AGENDA

Rogers City Council

February 10, 2026 - 7:00 PM

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. OPEN FORUM

Individuals may address the Council about any item not contained on the regular agenda. A maximum of 10 minutes is allocated for the Forum. If the full 10 minutes are not needed for the Forum, the Mayor will continue with the agenda. If additional time is needed for the Forum, the Council will continue the Forum following Other Business on the agenda. The Council will take no official action on items discussed at the Forum, with the exception of referral to staff or Commission for future report.

3. PRESENTATIONS

4. 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.

5. 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.

5.1 Approval of January 27, 2026 City Council Meeting Minutes

5.2 Approval of Bills and Claims

5.3 Approval of a Special Event Permit Application for Rockin' Rogers; June 18 - 21, 2026

5.4 Approval of Temporary On-Sale Liquor License for the Rogers Lions Club for Rockin' Rogers; Liquor Sales from June 18-20, 2026

5.5 Approval of Application for a Gambling Exempt Permit for Royal Diamond Boosters to Conduct Excluded Bingo on February 24, 2026 at Ripple Effect Brewing Located at 14086 Northdale Boulevard

5.6 Approval of Ordinance 2026-02 Amending the Shoreland Protection Code by

Clarifying the Description of River Names

5.7 Approval of Fieldhouse Office Build Out

5.8 Approval of Revised Recreation Job Descriptions and Authorization to Post the Opening for Rental Coordinator

5.9 Approval of Mighty Ducks Grant Contract

5.10 Approval of Dutch Knolls Playground Equipment Purchase

5.11 Approval of Crow River Heights Playground Replacement

5.12 Approval of an Agreement with the Rogers Lions Club for 2026 Entertainment in the Park Partnership

6. PUBLIC HEARINGS

7. GENERAL BUSINESS

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

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

8. OTHER BUSINESS

9. CORRESPONDENCE AND REPORTS

10. ADJOURN

STAFF REPORT **Meeting Date**: February 10, 2026

ROGERS CITY COUNCIL **Agenda Item**: 5.1

Subject: Approval of January 27, 2026 City Council Meeting Minutes
Prepared By: Stacie Brown, City Clerk

Recommended Council Action
Motion to approve the January 27, 2026 City Council meeting minutes

Overview / Background / Analysis

Staff Recommendation
Motion to approve the January 27, 2026 City Council meeting minutes

Financial Impact: **Source Fund**:

Budgeted?

Supporting Documentation
A. 01272025min

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The regular meeting of the City Council of the City of Rogers was called to order by Mayor Klick on Tuesday, January 27, 2026, at 7:00 PM at Rogers Community Room, 21201 Memorial Drive, Rogers, MN, 55374 and online in the Teams application.

Council present: Shannon Klick, Kevin Jullie, Amy Enga, Joel Brockman.
Council excused: Mark Eiden.

Staff present: Steve Stahmer, Administrator; Stacy Scharber, Assistant City Administrator/HR Director; Dan Wills, Chief of Police; Patrick Farrens, Fire Chief; Doran Cote, Public Works Director/City Engineer; Brett Angell, Community Development Director; Alec Henderson, City Planner; Bob Vose, City Attorney; and Stacie Brown, City Clerk.

2. OPEN FORUM

Michael Peterson; 13455 Fawn Trail: Mr. Peterson came forward requesting that the Council review the City's policies and legal role with respect to Immigrations and Customs Enforcement (ICE). He categorized his request for policy reviews in the following areas:

- Limiting cooperation with Federal immigration enforcement beyond what the law requires
- Banning the use of City resources for civil immigration enforcement
- Setting clear rules for Immigration and Customs Enforcement presence on City property

Mr. Peterson stated his requests are not about obstructing Federal law, but about ensuring Constitutional standards (especially due process) are respected, and the City doesn't participate in actions which exceed its legal role. He asked the Council to review existing policies and seek guidance from the City Attorney on what cooperation is legally required vs. optional. He thanked the Council for their time and service to the community.

Mayor Klick thanked Mr. Peterson and invited Police Chief Wills to comment. Chief Wills stated that the Police Department exercises caution in putting out public statements about what they will and will not do. While the department has very good cooperation with Federal law enforcement, he clarified that the department is not actively helping ICE or any type of Federal immigration enforcement in Rogers. The department has never done so, and there is no plan to change that practice.

Wills added that the department works very hard to maintain community trust and transparency and wants to keep it that way. If a time comes where there's a need to make statements about what they will and won't do, it will happen at that point. He noted that the

residents of Rogers understand the predicament the department is in, and have entrusted them to make the right decisions.

3. PRESENTATIONS

None.

4. APPROVE AGENDA

Councilor Brockman moved, Councilor Enga seconded a motion to approve the agenda as submitted. Motion carried 4-0.

5. CONSENT AGENDA

- **5.1** Approval of January 13, 2026 City Council Meeting Minutes
- **5.2** Approval of Bills and Claims
- **5.3** Approval of the 2026 Minnesota Pay Equity Report
- **5.4** Approval of Active Military Pay Differential
- **5.5** Authorization to Advertise for Park Maintenance Medium Equipment Operator
- **5.6** Approve Resolution 2026-17 Recognizing National Public Works Week for 2026
- **5.7** Approve Resolution 2026-16 Authorizing Rockin' Rogers Day Parade and Support Services for the Event
- **5.8** Approval of Resolution 2026-07 Approving a Building Addition Site Plan for New Look Construction at 14450 Northdale Blvd

Mayor Klick pulled Item 5.7 for separate discussion.

Councilor Brockman moved, Councilor Enga seconded a motion to approve the Consent Agenda as amended. Motion carried 4-0.

Item 5.7: Approve Resolution 2026-16; Authorizing Rockin' Rogers Day Parade and Support Services for the Event

Mayor Klick wanted to state publicly that the purpose of this item is to authorize the Rockin' Rogers Day parade and support services. While expressing the Council's support for the event, she explained that there are anticipated traffic challenges due to scheduled construction at the time of the parade. She noted that staff are aware that this needs to be figured out, and everyone would work together to do the best they can.

Councilor Jullie thanked the Rogers Lions for the work they do, adding that the parade has always been the highlight of the summer. He acknowledged the inherent risk of traffic flow due to the nearby construction project, and the need to be up front and clear about the complications this year.

Mayor Klick moved, Councilor Jullie seconded a motion to approve Resolution 2026-16; Authorizing the Rockin' Rogers Day Parade and Support Services for the Event. Motion carried 4-0.

6. PUBLIC HEARINGS

None.

7. GENERAL BUSINESS

7.1 Consider Approval of Items Related to Edgewater Cove, A Residential Development:

- Approve Resolution 2026-03, Resolution Approving Comprehensive Plan Amendment for Edgewater Cove
- Approve Ordinance 2026-01, Approving a Rezoning from R4 to PUD for Edgewater Cove
- Approve Resolution 2026-04, Authorize Summary Publication of Ordinance 2026-01
- Approve Resolution 2026-05, Approval of the Preliminary Plat and Master Development Plan for the Edgewater Cove Subdivision

City Planner Henderson shared details for an application from Pulte Homes for the Edgewater Cove development, which includes a Comprehensive Plan amendment, rezoning to Planned Unit Development (PUD), and the Preliminary Plat for the development.

Henderson presented a site summary, including location, existing conditions, land use and zoning specifications. He stated that the parcel was left over from an Edgewater outlot and previously a mining site for Hassan Sand and Gravel. He explained that the development will require a Comprehensive Plan amendment due to the request to re-guide the property to low-density and PUD.

Henderson reviewed the history of this application, including past actions, the Preliminary Plat, and a request for rezoning to PUD to deviate from the base zoning of R2. The Preliminary Plat includes 57 single-family residential homes, with all lots proposed to be under 10,000 square feet. He listed the proposed PUD standards and benefits, including preservation of steep slopes, a transition between higher and lower density areas, and a variety of home models.

Henderson shared images of the proposed plats, noting the stormwater plans meet the Elm Creek Watershed requirements for pre-and-post development runoff control. The landscaping plan meets or exceeds requirements, with significant buffering. Stormwater ponds and steep slopes would be maintained by the City, with minimal maintenance proposed for steep slopes (low to no maintenance plantings will be established).

Henderson stated that homeowners would maintain any landscaping within lots and boulevards, similar to other residential lots in the City. Currently, no homeowner's association is proposed, and the developer has agreed to provide disclosures to future owners.

Henderson reminded Council that the Comprehensive Plan amendment and Planned Unit Development are both high-discretion items, and shared the recommended actions and proposed conditions for the Preliminary Plat. City Attorney Vose noted that the PUD rezoning Ordinance has an effective date provision stating it is effective upon passage and publication. He suggested it should also include the Comprehensive Plan amendment, and Henderson confirmed that language could be added.

Councilor Enga mentioned residents to the south having drainage issues at the top of the hill, and asked if they've reached out to staff about this. Henderson explained that Public Works is aware of the concerns she was referencing; however, that area is further south and there is no connection to this development site as far as drainage patterns.

Councilor Brockman asked Public Works Director/City Engineer Cote if maintenance of the slope would be an issue. Cote explained that the developer has agreed to extend the lot lines, so the City won't have to maintain that part of the area. Enga asked what changes would take place with the maintenance. Cote explained that the current owner tries to maintain it two-three times per year by mowing; and the developer is proposing a low-maintenance slope seed mix which will only require a periodic controlled burn.

Councilor Jullie inquired about the logistics of drainage at the site, and Cote explained that the slopes will drain down to the infiltration basin in the ponds, then be treated and discharged out across Industrial Boulevard. From there, it will go into another stormwater pond and eventually make it down to the river.

Jullie inquired about the street widths, and Cote stated they are 32 feet (back-to-back), and the right of way is 60 feet. Parking will be allowed on both sides of the street. Enga pointed out that sledding won't be able to continue on the hill, and Henderson stated that the City does not acknowledge it as a sledding hill for liability reasons.

Mayor Klick inquired how many lots would be at the minimum size, and Henderson replied that the vast majority would be 8,000–9,000 square feet. Council discussed the advantages of this plan based on previous zoning for this area. Enga noted feedback at the Planning Commission meeting with people expressing a preference to see single-family homes versus townhouses.

Councilor Jullie moved, Councilor Enga seconded a motion to approve Resolution 2026-03; Approving a Comprehensive Plan Amendment for Edgewater Cove. Motion carried 4-0.

Councilor Jullie moved, Councilor Enga seconded a motion to approve Ordinance 2026-01; Approving a Rezoning from R4 to PUD for Edgewater Cove including amended language from the City Attorney. Motion carried 4-0.

Councilor Jullie moved, Councilor Enga seconded a motion to Approve Resolution 2026-04; Authorizing Summary Publication of Ordinance 2026-01. Motion carried 4-0.

Councilor Jullie moved, Councilor Enga seconded a motion to approve Resolution 2026-05;

Approval of the Preliminary Plat and Master Development Plan for the Edgewater Cove Subdivision. Motion carried 4-0.

7.2 Approve Expanded Scope of Services to Inspect and Repair Well No. 9, City Project No. 2602

Public Works Director/City Engineer Cote shared that on December 16, 2025, staff discovered Well No. 9 leaking through the top when running. There are no record drawings and no technical specifications could be located, and on January 13, 2026 the Council approved a not-to-exceed amount of $50,000 for emergency repairs to Well No. 9. Traut Companies initial scope to pull the well was $10,775.00.

Cote shared that during the week of January 5, Traut Companies pulled the well and found a piece broken off, which was a portal to obtain water samples from the surface. This caused water to push up through the motor and the top. The well needs a new motor, pump, wiring, stainless steel flanged drop pipe, check valve, and pitless spool assembly. The cost is $151,012.00, and staff are requesting a new not-to-exceed amount of $170,000.00 to cover this work and the cost of the previous work.

Councilor Jullie recalled budget discussions regarding reserves for this type of situation. Cote explained that in working with Finance Director Bruska, it was determined that this would be an eligible expense for the use of bond proceeds which were approved in 2021. He added that there is a substantial amount of money available to do that.

Mayor Klick moved, Councilor Brockman seconded a motion to approve an expanded scope of services to inspect and repair Well No. 9, City Project No. 2602. Motion carried 4-0.

8. OTHER BUSINESS

None.

9. CORRESPONDENCE AND REPORTS

None.

10. ADJOURN

Mayor Klick adjourned the meeting at 7:40 p.m.

Respectfully submitted,

Stacie Brown
City Clerk

STAFF REPORT **Meeting Date**: February 10, 2026

ROGERS CITY COUNCIL **Agenda Item**: 5.2

Subject: Approval of Bills and Claims
Prepared By: Bridget Bruska, Finance Director

Recommended Council Action
Motion to approve bills and claims as presented.

Overview / Background / Analysis
According to the City's purchasing policy, all purchases made by City staff must be reviewed and approved by the City Council during each Council meeting via the consent agenda.

The accounts payable registers detailing the payments issued by the City since the cutoff date of the last Council meeting are attached to this item.

Staff Recommendation
Motion to approve bills and claims as presented.

Financial Impact: N/A **Source Fund**: N/A

Budgeted? N/A

Supporting Documentation
A. AP Cover Sheet
B. 01-23-2026 Checks #96883-96908 & ACH Payments
C. 01-30-2026 Checks #96909-96957 & ACH Payments
D. January Purchasing Card Allocations

CITY OF ROGERS
02.10.2026 CITY COUNCIL MEETING
OPERATING ACCOUNTS - ADDITIONAL CLAIMS PAID/TO BE PAID

City Payroll Checks, Taxes & Misc Fees Paid		
1/22/2026	ADP Child Support/Garnishment	460.66
1/22/2026	ADP Direct Deposits	313,722.70
1/22/2026	ADP Payroll Taxes	106,410.58
1/28/2026	Humana (Employee Paid Supplemental Plan)	459.05
1/29/2026	Health Equity FSA/DCAP	86.96
1/26/2026	Group Health EAP Charges	198.90
1/23/2026	ICMA Deferred Compensation	3,125.00
1/26/2026	ICMA Deferred Compensation	3,125.00
1/26/2026	Associated Bank Health Plan Fund	7,191.69
1/26/2026	PERA	82,893.75
1/26/2026	State of MN HCSP	4,538.88
1/26/2026	State of MN - Deferred Comp	12,931.00
	Payroll & Misc Fee Expenditures	535,144.17
City Checks & ACH Paid		
1/23/2026	City Checks & ACH Paid (96883-96908)	243,726.33
1/30/2026	City Checks & ACH Paid (96909-96957)	469,614.57
	City Check & ACH Expenditures	713,340.90
City Misc ACH/Wires Paid		
2/2/2026	Credit Card Fees City	8,661.43
2/2/2026	Civic Pay Fees Utility Billing	4,919.07
1/29/2026	WT - Bond Trust Services - 2021A G.O Bond Payment	569,997.50
1/29/2026	WT - Bond Trust Services - 2024A G.O Bond Payment	399,950.00
1/29/2026	WT - Bond Trust Services - 2024B G.O Bond Payment	1,012,300.00
1/20/2026	US Bank Credit Cards - January	65,012.33
2/3/2026	Finnly Sports Payments Credit Card Fees RAC	4,719.53
2/3/2026	Payment Services Network Processing Fees	334.45
1/23/2026	Pitney Bowes Postage - Auto Replenish	1,000.00
	City ACH/Wire Expenditures	2,066,894.31
	City Total To Be Approved	**3,315,379.38**
Liquor Misc ACH/Wires Paid		
2/3/2026	Credit Card Processing Fees - RWAS	5,760.41
2/3/2026	Credit Card Processing Fees - RWAS	1,475.24
2/3/2026	Credit Card Interchange Fees- RWAS	123.08
	Liquor ACH/Wire Expenditures	7,358.73
	Liquor Total to Be Approved	**7,358.73**

Accounts Payable

Computer Check Proof List by Vendor

User: mrathlisberger@rogersmn.gov
Printed: 01/22/2026 - 8:17AM
Batch: 00004.01.2026

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
Vendor: adain	Adam's Pest Control Inc			Check Sequence: 1	ACH Enabled: True
4346806	RAC Commercial Pest Control 1/13/26	82.68	01/23/2026	205-450-5205-43100-0000	
	Check Total:	82.68			
Vendor: aees	Advanced Engineering & Environmental Services Inc			Check Sequence: 2	ACH Enabled: True
108157	Utility Rate Study December	7,795.58	12/31/2025	602-495-9490-43140-2509	
108157	Utility Rate Study December	7,795.58	12/31/2025	603-496-9495-43140-2509	
108157	Utility Rate Study December	7,795.59	12/31/2025	601-494-9440-43140-2509	
108174	South Wellfield Wells #10 December	2,306.25	12/31/2025	407-430-3121-43030-2409	
	Check Total:	25,693.00			
Vendor: airgas	Airgas Inc			Check Sequence: 3	ACH Enabled: False
5521276674	Ind Small Oxygen December	44.95	12/31/2025	100-430-3000-42160-0000	
5521276674	Ind Small Acetylene December	92.38	12/31/2025	100-430-3000-42160-0000	
5521276674	Hazmat December	78.75	12/31/2025	100-430-3000-42160-0000	
	Check Total:	216.08			
Vendor: anosh	Anoka County Sheriff's Office			Check Sequence: 4	ACH Enabled: False
12/15/2025	Range Use For Training November	1,750.00	12/31/2025	100-420-2100-44360-0000	
	Check Total:	1,750.00			
Vendor: anoco	Anoka County Treasury Office			Check Sequence: 5	ACH Enabled: False
CINV-00007546	2026 DTF Grant Match Fund	10,000.00	01/23/2026	100-420-2100-44330-0000	
	Check Total:	10,000.00			
Vendor: belco	Bellboy Corporation			Check Sequence: 6	ACH Enabled: True

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
0210234900	Liquor	335.50	01/23/2026	609-497-9760-42510-0000	
0300616000	THC Credit	-96.00	01/23/2026	609-497-9760-42535-0000	
0300630000	THC	1,689.00	01/23/2026	609-497-9760-42535-0000	
	Check Total:	1,928.50			
Vendor: Wirbe	BreakThru Beverage Minnesota Wine & Sprirts			Check Sequence: 7	ACH Enabled: True
125164982	Liquor	1,655.65	01/23/2026	609-497-9760-42510-0000	
125164983	Wine	98.90	01/23/2026	609-497-9760-42530-0000	
125165595	Liquor	146.25	01/23/2026	609-497-9760-42510-0000	
	Check Total:	1,900.80			
Vendor: capbe	Capitol Beverage			Check Sequence: 8	ACH Enabled: True
30350066	Beer Credit	-77.63	01/23/2026	609-497-9760-42520-0000	
3239806	THC	354.00	01/23/2026	609-497-9760-42535-0000	
3239807	Beer	36.40	01/23/2026	609-497-9760-42520-0000	
3239808	Beer	1,455.15	01/23/2026	609-497-9760-42520-0000	
3239808	NA	150.50	01/23/2026	609-497-9760-42540-0000	
3239808	Mix	32.05	01/23/2026	609-497-9760-42540-0000	
	Check Total:	1,950.47			
Vendor: cdwgo	CDW Government			Check Sequence: 9	ACH Enabled: True
AH6B27E	Computer Mouse Replacement P. Houser	20.87	01/23/2026	602-495-9490-42010-0000	
AH6B27E	Computer Mouse Replacement P. Houser	20.88	01/23/2026	601-494-9440-42010-0000	
AH6B27E	Computer Mouse Replacement P. Houser	20.87	01/23/2026	603-496-9495-42010-0000	
	Check Total:	62.62			
Vendor: cenhy	Central Hydraulics Inc.			Check Sequence: 10	ACH Enabled: True
00663677	Spring-Trip/Return Tap-Ends	190.62	01/23/2026	100-430-3120-42103-0000	
	Check Total:	190.62			
Vendor: cenco	Century College			Check Sequence: 11	ACH Enabled: False
#:1341456	Officer I X8 November	4,600.00	12/31/2025	100-420-2210-44360-0000	
	Check Total:	4,600.00			

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
Vendor: berbe	Chas. A. Bernick Inc.			Check Sequence: 12	ACH Enabled: False
10447736	THC	1,694.42	01/23/2026	609-497-9760-42535-0000	
10447737	Beer	546.70	01/23/2026	609-497-9760-42520-0000	
10447737	NA	32.50	01/23/2026	609-497-9760-42540-0000	
	Check Total:	2,273.62			
Vendor: cinco	Cintas Corporation			Check Sequence: 13	ACH Enabled: True
4253359980	EC Floor Mats Mops Towels 12/17/25	75.50	12/31/2025	100-410-1940-44060-0000	
4256321469	Uniform - Janitorial 1/14/26	13.06	01/23/2026	100-410-1940-44060-0000	
4256321469	Uniform - PK 1/14/26	14.46	01/23/2026	100-450-5200-42180-0000	
4256321469	Uniform - PW 1/14/26	25.29	01/23/2026	100-430-3000-42180-0000	
4256321469	Uniform - Gen'l. Gov't. Bldgs. 1/14/26	2.88	01/23/2026	100-410-1940-42180-0000	
4256321469	Uniform - WTR 1/14/26	5.12	01/23/2026	601-494-9440-42180-0000	
4256321469	Mats & Towels 1/14/26	68.30	01/23/2026	100-430-3000-44060-0000	
4256321469	Uniform - SWR 1/14/26	5.12	01/23/2026	602-495-9490-42180-0000	
4256326360	EC Floor Mats Mops & Towels 1/14/26	75.50	01/23/2026	100-410-1941-44060-0000	
4256326639	CR Floor Mats 1/14/2026	11.25	01/23/2026	100-410-1940-44060-0000	
4256326684	RWAS Mats & Towels 1/14/26	104.98	01/23/2026	609-497-9760-43100-0000	
	Check Total:	401.46			
Vendor: cimap	City of Maple Grove			Check Sequence: 14	ACH Enabled: False
22626	North Metro Range 2026 Training Contract	17,808.00	01/23/2026	100-420-2100-44360-0000	
	Check Total:	17,808.00			
Vendor: citro	City of Rogers			Check Sequence: 15	ACH Enabled: False
003412-000	RWAS Water December	57.80	12/31/2025	609-497-9760-43820-0000	
	Check Total:	57.80			
Vendor: dahdi	Dahlheimer Distributing Co.			Check Sequence: 16	ACH Enabled: True
2667195	Beer Credit	-87.10	01/23/2026	609-497-9760-42520-0000	
2667195	NA	27.00	01/23/2026	609-497-9760-42540-0000	
2670425	NA	69.60	01/23/2026	609-497-9760-42540-0000	
2670451	Beer	209.80	01/23/2026	609-497-9760-42520-0000	
2672905	NA	250.30	01/23/2026	609-497-9760-42540-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
2672906	THC	814.00	01/23/2026	609-497-9760-42535-0000	
2672907	Beer	1,310.55	01/23/2026	609-497-9760-42520-0000	
2675118	Liquor	940.00	01/23/2026	609-497-9760-42510-0000	
2675119	Beer	8,281.20	01/23/2026	609-497-9760-42520-0000	
2675120	THC	65.00	01/23/2026	609-497-9760-42535-0000	
2675121	Beer	128.00	01/23/2026	609-497-9760-42520-0000	
	Check Total:	12,008.35			
Vendor: cldis	Dick Family Inc.			Check Sequence: 17	ACH Enabled: True
2234583	Beer	412.50	01/23/2026	609-497-9760-42520-0000	
2234583	THC	481.60	01/23/2026	609-497-9760-42535-0000	
	Check Total:	894.10			
Vendor: feren	Ferguson Enterprises #1657			Check Sequence: 18	ACH Enabled: False
0560038	Freight	10.00	12/31/2025	601-494-9440-42105-0000	
0560038	M18 Packout Six Bay Rapid Charger Kit	249.50	12/31/2025	601-494-9440-42105-0000	
0560038	Freight	10.00	12/31/2025	602-495-9490-42105-0000	
0560038	*CVR* M18 Fuel Surge 1/4 Hex Hydralic	139.50	12/31/2025	602-495-9490-42105-0000	
0560038	M18 Packout Six Bay Rapid Charger Kit	249.50	12/31/2025	602-495-9490-42105-0000	
0560038	*CVR* M18 Fuel Surge 1/4 Hex Hydralic	139.50	12/31/2025	601-494-9440-42105-0000	
	Check Total:	798.00			
Vendor: finwa	Finken Water Centers			Check Sequence: 19	ACH Enabled: True
12211TP	PW Water January	33.95	01/23/2026	100-430-3000-43820-0000	
	Check Total:	33.95			
Vendor: mires	Global Reserve			Check Sequence: 20	ACH Enabled: True
ORD-22752	THC	2,146.00	01/23/2026	609-497-9760-42535-0000	
	Check Total:	2,146.00			
Vendor: hawch	Hawkins Inc.			Check Sequence: 21	ACH Enabled: False
7305051	Chlorine Hydrofluosilicic Acid LPC-5	7,121.75	01/23/2026	601-494-9440-42160-0000	
7307590	Chlorine	40.00	01/23/2026	601-494-9440-42160-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	7,161.75			
Vendor: hecoas	Hennepin County			Check Sequence: 22	ACH Enabled: False
1000259754	Jail Per Diem - December	510.76	12/31/2025	100-420-2100-43100-0000	
	Check Total:	510.76			
Vendor: hencosh	Hennepin County Accounts Receivable			Check Sequence: 23	ACH Enabled: False
01/02/2026	Radio Fleet Fee-Dec '25	5,091.22	12/31/2025	100-420-2210-43250-0000	
01/02/2026	Radio Set Up & Upgrades	14,115.81	12/31/2025	100-420-2210-43250-0000	
	Check Total:	19,207.03			
Vendor: hinksa	Samantha Hinkemeyer			Check Sequence: 24	ACH Enabled: True
105	Rooted In Rogers Videos (5)	2,500.00	12/31/2025	203-465-6500-44601-0000	
	Check Total:	2,500.00			
Vendor: jeffi	Jefferson Fire & Safety, Inc.			Check Sequence: 25	ACH Enabled: False
IN335518	Fire Hose X10	4,814.53	01/23/2026	207-420-2210-42105-0000	
	Check Total:	4,814.53			
Vendor: johbr	Johnson Brothers Liquor Co.			Check Sequence: 26	ACH Enabled: False
165258	Liquor Credit	-67.08	01/23/2026	609-497-9760-42510-0000	
2969398	Wine	257.31	01/23/2026	609-497-9760-42530-0000	
2969436	Liquor	1,523.62	01/23/2026	609-497-9760-42510-0000	
2969438	Wine	985.77	01/23/2026	609-497-9760-42530-0000	
2969439	THC	1,285.50	01/23/2026	609-497-9760-42535-0000	
2989437	Liquor	742.88	01/23/2026	609-497-9760-42510-0000	
5110855	Wine Delivery Charge	1.77	01/23/2026	609-497-9760-42530-0000	
5110898	Liquor	151.88	01/23/2026	609-497-9760-42510-0000	
5110899	Wine	1,544.37	01/23/2026	609-497-9760-42530-0000	
5110900	Liquor	140.56	01/23/2026	609-497-9760-42510-0000	
5110901	THC	114.00	01/23/2026	609-497-9760-42535-0000	
	Check Total:	6,680.58			
Vendor: konin	KONE Inc			Check Sequence: 27	ACH Enabled: False

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
871902656	Elevator Maintenance-ST 2- '26	5,290.08	01/23/2026	100-420-2210-44010-0000	
871902657	RAC Elevator Maintenance Jan - Dec 2026	2,145.72	01/23/2026	205-450-5205-43100-0000	
871902658	Elevator Maintenance - 1/1/26-12/31/26	2,145.72	01/23/2026	100-410-1940-44010-0000	
871902660	Fieldhouse Elevator Maintenance Jan-Dec 2026	1,500.00	01/23/2026	209-450-5207-43100-0000	
	Check Total:	11,081.52			
Vendor: lakga	Lakes Gas Co.			Check Sequence: 28	ACH Enabled: True
4878832	Propane For Parks Zamboni	29.80	01/23/2026	100-450-5200-42120-0000	
	Check Total:	29.80			
Vendor: leamin	League of MN Cities			Check Sequence: 29	ACH Enabled: False
440478	MN Cities Stormwater Coalition Contributions	1,180.00	01/23/2026	603-496-9495-44330-0000	
440954	2026 Patrol Training	3,240.00	01/23/2026	603-496-9495-44360-0000	
	Check Total:	4,420.00			
Vendor: leami	League of MN Cities Ins. Trust			Check Sequence: 30	ACH Enabled: False
10002863	1st Quarter WC Premium	1,432.00	01/23/2026	609-497-9760-41510-0000	
10002863	1st Quarter WC Premium	167.00	01/23/2026	100-410-1910-41510-0000	
10002863	1st Quarter WC Premium	159.00	01/23/2026	100-410-1330-41510-0000	
10002863	1st Quarter WC Premium	139.00	01/23/2026	100-450-5186-41510-0000	
10002863	1st Quarter WC Premium	9,277.00	01/23/2026	100-420-2210-41510-0000	
10002863	1st Quarter WC Premium	17.00	01/23/2026	100-430-3245-41510-0000	
10002863	1st Quarter WC Premium	32.00	01/23/2026	100-410-1410-41510-0000	
10002863	1st Quarter WC Premium	1,554.00	01/23/2026	205-450-5205-41510-0000	
10002863	1st Quarter WC Premium	317.00	01/23/2026	100-410-1325-41510-0000	
10002863	1st Quarter WC Premium	136.00	01/23/2026	100-410-1941-41510-0000	
10002863	1st Quarter WC Premium	2,416.00	01/23/2026	100-430-3120-41510-0000	
10002863	1st Quarter WC Premium	338.00	01/23/2026	100-450-5120-41510-0000	
10002863	1st Quarter WC Premium	274.00	01/23/2026	209-450-5207-41510-0000	
10002863	1st Quarter WC Premium	775.00	01/23/2026	100-410-1940-41510-0000	
10002863	1st Quarter WC Premium	507.00	01/23/2026	100-410-1950-41510-0000	
10002863	1st Quarter WC Premium	284.00	01/23/2026	603-496-9495-41510-0000	
10002863	1st Quarter WC Premium	1,163.00	01/23/2026	601-494-9440-41510-0000	
10002863	1st Quarter WC Premium	52.00	01/23/2026	609-497-9780-41510-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
10002863	1st Quarter WC Premium	33,752.00	01/23/2026	100-420-2100-41510-0000	
10002863	1st Quarter WC Premium	13.00	01/23/2026	100-410-1110-41510-0000	
10002863	1st Quarter WC Premium	310.00	01/23/2026	100-430-3000-41510-0000	
10002863	1st Quarter WC Premium	5,183.00	01/23/2026	100-450-5200-41510-0000	
10002863	1st Quarter WC Premium	1,031.00	01/23/2026	602-495-9490-41510-0000	
10002863	1st Quarter WC Premium	595.00	01/23/2026	100-420-2400-41510-0000	
10002863	1st Quarter WC Premium	21.00	01/23/2026	203-465-6500-41510-0000	
10002863	1st Quarter WC Premium	282.00	01/23/2026	100-420-2210-41510-0000	
10002863	1st Quarter WC Premium	420.00	01/23/2026	100-420-2500-41510-0000	
10002863	1st Quarter WC Premium	187.00	01/23/2026	100-410-1520-41510-0000	
	Check Total:	60,833.00			
Vendor: lucli	Luce Line Brewing			Check Sequence: 31	ACH Enabled: False
E-5003	THC	756.00	01/23/2026	609-497-9760-42535-0000	
	Check Total:	756.00			
Vendor: mamun	M Amundson Cigar & Candy Co LLP			Check Sequence: 32	ACH Enabled: True
416917	Food	58.18	01/23/2026	609-497-9760-42550-0000	
416917	Tobacco	1,518.74	01/23/2026	609-497-9760-42560-0000	
	Check Total:	1,576.92			
Vendor: mattri	Matheson Tri-Gas Inc			Check Sequence: 33	ACH Enabled: False
0032555825	Monthly Medical Oxygen - December	308.75	12/31/2025	100-420-2100-42170-0000	
	Check Total:	308.75			
Vendor: menar	Menards, Inc.			Check Sequence: 34	ACH Enabled: True
59906	Lucas Interior Detailer	7.62	01/23/2026	100-450-5200-42103-0000	
59906	Lucas Interior Detailer	7.62	01/23/2026	100-450-5200-42103-0000	
59906	Prof Rotate 10 Oz Caulk Gun	16.98	01/23/2026	100-450-5200-42105-0000	
59906	Lucas Interior Detailer	7.62	01/23/2026	100-450-5200-42103-0000	
59906	Toolbox White Rags 200 Ct	19.76	01/23/2026	100-450-5200-42100-0000	
59906	USB-A TO C 24K BK 10'	6.80	01/23/2026	100-450-5200-42100-0000	
59906	50:1 Fuel Premix 110 Oz	135.24	01/23/2026	100-450-5200-42120-0000	
59906	16-3 50' All-Weather Cord	20.31	01/23/2026	100-450-5200-42100-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
59906	Gorilla Black Tape	8.39	01/23/2026	100-450-5200-42100-0000	
	Check Total:	230.34			
Vendor: metcou	Metropolitan Council Environmental Services			Check Sequence: 35	ACH Enabled: True
December 2025	SAC Report 12/25	17,221.05	12/31/2025	408-430-3330-43851-0000	
	Check Total:	17,221.05			
Vendor: norsa	Northern Safety Technology, Inc.			Check Sequence: 36	ACH Enabled: True
60417	Micro Freedom Lighthead Two Linear Super-LE	284.38	01/23/2026	602-495-9490-42103-0000	
60417	Micro Freedom Lighthead Two Linear Super-LE	284.38	01/23/2026	601-494-9440-42103-0000	
	Check Total:	568.76			
Vendor: repse	Republic Services #899			Check Sequence: 37	ACH Enabled: False
0899-004907867	RWAS-Garbage December	2,044.93	12/31/2025	609-497-9760-43840-0000	
	Check Total:	2,044.93			
Vendor: rogtr	Rogers Ace			Check Sequence: 38	ACH Enabled: False
30689	Concrete Screws	8.29	01/23/2026	100-420-2210-42100-0000	
	Check Total:	8.29			
Vendor: johla	SiteOne Landscape Supply			Check Sequence: 39	ACH Enabled: False
161889905-001	Hunter 1-25 Adj. Rotor 4 In. Riser W/Chk Valve	498.66	01/23/2026	100-450-5200-42104-0000	
	Check Total:	498.66			
Vendor: souwi	Southern Glazers Wine & Spirits of Minnesota			Check Sequence: 40	ACH Enabled: False
2714708	Liquor	5,211.79	01/23/2026	609-497-9760-42510-0000	
2714709	Wine	1,171.56	01/23/2026	609-497-9760-42530-0000	
2714710	Liquor Delivery Charge	1.39	01/23/2026	609-497-9760-42510-0000	
	Check Total:	6,384.74			
Vendor: spepr	SpeedPro Imaging of Eden Prairie			Check Sequence: 41	ACH Enabled: False
INV-39990	Fieldhouse Front Door Graphics Install Jan 2026	233.33	01/23/2026	209-450-5207-44010-0000	
	Check Total:	233.33			

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
Vendor: state	Starnet Technologies			Check Sequence: 42	ACH Enabled: False
036218	Annual NCC Monitoring @ High School	240.00	01/23/2026	602-495-9490-43100-0000	
	Check Total:	240.00			
Vendor: stetoe	Steel Toe Brewing			Check Sequence: 43	ACH Enabled: False
64338	Beer	136.00	01/23/2026	609-497-9760-42520-0000	
	Check Total:	136.00			
Vendor: verwi	Verizon Wireless Services, LLC			Check Sequence: 44	ACH Enabled: True
6132654211	Council Ipad Replacements	-4,251.87	12/31/2025	400-000-0000-10100-4005	
6132654211	PD December Verizon Bill	2,078.18	12/31/2025	100-420-2100-43250-0000	
6132654211	Council Ipad Replacements	4,251.87	12/31/2025	400-000-0000-10100-0000	
6132654211	Council Ipad Replacements	4,251.87	12/31/2025	400-410-1330-43190-0000	
	Check Total:	6,330.05			
Vendor: verwi	Verizon Wireless Services, LLC			Check Sequence: 45	ACH Enabled: True
6132654212	Verizon-Dec '25-Bldg	60.00	12/31/2025	100-420-2400-43210-0000	
6132654212	Verizon-Dec '25-FD	455.36	12/31/2025	100-420-2210-43210-0000	
	Check Total:	515.36			
Vendor: vinin	Vinocopia Inc			Check Sequence: 46	ACH Enabled: True
0388595-IN	Liquor	680.75	01/23/2026	609-497-9760-42510-0000	
0388595-IN	Wine	1,699.50	01/23/2026	609-497-9760-42530-0000	
	Check Total:	2,380.25			
Vendor: grain	W.W. Grainger, Inc.			Check Sequence: 47	ACH Enabled: True
9767105753	Pleated Air Filter 12" H 20" W	53.16	01/23/2026	100-420-2100-42102-0000	
9767105779	Pleated Air Filter 20" H 25" W	75.72	01/23/2026	100-420-2100-42102-0000	
9767105779	Pleated Air Filter 20" H 25" W	66.00	01/23/2026	100-420-2100-42102-0000	
9767105779	Shipping	30.00	01/23/2026	100-420-2100-42102-0000	
	Check Total:	224.88			
Vendor: watco	Watson Company			Check Sequence: 48	ACH Enabled: True
155318	RAC Concessions 1/16/26	732.79	01/23/2026	205-450-5205-42550-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	732.79			
Vendor: xcele	Xcel Energy			Check Sequence: 49	ACH Enabled: False
51-0014705272-9	Electric-Dec '25-St 2	1,300.21	12/31/2025	100-420-2210-43810-0000	
	Check Total:	1,300.21			
	Total for Check Run:	243,726.33			
	Total of Number of Checks:	49			

Accounts Payable

Computer Check Proof List by Vendor

User: LPettis
Printed: 01/30/2026 - 9:38AM
Batch: 00005.01.2026

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
Vendor: actfl	Action Fleet Inc			Check Sequence: 1	ACH Enabled: False
I8301	Squad Maintenance - Misc Parts - 6845	163.75	01/30/2026	100-420-2100-44040-0000	
	Check Total:	163.75			
Vendor: ale360	Alert 360			Check Sequence: 2	ACH Enabled: False
16912108	Monitoring-FD-St 1- Feb '25	19.46	01/30/2026	100-420-2210-43880-0000	
16912108	Monitoring-CR-St 1- Feb '25	24.76	01/30/2026	100-410-1940-43880-0000	
	Check Total:	44.22			
Vendor: ancso	Anchor Solar Investments, LLC			Check Sequence: 3	ACH Enabled: True
CH PW 20 #2	City Hall Solar PPA - Feb 2026	60.41	01/30/2026	100-410-1940-43810-0000	
CH PW 20 #2	PW Solar PPA - Feb 2026	140.94	01/30/2026	100-430-3000-43810-0000	
City Hall PW 20	City Hall Solar PPA - Feb 2026	62.27	01/30/2026	100-410-1940-43810-0000	
City Hall PW 20	PW Solar PPA - Feb 2026	145.27	01/30/2026	100-430-3000-43810-0000	
N. Comm. Park 3	NCP Solar PPA - Feb 2026	431.61	01/30/2026	100-450-5200-43810-0000	
PD 20	PD Solar PPA - Feb 2026	207.54	01/30/2026	100-420-2100-43810-0000	
PD 20 #2	PD Solar PPA - Feb 2026	209.36	01/30/2026	100-420-2100-43810-0000	
RAC 20	RAC Solar PPA - Feb 2026	207.54	01/30/2026	205-450-5205-43810-0000	
RAC 20 #2	RAC Solar PPA - Feb 2026	201.35	01/30/2026	205-450-5205-43810-0000	
	Check Total:	1,666.29			
Vendor: belco	Bellboy Corporation			Check Sequence: 4	ACH Enabled: True
0210309200	Wine	104.00	01/30/2026	609-497-9760-42530-0000	
0210309200	Liquor	364.90	01/30/2026	609-497-9760-42510-0000	
0300635500	THC Credit	-85.65	01/30/2026	609-497-9760-42535-0000	
0300652200	THC	918.15	01/30/2026	609-497-9760-42535-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	1,301.40			
Vendor: boytr	Boyer Ford Trucks			Check Sequence: 5	ACH Enabled: True
093S12436	#40-013 Fix Water In Fuel	248.05	12/31/2025	100-430-3000-44040-0000	
	Check Total:	248.05			
Vendor: Wirbe	BreakThru Beverage Minnesota Wine & Sprirts			Check Sequence: 6	ACH Enabled: True
125262953	Liquor	778.42	01/30/2026	609-497-9760-42510-0000	
125262954	Wine	340.35	01/30/2026	609-497-9760-42530-0000	
125262955	NA	104.50	01/30/2026	609-497-9760-42540-0000	
414404157	Mix	-6.46	01/30/2026	609-497-9760-42540-0000	
414404158	Wine Credit	-8.24	01/30/2026	609-497-9760-42530-0000	
	Check Total:	1,208.57			
Vendor: minnc	Business Planning Concepts Inc			Check Sequence: 7	ACH Enabled: False
720603022026	02.2026 NCPERS Life Insurance EE Reimburse	208.00	01/30/2026	997-000-0000-21704-0000	
	Check Total:	208.00			
Vendor: csmcc	C.S. McCrossan			Check Sequence: 8	ACH Enabled: False
Pay App 1	Pay App 1-Fletcher Bypass #1409	14,725.00	01/30/2026	402-000-0000-10100-0000	
Pay App 1	Pay App 1-Fletcher Bypass #1409	-14,725.00	01/30/2026	402-000-0000-10100-5000	
Pay App 1	Pay App 1-Fletcher Bypass #1409	14,725.00	01/30/2026	402-430-3121-45300-1409	
	Check Total:	14,725.00			
Vendor: callto	CallTower Inc			Check Sequence: 9	ACH Enabled: True
202978601	Monthly Phone Service - January	1,524.29	01/30/2026	100-410-1330-43250-0000	
	Check Total:	1,524.29			
Vendor: capbe	Capitol Beverage			Check Sequence: 10	ACH Enabled: True
3236906	Beer Credit	-24.80	01/30/2026	609-497-9760-42520-0000	
3241376	Liquor Credit	-134.70	01/30/2026	609-497-9760-42510-0000	
3241377	Beer Credit	-180.00	01/30/2026	609-497-9760-42520-0000	
3241378	Beer Credit	-266.10	01/30/2026	609-497-9760-42520-0000	
3241379	Liquor	3,258.55	01/30/2026	609-497-9760-42510-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
3241380	Beer	2,326.65	01/30/2026	609-497-9760-42520-0000	
3241380	NA	82.75	01/30/2026	609-497-9760-42540-0000	
	Check Total:	5,062.35			
Vendor: cdwgo	CDW Government			Check Sequence: 11	ACH Enabled: True
AH55B1N	IPad Charger - Sgt Nelson	25.57	01/30/2026	100-420-2100-42010-0000	
	Check Total:	25.57			
Vendor: cdwgo	CDW Government			Check Sequence: 12	ACH Enabled: True
AH6S53Q	Council IPad Accessories	136.49	01/30/2026	400-000-0000-10100-0000	
AH6S53Q	Council IPad Accessories	136.49	01/30/2026	400-410-1330-43190-0000	
AH6S53Q	Council IPad Accessories	-136.49	01/30/2026	400-000-0000-10100-4005	
	Check Total:	136.49			
Vendor: cdwgo	CDW Government			Check Sequence: 13	ACH Enabled: True
AH6LN5E	RAC Wireless Access Point - 1/14/26	779.72	01/30/2026	205-450-5205-42010-0000	
	Check Total:	779.72			
Vendor: cdwgo	CDW Government			Check Sequence: 14	ACH Enabled: True
AH6FP9F	IPhone Otterbox Case With Holster - D. Cody	59.14	01/30/2026	100-410-1940-42100-0000	
	Check Total:	59.14			
Vendor: cdwgo	CDW Government			Check Sequence: 15	ACH Enabled: True
AH6PK1M	Computer Warranty - J. Williams	68.27	01/30/2026	100-410-1325-42010-0000	
	Check Total:	68.27			
Vendor: cenhy	Central Hydraulics Inc.			Check Sequence: 16	ACH Enabled: True
00664078	US-90URE-3x3-1/2x3/8	22.92	01/30/2026	100-430-3120-42103-0000	
00664078	OR-70NBR-3.625x3/16-C/S(10)	1.99	01/30/2026	100-430-3120-42103-0000	
00664078	612-400-050-SC WR-NYL-4x1/2x1/8-C/S	15.99	01/30/2026	100-430-3120-42103-0000	
00664078	BU-90URE-3.625x3/16-C/S(5)	2.81	01/30/2026	100-430-3120-42103-0000	
00664078	OR-70NBR-3x3/16-C/S(10)	1.53	01/30/2026	100-430-3120-42103-0000	
00664078	Labor Repair	350.00	01/30/2026	100-430-3120-42103-0000	
00664078	CH-3.00 X 2.25 Honed Chrome OD	312.02	01/30/2026	100-430-3120-42103-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
00664078	PSC-342 PA-90URE-4x0.255	29.33	01/30/2026	100-430-3120-42103-0000	
00664078	OR-70NBR-1.875x3/16-C/S(20)	0.82	01/30/2026	100-430-3120-42103-0000	
00664078	WR-NYL-2-1/4x1/2x1/8-C/S	7.12	01/30/2026	100-430-3120-42103-0000	
	Check Total:	744.53			
Vendor: cenmc	Central McGowan Inc			Check Sequence: 17	ACH Enabled: False
0001109185	O2 Cylinder Refill X4	175.57	12/31/2025	100-420-2210-42170-0000	
	Check Total:	175.57			
Vendor: embpw	Century Link			Check Sequence: 18	ACH Enabled: False
313022581	Telephone Service -Hassan Town Hall January	62.52	01/30/2026	100-410-1940-43210-0000	
	Check Total:	62.52			
Vendor: cinco	Cintas Corporation			Check Sequence: 19	ACH Enabled: True
4253360444	CR Floor Mats - 12/17/2025	11.25	12/31/2025	100-410-1940-44060-0000	
4257049573	Uniform - Gen'l. Gov't. Bldgs. 1/21/26	2.88	01/30/2026	100-410-1940-42180-0000	
4257049573	Uniform - PW 1/21/26	24.29	01/30/2026	100-430-3000-42180-0000	
4257049573	Uniform - WTR 1/21/26	5.12	01/30/2026	601-494-9440-42180-0000	
4257049573	Uniform - PK 1/21/26	14.46	01/30/2026	100-450-5200-42180-0000	
4257049573	Uniform - SWR 1/21/26	5.12	01/30/2026	602-495-9490-42180-0000	
4257049573	Uniform - Janitorial 1/21/26	4.06	01/30/2026	100-410-1940-44060-0000	
4257049573	Mats & Towels 1/21/26	33.65	01/30/2026	100-430-3000-44060-0000	
	Check Total:	100.83			
Vendor: citda	City of Dayton			Check Sequence: 20	ACH Enabled: False
2025 JPA	2025 JPA	9,240.80	12/31/2025	602-495-9490-43820-0000	
	Check Total:	9,240.80			
Vendor: cit	Computer Integration Technologies Inc			Check Sequence: 21	ACH Enabled: True
508573	Firewall Replacement	-7,270.00	01/30/2026	400-000-0000-10100-4005	
508573	Firewall Repl't - Fortinet Fortigate Enterprise Ne	3,258.00	01/30/2026	400-410-1330-43190-0000	
508573	Firewall Repl't - Fortigate Enterprise Protection l	1,362.00	01/30/2026	400-410-1330-43190-0000	
508573	Firewall Replacement	7,270.00	01/30/2026	400-000-0000-10100-0000	
508573	Firewall Repl't - Fortinet FortiClient ZTNA Subs	2,408.00	01/30/2026	400-410-1330-43190-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
508573	Firewall Repl't - Fortinet FortiConverter Subs. Li	242.00	01/30/2026	400-410-1330-43190-0000	
508739	Endpoint Detection Monthly Service	813.00	01/30/2026	100-410-1330-43190-0000	
	Check Total:	8,083.00			
Vendor: dahdi	Dahlheimer Distributing Co.			Check Sequence: 22	ACH Enabled: True
2660436	Beer	6,961.75	01/30/2026	609-497-9760-42520-0000	
2677875	Beer	412.60	01/30/2026	609-497-9760-42520-0000	
2677885	THC	735.50	01/30/2026	609-497-9760-42535-0000	
2677886	Beer	208.35	01/30/2026	609-497-9760-42520-0000	
2677887	NA	463.25	01/30/2026	609-497-9760-42540-0000	
	Check Total:	8,781.45			
Vendor: delde	Delta Dental of Minnesota			Check Sequence: 23	ACH Enabled: False
RIS0006816600	02.2026 - EE Paid Dental Insurance	5,246.06	01/30/2026	997-000-0000-21707-0000	
	Check Total:	5,246.06			
Vendor: cldis	Dick Family Inc.			Check Sequence: 24	ACH Enabled: True
2238091	Beer	794.15	01/30/2026	609-497-9760-42520-0000	
2238091	THC	130.00	01/30/2026	609-497-9760-42535-0000	
	Check Total:	924.15			
Vendor: facmo	Elliot Auto Supply Co, Inc.			Check Sequence: 25	ACH Enabled: False
1-11413965	MTC 55 GAL - DEF	266.94	01/30/2026	100-430-3000-42120-0000	
128-231681	#35-017 Pad Kit Frt Disc	70.97	01/30/2026	100-450-5200-42103-0000	
128-231681	#35-017 Front Disc Brake	223.60	01/30/2026	100-450-5200-42103-0000	
128-231901	#10-034 Battery	105.37	01/30/2026	100-450-5200-42103-0000	
128-231934	Return: #10-034 Battery	-105.37	01/30/2026	100-450-5200-42103-0000	
128-Z19347	Refund: Core Charge PD	-18.00	01/30/2026	100-420-2100-42103-0000	
128-Z19347	Refund: Core Credit PW	-16.00	01/30/2026	100-430-3000-42103-0000	
128-Z19347	Refund: Core Charge PD	-18.00	01/30/2026	100-420-2100-42103-0000	
128-Z19347	Refund: Warranty Credit PW	-133.69	01/30/2026	100-430-3000-42103-0000	
128-Z19347	Core Charge PD	18.00	01/30/2026	100-420-2100-42103-0000	
128-Z19347	Refund: Core Charges PD	-79.68	01/30/2026	100-420-2100-42103-0000	
128-Z19347	Battery PD	156.87	01/30/2026	100-420-2100-42103-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
128-Z19429	Battery	117.25	01/30/2026	100-430-3000-42103-0000	
128-Z19429	2 Core Refunds	-54.00	01/30/2026	100-430-3000-42103-0000	
6-1712482	#10-034 Battery	105.37	01/30/2026	100-450-5200-42103-0000	
	Check Total:	639.63			
Vendor: facha	Factory Hardwood LLC			Check Sequence: 26	ACH Enabled: False
3438	Rgh White Oak-Henry's Woods Bridge	272.50	01/30/2026	100-450-5200-42104-0000	
3438	2" X 11.5 X 16'-Territorial Park Sign	210.30	01/30/2026	100-450-5200-42104-0000	
	Check Total:	482.80			
Vendor: feren	Ferguson Enterprises #1657			Check Sequence: 27	ACH Enabled: False
0560038-1	Cradle Grease Gun Bare Tool	146.15	01/30/2026	601-494-9440-42105-0000	
0560038-1	Cradle Grease Gun Bare Tool	146.14	01/30/2026	602-495-9490-42105-0000	
	Check Total:	292.29			
Vendor: foram	Force America Distributing Inc			Check Sequence: 28	ACH Enabled: False
CM001-2008587	Return:Final Assembly 6100 Valve Module 20 P	-1,480.50	12/31/2025	100-430-3120-42103-0000	
IN001-2120151	Bracket Valve Module 10/20 Port Low Profile 1(	124.74	12/31/2025	100-430-3120-42103-0000	
IN001-2120151	Final Assembly 6100 Valve Module 20 Port DT	1,480.50	12/31/2025	100-430-3120-42103-0000	
IN001-2123270	Sensor Granular Feedback	567.00	12/31/2025	100-430-3120-42103-0000	
	Check Total:	691.74			
Vendor: frefor	Freedom Forever			Check Sequence: 29	ACH Enabled: False
RB25-000081	RB25-000081 Building Permit Refund	492.25	12/31/2025	100-420-2400-32210-0000	
RB25-000081	RB25-000081 Surcharge Fee Refund	17.50	12/31/2025	100-000-0000-22020-0000	
	Check Total:	509.75			
Vendor: jenve	Gary Plocher			Check Sequence: 30	ACH Enabled: False
875457	PW Vending Machine Repair Nov & Dec 2025	543.00	12/31/2025	100-430-3000-44040-0000	
	Check Total:	543.00			
Vendor: mires	Global Reserve			Check Sequence: 31	ACH Enabled: True
ORD-22831	THC	60.00	01/30/2026	609-497-9760-42535-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	60.00			
Vendor: guape	Guardian Pest Solutions Inc.			Check Sequence: 32	ACH Enabled: False
2726765	Commercial Pest Control 1/21/26	37.80	01/30/2026	100-430-3000-43140-0000	
2726765	Commercial Pest Control 1/21/26	16.20	01/30/2026	100-410-1940-43140-0000	
	Check Total:	54.00			
Vendor: heapar	Health Partners			Check Sequence: 33	ACH Enabled: False
616861429740	02.2026 - EE Paid Health Insurance	20,629.16	01/30/2026	997-000-0000-21706-0000	
616861429740	02.2026 - ER Paid Health Insurance	119,212.34	01/30/2026	997-000-0000-21706-0000	
	Check Total:	139,841.50			
Vendor: hennco	Hennepin County Treasurer			Check Sequence: 34	ACH Enabled: False
92-2025-AC	2025 TIF Administrative Costs	866.86	12/31/2025	460-463-6300-44300-0000	
92-2025-AC	2025 TIF Administrative Costs	612.87	12/31/2025	463-465-6500-44600-0000	
92-2025-AC	2025 TIF Administrative Costs	577.96	12/31/2025	464-463-6300-44300-0000	
92-2025-AC	2025 TIF Administrative Costs	616.45	12/31/2025	458-463-6300-44300-0000	
92-2025-AC	2025 TIF Administrative Costs	1,318.08	12/31/2025	462-465-6500-44300-0000	
92-2025-AC	2025 TIF Administrative Costs	906.17	12/31/2025	461-463-6300-44300-0000	
	Check Total:	4,898.39			
Vendor: hente	Hennepin Technical College			Check Sequence: 35	ACH Enabled: False
#:1339386	EMT Initial-Beehler 9/8/25-12/31/25	2,218.35	12/31/2025	100-420-2210-44360-0000	
#:1339386	EMT Initial-Beehler 1/1/26-1/12/26	231.65	12/31/2025	100-000-0000-15500-0000	
	Check Total:	2,450.00			
Vendor: hohen	Hohensteins Inc			Check Sequence: 36	ACH Enabled: False
896601	THC	519.00	01/30/2026	609-497-9760-42535-0000	
896601	Mix	38.25	01/30/2026	609-497-9760-42540-0000	
896601	Beer	261.00	01/30/2026	609-497-9760-42520-0000	
	Check Total:	818.25			
Vendor: ideal	Ideal Printers			Check Sequence: 37	ACH Enabled: True
000050665	Business Cards - R. Groettum	175.00	01/30/2026	100-410-1325-42000-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	175.00			
Vendor: inbre	Insight Brewing			Check Sequence: 38	ACH Enabled: False
29116	THC	2,392.28	01/30/2026	609-497-9760-42535-0000	
	Check Total:	2,392.28			
Vendor: johauel	John's Auto Electric			Check Sequence: 39	ACH Enabled: False
01152026	#35-011 10759N Motor	249.00	01/30/2026	100-430-3120-42103-0000	
	Check Total:	249.00			
Vendor: johbr	Johnson Brothers Liquor Co.			Check Sequence: 40	ACH Enabled: False
2975063	Liquor	223.36	01/30/2026	609-497-9760-42510-0000	
2975064	Liquor	55.77	01/30/2026	609-497-9760-42510-0000	
2975065	Wine	257.31	01/30/2026	609-497-9760-42530-0000	
2975209	Liquor	1,469.71	01/30/2026	609-497-9760-42510-0000	
2975210	Liquor	1,015.25	01/30/2026	609-497-9760-42510-0000	
2975211	Liquor	1,360.28	01/30/2026	609-497-9760-42510-0000	
2975212	Wine	843.02	01/30/2026	609-497-9760-42530-0000	
2975213	Liquor	136.77	01/30/2026	609-497-9760-42510-0000	
2975213	NA	145.77	01/30/2026	609-497-9760-42540-0000	
3826259	THC	167.10	01/30/2026	609-497-9760-42535-0000	
5115220	Liquor	147.06	01/30/2026	609-497-9760-42510-0000	
5115221	Wine	372.54	01/30/2026	609-497-9760-42530-0000	
5115314	Liquor	2,620.54	01/30/2026	609-497-9760-42510-0000	
5115315	Wine	1,151.83	01/30/2026	609-497-9760-42530-0000	
5115316	Mix	165.04	01/30/2026	609-497-9760-42540-0000	
7551254	Wine	669.31	01/30/2026	609-497-9760-42530-0000	
7551284	Wine	431.08	01/30/2026	609-497-9760-42530-0000	
	Check Total:	11,231.74			
Vendor: shagr	Kelbro Company			Check Sequence: 41	ACH Enabled: True
118-02682	Ice	111.62	01/30/2026	609-497-9760-42570-0000	
	Check Total:	111.62			

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
Vendor: kengr	Kennedy & Graven, Chartered			Check Sequence: 42	ACH Enabled: True
RG135-00001	General Municipal Matters December 2025	1,028.20	12/31/2025	100-410-1325-43040-0000	
RG135-00011	Police Department Matter December 2025	145.50	12/31/2025	100-420-2100-43040-0000	
RG135-00020	Duffy Development December 2025	6,560.47	12/31/2025	203-410-1325-43040-8150	
RG135-00098	Xcel Electric Franchise & Fee Ordinance Dec 20	52.50	12/31/2025	401-430-3121-43040-0000	
RG135-00099	CenterPoint Gas Franchise & Fee December 202	52.50	12/31/2025	401-430-3121-43040-0000	
RG135-00114	Veit Headquarters December 2025	105.00	12/31/2025	100-410-1325-43040-8150	
RG135-00117	2025 City Council Meetings December 2025	1,406.00	12/31/2025	100-410-1325-43040-0000	
	Check Total:	9,350.17			
Vendor: kiepo	Kiesler's Police Supply Inc			Check Sequence: 43	ACH Enabled: False
IN273046	Training Ammunition And Glock Accessories	1,011.20	12/31/2025	100-420-2100-44360-0000	
	Check Total:	1,011.20			
Vendor: kjoen	Kjolhaug Environmental Serv LLC			Check Sequence: 44	ACH Enabled: True
811041	2025-191 - City Of Rogers - 19520 CR 81 LGU	260.00	12/31/2025	603-496-9495-43030-8150	
	Check Total:	260.00			
Vendor: btac	Melanie Koenen			Check Sequence: 45	ACH Enabled: True
1057	Wellness Visit #1-#2	260.00	01/30/2026	100-420-2100-43140-0000	
	Check Total:	260.00			
Vendor: konin	KONE Inc			Check Sequence: 46	ACH Enabled: False
871902659	PD Elevator Maintenance - 2026	2,200.32	01/30/2026	100-420-2100-44010-0000	
	Check Total:	2,200.32			
Vendor: lawpr	Lawson Products			Check Sequence: 47	ACH Enabled: False
9313147677	3/8-16 X 1-1/2 Tuff-Torq Hex Cap Screw	19.37	01/30/2026	100-430-3000-42103-0000	
9313147677	5/8-11 X 2 Tuff-Torq Hex Cap Screw	38.09	01/30/2026	100-430-3000-42103-0000	
9313147677	#10X3/4 Hex Wash Hd Self-Drill Screw	13.17	01/30/2026	100-430-3000-42103-0000	
9313147677	1/8X1 Hammerlock Cotter Pin	3.81	01/30/2026	100-430-3000-42103-0000	
9313147677	5/8-11x5 Carriage Bolt Grade 8 Plain FT	128.08	01/30/2026	100-430-3000-42103-0000	
9313147677	1/4 SS The Insert	16.46	01/30/2026	100-430-3000-42103-0000	
9313147677	3/8X1/4 Ar Break Brass Male Connector	17.33	01/30/2026	100-430-3000-42103-0000	

Invoice No		Description	Amount	Pmt Date	Acct Number	Reference
9313147677		1/4 Ar Break Brass Sleeve	1.79	01/30/2026	100-430-3000-42103-0000	
		Check Total:	238.10			
Vendor:	lpidi	LPi Acquistions			Check Sequence: 48	ACH Enabled: False
036537		Postage - Nov & Dec 2025 Sr. Newsletter Mailin	184.76	12/31/2025	100-450-5186-43500-0000	
		Check Total:	184.76			
Vendor:	cleri	McDonald Distributing Company			Check Sequence: 49	ACH Enabled: True
843917		Beer	590.50	01/30/2026	609-497-9760-42520-0000	
		Check Total:	590.50			
Vendor:	menar	Menards, Inc.			Check Sequence: 50	ACH Enabled: True
60297		New Car Scent Protective Wipes	9.14	01/30/2026	100-430-3120-42100-0000	
60297		Pigskin Glove 3M Thins L	8.99	01/30/2026	100-430-3000-42180-0000	
60297		MW Base Layer Glove Black L	9.99	01/30/2026	100-430-3000-42180-0000	
		Check Total:	28.12			
Vendor:	metli	Metropolitan Life Insurance Co			Check Sequence: 51	ACH Enabled: False
5780090		01.2026 MN PFML	7,560.62	01/30/2026	997-000-0000-21757-0000	
5780090		01.2026 - EE Paid Ancillary Plans	1,137.95	01/30/2026	997-000-0000-21751-0000	
		Check Total:	8,698.57			
Vendor:	midam	Mid America Meter LLC			Check Sequence: 52	ACH Enabled: True
266972		2026 Meter Testing & Repair	1,572.50	01/30/2026	601-494-9440-44010-0000	
		Check Total:	1,572.50			
Vendor:	milch	Miller Chevrolet			Check Sequence: 53	ACH Enabled: False
758184		#6804 Programmed Keys	189.95	01/30/2026	100-420-2100-44040-0000	
		Check Total:	189.95			
Vendor:	minui	Minnesota UI Fund			Check Sequence: 54	ACH Enabled: False
07980311		Unemployment 4th Quarter 2025	248.35	12/31/2025	100-420-2100-41030-0000	
07980311		Unemployment 4th Quarter 2025	375.33	12/31/2025	100-450-5200-41030-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	623.68			
Vendor: minhi	MN Highway Safety & Research			Check Sequence: 55	ACH Enabled: False
337900-12463	PIT Hybrid - Palecek & Peek	1,310.00	01/30/2026	100-420-2100-44360-0000	
	Check Total:	1,310.00			
Vendor: towma	Monroe Towmaster LLC			Check Sequence: 56	ACH Enabled: True
90004591	Feed Back Sensor FA512/M12	615.00	01/30/2026	100-430-3120-42103-0000	
	Check Total:	615.00			
Vendor: oncall	On Call Services LLC			Check Sequence: 57	ACH Enabled: False
3463	Fieldhouse Indoor Playground Construction Con	27,885.00	12/31/2025	410-450-5200-45200-2201	
	Check Total:	27,885.00			
Vendor: onlso	Online Solutions LLC			Check Sequence: 58	ACH Enabled: False
6293	Citizenserve - Online Permit 1/1/26-12/31/26	36,000.00	01/30/2026	100-420-2400-43190-0000	
	Check Total:	36,000.00			
Vendor: pauso	Paustis & Sons			Check Sequence: 59	ACH Enabled: True
285916	Wine	992.17	01/30/2026	609-497-9760-42530-0000	
	Check Total:	992.17			
Vendor: reifo	Performance Food Group			Check Sequence: 60	ACH Enabled: True
850475	RAC Concessions (Cocoa Water Buns) 1/24/26 I	243.71	01/30/2026	205-450-5205-42550-0000	
	Check Total:	243.71			
Vendor: pitbosu	Pitney Bowes			Check Sequence: 61	ACH Enabled: False
1028829682	PD Postage Meter Ink Refill	91.29	01/30/2026	100-420-2100-43220-0000	
	Check Total:	91.29			
Vendor: prelo	Premier Locating Inc			Check Sequence: 62	ACH Enabled: False
43443	Locates January	64.50	01/30/2026	602-495-9490-43150-0000	
43443	Locates January	21.00	01/30/2026	603-496-9495-43150-0000	
43443	Locates January	64.50	01/30/2026	601-494-9440-43150-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	150.00			
Vendor: tacso	Public Safety Equipment, LLC			Check Sequence: 63	ACH Enabled: False
11195	Radar & LiDAR Certification Service	94.00	01/30/2026	100-420-2100-43140-0000	
	Check Total:	94.00			
Vendor: rdoeq	RDO Equipment			Check Sequence: 64	ACH Enabled: True
P2046914	Sharpening Knives	70.00	01/30/2026	100-450-5200-44040-0000	
	Check Total:	70.00			
Vendor: rinsy	Rink Systems, Inc			Check Sequence: 65	ACH Enabled: False
I03533	10-Portable Cubby Benches - Fieldhouse	8,650.00	01/30/2026	410-450-5200-45200-2201	
	Check Total:	8,650.00			
Vendor: rogtr	Rogers Ace			Check Sequence: 66	ACH Enabled: False
30711	Quik Interior Detailer 16oz	4.14	01/30/2026	601-494-9440-42100-0000	
30711	Quik Interior Detailer 16oz	4.15	01/30/2026	601-494-9440-42100-0000	
30711	Glass Cleaner Fresh 19oz	2.00	01/30/2026	602-495-9490-42100-0000	
30711	Glass Cleaner Fresh 19oz	1.99	01/30/2026	602-495-9490-42100-0000	
	Check Total:	12.28			
Vendor: serog	SE Rogers LLC			Check Sequence: 67	ACH Enabled: False
2025 2nd Half	2025 2nd Half Frederik Apartments Tax Abateme	87,654.61	12/31/2025	203-410-1325-44390-0000	
	Check Total:	87,654.61			
Vendor: seclif	Securian Life Insurance Co			Check Sequence: 68	ACH Enabled: False
70837	01.2026 - EE Paid Supplemental Life	2,890.20	01/30/2026	997-000-0000-21708-0000	
70837	01.2026 - ER Paid Basic Life	347.80	01/30/2026	997-000-0000-21708-0000	
	Check Total:	3,238.00			
Vendor: souwi	Southern Glazers Wine & Spirits of Minnesota			Check Sequence: 69	ACH Enabled: False
0116626	Wine Credit	-80.00	01/30/2026	609-497-9760-42530-0000	
0116627	Wine Credit	-59.84	01/30/2026	609-497-9760-42530-0000	
0116628	Liquor Credit	-216.90	01/30/2026	609-497-9760-42510-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
2717304	Liquor	7,523.96	01/30/2026	609-497-9760-42510-0000	
2717305	Wine	877.10	01/30/2026	609-497-9760-42530-0000	
	Check Total:	8,044.32			
Vendor: sprso	Springbrook Holding Co LLC			Check Sequence: 70	ACH Enabled: False
INV-022818	2026 CivicPay Online Subscription Fee	858.00	01/30/2026	603-496-9495-43190-0000	
INV-022818	2026 CivicPay Online Subscription Fee	1,501.50	01/30/2026	602-495-9490-43190-0000	
INV-022818	2026 CivicPay Online Subscription Fee	429.00	01/30/2026	100-430-3245-43190-0000	
INV-022818	2026 CivicPay Online Subscription Fee	1,501.50	01/30/2026	601-494-9440-43190-0000	
	Check Total:	4,290.00			
Vendor: sumla	Summer Lakes Beverage LLC			Check Sequence: 71	ACH Enabled: True
11543	Mix	297.00	01/30/2026	609-497-9760-42540-0000	
	Check Total:	297.00			
Vendor: theam	The American Bottling Co.			Check Sequence: 72	ACH Enabled: False
4849609364	Mix	282.66	01/30/2026	609-497-9760-42540-0000	
	Check Total:	282.66			
Vendor: grain	W.W. Grainger, Inc.			Check Sequence: 73	ACH Enabled: True
9779565077	Fieldhouse - TP & Paper Towels	475.38	01/30/2026	209-450-5207-42100-0000	
	Check Total:	475.38			
Vendor: welfit	Wellness That Fits LLC			Check Sequence: 74	ACH Enabled: False
18099	Wellness Visit #1	175.00	01/30/2026	100-420-2100-43140-0000	
	Check Total:	175.00			
Vendor: wrihe	Wright-Hennepin Coop Electric Assn			Check Sequence: 75	ACH Enabled: True
35032595536	Streetlights - Unmetered October & November	712.72	12/31/2025	100-430-3120-43160-0000	
35032665499	Streetlights - Unmetered December	500.69	12/31/2025	100-430-3120-43160-0000	
	Check Total:	1,213.41			
Vendor: wulex	Wulf Excavating Inc			Check Sequence: 76	ACH Enabled: True
3770	129th Ave Tiling Repair	3,649.50	12/31/2025	603-496-9495-44055-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	3,649.50			
Vendor: xcele	Xcel Energy			Check Sequence: 77	ACH Enabled: False
51-9712220-4	Streetlights-Unmetered December	5,721.32	12/31/2025	100-430-3120-43160-0000	
51-9712220-4	Streetlights-Metered December	87.91	12/31/2025	100-430-3120-43160-0000	
	Check Total:	5,809.23			
Vendor: xcele	Xcel Energy			Check Sequence: 78	ACH Enabled: False
51-6488910-9	Public Works-22350 S. Diamond Lk. Rd. Decem	1,460.15	12/31/2025	100-430-3000-43810-0000	
51-6488910-9	Civic Storage Bldg.-21195 Memorial Dr. Decem	21.32	12/31/2025	100-410-1940-43810-0000	
51-6488910-9	Sec. Lights Civic Storage Bldg-21195 Mem'l Dr	7.00	12/31/2025	100-410-1940-43810-0000	
51-6488910-9	City Hall-22350 S. Diamond Lk. Rd. December	625.78	12/31/2025	100-410-1940-43810-0000	
51-6488910-9	Police Dept. - 21860 Industrial Blvd. December	2,041.90	12/31/2025	100-420-2100-43810-0000	
51-6488910-9	Boyer -21701Industrial Blvd. December	580.11	12/31/2025	100-410-1940-43810-0000	
51-6488910-9	12913 Main St. Final Bill December	1.08	12/31/2025	100-410-1940-43810-0000	
51-6488910-9	Community Rm-21201 Memorial Dr. December	624.70	12/31/2025	100-410-1940-43810-0000	
51-6488910-9	12913 Main St. December	52.20	12/31/2025	100-410-1940-43810-0000	
51-6488910-9	Event Center-12716 Main St. December	1,111.78	12/31/2025	100-410-1941-43810-0000	
51-6488910-9	Hassan Town Hall-25000 Hassan Pkwy Decemb	105.01	12/31/2025	100-410-1940-43810-0000	
51-6488910-9	Fire Dept.-21201 Memorial Dr. December	490.83	12/31/2025	100-420-2210-43810-0000	
	Check Total:	7,121.86			
Vendor: xcele	Xcel Energy			Check Sequence: 79	ACH Enabled: False
51-6488911-0	Traffic Signals December	1,263.32	12/31/2025	100-430-3120-43170-0000	
	Check Total:	1,263.32			
Vendor: xcele	Xcel Energy			Check Sequence: 80	ACH Enabled: False
51-6488907-4	Towers & Wells Electric Service December	13,380.99	12/31/2025	601-494-9440-43810-0000	
	Check Total:	13,380.99			
Vendor: xcele	Xcel Energy			Check Sequence: 81	ACH Enabled: False
51-6488908-5	Lift Stations December	33.14	12/31/2025	602-495-9490-43810-0000	
51-6488908-5	Lift Stations December	2,611.42	12/31/2025	602-495-9490-43810-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	2,644.56			
Vendor: xcele	Xcel Energy			Check Sequence: 82	ACH Enabled: False
51-6488909-6	20859 141st Ave N Rogers Middle School Fields	86.50	12/31/2025	100-450-5200-43810-0000	
51-6488909-6	Reservoir Fields Irrigation December	82.66	12/31/2025	100-450-5200-43810-0000	
51-6488909-6	Lions Splash Pad December	334.30	12/31/2025	100-450-5200-43810-0000	
51-6488909-6	Lynch Park - 21901 137TH Ave N December	84.31	12/31/2025	100-450-5200-43810-0000	
51-6488909-6	NCP - 13750 Bittersweet Dr December	1,096.27	12/31/2025	100-450-5200-43810-0000	
51-6488909-6	12521 Main St-SCP Warming House December	214.80	12/31/2025	100-450-5200-43810-0000	
51-6488909-6	Non-Recurring Credits December	42.87	12/31/2025	100-450-5200-43810-0000	
51-6488909-6	12475 Main St-SCP Maintenance December	124.15	12/31/2025	100-450-5200-43810-0000	
51-6488909-6	12475 Main St-SCP December	296.06	12/31/2025	100-450-5200-43810-0000	
51-6488909-6	13850 Bittersweet Lane December	370.48	12/31/2025	100-450-5200-43810-0000	
	Check Total:	2,732.40			
	Total for Check Run:	469,614.57			
	Total of Number of Checks:	82			

January 2026 US Bank P-Card Allocations								
Vendor	Account					Amount	Fiscal Year	Description
LEAGUE OF MINNESOTA CITI	100	410	1110	44330	0000	30.00	2026	MN Mayors Assoc Dues - 2026
AMAZON MKTPL*0S8K57SI3	100	410	1325	42000	0000	41.73	2026	Cell phone supplies and name tags - City Hall
AMAZON RETA* IW3WL3QY3	100	410	1325	42000	0000	29.36	2026	office supplies - tape and post its - City Hall
AMAZON MKTPL*RK4NJ7063	100	410	1325	42000	0000	22.88	2026	office supplies - post it notes - City Hall
AMAZON RETA* MU9AO2G43	100	410	1325	42000	0000	42.01	2026	Case of plastic ware - City Hall
AMAZON MKTPL*9D8OA5CA3	100	410	1325	42010	0000	336.59	2025	Computer Dock Replacement - Williams - IS Request 15519
WWW.SIRIUSCOM.COM	100	410	1325	43190	0000	108.30	2025	Administration Office G3 licenses - 5 licenses-November
IN *EXPRESS EVALUATIONS	100	410	1325	43190	0000	4,070.00	2026	2026 Employee Evaluation Software
MAILCHIMP	100	410	1325	43190	0000	45.00	2026	Monthly email list serve - January
SWIFTYPE, INC.	100	410	1325	43190	0000	79.00	2026	Search function for website - January
VZWRLSS*APOCC VISB	100	410	1325	43250	0000	238.45	2025	Administration Dept Cell Phones-December
2PITNEY BOWES LEASING	100	410	1325	44120	0000	179.46	2025	Postage machine lease (9.30.25-12.29.25)
CANVA* I04744-35908156	100	410	1325	44330	0000	119.99	2026	Canva Annual Subscription
LEAGUE OF MINNESOTA CITI	100	410	1325	44360	0000	20.00	2026	Safety & Loss Workshop - Brown
MINNESOTA STATE COLLEGES	100	410	1325	44360	0000	395.00	2026	MCFOA Conference - Brown
SAMSCLUB #6254	100	410	1325	44360	0000	39.40	2025	All employee event supplies
BROADWAY BAR & PIZZA R	100	410	1325	44360	0000	698.04	2025	All employee event lunch (delivered)
ZOOM.COM 888-799-9666	100	410	1330	43190	0000	126.97	2026	Zoom licenses-January
WWW.SIRIUSCOM.COM	100	410	1330	43190	0000	575.17	2025	Office 365 licenses-November
WWW.SIRIUSCOM.COM	100	410	1330	43190	0000	724.18	2025	Intune Mobile Mangement-November
WWW.SIRIUSCOM.COM	100	410	1330	43190	0000	154.98	2025	IS Office 365 G3 and copilot-November
KNOWBE4, INC.	100	410	1330	43190	0000	1,603.80	2026	2026 Annual Phishing Testing
ZOHO* ZOHO-MANAGEENGIN	100	410	1330	43190	0000	772.00	2026	2026 Helpdesk Annual Technicans License
WWW.SIRIUSCOM.COM	100	410	1330	43250	0000	1,690.02	2025	Teams Phones and shared Devices-November
VZWRLSS*APOCC VISB	100	410	1330	43250	0000	124.29	2025	IS Cell Phones-December
COMCAST / XFINITY	100	410	1330	43250	0000	150.00	2026	Internet Service - IS-January
AMAZON MARK* Z75RN5F23	100	410	1520	42000	0000	9.98	2026	Project Pockets - Bruska
AMAZON MKTPL*S49YV0TW3	100	410	1520	42000	0000	24.20	2026	Received Stamp for Andrea
OPENAI *CHATGPT SUBSCR	100	410	1520	43190	0000	20.00	2026	01/26 ChatGPT Subscription
WWW.SIRIUSCOM.COM	100	410	1520	43190	0000	138.30	2025	Finance Office G3 - 5 licenses, 2 copilot-November
BOARD OF ACCOUNTANCY	100	410	1520	44330	0000	102.00	2026	CPA License Renewal 2026 - Rathlisberger
EHLERS SEMINAR	100	410	1520	44360	0000	250.00	2026	Public Finance Seminar - Bruska
EHLERS SEMINAR	100	410	1520	44360	0000	350.00	2026	Public Finance Seminar - Rathlisberger
ADP SPECIAL EVENTS MAS	100	410	1520	44360	0000	1,049.00	2026	ADP Pro Summit Registration - Poythress
SUNCTRYAIR A5SK7Z	100	410	1520	44360	0000	246.98	2026	ADP Pro Summit Airfare - Poythress
BELLAGIO - ADV DEP	100	410	1520	44360	0000	327.67	2026	ADP Pro Summit Hotel Deposit - Poythress
GOVERNMENT FINANCE OFF	100	410	1520	44360	0000	55.00	2026	SGF Webinar: Internal Controls for Small Gov'ts Training - Rathlisberger
GOVERNMENT FINANCE OFF	100	410	1520	44360	0000	105.00	2026	Market and Credit Rating Outlook Training - Rathlisberger
GOVERNMENT FINANCE OFF	100	410	1520	44360	0000	55.00	2026	SGF Webinar: Internal Controls for Small Gov'ts (Part 2) Training - Rathlisberger
SURGENT MCCOY SELF STUDY	100	410	1520	44360	0000	95.40	2026	Ethical Considerations for the CPA Training - Rathlisberger
KWIK TRIP #177	100	410	1520	44360	0000	14.97	2025	Finance Clerk's Mtg Supplies (Cookies-Ice Breaker) 12.16.25
WWW.SIRIUSCOM.COM	100	410	1910	43190	0000	64.98	2025	Community dev. Office 365 G3 - 3 licenses-November
VZWRLSS*APOCC VISB	100	410	1910	43250	0000	124.29	2025	Community Development-December
THE STAR TRIBUNE CIRCULAT	100	410	1910	44330	0000	49.00	2026	2026 Star Tribune subscription for B Angell
BRIDGETOWER MEDIA	100	410	1910	44330	0000	28.00	2026	Business publication monthly subscription - Jan
I-94 W CHAMBER OF COMMERC	100	410	1910	44360	0000	490.00	2026	2026 State of the Cities table registration
VZWRLSS*APOCC VISB	100	410	1940	43250	0000	82.86	2025	Custodian-December
4TE*COMMERS CONDITIONED W	100	410	1940	43820	0000	24.95	2025	Water service at City Hall - Dec
CENTERPOINTENERGY MN GAS	100	410	1940	43830	0000	1,249.57	2025	Centerpoint Energy Balance-CR - Dec
CENTERPOINTENERGY MN GAS	100	410	1940	43830	0000	162.13	2025	Hassan Town Hall Gas November 2025
WWW.SIRIUSCOM.COM	100	410	1941	43190	0000	10.83	2025	Schmiedlin G3 license (1/2)-November
VZWRLSS*APOCC VISB	100	410	1941	43250	0000	20.72	2025	Community Room Cell Phone-December
COMCAST / XFINITY	100	410	1941	43250	0000	78.88	2026	Analog, Internet and TV service - EC-January
AMAZON RETA* 1K97P21I3	100	410	1950	42105	0000	44.12	2025	4 Tape Measures
AMAZON RETA* 0800I2ND3	100	410	1950	42105	0000	263.44	2025	Measuring Wheel & Level
WWW.SIRIUSCOM.COM	100	410	1950	43190	0000	64.98	2025	Engineering G3 licenses: Bendiske, Albers, Williams-November
VZWRLSS*APOCC VISB	100	410	1950	43250	0000	186.44	2025	Engineering Cell Phone-December
AMAZON MKTPL*099FF6823	100	420	2100	42000	0000	25.99	2025	Space Heater - Hunt
AMAZON MKTPL*HX3AD1LE3	100	420	2100	42010	0000	179.95	2025	Headset - Carlson
AMAZON MKTPL*LW6EN43F3	100	420	2100	42010	0000	90.24	2026	Headset - Carlson
AMAZON MKTPLACE PMTS	100	420	2100	42010	0000	(179.95)	2025	Return - Headset - Carlson
AMAZON.COM*1L7OP6WC3	100	420	2100	42100	0000	80.28	2026	Cleaning Supplies - TB Cleaner - Janitor Cody
AMAZON.COM	100	420	2100	42100	0000	(42.30)	2025	Never Arrived - Cleaning Supplies - D. Cody
AMAZON MKTPL*VE4ET4YY3	100	420	2100	42102	0000	168.97	2025	Replacement Microwave (& Indoor Antenna)
AMAZON MKTPLACE PMTS	100	420	2100	42102	0000	(19.98)	2025	Indoor Antenna return
AMERICAN PRESSURE INC	100	420	2100	42105	0000	197.45	2025	Power Washer Wand
RIFLES ONLY INC	100	420	2100	42105	0000	1,919.00	2025	Rifles Only Suppresor Cover - Qty - 20
FERGUSON HOME	100	420	2100	42105	0000	1,968.85	2025	BE Power Equip - 1500 PSI Electric Power Wash
AMAZON.COM*9R7AF7GA3	100	420	2100	42105	0000	154.40	2025	Jump Packs for Squad Cars
CHEWY.COM	100	420	2100	42107	0000	94.99	2025	Food for K9 Ares
CHEWY.COM	100	420	2100	42107	0000	94.99	2026	Food for K9 Ares
SPEEDWAY 46430	100	420	2100	42120	0000	41.71	2025	Gas for DTF Squad
KWIK TRIP #812	100	420	2100	42120	0000	42.12	2025	Gas for DTF Squad
CK HOLIDAY # 03514	100	420	2100	42120	0000	42.49	2026	Gas for DTF Squad
CK HOLIDAY # 03514	100	420	2100	42120	0000	36.53	2026	Gas for DTF Squad
5.11, INC.	100	420	2100	42180	0000	142.50	2025	Uniform - Duty Pants
SYMBOLARTS LLC	100	420	2100	42180	0000	302.50	2025	Reserve Uniform Badges - 6875 & 6876
AMAZON MKTPLACE PMTS	100	420	2100	42180	0000	(129.10)	2025	Return - Uniform Items - Office Staff
AMAZON MKTPLACE PMTS	100	420	2100	42180	0000	(24.95)	2025	Return - Uniform Items - Office Staff
5.11, INC.	100	420	2100	42180	0000	142.50	2025	Clothing - Misc. Uniform items
PLAZA CLEANERS	100	420	2100	42180	0000	21.22	2025	Uniform Dry Cleaning
THERAPYNOTES, LLC	100	420	2100	43190	0000	69.00	2026	Social Worker database subscription - Jan
WWW.SIRIUSCOM.COM	100	420	2100	43190	0000	736.44	2025	Police Office G3 licenses - 34 licenses-November
COMCAST / XFINITY	100	420	2100	43210	0000	202.20	2026	Analog and TV Service - Police-January
VZWRLSS*APOCC VISB	100	420	2100	43250	0000	1,610.05	2025	Police Department Cell Phones-December
SQ *SHADED IMAGE	100	420	2100	44040	0000	50.00	2025	Brow Tinting for squad 6844

January 2026 US Bank P-Card Allocations								
Vendor	Account					Amount	Fiscal Year	Description
MISTER CAR WASH #1601	100	420	2100	44040	0000	35.88	2025	Squad 6845 car wash plan
CIELO CAR WASH IV LLC	100	420	2100	44040	0000	48.95	2025	Squad 6845 car wash
MISTER CAR WASH #1601	100	420	2100	44040	0000	35.88	2025	Squad 6831 car wash plan
MISTER CAR WASH #1601	100	420	2100	44040	0000	35.88	2026	Squad 6844 car wash plan
PARADISE CAR WASH - MAP	100	420	2100	44040	0000	49.05	2025	Squad 6831 car wash
CIELO CAR WASH IV LLC	100	420	2100	44040	0000	48.95	2026	Squad 6845 car wash
MN CHIEFS OF POLICE	100	420	2100	44330	0000	231.75	2026	2026 MCPA - Annual Membership Dues
SQ *MINNESOTA POLICE AND	100	420	2100	44330	0000	72.40	2026	2026 MPPOA - Annual Membership Dues
SQ *MPPOA LEGAL DEFENSE F	100	420	2100	44330	0000	156.85	2026	2026 LDF - Annual Membership Dues
BWY*FBINAA NATL OFFICE	100	420	2100	44330	0000	145.00	2026	2026 FBI NA - Annual Membership Dues
USPCA	100	420	2100	44330	0000	50.00	2026	2026 USPCA K9 Membership Renewal
ECM SUBSCRIPTIONS	100	420	2100	44330	0000	130.30	2026	Crow River News 2026 subscription
APPLE.COM/BILL	100	420	2100	44330	0000	2.99	2026	iCloud Subscription (new Apple ID) - Jan
THEIACP	100	420	2100	44330	0000	220.00	2026	2026 IACP- Annual Membership Dues
APPLE.COM/BILL	100	420	2100	44330	0000	2.99	2026	iCloud Subscription (old Apple ID) - Jan
BCA TRAINING EDUCATION	100	420	2100	44360	0000	75.00	2026	Trainig - BCA DMT Recertification
PANDA EXPRESS #2576	100	420	2100	44360	0000	35.65	2026	Training - Lunch - Nelson & Dupic
MN CHIEFS OF POLICE	100	420	2100	44360	0000	798.25	2026	Training Leadership Registration - Wilhoite
TST* THE GREAT GREEK MEDI	100	420	2100	44360	0000	35.69	2026	Training - Lunch - Nelson & Dupic
FIVE GUYS MN 1076 QSR	100	420	2100	44360	0000	40.07	2026	Training - Lunch - Nelson & Dupic
BCA TRAINING EDUCATION	100	420	2100	44360	0000	150.00	2026	Training - BCA Basic Evidence Processing & Collecting
AMAZON MKTPL*NX9G23IX3	100	420	2100	44360	0000	110.52	2025	Training Dummy Rounds
POTBELLY #46	100	420	2100	44360	0000	26.57	2026	Training - Lunch - Dupic & Nelson
TST* DICK'S BAR AND GRILL	100	420	2100	44360	0000	51.54	2026	Training - Lunch - Dupic & Nelson
TST*TONO PIZZERIA & CHEE	100	420	2100	44360	0000	38.43	2026	Training - Lunch - Dupic & Nelson
BCA TRAINING EDUCATION	100	420	2100	44360	0000	75.00	2026	Training - MN BCA DMT Recertification
BCA TRAINING EDUCATION	100	420	2100	44360	0000	75.00	2026	Training - DMT Recertification Training
VCN*MONTICELLODMVCTR	100	420	2100	44370	0000	32.50	2026	Reg. Unmarked Squads 6812 & 6813
VCN*MONTICELLODMVCTR	100	420	2100	44370	0000	0.70	2026	Reg. Unmarked Squads 6812 & 6813 - 2.15% CC fee
AMAZON MKTPL*1Y1C29DM3	100	420	2210	42000	0000	18.98	2025	Office Nameplates
AMAZON MKTPL*9C20M7R83	100	420	2210	42010	0000	54.12	2026	HDMI Cords x3
FSP BOOKS, INC	100	420	2210	42070	0000	570.87	2025	Officer I Exam Prep Books
AMAZON MKTPL*5Z08J67N3	100	420	2210	42070	0000	221.90	2026	Hazmat Books Joel Ended, A Ende
AMAZON MKTPL*H63866I83	100	420	2210	42100	0000	79.14	2025	Serving Tray, Coasters, Sticky Notes, Bus C/Holder
AMAZON.COM	100	420	2210	42100	0000	(45.99)	2025	Water Filter Credit-Item never arrived
AMAZON.COM*9M86U3B53	100	420	2210	42100	0000	45.99	2025	Water Filter Credit-New order
AMAZON MKTPL*9O85G3GK3	100	420	2210	42100	0000	9.97	2025	Rubber Pads
LABORLAWCENTER, LLC	100	420	2210	42100	0000	90.79	2026	Minnesota Labor Law Poster x2
AMAZON.COM*ZK69P7723	100	420	2210	42100	0000	37.94	2026	Rubber Parking Stop-T11
AMAZON MKTPL*IN2HG5L83	100	420	2210	42103	0000	11.75	2025	Tower 21 Protective Hose Cover
AMAZON MKTPL*DF9BZ1R13	100	420	2210	42103	0000	29.59	2025	Heater Ch 2 Vehicle
AMAZON MKTPL*PZ5R073Y3	100	420	2210	42103	0000	9.99	2025	Wire Crimps Rescue 21
AMAZON MKTPL*CD1S00413	100	420	2210	42180	0000	23.98	2025	Collar Brass
ONSTAR, LLC	100	420	2210	43190	0000	22.99	2025	OnStar Subscription '25 Silverado-Ch1 - Dec
WWW.SIRIUSCOM.COM	100	420	2210	43190	0000	798.38	2025	Office 365 licenses for 38 fire fighters-November
WWW.SIRIUSCOM.COM	100	420	2210	43190	0000	159.96	2025	Fire Office G3 Lic - Patrick (CP), Jeff, Jason, Ashley, kaari, josh-Nov
COMCAST / XFINITY	100	420	2210	43210	0000	84.24	2026	Station 2 TV service -January
VZWRLSS*APOCC VISB	100	420	2210	43250	0000	165.72	2025	Fire Dept cell phones-December
CENTERPOINTENERGY MN GAS	100	420	2210	43830	0000	279.98	2025	CP Energy-Generator-Fire Dept St 2 - Nov
CENTERPOINTENERGY MN GAS	100	420	2210	43830	0000	2,121.20	2025	CP Energy Balance-Fire Dept St 2 - Dec
CENTERPOINTENERGY MN GAS	100	420	2210	43830	0000	981.80	2025	CP Energy Balance-Fire Dept ST 1 - Dec
MISTER CAR WASH #1601	100	420	2210	44040	0000	35.88	2025	Tahoe Car Wash Pass
MISTER CAR WASH #1601	100	420	2210	44040	0000	35.88	2025	CH1-'25 Silverado Car Wash Pass
CK HOLIDAY # 06405	100	420	2210	44040	0000	16.50	2026	Squad/Rescue Car Wash
MISTER CAR WASH #1601	100	420	2210	44040	0000	35.88	2026	DFM-'25 Colorado Car Wash Pass
MISTER CAR WASH #1601	100	420	2210	44040	0000	35.88	2026	SQ3 Car Wash Pass
IAAI	100	420	2210	44330	0000	288.00	2026	IAAI Membership-3 Year
AMAZON MKTPL*U291233T3	100	420	2210	44360	0000	115.63	2025	Textbook-Hazmat Ops
AMAZON.COM*UX2DY2IW3	100	420	2210	44360	0000	84.80	2025	Textbook-FFI & FFII
MYTA* HEARTCERT	100	420	2210	44360	0000	679.00	2026	AHA ACLS Cert Course-CH1
AMAZON MKTPL*182NE67R3	100	420	2210	44360	0000	72.98	2026	Textbook-Hazmat Ops
JONES & BARTLETT LEARNING	100	420	2210	44360	0000	306.15	2026	Textbook-Hazmat Ops x3
NATIONAL REGISTRY EMT	100	420	2210	44380	0000	104.00	2026	NREMT Certification - Beehler
COSTCO WHSE #0648	100	420	2210	44385	0000	166.80	2025	Plates, Napkins, Paper Towels, Cutlery
COSTCO WHSE #0648	100	420	2210	44385	0000	55.98	2026	Cake x2-Badge Ceremony
FSP*ROGERS PRINTING AND P	100	420	2230	42100	0000	605.58	2025	Booklets for 4th grade education
FILE OF LIFE FOUNDATION I	100	420	2230	42100	0000	1,142.80	2025	File of life documents and holders
USPS PO 2680000985	100	420	2230	42100	0000	78.00	2026	Stamps
MN IAAI	100	420	2230	44330	0000	50.00	2026	MNIAAI membership renewal 2026 Jason
MN IAAI	100	420	2230	44330	0000	50.00	2026	MNIAAI membership renewal 2026 Kaari
PAYPAL *FIREMARSHAL	100	420	2230	44330	0000	40.00	2026	Fire Marshal Assoc of MN membership renewal 2026
WWW.SIRIUSCOM.COM	100	420	2400	43190	0000	64.98	2025	Building G3 License - Hansen, Weicht, Fadden-November
VZWRLSS*APOCC VISB	100	420	2400	43210	0000	129.29	2025	Building Cell Phones-December
MISTER CAR WASH #1601	100	420	2400	44040	0000	35.88	2025	Car Wash - December
MISTER CAR WASH #1601	100	420	2400	44040	0000	28.27	2026	Car Wash - January
AMAZON MKTPL*HJ4VO2AI3	100	430	3000	42000	0000	71.54	2025	Cable Mgmt Sys/Ties/HDMI & Clip Boards
AMAZON.COM*XA0YF26Q3	100	430	3000	42100	0000	8.49	2026	Name Badge Holders
AMAZON MKTPL*EP6C40TO3	100	430	3000	42100	0000	35.14	2026	Retractble Badge Holders with Badge Reel
AMAZON MKTPL*C07HV8FE3	100	430	3000	42100	0000	29.99	2026	Breakaway Lanyards
AMAZON.COM*UJ9EJ4X63	100	430	3000	42100	0000	14.41	2026	1" 3-Ring Binders (4)
TARGET 00014563	100	430	3000	42100	0000	9.58	2026	8-Pack of 2032 Lithium Batteries
TARGET 00014563	100	430	3000	42100	0000	27.39	2026	Storage Totes
SP SHOP ELITESCREENS	100	430	3000	42102	0000	505.00	2025	Projector Screen for PW Breakroom
PAYPAL *ZORO.COM	100	430	3000	42102	0000	407.63	2025	Floor dry
SPINLIFE.COM	100	430	3000	42103	0000	805.10	2025	Loading ramp for cleaners yukon 35-049
SP SWEEPSCRUB.COM	100	430	3000	42103	0000	25.31	2025	Filters for floor scrubber 10-050

January 2026 US Bank P-Card Allocations								
Vendor	Account					Amount	Fiscal Year	Description
PAYPAL *DECKED LLC	100	430	3000	42103	0000	979.46	2026	Bed slide for cleaners yukon 35-049
WWW.SIRIUSCOM.COM	100	430	3000	43190	0000	173.28	2025	PW G3 License, 8 licenses-November
VZWRLSS*APOCC VISB	100	430	3000	43250	0000	145.00	2025	PW Cell Phone-December
AMAZON MKTPL*4E1ZJ7OM3	100	450	5120	42100	0000	43.45	2025	Laundry Basket for SCP lost and found
AMAZON MKTPL*OF8YP3B33	100	450	5120	42100	0000	56.59	2025	First Aid Supplies for SCP
OPENAI *CHATGPT SUBSCR	100	450	5120	43190	0000	10.00	2026	ChatGPT Plus Subscription January
WHEN I WORK, INC.	100	450	5120	43190	0000	23.34	2026	Scheduling Software - Monthly Fee - January
WHEN I WORK, INC.	100	450	5120	43190	0000	2.36	2026	Scheduling Software - Monthly Remaining/unused time - Jan
WWW.SIRIUSCOM.COM	100	450	5120	43190	0000	21.66	2025	Bauer and Goodrich G3 license-November
WWW.SIRIUSCOM.COM	100	450	5120	43190	0000	21.66	2025	Recreation -Hanson G3 license-November
VZWRLSS*APOCC VISB	100	450	5120	43250	0000	41.43	2025	Recreation and Facilities Coordinator-December
TARGET 00014563	100	450	5186	42102	0000	(20.00)	2025	Returned décor
AMAZON MKTPLACE PMTS	100	450	5186	42102	0000	(45.98)	2025	Returned table cover for SC
AMAZON MKTPLACE PMTS	100	450	5186	42102	0000	(9.99)	2025	Returned pillow cover for SC
AMAZON MKTPLACE PMTS	100	450	5186	42102	0000	(66.54)	2025	Returned furniture covers for SC
AMAZON MKTPLACE PMTS	100	450	5186	42102	0000	(29.98)	2025	Returned furniture covers for SC
AMAZON MKTPLACE PMTS	100	450	5186	42102	0000	(40.56)	2025	Returned furniture covers for SC
AMAZON MKTPLACE PMTS	100	450	5186	42102	0000	(29.99)	2025	Returned table cover for SC
AMAZON MKTPLACE PMTS	100	450	5186	42102	0000	(29.99)	2025	Returned table cover for SC
AMAZON MKTPLACE PMTS	100	450	5186	42102	0000	(29.99)	2025	Returned table cover for SC
AMAZON MKTPLACE PMTS	100	450	5186	42102	0000	(43.98)	2025	Returned table cover for SC
WWW.SIRIUSCOM.COM	100	450	5186	43190	0000	10.83	2025	Schmiedlin G3 license (1/2)-November
VZWRLSS*APOCC VISB	100	450	5186	43250	0000	20.71	2025	Senior Center Cell Phone-December
FACEBK *JJ488BVGX2	100	450	5186	43420	0000	8.97	2026	Event & Class advertisment
FACEBK *K7URLBDHX2	100	450	5186	43420	0000	27.00	2026	Event & Class advertisment
AMAZON MKTPL*3K2C18NX3	100	450	5186	43443	0000	117.83	2026	Décor & dinnerware for Blue Suede Bash
AMAZON PRIME*9Z5UK6D83	100	450	5186	44330	0000	6.52	2025	Alexa Music - December
LONESTARBADGE.COM	100	450	5200	42100	0000	18.89	2026	Name Badge for New Park Board Student Rep
THE UPS STORE 5116	100	450	5200	43220	0000	15.45	2026	Mailing of Service Plaque to Alex H (Park Board)
VZWRLSS*APOCC VISB	100	450	5200	43250	0000	124.29	2025	Parks Cell Phone-December
MINNESOTA NURSERY AND LAN	100	450	5200	44360	0000	250.00	2026	Northern Green Conference SW, TD, ZM, AG, JD
MINNESOTA NURSERY AND LAN	100	450	5200	44360	0000	720.00	2026	Shade Tree Course - TD, ZM & JR
DEPT OF AGRICULTURE	100	450	5200	44380	0000	15.00	2026	Pesticide License Renewal TD
DEPT OF AGRICULTURE	100	450	5200	44380	0000	15.00	2026	Pesticide License Renewal ZM
DEPT OF AGRICULTURE FEE	100	450	5200	44380	0000	0.32	2026	Pesticide License Renewal Credit Card Fee TD
DEPT OF AGRICULTURE FEE	100	450	5200	44380	0000	0.32	2026	Pesticide License Renewal Credit Card Fee ZM
REDI CRE	203	465	6500	44310	0000	1,775.00	2025	Embedded website real estate map fee
XCEL EZ-PAY WEB	203	465	6500	44310	0000	135.49	2025	HWY 101 electronic sign electric bill - November
XCEL EZ-PAY FEE WEB	203	465	6500	44310	0000	2.98	2025	HWY 101 electronic sign bill convenience fee - Nov
AMAZON MKTPL*OF8YP3B33	205	450	5205	42100	0000	35.82	2025	Laundry pods, Batteries
SAMSCLUB.COM	205	450	5205	42100	0000	11.96	2026	Vinegar for cleaning
MENARDS MAPLE GROVE MN	205	450	5205	42100	0000	225.72	2025	Valves, plumbing fittings, respirators, hose, shop towels
AMAZON MKTPL*MI3BW9YD3	205	450	5205	42102	0000	79.16	2025	Door Stops
AMAZON MKTPL*KX8H044R3	205	450	5205	42105	0000	120.95	2025	Replacement Chair Rack
SAMSCLUB.COM	205	450	5205	42550	0000	733.26	2025	Concessions Stock
SAMSCLUB.COM	205	450	5205	42550	0000	966.98	2025	Concessions Stock
AMAZON MKTPL*YR6AD4XR3	205	450	5205	42550	0000	49.99	2026	Concessions Stock
SAMSCLUB.COM	205	450	5205	42550	0000	586.42	2026	Concessions Stock
AMAZON MKTPL*3169E62F3	205	450	5205	42550	0000	89.95	2026	Concessions Stock
MENARDS MAPLE GROVE MN	205	450	5205	42550	0000	47.88	2025	Gatorade for Concessions
OPENAI *CHATGPT SUBSCR	205	450	5205	43190	0000	10.00	2026	ChatGPT Plus Subscription January
WHEN I WORK, INC.	205	450	5205	43190	0000	23.33	2026	Scheduling Software - Monthly Fee - January
WHEN I WORK, INC.	205	450	5205	43190	0000	2.37	2026	Scheduling Software - Monthly Remaining/unused time - Jan
WWW.SIRIUSCOM.COM	205	450	5205	43190	0000	21.66	2025	Bauer and Goodrich G3 license-November
VZWRLSS*APOCC VISB	205	450	5205	43250	0000	82.86	2025	RAC Cell Phone-December
SQ *SQUARE PAID SERVICES	205	450	5205	44300	0000	35.00	2026	01/26 Square Location Fee RAC
MIAMA	205	450	5205	44330	0000	300.00	2026	2026 MIAMA membership
SQ *MINNESOTA CIT OFFICER	207	420	2100	44360	0000	975.00	2026	Training - MN CIT - Officer Steele
AMAZON MARK* NJ4EX1B43	209	450	5207	42100	0000	53.31	2026	Locks for Playground, Plates, and Utensils
AMAZON MARK* FB2TK5AN3	209	450	5207	42100	0000	19.99	2026	Lanyards for Staff Badges
TARGET 00014563	209	450	5207	42100	0000	2.78	2026	Distilled Water for Batteries
VISTAPRINT	209	450	5207	42100	0000	188.90	2026	Signage for Indoor Fieldhouse
AMAZON RETA* J23XI8UI3	209	450	5207	42102	0000	19.96	2026	Cleaning Supplies for Thrive Room Rentals
WHEN I WORK, INC.	209	450	5207	43190	0000	23.33	2026	Scheduling Software - Monthly Fee - January
WHEN I WORK, INC.	209	450	5207	43190	0000	2.37	2026	Scheduling Software - Monthly Remaining/unused time - Jan
WWW.SIRIUSCOM.COM	209	450	5207	43190	0000	21.66	2025	Field house - Walters G3 License-November
VZWRLSS*APOCC VISB	209	450	5207	43250	0000	41.43	2025	Field House - Operations Supervisor-December
SAMSCLUB.COM	410	450	5200	45200	2201	349.90	2026	Tables - Fieldhouse
DONORRECOGNITIONSCOM	410	450	5200	45200	2104	3,826.00	2026	Dedication Plaque for SCP
DONORRECOGNITIONSCOM	410	450	5200	45200	2201	2,885.00	2026	Dedication Plaque for Fieldhouse
RESTAURANT-FURNITURE.C	410	450	5200	45200	2201	175.00	2025	Lobby Tables: Lift-Gate Delivery - Fieldhouse
AMAZON MKTPL*OC1KV5F13	449	420	2210	45200	2508	1,009.77	2025	2508.114(b)-New Office Computer Dock Stations
AMAZON.COM*SN0PE57W3	601	494	9440	42100	0000	8.75	2026	Blue Gel Pens for Well Readings
WWW.SIRIUSCOM.COM	601	494	9440	43190	0000	14.44	2025	Office G3 Licenses: Parker, Knapp-November
VZWRLSS*APOCC VISB	601	494	9440	43250	0000	182.85	2025	Water Cell Phone-December
IN *AMERICAN PAYMENT CENT	601	494	9440	44120	0000	23.33	2025	Utility Drop Box - Dec 2025
IN *AMERICAN PAYMENT CENT	601	494	9440	44120	0000	46.67	2026	Utility Drop Box - Jan - Feb 2026
AMAZON.COM*JH2OE9NA3	602	495	9490	42100	0000	8.74	2026	Blue Gel Pens for Lift Station Readings
WWW.SIRIUSCOM.COM	602	495	9490	43190	0000	14.44	2025	Office G3 Licenses: Parker, Knapp-November
VZWRLSS*APOCC VISB	602	495	9490	43250	0000	182.86	2025	Sewer Cell Phone-December
IN *AMERICAN PAYMENT CENT	602	495	9490	44120	0000	23.33	2025	Utility Drop Box - Dec 2025
IN *AMERICAN PAYMENT CENT	602	495	9490	44120	0000	46.67	2026	Utility Drop Box - Jan - Feb 2026
WWW.SIRIUSCOM.COM	603	496	9495	43190	0000	14.44	2025	Office G3 Licenses: Parker, Knapp-November
IN *AMERICAN PAYMENT CENT	603	496	9495	44120	0000	23.33	2025	Utility Drop Box - Dec 2025
IN *AMERICAN PAYMENT CENT	603	496	9495	44120	0000	46.67	2026	Utility Drop Box - Jan - Feb 2026
AMAZON MARK* 2B3B226F3	609	497	9760	42100	0000	23.92	2025	RWAS gift card holders

January 2026 US Bank P-Card Allocations								
Vendor	**Account**					**Amount**	**Fiscal Year**	**Description**
AMAZON RETA* 2N0MB4ZJ3	609	497	9760	42100	0000	174.68	2026	Back room racking project
SUPERIOR PRESS INC	609	497	9760	42100	0000	127.08	2026	RWAS Deposit books
COSTCO WHSE #0372	609	497	9760	42100	0000	1,081.20	2026	Back room racking project
AMAZON MKTPL*NL9DI1P43	609	497	9760	42100	0000	56.49	2026	RWAS Suckers
AMAZON MARK* KA1EZ6Z43	609	497	9760	42100	0000	25.54	2026	RWAS labels
COSTCO WHSE #0372	609	497	9760	42100	0000	1,081.20	2026	Back room racking project
TARGET 00014563	609	497	9760	42100	0000	41.85	2025	Suckers and cleaning supplies for RWAS
LAGMITZ PAPER & PLASTIC	609	497	9760	42100	0000	2,375.00	2026	Bags for RWAS
ECR SOFTWARE CORPORATION	609	497	9760	43190	0000	436.20	2025	RWAS software update
WWW.SIRIUSCOM.COM	609	497	9760	43190	0000	64.98	2025	Office G3 Licenses: Agnes, Johnson, Hyde-November
VZWRLSS*APOCC VISB	609	497	9760	43250	0000	124.29	2025	Liquor Cell Phones-December
AMAZON MKTPL*3N3JE8E53	609	497	9780	42100	0000	121.22	2025	Event Center cups
TARGET 00014563	609	497	9780	42540	0000	147.40	2025	Event Center Pop for resale
SQ *SQUARE PAID SERVICES	609	497	9780	44300	0000	35.00	2026	01/26 Square Location Fee Event Center
	100	**000**	**0000**	**10100**	**0000**	**(43,528.58)**		**January 2026 P-Card Allocations**
	203	**000**	**0000**	**10100**	**0000**	**(1,913.47)**		**January 2026 P-Card Allocations**
	205	**000**	**0000**	**10100**	**0000**	**(3,423.31)**		**January 2026 P-Card Allocations**
	207	**000**	**0000**	**10100**	**0000**	**(975.00)**		**January 2026 P-Card Allocations**
	209	**000**	**0000**	**10100**	**0000**	**(373.73)**		**January 2026 P-Card Allocations**
	410	**000**	**0000**	**10100**	**0000**	**(7,235.90)**		**January 2025 P-Card Allocations**
	449	**000**	**0000**	**10100**	**0000**	**(1,009.77)**		**January 2026 P-Card Allocations**
	601	**000**	**0000**	**10100**	**0000**	**(276.04)**		**January 2026 P-Card Allocations**
	602	**000**	**0000**	**10100**	**0000**	**(276.04)**		**January 2026 P-Card Allocations**
	603	**000**	**0000**	**10100**	**0000**	**(84.44)**		**January 2026 P-Card Allocations**
	609	**000**	**0000**	**10100**	**0000**	**(5,916.05)**		**January 2026 P-Card Allocations**
				Total		**(65,012.33)**		
				Payment Total		**65,012.33**		
				Difference		**-**		

STAFF REPORT **Meeting Date**: February 10, 2026

ROGERS CITY COUNCIL **Agenda Item**: 5.3

Subject: Approval of a Special Event Permit Application for Rockin' Rogers; June 18 - 21, 2026
Prepared By: Stacie Brown, City Clerk

Recommended Council Action
Motion to approve a Special Event Permit application and waiver of all permit fees from the Rogers Lions for Rockin' Rogers, June 18–21, 2026.

Overview / Background / Analysis
The City has received a Special Event Permit application from the Rogers Lions for Rockin' Rogers, to be held June 18-21, 2026. Staff also received a request from the Rogers Lions to waive all required permit application fees.

The application has been routed to the appropriate department heads, and a permit will not be issued until all department heads have approved.

Staff Recommendation
Motion to approve a Special Event Permit application and waiver of all permit fees from the Rogers Lions for Rockin' Rogers, June 18–21, 2026.

Financial Impact: **Source Fund**:

Budgeted? N/A

Supporting Documentation
A. 2026 RR Fee waiver request letter

November 23, 2025

Dear City Council,

Along with the documents submitted for the 2026 Rockin' Rogers Days event, the Rogers Lions Club would like to request that the application and escrow fees be waived.

Please let us know if there are any additional forms to be submitted prior to the event starting on Thursday, June 18, 2026.

David Brunetti
Rockin Rogers Co-chair
Rogers Lions Club
612-554-5153

STAFF REPORT **Meeting Date**: February 10, 2026

ROGERS CITY COUNCIL **Agenda Item**: 5.4

Subject: Approval of Temporary On-Sale Liquor License for the Rogers Lions Club for Rockin' Rogers; Liquor Sales from June 18-20, 2026
Prepared By: Stacie Brown, City Clerk

Recommended Council Action

Motion to approve application from the Rogers Lions Club for a Temporary On-Sale Liquor License for Rockin' Rogers Days for the period of June 18-20, 2026.

Overview / Background / Analysis

The Rogers Lions have submitted a Temporary On-Sale Liquor License application for Rockin' Rogers, permitting liquor sales from June 18-20, 2026. All required paperwork has been received by the City for this application.

Staff Recommendation

Motion to approve application from the Rogers Lions Club for a Temporary On-Sale Liquor License for Rockin' Rogers Days for the period of June 18-20, 2026.

Financial Impact: **Source Fund**:

Budgeted? N/A

Supporting Documentation

None

STAFF REPORT **Meeting Date**: February 10, 2026

ROGERS CITY COUNCIL **Agenda Item**: 5.5

Subject: Approval of Application for a Gambling Exempt Permit for Royal Diamond Boosters to Conduct Excluded Bingo on February 24, 2026 at Ripple Effect Brewing Located at 14086 Northdale Boulevard

Prepared By: Stacie Brown, City Clerk

Recommended Council Action

Motion to approve a gambling permit application from the Royal Diamond Boosters to conduct bingo on February 24, 2026 at Ripple Effect Brewing, located at 14086 Northdale Boulevard.

Overview / Background / Analysis

The City has received an application from the Royal Diamond Boosters to conduct excluded bingo on February 24, 2026 at Ripple Effect Brewing, located at 14086 Northdale Boulevard.

Staff Recommendation

Motion to approve a gambling permit application from the Royal Diamond Boosters to conduct excluded bingo on February 24, 2026 at Ripple Effect Brewing, located at 14086 Northdale Boulevard.

Financial Impact: **Source Fund**:

Budgeted? N/A

Supporting Documentation

None

STAFF REPORT **Meeting Date**: February 10, 2026

ROGERS CITY COUNCIL **Agenda Item**: 5.6

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

Recommended Council Action
Motion to approve Ordinance No. 2026-02 amending the shoreland protection code by clarifying the description of river names.

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.

Planning Commission Review
A public hearing was held and the Planning Commission reviewed the proposed ordinance at the February 2nd meeting date. The Planning Commission unanimously recommended approval of the proposed ordinance as written.

Staff Recommendation
Staff recommends approval of Ordinance 2026-02 amending the shoreland protection code by clarifying the description of river names and descriptions.

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 **Meeting Date**: February 10, 2026

ROGERS CITY COUNCIL **Agenda Item**: 5.7

Subject: Approval of Fieldhouse Office Build Out
Prepared By: Mike Bauer, Parks & Recreation Director

Recommended Council Action

Move to approve the completion of office space at HealthPartners Fieldhouse for an amount not to exceed $215,650.00, funded through Fund 410 LOST.

Overview / Background / Analysis

The purpose of this memo is to request City Council approval to complete the build-out of office space within the HealthPartners Fieldhouse. This space will serve as the Parks and Recreation Department office and provide workspace for communications staff until the new City Hall is constructed.

Project Overview

The proposed office area will include:

Four private offices

- Workstation for the Administrative Assistant (position budgeted for later this year)
- Open workspace for staff meetings
- Small storage area

This space will house:

- Parks and Recreation Director
- Fieldhouse Operations Supervisor
- Recreation Coordinator
- Communications Manager

Procurement Details

The wall system proposed for this project is the same DIRTT (Do It Right This Time) system currently used in City offices and Fire Station Two, purchased through cooperative purchasing agreements. All other trades have obtained at least two competitive bids where possible, ensuring cost efficiency and compliance with purchasing standards.

The estimated cost for the project is outlined below:

Item	Vendor	Cost
Carpet	Trophy Flooring	$9,347.46
ACT Ceiling	Twin City Acoustic	$10,980.00
HVAC	VLSI Controls	$12,200.00
Electric/Low Voltage	TBD	$12,559.00
Door Reader	ECSI	$2,130.00
Sprinkler Heads/Fire Suppression	Breth-Zenzen	$4,100.00
AV for Conference Room	TBD	$16,923.41
Sound Mitigation	TBD	$4,000.00
Walls	DIRTT Proposal	$82,926.06
Furniture	Continua	$41,169.77
Subtotal		**$196,335.70**
Contingency, permits, city direct purchase items (14%)		$25,650.00
Total Not to Exceed		**$215,650.00**

Budget Available: $190,000.00 (CIP – Fund 410 LOST)
Variance: $25,650.00

The project's funding source is Fund 410 LOST, with $190,000 allocated in the Capital Improvement Plan (CIP). Current estimates total $196,335 without chairs, city-purchased network equipment, and pending final pricing for cabling and AV. Staff is requesting approval for a not-to-exceed amount of $215,650 to lock in pricing and begin scheduling work. Delays by some vendors in providing pricing have led to price increases due to availability constraints, tariffs, and market conditions. Approving the not-to-exceed amount will allow staff to secure pricing and avoid further cost escalation.

Staff Recommendation
City Council approve the completion of the office space at the HealthPartners Fieldhouse for an amount not to exceed $215,650.00.

Financial Impact: Not to exceed $215,650.00.

Source Fund: 410- Local Option Sales Tax Revenue

Budgeted? Yes

Supporting Documentation
A. Park & Rec_Offices-proposal

B. Parks & Rec_Layout Furn & Finishes

CONTINUA

Proposal

Continua Interiors of Minnesota
9800 8th Avenue North
Plymouth, MN 55441
763-417-3300

quote / order no.	19076
date	02/03/2026
sales representative	Kimberly Kirkeide
order name	City of Rogers, Turf Fieldhouse - Park & Rec Offices
terms	NET 15
page	1 of 20

bill to:
City Of Rogers
22350 S Diamond Lake Rd
Rogers, MN 55374-4773

ATTN: Accounts Payable
Email: invoices-is@rogersmn.gov

install:
Health Partners Field House
14160 James Road
Rogers, MN 55374

ATTN: Mike Bauer
Phone: 763-428-0974
Email: mbauer@rogersmn.gov

group	description	qty	unit price	extended amount
Installation Services	Labor to receive deliver and install during regular business hours.	1.0	$6,839.55	$6,839.55

Individual Items	$34,330.22

line	description	qty	unit price	extended amount
1	OFS Brands Inc 3607M--CR13-PCB-BDB4-X9-ALB5-TT-W48-X9-MSM-~MOM-~COVER CLOTH-3065085-KND Genus, Mid Back, Mesh Back & Upholstered Seat CR13:4D Pivoting Arms PCB:Carbon BDB4:"D" Profile Body Balance X9:None ALB5:Lumbar Support System TT:Standard Black Nylon Base W48:Black Hard Wheel Caster - Std X9:None - Standard MSM:Storm ~MOM:Momentum ~COVER CLOTH:Cover Cloth - Grade 5 3065085:Graphite KND:Knocked Down	5	$580.98	$2,904.90
2	OFS Brands Inc 50093--BLKP-W48-MSM-~ETC-ETC6-ETC-TOR Acen, Mesh Back Nesting Side Chair, with Arms - 3/Carton BLKP:Black Frame/Black Plastic W48:Black Hard Wheel Caster - Std MSM:Storm ~ETC:Graded-in Fabric ETC6:Graded-in - Grade 6 ETC:Graded-in Fabric Color TOR:Pallas; Craft, Cerulean 27.355.103	2	$1,012.92	$2,025.84

3	OFS Brands Inc 50091--BLKP-W48-MSM-~ETC-ETC6-ETC-TOR Acen, Mesh Back Nesting Side Chair, with Arms - 1/Carton BLKP:Black Frame/Black Plastic W48:Black Hard Wheel Caster - Std MSM:Storm ~ETC:Graded-in Fabric ETC6:Graded-in - Grade 6 ETC:Graded-in Fabric Color TOR:Pallas; Craft, Cerulean 27.355.103	2	$378.12	$756.24
4	MillerKnoll FV696.48 +Stiffener,48" w	2	$33.48	$66.96
5	MillerKnoll FT199. +Cable Mgmt Trough	2	$32.86	$65.72
6	MillerKnoll Y1500.606 +Pwr Plug Strip,6 AC outlets,6' l	2	$45.54	$91.08
7	MillerKnoll Y1414.L06S--91 +Logic Mini,1 simplex receptacles, 1 pwr USB A/C Combo,6' cord/conduit,surf clamp 91:@white (CP)	2	$227.24	$454.48
8	MillerKnoll Y291171.CM--0I @Flo Now Single-Screen Monitor Arm Support,surf clamp 0I:@silver	4	$189.52	$758.08
9	MillerKnoll FV2D2.S2AFS--8Q +Square Open Support Leg,for squared edge surf,12" deep, shared,fixed ht,shared 8Q:+folkstone grey (CP)	2	$104.78	$209.56
10	MillerKnoll FTS22.4872LS--LBQ-LBQ +Ext Cor Surface, Rect End,squared-edge, 24" d,48" w lf x 72" w rt,high-pressure lam top/thermoplastic edge,for freestd applications LBQ:+white twill LBQ:+white twill	2	$440.20	$880.40

11	MillerKnoll Y1114.48--1HS-08 @Fabric Modesty Pnl,48" w 1HS:@hush-Pr Cat 4 08:+hush dark grey	2	$173.88	$347.76
12	MillerKnoll FTS10.2448LS--LBQ-LBQ +Rect Surf,sq-edge,24" d,48" w,high-pressure lam top/ thermoplastic edge,no brackets, for freestd or use w/ low crdnz LBQ:+white twill LBQ:+white twill	2	$140.43	$280.86
13	MillerKnoll DV7FC.24E--STS-8Q-57 @Motia C-Foot 3 Leg Base Kit,24" d (23" surf size),electric std range STS:@simple up/down touch switch 8Q:@folkstone grey (CP) 57:@glides	2	$1,338.48	$2,676.96
14	MillerKnoll FV43H.WM1548LWTL--KA-8Q-LBQ @OH Stg Cabinet, Hinged Doors,wall mount,15" h,48" w,thermally - fused lam case & dr,fin case top,lock KA:@keyed alike 8Q:@folkstone grey (CP) LBQ:@white twill	2	$629.30	$1,258.60
15	MillerKnoll LW140.24FF--SB-SS-8Q-KA-2F-1M +W-Pull Surface-Attached Pedestal,24" d,FF SB:+full-extension ball-bearing SS:+smooth paint on smooth steel 8Q:+folkstone grey (CP) KA:+keyed alike 2F:+27 1/4" high (raised height) 1M:+2 file converters in each file drawer	2	$258.30	$516.60
16	MillerKnoll LW140.24BBF--SR-SS-8Q-KA-2F-3M +W-Pull Surface-Attached Pedestal,24" d,BBF SR:+3/4-extension roller slides on box drawer, full-extension ball bearing on file drawer SS:+smooth paint on smooth steel 8Q:+folkstone grey (CP) KA:+keyed alike 2F:+27 1/4" high (raised height) 3M:+drawer divider in one box drawer, pencil tray in one box drawer, 2 file converters in file drawer	2	$281.87	$563.74

17	MillerKnoll 1B2JK7---252 +Lock Plug and Key, Chrome UM Sr 252:+key number 252	3	$0.00	$0.00
18	MillerKnoll 1B2JK7---253 +Lock Plug and Key, Chrome UM Sr 253:+key number 253	3	$0.00	$0.00
19	MillerKnoll FT199. +Cable Mgmt Trough	1	$32.86	$32.86
20	MillerKnoll FV696.48 +Stiffener,48" w	1	$33.48	$33.48
21	MillerKnoll Y1500.606 +Pwr Plug Strip,6 AC outlets,6' l	1	$45.54	$45.54
22	MillerKnoll FT29B.2 +Surf Ganging Bracket,pair	1	$20.46	$20.46
23	MillerKnoll Y1414.L06S--91 +Logic Mini,1 simplex receptacles, 1 pwr USB A/C Combo,6' cord/conduit,surf clamp 91:@white (CP)	1	$227.24	$227.24
24	MillerKnoll Y291171.CM--0I @Flo Now Single-Screen Monitor Arm Support,surf clamp 0I:@silver	2	$189.52	$379.04
25	MillerKnoll FV2D2.S2AFS--8Q +Square Open Support Leg,for squared edge surf,12" deep, shared,fixed ht,shared 8Q:+folkstone grey (CP)	1	$104.78	$104.78
26	MillerKnoll FV2D2.S24FL--8Q +Square Open Support Leg,for squared edge surf,24" d,fixed ht,lf 8Q:+folkstone grey (CP)	1	$159.96	$159.96

27	MillerKnoll FTS22.7248LS--LBQ-LBQ +Ext Cor Surface, Rect End,squared-edge, 24" d,72" w lf x 48" w rt,high-pressure lam top/thermoplastic edge,for freestd applications LBQ:+white twill LBQ:+white twill	1	$440.20	$440.20
28	MillerKnoll Y1114.48--1HS-08 @Fabric Modesty Pnl,48" w 1HS:@hush-Pr Cat 4 08:+hush dark grey	1	$173.88	$173.88
29	MillerKnoll FTS10.2424LS--LBQ-LBQ +Rect Surf,sq-edge,24" d,24" w,high-pressure lam top/ thermoplastic edge,no brackets, for freestd or use w/ low crdnz LBQ:+white twill LBQ:+white twill	1	$82.46	$82.46
30	MillerKnoll FTS10.2496LS--LBQ-LBQ +Rect Surf,sq-edge,24" d,96" w,high-pressure lam top/ thermoplastic edge,no brackets, for freestd or use w/ low crdnz LBQ:+white twill LBQ:+white twill	1	$257.30	$257.30
31	MillerKnoll DV7FC.24E--STS-8Q-57 @Motia C-Foot 3 Leg Base Kit,24" d (23" surf size),electric std range STS:@simple up/down touch switch 8Q:@folkstone grey (CP) 57:@glides	1	$1,338.48	$1,338.48
32	MillerKnoll FV43H.WM1548LWTL--KA-8Q-LBQ @OH Stg Cabinet, Hinged Doors,wall mount,15" h,48" w,thermally - fused lam case & dr,fin case top,lock KA:@keyed alike 8Q:@folkstone grey (CP) LBQ:@white twill	2	$629.30	$1,258.60

33	MillerKnoll LW200.302--SS-8Q-KA-CB-1R +W-Pull Freestd Lateral File,30" w,2 drw SS:+smooth paint on smooth steel 8Q:+folkstone grey (CP) KA:+keyed alike CB:+counterweight (recommended) 1R:+front-to-back filing rail	1	$511.28	$511.28
34	MillerKnoll LW140.24FF--SB-SS-8Q-KA-2F-1M +W-Pull Surface-Attached Pedestal,24" d,FF SB:+full-extension ball-bearing SS:+smooth paint on smooth steel 8Q:+folkstone grey (CP) KA:+keyed alike 2F:+27 1/4" high (raised height) 1M:+2 file converters in each file drawer	1	$258.30	$258.30
35	MillerKnoll LW140.24BBF--SR-SS-8Q-KA-2F-3M +W-Pull Surface-Attached Pedestal,24" d,BBF SR:+3/4-extension roller slides on box drawer, full-extension ball bearing on file drawer SS:+smooth paint on smooth steel 8Q:+folkstone grey (CP) KA:+keyed alike 2F:+27 1/4" high (raised height) 3M:+drawer divider in one box drawer, pencil tray in one box drawer, 2 file converters in file drawer	1	$281.87	$281.87
36	MillerKnoll 1B2JK7---250 +Lock Plug and Key, Chrome UM Sr 250:+key number 250	5	$0.00	$0.00
37	MillerKnoll FV696.48 +Stiffener,48" w	1	$33.48	$33.48
38	MillerKnoll FT199. +Cable Mgmt Trough	1	$32.86	$32.86
39	MillerKnoll Y1500.606 +Pwr Plug Strip,6 AC outlets,6' l	1	$45.54	$45.54
40	MillerKnoll FT29B.2 +Surf Ganging Bracket,pair	1	$20.46	$20.46

41	MillerKnoll Y1414.L06S--91 +Logic Mini,1 simplex receptacles, 1 pwr USB A/C Combo,6' cord/conduit,surf clamp 91:@white (CP)	1	$227.24	$227.24
42	MillerKnoll Y291171.CM--0I @Flo Now Single-Screen Monitor Arm Support,surf clamp 0I:@silver	2	$189.52	$379.04
43	MillerKnoll FV2D2.S2AFS--8Q +Square Open Support Leg,for squared edge surf,12" deep, shared,fixed ht,shared 8Q:+folkstone grey (CP)	1	$104.78	$104.78
44	MillerKnoll FV2D2.S24FR--8Q +Square Open Support Leg,for squared edge surf,24" d,fixed ht,rt 8Q:+folkstone grey (CP)	1	$159.96	$159.96
45	MillerKnoll FTS22.4872LS--LBQ-LBQ +Ext Cor Surface, Rect End,squared-edge, 24" d,48" w lf x 72" w rt,high-pressure lam top/thermoplastic edge,for freestd applications LBQ:+white twill LBQ:+white twill	1	$440.20	$440.20
46	MillerKnoll Y1114.48--1HS-08 @Fabric Modesty Pnl,48" w 1HS:@hush-Pr Cat 4 08:+hush dark grey	1	$173.88	$173.88
47	MillerKnoll FTS10.2424LS--LBQ-LBQ +Rect Surf,sq-edge,24" d,24" w,high-pressure lam top/ thermoplastic edge,no brackets, for freestd or use w/ low crdnz LBQ:+white twill LBQ:+white twill	1	$82.46	$82.46

48	MillerKnoll FTS10.2496LS--LBQ-LBQ +Rect Surf,sq-edge,24" d,96" w,high-pressure lam top/ thermoplastic edge,no brackets, for freestd or use w/ low crdnz LBQ:+white twill LBQ:+white twill	1	$257.30	$257.30
49	MillerKnoll DV7FC.24E--STS-8Q-57 @Motia C-Foot 3 Leg Base Kit,24" d (23" surf size),electric std range STS:@simple up/down touch switch 8Q:@folkstone grey (CP) 57:@glides	1	$1,338.48	$1,338.48
50	MillerKnoll FV43H.WM1548LWTL--KA-8Q-LBQ @OH Stg Cabinet, Hinged Doors,wall mount,15" h,48" w,thermally - fused lam case & dr,fin case top,lock KA:@keyed alike 8Q:@folkstone grey (CP) LBQ:@white twill	2	$629.30	$1,258.60
51	MillerKnoll LW200.302--SS-8Q-KA-CB-1R +W-Pull Freestd Lateral File,30" w,2 drw SS:+smooth paint on smooth steel 8Q:+folkstone grey (CP) KA:+keyed alike CB:+counterweight (recommended) 1R:+front-to-back filing rail	1	$511.28	$511.28
52	MillerKnoll LW140.24FF--SB-SS-8Q-KA-2F-1M +W-Pull Surface-Attached Pedestal,24" d,FF SB:+full-extension ball-bearing SS:+smooth paint on smooth steel 8Q:+folkstone grey (CP) KA:+keyed alike 2F:+27 1/4" high (raised height) 1M:+2 file converters in each file drawer	1	$258.30	$258.30

53	MillerKnoll LW140.24BBF--SR-SS-8Q-KA-2F-3M +W-Pull Surface-Attached Pedestal,24" d,BBF SR:+3/4-extension roller slides on box drawer, full-extension ball bearing on file drawer SS:+smooth paint on smooth steel 8Q:+folkstone grey (CP) KA:+keyed alike 2F:+27 1/4" high (raised height) 3M:+drawer divider in one box drawer, pencil tray in one box drawer, 2 file converters in file drawer	1	$281.87	$281.87
54	MillerKnoll 1B2JK7---251 +Lock Plug and Key, Chrome UM Sr 251:+key number 251	5	$0.00	$0.00
55	MillerKnoll LTPL-07220--LBQ @Tu File Top,high-pressure lam top w/ thermo edge,72" w, 20" d LBQ:+white twill	1	$270.25	$270.25
56	MillerKnoll LW400.4238--SS-8Q-KA +W-Pull Stg Case,42" w,38" h SS:+smooth paint on smooth steel 8Q:+folkstone grey (CP) KA:+keyed alike	1	$816.72	$816.72
57	MillerKnoll LW200.303--SS-8Q-KA-CB-1R +W-Pull Freestd Lateral File,30" w,3 drw SS:+smooth paint on smooth steel 8Q:+folkstone grey (CP) KA:+keyed alike CB:+counterweight (recommended) 1R:+front-to-back filing rail	1	$665.33	$665.33
58	MillerKnoll LTPL-07220--LBQ @Tu File Top,high-pressure lam top w/ thermo edge,72" w, 20" d LBQ:+white twill	1	$270.25	$270.25
59	MillerKnoll LW400.3638--SS-8Q-KA +W-Pull Stg Case,36" w,38" h SS:+smooth paint on smooth steel 8Q:+folkstone grey (CP) KA:+keyed alike	2	$722.76	$1,445.52

60	MillerKnoll 1B2JK7---254 +Lock Plug and Key, Chrome UM Sr 254:+key number 254	4	$0.00	$0.00
61	MillerKnoll DT1CS.36LS--LBQ-LBQ-8Q-57 @Everywhere Round Table,sq-edge,36" dia,high-pressure lam top/thermoplastic edge,single-column base LBQ:+white twill LBQ:+white twill 8Q:+folkstone grey (CP) 57:+glides	1	$535.92	$535.92
62	MillerKnoll DT1CS.42LX--LBQ-LBQ-8Q-57 +Everywhere Round Table,sq-edge,42" dia,high-pressure lam top/thermoplastic edge,4-column base LBQ:+white twill LBQ:+white twill 8Q:+folkstone grey (CP) 57:+glides	1	$722.70	$722.70
63	MillerKnoll FT110.3536X +Frame,35" h,36" w,no base covers	1	$75.02	$75.02
64	MillerKnoll FT110.4230X +Frame,42" h,30" w,no base covers	3	$75.33	$225.99
65	MillerKnoll FT121.246 +90Ã¯Â¿Â½ Universal Con,2 way, 90Ã¯Â¿Â½ or 180Ã¯Â¿Â½,for 46H frames & low	1	$29.14	$29.14
66	MillerKnoll FT128.35 +Frame-to-Frame Connection Hardware,35" h	1	$12.40	$12.40
67	MillerKnoll FT128.42 +Frame-to-Frame Connection Hardware,42" h	1	$12.71	$12.71
68	MillerKnoll FT190.35 +Wall Start,35" h	1	$30.38	$30.38
69	MillerKnoll FT199. +Cable Mgmt Trough	1	$32.86	$32.86

70	MillerKnoll Y1500.606 +Pwr Plug Strip,6 AC outlets,6' l	1	$45.54	$45.54
71	MillerKnoll FT112.30AP--8Q +Frame Top Cap,30" w,std,painted 8Q:+folkstone grey (CP)	3	$15.81	$47.43
72	MillerKnoll FT112.36AP--8Q +Frame Top Cap,36" w,std,painted 8Q:+folkstone grey (CP)	1	$17.36	$17.36
73	MillerKnoll FT123.242BP--8Q +90Ã¯Â¿Â½ Con Cover,2 sides covered,42" h,base cover/to-the-floor tile,painted 8Q:+folkstone grey (CP)	1	$26.97	$26.97
74	MillerKnoll FT126.2AP--8Q +90Ã¯Â¿Â½ Con Top Cap,for 2 frame top caps, 90Ã¯Â ¿Â½,painted 8Q:+folkstone grey (CP)	1	$15.19	$15.19
75	MillerKnoll FT140.06--LZ +Pwr Entry, External Direct Connect,6' l LZ:+PVC-free	1	$81.22	$81.22
76	MillerKnoll FT150.30--LZ +Base Pwr Harness,30" w LZ:+PVC-free	2	$62.00	$124.00
77	MillerKnoll FT150.36--LZ +Base Pwr Harness,36" w LZ:+PVC-free	1	$64.17	$64.17
78	MillerKnoll FT155.A--8Q +Receptacle, 15 Amp (package of 6),duplex, circ a 6/Pkg 8Q:+folkstone grey (CP)	1	$85.25	$85.25
79	MillerKnoll FT160.42BP--8Q +Fin End,42" h,base cover/to-the-floor tile,painted 8Q:+folkstone grey (CP)	1	$28.21	$28.21

80	MillerKnoll FT161.07AP--8Q +Fin End, Change-Of-Height,7" h (for 42" & 53" h frames only),standard, no cable routing,painted 8Q:+folkstone grey (CP)	1	$20.46	$20.46
81	MillerKnoll FT963.30JTF--8Q +Sng Sided Base Cover Kit,30" w,power/data knockouts,to-the-floor tiles on 1 side 8Q:@folkstone grey (CP)	2	$22.01	$44.02
82	MillerKnoll FT963.30NTF--8Q +Sng Sided Base Cover Kit,30" w,no knockouts,to-the-floor tiles on 1 side 8Q:@folkstone grey (CP)	1	$22.01	$22.01
83	MillerKnoll FT963.36JTF--8Q +Sng Sided Base Cover Kit,36" w,power/data knockouts,to-the-floor tiles on 1 side 8Q:@folkstone grey (CP)	1	$23.87	$23.87
84	MillerKnoll Y1414.L06S--91 +Logic Mini,1 simplex receptacles, 1 pwr USB A/C Combo,6' cord/conduit,surf clamp 91:@white (CP)	1	$227.24	$227.24
85	MillerKnoll Y291171.CM--0I @Flo Now Single-Screen Monitor Arm Support,surf clamp 0I:@silver	2	$189.52	$379.04
86	MillerKnoll FT290.24R--8Q +Surf Cantilever,for 20"- or 24"-deep surf,right-hand cantilever 8Q:@folkstone grey (CP)	1	$16.43	$16.43
87	MillerKnoll FT375.3536L--125-8Q +To-The-Floor Low Tile,35" h,36" w,high-pressure lam 125:+natural maple (CP) 8Q:+folkstone grey (CP)	1	$231.26	$231.26
88	MillerKnoll FT385.4230L--125-8Q +To-The-Floor Full-Height Tile,42" h,30" w,high-pressure lam 125:+natural maple (CP) 8Q:+folkstone grey (CP)	3	$223.51	$670.53

89	MillerKnoll FTS10.2436LF--LBQ-LBQ +Rect Surf,sq-edge,24" d,36" w,high-pressure lam top/ thermoplastic edge,Canvas frame att surf LBQ:+white twill LBQ:+white twill	1	$135.47	$135.47
90	MillerKnoll FT170.3036T--8Q-3DE-02 +Low Tile,30" h,36" w,tackable fabric 8Q:+folkstone grey (CP) 3DE:+dex-Pr Cat 1 02:+dex silver pine	1	$72.23	$72.23
91	MillerKnoll FT180.3730T--8Q-3DE-02 +Full-Height Tile,37" h,30" w,tackable fabric 8Q:+folkstone grey (CP) 3DE:+dex-Pr Cat 1 02:+dex silver pine	3	$68.51	$205.53
92	MillerKnoll LW140.24FF--SB-SS-8Q-KA-2F-1M +W-Pull Surface-Attached Pedestal,24" d,FF SB:+full-extension ball-bearing SS:+smooth paint on smooth steel 8Q:+folkstone grey (CP) KA:+keyed alike 2F:+27 1/4" high (raised height) 1M:+2 file converters in each file drawer	1	$258.30	$258.30
93	MillerKnoll LW110.20BBF--SR-SS-8Q-KA-3M-HN +W-Pull Mobile Pedestal,20" d,BBF SR:+3/4-extension roller slides on box drawer, full-extension ball bearing on file drawer SS:+smooth paint on smooth steel 8Q:+folkstone grey (CP) KA:+keyed alike 3M:+drawer divider in one box drawer, pencil tray in one box drawer, 2 file converters in file drawer HN:+no hand grip	1	$316.73	$316.73

CONTINUA

Proposal

Continua Interiors of Minnesota
9800 8th Avenue North
Plymouth, MN 55441
763-417-3300

quote / order no.	19076
date	02/03/2026
sales representative	Kimberly Kirkeide
order name	City of Rogers, Turf Fieldhouse - Park & Rec Offices
terms	NET 15
page	14 of 20

94	MillerKnoll DV6ACS.2460L04E1--STS-LBQ-LBQ-8Q-N-NC-57 @Motia Rect Table w/ C-Foot,sq-edge,24" d (23" surf size), 60" w (58" surf size),high-pressure lam top/thermoplastic edge,1 1/4" thick,electric std range,legs outbd (no surf mounted storage) STS:@simple up/down touch switch LBQ:@white twill LBQ:@white twill 8Q:@folkstone grey (CP) N:@no cable trough NC:@no cutout 57:@glides	1	$957.33	$957.33
95	MillerKnoll 1B2JK7---253 +Lock Plug and Key, Chrome UM Sr 253:+key number 253	2	$0.00	$0.00

subtotal	$41,169.77
total order	$41,169.77

To pay via ACH please contact armn@continuainteriors.com or to pay by credit card please visit our client portal on our website continuainteriors.com

Your order may be subject to additional tariffs or customs fees. These charges are the responsibility of the buyer and are due upon final invoice.

CONTINUA

Proposal

Continua Interiors of Minnesota
9800 8th Avenue North
Plymouth, MN 55441
763-417-3300

quote / order no.	19076
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sales representative	Kimberly Kirkeide
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page	15 of 20

GENERAL TERMS & CONDITIONS OF SALE

The following General Terms and Conditions of Sale apply to the product and service order placed by the undersigned BUYER with Continua Interiors of Minnesota, LLC.

1. **Purchase Orders**
   a. If purchase orders are required, BUYER must provide copies of the purchase orders at the time of ordering product or services from CONTINUA INTERIORS OF MINNESOTA, LLC.
   b. The prices quoted by CONTINUA INTERIORS OF MINNESOTA, LLC in the Proposal are valid for 30 days from the date of the Proposal, provided that should a manufacturer or third-party service provider increase the price of a product, CONTINUA INTERIORS OF MINNESOTA, LLC may increase the price to BUYER by an amount up to such increase. These Terms and Conditions shall continue in effect until the completion of all work under the Proposal.
2. **Down Payment**
   a. A down payment of 50% of the order total is required for orders over $10,000.
   b. Any down payments required by the manufacturer more than 50% shall be required of the BUYER before the order is placed.
3. **Invoicing**
   a. After down payment, the remaining balance will be invoiced when project installation is substantially complete, as determined by CONTINUA INTERIORS OF MINNESOTA, LLC.
   b. CONTINUA INTERIORS OF MINNESOTA, LLC reserves the right to send progress billings for installations and product orders that take more than one week. Any product being held (i) at BUYER's request or (ii) because the installation site is not yet ready for installation, will be invoiced in full upon CONTINUA INTERIORS OF MINNESOTA, LLC receipt of the same. Payments are to be made in accordance with the terms in Section 5.
4. **Taxes**
   a. Any manufacturer's tax, occupation tax, use tax, sales tax, excise tax, value-added tax, duty, custom, inspection, tariff or testing fee, or any other tax, fee or charge of any nature whatsoever imposed by any governmental authority, on or measured by the transaction between CONTINUA INTERIORS OF MINNESOTA, LLC and BUYER shall be paid by BUYER in addition to the prices quoted or invoiced. In the event CONTINUA INTERIORS OF MINNESOTA, LLC is required to pay any such tax, fee or charge, BUYER shall reimburse CONTINUA INTERIORS OF MINNESOTA, LLC therefore; or in lieu of such payment, BUYER shall provide CONTINUA INTERIORS OF MINNESOTA, LLC at the time the order is submitted with an exemption certificate or other document acceptable to the authority imposing the same. Should CONTINUA INTERIORS OF MINNESOTA, LLC, in its sole discretion, determine that the exemption document provided by BUYER does not clearly meet the requirements of the authority imposing a tax, BUYER hereby agrees to pay such tax in full.
5. **Payment**
   a. All payments for project completion or progressive invoices are due per payment terms on the invoice. BUYER may hold up to 10% retainage for uncompleted installation, or an amount equal to the selling price of any backordered or undelivered merchandise.
   b. Payment may not be withheld for any product not delivered due to (i) BUYER's request or (ii) the installation site not being ready for installation.
   c. Title to the merchandise passes to the BUYER when the full purchase price and all other charges under this agreement are paid in full.
   d. Balances past due shall bear interest payable to CONTINUA INTERIORS OF MINNESOTA, LLC at a rate of 1.5% per month of simple interest.
   e. CONTINUA INTERIORS OF MINNESOTA, LLC shall retain, and BUYER hereby grants, a security interest in the goods sold hereunder, until BUYER has completed payment of the purchase price, plus accrued interest, and fully performed all the other terms and conditions hereof. CONTINUA INTERIORS OF MINNESOTA, LLC shall be entitled, and BUYER hereby authorizes CONTINUA INTERIORS OF MINNESOTA, LLC, without further action of BUYER, to prepare and file one or more Financing Statements pursuant to the Uniform Commercial Code to evidence this lien in form satisfactory to CONTINUA INTERIORS OF MINNESOTA, LLC (and the Proposal, these Terms and Conditions and any purchase orders each may serve as a security agreement for that purpose). The goods covered hereby shall remain strictly personal property, irrespective of the mode of its attachment to realty, the consequences of its being disturbed or removed, or the use made of it. BUYER shall maintain the goods covered hereby in good condition and repair and not permit its value to be impaired. BUYER shall not sell, mortgage, pledge or otherwise deal in or encumber the goods or any part of it or permit it to be removed from the place where first installed, for so long as any amounts under these Terms and Conditions remains unpaid, without CONTINUA INTERIORS OF MINNESOTA, LLC'S prior written consent.
   f. If the BUYER defaults on payment, CONTINUA INTERIORS OF MINNESOTA, LLC after 180 days from the invoice date may repossess the merchandise.
6. **Credit Cards**
   a. For orders transacted via credit card, a processing fee of 3.5% of the total order amount will be applied. This fee covers the costs associated with credit card transactions. CONTINUA INTERIORS OF MINNESOTA, LLC accepts Visa, MasterCard, and American Express credit cards.

7. **Changes, Cancellations, and Returns**
   a. The order to which these General Terms apply may not be changed or canceled, nor products returned except in the event of non-conforming goods, in whole or in part, by the BUYER without CONTINUA INTERIORS OF MINNESOTA, LLC'S written consent.
   b. The BUYER agrees in all respects to the price and terms set forth in the order, and acknowledges that a modification may only be made by a written Change Order signed by both parties.
   c. A written Change Order may include revised product costs, restocking fees and any other associated costs.
8. **Shipments, Deliveries, Freight, and Claims**
   a. All product shipments are made to CONTINUA INTERIORS OF MINNESOTA, LLC or shipped directly from the manufacturer to the BUYER, as determined by CONTINUA INTERIORS OF MINNESOTA, LLC. CONTINUA INTERIORS OF MINNESOTA, LLC shall not be held responsible for damages or delays due to an act or circumstance that is outside of CONTINUA INTERIORS OF MINNESOTA, LLC'S control. Partial shipments may be necessary and are at the discretion of the manufacturer. Freight charges incurred by CONTINUA INTERIORS OF MINNESOTA, LLC will be invoiced to BUYER. Claims for transportation damage will be BUYER's responsibility if BUYER receives merchandise directly from the manufacturer.
   b. BUYER is responsible for insurance coverage for loss of product due to damage or theft of product beginning when product is received at the job site.
   c. A shipping or fuel surcharge may be applied to an order to cover the market fluctuations in fuel prices.
   d. Shipping and freight charges are subject to change.
9. **Documentation/Drawings/Field Measurements**
   a. The contract documents may consist of this agreement, a scope of work (SOW), shop drawings, elevations, pricing, formal line drawings and other project related documentation required to complete the project.
   b. Field measuring may be required prior to shop drawing submission and final plan signoff. BUYER plan review and signoff is required prior to placement of any modular wall, AV, millwork, electrical/low voltage installation or custom furniture application. All field verifications will be noted on shop drawings for BUYER signoff.
10. **Warehouse Receiving and Storage**
    a. If product is shipped to CONTINUA INTERIORS OF MINNESOTA, LLC'S warehouse, CONTINUA INTERIORS OF MINNESOTA, LLC will receive, inspect, and store for up to 30 days. After 30 days, storage charges may be assessed for product held in CONTINUA INTERIORS OF MINNESOTA, LLC'S warehouse.
    b. Storage fees, using current market rates based on storage location, may be quoted and applied if a BUYER's job site is not ready for a scheduled delivery, or the BUYER modifies the schedule after a delivery acknowledgment does not allow CONTINUA INTERIORS OF MINNESOTA, LLC to delay product delivery. There are no storage fees for conditions or circumstances related to CONTINUA INTERIORS OF MINNESOTA, LLC performance.
11. **Postponement Storage and Labor Costs**
    a. In the event BUYER requests postponement of agreed upon delivery of goods to BUYER's site, CONTINUA INTERIORS OF MINNESOTA, LLC may at its option receive and store product at additional cost to the BUYER, or in the instance of a direct shipment to BUYER, transfer the goods to storage for the BUYER's account and at the BUYER's risk and expense. Such a transfer to storage shall be deemed delivery to the BUYER for all purposes, including invoicing and payment for product only.
    b. CONTINUA INTERIORS OF MINNESOTA, LLC will bill the published rates listed in this agreement or prevailing industry rates for storage.
    c. BUYER's insurance company will be responsible for any loss of product due to theft or damage incurred while product is stored at a BUYER's on-site or off-site facility.

12. **Maintenance and Repair; Warrantees**
    a. All product is guaranteed according to manufacturers' published warranties only. BUYER acknowledges receipt of all manufacturers' warranty documentation, cleaning instructions with cleaning product recommendations, and maintenance information, for all products purchased. BUYER further acknowledges that it is responsible for all post-installation cleaning and maintenance of products, that use of unapproved cleaning products or improper cleaning or maintenance practices may void manufacturer's warrantees, and that any post-installation product damage resulting from use of unapproved cleaning products, improper cleaning or maintenance practices, or any other cause is not CONTINUA INTERIORS OF MINNESOTA, LLC'S responsibility. In no event will CONTINUA INTERIORS OF MINNESOTA, LLC be responsible for any post-installation damage to products, whether resulting from BUYER's use of unapproved cleaning products, improper maintenance practices, or other cause.
    b. BUYER'S SOLE REMEDY FOR ANY PRODUCT DEFECT OR DAMAGE WILL BE UNDER THE MANUFACTURER'S WARRANTY, IF ANY, AND CONTINUA INTERIORS OF MINNESOTA, LLC WILL HAVE NO OBLIGATION TO ASSIST BUYER IN CONNECTION WITH ANY MANUFACTURER'S WARRANTY CLAIMS. In the event BUYER requests CONTINUA INTERIORS OF MINNESOTA, LLC to perform any repairs or maintenance not covered by warranty, CONTINUA INTERIORS OF MINNESOTA, LLC will provide those services at its current hourly rate plus applicable trip charges.
    c. CONTINUA INTERIORS OF MINNESOTA, LLC MAKES NO WARRANTY, EXPRESS OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR THAT THE PRODUCTS OR ITS SERVICES WILL BE FIT FOR ANY PARTICULAR OR UNUSUAL USE. IN NO EVENT WILL CONTINUA INTERIORS OF MINNESOTA, LLC BE LIABLE TO THE BUYER FOR ANY INDIRECT, CONSEQUENTIAL OR PUNITIVE DAMAGES.
    d. CONTINUA INTERIORS OF MINNESOTA, LLC offers a 90-day workmanship warranty on all projects. Warranty does not cover environmental, BUYER network, defective products or BUYER driven changes that are considered outside of the original scope of work (SOW). Owner Furnished Equipment (OFE) warranty service is not included in this agreement.

DELIVERY AND INSTALLATION TERMS & CONDITIONS OF SALE

13. **Delivery & Installation**
    a. The BUYER agrees that the space will be complete and ready for product installation, and that CONTINUA INTERIORS OF MINNESOTA, LLC will have free and clear access to the space. The BUYER also acknowledges that they will have official occupancy of the space the product is being delivered.
    b. CONTINUA INTERIORS OF MINNESOTA, LLC will inform BUYER of an estimated date of delivery ("Estimated Delivery Date") when CONTINUA INTERIORS OF MINNESOTA, LLC receives an estimated shipping date from its supplier or manufacturer. The Estimated Delivery Date is not a guaranteed delivery date. BUYER recognizes and acknowledges that the Estimated Delivery Date is merely an estimate and is subject to change by CONTINUA INTERIORS OF MINNESOTA, LLC or the manufacturer without notice.
    c. Additional fees and/or trip charges may apply if the BUYER's site is not complete and ready for installation. CONTINUA INTERIORS OF MINNESOTA, LLC will document any additional fees in a change order.
14. **Normal Business Hours**
    a. If included in the scope of services and specifically itemized in the proposal, delivery and installation work will be performed during normal business hours--7:00am-3:30pm--Monday through Friday unless other specific agreements are made in writing and included with CONTINUA INTERIORS OF MINNESOTA, LLC'S proposal.
    b. Installation done after normal business hours, on weekends, or on holidays will be subject to an additional overtime premium charge and subject to CONTINUA INTERIORS OF MINNESOTA, LLC'S acceptance, unless such agreement was specifically agreed to in the final proposal.
    c. CONTINUA INTERIORS OF MINNESOTA, LLC overtime rates are 1.5X the published hourly rates Monday-Friday and 2.0X the published hourly rate Saturday and Sunday. Any change orders or work order changes must be in writing and signed by both parties prior to performance of any modified services by CONTINUA INTERIORS OF MINNESOTA, LLC.
15. **Labor**
    a. If trade regulations enforced at the time and place of installation require the use of tradesmen at the site other than CONTINUA INTERIORS OF MINNESOTA, LLC'S own installation personnel or subcontractor, BUYER will pay any resulting additional costs.

16. **Electrical/Low Voltage/Network Systems Hookup**
    a. A licensed electrician may be required to install electrical products including outlets, tasklights and connections to base building power. If CONTINUA INTERIORS OF MINNESOTA, LLC determines that an electrician is required, BUYER will be responsible for contracting and paying all costs of the electrician and the electrical installation.
    b. Low voltage vendor and coordination will be managed by BUYER unless included in the CONTINUA INTERIORS OF MINNESOTA, LLC work order or scope of work.
    c. Access to power, lighting and low voltage will be documented and available.
    d. Adequate and functioning network access along with permissions will be granted to CONTINUA INTERIORS OF MINNESOTA, LLC to install and test electrical and Audio-Visual installed products.
    e. Software licenses provided by the BUYER, such as Microsoft Teams, Zoom, WebEx and others, which is required and called out in the scope of work (SOW) will need to be registered and ready to be activated prior to installation.
    f. BUYER will provide access and Vendor contacts for PBX, SIP UC and phone systems if required.
    g. CONTINUA INTERIORS OF MINNESOTA, LLC is not responsible for any underground trenching or installation for outside wiring.
    h. Any schedule change caused by BUYER's failure to complete defined IT configuration steps by the agreed date will necessitate BUYER executing a change order for payment of labor time lost or unable to be utilized before work will be rescheduled.
    i. Rescheduled installations due to BUYER's failure to complete IT configuration steps are subject to CONTINUA INTERIORS OF MINNESOTA, LLC'S labor availability. CONTUNIA INTERIORS is not responsible for the additional costs BUYER may incur due to these delays in installation.
    j. CONTINUA INTERIORS OF MINNESOTA, LLC is not responsible for client network readiness. All end points are required to be patched in prior to AV installation.
17. **Installation**
    a. CONTINUA INTERIORS OF MINNESOTA, LLC'S installers will be responsible for clearing all product packing materials at the site, cleaning the product they installed, and noting any warranty work or parts needed during a final walk-through inspection with the BUYER.
    b. BUYER is responsible for providing access to recycling and garbage removal created by the delivery and installation of this proposal. CONTINUA INTERIORS OF MINNESOTA, LLC will work with the site contact to determine where to dispose of said garbage and recycling.
    c. If CONTINUA INTERIORS OF MINNESOTA, LLC is required to remove them from the site, charges may incur for disposal and labor unless noted in proposal.
18. **Job Site Conditions & Services**
    a. All quotes are based upon BUYER's job site being "Site Ready" prior to product delivery. Site Ready is defined as: clean, clear of all obstructions, and free of debris, and all painting, carpet, data cabling and ceilings are fully complete. Charges will be assessed to BUYER for excessive handling, storage and transportation incurred because of site conditions, activity of other trades, or other reasons not specifically identified in the quotation, at standard hourly rates, or at actual charges, if labor is performed by a third party.
    b. The BUYER will insure at its expense that the job site is ready to accept furniture and/or audio visual equipment with construction complete (ceiling grid and tile in, wall covering/paint done, carpet and baseboard finished, electrical/data work done, etc.) and the space free of trades (punch list trades only), as well as clean and free of debris.
    c. BUYER will furnish electrical current, heating, lighting, trash disposal containers, hoisting and/or elevator services, and suitable unobstructed dock space, moving and staging areas at the job site without charge to CONTINUA INTERIORS OF MINNESOTA, LLC. If CONTINUA INTERIORS OF MINNESOTA, LLC is required to remove or handle existing furniture or audio-visual equipment, the additional cost of moving, handling and transporting shall be billed to BUYER on an hourly basis. Once the installation has begun, BUYER agrees to assume any expense incurred by CONTINUA INTERIORS OF MINNESOTA, LLC due to such changes made at BUYER's request or for any reason beyond CONTINUA INTERIORS OF MINNESOTA, LLC'S control.
19. **Loss or Damage**
    a. After the product is delivered to the BUYER's site, any loss or damage by weather, other trades such as painting or plastering, fire or other elements, shall be the responsibility of the BUYER, and the BUYER agrees to hold CONTINUA INTERIORS OF MINNESOTA, LLC harmless from loss for such reasons.
20. **Special Packaging**
    a. If special packaging or handling is required that is not contained in the specifications, it will be subject to an additional charge that will be set out on CONTINUA INTERIORS OF MINNESOTA, LLC'S invoice to the BUYER.
21. **Staging & Storage Space**
    a. If products arrive at BUYER's site earlier than the Estimated Delivery Date, the BUYER will provide safe and adequate storage space. If the space provided is inconveniently located or on another floor, the extra cost of such moving the products will be reimbursed to CONTINUA INTERIORS OF MINNESOTA, LLC by BUYER.

22. **Limitation of Liability**
    a. With respect to breaches of this contract, CONTINUA INTERIORS OF MINNESOTA, LLC'S liability shall in no event exceed the contract price. CONTINUA INTERIORS OF MINNESOTA, LLC SHALL NOT BE SUBJECT TO AND DISCLAIMS: (1) ANY OBLIGATIONS OR LIABILITIES ARISING OUT OF BREACH OF CONTRACT OR OF WARRANTY NOT EXPRESSLY SET FORTH HEREIN, (2) ANY OBLIGATIONS WHATSOEVER ARISING FROM TORT CLAIMS (INCLUDING NEGLIGENCE AND STRICT LIABILITY) OR ARISING UNDER OTHER THEORIES OF LAW WITH RESPECT TO PRODUCTS SOLD OR SERVICES RENDERED BY CONTINUA INTERIORS OF MINNESOTA, LLC, OR ANY UNDERTAKINGS, ACTS OR OMISSIONS RELATING THERETO, AND (3) ALL CONSEQUENTIAL, INCIDENTAL, CONTINGENT AND SPECIAL DAMAGES WHATSOEVER.
23. **Indemnification**
    a. BUYER shall indemnify CONTINUA INTERIORS OF MINNESOTA, LLC against any and all losses, liabilities, damages and expenses (including, without limitation, attorneys fees and other costs of defending any action) which CONTINUA INTERIORS OF MINNESOTA, LLC may incur as a result of any claim by BUYER or others arising out of or in connection with the products and/or services sold hereunder and based on product or service defects not proven to have been caused solely by CONTINUA INTERIORS OF MINNESOTA, LLC'S negligence.
24. **Acts beyond reasonable control**
    a. CONTINUA INTERIORS OF MINNESOTA, LLC shall not be liable for any delay or failure to deliver any or all the product caused by labor disputes, strikes, act of God, or other delay beyond the reasonable control of CONTINUA INTERIORS OF MINNESOTA, LLC. In such instances, any deadlines for delivery shall be adjusted by a reasonable amount.
25. **Governing Law / Attorneys fees**
    a. The terms of this Agreement shall be governed by the laws of the State of Minnesota (without regard to conflict of laws provisions). The parties agree that any action or proceeding to enforce or arising out of this Agreement shall be commenced only in state or federal courts located in Minneapolis, MN. The parties consent to such jurisdiction, agree that venue will be proper in such courts and waive any objections based upon Forum Non Conveniens. BUYER shall reimburse CONTINUA INTERIORS OF MINNESOTA, LLC for all reasonable attorneys' fees and collection costs incurred by CONTINUA INTERIORS OF MINNESOTA, LLC to enforce its rights against BUYER under these Terms and Conditions.
26. **Entire Agreement**
    a. Unless otherwise agreed to in writing between BUYER and CONTINUA INTERIORS OF MINNESOTA, LLC, this document is intended by all parties as the final expression of their agreement and supersedes all other purchase orders or documents provided by BUYER.

CONTINUA

Proposal

Continua Interiors of Minnesota
9800 8th Avenue North
Plymouth, MN 55441
763-417-3300

quote / order no.	19076
date	02/03/2026
sales representative	Kimberly Kirkeide
order name	City of Rogers, Turf Fieldhouse - Park & Rec Offices
terms	NET 15
page	20 of 20

In acknowledgment of Agreement the BUYER, _____
and CONTINUA INTERIORS OF MINNESOTA, LLC have had this Agreement signed by their duly authorized officers.

BUYER

(Print) Name and Title

Signature Date

Continua Interiors of Minnesota, LLC

(Print) Name and Title

Signature Date

CITY OF ROGERS - PARKS & RECREATION

14160 JAMES ROAD / ROGERS, MN

FURNITURE LAYOUTS

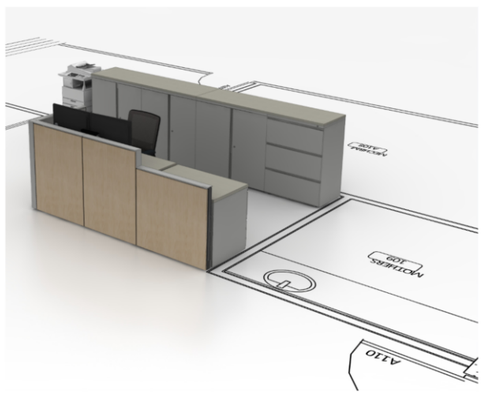
9800 8th avenue north
plymouth, mn 55441
(763) 417 3300
continuainteriors.com

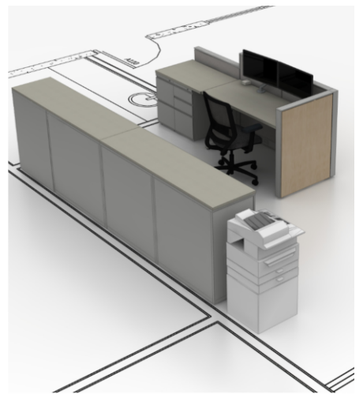


D.01



D.02a/b





WRKSTN.01 / STG



CH.01

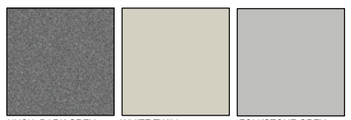
COVER CLOTH, GRAPHITE



CH.02a

CRAFT, CERULEAN

PRIVATE OFFICE FINISHES:



HUSH, DARK GREY MODESTY

WHITE TWILL WORKSURFACE

FOLKSTONE GREY METAL/PAINT

WORKSTATION FINISHES:

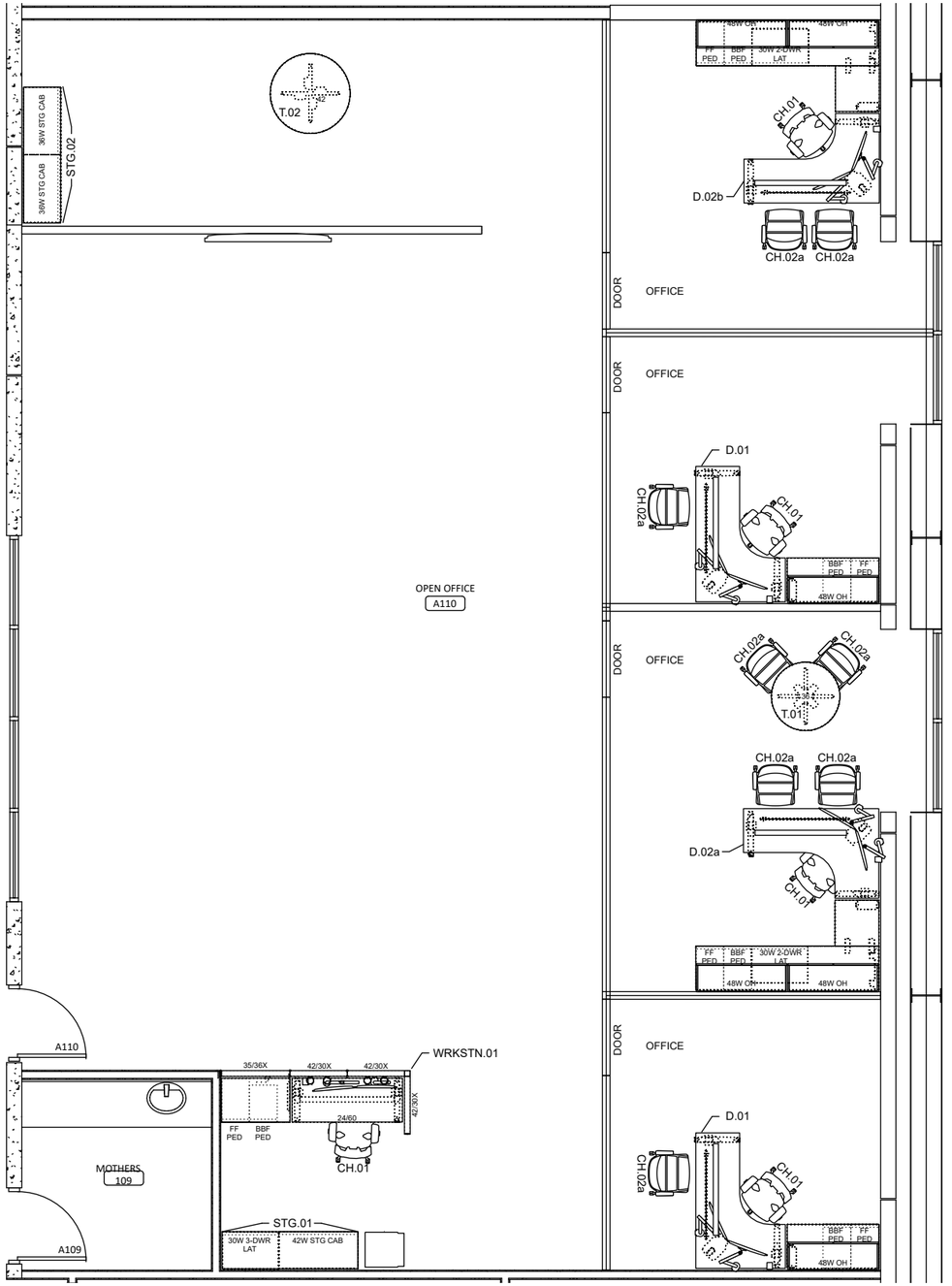


DEX, SILVER PINE PANEL FABRIC

NATURAL MAPLE PANEL LAMINATE

WHITE TWILL WORKSURFACE

FOLKSTONE GREY METAL/PAINT



date: **2/3/2026**

drawn by: **CLG**

scale: **NTS**

file path: **k:\City of Rogers\MN - Rogers - Turf Facility - 14160 James Road\(Drawings)\0-Floor-Suite-Drawing\26.02_Turf Facility_Parks & Rec RVSD 3.cmdrw**

CONTINUA

STAFF REPORT **Meeting Date**: February 10, 2026

ROGERS CITY COUNCIL **Agenda Item**: 5.8

Subject: Approval of Revised Recreation Job Descriptions and Authorization to Post the Opening for Rental Coordinator
Prepared By: Mike Bauer, Parks & Recreation Director

Recommended Council Action
Motion to approve the revised job descriptions for the Recreation Coordinator 55+ and Rental Coordinator positions and authorize staff to post the Rental Coordinator position for hire.

Overview / Background / Analysis
As part of the approved 2026 City of Rogers staffing plan, the staff is implementing a strategic restructuring of an existing role to better support our new facilities/growing usage along with senior programming needs. This adjustment divides the current Recreation and Facilities Coordinator (Seniors) position into two dedicated full-time roles:

Recreation Coordinator 55+
This revised role focuses exclusively on active older adult programming and operations at the Senior Center, including volunteer coordination, community partnerships, and citywide wellness programming. With the expected opening of the new senior center located within the Duffy Development in the near future, this position will play a critical role in managing increased participation and service demand.

Rental Coordinator
This newly defined position provides leadership, coordination, and support for rental operations at Lions Central Park (21st Century Bank Event Center, Sunroom, and Picnic Pavilion) and for a portion of the Activity Room rentals at the TruStone Center. Responsibilities include scheduling, contract management, deposit tracking, staffing, financial reconciliation, and promoting rentable spaces. The role will provide dedicated support to meet rising community rental demand and ensure consistent and professional rental service delivery across city facilities.

Staff Transition Plan

The current Recreation and Facilities Coordinator (Seniors) will transition into the newly defined Recreation Coordinator 55+ role. The Rental Coordinator position will be posted immediately following Council approval, with the intent to hire before the peak spring/summer rental season.

Staff Recommendation
Motion to approve the revised job descriptions for the Recreation Coordinator 55+ and Rental Coordinator positions and authorize staff to post the Rental Coordinator position for hire.

Financial Impact: **Source Fund**:

Budgeted? Yes

Supporting Documentation
A. Recreation Facilities Coordinator(Seniors) Current
B. Rental Coordinator 1-27-26
C. Recreation Coordinator 55+ 1-27-26

CITY OF ROGERS ***Job Description***

Title: Recreation (Seniors) & Facilities Coordinator	**FLSA Status:** Non-Exempt
Department: Recreation	**Position Status:** Regular Full-Time
Accountable To: Recreation Facilities Director	**Salary Grade:** Level 8
Supervision of Others: Senior Programming/Activities Volunteers PT Staff	**Revision Date:** April 2023

POSITION SUMMARY

Offer management to the Community Rooms and Senior Center including facility rentals, senior programs, volunteers, and arranging for and maintaining good relationships with other agencies, organizations and the public. Provide services necessary to meet the standards for a multi-purpose meeting rooms, meet the goals and objectives of the facility, and represent the Rogers Community Rooms to clients, City and the community at large. Attend meetings regarding the City or senior programs. Aid in the development of new programs and activities for seniors.

Assist in providing activities, education, programs, and services for seniors in the Rogers community that support independence and quality of life. Help seniors understand services available to them and aid them with activities. Make seniors along with community members feel welcome at the City's facilities.

ESSENTIAL DUTIES AND RESPONSIBILITIES

Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions. Essential functions listed below are intended as illustrations of the various types of work that may be performed. The omission of specific duties does not exclude them if the work is similar, related or a logical assignment to the positon.

- Program planning for all senior activities: Come up with new ideas and programs that can be added
- Reporting: Keep records and statistics of Senior Center and Community Rooms
- Coordinating with other agencies: Form partnerships and work with other local groups
- Budgeting: Assist in keeping Community Rooms and Senior Center funds at a desired level while properly maintaining programs
- Public relations and promotion: Keep the public aware of programs and activities through newsletters, fliers and webpages
- Recruitment, training and supervision of volunteers: Oversee all volunteers while recruiting and training new ones
- Client meetings and scheduling: Ability to meet with clients and schedule services they request
- Coordinate senior dining program: Be on site during dining program and work with volunteers to keep the program successful
- Facilitate the onboarding process for new employees: interview, hire, and train new

community room employees as necessary
- Oversee contracted services: Manage routine services at the Community Rooms including pest control, weekly cleaning, and floor maintenance
- Schedule and staff building for community usage: Schedule activities for the community center and schedule workers to set up and oversee building
- Work with Advisory Board: Meet regularly to promote and grow senior programs
- Create purchase orders: Keep count of supplies and order as necessary
- Prepares deposits and maintains petty cash

COMMON PERFORMANCE STANDARDS

Communications

- Requires excellent oral and written communication skills to represent the Department with clarity and professionalism
- Must have the ability to actively listen to others to gain understanding of their needs and situations
- Ability to speak and write English clearly
- Must be able to assertively control conversations in order to quickly and accurately gather pertinent information and be able to communicate this information professionally and precisely to the proper recipient

Decision Making

- Must act in a decisive manner using good judgment
- Must be able to assess problems and situations and be able to anticipate needs and evaluate alternatives
- Must be able to effectively interpret the policies and objectives of the department

Interpersonal Relationships

- Must be consistent and effective in interacting and dealing with people, particularly elderly residents
- Must be dependable and have a warm & friendly personality that works well with people, especially the elderly
- Must be sensitive to others' problems and concerns without direct involvement
- Must exclude personal biases from work performance
- Must have the ability to accept criticism and/or discipline
- Must have tact and diplomacy
- Must strive to promote a cooperative atmosphere in the department
- Must have a positive attitude

Professional Attitude

- Must have a commitment to the organization, a willingness to take initiative, dependability, maturity in relationships with others, and self-confidence
- Must represent the organization to other agencies and citizens with a courteous, helpful, accurate and professional attitude in all written and verbal contact

Quality of Work

- Must be able to produce quality, accurate work
- Must be able to detect and correct errors
- Must be able to utilize work time properly and productively
- Must have the ability to maintain records in an accurate and accessible manner
- Must be able to draft letters and reports, and carry out instructions with a minimum of detail
- Must demonstrate the ability to implement and follow through with tasks without prompting from supervisor

Technical Knowledge

- Must have knowledge of related City business functions
- Must have the ability to establish successful working relationships

WORK ENVIRONMENT

Work is generally performed in an office environment with standard office equipment and furnishings available. Occasionally, may be required to attend off-site trainings.

PHYSICAL REQUIREMENTS

- Must have the ability to read and discern visual images on a variety of media
- Must have the ability to operate a personal computer and exhibit proficiency with Microsoft Word, Excel, Outlook, Publisher and PowerPoint software
- Demonstrate keyboarding skills of a minimum of 60 words per minute
- Operate 10-key adding machine or calculator competency; and familiarity with fax, copier, and multiple phone line telephone systems
- Must be able to sit and stand for long periods of time
- May occasionally have to lift or move 25 pounds or more

MINIMUM REQUIREMENTS

- Four-year Bachelor's Degree in social work, sociology, gerontology, recreation, or other related field
- Must have knowledge of basic Microsoft computer programs and scheduling software
- Have familiarity with ageing issues, recruitment, training and supervision of volunteers

CITY OF ROGERS ***Job Description***

Title: Rental Coordinator	**FLSA Status:** Non-Exempt
Department: Event Center Recreation	**Position Status:** Regular Full-Time
Accountable To: Parks and Recreation Director	**Salary Grade:** Level 8
Supervision of Others: Custodial and PT Staff	**Revision Date:** February 2026

POSITION SUMMARY

Provide leadership, coordination, and oversight of facility rentals and event operations at Lions Central Park, including the 21st Century Bank Event Center, Sunroom and Picnic Pavilion, and the Activity Room. Serve as the primary coordinator for reservations, event logistics, customer service, staffing, and facility readiness. Ensure rentals are executed professionally, safely, and in alignment with City policies while maintaining positive relationships with renters, vendors, and community partners.

This position requires a flexible schedule, including occasional Tuesday through Saturday work assignments and early evening hours to support events and rentals, including rotating on-call hours during weekends.

ESSENTIAL DUTIES AND RESPONSIBILITIES

Reasonable accommodation may be made to enable individuals with disabilities to perform the essential functions. Essential functions listed below are intended as illustrations of the various types of work that may be performed. The omission of specific duties does not exclude them if the work is similar, related or a logical assignment to the position.

- **Facility Rental Coordination:** Manage all rental inquiries, bookings, contracts, and scheduling for Lions Central Park facilities and assist with the Activity Room
- **Event Planning and Support:** Coordinate event logistics, including room setup, staffing, access, equipment needs, and post-event closeout
- **Customer Service:** Serve as the primary point of contact for renters, providing guidance on facility use, policies, and event requirements
- **Facility Scheduling:** Maintain accurate facility calendars and coordinate usage to maximize efficiency and availability
- **Staffing Coordination:** Schedule and oversee part-time facility and event staff to support rentals and special events
- **Contract and Policy Compliance:** Ensure rentals comply with City policies, rental agreements, permits, and insurance requirements
- **Budget and Financial Support:** Assist with rental revenue tracking, deposits, invoicing, and financial reconciliation
- **Marketing and Promotion:** Support promotion of rental spaces through City communication channels and outreach

- **Data Tracking and Reporting:** Maintain rental statistics, usage data, and reports to support planning and operational decisions
- **Vendor and Contractor Coordination:** Work with vendors, service providers, and internal departments to support successful events
- **Facility Oversight:** Conduct pre- and post-event inspections, report maintenance needs, and ensure facilities are clean, safe, and event-ready
- **Administrative Duties:** Prepare purchase orders, maintain supplies, assist with deposits and petty cash, and complete related administrative tasks
- Coordinate services with other departments, including Community Recreation, Liquor, Public Works/Parks, and Police.

COMMON PERFORMANCE STANDARDS

Communications

- Requires excellent oral and written communication skills to represent the Department with clarity and professionalism
- Must have the ability to actively listen to others to gain an understanding of their needs and situations
- Ability to speak and write English clearly
- Must be able to assertively control conversations in order to quickly and accurately gather pertinent information and be able to communicate this information professionally and precisely to the proper recipient

Decision Making

- Must act in a decisive manner using good judgment
- Must be able to assess problems and situations and be able to anticipate needs and evaluate alternatives
- Must be able to effectively interpret the policies and objectives of the department

Interpersonal Relationships

- Must be consistent and effective in interacting and dealing with people
- Must be dependable and have a warm & friendly personality that works well with people
- Must be sensitive to others' problems and concerns without direct involvement
- Must exclude personal biases from work performance
- Must have the ability to accept criticism and/or discipline
- Must have tact and diplomacy
- Must strive to promote a cooperative atmosphere in the department
- Must have a positive attitude

Professional Attitude

- Must have a commitment to the organization, a willingness to take initiative, dependability, maturity in relationships with others, and self-confidence
- Must represent the organization to other agencies and citizens with a courteous, helpful, accurate and professional attitude in all written and verbal contact

Quality of Work

- Must be able to produce quality, accurate work
- Must be able to detect and correct errors
- Must be able to utilize work time properly and productively
- Must have the ability to maintain records in an accurate and accessible manner
- Must be able to draft letters and reports, and carry out instructions with a minimum of detail
- Must demonstrate the ability to implement and follow through with tasks without prompting from a supervisor

Technical Knowledge

- Must have knowledge of related City business functions
- Must have the ability to establish successful working relationships

WORK ENVIRONMENT

Work is generally performed in an office environment with standard office equipment and furnishings available. Occasionally, may be required to attend off-site trainings.

PHYSICAL REQUIREMENTS

- Must have the ability to read and discern visual images on a variety of media
- Must have the ability to operate a personal computer and exhibit proficiency with Microsoft Word, Excel, Outlook, and PowerPoint software
- Demonstrate keyboarding skills
- Operate a 10-key adding machine or calculator competency; and familiarity with, copier, and multiple phone line telephone systems
- Must be able to sit and stand for long periods of time
- May occasionally have to lift or move 50 pounds or more

MINIMUM REQUIREMENTS

- Bachelor's degree in recreation, hospitality, facility, event tourism, business management or other related field
- 3 to 5 years of hands-on experience in catering, event operations, or event coordination in lieu of a degree
- Must have knowledge of basic Microsoft computer programs and scheduling software
- Have familiarity with recruitment, training and supervision of part-time staff
- Be able to work independently and proactively with minimal supervision
- Valid Class D driver's license and ability to drive between facility locations

CITY OF ROGERS ***Job Description***

Title: Recreation Coordinator 55+/Senior Services	**FLSA Status:** Non-Exempt
Department: Recreation	**Position Status:** Regular Full-Time
Accountable To: Parks and Recreation Director	**Salary Grade:** Level 8
Supervision of Others: Senior Programming/Activities Volunteers, PT Staff	**Revision Date:** February 2026

POSITION SUMMARY

Provide leadership, planning, coordination, and oversight of recreation programs, services, and activities designed for residents age 55+ throughout the City of Rogers. Manage and coordinate all activities at the Senior Center, including programs, special events, volunteers, partnerships, and contracted services. Represent the City in senior-focused initiatives, foster community partnerships, and support programs that promote independence, wellness, and quality of life for older adults.

This position may require a flexible schedule, including occasional early evening hours and periodic travel to supervise outings.

Attend meetings regarding the City or senior programs. Aid in the development of new programs and activities for seniors.

ESSENTIAL DUTIES AND RESPONSIBILITIES

Reasonable accommodation may be made to enable individuals with disabilities to perform the essential functions. Essential functions listed below are intended as illustrations of the various types of work that may be performed. The omission of specific duties does not exclude them if the work is similar, related or a logical assignment to the position.

- **Program Planning and Implementation:** Develop, coordinate, and evaluate recreation programs, classes, events, and activities focused on residents age 55+, including Senior Center programming and community-wide offerings

- **Senior Center Operations:** Coordinate daily activities and programming at the Senior Center to ensure a welcoming, inclusive, and well-managed environment, this includes the scheduling of the senior center Partnership Development: Establish and maintain collaborative relationships with local agencies, organizations, instructors, and service providers to enhance senior programming

- **Volunteer Coordination:** Recruit, train, schedule, and supervise volunteers supporting senior programs and services

- **Budget and Financial Support:** Assist with program budgeting, cost recovery, and

monitoring expenditures to ensure fiscal responsibility

- **Marketing and Promotion:** Promote programs and services through newsletters, flyers, webpages, and other communication channels

- **Data Tracking and Reporting:** Maintain participation records, program statistics, and reports to support planning and evaluation

- **Contracted Services Oversight:** Coordinate and monitor contracted instructors and service providers related to senior programs

- **Customer Service:** Serve as a primary point of contact for senior participants, families, and community members

- **Advisory Support:** Work with advisory groups and attend meetings related to senior services and recreation programming

- **Administrative Duties:** Prepare purchase orders, maintain supplies, assist with deposits and petty cash, and complete related administrative tasks

COMMON PERFORMANCE STANDARDS

Communications

- Requires excellent oral and written communication skills to represent the Department with clarity and professionalism
- Must have the ability to actively listen to others to gain understanding of their needs and situations
- Ability to speak and write English clearly
- Must be able to assertively control conversations in order to quickly and accurately gather pertinent information and be able to communicate this information professionally and precisely to the proper recipient

Decision Making

- Must act in a decisive manner using good judgment
- Must be able to assess problems and situations and be able to anticipate needs and evaluate alternatives
- Must be able to effectively interpret the policies and objectives of the department

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- Must be consistent and effective in interacting and dealing with people, particularly elderly residents
- Must be dependable and have a warm & friendly personality that works well with people, especially the elderly
- Must be sensitive to others' problems and concerns without direct involvement
- Must exclude personal biases from work performance

- Must have the ability to accept criticism and/or discipline
- Must have tact and diplomacy
- Must strive to promote a cooperative atmosphere in the department
- Must have a positive attitude

Professional Attitude
- Must have a commitment to the organization, a willingness to take initiative, dependability, maturity in relationships with others, and self-confidence
- Must represent the organization to other agencies and citizens with a courteous, helpful, accurate, and professional attitude in all written and verbal contact

Quality of Work
- Must be able to produce quality, accurate work
- Must be able to detect and correct errors
- Must be able to utilize work time properly and productively
- Must have the ability to maintain records in an accurate and accessible manner
- Must be able to draft letters and reports, and carry out instructions with a minimum of detail
- Must demonstrate the ability to implement and follow through with tasks without prompting from a supervisor

Technical Knowledge
- Must have knowledge of related City business functions
- Must have the ability to establish successful working relationships

WORK ENVIRONMENT
Work is generally performed in an office environment with standard office equipment and furnishings available. Occasionally, may be required to attend off-site trainings.

PHYSICAL REQUIREMENTS
- Must have the ability to read and discern visual images on a variety of media
- Must have the ability to operate a personal computer and exhibit proficiency with Microsoft Word, Excel, Outlook, and PowerPoint software
- Demonstrate keyboarding skills
- Operate 10-key adding machine or calculator competency, and familiarity with copiers, and multiple phone line telephone systems
- Must be able to sit and stand for long periods of time
- May occasionally have to lift or move 25 pounds or more

MINIMUM REQUIREMENTS
- Four-year bachelor’s degree in social work, sociology, gerontology, recreation, or other related field
- Must have knowledge of basic Microsoft computer programs and scheduling software
- Have familiarity with ageing issues, recruitment, training and supervision of volunteers

STAFF REPORT **Meeting Date**: February 10, 2026

ROGERS CITY COUNCIL **Agenda Item**: 5.9

Subject: Approval of Mighty Ducks Grant Contract
Prepared By: Mike Bauer, Parks & Recreation Director

Recommended Council Action
Move to authorize the Mayor to execute the Mighty Ducks Grant Agreement between the City of Rogers and the State of Minnesota (Minnesota Amateur Sports Commission) for the Rogers Ice Arena R-22 Conversion Project in the amount of $250,000.

Overview / Background / Analysis
The City of Rogers applied for funding through the 2025 James Metzen Mighty Ducks Grant Program administered by the Minnesota Amateur Sports Commission (MASC) for the Rogers Ice Arena R-22 Conversion Project. The City has been selected to receive a $250,000 grant for this project. The grant is provided through state general obligation bond proceeds and is intended to support improvements that eliminate R-22 refrigeration systems and improve indoor air quality in ice arenas.

MASC has provided a Grant Agreement – End Grant between the City of Rogers and the State of Minnesota, acting through MASC. The Grant Agreement authorizes the City to use grant proceeds solely for eligible project costs related to renovation of the facility, specifically the R-22 conversion work at the Rogers Ice Arena.

Execution of the agreement allows the City to proceed with design, bidding, and construction of the ice plant replacement project. Importantly, entering into the grant agreement does not obligate the City to proceed with the larger ice arena expansion. If bids are received that exceed the City's approved budget or available funding, the City retains discretion to delay, modify, or not move forward with additional project components beyond the scope of the grant-funded work.

Staff has reviewed the agreement and finds it consistent with prior Council actions supporting the Mighty Ducks application and with the City's long-term capital planning for the ice arena.

Grant proceeds will be applied to eligible costs for the Rogers Ice Arena R-22 Conversion Project.

No additional City funds are required as a result of authorizing execution of the agreement.

Staff Recommendation

Move to authorize the Mayor to execute the Mighty Ducks Grant Agreement between the City of Rogers and the State of Minnesota (Minnesota Amateur Sports Commission) for the Rogers Ice Arena R-22 Conversion Project in the amount of $250,000.

Financial Impact: +$250,000 **Source Fund**: State of Minnesota

Budgeted?

Supporting Documentation

A. Mighty Ducks General Obligation Bond End Grant Agreement 2025 - Rogers City of 2-4-26

MINNESOTA
AMATEUR SPORTS COMMISSION

General Obligation Bond Proceeds

2025
Grant Agreement - End Grant
for the
Rogers Ice Arena R-22 Conversion
Project
under the
James Metzen Mighty Ducks Grant Program

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General Obligation Bond Proceeds

Grant Agreement – End Grant for the Rogers Ice Arena R-22 Conversion Project under the 2025 James Metzen Mighty Ducks Grant Program

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THIS AGREEMENT shall be effective as of December 1, 2025, and is between City of Rogers (the "Public Entity"), and the State of Minnesota, acting through the Minnesota Amateur Sports Commission (hereinafter MASC).

RECITALS

A. The MASC is empowered to promote the development of proposals and award grants to communities for the purpose of improving indoor air quality in ice centers and eliminating R-22 refrigeration system in ice centers (hereinafter the James Metzen Mighty Ducks Grant Program) under the authority granted by Minn. Stat. § 240A.09 and all rules related to such legislation.

B. Under the James Metzen Mighty Ducks Grant Program, the MASC is authorized to provide grants that are funded with proceeds of state general obligation bonds authorized to be issued under Article XI, § 5(a) of the Minnesota Constitution.

C. Under the James Metzen Mighty Ducks Grant Program, the recipients of a grant must use such funds to perform those functions delineated in the State Program Enabling Legislation.

D. The Public Entity submitted, if applicable, a grant application to the MASC in which the Public Entity requests a grant from the James Metzen Mighty Ducks Grant Program the proceeds of which will be used for the purposes delineated in such grant application.

E. The Public Entity has applied to and been selected by the MASC for a receipt of a grant from the James Metzen Mighty Ducks Grant Program in an amount of $ 250,000 , the proceeds must be used by the Public Entity to perform those functions and activities imposed by the MASC under the James Metzen Mighty Ducks Grant Program and, if applicable, delineated in that certain grant application (the "Grant Application") attached hereto as **Attachment V** that the Public Entity submitted to the MASC.

F. Under the provisions contained in the 2025 First Special Session Chapter 15, Article 1,Sec.12, Subd.3, the Public Entity has been given the authority to perform those functions and activities required of it under the James Metzen Mighty Ducks Grant Program and, if applicable,

delineated in Grant Application attached hereto as **Attachment V** that the Public Entity submitted to the MASC.

G. The Public Entity's receipt and use of the Program Grant to acquire an ownership interest in and/or improve real property (the "Real Property") and, if applicable, structures situated thereon (the "Facility") will cause the Public Entity's ownership interest in all of such real property and structures to become "state bond financed property", as such term is used in Minn. Stat. § 16A.695 (the "G.O. Compliance Legislation") and in that certain "Fourth Order Amending Order of the Commissioner of Finance Relating to Use and Sale of State Bond Financed Property" executed by the Commissioner of Minnesota Management and Budget and dated July 30, 2012, as amended (the "Commissioner's Order"), even though such funds may only be a portion of the funds being used to acquire such ownership interest and/or improve such real property and structures and that such funds may be used to only acquire such ownership interest and/or improve a part of such real property and structures.

H. The Public Entity and the MASC desire to set forth herein the provisions relating to the granting and disbursement of the proceeds of the James Metzen Mighty Ducks Program Grant to the Public Entity and the operation of the Real Property and, if applicable, Facility.

IN CONSIDERATION of the grant described and other provisions in this Agreement, the parties to this Agreement agree as follows.

Article I
DEFINITIONS

Section 1.01 **Defined Terms.** As used in this Agreement, the following terms shall have the meanings set out respectively after each such term (the meanings to be equally applicable to both the singular and plural forms of the terms defined), unless the context specifically indicates otherwise:

"Agreement" - means this General Obligation Bond Proceeds Grant Agreement - End Grant for the Rogers Ice Arena R-22 Conversion Project under the James Metzen Mighty Ducks Program, as such exists on its original date and any amendments, modifications or restatements thereof.

"Approved Debt" – means public or private debt of the Public Entity that is consented to and approved, in writing, by the Commissioner of MMB, the proceeds of which were or will used to acquire an ownership interest in or improve the Real Property and, if applicable, Facility, other than the debt on the G.O. Bonds. Approved Debt includes, but is not limited to, all debt delineated in **Attachment III** to this Agreement; provided, however, the Commissioner of MMB is not bound by any amounts delineated in such attachment unless he/she has consented, in writing, to such amounts.

"Code" - means the Internal Revenue Code of 1986, as amended from time to time, and all treasury regulations, revenue procedures and revenue rulings issued pursuant thereto.

"Commissioner of MMB" - means the commissioner of Minnesota Management and Budget, and any designated representatives thereof.

"Commissioner's Order" - means the "Fourth Order Amending Order of the Commissioner of Finance Relating to Use and Sale of State Bond Financed Property" executed by the Commissioner of Minnesota Management and Budget and dated July 30, 2012, as amended.

"Counterparty" - means any entity with which the Public Entity contracts under a Use Contract. *This definition is only needed and only applies if the Public Entity enters into an agreement with another party under which such other party will operate the Real Property, and if applicable, Facility. For all other circumstances this definition is not needed and should be ignored and treated as if it were left blank, and any reference to this term in this Agreement shall be ignored and treated as if the reference did not exist.*

"Declaration" - means a declaration, or declarations, in the form contained in **Attachment I** to this Agreement and all amendments thereto, indicating that the Public Entity's ownership interest in the Real Property and, if applicable, Facility is bond financed property within the meaning of the G.O. Compliance Legislation and is subject to certain restrictions imposed thereby.

"Event of Default" - means one or more of those events delineated in Section 2.07.

"Facility", if applicable, - means Rogers Ice Arena, which is located, or will be constructed and located, on the Real Property and all equipment that is a part thereof that was purchased with the proceeds of the Program Grant.

"Fair Market Value" – means either (i) the price that would be paid by a willing and qualified buyer to a willing and qualified seller as determined by an appraisal that assumes that all liens and encumbrances on the property being sold that negatively affect the value of such property, will be paid and released, or (ii) the price bid by a purchaser under a public bid procedure after reasonable public notice, with the proviso that all liens and encumbrances on the property being sold that negatively affect the value of such property, will be paid and released at the time of acquisition by the purchaser.

"G.O. Bonds" - means that portion of the state general obligation bonds issued under the authority granted in Article XI, § 5(a) of the Minnesota Constitution the proceeds of which are used to fund the Program Grant and any bonds issued to refund or replace such bonds.

"G.O. Compliance Legislation" - means Minn. Stat. § 16A.695, as it may be amended, modified or replaced from time to time unless such amendment, modification or replacement imposes an unconstitutional impairment of a contract right.

"Grant Application" – means that certain grant application attached hereto as **Attachment IV** that the Public Entity submitted to the State Entity. *This definition is only*

needed and only applies if the Public Entity submitted a grant application to the State Entity. If the Public Entity did not submit a grant application to the State Entity, then this definition is not needed and should be ignored and treated as if it were left blank, and any reference to this term in this Agreement shall be ignored and treated as if the reference did not exist.

"Initial Acquisition and Betterment Costs" – means the cost to acquire the Public Entity's ownership interest in the Real Property and, if applicable, Facility if the Public Entity does not already possess the required ownership interest, and the costs of betterments of the Real Property and, if applicable, Facility; provided, however, the Commissioner of MMB is not bound by any specific amount of such alleged costs unless he/she has consented, in writing, to such amount.

"Leased/Easement Premises" - means the real estate and structures, if any, that are leased to the Public Entity under a Real Property/Facility Lease or granted to the Public Entity under an easement. *This definition is only needed and only applies if the Public Entity's ownership interest in the Real Property, the Facility, if applicable, or both, is by way of a leasehold interest under a Real Property/Facility Lease or by way of an easement. For all other circumstances this definition is not needed and should be ignored and treated as if it were left blank, and any reference to this term in this Agreement shall be ignored and treated as if the reference did not exist.*

"Lessor/Grantor" – means the fee owner/lessor or grantor of the Leased/Easement Premises. *This definition is only needed and only applies if the Public Entity's ownership interest in the Real Property, the Facility, if applicable, or both, is by way of a leasehold interest under a Real Property/Facility Lease or by way of an easement. For all other circumstances this definition is not needed and should be ignored and treated as if it were left blank, and any reference to this term in this Agreement shall be ignored and treated as if the reference did not exist.*

"Outstanding Balance of the Program Grant" – means the portion of the Program Grant that has been disbursed to or on behalf of the Public Entity minus any portion thereof previously paid back to the Commissioner of MMB.

"Ownership Value", if any – means the value, if any, of the Public Entity's ownership interest in the Real Property and, if applicable, Facility that existed concurrent with the Public Entity's execution of this Agreement. Such value shall be established by way of an appraisal or by such other manner as may be acceptable to the State Entity and the Commissioner of MMB. The parties hereto agree and acknowledge that such value is $4,633,859 provided, however, the Commissioner of MMB is not bound by any inserted dollar amount unless he/she has consented, in writing, to such amount. If no dollar amount is inserted and the blank "Not Applicable" is not checked, a rebuttable presumption that the Ownership Value is $0.00 shall be created. (*The blank "Not Applicable" should only be selected and checked when a portion of the funds delineated in **Attachment III** attached hereto are to be used to acquire the Public Entity's ownership interest in the Real Property and, if applicable, Facility, and in such event the value of such ownership interest should be shown in **Attachment III** and not in this definition for Ownership Value).*

"Program Grant" - means a grant of monies from the State Entity to the Public Entity in the amount identified as the "Program Grant" in Recital E to this Agreement, as the amount thereof may be modified under the provisions contained herein.

"Project" – means the Public Entity's acquisition, if applicable, of the ownership interests in the Real Property and, if applicable, Facility denoted in Section 2.02 along with the performance of the activities denoted in Section 2.03. (*If the Public Entity is not using any portion of the Program Grant to acquire the ownership interest denoted in Section 2.02, then this definition for Project shall not include the acquisition of such ownership interest, and the value of such ownership interest shall not be included in* ***Attachment III*** *hereto and instead shall be included in the definition for Ownership Value under this Section.)*

"Public Entity" - means the entity identified as the "Public Entity" in the lead-in paragraph of this Agreement.

"Real Property" - means the real property located in the County of Hennepin County, State of Minnesota, legally described in **Attachment II** to this Agreement.

"Real Property/Facility Lease" - means a long-term lease of the Real Property, the Facility, if applicable, or both by the Public Entity as lessee thereunder. *This definition is only needed and only applies if the Public Entity's ownership interest in the Real Property, the Facility, if applicable, or both, is a leasehold interest under a lease. For all other circumstances this definition is not needed and should be ignored and treated as if it were left blank, and any reference to this term in this Agreement shall be ignored and treated as if the reference did not exist.*

"State Entity" - means the entity identified as the "State Entity" in the lead-in paragraph of this Agreement.

"State Program" – means the program delineated in the State Program Enabling Legislation.

"State Program Enabling Legislation" – means the legislation contained in the Minnesota statute(s) delineated in Recital A and all rules related to such legislation.

"Subsequent Betterment Costs" – means the costs of betterments of the Real Property and, if applicable, Facility that occur subsequent to the date of this Agreement, are not part of the Project, would qualify as a public improvement of a capital nature (as such term in used in Minn. Constitution Art. XI, §5(a) of the Minnesota Constitution), and the cost of which has been established by way of written documentation that is acceptable to and approved, in writing, by the State Entity and the Commissioner of MMB.

"Use Contract" - means a lease, management contract or other similar contract between the Public Entity and any other entity that involves or relates to any part of the Real Property and/or, if applicable, Facility. *This definition is only needed and only applies if the*

Public Entity enters into an agreement with another party under which such other party will operate the Real Property, and/or if applicable, Facility. For all other circumstances this definition is not needed and should be ignored and treated as if it were left blank, and any reference to this term in this Agreement shall be ignored and treated as if the reference did not exist.

"Useful Life of the Real Property and, if applicable, Facility" – means the term set forth in Section 2.05.V, which was derived as follows: (i) 30 years for Real Property that has no structure situated thereon or if any structures situated thereon will be removed, and no new structures will be constructed thereon, (ii) the remaining useful life of the Facility as of the effective date of this Agreement for Facilities that are situated on the Real Property as of the date of this Agreement, that will remain on the Real Property, and that will not be bettered, or (iii) the useful life of the Facility after the completion of the construction or betterments for Facilities that are to be constructed or bettered.

Article II
GRANT

Section 2.01 **Grant of Monies.** The State Entity shall make and issue the Program Grant to the Public Entity and disburse the proceeds in accordance with the provisions of this Agreement. The Program Grant is not intended to be a loan even though the portion thereof that is disbursed may need to be returned to the State Entity or the Commissioner of MMB under certain circumstances.

Section 2.02 **Public Ownership.** The Public Entity acknowledges and agrees that the Program Grant is being funded with the proceeds of G.O. Bonds, and as a result thereof all of the Real Property and, if applicable, Facility must be owned by one or more public entities. Such ownership may be in the form of fee ownership, a Real Property/Facility Lease, or an easement. In order to establish that this public ownership requirement is satisfied, the Public Entity represents and warrants to the State Entity that it has, or will acquire, the following ownership interests in the Real Property and, if applicable, Facility, and, in addition, that it possess, or will possess, all easements necessary for the operation, maintenance and management of the Real Property and, if applicable, Facility in the manner specified in Section 2.04:

(Check the appropriate box for the Real Property and, if applicable, for the Facility.)

Ownership Interest in the Real Property.

☒ Fee simple ownership of the Real Property.

☐ A Real Property/Facility Lease for the Real Property that complies with the requirements contained in Section 2.06.
(If the term of the Real Property/Facility Lease is for a term authorized by a Minnesota statute, rule or session law, then insert the citation: _____.)

☐ An easement for the Real Property that complies with the requirements contained in Section 2.06.
(If the term of the easement is for a term authorized by a Minnesota statute, rule or session law, then insert the citation: _____.)

Ownership Interest in, if applicable, the Facility.

☐ Fee simple ownership of the Facility.

☐ A Real Property/Facility Lease for the Facility that complies with all of the requirements contained in Section 2.06.
(If the term of the Real Property/Facility Lease is for a term authorized by a Minnesota statute, rule or session law, then insert the citation: _____.)

☐ Not applicable because there is no Facility.

Section 2.03 **Use of Grant Proceeds.** The Public Entity shall use the Program Grant solely to reimburse itself for expenditures it has already made, or will make, in the performance of the following activities, and may not use the Program Grant for any other purpose.

(Check all appropriate boxes.)

☐ Acquisition of fee simple title to the Real Property.

☐ Acquisition of a leasehold interest in the Real Property.

☐ Acquisition of an easement for the Real Property.

☐ Improvement of the Real Property.

☐ Acquisition of fee simple title to the Facility.

☐ Acquisition of a leasehold interest in the Facility.

☐ Construction of the Facility.

☒ Renovation of the Facility.

☐ _____.
(Describe other or additional purposes.)

Section 2.04 **Operation of the Real Property and Facility.** The Real Property and, if applicable, Facility must be used by the Public Entity or the Public Entity must cause such Real Property and, if applicable, Facility to be used, for those purposes required by the State Program and in accordance with the information contained in the Grant Application, or for such other purposes and uses as the Minnesota legislature may from time to time designate, and for no other purposes or uses.

The Public Entity may enter into Use Contracts with Counterparties for the operation of all or any portion of the Real Property and, if applicable, Facility; provided that all such Use Contracts must have been approved, in writing, by the Commissioner of MMB and fully comply with all of the provisions contained in Sections 3.01, 3.02 and 3.03.

The Public Entity must, whether it is operating the Real Property and, if applicable, Facility or has contracted with a Counterparty under a Use Contract to operate all or any portion of the Real Property and, if applicable, Facility, annually determine that the Real Property and, if applicable, Facility is being used for the purpose required by this Agreement, and shall annually supply a statement, sworn to before a notary public, to such effect to the State Entity and the Commissioner of MMB.

For those programs, if any, that the Public Entity will directly operate on all or any portion of the Real Property and, if applicable, Facility, the Public Entity covenants with and represents and warrants to the State Entity that: (i) it has the ability and a plan to fund such programs, (ii) it has demonstrated such ability by way of a plan that it submitted to the State Entity, and (iii) it will annually adopt, by resolution, a budget for the operation of such programs that clearly shows that forecast program revenues along with other funds available for the operation of such program will be equal to or greater than forecast program expenses for each fiscal year, and will supply to the State Entity and the Commissioner of MMB certified copies of such resolution and budget.

For those programs, if any, that will be operated on all or any portion of the Real Property and, if applicable, Facility by a Counterparty under a Use Contract, the Public Entity covenants with and represents and warrants to the State Entity that: (i) it will not enter into such Use Contract unless the Counterparty has demonstrated that it has the ability and a plan to fund such program, (ii) it will require the Counterparty to provide an initial program budget and annual program budgets that clearly show that forecast program revenues along with other funds available for the operation of such program (from all sources) will be equal to or greater than forecast program expenses for each fiscal year, (iii) it will promptly review all submitted program budgets to determine if such budget clearly and accurately shows that the forecast program revenues along with other funds available for the operation of such program (from all sources) will be equal to or greater than forecast program expenses for each fiscal year, (iv) it will reject any program budget that it believes does not accurately reflect forecast program revenues or expenses or does not show that forecast program revenues along with other funds available for the operation of such program (from all sources) will be equal to or greater than forecast program expenses, and require the Counterparty to prepare and submit a revised program budget, and (v) upon receipt of a program budget that it believes accurately reflects forecast program revenues and expenses and that shows that forecast program revenues along with other funds available for the operation of such program (from all sources) will be equal to or greater than forecast program expenses, it will approve such

budget by resolution and supply to the State Entity and the Commissioner of MMB certified copies of such resolution and budget.

Section 2.05 **Public Entity Representations and Warranties.** The Public Entity further covenants with, and represents and warrants to the State Entity as follows:

A. It has legal authority to enter into, execute, and deliver this Agreement, the Declaration, and all documents referred to herein, and it has taken all actions necessary to its execution and delivery of such documents.

B. It has legal authority to use the Program Grant for the purpose or purposes described in the State Program Enabling Legislation.

C. It has legal authority to operate the State Program and the Real Property and, if applicable, Facility for the purposes required by the State Program and for the functions and activities proposed in the Grant Application.

D. This Agreement, the Declaration, and all other documents referred to herein are the legal, valid and binding obligations of the Public Entity enforceable against the Public Entity in accordance with their respective terms.

E. It will comply with all of the terms, conditions, provisions, covenants, requirements, and warranties in this Agreement, the Declaration, and all other documents referred to herein.

F. It will comply with all of the provisions and requirements contained in and imposed by the G.O. Compliance Legislation, the Commissioner's Order, and the State Program.

G. It has made no material false statement or misstatement of fact in connection with its receipt of the Program Grant, and all of the information it has submitted or will submit to the State Entity or Commissioner of MMB relating to the Program Grant or the disbursement of any of the Program Grant is and will be true and correct.

H. It is not in violation of any provisions of its charter or of the laws of the State of Minnesota, and there are no actions, suits, or proceedings pending, or to its knowledge threatened, before any judicial body or governmental authority against or affecting it relating to the Real Property and, if applicable, Facility, or its ownership interest therein, and it is not in default with respect to any order, writ, injunction, decree, or demand of any court or any governmental authority which would impair its ability to enter into this Agreement, the Declaration, or any document referred to herein, or to perform any of the acts required of it in such documents.

I. Neither the execution and delivery of this Agreement, the Declaration, or any document referred to herein nor compliance with any of the terms, conditions, requirements, or provisions contained in any of such documents is prevented by, is a breach of, or will

result in a breach of, any term, condition, or provision of any agreement or document to which it is now a party or by which it is bound.

J. The contemplated use of the Real Property and, if applicable, Facility will not violate any applicable zoning or use statute, ordinance, building code, rule or regulation, or any covenant or agreement of record relating thereto.

K. The Project has been or will be completed in full compliance with all applicable laws, statutes, rules, ordinances, and regulations issued by any federal, state, or local political subdivisions having jurisdiction over the Project.

L. All applicable licenses, permits and bonds required for the performance and completion of the Project have been, or will be, obtained.

M. All applicable licenses, permits and bonds required for the operation of the Real Property and, if applicable, Facility in the manner specified in Section 2.04 have been, or will be, obtained.

N. It will operate, maintain, and manage the Real Property and, if applicable, Facility or cause the Real Property and, if applicable, Facility, to be operated, maintained and managed in compliance with all applicable laws, statutes, rules, ordinances, and regulations issued by any federal, state, or local political subdivisions having jurisdiction over the Real Property and, if applicable, Facility.

O. It will fully enforce the terms and conditions contained in any Use Contract.

P. It has complied with the matching funds requirement, if any, contained in Section 7.23.

Q. It will not, without the prior written consent of the State Entity and the Commissioner of MMB, allow any voluntary lien or encumbrance or involuntary lien or encumbrance that can be satisfied by the payment of monies and which is not being actively contested to be created or exist against the Public Entity's ownership interest in the Real Property or, if applicable, Facility, or the Counterparty's interest in the Use Contract, whether such lien or encumbrance is superior or subordinate to the Declaration. Provided, however, the State Entity and the Commissioner of MMB will consent to any such lien or encumbrance that secures the repayment of a loan the repayment of which will not impair or burden the funds needed to operate the Real Property and, if applicable, Facility in the manner specified in Section 2.04, and for which the entire amount is used (i) to acquire additional real estate that is needed to so operate the Real Property and, if applicable, Facility in accordance with the requirements imposed under Section 2.04 and will be included in and as part of the Public Entity's ownership interest in the Real Property and, if applicable, Facility, and/or (ii) to pay for capital improvements that are needed to so operate the Real Property and, if applicable, Facility in accordance with the requirements imposed under Section 2.04.

R. It reasonably expects to possess the ownership interest in the Real Property and, if applicable, Facility described Section 2.02 for the entire Useful Life of the Real Property and, if applicable, Facility, and it does not expect to sell such ownership interest.

S. It does not reasonably expect to receive payments under a Use Contract in excess of the amount the Public Entity needs and is authorized to use to pay the operating expenses of the portion of the Real Property and, if applicable, Facility that is the subject of the Use Contract or to pay the principal, interest, redemption premiums, and other expenses on any Approved Debt.

T. It will supply, or cause to be supplied, whatever funds are needed above and beyond the amount of the Program Grant to complete and fully pay for the Project.

U. It has or will promptly record a fully executed Declaration with the appropriate governmental office and deliver a copy thereof to the State Entity and to Minnesota Management and Budget (attention: Capital Projects Manager) that contains all of the recording information.

V. The Useful Life of the Real Property and, if applicable, Facility is 25 years.

W. It shall furnish such satisfactory evidence regarding the representations and warranties described herein as may be required and requested by either the State Entity or the Commissioner of MMB.

Section 2.06 **Ownership by Leasehold or Easement**. *This Section shall only apply if the Public Entity's ownership interest in the Real Property, the Facility, if applicable, or both is by way of a Real Property/Facility Lease or an easement. For all other circumstances this Section is not needed and should be ignored and treated as if it were left blank, and any reference to this Section in this Agreement shall be ignored and treated as if the reference did not exist.*

A. A Real Property/Facility Lease or easement must comply with the following provisions.

1. It must be in form and contents acceptable to the Commissioner of MMB, and specifically state that it may not be modified, restated, amended, changed in any way, or prematurely terminated or cancelled without the prior written consent and authorization by the Commissioner of MMB.

2. It must be for a term that is equal to or greater than 125% of the Useful Life of the Real Property and, if applicable, Facility, or such other period of time specifically authorized by a Minnesota statute, rule or session law.

3. Any payments to be made under it by the Public Entity, whether designated as rent or in any other manner, must be by way of a single lump sum payment that is due and payable on the date that it is first made and entered into.

4. It must not contain any requirements or obligations of the Public Entity that if not complied with could result in a termination thereof.

5. It must contain a provision that provides sufficient authority to allow the Public Entity to operate the Real Property and, if applicable, Facility in accordance with the requirements imposed under Section 2.04.

6. It must not contain any provisions that would limit or impair the Public Entity's operation of the Real Property and, if applicable, Facility in accordance with the requirements imposed under Section 2.04.

7. It must contain a provision that prohibits the Lessor/Grantor from creating or allowing, without the prior written consent of the State Entity and the Commissioner of MMB, any voluntary lien or encumbrance or involuntary lien or encumbrance that can be satisfied by the payment of monies and which is not being actively contested against the Leased/Easement Premises or the Lessor's/Grantor's interest in the Real Property/Facility Lease or easement, whether such lien or encumbrance is superior or subordinate to the Declaration. Provided, however, the State Entity and the Commissioner of MMB will consent to any such lien or encumbrance if the holder of such lien or encumbrance executes and files of record a document under which such holder subordinates such lien or encumbrance to the Real Property/Facility Lease or easement and agrees that upon foreclosure of such lien or encumbrance to be bound by and comply with all of the terms, conditions and covenants contained in the Real Property/Facility Lease or easement as if such holder had been an original Lessor/Grantor under the Real Property/Facility Lease or easement.

8. It must acknowledge the existence of this Agreement and contain a provision that the terms, conditions and provisions contained in this Agreement shall control over any inconsistent or contrary terms, conditions and provisions contained in the Real Property/Facility Lease or easement.

9. It must provide that any use restrictions contained therein only apply as long as the Public Entity is the lessee under the Real Property/Facility Lease or grantee under the easement, and that such use restrictions will terminate and not apply to any successor lessee or grantee who purchases the Public Entity's ownership interest in the Real Property/Facility Lease or easement. Provided, however, it may contain a provisions that limits the construction of any new structures on the Real Property or modifications of any existing structures on the Real Property without the written consent of Lessor/Grantor, which will apply to any such successor lessee or grantee.

10. It must allow for a transfer thereof in the event that the lessee under the Real Property/Lease or grantee under the easement makes the necessary determination to sell its interest therein, and allow such interest to be transferred to the purchaser of such interest.

11. It must contain a provision that prohibits and prevents the sale of the underlying fee interest in the Real Property and, if applicable, Facility without first obtaining the written consent of the Commissioner of MMB.

12 The Public Entity must be the lessee under the Real Property/Lease or grantee under the easement.

B. The provisions contained in this Section are not intended to and shall not prevent the Public Entity from including additional provisions in the Real Property/Facility Lease or easement that are not inconsistent with or contrary to the requirements contained in this Section.

C. The expiration of the term of a Real Property/Facility Lease or easement shall not be an event that requires the Public Entity to reimburse the State Entity for any portion of the Program Grant, and upon such expiration the Public Entity's ownership interest in the Real Property and, if applicable, Facility shall no longer be subject to this Agreement.

D. The Public Entity shall fully and completely comply with all of the terms, conditions and provisions contained in a Real Property/Facility Lease or easement, and shall obtain and file, in the Office of the County Recorder or the Registrar of Titles, whichever is applicable, the Real Property/Facility Lease or easement or a short form or memorandum thereof.

Section 2.07 **Event(s) of Default.** The following events shall, unless waived in writing by the State Entity and the Commissioner of MMB, constitute an Event of Default under this Agreement upon either the State Entity or the Commissioner of MMB giving the Public Entity 30 days written notice of such event and the Public Entity's failure to cure such event during such 30 day time period for those Events of Default that can be cured within 30 days or within whatever time period is needed to cure those Events of Default that cannot be cured within 30 days as long as the Public Entity is using its best efforts to cure and is making reasonable progress in curing such Events of Default, however, in no event shall the time period to cure any Event of Default exceed 6 months unless otherwise consented to, in writing, by the State Entity and the Commissioner of MMB.

A. If any representation, covenant, or warranty made by the Public Entity in this Agreement, in any other document furnished pursuant to this Agreement, or in order to induce the State Entity to disburse any of the Program Grant, shall prove to have been untrue or incorrect in any material respect or materially misleading as of the time such representation, covenant, or warranty was made.

B. If the Public Entity fails to fully comply with any provision, term, condition, covenant, or warranty contained in this Agreement, the Declaration, or any other document referred to herein.

C. If the Public Entity fails to fully comply with any provision, term, condition, covenant, or warranty contained in the G.O. Compliance Legislation, the Commissioner's Order, or the State Program Enabling Legislation.

D. If the Public Entity fails to provide and expend the full amount of the matching funds, if any, required under Section 7.23 for the Project.

E. If the Public Entity fails to record the Declaration and deliver copies thereof as set forth in Section 2.05.U.

Notwithstanding the foregoing, any of the above delineated events that cannot be cured shall, unless waived in writing by the State Entity and the Commissioner of MMB, constitute an Event of Default under this Agreement immediately upon either the State Entity or the Commissioner of MMB giving the Public Entity written notice of such event.

Section 2.08 **Remedies.** Upon the occurrence of an Event of Default and at any time thereafter until such Event of Default is cured to the satisfaction of the State Entity, the State Entity or the Commissioner of MMB may enforce any or all of the following remedies.

A. The State Entity may refrain from disbursing the Program Grant; provided, however, the State Entity may make such disbursements after the occurrence of an Event of Default without thereby waiving its rights and remedies hereunder.

B. If the Event of Default involves a failure to comply with any of the provisions contained herein other than the provisions contained in Sections 4.01 or 4.02, then the Commissioner of MMB, as a third party beneficiary of this Agreement, may demand that the Outstanding Balance of the Program Grant be returned to it, and upon such demand the Public Entity shall return such amount to the Commissioner of MMB.

C. If the Event of Default involves a failure to comply with the provisions contained in Sections 4.01 or 4.02, then the Commissioner of MMB, as a third party beneficiary of this Agreement, may demand that the Public Entity pay the amounts that would have been paid if there had been full and complete compliance with such provisions, and upon such demand the Public Entity shall pay such amount to the Commissioner of MMB.

D. Either the State Entity or the Commissioner of MMB, as a third party beneficiary of this Agreement, may enforce any additional remedies they may have in law or equity.

The rights and remedies herein specified are cumulative and not exclusive of any rights or remedies that the State Entity or the Commissioner of MMB would otherwise possess.

If the Public Entity does not repay the amounts required to be paid under this Section or under any other provision contained in this Agreement within 30 days of demand by the Commissioner of MMB, or any amount ordered by a court of competent jurisdiction within 30 days of entry of judgment against the Public Entity and in favor of the State Entity and/or the Commissioner of MMB, then such amount may, unless precluded by law, be taken from or off-set

against any aids or other monies that the Public Entity is entitled to receive from the State of Minnesota.

Section 2.09 **Notification of Event of Default.** The Public Entity shall furnish to the State Entity and the Commissioner of MMB, as soon as possible and in any event within 7 days after it has obtained knowledge of the occurrence of each Event of Default or each event which with the giving of notice or lapse of time or both would constitute an Event of Default, a statement setting forth details of each Event of Default or event which with the giving of notice or upon the lapse of time or both would constitute an Event of Default and the action which the Public Entity proposes to take with respect thereto.

Section 2.10 **Survival of Event of Default.** This Agreement shall survive any and all Events of Default and remain in full force and effect even upon the payment of any amounts due under this Agreement, and shall only terminate in accordance with the provisions contained in Section 2.12 and at the end of its term in accordance with the provisions contained in Section 2.11.

Section 2.11 **Term of Grant Agreement.** This Agreement shall, unless earlier terminated in accordance with any of the provisions contained herein, remain in full force and effect for the time period starting on the effective date hereof and ending on the date that corresponds to the date established by adding a time period equal to 125% of Useful Life of the Real Property and, if applicable, Facility to the date on which the Real Property and, if applicable, Facility is first used for the operation of the State Program after such effective date. If there are no uncured Events of Default as of such date this Agreement shall terminate and no longer be of any force or effect, and the Commissioner of MMB shall execute whatever documents are needed to release the Real Property and, if applicable, Facility from the effect of this Agreement and the Declaration.

Section 2.12 **Modification and/or Early Termination of Grant.** If the full amount of the Program Grant has not been disbursed on or before the date that is 2 years from the effective date of this Agreement, or such later date to which the Public Entity and the State Entity may agree in writing, then the State Entity's obligation to fund the Program Grant shall terminate. In such event, (i) if none of the Program Grant has been disbursed by such date then the State Entity's obligation to fund any portion of the Program Grant shall terminate and this Agreement shall terminate and no longer be of any force or effect, and (ii) if some but not all of the Program Grant has been disbursed by such date then the State Entity shall have no further obligation to provide any additional funding for the Program Grant and this Agreement shall remain in full force and effect but shall be modified and amended to reflect the amount of the Program Grant that was actually disbursed as of such date.

This Agreement shall also terminate and no longer be of any force or effect upon the Public Entity's sale of its ownership interest in the Real Property and, if applicable, Facility in accordance with the provisions contained in Section 4.01 and transmittal of all or a portion of the proceeds of such sale to the Commissioner of MMB in compliance with the provisions contained in Section 4.02, or upon the termination of Public Entity's ownership interest in the Real Property and, if applicable, Facility if such ownership interest is by way of an easement or under a Real Property/Facility Lease. Upon such termination the State Entity shall execute, or have

executed, and deliver to the Public Entity such documents as are required to release the Public Entity's ownership interest in the Real Property and, if applicable, Facility, from the effect of this Agreement and the Declaration.

Section 2.13 **Excess Funds.** If the full amount of the Program Grant and any matching funds referred to in Section 7.23 are not needed to complete the Project, then, unless language in the State Program Enabling Legislation indicates otherwise, the Program Grant shall be reduced by the amount not needed.

Article III
USE CONTRACTS

This Article III and its contents is only needed and only applies if the Public Entity enters into an agreement with another party under which such other party will operate any portion of the Real Property, and if applicable, Facility. For all other circumstances this Article III and its contents are not needed and should be ignored and treated as if it were left blank, and any reference to this Article III, its contents, and the term Use Contract in this Agreement shall be ignored and treated as if the references did not exist.

Section 3.01 **General Provisions.** If the Public Entity has statutory authority to enter into a Use Contract, then it may enter into Use Contracts for various portions of the Real Property and, if applicable, Facility; provided that each and every Use Contract that the Public Entity enters into must comply with the following requirements:

A. The purpose for which it was entered into must be to operate the State Program in the Real Property and, if applicable, Facility.

B. It must contain a provision setting forth the statutory authority under which the Public Entity is entering into such contract and must comply with the substantive and procedural provisions of such statute.

C. It must contain a provision stating that it is being entered into in order for the Counterparty to operate the State Program and must describe such program.

D. It must contain a provision that will provide for oversight by the Public Entity. Such oversight may be accomplished by way of a provision that will require the Counterparty to provide to the Public Entity: (i) an initial program evaluation report for the first fiscal year that the Counterparty will operate the State Program, (ii) program budgets for each succeeding fiscal year showing that forecast program revenues and additional revenues available for the operation of the State Program (from all sources) by the Counterparty will equal or exceed expenses for such operation for each succeeding fiscal year, and (iii) a mechanism under which the Public Entity will annually determine that the Counterparty is using the portion of the Real Property and, if applicable, Facility that is the subject of the Use Contract to operate the State Program.

E. It must allow for termination by the Public Entity in the event of a default thereunder by the Counterparty, or in the event that the State Program is terminated or changed in a manner that precludes the operation of such program in the portion of the Real Property and, if applicable, Facility that is the subject of the Use Contract.

F. It must terminate upon the termination of the statutory authority under which the Public Entity is operating the State Program.

G. It must require the Counterparty to pay all costs of operation and maintenance of that portion of the Real Property and, if applicable, Facility that is the subject of the Use Contract, unless the Public Entity is authorized by law to pay such costs and agrees to pay such costs.

H. If the Public Entity pays monies to a Counterparty under a Use Contract, such Use Contract must meet the requirements of Rev. Proc. 97-13, 1997-1 CB 632, so that such Use Contract does not result in "private business use" under Section 141(b) of the Code.

I. It must be approved, in writing, by the Commissioner of MMB, and any Use Contract that is not approved, in writing, by the Commissioner of MMB shall be null and void and of no force or effect.

J. It must contain a provision requiring that each and every party thereto shall, upon direction by the Commissioner of MMB, take such actions and furnish such documents to the Commissioner of MMB as the Commissioner of MMB determines to be necessary to ensure that the interest to be paid on the G.O. Bonds is exempt from federal income taxation.

K. It must contain a provision that prohibits the Counterparty from creating or allowing, without the prior written consent of the State Entity and the Commissioner of MMB, any voluntary lien or encumbrance or involuntary lien or encumbrance that can be satisfied by the payment of monies and which is not being actively contested against the Real Property or, if applicable, Facility, the Public Entity's ownership interest in the Real Property or, if applicable, Facility, or the Counterparty's interest in the Use Contract, whether such lien or encumbrance is superior or subordinate to the Declaration. Provided, however, the State Entity and the Commissioner of MMB will consent, in writing, to any such lien or encumbrance that secures the repayment of a loan the repayment of which will not impair or burden the funds needed to operate the portion of the Real Property and, if applicable, Facility that is the subject of the Use Contract in the manner specified in Section 2.04 and for which the entire amount is used (i) to acquire additional real estate that is needed to so operate the Real Property and, if applicable, Facility in accordance with the requirements imposed under Section 2.04 and will be included in and as part of the Public Entity's ownership interest in the Real Property and, if applicable, Facility, and/or (ii) to pay for capital improvements that are needed to so operate the Real Property and, if applicable, Facility in accordance with the requirements imposed under Section 2.04.

L. If the amount of the Program Grant exceeds $200,000.00, then it must contain a provision requiring the Counterparty to list any vacant or new positions it may have with

state workforce centers as required by Minn. Stat. § 116L.66, as it may be amended, modified or replaced from time to time, for the term of the Use Contract.

M. It must contain a provision that clearly states that the Public Entity is not required to renew the Use Contract beyond the original term thereof and that the Public Entity may, at its sole option and discretion, allow the Use Contract to expire at the end of its original term and thereafter directly operate the governmental program in the Real Property and, if applicable, Facility or contract with some other entity to operate the governmental program in the Real Property and, if applicable, Facility.

Section 3.02 **Initial Term and Renewal.** The initial term for a Use Contract may not exceed the lesser of (i) 50% of the Useful Life of the Real Property and, if applicable, Facility for the portion of the Real Property and, if applicable, Facility that is the subject of the Use Contract, or (ii) the shortest term of the Public Entity's ownership interest in the Real Property and, if applicable, Facility.

A Use Contract may allow for renewals beyond its initial term on the conditions that (a) the term of any renewal may not exceed the initial term, (b) the Public Entity must make a determination that renewal will continue to carry out the State Program and that the Counterparty is suited and able to perform the functions contained in Use Contract that is to be renewed, (c) the Use Contract may not include any provisions that would require, either directly or indirectly, the Public Entity to either make the determination referred to in this Section or to renew the Use Contract with the Counterparty after the expiration of the initial term or any renewal term, and (d) no such renewal may occur prior to the date that is 6 months prior to the date on which the Use Contract is scheduled to terminate. Provided, however, notwithstanding anything to the contrary contained herein the Public Entity's voluntary agreement to reimburse the Counterparty for any investment that the Counterparty provided for the acquisition or betterment of the Real Property and, if applicable, Facility that is the subject of the Use Contract if the Public Entity does not renew a Use Contract if requested by the Counterparty is not deemed to be a provision that directly or indirectly requires the Public Entity to renew such Use Contract.

Section 3.03 **Reimbursement of Counterparty.** A Use Contract may but need not contain, at the sole option and discretion of the Public Entity, a provision that requires the Public Entity to reimburse the Counterparty for any investment that the Counterparty provided for the acquisition or betterment of the Real Property and, if applicable, Facility that is the subject of the Use Contract if the Public Entity does not renew a Use Contract if requested by the Counterparty. If agreed to by the Public Entity, such reimbursement shall be on terms and conditions agreed to by the Public Entity and the Counterparty.

Section 3.04 **Receipt of Monies Under a Use Contract.** The Public Entity does not anticipate the receipt of any funds under a Use Contract, provided, however, if the Public Entity does receive any monies under a Use Contract in excess of the amount the Public Entity needs and is authorized to use to pay the operating expenses of the portion of the Real Property and, if applicable, Facility that is the subject of a Use Contract, and to pay the principal, interest, redemption premiums, and other expenses on Approved Debt, then a portion of such excess monies must be paid by the Public Entity to the Commissioner of MMB. The portion of such excess

monies that the Public Entity must and shall pay to the Commissioner of MMB shall be determined by the Commissioner of MMB, and absent circumstances which would indicate otherwise such portion shall be determined by multiplying such excess monies by a fraction the numerator of which is the Program Grant and the denominator of which is sum of the Program Grant and the Approved Debt.

Article IV
SALE

Section 4.01 **Sale.** The Public Entity shall not sell any part of its ownership interest in the Real Property and, if applicable, Facility unless all of the following provisions have been complied with fully.

A. The Public Entity determines, by official action, that such ownership interest is no longer usable or needed for the operation of the State Program, which such determination may be based on a determination that the portion of the Real Property or, if applicable, Facility to which such ownership interest applies is no longer suitable or financially feasible for such purpose.

B. The sale is made as authorized by law.

C. The sale is for Fair Market Value.

D. The written consent of the Commissioner of MMB has been obtained.

The acquisition of the Public Entity's ownership interest in the Real Property and, if applicable, Facility at a foreclosure sale, by acceptance of a deed-in-lieu of foreclosure, or enforcement of a security interest in personal property used in the operation thereof, by a lender that has provided monies for the acquisition of the Public Entity's ownership interest in or betterment of the Real Property and, if applicable, Facility shall not be considered a sale for the purposes of this Agreement if after such acquisition the lender operates such portion of the Real Property and, if applicable, Facility in a manner which is not inconsistent with the requirements imposed under Section 2.04 and the lender uses its best efforts to sell such acquired interest to a third party for Fair Market Value. The lender's ultimate sale or disposition of the acquired interest in the Real Property and, if applicable, Facility shall be deemed to be a sale for the purposes of this Agreement, and the proceeds thereof shall be disbursed in accordance with the provisions contained in Section 4.02.

The Public Entity may participate in any public auction of its ownership interest in the Real Property and, if applicable, Facility and bid thereon; provided that the Public Entity agrees that if it is the successful purchaser it will not use any part of the Real Property or, if applicable, Facility for the State Program.

Section 4.02 **Proceeds of a Sale.** Upon the sale of the Public Entity's ownership interest in the Real Property and, if applicable, Facility the proceeds thereof after the deduction of all costs directly associated and incurred in conjunction with such sale and such other costs that are

approved, in writing, by the Commissioner of MMB, but not including the repayment of any debt associated with the Public Entity's ownership interest in the Real Property and, if applicable, Facility, shall be disbursed in the following manner and order.

A. The first distribution shall be to the Commissioner of MMB in an amount equal to the Outstanding Balance of the Program Grant, and if the amount of such net proceeds shall be less than the amount of the Outstanding Balance of the Program Grant then all of such net proceeds shall be distributed to the Commissioner of MMB.

B. The remaining portion, after the distribution specified in Section 4.02.A, shall be distributed to (i) pay in full any outstanding Approved Debt, (ii) reimburse the Public Entity for its Ownership Value, and (iii) to pay interested public and private entities, other than any such entity that has already received the full amount of its contribution (such as the State Entity under Section 4.02.A and the holders of Approved Debt paid under this Section 4.02.B), the amount of money that such entity contributed to the Initial Acquisition and Betterment Costs and the Subsequent Betterment Costs. If such remaining portion is not sufficient to reimburse interested public and private entities for the full amount that such entities contributed to the acquisition or betterment of the Real Property and, if applicable, Facility, then the amount available shall be distributed as such entities may agree in writing, and if such entities cannot agree by an appropriately issued court order.

C. The remaining portion, after the distributions specified in Sections 4.02.A and B, shall be divided and distributed to the State Entity, the Public Entity, and any other public and private entity that contributed funds to the Initial Acquisition and Betterment Costs and the Subsequent Betterment Costs, other than lenders who supplied any of such funds, in proportion to the contributions that the State Entity, the Public Entity, and such other public and private entities made to the acquisition and betterment of the Real Property and, if applicable, Facility as such amounts are part of the Ownership Value, Initial Acquisition and Betterment Costs, and Subsequent Betterment Costs.

The distribution to the State Entity shall be made to the Commissioner of MMB, and the Public Entity may direct its distribution to be made to any other entity including, but not limited to, a Counterparty.

All amounts to be disbursed under this Section 4.02 must be consented to, in writing, by the Commissioner of MMB, and no such disbursements shall be made without such consent.

The Public Entity shall not be required to pay or reimburse the State Entity or the Commissioner of MMB for any funds above and beyond the full net proceeds of such sale, even if such net proceeds are less than the amount of the Outstanding Balance of the Program Grant.

Article V
COMPLIANCE WITH G.O. COMPLIANCE LEGISLATION AND THE COMMISSIONER'S ORDER

Section 5.01 **State Bond Financed Property**. The Public Entity and the State Entity acknowledge and agree that the Public Entity's ownership interest in the Real Property and, if applicable, Facility is, or when acquired by the Public Entity will be, "state bond financed property", as such term is used in the G.O. Compliance Legislation and the Commissioner's Order, and, therefore, the provisions contained in such statute and order apply, or will apply, to the Public Entity's ownership interest in the Real Property and, if applicable, Facility and any Use Contracts relating thereto.

Section 5.02 **Preservation of Tax Exempt Status.** In order to preserve the tax-exempt status of the G.O. Bonds, the Public Entity agrees as follows:

A. It will not use the Real Property or, if applicable, Facility, or use or invest the Program Grant or any other sums treated as "bond proceeds" under Section 148 of the Code including "investment proceeds," "invested sinking funds," and "replacement proceeds," in such a manner as to cause the G.O. Bonds to be classified as "arbitrage bonds" under Section 148 of the Code.

B. It will deposit into and hold all of the Program Grant that it receives under this Agreement in a segregated non-interest bearing account until such funds are used for payments for the Project in accordance with the provisions contained herein.

C. It will, upon written request, provide the Commissioner of MMB all information required to satisfy the informational requirements set forth in the Code including, but not limited to, Sections 103 and 148 thereof, with respect to the G.O. Bonds.

D. It will, upon the occurrence of any act or omission by the Public Entity or any Counterparty, that could cause the interest on the G.O. Bonds to no longer be tax exempt and upon direction from the Commissioner of MMB, take such actions and furnish such documents as the Commissioner of MMB determines to be necessary to ensure that the interest to be paid on the G.O. Bonds is exempt from federal taxation, which such action may include either: (i) compliance with proceedings intended to classify the G.O. Bonds as a "qualified bond" within the meaning of Section 141(e) of the Code, (ii) changing the nature or terms of the Use Contract so that it complies with Revenue Procedure 97-13, as amended by Rev. Proc 2016-44 and Rev. Proc. 2017-13, or (iii) changing the nature of the use of the Real Property or, if applicable, Facility so that none of the net proceeds of the G.O. Bonds will be used, directly or indirectly, in an "unrelated trade or business" or for any "private business use" (within the meaning of Sections 141(b) and 145(a) of the Code), or (iv) compliance with other Code provisions, regulations, or revenue procedures which amend or supersede the foregoing.

E. It will not otherwise use any of the Program Grant, including earnings thereon, if any, or take or permit to or cause to be taken any action that would adversely affect the exemption from federal income taxation of the interest on the G.O. Bonds, nor omit to take any action necessary to maintain such tax exempt status, and if it should take, permit, omit to take, or cause to be taken, as appropriate, any such action, it shall take all lawful actions

necessary to rescind or correct such actions or omissions promptly upon having knowledge thereof.

Section 5.03 **Changes to G.O. Compliance Legislation or the Commissioner's Order.** In the event that the G.O. Compliance Legislation or the Commissioner's Order is amended in a manner that reduces any requirement imposed against the Public Entity, or if the Public Entity's ownership interest in the Real Property or, if applicable, Facility is exempt from the G.O. Compliance Legislation and the Commissioner's Order, then upon written request by the Public Entity the State Entity shall enter into and execute an amendment to this Agreement to implement herein such amendment to or exempt the Public Entity's ownership interest in the Real Property and, if applicable, Facility from the G.O. Compliance Legislation or the Commissioner's Order.

Article VI
DISBURSEMENT OF GRANT PROCEEDS

Section 6.01 **Disbursement of Grant.** Upon compliance with all of the conditions delineated in Section 6.02, the State Entity shall disburse the Program Grant to the Public Entity in one lump sum. Under no circumstance shall the State Entity be required to disburse funds in excess of the amount requested by the Public Entity under the provisions contained in Section 6.02.A even if the amount requested is less than the amount of the Program Grant delineated in Section 1.01. If the amount of Program Grant that the State Entity disburses hereunder to the Public Entity is less than the amount of the Program Grant delineated in Section 1.01, then the State Entity and the Public Entity shall enter into and execute whatever documents the State Entity may request in order to amend or modify this Agreement to reduce the amount of the Program Grant to the amount actually disbursed. Provided, however, in accordance with the provisions contained in Section 2.11, the State Entity's obligation to disburse any of the Program Grant shall terminate as of the date specified in such Section even if the entire Program Grant has not been disbursed by such date.

The Program Grant shall only be for expenses that (i) are for those items of a capital nature for the Project, (ii) accrued no earlier than the effective date of the legislation that appropriated the funds that are used to fund the Program Grant, or (iii) have otherwise been consented to, in writing, by the State Entity and the Commissioner of MMB.

Section 6.02 **Conditions Precedent to Disbursement of Grant.** The obligation of the State Entity to disburse the Program Grant to the Public Entity is subject to the following conditions precedent:

A. The State Entity shall have received a request for disbursement of the Program Grant specifying the amount of funds being requested, which such amount shall not exceed the amount of the Program Grant delineated in Section 1.01.

B. The State Entity shall have received a duly executed Declaration that has been duly recorded in the appropriate governmental office, with all of the recording information displayed thereon.

C. The State Entity shall have received evidence, in form and substance acceptable to the State Entity, that (i) the Public Entity has legal authority to and has taken all actions necessary to enter into this Agreement and the Declaration, and (ii) this Agreement and the Declaration are binding on and enforceable against the Public Entity.

D. The State Entity shall have received evidence, in form and substance acceptable to the State Entity, that the Public Entity has fully and completely paid for the Project and all other expenses that may occur in conjunction therewith.

E. The State Entity shall have received evidence, in form and substance acceptable to the State Entity, that the Public Entity is in compliance with the matching funds requirements, if any, contained in Section 7.23 and that all of such matching funds, if any, have been expended for the Project.

F. The State Entity shall have received evidence, in form and substance acceptable to the State Entity, showing that the Public Entity possesses the ownership interest delineated in Section 2.02.

G. The State Entity shall have received evidence, in form and substance acceptable to the State Entity, that the Real Property and, if applicable, Facility and the contemplated use thereof are permitted by and will comply with all applicable use or other restrictions and requirements imposed by applicable zoning ordinances or regulations, and, if required by law, have been duly approved by the applicable municipal or governmental authorities having jurisdiction thereover.

H. The State Entity shall have received evidence, in form and substance acceptable to the State Entity, that that all applicable and required building permits, other permits, bonds and licenses necessary for the Project have been paid for, issued, and obtained, other than those permits, bonds and licenses which may not lawfully be obtained until a future date or those permits, bonds and licenses which in the ordinary course of business would normally not be obtained until a later date.

I. The State Entity shall have received evidence, in form and substance acceptable to the State Entity, that that all applicable and required permits, bonds and licenses necessary for the operation of the Real Property and, if applicable, Facility in the manner specified in Section 2.04 have been paid for, issued, and obtained, other than those permits, bonds and licenses which may not lawfully be obtained until a future date or those permits, bonds and licenses which in the ordinary course of business would normally not be obtained until a later date.

J. The State Entity shall have received evidence, in form and substance acceptable to the State Entity, that the Project was completed in a manner that will allow the Real Property and, if applicable, Facility to be operated in the manner specified in Section 2.04, which requirement may be satisfied by a certificate of occupancy or such other equivalent document from the municipality in which the Real Property is located.

K. The State Entity shall have received evidence, in form and substance acceptable to the State Entity, that the Public Entity has the ability and a plan to fund the operation of the Real Property and, if applicable, Facility in the manner specified in Section 2.04.

L. The State Entity shall have received evidence, in form and substance acceptable to the State Entity, that the insurance requirements under Section 7.01 have been satisfied.

M. The State Entity shall have received evidence, in form and substance acceptable to the State Entity, of compliance with the provisions and requirements specified in Section 7.10 and all additional applicable provisions and requirements, if any, contained in Minn. Stat. § 16B.335, as it may be amended, modified or replaced from time to time. Such evidence shall include, but not be limited to, evidence that: (i) the predesign package referred to in Section 7.10.B has, if required, been reviewed by and received a favorable recommendation from the Commissioner of Administration for the State of Minnesota, (ii) the program plan and cost estimates referred to in Section 7.10.C have, if required, received a recommendation by the Chairs of the Minnesota State Senate Finance Committee and Minnesota House of Representatives Ways and Means Committee, and (iii) the Chair and Ranking Minority Member of the Minnesota House of Representatives Capital Investment Committee and the Chair and Ranking Minority Member of the Minnesota Senate Capital Investment Committee have, if required, been notified pursuant to Section 7.10.G.

N. No Event of Default under this Agreement or event which would constitute an Event of Default but for the requirement that notice be given or that a period of grace or time elapse shall have occurred and be continuing.

O. The Public Entity has supplied to the State Entity all other items that the State Entity may reasonably require.

Article VII
MISCELLANEOUS

Section 7.01 **Insurance.** The Public Entity shall, upon acquisition of the ownership interest delineated in Section 2.02, insure the Facility, if such exists, in an amount equal to the full insurable value thereof (i) by self insuring under a program of self insurance legally adopted, maintained and adequately funded by the Public Entity, or (ii) by way of builders risk insurance and fire and extended coverage insurance with a deductible in an amount acceptable to the State Entity under which the State Entity and the Public Entity are named as loss payees. If damages which are covered by such required insurance occur, then the Public Entity shall, at its sole option and discretion, either: (y) use or cause the insurance proceeds to be used to fully or partially repair such damage and to provide or cause to be provided whatever additional funds that may be needed to fully or partially repair such damage, or (z) sell its ownership interest in the damaged Facility and portion of the Real Property associated therewith in accordance with the provisions contained in Section 4.01.

If the Public Entity elects to only partially repair such damage, then the portion of the insurance proceeds not used for such repair shall be applied in accordance with the provisions

contained in Section 4.02 as if the Public Entity's ownership interest in the Real Property and Facility had been sold, and such amounts shall be credited against the amounts due and owing under Section 4.02 upon the ultimate sale of the Public Entity's ownership interest in the Real Property and Facility. If the Public Entity elects to sell its ownership interest in the damaged Facility and portion of the Real Property associated therewith, then such sale must occur within a reasonable time period from the date the damage occurred and the cumulative sum of the insurance proceeds plus the proceeds of such sale must be applied in accordance with the provisions contained in Section 4.02, with the insurance proceeds being so applied within a reasonable time period from the date they are received by the Public Entity.

The State Entity agrees to and will assign or pay over to the Public Entity all insurance proceeds it receives so that the Public Entity can comply with the requirements that this Section imposes thereon as to the use of such insurance proceeds.

If the Public Entity elects to maintain general comprehensive liability insurance regarding the Real Property and, if applicable, Facility, then the Public Entity shall have the State Entity named as an additional named insured therein.

The Public Entity may require a Counterparty to provide and maintain any or all of the insurance required under this Section; provided that the Public Entity continues to be responsible for the providing of such insurance in the event that the Counterparty fails to provide or maintain such insurance.

At the written request of either the State Entity or the Commissioner of MMB, the Public Entity shall promptly furnish to the requesting entity all written notices and all paid premium receipts received by the Public Entity regarding the required insurance, or certificates of insurance evidencing the existence of such required insurance.

If the Public Entity fails to provide and maintain the insurance required under this Section, then the State Entity may, at its sole option and discretion, obtain and maintain insurance of an equivalent nature, and any funds expended by the State Entity to obtain or maintain such insurance shall be due and payable on demand by the State Entity and bear interest from the date of advancement by the State Entity at a rate equal to the lesser of the maximum interest rate allowed by law or 18% per annum based upon a 365-day year. Provided, however, nothing contained herein, including but not limited to this Section, shall require the State Entity to obtain or maintain such insurance, and the State Entity's decision to not obtain or maintain such insurance shall not lessen the Public Entity's duty to obtain and maintain such insurance.

Section 7.02 **Condemnation.** If after the Public Entity has acquired the ownership interest delineated in Section 2.02 all or any portion of the Real Property and, if applicable, Facility is condemned to an extent that the Public Entity can no longer comply with the provisions contained in Section 2.04, then the Public Entity shall, at its sole option and discretion, either: (i) use or cause the condemnation proceeds to be used to acquire an interest in additional real property needed for the Public Entity to continue to comply with the provisions contained in Section 2.04 and, if applicable, to fully or partially restore the Facility, and to provide or cause to be provided whatever additional funds that may be needed for such purposes, or (ii) sell the remaining portion

of its ownership interest in the Real Property and, if applicable, Facility in accordance with the provisions contained in Section 4.01. Any condemnation proceeds which are not used to acquire an interest in additional real property or to restore, if applicable, the Facility shall be applied in accordance with the provisions contained in Section 4.02 as if the Public Entity's ownership interest in the Real Property and, if applicable, Facility had been sold, and such amounts shall be credited against the amounts due and owing under Section 4.02 upon the ultimate sale of the Public Entity's ownership interest in the remaining Real Property and, if applicable, Facility. If the Public Entity elects to sell its ownership interest in the portion of the Real Property and, if applicable, Facility that remains after the condemnation, then such sale must occur within a reasonable time period from the date the condemnation occurred and the cumulative sum of the condemnation proceeds plus the proceeds of such sale must be applied in accordance with the provisions contained in Section 4.02, with the condemnation proceeds being so applied within a reasonable time period from the date they are received by the Public Entity.

As recipient of any of condemnation awards or proceeds referred to herein, the State Entity agrees to and will disclaim, assign or pay over to the Public Entity all of such condemnation awards or proceeds it receives so that the Public Entity can comply with the requirements that this Section imposes upon the Public Entity as to the use of such condemnation awards or proceeds.

Section 7.03 **Use, Maintenance, Repair and Alterations.** The Public Entity shall (i) keep the Real Property and, if applicable, Facility, in good condition and repair, subject to reasonable and ordinary wear and tear, (ii) complete promptly and in good and workmanlike manner any building or other improvement which may be constructed on the Real Property and promptly restore in like manner any portion of the Facility, if applicable, which may be damaged or destroyed thereon and pay when due all claims for labor performed and materials furnished therefor, (iii) comply with all laws, ordinances, regulations, requirements, covenants, conditions and restrictions now or hereafter affecting the Real Property or, if applicable, Facility, or any part thereof, or requiring any alterations or improvements thereto, (iv) keep and maintain abutting grounds, sidewalks, roads, parking and landscape areas in good and neat order and repair, (v) comply with the provisions of any Real Property/Facility Lease if the Public Entity's ownership interest in the Real Property and, if applicable, Facility, is a leasehold interest, (vi) comply with the provisions of any easement if its ownership interest in the Real Property and, if applicable, Facility is by way of such easement, and (vii) comply with the provisions of any condominium documents and any applicable reciprocal easement or operating agreements if the Real Property and, if applicable, Facility, is part of a condominium regime or is subject to a reciprocal easement or use contract.

The Public Entity shall not, without the written consent of the State Entity and the Commissioner of MMB, (a) permit or suffer the use of any of the Real Property or, if applicable, Facility, for any purpose other than the purposes specified in Section 2.04, (b) remove, demolish or substantially alter any of the Real Property or, if applicable, Facility, except such alterations as may be required by laws, ordinances or regulations or such other alterations as may improve such Real Property or, if applicable, Facility by increasing the value thereof or improving its ability to be used to operate the State Program thereon or therein, (c) do any act or thing which would unduly impair or depreciate the value of the Real Property or, if applicable, Facility, (d) abandon the Real Property or, if applicable, Facility, (e) commit or permit any waste or deterioration of the Real

Property or, if applicable, Facility, (f) remove any fixtures or personal property from the Real Property or, if applicable, Facility, that was paid for with the proceeds of the Program Grant unless the same are immediately replaced with like property of at least equal value and utility, or (g) commit, suffer or permit any act to be done in or upon the Real Property or, if applicable, Facility, in violation of any law, ordinance or regulation.

If the Public Entity fails to maintain the Real Property and, if applicable, Facility in accordance with the provisions contained in this Section, then the State Entity may perform whatever acts and expend whatever funds that are necessary to so maintain the Real Property and, if applicable, Facility and the Public Entity irrevocably authorizes and empowers the State Entity to enter upon the Real Property and, if applicable, Facility, to perform such acts as may to necessary to so maintain the Real Property and, if applicable, Facility. Any actions taken or funds expended by the State Entity hereunder shall be at its sole option and discretion, and nothing contained herein, including but not limited to this Section, shall require the State Entity to take any action, incur any expense, or expend any funds, and the State Entity shall not be responsible for or liable to the Public Entity or any other entity for any such acts that are undertaken and performed in good faith and not in a negligent manner. Any funds expended by the State Entity to perform such acts as may to necessary to so maintain the Real Property and, if applicable, Facility shall be due and payable on demand by the State Entity and bear interest from the date of advancement by the State Entity at a rate equal to the lesser of the maximum interest rate allowed by law or 18% per annum based upon a 365 day year.

Section 7.04 **Records Keeping and Reporting.** The Public Entity shall maintain or cause to be maintained books, records, documents and other evidence pertaining to the costs or expenses associated with the Project and operation of the Real Property and, if applicable, Facility needed to comply with the requirements contained in this Agreement, the G.O. Compliance Legislation, the Commissioner's Order, and the State Program Enabling Legislation, and upon request shall allow or cause the entity which is maintaining such items to allow the State Entity, auditors for the State Entity, the Legislative Auditor for the State of Minnesota, or the State Auditor for the State of Minnesota, to inspect, audit, copy, or abstract, all of such items. The Public Entity shall use or cause the entity which is maintaining such items to use generally accepted accounting principles in the maintenance of such items, and shall retain or cause to be retained (i) all of such items that relate to the Project for a period of 6 years from the date that the Project is fully completed and placed into operation, and (ii) all of such items that relate to the operation of the Real Property and, if applicable, Facility for a period of 6 years from the date such operation is initiated.

Section 7.05 **Inspections by State Entity.** Upon reasonable request by the State Entity and without interfering with the normal use of the Real Property and, if applicable, Facility, the Public Entity shall allow, and will require any entity to whom it leases, subleases, or enters into a Use Contract for any portion of the Real Property and, if applicable, Facility to allow the State Entity to inspect the Real Property and, if applicable, Facility.

Section 7.06 **Data Practices.** The Public Entity agrees with respect to any data that it possesses regarding the Program Grant, the Project, or the operation of the Real Property and, if applicable, Facility, to comply with all of the provisions and restrictions contained in the Minnesota Government Data Practices Act contained in Chapter 13 of the Minnesota Statutes that

exists as of the date of this Agreement and as such may subsequently be amended, modified or replaced from time to time.

Section 7.07 **Non-Discrimination.** The Public Entity agrees to not engage in discriminatory employment practices regarding the Project, or operation or management of the Real Property and, if applicable, Facility, and it shall, with respect to such activities, fully comply with all of the provisions contained in Chapters 363A and 181 of the Minnesota Statutes that exist as of the date of this Agreement and as such may subsequently be amended, modified or replaced from time to time.

Section 7.08 **Worker's Compensation.** The Public Entity agrees to comply with all of the provisions relating to worker's compensation contained in Minn. Stat. §§ 176.181, subd. 2 and 176.182, as they may be amended, modified or replaced from time to time, with respect to the Project and the operation or management of the Real Property and, if applicable, Facility.

Section 7.09 **Antitrust Claims.** The Public Entity hereby assigns to the State Entity and the Commissioner of MMB all claims it may have for overcharges as to goods or services provided with respect to the Project, and operation or management of the Real Property and, if applicable, Facility that arise under the antitrust laws of the State of Minnesota or of the United States of America.

Section 7.10 **Review of Plans and Cost Estimates.** The Public Entity agrees to comply with all applicable provisions and requirements, if any, contained in Minn. Stat. § 16B.335, as it may be amended, modified or replaced from time to time, for the Project, and in accordance therewith the Public Entity agrees to comply with the following provisions and requirements if such provisions and requirements are applicable.

A. The Public Entity shall provide all information that the State Entity may request in order for the State Entity to determine that the Project will comply with the provisions and requirements contained in Minn. Stat. § 16B.335, as it may be amended, modified or replaced from time to time.

B. Prior to its proceeding with design activities for the Project the Public Entity shall prepare a predesign package and submit it to the Commissioner of Administration for the State of Minnesota for review and comment. The predesign package must be sufficient to define the purpose, scope, cost, and projected schedule for the Project, and must demonstrate that the Project has been analyzed according to appropriate space and needs standards. Any substantial changes to such predesign package must be submitted to the Commissioner of Administration for the State of Minnesota for review and comment.

C. If the Project includes the construction of a new building, substantial addition to an existing building, a substantial change to the interior configuration of an existing building, or the acquisition of an interest in land, then the Public Entity shall not prepare final plans and specifications until it has prepared a program plan and cost estimates for all elements necessary to complete the Project and presented them to the Chairs of the Minnesota State Senate Finance Committee and Minnesota House of Representatives Ways and Means

Committee and the chairs have made their recommendations, and it has notified the Chair and Ranking Minority Member of the Minnesota House of Representatives Capital Investment Committee and the Chair and Ranking Minority Member of the Minnesota State Senate Capital Investment Committee. The program plan and cost estimates must note any significant changes in the work to be performed on the Project, or in its costs, which have arisen since the appropriation from the legislature for the Project was enacted or which differ from any previous predesign submittal.

D. The Public Entity must notify the Chairs and Ranking Minority Members of the Minnesota State Senate Finance and Capital Investment Committees, and the Minnesota House of Representatives Capital Investment and Ways and Means Committees of any significant changes to the program plan and cost estimates referred to in Section 7.10.C.

E. The program plan and cost estimates referred to in Section 7.10.C must ensure that the Project will comply with all applicable energy conservation standards contained in law, including Minn. Stat. §§ 216C.19 to 216C.20, as they may be amended, modified or replaced from time to time, and all rules adopted thereunder.

F. If any of the Program Grant is to be used for the construction or remodeling of the Facility, then both the predesign package referred to in Section 7.10.B and the program plan and cost estimates referred to in Section 7.10.C must include provisions for cost-effective information technology investments that will enable the occupant of the Facility to reduce its need for office space, provide more of its services electronically, and decentralize its operations.

G. If the Project does not involve the construction of a new building, substantial addition to an existing building, substantial change to the interior configuration of an existing building, or the acquisition of an interest in land, then prior to beginning work on the Project the Public Entity shall just notify the Chairs and Ranking Minority Members of the Minnesota State Senate Finance and Capital Investment Committees, and the Minnesota House of Representatives Capital Investment and Ways and Means Committees that the work to be performed is ready to begin.

H. The Project must be: (i) substantially completed in accordance with the program plan and cost estimates referred to in Section 7.10.C, (ii) completed in accordance with the time schedule contained in the program plan referred to in Section 7.10.C, and (iii) completed within the budgets contained in the cost estimates referred to in Section 7.10.C.

Provided, however, the provisions and requirements contained in this Section only apply to public lands or buildings or other public improvements of a capital nature, and shall not apply to the demolition or decommissioning of state assets, hazardous material projects, utility infrastructure projects, environmental testing, parking lots, parking structures, park and ride facilities, bus rapid transit stations, light rail lines, passenger rail projects, exterior lighting, fencing, highway rest areas, truck stations, storage facilities not consisting primarily of offices or heated work areas, roads, bridges, trails, pathways, campgrounds, athletic fields, dams, floodwater retention systems, water access sites, harbors, sewer separation projects, water and wastewater

facilities, port development projects for which the Commissioner of Transportation for the State of Minnesota has entered into an assistance agreement under Minn. Stat. § 457A.04, as it may be amended, modified or replaced from time to time, ice centers, local government projects with a construction cost of less than $1,500,000.00, or any other capital project with a construction cost of less than $750,000.00.

Section 7.11 **Prevailing Wages.** The Public Entity agrees to comply with all of the applicable provisions contained in Chapter 177 of the Minnesota Statutes, and specifically those provisions contained in Minn. Stat. §§ 177.41 through 177.435, as they may be amended, modified or replaced from time to time with respect to the Project and the operation of the State Program on or in the Real Property and, if applicable, Facility. By agreeing to this provision, the Public Entity is not acknowledging or agreeing that the cited provisions apply to the Project or the operation of the State Program on or in the Real Property and, if applicable, Facility.

Section 7.12 **Liability.** The Public Entity and the State Entity agree that they will, subject to any indemnifications provided herein, be responsible for their own acts and the results thereof to the extent authorized by law, and they shall not be responsible for the acts of the other party and the results thereof. The liability of the State Entity and the Commissioner of MMB is governed by the provisions contained in Minn. Stat. § 3.736, as it may be amended, modified or replaced from time to time. If the Public Entity is a "municipality" as such term is used in Chapter 466 of the Minnesota Statutes that exists as of the date of this Agreement and as such may subsequently be amended, modified or replaced from time to time, then the liability of the Public Entity, including but not limited to the indemnification provided under Section 7.13, is governed by the provisions contained in such Chapter 466.

Section 7.13 **Indemnification by the Public Entity.** The Public Entity shall bear all loss, expense (including attorneys' fees), and damage in connection with the Project and operation of the Real Property and, if applicable, Facility, and agrees to indemnify and hold harmless the State Entity, the Commissioner of MMB, and the State of Minnesota, their agents, servants and employees from all claims, demands and judgments made or recovered against the State Entity, the Commissioner of MMB, and the State of Minnesota, their agents, servants and employees, because of bodily injuries, including death at any time resulting therefrom, or because of damages to property of the State Entity, the Commissioner of MMB, or the State of Minnesota, or others (including loss of use) from any cause whatsoever, arising out of, incidental to, or in connection with the Project or operation of the Real Property and, if applicable, Facility, whether or not due to any act of omission or commission, including negligence of the Public Entity or any contractor or his or their employees, servants or agents, and whether or not due to any act of omission or commission (excluding, however, negligence or breach of statutory duty) of the State Entity, the Commissioner of MMB, or the State of Minnesota, their employees, servants or agents.

The Public Entity further agrees to indemnify, save, and hold the State Entity, the Commissioner of MMB, and the State of Minnesota, their agents and employees, harmless from all claims arising out of, resulting from, or in any manner attributable to any violation by the Public Entity, its officers, employees, or agents, or by any Counterparty, its officers, employees, or agents, of any provision of the Minnesota Government Data Practices Act, including legal fees and disbursements paid or incurred to enforce the provisions contained in Section 7.06.

The Public Entity's liability hereunder shall not be limited to the extent of insurance carried by or provided by the Public Entity, or subject to any exclusions from coverage in any insurance policy.

Section 7.14 **Relationship of the Parties.** Nothing contained in this Agreement is intended or should be construed in any manner as creating or establishing the relationship of co-partners or a joint venture between the Public Entity, the State Entity, or the Commissioner of MMB, nor shall the Public Entity be considered or deemed to be an agent, representative, or employee of the State Entity, the Commissioner of MMB, or the State of Minnesota in the performance of this Agreement, the Project, or operation of the Real Property and, if applicable, Facility.

The Public Entity represents that it has already or will secure or cause to be secured all personnel required for the performance of this Agreement and the Project, and the operation and maintenance of the Real Property and, if applicable, Facility. All personnel of the Public Entity or other persons while engaging in the performance of this Agreement, the Project, or the operation and maintenance of the Real Property and, if applicable, Facility shall not have any contractual relationship with the State Entity, the Commissioner of MMB, or the State of Minnesota, and shall not be considered employees of any of such entities. In addition, all claims that may arise on behalf of said personnel or other persons out of employment or alleged employment including, but not limited to, claims under the Workers' Compensation Act of the State of Minnesota, claims of discrimination against the Public Entity, its officers, agents, contractors, or employees shall in no way be the responsibility of the State Entity, the Commissioner of MMB, or the State of Minnesota. Such personnel or other persons shall not require nor be entitled to any compensation, rights or benefits of any kind whatsoever from the State Entity, the Commissioner of MMB, or the State of Minnesota including, but not limited to, tenure rights, medical and hospital care, sick and vacation leave, disability benefits, severance pay and retirement benefits.

Section 7.15 **Notices.** In addition to any notice required under applicable law to be given in another manner, any notices required hereunder must be in writing and shall be sufficient if personally served or sent by prepaid, registered, or certified mail (return receipt requested), to the business address of the party to whom it is directed. Such business address shall be that address specified below or such different address as may hereafter be specified, by either party by written notice to the other:

To the Public Entity at:

Name
Position
Rogers, MN 55374
Attention: «13»

To the State Entity at:

Minnesota Amateur Sports Commission
1750 105th St. NE
Blaine, MN 55449
Attention: Jayme Murphy & Karah Lodge

To the Commissioner of MMB at:

Minnesota Department of Management and Budget
400 Centennial Office Bldg.
658 Cedar St.
St. Paul, MN 55155
Attention: Commissioner MMB – Capital Grants

Section 7.16 **Binding Effect and Assignment or Modification.** This Agreement and the Declaration shall be binding upon and inure to the benefit of the Public Entity and the State Entity, and their respective successors and assigns. Provided, however, that neither the Public Entity nor the State Entity may assign any of its rights or obligations under this Agreement or the Declaration without the prior written consent of the other party. No change or modification of the terms or provisions of this Agreement or the Declaration shall be binding on either the Public Entity or the State Entity unless such change or modification is in writing and signed by an authorized official of the party or against which such change or modification is to be imposed.

Section 7.17 **Waiver.** Neither the failure by the Public Entity, the State Entity, or the Commissioner of MMB, as a third party beneficiary of this Agreement, in any one or more instances to insist upon the complete and total observance or performance of any term or provision hereof, nor the failure of the Public Entity, the State Entity, or the Commissioner of MMB, as a third party beneficiary of this Agreement, to exercise any right, privilege, or remedy conferred hereunder or afforded by law shall be construed as waiving any breach of such term, provision, or the right to exercise such right, privilege, or remedy thereafter. In addition, no delay on the part of the Public Entity, the State Entity, or the Commissioner of MMB, as a third party beneficiary of this Agreement, in exercising any right or remedy hereunder shall operate as a waiver thereof, nor shall any single or partial exercise of any right or remedy preclude other or further exercise thereof or the exercise of any other right or remedy.

Section 7.18 **Entire Agreement.** This Agreement, the Declaration, and the documents, if any, referred to and incorporated herein by reference embody the entire agreement between the Public Entity and the State Entity, and there are no other agreements, either oral or written, between the Public Entity and the State Entity on the subject matter hereof.

Section 7.19 **Choice of Law and Venue.** All matters relating to the validity, construction, performance, or enforcement of this Agreement or the Declaration shall be determined in accordance with the laws of the State of Minnesota. All legal actions initiated with respect to or arising from any provision contained in this Agreement shall be initiated, filed and venued in the State of Minnesota District Court located in the City of St. Paul, County of Ramsey, State of Minnesota.

Section 7.20 **Severability.** If any provision of this Agreement is finally judged by any court to be invalid, then the remaining provisions shall remain in full force and effect and they shall be interpreted, performed, and enforced as if the invalid provision did not appear herein.

Section 7.21 **Time of Essence.** Time is of the essence with respect to all of the matters contained in this Agreement.

Section 7.22 **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when so executed and delivered shall be an original, but such counterparts shall together constitute one and the same instrument.

Section 7.23 **Matching Funds.** The Public Entity must obtain and supply the following matching funds, if any, for the Project: **50% Matching Requirement, No State Funds**

Any matching funds which are intended to meet the above requirements must either be in the form of (i) cash monies, (ii) legally binding commitments for money, or (iii) equivalent funds or contributions, including equity, which have been or will be used to pay for the Project. The Public Entity shall supply to the Commissioner of MMB whatever documentation the Commissioner of MMB may request to substantiate the availability and source of any matching funds, and the source and terms relating to all matching funds must be consented to, in writing, by the Commissioner of MMB.

Section 7.24 **Source and Use of Funds.** The Public Entity represents to the State Entity and the Commissioner of MMB that **Attachment III** is intended to be and is a source and use of funds statement showing the total cost of the Project and all of the funds that are available for the completion of the Project, and that the information contained in such **Attachment III** correctly and accurately delineates the following information.

A. The total cost of the Project detailing all of the major elements that make up such total cost and how much of such total cost is attributed to each such major element.

B. The source of all funds needed to complete the Project broken down among the following categories:

(i) State funds including the Program Grant, identifying the source and amount of such funds.
(ii) Matching funds, identifying the source and amount of such funds.
(iii) Other funds supplied by the Public Entity, identifying the source and amount of such funds.
(iv) Loans, identifying each such loan, the entity providing the loan, the amount of each such loan, the terms and conditions of each such loan, and all collateral pledged for repayment of each such loan.
(v) Other funds, identifying the source and amount of such funds.

C. Such other financial information that is needed to correctly reflect the total funds available for the completion of the Project, the source of such funds and the expected use of such funds.

Previously paid project expenses that are to be reimbursed and paid from proceeds of the Program Grant may only be included as a source of funds and included in **Attachment III** if such items have been approved, in writing, by the Commissioner of MMB.

If any of the funds included under the source of funds have conditions precedent to the release of such funds, then the Public Entity must provide to the State Entity and the Commissioner of MMB a detailed description of such conditions and what is being done to satisfy such conditions.

The Public Entity shall also supply whatever other information and documentation that the State Entity or the Commissioner of MMB may request to support or explain any of the information contained in **Attachment III**.

The value of the Public Entity's ownership interest in the Real Property and, if applicable, Facility should only be shown in **Attachment III** if such ownership interest is being acquired and paid for with funds shown in such **Attachment III**, and for all other circumstances such value should be shown in the definition for Ownership Value in Section 1.01 and not included in such **Attachment III**.

The funds shown in **Attachment III** and to be supplied for the Project may, subject to any limitations contained in the State Program Enabling Legislation, be provided by either the Public Entity or a Counterparty under a Use Contract.

Section 7.25 **Third-Party Beneficiary.** The State Program will benefit the State of Minnesota and the provisions and requirements contained herein are for the benefit of both the State Entity and the State of Minnesota. Therefore, the State of Minnesota, by and through its Commissioner of MMB, is and shall be a third-party beneficiary of this Agreement.

Section 7.26 **Public Entity Tasks**. Any tasks that this Agreement imposes upon the Public Entity may be performed by such other entity as the Public Entity may select or designate, provided that the failure of such other entity to perform said tasks shall be deemed to be a failure to perform by the Public Entity.

Section 7.27 **State Entity and Commissioner Required Acts and Approvals.** The State Entity and the Commissioner of MMB shall not (i) perform any act herein required or authorized by it in an unreasonable manner, (ii) unreasonably refuse to perform any act that it is required to perform hereunder, or (iii) unreasonably refuse to provide or withhold any approval that is required of it herein.

Section 7.28 **Applicability to Real Property and Facility.** This Agreement applies to the Public Entity's ownership interest in the Real Property and if a Facility exists to the Facility. The term "if applicable" appearing in conjunction with the term "Facility" is meant to indicate that

this Agreement will apply to a Facility if one exists, and if no Facility exists then this Agreement will only apply to the Public Entity's ownership interest in the Real Property.

Section 7.29 **E-Verification.** The Public Entity agrees and acknowledges that it is aware of Minn. Stat. § 16C.075 regarding e-verification of employment of all newly hired employees to confirm that such employees are legally entitled to work in the United States, and that it will, if and when applicable, fully comply with such statute and impose a similar requirement in any Use Contract to which it is a party.

Section 7.30 **Additional Requirements.** The Public Entity and the State Entity agree to comply with the following additional requirements. In the event of any conflict or inconsistency between the following additional requirements and any other provisions or requirement contained in this Agreement, the following additional requirements contained in this Section shall control.

(If there are no additional requirements then insert the word "NONE".)

American-Made Steel. Minnesota Laws 2014, Chapter 294, Article 2, Section 22, requires public entities receiving an appropriation of public money for a project in that act to ensure those facilities are built with American-made steel, to the extent practicable. The Public Entity shall comply with this requirement, and shall furnish any documentation pursuant thereto reasonably requested by the State Entity.

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IN TESTIMONY HEREOF, the Public Entity and the State Entity have executed this General Obligation Bond Proceeds Grant Agreement End Grant for the Rogers Ice Arena under the James Metzen Mighty Ducks Program on the day and date indicated immediately below their respective signatures.

PUBLIC ENTITY:

City of Rogers,
City of, County of, ISD

By: _____

Its: _____

Dated: _____, _____

And: _____

Its: _____

Dated: _____, _____

STATE AGENCY:

Minnesota Amateur Sports Commission,

By: Todd Johnson

_____

Its: Executive Director

Dated: _____, _____

Attachment I to Grant Agreement

State of Minnesota
General Obligation Bond Financed
DECLARATION

The undersigned has the following interest in the real property located in the County of _____, State of Minnesota that is legally described in **Exhibit A** attached and all facilities situated thereon (collectively, the "Restricted Property"):

(Check the appropriate box.)

☒ a fee simple title,

☐ a lease, or

☐ an easement,

and as owner of such fee title, lease or easement, does hereby declare that such interest in the Restricted Property is hereby made subject to the following restrictions and encumbrances:

A. The Restricted Property is bond financed property within the meaning of Minn. Stat. § 16A.695, is subject to the encumbrance created and requirements imposed by such statute, and cannot be sold, mortgaged, encumbered or otherwise disposed of without the approval of the Commissioner of Minnesota Management and Budget, which approval must be evidenced by a written statement signed by said commissioner and attached to the deed, mortgage, encumbrance or instrument used to sell or otherwise dispose of the Restricted Property; and

B. The Restricted Property is subject to all of the terms, conditions, provisions, and limitations contained in that certain Mighty Ducks General Obligation Bond End Grant between City of Rogers and MASC, dated _____, ____.

The Restricted Property shall remain subject to this State of Minnesota General Obligation Bond Financed Declaration for 125% of the useful life of the Restricted Property or until the Restricted Property is sold with the written approval of the Commissioner of Minnesota Management and Budget, at which time it shall be released therefrom by way of a written release in recordable form signed by both the Commissioner of [*Insert the name of the State Entity that provided the grant*] and the Commissioner of Minnesota Management and Budget, and such written release is recorded in the real estate records relating to the Restricted Property. This Declaration may not be terminated, amended, or in any way modified without the specific written consent of the Commissioner of Minnesota Management and Budget.

(SIGNATURE BLOCK, ACKNOWLEDGMENTS, AND STATEMENT AS TO WHOM IT WAS DRAFTED BY.)

Exhibit A to Declaration
LEGAL DESCRIPTION OF RESTRICTED PROPERTY

Attachment II to Grant Agreement
LEGAL DESCRIPTION OF REAL PROPERTY

The legal description for the real property on which the project that is subject of the grant agreement will be situated.

SOURCE AND USE OF FUNDS FOR THE PROJECT

Source of Funds		Use of Funds	
Identify Source of Funds	**Amount**	**Identify Items**	**Amount**
State G.O. Funds		**Ownership Acquisition and Other Items Paid for with G.O. Grant Funds**	
G.O. Grant	$250,000		
		Purchase of Ownership Interest	$
Other State Funds			
	$ 0	Other Items of a Capital Nature:	
	$		
	$		
Subtotal	$250,000	Ice System	$250,000
			$
Matching Funds			$
Park Dedication	$	Subtotal	$250,000
Capital Reserves	$2,000,000		
		Items Paid for with Non-G.O. Grant Funds	
Subtotal	$4,383,859		
Other Public Entity Funds			
	$	Ice Plant and Demolition	$4,383,859
	$		$
Subtotal		Subtotal	
Loans			
	$		
Subtotal			
Other Funds			
	$		
Subtotal			
Prepaid Project Expenses			
	$ 0		
	$		
Subtotal	$ 0		
TOTAL FUNDS	$4,633,859	**TOTAL PROJECT COSTS**	$4,633,859

Attachment IV to Grant Agreement
GRANT APPLICATION

A copy of the grant application, if any that the recipient of the grant supplies ad part of it's application for the grant

MINNESOTA
AMATEUR SPORTS COMMISSION

2025 JAMES METZEN MIGHTY DUCKS GRANT APPLICATION

Type of Application: (check one)

[X] Indirect R-22 Elimination [ ] Direct R-22 Elimination [ ] Indoor Air Quality Improvement

I have read and agree that this project satisfies the requirements set forth by the Capital Project Checklist set forth in the State of Minnesota Capital Grants Manual found at https://mn.gov/mmb/debt-management/capital-projects/capital-grants-manual/

[X] Yes [ ] No

This project is financed by state general obligation bonds. Will the public entity (LGU) that will receive the grant possess a qualifying ownership interest in the capital project? (see definition of "qualifying ownership interest" in State of Minnesota Capital Grants Manual)

[X] Yes [ ] No

I have read and agree that this project meets the Nonstate Commitments to Capital Projects requirements set forth by MN Statute 16A.502

[X] Yes [ ] No

I attest that no state funding will be used as a match for this project [X] Yes [ ] No

Local Government Unit (LGU) City of Rogers
LGU Application Contact (Name, Title, Address, Email & Telephone) Mike Bauer, Parks and Recreation Director City of Rogers 22350 South Diamond Lake Road, Rogers, MN 55374 mbauer@rogersmn.gov, 763-428-0974
Project Name and Physical Address Rogers Ice Arena 21080 141st Ave N Rogers, MN 55374
Primary Contact (Name, Email & Telephone) Mike Bauer mbauer@rogersmn.gov 763-428-0974
Minnesota Tax ID Number 5034223 — **Federal Employee ID Number** 41-1243530

Minnesota House of Representatives District Number of Facility
34A

With submission of this application, include the following documentation:

- LGU resolution
- Source and use worksheet
- Responses to required tasks and guidelines

EXECUTION:

IN WITNESS THEREOF, the applicant has caused this application to be executed on the 29 day of August, 2025.

By: Mike Bauer (Authorized Signer)

Parks and Recreation Director
(Title)

Email this form and all supporting documents to: grants@mnsports.org
Optional: Hard copies may be sent to Minnesota Amateur Sports Commission at 1750 105th Avenue NE, Blaine MN 55449-4500 (please notify grants@mnsports.org when mailed).

RESOLUTION NO. 2025-78

A RESOLUTION SUPPORTING APPLICATION FOR THE MIGHTY DUCKS GRANT PROGRAM (MINNESOTA AMATEUR SPORTS COMMISSION) GRANT FUNDING ASSISTANCE FOR ROGERS ICE PLANT REPLACEMENT

BE IT RESOLVED that the City of Rogers , hereinafter referred to as the "Applicant" act as legal sponsor for the Rogers Ice Plant Replacement project or phase described in the Mighty Ducks Grant Program application submitted on August 29, 2025 and that Mike Bauer City of Rogers Parks and Recreation Director is hereby authorized to apply for the Minnesota Amateur Sports Commission for funding of this project or phase on behalf of the Applicant.

BE IT FURTHER RESOLVED that the Applicant has the legal authority to apply for financial assistance, and the institutional, administrative, and managerial capability to ensure adequate acquisition, construction, maintenance and protection of the proposed project.

BE IT FURTHER RESOLVED, Applicant has the financial capability to provide any required matching funds, and that the source of Applicant's matching funds shall be $2,000,000 from the City of Rogers Capital Reserves, $1,800,000 from Park Dedication, and $583,859 from annual operational funds. This will not include other State funding sources.

BE IT FURTHER RESOLVED that the Applicant hereby pledges to complete the project or phase if it exceeds the total funding provided by the Mighty Ducks grant.

BE IT FURTHER RESOLVED that the Applicant has not incurred any reimbursable expenses prior to the effective date of the agreement.

BE IT FURTHER RESOLVED that the Applicant has not violated any Federal, State, or local laws pertaining to fraud, bribery, graft, kickbacks, collusion, conflict of interest or other unlawful or corrupt practice.

BE IT FURTHER RESOLVED that upon approval of its application by the state, the Applicant may enter into an agreement with the State of Minnesota for the above- references project, and that the Applicant certifies that it will comply with all applicable laws and regulations as stated in the contract agreement.

NOW, THEREFORE BE IT RESOLVED that Mike Bauer City of Rogers Parks and Recreation Director is hereby authorized to execute such agreements as are necessary to implement the project on behalf of the applicant.

Moved by Councilmember Enga , seconded by Councilmember Brockman

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

The following voted against the same: None

The following abstained: None

Whereupon said resolution was declared duly passed and adopted, and was signed by the Mayor, and attested by the Clerk dated this 28 day of October, 2025.

Acting Mayor

ATTEST:

City Clerk

SOURCE AND USE OF FUNDS FOR THE PROJECT

Source of Funds		Use of Funds	
Identify Source of Funds	**Amount**	**Identify Items**	**Amount**
State G.O. Funds		**Ownership Acquisition and Other Items Paid for with G.O. Grant Funds**	
G.O. Grant	$250,000		
		Purchase of Ownership Interest	$
Other State Funds			
	$ 0	Other Items of a Capital Nature:	
	$		
	$		
Subtotal	$250,000	Ice System	$250,000
			$
Matching Funds			$
Park Dedication	$	Subtotal	$250,000
Capital Reserves	$2,000,000		
		Items Paid for with Non-G.O. Grant Funds	
Subtotal	$4,383,859		
Other Public Entity Funds			
	$	Ice Plant and Demolition	$4,383,859
	$		$
Subtotal		Subtotal	
Loans			
	$		
Subtotal			
Other Funds			
	$		
Subtotal			
Prepaid Project Expenses			
	$ 0		
	$		
Subtotal	$ 0		
TOTAL FUNDS	$4,633,859	**TOTAL PROJECT COSTS**	$4,633,859

Mighty Ducks Grant Application Narrative

City Of Rogers – Rogers Ice Plant Replacement

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1. Description of Project

a. R-22 Related Grants

The ice arena in Rogers Center currently operates with an aging R-22 indirect refrigeration system. This project will replace that system by constructing a new central ice plant that will serve both the existing Rink 1 and the proposed Rink 2. The new system will use Ammonia (R-717) as the primary refrigerant. Ammonia is widely recognized as the safest and most sustainable long-term refrigerant option, with no ozone depletion potential and a negligible global warming potential. This replacement ensures full compliance with the federal R-22 phase-out, eliminates reliance on obsolete equipment, and creates a more efficient, reliable, and environmentally responsible system for the community.

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2. Project Timeline

Design and procurement are scheduled to occur in late 2025, with groundbreaking in Spring 2026. Construction will continue through the summer and fall, with substantial completion anticipated by late Fall 2026. The new central ice plant and second sheet of ice are planned to be fully operational by December 2026.

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3. Local Financial Commitment

The City of Rogers and its community partners have secured substantial local investment for the overall expansion of the facility. The City of Rogers has committed $2,000,000 specifically for the ice plant from the capital reserve fund, an additional $1,800,000 in park dedication funds and $583,859 in annual operational revenue.

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4. Project Budget

According to the RJM Construction estimate dated June 2, 2025, the total construction cost for the expansion and ice plant is $4,633,859. This cost would include demolishing the original ice plant, hooking up to the existing floor, and all ice-related electrical and control work.

City of Rogers
Second Sheet of Ice Construction

Estimated Year of Build	2026
Total Estimated Project Costs*	$4,633,859
City of Rogers Funding	
Park Dedication	$1,800,000
Ice Plant (Capital Reserves)	$2,000,000
Annual Operation Funds	$583,859
Non-City of Rogers Funding	
Mighty Ducks Grant	$250,000
Total Projected Revenue Sources	$4,633,859
Difference	$ -

*Includes demolition of old system, electrical, low voltage, and connection to existing building.

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5. Operating Budget

The current R-22 system costs approximately $250,000 annually to operate, due to high electricity usage, expensive refrigerant servicing, and frequent repairs associated with outdated equipment. The proposed ammonia central plant is expected to reduce annual operating costs to approximately $200,000, resulting in $50,000 in savings per year. These savings stem from lower energy use (15–20% reduction), fewer emergency service calls, and the long-term stability of ammonia systems. Over a 20-year period, this represents at least $1 million in operating savings, in addition to increased reliability and compliance with environmental regulations.

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6. Partnerships

The success of this project is built on strong partnerships. The City of Rogers and Rogers Youth Hockey Association are the core partners, with RYHA providing $9 million in combined upfront and long-term contributions toward the expansion of ice area. These collaborations represent a true public-private partnership that will ensure long-term viability and shared community benefit.

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7. Gained Efficiencies

The project will deliver both financial and environmental efficiencies. Financially, the new system will reduce annual operating costs by at least $50,000 while also increasing arena revenues by expanding available ice time. Demand studies show that the second

sheet will add 1,800 hours of annual ice demand, which will generate over $400,000 in additional annual revenue. Environmentally, the project eliminates the use of ozone-depleting R-22 and reduces the carbon footprint of the facility by 15–20% through more efficient energy usage.

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8. Additional Information

The Rogers Activity Center, was recently rebranded TruStone Center, is a regional hub for youth, high school, and community hockey, as well as turf sports. Rogers has grown by 72% in the past decade, and more than a third of its residents are under age 19, creating strong demand for recreational facilities. The RAC is already at 100% peak ice utilization, forcing the community to purchase over 700 hours of outside ice annually at the area ice arena, at a cost of nearly $171,000 per year.

The second sheet of ice will not only eliminate these inefficiencies but also allow Rogers to host five additional tournaments each year, generating approximately $835,000 in annual economic impact for local hotels, restaurants, and businesses. This project aligns directly with the long-term sustainability of this vital regional facility.

RJM Construction Estimate Enclosed.

RJM CONSTRUCTION

ESTIMATE SUMMARY

ESTIMATE DATE:	June 2, 2025
PROJECT:	**Rogers Activity Center Addition**
ARCHITECT:	HTG Architects
DRAWING DATE:	May 2, 2025

DESCRIPTION	Notes	Base Estimate	$/sf 41,815
Construction Costs			
Temporary Barriers and Enclosures		$122,911	$2.94
Demolition		$44,859	$1.07
Concrete		$598,499	$14.31
Precast Plank & Wall Panels		$1,729,508	$41.36
Structural Steel		$882,893	$21.11
Rough Carpentry		$118,845	$2.84
Architectural Millwork		$196,127	$4.69
Waterproofing		$3,649	$0.09
Metal Panel & Metal Roof		$43,394	$1.04
Roofing		$814,636	$19.48
Joint Sealants		$21,111	$0.50
Doors, Frames, Hardware		$129,062	$3.09
Overhead Doors		$48,476	$1.16
Storefront & Glazing Systems		$271,050	$6.48
Gypsum Drywall		$48,872	$1.17
Tile		$47,642	$1.14
Acoustical Ceilings		$5,452	$0.13
Carpet, Resilient, & Rubber Flooring		$130,964	$3.13
Fluid Applied Flooring		$56,778	$1.36
Flooring Moisture Mitigation System		$0	$0.00
Painting & Wallcovering		$156,375	$3.74
Specialties		$39,232	$0.94
Signage	Interior signage only	$2,896	$0.07
Appliances/Window Treatments		$0	$0.00
Scoreboard	By owner	$0	$0.00
Bleachers		$52,125	$1.25
Dasher boards		$342,441	$8.19
Ice Rink Systems		$3,648,750	$87.26
Safety & Temporary Conditions		$113,814	$2.72
Fire Protection		$117,344	$2.81
Plumbing		$691,250	$16.53
HVAC		$1,187,408	$28.40
Electrical		$897,679	$21.47
Commissioning		$0	$0.00
Earthwork		$411,614	$9.84
Cleaning and Waste Management		$101,177	$2.42
Asphalt Paving		$0	$0.00
Site Concrete		$40,136	$0.96

CONSTRUCTION

ESTIMATE DATE:	June 2, 2025
PROJECT:	**Rogers Activity Center Addition**
ARCHITECT:	HTG Architects
DRAWING DATE:	May 2, 2025

Fences & Gates		$36,488	$0.87
Landscaping & Irrigation		$41,700	$1.00
Site Utilities		$48,245	$1.15
Surveying		$16,680	$0.40
General Requirements		$39,624	$0.95
General Conditions		$417,534	$9.99
General Liability Insurance		$140,896	$3.37
Builders Risk Insurance		$37,572	$0.90
Building Permit		$156,333	$3.74
Bonds/Sub Bonds		$108,681	$2.60
Subtotal Construction Costs		***$14,160,722***	***$338.65***
Escalation	1.00%	$140,520	$3.36
Design Contingency	3.00%	$421,561	$10.08
Construction Contingency	5.00%	$702,602	$16.80
Contractors Fee	1.50%	$229,751	$5.49
Total Construction Estimate		***$15,655,157***	***$374.39***

Owner Costs			
SAC/WAC Fees		$100,000	$2.39
Owner FF&E		$150,000	$3.59
Scoreboard		$18,756	$0.45
Security, Phones, Low Voltage		$175,000	$4.19
Zamboni Allowance		$175,000	$4.19
Exterior Signage		$113,000	$2.70
Subtotal Owner Costs		***$731,756***	***$17.50***
Design Fees			
Arch. Design Fees	Alt. Funding Source	$0	$0.00
Subtotal Design Fees		***$0***	***$0.00***
Contingency			
Owner Contingency		$0	$0.00
Subtotal Contingency		***$0***	***$0.00***
Total Project Estimate		***$16,386,913***	***$391.89***

STAFF REPORT **Meeting Date**: February 10, 2026

ROGERS CITY COUNCIL **Agenda Item**: 5.10

Subject: Approval of Dutch Knolls Playground Equipment Purchase
Prepared By: Mike Bauer, Parks & Recreation Director

Recommended Council Action
Motion to approve the purchase of playground equipment and installation services for Dutch Knolls Park.

Overview / Background / Analysis
Dutch Knolls Park previously included an X-Wave play feature within the 5–12-year-old play area. The manufacturer advised staff that once cracking occurred, the piece would need to be removed for safety reasons. Cracks were identified, and Parks Maintenance staff removed the component to eliminate the hazard.

Following the removal, staff worked with Flagship Recreation and Landscape Structures to develop replacement options and presented these to the Parks and Recreation Advisory Commission. During this process, the Commission received feedback from neighborhood residents requesting that a traditional stand-alone slide be included, as the existing 5–12-year-old play area does not include a standard slide.

Based on Parks Commission direction and neighborhood input, staff refined the preferred replacement concept to include a combination of motion-based and traditional play features that enhance play value, accessibility, and age-appropriate challenge.

Proposed Equipment

- The recommended playground additions include:
- 72" Wave Poly Slide (Freestanding)
- Double Bobble Rider (motion-based cooperative play)
- We-Saw (inclusive multi-user motion play component)

All equipment is designed for ages 5–12 and fits within the existing play container with engineered wood fiber safety surfacing.

Procurement

Equipment will be purchased from Landscape Structures, Inc. through State Contract #218091, allowing the City to utilize pre-competed, cooperative pricing without issuing a separate bid. Installation and related site work will be completed by Flagship

Recreation using Landscape Structures Certified Installers.

Cost Summary

Equipment (Landscape Structures, Inc.)

- Equipment Subtotal: $26,449.00
- State Contract Discount (6%): -$1,586.94
- Equipment Total: $24,862.06

Installation & Site Work (Flagship Recreation)

- Mobilization: $750.00
- Pull Back & Push Back EWF Surfacing: $1,877.56
- Installation (21.81%): $5,422.34
- Freight: $600.00
- Installation & Site Work Total: $8,649.90

Total Project Cost: $33,511.96

Sufficient funds are available within the Park Reserve Fund to support this purchase.

Staff Recommendation
$33,511.96

Financial Impact: **Source Fund**: 404- Park Reserve

Budgeted?

Supporting Documentation
A. Quote_Rogers_DutchKnoll_2-2-26

Date 2/2/2026
Expires 3/4/2026
Quote: City of Rogers
Contact: Mike Bauer - Parks & Recreation Director
Phone: (763) 428-0974
Email: mbauer@rogersmn.gov

Ship To:	Please Make PO's & Contracts Out To:
Dutch Knolls Park	Landscape Structures, Inc.
21900 Elm Pkwy	601 7th St. S
Rogers, MN 55374	Delano, MN 55328
Bill To:	**Please Remit Payment To:**
City of Rogers	Landscape Structures, Inc.
22350 South Diamond Lake Road	SDS 12-0395 PO Box 86
Rogers, MN 55374	Minneapolis, MN 55486-0395

QTY	ITEM #	Description	UNIT PRICE	EXT. PRICE
1	EQUIPMENT	Dutch Knolls Park - Playground Addition		$26,449.00
1	DISCOUNT	State Contract #218091	6.00%	($1,586.94)

Terms & Conditions

Contract: Seller's Copy of signed quote represents the contract between Seller and Buyer. This form supersedes all previous communications and negotiations and constitutes the entire agreement between the parties. Any changes to this contract are not binding unless jointly agreed in writing via Change Order.

Project Scope *(This Section For Quotes Including Installation)*

Inclusions:

- One Mobilization
- Accepting & Unloading of Order Prior to Installation
- Unpacking of Play Equipment
- Assembly of Play Equipment
- Placing, Digging or Surface Mounting Equipment (as specified)
- Concrete for Play Equipment Footings
- Standard Insurance Offer (Detail Provided Upon Request)
- Standard Warranty Offer (Detail Provided Upon Request)
- Standard Wage Rates

Exclusions (Unless Specifically Quoted):

- Storage or Security of Equipment
- Private Utility Locates (irrigation, low voltage, lighting, etc.)
- Additional Labor Due to Site Access. Require 8' Wide Clearance from Staging Area to Play Space.
- Additional Labor and/or Related Costs Due to Subsurface Conditions (Rock, Hardpan, Heavy Clay, Ground Water, etc.)
- Additional Labor and/or Related Costs Due to Working in Unstable Soils (Sand, Pea Rock, Mud, Poor Site Drainage, etc.)
- Offsite Removal of Spoils From Footing Holes or Other Excavation. Can be stockpiled for owner removal or left in play space
- Disposal of Packing Material. Can be Stockpiled for Owner Removal or Deposited in Owners Onsite Dumpster
- Removal of Existing Play Equipment, Border or Safety Surfacing Material
- Site Work of Any Kind. Exclusions include, site grading (owner to provide max slope of 1%), site restoration, drainage, etc.
- Border for Play Space
- Bonding of Any Type
- Permits of Any Kind

Acceptance of Quotation:

Accepted By (Print)	Mike Bauer - Parks & Recreation Director
Signature:	**Date:**
Purchase Amount:	**$24,862.06**

landscape structures

State Contract #218091

PROJECT INFORMATION

Dutch Knolls Park

21900 Elm Pkwy

Rogers, MN 55374

Contract Year: 2026

EQUIPMENT INFORMATION & PRICING

Qty	Item No.	Description	Price	Ext Price
1	100046C	72"Wave Poly Slide DB	$8,293	$8,293.00
1	164075B	Double Bobble Rider DB	$2,963	$2,963.00
1	186490A	We-saw DB Only	$15,193	$15,193.00

Total Equipment Cost at State Contract Pricing **$26,449.00**

Date 2/2/2026
Expires 3/4/2026
Quote: City of Rogers
Contact: Mike Bauer - Parks & Recreation Director
Phone: (763) 428-0974
Email: mbauer@rogersmn.gov

Ship To:	Please Make PO's & Contracts Out To:
Dutch Knolls Park	Flagship Recreation
21900 Elm Pkwy	11123 Upper 33rd St. N
Rogers, MN 55374	Lake Elmo, MN 55042
Bill To:	**Please Remit Payment To:**
City of Rogers	Flagship Recreation
22350 South Diamond Lake Road	11123 Upper 33rd St. N
Rogers, MN 55374	Lake Elmo, MN 55042

QTY	ITEM #	Description	UNIT PRICE	EXT. PRICE
		Dutch Knolls Park - Playground Addition		
1	MOB	Mobilization	$750.00	$750.00
	DUMPSTER	Dumpster - Disposal / Equipment Packing (30 Yard)		City of Rogers
725	SITE WORK	Pull Back & Push Back EWF Surfacing	Per Quote	$1,877.56
1	INSTALL	Playground Installation by Landscape Structures Certified Installers	21.81%	$5,422.34

Subtotal	$8,049.90
Freight	$600.00
Sales Tax	Tax Exempt
Total	$8,649.90

Quotes from Flagship Recreation are subject to current Flagship Recreation policies as well as Terms & Conditions, Inclusions & Exclusions outlined below unless noted otherwise on this quote. Changes are subject to price adjustment. Sales tax, if applicable, will be applied unless a tax-exempt certificate is provided at the time of order entry. Customer deposits, if required, must be received before orders will be entered & installation scheduled. Purchases in excess of $1,000.00 must be supported by a formal Purchase Order made out to Flagship Recreation

State Contract #218091

Terms: Net 30 days; 1.5% finance charge on balances over 30 days

Terms & Conditions

Contract: Seller's Copy of signed quote represents the contract between Seller and Buyer. This form supersedes all previous communications and negotiations and constitutes the entire agreement between the parties. Any changes to this contract are not binding unless jointly agreed in writing via Change Order.

Project Scope *(This Section For Quotes Including Installation)*

Inclusions:

- One Mobilization
- Accepting & Unloading of Order Prior to Installation
- Unpacking of Play Equipment
- Assembly of Play Equipment
- Placing, Digging or Surface Mounting Equipment (as specified)
- Concrete for Play Equipment Footings
- Standard Insurance Offer (Detail Provided Upon Request)
- Standard Warranty Offer (Detail Provided Upon Request)
- Standard Wage Rates

Exclusions (Unless Specifically Quoted):

- Storage or Security of Equipment
- Private Utility Locates (irrigation, low voltage, lighting, etc.)
- Additional Labor Due to Site Access. Require 8' Wide Clearance from Staging Area to Play Space.
- Additional Labor and/or Related Costs Due to Subsurface Conditions (Rock, Hardpan, Heavy Clay, Ground Water, etc.)
- Additional Labor and/or Related Costs Due to Working in Unstable Soils (Sand, Pea Rock, Mud, Poor Site Drainage, etc.)
- Offsite Removal of Spoils From Footing Holes or Other Excavation. Can be stockpiled for owner removal or left in play space
- Disposal of Packing Material. Can be Stockpiled for Owner Removal or Deposited in Owners Onsite Dumpster
- Removal of Existing Play Equipment, Border or Safety Surfacing Material
- Site Work of Any Kind. Exclusions include, site grading (owner to provide max slope of 1%), site restoration, drainage, etc.
- Border for Play Space
- Bonding of Any Type
- Permits of Any Kind

Acceptance of Quotation:

Accepted By (Print)	
Signature:	**Date:**
	Purchase Amount: $8,649.90

EQUIPMENT COLOR SIGN OFF
Dutch Knolls Park



Please sign below if you approve of the colors represented in the photo above.

Colors

See Color Summary Sheet

PIP Colors (specify colors & Sq. Ft. of each)

Customer Signature:_____ **Date:** _____

PlayStudio® Color Summary
Created By: jthunberg
Date: 12/3/2025 9:44:51 AM

Dutch Knoll Park 12.03.2025
Rogers, MN
Flagship Recreation
Brett Altergott Rogers_DutchKnoll 111425

Freestanding Play (5-12 years)

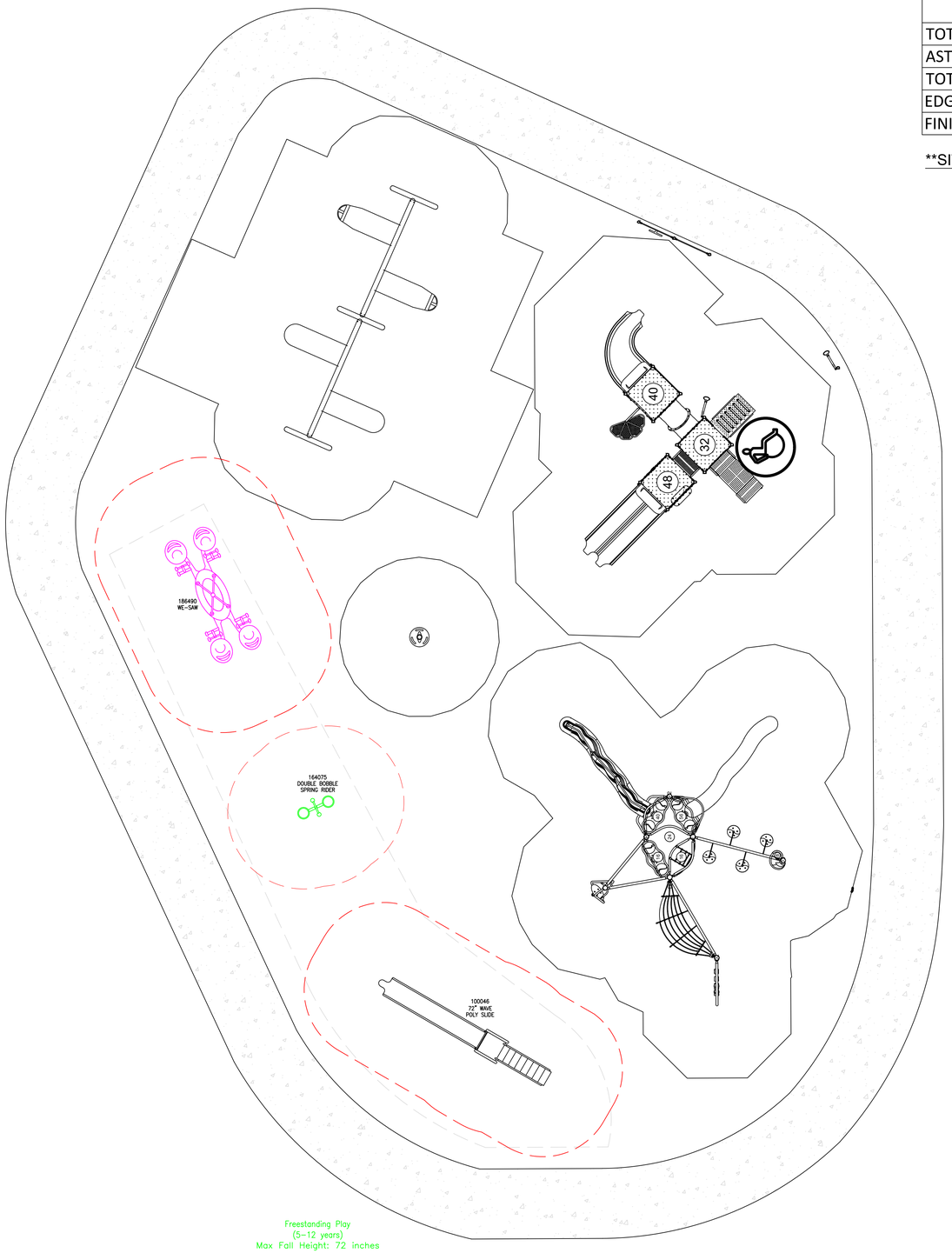
PHASE-2 Direct Bury Aluminum

*** Palette Overridden ***

AZ: Blue/Green/Green/Limon

ProShield® Finish		
Posts/Arches:		**Blue**
Play Components:		**Green** » Component Colors Below «
Polyethylene		
Slides/Tunnels/Gliders/E-Pods®:		**Green**
Permalene®		
Primary Permalene:		**Recycled Blue w/Black ***
TenderTuff		
Barriers/Ladders/Benches:		**Blue**
Decks/Step Ladders:		**Gray**

QTY	NUMBER	DESCRIPTION		
Freestanding Play Motion & More Fun				
1	164075B	**Double Bobble Rider DB**		
		Play Components:		Blue=001 «
1	186490A	**We-saw DB Only** [1]		
		Play Components:		Green=023
		Slides/Tunnels/Gliders/E-Pods®:		Green=023
		Primary Permalene:		Recycled Blue w/Black=801
Slides & Gliders				
1	100046C	**Freestanding Wave Slide 72"Dk DB**		
		Posts/Arches:		Blue=001
		Play Components:		Green=023
		Slides/Tunnels/Gliders/E-Pods®:		Green=023
		Barriers/Ladders/Benches:		Blue=001
		Decks/Step Ladders:		Gray=166



Freestanding Play
(5–12 years)
Max Fall Height: 72 inches

CONTAINER DETAILS	
TOTAL EXCAVATED AREA	725 SF
ASTM SAFETY SURFACING TYPE	ENGINEERED WOOD FIBER
TOTAL NEW EWF AREA	725 SF
EDGING TYPE	EXISTING CONCRETE CURB
FINISH GRADE	TOP OF CURB

**SITE PREPARATION REQUIREMENTS:

- MAXIMUM OF 1% GRADE CHANGE ACROSS CONTAINER
- NO PRE-INSTALLED DRAIN TILE OUTSIDE OF 4 FEET OF PERIMETER
- DRAIN TILE STUB TO BE PROVIDED IF DRAIN TILE IS REQUIRED
- NO DRAINAGE AGGREGATE PRE-INSTALLED
- NO FABRIC PRE-INSTALLED
- MINIMUM CONTAINER SIZE NEEDED DENOTES THE INSIDE OF CURB DIMENSION

5–12 AREA (New Equipment Only)

TOTAL ELEVATED PLAY COMPONENTS TBD		
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP	0	REQUIRED 0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	0	REQUIRED 0
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	3	REQUIRED 0
TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	3	REQUIRED 3

N

SCALE IN FEET:

0' 5' 10' 20'

flagship recreation

FLAGSHIP RECREATION
11123 UPPER 33RD ST N
LAKE ELMO, MN 55082
763-550-7860
FLAGSHIPPLAY.COM
@FLAGSHIPPLAY

landscape structures

THIS PLAY AREA & PLAY EQUIPMENT IS DESIGNED FOR AGE RANGES AS NOTED ON PLAN.

Dutch Knolls Park
Freestanding Additions

21900 Elm Pkwy, Rogers, MN 55374

SALES REPRESENTATIVE:
Brett Altergott

DESIGNED BY:
JLZT
12/3/25

3/16" = 1'-0"

SHEET
LS101

C:\Users\Jaeu\Thumberg\Flagship Recreation\Flagship Recreation - Documents\2026 Planning\Brett\Rogers_Dutch Knoll\2025.11.14 Prelim Design\Rogers_DutchKnoll 111425.dwg



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STAFF REPORT **Meeting Date**: February 10, 2026

ROGERS CITY COUNCIL **Agenda Item**: 5.11

Subject: Approval of Crow River Heights Playground Replacement
Prepared By: Mike Bauer, Parks & Recreation Director

Recommended Council Action
Approve the Crow River Heights Park Playground Replacement to purchase and install playground equipment, surfacing, and installation services utilizing State of Minnesota cooperative pricing, and further authorize the Parks & Recreation Department to use the remaining project budget balance for additional park benches and construction of a short walking path within Crow River Heights Park.

Overview / Background / Analysis
The Crow River Heights Park Playground is due for replacement based on age, condition, and community feedback. In 2023, the City conducted public outreach to gather input on desired play features and overall character for the replacement playground. That outreach was used to guide the development of preliminary design concepts.

The Parks & Recreation Advisory Commission reviewed the design options and, at its recent meeting, recommended approval of Option 2, which maintains a similar playground footprint while providing updated, modern equipment, improved accessibility, and a wider variety of play opportunities.

Staff is proposing a turnkey approach using State of Minnesota cooperative (state bid) contracts for playground equipment and certified installation services to ensure competitive pricing, consistent quality, warranty coverage, and timely project delivery.

Project Description

The approved Option 2 design includes:

- Play structure designed for ages 5–12
- Multiple climbers, overhead events, and activity panels
- Double swoosh slide and corkscrew climber
- Saddle spinner and transfer step for accessibility
- Five-position swing set including belt swings and bucket swing
- Engineered wood fiber safety surfacing with rubber wear mats
- Plastic timber border and ADA access ramp

The playground equipment will be purchased through the State of Minnesota cooperative contract (#218091) and installed by Landscape Structures–certified installers.

Play Equipment – State Contract #218091:

- Equipment: $45,085.00
- State contract discount (6%): –$2,705.10
- Equipment Subtotal: $42,379.90

Installation, Surfacing, and Associated Costs (State Bid / Cooperative Pricing):

- Mobilization: $750.00
- Dumpster/disposal: $750.00
- Plastic timber border & ADA ramp: $5,628.51
- Installation labor & concrete footings: $12,366.04
- Engineered wood fiber surfacing (118 CY): $5,310.00
- Rubber wear mats: $785.55
- Freight: $1,400.00

Installation & Surfacing Subtotal: $26,990.10

Estimated Total Project Cost:
$42,379.90 (equipment) + $26,990.10 (installation/surfacing)= $69,370.00

The Crow River Heights playground replacement project was budgeted in the CIP for $75,000.00 to allow flexibility for minor site enhancements. Staff proposes that any remaining balance after final invoicing be used for:

- Construction of a short walking path within Crow River Heights Park using Parks maintenance forces
- Additional park bench along the internal park path

These improvements would complement the playground investment and further enhance neighborhood-level recreation opportunities.

Staff Recommendation

Financial Impact: Up to $75,000.00 **Source Fund**: 404-Park Dedication

Budgeted? Yes

Supporting Documentation

A. Quote_Rogers-CrowRiverHeights Opt 2_2-2-26
B. 2017 Crow River Heights 2017 Master Plan
C. 17586_CROW RIVER SITE PLAN

Date 2/2/2026
Expires 3/4/2026
Quote: City of Rogers
Contact: Mike Bauer - Parks & Recreation Director
Phone: (763) 428-0974
Email: mbauer@rogersmn.gov

Ship To:	Please Make PO's & Contracts Out To:
Crow River Heights Park 15150 Park Dr, Dayton, MN 55327	Landscape Structures, Inc. 601 7th St. S Delano, MN 55328
Bill To:	**Please Remit Payment To:**
City of Rogers 22350 S.Diamond Lake Rd. Rogers, MN 55374	Landscape Structures, Inc. SDS 12-0395 PO Box 86 Minneapolis, MN 55486-0395

QTY	ITEM #	Description	UNIT PRICE	EXT. PRICE
1	EQUIPMENT	Crow River Heights Park - Option 2		$45,085.00
1	DISCOUNT	State Contract #218091	6.00%	($2,705.10)

Terms & Conditions

Contract: Seller's Copy of signed quote represents the contract between Seller and Buyer. This form supersedes all previous communications and negotiations and constitutes the entire agreement between the parties. Any changes to this contract are not binding unless jointly agreed in writing via Change Order.

Project Scope *(This Section For Quotes Including Installation)*

Inclusions:

- One Mobilization
- Accepting & Unloading of Order Prior to Installation
- Unpacking of Play Equipment
- Assembly of Play Equipment
- Placing, Digging or Surface Mounting Equipment (as specified)
- Concrete for Play Equipment Footings
- Standard Insurance Offer (Detail Provided Upon Request)
- Standard Warranty Offer (Detail Provided Upon Request)
- Standard Wage Rates

Exclusions (Unless Specifically Quoted):

- Storage or Security of Equipment
- Private Utility Locates (irrigation, low voltage, lighting, etc.)
- Additional Labor Due to Site Access. Require 8' Wide Clearance from Staging Area to Play Space.
- Additional Labor and/or Related Costs Due to Subsurface Conditions (Rock, Hardpan, Heavy Clay, Ground Water, etc.)
- Additional Labor and/or Related Costs Due to Working in Unstable Soils (Sand, Pea Rock, Mud, Poor Site Drainage, etc.)
- Offsite Removal of Spoils From Footing Holes or Other Excavation. Can be stockpiled for owner removal or left in play space
- Disposal of Packing Material. Can be Stockpiled for Owner Removal or Deposited in Owners Onsite Dumpster
- Removal of Existing Play Equipment, Border or Safety Surfacing Material
- Site Work of Any Kind. Exclusions include, site grading (owner to provide max slope of 1%), site restoration, drainage, etc.
- Border for Play Space
- Bonding of Any Type
- Permits of Any Kind

Acceptance of Quotation:

Accepted By (Print)	Mike Bauer - Parks & Recreation Director
Signature:	**Date:**
Purchase Amount:	**$42,379.90**

landscape structures

State Contract #218091

PROJECT INFORMATION

Crow River Heights Park

15150 Park Dr,

Dayton, MN 55327

Contract Year: 2026

EQUIPMENT INFORMATION & PRICING

Qty	Item No.	Description	Price	Ext Price
1	111229A	Square Deck Extension	$1,403	$1,403.00
1	111357A	Chinning Bar Alum DB	$770	$770.00
2	111404A	148"Alum Post DB	$566	$1,132.00
4	111404E	116"Alum Post DB	$444	$1,776.00
1	111404F	108"Alum Post DB	$423	$423.00
1	111404G	100"Alum Post DB	$418	$418.00
4	111404M	148"Steel Post DB	$510	$2,040.00
1	119805A	Single Beam Loop Horiz Ladder 84"	$1,505	$1,505.00
1	120901A	Grab Bar	$275	$275.00
1	120902A	Handhold Leg Lift	$296	$296.00
2	121949A	Tri-Deck Kick Plate 8"Rise	$240	$480.00
4	122197A	90* Triangular Tenderdeck	$1,239	$4,956.00
1	130390A	Double Swoosh Slide 72"Dk DB	$3,381	$3,381.00
1	141886A	Access/Landing Assembly Rails Barrier Left 24"Dk	$979	$979.00
1	146812A	Sky Rail Climber 72"Dk DB	$2,346	$2,346.00
1	148039A	Star Seeker DB Only Attached to Square Deck	$5,253	$5,253.00
1	148432B	Corkscrew Perm Handholds 64"Dk DB	$1,846	$1,846.00
1	152907D	Deck Link w/Barriers Steel end panels 4 Steps	$4,738	$4,738.00
1	185852A	Transfer Step w/2 Handloops DB	$1,448	$1,448.00

1	345318A	Summit Climber 1 Sides 72"Dk DB	$1,974	$1,974.00
1	141683Q	92" TenderTuff Bench w/Back Two Armrests DB	$1,239	$1,239.00
1	152179A	Saddle Spinner DB 16"Height	$1,010	$1,010.00
2	174018A	Belt Seat ProGuard Chains for 8' Beam Height	$179	$358.00
1	176038A	Full Bucket Seat ProGuard Chains for 8' Beam Height	$500	$500.00
1	177344A	Single Post Swing Frame 52" Bury 8' Beam Height Only DB Only	$1,938	$1,938.00
1	177345A	Single Post Swing Frame 52" Bury Additional Bay 8' Beam Height Only DB Only	$1,382	$1,382.00
1	177351A	Molded Bucket Seat (5-12 yrs) w/Harness ProGuard Chains for 8' Beam Height	$1,219	$1,219.00
1	182503C	Welcome Sign (LSI Provided) Ages 5-12 years Direct Bury	$0	$0.00

Total Equipment Cost at State Contract Pricing **$45,085.00**

Date 2/2/2026
Expires 3/4/2026
Quote: City of Rogers
Contact: Mike Bauer - Parks & Recreation Director
Phone: (763) 428-0974
Email: mbauer@rogersmn.gov

Ship To:	Please Make PO's & Contracts Out To:
Crow River Heights Park	Flagship Recreation
15150 Park Dr,	11123 Upper 33rd St. N
Dayton, MN 55327	Lake Elmo, MN 55042
Bill To:	**Please Remit Payment To:**
City of Rogers	Flagship Recreation
22350 S.Diamond Lake Rd.	11123 Upper 33rd St. N
Rogers, MN 55374	Lake Elmo, MN 55042

QTY	ITEM #	Description	UNIT PRICE	EXT. PRICE
		Crow River Heights Park - Option 2		
1	MOB	Mobilization	$750.00	$750.00
1	DUMPSTER	Dumpster - Disposal / Equipment Packing (30 Yard)	$750.00	$750.00
54	BORDER	Plastic Timber Border & ADA Access Ramp	Per Quote	$5,628.51
		*Installed "On Grade" (Not Buried) unless Otherwise Noted		
1	INSTALL	Playground Installation by Landscape Structures Certified Installers	29.18%	$12,366.04
118	SURFACING	Engineered Wood Fiber (EWF) & Installation	$45.00	$5,310.00
4	WEAR MAT	Swing & Slide Wear Mats	Per Quote	$785.55
			Subtotal	**$25,590.10**
			Freight	**$1,400.00**
			Sales Tax	**Tax Exempt**
			Total	**$26,990.10**

Quotes from Flagship Recreation are subject to current Flagship Recreation policies as well as Terms & Conditions, Inclusions & Exclusions outlined below unless noted otherwise on this quote. Changes are subject to price adjustment. Sales tax, if applicable, will be applied unless a tax-exempt certificate is provided at the time of order entry. Customer deposits, if required, must be received before orders will be entered & installation scheduled. Purchases in excess of $1,000.00 must be supported by a formal Purchase Order made out to Flagship Recreation

State Contract #218091

Terms: Net 30 days; 1.5% finance charge on balances over 30 days

Terms & Conditions

Contract: Seller's Copy of signed quote represents the contract between Seller and Buyer. This form supersedes all previous communications and negotiations and constitutes the entire agreement between the parties. Any changes to this contract are not binding unless jointly agreed in writing via Change Order.

Project Scope *(This Section For Quotes Including Installation)*

Inclusions:

- One Mobilization
- Accepting & Unloading of Order Prior to Installation
- Unpacking of Play Equipment
- Assembly of Play Equipment
- Placing, Digging or Surface Mounting Equipment (as specified)
- Concrete for Play Equipment Footings
- Standard Insurance Offer (Detail Provided Upon Request)
- Standard Warranty Offer (Detail Provided Upon Request)
- Standard Wage Rates

Exclusions (Unless Specifically Quoted):

- Storage or Security of Equipment
- Private Utility Locates (irrigation, low voltage, lighting, etc.)
- Additional Labor Due to Site Access. Require 8' Wide Clearance from Staging Area to Play Space.
- Additional Labor and/or Related Costs Due to Subsurface Conditions (Rock, Hardpan, Heavy Clay, Ground Water, etc.)
- Additional Labor and/or Related Costs Due to Working in Unstable Soils (Sand, Pea Rock, Mud, Poor Site Drainage, etc.)
- Offsite Removal of Spoils From Footing Holes or Other Excavation. Can be stockpiled for owner removal or left in play space
- Disposal of Packing Material. Can be Stockpiled for Owner Removal or Deposited in Owners Onsite Dumpster
- Removal of Existing Play Equipment, Border or Safety Surfacing Material
- Site Work of Any Kind. Exclusions include, site grading (owner to provide max slope of 1%), site restoration, drainage, etc.
- Border for Play Space
- Bonding of Any Type
- Permits of Any Kind

Acceptance of Quotation:

Accepted By (Print)	
Signature:	**Date:**
	Purchase Amount: $26,990.10

EQUIPMENT COLOR SIGN OFF
Crow River Heights Park



Please sign below if you approve of the colors represented in the photo above.

Colors

See Color Summary Sheet

PIP Colors (specify colors & Sq. Ft. of each)

Customer Signature:_____ **Date:** _____

PlayStudio® Color Summary
Created By: baltergott
Date: 2/2/2026 8:33:31 PM

Crow River Heights - Option 2 "AV Modified"
Rogers
Flagship Recreation
Brett Altergott Roger_CrowRiverHeights Opt 2 - 112125

PlayBooster (5-12 years)

PHASE-1 Direct Bury Mixed Material

*** Palette Overridden ***

AV: Lagoon/Tangerine/Tangerine/Gray

ProShield® Finish		
Posts/Arches:		**Lagoon**
Clamps/Ball Connectors:		**Sky**
Play Components:		**Tangerine**
Polyethylene		
Slides/Tunnels/Gliders/E-Pods®:		**Tangerine**
Permalene®		
Primary Permalene:		**Recycled Sky w/Black ***
TenderTuff		
Barriers/Ladders/Benches:		**Gray**
Decks/Step Ladders:		**Gray**
Cables		
Cables:		**Black**
Swings		
Posts:		**Lagoon**
Beams:		**Tangerine**
Clamps:		**Sky**
Molded Bucket Seats:		**Tangerine**
Seat Harness:		**Granite**
Vibe® / SteelX®		
Primary Panels:		**Lagoon**

QTY	NUMBER	DESCRIPTION		
Freestanding Play Motion & More Fun				
1	152179A	**Saddle Spinner DB 16"Height**		
		Play Components:		Tangerine=319
		Slides/Tunnels/Gliders/E-Pods®:		Tangerine=319
Signs				
1	182503C	**Welcome Sign (LSI Provided) Ages 5-12 years Direct Bury**		
		Posts/Arches:		Lagoon=421
Site Furnishings				
1	141683Q	**92" TenderTuff Bench w/Back Two Armrests DB**		
		Play Components:		Tangerine=319
		Barriers/Ladders/Benches:		Gray=166
		Decks/Step Ladders:		Gray=166

PlayStudio® Color Summary
Created By: baltergott
Date: 2/2/2026 8:33:31 PM

Crow River Heights - Option 2 "AV Modified"
Rogers
Flagship Recreation
Brett Altergott Roger_CrowRiverHeights Opt 2 - 112125

Surfacing			
58	100626A	**Stake 30" Stl TuffTimber**	
53	119214A	**Tuff-Timber 4'**	
2	130799A	**TuffTimbers Access Wedge**	
Swings			
2	174018A	**Belt Seat ProGuard Chains for 8' Beam Height**	
1	176038A	**Full Bucket Seat ProGuard Chains for 8' Beam Height**	
1	177351A	**Molded Bucket Seat w/Harness ProGuard Chains for 8' Beam Height**	
		Molded Bucket Seats:	Tangerine=319
		Seat Harness:	Granite=171
1	177344A	**Single Post Swing Frame 52" Bury 8' Height**	
		Posts:	Lagoon=421
		Beams:	Tangerine=319
		Clamps:	Sky=418
1	177345A	**Single Post Swing Frame 52" Bury Additional Bay 8' Height**	
		Posts:	Lagoon=421
		Beams:	Tangerine=319
		Clamps:	Sky=418
PlayBooster®			
Climbers Other			
1	146812A	**Sky Rail Climber 72"Dk DB** [1]	
		Play Components:	Tangerine=319
Climbers W/Permalene Handholds			
1	148432B	**Corkscrew Perm Handholds 64"Dk DB**	
		Clamps/Ball Connectors:	Sky=418
		Play Components:	Tangerine=319
		Primary Permalene:	Recycled Sky w/Black=802
1	152907D	**Deck Link w/Barriers 4 Steps**	
		Clamps/Ball Connectors:	Sky=418
		Barriers/Ladders/Benches:	Gray=166
		Decks/Step Ladders:	Gray=166
		Primary Panels:	Lagoon=421
1	148039A	**Star Seeker DB Only Attached to Square Deck**	
		Clamps/Ball Connectors:	Sky=418
		Primary Permalene:	Recycled Sky w/Black=802
		Barriers/Ladders/Benches:	Gray=166
		Cables:	Black=005

PlayStudio® Color Summary
Created By: baltergott
Date: 2/2/2026 8:33:31 PM

Crow River Heights - Option 2 "AV Modified"
Rogers
Flagship Recreation
Brett Altergott Roger_CrowRiverHeights Opt 2 - 112125

1	345318A	**Summit Climber 1 Sides 72"Dk DB**		
		Clamps/Ball Connectors:		Sky=418
		Slides/Tunnels/Gliders/E-Pods®:		Tangerine=319
		Primary Permalene:		Recycled Sky w/Black=802
Decks				
4	122197A	**90* Triangular Tenderdeck**		
		Clamps/Ball Connectors:		Sky=418
		Decks/Step Ladders:		Gray=166
1	111229A	**Square Deck Extension**		
		Clamps/Ball Connectors:		Sky=418
		Decks/Step Ladders:		Gray=166
1	185852A	**Transfer Step w/2 Handloops DB**		
		Posts/Arches:		Lagoon=421
		Clamps/Ball Connectors:		Sky=418
		Barriers/Ladders/Benches:		Gray=166
		Decks/Step Ladders:		Gray=166
2	121949A	**Tri-Deck Kick Plate 8"Rise**		
		Decks/Step Ladders:		Gray=166
Motion & More Fun				
1	111357A	**Chinning Bar Alum DB**		
		Posts/Arches:		Lagoon=421
		Clamps/Ball Connectors:		Sky=418
		Barriers/Ladders/Benches:		Gray=166
1	120901A	**Grab Bar**		
		Clamps/Ball Connectors:		Sky=418
		Barriers/Ladders/Benches:		Gray=166
1	120902A	**Handhold Leg Lift**		
		Clamps/Ball Connectors:		Sky=418
		Barriers/Ladders/Benches:		Gray=166
Overhead Events				
1	141886A	**Access/Landing Assembly Rails Barrier Left 24"Dk**		
		Clamps/Ball Connectors:		Sky=418
		Barriers/Ladders/Benches:		Gray=166
1	119805A	**Single Beam Loop Horiz Lad 84"Connected Between Decks**		
		Clamps/Ball Connectors:		Sky=418
		Play Components:		Tangerine=319
Posts				
1	111404G	**100"Alum Post DB**		
		Posts/Arches:		Lagoon=421

PlayStudio® Color Summary
Created By: baltergott
Date: 2/2/2026 8:33:31 PM

Crow River Heights - Option 2 "AV Modified"
Rogers
Flagship Recreation
Brett Altergott Roger_CrowRiverHeights Opt 2 - 112125

1	111404F	**108"Alum Post DB**		
		Posts/Arches:		Lagoon=421
4	111404E	**116"Alum Post DB**		
		Posts/Arches:		Lagoon=421
2	111404A	**148"Alum Post DB**		
		Posts/Arches:		Lagoon=421
4	111404M	**148"Steel Post DB**		
		Posts/Arches:		Lagoon=421
Slides				
1	130390A	**Double Swoosh™ Slide 72"Dk DB** [1]		
		Posts/Arches:		Lagoon=421
		Clamps/Ball Connectors:		Sky=418
		Slides/Tunnels/Gliders/E-Pods®:		Tangerine=319



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Crow River Heights - Option 2 "AV Modified"

Roger_CrowRiverHeights Opt 2 - 112125 • 2.2.2026

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CROW RIVER HEIGHTS PARK

CLASSIFICATION
Neighborhood Park

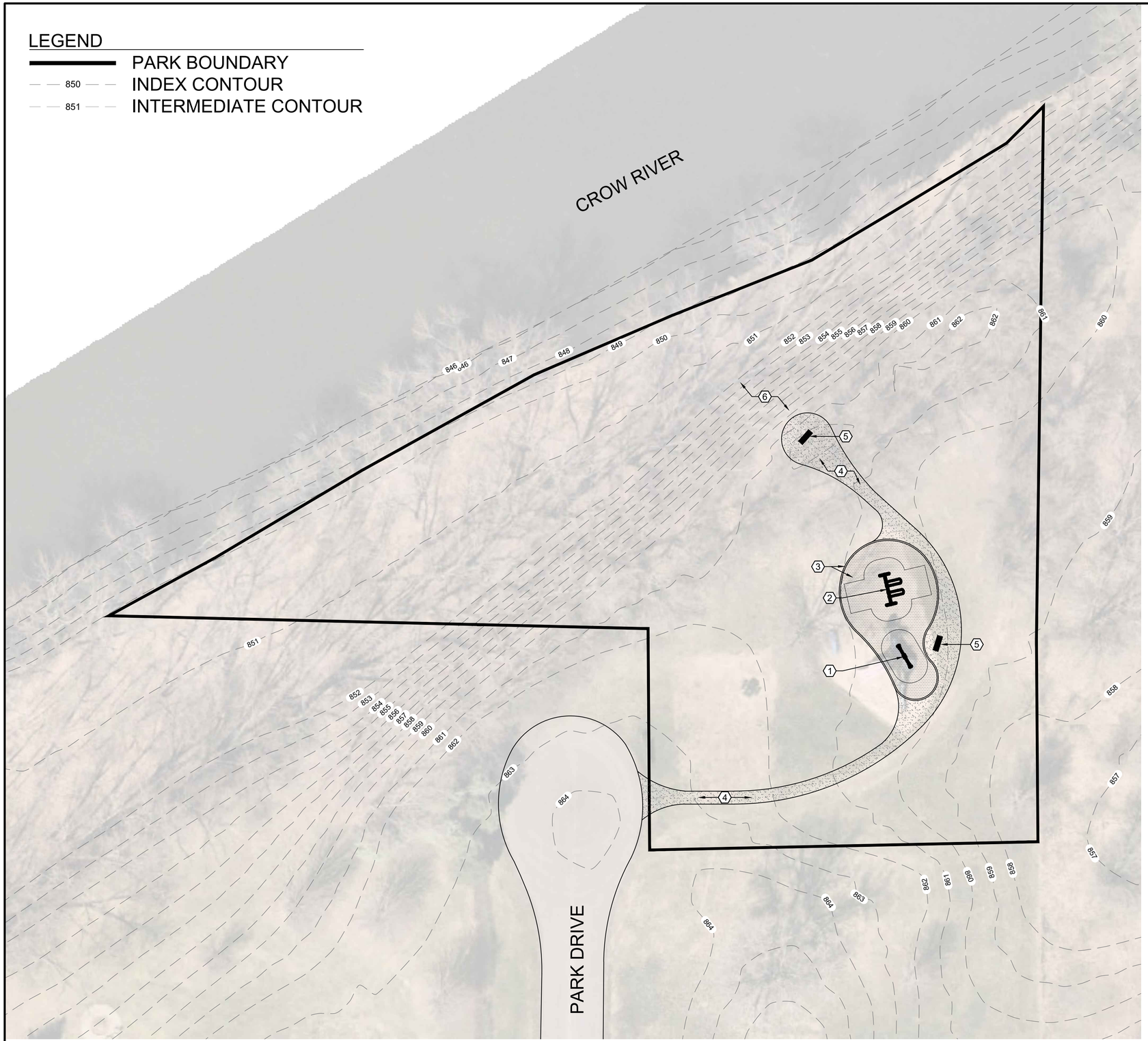
SIZE
1.1 acres

PROPOSED IMPROVEMENTS

- ☑ Remove sand volleyball court
- ☑ Provide 4-6 stall parking lot (in sand volleyball location)
- ☑ Incorporate an accessible watercraft access and fishing platform along Crow River (Will require DNR approval), including an accessible walkway connection from the proposed parking lot, wayfinding signage, and picnic areas.
- ☑ Provide an accessible walkway connection from the proposed parking lot to the existing play container
- ☑ Provide a portable restroom on a concrete pad
- ☑ Consider reconfiguring the existing play container when the plans for the proposed parking lot are developed and implement the play container changes when the play equipment needs to be replaced
- ☑ Continue to protect and manage the existing natural resources within the park and open space

LEGEND

- PARK BOUNDARY
- 850 INDEX CONTOUR
- 851 INTERMEDIATE CONTOUR





1 SEESAW



2 STANDARD ARCH SWINGS, 2 SEATS



3 CONCRETE CURB BORDER AND ENGINEERED WOOD FIBER FALL MATERIAL

4 GRAVEL TRAIL

5 PARK BENCH

6 SCENIC RIVER OVERLOOK
- SELECTIVE TREE REMOVALS FOR VIEWS TO RIVER

ANDERSON

13605 1st Avenue N. #100
Plymouth, MN 55441 | ae-mn.com
P 763.412.4000 | F 763.412.4090
Anderson Engineering of Minnesota, LLC

CROW RIVER HEIGHTS PARK IMPROVEMENTS

15150 PARK DRIVE

CITY OF ROGERS

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

CONCEPT DESIGN
01/31/2024

DESIGNED:	DRAWN:	CHECKED BY:
JDL	JRS	JDL

DRAWING TITLE

CONCEPT SITE PLAN

DRAWING NO.

C1

PLOTTED:	COMM. NO.
----	17587

Jan 17, 2024 - 1:47pm jschmitzerle Y:\17500\17586 CITY OF ROGERS CROW RIVER HEIGHTS PARK_06 LA_01 CAD files_02 xRefs\17587_titleblock\
Xref Filename: \ 17587_titleblock

STAFF REPORT **Meeting Date**: February 10, 2026

ROGERS CITY COUNCIL **Agenda Item**: 5.12

Subject: Approval of an Agreement with the Rogers Lions Club for 2026 Entertainment in the Park Partnership
Prepared By: Mike Bauer, Parks & Recreation Director

Recommended Council Action
Move to approve the Agreement between the City of Rogers and the Rogers Lions Club and authorize the Mayor and City Administrator to execute the agreement.

Overview / Background / Analysis
Entertainment in the Park (EITP) is a long-standing summer program providing free, family-friendly concerts and performances at the 21st Century Bank Event Center. The series alternates between children-focused acts and full-sized bands and concerts, designed to provide accessible community entertainment while fostering social connection and vibrancy in Rogers.

During the 2025 season, the City piloted a partnership approach with the Rogers Lions Club on select concert nights. The Lions provided food and beverage sales, volunteer staffing, and financial support toward booking larger bands. The trial events demonstrated increased attendance, a more engaging atmosphere, and positive community feedback, while also creating a successful fundraising opportunity for the Lions.

Based on this successful trial and continued discussions, staff negotiated a formal one-year Professional Services Agreement for the 2026 season. The agreement has been reviewed by the City Attorney.

Partnership Overview

Under the proposed agreement, the Rogers Lions Club will partner with the City on six full-sized band and concert dates in 2026:

- June 24
- July 8
- July 22
- August 5
- August 19
- September 12

Key components of the partnership include:

- Lions provide and operate food and beverage sales, including canned beer, seltzers, non-alcoholic beverages, and limited food items.
- Lions covering booking fees for three of the six partnership dates (50%).
- Lions retain net proceeds from food and beverage sales as a fundraising activity.
- The City continues to manage overall event coordination, site logistics, and children's activities where applicable.
- The agreement also includes a special September 12, 2026, Oktoberfest-style event, with the Lions managing food, beverage, and live music, and the City providing children's activities and community contests.

Risk Management and Compliance

The agreement includes standard City contract protections, including:

- Indemnification in favor of the City.
- Commercial general liability insurance and liquor liability insurance, with the City named as an additional insured.
- Requirement that the Lions obtain and maintain all required liquor licenses and special event permits.
- Compliance with all applicable state and local laws and ordinances.
- These provisions ensure appropriate risk allocation and operational accountability.

Fiscal Impact

There is no direct payment from the City to the Rogers Lions Club. The Lions' contribution toward booking fees reduces City programming costs for the EITP series, allowing staff to pursue higher-quality entertainment within the approved budget.

The proposed agreement formalizes a partnership that has already delivered positive results in attendance, program quality, and community engagement. Staff recommends approval of the Professional Services Agreement with the Rogers Lions Club for the 2026 Entertainment in the Park season.

Staff Recommendation
Approve the Agreement between the City of Rogers and the Rogers Lions Club for a partnership supporting the 2026 Entertainment in the Park (EITP) series.

Financial Impact: **Source Fund**:

Budgeted? N/A

Supporting Documentation

A. Lions EITP Agreement 2-5-26

SERVICE AGREEMENT

BETWEEN THE CITY OF ROGERS
AND THE ROGERS LIONS CLUB

THIS AGREEMENT is entered into by and between the City of Rogers, a Minnesota municipal corporation ("City"), Rogers Lions, a Minnesota non-profit located at PO Box 112 Rogers, MN 55374 ("Contractor"). The City is retaining the Contractor to render certain services described below.

In consideration of the foregoing, and the terms, conditions and mutual promises contained herein, the parties agree as follows:

AGREEMENT

1. SCOPE OF SERVICES

A. Contractor shall provide services described in Exhibit A. Contractor shall perform such services in a professional manner employing a level of skill commensurate with the requirements of the work to be performed. In the event of any conflict between this Agreement and Exhibit A, this Agreement shall control.

B. Contractor shall render services and prepare and submit such reports regarding its performance and its progress as City may reasonably request from time to time.

2. COMPENSATION

Contractor shall retain all net proceeds from food and beverage sales conducted during approved EITP partnership dates as a fundraising activity for the Rogers Lions Club. No additional compensation shall be paid by the City unless expressly authorized in writing.

3. EXPENSES

Contractor shall be responsible for all its costs and expenses associated with delivery of services pursuant to this Agreement provided, however, that Contractor will be reimbursed for any out-of-pocket expenses which are reasonable and necessary to be incurred in furtherance of its performance as long as the City's delegated primary contact noted in Paragraph 14 of this Agreement approves such expense in advance. Contractor must provide receipts to confirm the actual amount of claimed expenses.

4. SERVICE PROVIDER(S); ASSIGNMENT

Services provided by Contractor will be performed by the following persons or persons: Lions David Brunetti and Ron Mead. This Agreement shall not be assigned except upon City's written consent.

5. AGREEMENT ADMINISTRATION

All provisions of this Agreement shall be coordinated and administered by the City's delegated primary contact noted in Paragraph 14 of this Agreement.

6. AMENDMENTS

No amendments may be made to this Agreement except in writing and executed in the same manner as this Agreement.

7. INDEPENDENT CONTRACTOR

Contractor shall not be an employee of the City. It is agreed that Contractor will act hereunder as an independent contractor providing its services using independent judgment and discretion, and shall acquire no rights to tenure, workers compensation benefits, re-employment compensation benefits, medical and hospital benefits, sick and vacation leave, severance pay, pension benefits or other rights or benefits offered to employees of the City.

8. LIABILITY AND INDEMNIFICATION

Any and all claims that arise or may arise against the Contractor, its officers, agents, employees or contractors as a consequence of any act or omission on the part of the Contractor or its officers, agents, employees or contractors while engaged in the performance of the Agreement shall by solely Contractor's, and shall in no way be the obligation or responsibility of the City. Contractor agrees to defend, indemnify and hold the City harmless from any liability, claims, damages, costs, judgments, or expenses resulting directly or indirectly from the provision of the services provided to the City under this Agreement. Nothing in this Agreement shall constitute a waiver or limitation on the City's statutory limits or immunities from liability under Minnesota Statutes, Chapter 466.

9. TERM OF AGREEMENT

This Agreement shall be in full force and effect for one year from the date of full execution. The City may terminate this Agreement upon 90 days' notice to Contractor, subject to City's payment obligation as provided in paragraphs 2B and C above. This Agreement may be extended pursuant to a written instrument approved and executed by both parties.

10. DATA PRACTICES

A. The Contractor agrees to comply with the Minnesota Government Data Practices Act (the "Act") and all other applicable state and federal laws relating to data privacy or confidentiality. Contractor will immediately report to the City any requests from third

parties for information relating to this Agreement, or services provided thereunder. The City agrees to promptly respond to inquiries from the Contractor concerning data requests. Contractor agrees to hold the City and employees harmless from any claims resulting from Contractor's failure to disclose data maintained by Contractor and authorized for release by the City, and from Contractor's unlawful disclosure or use of data protected under state and federal laws.

B. Any information, data, reports, records, contracts or other materials given to or prepared or assembled by Contractor under this Agreement shall be kept confidential and Contractor shall not make any of this material available to any individual or organization without prior approval of the City.

C. At the termination of this Agreement, all information, data, reports, records, contracts or other materials relating to the Contractor's assignment under this Agreement shall remain the property of the City.

11. AUDITS

Contractor agrees that the City or the State Auditor, including any duly authorized representatives of the City or State Auditor, shall have access to and the right to examine, audit, excerpt and transcribe any books, documents, papers, and records that involve relevant transactions relating to this Agreement at any time during normal business hours and as often as they may reasonably deem necessary.

12. APPLICABLE LAW

The laws of the State of Minnesota shall govern all interpretations of this Agreement, and the appropriate venue and jurisdiction for any litigation which may arise hereunder will be in and under those courts located within Hennepin County, Minnesota.

13. CANCELLATION FOR DEFAULT

A. Either party may cancel this Agreement upon 10 days' written notice of default to the other, subject to a right to cure during such 10 day notice period.

B. Contractor shall not be relieved of liability to the City for damages sustained by the City as a result of any breach of this Agreement by Contractor. The City may, in such event, withhold payments due to Contractor for the purpose of set-off until such time as the exact amount of damages due to the City is determined. The rights or remedies provided for herein shall not limit the City, in case of any default by Contractor, from asserting any other right or remedy allowed by law, equity, or by statute.

14. NOTICES

Any notice or demand authorized or required under this Agreement shall be in writing and shall be sent by certified mail to the other party as follows:

To Contractor:	To the City:
David Brunetti Rogers Lions Club PO Box 112 Rogers, MN 55374	[INSERT RESPONSIBLE CITY OFFICIAL]

15. INSURANCE

A. The Contractor must maintain commercial general liability insurance with limits acceptable to the City to protect against claims and liability for injury or damage to persons or property for all work performed by the Contractor and its respective employees or agents under this Agreement. The City shall be named as an "additional insured" under its policy. Prior to performing any services under this Agreement, the Contractor must provide evidence to the City that acceptable insurance coverage is effective.

B. Contractor shall maintain liquor liability insurance covering alcohol-related claims with limits acceptable to the City. The City shall be named as an additional insured with respect to liquor liability coverage for all EITP events involving alcohol service.

16. COMPLIANCE REQUIREMENTS

A. During the performance of this Agreement, Contractor shall be in compliance with applicable federal, state and city, statutes, regulations, ordinances, and policies, including without limitation, Minnesota Statutes, Section 181.59, and shall not discriminate against any person, or any employee or applicant for employment because of race, color, religion, sex or national origin.

B. Contractor shall obtain and maintain, at its sole cost and expense, all required liquor licenses, special event permits, and approvals necessary for the sale and service of alcoholic beverages at EITP events, including any required approvals from the State of Minnesota, Hennepin County, and the City of Rogers.

Contractor shall:

- Ensure all alcohol service complies with Minnesota law and City ordinances;
- Utilize only trained and authorized servers;
- Prevent service to underage or intoxicated persons; and
- Immediately comply with any direction from City staff related to alcohol operations or public safety.

Failure to maintain required licensing shall constitute a material breach of this Agreement.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first written above.

CONTRACTOR	CITY
BY: David Brunetti, Rogers Lions Club ITS: Co-Chair, Entertainment in the Park Committee	BY: _____ Mayor BY: _____ City Administrator
Subscribed and sworn to before me this ____ day of _____, 2026. _____ Notary Public	Subscribed and sworn to before me this ____ day of _____, 2026. _____ Notary Public

EXHIBIT A
SERVICES

The Contractor, Rogers Lions Club ("Lions"), shall partner with the City of Rogers ("City") to support the City's 2026 Entertainment in the Park ("EITP") program as follows:

1. **Event Dates and Participation**
    - Lions participation shall occur on the following EITP dates:
      June 24, July 8, July 22, August 5, August 19, and September 12, 2026.
    - Lions participation shall be limited to full-sized band and concert dates and shall not occur on children-focused EITP events.
2. **Food and Beverage Operations**
    - Lions shall provide and operate food and beverage sales during designated EITP events, including canned beer, seltzers, non-alcoholic beverages, and food items such as brats and hamburgers.
    - Beverage service may occur from either the indoor bar or an outdoor portable bar, subject to City approval.
    - Service hours shall generally be from 5:30 p.m. to 8:15 p.m., unless otherwise approved by the City.
3. **Alcohol Service and Designated Drinking Areas**
    - Alcohol consumption shall be restricted to City-approved designated drinking areas.
    - Lions shall assist with monitoring designated drinking zones through trained volunteers and coordination with City staff.
    - Lions shall coordinate alcohol service in compliance with applicable liquor licensing requirements and in cooperation with Rogers Wine & Spirits, as applicable.
    -
4. **Financial Contribution**
    - Lions shall be responsible for covering the booking fees for fifty percent (50%) of the designated partnership dates, specifically: July 22, August 19, and September 12, 2026.
    - The City shall cover booking fees for the remaining partnership dates.
5. **September 12, 2026 Oktoberfest Event**
    - Lions shall manage food, beverage, and live music components for the September 12, 2026 Oktoberfest-style event.
    - The City shall manage children's activities, contests, and games associated with the event.
6. **Volunteer Staffing**
    - Lions shall provide sufficient volunteers to operate concessions, assist with alcohol service, and support event operations in coordination with City staff.

STAFF REPORT **Meeting Date**: February 10, 2026

ROGERS CITY COUNCIL **Agenda Item**: 7.1

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

Recommended Council Action
Motion to approve 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.

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.

Trash collection is located internal to the building and future residents would use trash chutes for the disposal of trash into the corresponding bins. As such, there is no need or requirement for a separate enclosed trash enclosure on the exterior of the property.

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.

Planning Commission Review
This item was reviewed at the February 2nd Planning Commission meeting. The proposed site plan was unanimously recommended for approval by the Commission. Questions related to the proposed development corresponded to clarification on trash disposal and a discussion on parking. The Planning Commission made a recommendation that the Council consider allowing for a reduction of the built parking stalls (up to 25 spaces) with proof of parking to accommodate the future addition of the stalls if deemed necessary in the future. The proposed resolution does not have a condition corresponding to reducing the built number of stalls but Council has the discretion to allow for this recommended change.

Staff Recommendation
Staff recommend the 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.

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. Photometric Plan
G. 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

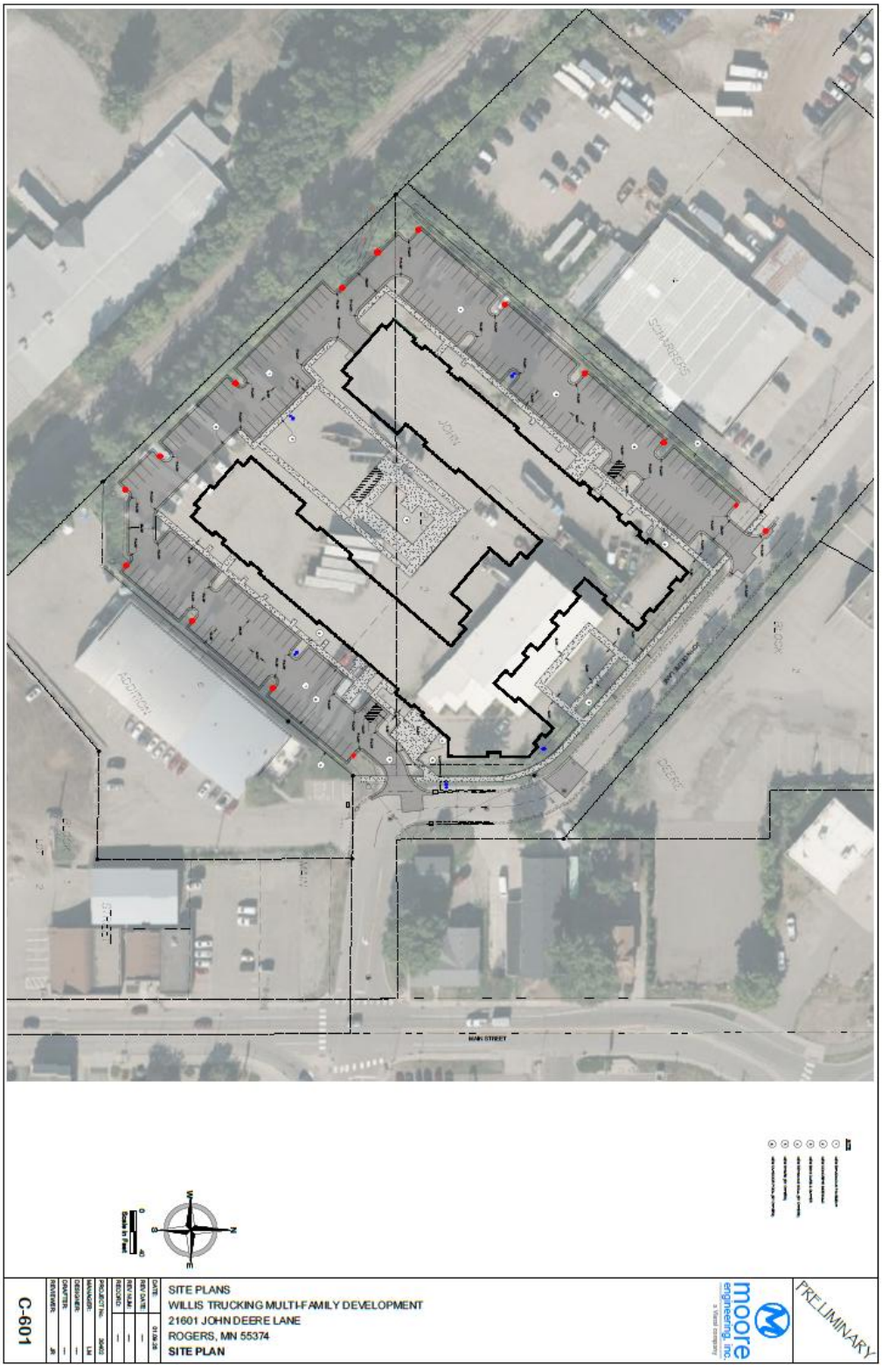
LOTS 5-6, BLOCK 2, SCHARBERS JOHN DEERE ADDITION, HENNEPIN COUNTY, MINNESOTA

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

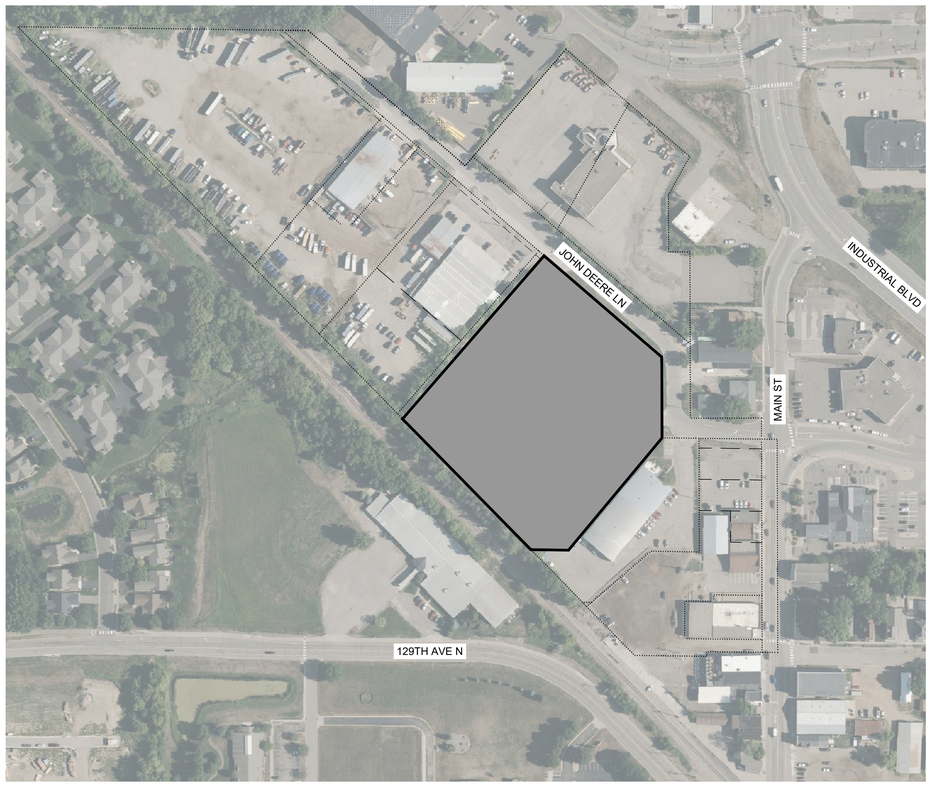
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WILLIS TRUCKING MULTI-FAMILY DEVELOPMENT

moore engineering, inc.
a Vistal company

21601 JOHN DEERE LANE
ROGERS, MN 55374
HENNEPIN COUNTY

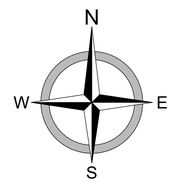
VICINITY MAP



PROJECT LOCATION

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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

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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

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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

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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

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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.

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21601 JOHN DEERE LANE
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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.

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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

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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.

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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.

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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.

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SWPPP NOTES

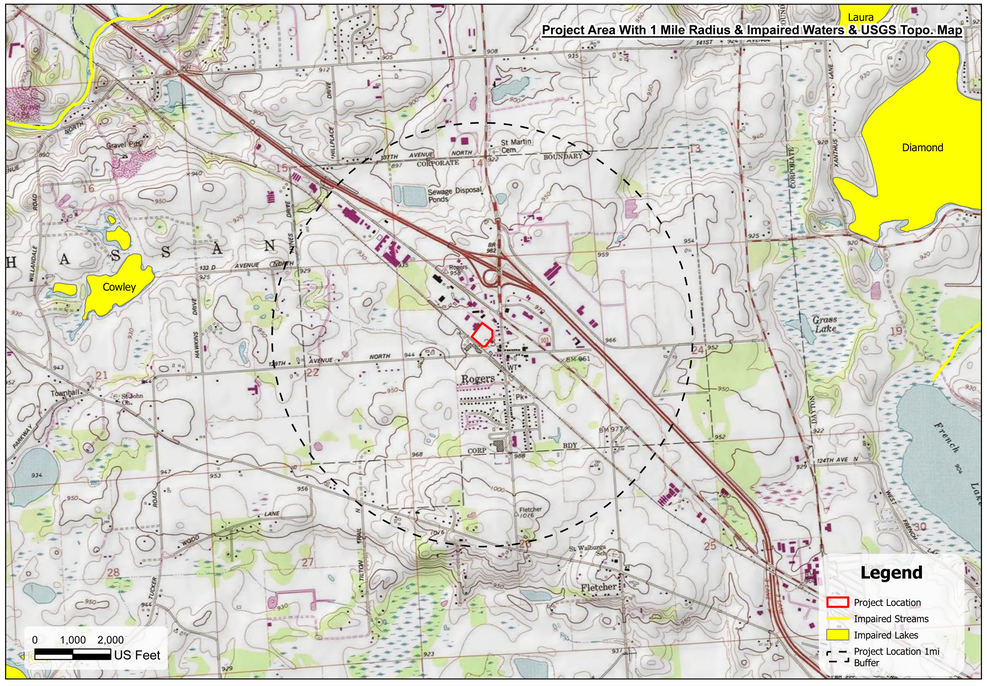
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PROJECT No.	30402
MANAGER:	LM
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REVIEWER:	JR

G-009

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PRELIMINARY

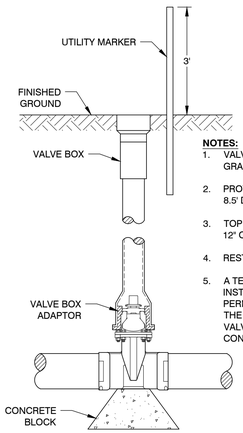
moore engineering, inc.
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GENERAL
WILLIS TRUCKING MULTI-FAMILY DEVELOPMENT
21601 JOHN DEERE LANE
ROGERS, MN 55374
SWPPP MAPS

DATE:	01.09.26
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PROJECT No.	30402
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G-010

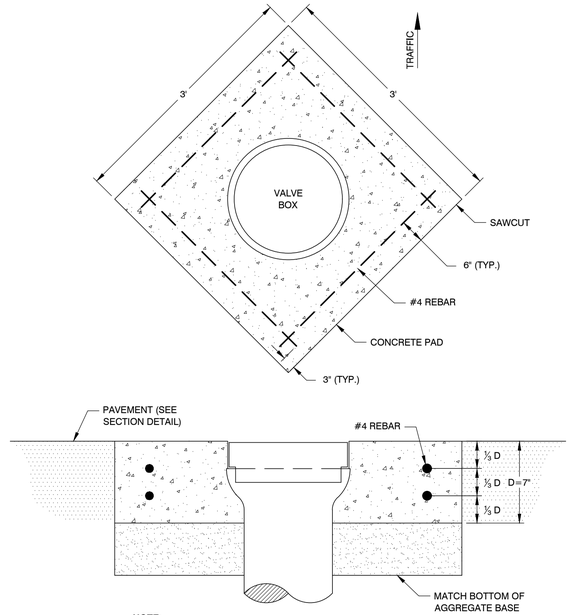
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NOTES:
1. VALVE AND BOX SHALL BE BACKFILLED WITH GRANULAR MATERIAL.
2. PROVIDE RISER FOR NUT ON ANY VALVE OVER 8.5' DEEP.
3. TOP OF VALVE BOX SHALL BE SET TO PROVIDE 12" OF UPWARD ADJUSTMENT.
4. RESTRAIN ALL JOINTS.
5. A TEMPORARY UTILITY MARKER SHALL 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

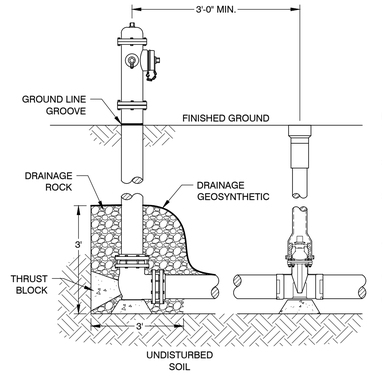
NO SCALE *06.26.25*



NOTE:
AFTER FINAL WEAR COURSE HAS BEEN INSTALLED, CONTRACTOR TO ADJUST VALVE BOX TO GRADE UTILIZING CONCRETE.

VALVE BOX - CONCRETE PAD

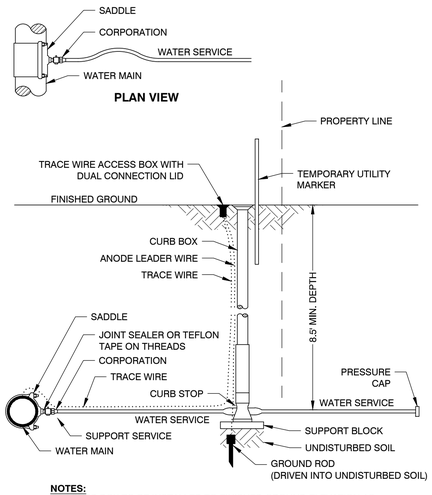
NO SCALE *06.26.25*



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

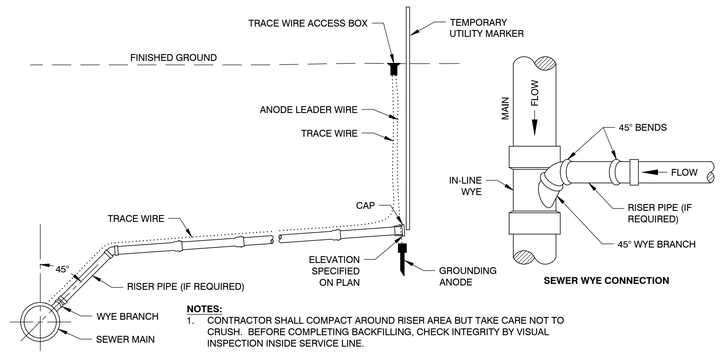
NO SCALE *06.26.25*



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

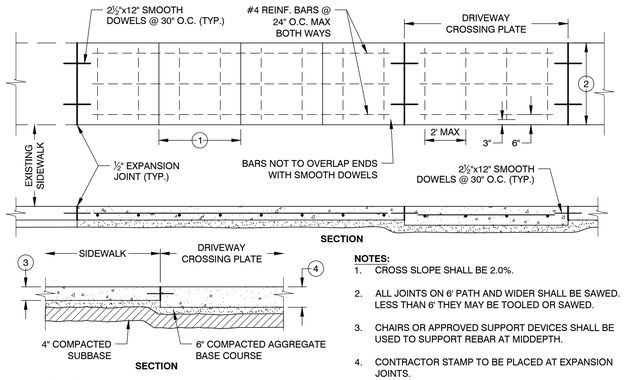
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DETAILS
WILLIS TRUCKING MULTI-FAMILY DEVELOPMENT
21601 JOHN DEERE LANE
ROGERS, MN 55374
TYPICAL DETAILS

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NOTATIONS:

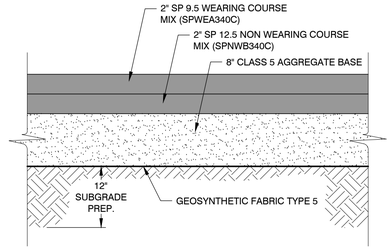
1. JOINTS TO BE SPACED AT 4' FOR SIDEWALK, OTHERWISE JOINT SPACING SHALL BE 5'
2. 4'-0" FOR TYPICAL SIDEWALK
   10'-0" FOR TYPICAL MULTI-USE PATH
3. 4" THICK FOR TYPICAL SIDEWALK
   5" THICK FOR MULTI-USE PATH
4. SAME AS DRIVEWAY
   - MIN 6" FOR RESIDENTIAL
   - MIN 7" FOR COMMERCIAL / INDUSTRIAL

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*

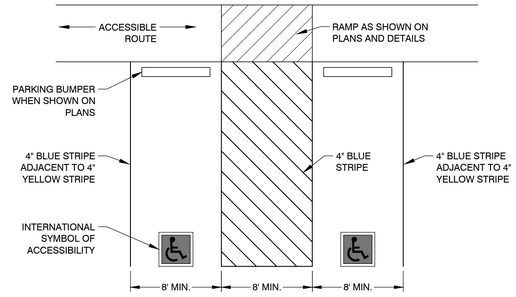


NOTES:

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.

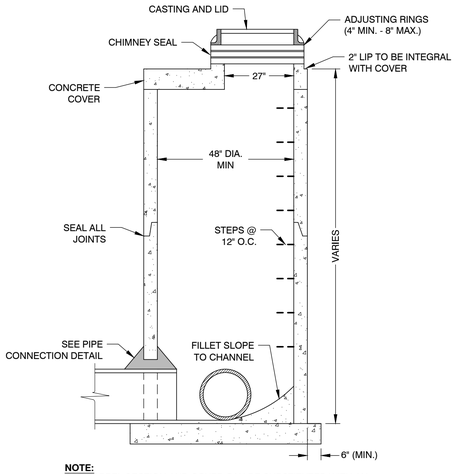
ASPHALT PAVEMENT SECTION - REGULAR

NO SCALE *06.26.25*



ADA PARKING STALL

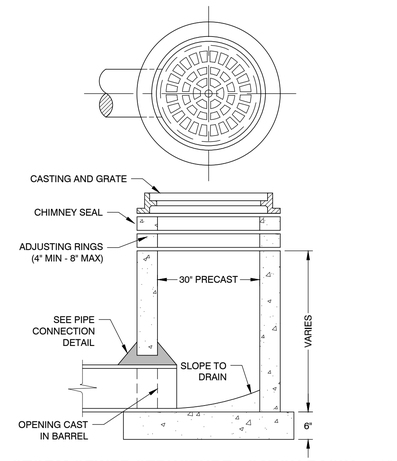
NO SCALE *06.26.25*



NOTE:
TOP BARREL SECTION AND COVER CAN BE SUBSTITUTED WITH AN ECCENTRIC CONE FOR APPLICABLE SIZES.

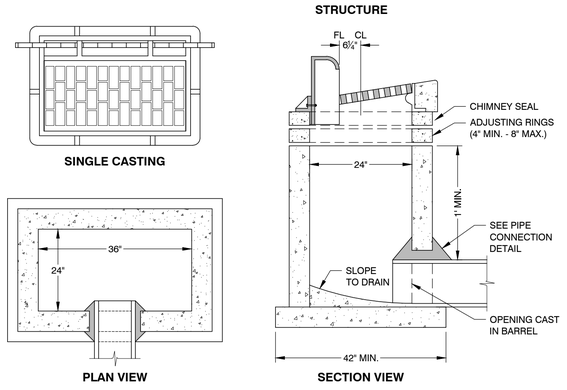
STORM SEWER STRUCTURE - MANHOLE - REGULAR

NO SCALE *06.26.25*



STORM SEWER STRUCTURE - CATCH BASIN - 30"

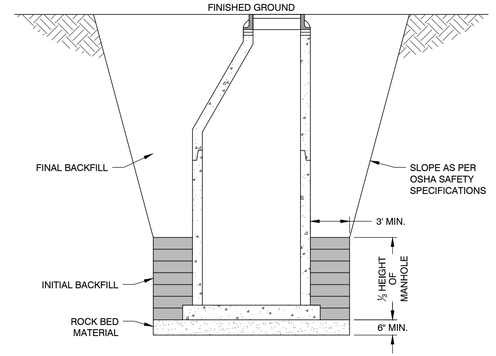
NO SCALE *06.26.25*



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

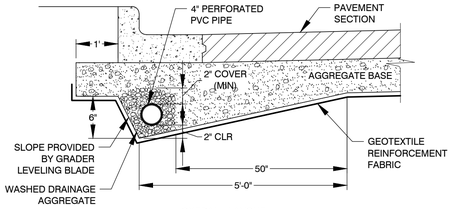
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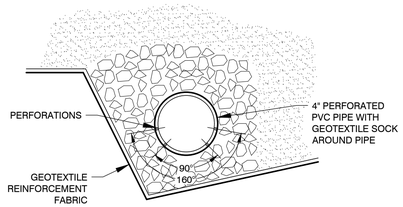
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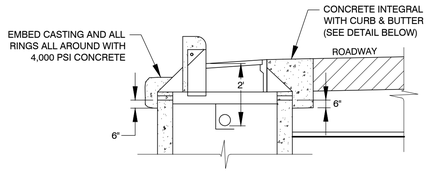
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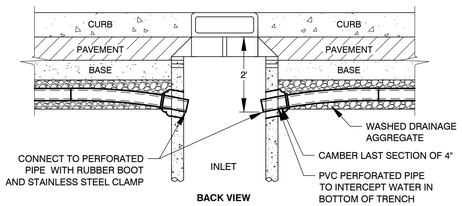
OVERALL LAYOUT



PIPE DETAIL
PERFORATION LOCATIONS



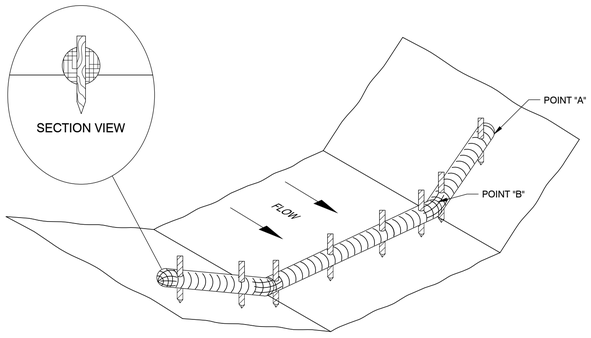
SIDE VIEW



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.

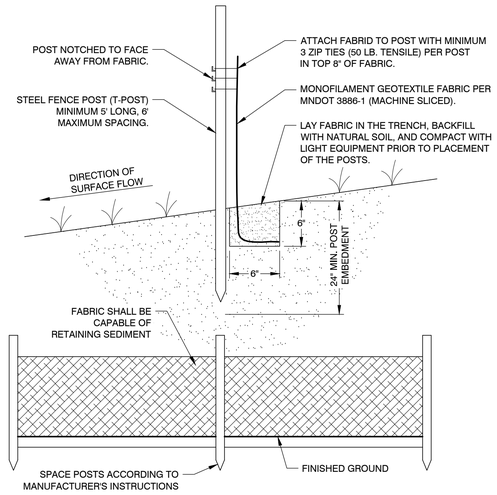
PERFORATED PIPE
NO SCALE *06.26.25*



3-D VIEW

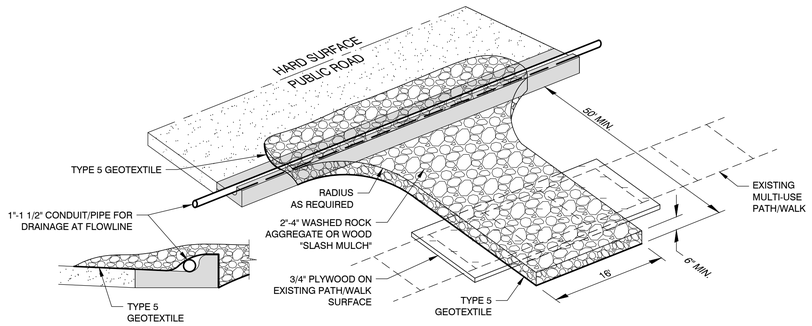
NOTES:
1. 9" DIA. WATTLE WITH MINIMUM 1"x2"x24" WOOD STAKES @ 2' O.C. SPACING ALONG WATTLE LENGTH.
2. ENDS OF WATTLES MUST BE OVERLAPPED 6".
3. WATTLE SHALL BE INSTALLED MINIMUM 1" BELOW GRADE.
4. POINT "A" MUST BE A MINIMUM OF 12" HIGHER THAN POINT "B" TO ENSURE THAT WATER FLOWS OVER THE WATTLE AND NOT AROUND THE WATTLE.

SEDIMENTATION CONTROL WATTLE - CONFINED FLOW
NO SCALE 06.26.25

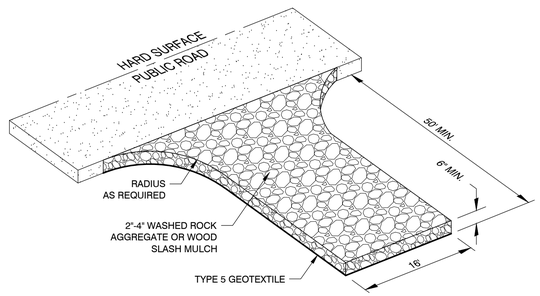


NOTES:
1. INSPECT AND REPAIR AFTER EACH STORM EVENT, AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENTS SHALL BE DEPOSITED IN AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. MACHINED SLICED SILT FENCE TO HAVE EMBEDMENT DEPTH OF 8" TO 12".

STANDARD SILT FENCE
NO SCALE *06.26.25*

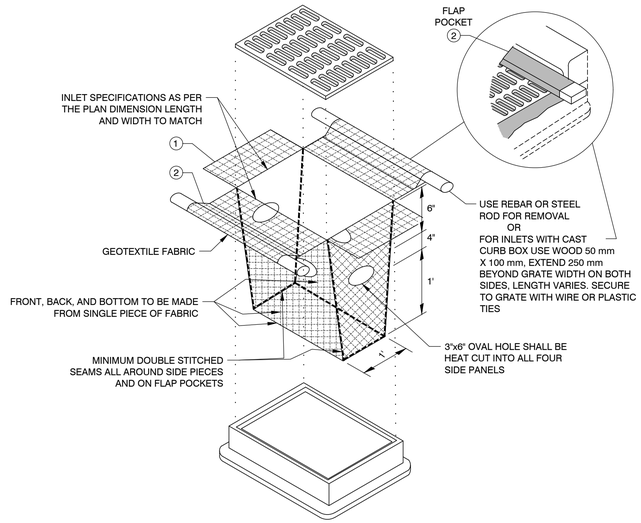


TYPE A - SIDEWALK AND CURB



TYPE B - NO SIDEWALK OR CURB

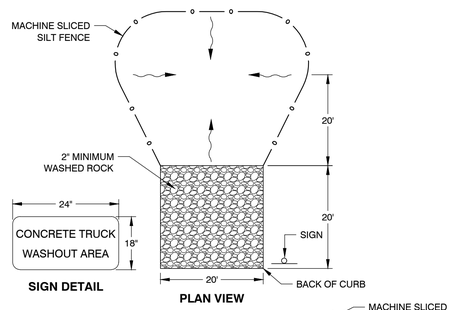
CONSTRUCTION ENTRANCE
NO SCALE *06.26.25*



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

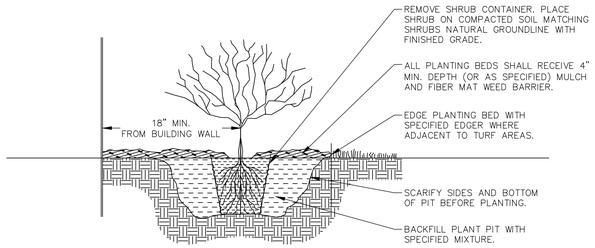
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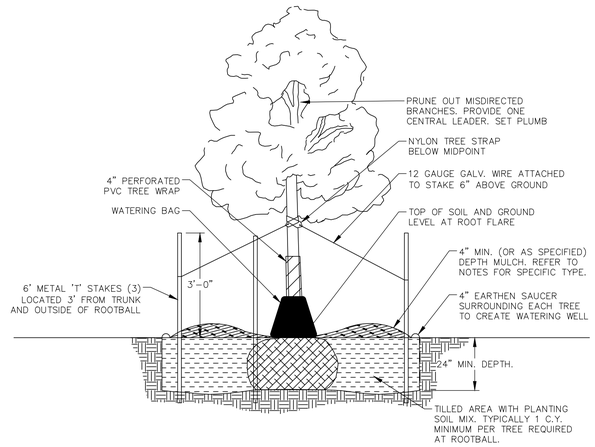
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SHRUB PLANTING

NO SCALE *LAND-LA 01.19.24*

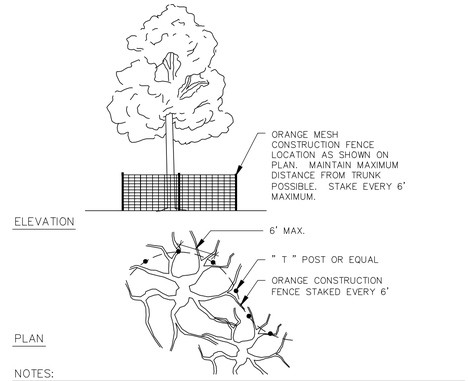


NOTES:

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*

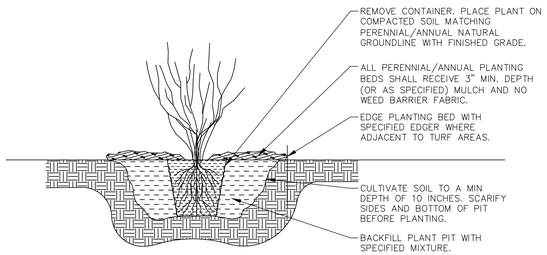


NOTES:

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.

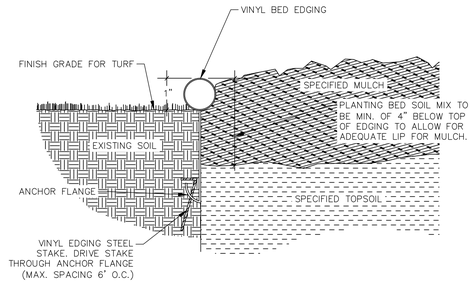
EXISTING TREE PROTECTION

NO SCALE *LAND-LA 12.23.24*



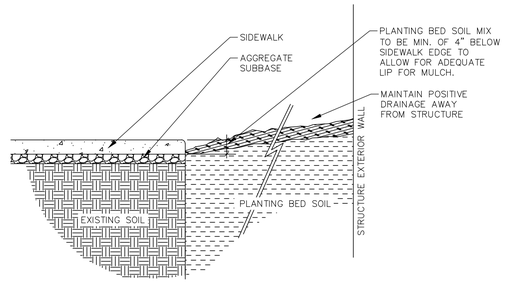
PERENNIAL PLANTING

NO SCALE *LAND-LA 01.22.24*



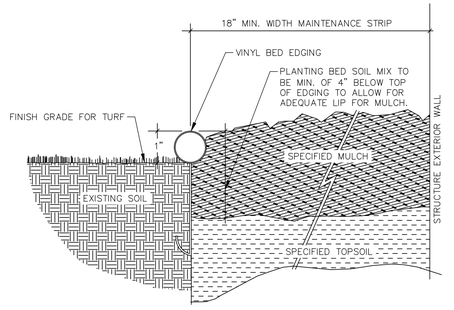
VINYL PLANTER EDGER

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



N
W E
S

0 #8
Scale in Feet

PRELIMINARY

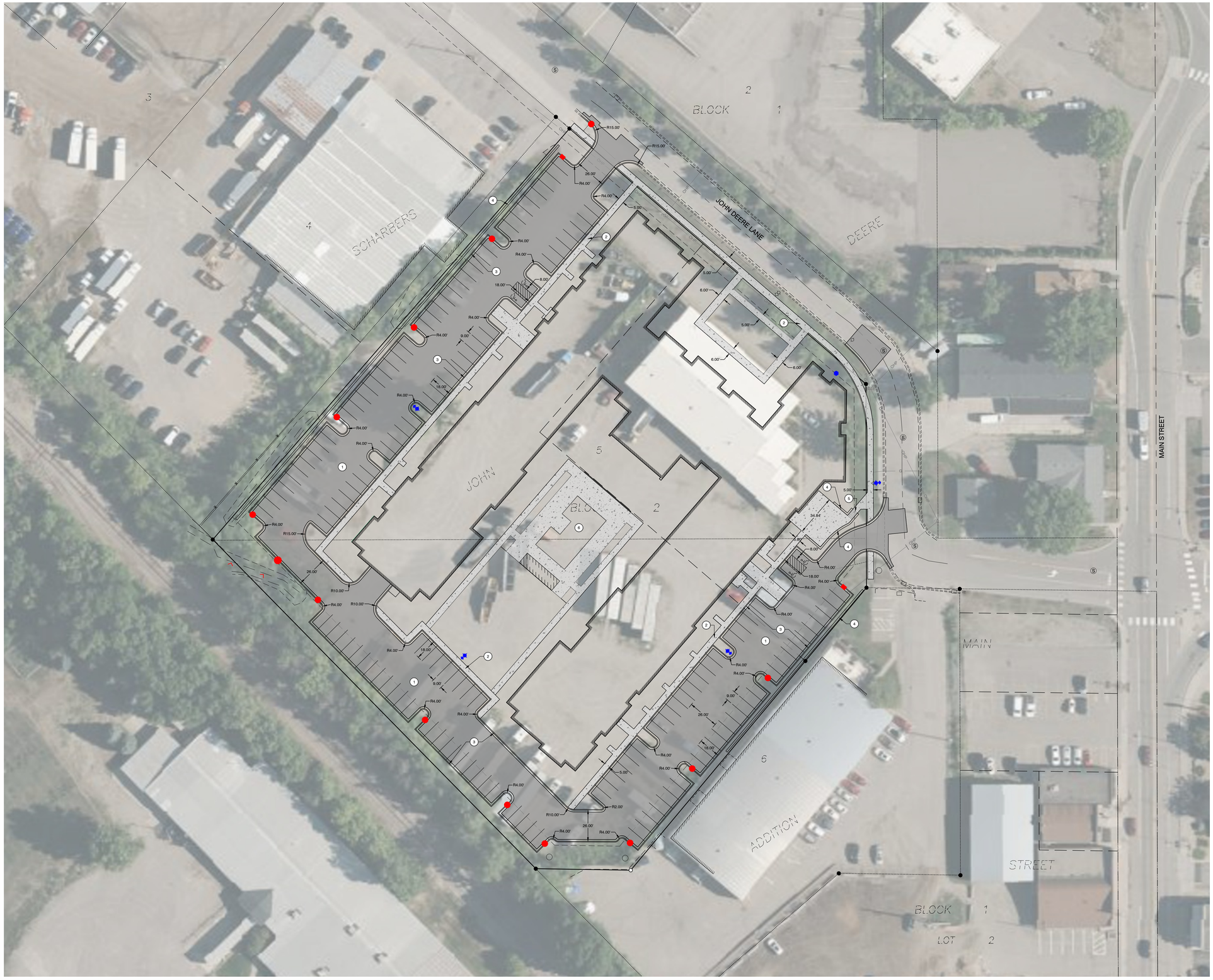
moore
engineering, inc.
a Vistal company

REMOVALS
WILLIS TRUCKING MULTI-FAMILY DEVELOPMENT
21601 JOHN DEERE LANE
ROGERS, MN 55374
EXISTING CONDITIONS & REMOVALS

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

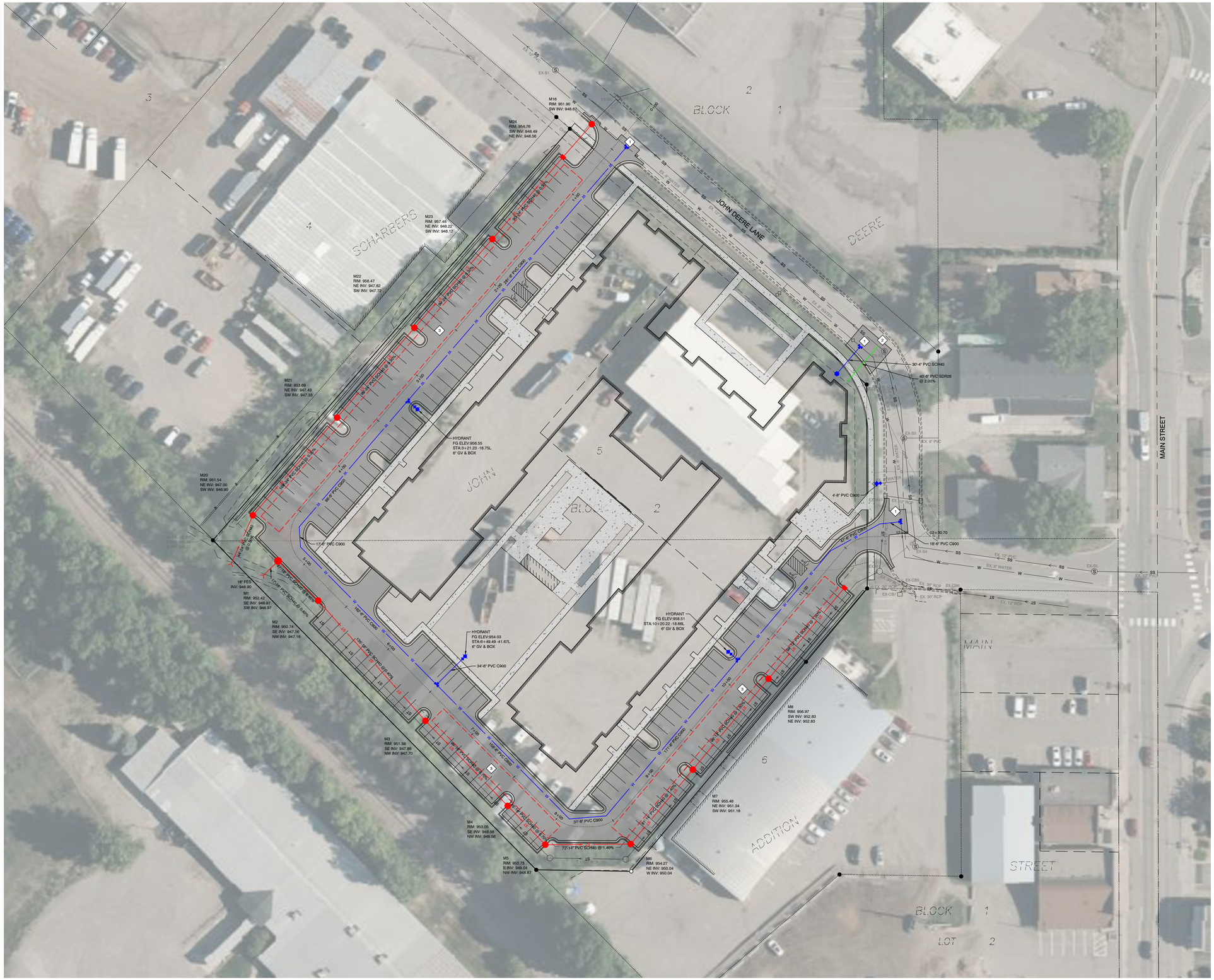
moore engineering, inc.
a Vistal company

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
34'-6" PVC C900
17'-6" PVC C900
31'-6" PVC C900
72'-14" PVC SCH40 @1.40%
18'-6" PVC C900
18" FES
INV: 946.90
EX-SS
EX-W
EX-STORM
EX-WATER
EX-CBT
EX-CBS
EX-MH
EX-GV
EX-HYD
EX-12" RCP
EX-18" RCP
EX-24" RCP
EX-30" RCP
EX-6" PVC
EX-8" WATER
EX-12" PVC
EX-8" PVC
EX-12" WATER
EX-16" WATER
EX-6" WATER
EX-8" SS
EX-12" SS
EX-15" SS
EX-18" SS
EX-24" SS
EX-30" SS
EX-36" SS
EX-42" SS
EX-48" SS
EX-54" SS
EX-60" SS
EX-66" SS
EX-72" SS
EX-84" SS
EX-96" SS
EX-102" SS
EX-108" SS
EX-114" SS
EX-120" SS
EX-126" SS
EX-132" SS
EX-138" SS
EX-144" SS
EX-150" SS
EX-156" SS
EX-162" SS
EX-168" SS
EX-174" SS
EX-180" SS
EX-186" SS
EX-192" SS
EX-198" SS
EX-204" SS
EX-210" SS

FILE LOCATION: Q:\Projects\30000\30400\30402 Rogers\Multifamily\Development\CAD\C3D\Production\30402_Site.dwg

PRELIMINARY

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engineering, inc.
a Vistal company

SITE PLANS
WILLIS TRUCKING MULTI-FAMILY DEVELOPMENT
21601 JOHN DEERE LANE
ROGERS, MN 55374

GRADING AND EROSION CONTROL PLAN

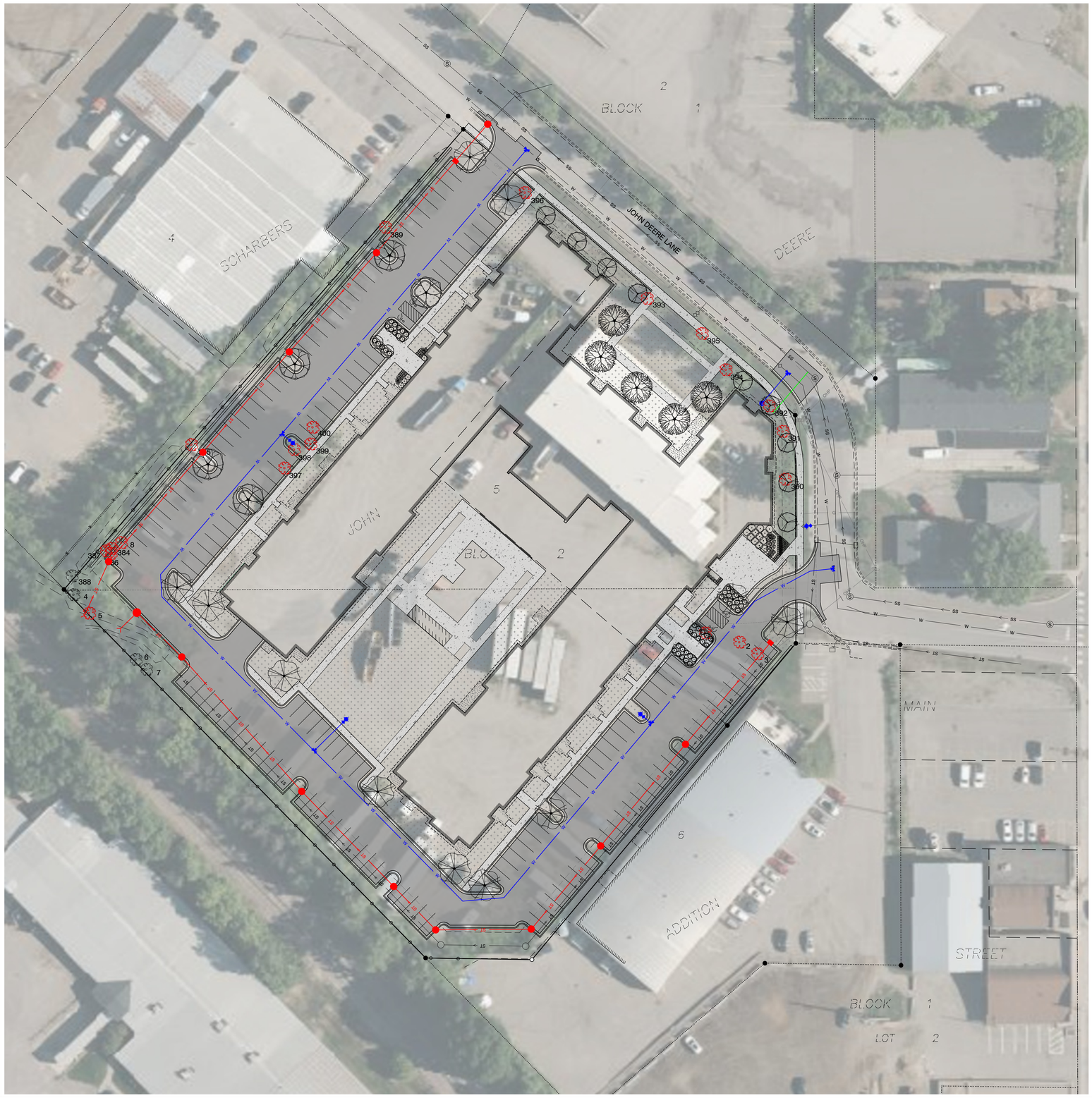
DATE:	01.09.26
REV DATE:	----
REV NUM:	----
RECORD:	----
PROJECT No.	30402
MANAGER:	LM
DESIGNER:	----
DRAFTER:	----
REVIEWER:	JR

C-603

N
W E
S

0 40
Scale in Feet

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

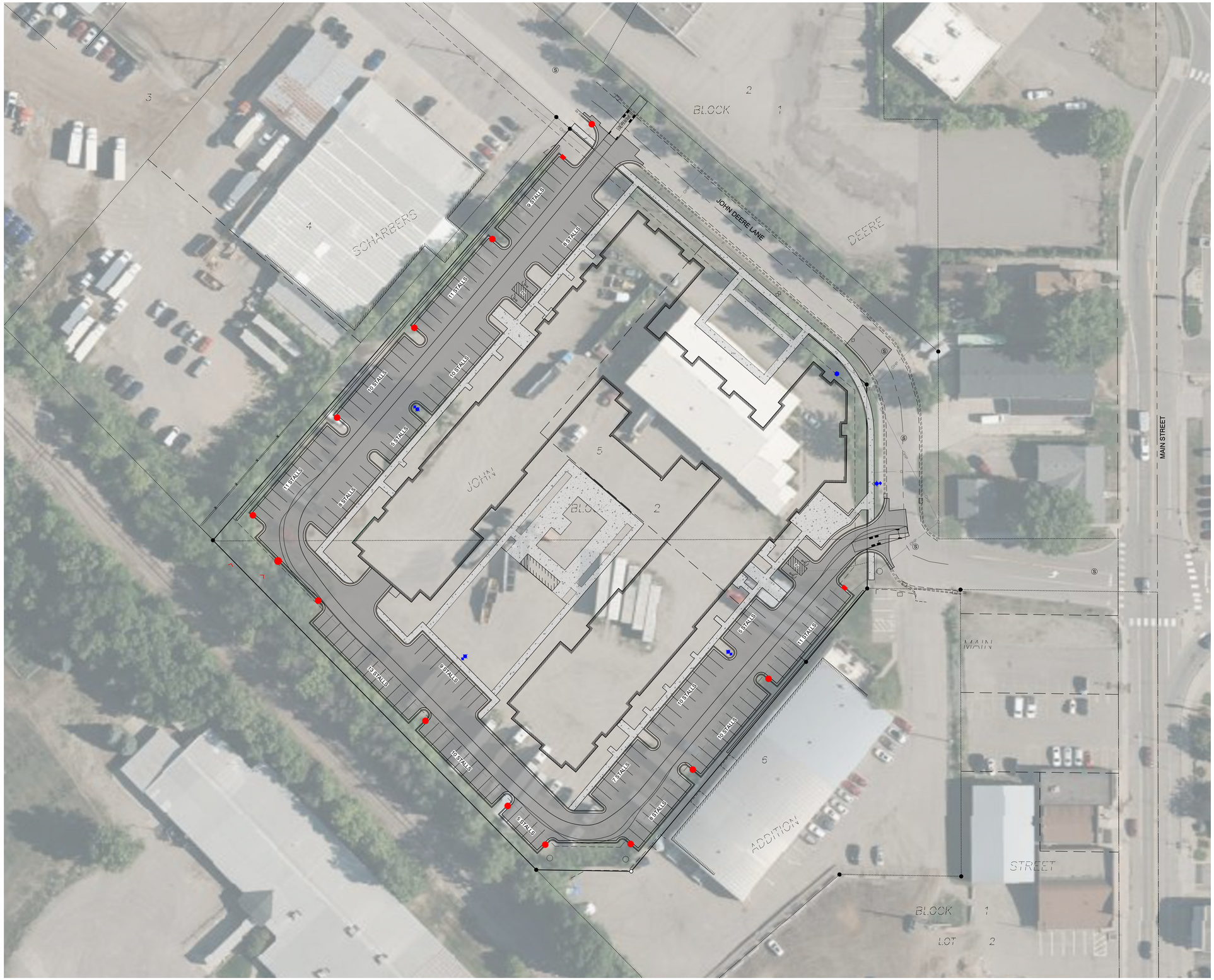
moore engineering, inc.
a Vistal company

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

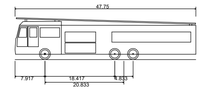


EXTERIOR PARKING STALL COUNT TOTALS

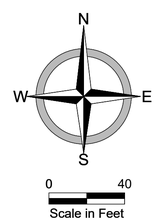
STANDARD = 160

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°



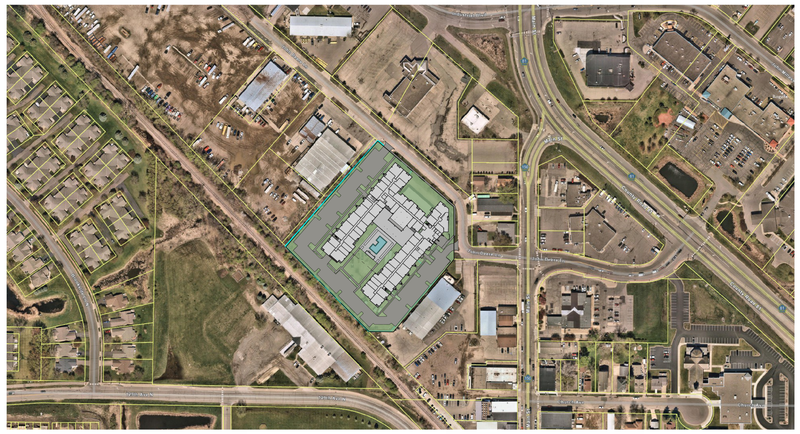
PRELIMINARY

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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

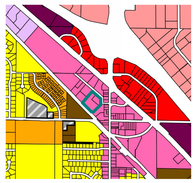
LEVEL	AREA
LOWER LEVEL	68,570 SF
LEVEL 1	62,620 SF
LEVEL 2	61,670 SF
LEVEL 3	61,670 SF
GRAND TOTAL	254,530 SF

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

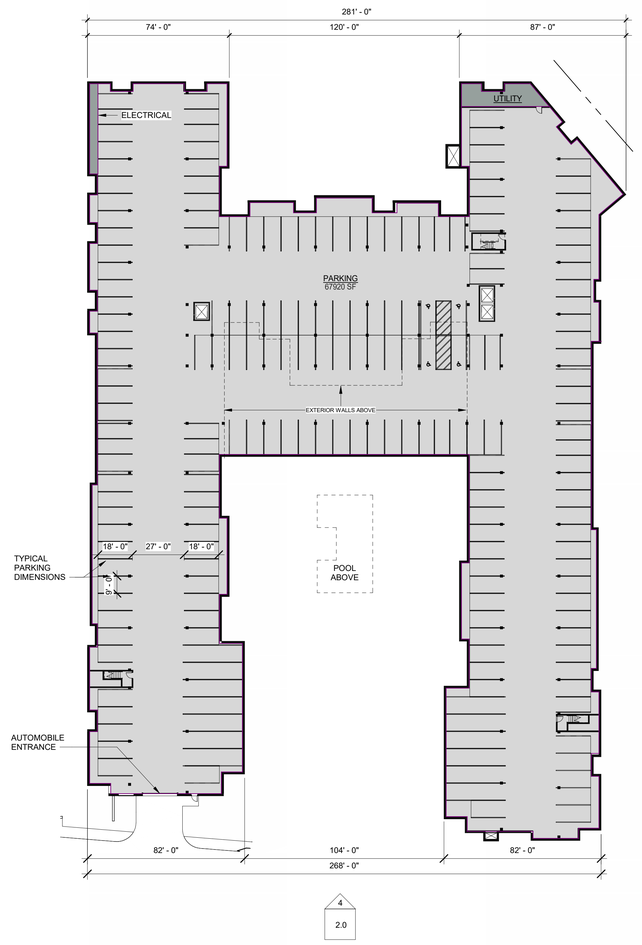
ZONING DISTRICT = DT



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"

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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

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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

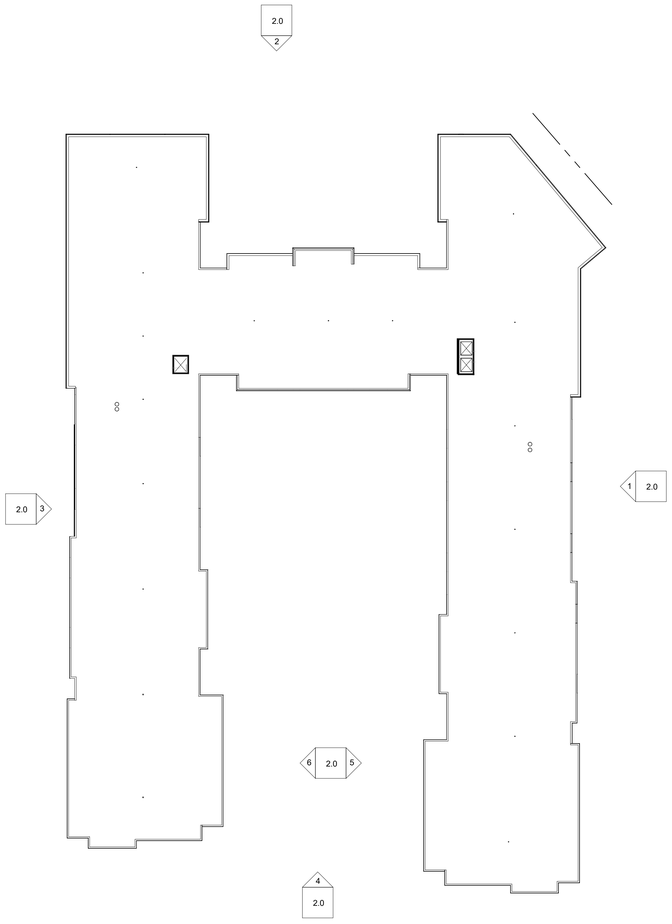
PROJECT NO:	Project Number
DRAWN BY:	Author
CHK'D BY:	Checker

SHEET TITLE

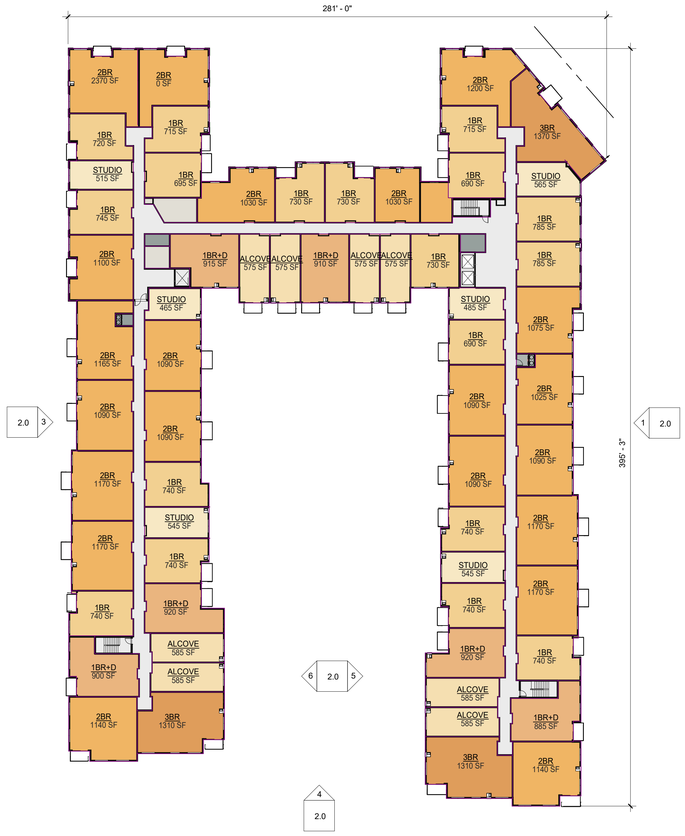
FLOOR PLANS

1.0

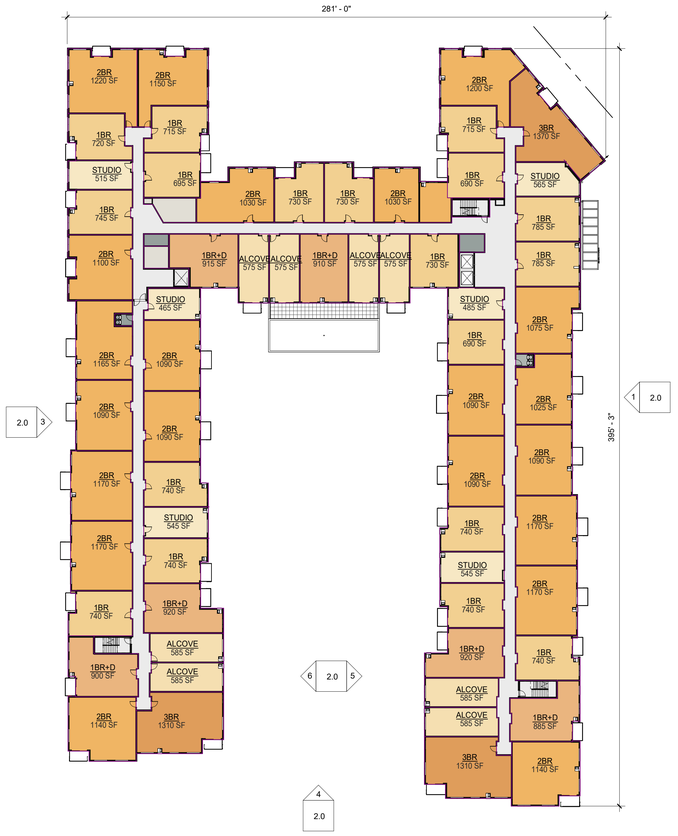
1/2/2026 1:17:15 PM



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"

0' 16' 32' 64'

1/2/2026 12:26:47 PM

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ROGERS - JOHN DEERE LN

21601 JOHN DEER LANE

DATE: 01.02.2026

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Lucas Mueller
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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	

1/2/2026 12:27:20 PM

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ROGERS - JOHN DEERE LN

21601 JOHN DEER LANE

DATE: 01.02.2026

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2 Carlson Pkwy N
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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



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

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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.

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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

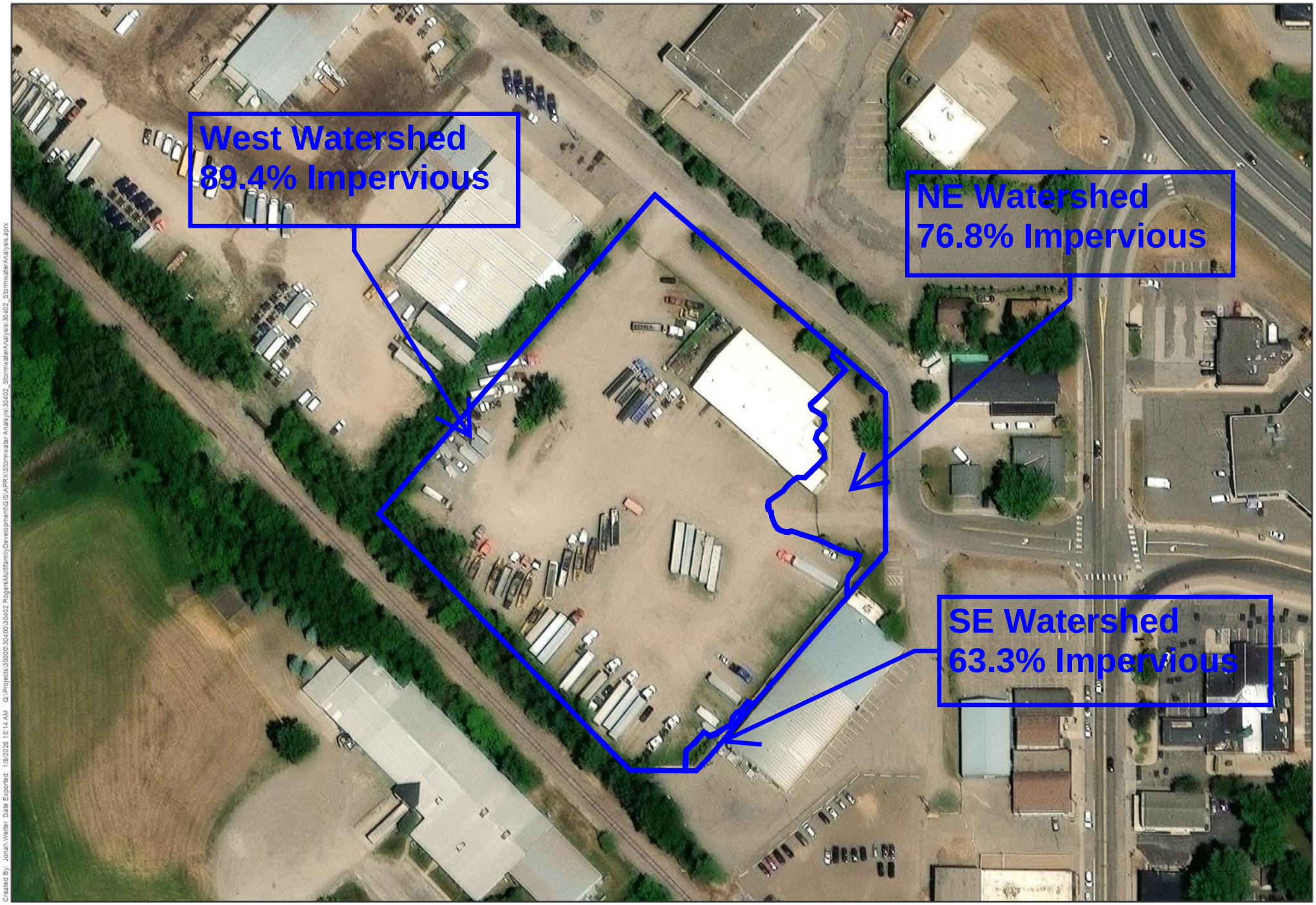
Pollutant	Existing Discharge (lb/yr)	Proposed Discharge (lb/yr)	Difference (lb/yr)
TSS	2,815.1	328.3	-2,486.8
TP	9.0	3.2	-5.8

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



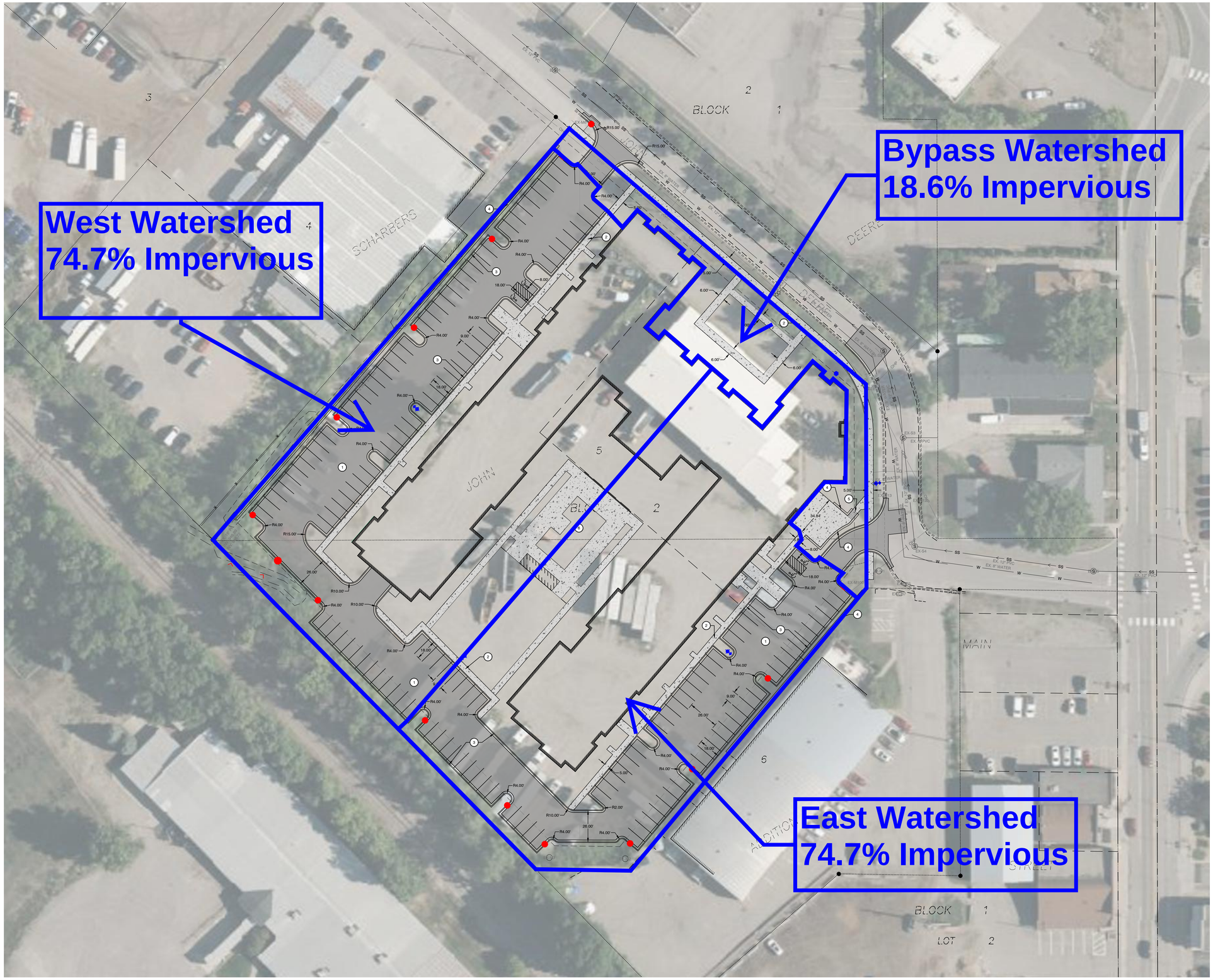
Created By: Jonah.Wetter Date Exported: 1/9/2026 10:14 AM C:\Projects\30000\30400\30402 Rogers\Multifamily\Development\GIS\APRX\Stormwater Analysis\30402_Stormwater Analysis 30402_StormwaterAnalysis.aprx

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

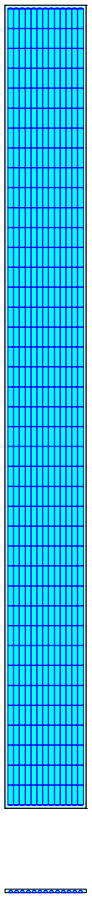
40 Chambers/Row x 7.12' Long +0.23' Cap Length x 2 = 285.27' Row Length +12.0" End Stone x 2 = 287.27' Base Length
13 Rows x 25.0" Wide + 12.0" Side Stone x 2 = 29.08' Base Width
12.0" Chamber Height + 3.0" Stone Cover = 1.25' Field Height

520 Chambers x 6.8 cf = 3,555.2 cf Chamber Storage

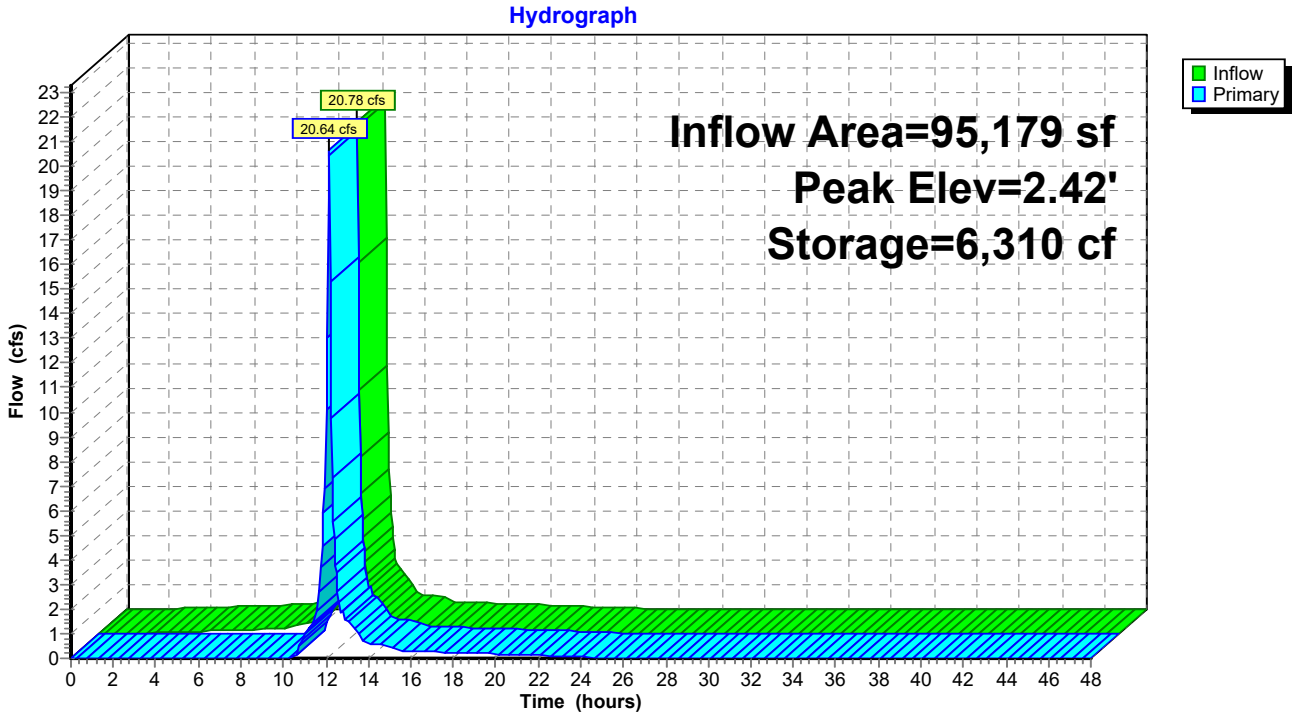
10,443.3 cf Field - 3,555.2 cf Chambers = 6,888.1 cf Stone x 40.0% Voids = 2,755.2 cf Stone Storage

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

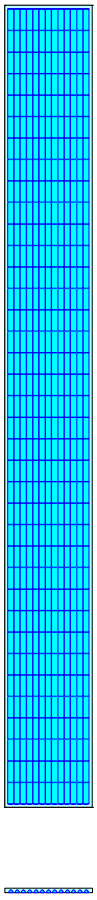
37 Chambers/Row x 7.12' Long +0.23' Cap Length x 2 = 263.91' Row Length +12.0" End Stone x 2 = 265.91' Base Length
13 Rows x 25.0" Wide + 12.0" Side Stone x 2 = 29.08' Base Width
12.0" Chamber Height + 6.0" Stone Cover = 1.50' Field Height

481 Chambers x 6.8 cf = 3,288.6 cf Chamber Storage

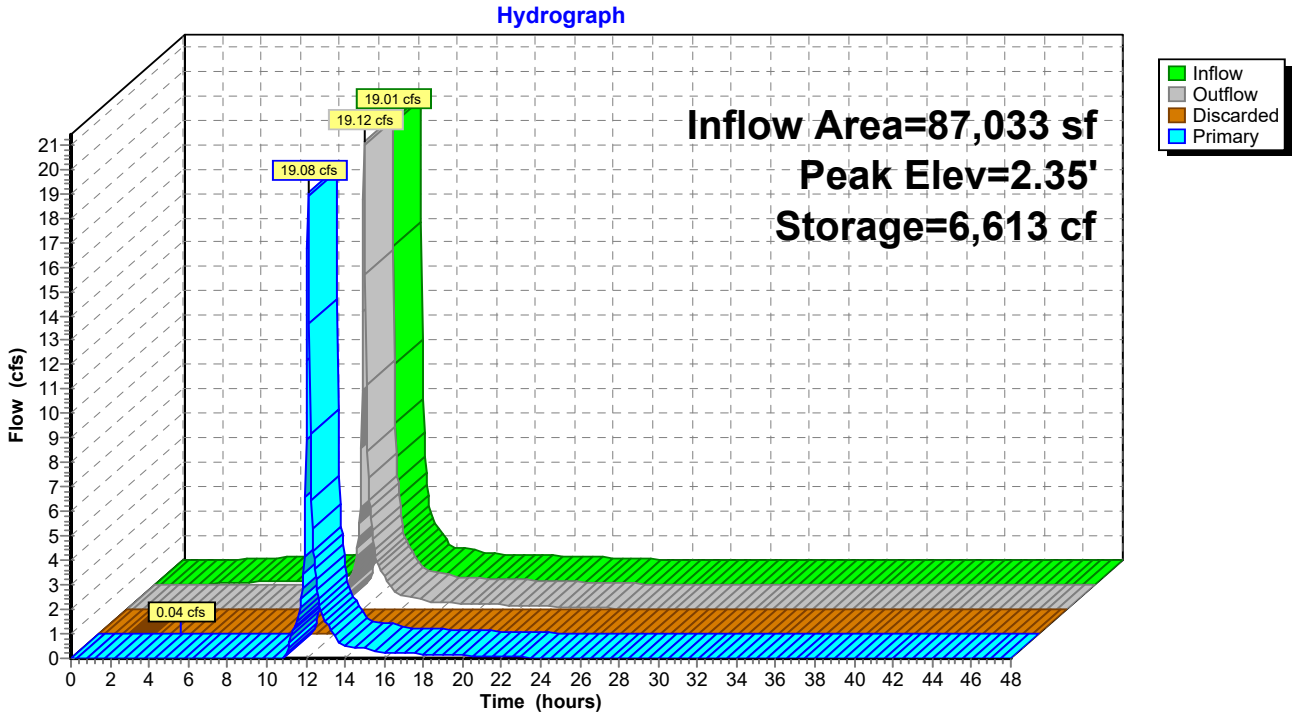
11,600.2 cf Field - 3,288.6 cf Chambers = 8,311.6 cf Stone x 40.0% Voids = 3,324.6 cf Stone Storage

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.

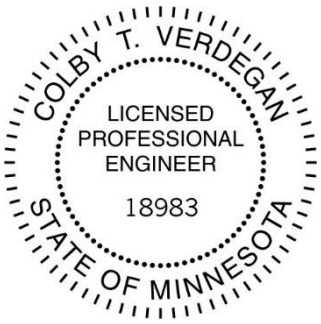
Design Phase Geotechnical Evaluation:

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

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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

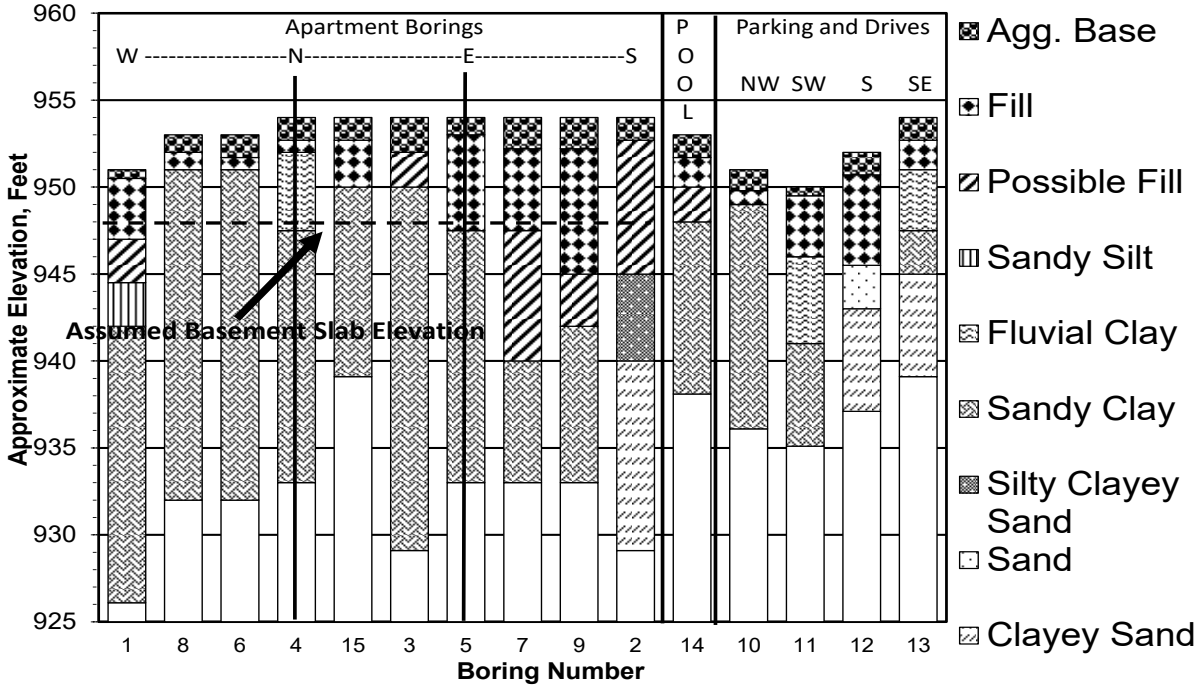
The borings were performed using penetration test procedures (Method of Test D1586 of the American Society for Testing and Materials). This procedure allows for the extraction of intact soil specimen from deep in the ground. With this method, a hollow-stem auger is drilled to the desired sampling depth. 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.

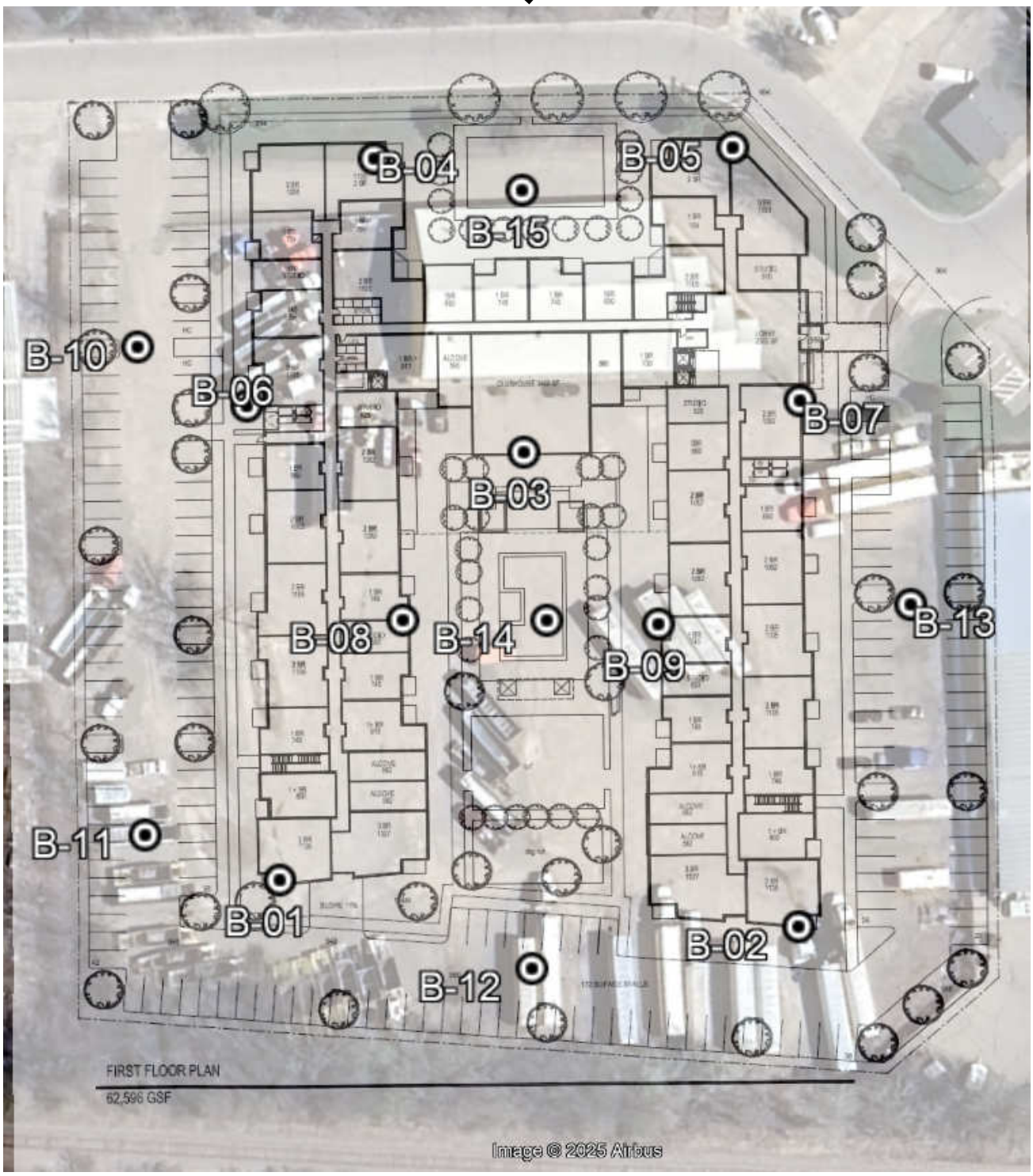
Legend

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**.			
948.0	2.0	SP SM	**FILL**, Poorly Graded Sand with Silt, fine-to-medium grained, dark brown, moist.			
946.0	4.0	CL	**FILL** Sandy Lean Clay, black, wet.	6		MC=27.8%
943.5	6.5	CL	**LEAN CLAY** trace Gravel, gray, wet, medium. (Glacio-Fluvium)	7		MC=39%
941.0	9.0	CL	**SANDY LEAN CLAY**, trace Gravel, brown, wet, rather soft. (Glacio-Fluvium)	4	▽	MC=27%
935.1	14.9	CL	**SANDY LEAN CLAY**, trace Gravel, brown, wet, rather soft to medium. (Glacial Till)	5		MC=24.2%
				5		MC=39.7%
				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

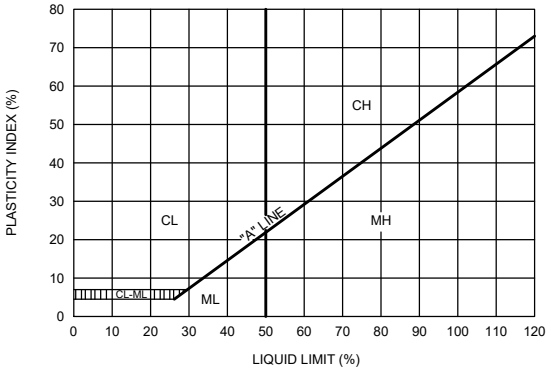
Standard Penetration Test

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	TC	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.

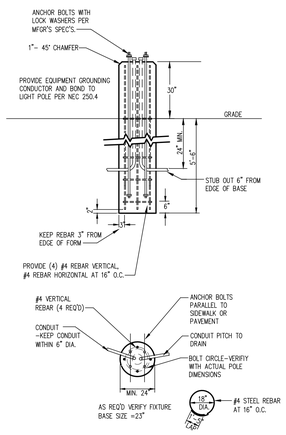
ELECTRICAL GENERAL NOTES

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

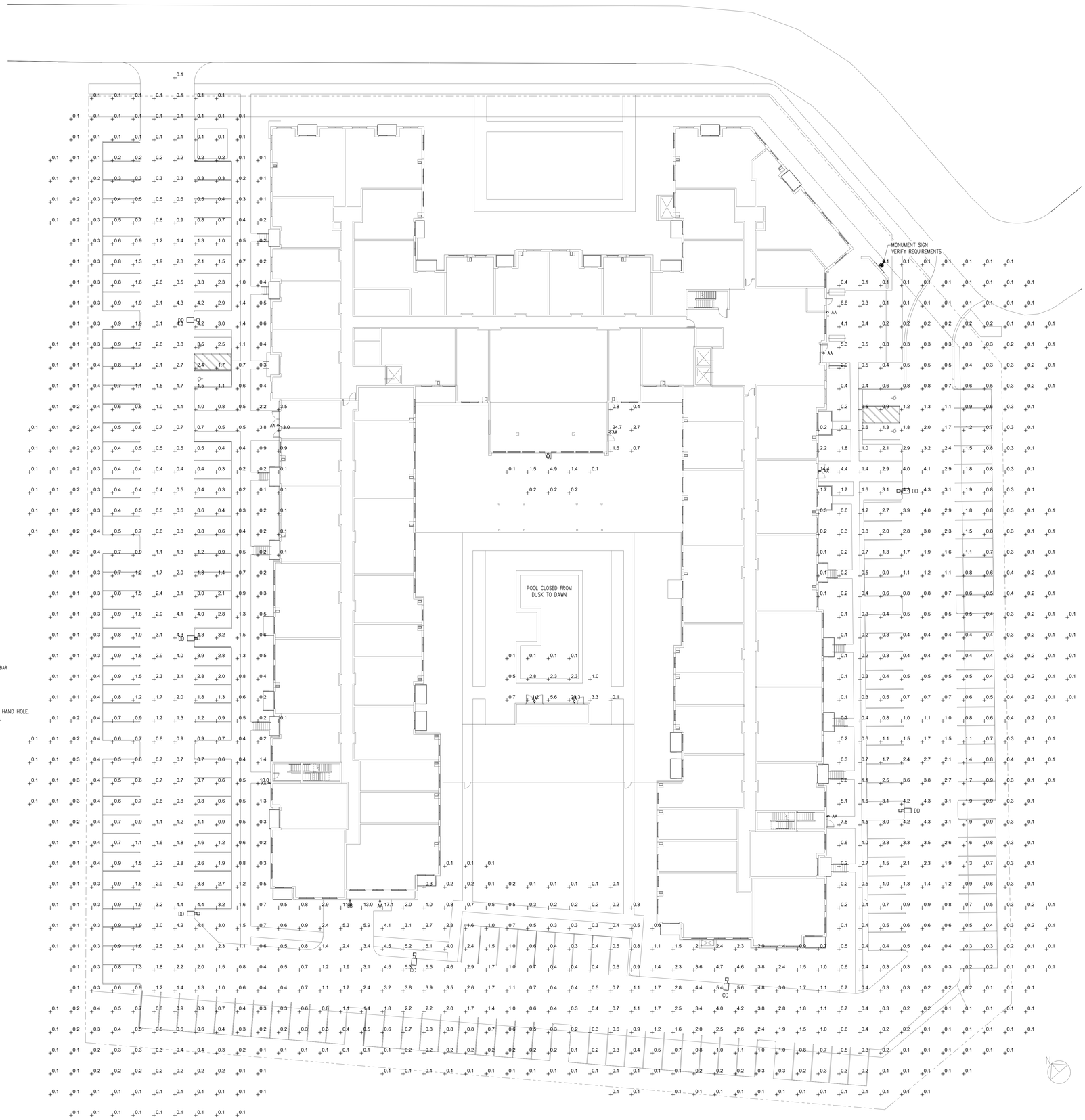
TYPE	LAMPS	WATTAGE	DESCRIPTION	NOTES
AA	LED	16	EXTERIOR WALL PACK	MWP10
BB	LED	40	EXTERIOR WALL PACK	MWP10
CC	LED	100	POLE MOUNT FIXTURE, TYPE II OPTICS, 25' POLE	MAL08
DD	LED	100	POLE MOUNT FIXTURE, TYPE III OPTICS, 25' POLE	MAL08

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: 320-656-0312

DATE	REVISION	DESCRIPTION	BY
-/-/--	A		
-/-/--	B		
-/-/--	C		
-/-/--	D		

DATE	REVISION	DESCRIPTION	BY
-/-/--	A		
-/-/--	B		
-/-/--	C		
-/-/--	D		

DATE: 12/22/25
SCALE: AS SHOWN
DRAWN BY: DK
CHECKED BY: DJK
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:

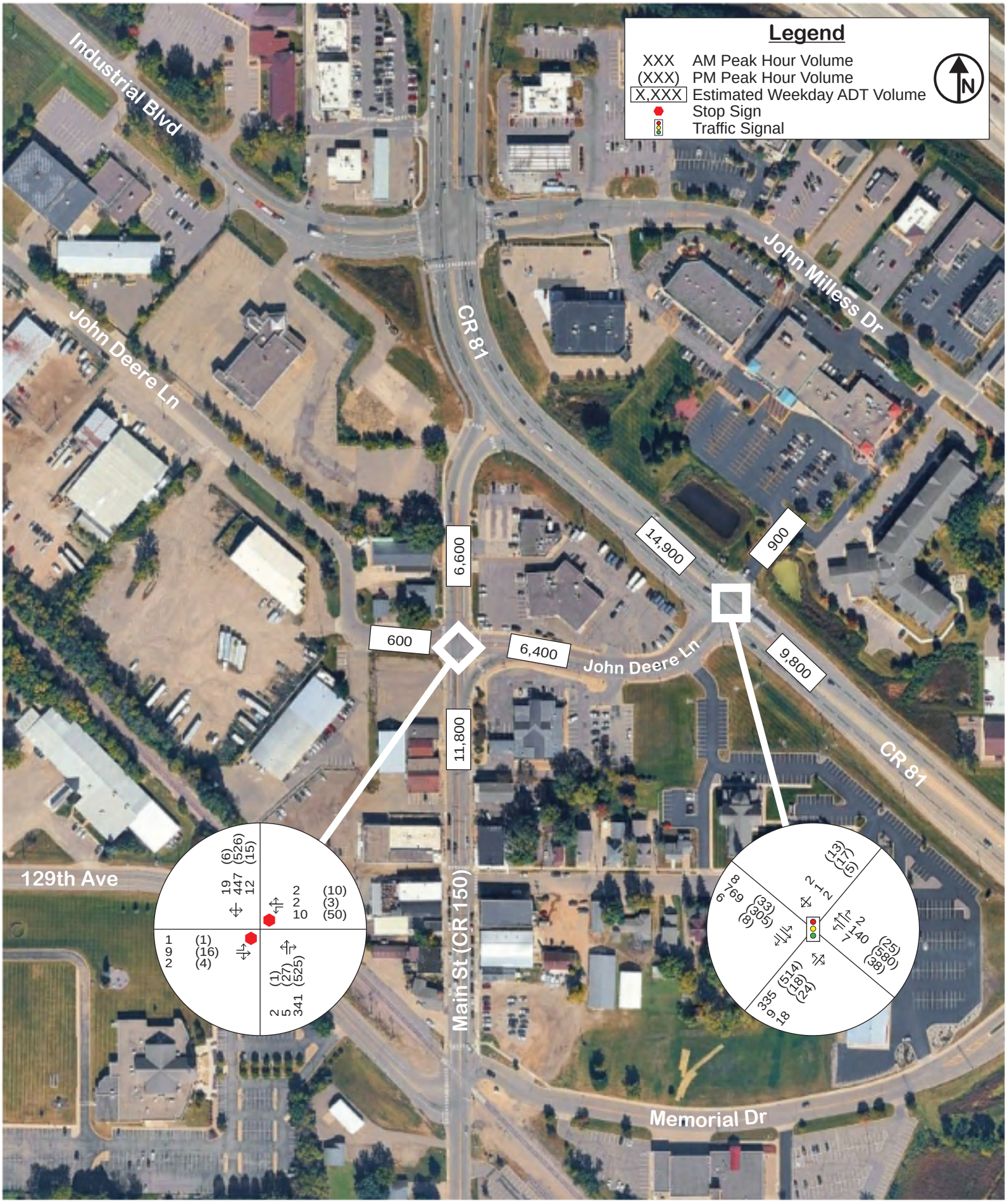
- ***CR 81*** – a 4-lane divided minor arterial roadway. There are multimodal facilities (i.e., sidewalk or trail) along at least one side of the corridor north of Main Street (CR 150) and no facilities to the south. The speed limit is 45-mph.
- ***Main Street (CR 150)*** – a 2-lane undivided major collector 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

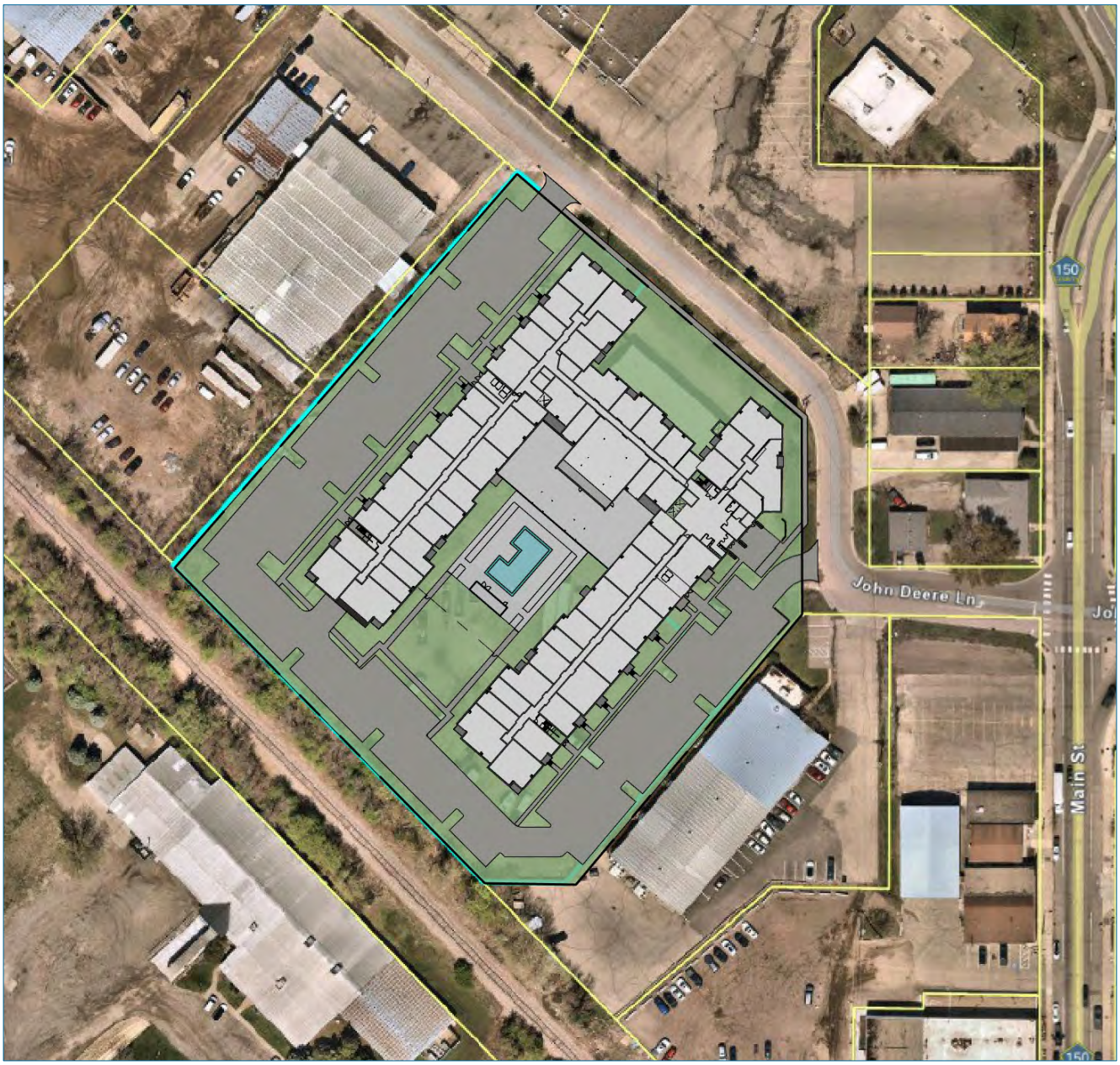
Study Intersection	Traffic Control	Level of Service (delay in seconds)	
		AM Peak Hour	PM Peak Hour
John Deere Ln and Main St (CR 150)	SSS	A / A (7)	A / A (9)
John Deere Ln and CR 81	Signal	C (20)	C (30)

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.



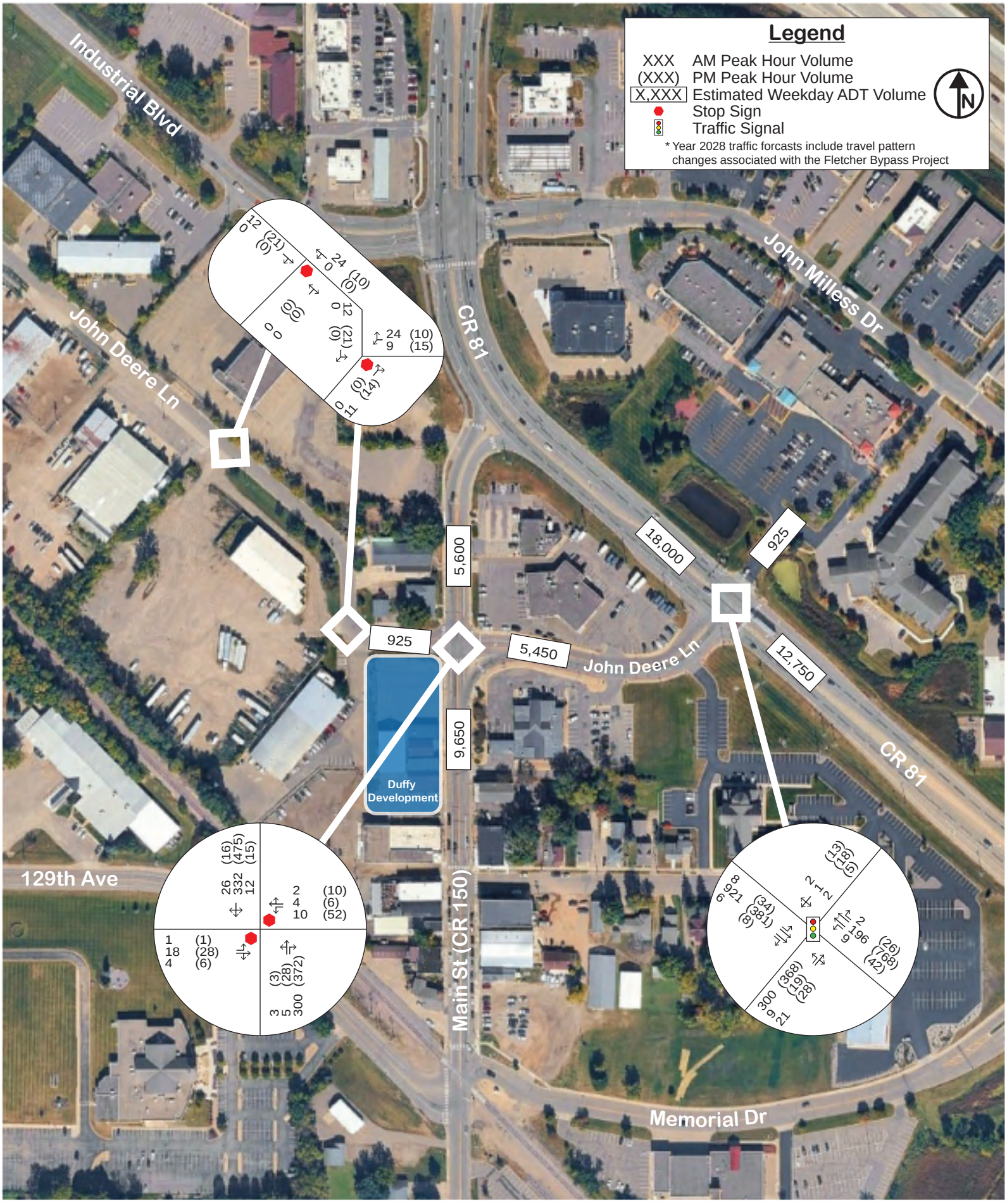
Background Growth

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.

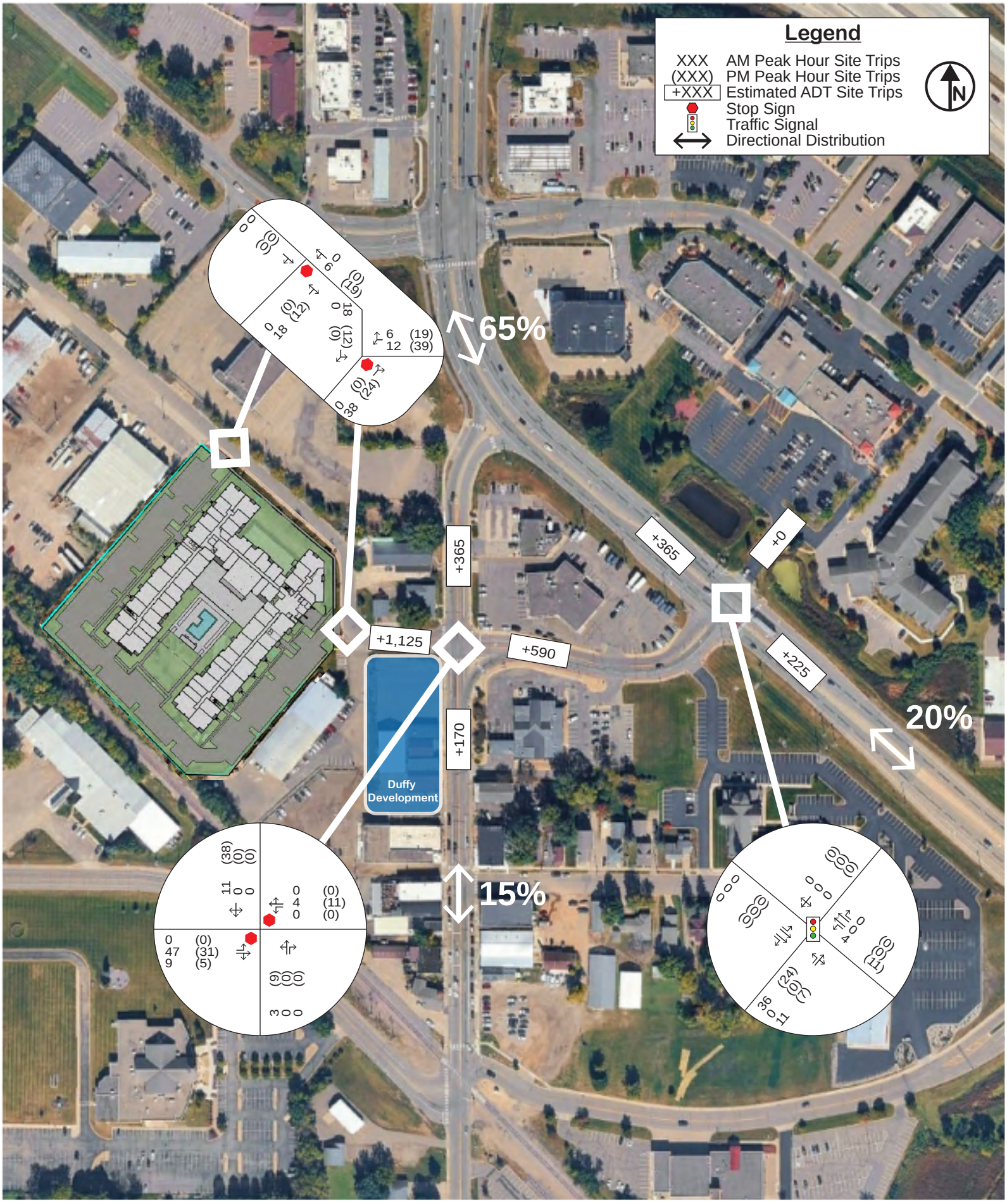
Table 3 Year 2028 Intersection Capacity Analysis Summary

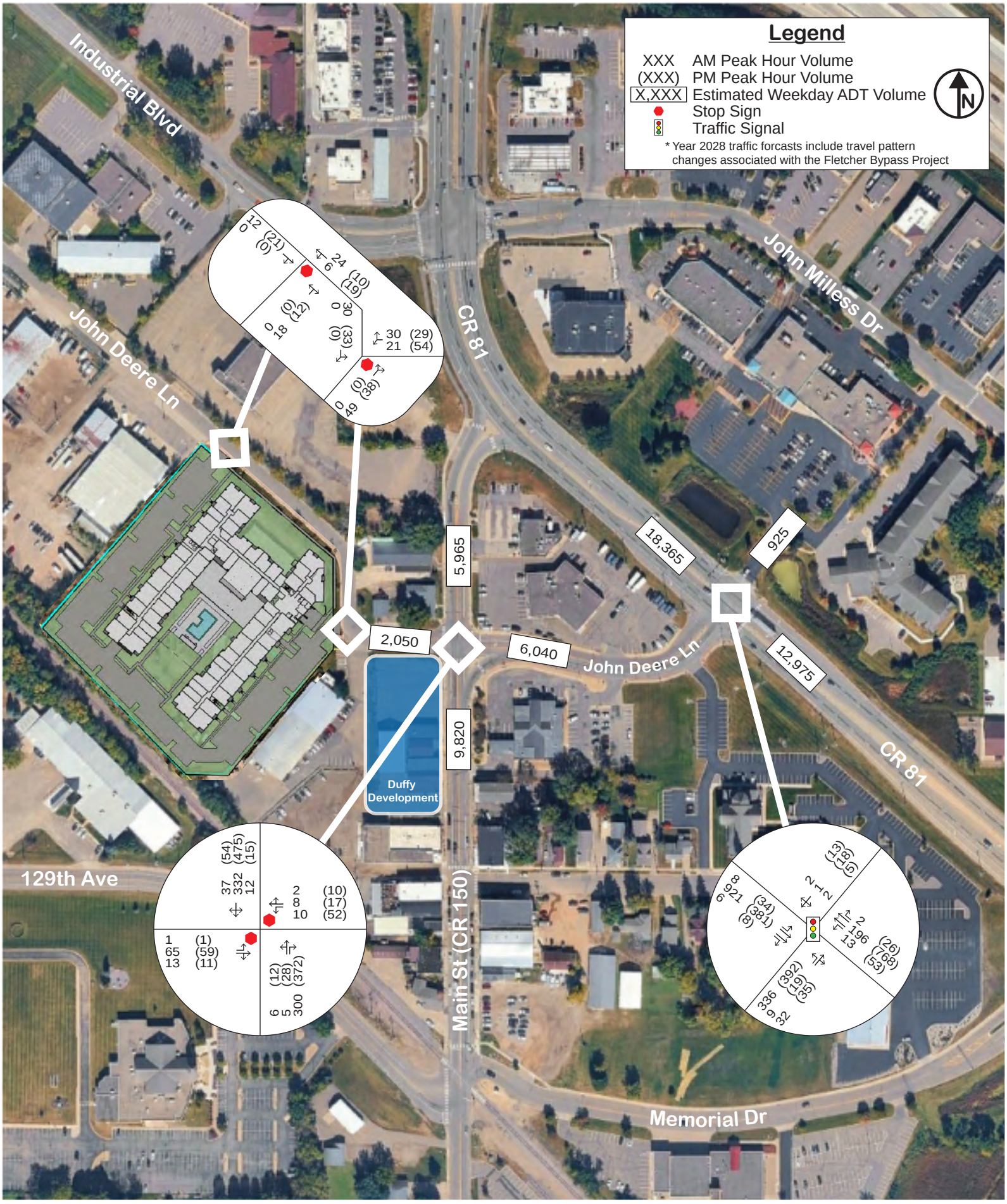
Study Intersection	Traffic Control	Level of Service (delay in seconds)			
		AM Peak Hour		PM Peak Hour	
		No Build	Build	No Build	Build
John Deere Ln and West Site Access	SSS	---	A / A (3)	---	A / A (6)
John Deere Ln and East Site Access*	SSS	A / A (3)	A / A (3)	A / A (6)	A / A (6)
John Deere Ln and 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%
20%
15%
+365
+365
+0
+1,125
+590
+225
+170
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 **Meeting Date**: February 10, 2026

ROGERS CITY COUNCIL **Agenda Item**: 7.2

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.

Planning Commission Review
This item was reviewed, and a public hearing was held at the February 2nd Planning Commission meeting. The item was unanimously recommended for approval by the Commission. The discussion on the proposed development corresponded to the public plaza space. The Commission did include a request to add a public buying and selling safe space for residents to make transactions (typically for things such as Facebook Marketplace). The draft resolution includes a condition corresponding to this.

Staff Recommendation
Staff recommends the 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.

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 C; 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 E; 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 comments 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.
7. A space or spaces within the primary public parking area near the front entrance for the Police Department shall be marked and properly lit/monitored for a safe public buy and sell space.

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 10th 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 C

PRELIMINARY PLAT

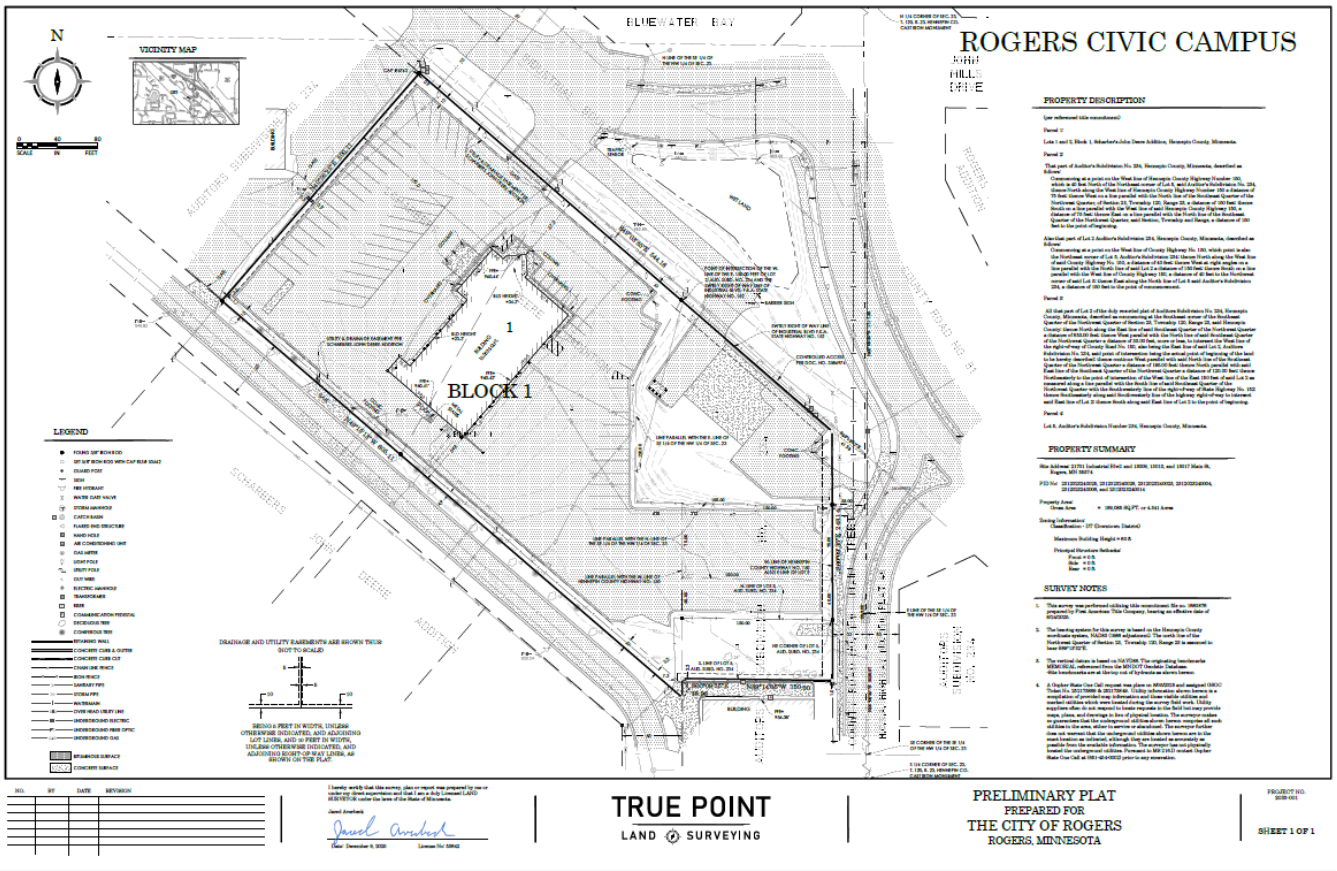
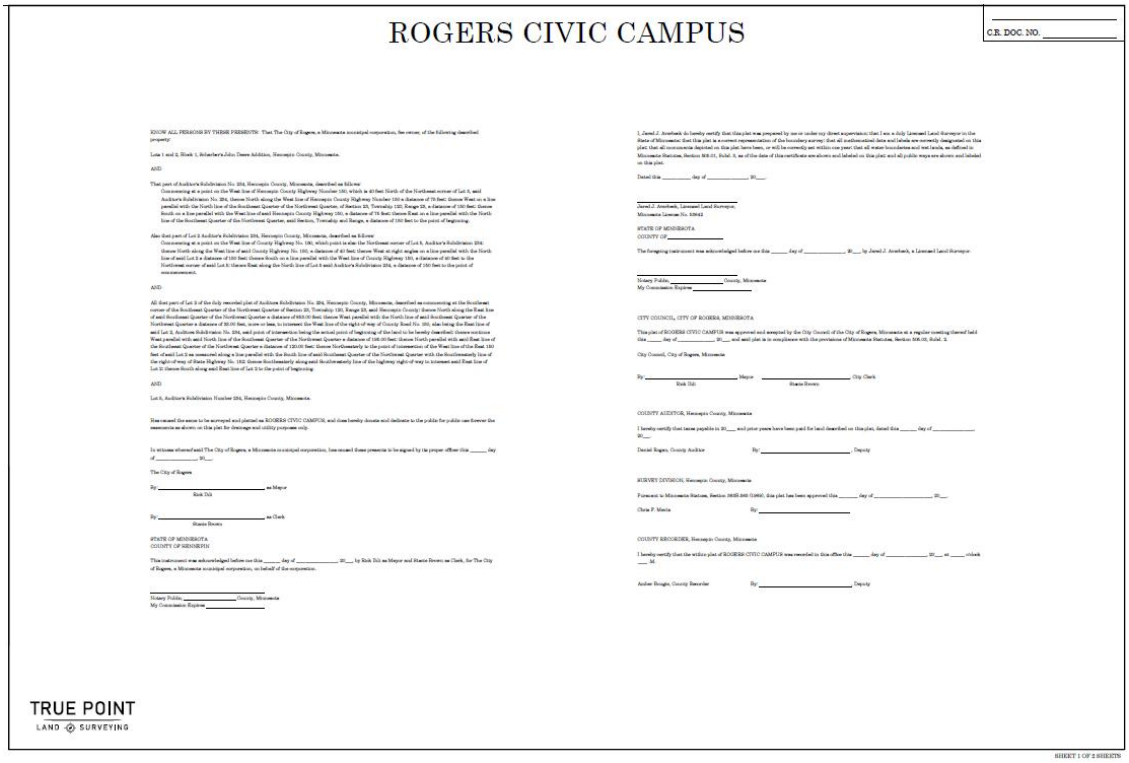


EXHIBIT D

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 25, 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 25, Township 120, Range 24, and Hennepin County; thence North along the East line of said Southwest Quarter of the Northwest Quarter a distance of 663.10 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 198.00 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 A, 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. 53643

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: _____

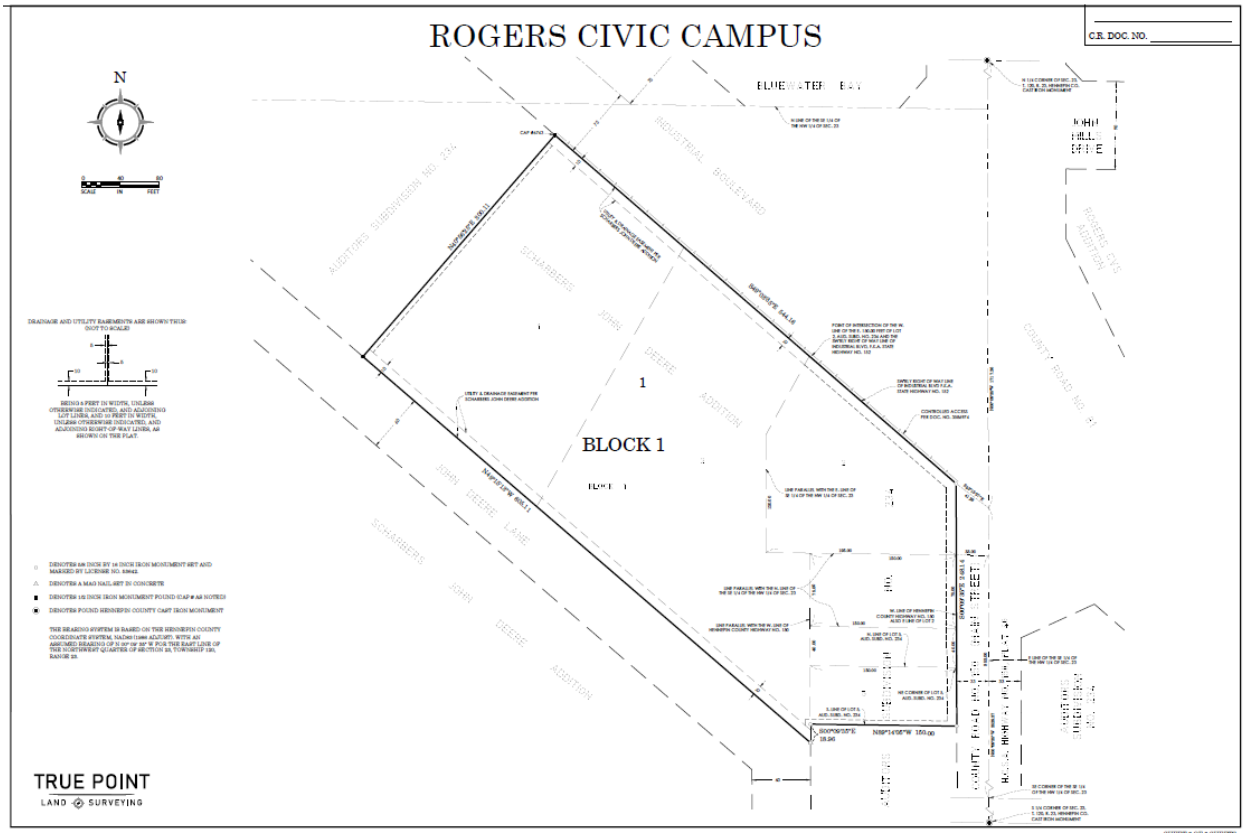
COUNTY RECORDER, Hennepin County, Minnesota

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 6 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. 53643.

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°09'59" W FOR THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 120, RANGE 24.

BLUE WATER BLVD

INDUSTRIAL BOULEVARD

AUDITORS SUBDIVISION NO. 204

SCHAEFER'S JOHN DEERE ADDITION

ROGERS CIVIC ADDITION

COUNTY ROAD NO. 150

1

BLOCK 1

JOHN DEERE LANE

SCHAEFER'S JOHN DEERE ADDITION

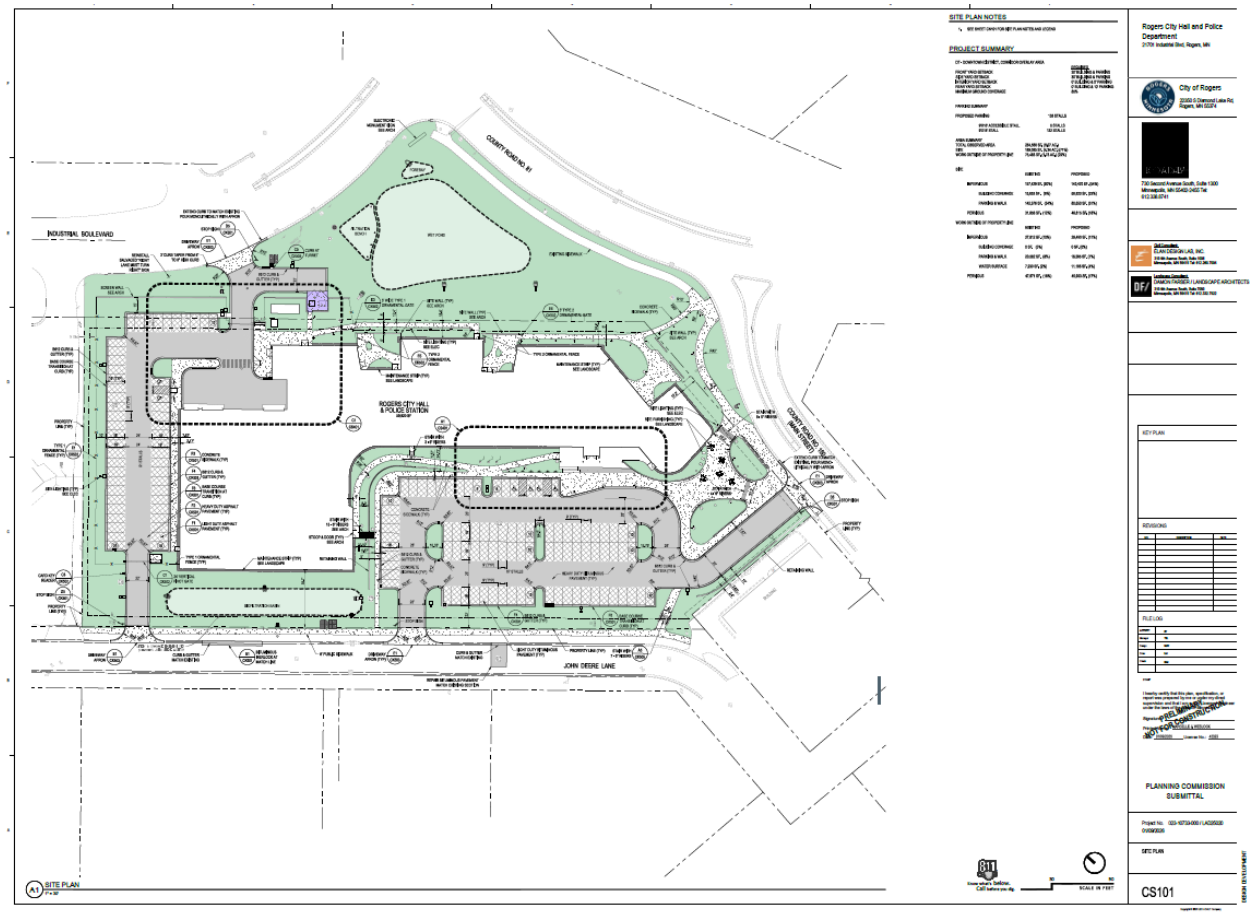
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N89°14'05"W 150.00

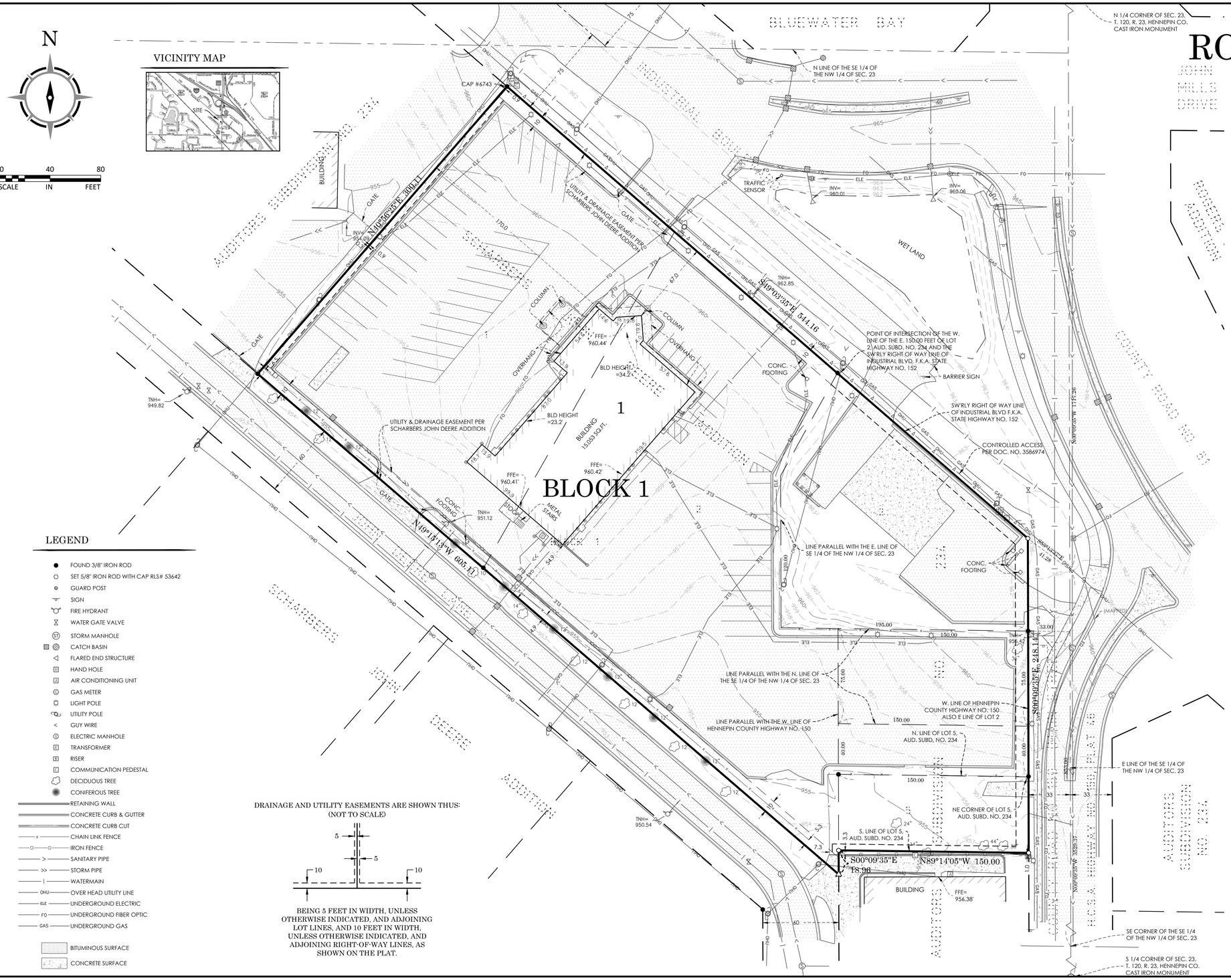
TRUE POINT
LAND SURVEYING

EXHIBIT E

SITE PLAN



ROGERS CIVIC CAMPUS



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

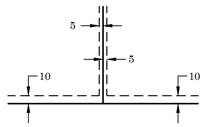
ROGERS CIVIC CAMPUS

C.R. DOC. NO. _____

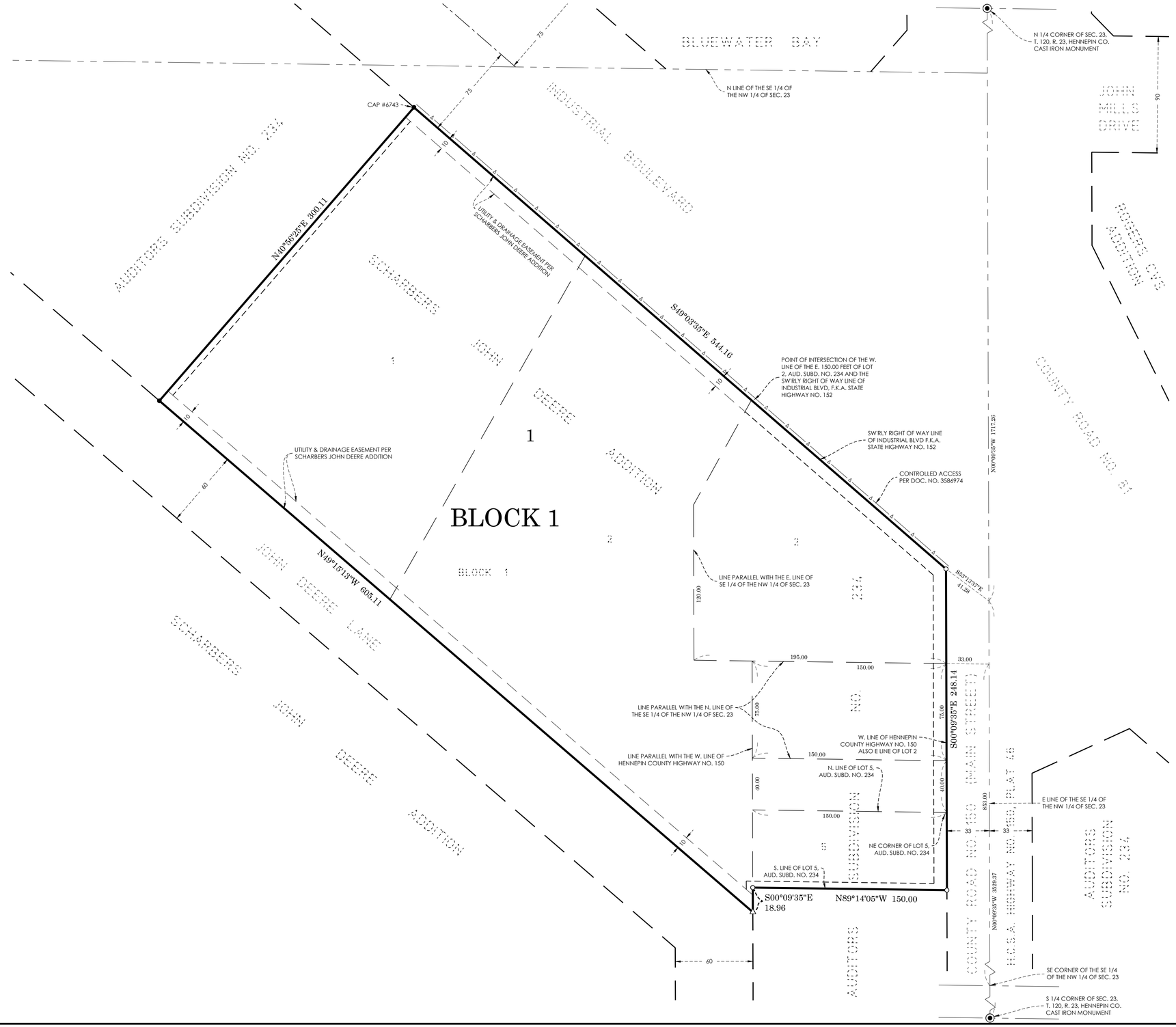
N

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

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

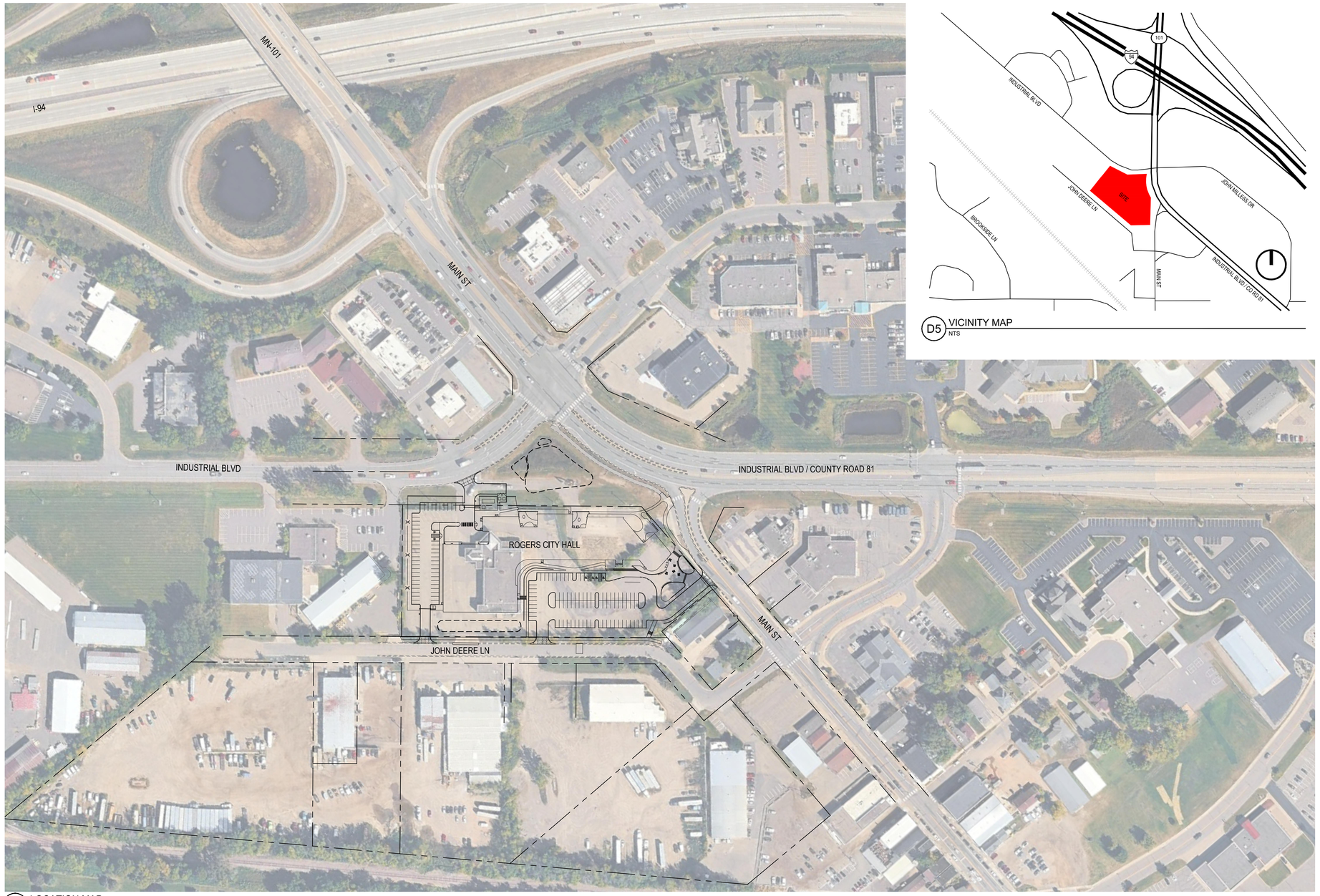
1. SEE SHEET CG202 SWPPP FOR DETAILED EROSION AND SEDIMENT CONTROL REQUIREMENTS.
2. FOLLOW ALL LOCAL, COUNTY, WATERSHED, AND STATE REQUIREMENTS COVERING STORMWATER COMPLIANCE.
3. INSTALL TEMPORARY BMP'S PRIOR TO COMMENCING GRADING ACTIVITIES. MAINTAIN BMP'S THROUGHOUT THE DURATION OF THE PROJECT. REMOVE 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

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

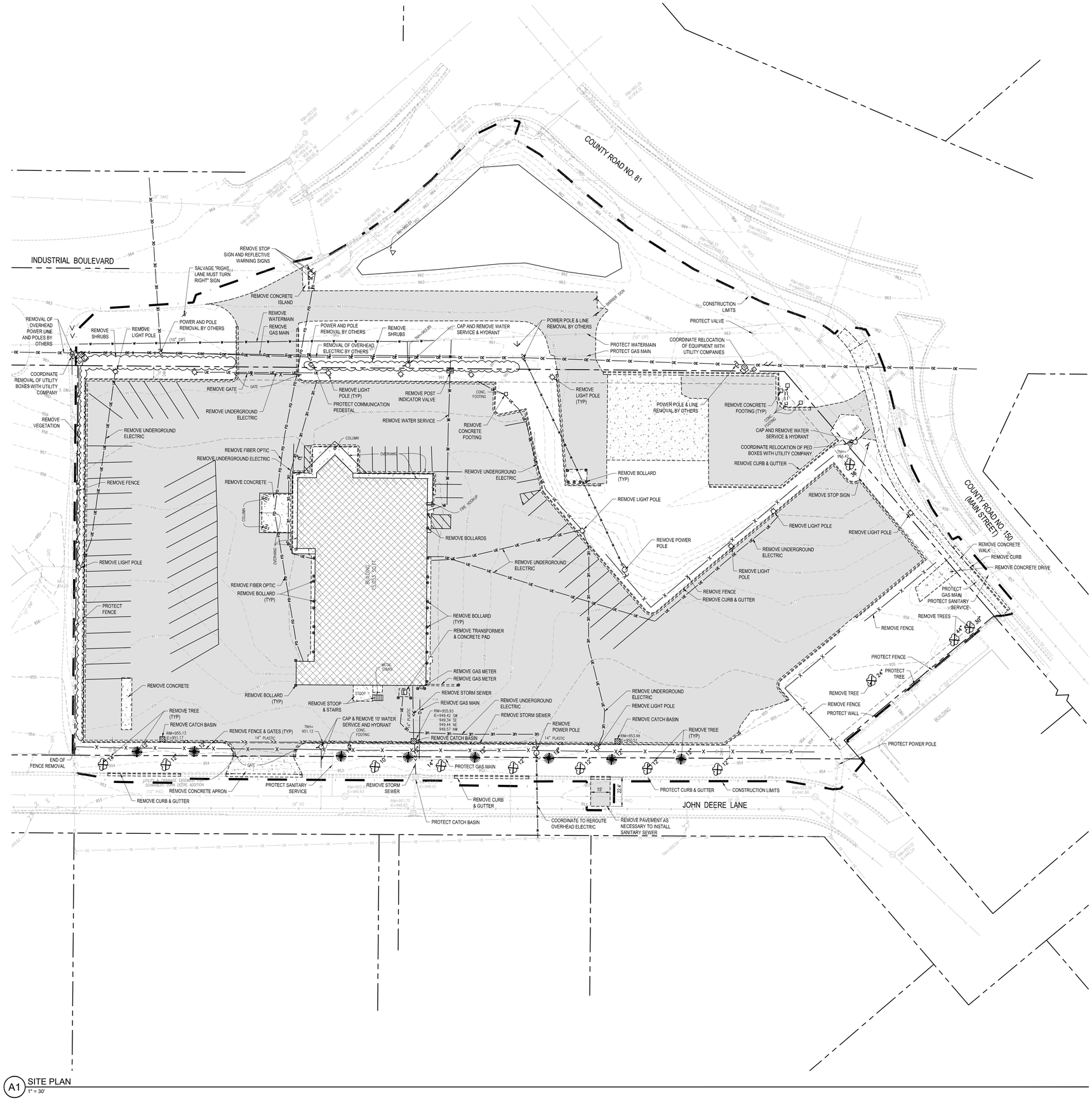
CN101

DESIGN DEVELOPMENT

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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

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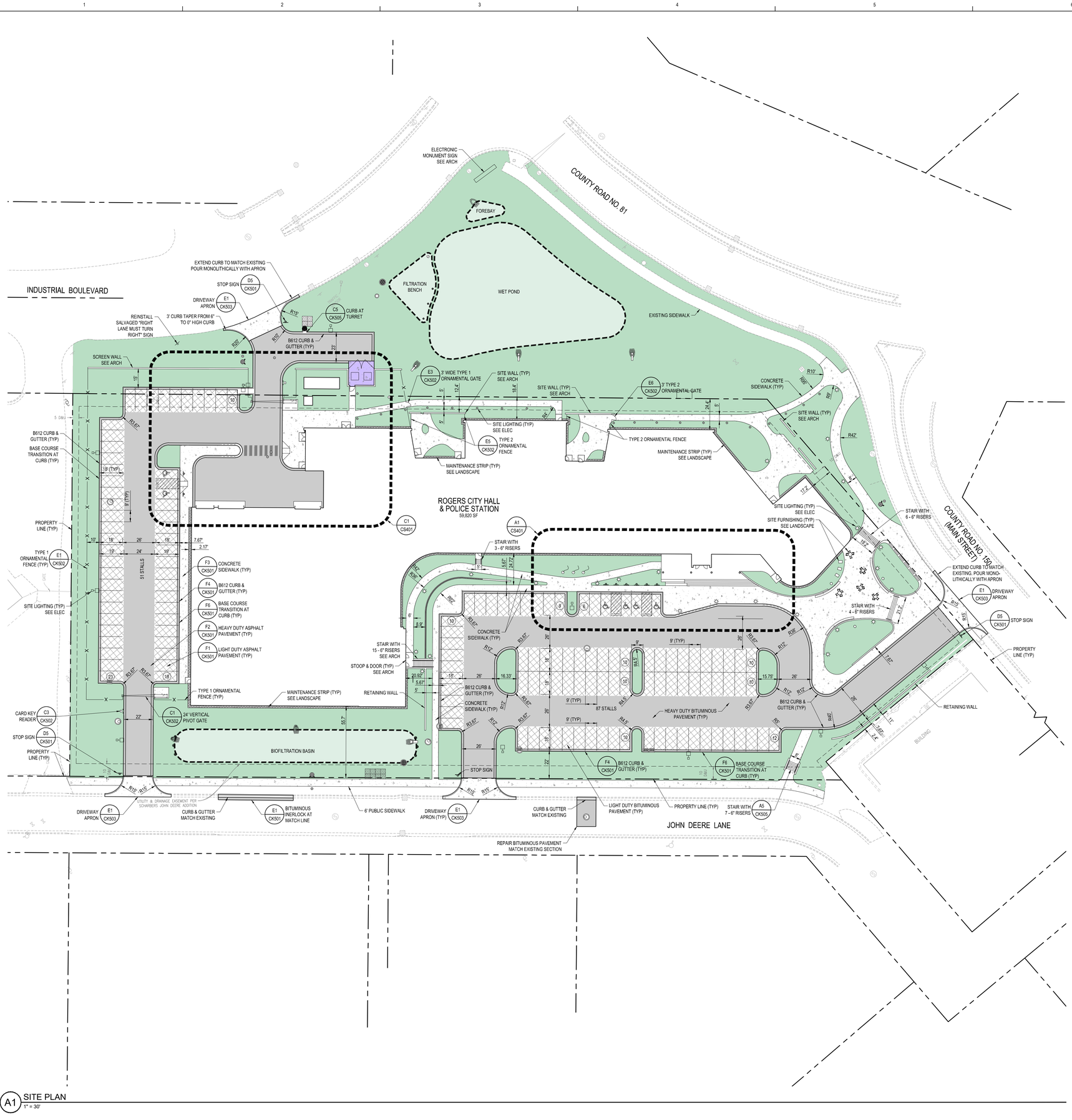
Project No. 023-10733-000 / LAD25020
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DEMOLITION PLAN

CD101

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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%)

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

SITE PLAN

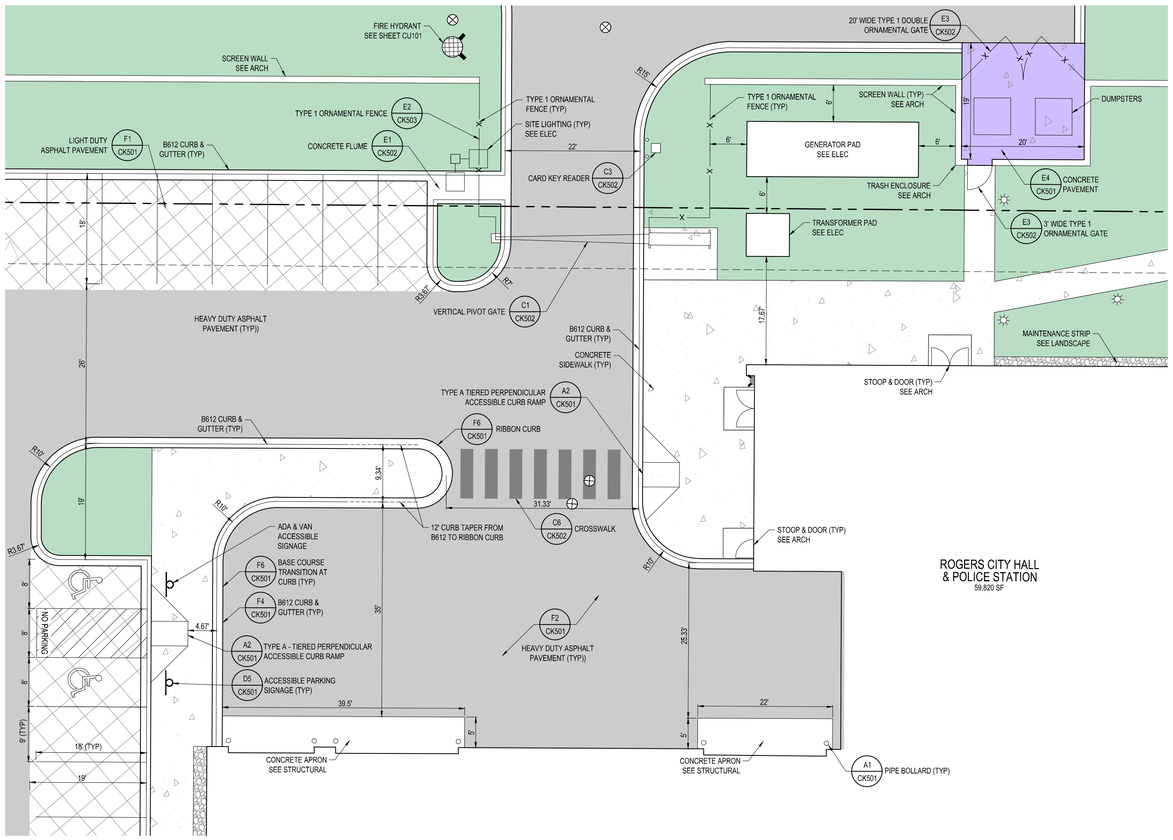
CS101

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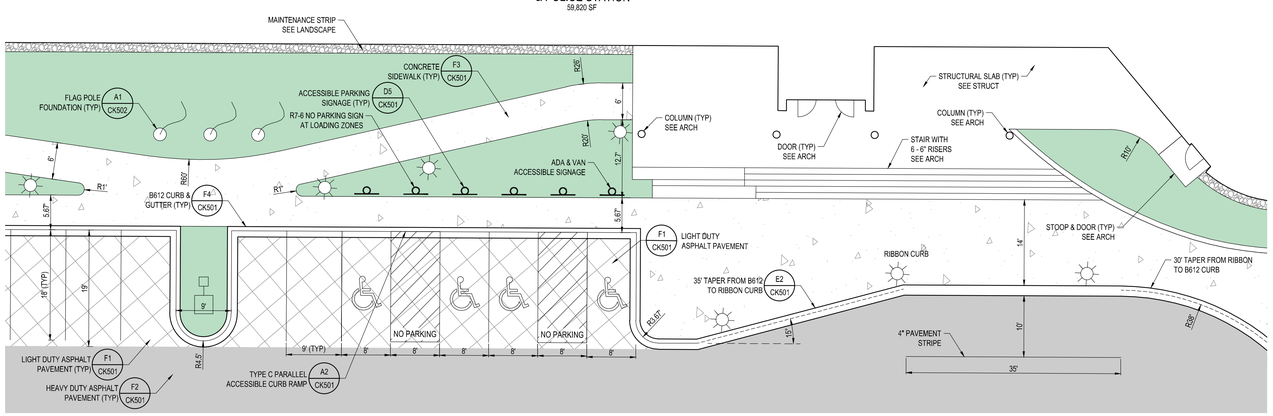
SITE PLAN NOTES

1. SEE SHEET CN101 FOR SITE PLAN NOTES AND LEGEND



C1 ENLARGED SITE PLAN
1" = 10'

ROGERS CITY HALL
& POLICE STATION
59,820 SF



A1 ENLARGED SITE PLAN
1" = 10'

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

ENLARGED SITE PLANS

CS401

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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

PERMANENT WET POND W/ FILTRATION BENCH
NWL 960.0
OVERFLOW 963.5
2-YR HWL 961.2
10-YR HWL 961.6
100-YR HWL 962.5
WQV ELEV 960.7

BIOFILTRATION BASIN
BOTTOM 951.25
OVERFLOW 953.50
2-YR HWL 952.90
10-YR HWL 953.50
100-YR HWL 953.70
WQV ELEV 952.75

INDUSTRIAL BOULEVARD
COUNTY ROAD NO. 81
COUNTY ROAD NO. 150 (MAIN STREET)
JOHN DEERE LANE
ROGERS CITY HALL & POLICE STATION
59,820 SF
FFE = 964.50
WET BASIN SECTION A-A D2 CG401
FILTRATION BENCH D2 CG401
BIOFILTRATION BASIN E1 CK505
OVERFLOW WEIR E3 CK505
A1 CG402
A1 CG401
D1 CG401
BUILDING

A1 GRADING PLAN
1" = 30'

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GRADING PLAN

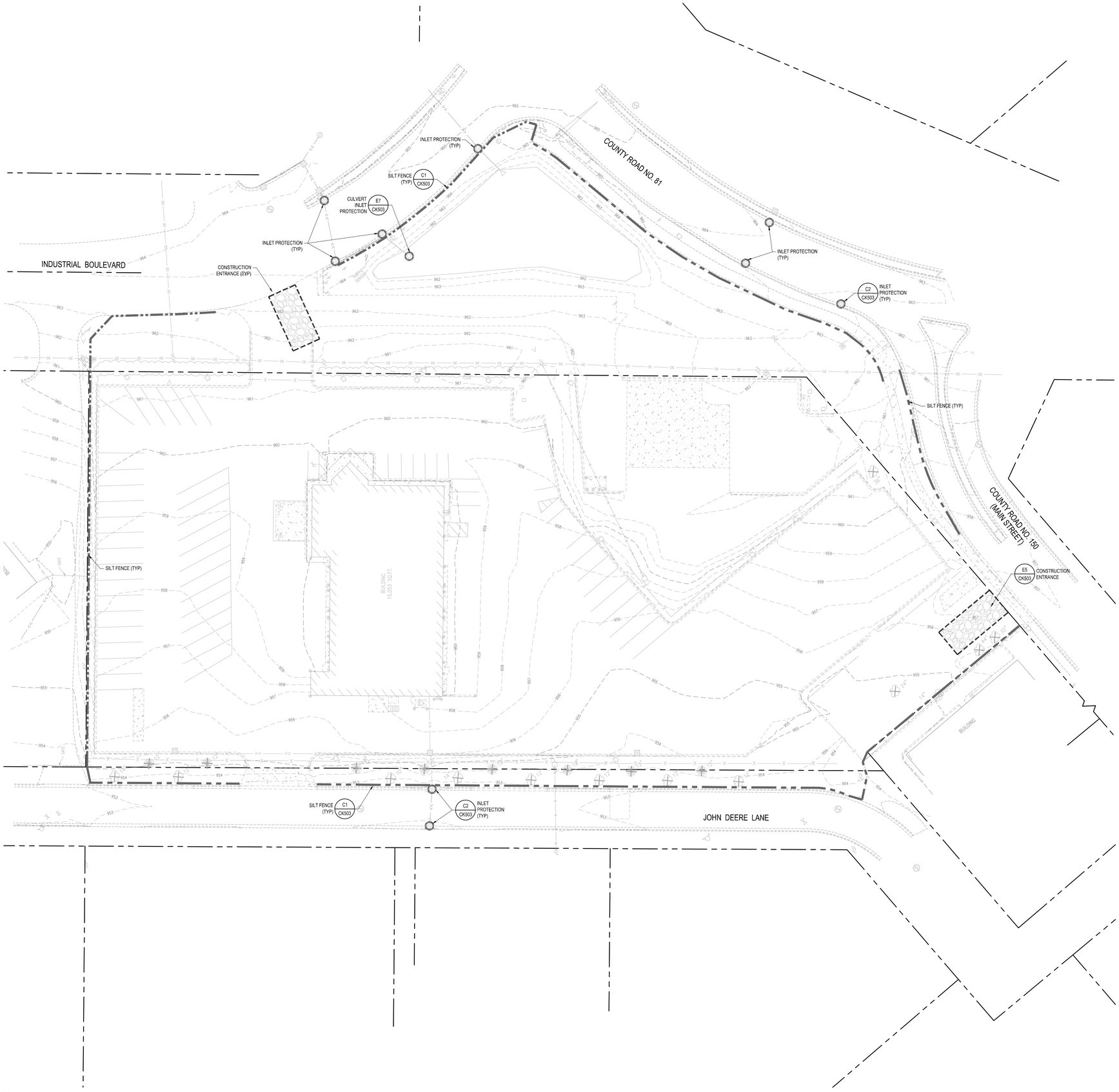
CG101

DESIGN DEVELOPMENT

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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'

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

PHASE 1 EROSION AND SEDIMENT CONTROL PLAN

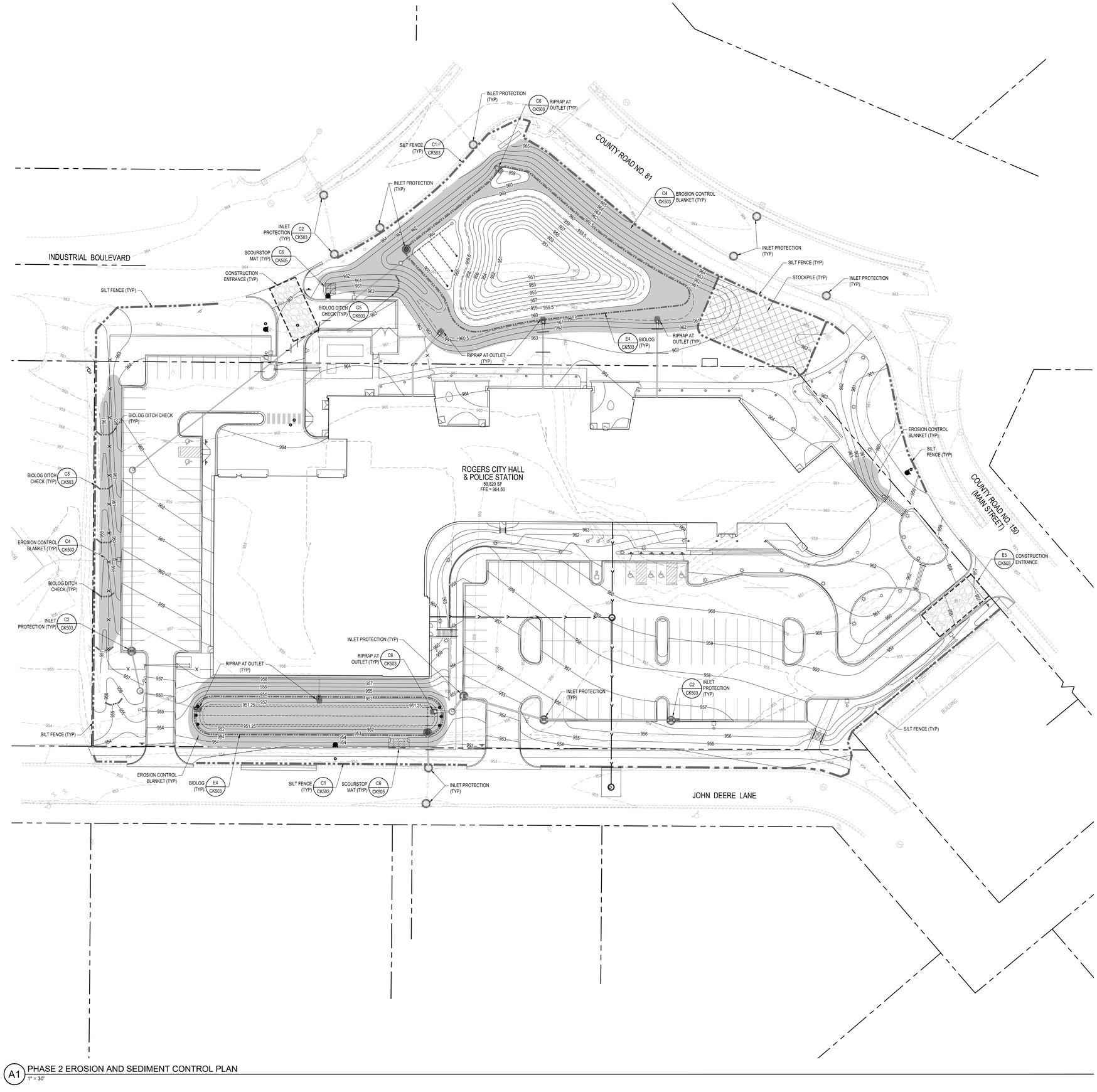
CG201

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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'

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KEY PLAN

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PLANNING COMMISSION SUBMITTAL

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

PHASE 2 EROSION AND SEDIMENT CONTROL PLAN

CG202

DESIGN DEVELOPMENT

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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

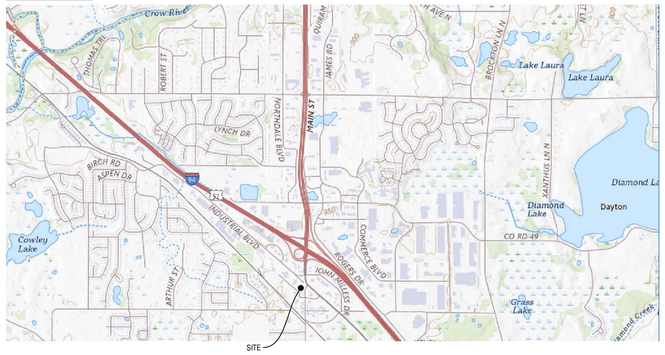
A geotechnical report dated September 12, 2025 was prepared by Braun Intertec for the project. Thirteen standard penetration borings were completed to a depth of 14.5 to 24.5 feet. The borings found pavement ranging in thickness from 6.5 to 15 inches, limited topsoil, fill consisting of soils classified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

RECEIVING WATERS

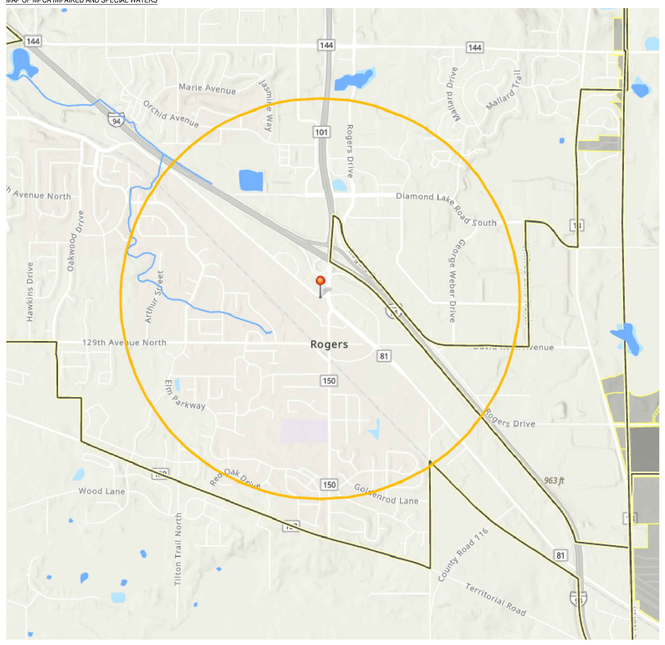
The existing and proposed stormwater management basins on site outlet to City storm sewer that ultimately flows to the Crow River.

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 recquired 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.

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KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	TBL
Design	MJW
Draw	EJJ
Check	SMJ

STAMP

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

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

SWPPP

CG202

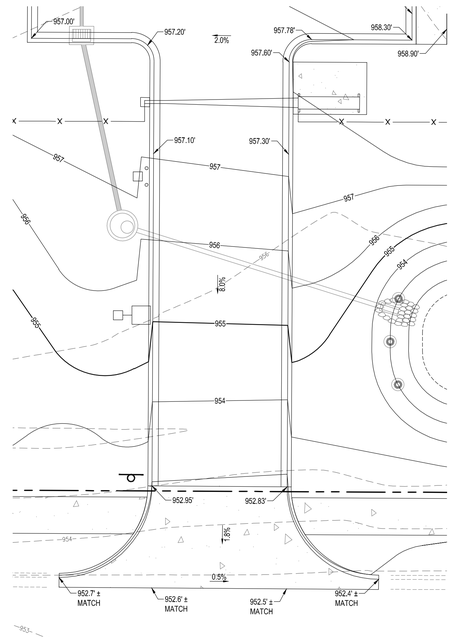
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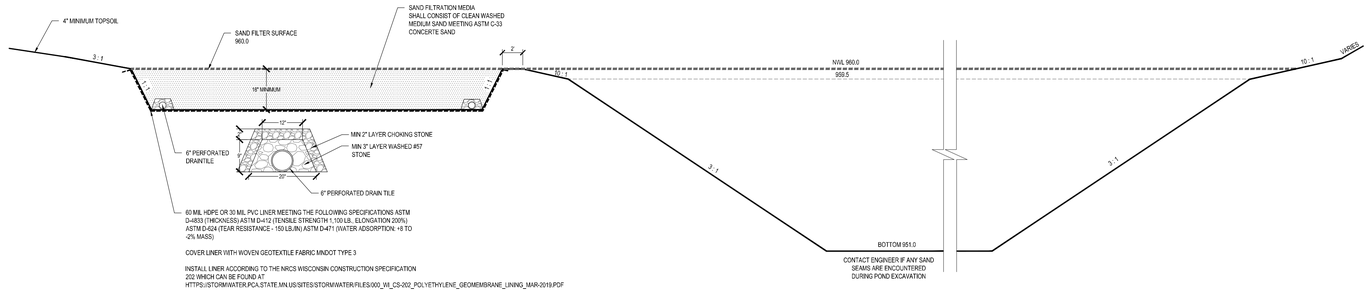
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GRADING PLAN NOTES

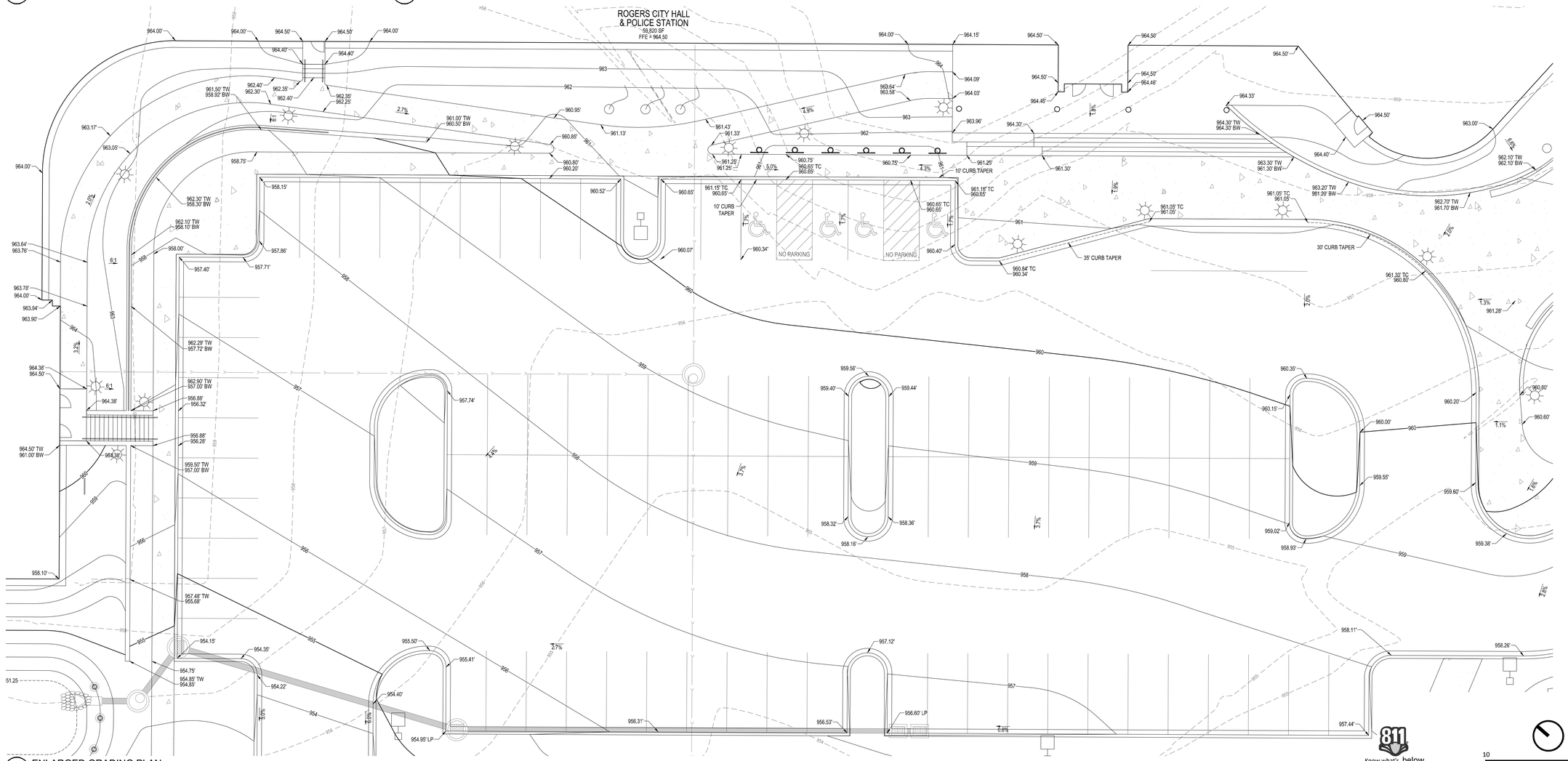
1. SEE SHEET CN101 FOR GRADING PLAN NOTES AND LEGEND





D1 ENLARGED GRADING PLAN
1" = 10'

D2 WET POND SECTION A-A
NO SCALE



A1 ENLARGED GRADING PLAN
1" = 10'

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PLANNING COMMISSION SUBMITTAL

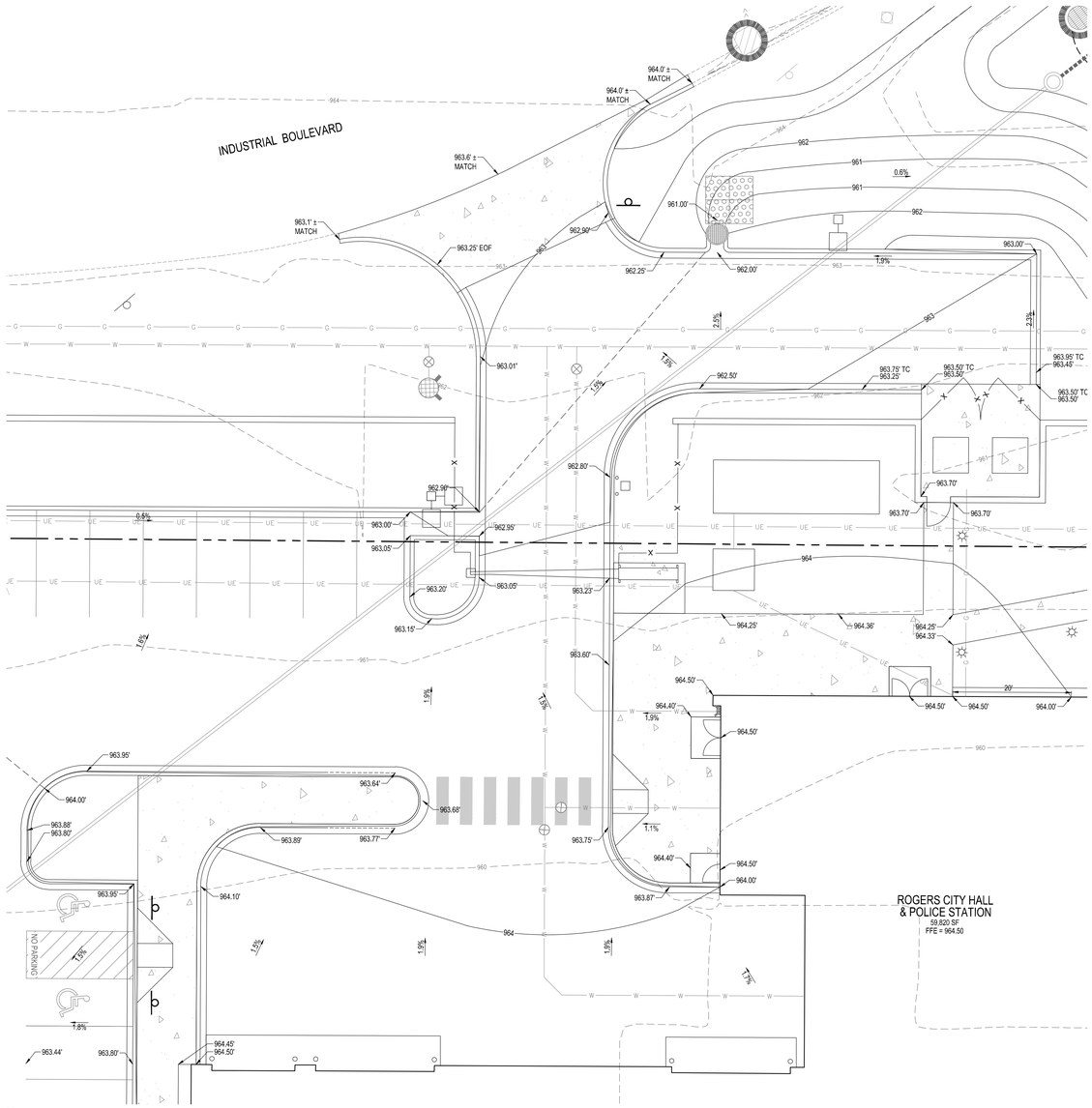
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01/09/2026

ENLARGED GRADING PLANS

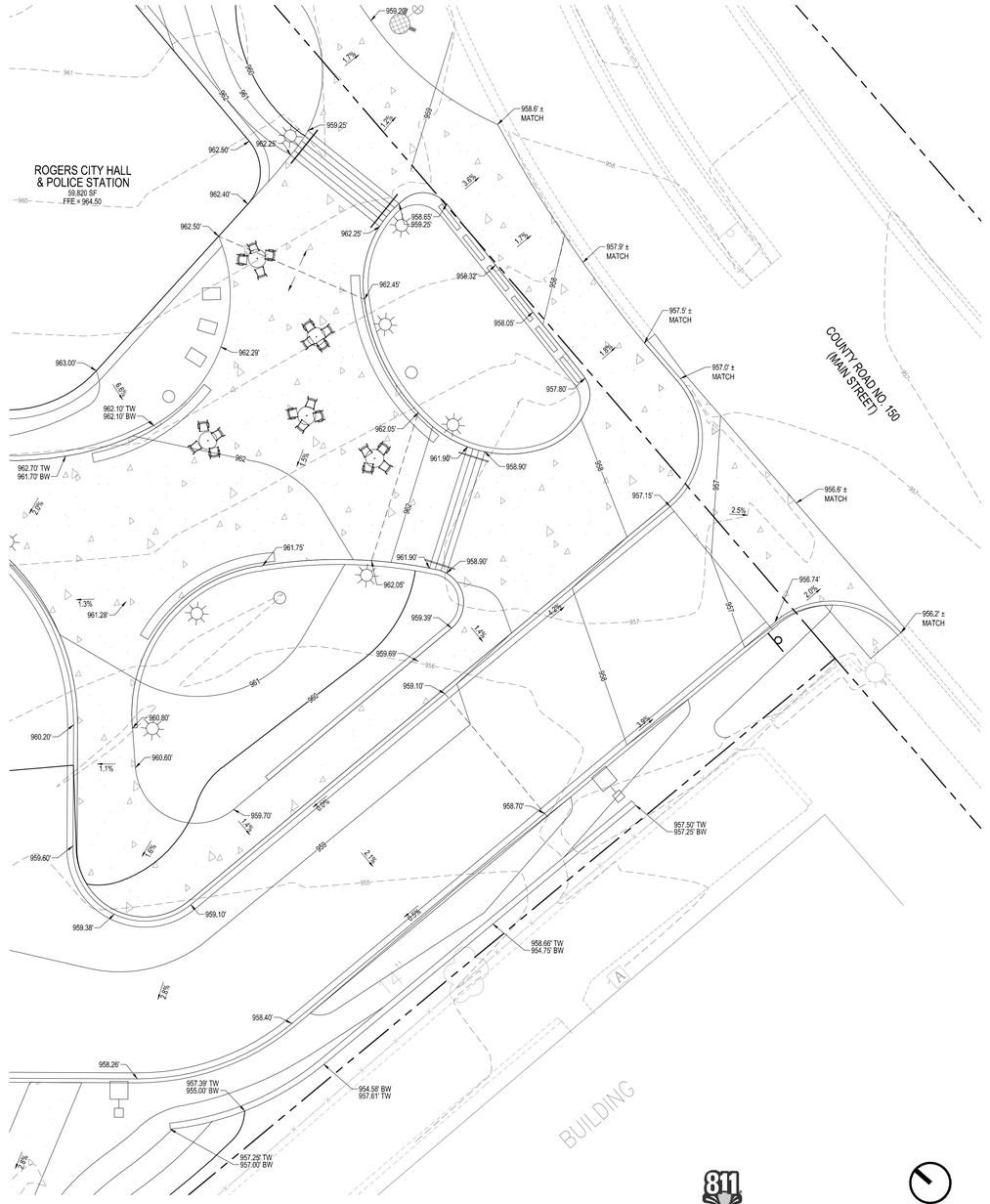
CG401

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A1 ENLARGED GRADING PLAN
1" = 10'



A4 ENLARGED GRADING PLAN
1" = 10'

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KEY PLAN

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

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ENLARGED GRADING PLANS

CG402

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UTILITY NOTES

1. SEE SHEET CN101 FOR UTILITY NOTES AND LEGEND.

INDUSTRIAL BOULEVARD

COUNTY ROAD NO. 81

COUNTY ROAD NO. 150 (MAIN STREET)

JOHN DEERE LANE

ROGERS CITY HALL & POLICE STATION
59,820 SF
FFE = 964.50

PVC PIPE BEDDING (TYP) E4 CK504

SEE UTILITY NOTE 16 ON SHEET CN101

NATURAL GAS

CONNECT TO EX. 10" WATER W/ 10" - 45° BEND

10" - 45° BEND

UNDERGROUND POWER BY OTHERS

POWER POLE BY OTHERS

UNDERGROUND POWER SEE ELEC

6" PVC STRM LINE A

48" STMH A4
2+20

A2 CK503 STORM MANHOLE (TYP)

A4 CK503 2' X 3' CATCH BASIN (TYP)

2' X 3' CB A3
0+79

STRM LINE A
8" PVC

SAFL BAFFLE AND 4' SUMP A1 CK505

48" STMH A2
0+47

6" PVC STRM LINE A

D1 CU401

12" RCP FES E1
0+00

MARMAC DP COUPLER W/ MASTIC SEAL OR APPROVED EQUAL

12" RCP FES F1
0+00

STRM LINE E
10" PVC

STRM LINE F
10" PVC

UNDERGROUND POWER BY OTHERS

ELECTRICAL VAULT BY OTHERS

ROOF DRAIN RD2
INV = 961.00' (NE)

UNDERGROUND POWER BY OTHERS

ROOF DRAIN RD3
INV = 961.10' (NE)

CONNECT TO EXISTING WATERMAIN WITH 6" X 6" TAPPING SLEEVE AND VALVE

6" FIRE

BLDG CONNECTION 3
STA = 2+06

SSWR LINE 1
6" PVC

OUTSIDE DROP SANITARY SEWER MANHOLE E1 CK504

48" OUTSIDE DROP SSMH 2
STA = 1+32

BLDG CONNECTION 11
STA = 1+42

6" PVC
SSWR LINE 2

SSWR LINE 1
6" PVC

PVC PIPE BEDDING (TYP) E4 CK504

STRM LINE B
14" PVC

A2 CK503 CATCH BASIN MANHOLE (TYP)

E4 CK504 PVC PIPE BEDDING (TYP)

48" CBMH B4
0+94

STRM LINE B
12" PVC

2' X 3' CB B5
1+93

STRM LINE B
12" PVC

2' X 3' CB B6
1+98

UTILITY & DRAINAGE EASEMENT PER SCHWICHTENBERG JOHN DEERE ADDITION

D3 CU401

48" SSMH 1
STA = 0+00

SANITARY SEWER MANHOLE E2 CK504

A1 UTILITY PLAN
1" = 30'

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KEY PLAN

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

PLANNING COMMISSION SUBMITTAL

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

UTILITY PLAN

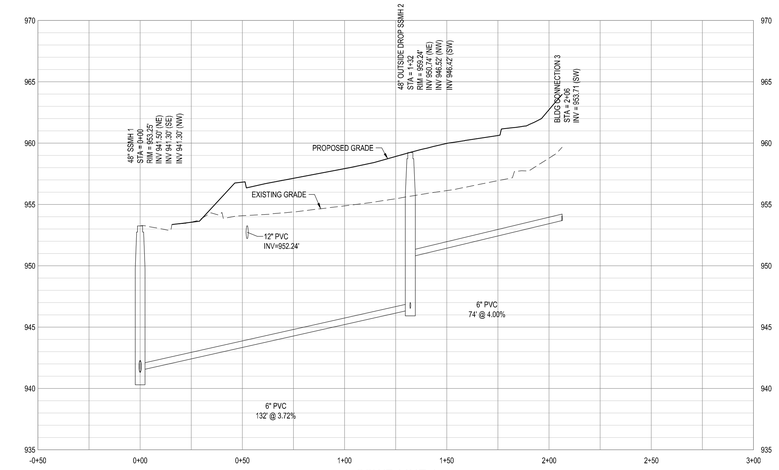
CU101

DESIGN DEVELOPMENT

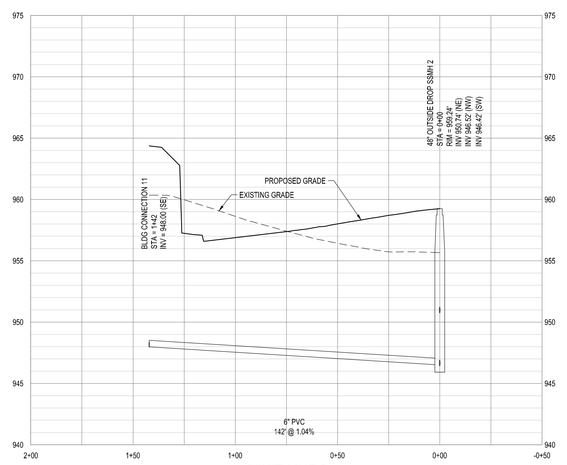
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UTILITY NOTES

1. SEE SHEET CN101 FOR UTILITY NOTES AND LEGEND.

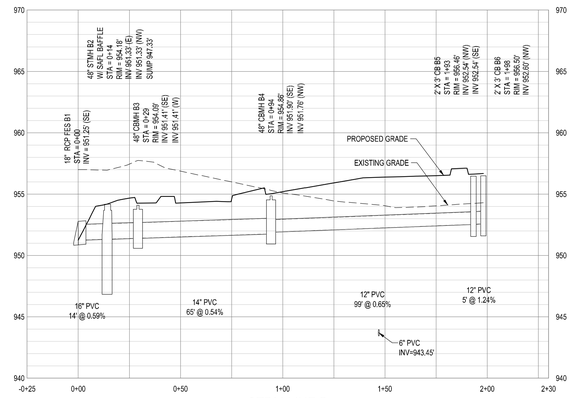


SSWR LINE 1

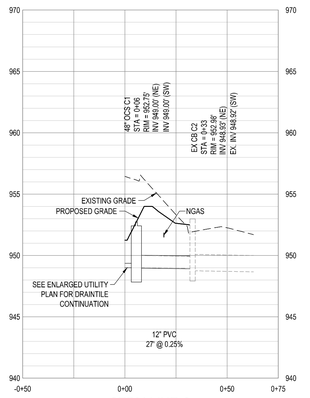


SSWR LINE 2

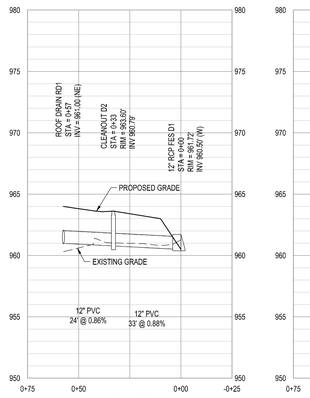
B1 SANITARY SEWER PROFILES
1" = 30' H
1" = 5' V



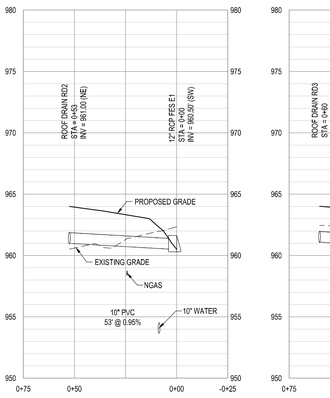
STRM LINE B



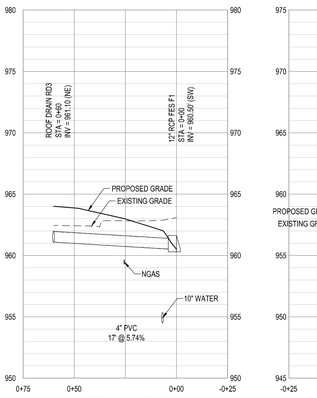
STRM LINE C



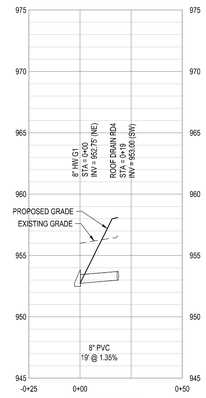
STRM LINE D



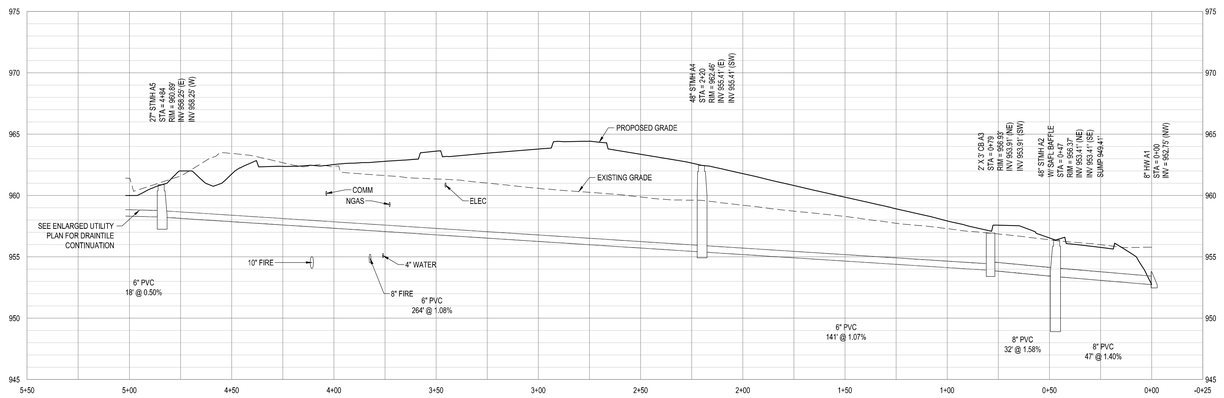
STRM LINE E



STRM LINE F



STRM LINE G



STRM LINE A

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

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KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	TBL
Design	MJW
Draw	EJJ
Check	SMJ

STAMP

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PRELIMINARY NOT FOR CONSTRUCTION

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Printed or Typed Name: MARCELLE J. WESLOCK

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

PLANNING COMMISSION SUBMITTAL

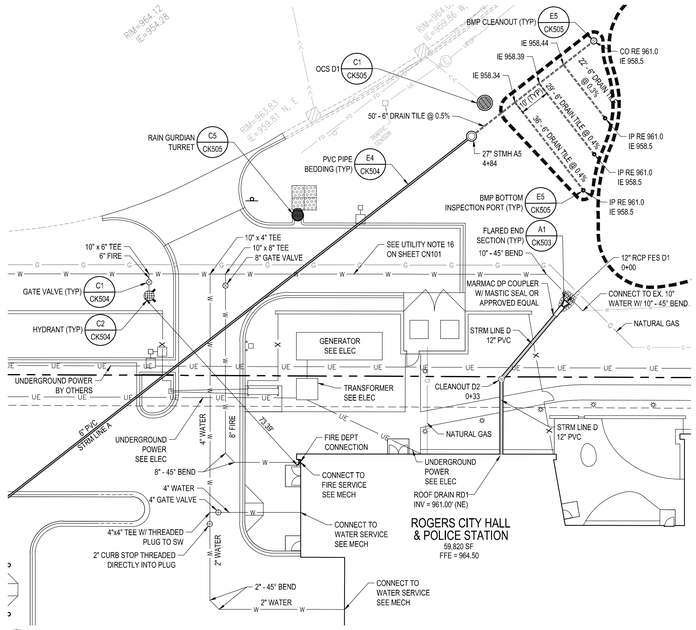
Project No. 023-10733-000 / LAD25020
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UTILITY PROFILES

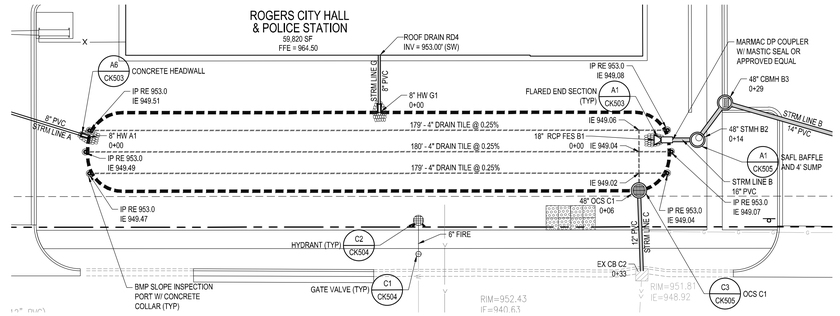
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D1 NORTHEAST UTILITY PLAN
1" = 20'



D3 SOUTHWEST UTILITY PLAN
1" = 20'

UTILITY NOTES

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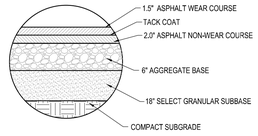
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ENLARGED UTILITY PLAN

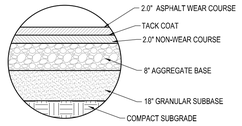
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DESIGN DEVELOPMENT

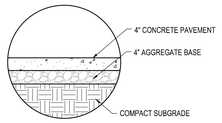
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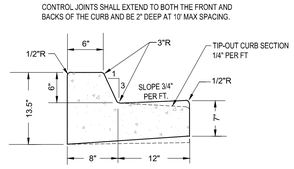
F1 LIGHT DUTY ASPHALT PAVEMENT SECTION
NO SCALE



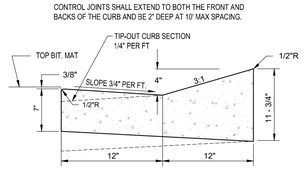
F2 HEAVY DUTY ASPHALT PAVEMENT SECTION
NO SCALE



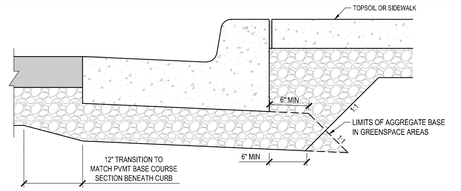
F3 CONCRETE SIDEWALK SECTION
NO SCALE



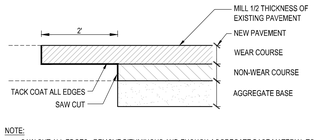
F4 B612 CONCRETE CURB & GUTTER
NO SCALE



F5 D412 CONCRETE CURB & GUTTER
NO SCALE

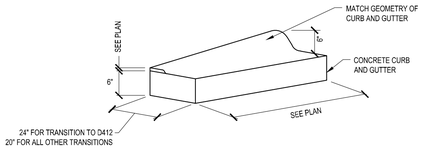


F6 BASE COURSE TRANSITION AT CURB
NO SCALE

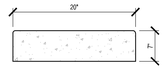


NOTE:
SAW CUT ALL EDGES. REMOVE BITUMINOUS AND ENOUGH AGGREGATE BASE MATERIAL TO ACCOMMODATE NEW PAVEMENT.

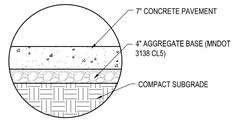
E1 BITUMINOUS INTERLOCK AT MATCH LINE
NO SCALE



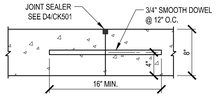
E2 CURB TAPER
NO SCALE



E3 RIBBON CURB
NO SCALE

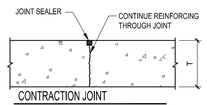


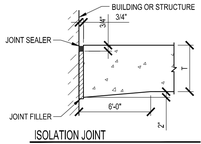
E4 CONCRETE PAVEMENT SECTION
NO SCALE



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.



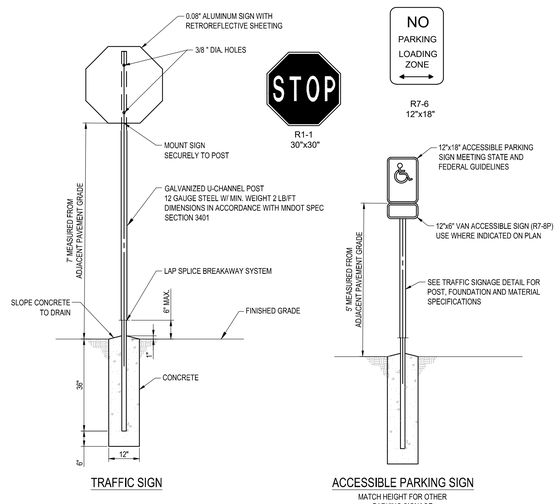


ISOLATION JOINT
USE AGAINST BUILDINGS OR OTHER STRUCTURES

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.

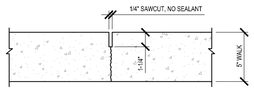
D4 CONCRETE PAVEMENT JOINT
NO SCALE



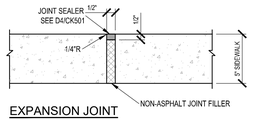
TRAFFIC SIGN

ACCESSIBLE PARKING SIGN
MATCH HEIGHT FOR OTHER PARKING SIGNAGE

D5 TRAFFIC AND PARKING SIGNAGE
NO SCALE

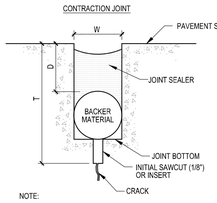


SAWCUT CONTROL JOINT
SPACING: SEE PLAN

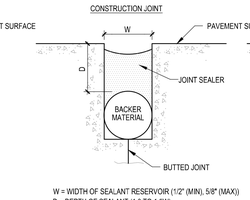


EXPANSION JOINT
MAXIMUM SPACING 100'. ALSO USE WHEN ABUTTING BUILDINGS.

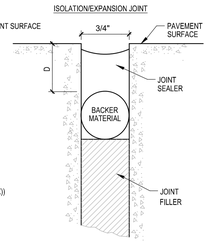
D1 SIDEWALK JOINT
NO SCALE



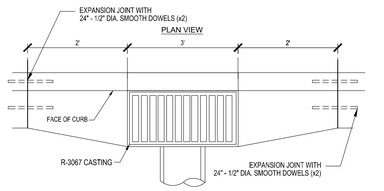
NOTE:
1. TOP OF SEALANT WILL BE 1/8" TO 1/4" BELOW TOP OF PAVEMENT SURFACE FOR EXTERIOR PAVEMENTS



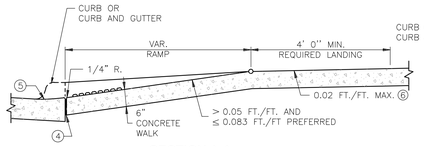
W = WIDTH OF SEALANT RESERVOIR (1/2" (MIN), 5/8" (MAX))
D = DEPTH OF SEALANT (1.0 TO 1.5W)
T = 1/4 SLAB THICKNESS



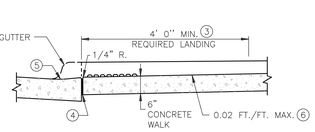
D2 JOINT SEALANT
NO SCALE



C1 CURB MODIFICATION AT CATCH BASIN
NO SCALE

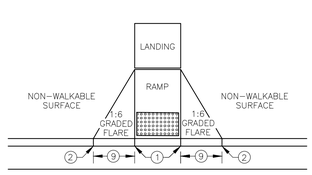


SECTION A-A
PERPENDICULAR/TIERED

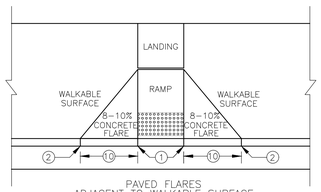


SECTION B-B
PARALLEL

RAMP CROSS SECTIONS

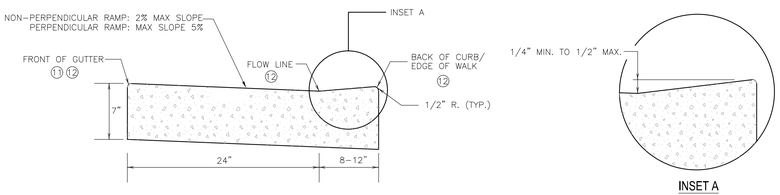


GRADED FLARES



PAVED FLARES
ADJACENT TO WALKABLE SURFACE

RAMP SIDE TREATMENTS



INSET A

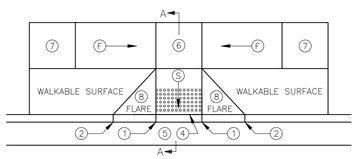
PEDESTRIAN ACCESS ROUTE (PAR) AND CURB DETAIL

LEGEND

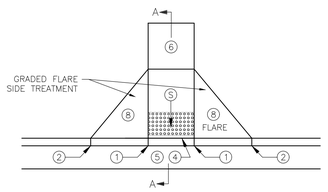
THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

(5) 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%

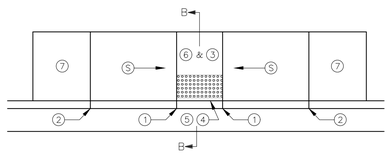
(F) INDICATES PEDESTRIAN RAMP – SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%



TYPE A - TIERED PERPENDICULAR



TYPE B - PERPENDICULAR



TYPE C - PARALLEL

RAMP TYPES

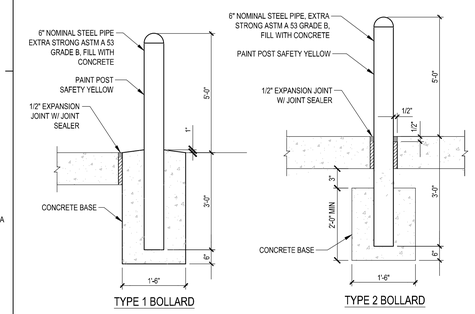
NOTES

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.

ACCESSIBLE CURB RAMP
NO SCALE



A1 PIPE BOLLARD
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

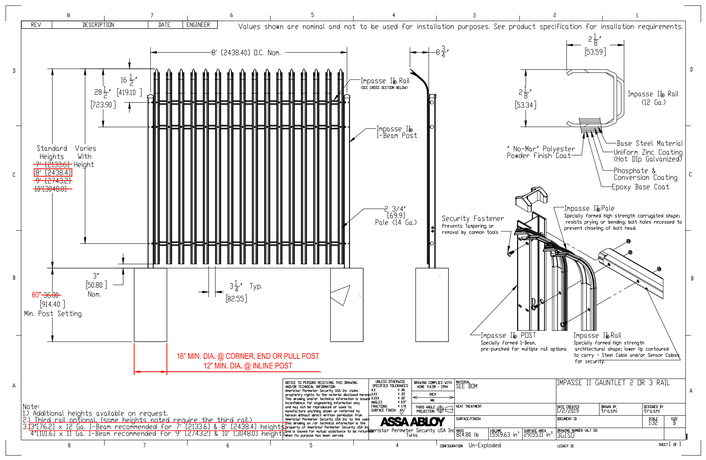
Project No. 023-10733-000 / LAD25020
01/09/2026

DETAILS

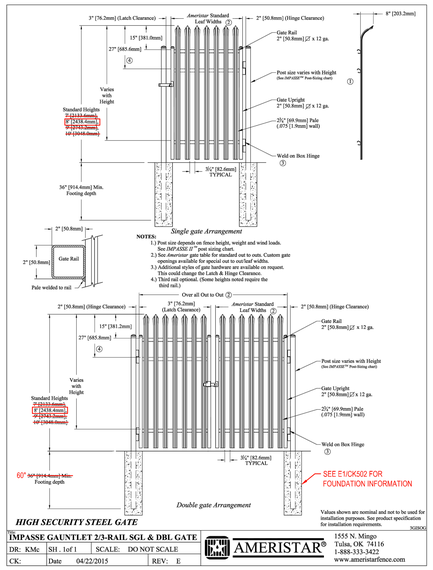
CK501

DESIGN DEVELOPMENT

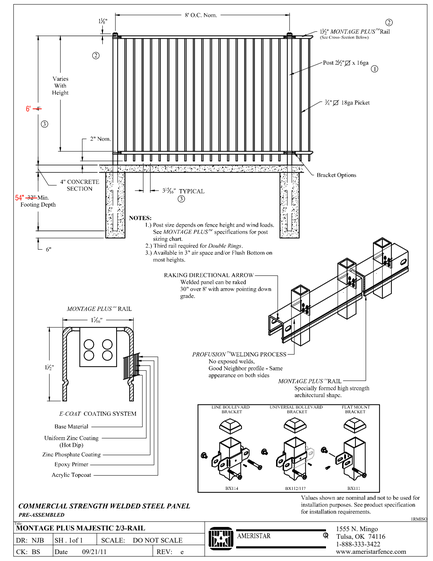
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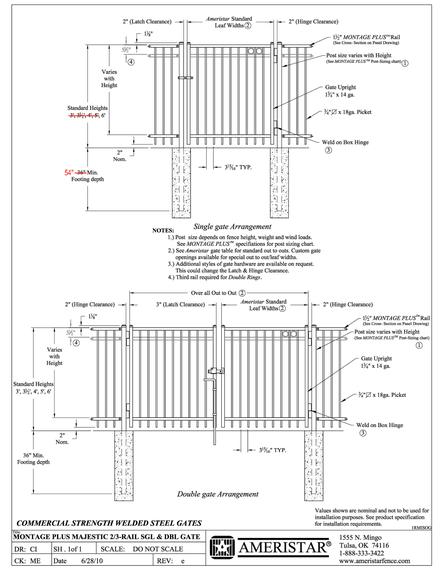
E1 — TYPE 1 - ORNAMENTAL FENCE — NO SCALE



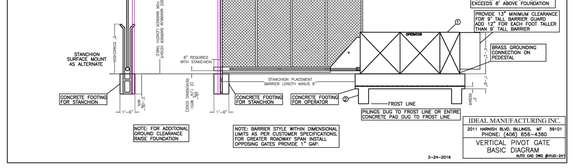
E3 — TYPE 1 - ORNAMENTAL GATE — NO SCALE



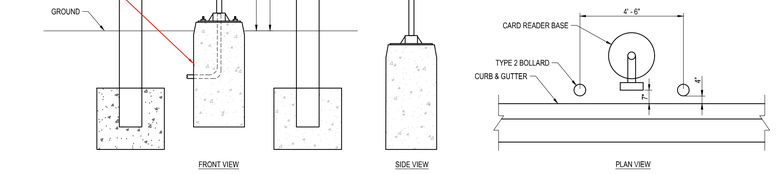
E5 — TYPE 2 - ORNAMENTAL FENCE — NO SCALE



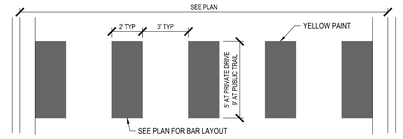
E6 — TYPE 2 - ORNAMENTAL GATE — NO SCALE



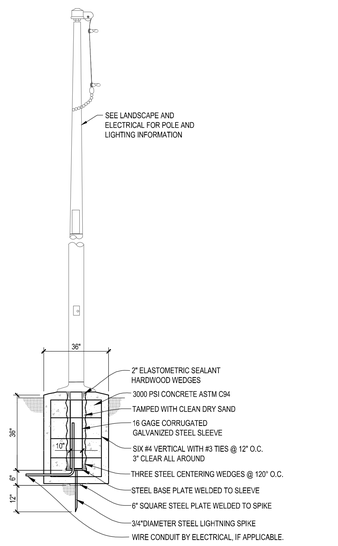
C1 — VERTICAL PIVOT GATE — NO SCALE



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
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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

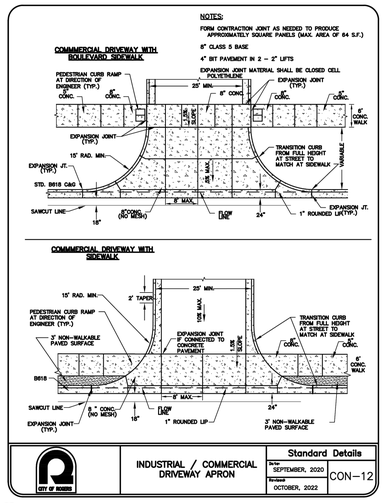
Project No. 023-10733-000 / LAD25020
01/09/2026

DETAILS

CK502

DESIGN DEVELOPMENT

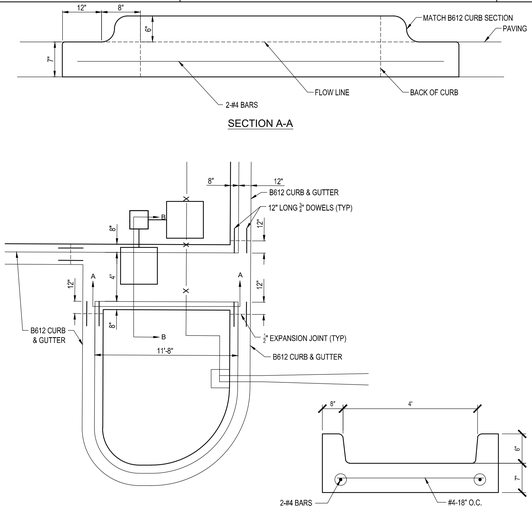
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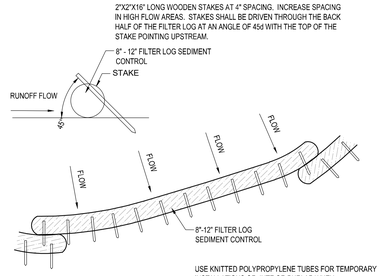
INDUSTRIAL / COMMERCIAL DRIVEWAY APRON

Standard Details
Order: SEPTEMBER, 2020
Revised: OCTOBER, 2022
CON–12

E1 DRIVEWAY APRON
NO SCALE

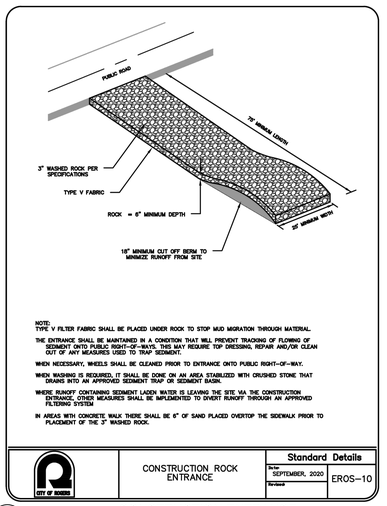


E2 CURB CUT AND FLUME
NO SCALE



USE KNITTED POLYPROPYLENE TUBES FOR TEMPORARY INSTALLATIONS OR JUTE OR BURLAP WHEN DEGRADATION IN PLACE IS DESIRED.

E4 BIOLOG SEDIMENT CONTROL
NO SCALE



NOTE:
TYPE V FILTER FABRIC SHALL BE PLACED UNDER ROCK TO STOP MUD MIGRATION THROUGH MATERIAL.

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OF FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.

WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.

WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

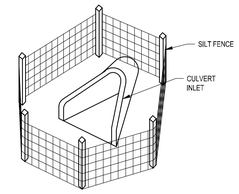
WHERE RUNOFF CONTAINING SEDIMENT LADEN WATER IS LEAVING THE SITE VIA THE CONSTRUCTION ENTRANCE, OTHER MEASURES SHALL BE IMPLEMENTED TO DIVERT RUNOFF THROUGH AN APPROVED FILTERING SYSTEM

IN AREAS WITH CONCRETE, WALK THERE SHALL BE 6" OF SAND PLACED OVERTOP THE SIDEWALK PRIOR TO PLACEMENT OF THE 3" WASHED ROCK.

CONSTRUCTION ROCK ENTRANCE

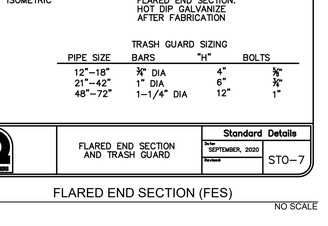
Standard Details
Order: SEPTEMBER, 2020
Revised:
EROS–10

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

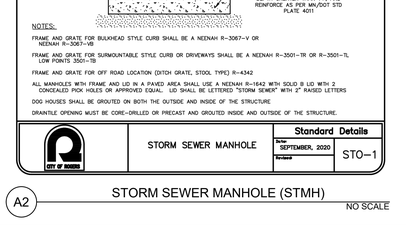


DOUBLE SILT FENCE TO BE REQUIRED NEAR WETLANDS

STANDARD SILT FENCE

Standard Details
Order: SEPTEMBER, 2020
Revised:
EROS–1

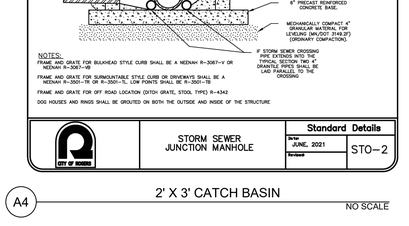
C1 SILT FENCE
NO SCALE



CURB INLET PROTECTION

Standard Details
Order: SEPTEMBER, 2020
Revised:
EROS–15

C2 INLET PROTECTION
NO SCALE

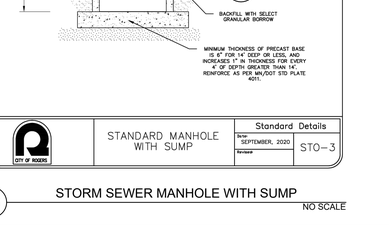


ANCHOR TRENCH
1. DIG 6" X 6" TRENCH
2. LAY BLANKET IN TRENCH
3. STAPLE AT 1.5' INTERVALS
4. BACKFILL WITH NATURAL SOIL AND COMPACT
5. BLANKET LENGTH SHALL NOT EXCEED 100' WITHOUT AN ANCHOR TRENCH

EROSION CONTROL BLANKET INSTALLATION

Standard Details
Order: SEPTEMBER, 2020
Revised:
EROS–5

C4 EROSION CONTROL BLANKET
NO SCALE

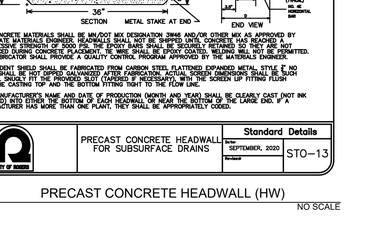


NOTE:
POINT 1 MUST BE A MINIMUM OF 6" HIGHER THAN POINT 2 TO ENSURE THAT WATER FLOWS OVER THE DIKE AND NOT AROUND THE ENDS

BIOLOG DITCH CHECK

Standard Details
Order: SEPTEMBER, 2020
Revised:
EROS–8

C5 BIOLOG DITCH CHECK
NO SCALE



NOTES:
RIP RAP AS SPECIFIED IN MNDOT STANDARD SPECS. 3601.3 AND 3601.4

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

PROVIDE 3 CLIPS TO FASTEN TRASH GUARD TO FLARED END.

TRASH GUARD, TO BE HOT DIP GALVANIZED AFTER FABRICATION.

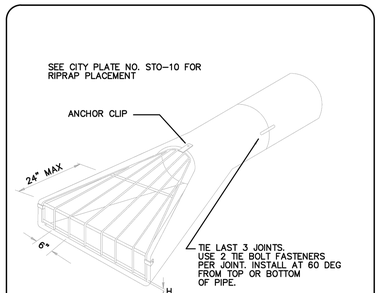
SIZED QUANTITY AT THE DISCRETION OF THE ENGINEER.

IF THE PLANS CALL FOR A HDPE FLARED END SECTION THE CONTRACTOR SHALL SUPPLY A FLARED END SECTION WITH CORRUGATED AND SMOOTH INTERIOR THAT FIT THE PLASTIC ONES THAT COME WITH THE PIES.

RIPRAP AT OUTLETS

Standard Details
Order: SEPTEMBER, 2020
Revised:
STO–10

C6 RIPRAP AT OUTLETS
NO SCALE



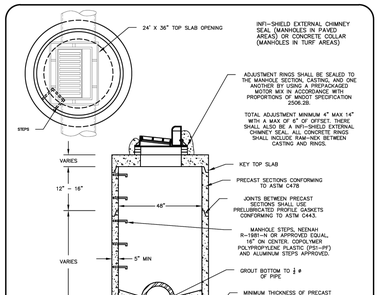
TRASH GUARD SIZING

PIPE SIZE	BARS	"H"	BOLTS
12"–18"	⅜" DIA	4"	⅜"
21"–42"	1" DIA	6"	⅜"
48"–72"	1–1/4" DIA	12"	1"

FLARED END SECTION AND TRASH GUARD

Standard Details
Order: SEPTEMBER, 2020
Revised:
STO–7

A1 FLARED END SECTION (FES)
NO SCALE



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

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

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

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

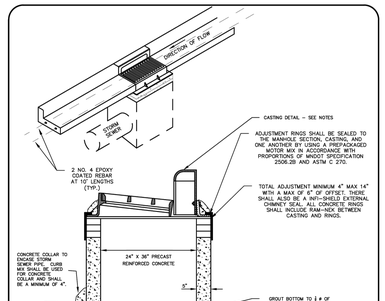
DOG HOUSES SHALL BE GROUTED ON BOTH THE OUTSIDE AND INSIDE OF THE STRUCTURE.

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

STORM SEWER MANHOLE

Standard Details
Order: SEPTEMBER, 2020
Revised:
STO–1

A2 STORM SEWER MANHOLE (STMH)
NO SCALE



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

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

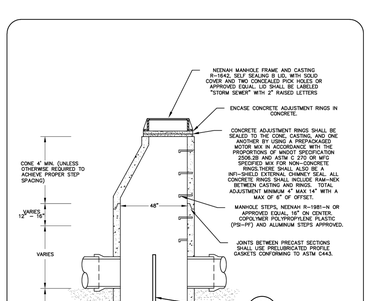
FRAME AND GRATE FOR OFF ROAD LOCATION (DITCH GRATE, STOOL TYPE) R–4342

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

STORM SEWER JUNCTION MANHOLE

Standard Details
Order: JUNE, 2021
Revised:
STO–2

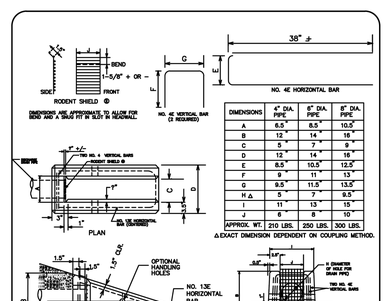
A4 2' X 3' CATCH BASIN
NO SCALE



STANDARD MANHOLE WITH SUMP

Standard Details
Order: SEPTEMBER, 2020
Revised:
STO–3

A5 STORM SEWER MANHOLE WITH SUMP
NO SCALE



NOTES:
1. ALL CONCRETE MATERIALS SHALL BE MN/DOT MIX DESIGNATION 3946B AND/OR OTHER MIX AS APPROVED BY THE STATE MATERIALS ENGINEER. MINIMUM 28 DAY COMPRESSIVE STRENGTH SHALL BE 4,000 PSI. CONCRETE SHALL BE PROPERLY CONSOLIDATED BY MECHANICAL VIBRATION SUBSEQUENT TO PLACEMENT TO REMOVE ENTRAPPED AIR POCKETS. DISPLACED DURING CONCRETE PLACEMENT. TIE WIRE SHALL BE EPOXY COATED. WELDING WILL NOT BE PERMITTED. THE FABRICATOR SHALL PROVIDE A QUALITY CONTROL PROGRAM APPROVED BY THE MATERIALS ENGINEER.
2. THE RODENT SHIELD SHALL BE FABRICATED FROM CARBON STEEL, FLATTENED EXPANDED METAL STYLE E NO 4F. IT SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION. ACTUAL SCREEN DIMENSIONS SHALL BE SUCH AS WILL SNUGLY FIT THE PROVIDED SLOT (TAPERED IF NECESSARY), WITH THE SCREEN LIP FITTING FLUSH WITH THE CASTING TOP AND THE BOTTOM FITTING TIGHT TO THE FLOW LINE.
3. THE MANUFACTURER'S NAME AND DATE OF PRODUCTION (MONTH AND YEAR) SHALL BE CLEARLY CAST (NOT INK STAMPED) INTO EITHER THE BOTTOM OF EACH HEADWALL OR NEAR THE BOTTOM OF THE LARGE END. IF A MANUFACTURER HAS MORE THAN ONE PLANT, THEY SHALL BE APPROPRIATELY CODED.

PRECAST CONCRETE HEADWALL FOR SUBSURFACE DRAINS

Standard Details
Order: SEPTEMBER, 2020
Revised:
STO–13

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

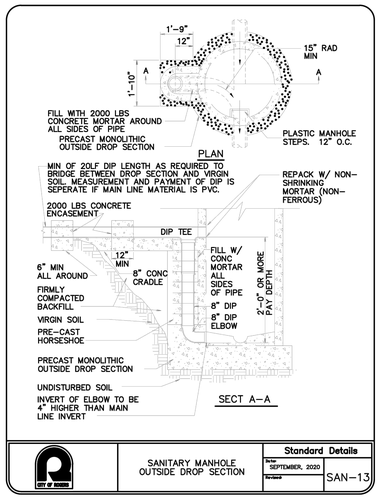
Project No. 023-10733-000 / LAD25020
01/09/2026

DETAILS

CK503

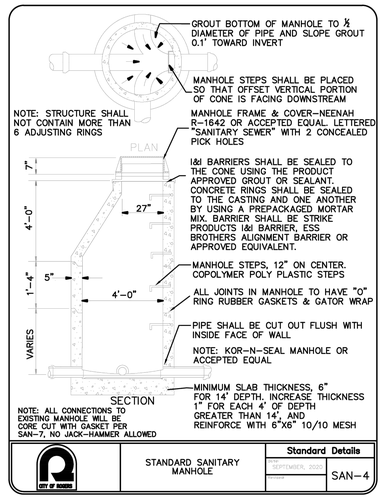
DESIGN DEVELOPMENT

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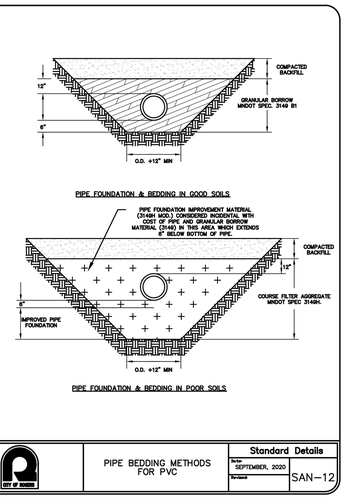
	Standard Details	
SANITARY MANHOLE OUTSIDE DROP SECTION	Date: SEPTEMBER, 2020	SAN-13
	Revised:	

E1 OUTSIDE DROP SANITARY SEWER MANHOLE — NO SCALE



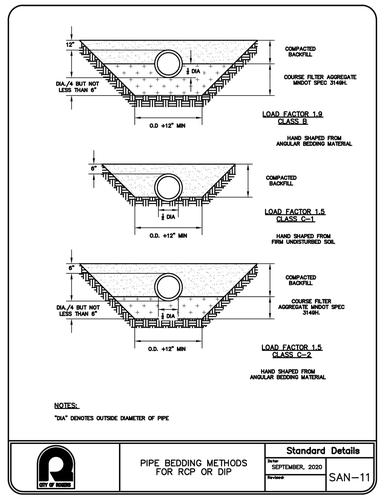
	Standard Details	
STANDARD SANITARY MANHOLE	Date: SEPTEMBER, 2020	SAN-4
	Revised:	

E2 SANITARY SEWER MANHOLE (SSMH) — NO SCALE



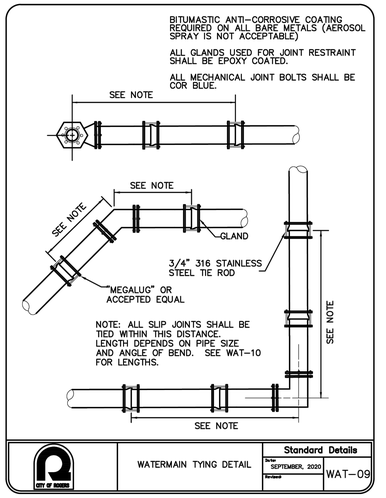
	Standard Details	
PIPE BEDDING METHODS FOR PVC	Date: SEPTEMBER, 2020	SAN-12
	Revised:	

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
- #12/30HS HIGH STRENGTH FOR OPEN CUT
- #12/45DHS 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	3 LF
6"	22 LF	7 LF	3 LF
8"	30 LF	10 LF	4 LF
10"	38 LF	13 LF	5 LF
12"	50 LF	16 LF	6 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

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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

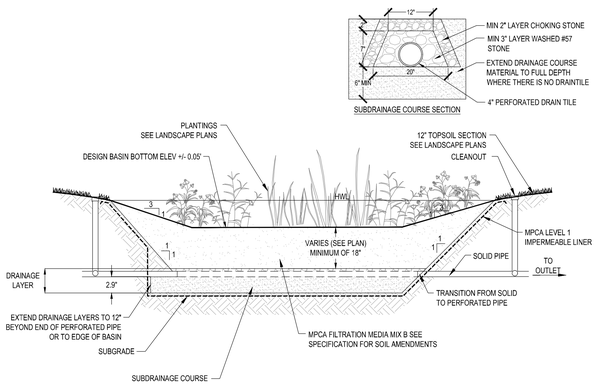
Project No. 023-10733-000 / LAD25020
01/09/2026

DETAILS

CK504

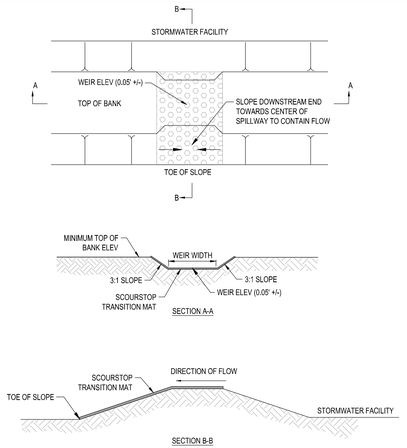
DESIGN DEVELOPMENT

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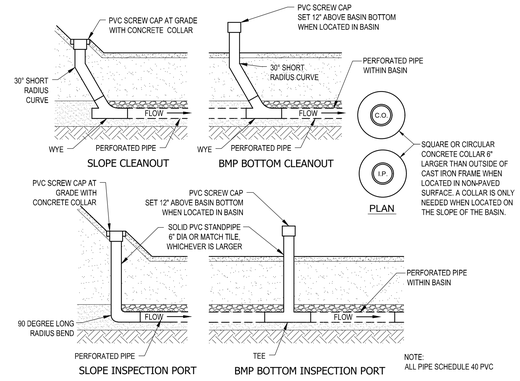
E1 FILTRATION SECTION WITH ELEVATED UNDERDRAIN

NO SCALE



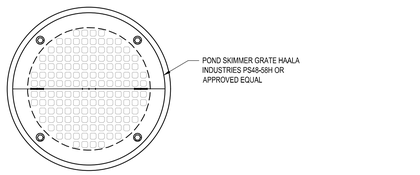
E3 OVERFLOW WEIR

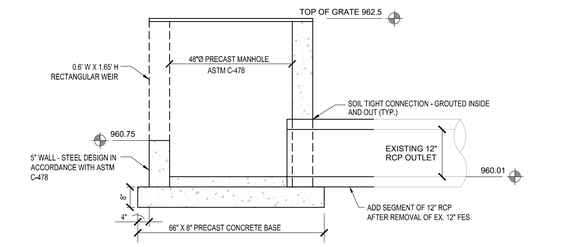
NO SCALE



E5 BMP CLEANOUT (CO) / INSPECTION PORT (IP)

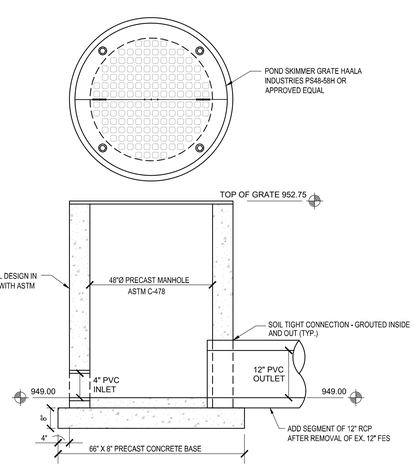
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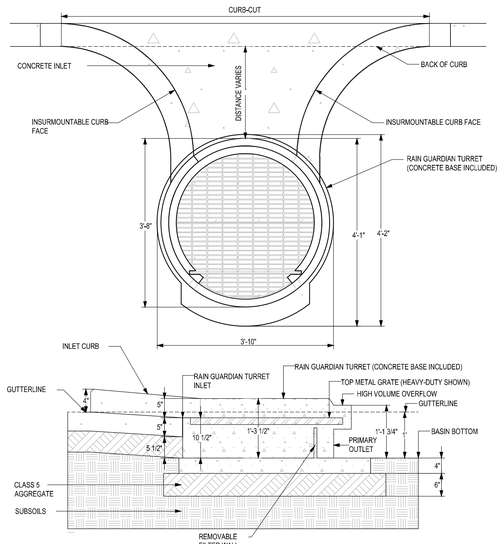
C1 OUTLET CONTROL STRUCTURE D1

NO SCALE



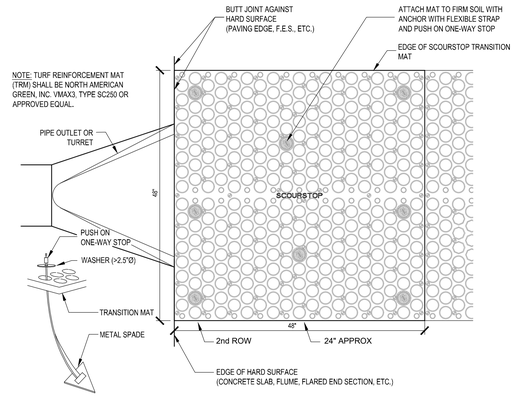
C3 OUTLET CONTROL STRUCTURE C1

NO SCALE



C5 "TURRET" RAIN GUARDIAN

NO SCALE

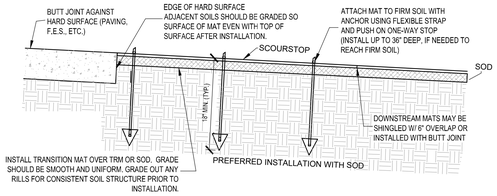


ANCHOR AND FLEXIBLE STRAP
NO SCALE

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

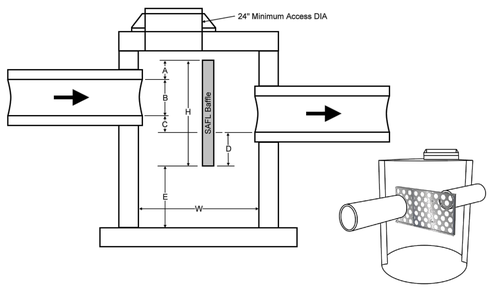


C6 SCOURSTOP TRANSITION MAT

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

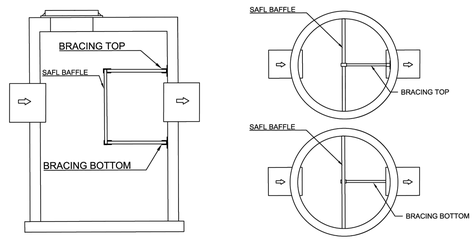
This generic detail does not encompass the sizing, fit, and applicability of the SAFL Baffle for this specific project. It is the ultimate responsibility of the design engineer to assure that the design is in compliance with all applicable laws and regulations. The SAFL Baffle is a patented technology 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

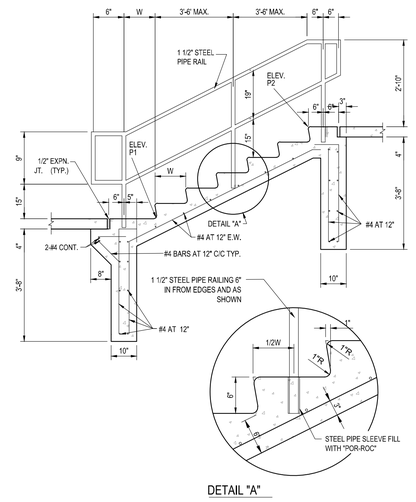
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SAFL BAFFLE BRACING DETAIL
UPSTREAM TECHNOLOGIES INC.
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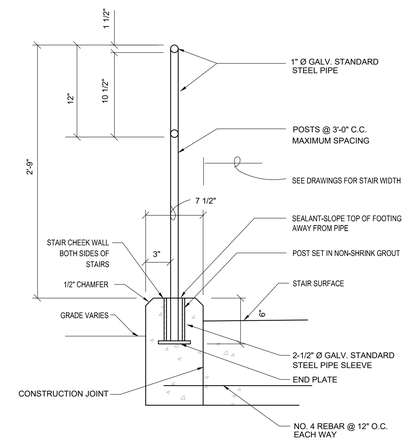
SAFL BAFFLE

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,
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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

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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
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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

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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				

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ÉLAN DESIGN LAB, INC.
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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

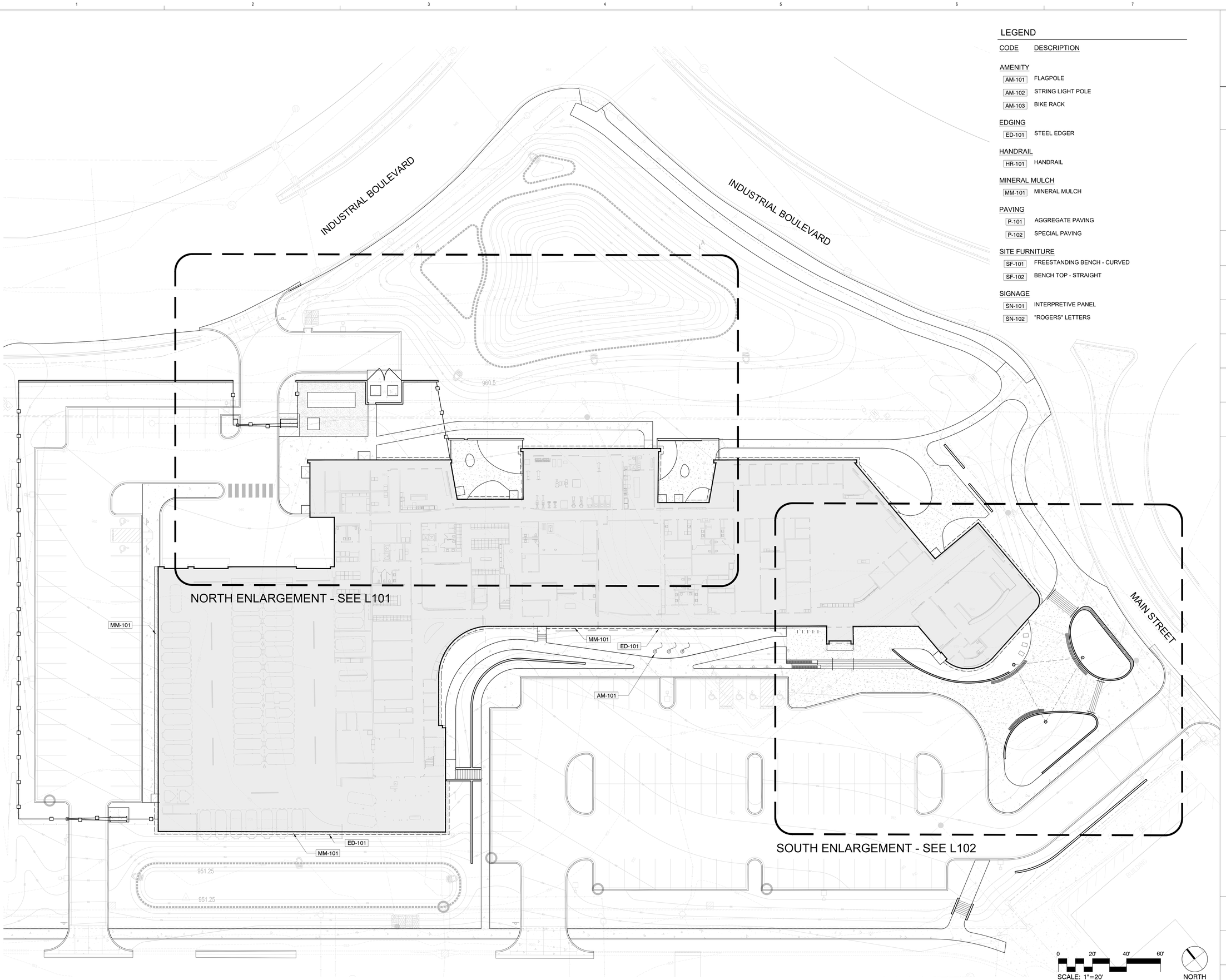
Project No. 023-10733-000
01/09/2026

LANDSCAPE SCHEDULES

L010

DESIGN DEVELOPMENT

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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

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KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	JS
Design	JS
Draw	BS
Check	BS

STAMP

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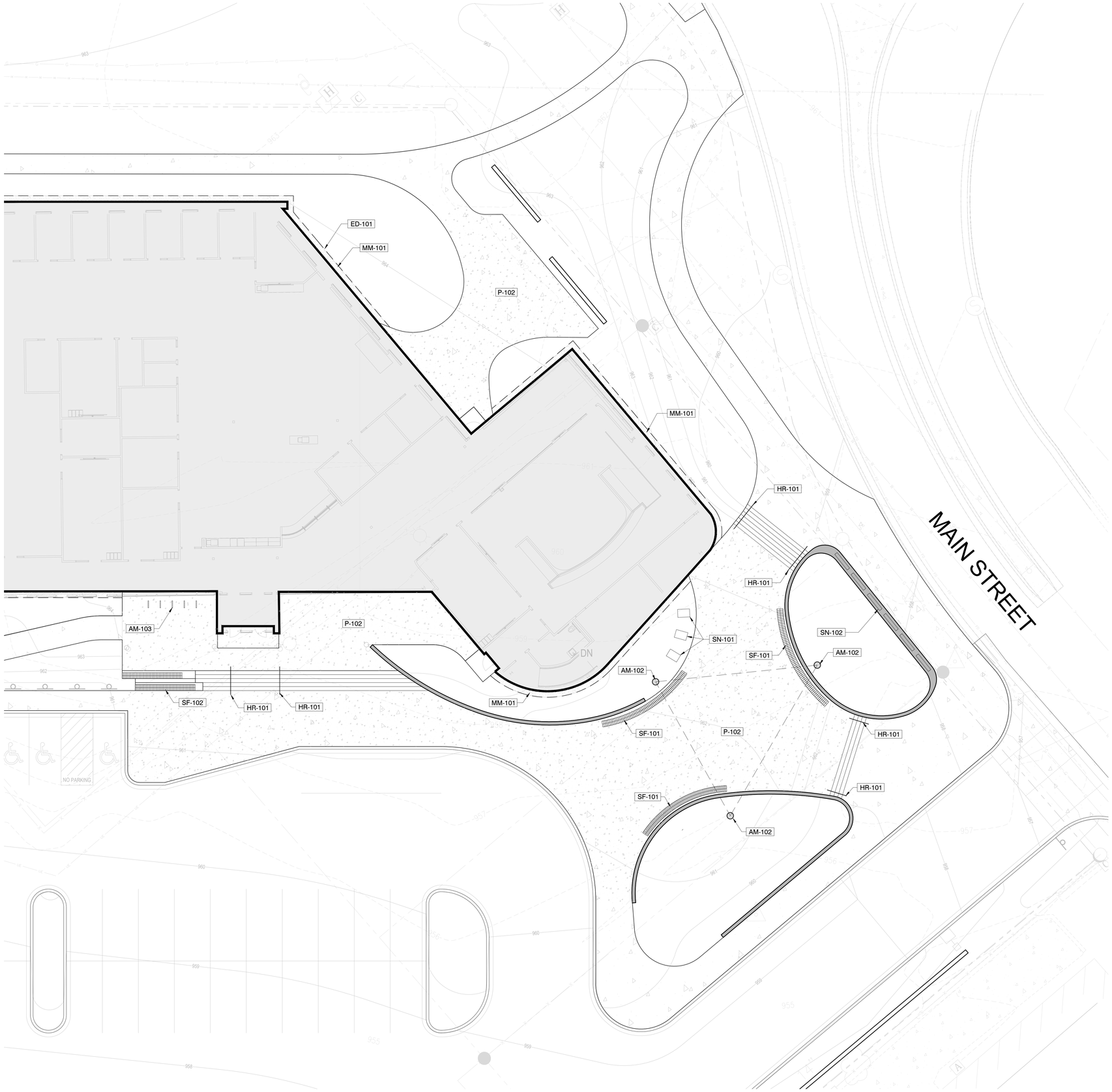
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01/09/2026

SITE PLAN

L100

DESIGN DEVELOPMENT

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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

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KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	JS
Design	JS
Draw	BS
Check	BS

STAMP

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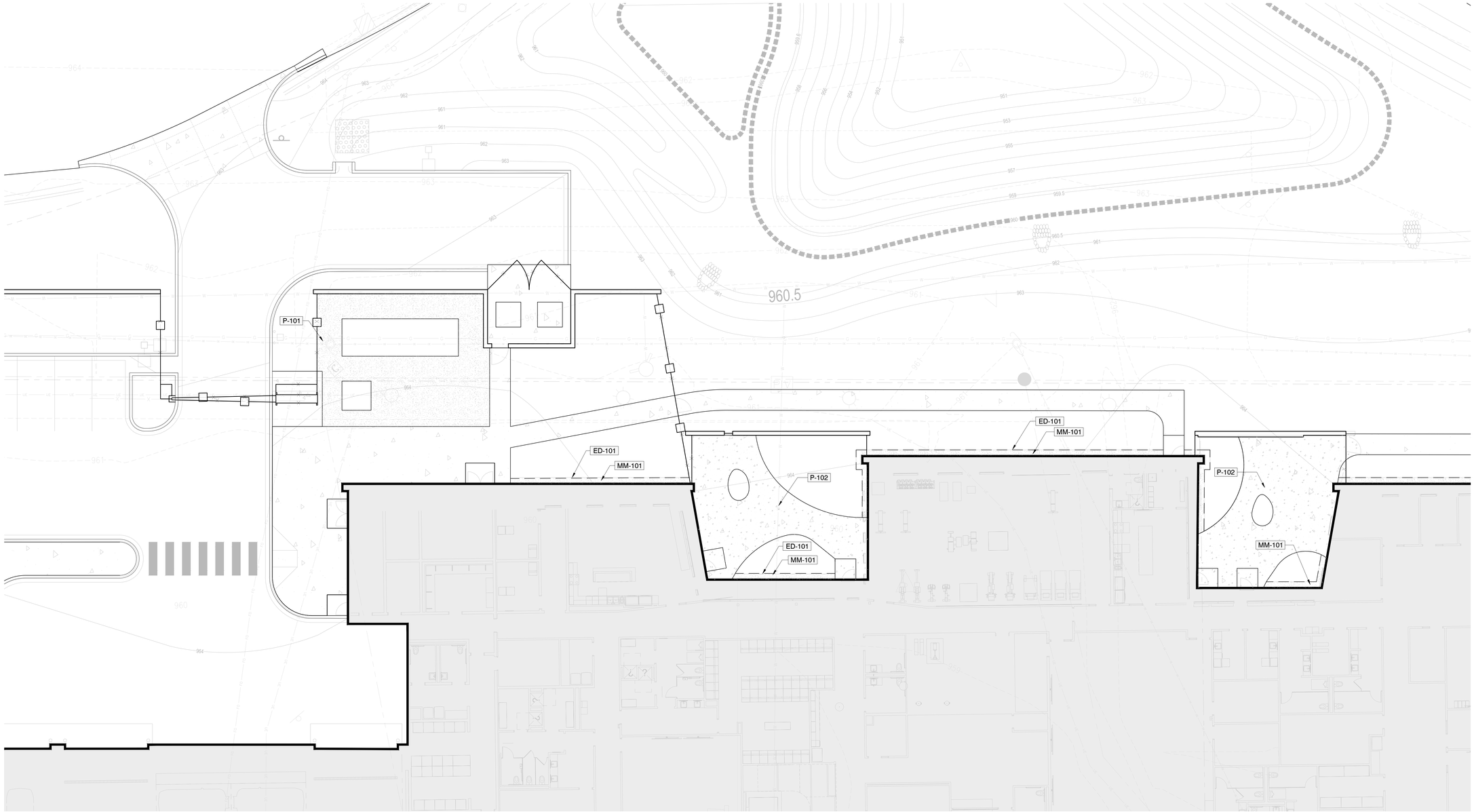
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SOUTH SITE ENLARGEMENT

L101

DESIGN DEVELOPMENT

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LEGEND

CODE	DESCRIPTION
EDGING	
ED-101	STEEL EDGER
MINERAL MULCH	
MM-101	MINERAL MULCH
PAVING	
P-101	AGGREGATE PAVING
P-102	SPECIAL PAVING

0 10' 20' 30'

SCALE: 1" = 10'

NORTH

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KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	JS
Design	JS
Draw	BS
Check	BS

STAMP

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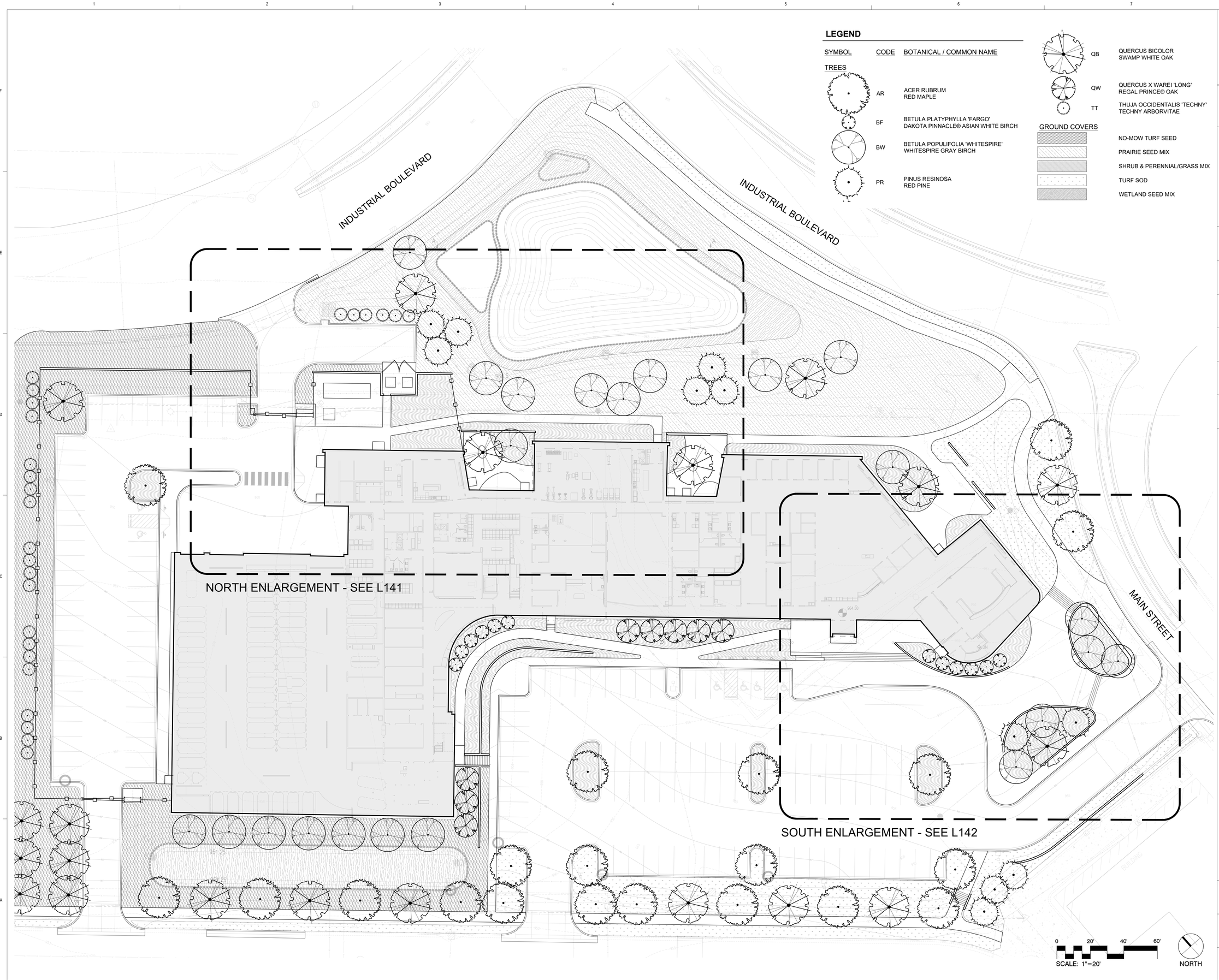
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01/09/2026

NORTH SITE ENLARGEMENT

L102

DESIGN DEVELOPMENT

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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

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KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	JS
Design	JS
Draw	BS
Check	BS

STAMP

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01/09/2026

PLANTING PLAN

L140

DESIGN DEVELOPMENT

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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

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KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	JS
Design	JS
Draw	BS
Check	BS

STAMP

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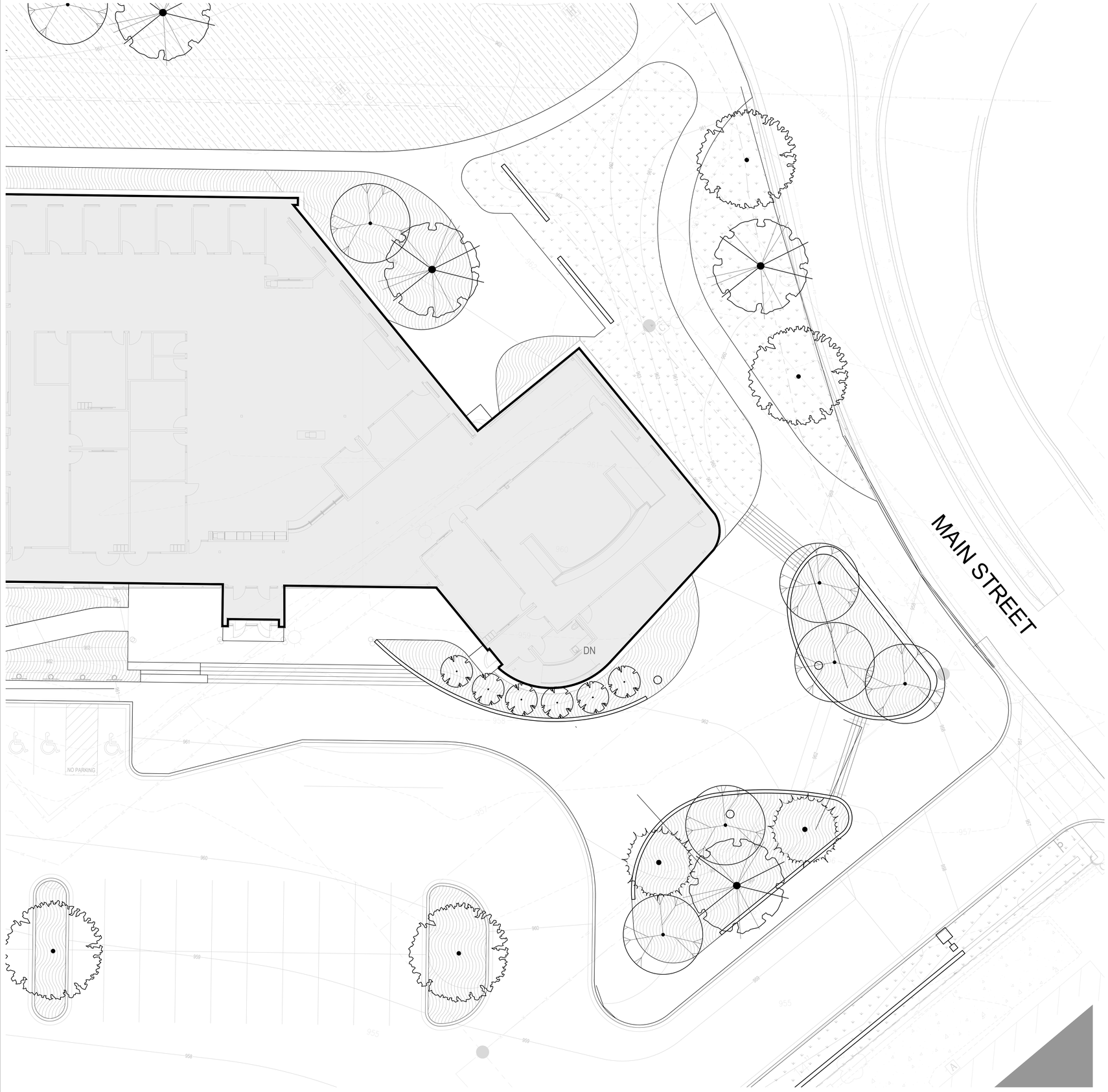
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NORTH PLANTING ENLARGEMENT

L141

DESIGN DEVELOPMENT

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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

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KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	JS
Design	JS
Draw	BS
Check	BS

STAMP

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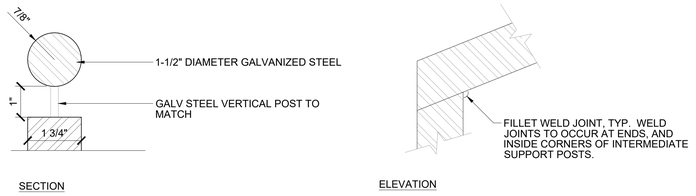
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SOUTH PLANTING ENLARGEMENT

L142

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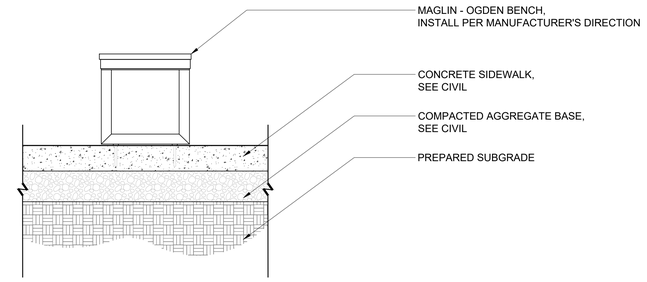


NOTES:

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.

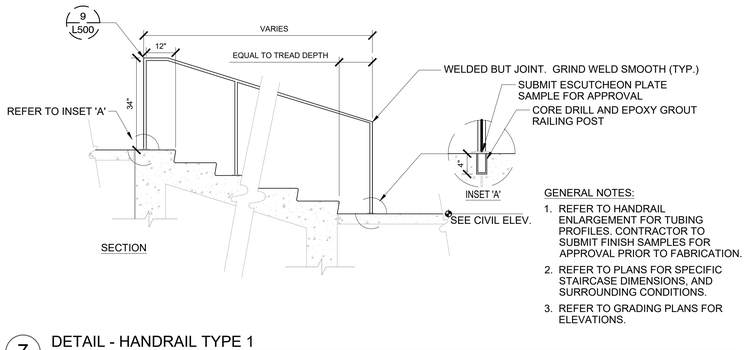
9 DETAIL - HANDRAIL ENLARGEMENT

6" = 1'-0" P-16 132-50



4 DETAIL - FREESTANDING BENCH

1" = 1'-0" P-25.189-22

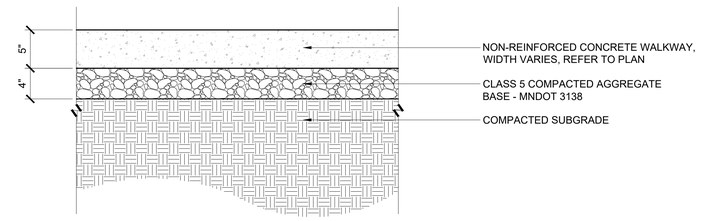


GENERAL NOTES:

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.

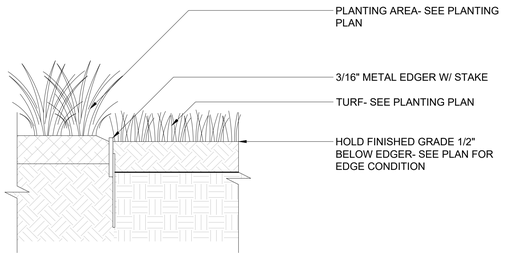
7 DETAIL - HANDRAIL TYPE 1

1/2" = 1'-0" P-16 132-90



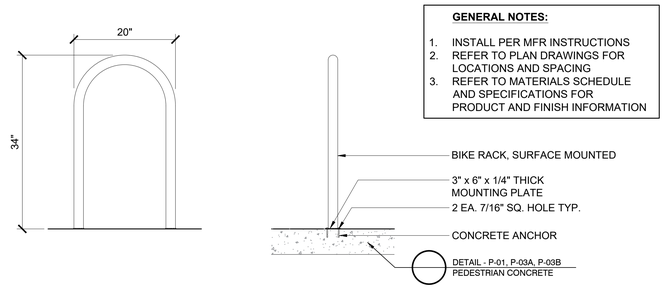
3 DETAIL-CONCRETE WALKWAY

NTS P-25.189-05



2 DETAIL - STEEL EDGER

1 1/2" = 1'-0" P-25.189-09



GENERAL NOTES:

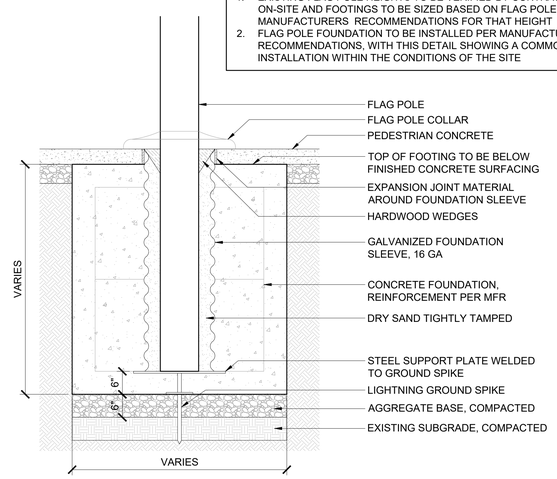
1. INSTALL PER MFR INSTRUCTIONS
2. REFER TO PLAN DRAWINGS FOR LOCATIONS AND SPACING
3. REFER TO MATERIALS SCHEDULE AND SPECIFICATIONS FOR PRODUCT AND FINISH INFORMATION

6 DETAIL - BIKE RACK, SURFACE MOUNTED

1" = 1'-0" P-25.189-15

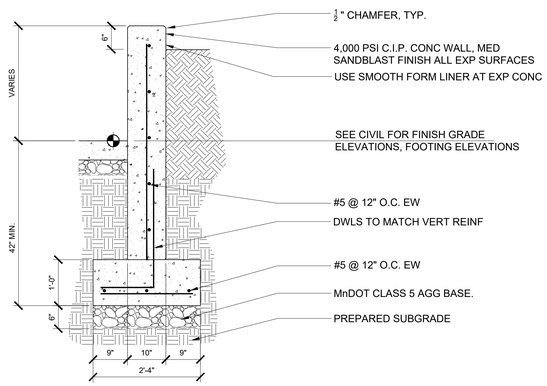
GENERAL NOTES:

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



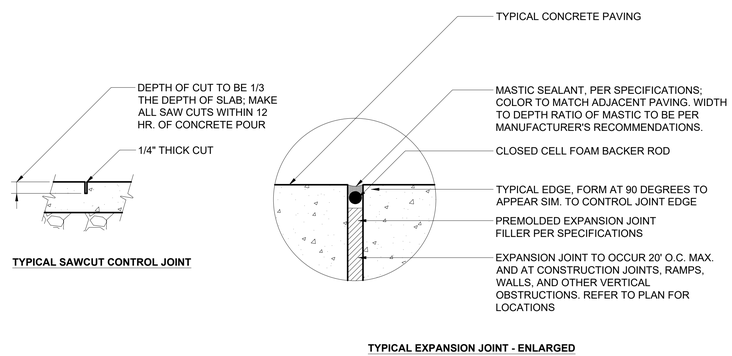
8 DETAIL - AM-04 FLAG POLE FOOTING, TYP.

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

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KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	JS
Design	JS
Draw	BS
Check	BS

STAMP

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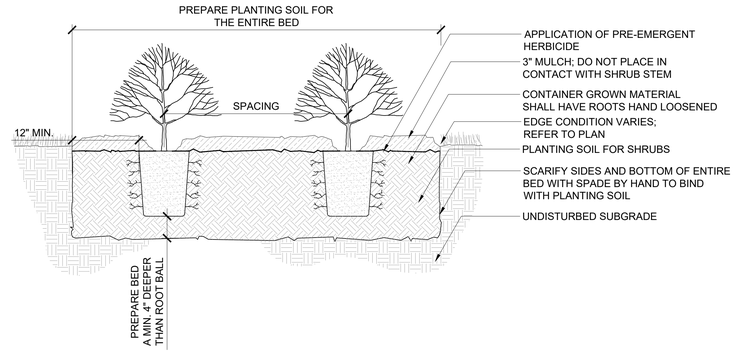
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SITE DETAILS

L500

DESIGN DEVELOPMENT

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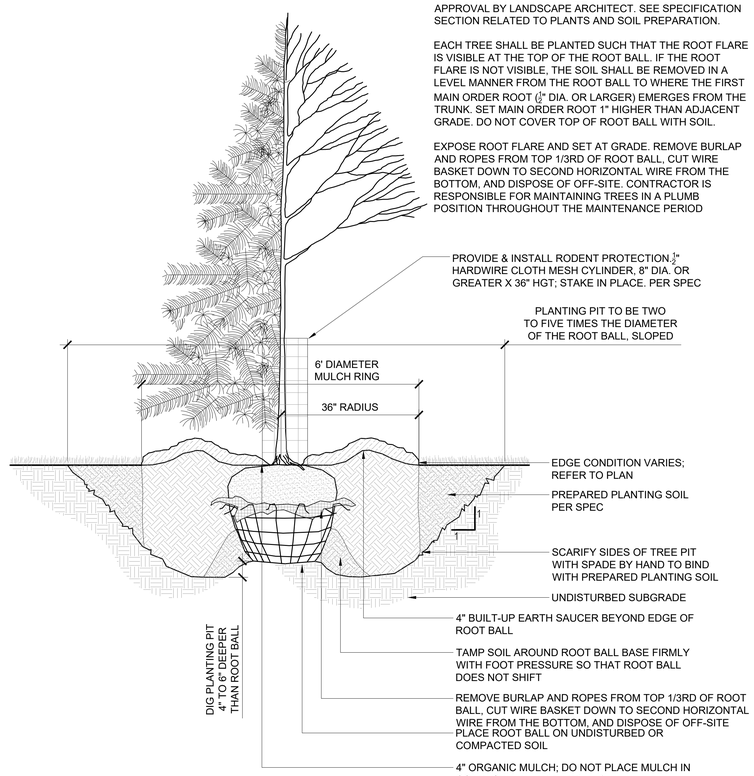
2 DETAIL - SHRUB PLANTING

1" = 1'-0" P-25.189-02

NOTE:
CONTRACTOR TO WRAP TREE TRUNKS ONLY UPON APPROVAL BY LANDSCAPE ARCHITECT. SEE SPECIFICATION SECTION RELATED TO PLANTS AND SOIL PREPARATION.

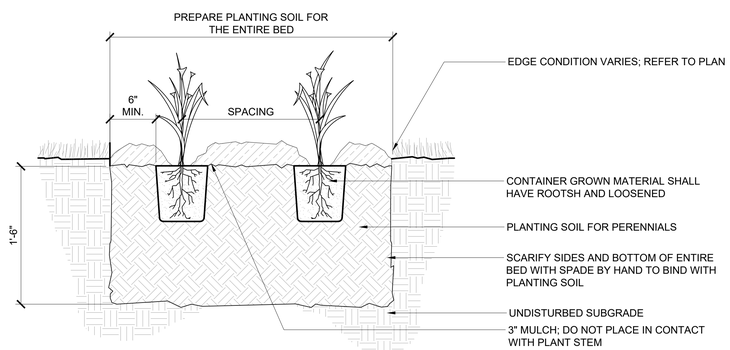
EACH TREE SHALL BE PLANTED SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. IF THE ROOT FLARE IS NOT VISIBLE, THE SOIL SHALL BE REMOVED IN A LEVEL MANNER FROM THE ROOT BALL TO WHERE THE FIRST MAIN ORDER ROOT ($\frac{1}{2}$" DIA. OR LARGER) EMERGES FROM THE TRUNK. SET MAIN ORDER ROOT 1" 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



3 DETAIL - PERENNIAL PLANTING

1 1/2" = 1'-0" P-25.189-04

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KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	JS
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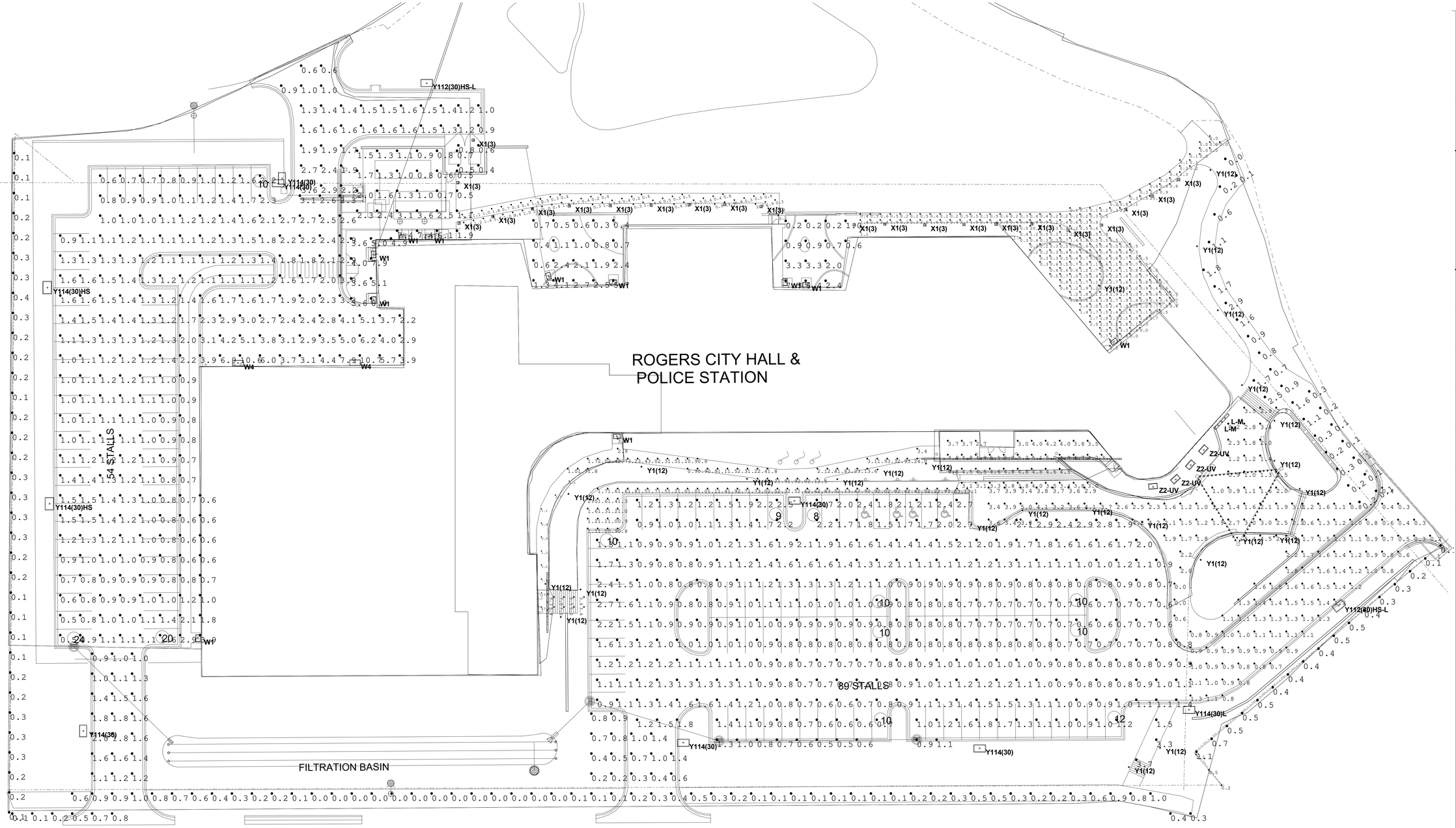
Project No. 023-10733-000
01/09/2026

PLANTING DETAILS

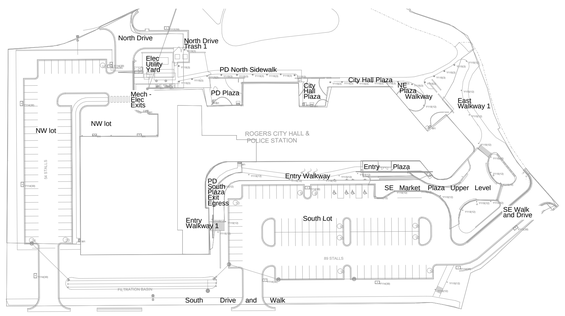
L501

DESIGN DEVELOPMENT

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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

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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

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PLANNING COMMISSION SUBMITTAL

Project No. 023-10733-000
01/08/2026

ELECTRICAL SITE PLAN - LIGHTING PHOTOMETRICS

ES101 PHOTOMETRICS

DESIGN DEVELOPMENT

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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

PBC

EXF

EXS

Y112(30) ? PBB

Y114(30) ?

Y114(30)HS ? PBB

X1(3) ?

Y1(12) ? PBA

Z1F ?

Z2 ?

YC1(14) ?

YCA ?

EL19 ?

Z1 ?

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,
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Check	TSH

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PLANNING COMMISSION SUBMITTAL

Project No. 023-10733-000
12/29/2025

ELECTRICAL SITE PLAN - LIGHTING

ES101

DESIGN DEVELOPMENT

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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	ER6GMLDGW 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	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 DIRECT; 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'XZ' 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 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 LOCATIONS.
I. LINEAR WALL-TO-WALL MO

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 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/CORRIDOR WITH SCONCES
#1A2	N	Y	LOBBY COUNCIL CHAMBERS
#1A3	N	Y	LEVEL 1 POLICE STAIR – 24/7
#1A4	Y, DAYLT	Y	GARAGE ENTRY LIGHTING – CONNECTED TO DAYLIGHT HARVESTING
#1A5	Y, DAYLT	Y	VESTIBULE – COULD BE COMBINED WITH CORRIDOR
#1A6	N	Y	CITY HALL CORRIDORS
#2A1	N	Y	LEVEL 2 POLICE STAIR – 24/7
#2A3	N	Y	LEVEL 2 POLICE CORRIDORS - 24/7
#2Ax	>	TBD	>
#2Ax	>	TBD	>
#2Ax	>	TBD	>

LIGHTING CONTROLS AND LIGHTING CONTROL PANEL (LCP) SCHEDULE NOTES

1. LIGHTING CONTROLS AND LIGHTING CONTROL PANEL MANUFACTURER:
   A. ACUITY NLIGHT.
   B. LEVITON
   C. COOPER WAVELINX.
   D. LUTRON
   E. CRESTRON, CAMEO WALL CONTROLS.
2. FOR DESCRIPTION AND SCHEDULE REFER TO LIGHTING CONTROL PANEL (LCP) IN MAIN ELECTRICAL ROOM AND TO THE CONTROL ZONES SHOWN ON THE LIGHTING PLANS. NETWORK ZONES TO PANEL.
3. SEE LIGHTING CONTROL SEQUENCE OF OPERATION FOR ADDITIONAL INFORMATION.
4. SEE PLANS FOR LOCATIONS OF LIGHTING CONTROL STATIONS. 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.
5. PROVIDE INTEGRAL ASTRONOMIC TIME SWITCH AND CONNECTIONS TO ROOF MOUNTED PHOTOCELL.
6. PROVIDE PHOTOCELLS, OCCUPANCY SENSORS AND DAYLIGHT SENSORS COMPATIBLE WITH CONTROL SYSTEM. OCCUPANCY SENSORS, VACANCY SENSORS, AND DAYLIGHT SENSORS SHOWN ON PLANS PROVIDE OVERRIDE TO THE PROGRAMMED SETTINGS.
7. PROVIDE REMOTE ACCESS TO SCHEDULING, ON/OFF AND DIMMING CONTROL OF SYSTEM, WEB BASED ACCESSIBLE THROUGH VPN SYSTEM.
8. PLUG AND PLAY REPLACEMENTS. MAINTAIN SCHEDULE AFTER POWER OUTAGE.
9. PROVIDE TWO SEPARATE FULL DAYS OF SERVICE BY FACTORY AUTHORIZED REPRESENTATIVE FOR SYSTEM START-UP, PROGRAMMING AND TRAINING.
10. PROVIDE ADJUSTABLE HIGH-END AND LOW-END TRIM FOR CONTROLLED LIGHTING ZONES.
    COUNCIL CHAMBERS:
11. FOR COUNCIL CHAMBERS, PROVIDE CRESTRON CONTROLS. THE NETWORK LIGHTING CONTROL CONTRACTOR SHALL BE A FACTORY AUTHORIZED INTEGRATOR OF CRESTRON.
12. PROVIDE COMPLETE SERVICES TO INCLUDE BUT NOT LIMITED TO: SYSTEM ENGINEERING, PROGRAMMING, GRAPHIC INTERFACE DEVELOPMENT AND IMPLEMENTATION, SYSTEM CHECKOUT AND COMMISSIONING, AND DIRECT ACCESS TO CRESTRON TECHNICAL ASSISTANCE.
13. PROVIDE TWO SEPARATE FULL DAYS OF SERVICE BY FACTORY AUTHORIZED REPRESENTATIVE FOR SYSTEM START-UP, PROGRAMMING AND TRAINING.
14. PROVIDE MINIMUM 1 YEAR SYSTEM WARRANTY AND 6 YEAR PARTS WARRANTY.
15. PROVIDE INTERFACE BETWEEN CRESTRON COUNCIL CHAMBERS SYSTEM AND AV CONTROLS. AV CONTROLS SHALL BE ABLE TO RECALL PRESET LIGHTING CONTROL SCENES.
    A. AV HIGH
    B. AV LOW
    C. MEETING HIGH
    D. MEETING LOW
    E. SPARE 1
    F. SPARE 2

LIGHTING CONTROL SEQUENCE OF OPERATION

TAG	SPACE TYPE	OCCUPANCY 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.

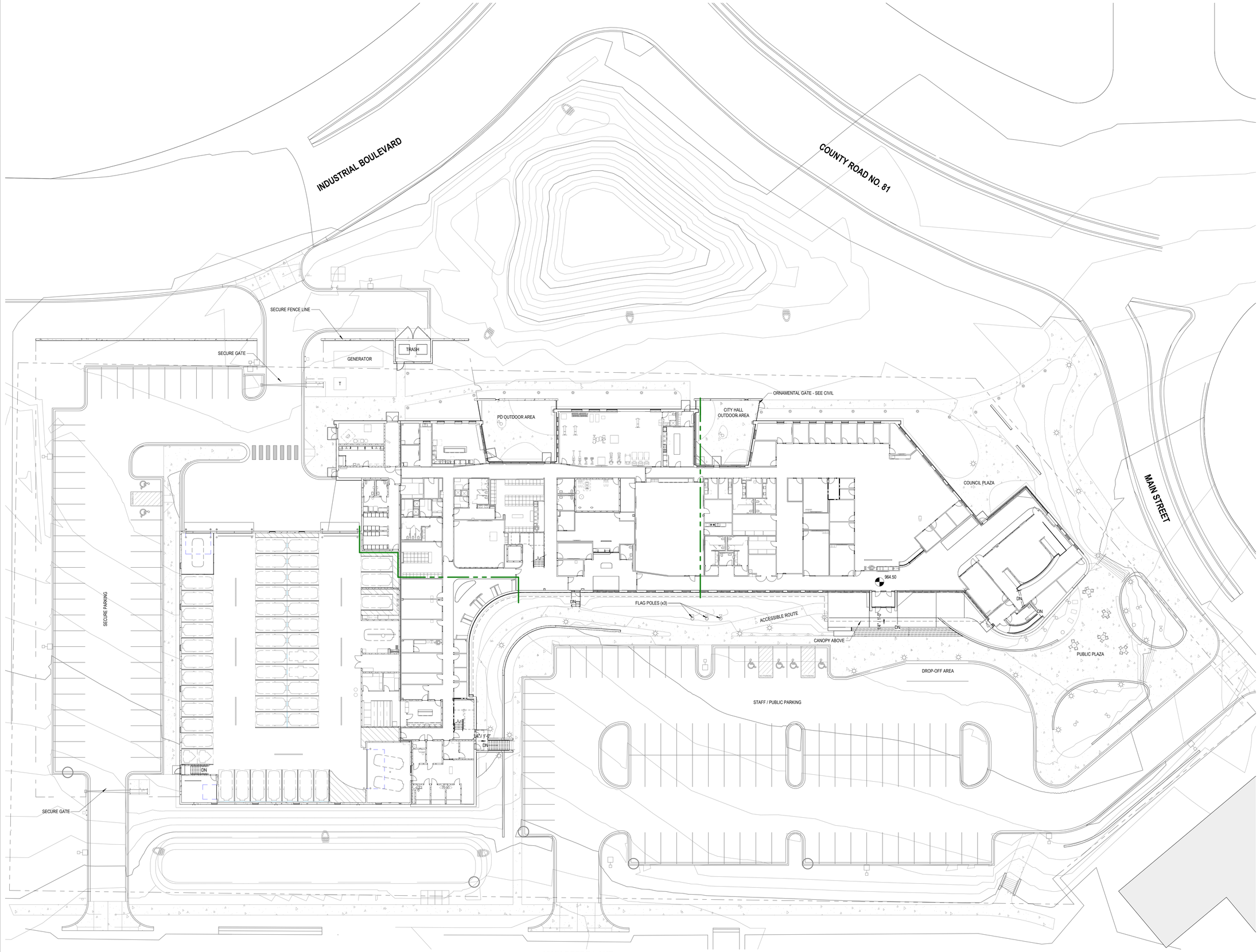
GENERAL NOTES:
CONTROL SYSTEM NOTES:
A. ***[AS A COST SAVINGS, WIRELESS AND/OR LUMINAIRE LEVEL CONTROL MAY BE PROVIDED IN PLACE OF A WIRED RELAY BASED NETWORKED LIGHTING CONTROL SYSTEM.]***
B. WHEN EXTERIOR POLE MOUNTED LUMINAIRES ARE INDICATED TO BE DIMMED, PROVIDE CONTROL OF LUMINAIRE VIA WIRELESS 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.
   -



A1 SITE PLAN
SCALE: 1" = 20'-0"

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KEY PLAN

TRUE NORTH N

A B C

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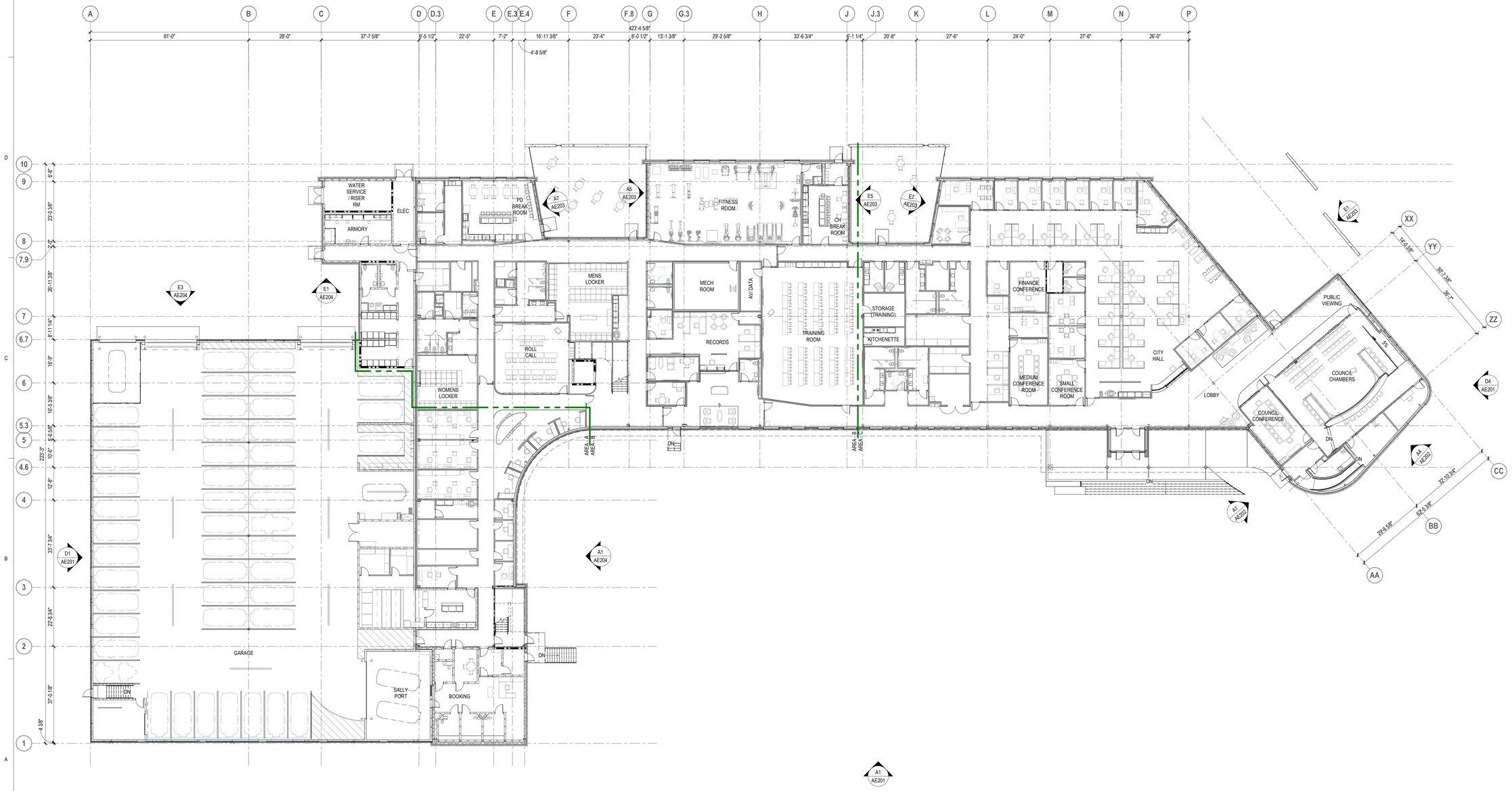
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ARCHITECTURAL SITE PLAN

AS101

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A1 FLOOR PLAN LEVEL 1 OVERALL
SCALE: 1/16" = 1'-0"

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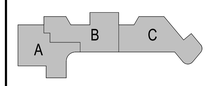
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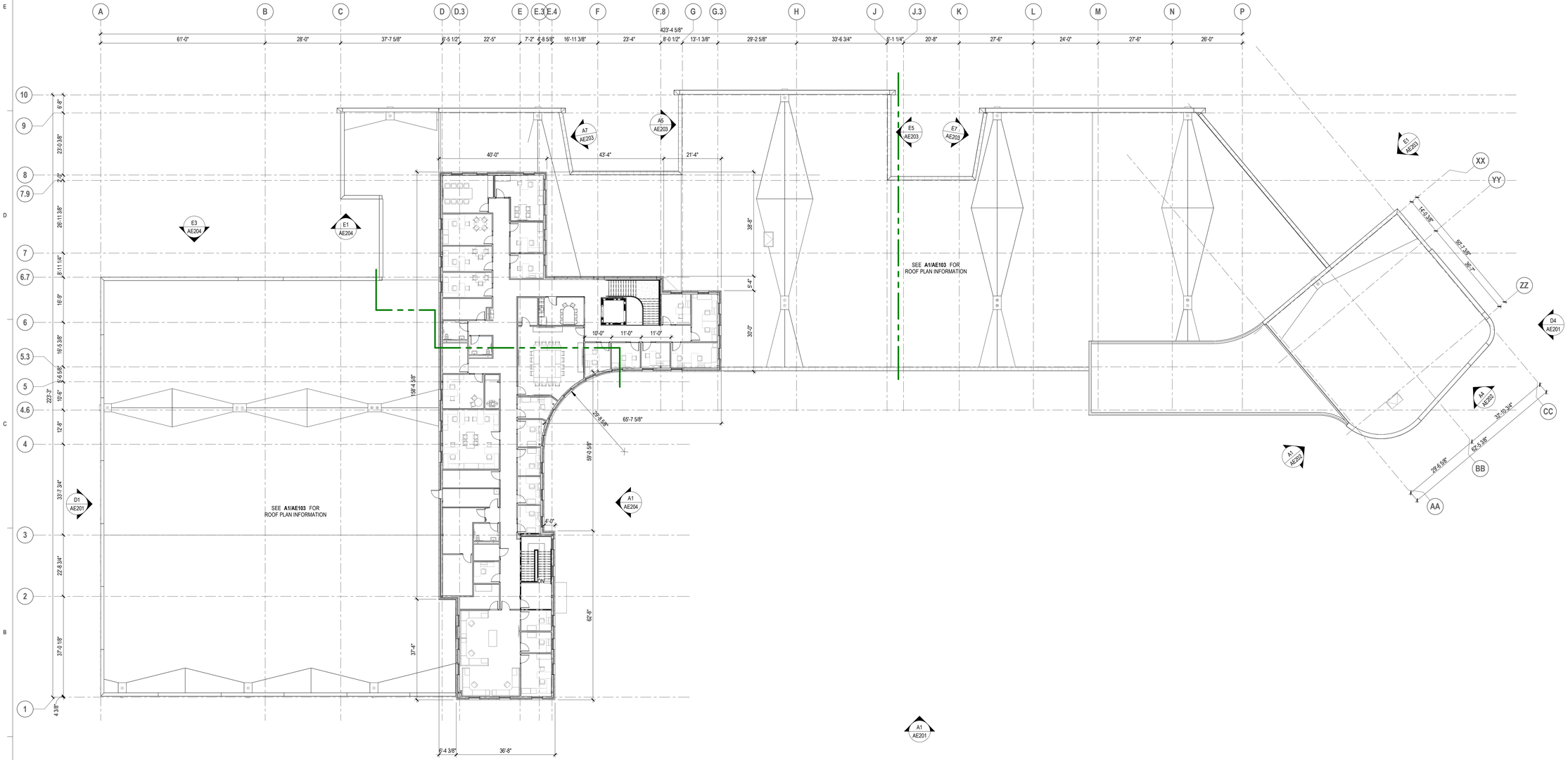
FLOOR PLAN LEVEL 1 OVERALL

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A1 **FLOOR PLAN LEVEL 2 OVERALL**
SCALE: 1/16" = 1'-0"

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KEY PLAN

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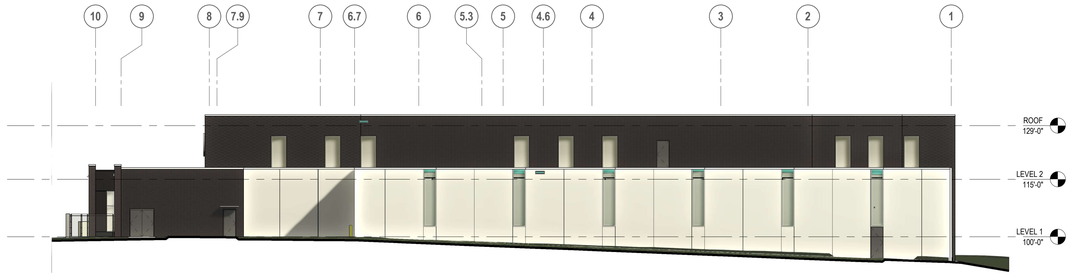
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FLOOR PLAN LEVEL 2 OVERALL

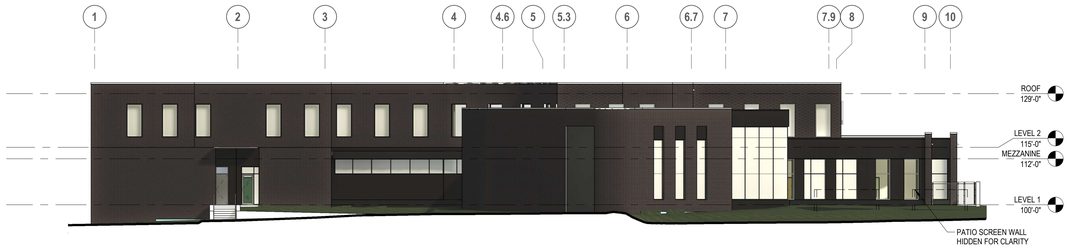
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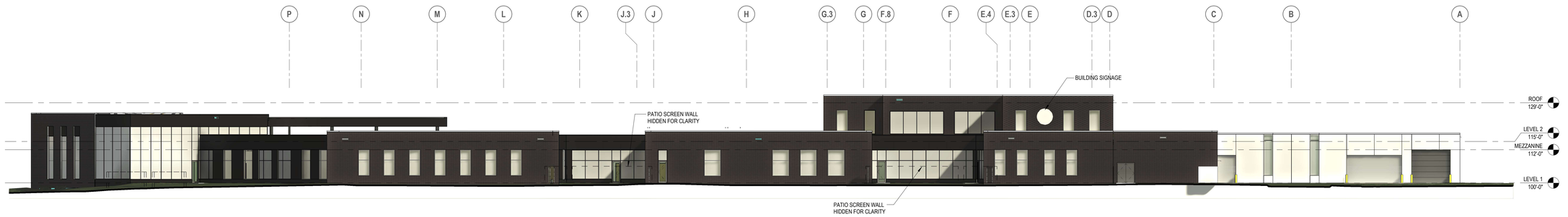
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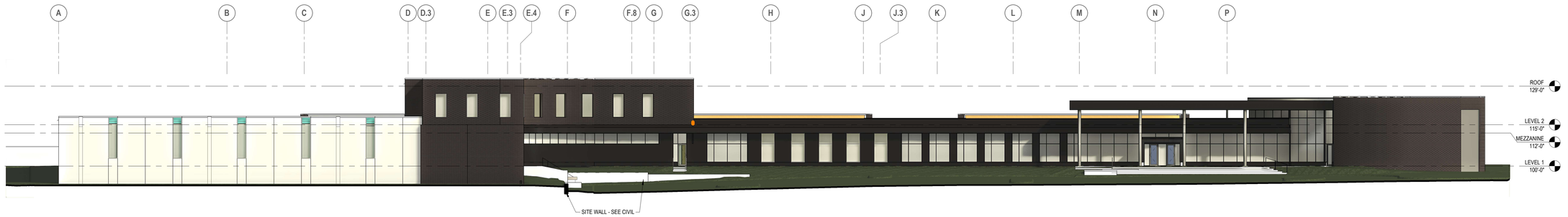
D1 **OVERALL EXTERIOR ELEVATION - WEST**
SCALE: 1/16" = 1'-0"



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"

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OVERALL EXTERIOR ELEVATIONS

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