTM D-4533): 100 lbs min.
D. Puncture strength (ASTM D-6241): 1000 lbs min.
E. AOS sieve size (US Sieve) (ASTM D-4751) 30.
F. Permittivity (ASTM D-4491): 0.05 Sec.-1/
G. Sewn-Seam strength (ASTM D-4632): 310 lbs.

PRELIMINARY

moore engineering, inc.
a Vistal company

GENERAL
WILLIS TRUCKING MULTI-FAMILY DEVELOPMENT
21601 JOHN DEERE LANE
ROGERS, MN 55374
CIVIL NOTES

DATE:	01.09.26
REV DATE:	----
REV NUM:	----
RECORD:	----
PROJECT No.	30402
MANAGER:	LM
DESIGNER:	----
DRAFTER:	----
REVIEWER:	JR

G-005

FILE LOCATION: Q:\Projects\300000\304600\30402 Rogers\Multifamily\Development\CAD\C3D\Production\30402_Cover.dwg

SITE PLAN NOTES - PEDESTRIAN AREAS:

PA-1 CONCRETE SIDEWALK:

A. Expansion Joint: Install expansion joint material or plastic sleeve around castings, valve boxes, curbs boxes, etc. in sidewalks.
B. Shall have radii poured integrally to the adjacent portion of sidewalk. In the instance that an integral pour is not used, a notch-out of at least 9" length shall be applied to the end of the arc to avoid a narrow "point" of concrete.

PA-3 AGGREGATE BASE COURSE UNDER PEDESTRIAN AREAS: Shall conform to the following sieve analysis:

Sieve Size or Testing Method	Percent Passing or Testing Requirement
1 inch	100
3/4 inch	90-100
No. 4	35-70
No. 30	16-40
No. 200	4-10
ND T 113, Shale (max %)	12.0%
AASHTO T 96, L.A. Abrasion (max %)	50%
NDDOT 4, Fractured Faces	10%

SITE PLAN NOTES - MISCELLANEOUS:

MI-1 TREE REMOVALS: Shall conform to removing trees and stumps located within the boundaries of the roadbed to a depth of 3 feet below the final dirt grade. Backfill and compact all cavities with suitable fill material with proper compaction.

MI-2 CLEARING AND GRUBBING: Shall conform to removing trees and stumps located within the boundaries of the roadbed to a depth of 3 feet below the final dirt grade. Prune branches and remove loose bark on trees or shrubs that were broken, cut, or scarred during construction activates. Trim tree branches extending over the roadbed to give a clear height of 20 feet, or according to local ordinances, whichever is greater. Backfill and compact all cavities with suitable fill material with proper compaction.

MI-3 DEMOLITION OF BUILDINGS AND STRUCTURES: Shall conform to backfilling all excavated structures in accordance to the grading notes. Disconnect existing utilities from all structures in accordance to City and State requirements.

MI-4 TOPSOIL STRIPPING:

A. Shall only be performed in areas where hard-surfaced areas will be placed, where grades need to be modified to match finished grades as shown on the plans, or where underground utilities will be installed. Stripped topsoil shall be stockpiled in area(s) as designated by the Owner or removed from site if no area(s) to stockpile.
B. Shall be as deep as necessary to remove all organic material and salvaged to be used for replacement. follow the recommendations of the Geotechnical Report.

MI-5 FENCE REMOVALS: Shall conform to removing fence link and fence posts to full depth.

MI-6 FENCE RESETTING: Shall conform to removing fence link and post and installing per manufacturer's recommendations.

MI-7 CHAINLINK FENCE: Shall conform to 6 feet high Master Halco or equal, designed and installed per manufacturer's recommendations.

MI-8 DECORATIVE PRIVACY FENCE: Shall be 6 feet high Chesterfield with CertaGrain Texture by CertainTeed Corporation, designed and installed per manufacturer's recommendations to withstand Miami-Dade County 110 MPH steady wind and 130 MPH gusting wind test, and furnished with manufacturer's Bufftech Vinyl Fence Limited Warranty with 5-year SureStart. Coordinate color with Owner.

MI-9 WOOD PRIVACY FENCE: Shall conform to installing per manufacturer's recommendations.

MI-10 CLUSTER BOX UNITS: Shall be a Vital 1570 Series by Florence Manufacturing or a 3300 Series by Salsbury Industries. They shall be made of aluminum, with number of mailbox compartments as shown on plan. Unit shall be sandstone color with engraved door ID option (labeled 1,2,3,...). See Typical Details for concrete pad and mounting information.

SITE PLAN NOTES - SIGNING:

SI-1 SIGN AND SIGN POST REMOVALS AND RESETTINGS: Shall conform to replacing removed or reset signs and supports damaged during removing, resetting, or stockpiling. Remove sign panels from existing supports. Reinstall support and install new sign panels, angles, stringers, and steel channels. Provide all necessary brackets and hardware to attach sign panels, angles, stringers, and steel channels on new supports.

SI-2 SIGNS AND SIGN POSTS: Shall conform to:

A. Posts: Shall be Telespar 12 gauge brand.
B. Signs: 3M Series 4000 Diamond Grade DG³.
C. Sign Mounting:
   a. Sign Posts: Shall conform to bolts, nuts, U-bolts, lock washers, and washers shall be galvanized steel meeting ASTM A153. Bolts shall be 3/8" diameter steel panel bolts, machine bolts, etc., shall meet SAE J429 Grade 5 or ASTM A449. Nuts shall be steel hex nuts and meet SAE J995 Grade 5 or ASTM A563. Washers shall be steel flat washers fabricated of steel meeting ASTM F844. Plastic washers shall be fabricated to the sheeting manufacturer's specifications.
   b. Building Walls: Shall conform to .....
   c. Pre Cast Concrete Bases: Shall have a minimum 2" sleeve and weighing at least 150 pounds.
   d. Light Poles: Shall utilize stainless steel "band-its" or equal.

SITE PLAN NOTES - PAVEMENT MARKINGS:

PM-1 OBLITERATION OF EXISTING PAVEMENT MARKINGS: Shall conform to sandblasting or grinding. No carbide or diamond tip blades or wheels are allowed on removal equipment.

PM-2 PAVEMENT MARKINGS: Shall conform to:

A. Any of the following types:
   a. Epoxy: Mark-55 by Poly-Carb, Inc. or LS60 by Epoplex. Strictly adhere to the manufacturer's recommendations for preparation and installation requirements.
   b. Plastic Film: 3M Stamark High Performance Tape Series 380I ES pavement marking type. Strictly adhere to the manufacturer's recommendations for preparation and installation requirements.
   c. Paint: Latex Hotline Waterborne Traffic Paint by Sherwin Williams. Strictly adhere to the manufacturer's recommendations for preparation and installation requirements. Colors are Blue - TM2224, Yellow - TM2153, and White - TM2152.
B. Owner approval of pavement marking layouts/outlines is required in field prior to any work being performed.

PM-3 THE INTERNATIONAL SYMBOL OF ACCESS: The symbol in the accessible parking space and the spacing between and angle of stripes in the access aisle shall be determined by the striping installer.

PM-4 GROOVING AND RECESSING: Shall conform to following:

A. Preformed Patterned Pavement Marking Film Grooves:

Parameter	Tolerance
Depth	90-110 mils
Smoothness	Ridges, within the groove, shall be no more than 6 mils higher than either adjacent valley
Width	Line width plus ½ inch
Length	Line length plus 3 inches per end of line
Line End Tapers	3 inches

B. Epoxy Paint Grooves:

Parameter	Tolerance
Depth	40-55 mils
Smoothness	Ridges, within the groove, shall be no more than 6 mils higher than either adjacent valley
Width	Line width plus 1 inch
Length	Line length plus 3 inches per end of line
Line End Tapers	3 inches

GRADING PLAN NOTES:

GP-1 GRADING DATA: Spot elevations shall supercede any slopes or finished ground contours.

GP-2 EARTHWORK:

A. Onsite material shall be used for Fill whenever possible. Material shall be suitable for intended use and free of debris and organics.
B. Import material used for Fill, if required, shall be suitable for intended use and free of debris and organics.
C. Prior to placement of Fill, existing ground shall be scarified to a minimum depth of 12" and recompacted to a minimum of 95% of the Standard Proctor Density (ASTM D698).
D. Shall be compacted to 90% of the Standard Proctor Density (ASTM D698) with a moisture content of +/- 3% for areas outside of pavement. Lifts shall be maximum of 8" thick compacted depth.
E. Shall be compacted to 95% of the maximum dry density per ASTM D698 (Standard Proctor Density) with a moisture content of +/- 3% for areas beneath future pavement. Lifts shall be maximum of 8" thick compacted depth.
F. Shall conform to excavating and reusing material that is graded and free of lumps larger than 3 inches, rocks larger than 2 inches, and debris. No frozen earth or foreign material. Organic content of less than 3% for material placed below structures and less than 5% for materials placed within 3 vertical feet of the top of finished pavement subgrades.
G. If a sand vein or wet or unstable materials present during utility installation, over-excavate bottom of trench and provide clean rock with an average diameter of 1.25" in over-excavated area to stabilize bottom of trench.

EROSION PREVENTION AND SEDIMENT CONTROL PLAN NOTES - REGULATORY RESPONSIBILITIES:

RR-1 PRE-CONSTRUCTION PERMITTING:

A. Obtain all necessary permits related to stormwater management, erosion prevention, and sediment control prior to beginning construction.
B. If the disturbed land on the site is anticipated to be greater than one (1) acre, obtain a National Pollutant Discharge Elimination System (NPDES) general permit from the State.
C. The installation of underground utilities may require dewatering at various areas throughout the project. A Department of Natural Resources (DNR) Water Appropriation Permit (DNR Permit) must be obtained prior to dewatering activity. All dewater discharge will be subject to the approvals and stipulations of the DNR Permit. The Contractor will be responsible for the associated application fee.

RR-2 INSPECTION: Of all BMP's shall conform to the NPDES General Permit.

RR-3 POST CONSTRUCTION PERMITTING: The Contractor and Owner are required to submit to the State a CSW Notice of Termination/Permit Modification Form within thirty (30) days of final stabilization.

RR-4 CERTIFIED PERSONNEL: The Contractor shall identify a Certified Erosion and Sediment Control Supervisor, Installer, and Inspector as indicated in MnDOT Standard Specifications for Construction. This person must be knowledgeable and experienced in the application of erosion prevention and sediment control BMP's. This person is to oversee the implementation of this SWPPP, and the installation, inspection, and maintenance of the erosion prevention and sediment control BMP's before, during, and after construction. The SWPPP is to remain in effect until the project is completed, the entire site has undergone final stabilization, and the NPDES Permit has been terminated.

EROSION PREVENTION AND SEDIMENT CONTROL PLAN NOTES - SITE MANAGEMENT:

SM-1 BEST MANAGEMENT PRACTICES (BMP'S): Shall be installed prior to any disturbances and become property of the Contractor after they are removed. In the instance that a BMP fails, it shall be repaired, replaced, or supplemented with a functional BMP.

SM-2 ALL DISTURBED AREAS: Shall be stabilized no later than fourteen (14) calendar days after the construction activity in that portion of the site has temporarily or permanently ceased.

SM-3 TRACKING OF SOIL, SEDIMENTS, AND DEBRIS: All equipment and vehicles leaving the site shall be cleaned of loose debris and soil. All soil and other debris tracked onto adjacent roadways (outside the project limits) is to be removed. Sweep and remove sediments from impervious areas that have been tracked with sediments or had sediments spilled or eroded onto them. This shall be completed by the end of each day during the period of construction.

SM-4 TEMPORARY MULCHING: Shall conform to Section 2575 and 3882 of the MNDOT Standard Specifications for Construction.

SM-5 SURFACE ROUGHENING: Slopes shall be left rough, not smooth, until permanent stabilization is implemented.

SM-6 GRASS BUFFER STRIPS: Shall be preserved and protected via signing, fencing, taping, painting, etc. their locations.

SM-7 TURBID OR SEDIMENT-FILLED DISCHARGE: Shall be discharged to a temporary or permanent sedimentation basin or it must be treated by an appropriate BMP (grit chambers, sand filters, filter bag/sock, etc.) before site discharge. Discharge from sedimentation basins shall be in a manner that protects the site, downstream properties, and adjacent properties from erosion, scouring, sedimentation, and flooding by an acceptable energy dissipation method (e.g. rock, riprap, or sand bags).

SM-8 SEDIMENTATION BASINS: Sediment from temporary and permanent sedimentation basins must be removed when sediment has reached one half (1/2) the basin's depth.

SM-9 WASTE RECEPTACLES: Shall be required for any solid waste generated during the construction process. These receptacles shall be emptied periodically and the trash disposed of properly.

SM-10 HAZARDOUS MATERIALS (E.G. GASOLINE, FUEL, AND MOTOR OIL): Shall be stored in a manner that is compliant with local and state regulations.

SM-11 PORTABLE RESTROOM FACILITIES: Shall require periodic cleaning and proper disposal of waste.

SM-12 FINAL STABILIZATION: Shall be achieved when the following guidelines are met:

A. Final permanent stabilization (turf establishment) has reached 70 percent vegetative growth in all areas.
B. All sediment collected from temporary erosion and sediment control BMP's is removed.
C. All sediment and other debris that has collected in the storm sewer system is removed.
D. All temporary erosion and sediment control BMP's are removed.

EROSION PREVENTION AND SEDIMENT CONTROL PLAN NOTES

EC-1 INLET PROTECTION: Shall conform to:

A. Flexstorm Catch-It Inlet Filters or approved equal. Models shall be:
   a. Round (e.g. convex, beehive, stool, etc.): 62MRDFX
   b. 2' x 3' Highback: 62LCBFX or 62LCBEXTFX
   c. 2' x 3' Mountable: 62LSQFX
B. Inlet Protection Devices shall be:
   a. Maintained and inspected per manufacturers' recommendations.
   b. Left in place until construction activity is completed, the street has been swept, and any exposed soil is stabilized.

PRELIMINARY

moore engineering, inc.
a Vistal company

GENERAL
WILLIS TRUCKING MULTI-FAMILY DEVELOPMENT
21601 JOHN DEERE LANE
ROGERS, MN 55374
CIVIL NOTES

DATE:	01.09.26
REV DATE:	----
REV NUM:	----
RECORD:	----
PROJECT No.	30402
MANAGER:	LM
DESIGNER:	----
DRAFTER:	----
REVIEWER:	JR

G-006

FILE LOCATION: Q:\Projects\30000\30400\30402 RogersMultifamily\Development\CAD\C3D\Production\30402_Cover.dwg

EC-2 SEDIMENTATION CONTROL FENCE: Shall be cleaned out when sediment reaches one-third (1/3) the height of the fence.

EC-3 CONSTRUCTION ENTRANCE:

A. One construction entrance will be allowed. Coordinate and/or confirm location with Owner & City. Install entrance before work begins.

B. May need to be removed and reset as improvements are installed.

EC-4 CONCRETE WASHOUT: Concrete washout shall be located on-site within project construction limits and be signed/delineated continuously. Washouts may be a mobile/portable/roll-off container or constructed on site per details. Dispose of material when concrete washouts reach 80% of their capacity. Washouts must be an impermeable containment facility or impermeable liner (manufactured device or constructed on-site) that prevents contact with the ground or runoff into waterways. Containers shall be clearly signed/marked and location given to each concrete truck driver. Containers or liners shall be maintained and properly disposed of after concrete operations cease.

EC-5 TOPSOILING PRIOR TO SEEDING: Shall conform to:

A. Be a finishing activity (i.e. after all hard surfacing work is completed) to prevent contaminating the topsoil with sand, gravel, etc.

B. All disturbed areas not hard-surfaced or covered by structures shall receive 4" topsoil (min.).

EC-6 SEEDING: Verify seed mix selected is appropriate for the project's region. Shall comply with the following mix type:

Species	Pounds Live Seed/Acre
Kentucky Bluegrass	XXX
Fine Leaf Perennial Ryegrass	XXX
Creeping Red Fescue	XXX
Ephraim Crested Wheatgrass	XXX
Fairway Crested Wheatgrass	XXX
Perennial Ryegrass	XXX
XXX	XXX

EC-7 HYDROMULCH: Shall conform to:

A. Virgin wood fiber for use in hydraulic planting.

B. Cooked cellulose fiber that disperses readily in water and has no toxic effect when combined with seed.

C. Treated with a tackifier to enhance placement and adherence to soil.

D. Green in color.

E. Equilibrium air-dried moisture content of 12% plus or minus 3% at the time of manufacturing.

F. PH range of 3.5 to 5.0.

G. No sawdust or byproduct mulch.

EC-8 STRAW MULCH: Shall conform to:

A. Threshed stalks of native oats, wheat, barley, or rye.

B. Free of weeds.

C. At least 50% by weight 10-inches or more in length.

GENERAL LANDSCAPE NOTES:

1. Contact landscape architect or owner's representative for any plant substitutions, changes in planting design or layout, or significant modifications in the field due to soils or site conditions.
2. Contractor is responsible for bringing any deficiencies to the attention of the landscape architect prior to procurement and/or installation. These could include, but are not limited to, plant selections and species, soil conditions, or any other site condition which might negatively affect plant establishment, survival or guarantee.
3. Verify the layout and any dimensions shown and bring to the attention of the landscape architect any discrepancies which may compromise the design and/or intent of the project's layout.
4. Coordinate with other contractors on site for all site grading, site improvements, and other installations required for the project construction.
5. No planting shall be installed in any site area until all grading and construction has been completed.
6. Location of plant material and landscape improvements is subject to field and site conditions.
7. Contact Gopher State One Call (MN) at 811 to verify locations of all underground utilities prior to any site improvements relating to plantings or site furnishings.
8. Visit the site prior to submitting bid. Contractor shall inspect site and become familiar with existing conditions relating to the nature and scope of work.
9. Protect all existing pavement, curbing, trails, trees to remain, tree root systems, turf areas, and other site elements during planting operations.
10. Repair, replace, or provide turf establishment as required for any roadway boulevard areas adjacent to the site disturbed during construction. Any damage to same shall be repaired at no cost to the owner.
11. Comply with all applicable codes and regulations governing the work or materials supplied.
12. Verify alignment and location of all underground and above ground utilities and provide the necessary protection for same before construction/material installation begins (minimum ten (10) foot clearance for all trees).
13. Submit a written request for the owner's acceptance inspection of all landscape and site improvements.
14. Appropriate dates for spring plant material installation and sod placement are from the time ground has thawed to June 15th.
15. Fall sodding is generally acceptable from August 15th - November 1st. Fall seeding from August 15th - September 15th; dormant seeding in the fall shall not occur prior to November 1st. Fall coniferous planting may occur from August 15th - October 1st and deciduous planting from the first frost until November 15th. Planting outside these dates is not recommended. Any adjustment must be approved in writing by the landscape architect.
16. Trees are not to be pruned, removed, or transplanted between April 15th and July 1st. Notify the landscape architect if these dates are unavoidable.

PLANTING NOTES:

1. Provide two (2) full growing seasons guarantee of all plant materials. The guarantee begins on the date of acceptance by the landscape architect's or owner's written acceptance of the initial planting. No partial acceptance will be considered. Replacement plant material shall have a one-year guarantee commencing upon planting.
2. All plant material shall comply with the latest edition of the American Standard for Nursery Stock, American Association of Nurseryman. Unless noted otherwise, all shrubs shall have at least five (5) canes at the specified minimum height or width. Ornamental trees shall have no "V" crotches and shall begin branching no lower than three feet above root ball. Overstory and boulevard trees shall begin branching no lower than five (5) feet above finished grade. Coniferous trees shall be full form, natural to the species and without any pruning.
3. Plantings shall be immediately planted upon arrival at site. Properly heel-in materials if necessary; temporary only.
4. All proposed plants shall be located and staked as shown on plans. Adjustments in the location of proposed plant materials may be needed in the field. Should an adjustment be necessary, the landscape architect must be notified.
5. Staking of trees as required; reposition, plumb, and re-stake if not plumb after one (1) year.
6. Plans take precedence over plant schedule if discrepancies in quantities exist.
7. Verify that the root collar/root flair is located at the top of the balled & burlap tree prior to planting. 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.
8. Open the top of burlap on balled and burlapped materials, remove pot on potted plants, and split and break apart peat pots. All plants are to be installed per planting details. Remove all flagging and labels from plants.
9. Prune plants as necessary - per standard nursery practice and to correct poor branching of existing and proposed trees.
10. Tree wrapping material shall be corrugated pvc piping four (4) inches in size or one (1) inch greater in caliper than the tree being protected of quality, heavy, waterproof crepe paper manufactured for this purpose. Wrap all deciduous trees planted in the fall prior to December 1st and remove all wrapping after May 1st.
11. Protect all existing oak trees on site scheduled to remain. If existing oaks are damaged in any manner, above or below ground in the root system, an asphaltic tree pruning paint shall be applied immediately after wounding. Oaks are not to be pruned, removed, or transplanted between April 15th and July 1st. Notify the landscape architect if these dates are unavoidable.
12. All annual and perennial planting beds to receive three (3) inch deep shredded hardwood with no weed barrier. All shrub bed massing to receive four (4) inch deep shredded hardwood and fiber mat weed barrier. All trees not in planting beds to receive four (4) inch deep shredded hardwood within a thirty-six (36) inch diameter mulch ring with no mulch in direct contact with tree trunk.
13. Maintenance strips shall have edger and rock mulch as specified/indicated on plans or in specifications.
14. Provide on-going maintenance of all newly installed materials until time of owner's acceptance. Any acts of vandalism or damage which may occur prior to owner acceptance shall be the responsibility of the contractor. Contractor shall provide the owner with a maintenance program including, but not necessarily limited to, pruning, fertilization, and disease/pest control.
15. Spread granular pre-emergent herbicide (Preen or equal) per manufacturer's recommendations under all mulched areas.
16. All plant materials shall be fertilized upon installation with a 27-3-3 slow-release fertilizer mixed with the planting soil per the manufacturer's instructions. Plants may be treated for summer and fall installation with an application of granular 27-3-3 at 6 oz. per 2.5 inch caliper per tree and 3 oz. per shrub with an additional application of 27-3-3 the following spring in the tree saucer.
17. All planting areas containing perennials, groundcovers, annuals, and/or vines shall receive a minimum of eighteen (18) inch depth planting soil consisting of at least 45 parts topsoil, 45 parts peat or manure, and 10 parts clean sand.
18. All sod areas shall have a minimum of six (6) inches of planting soil.
19. Where sod abuts paved surfaces, finished grade of sod/seed shall be held one (1) inch below surface elevation or trail, slab, curb, etc.
20. Seed all areas disturbed due to grading other than those areas noted to receive sod. Seed shall be installed and mulched per MnDOT specs.
21. Sod all areas disturbed due to grading. Sod shall be laid parallel to the contours and shall have staggered joints. On slopes steeper than 3:1 or in drainage swales, the sod shall be staked to the ground.
22. Soil and compaction conditions are adequate to allow for proper drainage at and around the building site per satisfaction of contractor.
23. Black poly edging to be used to contain shrubs, perennials, and annuals where bed meets sod unless noted otherwise.

IRRIGATION NOTES:

1. Verify existing/proposed irrigation system layout and confirm complete limits of irrigation prior to supplying shop drawings.
2. All planted areas on site shall be irrigated. Irrigation system shall be design/build by contractor. Contractor shall provide shop drawings to landscape architect for approvals prior to order and/or installation of irrigation system.
3. Provide an irrigation layout plan and specification as part of the scope of work when bidding. These shall be approved by the landscape architect prior to order and/or installation. It shall be the contractor's responsibility to ensure that all sodded and planted areas are irrigated properly, including those areas directly around and abutting the building foundation.
4. Irrigation system shall not sprinkle over across pavement. Irrigation systems shall incorporate a rain sensor, have a central watersense irrigation controller, and shut off valves.
5. Provide operational manuals, as-built plans, and normal programming to owner. Irrigation system shall be winterized and have spring startup during first year of operation. Irrigation system shall have a one-year (1) warranty on all parts and labor. All information about installation and scheduling can be obtained from the general contractor.
6. Provide necessary watering of plant materials until the plants are fully established or irrigation system is operational. Owner will not be responsible for providing water to contractor during this period.
7. Plantings or turf areas outside the limits of the irrigation system shall be watered regularly until plantings and sod has been established for the project.

PRELIMINARY

moore
engineering, inc.
a Vistal company

GENERAL
WILLIS TRUCKING MULTI-FAMILY DEVELOPMENT
21601 JOHN DEERE LANE
ROGERS, MN 55374
CIVIL NOTES

DATE:	01.09.26
REV DATE:	----
REV NUM:	----
RECORD:	----
PROJECT No.	30402
MANAGER:	LM
DESIGNER:	----
DRAFTER:	----
REVIEWER:	JR

G-007

FILE LOCATION: Q:\Projects\30000\30400\30402 Rogers\Multifamily\Development\CAD\C3D\Production\30402_Cover.dwg

Project Description/Location:
The project is located in Rogers, MN in Hennepin County. The project is the development of a gravel lot to be a multifamily development. It will include the construction of a new building, pavement, storm, water, sewer, landscaping.

Land Feature Changes:
Total disturbed area: 4.62 acres
Total existing impervious area: 3.89 acres
Total proposed impervious area: 3.22 acres
Total proposed net change in impervious area: 0.66

Project Contacts:

	Agency	Contact	Phone No.
Owner:	[ ]	[ ]	[ ]
Contractor:	[ ]	[ ]	[ ]
State:	MPCA	MPCA Duty Officer	(651) 649-5451

Chain of Responsibility:
The Contractor is the permitee for the national pollutant discharge elimination system (NPDES) construction permit. The contractor is responsible to comply with all aspects of the NPDES construction permit at all times until the notice of termination (NOT) has been filed with the MPCA. The contractor will develop a chain of command with all operators on the site to ensure that the SWPPP with be implemented and stay in effect until the construction project is complete, the entire site has undergone final stabilization, and a notice of termination (NOT) has been submitted to the MPCA.

Contractors Responsibilities:
The Contractor shall be responsible for compliance with, monitoring, and maintenance of the requirement of the MPCA general storm water permit for construction activity. The Contractor must identify a certified erosion and sediment control supervisor. This person must be knowledgeable and experienced in the application of erosion prevention and sediment control bmp's. This person is to oversee the implementation of this SWPPP, and the installation, inspection, and maintenance of the erosion prevention and sediment control bmp's before, during, and after construction. The SWPPP is to remain in effect until the project is complete, the entire site has undergone final stabilization, and the MPCA permit been terminated.

Project Personnel and Training:
Name of person with Best Management Practices (BMP) experience who will oversee SWPPP implementation and coordinate with contractor:
TBD and will be documented in this SWPPP narrative prior to start of construction. (First name, last name, company)

SWPPP Designer:
Company: Moore Engineering Inc.
Name: Kelsey Kline
Email: Kelsey.kline@mooreengineeringinc.com
Phone: 320-281-5493
Training date(s): 5/1/2025
Training activity/content: Design of Construction SWPPP, University of Minnesota

Individual overseeing implementation, revision and/or amendment of the SWPPP that are available for an onsite inspection within 72 hours upon request of MPCA:
TBD and will be documented in this SWPPP narrative prior to start of construction.
Company: [ ]
Name: [ ]
Email: [ ]
Phone: [ ]
Training date(s): [ ]
Training activity/content: [ ]
Instructor(s) name(s): [ ]

Individual performing or supervising the installation, maintenance and repair of BMPs:
TBD and will be documented in this SWPPP narrative prior to start of construction.
Company: [ ]
Name: [ ]
Email: [ ]
Phone: [ ]
Training date(s): [ ]
Training activity/content: [ ]
Instructor(s) name(s): [ ]

Discharges to special and impaired waters:
Discharging into a special or impaired water must comply with MNR100001 Permit 2023 reference 23 of the NPDES Permit. There are no special or impaired waters within one mile of the project site that will receive stormwater runoff. No TMDL Implementation Plans currently exist for the receiving waters on this project. Discharging into a wetland must comply with MNR100001 Permit 2023 reference 22 of the NPDES Permit.

Stormwater mitigation measures proposed to be part of the final project in any environmental review document, endangered species review, archeological or other required local, state, or federal review conducted for the project:
There are no stormwater mitigation measures required as a result of an environmental, archeological or agency review. All mitigation measures-have been addressed in this plan set or the special provisions.

Any required site assessments for groundwater or soil contamination:
No site assessment for groundwater or soil contamination was conducted prior to construction for the project.

Estimated Quantities:

Item	Estimated Quantity
Silt Fence	860 LIN FT
Inlet Protection	19 EA
Construction Entrance	1 EA

SWPPP Amendments:
Permitee must amend SWPPP within 7 days to include additional requirements to correct problems identified or address the following situations:
1. There is a change in design, construction, operation, maintenance, weather or seasonal conditions.
2. Inspections or investigations by site owner or operators, USEPA or MPCA officials determine the SWPPP is not minimizing discharge of pollutants to surface waters or underground waters or discharges are causing water quality standard exceedances.
3. The SWPPP is not achieving the objectives of minimizing pollutants in stormwater discharges associated with construction activity, or the SWPPP is not consistent with the terms and conditions of the permit.
4. The MPCA determines that the project's stormwater discharges may cause, have reasonable potential to cause, or contribute to non-attainment of any applicable water quality standard, or the SWPPP does not incorporate the applicable requirements of the permit.

BMP Selection and Stormwater Management:
Permittees must select, install, and maintain the BMPs identified in this SWPPP and in the NPDES permit in an appropriate and functional manner and in accordance with relevant manufacturer specifications and accepted engineering practices to minimize the discharge of pollutants in stormwater from construction activities. If erosion control netting is being utilized for soil stabilization, the permittee is encouraged to use products that have been shown to minimize impacts on wildlife.

Erosion/Sediment Control Measures:
Erosion and sediment control measures must comply with MNR100001 Permit 2023 reference 8 and 9 of the NPDES Permit.
A. Areas not to be disturbed must be properly marked before work begins.
B. Must minimize the need for disturbance of portions of the project with steep slopes.
C. Exposed soils (including stockpiles) must have erosion protection/cover initiated immediately and completed within 14 days (or 7 days per Section 23).
D. For DNR Public Waters with "work in waters restrictions" during specified fish spawning time frames, stabilization must be completed for all exposed soil areas within 200 feet of the water's edge, and draining to the water, within 24 hours during the restriction period.
E. The wetted perimeter of the last 200 linear feet of ditches must be stabilized within 24 hours of connecting to a surface water or property line.
F. Temporary or permanent ditches or swales that are being used as a sediment containment system during construction must be stabilized within 24 hours after no longer being used as a sediment containment system.
G. Pipe outlets must have energy dissipation within 24 hours of connecting to a surface water or permanent stormwater treatment system.
H. Mulch, hydro mulch, tackifier, polyacrylamide, or similar erosion prevention practices cannot be used within the normal wetted perimeter of drainage ditches or swale sections with a continuous slope greater than 2%.
I. Must not disturb more land than what can be effectively inspected and maintained.
J. Sediment control practices must be established on downgradient perimeters and upgradient of any buffer zones.
K. If downgradient sediment controls are overloaded, based on frequent failure or excessive maintenance requirements, install additional upgradient sediment control practices or redundant BMPs to eliminate the overloading.
L. Sediment control practices must be established at the base of stockpiles on the downgradient perimeter prior to the initiation of stockpiling.
M. Stockpiles must be located outside of natural buffers or surface waters, including stormwater conveyances (e.g., curb and gutter systems) unless there is a bypass.
N. Permittees must install temporary sediment basins as required in Section 14 of the NPDES Permit.
O. Inlet protection BMPs shall be placed at all storm sewer system inlets prior to any work in those areas until permanent cover on all areas that receive discharge from the inlet are established.
P. Inlet protection may be removed for a particular inlet if a safety concern is identified, and it must be documented in this SWPPP.
Q. Vehicle tracking BMPs must be established where vehicles are exiting the site to minimize street tracking. Sediment tracked onto a public street must be removed within 24 hours.
R. Must re-install all sediment control practices adjusted or removed to accommodate short-term activities immediately after the short-term activity is completed or before the next precipitation event even if the short-term activity is not complete.
S. Street sweeping must be used in addition to vehicle tracking BMPs if the vehicle tracking BMPs alone are not adequate to prevent sediment tracking.
T. Topsoil must be preserved unless infeasible.
U. Soil compaction must be minimized.
V. Discharges from BMPs must be directed to vegetated areas, unless infeasible.

PRELIMINARY

moore engineering, inc.
a Vistal company

GENERAL
WILLIS TRUCKING MULTI-FAMILY DEVELOPMENT
21601 JOHN DEERE LANE
ROGERS, MN 55374
SWPPP NOTES

DATE:	01.09.26
REV DATE:	----
REV NUM:	----
RECORD:	----
PROJECT No.	30402
MANAGER:	LM
DESIGNER:	----
DRAFTER:	----
REVIEWER:	JR

G-008

FILE LOCATION: Q:\Projects\30000\30400\30402 RogersMultifamilyDevelopment\CAD\C3D\Production\30402_Cover.dwg

W. 50-foot natural buffers must be preserved or (if maintaining buffer is infeasible) redundant sediment controls must be provided when a surface water is located within 50 feet of the project's earth disturbances and drains to the surface water.
X. Any sediment control made of soil must be temporarily or permanently stabilized within 24 hours.

Dewatering:
Dewatering related to the construction activity must comply with MNR100001 Permit 2023 reference 10 of the NPDES Permit. Dewatering must not cause nuisance conditions in surface waters. Turbid or sediment-laden waters must be discharged to a sediment control designed to prevent discharges with visual turbidity. It is prohibited to use receiving waters as part of the treatment area. Visual inspection and photos must be taken every 24 hours of operation to ensure adequate treatment has been obtained and nuisance conditions will not result from the discharge. If nuisance conditions occur from the discharge, dewatering must cease immediately, and corrective actions must occur before dewatering is resumed. Discharge from dewatering must be protected from erosion and scouring by an acceptable energy dissipation method, such as rock riprap, or sandbags. If using filters with backwash water, backwash water must be hauled away for disposal, returned to the beginning of the treatment process, or incorporated into the site in a manner that does not erode into runoff. Temporary dewatering activities may be required. Therefore, it is possible that a permit for the temporary appropriation of waters of the state, non-irrigation from MNDNR will be required for this project. The contractor is responsible for obtaining this permit prior to commencing dewatering activities.

Site Inspection and Maintenance:
Inspections must comply with MNR100001 Permit 2023 reference 11 of the NPDES Permit. A trained person (as identified in item 21.2.b. of the NPDES Permit) must inspect the entire construction site a minimum of once every seven days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours. Inspect and maintain all temporary and permanent stormwater treatment BMPs, and erosion prevention and sediment control BMPS until the site has undergone final stabilization and the NOT has been submitted. Inspect areas adjacent yo the project, surface water including drainage ditches and conveyance systems for evidence of erosion and sediment deposition. Inspect construction site vehicle exit locations, streets, and curb and gutter systems within and adjacent to the project for evidence of sedimentation from erosion or tracked sediment from vehicles. Inspect infiltration areas for signs of sediment deposition and compaction.

Record all inspections and maintenance activities in writing within 24 hours of above stated rainfall. Submit inspection reports in a format that is acceptable to the project engineer. Include the following in the records of each inspection:

A. Date and time of inspection.
B. Name of person(s) conducting inspection.
C. Accurate findings of inspections, including the specific location where corrective actions are needed.
D. Corrective actions taken (including dates, times, and party completing maintenance activities).
E. Date and amount of all rainfall events greater than 0.5 inch in 24 hours. Rainfall amounts must be obtained by a properly maintained rain gauge installed onsite, or by a weather station that is within one mile or by a weather reporting system.
F. If any discharge is observed during the inspection, it must be recorded. Discharge should also be photographed and described.
G. Any amendments to the SWPPP proposed as a result of the inspection must be documented as required in Section 6 within seven (7) calendar days.
H. All photographs of dewatering activities and documentation of nuisance conditions as a result of dewatering

Maintenance requirements are as listed below:

A. All nonfunctional BMPs must be repaired, replaced, or supplemented with functional BMPs by the end of the next business day after discovery, or as soon as field conditions allow.
B. All deltas and sediment deposits must be removed from surface waters (including drainage ways, catch basins, and other drainage systems). Removal and stabilization must be completed within seven days of discovery. Contact all appropriate authorities prior to working in surface waters.
C. Sediment on paved surfaces must be removed within one calendar day of discovery, or within a shorter time to avoid a safety hazard.
D. Perimeter control devices must be repaired, replaced, or supplemented when nonfunctional or sediment reaches one-half the height of the device. Complete repairs by the end of the next business day following discovery.
E. Temporary and permanent sediment basins must be drained, and sediment removed when the depth of sediment collected reaches one-half storage volume within 72 hours of discovery.
F. Dewatering operations must be inspected and photographed at the beginning and at least once every 24 hours during operation.
G. Repair or replace inlet protection devices within 24 hours of discovery when they become nonfunctional, or sediment reaches 1/2 the height and/or depth of the device.

Methods to minimize soil compaction and preserve topsoil:
The contractor is responsible for marking areas that are not to be disturbed on the site. These areas must be marked prior to any construction occurring with stakes, flags, signs, or other appropriate methods. The contractor is responsible for not allowing construction equipment and vehicles to enter these areas in order to minimize soil compaction. Whenever feasible, the contractor must preserve topsoil from the construction site.

Pollution Prevention Measures:

A. Store all construction materials that have potential to leach pollutants, landscape materials, pesticides, fertilizers, and treatment chemicals under cover (e.g., plastic sheeting or temporary roofs) to minimize contact with stormwater.
B. Store, collect and dispose solid waste in compliance with Minn. R. Ch. 7035.
C. Limit vehicle and equipment washing to a defined area of the site. Contain runoff from the washing area to a temporary sediment basin or other effective control. Properly dispose of all waste generated by vehicles and equipment washing. Engine degreasing is not allowed on the site.
D. Provide effective containment for all liquid and solid wastes generated by washout of concrete, stucco, paint, form release oils, curing compounds and other construction materials. Liquid and solid washout wastes must not contact the ground. The liquid and solid waste that is produced must be disposed of in compliance with the MPCA rules. A sign must be installed indicating the location of the washout facility.
E. Portable toilets must be positioned so that they are secure and sanitary waste will be properly disposed of.
F. Fuel and maintain vehicles in a designated contained area whenever feasible. Use drip pans or absorbents to prevent the discharge of spills or leaked chemicals. Provide a spill kit at each location that vehicles and equipment are fueled or maintained at. Spills must be reported and cleaned up immediately as required by Minn. Stat. 115.061.
G. Store all hazardous materials and toxic waste (including but not limited to oil, diesel fuel, gasoline, hydraulic fluids, paint, petroleum-based products, wood preservatives, additives, curing compounds, and acids) in sealed containers with secondary containment. Storage and disposal of hazardous waste materials must be in compliance with Minn. R. ch. 7045

Permit Termination Conditions:
A Notice of Termination (NOT) can be submitted to the MPCA once the following guidelines are met:

A. Permanent uniform perennial vegetative cover must be established at minimum 70% density of its expected final growth.
B. The permanent stormwater treatment system is constructed, meets all requirements, and is operating as designed.
C. All temporary synthetic erosion prevention and sediment control BMPs must be removed, and the surrounding area must be restored to as designed.
D. Clean out sediment from conveyance systems and permanent stormwater treatment systems (return to design capacity).
E. For residential construction only, permit coverage terminates on individual lots if the lot is sold to the homeowner, structures are finished, and permanent cover is established. If permanent cover is not established install temporary erosion protection and downgradient perimeter control and distribute the MPCA's Homeowner Fact Sheet.
F. For construction on agricultural lands, the disturbed land must be returned to its preconstruction agricultural use.
G. When submitting the NOT ground or aerial photographs must be included to show the requirements of Section 13.2 of the NPDES Permit have been met.

Stabilization Time Frames:

A. Initiate stabilization immediately when construction has temporarily or permanently ceased on any portion of the site. Complete stabilization within the time frame listed. In many instances this will require stabilization to occur more than once during the course of the project.
B. Stabilize wetted perimeter of ditch (i.e. where the ditch gets wet).
C. Application of mulch, hydromulch, tackifier and polyarylamide are not acceptable stabilization methods in these areas.
D. Stabilize all areas of the site prior to the onset of winter. Any work still being performed will be snow mulched, seeded, and blanketed within the time frames in the NPDES permit.
E. Topsoil berms must be stabilized in order to be considered perimeter control BMPS. Use rapid stabilization method 2, 3, or 4 as directed by the engineer. The seed mix used in the rapid stabilization may be substituted as follows:
    a. Single year construction between May 1- August 1, seed with seed mixture 21-111
    b. Single year construction between August 1and October 31, seed with seed mixture 21-112
    c. Multi-year construction 22-111
F. Keep ditches and exposed soils in an even rough graded condition in order to be able to apply erosion control mulches, hydromulches and blankets.
G.

Area	Time Frame
Last 200 lineal feet of drainage ditch or swale	Within 24 hours of connection to surface water or property edge
Remaining portions of drainage ditch or swale	14 days
Pipe and culvert outlets	24 hours
Exposed soils and stockpiles	14 days
Within 200 feet of a public water	24 hours

Temporary Sediment Basins:
No temporary sediment basins are needed for the proposed project. If a temporary sediment basin is needed, the contractor must construct them to be compliant with MNR100001 Permit 2023 reference 14 of the NPDES Permit. Temporary sediment basins must be located outside of surface waters and any buffer zone and constructed prior to disturbing 10 or more acres of soil draining to a common location.

Permanent Stormwater Treatment Systems:
No permanent stormwater treatment systems are needed due to construction. If needed, the contractor must design and implement the permanent stormwater treatment systems to be compliant with MNR100001 Permit 2023 reference 15 of the NPDES Permit.

Infeasibility Documentation:
No infeasible documentation requirements are anticipated for the project.

Record Retention:
The SWPPP must be kept at the site during construction by the permittee who has operational control of that portion of the site. The SWPPP and associated records must be stored and maintained by an employee or representative of the Owner for 3 years after the submission of the NOT. Responsibility for overseeing the records will be transferred to another employee or representative should the current personnel become uninvolved with the project or Owner. These records must include the following:

1. The final SWPPP
2. Any other stormwater related permits required for the project
3. Records of all inspection and maintenance conducted during construction
4. All permanent operation and maintenance agreements that have been implemented, including all right-of-way, contracts, covenants and other binding requirements regarding perpetual maintenance
5. All required calculations for design of the temporary and permanent Stormwater Management Systems.

Permanent Cover:
Permanent cover is achieved when vegetative cover is established at minimum 70% density of its expected final growth. This can be done by using permanent seeding with mulch, erosion control blankets, riprap, gravel, concrete, bituminous, etc. The specific permanent cover types can be found in the plan sheets.

PRELIMINARY

moore engineering, inc.
a Vistal company

GENERAL
WILLIS TRUCKING MULTI-FAMILY DEVELOPMENT
21601 JOHN DEERE LANE
ROGERS, MN 55374
SWPPP NOTES

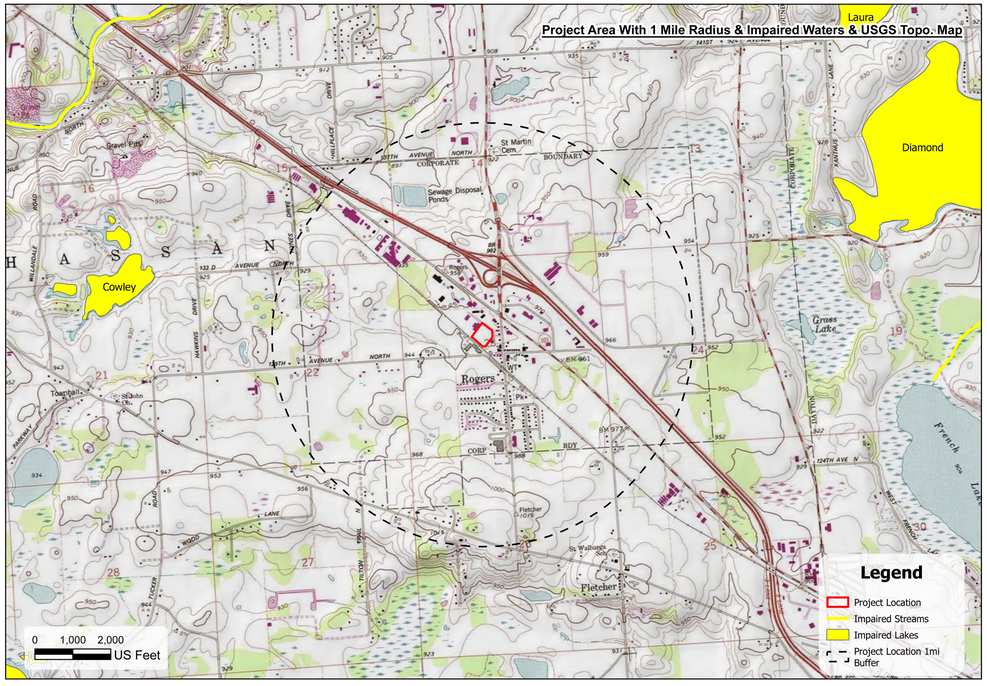
DATE:	01.09.26
REV DATE:	----
REV NUM:	----
RECORD:	----
PROJECT No.	30402
MANAGER:	LM
DESIGNER:	----
DRAFTER:	----
REVIEWER:	JR

G-009

FILE LOCATION: Q:\Projects\30000\30400\30402 RogersMultifamilyDevelopment\CAD\C3D\Production\30402_Cover.dwg







PRELIMINARY

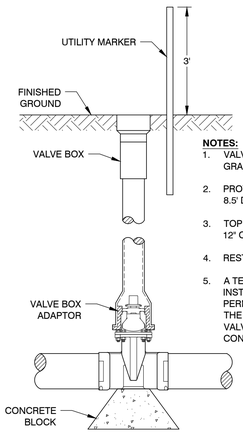
moore engineering, inc.
a Vistal company

GENERAL
WILLIS TRUCKING MULTI-FAMILY DEVELOPMENT
21601 JOHN DEERE LANE
ROGERS, MN 55374
SWPPP MAPS

DATE:	01.09.26
REV DATE:	----
REV NUM:	----
RECORD:	----
PROJECT No.	30402
MANAGER:	LM
DESIGNER:	----
DRAFTER:	----
REVIEWER:	JR

G-010

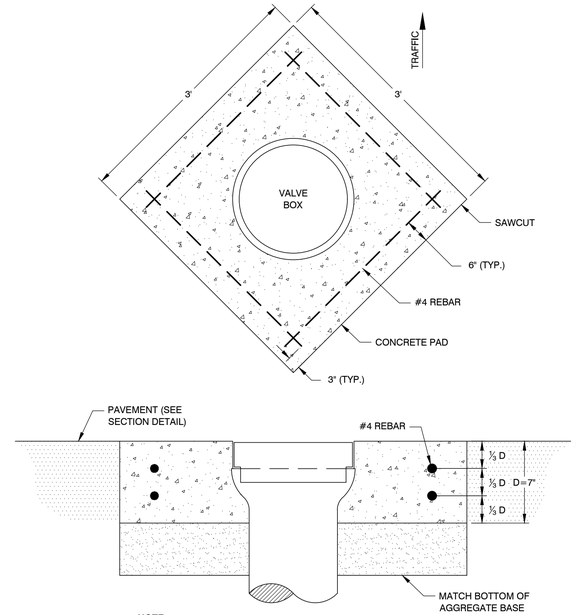
FILE LOCATION: Q:\Projects\30000\30400\30402 Rogers\Multifamily\Development\CAD\C3D\Production\30402_Details.dwg



NOTES:
1. VALVE AND BOX SHALL BE BACKFILLED WITH GRANULAR MATERIAL.
2. PROVIDE RISER FOR NUT ON ANY VALVE OVER 8.5' DEEP.
3. TOP OF VALVE BOX SHALL BE SET TO PROVIDE 12" OF UPWARD ADJUSTMENT.
4. RESTRAIN ALL JOINTS.
5. A TEMPORARY UTILITY MARKER SHALL BE INSTALLED NEXT TO THE VALVE BOX. A PERMANENT UTILITY MARKER SHALL REPLACE THE TEMPORARY UTILITY MARKER ONLY AT VALVES IN OPEN FIELDS AFTER ALL CONSTRUCTION WORK IS COMPLETED.

VALVE AND BOX

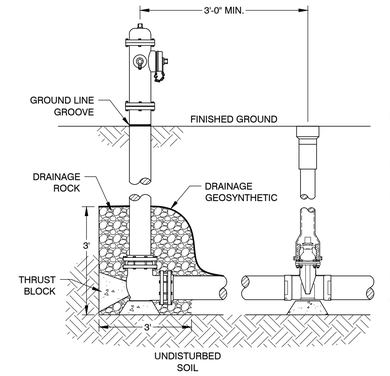
NO SCALE *06.26.25*



NOTE:
AFTER FINAL WEAR COURSE HAS BEEN INSTALLED, CONTRACTOR TO ADJUST VALVE BOX TO GRADE UTILIZING CONCRETE.

VALVE BOX - CONCRETE PAD

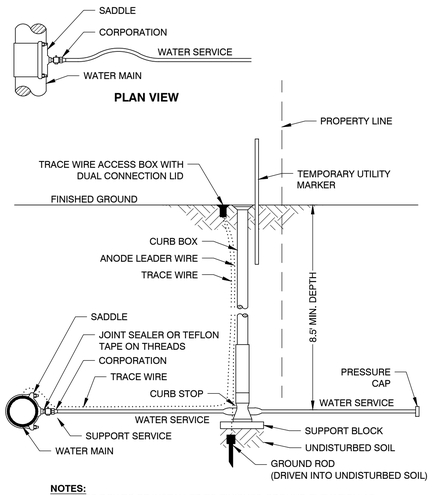
NO SCALE *06.26.25*



NOTES:
1. DO NOT BLOCK WEEP HOLE ON HYDRANT.
2. DO NOT COVER ANY JOINT WITH CONCRETE.
3. ALL UNDERGROUND METAL ITEMS TO BE WRAPPED WITH POLYETHYLENE.
4. NOZZLE HEIGHT SHALL BE AS SHOWN ON PLANS.
5. RESTRAIN ALL JOINTS.
6. DRAINAGE ROCK SHALL BE 1"-2" WASHED ROCK.

HYDRANT

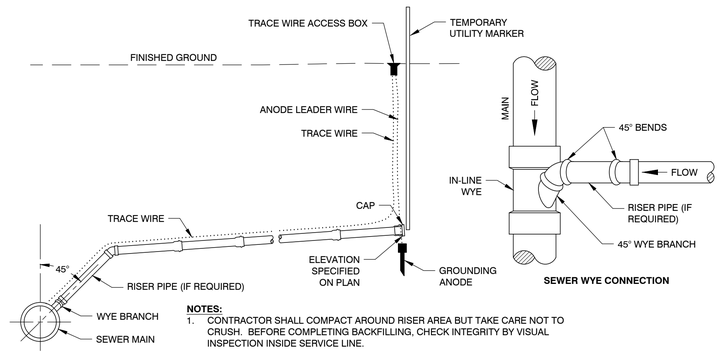
NO SCALE *06.26.25*



NOTES:
1. CURB BOX TO BE INSTALLED TO FINISHED GROUND ELEVATION AS SPECIFIED ON PLANS, HALFWAY EXTENDED.
2. ENTIRE SERVICE LINE TO BE PRESSURE TESTED.
3. SEE SERVICE LAYOUT DETAIL OR PLAN SHEETS FOR LOCATION OF CURB STOP AND END OF SERVICE.

WATER SERVICE

NO SCALE *06.26.25*



SEWER WYE CONNECTION

NOTES:
1. CONTRACTOR SHALL COMPACT AROUND RISER AREA BUT TAKE CARE NOT TO CRUSH. BEFORE COMPLETING BACKFILLING, CHECK INTEGRITY BY VISUAL INSPECTION INSIDE SERVICE LINE.
2. SEWER SERVICE GRADE SHALL NOT BE LESS THAN ¼" PER FOOT FOR 4" OR ⅛" PER FOOT FOR 6".
3. PRIOR TO INSTALLATION OF SANITARY SEWER SERVICE, CONTRACTOR SHALL VERIFY THAT NO CONFLICTS WILL OCCUR WITH OTHER UTILITY PIPES TO BE INSTALLED ON THE PROJECT.

SANITARY SEWER SERVICE

NO SCALE *06.26.25*

PRELIMINARY

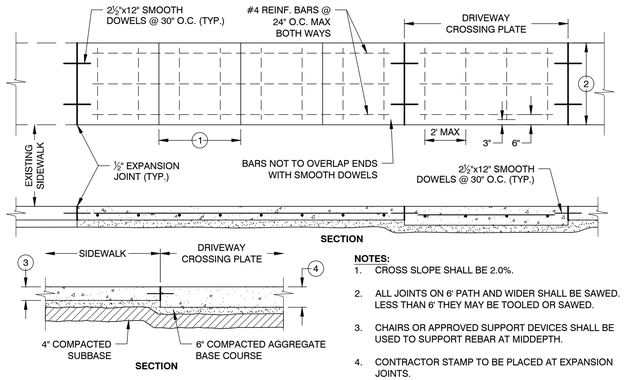
moore engineering, inc.
a Vistal company

DETAILS
WILLIS TRUCKING MULTI-FAMILY DEVELOPMENT
21601 JOHN DEERE LANE
ROGERS, MN 55374
TYPICAL DETAILS

DATE:	01.09.26
REV DATE:	----
REV NUM:	----
RECORD:	----
PROJECT No.	30402
MANAGER:	LM
DESIGNER:	----
DRAFTER:	----
REVIEWER:	JR

C-201

FILE LOCATION: Q:\Projects\30000\30400\30402 Rogers\Multifamily\Development\CAD\C3D\Production\30402_Details.dwg



NOTATIONS:

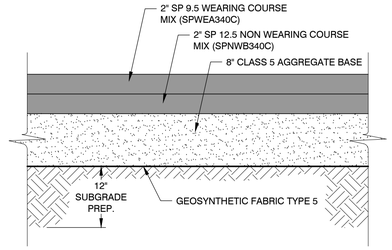
1. JOINTS TO BE SPACED AT 4' FOR SIDEWALK, OTHERWISE JOINT SPACING SHALL BE 5'
2. 4'-0" FOR TYPICAL SIDEWALK
   10'-0" FOR TYPICAL MULTI-USE PATH
3. 4" THICK FOR TYPICAL SIDEWALK
   5" THICK FOR MULTI-USE PATH
4. SAME AS DRIVEWAY
   - MIN 6" FOR RESIDENTIAL
   - MIN 7" FOR COMMERCIAL / INDUSTRIAL

NOTES:

1. CROSS SLOPE SHALL BE 2.0%.
2. ALL JOINTS ON 6' PATH AND WIDER SHALL BE SAWED. LESS THAN 6' THEY MAY BE TOOLED OR SAWED.
3. CHAIRS OR APPROVED SUPPORT DEVICES SHALL BE USED TO SUPPORT REBAR AT MIDDEPTH.
4. CONTRACTOR STAMP TO BE PLACED AT EXPANSION JOINTS.
5. ALL EXPANSION JOINTS SHALL BE PLACED AT PROPERTY LINES WHERE POSSIBLE.
6. SAW CENTERLINE JOINT ON 10'-0" WIDTH OR LARGER PATHS. IT SHALL BE SPLIT WIDTH AND ON CURVES FOLLOW THOSE CURVES, I.E. NO STRAIGHT LINE SEGMENTS.
7. THESE STANDARDS APPLY UNLESS OTHERWISE NOTED ON THE PLANS.

SIDEWALK / MULTI-USE PATH

NO SCALE *06.26.25*

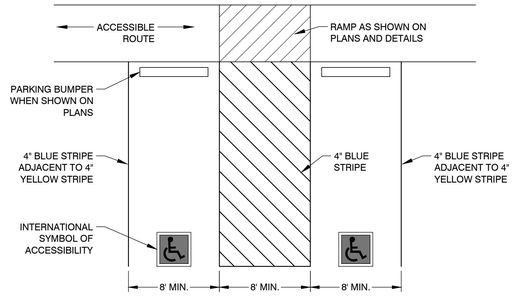


NOTES:

1. SUBGRADE TO BE SCARIFIED TO DEPTH SHOWN AND COMPACTED TO 100% STANDARD PROCTOR DENSITY.
2. TACK COAT - APPLY TACK COAT UNIFORMLY AT THE RATE OF 0.05 GALLONS PER SQUARE YARD. APPLY WITHIN 24 HOURS PRECEDING PLACEMENT OF THE COVERING COURSE.

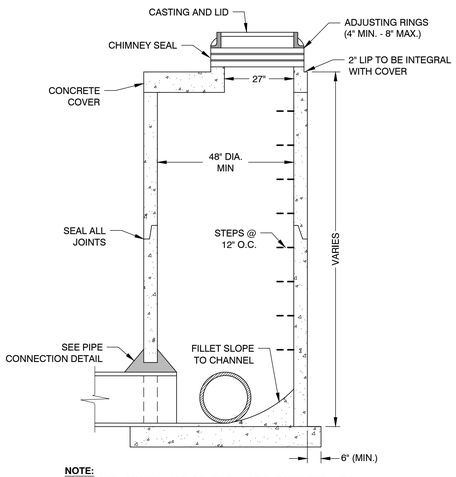
ASPHALT PAVEMENT SECTION - REGULAR

NO SCALE *06.26.25*



ADA PARKING STALL

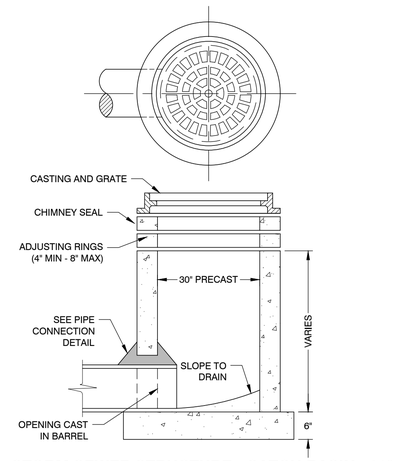
NO SCALE *06.26.25*



NOTE:
TOP BARREL SECTION AND COVER CAN BE SUBSTITUTED WITH AN ECCENTRIC CONE FOR APPLICABLE SIZES.

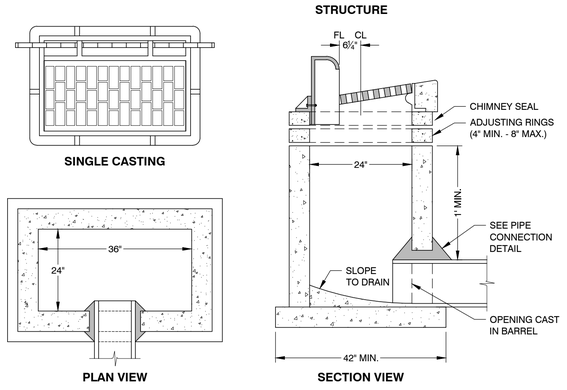
STORM SEWER STRUCTURE - MANHOLE - REGULAR

NO SCALE *06.26.25*



STORM SEWER STRUCTURE - CATCH BASIN - 30"

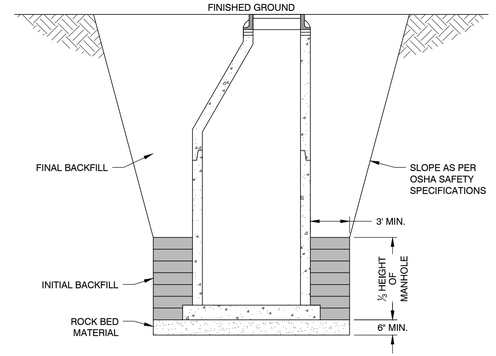
NO SCALE *06.26.25*



NOTE:
SEE CURB AND GUTTER DETAIL FOR CASTING PLACEMENT.

STORM SEWER STRUCTURE - CATCH BASIN - 2' x 3'

NO SCALE *06.26.25*



NOTE:
DETAIL SHALL BE USED FOR ALL MANHOLES AND CATCH BASINS.

MANHOLE OR CATCH BASIN TRENCH

NO SCALE *06.26.25*

PRELIMINARY

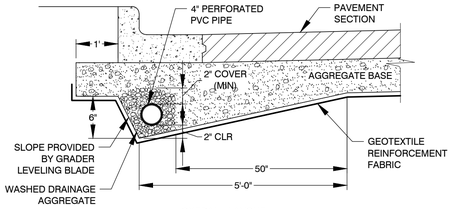
moore engineering, inc.
a Vistal company

DETAILS
WILLIS TRUCKING MULTI-FAMILY DEVELOPMENT
21601 JOHN DEERE LANE
ROGERS, MN 55374
TYPICAL DETAILS

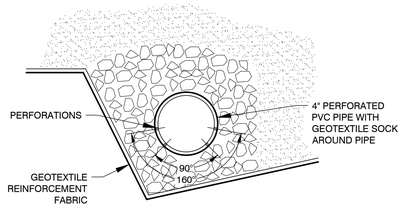
DATE:	01.09.26
REV DATE:	----
REV NUM:	----
RECORD:	----
PROJECT No.	30402
MANAGER:	LM
DESIGNER:	----
DRAFTER:	----
REVIEWER:	JR

C-202

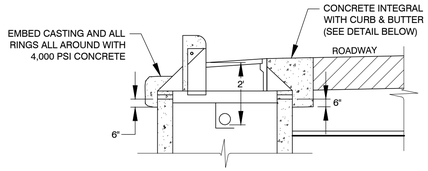
FILE LOCATION: Q:\Projects\30000\30400\30402 Rogers\Multifamily\Development\CAD\C3D\Production\30402_Details.dwg



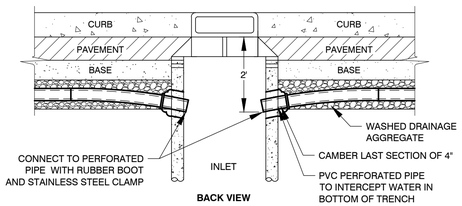
OVERALL LAYOUT



PIPE DETAIL
PERFORATION LOCATIONS



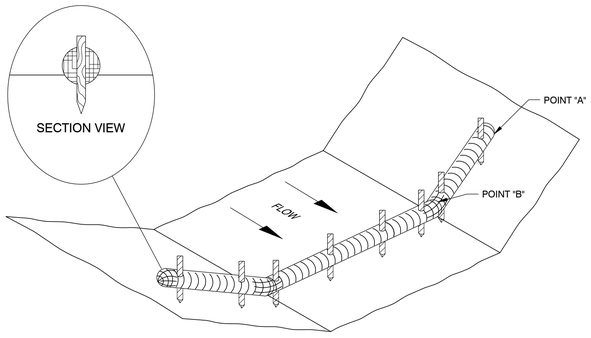
SIDE VIEW



BACK VIEW

NOTES:
1. KNOCKOUTS SHALL BE PROVIDED IN INLETS TO ACCOMMODATE 4" PVC PERFORATED PIPE. COST OF KNOCKOUTS AND RUBBER BOOT CONNECTION SHALL BE INCLUDED IN THE PRICE BID FOR PERFORATED PVC PIPE.
2. NO BENDS OR FITTINGS SHALL BE USED UNLESS APPROVED BY THE ENGINEER. IF USED, SOLVENT WELD FITTINGS SHALL BE USED.
3. THE PIPE SHALL BE POLYVINYL CHLORIDE SEWER PIPE WITH SOLVENT CEMENTED JOINTS AS SPECIFIED IN ASTM SPEC. NO. 3034.
4. PERFORATIONS SHALL BE CIRCULAR AND 1/4" ± 1/16" IN DIAMETER. THEY SHOULD BE ARRANGED IN ROWS PARALLEL TO THE AXIS OF THE PIPE AND SHALL BE SPACED APPROXIMATELY 3" CENTER TO CENTER ALONG THE ROWS. THE SPIGOT END OF THE PIPE SHALL BE UNPERFORATED FOR A LENGTH EQUAL TO THE DEPTH OF THE SOCKET. THE PLACEMENT AND TOTAL NUMBERS OF THE ROWS SHALL BE AS SHOWN ABOVE WITH AN ALLOWABLE TOLERANCE OF ±10°. THE SPIGOT AND BELL END SHALL BE UNPERFORATED FOR A LENGTH EQUAL TO THE DEPTH OF THE SPIGOT.
5. THE NOMINAL LAYING LENGTH OF THE PIPE SHALL BE 12.5'. SHORTER OR LONGER LAYING LENGTHS SHALL BE PROVIDED IF REQUIRED.
6. PIPE SIZE: 4"
7. ROWS OF PERFORATIONS: 4
8. PERFORATIONS PER ROW: 48 (FOR 12.5' PIPE LAYING LENGTHS)
9. DRAINAGE AGGREGATE SHALL BE WASHED CLEAN PRIOR TO USE. COST FOR DRAINAGE AGGREGATE MANUFACTURE, DELIVERY, AND PLACEMENT SHALL BE INCIDENTAL TO THE PERFORATED PIPE ITEM. THE ROCK SHALL BE ⅜" TO ¾" ROCK (COARSE AGGREGATE).
10. 4" PERFORATED PIPE SHALL ALWAYS TERMINATE INSIDE OF INLETS OR MANHOLES AT LEAST 1" WITH A MAXIMUM OF 3".
11. PERFORATIONS SHALL BE PLACED FACING DOWN.
12. COST FOR EXTRA CLASS 5 GRAVEL IN THE EDGE DRAIN AREA SHALL BE PAID FOR USING PLAN QUANTITY BASED ON THE FOLLOWING CALCULATION:
VOLUME OF TRIANGLE = (LENGTH OF PIPE X 50" X 6")/2
13. BOOTS INSTALLED IN FIELD SHALL BE CORED.

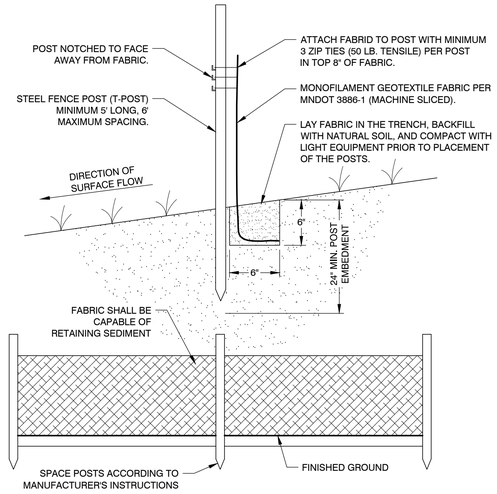
PERFORATED PIPE
NO SCALE *06.26.25*



3-D VIEW

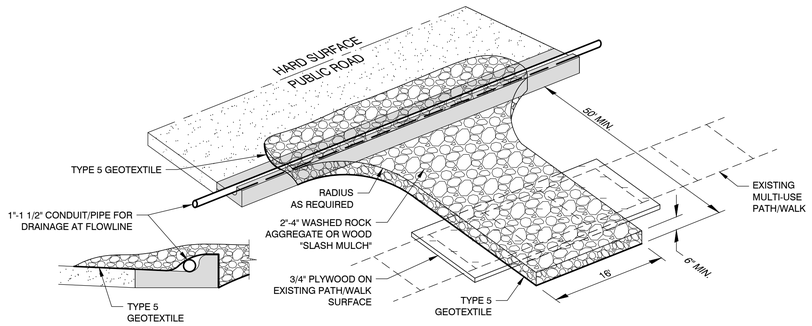
NOTES:
1. 9" DIA. WATTLE WITH MINIMUM 1"x2"x24" WOOD STAKES @ 2' O.C. SPACING ALONG WATTLE LENGTH.
2. ENDS OF WATTLES MUST BE OVERLAPPED 6".
3. WATTLE SHALL BE INSTALLED MINIMUM 1" BELOW GRADE.
4. POINT "A" MUST BE A MINIMUM OF 12" HIGHER THAN POINT "B" TO ENSURE THAT WATER FLOWS OVER THE WATTLE AND NOT AROUND THE WATTLE.

SEDIMENTATION CONTROL WATTLE - CONFINED FLOW
NO SCALE 06.26.25

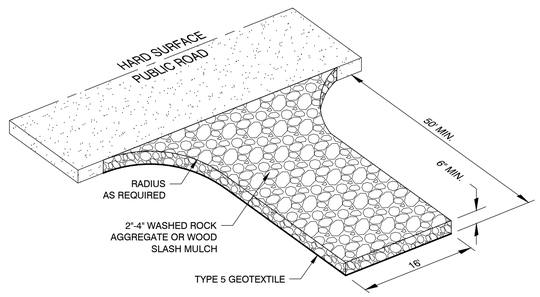


NOTES:
1. INSPECT AND REPAIR AFTER EACH STORM EVENT, AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENTS SHALL BE DEPOSITED IN AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. MACHINED SLICED SILT FENCE TO HAVE EMBEDMENT DEPTH OF 8" TO 12".

STANDARD SILT FENCE
NO SCALE *06.26.25*

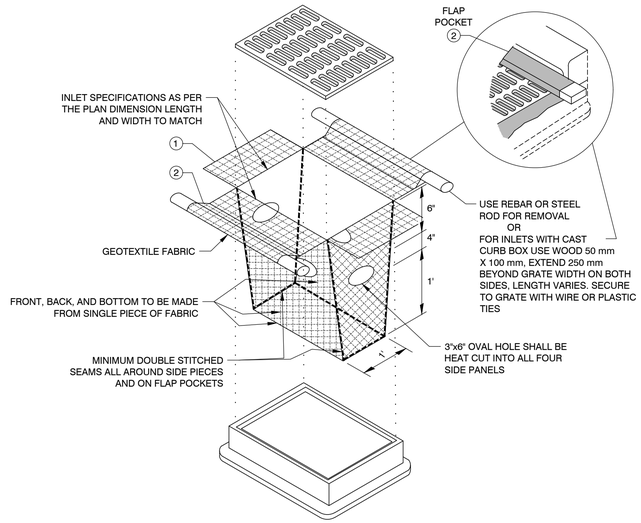


TYPE A - SIDEWALK AND CURB



TYPE B - NO SIDEWALK OR CURB

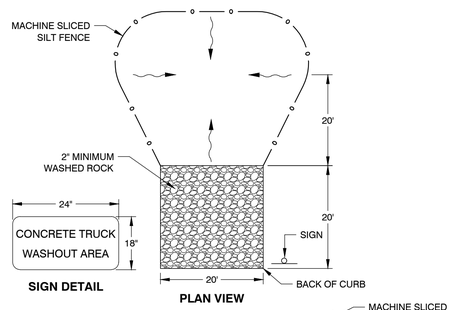
CONSTRUCTION ENTRANCE
NO SCALE *06.26.25*



NOTES:
1. INLET PROTECTION SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE OWNER.
2. (MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE MINNESOTA DEPARTMENT OF TRANSPORTATION'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.)
3. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

INSTALLATION NOTES:
1. DO NOT INSTALL INLET PROTECTION IN INLETS SHALLOWER THAN 3', MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
2. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
3. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3" WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.
   A. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 1' AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
   B. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"x4".

INLET PROTECTION - CURB BAG
NO SCALE *06.26.25*



NOTES:
1. ALL WASHING OF CONCRETE TRUCKS WILL BE CONDUCTED AT THIS SITE.
2. ALL DIMENSIONS ARE APPROXIMATE AND MAY BE ADJUSTED BASED ON SITE CONSTRAINTS.
3. WHEN WASHOUT PIT IS NO LONGER NEEDED, SOLIDIFIED CONCRETE AND THE ROCK PAD SHALL BE DISPOSED OF OFF-SITE AND THE AREA SHALL BE LEVELED OUT TO MATCH THE SURROUNDING GRADE AND SEEDED.

CONCRETE WASHOUT AREA
NO SCALE *06.26.25*

PRELIMINARY

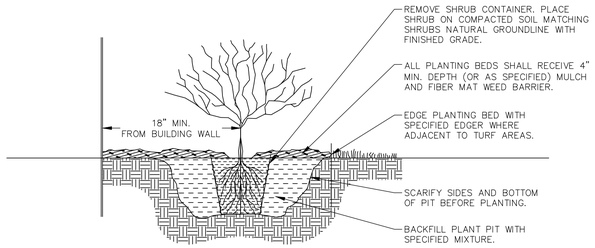
moore engineering, inc.
a Vistal company

DETAILS
WILLIS TRUCKING MULTI-FAMILY DEVELOPMENT
21601 JOHN DEERE LANE
ROGERS, MN 55374
TYPICAL DETAILS

DATE:	01.09.26
REV DATE:	----
REV NUM:	----
RECORD:	----
PROJECT No.	30402
MANAGER:	LM
DESIGNER:	----
DRAFTER:	----
REVIEWER:	JR

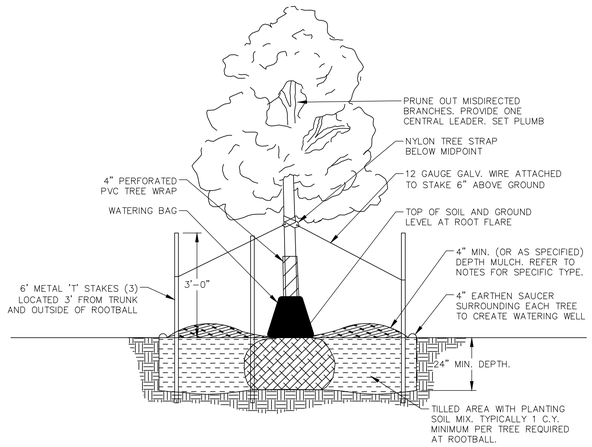
C-203

FILE LOCATION: Q:\Projects\30000\30400\30402 Rogers\Multifamily\Development\CAD\C3D\Production\30402_Details.dwg



SHRUB PLANTING

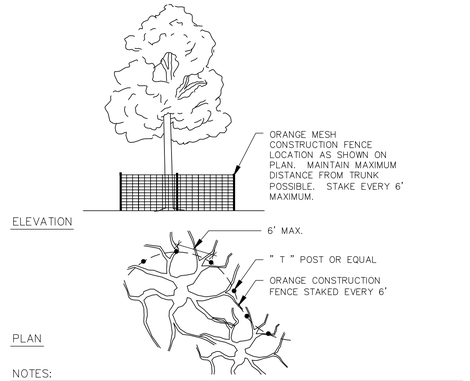
NO SCALE *LAND-LA 01.19.24*



NOTES:
1. EACH TREE SHALL REQUIRE A PERMANENT WATERING BAG BY TREEGATOR® OR APPROVED EQUAL. BAGS SHALL BE REMOVED BY OCT. 1 AND REINSTALLED IN THE SPRING. BAG SHALL BECOME PROPERTY OF THE OWNER.
2. REMOVE MIN. TOP 2/3 OF BURLAP FROM ROOTBALL, REMOVE ALL TREATED GREEN BURLAP.
3. REMOVE ALL WIRE BASKETS.
4. AFTER TREE IS POSITIONED IN PLACE, REMOVE ALL TWINE, ROPE, PLASTIC, RUBBER, AND WIRE BASKETS.
5. PLANT ROOTBALL 2" ABOVE SURROUNDING GRADE IN CLAY SOIL AND AT GRADE IN SANDY SOIL.
6. SPADED TREE IS AN ACCEPTABLE ALTERNATIVE. MULCH RING SHALL EXTEND 12" BEYOND SPADED RING. OTHERWISE ALL TREE REQUIREMENTS SHALL APPLY.
7. SOIL SHALL BE FREE OF CONSTRUCTION DEBRIS, GRAVEL, AND OTHER WASTE.

DECIDUOUS TREE PLANTING

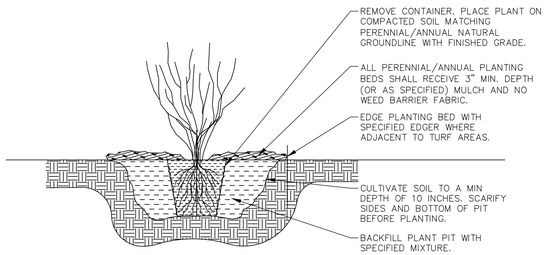
NO SCALE *LAND-LA 01.22.24*



NOTES:
1. PRUNING WILL BE DONE BY PROFESSIONALS DURING APPROPRIATE PRUNING SEASON.
2. CONSTRUCTION FENCING SHALL BE LOCATED OUTSIDE OF DRIP–LINE OF EXISTING TREE.
3. NO STORAGE OF MATERIALS, OPERATION OF MACHINERY, OR DEVELOPMENT OF ANY SORT WILL OCCUR WITHIN THE FENCE–LINE WITHOUT APPROVAL IN WRITING FROM THE CITY.
4. SITE GRADING TO BE DONE ONLY AFTER PROTECTIVE MEASURES HAVE BEEN TAKEN, CITY HAS APPROVED FENCING LOCATIONS, AND ALL CONTRACTORS HAVE BEEN BRIEFED ON TREE PRESERVATION TECHNIQUES.

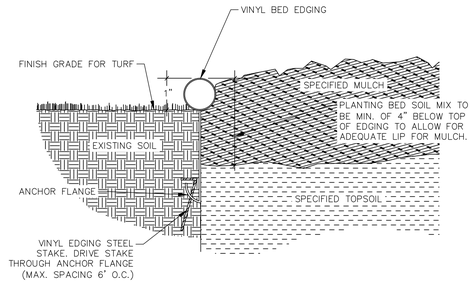
EXISTING TREE PROTECTION

NO SCALE *LAND-LA 12.23.24*



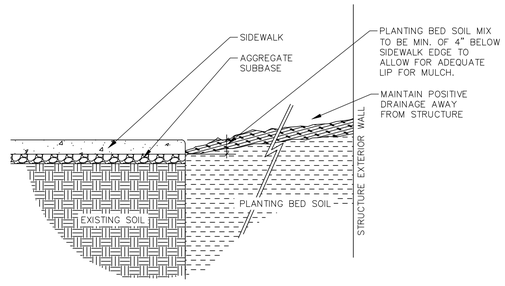
PERENNIAL PLANTING

NO SCALE *LAND-LA 01.22.24*



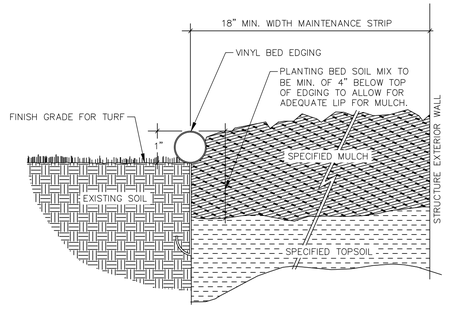
VINYL PLANTER EDGER

NO SCALE *LAND-LA 07.17.24*



SIDEWALK & PLANTER EDGE

NO SCALE *LAND-LA 08.08.24*



MAINTENANCE STRIP EDGER

NO SCALE *LAND-LA 08.09.24*

PRELIMINARY

moore engineering, inc.
a Vistal company

DETAILS
WILLIS TRUCKING MULTI-FAMILY DEVELOPMENT
21601 JOHN DEERE LANE
ROGERS, MN 55374
TYPICAL DETAILS

DATE:	01.09.26
REV DATE:	----
REV NUM:	----
RECORD:	----
PROJECT No.	30402
MANAGER:	LM
DESIGNER:	----
DRAFTER:	----
REVIEWER:	JR

C-204

FILE LOCATION: Q:\Projects\30000\30400\30402 Rogers\Multifamily\Development\CAD\C3D\Production\30402_Removals.dwg

PRELIMINARY

moore engineering, inc.
a Vistal company

REMOVALS
WILLIS TRUCKING MULTI-FAMILY DEVELOPMENT
21601 JOHN DEERE LANE
ROGERS, MN 55374
EXISTING CONDITIONS & REMOVALS

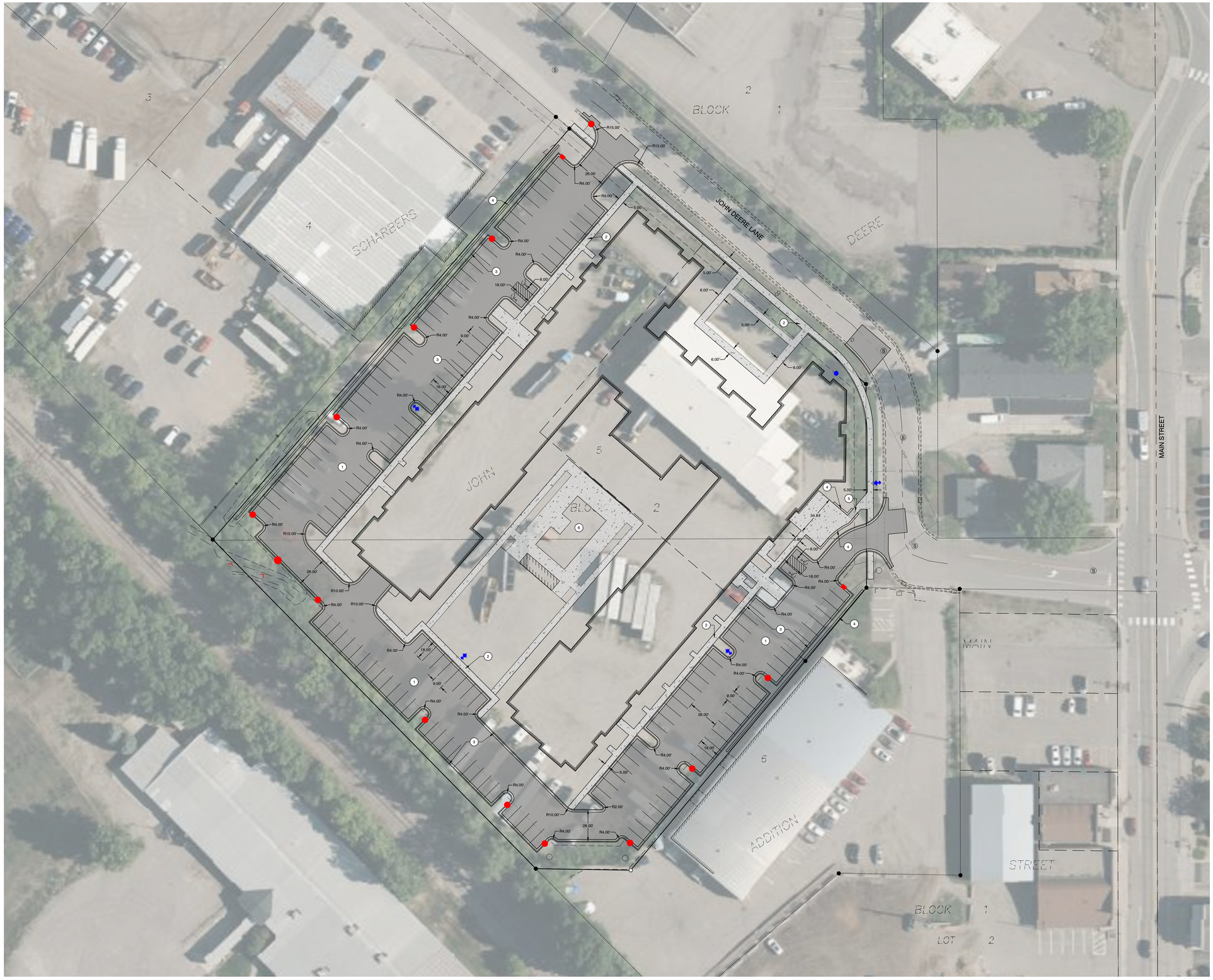
N
W E
S

0 #8
Scale in Feet

DATE:	01.09.26
REV DATE:	----
REV NUM:	----
RECORD:	----
PROJECT No.	30402
MANAGER:	LM
DESIGNER:	----
DRAFTER:	----
REVIEWER:	JR

C-301

FILE LOCATION: Q:\Projects\30000\30400\30402 Rogers\Multifamily\Development\CAD\C3D\Production\30402_Site.dwg



SITE

1. NEW BITUMINOUS PAVEMENT
2. NEW CONCRETE SIDEWALK
3. NEW B618 CURB & GUTTER
4. NEW RETAINING WALL (BY OTHERS)
5. NEW STAIRS (BY OTHERS)
6. NEW OUTDOOR POOL (BY OTHERS)

N
W E
S

0 40
Scale in Feet

PRELIMINARY

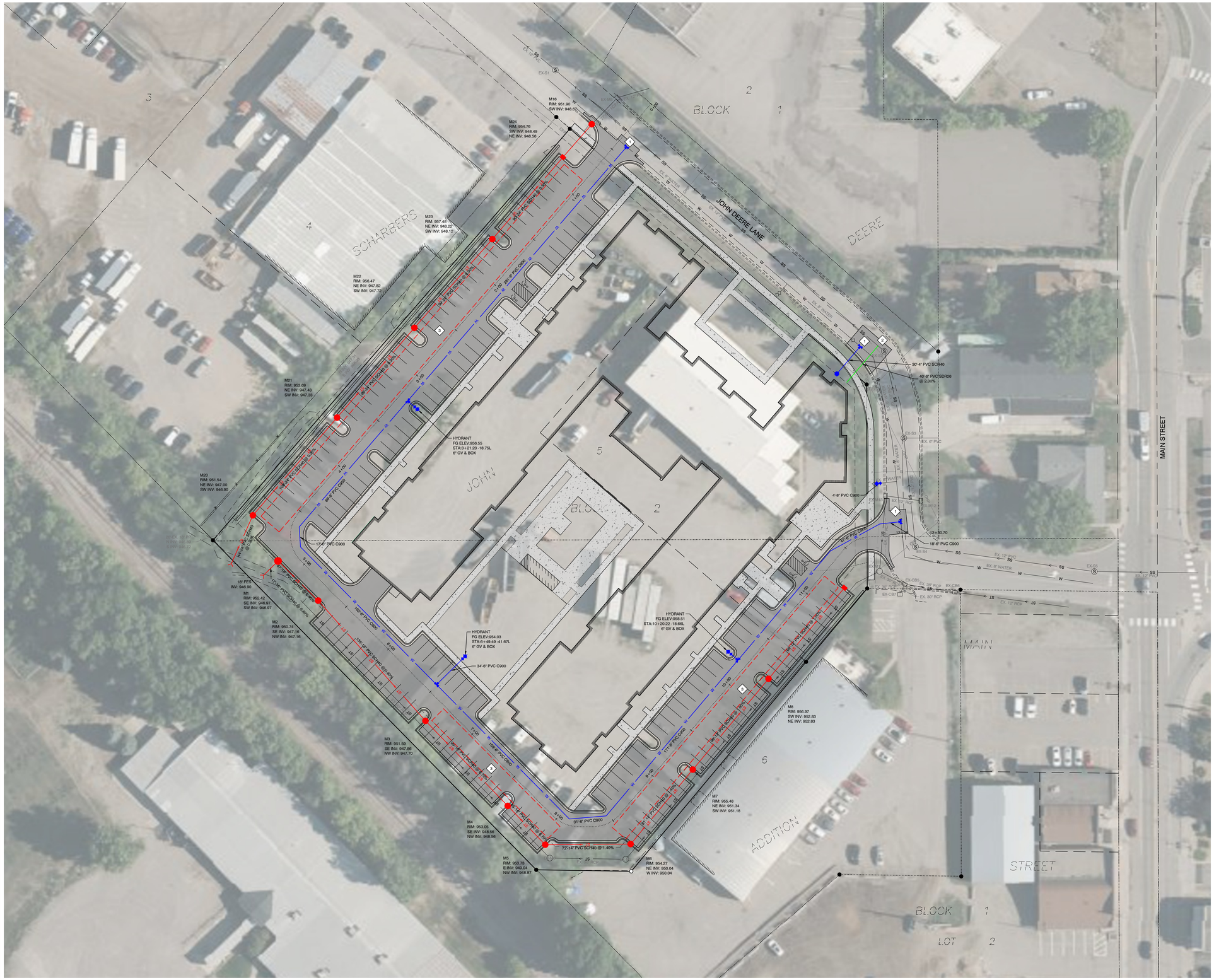
moore engineering, inc.
a Vistal company

SITE PLANS
WILLIS TRUCKING MULTI-FAMILY DEVELOPMENT
21601 JOHN DEERE LANE
ROGERS, MN 55374
SITE PLAN

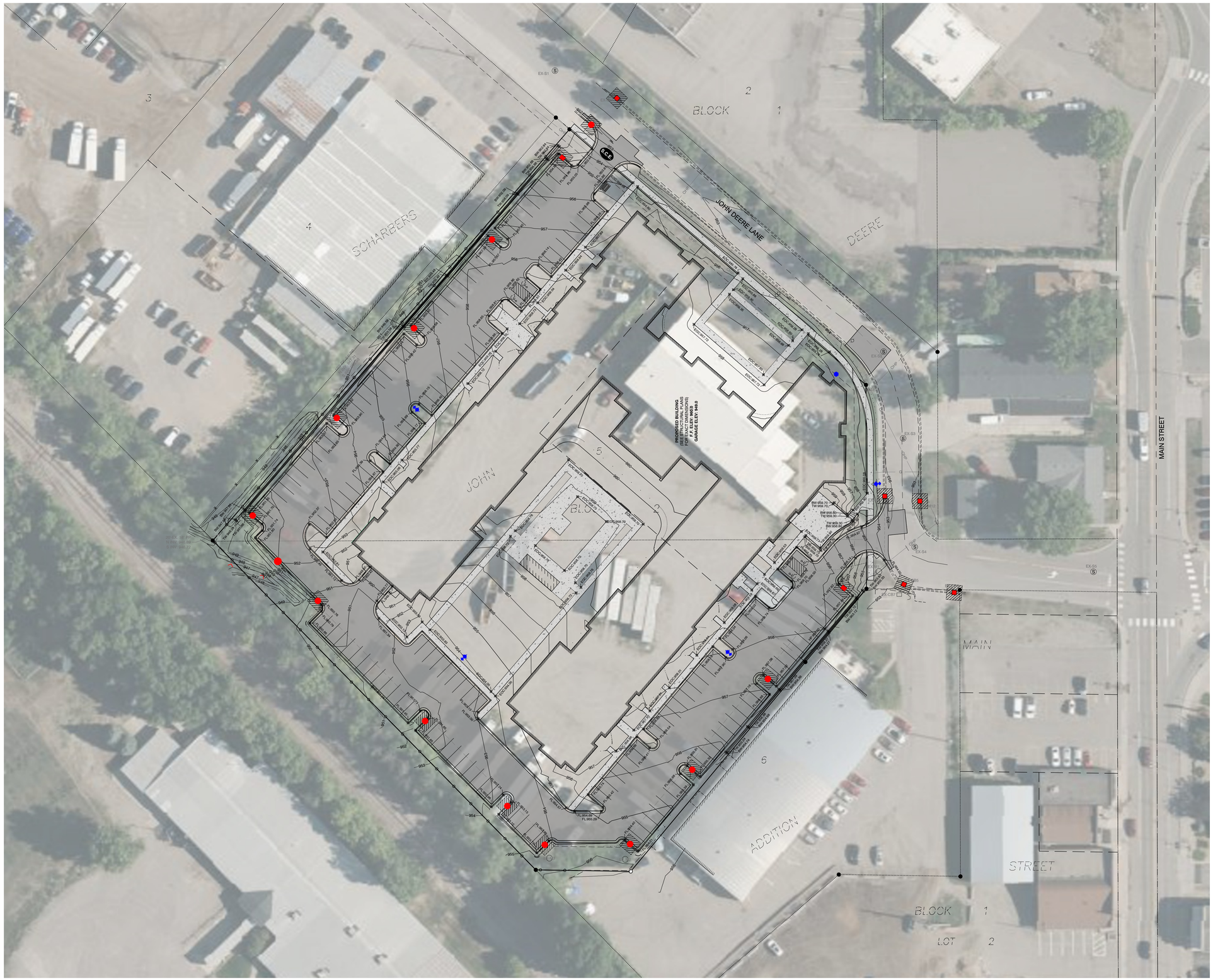
DATE:	01.09.26
REV DATE:	----
REV NUM:	----
RECORD:	----
PROJECT No.	30402
MANAGER:	LM
DESIGNER:	----
DRAFTER:	----
REVIEWER:	JR

C-601

FILE LOCATION: Q:\Projects\30000\30400\30402 Rogers\Multifamily\Development\CAD\C3D\Production\30402_Site.dwg


JOHN DEERE LANE
MAIN STREET
SCHARBERS
JOHN
DEERE
MAIN
ADDITION
STREET
BLOCK 1
BLOCK 2
LOT 2
M16
RIM: 961.90
SW INV: 948.67
M24
RIM: 954.76
SW INV: 948.49
NE INV: 948.56
M23
RIM: 957.48
NE INV: 948.22
SW INV: 948.12
M22
RIM: 956.47
NE INV: 947.82
SW INV: 947.72
M21
RIM: 953.69
NE INV: 947.43
SW INV: 947.33
M20
RIM: 951.54
NE INV: 947.00
SW INV: 946.90
M1
RIM: 952.42
SE INV: 946.97
SW INV: 946.97
M2
RIM: 950.74
SE INV: 947.16
NW INV: 947.16
M3
RIM: 951.59
SE INV: 947.68
NW INV: 947.70
M4
RIM: 953.05
SE INV: 948.56
NW INV: 948.56
M5
RIM: 953.75
E INV: 949.04
NW INV: 948.87
M6
RIM: 954.27
NE INV: 950.04
W INV: 950.04
M7
RIM: 955.48
NE INV: 951.34
SW INV: 951.18
M8
RIM: 956.97
SW INV: 952.83
NE INV: 952.83
HYDRANT
FG ELEV:956.55
STA:3+21.23 -18.75L
6" GV & BOX
HYDRANT
FG ELEV:954.03
STA:6+48.49 -41.67L
6" GV & BOX
HYDRANT
FG ELEV:958.51
STA:10+20.22 -18.65L
6" GV & BOX
30'-4" PVC SCH40
40'-6" PVC SDR26 @ 2.00%
4'-8" PVC C900
18'-6" PVC C900
43+50.70
17'-6" PVC C900
34'-6" PVC C900
31'-6" PVC C900
72'-14" PVC SCH40 @1.40%
18'-8" PVC C900
18" FES
INV: 946.90
EX-SS
EX-W
EX-ST
EX-GAS
EX-OHP
EX-CBT
EX-CBS
EX-MH
EX-HYD
EX-GV
EX-WATER
EX-8" WATER
EX-12" WATER
EX-8" PVC
EX-12" PVC
EX-18" RCP
EX-24" RCP
EX-30" RCP
EX-36" RCP
EX-12" RCP
EX-15" RCP
EX-18" PVC
EX-24" PVC
EX-30" PVC
EX-36" PVC
EX-CB4
EX-CB3
EX-CB2
EX-CB1
EX-MH1
EX-MH2
EX-MH3
EX-MH4
EX-MH5
EX-MH6
EX-MH7
EX-MH8
EX-MH9
EX-MH10
EX-MH11
EX-MH12
EX-MH13
EX-MH14
EX-MH15
EX-MH16
EX-MH17
EX-MH18
EX-MH19
EX-MH20
EX-MH21
EX-MH22
EX-MH23
EX-MH24
EX-MH25
EX-MH26
EX-MH27
EX-MH28
EX-MH29
EX-MH30
EX-MH31
EX-MH32
EX-MH33
EX-MH34
EX-MH35
EX-MH36
EX-MH37
EX-MH38
EX-MH39
EX-MH40

FILE LOCATION: Q:\Projects\30000\30400\30402 Rogers\Multifamily\Development\CAD\C3D\Production\30402_Site.dwg



PRELIMINARY

moore engineering, inc.
a Vistal company

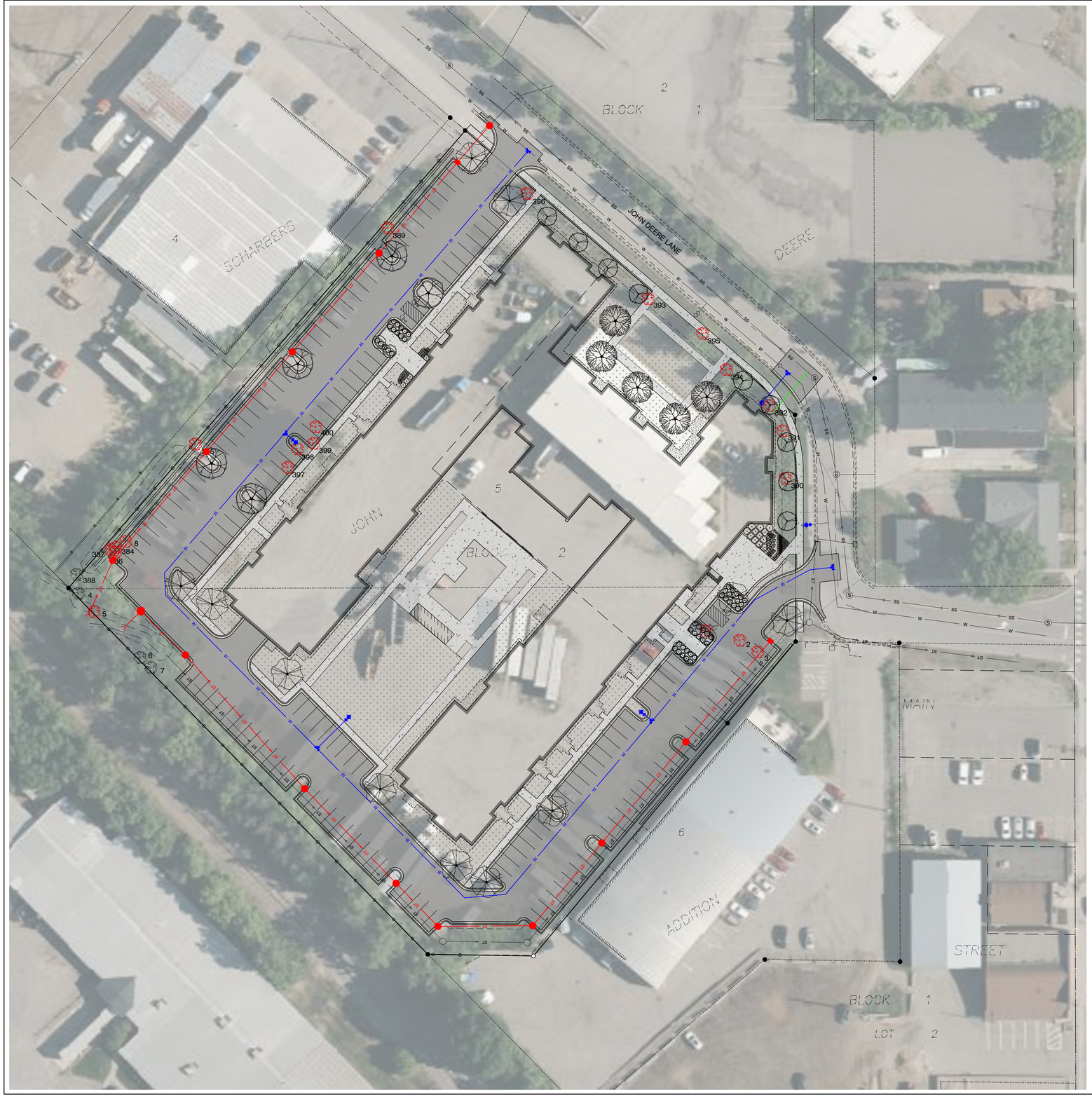
SITE PLANS
WILLIS TRUCKING MULTI-FAMILY DEVELOPMENT
21601 JOHN DEERE LANE
ROGERS, MN 55374

GRADING AND EROSION CONTROL PLAN

DATE:	01.09.26
REV DATE:	----
REV NUM:	----
RECORD:	----
PROJECT No.	30402
MANAGER:	LM
DESIGNER:	----
DRAFTER:	----
REVIEWER:	JR

C-603

FILE LOCATION: Q:\Projects\30000\30400\30402 Rogers\Multifamily\Development\CAD\C3D\Production\30402_Site.dwg



PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER
DECIDUOUS TREES						
	AML	5	AMERICAN LINDEN	Tilia americana	2.5" Cal.	B&B
	EPC	5	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioica 'Espresso'	2.5" Cal.	B&B
	SGM	11	SIENNA GLEN MAPLE	Acer x freemanii 'Sienna'	2.5" Cal.	B&B
ORNAMENTAL TREES						
	LOC	8	LOLLIPOP CRABAPPLE	Malus x 'Lollizam'	#15	Cont.
	SSC	9	SPRING SNOW CRABAPPLE	Malus x 'Spring Snow'	1.5" Cal.	B&B
DECIDOUS SHRUBS						
	GFS	4	GOLDFLAME SPIREA	Spiraea x bumalda 'Goldflame'	5 gal.	Cont.
	GLS	49	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	5 gal.	Cont.
	NBD	5	NEON BURST DOGWOOD	Cornus alba 'Byboughen'	5 gal.	Cont.
EVERGREEN SHRUBS						
	ARJ	12	ARCADIA JUNIPER	Juniperus sabina 'Arcadia'	5 gal.	Cont.
GRASSES						
	SSG	28	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	1 gal.	Cont.
PERENNIALS						
	ASD	47	APRICOT SPARKLES DAYLILY	Hemerocallis x 'Apricot Sparkles'	1 gal.	Cont.
	AJS	19	AUTUMN JOY SEDUM	Sedum x 'Autumn Joy'	1 gal.	Cont.
	FCS	18	FIRECRACKER SEDUM	Sedum x 'Firecracker'	1 gal.	Cont.
SYMBOL	CODE		COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER
GROUND COVERS						
	SM 1		STONE MULCH		Mulch	
	WM 1		WOOD MULCH		Mulch	
SOD/SEED						
	SOD		TURF SOD		sod	

EXISTING TREES

TreeID	TagID	TreeSp	PhysCond	Saved/Removed	DBHInch	Notes
1		Eastern Juniper / Red Cedar	Average	Removed	3	Too thin to tag
2		Eastern Juniper / Red Cedar	Average	Removed	3	Too thin to tag
3		Eastern Juniper / Red Cedar	Average	Removed	3	Too thin to tag
4		Boxelder	Average	Saved	10	Behind fence so no tag
5		Boxelder	Average	Removed	12	Behind fence so no tag
6		Boxelder	Average	Saved	20	Behind fence so no tag
7		Boxelder	Average	Saved	10	behind fence so no tag
8		Green / Red Ash	Dead	Removed	12	Dead
384	384	Green / Red Ash	Average	Removed	7	
385	385	Green / Red Ash	Average	Removed	9	
386	386	Green / Red Ash	Average	Removed	6	
387	387	Green / Red Ash	Average	Removed	8	
388	388	Green / Red Ash	Average	Saved	6	
389	389	Cottonwood	Good	Removed	22	
390	390	Silver Maple	Average	Removed	28	
391	391	Colorado Blue Spruce	Average	Removed	7	
392	392	Colorado Blue Spruce	Average	Removed	12	
393	393	Colorado Blue Spruce	Average	Removed	11	
394	394	Silver Maple	Average	Removed	18	
395	395	Silver Maple	Average	Removed	18	
396	396	Colorado Blue Spruce	Average	Removed	13	
397	397	Basswood	Good	Removed	6	
398	398	Cottonwood	Good	Removed	26	3 stems added up
399	399	Cottonwood	Good	Removed	10	
400	400	Cottonwood	Good	Removed	24	

LEGEND

385 TREE TO BE REMOVED

4 TREE TO BE SAVED

N W E S

0 ## Scale in Feet

PRELIMINARY

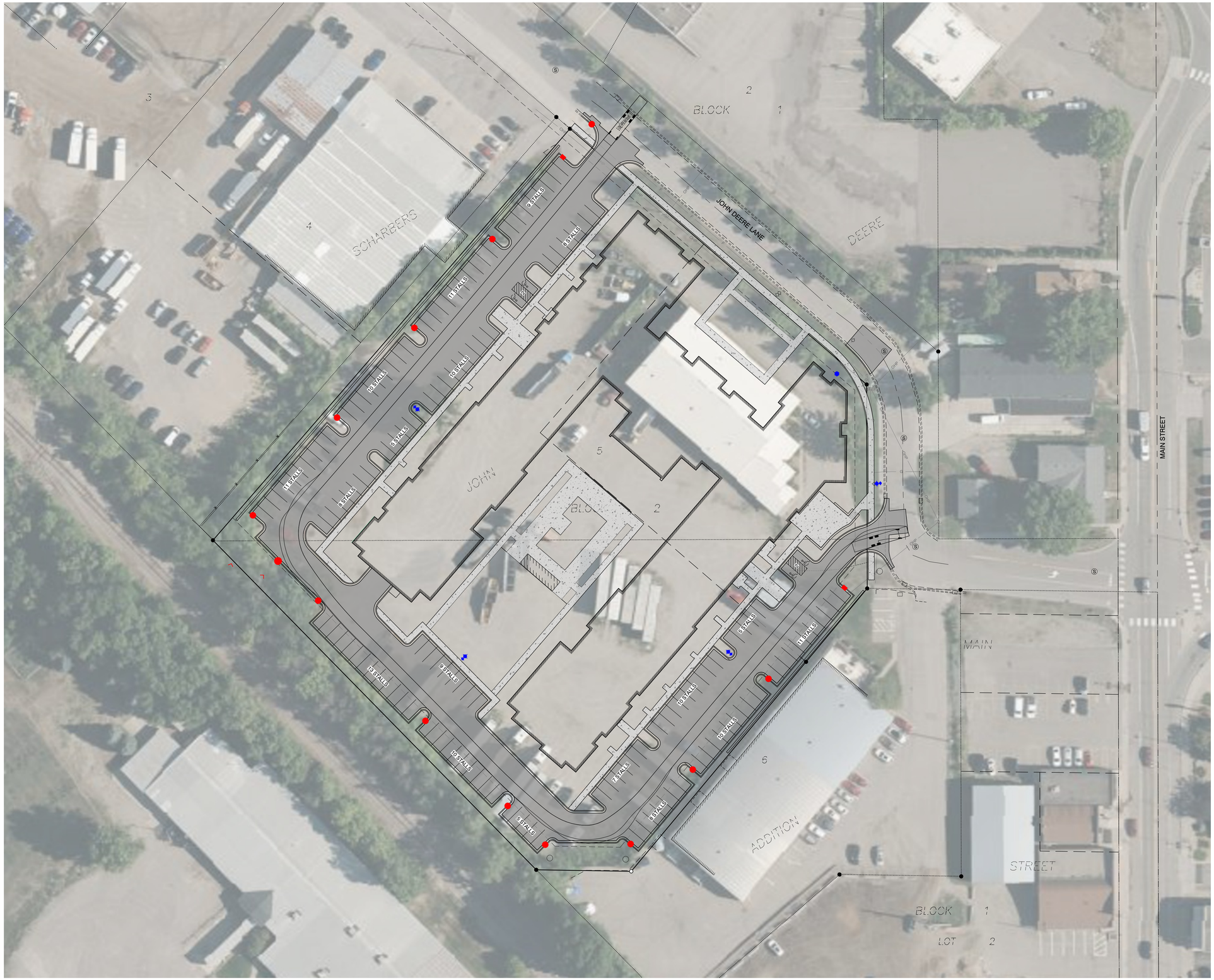
moore engineering, inc.
a Vistal company

SITE PLANS
WILLIS TRUCKING MULTI-FAMILY DEVELOPMENT
21601 JOHN DEERE LANE
ROGERS, MN 55374
LANDSCAPE PLAN

DATE:	01.09.26
REV DATE:	----
REV NUM:	----
RECORD:	----
PROJECT No.	30402
MANAGER:	LM
DESIGNER:	----
DRAFTER:	----
REVIEWER:	JR

C-604

FILE LOCATION: Q:\Projects\30000\30400\30402 Rogers\Multifamily\Development\CAD\C3D\Production\30402_Site.dwg

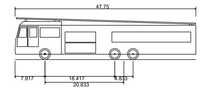


EXTERIOR PARKING STALL COUNT TOTALS

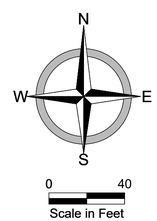
STANDARD = 160

VAN ACCESSIBLE = 4

FIRETRUCK DIMENSIONS



E-ONE HP95 Mid Mount	
Overall Length	47.750ft
Overall Width	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°



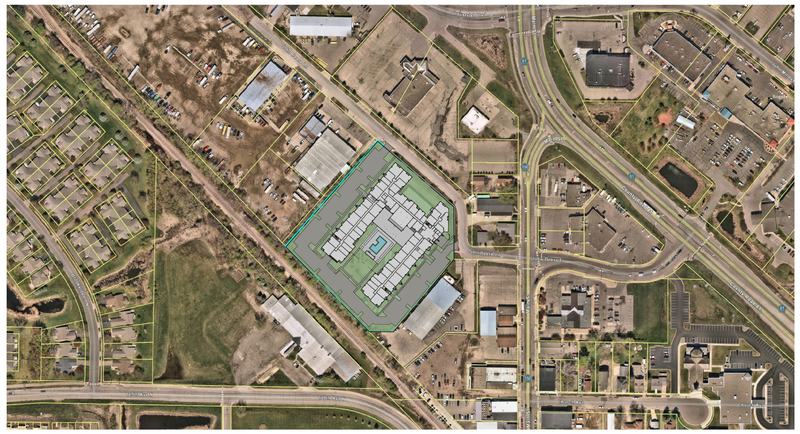
PRELIMINARY

moore engineering, inc.
a Vistal company

SITE PLANS
WILLIS TRUCKING MULTI-FAMILY DEVELOPMENT
21601 JOHN DEERE LANE
ROGERS, MN 55374
PARKING & AUTOTURN EXHIBIT

DATE:	01.09.26
REV DATE:	----
REV NUM:	----
RECORD:	----
PROJECT No.	30402
MANAGER:	LM
DESIGNER:	----
DRAFTER:	----
REVIEWER:	JR

C-605



3 / 1.0 SITE AND SURROUNDING AREA
1" = 200'-0"

PARKING

PARKING LEVEL	#
LOWER LEVEL	196
SURFACE LOT	164
TOTAL PARKING	360

PARKING BY TYPE	#	%
ACCESSIBLE	8	2%
COMPACT	23	6%
STANDARD	316	88%
TANDEM	13	4%
TOTAL PARKING	360	

BUILDING AREA

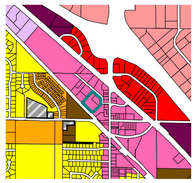
LEVEL	AREA
LOWER LEVEL	68,570 SF
LEVEL 1	62,620 SF
LEVEL 2	61,670 SF
LEVEL 3	61,670 SF
GRAND TOTAL	254,530 SF

FAR 185,960 SF / 201,149 = **0.92**

UNITS

UNIT TYPE	#
1BR	56
1BR+D	15
2BR	61
3BR	9
ALCOVE	22
STUDIO	18
TOTAL UNITS	181

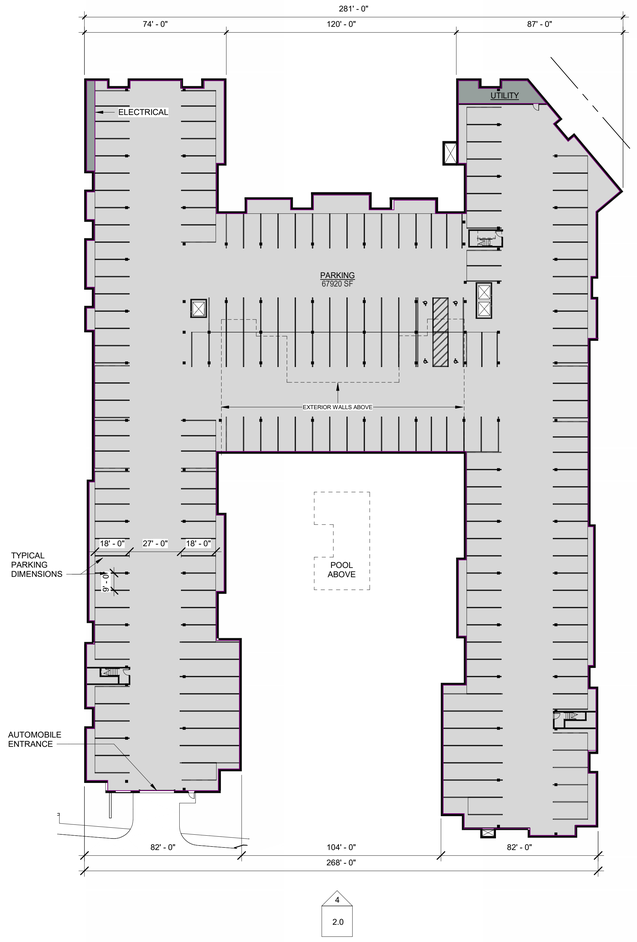
ZONING DISTRICT = DT



SITE ELEMENTS FOR CONTEXT ONLY.
SEE CIVIL DRAWINGS FOR SITE PLAN



2 / 1.0 LEVEL 1 FLOOR PLAN
1/32" = 1'-0"



1 / 1.0 LOWER LEVEL FLOOR PLAN
1/32" = 1'-0"

Collage architects
www.collagearchitects.com

ROGERS - JOHN DEERE LN

21601 JOHN DEER LANE

DATE: 01.02.2026

I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PETER KEELY
REGISTRATION NO: 23570

Collage | architects
Architects
Pete Keely
651.472.0050
708 15th Avenue NE
Minneapolis, MN 55413

Civil Engineer
Moore Engineering Inc
Lucas Mueller
612.355.7726
2 Carlson Pkwy N
Suite 110
Plymouth, MN 55447

DATE: 01.02.2026

SITE PLAN REVIEW

REVISIONS:

No.	Date	Description

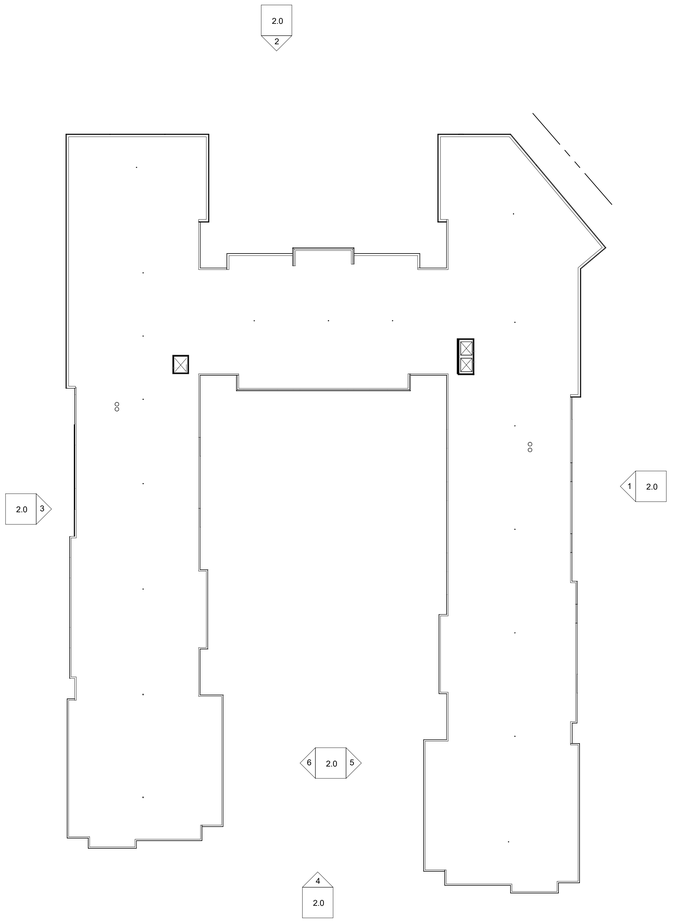
PROJECT NO:	Project Number
DRAWN BY:	Author
CHK'D BY:	Checker

SHEET TITLE

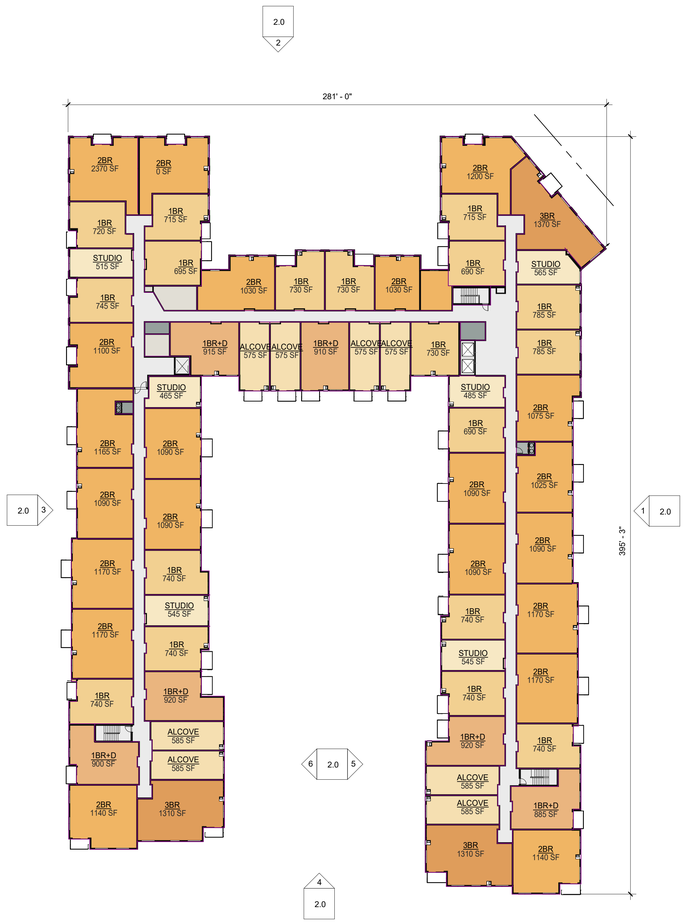
FLOOR PLANS

1.0

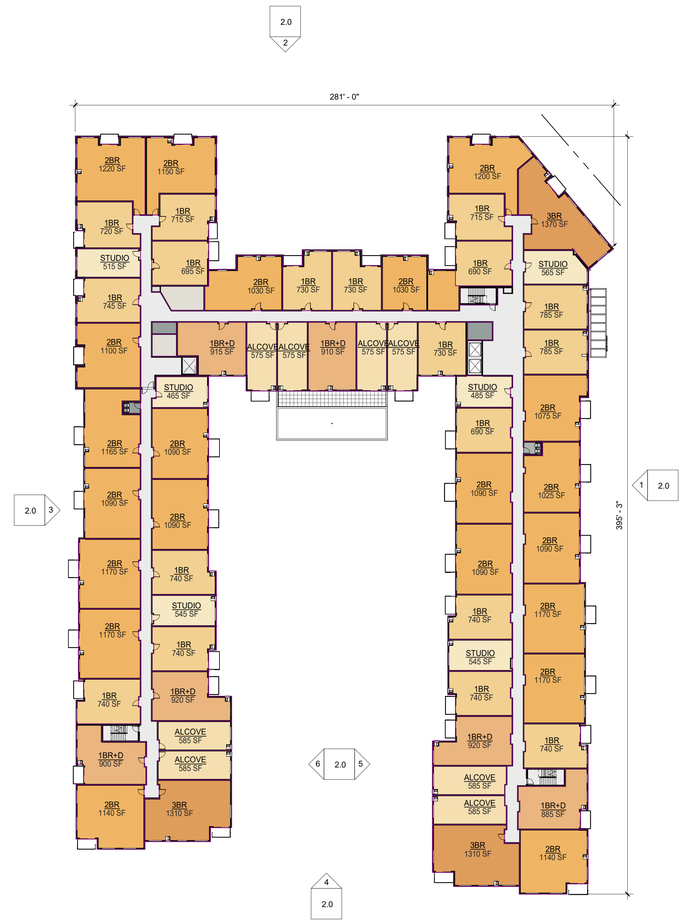
1/2/2026 1:17:15 PM



3 ROOF PLAN
1.1 1/32" = 1'-0"



2 LEVEL 3 FLOOR PLAN
1.1 1/32" = 1'-0"



1 LEVEL 2 FLOOR PLAN
1.1 1/32" = 1'-0"

1/2" 16" 32" 64"

1/2/2026 12:26:47 PM

Collage architects

www.collagearchitects.com

ROGERS - JOHN DEERE LN

21601 JOHN DEER LANE

DATE: 01.02.2026

I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PETER KEELY
REGISTRATION NO: 23570

Collage | architects
Architects
Pete Keely
651.472.0050
708 15th Avenue NE
Minneapolis, MN 55413

Civil Engineer
Moore Engineering Inc
Lucas Mueller
612.355.7726
2 Carlson Pkwy N
Suite 110
Plymouth, MN 55447

DATE: 01.02.2026

SITE PLAN REVIEW

REVISIONS:

No.	Date	Description

PROJECT NO:	Project Number
DRAWN BY:	Author
CHK'D BY:	Checker

SHEET TITLE

FLOOR PLANS

1.1



1 2.0 SOUTHEAST ELEVATION
1/16" = 1'-0"

MATERIALS - EAST

MATERIAL	AREA	%
BRICK	1334 SF	49.3%
FIBER CEMENT SIDING	595 SF	22%
GLAZING	775 SF	28.7%
	2703 SF	

MATERIALS - SOUTHEAST

MATERIAL	AREA	%
BRICK	1706 SF	13.9%
BURNISHED BLOCK	247 SF	2%
FIBER CEMENT SIDING	5994 SF	49%
GLAZING	3720 SF	30.4%
METAL INSULATED DOOR	319 SF	2.6%
METAL PANEL	247 SF	2%
	12234 SF	



2 2.0 NORTHEAST ELEVATION
1/16" = 1'-0"

MATERIALS - NORTHEAST

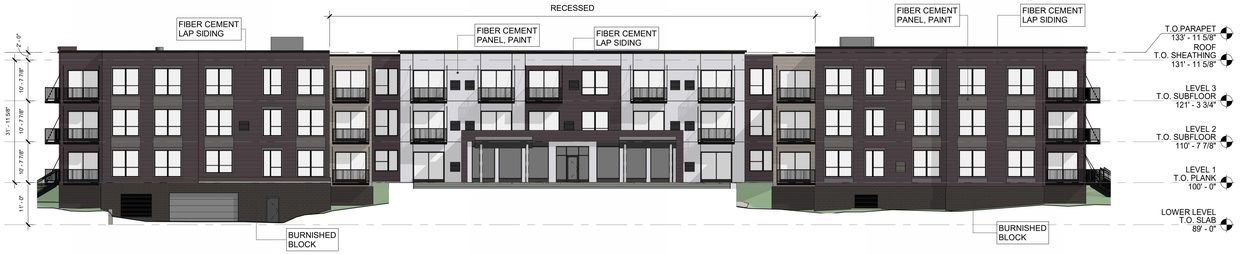
MATERIAL	AREA	%
BRICK	3769 SF	41.9%
FIBER CEMENT SIDING	2831 SF	31.5%
GLAZING	2399 SF	26.7%
	8999 SF	



3 2.0 NORTHWEST ELEVATION
1/16" = 1'-0"

MATERIALS - NORTHWEST

MATERIAL	AREA	%
BRICK	3283 SF	22.5%
BURNISHED BLOCK	681 SF	4.7%
FIBER CEMENT SIDING	6629 SF	45.4%
GLAZING	3678 SF	25.2%
METAL INSULATED DOOR	319 SF	2.2%
	14590 SF	



4 2.0 SOUTHWEST ELEVATION
1/16" = 1'-0"

MATERIALS - SOUTHWEST

MATERIAL	AREA	%
BURNISHED BLOCK	1041 SF	9.7%
FIBER CEMENT SIDING	6356 SF	59.5%
GLAZING	3291 SF	30.8%
	10688 SF	



5 2.0 COURTYARDS - SE SIDE
1/16" = 1'-0"

MATERIALS - COURTYARD SE SIDE

MATERIAL	AREA	%
BRICK	883 SF	7.6%
BURNISHED BLOCK	537 SF	4.6%
FIBER CEMENT SIDING	6894 SF	59.1%
GLAZING	3342 SF	28.7%
	11656 SF	



6 2.0 COURTYARDS - NW SIDE
1/16" = 1'-0"

MATERIALS - COURTYARD NW SIDE

MATERIAL	AREA	%
BRICK	1150 SF	9.1%
BURNISHED BLOCK	460 SF	3.6%
FIBER CEMENT SIDING	7994 SF	63.4%
GLAZING	3006 SF	23.8%
	12610 SF	

Collage architects
www.collagearchitects.com

ROGERS - JOHN DEERE LN

21601 JOHN DEER LANE

DATE: 01.02.2026

I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PETER KEELY
REGISTRATION NO: 23570

Collage | architects
Architects
Pete Keely
651.472.0050
708 15th Avenue NE
Minneapolis, MN 55413

Civil Engineer
Moore Engineering Inc
Lucas Mueller
612.355.7726
2 Carlson Pkwy N
Suite 110
Plymouth, MN 55447

DATE: 01.02.2026

SITE PLAN REVIEW

REVISIONS:

No.	Date	Description

PROJECT NO: Project Number
DRAWN BY: Author
CHK'D BY: Checker

SHEET TITLE

ELEVATIONS

2.0

1/2/2026 12:27:20 PM



NORTHEAST CORNER LOOKING SOUTH-SOUTHEAST



NORTH CORNER LOOKING SOUTH FROM JOHN DEERE LN



SOUTH CORNER LOOKING WEST-NORTHWEST



SOUTH CORNER LOOKING NORTH



BIRDS EYE LOOKING NORTHEAST

Collage architects

www.collagearchitects.com

ROGERS - JOHN DEERE LN

21601 JOHN DEER LANE

DATE: 01.02.2026

I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PETER KEELY
REGISTRATION NO: 23570

Collage | architects
Architects
Pete Keely
651.472.0050
708 15th Avenue NE
Minneapolis, MN 55413

Civil Engineer
Moore Engineering Inc
Lucas Mueller
612.355.7726
2 Carlson Pkwy N
Suite 110
Plymouth, MN 55447

DATE: 01.02.2026

SITE PLAN REVIEW

REVISIONS:

No.	Date	Description

PROJECT NO:	Project Number
DRAWN BY:	Author
CHK'D BY:	Checker

SHEET TITLE

RENDERINGS

3.0

12/31/2025 1:28:46 PM

moore engineering, inc.

Two Carlson Parkway, Ste 110, Plymouth, MN
55447
P: 612.355.7726

Memorandum

Date: 01/09/2026

Project: Roger's Multi Family Development

Subject: Stormwater Design Summary

Narrative:

This memorandum summarizes Moore's design approach for stormwater management.

Existing Conditions

- Shop with parking lot
- Parcel area: 4.62-ac at 84.2% impervious
- Soil pits documented clayey, Type D soils
- Two existing City storm sewer trunk lines pass through the site; one on the western limits of the property (24" RCP), one on the easter/southern limits of the property (30" RCP).

Proposed Conditions

- Multifamily apartments
- Parcel area: 4.62-ac at 64.9% Impervious
  - Net decrease in impervious area of 0.66-ac
- Stormwater management
  - Two underground storage chambers, sized for the water quality volume, with water quality treatment to be provided by Contech Jellyfish manufactured treatment devices
  - Storm sewer and grading plan design to maximize amount of impervious area routed to basins.
  - The existing 30" RCP storm sewer will be left in place to continue to convey City runoff from the road to the ditch by the railroad.
  - Due to space limitations, the 24" RCP storm sewer will be rerouted to onsite storm sewer. Runoff in this 24" pipe will comingle, with a splitter structure designed to route low flows to water quality treatment chambers, and high flows allowed to bypass and discharge to the railroad ditch.

City of Rogers and Elm Creek WMC Design Standards

Based on direction from Elm Creek Watershed:

- Minimum Water Quality Volume (WQV) = 1.1" over impervious area
- Rate control is required for 1-, 2-, 10-, and 100-year events.
- Shall be no increase in TP or TSS from pre-development to post development.

Methodology

- Existing and proposed watersheds delineated based on survey and proposed grading detail (Attachment 1)
- Soils (Type D) informed by soil borings
- NRCS/SCS Curve Number and TR-55 methodologies followed, using previous and impervious curve numbers
- Runoff rates and volumes modeled in HydroCAD
- Water Quality Modeled in P8

Results

Water Quality Volume

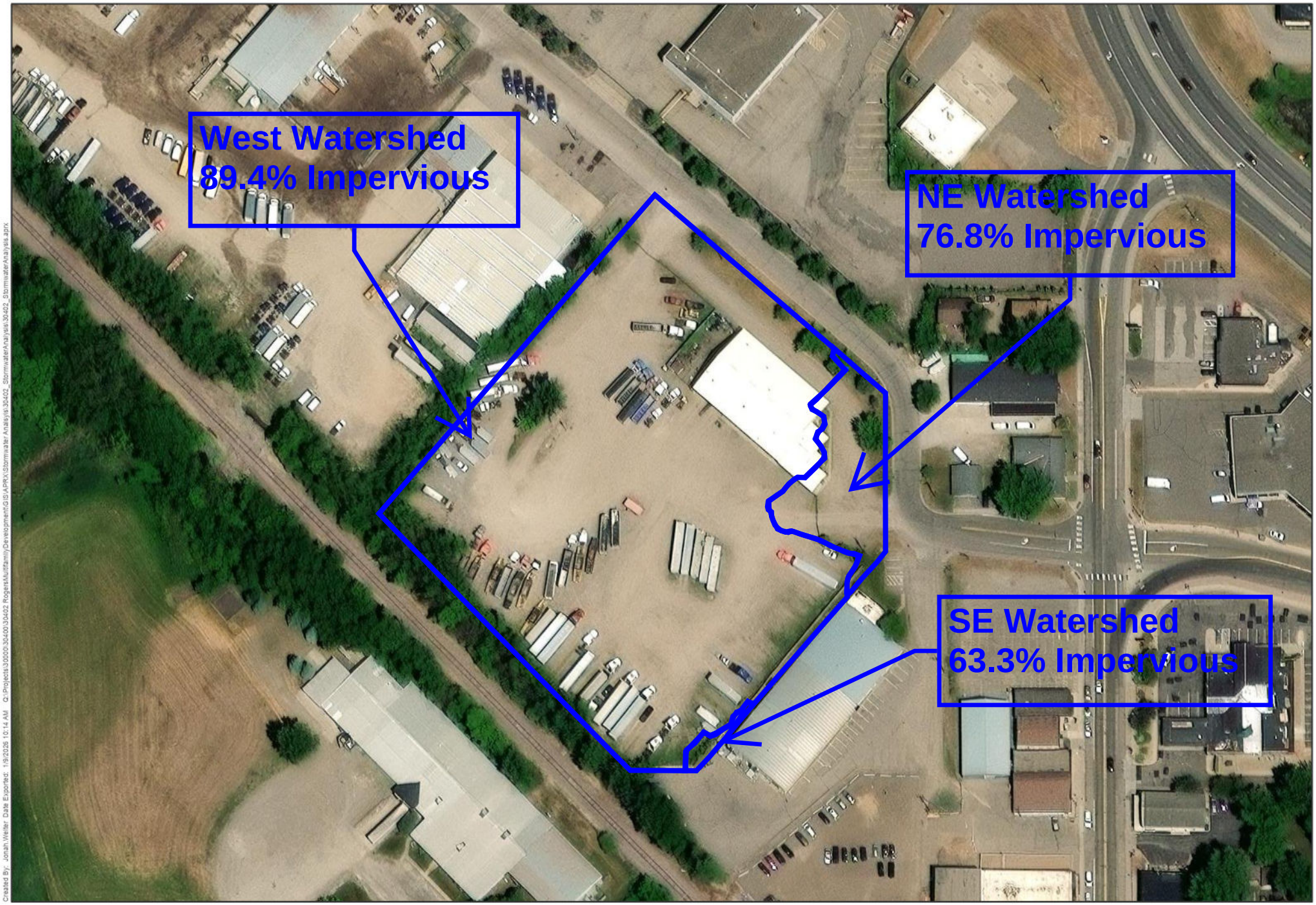
Pollutant	Existing Discharge (lb/yr)	Proposed Discharge (lb/yr)	Difference (lb/yr)
TSS	2,815.1	328.3	-2,486.8
TP	9.0	3.2	-5.8

Rate Control

The existing site contains a greater impervious area than the proposed condition, and the reduction in impervious coverage is expected to result in lower runoff rates under proposed conditions. Therefore, any storage provided is anticipated to further reduce peak discharge relative to existing conditions. Moore acknowledges HydroCAD discharge values and report will be required for City approval. These will be provided at a later date.

Attachments:

1. Existing and Proposed Watershed Maps
2. Existing and Proposed P8 Model Report
3. Geotechnical Report



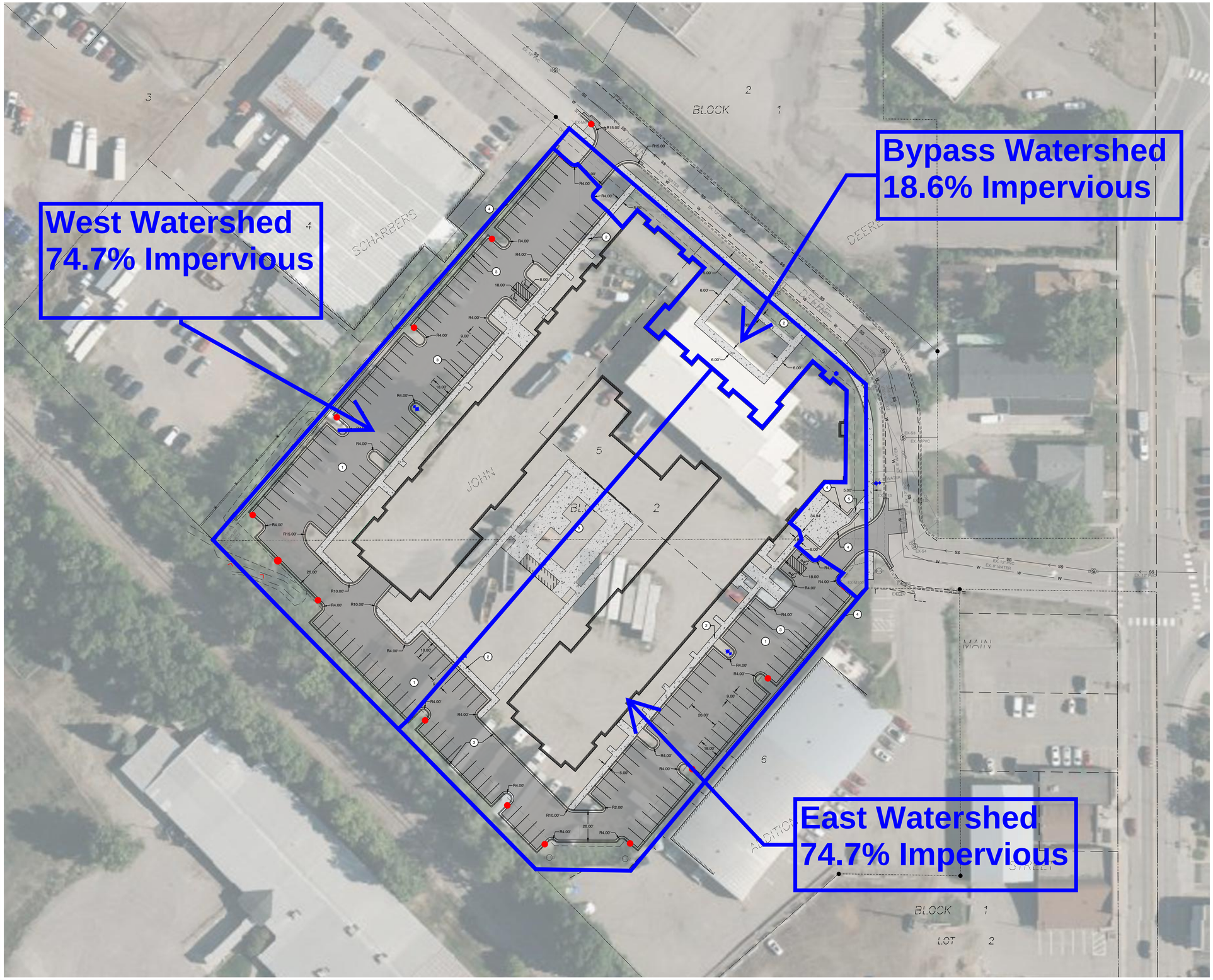
Created By: Jonah.Wetter Date Exported: 1/9/2026 10:14 AM Q:\Projects\30000\30400\30402 Rogers\Multifamily\Development\GIS\APRX\Stormwater Analysis\30402_Stormwater Analysis 30402_Stormwater Analysis.aprx

Existing Watersheds

Rogers Multi Family Development

moore engineering, inc.

FILE LOCATION: Q:\Projects\30000\30400\30402 Rogers\Multifamily\Development\CAD\C3D\Presentation\Copy_30402_Site_Watersheds.dwg



SITE

1. NEW BITUMINOUS PAVEMENT
2. NEW CONCRETE SIDEWALK
3. NEW B618 CURB & GUTTER
4. NEW RETAINING WALL (BY OTHERS)
5. NEW STAIRS (BY OTHERS)
6. NEW OUTDOOR POOL (BY OTHERS)

N
W E
S

0 40
Scale in Feet

PRELIMINARY

moore
engineering, inc.
a Vistal company

SITE PLANS
WILLIS TRUCKING MULTI-FAMILY DEVELOPMENT
21601 JOHN DEERE LANE
ROGERS, MN 55374
SITE PLAN

DATE:	01.08.26
REV DATE:	----
REV NUM:	----
RECORD:	----
PROJECT No.	30402
MANAGER:	LM
DESIGNER:	----
DRAFTER:	----
REVIEWER:	JR

C-601

Pond 1P: West Basin - Chamber Wizard Field A

Chamber Model = ADS_StormTechSC-160LP +Cap (ADS StormTech® SC-160LP with cap length)
Effective Size= 18.0"W x 12.0"H => 0.96 sf x 7.12'L = 6.8 cf
Overall Size= 25.0"W x 12.0"H x 7.56'L with 0.44' Overlap

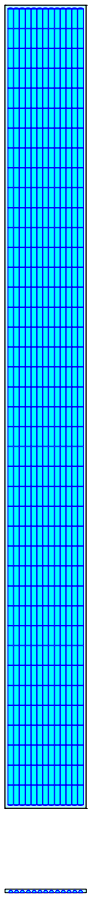
40 Chambers/Row x 7.12' Long +0.23' Cap Length x 2 = 285.27' Row Length +12.0" End Stone x 2 = 287.27' Base Length
13 Rows x 25.0" Wide + 12.0" Side Stone x 2 = 29.08' Base Width
12.0" Chamber Height + 3.0" Stone Cover = 1.25' Field Height

520 Chambers x 6.8 cf = 3,555.2 cf Chamber Storage

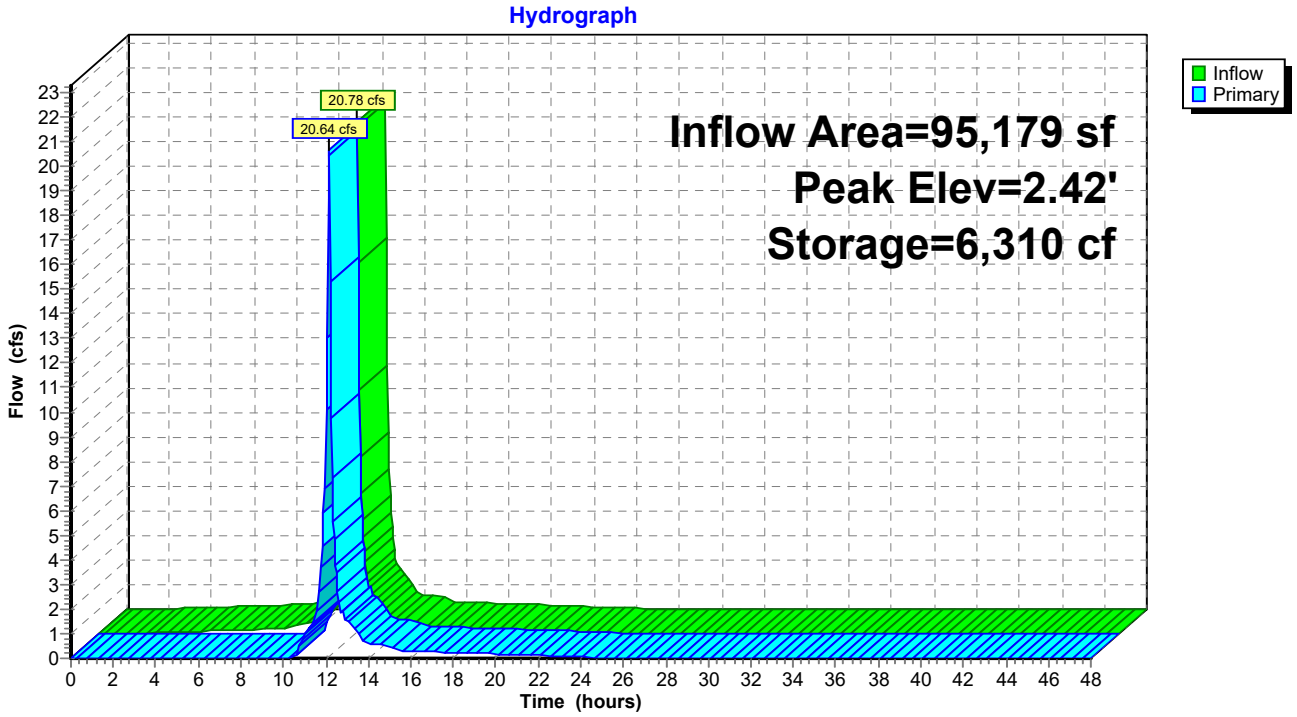
10,443.3 cf Field - 3,555.2 cf Chambers = 6,888.1 cf Stone x 40.0% Voids = 2,755.2 cf Stone Storage

Chamber Storage + Stone Storage = 6,310.5 cf = 0.145 af
Overall Storage Efficiency = 60.4%
Overall System Size = 287.27' x 29.08' x 1.25'

520 Chambers
386.8 cy Field
255.1 cy Stone



Pond 1P: West Basin



Pond 3P: East Basin - Chamber Wizard Field A

Chamber Model = ADS_StormTechSC-160LP +Cap (ADS StormTech® SC-160LP with cap length)
Effective Size= 18.0"W x 12.0"H => 0.96 sf x 7.12'L = 6.8 cf
Overall Size= 25.0"W x 12.0"H x 7.56'L with 0.44' Overlap

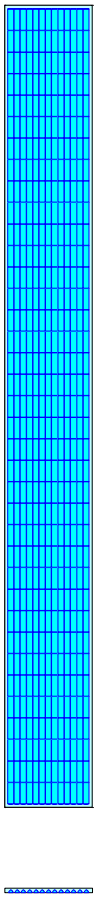
37 Chambers/Row x 7.12' Long +0.23' Cap Length x 2 = 263.91' Row Length +12.0" End Stone x 2 = 265.91' Base Length
13 Rows x 25.0" Wide + 12.0" Side Stone x 2 = 29.08' Base Width
12.0" Chamber Height + 6.0" Stone Cover = 1.50' Field Height

481 Chambers x 6.8 cf = 3,288.6 cf Chamber Storage

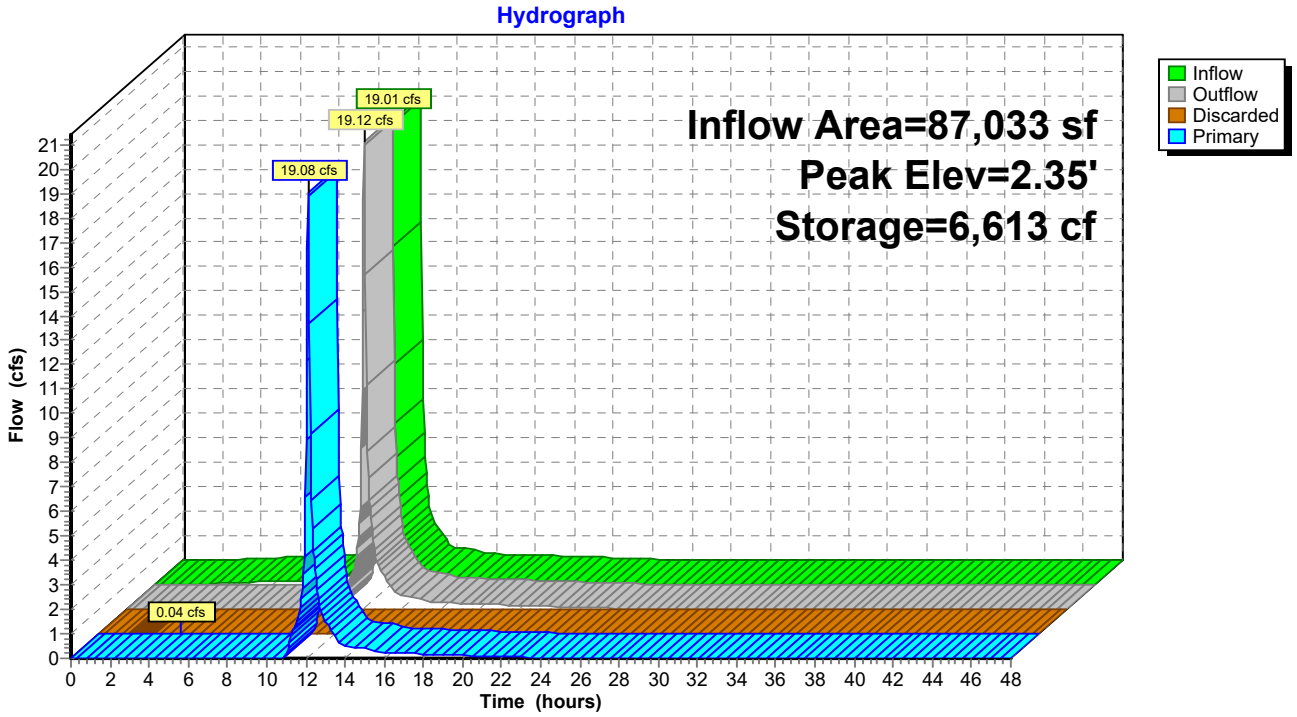
11,600.2 cf Field - 3,288.6 cf Chambers = 8,311.6 cf Stone x 40.0% Voids = 3,324.6 cf Stone Storage

Chamber Storage + Stone Storage = 6,613.2 cf = 0.152 af
Overall Storage Efficiency = 57.0%
Overall System Size = 265.91' x 29.08' x 1.50'

481 Chambers
429.6 cy Field
307.8 cy Stone



Pond 3P: East Basin



P8 Urban Catchment Model, Version 3.5
Run Date 01/09/26

Case 30402_Existing_P8_JW.p8c FirstDate 01/01/71
Precip(in) 50.4
Title Startup Case LastDate 12/31/72
Rain(in) 40.75
PrecFile MSP_1948-2013.pcp Events 134
Snow(in) 9.68
PartFile nurp50.p8p TotalHrs 16440
TotalYrs 1.88

Existing Model

Mass Balances by Device and Variable

Device: Pipe Type: PIPE Variable: P0%

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	17.26	0.01	46.9	25.0	1.00
06 normal outlet	17.26	0.01	46.9	25.0	1.00
09 total inflow	17.26	0.01	46.9	25.0	1.00
10 surface outflow	17.26	0.01	46.9	25.0	1.00
12 total outflow	17.26	0.01	46.9	25.0	1.00
Reduction (%)	0.00	0.00	0.0	0.0	

Device: Pipe Type: PIPE Variable: P10%

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	17.26	0.01	1055.9	563.0	22.51
06 normal outlet	17.26	0.01	1055.9	563.0	22.51
09 total inflow	17.26	0.01	1055.9	563.0	22.51
10 surface outflow	17.26	0.01	1055.9	563.0	22.51
12 total outflow	17.26	0.01	1055.9	563.0	22.51
Reduction (%)	0.00	0.00	0.0	0.0	

Device: Pipe Type: PIPE Variable: P30%

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	17.26	0.01	1055.9	563.0	22.51
06 normal outlet	17.26	0.01	1055.9	563.0	22.51
09 total inflow	17.26	0.01	1055.9	563.0	22.51
10 surface outflow	17.26	0.01	1055.9	563.0	22.51
12 total outflow	17.26	0.01	1055.9	563.0	22.51
Reduction (%)	0.00	0.00	0.0	0.0	

Device: Pipe Type: PIPE Variable: P50%

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	17.26	0.01	1055.9	563.0	22.51
06 normal outlet	17.26	0.01	1055.9	563.0	22.51
09 total inflow	17.26	0.01	1055.9	563.0	22.51
10 surface outflow	17.26	0.01	1055.9	563.0	22.51
12 total outflow	17.26	0.01	1055.9	563.0	22.51
Reduction (%)	0.00	0.00	0.0	0.0	

Device: Pipe Type: PIPE Variable: P80%

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	17.26	0.01	2111.8	1126.0	45.02
06 normal outlet	17.26	0.01	2111.8	1126.0	45.02
09 total inflow	17.26	0.01	2111.8	1126.0	45.02
10 surface outflow	17.26	0.01	2111.8	1126.0	45.02
12 total outflow	17.26	0.01	2111.8	1126.0	45.02
Reduction (%)	0.00	0.00	0.0	0.0	

Device: Pipe Type: PIPE Variable: TSS

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	17.26	0.01	5279.4	2815.1	112.55
06 normal outlet	17.26	0.01	5279.4	2815.1	112.55

09 total inflow	17.26	0.01	5279.4	2815.1	112.55
10 surface outflow	17.26	0.01	5279.4	2815.1	112.55
12 total outflow	17.26	0.01	5279.4	2815.1	112.55
Reduction (%)		.00	0.0	0.0	

Total TSS Discharged

Device: Pipe Type: PIPE Variable: TP

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	17.26	0.01	16.8	9.0	0.36
06 normal outlet	17.26	0.01	16.8	9.0	0.36
09 total inflow	17.26	0.01	16.8	9.0	0.36
10 surface outflow	17.26	0.01	16.8	9.0	0.36
12 total outflow	17.26	0.01	16.8	9.0	0.36
Reduction (%)	0.00	0.00	0.0	0.0	

Device: Pipe Type: PIPE Variable: TKN

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	17.26	0.01	75.7	40.3	1.61
06 normal outlet	17.26	0.01	75.7	40.3	1.61
09 total inflow	17.26	0.01	75.7	40.3	1.61
10 surface outflow	17.26	0.01	75.7	40.3	1.61
12 total outflow	17.26	0.01	75.7	40.3	1.61
Reduction (%)	0.00	0.00	0.0	0.0	

Total Existing TP Discharged

Device: Pipe Type: PIPE Variable: CU

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	17.26	0.01	2.4	1.3	0.05
06 normal outlet	17.26	0.01	2.4	1.3	0.05
09 total inflow	17.26	0.01	2.4	1.3	0.05
10 surface outflow	17.26	0.01	2.4	1.3	0.05
12 total outflow	17.26	0.01	2.4	1.3	0.05
Reduction (%)	0.00	0.00	0.0	0.0	

Device: Pipe Type: PIPE Variable: PB

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	17.26	0.01	1.0	0.6	0.02
06 normal outlet	17.26	0.01	1.0	0.6	0.02
09 total inflow	17.26	0.01	1.0	0.6	0.02
10 surface outflow	17.26	0.01	1.0	0.6	0.02
12 total outflow	17.26	0.01	1.0	0.6	0.02
Reduction (%)	0.00	0.00	0.0	0.0	

Device: Pipe Type: PIPE Variable: ZN

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	17.26	0.01	8.1	4.3	0.17
06 normal outlet	17.26	0.01	8.1	4.3	0.17
09 total inflow	17.26	0.01	8.1	4.3	0.17
10 surface outflow	17.26	0.01	8.1	4.3	0.17
12 total outflow	17.26	0.01	8.1	4.3	0.17
Reduction (%)	0.00	0.00	0.0	0.0	

Device: Pipe Type: PIPE Variable: HC

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	17.26	0.01	130.5	69.6	2.78
06 normal outlet	17.26	0.01	130.5	69.6	2.78
09 total inflow	17.26	0.01	130.5	69.6	2.78
10 surface outflow	17.26	0.01	130.5	69.6	2.78
12 total outflow	17.26	0.01	130.5	69.6	2.78
Reduction (%)	0.00	0.00	0.0	0.0	

Data GP8 Urban Catchment Model, Version 3.5 Run Date 01/09/26

Case 30402_Prop_P8_JW.p8c FirstDate 01/01/71

Precip(in) 50.4

Title Startup Case LastDate 12/31/72

Rain(in) 40.75

PrecFile MSP_1948-2013.pcp Events 134

Snow(in) 9.68

PartFile nurp50.p8p TotalHrs 16440

TotalYrs 1.88

Proposed Model

Mass Balances by Device and Variable

Device: OVERALL Type: NONE Variable: P0%

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	14.30	0.01	38.9	20.7	1.00
06 normal outlet	14.30	0.01	38.9	20.7	1.00
09 total inflow	14.30	0.01	38.9	20.7	1.00
10 surface outflow	14.30	0.01	38.9	20.7	1.00
12 total outflow	14.30	0.01	38.9	20.7	1.00
14 storage increase	0.00	0.00	0.0	0.0	
15 mass balance chec	0.00	0.00	0.0	0.0	
Reduction (%)	0.00	0.00	0.0	0.0	

Device: OVERALL Type: NONE Variable: P10%

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	14.30	0.01	844.8	450.4	21.74
06 normal outlet	14.30	0.01	279.7	149.1	7.20
08 sedimen + decay	0.00	0.00	565.1	301.3	
09 total inflow	14.30	0.01	844.8	450.4	21.74
10 surface outflow	14.30	0.01	279.7	149.1	7.20
12 total outflow	14.30	0.01	279.7	149.1	7.20
13 total trapped	0.00	0.00	565.1	301.3	
14 storage increase	0.00	0.00	0.0	0.0	
15 mass balance chec	0.00	0.00	0.0	0.0	
Reduction (%)	0.00	0.00	66.9	66.9	

Device: OVERALL Type: NONE Variable: P30%

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	14.30	0.01	844.8	450.4	21.74
06 normal outlet	14.30	0.01	165.3	88.1	4.25
08 sedimen + decay	0.00	0.00	679.5	362.3	
09 total inflow	14.30	0.01	844.8	450.4	21.74
10 surface outflow	14.30	0.01	165.3	88.1	4.25
12 total outflow	14.30	0.01	165.3	88.1	4.25
13 total trapped	0.00	0.00	679.5	362.3	
14 storage increase	0.00	0.00	0.0	0.0	
15 mass balance chec	0.00	0.00	0.0	0.0	
Reduction (%)	0.00	0.00	80.4	80.4	

Device: OVERALL Type: NONE Variable: P50%

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	14.30	0.01	844.8	450.4	21.74
06 normal outlet	14.30	0.01	94.6	50.4	2.43
08 sedimen + decay	0.00	0.00	750.2	400.0	
09 total inflow	14.30	0.01	844.8	450.4	21.74
10 surface outflow	14.30	0.01	94.6	50.4	2.43
12 total outflow	14.30	0.01	94.6	50.4	2.43
13 total trapped	0.00	0.00	750.2	400.0	
14 storage increase	0.00	0.00	0.0	0.0	
15 mass balance chec	0.00	0.00	0.0	0.0	
Reduction (%)	0.00	0.00	88.8	88.8	

Device: OVERALL Type: NONE Variable: P80%

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	14.30	0.01	1689.6	900.9	43.48
06 normal outlet	14.30	0.01	76.1	40.6	1.96
08 sedimen + decay	0.00	0.00	1613.5	860.3	
09 total inflow	14.30	0.01	1689.6	900.9	43.48
10 surface outflow	14.30	0.01	76.1	40.6	1.96
12 total outflow	14.30	0.01	76.1	40.6	1.96
13 total trapped	0.00	0.00	1613.5	860.3	
14 storage increase	0.00	0.00	0.0	0.0	
15 mass balance chec	0.00	0.00	0.0	0.0	
Reduction (%)	0.00	0.00	95.5	95.5	

Device: OVERALL Type: NONE Variable: TSS

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	14.30	0.01	4223.9	2252.2	108.70
06 normal outlet			615.7	328.3	15.84
08 sedimen + decay			3608.2	1923.9	
09 total inflow			4223.9	2252.2	108.70
10 surface outflow	14.30	0.01	615.7	328.3	15.84
12 total outflow	14.30	0.01	615.7	328.3	15.84
13 total trapped	0.00	0.00	3608.2	1923.9	
14 storage increase	0.00	0.00	0.0	0.0	
15 mass balance chec	0.00	0.00	0.0	0.0	
Reduction (%)	0.00	0.00	85.4	85.4	

Total Proposed TSS Discharged

Device: OVERALL Type: NONE Variable: TP

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	14.30	0.01	13.6	7.3	0.35
06 normal outlet			5.9	3.2	0.15
08 sedimen + decay			7.7	4.1	
09 total inflow			13.6	7.3	0.35
10 surface outflow	14.30	0.01	5.9	3.2	0.15
12 total outflow	14.30	0.01	5.9	3.2	0.15
13 total trapped	0.00	0.00	7.7	4.1	
14 storage increase	0.00	0.00	0.0	0.0	
15 mass balance chec	0.00	0.00	0.0	0.0	
Reduction (%)	0.00	0.00	56.5	56.5	

Total Existing TP Discharged

Device: OVERALL Type: NONE Variable: TKN

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	14.30	0.01	61.3	32.7	1.58
06 normal outlet	14.30	0.01	31.4	16.7	0.81
08 sedimen + decay	0.00	0.00	29.9	16.0	
09 total inflow	14.30	0.01	61.3	32.7	1.58
10 surface outflow	14.30	0.01	31.4	16.7	0.81
12 total outflow	14.30	0.01	31.4	16.7	0.81
13 total trapped	0.00	0.00	29.9	16.0	
14 storage increase	0.00	0.00	0.0	0.0	
15 mass balance chec	0.00	0.00	0.0	0.0	
Reduction (%)	0.00	0.00	48.8	48.8	

Device: OVERALL Type: NONE Variable: CU

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	14.30	0.01	2.0	1.0	0.05
06 normal outlet	14.30	0.01	0.7	0.4	0.02
08 sedimen + decay	0.00	0.00	1.2	0.7	
09 total inflow	14.30	0.01	2.0	1.0	0.05
10 surface outflow	14.30	0.01	0.7	0.4	0.02
12 total outflow	14.30	0.01	0.7	0.4	0.02
13 total trapped	0.00	0.00	1.2	0.7	
14 storage increase	0.00	0.00	0.0	0.0	
15 mass balance chec	0.00	0.00	0.0	0.0	
Reduction (%)	0.00	0.00	62.4	62.4	

Device: OVERALL Type: NONE Variable: PB

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	14.30	0.01	0.8	0.4	0.02
06 normal outlet	14.30	0.01	0.2	0.1	0.00
08 sedimen + decay	0.00	0.00	0.6	0.3	
09 total inflow	14.30	0.01	0.8	0.4	0.02
10 surface outflow	14.30	0.01	0.2	0.1	0.00
12 total outflow	14.30	0.01	0.2	0.1	0.00
13 total trapped	0.00	0.00	0.6	0.3	
14 storage increase	0.00	0.00	0.0	0.0	
15 mass balance chec	0.00	0.00	0.0	0.0	
Reduction (%)	0.00	0.00	77.5	77.5	

Device: OVERALL Type: NONE Variable: ZN

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	14.30	0.01	6.5	3.5	0.17
06 normal outlet	14.30	0.01	3.4	1.8	0.09
08 sedimen + decay	0.00	0.00	3.2	1.7	
09 total inflow	14.30	0.01	6.5	3.5	0.17
10 surface outflow	14.30	0.01	3.4	1.8	0.09
12 total outflow	14.30	0.01	3.4	1.8	0.09
13 total trapped	0.00	0.00	3.2	1.7	
14 storage increase	0.00	0.00	0.0	0.0	
15 mass balance chec	0.00	0.00	0.0	0.0	
Reduction (%)	0.00	0.00	48.8	48.8	

Device: OVERALL Type: NONE Variable: HC

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	14.30	0.01	104.8	55.9	2.70
06 normal outlet	14.30	0.01	23.6	12.6	0.61
08 sedimen + decay	0.00	0.00	81.2	43.3	
09 total inflow	14.30	0.01	104.8	55.9	2.70
10 surface outflow	14.30	0.01	23.6	12.6	0.61
12 total outflow	14.30	0.01	23.6	12.6	0.61
13 total trapped	0.00	0.00	81.2	43.3	
14 storage increase	0.00	0.00	0.0	0.0	
15 mass balance chec	0.00	0.00	0.0	0.0	
Reduction (%)	0.00	0.00	77.5	77.5	

Device: West_Storage Type: INF_BASIN Variable: P0%

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	7.14	0.01	19.4	10.3	1.00
07 spillway outlet	7.14	0.01	19.4	10.3	1.00
09 total inflow	7.14	0.01	19.4	10.3	1.00
10 surface outflow	7.14	0.01	19.4	10.3	1.00
12 total outflow	7.14	0.01	19.4	10.3	1.00
14 storage increase	0.00	0.00	0.0	0.0	
15 mass balance chec	0.00	0.00	0.0	0.0	
Reduction (%)	0.00	0.00	0.0	0.0	

Device: West_Storage Type: INF_BASIN Variable: P10%

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	7.14	0.01	426.4	227.4	21.98
07 spillway outlet	7.14	0.01	134.5	71.7	6.93
08 sedimen + decay	0.00	0.00	291.9	155.6	
09 total inflow	7.14	0.01	426.4	227.4	21.98
10 surface outflow	7.14	0.01	134.5	71.7	6.93
12 total outflow	7.14	0.01	134.5	71.7	6.93
13 total trapped	0.00	0.00	291.9	155.6	
14 storage increase	0.00	0.00	0.0	0.0	
15 mass balance chec	0.00	0.00	0.0	0.0	
Reduction (%)	0.00	0.00	68.5	68.5	

Device: West_Storage Type: INF_BASIN Variable: P30%

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	7.14	0.01	426.4	227.4	21.98
07 spillway outlet	7.14	0.01	73.1	39.0	3.77
08 sedimen + decay	0.00	0.00	353.3	188.4	
09 total inflow	7.14	0.01	426.4	227.4	21.98
10 surface outflow	7.14	0.01	73.1	39.0	3.77
12 total outflow	7.14	0.01	73.1	39.0	3.77
13 total trapped	0.00	0.00	353.3	188.4	
14 storage increase	0.00	0.00	0.0	0.0	
15 mass balance chec	0.00	0.00	0.0	0.0	
Reduction (%)	0.00	0.00	82.9	82.9	

Device: West_Storage Type: INF_BASIN Variable: P50%

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	7.14	0.01	426.4	227.4	21.98
07 spillway outlet	7.14	0.01	34.7	18.5	1.79
08 sedimen + decay	0.00	0.00	391.7	208.9	
09 total inflow	7.14	0.01	426.4	227.4	21.98
10 surface outflow	7.14	0.01	34.7	18.5	1.79
12 total outflow	7.14	0.01	34.7	18.5	1.79
13 total trapped	0.00	0.00	391.7	208.9	
14 storage increase	0.00	0.00	0.0	0.0	
15 mass balance chec	0.00	0.00	0.0	0.0	
Reduction (%)	0.00	0.00	91.9	91.9	

Device: West_Storage Type: INF_BASIN Variable: P80%

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	7.14	0.01	852.8	454.7	43.95
07 spillway outlet	7.14	0.01	9.8	5.2	0.51
08 sedimen + decay	0.00	0.00	842.9	449.5	
09 total inflow	7.14	0.01	852.8	454.7	43.95
10 surface outflow	7.14	0.01	9.8	5.2	0.51
12 total outflow	7.14	0.01	9.8	5.2	0.51
13 total trapped	0.00	0.00	842.9	449.5	
14 storage increase	0.00	0.00	0.0	0.0	
15 mass balance chec	0.00	0.00	0.0	0.0	
Reduction (%)	0.00	0.00	98.8	98.8	

Device: West_Storage Type: INF_BASIN Variable: TSS

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	7.14	0.01	2131.9	1136.8	109.88
07 spillway outlet	7.14	0.01	252.0	134.4	12.99
08 sedimen + decay	0.00	0.00	1879.9	1002.4	
09 total inflow	7.14	0.01	2131.9	1136.8	109.88
10 surface outflow	7.14	0.01	252.0	134.4	12.99
12 total outflow	7.14	0.01	252.0	134.4	12.99
13 total trapped	0.00	0.00	1879.9	1002.4	
14 storage increase	0.00	0.00	0.0	0.0	
15 mass balance chec	0.00	0.00	0.0	0.0	
Reduction (%)	0.00	0.00	88.2	88.2	

Device: West_Storage Type: INF_BASIN Variable: TP

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	7.14	0.01	6.8	3.7	0.35
07 spillway outlet	7.14	0.01	2.9	1.5	0.15
08 sedimen + decay	0.00	0.00	4.0	2.1	
09 total inflow	7.14	0.01	6.8	3.7	0.35
10 surface outflow	7.14	0.01	2.9	1.5	0.15
12 total outflow	7.14	0.01	2.9	1.5	0.15
13 total trapped	0.00	0.00	4.0	2.1	
14 storage increase	0.00	0.00	0.0	0.0	
15 mass balance chec	0.00	0.00	0.0	0.0	
Reduction (%)	0.00	0.00	58.3	58.3	

Device: West_Storage Type: INF_BASIN Variable: TKN

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	7.14	0.01	30.8	16.4	1.59
07 spillway outlet	7.14	0.01	15.3	8.1	0.79
08 sedimen + decay	0.00	0.00	15.6	8.3	
09 total inflow	7.14	0.01	30.8	16.4	1.59
10 surface outflow	7.14	0.01	15.3	8.1	0.79
12 total outflow	7.14	0.01	15.3	8.1	0.79
13 total trapped	0.00	0.00	15.6	8.3	
14 storage increase	0.00	0.00	0.0	0.0	
15 mass balance chec	0.00	0.00	0.0	0.0	
Reduction (%)	0.00	0.00	50.5	50.5	

Device: West_Storage Type: INF_BASIN Variable: CU

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	7.14	0.01	1.0	0.5	0.05
07 spillway outlet	7.14	0.01	0.3	0.2	0.02
08 sedimen + decay	0.00	0.00	0.6	0.3	
09 total inflow	7.14	0.01	1.0	0.5	0.05
10 surface outflow	7.14	0.01	0.3	0.2	0.02
12 total outflow	7.14	0.01	0.3	0.2	0.02
13 total trapped	0.00	0.00	0.6	0.3	
14 storage increase	0.00	0.00	0.0	0.0	
15 mass balance chec	0.00	0.00	0.0	0.0	
Reduction (%)	0.00	0.00	64.6	64.6	

Device: West_Storage Type: INF_BASIN Variable: PB

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	7.14	0.01	0.4	0.2	0.02
07 spillway outlet	7.14	0.01	0.1	0.0	0.00
08 sedimen + decay	0.00	0.00	0.3	0.2	
09 total inflow	7.14	0.01	0.4	0.2	0.02
10 surface outflow	7.14	0.01	0.1	0.0	0.00
12 total outflow	7.14	0.01	0.1	0.0	0.00
13 total trapped	0.00	0.00	0.3	0.2	
14 storage increase	0.00	0.00	0.0	0.0	
15 mass balance chec	0.00	0.00	0.0	0.0	
Reduction (%)	0.00	0.00	80.1	80.1	

Device: West_Storage Type: INF_BASIN Variable: ZN

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	7.14	0.01	3.3	1.8	0.17
07 spillway outlet	7.14	0.01	1.6	0.9	0.08
08 sedimen + decay	0.00	0.00	1.7	0.9	
09 total inflow	7.14	0.01	3.3	1.8	0.17
10 surface outflow	7.14	0.01	1.6	0.9	0.08
12 total outflow	7.14	0.01	1.6	0.9	0.08
13 total trapped	0.00	0.00	1.7	0.9	
14 storage increase	0.00	0.00	0.0	0.0	
15 mass balance chec	0.00	0.00	0.0	0.0	
Reduction (%)	0.00	0.00	50.5	50.5	

Device: West_Storage Type: INF_BASIN Variable: HC

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	7.14	0.01	52.8	28.2	2.72
07 spillway outlet	7.14	0.01	10.5	5.6	0.54
08 sedimen + decay	0.00	0.00	42.3	22.6	
09 total inflow	7.14	0.01	52.8	28.2	2.72
10 surface outflow	7.14	0.01	10.5	5.6	0.54
12 total outflow	7.14	0.01	10.5	5.6	0.54
13 total trapped	0.00	0.00	42.3	22.6	
14 storage increase	0.00	0.00	0.0	0.0	
15 mass balance chec	0.00	0.00	0.0	0.0	
Reduction (%)	0.00	0.00	80.1	80.1	

Device: East Storage Type: INF_BASIN Variable: P0%

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	6.53	0.00	17.7	9.5	1.00
07 spillway outlet	6.53	0.00	17.7	9.5	1.00
09 total inflow	6.53	0.00	17.7	9.5	1.00
10 surface outflow	6.53	0.00	17.7	9.5	1.00
12 total outflow	6.53	0.00	17.7	9.5	1.00
14 storage increase	0.00	0.00	0.0	0.0	
15 mass balance chec	0.00	0.00	0.0	0.0	
Reduction (%)	0.00	0.00	0.0	0.0	

Device: East Storage Type: INF_BASIN Variable: P10%

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	6.53	0.00	390.0	207.9	21.98
07 spillway outlet	6.53	0.00	116.8	62.3	6.58
08 sedimen + decay	0.00	0.00	273.2	145.7	
09 total inflow	6.53	0.00	390.0	207.9	21.98
10 surface outflow	6.53	0.00	116.8	62.3	6.58
12 total outflow	6.53	0.00	116.8	62.3	6.58
13 total trapped	0.00	0.00	273.2	145.7	
14 storage increase	0.00	0.00	0.0	0.0	
15 mass balance chec	0.00	0.00	0.0	0.0	
Reduction (%)	0.00	0.00	70.1	70.1	

Device: East Storage Type: INF_BASIN Variable: P30%

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	6.53	0.00	390.0	207.9	21.98
07 spillway outlet	6.53	0.00	63.8	34.0	3.60
08 sedimen + decay	0.00	0.00	326.2	173.9	
09 total inflow	6.53	0.00	390.0	207.9	21.98
10 surface outflow	6.53	0.00	63.8	34.0	3.60
12 total outflow	6.53	0.00	63.8	34.0	3.60
13 total trapped	0.00	0.00	326.2	173.9	
14 storage increase	0.00	0.00	0.0	0.0	
15 mass balance chec	0.00	0.00	0.0	0.0	
Reduction (%)	0.00	0.00	83.6	83.6	

Device: East Storage Type: INF_BASIN Variable: P50%

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	6.53	0.00	390.0	207.9	21.98
07 spillway outlet	6.53	0.00	31.5	16.8	1.78
08 sedimen + decay	0.00	0.00	358.5	191.1	
09 total inflow	6.53	0.00	390.0	207.9	21.98
10 surface outflow	6.53	0.00	31.5	16.8	1.78
12 total outflow	6.53	0.00	31.5	16.8	1.78
13 total trapped	0.00	0.00	358.5	191.1	
14 storage increase	0.00	0.00	0.0	0.0	
15 mass balance chec	0.00	0.00	0.0	0.0	
Reduction (%)	0.00	0.00	91.9	91.9	

Device: East Storage Type: INF_BASIN Variable: P80%

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	6.53	0.00	780.0	415.9	43.95
07 spillway outlet	6.53	0.00	9.5	5.1	0.53
08 sedimen + decay	0.00	0.00	770.5	410.8	
09 total inflow	6.53	0.00	780.0	415.9	43.95
10 surface outflow	6.53	0.00	9.5	5.1	0.53
12 total outflow	6.53	0.00	9.5	5.1	0.53
13 total trapped	0.00	0.00	770.5	410.8	
14 storage increase	0.00	0.00	0.0	0.0	
15 mass balance chec	0.00	0.00	0.0	0.0	
Reduction (%)	0.00	0.00	98.8	98.8	

Device: East Storage Type: INF_BASIN Variable: TSS

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	6.53	0.00	1950.0	1039.7	109.88
07 spillway outlet	6.53	0.00	221.6	118.2	12.49
08 sedimen + decay	0.00	0.00	1728.3	921.6	
09 total inflow	6.53	0.00	1950.0	1039.7	109.88
10 surface outflow	6.53	0.00	221.6	118.2	12.49
12 total outflow	6.53	0.00	221.6	118.2	12.49
13 total trapped	0.00	0.00	1728.3	921.6	
14 storage increase	0.00	0.00	0.0	0.0	
15 mass balance chec	0.00	0.00	0.0	0.0	
Reduction (%)	0.00	0.00	88.6	88.6	

Device: East Storage Type: INF_BASIN Variable: TP

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	6.53	0.00	6.3	3.3	0.35
07 spillway outlet	6.53	0.00	2.6	1.4	0.15
08 sedimen + decay	0.00	0.00	3.7	2.0	
09 total inflow	6.53	0.00	6.3	3.3	0.35
10 surface outflow	6.53	0.00	2.6	1.4	0.15
12 total outflow	6.53	0.00	2.6	1.4	0.15
13 total trapped	0.00	0.00	3.7	2.0	
14 storage increase	0.00	0.00	0.0	0.0	
15 mass balance chec	0.00	0.00	0.0	0.0	
Reduction (%)	0.00	0.00	58.9	58.9	

Device: East Storage Type: INF_BASIN Variable: TKN

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	6.53	0.00	28.2	15.0	1.59
07 spillway outlet	6.53	0.00	13.8	7.4	0.78
08 sedimen + decay	0.00	0.00	14.4	7.7	
09 total inflow	6.53	0.00	28.2	15.0	1.59
10 surface outflow	6.53	0.00	13.8	7.4	0.78
12 total outflow	6.53	0.00	13.8	7.4	0.78
13 total trapped	0.00	0.00	14.4	7.7	
14 storage increase	0.00	0.00	0.0	0.0	
15 mass balance chec	0.00	0.00	0.0	0.0	
Reduction (%)	0.00	0.00	51.0	51.0	

Device: East Storage Type: INF_BASIN Variable: CU

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	6.53	0.00	0.9	0.5	0.05
07 spillway outlet	6.53	0.00	0.3	0.2	0.02
08 sedimen + decay	0.00	0.00	0.6	0.3	
09 total inflow	6.53	0.00	0.9	0.5	0.05
10 surface outflow	6.53	0.00	0.3	0.2	0.02
12 total outflow	6.53	0.00	0.3	0.2	0.02
13 total trapped	0.00	0.00	0.6	0.3	
14 storage increase	0.00	0.00	0.0	0.0	
15 mass balance chec	0.00	0.00	0.0	0.0	
Reduction (%)	0.00	0.00	65.0	65.0	

Device: East Storage Type: INF_BASIN Variable: PB

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	6.53	0.00	0.4	0.2	0.02
07 spillway outlet	6.53	0.00	0.1	0.0	0.00
08 sedimen + decay	0.00	0.00	0.3	0.2	
09 total inflow	6.53	0.00	0.4	0.2	0.02
10 surface outflow	6.53	0.00	0.1	0.0	0.00
12 total outflow	6.53	0.00	0.1	0.0	0.00
13 total trapped	0.00	0.00	0.3	0.2	
14 storage increase	0.00	0.00	0.0	0.0	
15 mass balance chec	0.00	0.00	0.0	0.0	
Reduction (%)	0.00	0.00	80.5	80.5	

Device: East Storage Type: INF_BASIN Variable: ZN

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	6.53	0.00	3.0	1.6	0.17
07 spillway outlet	6.53	0.00	1.5	0.8	0.08
08 sedimen + decay	0.00	0.00	1.5	0.8	
09 total inflow	6.53	0.00	3.0	1.6	0.17
10 surface outflow	6.53	0.00	1.5	0.8	0.08
12 total outflow	6.53	0.00	1.5	0.8	0.08
13 total trapped	0.00	0.00	1.5	0.8	
14 storage increase	0.00	0.00	0.0	0.0	
15 mass balance chec	0.00	0.00	0.0	0.0	
Reduction (%)	0.00	0.00	51.0	51.0	

Device: East Storage Type: INF_BASIN Variable: HC

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	6.53	0.00	48.3	25.8	2.72
07 spillway outlet	6.53	0.00	9.4	5.0	0.53
08 sedimen + decay	0.00	0.00	38.9	20.7	
09 total inflow	6.53	0.00	48.3	25.8	2.72
10 surface outflow	6.53	0.00	9.4	5.0	0.53
12 total outflow	6.53	0.00	9.4	5.0	0.53
13 total trapped	0.00	0.00	38.9	20.7	
14 storage increase	0.00	0.00	0.0	0.0	
15 mass balance chec	0.00	0.00	0.0	0.0	
Reduction (%)	0.00	0.00	80.5	80.5	

Device: Pipe Type: PIPE Variable: P0%

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	0.63	0.00	1.7	0.9	1.00
02 upstream device	13.67	0.01	37.1	19.8	1.00
06 normal outlet	14.30	0.01	38.9	20.7	1.00
09 total inflow	14.30	0.01	38.9	20.7	1.00
10 surface outflow	14.30	0.01	38.9	20.7	1.00
12 total outflow	14.30	0.01	38.9	20.7	1.00
15 mass balance chec	0.00	0.00	0.0	0.0	
Reduction (%)	0.00	0.00	0.0	0.0	

Device: Pipe Type: PIPE Variable: P10%

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	0.63	0.00	28.4	15.1	16.62
02 upstream device	13.67	0.01	251.3	134.0	6.76
06 normal outlet	14.30	0.01	279.7	149.1	7.20
09 total inflow	14.30	0.01	279.7	149.1	7.20
10 surface outflow	14.30	0.01	279.7	149.1	7.20
12 total outflow	14.30	0.01	279.7	149.1	7.20
15 mass balance chec	0.00	0.00	0.0	0.0	
Reduction (%)	0.00	0.00	0.0	0.0	

Device: Pipe Type: PIPE Variable: P30%

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	0.63	0.00	28.4	15.1	16.62
02 upstream device	13.67	0.01	136.9	73.0	3.68
06 normal outlet	14.30	0.01	165.3	88.1	4.25
09 total inflow	14.30	0.01	165.3	88.1	4.25
10 surface outflow	14.30	0.01	165.3	88.1	4.25
12 total outflow	14.30	0.01	165.3	88.1	4.25
15 mass balance chec	0.00	0.00	0.0	0.0	
Reduction (%)	0.00	0.00	0.0	0.0	

Device: Pipe Type: PIPE Variable: P50%

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	0.63	0.00	28.4	15.1	16.62

02 upstream device	13.67	0.01	66.2	35.3	1.78
06 normal outlet	14.30	0.01	94.6	50.4	2.43
09 total inflow	14.30	0.01	94.6	50.4	2.43
10 surface outflow	14.30	0.01	94.6	50.4	2.43
12 total outflow	14.30	0.01	94.6	50.4	2.43
15 mass balance chec	0.00	0.00	0.0	0.0	
Reduction (%)	0.00	0.00	0.0	0.0	

Device: Pipe Type: PIPE Variable: P80%

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	0.63	0.00	56.8	30.3	33.24
02 upstream device	13.67	0.01	19.3	10.3	0.52
06 normal outlet	14.30	0.01	76.1	40.6	1.96
09 total inflow	14.30	0.01	76.1	40.6	1.96
10 surface outflow	14.30	0.01	76.1	40.6	1.96
12 total outflow	14.30	0.01	76.1	40.6	1.96
15 mass balance chec	0.00	0.00	0.0	0.0	
Reduction (%)	0.00	0.00	0.0	0.0	

Device: Pipe Type: PIPE Variable: TSS

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	0.63	0.00	142.1	75.7	83.11
02 upstream device	13.67	0.01	473.6	252.6	12.75
06 normal outlet	14.30	0.01	615.7	328.3	15.84
09 total inflow	14.30	0.01	615.7	328.3	15.84
10 surface outflow	14.30	0.01	615.7	328.3	15.84
12 total outflow	14.30	0.01	615.7	328.3	15.84
15 mass balance chec	0.00	0.00	0.0	0.0	
Reduction (%)	0.00	0.00	0.0	0.0	

Device: Pipe Type: PIPE Variable: TP

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	0.63	0.00	0.5	0.3	0.29
02 upstream device	13.67	0.01	5.4	2.9	0.15
06 normal outlet	14.30	0.01	5.9	3.2	0.15
09 total inflow	14.30	0.01	5.9	3.2	0.15
10 surface outflow	14.30	0.01	5.9	3.2	0.15
12 total outflow	14.30	0.01	5.9	3.2	0.15
15 mass balance chec	0.00	0.00	0.0	0.0	
Reduction (%)	0.00	0.00	0.0	0.0	

Device: Pipe Type: PIPE Variable: TKN

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	0.63	0.00	2.3	1.2	1.35
02 upstream device	13.67	0.01	29.1	15.5	0.78
06 normal outlet	14.30	0.01	31.4	16.7	0.81
09 total inflow	14.30	0.01	31.4	16.7	0.81
10 surface outflow	14.30	0.01	31.4	16.7	0.81
12 total outflow	14.30	0.01	31.4	16.7	0.81
15 mass balance chec	0.00	0.00	0.0	0.0	
Reduction (%)	0.00	0.00	0.0	0.0	

Device: Pipe Type: PIPE Variable: CU

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	0.63	0.00	0.1	0.0	0.04
02 upstream device	13.67	0.01	0.7	0.4	0.02
06 normal outlet	14.30	0.01	0.7	0.4	0.02
09 total inflow	14.30	0.01	0.7	0.4	0.02
10 surface outflow	14.30	0.01	0.7	0.4	0.02
12 total outflow	14.30	0.01	0.7	0.4	0.02
15 mass balance chec	0.00	0.00	0.0	0.0	
Reduction (%)	0.00	0.00	0.0	0.0	

Device: Pipe Type: PIPE Variable: PB

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	0.63	0.00	0.0	0.0	0.02
02 upstream device	13.67	0.01	0.2	0.1	0.00
06 normal outlet	14.30	0.01	0.2	0.1	0.00
09 total inflow	14.30	0.01	0.2	0.1	0.00
10 surface outflow	14.30	0.01	0.2	0.1	0.00
12 total outflow	14.30	0.01	0.2	0.1	0.00
15 mass balance chec	0.00	0.00	0.0	0.0	
Reduction (%)	0.00	0.00	0.0	0.0	

Device: Pipe Type: PIPE Variable: ZN

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	0.63	0.00	0.2	0.1	0.14
02 upstream device	13.67	0.01	3.1	1.7	0.08
06 normal outlet	14.30	0.01	3.4	1.8	0.09
09 total inflow	14.30	0.01	3.4	1.8	0.09
10 surface outflow	14.30	0.01	3.4	1.8	0.09
12 total outflow	14.30	0.01	3.4	1.8	0.09
15 mass balance chec	0.00	0.00	0.0	0.0	
Reduction (%)	0.00	0.00	0.0	0.0	

Device: Pipe Type: PIPE Variable: HC

Mass Balance Term	Flow_acft	Flow_cfs	Load_lbs	Load_lbs/yr	Conc_ppm
01 watershed inflows	0.63	0.00	3.6	1.9	2.12
02 upstream device	13.67	0.01	19.9	10.6	0.54
06 normal outlet	14.30	0.01	23.6	12.6	0.61
09 total inflow	14.30	0.01	23.6	12.6	0.61
10 surface outflow	14.30	0.01	23.6	12.6	0.61
12 total outflow	14.30	0.01	23.6	12.6	0.61
15 mass balance chec	0.00	0.00	0.0	0.0	
Reduction (%)	0.00	0.00	0.0	0.0	

Chosen Valley Testing, Inc.

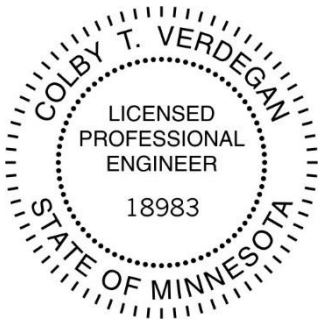
Design Phase Geotechnical Evaluation:

Proposed Apartment Complex
21601 John Deere Lane
Rogers, Minnesota
CVT# 25826.25.MNS

Prepared for:

Mr. Jacob Budenski
Elbert Companies

Certification:



I hereby certify that this 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.

Colby T. Verdegan, PE
Geotechnical Engineer
Registration Number 18983
Date: July 25, 2025

Chosen Valley Testing, Inc.

Geotechnical Engineering and Testing • 245 Roselawn Ave. E., Suite #29, St. Paul, MN 55117 • Telephone (651) 756-7384 • stpaul@cvtesting.com

Mr. Jacob Budenski
Ebert Companies
23350 County Road 10
Corcoran, Minnesota 55357
Phone: (952) 380-6430
Email: jbudenski@ebertccompanies.com

July 25, 2025

Re: Design Phase Geotechnical Evaluation
Proposed Apartment Complex
21601 John Deere Lane
Rogers, Minnesota
CVT Number: 25826.25.MNS

Dear Mr. Budenski,

We have completed the geotechnical evaluation authorized for the proposed apartment complex in Rogers, Minnesota. This letter briefly summarizes the findings and analysis detailed in the attached report.

Summary of Boring Results

At the surface, all of the borings met about ½ to 2 feet of aggregate base followed by about ½ foot to 7 feet of fill. The fill was variable and consisted of brown to black clay, silty to clayey sands as well as some cleaner poorly graded sands which tend to be near the surface. A number of borings met soils suspected to be fill due to inconsistencies with the more obvious natural soils but were termed "possible" fill because they lacked qualities clearly associated with some fills (such as debris, buried topsoil, obvious mixing, etc.). The deepest fill and possible fill were on the southeastern part of the site.

The soils below the fill and possible fill were dominated by clayey glacial deposits consisting primarily of glacial till sandy lean clays, but including some silty, sands and clayey sands. Glacio-fluvial clays or silts were met between the fill and the glacial till deposits at a few locations.

Water was encountered during drilling at 7 feet below the surface in the west and south corner borings. Water was not observed in the other borings. In consideration of the readings as well as soil colorations, we suspect that water is rather completely perched or trapped at various depths and locations. Piezometers would be needed to have a clearer understanding of groundwater conditions.

Summary of Analysis and Recommendations

The fill is not suitable for support of the structure and should be completely removed from below the building areas For planning purposes, we recommend assuming that the possible fill must also be removed. Due to the structure having a below grade parking level, most of the fill is expected to be removed to attain parking level subgrades.

After removals have been performed, the exposed subgrade is expected to consist of glacial clays or other glacial soils. Most of these materials appear to be suitable for supporting the structure, however, the uppermost glacial soils were rather soft at some locations – particularly towards the west corner of the building. In the event that soft and saturated soils are met during excavating, we recommend removing these soils at least three feet below footings and replacing them with engineered fill. The actual removal depths will need to be assessed when the bearing soils are better exposed for evaluation during grading. The possible fill soils would also be better evaluated at that time.

With the present information, we recommend that construction include plans for at least 2 feet of clean sand or gravel beneath the lower-level slab and a draintile, to allow removal of water if present and as an aid to construction.

We recommend using clean sands or gravels as replacement fill. Similar materials should be used as backfill against basement walls. These materials will have to be imported.

Foundations are expected to bear upon the native glacial soils or engineered fill overlying native glacial soils. With the assumed foundation loads and implementation of the earthwork recommendations, we are of the opinion that foundations should be designed using a bearing pressure of 3,000 psf.

Due to the depth of some of the corrections and seemingly tight site constraints, rammed aggregate piers might provide a cost-effective option for development and would enable the use of conventional spread footing foundations at high capacities. We note that soil improvement with rammed aggregates is a patented technology and must be designed and installed by qualified design build contractors – who will need to determine size, depth, and spacing of the piers/anchors based on the considerations of the soils conditions and structural loading and tolerance information. If this approach is used, the below slab sand cushion is still recommended to be implemented.

Remarks

For more details of our analysis and recommendations, please see the attached report. We appreciate the opportunity to help you on this project. If you have any questions or need additional information, please contact us at (651) 756-7384.

Sincerely,
Chosen Valley Testing, Inc.



Hannah Fischer
Graduate Engineer



Colby T. Verdegan, PE
Sr. Geotechnical/Materials Engineer

TABLE OF CONTENTS

A. INTRODUCTION 2

A.1. Purpose 2
A.2. Scope 2
A.3. Boring Locations 2
A.4. Geologic Background 2

B. EXPLORATION RESULTS 3

B.1. Stratification 3
B.2. Laboratory Test Data 4
B.3. Ground Water Data 4

C. DESIGN INFORMATION 4

D. ANALYSIS 5

E. BUILDING RECOMMENDATIONS 6

E.1. General Grading Recommendations 6
E.1.a. Over-Excavation 6
E.1.b. Additional Removals and Geotechnical Review of Excavations 6
E.1.c. Oversizing 6
E.1.d. Filling and Compaction 6
E.1.e Rammed Aggregate Piers Option 7
E.2. Building Design 7
E.2.a. Foundation Depth 7
E.2.b. Bearing Capacity and Settlement 7
E.2.c. Vapor Barrier and Drainage 7
E.2.d. Slab Design 7
E.2.e. Lateral Earth Pressures 8

F. PAVEMENT RECOMMENDATIONS 8

F.1. Stripping and Grading 8
F.2. Pavement Design 9
F.3. Pavement Maintenance 9

G. GENERAL CONSTRUCTION RECOMMENDATIONS 9

G.1. Earthwork 9
G.2. Groundwater/De-watering 9
G.3. Sideslopes 9
G.4. Filling and Compacting 9
G.5. Cold Weather Construction 10
G.6. Construction Testing and Documentation 10

H. LEVEL OF CARE 10

APPENDIX 11

Design Phase Geotechnical Report
Proposed Apartment Complex
21601 John Deere Lane
Rogers, Minnesota

CVT Project Number: 25826.25.MNS
July 25, 2025

A. Introduction

The intent of this report is to present our findings and describe the means used to collect the data. The data was collected for a specific purpose and may not be suitable for other purposes. We should be consulted before attempting to use the data for other uses. A complete and thorough review of the entire document, including its assumptions and its appendices, should be undertaken immediately upon receipt.

A.1. Purpose

This design phase geotechnical report was prepared to aid design and construction of the proposed apartment complex in Rogers, Minnesota. Our services were authorized by Mr. Jacob Budenski of Ebert Companies.

A.2. Scope

To provide data for analysis, a total of fifteen (15) penetration test borings were authorized to depths of about 15 to 25 feet. Our engineering scope consisted of providing this report, summarizing our exploration procedures and findings and providing geotechnical recommendations for the proposed development.

A.3. Boring Locations

The desired boring locations were chosen by Chosen Valley Testing (CVT) based on a site plan, provided by the client. The Boring Location Sketch in the Appendix shows the approximate locations as drilled.

Ground surface elevations at the borings were estimated to the nearest ½-foot from LiDAR topographic data available by the Minnesota Department of Natural Resources using their online software "MnTOPO".

A.4. Geologic Background

A geotechnical report is based on subsurface data collected for the specific structure or problem. Available geologic data from the region can help interpretation of the data and is briefly summarized in this section.

Satellite photos indicate the site is a developed commercial property with a building but which is primarily gravel surfaced driving and storage areas. Geologic maps indicate that the dominant soils in the area are glacial till deposits of clay, silt and sand mixtures. Bedrock is commonly within 100 to 150 feet from the surface and typically consists of sandstone, siltstone, and shale of the St. Lawrence and Franconia Formations.

B. Exploration Results

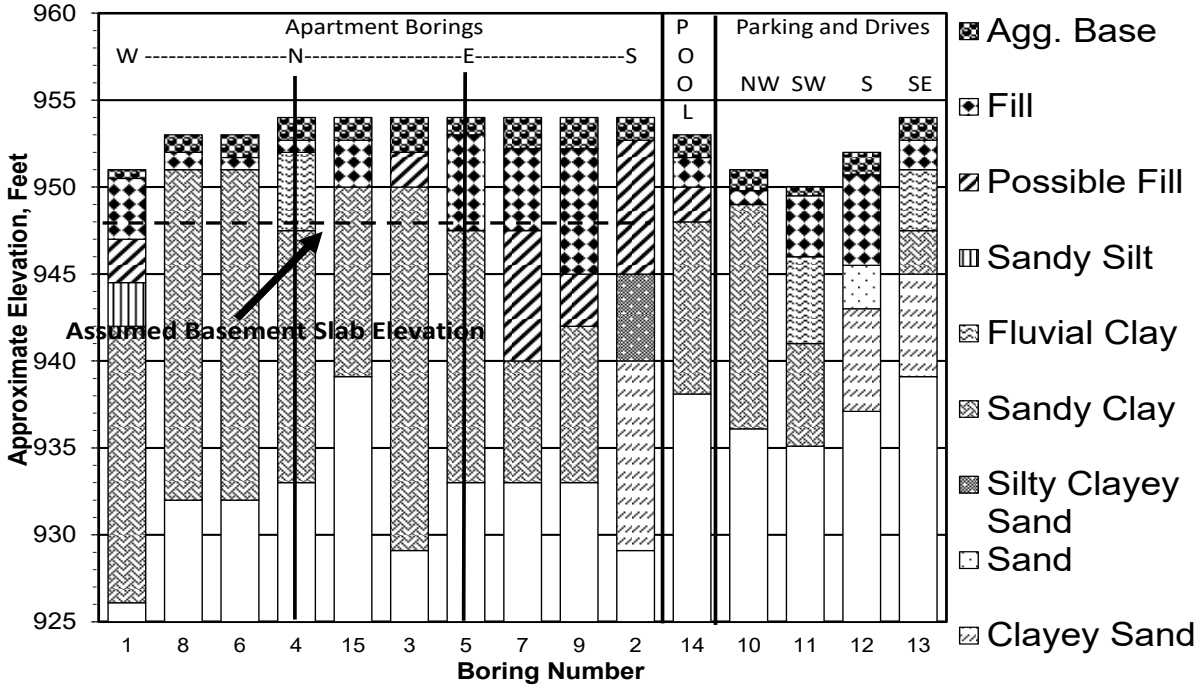
The borings were performed using penetration test procedures (Method of Test D1586 of the American Society for Testing and Materials). This procedure allows for the extraction of intact soil specimen from deep in the ground. With this method, a hollow-stem auger is drilled to the desired sampling depth. A 2-inch OD sampling tube is then screwed onto the end of a sampling rod, inserted through the hole in the auger's tip, and then driven into the soil with a 140-pound hammer dropped repeatedly from a height of 30 inches above the sampling rod. The sampler is driven 18 inches into the soil, unless the material is too hard. The samples are generally taken at 2½ to 5-foot intervals. The core of soil obtained is classified and logged by the driller and a representative portion is then sealed and delivered to the soils engineer for review.

B.1. Stratification

At the surface, all of the borings met about ½ to 2 feet of aggregate base followed by about ½ foot to 7 feet of fill. The fill was variable and consisted of brown to black clay, silty to clayey sands as well as some cleaner poorly graded sands which tend to be near the surface. A number of borings met soils suspected to be fill due to inconsistencies with the more obvious natural soils but were termed "possible" fill because they lacked qualities clearly associated with some fills (such as debris, buried topsoil, obvious mixing, etc.). The deepest fill and possible fill were on the southeastern part of the site.

The soils below the fill and possible fill were dominated by clayey glacial deposits consisting primarily of glacial till sandy lean clays, but including some silty, sands and clayey sands. Glacio-fluvial clays or silts were met between the fill and the glacial till deposits at a few locations.

The soil boring data has been summarized in the following cross-section. For the readers convenience, the assumed elevation of the lower level slab has also been indicated . Please refer to the individual Log of Boring sheets in the Appendix for more detailed information.



B.2. Laboratory Test Data

The number of blows needed for the hammer to advance the penetration test sampler is an indicator of soil characteristics. The number of blows to advance the sampler 1 foot is called the penetration resistance or "N"-value. The results tend to be more meaningful for natural mineral soils than for fill soils. In fill soils, compaction tests are more meaningful.

Penetration resistance values ("N" Values) of 2 to 17 blows per foot (BPF) were recorded in the granular glacial soil, indicating it was very loose to medium dense. The glacial clays returned N-Values of 4 to 18 BPF, indicating it was rather soft to very stiff.

A key to the descriptors used to qualify the relative density of soil (such as *soft, stiff, loose,* and *dense,*) can be found on the Legend to Soil Description in the Appendix.

B.3. Ground Water Data

Methods: During drilling, the drillers may note the presence of moisture on the sampler, in the cuttings, or in the borehole itself. These findings are reported on the boring logs. Because water levels vary with weather, time of year, and other factors, the presence or lack of water during exploration is subject to interpretation and is not always conclusive.

Water was encountered during drilling at 7 feet below the surface in the west and south corner borings. Water was not observed in the other borings. In consideration of the readings as well as soil colorations, we suspect that water is rather completely perched or trapped at various depths and locations. Piezometers would be needed to have a clearer understanding of groundwater conditions. Groundwater levels on site are expected to fluctuate seasonally with local weather patterns and similar to water levels in nearby streams and rivers.

C. Design Information

Each structure has a different loading configuration and intensity, different grades, and different structural and performance tolerances. Therefore, the geotechnical exploration will be construed differently from one structure to another. If the initial structure should change design, we should be engaged to review these conditions with respect to the prevailing soil conditions. Without the opportunity to review any such changes, the recommendations may no longer be valid or appropriate.

The project consists of the construction of a new apartment complex. The building is to be three-stories tall with underground parking. The interior area of the building will also have a pool area, including a clubhouse attached to the main building.

Structural loads were not available at the time of this report. We have assumed maximum wall loads to be on the order 8 kips per lineal foot, and assumed maximum column loads on the order of 200 kips.

Grading information was not available to us at the time of this report. Parking grade is assumed to be about 6 feet below the surface, or at about elevation 948 feet on the assumed datum.

Paved areas around the site are expected to support primarily auto traffic with some service and maintenance truck traffic.

D. Analysis

The fill is not suitable for support of the structure and should be completely removed from below the building areas For planning purposes, we recommend assuming that the possible fill must also be removed. Due to the structure having a below grade parking level, most of the fill is expected to be removed to attain parking level subgrades.

After removals have been performed, the exposed subgrade is expected to consist of glacial clays or other glacial soils. Most of these materials appear to be suitable for supporting the structure, however, the uppermost glacial soils were rather soft at some locations – particularly towards the west corner of the building. In the event that soft and saturated soils are met during excavating, we recommend removing these soils at least three feet below footings and replacing them with engineered fill. The actual removal depths will need to be assessed when the bearing soils are better exposed for evaluation during grading. The possible fill soils would also be better evaluated at that time.

As noted in Section B-3, water was observed at depths of about 7 feet in two of the borings but was not observed at the other locations. In consideration of this as well as soil colorations, we suspect that water is rather completely perched or trapped at various depths and locations. With the present information, we recommend that construction include plans for at least 2 feet of clean sand or gravel beneath the lower-level slab and a draintile, to allow removal of water if present and as an aid to construction.

We recommend using clean sands or gravels as replacement fill. Similar materials should be used as backfill against basement walls. These materials will have to be imported.

Foundations are expected to bear upon the native glacial soils or engineered fill overlying native glacial soils. With the assumed foundation loads and implementation of the earthwork recommendations, we are of the opinion that foundations should be designed using a bearing pressure of 3,000 psf.

Based on the recommended design bearing pressures, total post-construction settlements are expected to be 1 inch or less, and differential settlement is expected to be ½ inch or less between footings that are similarly loaded.

Due to the depth of some of the corrections and seemingly tight site constraints, rammed aggregate piers might provide a cost-effective option for development and would enable the use of conventional spread footing foundations at high capacities. Section E.1.e. of the report provides general recommendations applicable to rammed aggregate foundations. We note that soil improvement with rammed aggregates is a patented technology and must be designed and installed by qualified design build contractors – who will need to determine size, depth, and spacing of the piers/anchors based on the considerations of the soils conditions and structural loading and tolerance information.

The remainder of the report provides further details of our recommendations for the proposed facility.

E. Building Recommendations

E.1. General Grading Recommendations

E.1.a. Over-Excavation: As mentioned before, the fill is not suitable for support of the structures and should be completely removed from below the building. For planning purposes, we recommend assuming that the possible fill must also be removed – subject to closer review during construction. The following table presents the apparent depths of unsuitable soils at the locations explored in the building areas. The values in the table have been rounded to the nearest ½-foot.

oring No.	Approx. Ground Surface Elevation (Feet)	Apparent Depth of Fill and Possible Fill (feet)	Apparent Bottom Elevation of Unsuitable Soils (feet)
1	951	6 1/2	944 1/2
8	953	2	951
6	953	2	951
4	954	2	952
15	954	4	950
3	954	4	950
5	954	6 1/2	947 1/2
7	954	14	940
9	954	12	942
2	954	9	945
14	953	5	948

E.1.b. Additional Removals and Geotechnical Review of Excavations: In the event that soft and saturated soils are met during excavating, we recommend removing these soils at least three feet below footings and replacing them with engineered fill. The actual removal depths will need to be assed when the bearing soils are better exposed for evaluation during grading. The possible fill soils would also be better evaluated at that time.

In slab areas, we recommend additional removing the natural soils as needed to provide at least 2 feet of clean sand or gravel below the slabs for drainage and as an aid to construction.

We recommend personnel from Chosen Valley Testing be on hand during grading and excavations. Subject to those evaluations, changes to depths or recommendations may be deemed warranted.

E.1.c. Oversizing: Any corrective excavations should be oversized at least 1 foot beyond the foundations for each foot of fill needed below footing grade. This over-sizing can be reduced by up to 50% if rather precise staking is present during grading, and the excavation limits can be rather precisely confirmed relative to the foundations.

E.1.d. Filling and Compaction: All fill below building and oversizing areas should be compacted to a minimum of 95% of its maximum standard Proctor density (ASTM D 698). Due to the potential for wet conditions, we recommend using sand or gravel having less than 5% particles passing a number 200 sieve, as engineered structural fill below basement level footings and slabs and in wet excavations.

Below higher level footings and slabs, sands having less than 12% passing a #200 sieve should be acceptable.

E.1.e Rammed Aggregate Piers Option With this approach, we recommend completely removing all paving materials, foundations, or any other unsuitable materials that may be discovered during construction that cannot be improved by the rammed aggregate piers. Most of this would be removed to attain foundation level.

Piers support would be necessary for foundations. Ideally, they would be placed in slab areas "floated" over the existing fill to reduce the potential for long term settlement. Because of the wet condition of those fill and unloading created by excavating to the basement level, large long term settlement of slab areas is not anticipated nor is it expected to occur quickly. Regardless of implementation of aggregate piers, the 2-foot cushion of below slab fill is still recommended to be implemented.

Independent observation of the pier installation may be required. Regardless of that, once the piers are installed, additional inspections should be performed to reasonably confirm correct pier locations relative to the supported foundations and slabs and to also confirm that the soils at the top of the piers are compacted and protected in advance of placing concrete, in accordance with the design-build contractor's recommendations. The design-build contractor may have additional requirements or requirements that supersede those in this report.

E.2. Building Design

E.2.a. Foundation Depth: We recommend that exterior foundations for heated structures bear on soils at least 42 inches below the exposed ground surface. Interior footings for heated structures can be placed directly below slabs. Footings for unheated structures should be placed 60 inches below the surface.

E.2.b. Bearing Capacity and Settlement: Frost depth footings for the building are expected to bear upon native glacial till or engineered fill overlying native glacial till. With the assumed foundation loads and implementation of the earthwork recommendations, we are of the opinion that foundations should be designed using a bearing pressure of 3,000 psf. This allowable bearing capacity includes a safety factor of at least 3 against shear failure.

Based on the recommended design bearing pressures, total post-construction settlements are expected to be 1 inch or less, and differential settlement is expected to be ½ inch or less between footings that are similarly loaded.

E.2.c. Vapor Barrier and Drainage: If the slab will receive coverings that are less permeable than concrete, a vapor barrier should be placed below the slab. Some contractors prefer to place this barrier below a layer of sand to limit the potential for curling.

E.2.d. Slab Design: The completed slab subgrade is expected to consist of at least 2 feet of engineered granular fill. We recommend using a modulus of subgrade reaction of no more than 200 pounds per cubic inch (pci) for this stratification.

E.2.e. Lateral Earth Pressures: Lateral earth parameters are provided for design of below-grade/retaining walls. Backfill should be compacted to at least 95% of its maximum standard Proctor density (ASTM D 698). Lateral resistance will depend on the materials used. We recommend using clean free-draining sands having less than 12% particles passing a number 200 sieve as backfill behind walls. The following table includes support values for the recommended clean sand. These values do not include safety factors.

E.2. Lateral Earth Pressures

Poorly Graded Sands (SP) 95% standard Proctor density	
Internal Friction Angle (degrees)	34
Cohesion (psf)	0
Coefficient of Friction between Concrete and Soil	0.5
Moist Unit Weight (pcf)	120
Backslope Behind Wall (degrees)	0 (Flat)
At-Rest Coefficient (Ko)	0.44
Active Coefficient (Ka)	0.28
Passive Coefficient (Kp)	3.54
Equivalent At-Rest Fluid Earth Pressure (psf/ft of wall height)	55

The actual loads exerted on the structure will depend on the movement or flexure of the structure. For sand fill, horizontal movement or flexure of about 0.2% of the height of soil retained may be sufficient to mobilize frictional forces from the at-rest state to the active state.

F. Pavement Recommendations

F.1. Stripping and Grading

We recommend completely removing any topsoil, soft or otherwise unsuitable material to a depth of at least 2 feet below pavements. At the locations explored, the upper materials appear to consist primarily of aggregate and cleaner sand, so limited removal area expected to be needed. Existing foundations should be removed to at least 3 feet below the pavements.

Any fill needed for paved areas should consist of soil similar to the existing near surface soils, which were primarily aggregate base and rather clean sands in the upper 2 feet but clays or clayey below that depth.

All fill material below paved areas should be compacted to 100% of its maximum standard Proctor density (ASTM D 698). The completed pavement subgrade should be able to pass a proof roll test. Areas not passing the proof roll test should be reworked and stabilized as needed to pass the test roll.

F.2. Pavement Design

The pavement should be designed according to the materials present after grading, which is expected to consist of a layer of granular fill over clayey soils. Based on this profile, we recommend using an R-value of 15 for pavement design.

In the absence of a design traffic volume, we recommend a flexible pavement section consisting of at least 4 inches of asphalt over 8 inches of aggregate base for standard auto traffic areas.

These pavement sections should be considered preliminary and subject to review by the project civil engineering consultant, based on more specific traffic loading information. The above pavement sections also assume that the subgrade has been sufficiently scarified and compacted to pass a test roll.

F.3. Pavement Maintenance

Routine maintenance is recommended for improved pavement performance and to increase pavement life. Some thermal shrinkage cracks may develop over time; therefore, pavements should be sealed with a liquid bitumen sealer to mitigate water intrusion into the base course and subgrade sections. Localized patch failures may also develop, which should be cut out and repaired. Periodic seal coating would also help preserve and assure a longer pavement life.

G. General Construction Recommendations

G.1. Earthwork

A tracked backhoe with a smooth-lipped bucket is recommended for excavations. This is in an effort to minimize disturbance to the supporting soils left in place, while also producing a smooth working surface.

G.2. Groundwater/De-watering

As noted before water was encountered in two of the borings and might be met in other areas. Most of the soils are not very permeable so that sump pumps are expected to be capable of removing any seepage or precipitation that may pond in clayey excavations. The notable exception to this was in area where the water was noted in one of the borings, where a layer of highly permeable clean sand was met – but which also might be an isolated pocket of sand fill.

G.3. Sideslopes

The contractor will be required to slope or shore the excavations as needed to meet OSHA requirements for safety and to limit disturbance to surrounding structures. Most of the soils would be expected to classify as Type B soil as defined by OSHA, although the softer clays would be expected to classify as Type C soil.

G.4. Filling and Compacting

Fill should be placed in lifts adjusted to the compactor being used and the material being compacted. We recommend limiting lifts to no more than 1-foot – assuming large, self-propelled or tow behind compactors are used. Thinner lifts should be used for lighter compaction equipment.

G.5. Cold Weather Construction

If earthwork occurs during freezing temperatures, good winter construction practices should be used. Frozen fill should not be used and fill should not be placed on frozen ground. Slab areas should be completely thawed prior to placing any concrete.

G.6. Construction Testing and Documentation

Excavations and grading should be evaluated and documented by geotechnical personnel, after the unsuitable soils are removed and before the placement of any fill, concrete, or pavements. Proposed engineered fill should be evaluated for conformance to the project gradation recommendations before its use and should be tested for compaction during construction. If the filling proceeds during periods of freezing weather, full-time testing should be considered to help confirm that imported fill is thawed prior to and during compaction, and that all snow/ice has been removed before placement of the fill.

Although our firm offers testing services relating to civil and structural components of the building (such as concrete testing, reinforcement observations, etc.) specification of such services is beyond our work scope and the designer should be consulted as to such requirements.

H. Level of Care

The services provided for this project have been conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in this area, under similar budget and time constraints. This is our professional responsibility. No other warranty, expressed or implied, is made.

Appendix

Boring Location Sketch

Log of Boring # 1-15

Legend to Soil Description

Chosen Valley Testing, Inc.

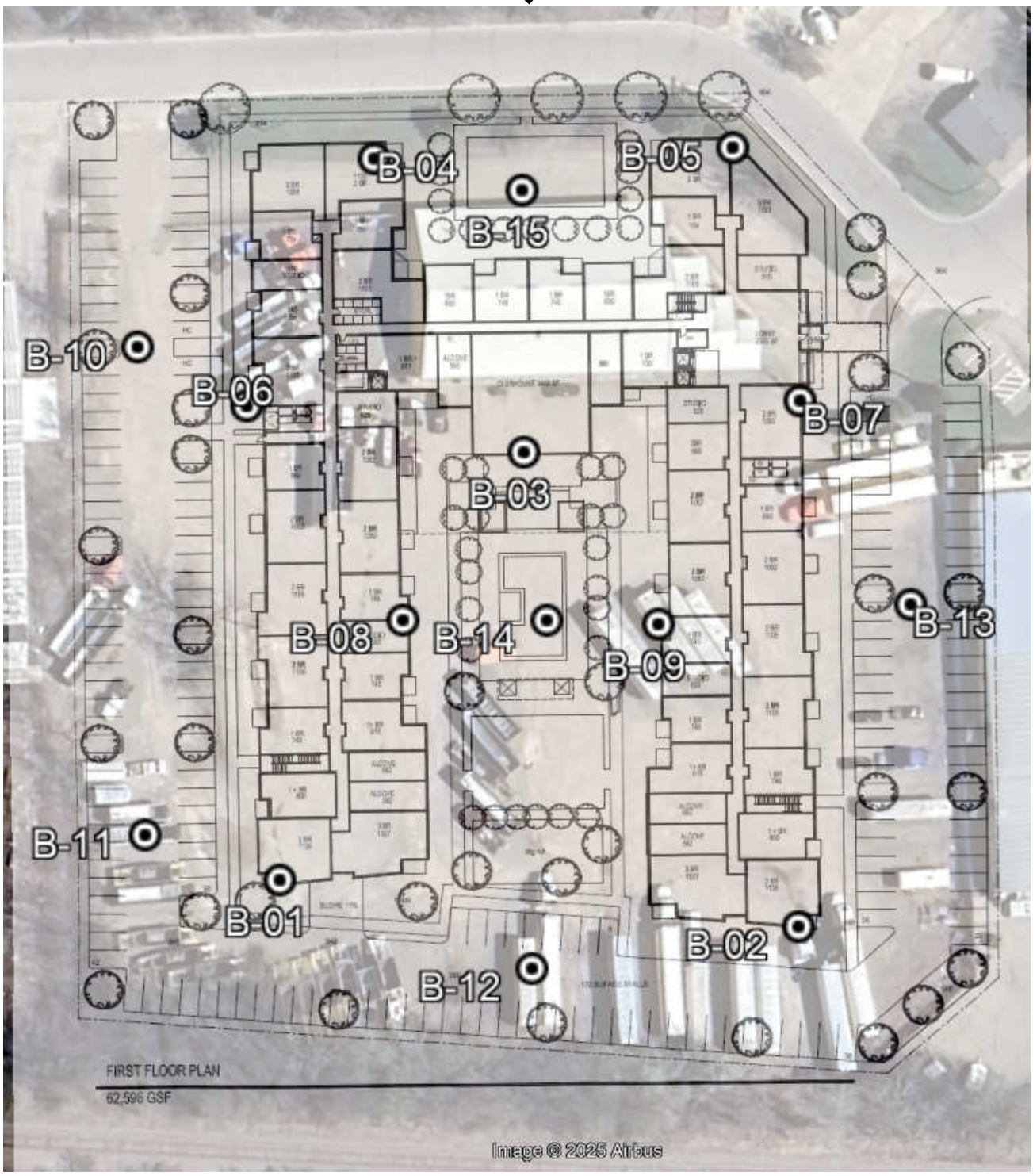
Legend

Boring Locations

Boring Location Sketch

Rogers Apartment Complex
21601 John Deere Complex,
Rogers, Minnesota
Project Number: CVT 25826.25.MNS

N



LOG OF BORING

CHOSEN VALLEY TESTING CVT

PROJECT: 25826.25.MNS Design Phase Geotechnical Evaluation Rogers Apartments 21601 John Deere Lane Rogers, Minnesota	BORING: **B-01** LOCATION: See attached sketch. DATE: 7/9/2025 SCALE: 1" = 4'

Elev.	Depth	USCS Symbol	Description of Materials (ASTM D 2487/2488)	BPF	WL	Tests and Notes
951.0	0.0					
950.5	0.5		**6 INCHES AGGREGATE BASE**.			Elevations were estimated using the MnDNR's program MnTopo and should be considered approximate.
949.0	2.0	SP SM	**FILL**, Poorly Graded Sand with Silt, fine-to-medium grained, brown, moist.			
947.0	4.0	CL	**FILL**, Slighty Organic Sandy Lean Clay, black, wet	6		MC=24.2%
944.5	6.5	CL	**SANDY LEAN CLAY**, gray, wet, medium. (Possible Fill)	6		MC=32%
942.0	9.0	ML	**SANDY SILT**, brown and gray mottled, wet, soft. (Glacial Till)	2	▽	MC=43.3%
		CL	**SANDY LEAN CLAY**, trace Gravel, brown and gray mottled, wet, rather soft to rather stiff. (Glacial Till)	4		MC=24%
			Below 12 feet, brown.	7		MC=21.5%
				8		MC=21.1%
			Below 20 feet, gray,	9		MC=19.8%
926.1	24.9			11		
			End Boring. Water was encountered at 7 feet during drilling. Boring was sealed upon completion.			MC=20.8%

CVT STANDARD 25826.25.MNS (ROGERS APARTMENTS).GPJ LOG A GNNN06.GDT 7/23/25

LOG OF BORING

CHOSEN VALLEY TESTING CVT

PROJECT: 25826.25.MNS Design Phase Geotechnical Evaluation Rogers Apartments 21601 John Deere Lane Rogers, Minnesota	BORING: **B-02** LOCATION: See attached sketch. DATE: 7/9/2025 SCALE: 1" = 4'

Elev.	Depth	USCS Symbol	Description of Materials (ASTM D 2487/2488)	BPF	WL	Tests and Notes
954.0	0.0		**16 INCHES AGGREGATE BASE**.			
952.7	1.3	SM	**FILL**, Silty Sand, fine grained, brown, moist, loose.	5		MC=29%
				6		MC=22.5%
947.0	7.0	SP SM	**POORLY GRADED SAND WITH SILT**, fine-to-coarse grained, travel Gravel, brown, water bearing, medium dense. (Possible Fill)	7	▽	MC=23.8%
945.0	9.0	SM SC	**SILTY CLAYEY SAND**, fine-to-medium grained, brown, wet, medium dense. (Glacial Till)	11		MC=16.7%
				15		MC=15.5%
940.0	14.0	SC	**CLAYEY SAND**, fine-to-medium grained, trace Gravel, brown, wet, medium dense. (Glacial Till)	10		MC=16.4%
				10		MC=16%
929.1	24.9			10		
			End Boring. Water was encountered at 7 feet during drilling. Boring was sealed upon completion.			MC=16%

CVT STANDARD 25826.25.MNS (ROGERS APARTMENTS).GPJ LOG A GNNN06.GDT 7/23/25

LOG OF BORING

CHOSEN VALLEY TESTING CVT

PROJECT: 25826.25.MNS Design Phase Geotechnical Evaluation Rogers Apartments 21601 John Deere Lane Rogers, Minnesota	BORING: **B-03** LOCATION: See attached sketch. DATE: 7/10/2025 SCALE: 1" = 4'

Elev.	Depth	USCS Symbol	Description of Materials (ASTM D 2487/2488)	BPF	WL	Tests and Notes
954.0	0.0		**24 INCHES AGGREGATE BASE**.			
952.0	2.0	SM	**SILTY SAND**, fine grained, trace Gravel, moist, medium dense. (Possible Fill)	15		No sample returned due to cobble or gravel disuption. Cuttings taken from boring used to determine soil type and moisture content.
950.0	4.0	CL	**SANDY LEAN CLAY**, trace Gravel, brown and gray mottled, wet, rather soft to rather stiff. (Glacial Till)	8		MC=11% MC=24.1%
				7		MC=20.2%
			Below 10 feet, brown.	7		MC=21.7%
				8		MC=21.5%
				10		MC=20.4%
			Below 20 feet, gray.	5		MC=18.5%
929.1	24.9			6		
			End Boring. Water was not encountered. Boring was sealed upon completion.			MC=19.1%

CVT STANDARD 25826.25.MNS (ROGERS APARTMENTS).GPJ LOG A GNNN06.GDT 7/23/25

LOG OF BORING

CHOSEN VALLEY TESTING CVT

PROJECT: 25826.25.MNS Design Phase Geotechnical Evaluation Rogers Apartments 21601 John Deere Lane Rogers, Minnesota	BORING: **B-04** LOCATION: See attached sketch. DATE: 7/9/2025 SCALE: 1" = 4'

Elev.	Depth	USCS Symbol	Description of Materials (ASTM D 2487/2488)	BPF	WL	Tests and Notes
954.0	0.0		**15 INCHES AGGREGATE BASE**.			
952.8	1.3					
952.0	2.0	SP SM	**FILL**, Poorly Graded Sand with Silt, fine-to-medium grained, brown, moist.			
		CL	**SANDY LEAN CLAY**, grey and brown mottled, wet, medium to rather stiff. (Glacio-Fluvium)	4		MC=25.3%
				7		MC=26%
947.5	6.5					
		CL	**SANDY LEAN CLAY**, trace Gravel, brown, wet, medium to rather stiff. (Glacial Till)	6		MC=20.3%
				7		MC=21.3%
				9		MC=20.9%
				8		MC=20.2%
933.0	21.0		At 20 feet, gray.	9		
			End Boring. Water was not encountered. Boring was sealed upon completion.			MC=20.7%

CVT STANDARD 25826.25.MNS (ROGERS APARTMENTS).GPJ LOG A GNNN06.GDT 7/23/25

LOG OF BORING

CHOSEN VALLEY TESTING CVT

PROJECT: 25826.25.MNS Design Phase Geotechnical Evaluation Rogers Apartments 21601 John Deere Lane Rogers, Minnesota	BORING: **B-05** LOCATION: See attached sketch. DATE: 7/9/2025 SCALE: 1" = 4'

Elev.	Depth	USCS Symbol	Description of Materials (ASTM D 2487/2488)	BPF	WL	Tests and Notes
954.0	0.0					
953.0	1.0		**12 INCHES AGGREGATE BASE**.			
952.0	2.0	SP SM	**FILL**, Poorly Graded Sand with Silt, fine-to-medium grained, brown, moist.			
		SM SC	**FILL**, Silty Clayey Sand, fine grained, dark brown, wet, loose.	7		MC=22.2%
			black and dark gray mixing.	5		MC=25.5%
947.5	6.5	CL	**SANDY LEAN CLAY**, trace Gravel, brown, wet, rather soft to rather stiff. (Glacial Till)	5		MC=33%
				9		MC=20%
				8		MC=19.8%
				9		MC=20.5%
933.0	21.0		At 20 feet, gray.	8		
			End Boring. Water was not encountered. Boring was sealed upon completion.			MC=20.8%

CVT STANDARD 25826.25.MNS (ROGERS APARTMENTS).GPJ LOG A GNNN06.GDT 7/23/25

LOG OF BORING

CHOSEN VALLEY TESTING CVT

PROJECT: 25826.25.MNS Design Phase Geotechnical Evaluation Rogers Apartments 21601 John Deere Lane Rogers, Minnesota	BORING: **B-06** LOCATION: See attached sketch. DATE: 7/10/2025 SCALE: 1" = 4'

Elev.	Depth	USCS Symbol	Description of Materials (ASTM D 2487/2488)	BPF	WL	Tests and Notes
953.0	0.0		**16 INCHES AGGREGATE BASE**.			
951.7	1.3					
951.0	2.0	SP SM	**FILL**, Poorly Graded Sand with Silt, fine-to-medium grained, brown, moist.			MC=21.7%
		CL	**SANDY LEAN CLAY**, trace Gravel, brown and gray mottled, wet, rather soft to rather stiff. (Glacial Till)	12		
				8		MC=21.4%
				10		MC=20.4%
			Below 10 feet, brown.	6		MC=19.9%
				8		MC=20.9%
				7		MC=21.1%
				5		
932.0	21.0		End Boring. Water was not encountered. Boring was sealed upon completion.			MC=20.2%

CVT STANDARD 25826.25.MNS (ROGERS APARTMENTS).GPJ LOG A GNNN06.GDT 7/23/25

LOG OF BORING

CHOSEN VALLEY TESTING CVT

PROJECT: 25826.25.MNS Design Phase Geotechnical Evaluation Rogers Apartments 21601 John Deere Lane Rogers, Minnesota	BORING: **B-07** LOCATION: See attached sketch. DATE: 7/9/2025 SCALE: 1" = 4'

Elev.	Depth	USCS Symbol	Description of Materials (ASTM D 2487/2488)	BPF	WL	Tests and Notes
954.0	0.0		**22 INCHES AGGREGATE BASE**.			
952.2	1.8	CL	**FILL**, Sandy Lean Clay, black, wet.	9		MC=27.5%
				9		MC=16.8%
947.5	6.5	CL ML	**LEAN CLAY**, gray, wet, rather soft. (Possible Fill)	5		MC=35.2%
				4		MC=28.1%
942.0	12.0	CL	**SANDY LEAN CLAY**, trace Gravel, gray and dark gray mixing, wet. (Possible Fill)	6		MC=17.6%
940.0	14.0	CL	**SANDY LEAN CLAY**, trace Gravel, gray, wet. (Glacial Till)	18		No sample returned due to cobble or gravel disuption.
933.0	21.0		End Boring. Water was not encountered. Boring was sealed upon completion.	7		MC=17.9%

CVT STANDARD 25826.25.MNS (ROGERS APARTMENTS).GPJ LOG A GNNN06.GDT 7/23/25

LOG OF BORING

CHOSEN VALLEY TESTING CVT

PROJECT: 25826.25.MNS Design Phase Geotechnical Evaluation Rogers Apartments 21601 John Deere Lane Rogers, Minnesota	BORING: **B-08** LOCATION: See attached sketch. DATE: 7/10/2025 SCALE: 1" = 4'

Elev.	Depth	USCS Symbol	Description of Materials (ASTM D 2487/2488)	BPF	WL	Tests and Notes
953.0	0.0					
952.0	1.0		**12 INCHES AGGREGATE BASE**.			
951.0	2.0	SP SM	**FILL**, Poorly Graded Sand with Silt, fine-to-medium grained, brown, moist.			
		CL	**SANDY LEAN CLAY**, trace Gravel, brown, wet, medium to rather stiff. (Glacial Till)	12		MC=21.6%
				8		MC=20.5%
				7		MC=21.9%
				7		MC=21.3%
				10		MC=20.9%
				8		MC=20.7%
				6		
932.0	21.0		End Boring. Water was not encountered. Boring was sealed upon completion.			MC=19.4%

CVT STANDARD 25826.25.MNS (ROGERS APARTMENTS).GPJ LOG A GNNN06.GDT 7/23/25

LOG OF BORING

CHOSEN VALLEY TESTING CVT

PROJECT: 25826.25.MNS Design Phase Geotechnical Evaluation Rogers Apartments 21601 John Deere Lane Rogers, Minnesota	BORING: **B-09** LOCATION: See attached sketch. DATE: 7/9/2025 SCALE: 1" = 4'

Elev.	Depth	USCS Symbol	Description of Materials (ASTM D 2487/2488)	BPF	WL	Tests and Notes
954.0	0.0		**22 INCHES AGGREGATE BASE**.			
952.2	1.8	SM	**FILL**, Silty Sand, fine grained, brown, moist.	8		MC=26.8%
950.0	4.0	CL	**FILL**, Sandy Lean Clay, black, wet.	9		MC=21%
947.5	6.5	CL	**FILL**, Slightly Organic Silty Clayey Sand, dark brown, wet, rather soft.	5		MC=45%
945.0	9.0	CL	**SANDY LEAN CLAY**, brownish gray with dark gray mixing, wet, rather soft. (Possible Fill)	5		MC=29.9%
942.5	11.5	CL	**SANDY LEAN CLAY**, trace Gravel, gray, wet, rather soft to very stiff. (Glacial Till)	6		MC=16.2%
				17		MC=21.3%
933.0	21.0			5		
			End Boring. Water was not encountered. Boring was sealed upon completion.			MC=18%

CVT STANDARD 25826.25.MNS (ROGERS APARTMENTS).GPJ LOG A GNNN06.GDT 7/23/25

LOG OF BORING

CHOSEN VALLEY TESTING CVT

PROJECT: 25826.25.MNS Design Phase Geotechnical Evaluation Rogers Apartments 21601 John Deere Lane Rogers, Minnesota	BORING: **B-10** LOCATION: See attached sketch. DATE: 7/10/2025 SCALE: 1" = 4'

Elev.	Depth	USCS Symbol	Description of Materials (ASTM D 2487/2488)	BPF	WL	Tests and Notes
951.0	0.0		**14 INCHES AGGREGATE BASE**.			
949.8	1.2					
949.0	2.0	SP SM	**FILL**, Poorly Graded Sand with Silt, fine-to-medium grained, dark brown, moist.			MC=34.9%
		CL	**SANDY LEAN CLAY**, trace Gravel, brown and gray mottled, wet, medium to rather stiff. (Glacial Till)	10		
			Below 5 feet, brown.	7		MC=20.7%
				8		MC=21.6%
				10		MC=21.1%
				9		MC=19.5%
936.1	14.9			10		
			End Boring. Water was not encountered. Boring was sealed upon completion.			MC=19.6%

CVT STANDARD 25826.25.MNS (ROGERS APARTMENTS).GPJ LOG A GNNN06.GDT 7/23/25

LOG OF BORING

CHOSEN VALLEY TESTING CVT

PROJECT: 25826.25.MNS Design Phase Geotechnical Evaluation Rogers Apartments 21601 John Deere Lane Rogers, Minnesota	BORING: **B-11** LOCATION: See attached sketch. DATE: 7/9/2025 SCALE: 1" = 4'

Elev.	Depth	USCS Symbol	Description of Materials (ASTM D 2487/2488)	BPF	WL	Tests and Notes
950.0	0.0					
949.5	0.5		**12 INCHES AGGREGATE BASE**.			
		SP SM	**FILL**, Poorly Graded Sand with Silt, fine-to-medium grained, dark brown, moist.			
948.0	2.0	CL	**FILL** Sandy Lean Clay, black, wet.	6		MC=27.8%
946.0	4.0	CL	**LEAN CLAY** trace Gravel, gray, wet, medium. (Glacio-Fluvium)	7		MC=39%
943.5	6.5	CL	**SANDY LEAN CLAY**, trace Gravel, brown, wet, rather soft. (Glacio-Fluvium)	4	▽	MC=27%
941.0	9.0	CL	**SANDY LEAN CLAY**, trace Gravel, brown, wet, rather soft to medium. (Glacial Till)	5		MC=24.2%
				5		MC=39.7%
935.1	14.9			8		
			End Boring. Water was encountered at 7 feet during drilling. Boring was sealed upon completion.			MC=19.8%

CVT STANDARD 25826.25.MNS (ROGERS APARTMENTS).GPJ LOG A GNNN06.GDT 7/23/25

LOG OF BORING

CHOSEN VALLEY TESTING CVT

PROJECT: 25826.25.MNS Design Phase Geotechnical Evaluation Rogers Apartments 21601 John Deere Lane Rogers, Minnesota	BORING: **B-12** LOCATION: See attached sketch. DATE: 7/9/2025 SCALE: 1" = 4'

Elev.	Depth	USCS Symbol	Description of Materials (ASTM D 2487/2488)	BPF	WL	Tests and Notes
952.0	0.0					
950.8	1.3		**15 INCHES AGGREGATE BASE**.			
950.0	2.0	SP SM	**FILL**, Poorly Graded Sand with Silt, fine-to-medium grained, trace Gravel, brown, moist.			MC=20.5%
		SM	**FILL**, Silty Sand, fine grained, trace Gravel, brown, moist.	6		
				5		MC=20.4%
945.5	6.5	SP SM	**POORLY GRADED SAND WITH SILT**, fine-to-medium grained, trace Gravel, brown, water bearing, loose. (Glacial Till)	8	▽	MC=19.4%
943.0	9.0	SC	**CLAYEY SAND**, fine-to-medium grained, trace Gravel, brown, wet, rather stiff to very stiff. (Glacial Till)	9		MC=15.5%
				17		MC=14.1%
937.1	14.9			10		
			End Boring. Water was encountered at about 7 foot during drilling. Boring was sealed upon completion.			MC=18.8%

CVT STANDARD 25826.25.MNS (ROGERS APARTMENTS).GPJ LOG A GNNN06.GDT 7/23/25

LOG OF BORING

CHOSEN VALLEY TESTING CVT

PROJECT: 25826.25.MNS Design Phase Geotechnical Evaluation Rogers Apartments 21601 John Deere Lane Rogers, Minnesota	BORING: **B-13** LOCATION: See attached sketch. DATE: 7/10/2025 SCALE: 1" = 4'

Elev.	Depth	USCS Symbol	Description of Materials (ASTM D 2487/2488)	BPF	WL	Tests and Notes
954.0	0.0		**15 INCHES AGGREGATE BASE**.			
952.8	1.3	SP SM	**FILL**, Poorly Graded Sand with Silt, fine-to-coarse grained, brown, moist.	7		MC=21.3%
951.0	3.0	CL	**LEAN CLAY**, brown and gray mottled, wet, medium. (Glacial Till)	10		No sample returned due to cobble or gravel disuption.
947.5	6.5	SC	**CLAYEY SAND**, fine-to-medium grained, trace Gravel, brown, moist, loose to medium dense. (Glacial Till)	11		MC=18.6%
				7		MC=17.5%
				9		MC=17.7%
939.1	14.9		At 14 feet, gray and brown mottled.	8		MC=19.2%
			End Boring. Water was not observed. Boring was sealed upon completion.			

CVT STANDARD 25826.25.MNS (ROGERS APARTMENTS).GPJ LOG A GNNN06.GDT 7/23/25

LOG OF BORING

CHOSEN VALLEY TESTING CVT

PROJECT: 25826.25.MNS Design Phase Geotechnical Evaluation Rogers Apartments 21601 John Deere Lane Rogers, Minnesota	BORING: **B-14** LOCATION: See attached sketch. DATE: 7/10/2025 SCALE: 1" = 4'

Elev.	Depth	USCS Symbol	Description of Materials (ASTM D 2487/2488)	BPF	WL	Tests and Notes
953.0	0.0		**16 INCHES AGGREGATE BASE**.			
951.7	1.3	SP SM	**FILL**, Poorly Graded Sand with Silt, fine-to-medium grained, brown, moist.	9		MC=20.8%
950.0	3.0	CL	**SANDY LEAN CLAY**, trace Gravel, brown and dark brown mixing, wet, rather stiff. (Possible Fill)	9		MC=21%
946.5	6.5	CL	**SANDY LEAN CLAY**, trace Gravel, brown, wet, medium to rather stiff. (Glacial Till)	11		MC=19.8%
				9		MC=21%
				6		MC=20.7%
938.1	14.9			7		
			End Boring. Water was not observed. Boring was sealed upon completion.			MC=20.8%

CVT STANDARD 25826.25.MNS (ROGERS APARTMENTS).GPJ LOG A GNNN06.GDT 7/23/25

LOG OF BORING

CHOSEN VALLEY TESTING CVT

PROJECT: 25826.25.MNS Design Phase Geotechnical Evaluation Rogers Apartments 21601 John Deere Lane Rogers, Minnesota	BORING: **B-15** LOCATION: See attached sketch. DATE: 7/10/2025 SCALE: 1" = 4'

Elev.	Depth	USCS Symbol	Description of Materials (ASTM D 2487/2488)	BPF	WL	Tests and Notes
954.0	0.0		**16 INCHES AGGREGATE BASE**.			
952.7	1.3					
952.0	2.0	SP SM	**FILL**, Poorly Graded Sand with Silt, fine-to-medium grained, brown, moist.			MC=13%
		SC	**FILL**, Clayey Sand, fine-to-medium grained, trace Gravel, gray and black mixing, moist, medium.	7		
950.0	4.0	CL	**SANDY LEAN CLAY**, trace Gravel, gray and brown mottled, wet, medium to rather stiff. (Glacial Till)	6		MC=20.6%
				7		MC=20%
945.0	9.0	SC	**CLAYEY SAND**, fine-to-medium grained, trace Gravel, brown, wet. loose to medium dense. (Glacial Till)	8		MC=19.7%
				9		
939.1	14.9			11		
			End Boring. Water was not observed. Boring was sealed upon completion.			MC=18.2%

CVT STANDARD 25826.25.MNS (ROGERS APARTMENTS).GPJ LOG A GNNN06.GDT 7/23/25

UNIFIED SOIL CLASSIFICATION (ASTM D-2487/2488)

MATERIAL TYPES	CRITERIA FOR ASSIGNING SOIL GROUP NAMES			GROUP SYMBOL	SOIL GROUP NAMES & LEGEND
COARSE-GRAINED SOILS >50% RETAINED ON NO. 200 SIEVE	GRAVELS >50% OF COARSE FRACTION RETAINED ON NO 4. SIEVE	CLEAN GRAVELS <5% FINES	Cu>4 AND 1<Cc<3	GW	WELL-GRADED GRAVEL
			Cu>4 AND 1>Cc>3	GP	POORLY-GRADED GRAVEL
		GRAVELS WITH FINES >12% FINES	FINES CLASSIFY AS ML OR CL	GM	SILTY GRAVEL
			FINES CLASSIFY AS CL OR CH	GC	CLAYEY GRAVEL
	SANDS >50% OF COARSE FRACTION PASSES ON NO 4. SIEVE	CLEAN SANDS <5% FINES	Cu>6 AND 1<Cc<3	SW	WELL-GRADED SAND
			Cu>6 AND 1>Cc>3	SP	POORLY-GRADED SAND
		SANDS AND FINES >12% FINES	FINES CLASSIFY AS ML OR CL	SM	SILTY SAND
			FINES CLASSIFY AS CL OR CH	SC	CLAYEY SAND
FINE-GRAINED SOILS >50% PASSES NO. 200 SIEVE	SILTS AND CLAYS LIQUID LIMIT<50	INORGANIC	PI>7 AND PLOTS>"A" LINE	CL	LEAN CLAY
			PI>4 AND PLOTS<"A" LINE	ML	SILT
		ORGANIC	LL (oven dried)/LL (not dried)<0.75	OL	ORGANIC CLAY OR SILT
	SILTS AND CLAYS LIQUID LIMIT>50	INORGANIC	PI PLOTS >"A" LINE	CH	FAT CLAY
			PI PLOTS <"A" LINE	MH	ELASTIC SILT
		ORGANIC	LL (oven dried)/LL (not dried)<0.75	OH	ORGANIC CLAY OR SILT
HIGHLY ORGANIC SOILS		PRIMARILY ORGANIC MATTER, DARK IN COLOR, AND ORGANIC ODOR		PT	PEAT

Relative Proportions of Sand and Gravel

TERM	PERCENT
Trace	< 15
With	15 - 29
Modifier	> 30

Relative Proportions of Fines

TERM	PERCENT
Trace	< 5
With	5 - 12
Modifier	> 12

Grain Size Terminology

TERM	SIZE
Boulder	< 12 in.
Cobble	3 in. - 12 in.
Gravel	#4 sieve to 3 in.
Sand	#200 sieve to #4 sieve
Silt or Clay	Passing #200 sieve

SAMPLE TYPES

Hollow Stem

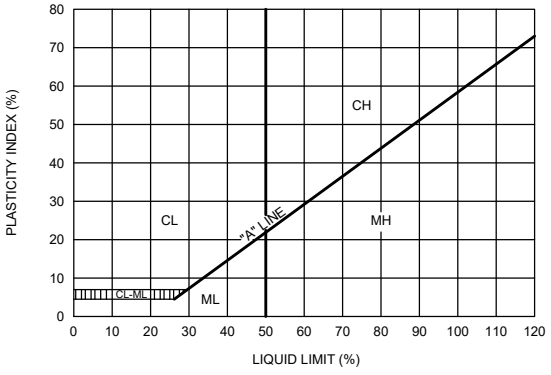
Standard Penetration Test

TEST SYMBOLS

MC	-	MOISTURE CONTENT	LL	-	LIQUID LIMIT
OC	-	ORGANIC CONTENT	PI	-	PLASTISITY INDEX
CN	-	CONSOLIDATION	SW	-	SWELL TEST
DD	-	DRY DENSITY	UU		Unconsolidated Undrained triaxial
PP	-	POCKET PENETROMETER			
RV	-	R-VALUE			
SA	-	SIEVE ANALYSIS			
P200	-	% PASSING #200 SIEVE			

▽ - WATER LEVEL (WITH TIME OF) MEASUREMENT

PLASTICITY CHART



PENETRATION RESISTANCE
(RECORDED AS BLOWS / 0.5 FT)

SAND & GRAVEL		SILT & CLAY		
RELATIVE DENSITY	BLOWS/FOOT*	CONSISTENCY	BLOWS/FOOT*	COMPRESSIVE STRENGTH (TSF)
VERY LOOSE	0 - 4	VERY SOFT	0 - 1	0 - 0.25
LOOSE	4 - 10	SOFT	2 - 3	0.25 - 0.50
MEDIUM DENSE	10 - 30	RATHER SOFT	4 - 5	0.50 - 1.0
DENSE	30 - 50	MEDIUM	6 - 8	
VERY DENSE	OVER 50	RATHER STIFF	9 - 12	1.0 - 2.0
		STIFF	13 - 16	
		VERY STIFF	17 - 30	2.0 - 4.0
		HARD	OVER 30	OVER 4.0

* NUMBER OF BLOWS OF 140 LB HAMMER FALLING 30 INCHES TO DRIVE A 2 INCH O.D. (1-3/8 INCH I.D.) SPLIT-BARREL SAMPLER THE LAST 12 INCHES OF AN 18-INCH DRIVE (ASTM-1586 STANDARD PENETRATION TEST).

Chosen Valley Testing

Job No. 16678.20.MNT

LEGEND TO SOIL DESCRIPTIONS

CVT

Chosen Valley Testing, Inc.

CVT 16678.20.MNT (KAPPEL RESIDENCE ADDTITION).GPJ 5/28/20

POWER & COMMUNICATION LEGEND

	120V DUPLEX OULET		MOTOR EQUIPMENT CONNECTION
	120V QUAD OUTLET		ELECTRICAL DISCONNECT
	208 OR 240 VOLT RECEPTACLE		ELECTRICAL CONNECTION W/DISCONNECT
	120V CEILING RECEPTACLE		
	DATA/COMMUNICATION OUTLET		ELECTRICAL CONNECTION W/WEATHER PROOF DISCONNECT
	TELEPHONE OUTLET		
	TV OUTLET		ELECTRICAL PANEL
	DATA/TV COMBO OUTLET	T	THERMOSTAT MOUNTED AT 48" A.F.F.
	FLOOR BOX		SMOKE/CO ALARM
J	JUNCTION BOX		SMOKE ALARM
E	E-STOP FOR GRILL OR FIRE PIT		
T	TIMER FOR FRILL OR FIRE PIT	NO2	NITROGEN DIOXIDE DETECTOR
BC	BELOW COUNTER OUTLET		
AC	ABOVE COUNTER OUTLET	CO2	CARBON MONOXIDE DETECTOR
D	DEDICATED RECEPTACLE		
GFI	GROUND FAULT CIRCUIT INTERRUPTER		
WP/GFI	WEATHER PROOF COVER WITH GFI		

LIGHTING LEGEND

	RECESSED 2X4 FIXTURE	S	SINGLE POLE SWITCH
	RECESSED 2X2 FIXTURE	S_3	THREE WAY SWITCH
	SURFACE MOUNT 1X4 FIXTURE	S_4	FOUR WAY SWITCH
	SURFACE MOUNT 2X4 FIXTURE	OC1	OCCUPANCY SENSORS
	WALL MOUNTED FIXTURE	OC2	
	CEILING MOUNTED STRIP FIXTURE	VC	VACANCY SENSORS
	RECESSED OR DISC FIXTURE	OC3	CEILING OCCUPANCY SENSORS
	WALL MOUNTED FIXTURE	OC4	
	SURFACE CEILING MOUNTED FIXTURE	TC	LIGHTING CONTROL TIME CLOCK
	PENDANT MOUNTED FIXTURE	NL	INDICATES NIGHT LIGHT FIXTURE
	EXTERIOR POLE MOUNTED FIXTURE	a,b	INDICATES LIGHT FIXTURE SWITCH LEG
	BOLLARD OR GROUND MOUNTED FIXTURE	P-X	INDICATES PANEL AND CIRCUIT NUMBER
	EMERGENCY LIGHTING FIXTURE	1	INDICATES LIGHT FIXTURE TYPE
	EMERGENCY EXIT SIGN	EX	INDICATES EXISTING FIXTURE
	EMERGENCY EXIT SIGN WITH EMERGENCY HEADS	RL	INDICATES RELOCATED FIXTURE
	EXTERIOR EMERGENCY EGRESS LIGHT	TC	INDICATES TIME CLOCK CONTROLLED FIXTURE
		EM	INDICATES FIXTURE EMERGENCY OR STANDBY POWER

SITE NOTES

1. PRIOR TO ANY DIGGING, TRENCHING, ETC. CONTACT ALL LOCAL UTILITY COMPANIES AND MUNICIPALITIES AND CONFIRM EXACT LOCATIONS OF ALL EXISTING UTILITIES.
2. MATERIALS AND EQUIPMENT SHALL BE LISTED AND/OR LABELED BY UL OR ANOTHER NATIONALLY RECOGNIZED TESTING LABORATORY.
3. ALL MATERIAL, EQUIPMENT, WIRING DEVICES, ETC SHALL BE NEW, UNLESS SPECIFICALLY NOTED AS EXISTING TO BE REUSED.
4. ALL MATERIALS AND EQUIPMENT SHALL BE STORED, HANDLED, ERECTED, INSTALLED, CONNECTED, CLEANED, ADJUSTED, TESTED, CONDITIONED AND PLACED IN SERVICE IN ACCORDANCE WITH THE MANUFACTURERS DIRECTIONS AND RECOMMENDATIONS.
5. ALL POLE FIXTURES TO BE LOCATED 4' AWAY FROM EDGE OF CURB.
6. ALL EXTERIOR LIGHT FIXTURES TO BE CONNECTED TO A COMMON EQUIPMENT GROUND. USE #8, TYPE THWN.
7. THE CONTROLLING LIGHTING CONTACTORS SHALL BE MOUNTED INSIDE THE BUILDING WITH TIME-CLOCK CONTROL & REMOTE PHOTOCELLS LOCATED ON THE EXTERIOR SIDE OF THE BUILDING WALL. INSTALL PHOTOCELLS AT LOCATIONS WHERE BUILDING OR OTHER OBSTRUCTIONS WILL NOT INTERFERE WITH THEIR PROPER OPERATION. FINAL BRANCH CIRCUIT SUPPLY CONNECTIONS WILL BE PROVIDED BY THE BUILDING ELECTRICAL CONTRACTORS.
8. MIN. BURIAL DEPTH FOR THE LIGHTING CIRCUIT SHALL BE 24". A SLIGHT DECREASE IN DEPTH IS ALLOWED WITHIN 10' OF THE POLES.
9. VERIFY CONSTRUCTION AREAS ON OTHER SITE PLANS FOR POTENTIAL OBSTACLES AND CONSTRUCTION LIMITS.

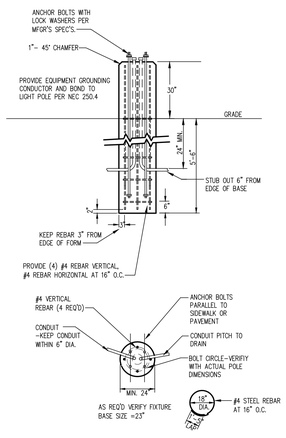
ELECTRICAL GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL ELECTRICAL & BUILDING CODES.
2. COORDINATE WORK WITH ALL OTHER TRADES.
3. EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
4. ALL EQUIPMENT GROUNDING CONDUCTORS SHALL BE INSTALLED AT ALL LOCATIONS.
5. ALL MEASUREMENTS TO TOP OF BOX.
6. GFI PROTECT ALL RECEPTACLES WITHIN 6' OF EVERY SINK.
7. DRAWINGS ONLY REPRESENT AN APPROXIMATE LOCATION OF ALL RECEPTACLES, SWITCHES, LIGHTS, TV/DATA JACKS, ELECTRICAL EQUIPMENT, ETC. FINAL LOCATIONS WILL BE DETERMINED IN THE FIELD AND MAY VARY FROM DRAWINGS DUE TO UNFORESEEN CIRCUMSTANCES.
8. PROVIDE GFCI PROTECTION FOR ALL AREAS LISTED UNDER NEC 210.8.
9. PROVIDE TAMPER RESISTANT RECEPTACLES IN ALL AREAS LISTED UNDER NEC 406.12.

LIGHTING FIXTURE SCHEDULE – EXTERIOR

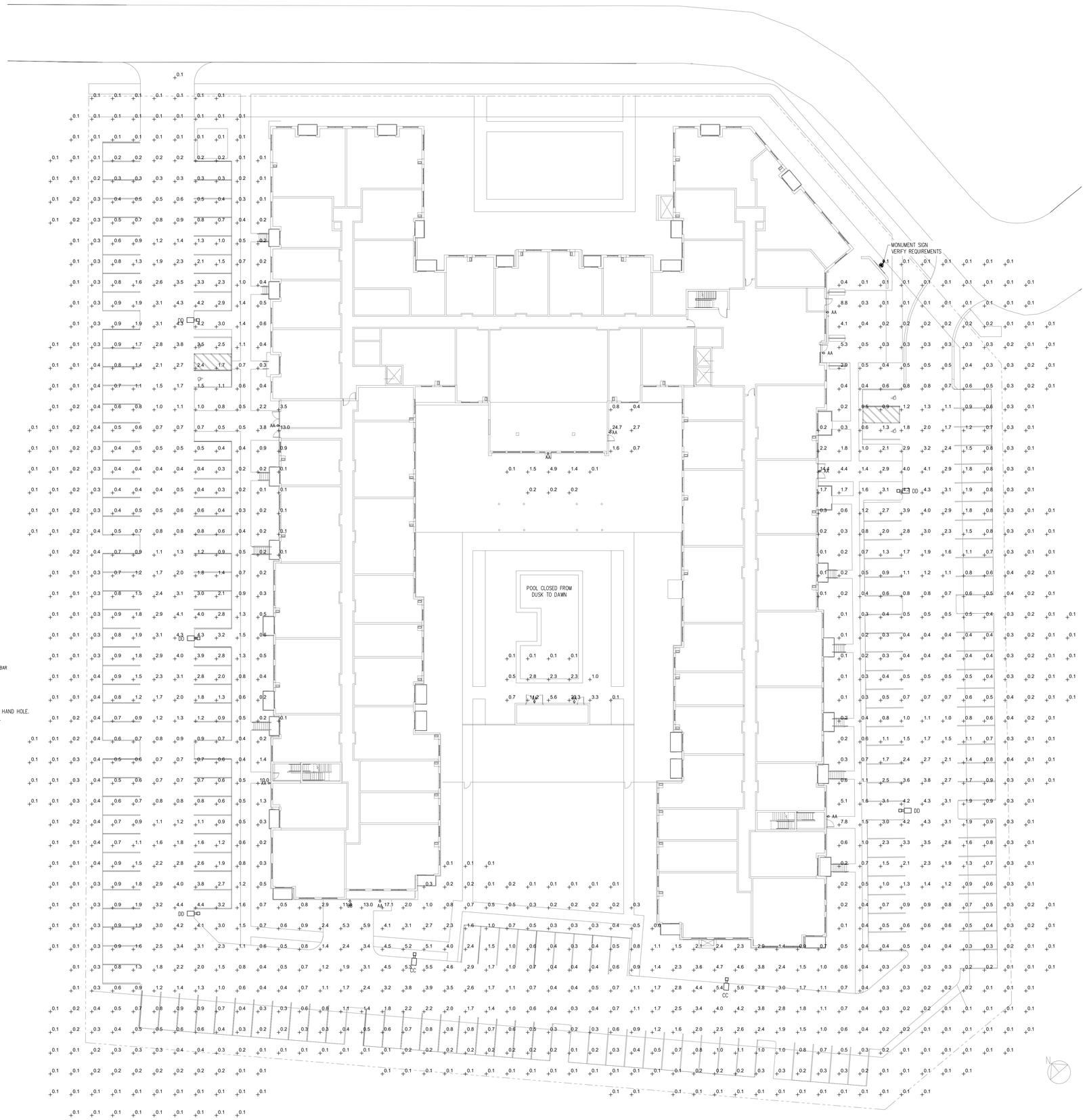
TYPE	LAMPS	WATTAGE	DESCRIPTION	NOTES
AA	LED	16	EXTERIOR WALL PACK	MWP10
BB	LED	40	EXTERIOR WALL PACK	MWP10
CC	LED	100	POLE MOUNT FIXTURE, TYPE II OPTICS, 25' POLE	MAL08
DD	LED	100	POLE MOUNT FIXTURE, TYPE III OPTICS, 25' POLE	MAL08

NOTES:



NOTE:
1.) USE MFGR'S DIMENSIONS FOR EXACT ANCHOR BOLT AND COVER PLACEMENT.
2.) INSTALL INLINE FUSES IN EACH UNGROUNDED CONDUCTOR WITHIN POLE BASE HAND HOLE.
3.) TROWEL FINISH EXPOSED PORTION OF BASE TO REMOVE/COVER FORM MARKS.

2 E1.2 **POLE BASE DETAIL**
NOT TO SCALE



1 E1.2 **SITE LIGHTING PLAN**
SCALE: 1" = 20'-0"

0 10' 20' 40'

BERDI ELECTRIC, LLC
1 Industrial Boulevard, Suite 7 Sauk Rapids, MN 56379
PH: 320-656-0312
FAX: 320-656-3312

DATE	REVISION	DESCRIPTION	BY
-/-/--	1	-	-
-/-/--	2	-	-
-/-/--	3	-	-
-/-/--	4	-	-

DATE	REVISION	DESCRIPTION	BY
-/-/--	1	-	-
-/-/--	2	-	-
-/-/--	3	-	-
-/-/--	4	-	-

DATE: 12/22/25
SCALE: AS SHOWN
DRAWN BY: DK
CHECKED BY: DAK
JOB NO. -

PRELIMINARY SET

ROGERS APARTMENTS
–
ROGERS, MN
SITE LIGHTING PLAN

DRAWING NO.
E1.2

DRAFT REPORT

To: Will O'Keefe, Director of Development
Bader Companies

From: Matt Pacyna, PE, Principal
Transportation Collaborative & Consultants, LLC

Date: January 28, 2026

Subject: Willis Trucking Redevelopment Traffic Study

INTRODUCTION

TC2 completed a traffic study for the proposed Willis Trucking redevelopment in the City of Rogers. The subject site, shown in Figure 1, is generally along the south side of John Deere Lane and west of Main Street (CR 150). The main objectives of the study are to quantify current area operations, identify transportation impacts associated with the proposed redevelopment and area infrastructure changes / adjacent developments, and recommend improvements, if necessary, to ensure safe and efficient operations for all users. The following study assumptions, methodology, and findings are offered for consideration.

Figure 1 Subject Site



EXISTING CONDITIONS

Existing conditions were reviewed within the study area to establish current traffic conditions to help determine impacts associated with the proposed redevelopment. The evaluation of existing conditions included collecting traffic volumes, observing transportation characteristics, reviewing crash history, and analyzing intersection capacity, which are described in the following sections.

Traffic Volumes

Vehicular intersection turning movement counts were collected at the following locations on Tuesday, December 16, 2025 from 6 a.m. to 7 p.m.; *these were selected based on direction from City staff.*

- John Deere Lane and Main Street (CR 150)
- John Deere Lane and CR 81

The peak hours within the study area represent 7:30 to 8:30 a.m. and 4:30 to 5:30 p.m. Average daily traffic (ADT) volumes were provided by MnDOT or estimated based on the data collected.

Transportation Characteristics

Observations were conducted within the study area to identify various transportation characteristics such as roadway geometry, traffic controls, speed limits, and multimodal facilities. A general overview of key roadways within the study area is as follows:

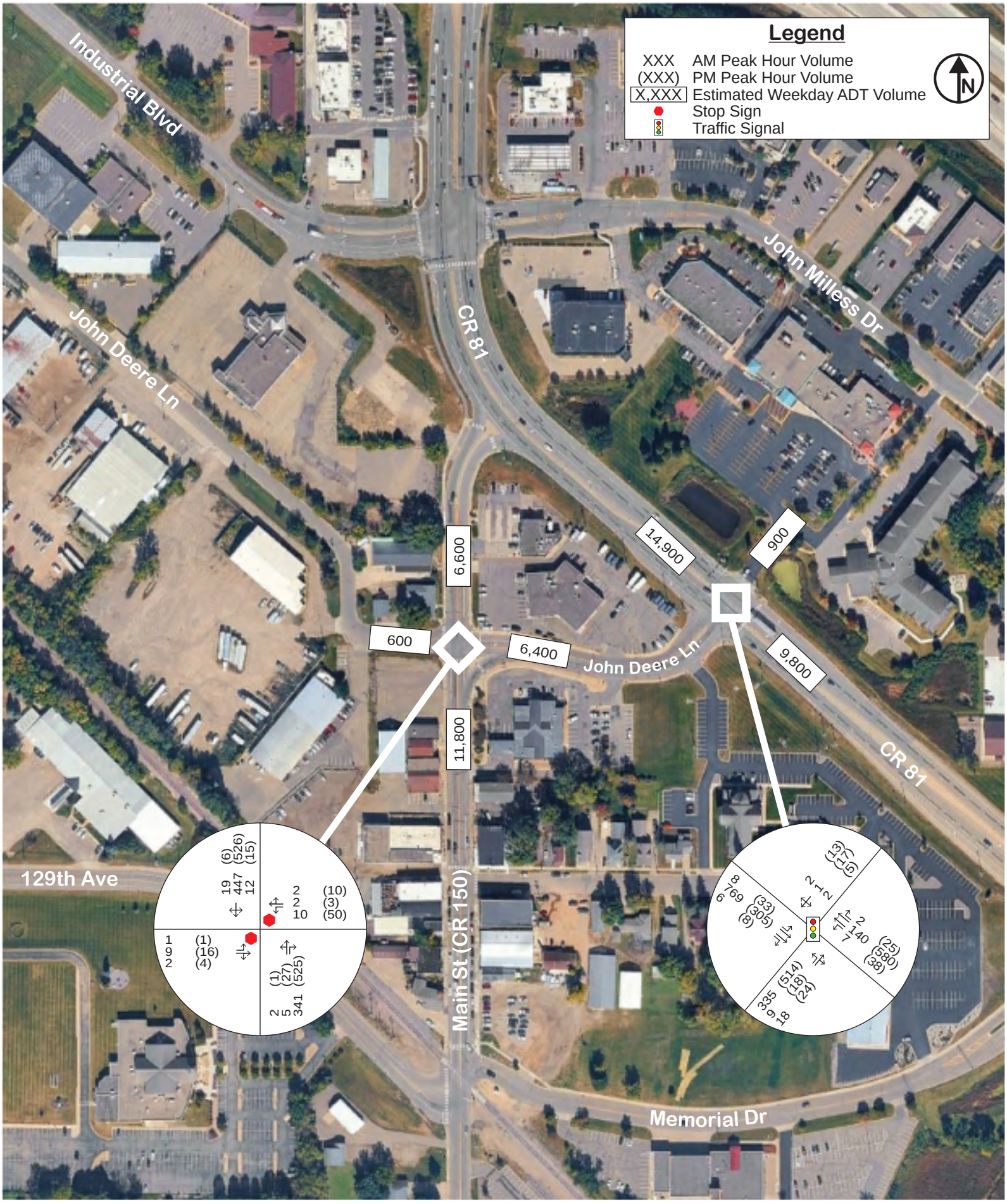
- ***CR 81*** – a 4-lane divided minor arterial roadway. There are multimodal facilities (i.e., sidewalk or trail) along at least one side of the corridor north of Main Street (CR 150) and no facilities to the south. The speed limit is 45-mph.
- ***Main Street (CR 150)*** – a 2-lane undivided major collector roadway. There is sidewalk and on-street parking along both sides of the corridor. The speed limit is 30-mph.
- ***John Deere Lane*** – a 2-lane local roadway with sidewalk along both sides of the roadway east of Main Street (CR150) and no multimodal facilities to the west. The speed limit is 30-mph.

The John Deere Lane and CR 81 intersection is signalized, while the John Deere Lane and Main Street (CR 150) intersection has two-way stop control allowing free-flow along Main Street (CR 150). Existing geometrics, traffic controls, and volumes within the study area are shown in Figure 2.

Crash History

Five (5) years of crash history were reviewed from 2020 through 2024 using *MnDOT's Crash Mapping Analysis Tool (MnCMAT)*, which identified a total of 12 crashes within the study area. *Note that all of the year 2025 crash data was not yet available at the time of this study.* Based on the review period, there were four (4) intersection-related crashes at the John Deere Lane / Main Street (CR 150) intersection and three (3) intersection-related crashes at the John Deere Lane / CR 81 intersection. There were five (5) crashes reported along John Deere Lane between Main Street (CR 150) and CR 81, which were primarily related to vehicles trying to turn between queued vehicles along this roadway segment. There were no fatal or serious injury crashes, nor any pedestrian or bicycle-related crashes during the review period. Preliminary review of crash rates indicates that the study intersections operate within the normal range when compared to intersections with similar characteristics. Thus, there are no significant issues within the area from a crash history perspective.

DRAFT



Existing Conditions

Willis Trucking Redevelopment Traffic Study

Figure 2

Intersection Capacity

Intersection capacity was evaluated using a combination of Synchro / SimTraffic Software (version 11), which uses methods outlined in the *Highway Capacity Manual, 6th Edition*, as well as the Highway Capacity Software. The software is used to develop calibrated models that simulate observed traffic operations, account for peaking characteristics, and identify key metrics such as intersection Level of Service (LOS) and queues. These models incorporate collected traffic, pedestrian, and bicyclist volumes, traffic controls, heavy commercial vehicle activity (i.e., buses and trucks), and driver behavior factors. Existing signal timing provided by Hennepin County was utilized for this analysis.

Level of Service (LOS) quantifies how an intersection is operating. Intersections are graded from LOS A to LOS F, which corresponds to the average delay per vehicle values shown. LOS A indicates the best traffic operation, while LOS F indicates an intersection where demand exceeds capacity. An overall intersection LOS A though LOS D is generally considered acceptable in the study area.

Level of Service	Average Delay / Vehicles	
	Unsignalized	Signalized
A	< 10 seconds	< 10 seconds
B	10 to 15 seconds	10 to 20 seconds
C	15 to 25 seconds	20 to 35 seconds
D	25 to 35 seconds	35 to 55 seconds
E	35 to 50 seconds	55 to 80 seconds
F	> 50 seconds	> 80 seconds

For side-street stop-controlled intersections, special emphasis is given to providing an estimate for the level of service of the side-street approach. Traffic operations at an unsignalized intersection with side-street stop control can be described in two ways. First, consideration is given to the overall intersection level of service, which takes into account the total number of vehicles entering the intersection and the capability of the intersection to support the volumes. Second, it is important to consider the delay on the minor approach. Since the mainline does not have to stop, most delay is attributed to the side-street approaches. It is typical of intersections with higher mainline traffic volumes to experience high-levels of delay (i.e., poor levels of service) on the side-street approaches, but an acceptable overall intersection level of service during peak hour conditions.

The existing intersection capacity analysis results, summarized in Table 1, indicate that all study intersections and approaches operate at an acceptable LOS D or better during the typical weekday a.m. and p.m. peak hours. However, eastbound queues along John Deere Lane were observed extending from CR 81 to the Main Street (CR 150) intersection two (2) times during the a.m. peak hour and eight (8) times during the p.m. peak hour. These queues are related to the existing signal timing along CR 81, which favors the CR 81 movements, as well as the single eastbound left-turn lane. Note that the *Fletcher Bypass Project*, which is planned to be completed by the end of 2026, is anticipated to reduce traffic volumes along John Deere Lane in this area and result in improved intersection operations. Further details of the bypass project and resultant capacity changes are provided later in this report.

Table 1 Existing Intersection Capacity

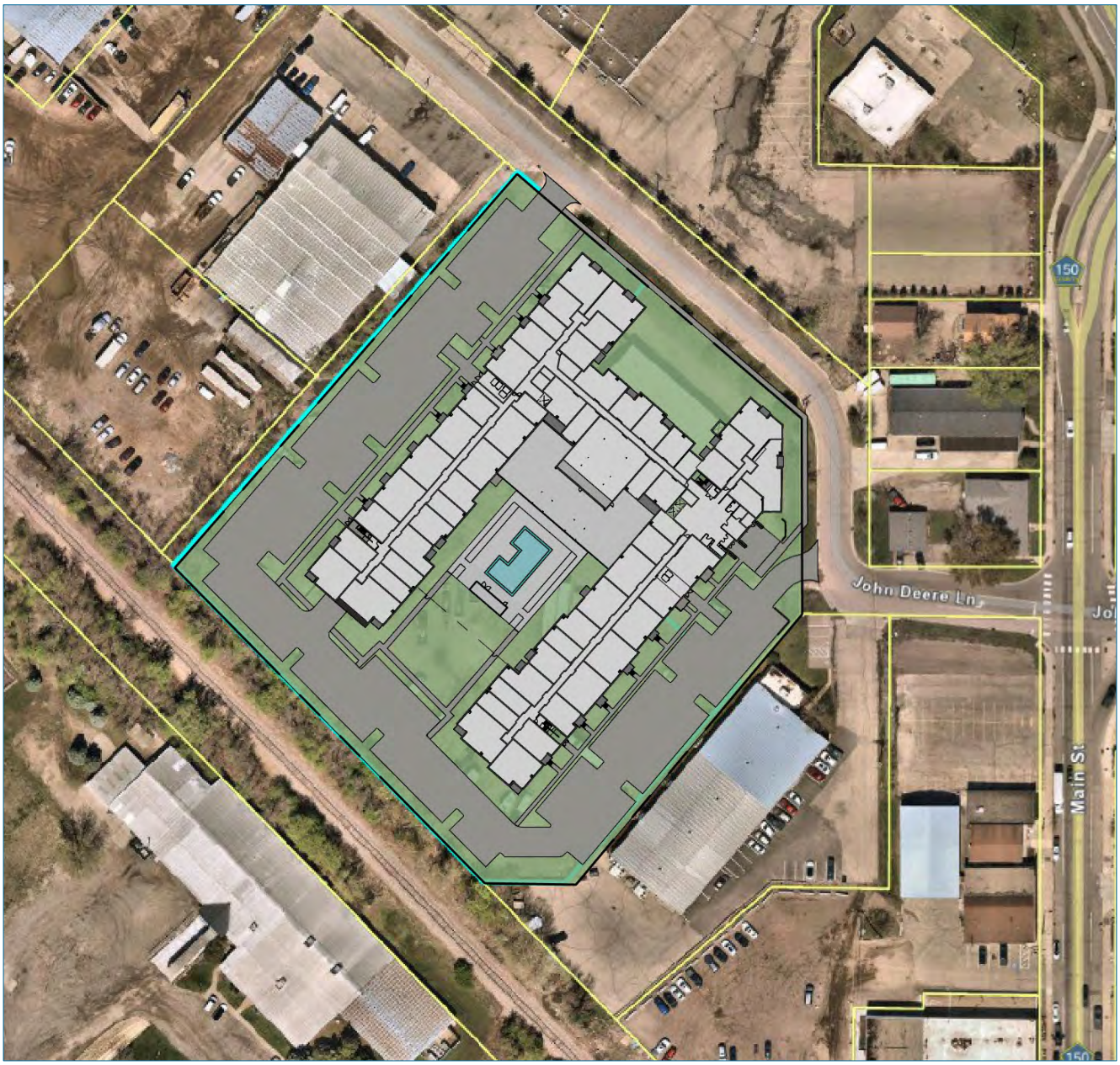
Study Intersection	Traffic Control	Level of Service (delay in seconds)	
		AM Peak Hour	PM Peak Hour
John Deere Ln and Main St (CR 150)	SSS	A / A (7)	A / A (9)
John Deere Ln and CR 81	Signal	C (20)	C (30)

RAB – Roundabout AWSC – All-Way Stop Control SSS – Side-Street-Stop

PROPOSED REDEVELOPMENT

The proposed redevelopment, shown in Figure 3 is generally along the south side of John Deere Lane and west of Main Street (CR 150). The project is a 181-unit multifamily apartment building. Access to the site is planned in two (2) locations along John Deere Lane, which included driveways approximately 250 feet and 500 feet west of Main Street (CR 150). Construction was assumed to be completed by the year 2028.

Figure 3 Proposed Redevelopment Site Plan



TRAFFIC FORECASTS

Traffic forecasts were developed for year 2028 no build and build conditions, which represents year of opening. The traffic forecasts account for transportation changes associated with the *Fletcher Bypass Project*, general background growth, adjacent development, and trip generation from the proposed redevelopment. The following information summarizes the traffic forecast development process.

Fletcher Bypass Project

The City of Rogers in partnership with Hennepin County developed the *Fletcher Bypass Project,* which is planned to be completed in 2026, to enhance traffic operations, improve roadway safety, and provide better multimodal connectivity. This project, which is located approximately one-mile to the east of Main Street (CR 150), provides an extension of CR 116 to CR 81. The extension better supports existing vehicular travel patterns and is expected to reduce the number of vehicles traveling through Downtown Rogers along Main Street (CR 150) and John Deere Lane. Based on a review of existing turning movement counts, traffic analysis completed as part of the *Fletcher Bypass Project*, and Hennepin County's Year 2040 Traffic Forecasts, approximately 2,000 to 3,000 vehicles per day (i.e., a 35% reduction) are estimated to divert from Main Street (CR 150) / John Deere Lane to the Fletcher Bypass. This diversion was incorporated into the year 2028 traffic forecasts.



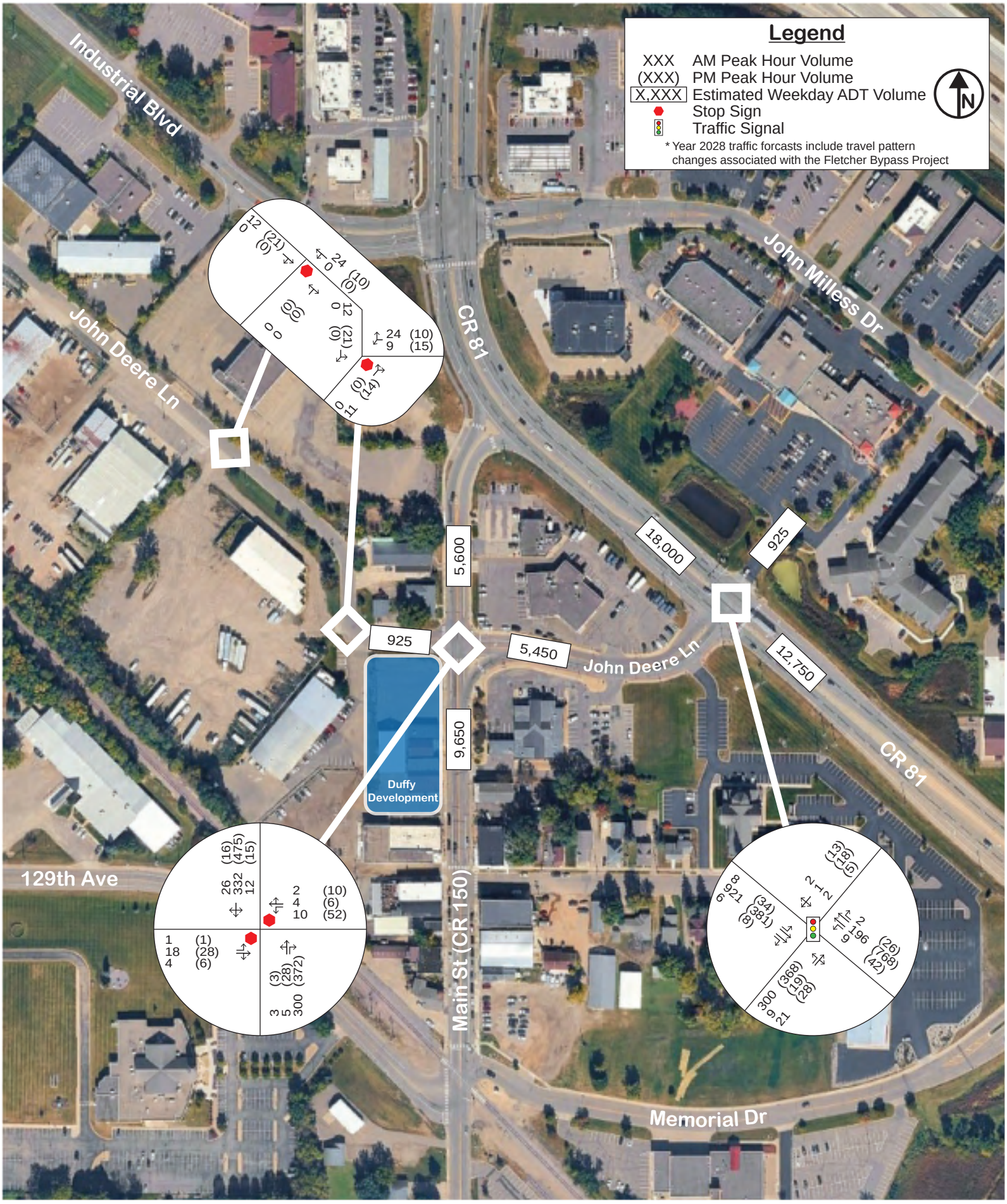
Background Growth

To account for general background growth in the study area, a one (1) percent annual growth rate was applied to the existing rerouted (i.e. post Fletcher Bypass diversion) traffic volumes to develop year 2028 background traffic forecasts. This growth rate accounts for general community development outside of the immediate study area.

Adjacent Developments

In addition to the general background growth, trip generation for the adjacent Duffy Development was estimated and included as part of the traffic forecast development process. This development is in the southwest quadrant of the John Deere Lane / Main Street (CR 150) intersection immediately east of the proposed redevelopment. The Duffy Development was assumed to include a 40-unit senior multifamily apartment and a 3,000 square foot retail building.

Using the *ITE Trip Generation Manual, 12th Edition*, the adjacent Duffy Development is estimated to generate 20 a.m. peak hour (9 in / 11 out), 29 p.m. peak hour (15 in / 14 out), and 294 daily (147 in / 147 out) trips. To provide a more conservative analysis, access to the Duffy Development was assumed to be from John Deere Lane and the trips were routed to the study intersections following a similar distribution as the proposed redevelopment. The year 2028 no build traffic forecasts, which account for the *Fletcher Bypass Project*, general background growth, and adjacent development, are shown in Figure 4.



Year 2028 No Build Conditions

Willis Trucking Redevelopment Traffic Study

Figure 4

Proposed Redevelopment Trip Generation

A trip generation estimate for the proposed redevelopment was created using the *ITE Trip Generation Manual, 12th Edition* and includes trips for typical weekday a.m. and p.m. peak hours, as well as daily. The proposed redevelopment, shown in Table 2, is estimated to generate 74 a.m. peak hour (18 in / 56 out), 94 p.m. peak hour (58 in / 36 out), and 1,124 daily (562 in / 562 out) trips. No multimodal reductions were applied to provide a conservative assessment. *Note that for comparison purposes, a commercial use such as a 30,000 square foot grocery store, would be anticipated to generate approximately 2,700 daily trips.*

Table 2 Proposed Redevelopment Trip Generation Summary

Land Use Type *(ITE Code)*	Size	AM Peak Hour		PM Peak Hour		Daily
		In	Out	In	Out	
Multi-family Housing - Low Rise *(220)*	181 units	18	56	58	36	1,124

Site generated trips, which are illustrated in Figure 5, were distributed to area roadways based on the global directional distribution shown, which was developed based on a combination of existing travel patterns, the proposed access locations, and engineering judgment. The resultant year 2028 build condition traffic forecasts are illustrated in Figure 6.

YEAR 2028 CONDITIONS

To understand impacts associated with the proposed redevelopment, a future intersection capacity analysis was completed for year 2028 no build and build conditions. Table 3 provides a summary of the year 2028 intersection capacity analysis. As noted earlier, the year 2028 conditions include the planned *Fletcher Bypass Project* and the associated travel pattern changes.

Results of the year 2028 intersection capacity analysis indicate that all intersections and approaches are expected to continue to operate at an acceptable LOS D or better during the typical weekday peak hours regardless of the proposed redevelopment. In particular, overall intersection operations under year 2028 conditions will be similar or better than existing conditions, which is primarily related to the travel pattern changes associated with the *Fletcher Bypass Project*. Note that the potential for eastbound queues along John Deere Lane to extend from CR 81 to the Main Street (CR 150) intersection is expected to be reduced, although these queues may occasionally (i.e., one or two times during the peak hours) still occur under future conditions. All other queues at the proposed access locations and the John Deere Lane / Main Street (CR 150) intersection will be about 60 feet or less (i.e., one to three vehicles) during the peak hours.

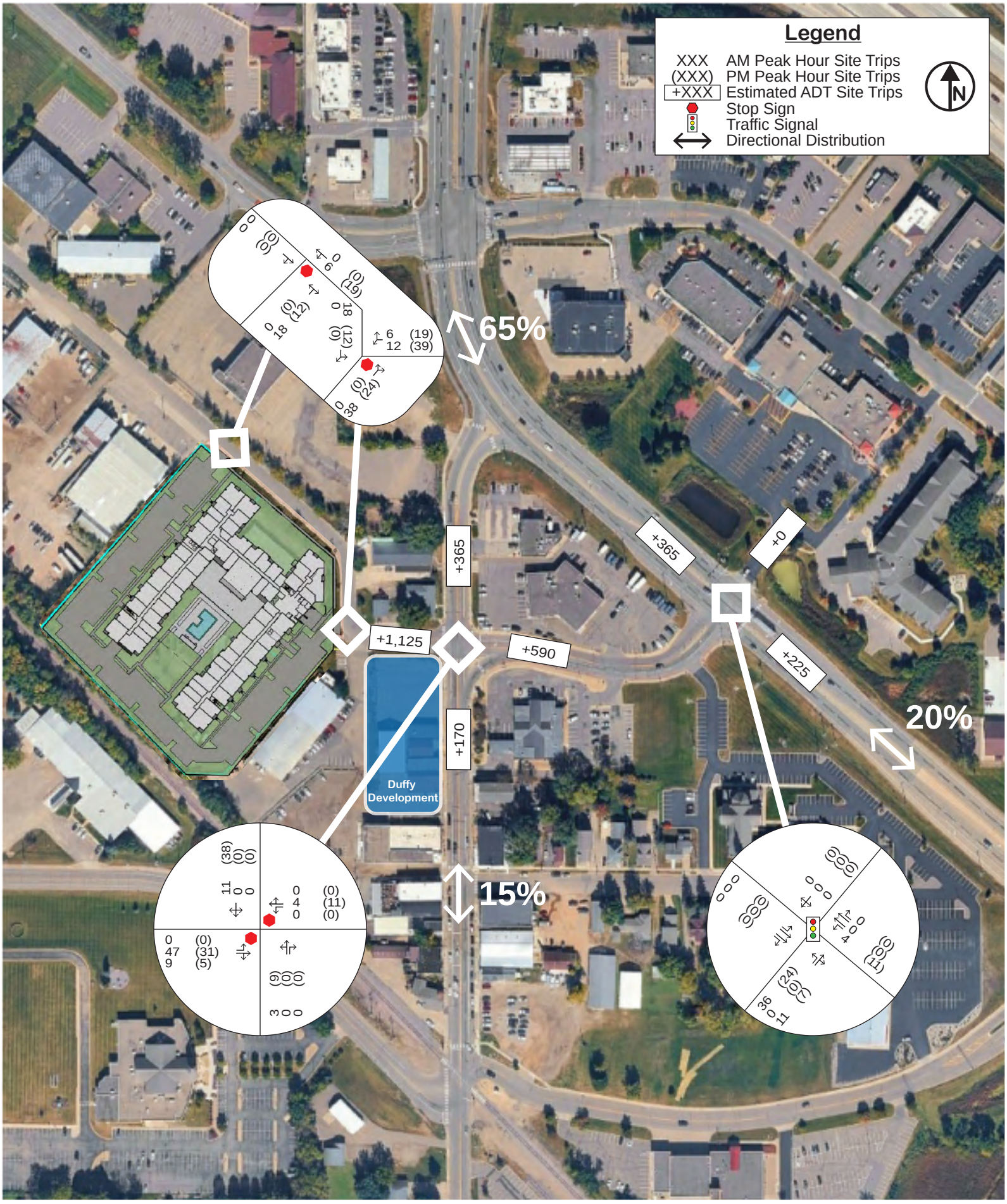
Table 3 Year 2028 Intersection Capacity Analysis Summary

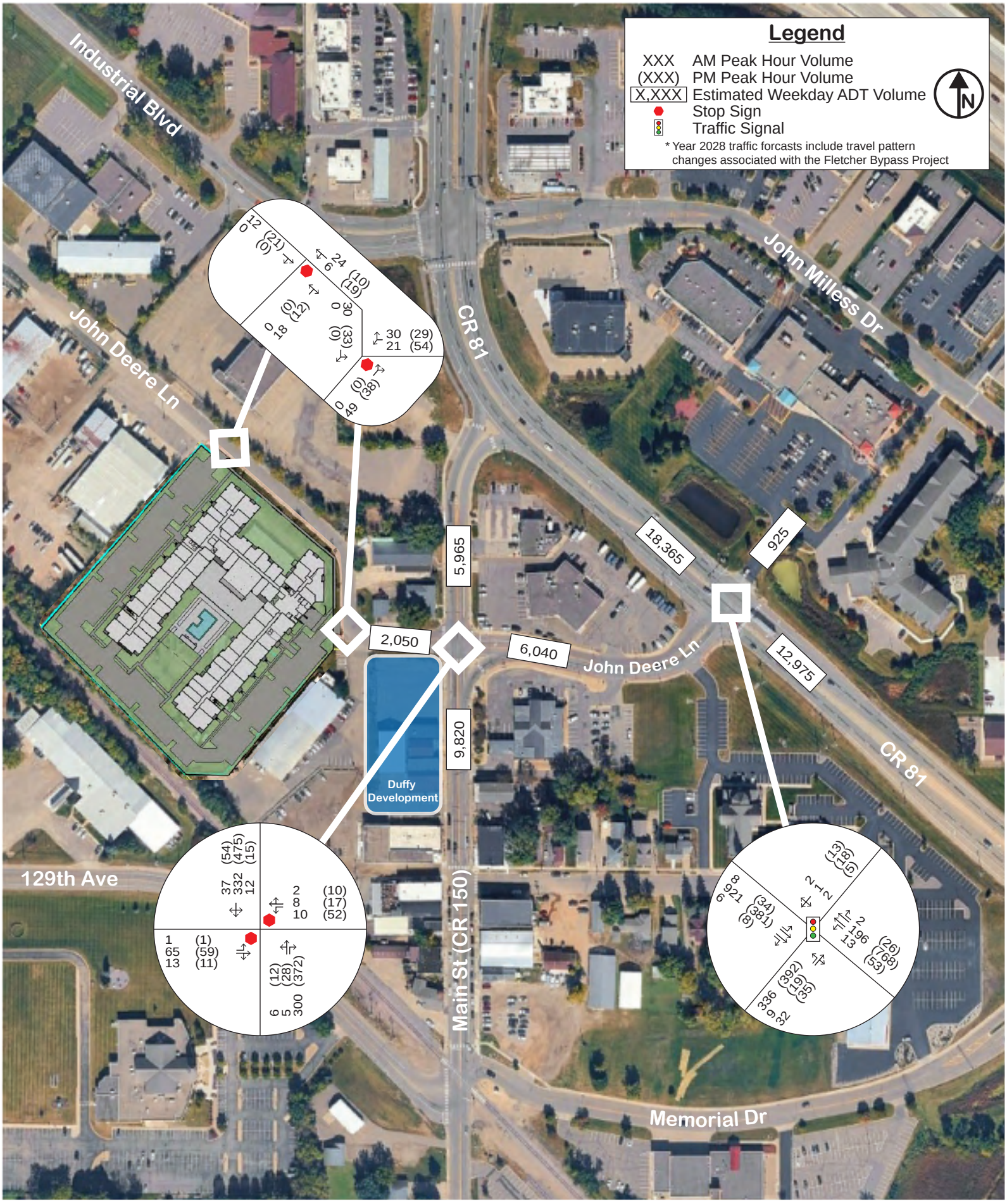
Study Intersection	Traffic Control	Level of Service (delay in seconds)			
		AM Peak Hour		PM Peak Hour	
		No Build	Build	No Build	Build
John Deere Ln and West Site Access	SSS	---	A / A (3)	---	A / A (6)
John Deere Ln and East Site Access*	SSS	A / A (3)	A / A (3)	A / A (6)	A / A (6)
John Deere Ln and Main St (CR 150)	SSS	A / A (6)	A / A (8)	A / A (9)	A / B (11)
John Deere Ln and CR 81	Signal	B (19)	C (20)	C (24)	C (25)

RAB – Roundabout AWSC – All-Way Stop Control SSS – Side-Street-Stop

* *Assumes the East Site Access is shared with the Duffy Development for analysis purposes.*

DRAFT


Legend
XXX AM Peak Hour Site Trips
(XXX) PM Peak Hour Site Trips
+XXX Estimated ADT Site Trips
Stop Sign
Traffic Signal
Directional Distribution
N
65%
+365
+365
+0
+1,125
+590
+225
+170
20%
15%
Duffy Development



Year 2028 Build Conditions

Willis Trucking Redevelopment Traffic Study

Figure 6

Infrastructure Considerations

Although there are no significant issues or infrastructure changes needed because of the proposed redevelopment from an intersection capacity perspective, the following considerations were reviewed to identify potential improvements to existing conditions or help support potential project phasing associated with the *Downtown Master Plan*.

- ***John Deere Lane / Main Street (CR 150) Traffic Control*** – as part of the *Downtown Master Plan*, this intersection was identified as a potential roundabout candidate. A preliminary review indicates that a single-lane roundabout would provide acceptable intersection operations, minimize pedestrian crossing distances and vehicle speeds, and provide a gateway feature to downtown Rogers. Alternatively, an all-way stop control would help improve east-west mobility along John Deere Road, but would result in increased queuing at the intersection, and particularly the southbound approach during the p.m. peak hour.

- ***John Deere Lane / CR 81 Queuing*** – to improve eastbound queuing along John Deere Lane during the peak hours, there is the potential to restripe the existing eastbound shared thru / right-turn lane to a shared left- / thru / right-turn lane; this change would also require a signal modification to an east-west split-phased operation. Preliminary review indicates this modification would reduce eastbound queues by approximately 30 to 35%, while maintaining overall intersection operations and CR 81 corridor operations. Note that further coordination with Hennepin County would be needed before implementing this infrastructure.

JOHN DEERE LANE EXTENSION

Discussion with City staff indicates a desire to extend John Deere Lane to the west to connect with Industrial Boulevard. Based on the results of this study, this extension is not critical to ensuring adequate intersection operations within the study area under year 2028 conditions. However, as additional redevelopment occurs along John Deere Lane, providing this extension would help overall circulation within the area and support future redevelopment. Note that there is the potential that if / when the John Deere Lane extension is completed, a change in traffic control at the John Deere Lane / Main Street (CR 150) intersection may be needed. Therefore, further evaluation and discussion with area agencies should occur before implementing the John Deere Lane extension.

SITE PLAN CONSIDERATIONS

A review of the proposed site plan does not indicate any major issues. However, the following items are offered for further consideration between area agencies and / or project team.

- Locate signage and landscaping to avoid creating any sight distance issues.
- Review truck maneuverability to limit potential internal circulation conflicts.

DRAFT

CONCLUSIONS

Based on the findings of the study, the following conclusions are offered for consideration.

1) There are no significant issues within the area from a crash history perspective.
2) All study intersections and approaches operate at an acceptable LOS D or better during the typical weekday peak hours, however eastbound queues along John Deere Lane were observed extending from CR 81 to the Main Street (CR 150) intersection two (2) times during the a.m. peak hour and eight (8) times during the p.m. peak hour.
3) The project is a 181-unit multifamily apartment building planned to be completed by 2028.
4) Traffic forecasts were developed for year 2028 no build and build conditions; the traffic forecasts account for transportation changes associated with the *Fletcher Bypass Project*, general background growth, adjacent development, and trip generation from the proposed redevelopment.
    a. About 2,000 to 3,000 vehicles per day are estimated to divert from Main Street (CR 150) and John Deere Lane once the *Fletcher Bypass Project* is completed in 2026 (i.e., a 35% reduction).
    b. A one (1) percent annual growth rate was applied to the existing rerouted (i.e. post Fletcher Bypass diversion) traffic volumes to develop year 2028 background traffic forecasts.
    c. The adjacent Duffy Development, which was included as part of the year 2028 traffic forecasts, is estimated to generate 20 a.m. peak hour (9 in / 11 out), 29 p.m. peak hour (15 in / 14 out), and 294 daily (147 in / 147 out) trips.
    d. The proposed redevelopment is estimated to generate 74 a.m. peak hour (18 in / 56 out), 94 p.m. peak hour (58 in / 36 out), and 1,124 daily (562 in / 562 out) trips.
5) Key takeaways from the year 2028 intersection capacity analysis, include:
    a. All intersections and approaches are expected to continue to operate at an acceptable LOS D or better during the typical weekday peak hours regardless of the proposed redevelopment; overall intersection operations under year 2028 conditions will be similar or better than existing conditions, which is primarily related to the travel pattern changes associated with the *Fletcher Bypass Project*.
    b. The potential for eastbound queues along John Deere Lane to extend from CR 81 to the Main Street (CR 150) intersection is expected to be reduced, although these queues may occasionally still occur under future conditions.
6) Although there are no significant issues or infrastructure changes needed because of the proposed redevelopment from an intersection capacity perspective, a single-lane roundabout at the John Deere Lane / Main Street (CR 150) intersection should be planned for to support future redevelopment and the *Downtown Master Plan*; further coordination with Hennepin County to restripe the existing eastbound shared thru / right-turn lane to a shared left- / thru / right-turn lane at the John Deere Lane / CR 81 intersection could also be considered; this restripe would also require a signal modification to an east-west split-phased operation.
7) There are no significant issues with the proposed site plan, however special care should be taken to locate signage / landscaping to avoid creating any sight distance issues and ensure truck maneuverability.

DRAFT

STAFF REPORT

ROGERS PLANNING COMMISSION

Meeting Date: February 2, 2026

Agenda Item: 7.1

Subject: Past Planning Commission Items Report
Prepared By: Brett Angell, Community Development Director

Overview / Background / Analysis
The Planning Commission last met on Monday, January 5th with a few items on the agenda as detailed below.

Wexley Park
The proposed 33-lot Wexley Park subdivision by Pulte Homes was tabled at the January meeting due to additional time and clarification needed from Hennepin County and the developer on right-of-way needs. These items are still being reviewed. The item remains tabled at this time and the earliest it may come back before the Planning Commission would be the March meeting.

Edgewater Cove
The Planning Commission reviewed a Comprehensive Plan Amendment, Planned Unit Development, and Preliminary Plat for the proposed 57-lot subdivision named Edgewater Cove. The Commission unanimously recommended approval of the proposed development. The development was reviewed by the City Council at the January 27th meeting and was unanimously recommended for approval. It is anticipated that the final plat will be submitted in the coming months with work beginning on site in 2026.

New Look Expansion
The Commission reviewed a site plan corresponding to a 13,500 square foot addition to the New Look Contracting building at 14450 Northdale Blvd and unanimously recommended approval. This item was reviewed and approved by the City Council at the January 27th meeting. It is anticipated the addition will begin construction in the spring.

<u>Other Items of Relevance</u>
The referenced items below pertain to Community Development items:

2050 Comprehensive Plan RFP
At the January 13th meeting, the City Council authorized the publishing of a Request for Proposals related to the 2050 Comprehensive Plan. The RFP was sent to numerous firms following publishing and proposals are due to the city by February 20th. Following review of proposals, staff will conduct interviews and make a recommendation for a

consultant.

Main Street/Church Ave Crosswalk Improvements
Also at the January 13th meeting, the City Council approved the installation of rapid flashing crosswalk signage for the Main Street & Church Avenue crosswalk following discussions with the county on this item. It is anticipated the improvements will be made in the coming months.

Staff Recommendation
No action required.

Financial Impact: Not applicable. **Source Fund**: Not applicable.

Budgeted? N/A

Supporting Documentation
None