AGENDA

Rogers City Council

February 24, 2026 - 7:00 PM

Work Session at 5:30 p.m.

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

3.1 Oath of Office for Police Officer Martin Steele

3.2 Oath of Office for K9 Ares

3.3 Recognition and Welcome of Mental Health and Wellness Coordinator Ashley Gardas

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 February 10, 2026 City Council Meeting Minutes

5.2 Approval of Bills and Claims

5.3 Approval of Temporary On-Sale Liquor License Applications from the Rogers Lions Club for Entertainment in the Park Events on June 24, 2026, July 8, 2026, July 22, 2026, August 5, 2026, August 19, 2026, and September 12, 2026 at the 21st Century Bank Event Center, 12716 Main Street, Rogers, MN

5.4 Approval of an Application for Rogers Youth Hockey Association to Conduct a Raffle on April 10, 2026 at the 21st Century Bank Event Center Located at 12716 Main Street, Rogers, Minnesota

5.5 Approve Resolution 2026-06, Approving Final Plat for Cowley Lake Preserve; and Authorize Execution of Related Agreements.

5.6 Approval of a Proposal by Anderson Engineering for the Re-Platting of City-Owned Properties at 14160 James Rd and 21080 141st Ave N (Turf Facility and Rogers Ice Arena)

5.7 Approval of a Short Term Construction Staging Agreement Corresponding to the City-Owned Property at 21701 Industrial Blvd

5.8 Approval of a Scope of Work with Thielen & Green Architecture for Main Street Property Design Services Related to the Facade Improvement Program

5.9 Approval of Parks and Recreation Advisory Commission Re-Appointments

5.10 Call a Public Hearing for Tuesday, March 24, 2026, at 7:00 p.m. for the Purpose of Amending the 2026 Annual Fee Schedule Ordinance

5.11 Approval of Phase 2 of the South Community Park Trail Project

6. PUBLIC HEARINGS

6.1 Vacation of the West Half of Hawkins Drive (portion which is in the Cowley Lake Preserve Development)

7. GENERAL BUSINESS

7.1 Approve the Promotion of Captain Jason Foster to the Position of Deputy Chief of Police, Effective March 2, 2026

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

7.3 Items related to City Project No. 2406:

- Accept Bids for Rogers Activity Center (RAC) Expansion, City Project No. 2406 and Approve AIA Document A133-2019 Exhibit A Guaranteed Maximum Price Amendment with RJM Construction as the City's Construction Manager at Risk
- Approve Professional Services Agreement for Special Inspections with American Engineering and Testing (AET) for RAC Expansion, City Project No. 2406

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

7.5 Consider Adopting Ordinance 2026-04, Amendments to Section 125-84 Related to Accessory Structures and Fences

8. OTHER BUSINESS

9. CORRESPONDENCE AND REPORTS

10. ADJOURN

STAFF REPORT **Meeting Date**: February 24, 2026

ROGERS CITY COUNCIL **Agenda Item**: 3.1

Subject: Oath of Office for Police Officer Martin Steele
Prepared By: Dan Wills, Chief of Police

Recommended Council Action

Overview / Background / Analysis
Mayor Klick will administer the Oath of Office to Police Officer Martin Steele

Staff Recommendation

Financial Impact: **Source Fund**:

Budgeted? N/A

Supporting Documentation
None

STAFF REPORT **Meeting Date**: February 24, 2026

ROGERS CITY COUNCIL **Agenda Item**: 3.2

Subject: Oath of Office for K9 Ares
Prepared By: Dan Wills, Chief of Police

Recommended Council Action

Overview / Background / Analysis
Mayor Klick will administer the Oath of Office to K9 Ares and handler Officer Ryan Palacek

Staff Recommendation

Financial Impact: **Source Fund**:

Budgeted? N/A

Supporting Documentation
None

STAFF REPORT **Meeting Date**: February 24, 2026

ROGERS CITY COUNCIL **Agenda Item**: 3.3

Subject: Recognition and Welcome of Mental Health and Wellness Coordinator Ashley Gardas
Prepared By: Dan Wills, Chief of Police

Recommended Council Action

Overview / Background / Analysis
Chief Wills will recognize and introduce new police department employee Ashley Gardas (Mental Health & Wellness Coordinator)

Staff Recommendation

Financial Impact: **Source Fund**:

Budgeted? N/A

Supporting Documentation
None

STAFF REPORT **Meeting Date**: February 24, 2026

ROGERS CITY COUNCIL **Agenda Item**: 5.1

Subject: Approval of February 10, 2026 City Council Meeting Minutes
Prepared By: Stacie Brown, City Clerk

Recommended Council Action
Motion to approve the February 10, 2026 City Council Meeting Minutes

Overview / Background / Analysis

Staff Recommendation
Motion to approve the February 10, 2026 City Council Meeting Minutes

Financial Impact: **Source Fund**:

Budgeted?

Supporting Documentation
A. 02102026min

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, February 10, 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, Mark Eiden (joined remotely via Teams application during Item 7.1)
Council excused: Joel Brockman

Staff present: Steve Stahmer, Administrator; Stacy Scharber, Assistant City Administrator/HR Director (remote - via Teams); Bridget Bruska, Finance Director; Jason Foster, Police Captain; Patrick Farrens, Fire Chief; Doran Cote, Public Works Director/City Engineer; Mike Bauer, Parks and Recreation Director; Brett Angell, Community Development Director; Bob Vose, City Attorney; and Stacie Brown, City Clerk.

2. OPEN FORUM

No one came forward.

3. PRESENTATIONS

None.

4. APPROVE AGENDA

Councilor Jullie moved, Councilor Enga seconded a motion to approve the agenda as submitted. Motion carried 3-0.

5. CONSENT 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

Councilor Jullie moved, Councilor Enga seconded a motion to approve the Consent Agenda. Motion carried 3-0.

6. PUBLIC HEARINGS

None.

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)

Community Development Director Angell presented a Site Plan application by Bader Companies and Ebert (joint effort) for a proposed multifamily development at 21601 John Deere Lane. A Concept Plan was reviewed by the Planning Commission and City Council in 2025, with general support and comments primarily focused on traffic. A traffic study has since been completed and submitted with the Site Plan application.

Angell noted there is contamination on the site requiring remediation, and grants have been awarded to the project from the Department of Employment and Economic Development and the Hennepin County Environmental Response Fund. The timing of this application corresponds well with the impending Main Street Master Plan reconstruction and past master plans, all showing the site with multifamily housing.

Angell presented the property details, with the proposed use of 181-unit market rate (luxury) multifamily housing. He reviewed the zoning, parking, and unit breakdown, with an anticipated average of 1.8 people per unit (mostly one-bedroom/primarily adults).

Angell shared the results of a traffic study (based on an assumption of 2028 completion), which showed 1,124 daily trips (both in and out) and very minimal impact on nearby intersections. He noted that a future potential John Deere Lane to Industrial Boulevard connection was not included in the study, which could further reduce traffic volumes on Main Street.

Angell shared the landscaping plan, architectural details and renderings. He reviewed the vision for the downtown area, noting this development would facilitate the removal of a substandard building, promote environmental remediation, and integrate housing to support and advance commercial viability. It would also allow for the incorporation of additional sidewalk connections and landscaping.

Angell stated that the Planning Commission reviewed this site plan at their February 2, 2026 meeting. There was general support for the proposed development with a clarifying question about where trash would be kept. The Commission unanimously recommended approval, while also recommending a reduction of up to 25 surface parking spaces (to be shown as proof of parking instead).

Councilor Jullie asked for clarification on proof of parking, and Angell explained it would essentially show potential to add parking, but without building it at the time of development. The Planning Commission recommended that the area on the railroad side remain as green space, but with the ability to expand on parking in the future.

Angell noted that as part of the traffic study, it was determined that the traffic count would be about 2.5 times higher for commercial use (such as grocery) instead of residential. City Attorney Vose asked Angell if he anticipates there being a Development Agreement in the future, which Angell confirmed.

Will O'Keefe of Bader Companies came forward, expressing excitement about the potential opportunity to partner with the City of Rogers on this development. He stated their guiding principle has been to propose something that aligns with the vision the City has put forward for Main Street.

Matt Pacyna of Transportation Collaborative & Consultants (TC2) came forward to discuss the traffic study which was completed by his company. He addressed questions from the Council about trip generation, including peak hours, trips in and out, and shifts in volume with the completion of the Fletcher Bypass.

Mayor Klick inquired about morning traffic which currently backs up on County Road 81 heading towards County Road 101 and asked if the congestion will be alleviated immediately once Fletcher Bypass is done. Mr. Pacyna stated that he hasn't looked at that pattern, and Fletcher Bypass is not likely to change that specific area.

Councilor Enga asked if the new Civic Campus was considered in the traffic study, and Mr. Pacyna replied that it wasn't factored in. Klick expressed concern about the amount of traffic being incorporated on that corner. Enga pointed out the variables in doing traffic and pedestrian counts in December vs. mid-summer, as downtown is busier in the summer. Mr. Pacyna noted that peaks and valleys will occur naturally throughout the year.

Councilor Eiden joined the meeting via Teams after experiencing connection issues. Klick asked him if he had any questions, and he asked for a recap of the traffic study. Angell reviewed the data once again.

Due to the technical issues being experienced by Councilor Eiden and Councilor Brockman (who wasn't able to connect for any of the presentation), Mr. O'Keefe came forward and asked if consideration could be tabled to include the full Council. Vose confirmed this was an appropriate reason for tabling the item and deferred to staff and Council to decide.

Angell confirmed that should Council agree to do so, there is time. Klick agreed it was fair to table the item for consideration with more Council present.

Councilor Eiden moved, Councilor Enga seconded a motion to table consideration of a Site Plan application by Bader Companies for proposed multifamily development at 21601 John Deere Lane. Motion carried 4-0.

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

Community Development Director Angell shared the Site Plan and Plat for the proposed Rogers Civic Campus at Main Street and Industrial Boulevard. He reviewed the property details, including size, zoning, guidance, current use, and the proposed use of a City Hall, Council Chamber and Police Department. He explained this would require combining six parcels into one, and presented the site plan, parking and access details.

Angell provided additional details on the size (approximately 60,000 square feet), plaza space and sidewalk connections, a primary entrance fronting John Deere Lane, height of 1-2 stories, and an attached Police Department garage and secured area on the west. He shared details on parking and access (including non-peak public district parking), landscaping, the architectural plan and renderings.

Angell stated that the Planning Commission held a Public Hearing at their February 2, 2026 meeting. No members of the public spoke for or against the proposed development. There was general support for the project with clarifying discussion on the exterior and a recommendation to add a space for safe public transactions. The Commission unanimously recommended approval.

Councilor Enga inquired about a right-in/right-out access point, asking if it's absolutely necessary. Angell explained that as part of the Master Plan project, the right-in/right-out access will be very important to the flow of the development. With the goal of allowing use of the parking lot after hours for local businesses, having one access point could create pinch points. He noted there would be options to take other trails, with John Deere as a potential future pedestrian corridor.

Enga expressed the right-in/right-out access remains a concern for her with the potential of pedestrians crossing a driveway. Councilor Jullie noted it as a legitimate concern while mentioning some possible solutions but agreed that the right in/right out is beneficial to the overall site. Councilor Eiden acknowledged the Council's shared concern for pedestrians, but feels the plan is well-designed, and the access is really no different than many driveways along Main Street.

Councilor Eiden moved, Councilor Jullie seconded a motion to approve Resolution 2026-11; Granting Approval of the Preliminary Plat, Final Plat and Site Plan for the Rogers Civic Campus Development. Motion carried 4-0.

8. OTHER BUSINESS

None.

9. CORRESPONDENCE AND REPORTS

None.

10. ADJOURN

Mayor Klick adjourned the meeting at 8:04 p.m.

Respectfully submitted,

Stacie Brown
City Clerk

STAFF REPORT **Meeting Date**: February 24, 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. 02-06-2026 Checks #96959-96998 & ACH Payments
C. 02-13-2026 Checks #96999-97051 & ACH Payments
D. 02-13-2026 Checks #97052-97063 - UB Overpayments

CITY OF ROGERS
02.24.2026 CITY COUNCIL MEETING
OPERATING ACCOUNTS - ADDITIONAL CLAIMS PAID/TO BE PAID

City Payroll Checks, Taxes & Misc Fees Paid		
2/5/2026	ADP Child Support/Garnishment	124.62
2/5/2026	ADP Direct Deposits	288,820.10
2/6/2026	ADP Fees	1,164.05
2/6/2026	ADP Fees	2,276.56
2/6/2026	ADP Fees	1,118.30
2/5/2026	ADP Payroll Taxes	115,516.18
2/5/2026	Health Equity FSA/DCAP	1,666.64
2/10/2026	Associated Bank FSA & DCAP Participant Fees - January	60.00
2/9/2026	ICMA Deferred Compensation	3,125.00
2/9/2026	Associated Bank Health Plan Fund	3,400.00
2/6/2026	Associated Bank Health Plan Fund	7,191.69
2/9/2026	PERA	87,900.76
2/9/2026	State of MN HCSP	4,561.11
2/9/2026	State of MN - Deferred Comp	13,410.00
	Payroll & Misc Fee Expenditures	530,335.01
City Checks & ACH Paid		
2/6/2026	City Checks & ACH Paid (96959-96998)	697,867.63
2/13/2026	City Checks & ACH Paid (96999-97051)	875,365.17
2/13/2026	City Checks UB Overpayments (97052-97063)	591.20
	City Check & ACH Expenditures	1,573,824.00
City Misc ACH/Wires Paid		
2/17/2026	Civic Pay ACH Fees Utility Billing	36.03
2/11/2026	Wells Fargo Client Analysis Fees	1,940.54
	City ACH/Wire Expenditures	1,976.57
	City Total To Be Approved	**2,106,135.58**

Accounts Payable

Computer Check Proof List by Vendor

User: LPettis
Printed: 02/04/2026 - 4:29PM
Batch: 00001.02.2026

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
Vendor: 4815ex	4815 Excelsior LLC			Check Sequence: 1	ACH Enabled: False
2007	THC	266.00	02/06/2026	609-497-9760-42535-0000	
	Check Total:	266.00			
Vendor: agnto	Tom Agnes			Check Sequence: 2	ACH Enabled: True
Agnes	Mix	551.16	12/31/2025	609-497-9760-42540-0000	
Agnes	Mix	477.58	12/31/2025	609-497-9760-42540-0000	
	Check Total:	1,028.74			
Vendor: albmi	Mike Albers			Check Sequence: 3	ACH Enabled: True
January 2026	Mileage Reimbursement 1/28/26-1/30/26 - M. A	132.68	02/06/2026	100-410-1950-44360-0000	
	Check Total:	132.68			
Vendor: allbl	Allied Blacktop Co.			Check Sequence: 4	ACH Enabled: False
14234	1/4" Granite F.O.B. 23.67 Tons @ $38.00/Ton	899.46	12/31/2025	100-430-3120-42240-0000	
	Check Total:	899.46			
Vendor: amerp	American Pressure Inc			Check Sequence: 5	ACH Enabled: True
156535	Pressure Washer	1,875.00	02/06/2026	100-420-2100-42105-0000	
	Check Total:	1,875.00			
Vendor: ancom	Ancom Communications Inc			Check Sequence: 6	ACH Enabled: True
131800	2508.401-USDD Exp Hub-St 2 Completion	7,838.00	02/06/2026	449-420-2210-45200-2508	
	Check Total:	7,838.00			
Vendor: bakst	Stephen Baker			Check Sequence: 7	ACH Enabled: False
2026-28-1	Command Officer Training 1/27/26	412.50	02/06/2026	100-420-2210-44360-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	412.50			
Vendor: beaoi	Beaudry Oil & Service Inc.			Check Sequence: 8	ACH Enabled: True
1131778	Fuel - Unleaded And Diesel	16,214.14	02/06/2026	100-000-0000-14100-0000	
	Check Total:	16,214.14			
Vendor: belco	Bellboy Corporation			Check Sequence: 9	ACH Enabled: True
0300672100	THC	256.50	02/06/2026	609-497-9760-42535-0000	
	Check Total:	256.50			
Vendor: bnsf	BNSF Railway Company			Check Sequence: 10	ACH Enabled: False
90296466	Install Of Warning Signs & Gates - Fletcher Byp	5,354.57	12/31/2025	402-430-3121-45300-1409	
90296466	Install Of Warning Signs & Gates - Fletcher Byp	5,354.57	12/31/2025	402-000-0000-10100-0000	
90296466	Install Of Warning Signs & Gates - Fletcher Byp	-5,354.57	12/31/2025	402-000-0000-10100-5000	
90296936	RR Crossing Relocate - Fletcher Bypass	-4,040.28	12/31/2025	402-000-0000-10100-5000	
90296936	RR Crossing Relocate - Fletcher Bypass	4,040.28	12/31/2025	402-430-3121-45300-1409	
90296936	RR Crossing Relocate - Fletcher Bypass	4,040.28	12/31/2025	402-000-0000-10100-0000	
	Check Total:	9,394.85			
Vendor: bolme	Bolton & Menk Inc			Check Sequence: 11	ACH Enabled: True
0385175	2024 Topographic Survey/Signal Rehab Design #	595.00	12/31/2025	401-430-3121-43030-2401	
0385176	Lift Station No. 3 Rehabilitation #2507	2,596.00	12/31/2025	408-430-3330-43030-2507	
	Check Total:	3,191.00			
Vendor: borst	Border States Industries, Inc.			Check Sequence: 12	ACH Enabled: True
931866697	Outdoor Rinks-LED Pk 4 40K NFL MVolt	859.11	02/06/2026	100-450-5200-42104-0000	
	Check Total:	859.11			
Vendor: boytr	Boyer Ford Trucks			Check Sequence: 13	ACH Enabled: True
093P47401	#40-004 Screw Mach Phit 8-32	26.70	02/06/2026	100-430-3000-42103-0000	
093P47401	#40-004 Washer Flat SST #8	13.80	02/06/2026	100-430-3000-42103-0000	
093P47401	#40-004 Battery Box-3 Battery SS Steel Stampec	307.49	02/06/2026	100-430-3000-42103-0000	
093P47401	#40-004 Nut Self Locking	3.00	02/06/2026	100-430-3000-42103-0000	
093P47401	#40-004 Bracket	32.79	02/06/2026	100-430-3000-42103-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
093P47401	#40-004 Bracket Battery Box Cover Keeper Gui	28.89	02/06/2026	100-430-3000-42103-0000	
	Check Total:	412.67			
Vendor: Wirbe	BreakThru Beverage Minnesota Wine & Sprirts			Check Sequence: 14	ACH Enabled: True
125358097	Liquor	3,077.24	02/06/2026	609-497-9760-42510-0000	
125358098	Wine	2,121.00	02/06/2026	609-497-9760-42530-0000	
	Check Total:	5,198.24			
Vendor: bcabss	Bureau of Criminal Apprehension			Check Sequence: 15	ACH Enabled: False
44817	Strategic & Succession Planning Training - Beck	300.00	02/06/2026	100-420-2100-44360-0000	
	Check Total:	300.00			
Vendor: canre	Canteen Refreshment Services			Check Sequence: 16	ACH Enabled: False
MSP152296	RAC Hot Beverages Jan 2026	937.76	02/06/2026	205-450-5205-42550-0000	
	Check Total:	937.76			
Vendor: capbe	Capitol Beverage			Check Sequence: 17	ACH Enabled: True
3243776	THC Credit	-25.00	02/06/2026	609-497-9760-42535-0000	
3243777	Beer Credit	-13.78	02/06/2026	609-497-9760-42520-0000	
3243778	Liquor Credit	-59.87	02/06/2026	609-497-9760-42510-0000	
3243779	Beer	73.60	02/06/2026	609-497-9760-42520-0000	
3243779	Wine	197.40	02/06/2026	609-497-9760-42530-0000	
3243780	NA	325.60	02/06/2026	609-497-9760-42540-0000	
3243780	Beer	9,824.55	02/06/2026	609-497-9760-42520-0000	
	Check Total:	10,322.50			
Vendor: cdwgo	CDW Government			Check Sequence: 18	ACH Enabled: True
AH7XL2F	Replacement UPS Battery	405.57	02/06/2026	100-410-1330-42010-0000	
	Check Total:	405.57			
Vendor: cdwgo	CDW Government			Check Sequence: 19	ACH Enabled: True
AH74T6B	Access Point Mounts	332.22	02/06/2026	100-410-1330-42010-0000	
	Check Total:	332.22			

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
Vendor: cencu	Center Cut Meats LLC			Check Sequence: 20	ACH Enabled: True
January 2026	Senior Dining - Jan 2026	874.50	02/06/2026	100-450-5186-43444-0000	
	Check Total:	874.50			
Vendor: cenhy	Central Hydraulics Inc.			Check Sequence: 21	ACH Enabled: True
00664986	Center Section RT3 V06+ Weld Black	582.14	02/06/2026	100-430-3120-42103-0000	
	Check Total:	582.14			
Vendor: embpw	Century Link			Check Sequence: 22	ACH Enabled: False
313975749	Telephone Service - RAC January	146.28	02/06/2026	205-450-5205-43210-0000	
313975749	Telephone Service - SWR January	57.65	02/06/2026	602-495-9490-43210-0000	
313975749	Telephone Service - PW January	186.36	02/06/2026	100-430-3000-43210-0000	
313975749	Telephone Service - WTR January	64.29	02/06/2026	601-494-9440-43210-0000	
	Check Total:	454.58			
Vendor: berbe	Chas. A. Bernick Inc.			Check Sequence: 23	ACH Enabled: False
10450115	Beer	677.30	02/06/2026	609-497-9760-42520-0000	
10450115	NA	128.00	02/06/2026	609-497-9760-42540-0000	
10450413	THC	300.00	02/06/2026	609-497-9760-42535-0000	
10452412	THC	300.00	02/06/2026	609-497-9760-42535-0000	
10452413	Beer	150.10	02/06/2026	609-497-9760-42520-0000	
	Check Total:	1,555.40			
Vendor: choel	Choice Electric Inc			Check Sequence: 24	ACH Enabled: False
26632	Use Of A Threader-Monopole Prj.	75.00	02/06/2026	407-430-3121-45300-2510	
26632	#10 & #12 Wire Connectors PVC Pipe & Fitting	357.10	02/06/2026	407-430-3121-45300-2510	
26632	#10 & #12 Wire Connectors PVC Pipe & Fitting	357.11	02/06/2026	408-430-3330-45300-2510	
26632	Ran 3/4" RMC In Wellhouse #5-Monopole Prj.	787.50	02/06/2026	408-430-3330-45300-2510	
26632	Use Of A Threader-Monopole Prj.	75.00	02/06/2026	408-430-3330-45300-2510	
26632	Ran 3/4" RMC In Wellhouse #5-Monopole Prj.	787.50	02/06/2026	407-430-3121-45300-2510	
	Check Total:	2,439.21			
Vendor: cinco	Cintas Corporation			Check Sequence: 25	ACH Enabled: True
4257807873	Uniform - WTR 1/28/26	5.12	02/06/2026	601-494-9440-42180-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
4257807873	Uniform - Gen'l. Gov't. Bldgs. 1/28/26	2.88	02/06/2026	100-410-1940-42180-0000	
4257807873	Uniform - PK 1/28/26	14.46	02/06/2026	100-450-5200-42180-0000	
4257807873	Mats & Towels 1/28/26	62.65	02/06/2026	100-430-3000-44060-0000	
4257807873	Uniform - SWR 1/28/26	5.12	02/06/2026	602-495-9490-42180-0000	
4257807873	Uniform - PW 1/28/26	23.29	02/06/2026	100-430-3000-42180-0000	
4257807873	Uniform - Janitorial 1/28/26	4.06	02/06/2026	100-410-1940-44060-0000	
4257812192	RWAS Mats & Towels 1/28/26	267.04	02/06/2026	609-497-9760-43100-0000	
4257812226	CR Floor Mats - 1/28/26	11.25	02/06/2026	100-410-1940-44060-0000	
	Check Total:	395.87			
Vendor: citmo	City of Monticello			Check Sequence: 26	ACH Enabled: True
0044624	2026 Animal Control Access Fee	300.00	02/06/2026	100-420-2100-43100-0000	
0044665	Animal Control Boarding - Nov/Dec 2025	416.00	12/31/2025	100-420-2100-43100-0000	
	Check Total:	716.00			
Vendor: mnpip	Core & Main LP			Check Sequence: 27	ACH Enabled: False
Y449684	Omni+ 1-1/2 C2 1000 G 13LL 5WHL SM 20' TI	3,403.36	02/06/2026	601-494-9440-42150-0000	
Y449684	IPERL+ 3/4S 3TS 1000 G 7.5LL 4WHL SM	192.34	02/06/2026	601-494-9440-42150-0000	
Y449684	740N4 1 C-Style Insetter 1X1 DPXDP L/CONN	227.14	02/06/2026	601-494-9440-42150-0000	
Y449684	1-1/2 Cast Iron Flange Kit	112.46	02/06/2026	601-494-9440-42150-0000	
Y449684	IPERL+ 1 3TS 1000 G 10.75LL 4WHL SM	290.00	02/06/2026	601-494-9440-42150-0000	
Y449684	740-4S4 1 Solder Swivel NL No Lead 5149-247	19.06	02/06/2026	601-494-9440-42150-0000	
Y449684	40N2 3/4 C-Style Insetter 3/4X3/4	126.22	02/06/2026	601-494-9440-42150-0000	
Y449684	740-3S3 3/4 Solder Swivel No Lead	11.91	02/06/2026	601-494-9440-42150-0000	
Y449684	740-3M4 1 MIP Swivel No Lead	19.06	02/06/2026	601-494-9440-42150-0000	
Y449684	Freight	47.80	02/06/2026	601-494-9440-42150-0000	
Y449684	740-4M4 1 MIP Swivel No Lead 5149-245	19.06	02/06/2026	601-494-9440-42150-0000	
	Check Total:	4,468.41			
Vendor: dahdi	Dahlheimer Distributing Co.			Check Sequence: 28	ACH Enabled: True
2683524	NA	24.50	02/06/2026	609-497-9760-42540-0000	
2683525	THC	282.00	02/06/2026	609-497-9760-42535-0000	
2683526	Beer	362.05	02/06/2026	609-497-9760-42520-0000	
2686113	THC	127.90	02/06/2026	609-497-9760-42535-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
2686114	Beer	6,690.10	02/06/2026	609-497-9760-42520-0000	
	Check Total:	7,486.55			
Vendor: cldis	Dick Family Inc.			Check Sequence: 29	ACH Enabled: True
2240791	Beer	303.60	02/06/2026	609-497-9760-42520-0000	
2240791	THC	301.92	02/06/2026	609-497-9760-42535-0000	
	Check Total:	605.52			
Vendor: dnr	DNR Waters - OMB			Check Sequence: 30	ACH Enabled: False
1979-6311	Water Use 2025	17,874.45	12/31/2025	601-494-9440-44330-0000	
	Check Total:	17,874.45			
Vendor: dtn	DTN LLC			Check Sequence: 31	ACH Enabled: False
210-00263871	WeatherSentry Online Subscription 1/26/26-1/25	1,299.09	02/06/2026	100-430-3000-44330-0000	
210-00263871	WeatherSentry Online Subscription 1/26/26-1/25	1,299.10	02/06/2026	100-420-2100-44330-0000	
210-00263871	WeatherSentry Online Subscription 1/26/26-1/25	1,299.10	02/06/2026	100-420-2500-44330-0000	
	Check Total:	3,897.29			
Vendor: ecmpu	ECM Publishers, Inc.			Check Sequence: 32	ACH Enabled: True
1083686	Publication- 2026 Budget Summary	400.00	02/06/2026	100-410-1520-43520-0000	
1083687	PHN - 02.02.26 Oppidian Pre-Plat	192.00	02/06/2026	100-410-1910-43520-0000	
1083688	PHN- 02.02.26 Civic Campus Pre-Plat	160.00	02/06/2026	100-410-1910-43520-0000	
1083689	PHN - 02.02.26 Shoreland Amendment	88.00	02/06/2026	100-410-1910-43520-0000	
1083690	PHN - 02.02.26 Access Struct & Fence	104.00	02/06/2026	100-410-1910-43520-0000	
	Check Total:	944.00			
Vendor: ecsi	ECSI System Integrators			Check Sequence: 33	ACH Enabled: True
25120921	Axon Insight Licenses-Bldg Camera Sys.	1,182.00	02/06/2026	100-420-2100-43190-0000	
	Check Total:	1,182.00			
Vendor: facmo	Elliot Auto Supply Co, Inc.			Check Sequence: 34	ACH Enabled: False
1-11423159	#6834 Spark Plug (P)	26.16	02/06/2026	100-420-2100-42103-0000	
128-231951	#35-053 Generator Asmreman (92)	308.92	02/06/2026	100-420-2400-42103-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	335.08			
Vendor: feren	Ferguson Enterprises #1657			Check Sequence: 35	ACH Enabled: False
2360662	0.125 GPF 11.5 RI Exp Urn FV CP	302.64	02/06/2026	100-420-2100-42102-0000	
2365429	1-1/2X1-1/2 Clst Spud	13.49	02/06/2026	205-450-5205-42102-0000	
2365429	CCY 1.28 Bowl T/Spud White	159.00	02/06/2026	205-450-5205-42102-0000	
2365429	EB CLST Seat Comm White	28.79	02/06/2026	205-450-5205-42102-0000	
2365429	CCY LF 0.54 Battery Ped FCT CP	452.00	02/06/2026	205-450-5205-42102-0000	
2375002	Clst Gasket F/ BO	28.99	02/06/2026	205-450-5205-42102-0000	
	Check Total:	984.91			
Vendor: finwa	Finken Water Centers			Check Sequence: 36	ACH Enabled: True
1531548	Hassan Hall Water Softener February	18.00	02/06/2026	100-410-1940-42100-0000	
	Check Total:	18.00			
Vendor: gense	General Security Serv. Corp.			Check Sequence: 37	ACH Enabled: True
50049614	Splashpad-Fire Alarm Monitoring 2/1/26-4/30/2(	179.85	02/06/2026	100-450-5200-43100-0000	
50049614	Splashpad Inspection Fire Alarm 2/1/26-4/30/26	75.00	02/06/2026	100-450-5200-43100-0000	
50049696	SCP Warming House Fire Alarm Monitg 2/1/26-4	179.85	02/06/2026	100-450-5200-43100-0000	
50049697	SCP Storage-Fire Alarm Monitoring 2/1/26-4/30	179.85	02/06/2026	100-450-5200-43100-0000	
50049831	EC-Fire Alarm Monitoring 2/1/26-4/30/26	74.85	02/06/2026	100-410-1941-43100-0000	
50049832	RAC-Fire Test 2/1/26-4/30/26	45.00	02/06/2026	205-450-5205-43100-0000	
50049832	RAC-Fire Alarm Monitoring 2/1/26-4/30/26	47.85	02/06/2026	205-450-5205-43100-0000	
50049834	CH-Fire Test & Alarm Sys Monitoring 2/1/26-4/	27.86	02/06/2026	100-410-1940-43100-0000	
50049834	CH-Elevator Monitoring 2/1/26-4/30/26	30.00	02/06/2026	100-410-1940-43100-0000	
50049834	PW-Fire Test & Alarm Sys Monitoring 2/1/26-4/	64.99	02/06/2026	100-430-3000-43100-0000	
	Check Total:	905.10			
Vendor: mires	Global Reserve			Check Sequence: 38	ACH Enabled: True
ORD-23109	THC	1,606.00	02/06/2026	609-497-9760-42535-0000	
	Check Total:	1,606.00			
Vendor: grabe	Grape Beginnings, Inc.			Check Sequence: 39	ACH Enabled: False
MN00178712	Wine	436.00	02/06/2026	609-497-9760-42530-0000	

Invoice No		Description	Amount	Pmt Date	Acct Number	Reference
MN00178712		Liquor	180.00	02/06/2026	609-497-9760-42510-0000	
		Check Total:	616.00			
Vendor:	guape	Guardian Pest Solutions Inc.			Check Sequence: 40	ACH Enabled: False
2725575		Pest Control - Hassan Town Hall January	33.60	02/06/2026	100-410-1940-43140-0000	
2726965		Commercial Pest Control - PD January	54.00	02/06/2026	100-420-2100-43140-0000	
2728898		Commercial Pest Control-St 2 Jan '26	58.06	02/06/2026	100-420-2210-43100-0000	
		Check Total:	145.66			
Vendor:	hlmes	H & L Mesabi Company			Check Sequence: 41	ACH Enabled: True
15966		3/4x6 SEF 3'0" Carbide Inserted KN PB-136 Bla	1,680.00	02/06/2026	100-430-3120-42103-0000	
15966		CB40N 1-9/16x9-7/16 Chocky Bar	282.00	02/06/2026	100-430-3120-42103-0000	
15987		7/8x6 SEF X 3'0" Joma Blade	750.00	02/06/2026	100-430-3120-42103-0000	
15995		7/8x6 SEF X 4'0" Joma Blades	2,000.00	02/06/2026	100-430-3120-42103-0000	
15995		7/8x6 SEF X 3'0" Joma Blade	750.00	02/06/2026	100-430-3120-42103-0000	
		Check Total:	5,462.00			
Vendor:	hassa	Hassan Sand & Gravel, Inc.			Check Sequence: 42	ACH Enabled: True
194057		Con-Bit - Recycled Class 5 - For Watermain Bre	1,239.04	02/06/2026	601-494-9440-44050-0000	
194057		Con-Bit - Recycled Class 5 - Well #9	1,858.56	02/06/2026	407-430-3320-45300-2602	
194075		Screened Fill Sand	62.00	02/06/2026	100-450-5200-42100-0000	
		Check Total:	3,159.60			
Vendor:	hencofca	Hennepin County Fire Chiefs Assoc			Check Sequence: 43	ACH Enabled: False
26-007		BC Sim Lab 1/22/26	850.00	02/06/2026	207-420-2210-44360-0000	
		Check Total:	850.00			
Vendor:	theid	Ideal Service Inc			Check Sequence: 44	ACH Enabled: False
13923		Preventative Maint. Srv. On VFDs	897.00	02/06/2026	601-494-9440-44040-0000	
		Check Total:	897.00			
Vendor:	inbre	Insight Brewing			Check Sequence: 45	ACH Enabled: False
29426		THC	101.78	02/06/2026	609-497-9760-42535-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	101.78			
Vendor: iea	Institute for Environmental Asses			Check Sequence: 46	ACH Enabled: False
00061395	Rogers Indoor Turf Facility Commissioning Dec	184.00	12/31/2025	410-450-5200-43030-2201	
	Check Total:	184.00			
Vendor: frobu	iSport Networks LLC			Check Sequence: 47	ACH Enabled: False
RAC260201	RAC Expansion Naming Rights Consult Phase II	2,000.00	02/06/2026	410-450-5200-43100-0000	
	Check Total:	2,000.00			
Vendor: ixsys	iX Systems			Check Sequence: 48	ACH Enabled: False
13369	TrueNAS - Gold Support 01.01.2028-12.31.2028	3,278.10	02/06/2026	100-000-0000-15500-0000	
13369	TrueNAS - Gold Support 05.13.2026-12.31.2026	1,930.93	02/06/2026	100-410-1330-43190-0000	
13369	TrueNAS - Gold Support 01.01.2027-12.31.2027	3,278.10	02/06/2026	100-000-0000-15500-0000	
13369	TrueNAS - Gold Support 01.01.2029-05.30.2029	1,356.14	02/06/2026	100-000-0000-15500-0000	
	Check Total:	9,843.27			
Vendor: jbech	J Becher & Associates			Check Sequence: 49	ACH Enabled: False
25120542-04	Monument Sign-St 1-Electrical Final Payment	1,412.50	12/31/2025	403-420-2210-45200-0000	
	Check Total:	1,412.50			
Vendor: johbr	Johnson Brothers Liquor Co.			Check Sequence: 50	ACH Enabled: False
2978417	Wine Delivery Charge	1.77	02/06/2026	609-497-9760-42530-0000	
2978466	THC	342.60	02/06/2026	609-497-9760-42535-0000	
2978467	Liquor	6,613.02	02/06/2026	609-497-9760-42510-0000	
3827098	Beer	46.15	02/06/2026	609-497-9760-42520-0000	
5117596	Liquor	404.31	02/06/2026	609-497-9760-42510-0000	
5117597	NA	327.08	02/06/2026	609-497-9760-42540-0000	
5117638	THC	2,800.00	02/06/2026	609-497-9760-42535-0000	
	Check Total:	10,534.93			
Vendor: k&seng	K&S Engraving LLC			Check Sequence: 51	ACH Enabled: True
14244	PAR Tags X4	37.00	02/06/2026	100-420-2210-42100-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	37.00			
Vendor: klapr	Klasic Property Services			Check Sequence: 52	ACH Enabled: False
P26-000018	P26-000018 Plan Check Fee	45.01	02/06/2026	100-420-2400-32213-0000	
	Check Total:	45.01			
Vendor: lakga	Lakes Gas Co.			Check Sequence: 53	ACH Enabled: True
4913755	Propane For Forklift	89.80	02/06/2026	100-430-3000-42120-0000	
4913875	Propane For Parks Zamboni	59.60	02/06/2026	100-450-5200-42120-0000	
4939018	Propane For Parks Zamboni	29.80	02/06/2026	100-450-5200-42120-0000	
	Check Total:	179.20			
Vendor: lawpr	Lawson Products			Check Sequence: 54	ACH Enabled: False
9313032475	5/16 Split Lock Washer 316 Stainless	48.92	12/31/2025	100-430-3000-42103-0000	
9313032475	5/16-18 Hex Nut 316 Stainless Steel	40.60	12/31/2025	100-430-3000-42103-0000	
9313032475	5/16 316 SS Import Flat Washer	13.72	12/31/2025	100-430-3000-42103-0000	
9313032475	5/16X2-1/2 Hex Cap Screw 316 Stainless	143.24	12/31/2025	100-430-3000-42103-0000	
	Check Total:	246.48			
Vendor: leamin	League of MN Cities			Check Sequence: 55	ACH Enabled: False
444116	LMC Loss Control Workshop - MS & BS	40.00	02/06/2026	100-430-3120-44360-0000	
444163	LMC Loss Control Workshop - DT JR & BD	60.00	02/06/2026	100-430-3120-44360-0000	
	Check Total:	100.00			
Vendor: leami	League of MN Cities Ins. Trust			Check Sequence: 56	ACH Enabled: False
40004759	2026 Property Casualty Insurance Premiums	446,520.00	02/06/2026	100-410-1325-43600-0000	
	Check Total:	446,520.00			
Vendor: lucli	Luce Line Brewing			Check Sequence: 57	ACH Enabled: False
E-5064	Beer	195.00	02/06/2026	609-497-9760-42520-0000	
	Check Total:	195.00			
Vendor: marau	Marthaler Automotive Ltd.			Check Sequence: 58	ACH Enabled: False
156234	#6861 2026 Chev Tahoe SN: 1GNS6NKD6TR12	71,994.00	02/06/2026	400-420-2100-45500-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	71,994.00			
Vendor: mattri	Matheson Tri-Gas Inc			Check Sequence: 59	ACH Enabled: False
0032701441	Monthly Medical Oxygen - January	327.55	02/06/2026	100-420-2100-42170-0000	
	Check Total:	327.55			
Vendor: menar	Menards, Inc.			Check Sequence: 60	ACH Enabled: True
59804	1X12-6' #3 Sandard	4.99	02/06/2026	601-494-9440-42100-0000	
59804	1X12-6' #3 Standard	5.00	02/06/2026	602-495-9490-42100-0000	
59804	5-GAL Square Menards Pail	1.99	02/06/2026	601-494-9440-42100-0000	
59804	Magnetic Spray Can	6.00	02/06/2026	601-494-9440-42100-0000	
59804	5-GAL Square Menards Pail	1.99	02/06/2026	602-495-9490-42100-0000	
59804	Magnetic Spray Can	5.99	02/06/2026	602-495-9490-42100-0000	
60001	22 Pc Ball Hex L Key Set	21.24	02/06/2026	602-495-9490-42105-0000	
60001	MF-Bit Socket Hex 7 Pc Set MM	9.34	02/06/2026	602-495-9490-42105-0000	
60001	MF-Locking Ext 3/8 Dr 12	9.32	02/06/2026	602-495-9490-42105-0000	
60001	MF-Bit Socket Hex 7 Px Set SAE	9.34	02/06/2026	602-495-9490-42105-0000	
60001	3 Pc Socket Rail Set Red	7.64	02/06/2026	602-495-9490-42105-0000	
60001	MF-Hex Impskt Set 7PC MM	20.39	02/06/2026	602-495-9490-42105-0000	
60358	10X10 Family Blanket For FS #1 Day Room	16.69	02/06/2026	100-420-2210-42102-0000	
	Check Total:	119.92			
Vendor: midam	Mid America Meter LLC			Check Sequence: 61	ACH Enabled: True
266991	2026 Meter Testing	427.00	02/06/2026	601-494-9440-44010-0000	
267011	Shop Supplies	15.00	02/06/2026	601-494-9440-44010-0000	
267011	Build / Install New FlowCom Head	175.00	02/06/2026	601-494-9440-44010-0000	
267011	Test 8" Turbine/ Propeller 3pt. Test To AWWA St	550.00	02/06/2026	601-494-9440-44010-0000	
267011	Meter Calibration & 4-20mA Test	75.00	02/06/2026	601-494-9440-44010-0000	
267011	O-Rings 3-8" Wat Spec	24.00	02/06/2026	601-494-9440-44010-0000	
267011	McC/Wat Spec FlowCom Kit 6"	959.00	02/06/2026	601-494-9440-44010-0000	
267011	Dissemble Inspect Sand Blast Clear Coat Or Pair	250.00	02/06/2026	601-494-9440-44010-0000	
	Check Total:	2,475.00			
Vendor: milch	Miller Chevrolet			Check Sequence: 62	ACH Enabled: False

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
191134	#35-053 Vent 3.120	69.18	02/06/2026	100-420-2400-42103-0000	
	Check Total:	69.18			
Vendor: mincon	Minnesota Control Systems Inc			Check Sequence: 63	ACH Enabled: True
10316	Reset Of RAC Compressor & Alarm 1/21/26	1,272.00	02/06/2026	205-450-5205-44010-0000	
	Check Total:	1,272.00			
Vendor: minru	Minnesota Rural Water Association			Check Sequence: 64	ACH Enabled: True
MRWA - Conner	2026 MRWA Conference - Conner	116.67	02/06/2026	603-496-9495-44360-0000	
MRWA - Conner	2026 MRWA Conference - Conner	116.67	02/06/2026	602-495-9490-44360-0000	
MRWA - Conner	2026 MRWA Conference - Conner	116.66	02/06/2026	601-494-9440-44360-0000	
MRWA - Jarvi	2026 MRWA Conference - Jarvi	116.67	02/06/2026	603-496-9495-44360-0000	
MRWA - Jarvi	2026 MRWA Conference - Jarvi	116.66	02/06/2026	601-494-9440-44360-0000	
MRWA - Jarvi	2026 MRWA Conference - Jarvi	116.67	02/06/2026	602-495-9490-44360-0000	
MRWA - Knapp	2026 MRWA Conference - Knapp	116.66	02/06/2026	601-494-9440-44360-0000	
MRWA - Knapp	2026 MRWA Conference - Knapp	116.67	02/06/2026	602-495-9490-44360-0000	
MRWA - Knapp	2026 MRWA Conference - Knapp	116.67	02/06/2026	603-496-9495-44360-0000	
MRWA - Moen	2026 MRWA Conference - Moen	116.66	02/06/2026	601-494-9440-44360-0000	
MRWA - Moen	2026 MRWA Conference - Moen	116.67	02/06/2026	602-495-9490-44360-0000	
MRWA - Moen	2026 MRWA Conference - Moen	116.67	02/06/2026	603-496-9495-44360-0000	
	Check Total:	1,400.00			
Vendor: mniaai	MNIAAI			Check Sequence: 65	ACH Enabled: False
2782	MNIAAI '26 - A. Ende	50.00	02/06/2026	100-420-2210-44330-0000	
	Check Total:	50.00			
Vendor: napa	NAPA Auto Parts			Check Sequence: 66	ACH Enabled: False
422728	Copper Gasket MA	26.86	02/06/2026	100-430-3000-42103-0000	
423140	#20-001 Lamp Boxed Miniatures	8.80	02/06/2026	100-430-3000-42103-0000	
423365	#20-001 Fuel Filter	9.68	02/06/2026	100-430-3000-42103-0000	
	Check Total:	45.34			
Vendor: norto	Northern Tool & Equipment			Check Sequence: 67	ACH Enabled: True
afd5b7a3	6 Piece Tweezer Set	9.49	02/06/2026	100-410-1940-42102-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
afd5b7a3	70 Piece Mechanics Tool Set In Bag	55.09	02/06/2026	100-410-1940-42102-0000	
afd5b7a3	3 Pcs Plier & Wrench Set	14.24	02/06/2026	100-410-1940-42102-0000	
	Check Total:	78.82			
Vendor: nbh	Nothing But Hemp LLC			Check Sequence: 68	ACH Enabled: True
5150	THC	375.00	02/06/2026	609-497-9760-42535-0000	
	Check Total:	375.00			
Vendor: minoc	Occupational Health Centers of Minnesota, P.C.			Check Sequence: 69	ACH Enabled: False
104331752	CSO Candidate Physical	871.00	02/06/2026	100-420-2100-43100-0000	
	Check Total:	871.00			
Vendor: potso	Potentia MN Solar Fund 1, LLC			Check Sequence: 70	ACH Enabled: True
MN-INV-2512-165	RAC Solar - Dec 2025	661.54	12/31/2025	205-450-5205-43810-0000	
MN-INV-2512-172	PD Solar - Dec 2025	130.21	12/31/2025	100-420-2100-43810-0000	
MN-INV-2512-173	Well 6 Solar - Dec 2025	157.31	12/31/2025	601-494-9440-43810-0000	
MN-INV-2512-174	Water Booster Station Solar - Dec 2025	157.31	12/31/2025	601-494-9440-43810-0000	
MN-INV-2512-175	Well 5 Solar - Dec 2025	157.31	12/31/2025	601-494-9440-43810-0000	
MN-INV-2512-176	Well 7 Solar - Dec 2025	157.31	12/31/2025	601-494-9440-43810-0000	
MN-INV-2512-181	RAC Solar - Dec 2025	558.49	12/31/2025	205-450-5205-43810-0000	
MN-INV-2512-182	PD Solar - Dec 2025	227.91	12/31/2025	100-420-2100-43810-0000	
MN-INV-2512-187	FD Solar - Dec 2025	79.95	12/31/2025	100-420-2210-43810-0000	
MN-INV-2512-187	CR Solar - Dec 2025	101.75	12/31/2025	100-410-1940-43810-0000	
MN-INV-2512-188	PW Solar - Dec 2025	163.18	12/31/2025	100-430-3000-43810-0000	
MN-INV-2512-188	CH Solar - Dec 2025	69.94	12/31/2025	100-410-1940-43810-0000	
MN-INV-2512-189	RWAS Solar - Dec 2025	373.00	12/31/2025	609-497-9760-43810-0000	
	Check Total:	2,995.21			
Vendor: premr	PreCise MRM LLC			Check Sequence: 71	ACH Enabled: True
IN200-2010912	5MB Flat Data Plan US With NAF C-US-5MB	260.00	02/06/2026	100-430-3120-43190-0000	
	Check Total:	260.00			
Vendor: rdoeq	RDO Equipment			Check Sequence: 72	ACH Enabled: True
E0376514	2026 MS KL9000 SN: 9908122504 -Jersey Barri	5,450.00	02/06/2026	400-430-3000-45800-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	5,450.00			
Vendor: rogtr	Rogers Ace			Check Sequence: 73	ACH Enabled: False
30725	Lock Bike Shack Adj 1.75	12.99	02/06/2026	100-430-3000-42102-0000	
30752	Spray Paint/Primer High Gloss White	8.59	02/06/2026	100-430-3000-42100-0000	
	Check Total:	21.58			
Vendor: midfo	Roseville Midway Ford			Check Sequence: 74	ACH Enabled: True
923242	#6834 Coil Assembly	179.19	02/06/2026	100-420-2100-42103-0000	
	Check Total:	179.19			
Vendor: scesi	Scenic Sign Corp			Check Sequence: 75	ACH Enabled: False
CS25-000050	CS25-000050 Building Permit Fee Refund	980.50	12/31/2025	100-420-2400-32210-0000	
CS25-000050	CS25-000050 Plan Check Fee Refund	637.33	12/31/2025	100-420-2400-32213-0000	
CS25-000050	CS25-000050 Surcharge Refund	63.00	12/31/2025	100-000-0000-22020-0000	
	Check Total:	1,680.83			
Vendor: sigso	Sign Solutions USA			Check Sequence: 76	ACH Enabled: True
421349	HIP .08012" X 18" Sheeted Black - HIP White 3	320.81	02/06/2026	100-430-3120-42260-0000	
	Check Total:	320.81			
Vendor: spepr	SpeedPro Imaging of Eden Prairie			Check Sequence: 77	ACH Enabled: False
INV-40220	Fieldhouse Signage Right Wall	1,287.11	02/06/2026	411-450-5205-43140-0000	
INV-40220	Fieldhouse Signage Change Desk & Above Stair	115.00	02/06/2026	411-450-5205-43140-0000	
INV-40220	Fieldhouse Signage Front Vestibule Window	875.00	02/06/2026	411-450-5205-43140-0000	
INV-40220	Fieldhouse Signage Left Wall	1,197.41	02/06/2026	411-450-5205-43140-0000	
	Check Total:	3,474.52			
Vendor: strei	Streicher's Inc.			Check Sequence: 78	ACH Enabled: False
I1806427	Uniforms - Pants - Beck	190.00	02/06/2026	100-420-2100-42180-0000	
I1806434	Uniform Items - Belt - Blasko	13.99	02/06/2026	100-420-2100-42180-0000	
I1806522	Uniforms - Shirt - Burau	76.98	02/06/2026	100-420-2100-42180-0000	
I1806634	Traffic Wand - Kieffer	8.99	02/06/2026	100-420-2100-42100-0000	
I1807137	Uniforms - Shirt - Burau	81.98	02/06/2026	100-420-2100-42180-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	371.94			
Vendor: grain	W.W. Grainger, Inc.			Check Sequence: 79	ACH Enabled: True
9779565101	Disposable Gloves Trash Bags & Paper Towels	325.26	02/06/2026	205-450-5205-42100-0000	
9779565101	Shipping (1/21/2026)	30.00	02/06/2026	205-450-5205-43220-0000	
9779565101	Air Filters (36)	180.96	02/06/2026	205-450-5205-42102-0000	
9782757570	Connector Nylone	12.02	02/06/2026	100-430-3000-42103-0000	
9782757570	Liquid Tight Cord Connector M25 Thread	5.23	02/06/2026	100-430-3000-42103-0000	
9785325813	Paper Towel Roll Continuous WT 89460 PK	112.76	02/06/2026	100-410-1940-42102-0000	
9786994625	Hole Saw Diameter 6" Bimetal	64.47	02/06/2026	100-450-5200-42105-0000	
9786994625	Stright Flute Tap 1/4"-20 HSS-E	13.43	02/06/2026	100-450-5200-42105-0000	
9786994625	Mechanics Length Drill 15/64" HSS	5.15	02/06/2026	100-450-5200-42105-0000	
9788325877	Paper Towel Roll Continuous	338.28	02/06/2026	100-410-1940-42102-0000	
9791758775	TP Paper Towels & Trash Bags Shipped 2/2/26	352.52	02/06/2026	205-450-5205-42100-0000	
	Check Total:	1,440.08			
Vendor: watla	Water Laboratories, Inc.			Check Sequence: 80	ACH Enabled: True
10824	Water Testing Jan 2026	270.00	02/06/2026	601-494-9440-44080-0000	
	Check Total:	270.00			
Vendor: webal	Webaloo LLC			Check Sequence: 81	ACH Enabled: True
13598-17807	Communications Consultant 1/12/26 - 1/18/26	172.80	02/06/2026	100-410-1325-43100-0000	
13598-17811	Communications Consultant 1/19/26 - 1/25/26	144.00	02/06/2026	100-410-1325-43100-0000	
	Check Total:	316.80			
Vendor: weswh	Westside Wholesale Tire & Supply			Check Sequence: 82	ACH Enabled: True
978342	Carlisle Multi Trac CS	88.00	02/06/2026	100-450-5200-42103-0000	
	Check Total:	88.00			
Vendor: wrihe	Wright-Hennepin Coop Electric Assn			Check Sequence: 83	ACH Enabled: True
35032734482	Streetlights - Unmetered January	503.18	02/06/2026	100-430-3120-43160-0000	
	Check Total:	503.18			
Vendor: wsbas	WSB & Associates, Inc.			Check Sequence: 84	ACH Enabled: True

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
R-019314-000-44	Towns At Fox Creek (Busch) December 2025	794.00	12/31/2025	100-410-1950-43030-8150	
R-019805-000-43	Aster Mills (Pulte) December 2025	1,241.50	12/31/2025	100-410-1950-43030-8150	
R-019812-000-41	Big Woods (Forestar) December 2025	1,331.50	12/31/2025	100-410-1950-43030-8150	
R-020120-000-43	Harvest View (Tamarack) December 2025	971.50	12/31/2025	100-410-1950-43030-8150	
R-020241-000-42	Grass Lake Preserve Development - December 2	971.50	12/31/2025	100-410-1950-43030-8150	
R-022691-000-30	Skye Meadows 5th Addition December 2025	884.00	12/31/2025	100-410-1950-43030-8150	
R-023609-000-29	Aster Mills 2nd Addition December 2025	1,061.50	12/31/2025	100-410-1950-43030-8150	
R-030692-000-7	Big Woods 3rd Addition December 2025	87.50	12/31/2025	100-410-1950-43030-8150	
	Check Total:	7,343.00			
Vendor: xcele	Xcel Energy			Check Sequence: 85	ACH Enabled: False
51-9712220-4	Streetlights-Unmetered December	2,721.72	12/31/2025	100-430-3120-43160-0000	
51-9712220-4	Streetlights-Metered December	999.58	12/31/2025	100-430-3120-43160-0000	
	Check Total:	3,721.30			
Vendor: yalme	Yale Mechanical, LLC			Check Sequence: 86	ACH Enabled: True
280869	Fix 2nd Floor North RTU-3	66.60	02/06/2026	100-410-1940-44010-0000	
280869	Fix 2nd Floor North RTU-3	155.40	02/06/2026	100-430-3000-44010-0000	
	Check Total:	222.00			
	Total for Check Run:	697,867.63			
	Total of Number of Checks:	86			

Accounts Payable

Computer Check Proof List by Vendor

User: LPettis
Printed: 02/13/2026 - 8:40AM
Batch: 00002.02.2026

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
Vendor: 4815ex	4815 Excelsior LLC			Check Sequence: 1	ACH Enabled: False
2075	THC	280.00	02/13/2026	609-497-9760-42535-0000	
	Check Total:	280.00			
Vendor: abdei	Abdo			Check Sequence: 2	ACH Enabled: True
518165	Payroll Consulting Services January	910.00	02/13/2026	100-410-1520-43140-0000	
	Check Total:	910.00			
Vendor: alta	ALTA			Check Sequence: 3	ACH Enabled: False
24899	Office Name Plate-J. Albers	16.88	02/13/2026	100-420-2210-42100-0000	
	Check Total:	16.88			
Vendor: aswss	Louise Marie Anderson			Check Sequence: 4	ACH Enabled: True
January 2026	January Social Work Supervision	250.00	02/13/2026	100-420-2100-43100-0000	
	Check Total:	250.00			
Vendor: aspmi	Aspen Mills			Check Sequence: 5	ACH Enabled: False
369690	Uniforms - Undervest Shirts - New CSO Wells	260.91	02/13/2026	100-420-2100-42180-0000	
	Check Total:	260.91			
Vendor: axoen	Axon Enterprise, Inc			Check Sequence: 6	ACH Enabled: True
INUS419237	Drone Equipment - 2026	13,813.24	02/13/2026	207-420-2100-44120-0000	
INUS419268	Axon Building Camera Lease - 2026	20,935.30	02/13/2026	100-420-2100-44120-0000	
INUS419295	Axon Contract - 2026	100,056.85	02/13/2026	100-420-2100-44120-0000	
	Check Total:	134,805.39			
Vendor: bnsf	BNSF Railway Company			Check Sequence: 7	ACH Enabled: False

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
90297318	Fletcher Ln - Install RR Crossing Signals/Flashe	-124,932.59	02/13/2026	402-000-0000-10100-5000	
90297318	Fletcher Ln - Install RR Crossing Signals/Flashe	124,932.59	02/13/2026	402-000-0000-10100-0000	
90297318	Fletcher Ln - Install RR Crossing Signals/Flashe	124,932.59	02/13/2026	402-430-3121-45300-1409	
	Check Total:	124,932.59			
Vendor: brain	Braun Intertec Corporation			Check Sequence: 8	ACH Enabled: False
IN1004957	TIF # 1 Geotechnical Eval. Civic Campus Januar	2,000.00	02/13/2026	450-465-6500-43030-2304	
	Check Total:	2,000.00			
Vendor: Wirbe	BreakThru Beverage Minnesota Wine & Sprirts			Check Sequence: 9	ACH Enabled: True
125460070	Liquor	150.00	02/13/2026	609-497-9760-42510-0000	
125464601	Liquor	2,705.98	02/13/2026	609-497-9760-42510-0000	
125464602	Mix	159.25	02/13/2026	609-497-9760-42540-0000	
	Check Total:	3,015.23			
Vendor: terpo	Brookfield Renewable			Check Sequence: 10	ACH Enabled: True
200100270332	RWAS Solar January	65.67	02/13/2026	609-497-9760-43810-0000	
200100270333	RAC Solar - Jan 2026	149.75	02/13/2026	205-450-5205-43810-0000	
	Check Total:	215.42			
Vendor: genre	Burand Inc.			Check Sequence: 11	ACH Enabled: True
86907	2025 Brine Recirculation Pump Repair	4,682.44	12/31/2025	205-450-5205-44040-0000	
86907	2025 Brine Recirculation Pump Repair	4,682.44	12/31/2025	205-000-0000-10100-0000	
86907	2025 Brine Recirculation Pump Repair	-4,682.44	12/31/2025	205-000-0000-10100-4018	
	Check Total:	4,682.44			
Vendor: calco	Caliber Holdings Corporation			Check Sequence: 12	ACH Enabled: False
3317048033	2024 Chevy 2500 0828 Parks Truck Repair-Ins. (	3,955.36	02/13/2026	100-450-5200-44040-0000	
	Check Total:	3,955.36			
Vendor: capbe	Capitol Beverage			Check Sequence: 13	ACH Enabled: True
3247115	Liquor	450.00	02/13/2026	609-497-9760-42510-0000	
3247116	THC Credit	-18.17	02/13/2026	609-497-9760-42535-0000	
3247117	THC	486.00	02/13/2026	609-497-9760-42535-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
3247118	Liquor Credit	-14.97	02/13/2026	609-497-9760-42510-0000	
3247119	Beer Credit	-400.53	02/13/2026	609-497-9760-42520-0000	
3247120	Wine	249.20	02/13/2026	609-497-9760-42530-0000	
3247120	Beer	36.80	02/13/2026	609-497-9760-42520-0000	
3247121	Beer	8,111.05	02/13/2026	609-497-9760-42520-0000	
3247121	NA	127.85	02/13/2026	609-497-9760-42540-0000	
3248318	Beer	75.45	02/13/2026	609-497-9760-42520-0000	
	Check Total:	9,102.68			
Vendor: miste	Car Wash Partners Inc			Check Sequence: 14	ACH Enabled: True
239791	PD Car Washes - January	496.00	02/13/2026	100-420-2100-44040-0000	
	Check Total:	496.00			
Vendor: cardo	Cardo LLC			Check Sequence: 15	ACH Enabled: False
1/7/2026	Rogers Main Street Master Plan 12/15/25	6,000.00	12/31/2025	100-410-1910-43100-0000	
	Check Total:	6,000.00			
Vendor: carcl	Carson, Clelland & Schreder			Check Sequence: 16	ACH Enabled: True
9121	January Legal Services	11,837.75	02/13/2026	100-420-2100-43040-0000	
	Check Total:	11,837.75			
Vendor: cdwgo	CDW Government			Check Sequence: 17	ACH Enabled: True
AH77S5Y	Computer Monitors & Keyboard - R. Kolles	569.79	02/13/2026	209-450-5207-42010-0000	
	Check Total:	569.79			
Vendor: cdwgo	CDW Government			Check Sequence: 18	ACH Enabled: True
AH6V19M	Headset Replacement - E. Burtness	170.10	02/13/2026	100-410-1910-42010-0000	
	Check Total:	170.10			
Vendor: cdwgo	CDW Government			Check Sequence: 19	ACH Enabled: True
AH72M1J	Cell Phone Charger - CSO Wells	36.00	02/13/2026	100-420-2100-42100-0000	
	Check Total:	36.00			
Vendor: cenen	CenterPoint Energy Resources Corp.			Check Sequence: 20	ACH Enabled: False

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
5490566-6	Gas - CH January	1,423.56	02/13/2026	100-410-1940-43830-0000	
5490566-6	Gas - PW January	3,321.64	02/13/2026	100-430-3000-43830-0000	
	Check Total:	4,745.20			
Vendor: cenen	CenterPoint Energy Resources Corp.			Check Sequence: 21	ACH Enabled: False
13775557-5	Gas - SCP Warming House January	52.21	02/13/2026	100-450-5200-43830-0000	
	Check Total:	52.21			
Vendor: cenen	CenterPoint Energy Resources Corp.			Check Sequence: 22	ACH Enabled: False
11177201-8	Gas - Event Center January	1,363.00	02/13/2026	100-410-1941-43830-0000	
	Check Total:	1,363.00			
Vendor: cenen	CenterPoint Energy Resources Corp.			Check Sequence: 23	ACH Enabled: False
6403368750-6	Gas - 21701 Industrial Blvd. January	27.39	02/13/2026	100-410-1940-43830-0000	
	Check Total:	27.39			
Vendor: cenen	CenterPoint Energy Resources Corp.			Check Sequence: 24	ACH Enabled: False
13831775-5	Gas Service - Fieldhouse January	8,564.45	02/13/2026	209-450-5207-43830-0000	
	Check Total:	8,564.45			
Vendor: cenen	CenterPoint Energy Resources Corp.			Check Sequence: 25	ACH Enabled: False
10203497-2	PD Gas - January 2026	2,346.10	02/13/2026	100-420-2100-43830-0000	
	Check Total:	2,346.10			
Vendor: cenen	CenterPoint Energy Resources Corp.			Check Sequence: 26	ACH Enabled: False
11626254-4	Gas - Splash Pad January	234.88	02/13/2026	100-450-5200-43830-0000	
	Check Total:	234.88			
Vendor: cenen	CenterPoint Energy Resources Corp.			Check Sequence: 27	ACH Enabled: False
13775555-9	Gas - SCP Storage January	300.62	02/13/2026	100-450-5200-43830-0000	
	Check Total:	300.62			
Vendor: embpw	Century Link			Check Sequence: 28	ACH Enabled: False
313942943	RWAS Telephone Service February	413.25	02/13/2026	609-497-9760-43210-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	413.25			
Vendor: berbe	Chas. A. Bernick Inc.			Check Sequence: 29	ACH Enabled: False
10455075	THC	453.95	02/13/2026	609-497-9760-42535-0000	
10455077	Beer	2,141.95	02/13/2026	609-497-9760-42520-0000	
10455077	NA	59.90	02/13/2026	609-497-9760-42540-0000	
	Check Total:	2,655.80			
Vendor: cinco	Cintas Corporation			Check Sequence: 30	ACH Enabled: True
4258538332	Uniform - Gen'l. Gov't. Bldgs. 2/4/26	2.88	02/13/2026	100-410-1940-42180-0000	
4258538332	Uniform - WTR 2/4/26	5.12	02/13/2026	601-494-9440-42180-0000	
4258538332	Mats & Towels 2/4/26	33.65	02/13/2026	100-430-3000-44060-0000	
4258538332	Uniform - SWR 2/4/26	5.12	02/13/2026	602-495-9490-42180-0000	
4258538332	Uniform - PW 2/4/26	23.29	02/13/2026	100-430-3000-42180-0000	
4258538332	Uniform - Janitorial 2/4/26	4.06	02/13/2026	100-410-1940-44060-0000	
4258538332	Uniform - PK 2/4/26	14.46	02/13/2026	100-450-5200-42180-0000	
4258543646	PD Floor Mats 02-04-2026	72.93	02/13/2026	100-420-2100-44060-0000	
	Check Total:	161.51			
Vendor: citro	City of Rogers			Check Sequence: 31	ACH Enabled: False
003412-000	RWAS Water January	47.38	02/13/2026	609-497-9760-43820-0000	
004730-000	Sewer/Water-Jan '26-St 1	9.02	02/13/2026	100-420-2210-43820-0000	
004730-000	Sewer/Water-Jan '26-CR	81.15	02/13/2026	100-410-1940-43820-0000	
004732-000	Utility Service-CH January	119.75	02/13/2026	100-410-1940-43820-0000	
004732-000	Utility Service-PW January	279.42	02/13/2026	100-430-3000-43820-0000	
004734-000	NCP Concessions Water/Sewer Service - Jan 202	17.57	02/13/2026	100-450-5200-43820-0000	
004736-000	RAC Water/Sewer Service Jan 2026	1,079.77	02/13/2026	205-450-5205-43820-0000	
007397-000	Sewer/Water PD January	158.77	02/13/2026	100-420-2100-43830-0000	
008783-000	Utility Service-NCP Pk. Bldg. January	16.97	02/13/2026	100-450-5200-43820-0000	
010149-000	Event Center Water/Sewer Service - Jan 2026	171.17	02/13/2026	100-410-1941-43820-0000	
011577-000	Utility Service-Splash Pad January	43.87	02/13/2026	100-450-5200-43820-0000	
012576-000	21701 Industrial Blvd. - Boyer Bldg. January	120.87	02/13/2026	100-410-1940-43820-0000	
014141-00	Sewer/Water-Jan '26-St 2	50.87	02/13/2026	100-420-2210-43820-0000	
014215-000	SCP Warming House 12475 Main St. January	29.47	02/13/2026	100-450-5200-43820-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
014216-000	SCP Storage 12485 Main St January	124.87	02/13/2026	100-450-5200-43820-0000	
014292-000	Fieldhouse Water/Sewer Service - Jan 2026	219.27	02/13/2026	209-450-5207-43820-0000	
	Check Total:	2,570.19			
Vendor: cit	Computer Integration Technologies Inc			Check Sequence: 32	ACH Enabled: True
509497	Firewall Replacement	5,000.00	02/13/2026	400-410-1330-43190-0000	
509497	Firewall Replacement	-5,000.00	02/13/2026	400-000-0000-10100-4005	
509497	Firewall Replacement	5,000.00	02/13/2026	400-000-0000-10100-0000	
	Check Total:	5,000.00			
Vendor: cusco	Customer Contact Services			Check Sequence: 33	ACH Enabled: True
4388-020326	Answering Service February	72.80	02/13/2026	601-494-9440-43100-0000	
4388-020326	Answering Service February	72.80	02/13/2026	602-495-9490-43100-0000	
	Check Total:	145.60			
Vendor: dahdi	Dahlheimer Distributing Co.			Check Sequence: 34	ACH Enabled: True
2675263	Beer	504.00	02/13/2026	609-497-9760-42520-0000	
2675263	Beer Credit	-1,120.80	02/13/2026	609-497-9760-42520-0000	
2689568	THC	468.00	02/13/2026	609-497-9760-42535-0000	
2689569	NA	49.10	02/13/2026	609-497-9760-42540-0000	
2689570	Beer	1,750.58	02/13/2026	609-497-9760-42520-0000	
2689609	Liquor	151.20	02/13/2026	609-497-9760-42510-0000	
2692208	Beer	18,692.41	02/13/2026	609-497-9760-42520-0000	
	Check Total:	20,494.49			
Vendor: cldis	Dick Family Inc.			Check Sequence: 35	ACH Enabled: True
2244194	THC	185.00	02/13/2026	609-497-9760-42535-0000	
2244194	Liquor	132.00	02/13/2026	609-497-9760-42510-0000	
2244194	Beer	578.80	02/13/2026	609-497-9760-42520-0000	
2244196	THC Credit	-17.12	02/13/2026	609-497-9760-42535-0000	
	Check Total:	878.68			
Vendor: dmxmu	DMX Music - Minneapolis			Check Sequence: 36	ACH Enabled: False
59343921	RWAS Music February	53.45	02/13/2026	609-497-9760-43100-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	53.45			
Vendor: ehlas	Ehlers & Associates Inc			Check Sequence: 37	ACH Enabled: False
104903	Ebert Apt - Willis Trucking Site December 2025	1,050.00	12/31/2025	203-410-1325-43140-8150	
104904	TIF #16 Graco Decertification December 2025	590.00	12/31/2025	462-465-6500-43040-0000	
	Check Total:	1,640.00			
Vendor: facmo	Elliot Auto Supply Co, Inc.			Check Sequence: 38	ACH Enabled: False
1-11444118	WIX 57502 Lube Filter	42.24	02/13/2026	100-430-3000-42103-0000	
128-232590	WIX 57060 Lube Filter	14.08	02/13/2026	100-430-3000-42103-0000	
128-232590	WIX WL10255 Oil Filter	28.16	02/13/2026	100-430-3000-42103-0000	
128-232700	#35-053 Core Credit Generator Asmreman	-41.44	02/13/2026	100-420-2400-42103-0000	
41-680237	#35-026 Manifold Converter	501.34	02/13/2026	100-430-3000-42103-0000	
	Check Total:	544.38			
Vendor: esker	Esker Inc			Check Sequence: 39	ACH Enabled: True
460325558	Esker - January 2026	742.44	02/13/2026	100-410-1520-43190-0000	
	Check Total:	742.44			
Vendor: flepi	Flexible Pipe Tools & Equipment			Check Sequence: 40	ACH Enabled: True
32370	Inspect Software Assurance Subscription 1/1/26-	1,240.00	02/13/2026	602-495-9490-43190-0000	
	Check Total:	1,240.00			
Vendor: foldat	FOL-DA-TANK LLC & EVAC			Check Sequence: 41	ACH Enabled: False
145883	Drop Tank-Insurance Claim	4,617.87	02/13/2026	100-420-2210-42105-0000	
	Check Total:	4,617.87			
Vendor: gense	General Security Serv. Corp.			Check Sequence: 42	ACH Enabled: True
50049833	Fire Test-2/1/26-4/30/26-CR	25.20	02/13/2026	100-410-1940-43100-0000	
50049833	Fire Test-2/1/26-4/30/26-St 1	19.80	02/13/2026	100-420-2210-43100-0000	
	Check Total:	45.00			
Vendor: gopst	Gopher State One-Call Inc			Check Sequence: 43	ACH Enabled: True
6010721	Locates January	85.36	02/13/2026	601-494-9440-43150-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
6010721	Locates January	27.78	02/13/2026	603-496-9495-43150-0000	
6010721	Locates January	85.36	02/13/2026	602-495-9490-43150-0000	
	Check Total:	198.50			
Vendor: hassa	Hassan Sand & Gravel, Inc.			Check Sequence: 44	ACH Enabled: True
194137	Con-Bit - Watermain Break On Main Street	408.00	02/13/2026	601-494-9440-44050-0000	
194137	Drainage Rock 3/4"-1/4" - Watermain Break Mai	546.32	02/13/2026	601-494-9440-44050-0000	
194163	Con-Bit - Recycled Class 5 For Curb Stop Leak	208.00	02/13/2026	601-494-9440-44050-0000	
	Check Total:	1,162.32			
Vendor: hencofca	Hennepin County Fire Chiefs Assoc			Check Sequence: 45	ACH Enabled: False
26-009	Blue Card Training	1,012.50	02/13/2026	100-420-2210-44360-0000	
	Check Total:	1,012.50			
Vendor: hencopt	Hennepin County Property Tax			Check Sequence: 46	ACH Enabled: False
2026-92-01	January 2026 Tax Settlement (Final 2025)	7,830.12	02/13/2026	100-000-0000-20800-0000	
	Check Total:	7,830.12			
Vendor: henpu	Hennepin County Recorder			Check Sequence: 47	ACH Enabled: False
1000259705	RecordEASE Web Transactions January	28.75	02/13/2026	100-410-1325-44300-0000	
1000259705	RecordEASE Web Transactions January	28.75	02/13/2026	100-430-3000-44300-0000	
1000260788	RecordEASE Web Transactions February	13.75	02/13/2026	100-410-1325-44300-0000	
1000260788	RecordEASE Web Transactions February	13.75	02/13/2026	100-430-3000-44300-0000	
	Check Total:	85.00			
Vendor: hohen	Hohensteins Inc			Check Sequence: 48	ACH Enabled: False
900133	Beer	1,287.50	02/13/2026	609-497-9760-42520-0000	
900133	Beer Credit	-12.00	02/13/2026	609-497-9760-42520-0000	
900133	THC Credit	-18.50	02/13/2026	609-497-9760-42535-0000	
900133	NA	27.00	02/13/2026	609-497-9760-42540-0000	
	Check Total:	1,284.00			
Vendor: ideal	Ideal Printers			Check Sequence: 49	ACH Enabled: True
000050851	Business Cards - B. Rotz	175.00	02/13/2026	100-430-3000-42100-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	175.00			
Vendor: infos	InfoSend			Check Sequence: 50	ACH Enabled: False
303991	Infosend Printing Fees January 2026	1,370.80	02/13/2026	601-494-9440-43500-0000	
303991	Infosend Printing Fees January 2026	185.24	02/13/2026	100-430-3245-43500-0000	
303991	Infosend Printing Fees January 2026	1,704.24	02/13/2026	602-495-9490-43500-0000	
303991	Infosend Printing Fees January 2026	444.58	02/13/2026	603-496-9495-43500-0000	
	Check Total:	3,704.86			
Vendor: intmu	Intuitive Municipal Solutions LLC			Check Sequence: 51	ACH Enabled: False
26104	Permit Software - 25% Down Implementation	24,500.00	02/13/2026	100-420-2400-43190-0000	
26104	IMS Permit Software License SAAS 1.23.26-1.2	65,000.00	02/13/2026	100-420-2400-43190-0000	
	Check Total:	89,500.00			
Vendor: isd72	ISD 728 Community Education			Check Sequence: 52	ACH Enabled: False
2025	Sr. Newsletter Expenses Jan-Sept 2025	1,596.52	12/31/2025	100-450-5186-43500-0000	
	Check Total:	1,596.52			
Vendor: jbech	J Becher & Associates			Check Sequence: 53	ACH Enabled: False
25120542-03	2508.108-Electrical-Final-New Office Space	11,985.50	02/13/2026	449-420-2210-45200-2508	
	Check Total:	11,985.50			
Vendor: johbr	Johnson Brothers Liquor Co.			Check Sequence: 54	ACH Enabled: False
2978416	Liquor	1,405.88	02/13/2026	609-497-9760-42510-0000	
2978464	Liquor	3,860.90	02/13/2026	609-497-9760-42510-0000	
2978465	Wine	6,055.00	02/13/2026	609-497-9760-42530-0000	
3828629	THC	828.50	02/13/2026	609-497-9760-42535-0000	
5117635	Liquor	1,134.48	02/13/2026	609-497-9760-42510-0000	
5117636	Wine	2,400.27	02/13/2026	609-497-9760-42530-0000	
5117637	NA	284.27	02/13/2026	609-497-9760-42540-0000	
	Check Total:	15,969.30			
Vendor: kiepo	Kiesler's Police Supply Inc			Check Sequence: 55	ACH Enabled: False
IN274797	Aimpoint "PRO" Patrol Rifle Optic	1,371.72	02/13/2026	400-420-2100-45800-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	1,371.72			
Vendor: kjoen	Kjolhaug Environmental Serv LLC			Check Sequence: 56	ACH Enabled: True
811082	2021-050-Rogers City-Laurel Creek CR117 Mor	340.00	02/13/2026	603-496-9495-43030-8150	
811153	2026-006 - 21601 John Deere Lane - LGU Repo	927.50	02/13/2026	603-496-9495-43030-8150	
	Check Total:	1,267.50			
Vendor: lakga	Lakes Gas Co.			Check Sequence: 57	ACH Enabled: True
4972433	Propane For Parks Zamboni	29.80	02/13/2026	100-450-5200-42120-0000	
4978508	Propane For Parks Zamboni	29.80	02/13/2026	100-450-5200-42120-0000	
	Check Total:	59.60			
Vendor: lifte	LCT Software LLC			Check Sequence: 58	ACH Enabled: False
INV-2332	DigEplan Standard (iMS) Licenses-1/13/26-6/30	30,000.00	02/13/2026	100-420-2400-43190-0000	
INV-2332	DigEplan Read-Only (iMS) Licenses-1/13/26-6/	2,500.00	02/13/2026	100-420-2400-43190-0000	
	Check Total:	32,500.00			
Vendor: leoda	Leo A. Daly LLC			Check Sequence: 59	ACH Enabled: False
023-10733-000 7	Civic Campus Architect & Eng. Svcs Thru 1/16/	57,631.61	02/13/2026	400-420-2100-43030-2202	
023-10733-000 7	Civic Campus Architect & Eng. Svcs Thru 1/16/	57,631.61	02/13/2026	400-000-0000-10100-0000	
023-10733-000 7	Civic Campus Architect & Eng. Svcs Thru 12/31	57,631.61	12/31/2025	400-420-2100-43030-2202	
023-10733-000 7	Civic Campus Architect & Eng. Svcs Thru 1/16/	-57,631.61	02/13/2026	400-000-0000-10100-4014	
023-10733-000 7	Civic Campus Architect & Eng. Svcs Thru 12/31	-57,631.61	12/31/2025	400-000-0000-10100-4014	
023-10733-000 7	Civic Campus Architect & Eng. Svcs Thru 12/31	57,631.61	12/31/2025	400-000-0000-10100-0000	
	Check Total:	115,263.22			
Vendor: lersi	Leroy Signs Inc			Check Sequence: 60	ACH Enabled: True
48622	Monument Sign-St 1 Final Payment	24,075.23	12/31/2025	403-420-2210-45200-0000	
	Check Total:	24,075.23			
Vendor: marco	Marco Inc			Check Sequence: 61	ACH Enabled: True
573510765	Copier / Printer Contract February	194.13	02/13/2026	609-497-9760-44120-0000	
573510765	Copier / Printer Contract February	140.29	02/13/2026	603-496-9495-44120-0000	
573510765	Copier / Printer Contract February	140.29	02/13/2026	602-495-9490-44120-0000	

Invoice No		Description	Amount	Pmt Date	Acct Number	Reference
573510765		Copier / Printer Contract February	2,126.43	02/13/2026	100-430-3000-44120-0000	
573510765		Copier / Printer Contract February	244.80	02/13/2026	205-450-5205-44120-0000	
573510765		Copier / Printer Contract February	802.65	02/13/2026	100-410-1325-44120-0000	
573510765		Copier / Printer Contract February	2,326.86	02/13/2026	100-420-2210-44120-0000	
573510765		Copier / Printer Contract February	140.29	02/13/2026	601-494-9440-44120-0000	
573510765		Copier / Printer Contract February	266.29	02/13/2026	100-410-1520-44120-0000	
573510765		Copier / Printer Contract February	367.20	02/13/2026	100-450-5120-44120-0000	
573510765		Copier / Printer Contract February	96.40	02/13/2026	100-450-5186-44120-0000	
573510765		Copier / Printer Contract February	1,996.41	02/13/2026	100-420-2100-44120-0000	
		Check Total:	8,842.04			
Vendor:	marri	Marie Ridgeway LICSW, LLC			Check Sequence: 62	ACH Enabled: True
3521		Mandatory Yearly Check In Therapy	140.00	02/13/2026	100-420-2100-43140-0000	
		Check Total:	140.00			
Vendor:	cleri	McDonald Distributing Company			Check Sequence: 63	ACH Enabled: True
845974		THC	630.00	02/13/2026	609-497-9760-42535-0000	
845974		Beer Credit	-9.67	02/13/2026	609-497-9760-42520-0000	
845974		THC Credit	-54.67	02/13/2026	609-497-9760-42535-0000	
		Check Total:	565.66			
Vendor:	menar	Menards, Inc.			Check Sequence: 64	ACH Enabled: True
60678		1/2-4X4 Particle Board	44.97	02/13/2026	609-497-9760-42102-0000	
60678		1/2-2X4 Particle Board	85.90	02/13/2026	609-497-9760-42102-0000	
60985		16"X32" Heavyweight Pegboard	19.99	02/13/2026	100-420-2100-42102-0000	
60985		45" Heavyweight Standard	19.98	02/13/2026	100-420-2100-42102-0000	
60985		14" Heavyweight Supp Bracket	19.98	02/13/2026	100-420-2100-42102-0000	
60985		16"X32" Heavyweight Pegboard 40" Hang Trak	10.99	02/13/2026	100-420-2100-42102-0000	
61048		EZ Ancor Plastic-Drywall	22.98	02/13/2026	100-420-2100-42102-0000	
61048		14" Heavyweight Supp Bracket	9.99	02/13/2026	100-420-2100-42102-0000	
61048		1/4"2-1/4" Wedge Anchor	12.59	02/13/2026	100-420-2100-42102-0000	
		Check Total:	247.37			
Vendor:	metwe	Metro West Inspection Services			Check Sequence: 65	ACH Enabled: True

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
4898	January 2026 Building Inspections	10,662.03	02/13/2026	100-420-2400-43110-0000	
	Check Total:	10,662.03			
Vendor: metcou	Metropolitan Council Environmental Services			Check Sequence: 66	ACH Enabled: True
0001199798	March 2026 METC Services	123,397.85	02/13/2026	602-495-9490-43115-0000	
	Check Total:	123,397.85			
Vendor: schso	MN Equipment Inc.			Check Sequence: 67	ACH Enabled: True
P68621	Stihl Chain	48.99	02/13/2026	100-450-5200-42103-0000	
	Check Total:	48.99			
Vendor: napa	NAPA Auto Parts			Check Sequence: 68	ACH Enabled: False
423937	#35-053 Vapor Purge Valve	47.00	02/13/2026	100-420-2400-42103-0000	
424151	Gasket Material	11.11	02/13/2026	100-410-1941-42102-0000	
	Check Total:	58.11			
Vendor: noramsaf	North American Safety, Inc.			Check Sequence: 69	ACH Enabled: True
#INV106141	Gloves	50.40	02/13/2026	602-495-9490-42106-0000	
#INV106141	Gloves	50.40	02/13/2026	601-494-9440-42106-0000	
#INV106141	Gloves	16.80	02/13/2026	603-496-9495-42106-0000	
#INV106141	Gloves	16.80	02/13/2026	100-410-1950-42106-0000	
#INV106141	Gloves	100.80	02/13/2026	100-430-3120-42106-0000	
#INV106141	Gloves	100.80	02/13/2026	100-450-5200-42106-0000	
	Check Total:	336.00			
Vendor: nmem	North Memorial Health Care			Check Sequence: 70	ACH Enabled: False
152039	North Memorial EMR Training - 1/27/26	1,320.00	02/13/2026	100-420-2100-44360-0000	
153031	EMR Refresher X32	1,760.00	02/13/2026	100-420-2210-44360-0000	
153031	CPR Cards X32	320.00	02/13/2026	100-420-2210-44360-0000	
	Check Total:	3,400.00			
Vendor: nbh	Nothing But Hemp LLC			Check Sequence: 71	ACH Enabled: True
5258	THC	1,127.72	02/13/2026	609-497-9760-42535-0000	
5269	THC Credit	-745.00	02/13/2026	609-497-9760-42535-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	382.72			
Vendor: offde	Office Depot			Check Sequence: 72	ACH Enabled: False
457517572001	Office Supplies - Laminator Pouches	133.54	02/13/2026	100-420-2100-42100-0000	
	Check Total:	133.54			
Vendor: optum	Optum			Check Sequence: 73	ACH Enabled: False
0001852018	HSA Admin Fee December	130.00	12/31/2025	100-410-1325-44300-0000	
0001852282	HSA Admin Fee Oct & Nov '25	253.50	12/31/2025	100-410-1325-44300-0000	
	Check Total:	383.50			
Vendor: pauso	Paustis & Sons			Check Sequence: 74	ACH Enabled: True
286933	Wine	656.00	02/13/2026	609-497-9760-42530-0000	
	Check Total:	656.00			
Vendor: prelo	Premier Locating Inc			Check Sequence: 75	ACH Enabled: False
43455	Locates January	75.25	02/13/2026	601-494-9440-43150-0000	
43455	Locates January	24.50	02/13/2026	603-496-9495-43150-0000	
43455	Locates January	75.25	02/13/2026	602-495-9490-43150-0000	
	Check Total:	175.00			
Vendor: pyrbr	Pyres Brewing Company LLC			Check Sequence: 76	ACH Enabled: False
W-115113	Beer	133.00	02/13/2026	609-497-9760-42520-0000	
	Check Total:	133.00			
Vendor: ramat	Matthew Rathlisberger			Check Sequence: 77	ACH Enabled: True
2/6/2026	Mileage - Matt Ehlers Finance Seminar - 2/6/26	44.52	02/13/2026	100-410-1520-44360-0000	
2/6/2026	Mileage - Matt Ehlers Finance Seminar - 2/5/26	43.72	02/13/2026	100-410-1520-44360-0000	
	Check Total:	88.24			
Vendor: rdoeq	RDO Equipment			Check Sequence: 78	ACH Enabled: True
P2119314	Spring	568.72	02/13/2026	100-430-3120-42103-0000	
	Check Total:	568.72			

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
Vendor: repse	Republic Services #899			Check Sequence: 79	ACH Enabled: False
0899-004924262	Curbside Recycling - Jan 2026	25,536.91	02/13/2026	100-430-3245-43100-0000	
0899-004927845	Trash Svc - Hassan Town Hall Jan 2026	107.52	02/13/2026	100-410-1940-43840-0000	
0899-004928038	PD Garbage Services - February	232.65	02/13/2026	100-420-2100-43840-0000	
	Check Total:	25,877.08			
Vendor: rogtr	Rogers Ace			Check Sequence: 80	ACH Enabled: False
30734	Ant Bait	4.99	02/13/2026	100-420-2210-42100-0000	
30754	Electrical Connectors	3.99	02/13/2026	100-420-2210-42100-0000	
30768	SPLYFCT3/8X3/8X12SS LL-Faucet In RAC Lo	28.77	02/13/2026	205-450-5205-42102-0000	
30768	Hook Cup 7/8"P BRS CD5	5.58	02/13/2026	100-410-1940-42100-0000	
	Check Total:	43.33			
Vendor: rpmgr	RPM Graphics Incorporated			Check Sequence: 81	ACH Enabled: True
31607	Graphics-UT 22	234.00	02/13/2026	100-420-2210-45500-0000	
	Check Total:	234.00			
Vendor: tcpro	Sabot Promotional LLC			Check Sequence: 82	ACH Enabled: True
69664	Step Into Safety Window Cling	356.00	02/13/2026	100-410-1910-43500-0000	
	Check Total:	356.00			
Vendor: shaco	Share Corporation			Check Sequence: 83	ACH Enabled: False
329161	Freight	160.43	02/13/2026	100-410-1940-42102-0000	
329161	Wypeout - Lime & Scale Removing Wipes	1,104.00	02/13/2026	100-410-1940-42102-0000	
329161	Tile & Grout	207.00	02/13/2026	100-410-1940-42102-0000	
329161	Pathos II Disinfectant Wipes	309.60	02/13/2026	100-410-1940-42102-0000	
329161	Lo-Foam Steam Extract Concentrate	283.60	02/13/2026	100-410-1940-42102-0000	
329161	Rewind	220.80	02/13/2026	100-410-1940-42102-0000	
	Check Total:	2,285.43			
Vendor: souwi	Southern Glazers Wine & Spirits of Minnesota			Check Sequence: 84	ACH Enabled: False
2719260	Liquor Delivery Charge	1.28	02/13/2026	609-497-9760-42510-0000	
2719261	Liquor	5,201.51	02/13/2026	609-497-9760-42510-0000	
2719262	Wine	636.40	02/13/2026	609-497-9760-42530-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
2719263	Liquor Delivery Charge	1.71	02/13/2026	609-497-9760-42510-0000	
2721728	Liquor	6,408.71	02/13/2026	609-497-9760-42510-0000	
2721729	Wine	1,491.63	02/13/2026	609-497-9760-42530-0000	
2721730	Liquor Delivery Charge	1.28	02/13/2026	609-497-9760-42510-0000	
2722332	Wine	521.12	02/13/2026	609-497-9760-42530-0000	
	Check Total:	14,263.64			
Vendor: sprso	Springbrook Holding Co LLC			Check Sequence: 85	ACH Enabled: False
INV-023035	CivicPay Transaction Fee - January 2026	1,276.50	02/13/2026	602-495-9490-44300-0000	
INV-023035	CivicPay Transaction Fee - January 2026	333.00	02/13/2026	603-496-9495-44300-0000	
INV-023035	CivicPay Transaction Fee - January 2026	138.75	02/13/2026	100-430-3245-44300-0000	
INV-023035	CivicPay Transaction Fee - January 2026	1,026.75	02/13/2026	601-494-9440-44300-0000	
	Check Total:	2,775.00			
Vendor: stant	Stantec Consulting Services Inc			Check Sequence: 86	ACH Enabled: False
2510463	Asbestos/Reg Mat Surv. 12909-12913 Main St (I	2,138.10	12/31/2025	203-465-6500-43030-0000	
	Check Total:	2,138.10			
Vendor: strei	Streicher's Inc.			Check Sequence: 87	ACH Enabled: False
I1806636	Uniform Items - New CSO Wells	259.95	02/13/2026	100-420-2100-42180-0000	
I1806998	Uniform Items - Officer Fischer	71.99	02/13/2026	100-420-2100-42180-0000	
I1807314	Uniform Items - New CSO Wells	221.98	02/13/2026	100-420-2100-42180-0000	
I1807633	Uniform Items - New CSO Wells	152.96	02/13/2026	100-420-2100-42180-0000	
I1807733	Uniforms - Jacket Alterations - Yang	96.99	02/13/2026	100-420-2100-42180-0000	
I1808896	Uniforms - West Command Public Order - Dupic	426.94	02/13/2026	100-420-2100-42180-0000	
I1809093	Uniforms - West Command Public Order - Dupic	99.99	02/13/2026	100-420-2100-42180-0000	
	Check Total:	1,330.80			
Vendor: tcwin	T.C. Winter Services			Check Sequence: 88	ACH Enabled: False
2216	Turbo Thaw 80/20 Brine	2,492.00	02/13/2026	100-430-3120-42240-0000	
	Check Total:	2,492.00			
Vendor: tersu	Terminal Supply Co			Check Sequence: 89	ACH Enabled: False
86484-00	Shrink Terminal Kit W/TR-50 T	169.00	02/13/2026	100-430-3000-42103-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	169.00			
Vendor: urbgr	Urban Growler Brewing Company, LLC			Check Sequence: 90	ACH Enabled: False
E-42061	Beer	110.50	02/13/2026	609-497-9760-42520-0000	
	Check Total:	110.50			
Vendor: vinin	Vinocopia Inc			Check Sequence: 91	ACH Enabled: True
0389609-IN	Liquor	216.00	02/13/2026	609-497-9760-42510-0000	
0389609-IN	Wine	666.00	02/13/2026	609-497-9760-42530-0000	
	Check Total:	882.00			
Vendor: thore	West Publishing Corporation			Check Sequence: 92	ACH Enabled: False
853173743	January Online Investigation Services	355.30	02/13/2026	100-420-2100-43100-0000	
	Check Total:	355.30			
Vendor: wilife	Ife & Bama Williams			Check Sequence: 93	ACH Enabled: False
2595380	Damage Dep. Ref'd-Bday Prty 1/10/26 Williams/	300.00	02/13/2026	100-000-0000-22000-0000	
	Check Total:	300.00			
Vendor: woohil	Wooden Hill Brewing Company			Check Sequence: 94	ACH Enabled: True
E-1772	Beer	119.40	02/13/2026	609-497-9760-42520-0000	
E-1772	Beer Credit	-52.50	02/13/2026	609-497-9760-42520-0000	
	Check Total:	66.90			
Vendor: wruse	Wruck Sewer & Portable Rental			Check Sequence: 95	ACH Enabled: False
I32179	Porta Potty Rental For Parks - January	53.38	02/13/2026	100-450-5200-43100-0000	
	Check Total:	53.38			
	Total for Check Run:	875,365.17			
	Total of Number of Checks:	95			

Accounts Payable

Computer Check Proof List by Vendor

User: LPettis
Printed: 02/13/2026 - 9:51AM
Batch: 00003.02.2026

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
Vendor: UB*00589	Colette/Gregory Conrard/Schreier			Check Sequence: 1	ACH Enabled: False
	Refund Check 005277-000, 14069 Teal Ct	10.13	02/13/2026	601-000-0000-20200-0000	
	Check Total:	10.13			
Vendor: UB*00592	Teresa Gasser			Check Sequence: 2	ACH Enabled: False
	Refund Check 007482-000, 13568 Big Sandy L	13.40	02/13/2026	601-000-0000-20200-0000	
	Check Total:	13.40			
Vendor: UB*00590	Shirley Hardesty			Check Sequence: 3	ACH Enabled: False
	Refund Check 013037-000, 23346 124th Ave	65.00	02/13/2026	602-000-0000-20200-0000	
	Check Total:	65.00			
Vendor: UB*00587	Lennar Family of Builders			Check Sequence: 4	ACH Enabled: False
	Refund Check 014291-000, 23245 Farmstead W	19.51	02/13/2026	601-000-0000-20200-0000	
	Check Total:	19.51			
Vendor: UB*00591	Lennar Family of Builders			Check Sequence: 5	ACH Enabled: False
	Refund Check 014332-000, 22580 Olivia Ct	11.50	02/13/2026	601-000-0000-20200-0000	
	Check Total:	11.50			
Vendor: UB*00594	Lennar Family of Builders			Check Sequence: 6	ACH Enabled: False
	Refund Check 014329-000, 22610 Wood Ln	11.02	02/13/2026	601-000-0000-20200-0000	
	Check Total:	11.02			
Vendor: UB*00595	Brenda Lubker			Check Sequence: 7	ACH Enabled: False
	Refund Check 009263-000, 12998 Brookside Lr	175.68	02/13/2026	601-000-0000-20200-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	175.68			
Vendor: UB*00584	Tami Luce			Check Sequence: 8	ACH Enabled: False
	Refund Check 009929-000, 12381 Fletcher Dr	21.21	02/13/2026	601-000-0000-20200-0000	
	Check Total:	21.21			
Vendor: UB*00593	Austin Messer			Check Sequence: 9	ACH Enabled: False
	Refund Check 005207-000, 13732 Widgeon Ln	136.06	02/13/2026	601-000-0000-20200-0000	
	Check Total:	136.06			
Vendor: UB*00586	Brandon Romano			Check Sequence: 10	ACH Enabled: False
	Refund Check 013068-000, 23358 124th Ave	13.59	02/13/2026	601-000-0000-20200-0000	
	Check Total:	13.59			
Vendor: UB*00585	Lance Smith			Check Sequence: 11	ACH Enabled: False
	Refund Check 010751-000, 19690 116th Ave N	30.49	02/13/2026	601-000-0000-20200-0000	
	Check Total:	30.49			
Vendor: UB*00588	Biniam Tekie			Check Sequence: 12	ACH Enabled: False
	Refund Check 002722-000, 22501 138th Ave N	83.61	02/13/2026	601-000-0000-20200-0000	
	Check Total:	83.61			
	Total for Check Run:	591.20			
	Total of Number of Checks:	12			

STAFF REPORT **Meeting Date**: February 24, 2026

ROGERS CITY COUNCIL **Agenda Item**: 5.3

Subject: Approval of Temporary On-Sale Liquor License Applications from the Rogers Lions Club for Entertainment in the Park Events on June 24, 2026, July 8, 2026, July 22, 2026, August 5, 2026, August 19, 2026, and September 12, 2026 at the 21st Century Bank Event Center, 12716 Main Street, Rogers, MN

Prepared By: Stacie Brown, City Clerk

Recommended Council Action

Motion to approve Temporary On-Sale Liquor License applications from the Rogers Lions Club for Entertainment in the Park events to be held on June 24, 2026, July 8, 2026, July 22, 2026, August 5, 2026, August 19, 2026, and September 12, 2026 at the 21st Century Bank Event Center located at 12716 Main Street

Overview / Background / Analysis

The Rogers Lions Club has submitted Temporary On-Sale Liquor License applications for Entertainment in the Park events to be held on June 24, 2026, July 8, 2026, July 22, 2026, August 5, 2026, August 19, 2026, and September 12, 2026 at the 21st Century Bank Event Center located at 12716 Main Street in Rogers.

All required documents have been submitted for these applications.

Staff Recommendation

Motion to approve Temporary On-Sale Liquor License applications from the Rogers Lions Club for Entertainment in the Park events to be held on June 24, 2026, July 8, 2026, July 22, 2026, August 5, 2026, August 19, 2026, and September 12, 2026 at the 21st Century Bank Event Center located at 12716 Main Street

Financial Impact: **Source Fund**:

Budgeted? N/A

Supporting Documentation

None

STAFF REPORT **Meeting Date**: February 24, 2026

ROGERS CITY COUNCIL **Agenda Item**: 5.4

Subject: Approval of an Application for Rogers Youth Hockey Association to Conduct a Raffle on April 10, 2026 at the 21st Century Bank Event Center Located at 12716 Main Street, Rogers, Minnesota

Prepared By: Stacie Brown, City Clerk

Recommended Council Action

Motion to approve an application for Rogers Youth Hockey Association to conduct a raffle on April 10, 2026 at the 21st Century Bank Event Center Located at 12716 Main Street, Rogers, Minnesota.

Overview / Background / Analysis

Rogers Youth Hockey Association has submitted an application to conduct a raffle on April 10, 2026 at the 21st Century Bank Event Center Located at 12716 Main Street, Rogers, Minnesota.

Staff Recommendation

Motion to approve an application for Rogers Youth Hockey Association to conduct a raffle on April 10, 2026 at the 21st Century Bank Event Center Located at 12716 Main Street, Rogers, Minnesota.

Financial Impact: **Source Fund**:

Budgeted? N/A

Supporting Documentation

None

STAFF REPORT **Meeting Date**: February 24, 2026

ROGERS CITY COUNCIL **Agenda Item**: 5.5

Subject: Approve Resolution 2026-06, Approving Final Plat for Cowley Lake Preserve; and Authorize Execution of Related Agreements.
Prepared By: Alec Henderson, City Planner

Recommended Council Action
Approve Resolution 2026-06, approving Final Plat for Cowley Lake Preserve and Authorize execution of the Subdivision Agreement and Stormwater Maintenance Agreement.

Overview / Background / Analysis
Rachel Development, inc. has submitted their first phase final plat for Cowley Lake Preserve. The 1st phase consists of 24 lots in the northerly part of the site with the extension of Edgewater Parkway and the platting of outlots reserved for shoreland buffer, stormwater ponds, and future phases. The preliminary plat for this development was approved on July 8th, 2025 and included the rezoning of the property to PUD. Total buildout of Cowley Lake Preserve includes construction of utilities, roads and a total of 156 single-family lots. M/I Homes is the builder for the development. The final plat is substantially similar to the approved preliminary plat from July 8th, 2025.

Staff Recommendation
Approve Resolution 2026-06, approving Final Plat for Cowley Lake Preserve and Authorize execution of the Subdivision Agreement and Stormwater Maintenance Agreement.

Financial Impact: NA **Source Fund**: NA

Budgeted? N/A

Supporting Documentation
A. Resolution No. 2026-06_Cowley Lake Preserve_Final Plat
B. Cowley Lake Preserve Subdivision Agreement 2-19-26
C. Cowley Lake Preserve Stormwater Maintenance Agreement 2-19-26 v.2
D. COWLEY LAKE PRESERVE 02-11-2026
E. Cowley Lake Preserve - Civil Plans 02-13-2026 - Reduced for CC Meeting

RESOLUTION NO. 2026-06

A RESOLUTION GRANTING APPROVAL OF THE FINAL PLAT FOR COWLEY LAKE PRESERVE

WHEREAS, Rachel Development, Inc. (Developer), has requested from the City of Rogers Final Plat (Plat) approval for COWLEY LAKE PRESERVE, as legally described in Exhibit A ("Subject Property") (and depicted in Exhibit B); and,

WHEREAS, the Developer intends to construct a 156-lot single-family subdivision, consisting of approximately 87.63 acres of land located at along the south side of Cowley Lake and north of Territorial Road in multiple phases; and,

WHEREAS, this Plat, includes infrastructure improvements described in the attached Exhibit A for the first phase, first addition consisting of 24 single-family lots and 10 outlots.

WHEREAS, on July 8, 2025, the City Council approved Resolution No. 2025-30A, approving the Preliminary Plat for the development on the Subject Property; and,

WHEREAS, the Subject Property is zoned PUD per Ordinance 2025-03 (approved with the Preliminary Plat) and is guided as Low Density Residential in the 2040 Comprehensive Plan; and,

WHEREAS, the Plat satisfies the PUD standards, and is consistent with the Preliminary Plat for the COWLEY LAKE PRESERVE development as approved by the City Council on July 8, 2025.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF ROGERS, MINNESOTA, that the Final Plat for COWLEY LAKE PRESERVE is hereby approved as proposed by the Developer, and is conditioned upon the Developer complying with the plat opinion and completing revisions to the Plat as may be required by the City Attorney and conditioned upon the developer revising the construction plans as may be required by the Public Works Director and City Engineer.

BE IT FURTHER RESOLVED, the City of Rogers and Rachel Development, Inc., shall execute a Subdivision Agreement and Stormwater Maintenance Agreement for the Development, identifying the terms and conditions of the development and fees, escrows and financial security obligations of the Developer, including payment of any existing assessments levied against the Subject Property. The Agreement shall be filed with Hennepin County for recording.

BE IT FURTHER RESOLVED, the Final Plat shall be not be released for recording until the Subdivision Agreement and Stormwater Maintenance Agreement is executed by both parties and all fees, escrows, financial security obligations and assessments due with the Development are received by the City; recording of the Final Plat with the land records office of Hennepin County must occur within 30 days of its release by the City to Developer.

Moved by Councilmember , seconded by Councilmember

The following voted in favor of said resolution:

The following voted against the same:

The following abstained:

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

_____
Shannon Klick, Mayor

ATTEST:

_____
Stacie Brown, City Clerk

EXHIBIT A

COWLEY LAKE PRESERVE
LEGAL DESCRIPTIONS

Existing Legal Descriptions

Scherber Parcel (PID 21-120-23-24-0005)

Legal Description:

Beginning at a point on the East line of Government Three (3) distant 525 feet North 0 degrees 14 minutes 28 seconds West from the Southeast corner thereof; thence South 89 degrees 44 minutes 7 seconds West parallel with the South line thereof distant 553.53 feet; thence South 0 degrees 21 minutes East to center line of county road; thence Northwesterly along said center line to the West line thereof; thence Northerly to the Northwest corner thereof; thence along the Northerly line thereof to the Northeast corner thereof; thence Southerly to the point of beginning. Also that part of the West 30 rods of Government Lot 2 lying North of the South 53 rods thereof, except roads, in Section Twenty-one (21), Township One Hundred Twenty (120), Range Twenty-three (23), Hennepin County, State of Minnesota.

Casco Parcel (PID 21-120-23-13-0004)

Legal Description:

That part of Government Lot 2 in Section 21, Township 120, Range 23, described as commencing at the Southwest corner thereof, thence South 89 degrees 48 minutes 24 seconds East, assumed bearing along the South line of Government Lot 2, a distance of 438.00 feet to the point of beginning; thence North 00 degrees 13 minutes 06 seconds East parallel to the West line of Government Lot 2, a distance of 874.50 feet; thence South 89 degrees 48 minutes 24 seconds East a distance of 57.00 feet; thence North 0 degrees 13 minutes 06 seconds East a distance of 891.00 feet, more or less, to the shore of Cowley Lake; thence Northeasterly along said shoreline a distance of 1043.00 feet, more or less, to the East line of Government Lot 2; thence South 00 degrees 20 minutes 20 seconds West along said East line to a point which is 1604.32 feet North of the Southeast corner of Government Lot 2; thence North 89 degrees 39 minutes 40 seconds West a distance of 154.63 feet; thence South 22 degrees 32 minutes 57 seconds West a distance of 930.19 feet; thence South 00 degrees 13 minutes 06 seconds West distance 744.43 feet to the South line of Government Lot 2; thence North 89 degrees 48 minutes 24 seconds West along said South line a distance of 387.00 feet to the point of beginning, Hennepin County, Minnesota.

Weber Parcel (PID 21-120-23-11-0003)

Legal Description:

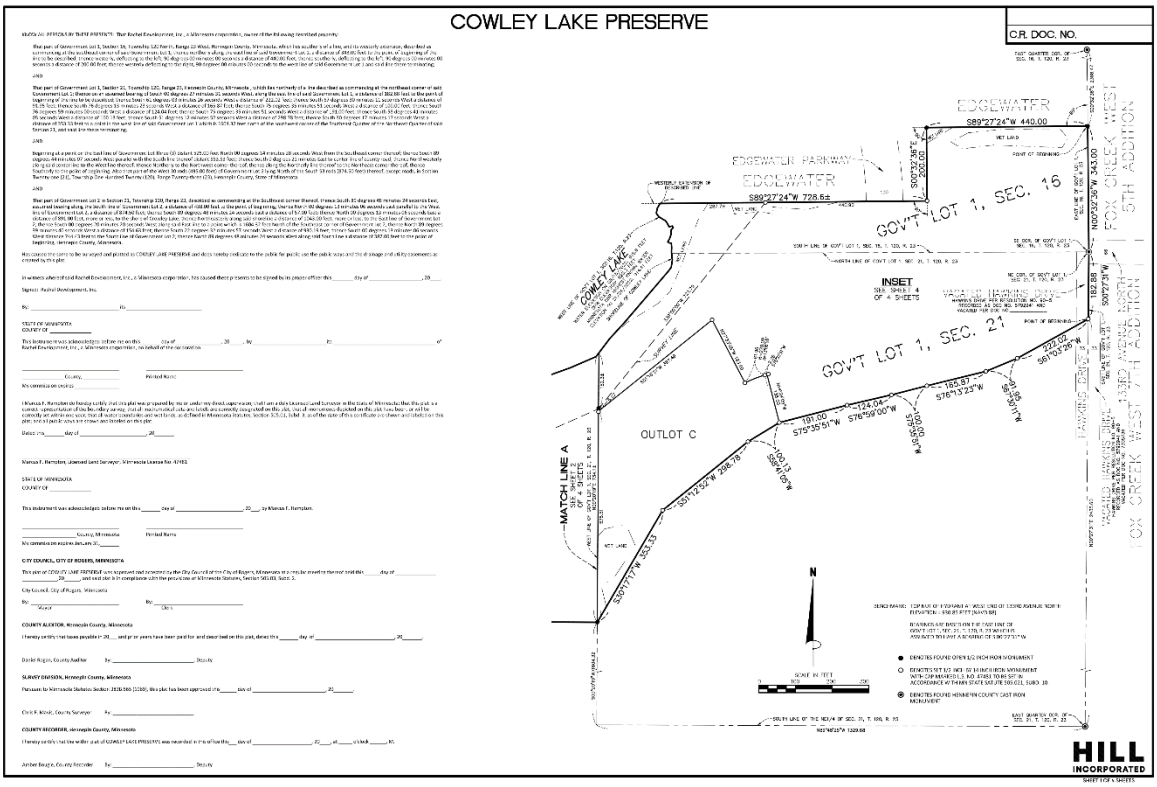
That part of Government Lot 1, Section 16, Township 120 North, Range 23 West, Hennepin County, Minnesota, which lies southerly of a line, and its westerly extension, described as commencing at the southeast corner of said Government Lot 1; thence northerly along the east line of said Government Lot 1, a distance of 343.00 feet to the point of beginning of the line to be described; thence westerly, deflecting to the left, 90 degrees 00 minutes 00 seconds a distance of 440.00 feet; thence southerly, deflecting to the left, 90 degrees 00 minutes 00 seconds a distance of 200 feet; thence westerly deflecting to the right, 90 degrees 00 minutes 00 seconds to the west line of said Government Lot 1 and said line there terminating;
AND
That part of Government Lot 1, Section 21, Township 120, Range 23, Hennepin County, Minnesota, which lies northerly of a line described as commencing at the northeast corner of said Government Lot 1; thence on an assumed bearing of South 00 degrees 27 minutes 31 seconds West, along the east line of said Government Lot 1, a distance of 182.88 feet to the point of beginning of the line to be described; thence South 61 degrees 03 minutes 26 seconds West a distance of 222.02 feet; thence South 67 degrees 30 minutes 11 seconds West a distance of 91.95 feet; thence South 76 degrees 13 minutes 23 seconds West a distance of 165.87 feet; thence South 75 degrees 35 minutes 51 seconds West a distance of 100.00 feet; thence South 76 degrees 59 minutes 00 seconds West a distance of 124.04 feet; thence South 75 degrees 35 minutes 51 seconds West a distance of 191.00 feet; thence South 58 degrees 41 minutes 05 seconds West a distance of 100.13 feet; thence South 51 degrees 12 minutes 52 seconds West a distance of 298.78 feet; thence South 30 degrees 17 minutes 17 seconds West a distance of 353.33 feet to a point in the west line of said Government Lot 1 which is 1604.32 feet north of the southwest corner thereof, and said line there terminating.

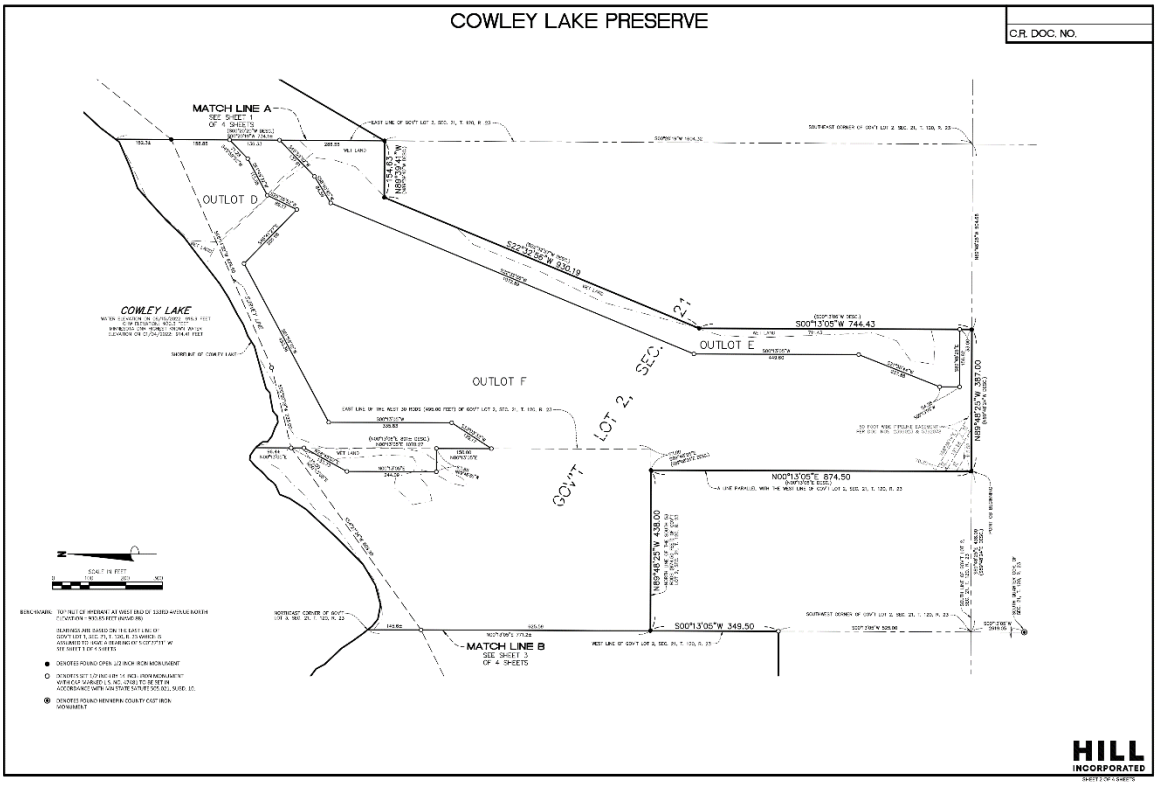
Proposed Legal Descriptions:

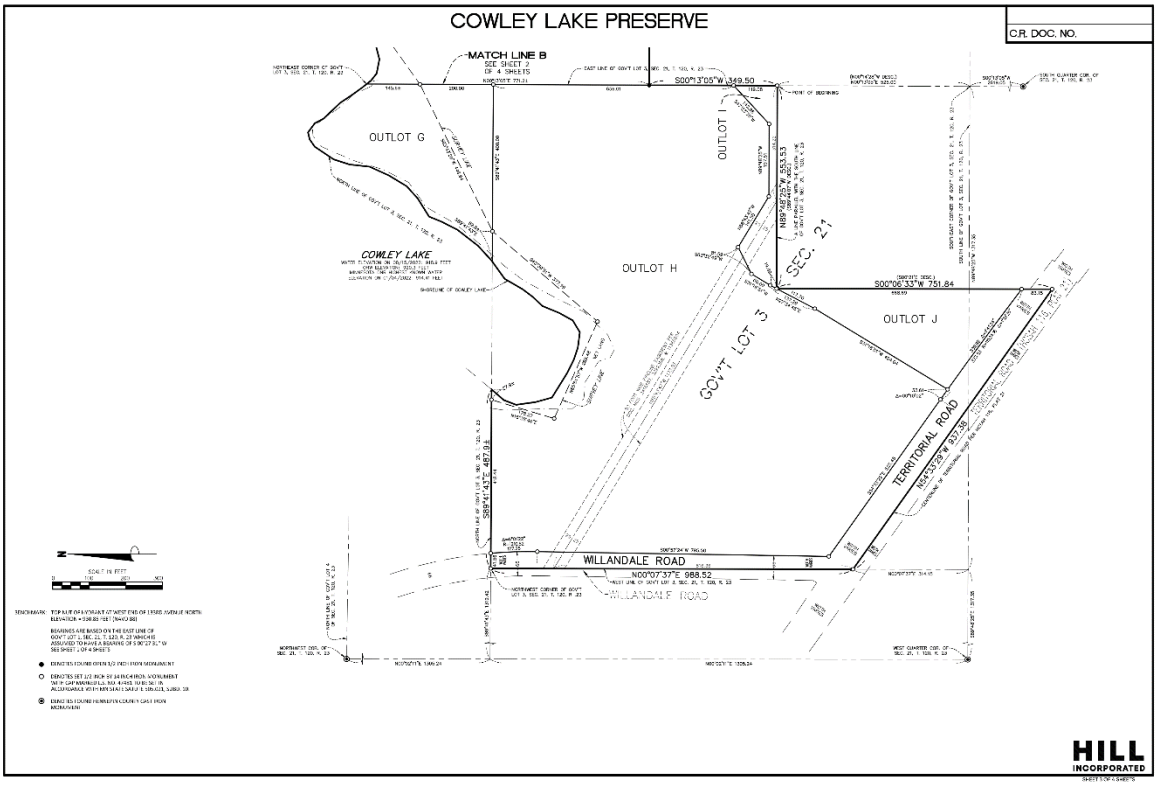
LOTS 1 THROUGH 9, BLOCK 1, LOTS 1 THROUGH 3, BLOCK 2, LOTS 1 THROUGH 7, BLOCK 3, LOTS 1 THROUGH 5 BLOCK 4; AND OUTLOTS A THROUGH J, COWLEY LAKE PRESERVE, Hennepin County, Minnesota, according to the plat thereof.

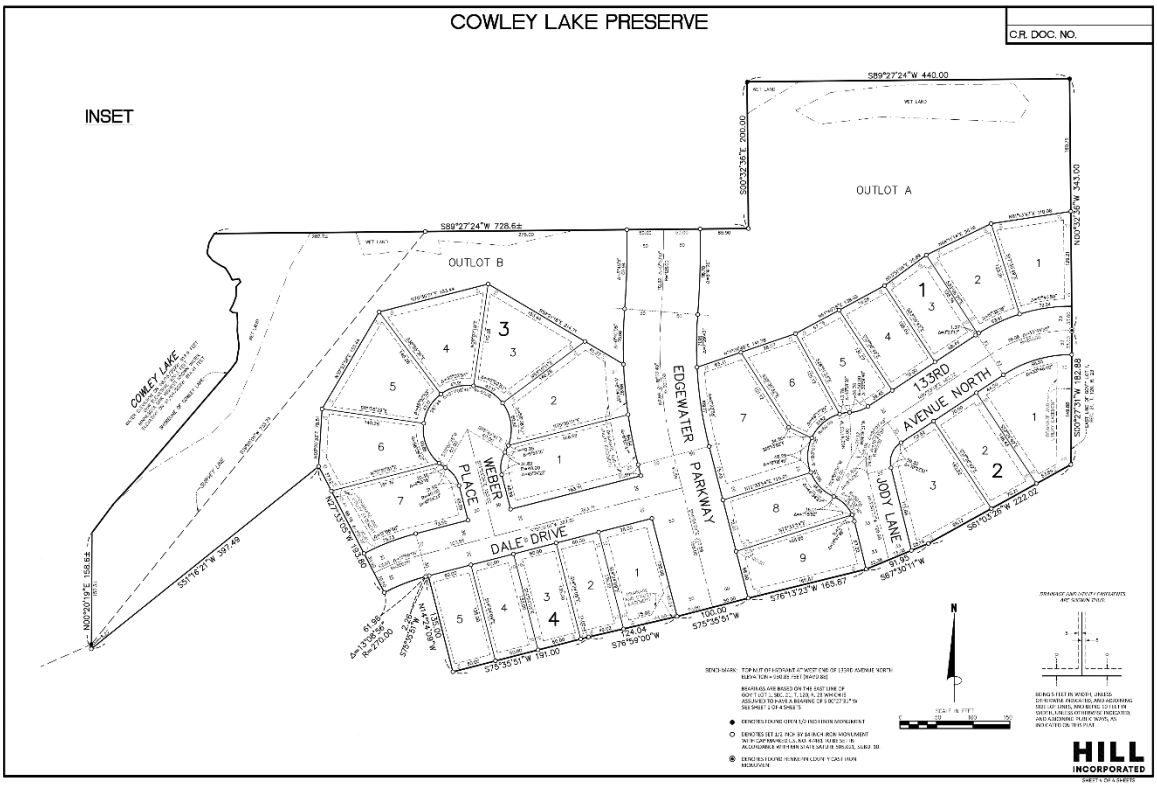
EXHIBIT B

COWLEY LAKE PRESERVE
FINAL PLAT






COWLEY LAKE PRESERVE
C.R. DOC. NO.
MATCH LINE B
SEE SHEET 2
OF 4 SHEETS
S00°03'05"W 349.50
OUTLOT G
OUTLOT I
OUTLOT H
OUTLOT J
COWLEY LAKE
SEC. 21
S00°06'33"W 751.84
GOVT LOT 3
TERRITORIAL ROAD
N00°53'29"W 807.58
S89°57'24"W 790.50
WILLANDALE ROAD
N00°07'37"E 988.52
WILLANDALE ROAD
S89°47'47"E 487.08
SCALE IN FEET
HILL
INCORPORATED


COWLEY LAKE PRESERVE
C.R. DOC. NO.
INSET
S89°27'24"W 440.00
S00°32'36"E 200.00
OUTLOT A
N00°32'36"W 343.00
S89°27'24"W 728.64
OUTLOT B
COWLEY LAKE
EDGEWATER PARKWAY
133RD AVENUE NORTH
JODY LANE
WEBER PLACE
DALE DRIVE
S00°27'51"W 183.88
S89°03'26"W 229.02
S67°30'11"W 91.95
S76°17'23"W 165.87
S75°35'51"W 100.00
S76°59'00"W 124.04
S75°35'51"W 191.00
S27°51'09"W 152.80
S51°16'21"W 387.49
N00°20'19"E 169.84
HILL
INCORPORATED

Abstract Property

SUBDIVISION AGREEMENT

COWLEY LAKE PRESERVE

THIS DEVELOPER'S AGREEMENT ("Agreement") is made this _____ day of _____, 2026, by and between the City of Rogers, a municipal corporation under the laws of Minnesota ("City"), located at 22350 Diamond Lake Road, Rogers, Minnesota 55374, and Rachel Development inc., a Minnesota Corporation, located at 4180 Napier Ct NE, St. Michael, MN 55376 ("Developer").

RECITALS

A. The purpose of this Agreement is to set forth the general rights, obligations and duties of the City and the Developer with respect to the development in the City of a residential subdivision, commonly known as "*COWLEY LAKE PRESERVE*." Each phase of the subdivision will enter into a separate agreement.

B. This Subdivision Agreement applies to COWLEY LAKE PRESERVE ("Development") which consists of approximately 87.63 gross acres described as, according to the recorded plat thereof ("Subject Property") and legally described as attached in Exhibit A.

C. Development of the Subject Property consists of a total of 24 total residential lots. The Final Plat also includes nine (9) outlots. The Development will occur in a multiple phases with outlots reserving future phases.

D. Pursuant to an approved Preliminary Plat for development of Cowley Lake Preserve by Resolution No. 2025-30A, adopted by the City Council July 8, 2025 and Final Plat for Cowley Lake Preserve by Resolution No. 2026-06 on February 24, 2026 (collectively, the "City Approvals"). The terms and conditions of the City Approvals incorporated into this Subdivision Agreement by reference. Development of the Property shall be in conformance with City Code, City Approvals, and this Subdivision Agreement.

F. The City and the Developer now desire to enter into this Agreement setting forth certain requirements and obligations relating to the development of the Subject Property, including but not limited to the execution and recording of certain instruments. This Agreement replaces and supersedes any previous oral agreements, understandings, or previous negotiations between the parties in relation to the Subject Property.

G. The City requires that the Developer perform work and install certain on and off-site improvements within the Subject Property, which work and improvements typically consist of the grading and erosion control, public utilities (sewer, water and storm sewer), streets, private utilities (gas, electric, and communications), sidewalks and trails, street signs and traffic control signs, lighting, boulevard landscaping, drainage swales, street cleaning, front yard trees, and wetland buffers, which improvements to the Subject Property shall be referred to herein as the "Improvements."

AGREEMENT

In consideration of each party's promise as set forth in this Agreement, it is mutually agreed as follows:

ARTICLE ONE
CONSTRUCTION OF IMPROVEMENTS; EASEMENTS & RIGHTS OF ENTRY

1.01. Developer Responsible. The Developer has submitted its plans and specifications for the Development to the City for the City's review and approval. Developer agrees to construct and pay for the Improvements required for development of the Subject Property, as described in plans and specifications approved by of the City Engineer or designee ("Approved Plans"). For the purpose of this Agreement, the Approved Plans shall include the Grading, Erosion Control, Storm Water/SWPPP and Street and Utility Plan Sets dated 4/02/2025 with a final revision on 8/20/2025, and approved as noted by the City Engineer on 8/29/2025 as more specifically set forth in Exhibit C. The Improvements shall be constructed in accordance with City specifications and the Approved Plans. Prior to beginning construction, the Developer or the Developer's engineer shall submit a copy of the Approved Plans to the Public Works Director and shall schedule a preconstruction meeting with all concerned parties, including City staff and engineers to review the program for construction work. All labor and work will be in strict conformance with the Approved Plans. Any deviation from the Approved Plans must be preapproved in writing by the Public Works Director, which shall not be unreasonably withheld. Developer shall pay for Improvements which costs are estimated and listed in the attached Exhibit B.

1.02. Staking, Surveying and Inspections. Developer must provide all required staking and surveying for the Improvements in order to ensure that the completed Improvements conform to the Approved Plans. The Developer will provide for construction inspection and material testing for the Improvements. The Developer shall instruct its engineer to provide full-time field inspection personnel in order for the Developer's engineer to be able to certify that the construction work meets the approved City standards as a condition of City acceptance. In addition, the City may, at the City's discretion and at the Developer's expense, have one or more City inspectors and a soil engineer inspect the work on a full or part-time basis. The designated City inspectors must be notified and present to witness all utility tests. This includes watermain (hydrostatic testing, conductivity testing, disinfection testing), sanitary sewer (trace wire, leakage testing, deflection testing), and any other utility testing as

deemed necessary by the City Engineer. The Developer, its contractors and subcontractors, shall follow all instructions received from the City's inspectors. The Developer and/or the Developer's engineer shall provide for on-site project management. The Developer's engineer is responsible for design changes and contract administration between the Developer and the Developer's contractor. The Developer or his or her engineer shall schedule a pre-construction meeting at a mutually agreeable time at City Hall with all parties concerned, including the City staff, to review the program for the construction work.

All labor and work shall be done and performed in the best and most workmanlike manner and in strict conformance with the approved plans and specifications. The Developer agrees to furnish to the City a list of contractors being considered for retention by the Developer for the performance of the work required by the contract. The Developer shall not do any work or furnish any materials not covered by the plans and specifications and special conditions of this contract, for which reimbursement is expected from the City, unless such work is first approved in writing by the City Engineer or designee. Costs incurred by the City for the additional inspection activities will be recovered through the Escrow described in Article Two and shall be calculated at 3% of the estimated cost of proposed public improvements, as shown in the attached Exhibit B.

1.03. Unsatisfactory Labor or Material. The Public Works Director shall not reject as defective and/or unsuitable any material or labor delivered consistent with the Approved Plans. In the event that the Public Works Director reasonably rejects as defective or unsuitable material, then such material must be removed and replaced with approved material at the sole cost and expense of the Developer. In the event the Public Works Director reasonably rejects as defective or unsuitable any material supplied by the Developer, then the labor must be completed again to the specifications and approval of the Public Works Director at the sole cost and expense of the Developer.

1.04. Records. Upon request by the Public Works Director, Developer will provide requested copies of bids, change orders, suppliers, subcontractors, or related matters, relating to the Improvements.

1.05. Time of Performance. The Developer shall install all required public improvements by November 31, 2026, with the exception of the final wear course of asphalt on streets. Failure to perform may result in the City drawing upon the Developer's financial guarantees. The developer may, however, request an extension of time from the City. If an extension is granted, it will be conditions upon updating security posted by the Developer to reflect cost increases and the extended completion date. Final wear course placement will be allowed in a new housing development only after one freeze - thaw cycle and after a certificate of occupancy has been issued for 75% of the dwelling units. An inspection of the roadway will be performed by the City Engineer or designee prior to wear course placement. From this inspection, any deficiencies or damage to the street, sidewalk and curb will be noted and will need to be corrected prior to the placement of the wear course.

1.06. Final Inspection/Acceptance. Upon completion of the Improvements and any work required following inspection(s) by the Public Works Director, the Public Works Director and the Developer's contractor and/or engineer will promptly make a final inspection of the Improvements to determine that the Improvements were installed pursuant to the Approved Plans. Before final payment is made to the contractor by the Developer, the Public Works Director shall be satisfied that all work is satisfactorily completed in accordance with the Approved Plans, and the Developer's engineer shall submit a written statement attesting to the same. Final approval and acceptance of the Development

and Improvements shall be in writing from the City to Developer ("Final Approval"), and shall include acceptance of any Improvements which are to be transferred to the City.

1.07. As-built Plans. Upon completion of the Improvements, the Developer shall provide the City with: (i) a full set of as-built plans in a digital PDF and AutoCAD.DWG format, and (ii) an as-built survey in a AutoCAD.DWG format for City records in accordance with the City's most recent Engineering Guidelines. Utility profiles are not required to be included in the as-built plans.

1.08. Maintenance Bond. The Developer and/or its contractor shall be required to furnish the City a two (2) year maintenance bond guaranteeing the Improvements that are transferred to the City. The maintenance bond shall be provided to the City upon final inspection and acceptance of said Improvements.

1.09 Landscaping Bond. The Developer shall be required to furnish the City a two (2) year warranty bond or letter of credit guaranteeing the landscaping work in the amount of the landscaping improvement associated with this phase of the development. The landscaping bond shall be provided to the City and commence upon final inspection and acceptance of said landscaping improvements.

1.10. Maintenance of Public Property. Developer agrees to assume full financial responsibility for any damage which may occur to public property with the development of Subject Property, including, but not limited to, streets, street sub-base, base, bituminous surface, curb, utility system including, but not limited to water main, sanitary sewer or storm sewer when said damage occurs as a result of the activity which takes place during the development of the Subject Property by the Developer, its contractors or subcontractors or assigns. The Developer further agrees to pay all costs required to repair the streets or utility systems, or both, damaged or cluttered with debris when occurring as a direct or indirect result of the construction that takes place by said Developer, its contractors or subcontractors or assigns during the course of the Development. In the event the Developer fails to maintain or repair the damaged public property within a reasonable period after receipt of written notice of the nature of the default or damage, but not to exceed 14 days, the City may undertake making or causing it to be repaired or maintained. The City may draw down on the escrow, Letter of Credit or any other cash deposits made by Developer to pay such costs, if Developer fails to complete the repairs.

1.11. Maintenance of Improvements. Developer shall be responsible for all maintenance, upkeep and repair (including, but not limited to snow plowing, mowing, weed control, and grading) of the Improvements until issuance of the Final Approval. Developer shall remain responsible for all maintenance and upkeep of Improvements that are not transferred to the City. Developer hereby agrees to indemnify and hold the City harmless from any and all claims for damages of any nature whatsoever arising out of Developer's acts or omissions in performing the obligations imposed upon Developer by this paragraph.

1.12. Street Maintenance During Construction. The Developer shall be responsible for all street maintenance until the streets are accepted by the City. Warning signs shall be placed when hazards develop in streets to prevent the public from traveling on same and to direct attention to detours.

If and when streets become impassable, such streets shall be barricaded and closed. In the event residences are occupied prior to completing streets, the Developer shall maintain a smooth surface and provide proper surface drainage to ensure that the streets are passable to traffic and emergency vehicles. The Developer shall be responsible for keeping streets within and without the subdivision swept clean of dirt and debris that may spill, track, or wash onto the street from the Developer's operation. The Developer may request, in writing, that the City keep the streets open during the winter months by plowing snow from the streets prior to final acceptance of said streets if all of the following conditions are meet and verified by the City by October 1st:

- The street has concrete curb and is paved with first lift of asphalt.
- At least one house on the street is occupied.
- All the manholes and valve boxes (iron) is set below the paved surface so not to cause damage to the snow removal equipment.

If any one of these conditions is not met by October 1st snow removal for the entire season will be the responsibility of the developer. If the conditions are not met, the developer shall be responsible for plowing all streets within the development in accordance with the City's Snow Removal Policy and shall be completed within 12 hours after snowfall has ended. If the Developer does not comply with the policy or if the streets are not plowed within the specified time, the City will plow the streets and bill the Developer plus a penalty of $500 each time the City plows the streets. If the Developer does not reimburse the City for any cost the City incurred for such work within ten days, the City may draw down the security to pay any costs.

The City shall not be responsible for repairing damage in the development because of snow plowing operations. Providing snow plowing service does not constitute final acceptance of the streets by the City. The Developer shall contract for street cleaning within and immediately adjacent to the development. At a minimum, scraping and sweeping shall take place on a weekly basis. A copy of this contract shall be approved by the City before grading is started. The contract shall provide that the City may direct the contractor to clean the streets and bill the Developer.

1.13. Demolition. The Developer shall obtain all required permits and approvals and thereafter remove any existing structures on the Subject Property prior to commencement of the Improvements.

1.14. Easement to the Developer. The City, at no charge to Developer, grants to the Developer a Temporary Construction Easement ("Easement") over, under and across the rights-of-way dedicated to the public in the Cowley Lake Preserve Final Plat for purpose of construction of the Improvements. The Easement will commence with the filing of this Agreement with Hennepin County, and shall terminate upon the acceptance City's issuance of the Final Approval.

1.15. Easement to the City. The Developer grants to the City, its agents, representatives, employees, officers, and contractors, a right of entry to access all areas of the Subject Property to perform any and all work and inspections necessary or deemed appropriate by the City or to take any corrective actions deemed necessary by the City in conjunction with this Agreement. The right of entry conveyed by the Developer to the City shall continue until the City's issuance of the Final Approval. The City will provide the Developer with reasonable notice prior to exercising its rights hereunder, except in the case of an emergency.

ARTICLE TWO
FINANCIAL GUARANTY & REQUIRED PAYMENTS

2.01. Development Costs. All fees and costs as further set out in Exhibit B must be paid in full to the City prior to the delivery of the Final Plat to Developer for recording.

2.02. Financial Guaranty, Improvements. Prior to commencement of construction of the Improvements, the Developer will furnish the City an irrevocable Letter of Credit or cash escrow deposit in the same amount equal to 125 percent of non-public Improvements and 150 percent of the Improvements to be dedicated to the City (collectively referred hereafter as "Security"), approved by the City Attorney, in the amount as set forth in Exhibit B. If by Letter of Credit, the Security must contain a provision that prohibits the issuer or surety from terminating the Security without first giving 45 days' written notice to the City of the proposed termination or expiration of the Security. In the event, the Security provided by developer does not conform with the requirements of Section 3.02, then the Developer, following notice from the City, shall provide a substitute Security. Failure of the Developer to post a substitute Security within five (5) business days after notice by the City shall constitute a default that shall be grounds for drawing on the Security. The City Administrator may grant a reduction in the Security upon written request by the Developer based upon the value of the completed work at the time of the requested reduction. The Security may not be reduced to less than 10 percent of the original amount until all work required of the Developer by this Agreement has been completed and accepted by the City. The Security shall be released upon the City's issuance of the Final Approval. Upon failure of the Developer to complete the Improvements in accordance with this Agreement or otherwise perform under this Agreement, the City may declare the Developer to be in default and the amount of the Security shall be paid over to the City. From the proceeds of the Security, the City shall be reimbursed for any attorneys' fees, engineering fees or other technical or professional assistance, including the work of the City staff and employees, and the remainder thereof shall be used by the City to complete the Improvements. The Developer shall be liable to the City to the extent that the Security is inadequate to reimburse the City its costs and pay for the completion of the work. The Security provided by Developer in the form of a Letter of Credit shall comply with the City's Letter of Credit policy which Developer hereby acknowledges receipt of a copy thereof.

	Reduction	Release*
Site grading and erosion control	50-percent after rough grading and soil stabilization, 90-percent after testing, inspection, acceptance and approval of submitted as-builts	Project completion and removal of erosion control
Watermain improvements	Value of the completed work at the time of the requested reduction (not to exceed 90-percent)	After testing, inspection, acceptance and approval of submitted as-builts
Sanitary sewer improvements	Value of the completed work at the time of the requested reduction (not to exceed 90-percent)	After testing, inspection, acceptance and approval of submitted as-builts

Stormwater management facilities	Value of the completed work at the time of the requested reduction (not to exceed 90-percent)	After functionality is observed by city staff and approval of submitted as-builts
Street improvements	75-percent after first lift installed and all curbing installed and backfilled	After acceptance
Parking lot improvements	75-percent after first lift installed and all curbing installed and backfilled	Project completion
Sidewalk/trail improvements	Value of the completed work at the time of the requested reduction (not to exceed 90-percent)	After acceptance
Wetland and buffer restoration	Value of the completed work at the time of the requested reduction (not to exceed 90-percent)	Restoration complete
Wetland monitoring	1/5th at submittal of each annual report	After 5 years of annual reports
Landscaping and tree mitigation	20-percent after full installation	After one full growing season following installation
Subdivision iron monuments		Project completion and land surveyor certifies that all irons have been set following site grading and utility and street construction

2.03. Escrow. The Developer shall submit an Escrow Receipt Form and escrow for the Development as required by Exhibit B ("Escrow"). This Escrow is to be used by the City staff to charge costs of services or materials in connection activities required under this Agreement as set forth on the attached Exhibit B. If, at any time prior to completion of the development contract administration process, the balance in the Escrow is depleted to less than 10 percent of the originally required Escrow amount, the Developer shall deposit additional funds in the cash escrow account as determined by the City. Developer shall pay additional escrow as reasonably determined by the City within 10 days of written demand. Failure to make payment of the additional escrow amount will permit the City to supplement those amounts from the Security pursuant to Section 3.02 or to issue the Developer a stop work order. A new Escrow Receipt Form must be completed when replenishing the escrow and to ensure that contact information on the new Escrow Receipt Form is the same as the original escrow form. The City shall return the unused escrow balance to the Developer no sooner than six (6) months after the acceptance of the Improvements by the City at the contact information provided on the Escrow Receipt Form(s).

ARTICLE THREE
OTHER REQUIREMENTS

3.01. Indemnification. Notwithstanding anything to the contrary in this Agreement, the City, its officials, agents and employees shall not be personally liable or responsible in any manner to the

Developer, the Developer's contractor or subcontractor, material suppliers, laborers or to any other person or persons and Developer shall hold the City, its officials, agents and employees harmless from any claim, demand, damages, actions or causes of action of any kind or character, including the costs, disbursements, and expenses of defending the same, which costs may include but are not limited to, attorneys' fees, consulting engineering services, and other technical or professional assistance arising from or related to this Agreement, Developer's performance or non-performance under this Agreement, or the completion of or failure to complete the work required by this Agreement. The Developer further agrees that it will indemnify, defend, and hold harmless the City and its governing body members, officers, and employees, from any claims or actions arising out of the presence, if any, of hazardous wastes or pollutants on the Subject Property, except to the extent caused by the acts or omissions of the City. Nothing in this section will be construed to limit or affect any limitations on liability of the City under State or federal law, including without limitation Minnesota Statutes Sections 466.04 and 604.02.

3.02. Insurance. The Developer must keep the insurance in force at all times that construction on the Development is in progress. The insurance must name the City as an additional insured. The Developer shall furnish proof of insurance acceptable to the City, covering any public liability or property damage by reason of the operation of the Developer's equipment, laborers, and hazard caused by the Improvements, and include at least the following:

a. Comprehensive general liability insurance (including operations, contingent liability, operations of subcontractors, competed operations and contractual liability insurance) together with an Owner's Contractor's Policy with limits against bodily injury, including death, and property damage (to include, but not be limited to damages caused by erosion or flooding) which may arise out of Developer's work or the work of any of its subcontractors. The exclusion for underground collapse shall be removed.

b. Limits for bodily injury or death shall not be less than $500,000.00 for one person and $1,500,000.00 for each occurrence; limits for property damage shall not be less than $2,000,000.00 for each occurrence.

c. Worker's compensation insurance, with statutory coverage, if applicable.

d. Developer shall file a Certificate of Insurance with the City Clerk prior to commencing site grading. Developer shall be responsible for insuring that the Certificate bear the following wording.

   "Should any of the above policies be canceled or terminated before the expiration May 27, 2025 thereof, the issuing company shall give thirty (30) days written notice of cancellation or termination to the Certificate Holder."

3.03. Private Easements. Developer shall provide to the City evidence of all executed private easements between the Developer and adjacent property owner(s). Private easements shall be recorded with Hennepin County; a copy of said recording shall be provided to the City with a copy of the private easement.

3.04. Building Permits and Occupancy. Building permits shall only be issued upon execution of this Agreement by the City and Developer and all amounts due and securities required under this Agreement are paid to the City, the Final Plat is recorded and a receipt of said recording is provided to the City, and the streets (including curb and gutter installation) needed for access to lots where permits are requested are paved with the base course of bituminous, and the sewer and water service utilities are tested and approved by the City Engineer or designee. Prior to recording of the Final Plat, permits for grading and erosion control may be issued in conjunction with an approved grading permit and payment of the required Security and Escrow by Developer to the City as identified in Exhibit B. The Developer may apply for building permit(s) to construct up to construct *two* model homes prior to the completion of the public roads serving the development. For purposes of calculating the number of building permits that can be issued for this phase, each structure containing townhomes shall be considered one (1) building. Model home sites must be approved by the City Planner and may be no greater 350 feet from a paved bituminous road. Developer shall maintain access for vehicle traffic and parking during construction of the model homes and access for emergency personnel and equipment, as determined by the City. No occupancy of any newly constructed building in said Final Plat shall occur until the base course of bituminous is in place and a certificate of occupancy has been issued by the City Building Official. The Developer shall use the model home only for real estate sales purposes and no other purposes.

3.05. Underground Utilities. The Developer shall contact the electric, telephone, gas and cable companies that are authorized to provide service to the Subject Property for the purpose of ascertaining whether any of those utility providers intend to install underground lines within the Development. The placement of private underground utilities shall be designed and constructed according to City standards and specifications, and coordinated with the placement of public underground utilities. Underground utility plans shall be reviewed and approved by the Public Works Director. Any costs associated with the installation of underground utilities required by the utility companies shall be solely borne by the Developer. The Developer agrees to comply with applicable requirements of franchise ordinances in effect in the City, copies of which are available from the City Clerk.

3.06. Street Cleaning. Developer shall contract with a street cleaning firm to provide street cleaning services within and immediately adjacent to the Property. A copy of said contract shall be submitted to and approved by City prior to the issuance of a grading permit. This contract shall name City as an authorized agent to order street cleaning services as City deems necessary. The cost of the street cleaning under the contract shall be paid for by Developer. During development of the Property, the Developer shall clean dirt and debris from streets adjoining or within its development on a weekly basis that has resulted from construction work by the Developer, its contractors, subcontractors, agents or assigns. The City will inspect the Subject Property not less than on a weekly basis to determine whether it is necessary to take additional measures to clean dirt and debris from the streets. After 24 hours' telephone notice to the Developer's owner's representative, the City may complete or contract to complete the clean-up at the Developer's expense. The City may draw down on the Escrow or Security to pay such costs.

3.07. Construction Hours; Noise; Dust. Developer will comply with all requirements of the City pertaining to the hours and days during which construction activities may take place. Unless otherwise approved in writing by the City Administrator, construction hours shall be 7:00 a.m. to 7:00 p.m.

Monday through Friday and 9:00 a.m. to 5:00 p.m. on Saturday, and upon request, due to construction delays out of the Developer's control, extended Saturday hours and Sunday hours established by the City Administrator. The Developer shall not be permitted to work on construction of the Improvements on holidays, except in the case of emergencies. The Developer shall provide dust control to the satisfaction of the City Engineer. Developer shall be responsible for coordinating special work hours with the City Engineer and City Inspectors.

3.09. Lighting. The Developer shall be financially responsible for the cost of street lighting (Lighting Plan) for the Development. The Lighting Plan shall be designed and constructed according to City standards and specifications. The Developer shall submit a final Lighting Plan for review and approval to the Public Works Director prior to commencing construction.

3.10. Erosion Control. Developer shall be responsible for compliance with an approved erosion control plan. The Developer will be given a telephone notice when an unsatisfactory condition exists that is determined to be a Developer's responsibility. Work to correct said unsatisfactory condition shall commence within 72 hours from the time of the telephone notice to Developer's owner's representative. If work is not commenced within 72 hours of said telephone notice, City will proceed to do the required work at the expense of the Developer. If it is determined that the unsatisfactory condition could result in degradation of downstream water quality, Developer shall, upon telephone notice, immediately proceed to correct said unsatisfactory condition. If Developer does not, within the stated time period, respond to said unsatisfactory condition, City has the right to enter upon the Subject Property and correct said condition. City shall be entitled to reimbursement and may draw on the Escrow or Security to cover its costs and expenses including, but not limited to legal, fiscal and engineering related to correction of the condition. City may draw on Developer's financial escrow and Security.

3.11. Other Approvals. In addition to the City Approvals, other governmental agencies have reviewed and approved components of the Plans, if required. It is the responsibility of the Developer to ensure that all permits from appropriate governmental agencies are received prior to beginning construction of any Improvements.

3.12. Final Plat. The Developer shall record the Final Plat for Cowley Lake Preserve in the land records office for Hennepin County, Minnesota within 30 days of its release by the City to the Developer. Developer shall provide a copy of said recording to the City.

3.13. Additional Work or Materials. All Improvements the Developer is required to complete pursuant to this Agreement shall be designed and constructed according to City standards and specifications and completed at no expense to the City, including, without limitation, any reimbursement by the City for work paid for by the Developer. The Developer agrees that it will make no claim for compensation for work or materials so done or furnished.

3.14. Miscellaneous Obligations. Developer shall comply with the terms and conditions set forth in this Agreement and following ordinances and resolutions pertaining to the Development: *Resolution 2025-30A and Resolution 2026-06.* Developer shall deed Outlots A to the city upon final acceptance of utilities and establishment of permanent erosion control measures/seeding/restoration. The developer shall be responsible for the construction of boardwalk in the areas of the shoreland buffer as shown on the plans. Timing of construction is to

be determined and required with phase 2. The disposition of other Outlots within Phase 1 shall be finalized prior to or with phase 2 or Cowley Lake Preserve 2nd Addition. It is expected that the shoreland buffer outlots and/or conservation easements to be deeded to the City.

3.15. Homeowners Associate Obligations. The Homeowners Association (HOA) will maintain the landscaping and the irrigation in Edgewater Parkway. The Developer shall provide a copy of the HOA bylaws for providing said maintenance for approval by the City.

3.16 Special Provisions. The following special provisions shall apply to all developments:

A. The Developer must obtain a sign permit from the City building official prior to installation of any subdivision identification signs.

B. The Developer shall supply a complete set of the approved construction plans in an AutoCAD.DWG electronic file format before the preconstruction conference.

C. The Developer shall include the "City of Rogers Standard Details and Specifications" (all applicable sections) in the contract documents of their improvement project.

D. Additional Special Provisions:

1. Encroachment agreements will be required for retaining walls in a drainage and utility easement.

2. Encroachment agreements will be required for monument signs proposed in drainage and utility easements.

3. No retaining walls are permitted in trail easements.

4. All retaining walls over four feet shall require issuance of a building permit and a three-foot fence installed on top of the wall.

5. Obtain all required Hennepin County right-of-way construction permits.

6. Obtain all Elm Creek Watershed Commission approval.

7. Obtain MDH, MPCA & MCES permits.

ARTICLE FOUR
DEFAULT AND REMEDIES

4.01. Default by Developer. In the event of default by the Developer as to any of the work to be completed by the Developer, its successors or assigns, the City may, at its option perform the work and the Developer shall promptly reimburse the City for any expense incurred by the City, provided the Developer is first given notice of the work in default, not less than 72 hours in advance and does not, within that 72-hour period, diligently proceed to remedy such default. In the event of such unremedied default, the City may immediately bring legal action against the Developer and/or draw upon the Security sums that exceed the costs or damage to the City, the City will return such excess amounts. In addition to its other remedies provided herein, the City may levy the cost in whole or in part as a special assessment against the Subject Property. Developer waives its rights to notice of hearing and hearing on such assessments and its right to appeal such assessments pursuant to Minnesota Statutes §429.081.

4.02. Complete Improvements-Right of Entry. In addition to the City's other remedies under this Agreement, if the Developer's breach involves failure to complete the Improvements, the City is hereby authorized, at its option, following 30 days written notice to Developer, to enter on to all

portions of the Subject Property it deems necessary to complete the installation of any or all of the Improvements to which the default relates.

4.03. Denial of Permits. Breach of any term of this Agreement by the Developer or failure to comply with City ordinances shall be grounds for denial of building or occupancy permits for buildings within the Final Plat until such breach is corrected by the Developer.

4.04. Rights Cumulative. No remedy conferred in this Agreement is intended to be exclusive and each shall be cumulative and shall be in addition to every other remedy. The election of any one or more remedies shall not constitute a waiver of any other remedy.

4.05. Attorney Fees. The Developer will pay the City's costs and expenses, including attorneys' fees, in the event a suit or action is brought to enforce the terms of this Agreement or in the event an action is brought upon a bond or letter of credit furnished by the Developer as provided herein.

ARTICLE FIVE
MISCELLANEOUS PROVISIONS

5.01. Amendment. Any amendment to this Agreement must be in writing and signed by both parties.

5.02. Assignment. The Developer may not transfer or assign any of its obligations under this Agreement without the prior written consent of the City, which shall not be unreasonably withheld.

5.03. Agreement to Run with Land. The Developer agrees to record this Agreement among the land records of Hennepin County, Minnesota contemporaneously with recording the Final Plat of Cowley Lake Preserve and corresponding Final Plat Resolution No. 2026-06. The provisions of this Agreement shall run with the land and be binding upon the Developer and its successors in interest. Notwithstanding the foregoing, no conveyance of the Subject Property or any part thereof shall relieve the Developer of its personal liability for full performance of this Agreement unless the City expressly so releases the Developer in writing.

5.04. Release. Upon completion of Improvements, the City's issuance of the Final Approval, and satisfaction of all of the Developer's obligations under this Agreement, which shall be evidenced by the expiration of the maintenance bond required by Section 1.07 of this Agreement, the City agrees to execute Certificate of Completion or other recordable instrument releasing the Subject Property from the terms of this Agreement.

5.05. Severability. The provisions of this Agreement are severable, and in the event that any provision of this Agreement is found invalid, the remaining provisions shall remain in full force and effect.

5.06. Notices. All notices, certificates or other communications required to be given to City or Developer hereunder shall be deemed given i) on the same day of personally delivered, ii) one (1) day

after being deposited with a nationally recognized overnight air courier, or iii) two (2) business days after mailing by certified or registered mail, return receipt requested, with postage fully pre-paid and addressed as follows:

CITY:
City of Rogers
22350 South Diamond Lake Road
Rogers, MN 55374
Telephone: (763) 428-2253
Attn: Steve Stahmer, City Administrator

DEVELOPER:
Rachel Development, inc.
4180 Napier Ct NE
St. Michael, MN 55376
Telephone: (763) 424-1500
Attn: David Stradtman, VP of Development

The City and Developer, by notice given hereunder, may designate different addresses to which subsequent notice, certificate or other communications should be sent.

5.07. No Third-Party Beneficiary. This Agreement and any financial guarantees required pursuant to its terms are not intended for the benefit of any third party.

5.08. Consent. The Developer represents and warrants that there are no other persons or entities with interests in the Property, except the interest of a mortgagee, if required. The consent of such mortgagee is attached hereto as Exhibit D.

5.09. Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Minnesota. The Developer agrees to comply with all laws, ordinances, and regulations of Minnesota and the City that are applicable to the Subject Property.

5.10. Counterparts. This Agreement may be executed simultaneously in any number of counterparts, each of which shall be an original and shall constitute one and the same Agreement.

5.11. Non-waiver. Each right, power or remedy conferred upon the City or the Developer by this Agreement is cumulative and in addition to every other right, power or remedy, express or implied, now or hereafter arising, or available to the City or the Developer at law or in equity, or under any other agreement. Each and every right, power and remedy set forth in this Agreement or otherwise so existing may be exercised from time to time as often and in such order as may be deemed expedient by the City or the Developer and shall not be a waiver of the right to exercise at any time thereafter any other right, power or remedy. If either party waives in writing any default or nonperformance by the other party, such waiver shall be deemed to apply only to such event and shall not waive any other prior or subsequent default.

5.12 Supersedes and Replaces. The parties understand and agreed that this Agreement supersedes

and replaces all oral agreements, previous development agreements, and negotiations between the parties in relation thereto.

[This page was intentionally left blank.]

IN WITNESS OF THE ABOVE, the duly authorized representatives of the parties have caused this Agreement to be executed in duplicate on the date and year written above.

Rachel Development, inc.

_____

David Stradtman

Its *VP of Development*

STATE OF MINNESOTA)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me this _____ day of _____ 2026, David Stradtman, VP of Development, of Rachel Development, inc., a Minnesota Corporation, on behalf of the Company.

_____
Notary Public

CITY OF ROGERS

_____
Shannon Klick
Its Mayor

_____
Stacie Brown
Its City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026 by Shannon Klick and by Stacie Brown, the Mayor and City Clerk, respectively, of the City of Rogers, a Minnesota municipal corporation, on behalf of the corporation.

_____
Notary Public

THIS INSTRUMENT WAS DRAFTED BY:
City of Rogers
22350 South Diamond Lake Road
Rogers MN 55374
(763) 428-2253

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Existing Legal Descriptions

Scherber Parcel (PID 21-120-23-24-0005)

Legal Description:

Beginning at a point on the East line of Government Three (3) distant 525 feet North 0 degrees 14 minutes 28 seconds West from the Southeast corner thereof; thence South 89 degrees 44 minutes 7 seconds West parallel with the South line thereof distant 553.53 feet; thence South 0 degrees 21 minutes East to center line of county road; thence Northwesterly along said center line to the West line thereof; thence Northerly to the Northwest corner thereof; thence along the Northerly line thereof to the Northeast corner thereof; thence Southerly to the point of beginning. Also that part of the West 30 rods of Government Lot 2 lying North of the South 53 rods thereof, except roads, in Section Twenty-one (21), Township One Hundred Twenty (120), Range Twenty-three (23), Hennepin County, State of Minnesota.

Casco Parcel (PID 21-120-23-13-0004)

Legal Description:

That part of Government Lot 2 in Section 21, Township 120, Range 23, described as commencing at the Southwest corner thereof, thence South 89 degrees 48 minutes 24 seconds East, assumed bearing along the South line of Government Lot 2, a distance of 438.00 feet to the point of beginning; thence North 00 degrees 13 minutes 06 seconds East parallel to the West line of Government Lot 2, a distance of 874.50 feet; thence South 89 degrees 48 minutes 24 seconds East a distance of 57.00 feet; thence North 0 degrees 13 minutes 06 seconds East a distance of 891.00 feet, more or less, to the shore of Cowley Lake; thence Northeasterly along said shoreline a distance of 1043.00 feet, more or less, to the East line of Government Lot 2; thence South 00 degrees 20 minutes 20 seconds West along said East line to a point which is 1604.32 feet North of the Southeast corner of Government Lot 2; thence North 89 degrees 39 minutes 40 seconds West a distance of 154.63 feet; thence South 22 degrees 32 minutes 57 seconds West a distance of 930.19 feet; thence South 00 degrees 13 minutes 06 seconds West distance 744.43 feet to the South line of Government Lot 2; thence North 89 degrees 48 minutes 24 seconds West along said South line a distance of 387.00 feet to the point of beginning, Hennepin County, Minnesota.

Weber Parcel (PID 21-120-23-11-0003)

Legal Description:

That part of Government Lot 1, Section 16, Township 120 North, Range 23 West, Hennepin County, Minnesota, which lies southerly of a line, and its westerly extension, described as commencing at the southeast corner of said Government Lot 1; thence northerly along the east line of said Government Lot 1, a distance of 343.00 feet to the point of beginning of the line to be described; thence westerly, deflecting to the left, 90 degrees 00 minutes 00 seconds a distance of 440.00 feet; thence southerly, deflecting to the left, 90 degrees 00 minutes 00 seconds a distance of 200 feet; thence westerly deflecting to the right, 90 degrees 00 minutes 00 seconds to the west line of said Government Lot 1 and said line there terminating;
AND
That part of Government Lot 1, Section 21, Township 120, Range 23, Hennepin County, Minnesota, which lies northerly of a line described as commencing at the northeast corner of said Government Lot 1; thence on an assumed bearing of South 00 degrees 27 minutes 31 seconds West, along the east line of said Government Lot 1, a distance of 182.88 feet to the point of beginning of the line to be described; thence South 61 degrees 03 minutes 26 seconds West a distance of 222.02 feet; thence South 67 degrees 30 minutes 11 seconds West a distance of 91.95 feet; thence South 76 degrees 13 minutes 23 seconds West a distance of 165.87 feet; thence South 75 degrees 35 minutes 51 seconds West a distance of 100.00 feet; thence South 76 degrees 59 minutes 00 seconds West a distance of 124.04 feet; thence South 75 degrees 35 minutes 51 seconds West a distance of 191.00 feet; thence South 58 degrees 41 minutes 05 seconds West a distance of 100.13 feet; thence South 51 degrees 12 minutes 52 seconds West a distance of 298.78 feet; thence South 30 degrees 17 minutes 17 seconds West a distance of 353.33 feet to a point in the west line of said Government Lot 1 which is 1604.32 feet north of the southwest corner thereof, and said line there terminating.

Proposed Legal Descriptions:

LOTS 1 THROUGH 9, BLOCK 1, LOTS 1 THROUGH 3, BLOCK 2, LOTS 1 THROUGH 7, BLOCK 3, LOTS 1 THROUGH 5 BLOCK 4; AND OUTLOTS A THROUGH J, COWLEY LAKE PRESERVE, Hennepin County, Minnesota, according to the plat thereof.

EXHIBIT B
FEES, IMPROVEMENT COSTS & FINANCIAL SECURITIES

2026 EXHIBIT B
COWLEY LAKE PRESERVE

DEVELOPMENT INFORMATION	
Acres (Net)	23.68
Units	24.00
Lots (24 Units + 10 Outlot)	34.00

SECTION 1: PLATTING FEES OWED (CREDITS)	COST	PER ACRE/UNIT/LOT	AMOUNT DUE	NOTES
Water Trunk	$ 3,000.00	Per Acre	$ 71,040.00	
Sanitary Sewer Trunk	$ 2,600.00	Per Acre	$ 61,568.00	
Storm Sewer Trunk	$ 2,400.00	Per Acre	$ 56,832.00	
Park Dedication	$ 6,000.00	Per Unit	$ 144,000.00	
Subdivision GIS Data Entry Fee	$ 50.00	Per Acre	$ 1,184.00	
Lot Origination Fee	$ 350.00	Per Lot	$ 11,900.00	
Subtotal Platting Fees			**$ 346,524.00**	
Sanitary Sewer Tunk Credit			$ (50,200.00)	Future carryover not to exceed $205,995.00
Watermain Trunk Credit			$ (64,522.00)	Future carryover not to exceed $148,136.00
Park Dedication Credit			$ (29,141.00)	Future carryover not to exceed $25,283.50
Total Platting Fees			**$ 202,661.00**	

SECTION 2: ADMINISTRATIVE AND DEVELOPMENT RELATED COSTS	AMOUNT DUE	NOTES
Administrative	$ 48,378.00	3% of Construction - Public Improvements
Total Administrative and Development Related Costs	**$ 48,378.00**	

SECTION 3: IMPROVEMENT COSTS	LETTER OF CREDIT	ESCROW	NOTES
Engineering - Onsite Field Inspection		$ 50,628.00	3% of Total Improvements - Engineering
Legal		$ 2,500.00	City Attorney - Contract
Planning		$ 4,000.00	City Planner
Non-Public Improvements			
Landscaping	$ 75,000.00		
Construction - Site (Grading & Erosion Control)			Separate Agreement
Public Improvements Dedicated to the City			
Construction - Road Improvements	$ 635,269.20		
Construction - Utility Improvements (Storm Sewer)	$ 433,278.00		
Construction - Utility Improvements (Water Main)	$ 258,789.25		
Construction - Utility Improvements (Sanitary Sewer)	$ 285,263.60		
Total Improvement Costs	**$ 1,687,600.05**	**$ 57,128.00**	

SECTION 4: LOC / ESCROW / FEES REQUIRED	LETTER OF CREDIT	FEES/ ESCROW	NOTES
Escrow			
Section 1: Platting Fees		$ 202,661.00	
Section 2: Administrative Fees		$ 48,378.00	
Section 3: Cash Escrow		$ 62,841.00	110% of Cash Escrow Subtotal
Security			
Section 3: Letter of Credit	$ 2,512,650.00		125% Non Public Improvements / 150% Improvements Dedicated to City
Total Letter of Credit and Cash Required	**$ 2,512,650.00**	**$ 313,880.00**	

EXHIBIT C

APPROVED PLANS

EXHIBIT D

CONSENT

_____ ("Bank") holds a mortgage encumbering the Property.

The Property is subject to the foregoing Developer's Agreement and, accordingly, Bank hereby consents to the Developer's Agreement; provided, that in doing so, Bank shall not be liable to the City or any other person for the performance or non-performance of the Agreement by the Developer; provided further, that in the event that Bank acquires fee title to the Property by foreclosure or sale in lieu of foreclosure, Bank shall not be required to perform any of the obligations required of the Developer in said Agreement during the Bank's term of ownership so long as Bank is actively marketing the Property for sale and maintaining the Property in compliance with applicable ordinances.

_____

Dated:_____, 20__

By: _____

Its: _____

ACKNOWLEDGEMENT FOR BANK

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by _____, the _____ of _____, a _____ under the laws of _____, on behalf of the _____.

_____
Notary Public

[Developer to provide the required consents]

STORMWATER MAINTENANCE AGREEMENT
COWLEY LAKE PRESERVE

THIS AGREEMENT is made this ___ day of ____, 2026 by and between the City of Rogers, a municipal corporation under the laws of Minnesota ("City"), located at 22350 Diamond Lake Road, Rogers, Minnesota 55374, and Rachel Development inc., a Minnesota Corporation, located at 4180 Napier Ct NE, St. Michael, MN 55376 ("Developer").

RECITALS

A. This Stormwater Maintenance Agreement applies to COWLEY LAKE PRESERVE ("Development") which consists of 87.63 gross acres and described as COWLEY LAKE PRESERVE, according to the recorded plat thereof ("Subject Property") and legally described as attached in Exhibit A.

B. The Developer is the fee title owner of the Subject Property.

C. The City Council approved the Preliminary Plat for COWLEY LAKE PRESERVE, a 156-unit residential development ("Development") by Resolution No. 2025-30A on July 8, 2025. The Final Plat for COWLEY LAKE PRESERVE was approved by Resolution No. 2026-06 on February 24, 2026 (collectively, "City Approvals"). The City Engineer approved the Grading and Utility Plans on [Date].

D. The Developer intends to construct within the Drainage and Utility Easement area ("Easement Area"), as described in Exhibit B and illustrated in the Final Plat document, certain stormwater improvements ("Stormwater Improvements") as depicted in Exhibit C for the benefit of the Subject Property.

E. The City has entered into an agreement with the Developer for the construction and maintenance of the Stormwater Improvements.

F. The Elm Creek Watershed Management Commission requires permanent provisions for handling of storm runoff, including provisions for operation and maintenance of all stormwater runoff facilities and ponds, and such provisions are to be set forth in an agreement to be recorded in the real estate records.

G. The City and the Developer intend to comply with certain conditions, including entering into a maintenance agreement regarding the Stormwater Improvements;

H. In consideration of mutual convenants of the parties set forth herein and other valuable considerations, the City and the Developer now desire to enter into this Storm Water Maintenance Agreement ("Agreement") setting forth certain requirements and obligations relating to the Stormwater Improvements of the Subject Property.

AGREEMENT

1. Maintenance of the Stormwater Improvements. The Developer and its successor or assigns as fee owner of the Property shall be responsible for maintaining the Stormwater Improvements and for observing all drainage laws governing the operation and maintenance of the Stormwater Improvements. The Developer shall inspect Stormwater Improvements as scheduled in Exhibit D. The Developer shall make all such scheduled inspections, keep record of all inspections and maintenance activities, and submit such records annually to the City. The cost of all inspections and maintenance, including skimming and cleaning of the Stormwater Improvements, shall be the obligation of the Developer and its successors or assigns as the fee owner of the Property.

2. City's Maintenance Rights. The City may maintain the Stormwater Improvements, as provided in this paragraph, if the City reasonably believes that the Developer or its successors or assigns has failed to maintain the Stormwater Improvements in accordance with applicable drainage laws and other requirements and such failure continues for 60 days after the City gives the Developer written notice of such failure. The Developer shall accept and adequately maintain and inspect the Stormwater management facilities located within the City of Rogers drainage and utility easements. This includes all pipes and ditches built to convey Stormwater to the facility, as well as structures, improvements, and vegetation provided to control the quantity and quality of the Stormwater. Adequate maintenance is herein defined as good working condition so that these facilities are performing their design functions.The City's notice shall specifically state which maintenance tasks are to be performed. If the Developer does not complete the maintenance tasks within 60 days after such notice is given by the City, the City shall have the right to enter upon the Easement Area to perform such maintenance tasks. In such case, the City shall send an invoice of its reasonable maintenance costs to the Developer or its successors or assigns, which shall include all staff time, engineering and legal and other costs and expenses incurred by the City. If the Developer or its assigns fails to reimburse the City for its costs and expenses in maintaining the Stormwater Improvements within 30 days of receipt of an invoice for such costs, the City shall have the right to assess the full cost thereof against all of the lots within the Property. The Developer, on behalf of itself and its successor and assigns, acknowledges that the maintenance work performed by the City regarding the Stormwater Improvements benefits the lots in the Property in an amount which exceeds the assessment and hereby waives any right to hearing or notice and the right to appeal the assessments otherwise provided by Minnesota Statutes Chapter 429. Notwithstanding the foregoing, in the event to an emergency, as determined by the City Engineer, the 60-day notice requirement to the Developer for failure to perform maintenance tasks shall be and hereby is waived in its entirety by the Developer, and the Developer shall reimburse the City and be subject to assessment for any expense so incurred by the City in the same manner as if written notice as described above has been given.

3. Hold Harmless. The Developer hereby agrees to indemnify and hold harmless the City and its agents and employees against any and all claims, demands, losses, damages, and expenses (including reasonable attorneys' fees) arising out of or resulting from the Developer's or the Developer's agents or employee's negligent or intentional acts, or any violation of any safety law, regulation or code in the performance of this Agreement, without regard to any inspection

or review made or not made by the City, its agents or employees or failure by the City, its agents or employees to take any other prudent precautions. In the event the City, upon the failure of the Developer to comply with any conditions of this Agreement, performs said conditions pursuant to its authority in this Agreement, the Developer shall indemnify and hold harmless the City, its employees, agents and representatives for its own negligent acts in the performance of the Developer's required work under this Agreement, but this indemnification shall not extend to intentional or grossly negligent acts.

4. Costs of Enforcement. The Developer agrees to reimburse the City for all costs incurred by the City in the enforcement of this Agreement, or any portion thereof, including court costs and reasonable attorneys' fees.

5. Notice. All notices required under this Agreement shall either be personally delivered or be sent by certified or registered mail and addressed as follows:

CITY:
City of Rogers
22350 South Diamond Lake Road
Rogers, MN 55374
Telephone: (763) 428-2253
Attn: Steve Stahmer, City Administrator

DEVELOPER:
Rachel Development, inc.
4180 Napier Ct NE
St. Michael, MN 55376
Telephone: (763) 424-1500
Attn: David Stradtman, VP of Development

All notices given hereunder shall be deemed given when personally delivered or two business days after being placed in the mail properly addressed as provided herein.

6. Successors. All duties and obligations of Developer under this Agreement shall also be duties and obligations of Developer's successors and assigns. The terms and conditions of this Agreement shall run with the Property.

7. Effective Date. This Agreement shall be binding and effective as of the date hereof.

[Balance of this page intentionally left blank]

Rachel Development, inc

_____

David Stradtman
Its *VP of Development*

STATE OF MINNESOTA)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me this _____ day of _____ 2026, by David Stradtman, VP of Development, of Rachel Development, inc., a Minnesota corporation, on behalf of the corporation.

_____
Notary Public

[Balance of this page intentionally left blank]

CITY OF ROGERS

_____
Shannon Klick
Its Mayor

_____
Stacie Brown
Its Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026 by Shannon Klick and by Stacie Brown, the Mayor and Clerk, respectively, of the City of Rogers, a Minnesota municipal corporation, on behalf of the corporation.

_____
Notary Public

THIS INSTRUMENT WAS DRAFTED BY:
City of Rogers
22350 South Diamond Lake Road
Rogers MN 55374
(763) 428-2253

[Balance of this page intentionally left blank]

EXHIBIT A

COWLEY LAKE PRESERVE

LEGAL DESCRIPTION OF THE PROPERTY

LOTS 1 THROUGH 9, BLOCK 1, LOTS 1 THROUGH 3, BLOCK 2, LOTS 1 THROUGH 7, BLOCK 3, LOTS 1 THROUGH 5 BLOCK 4; AND OUTLOTS A THROUGH J, COWLEY LAKE PRESERVE, Hennepin County, Minnesota, according to the plat thereof.

EXHIBIT B

COWLEY LAKE PRESERVE

LEGAL DESCRIPTION OF DRAINAGE AND UTILITY EASEMENTS

Legal Description

Outlot A, COWLEY LAKE PRESERVE, Hennepin County, Minnesota.

EXHIBIT C

COWLEY LAKE PRESERVE

DEPICTION OF STORMWATER IMPROVEMENTS

EXHIBIT D

[DEVELOPMENT NAME]

STORMWATER MAINTENANCE AGREEMENT

Inspection Schedule for Stormwater Improvements

1. Debris clean-out	Monitor and clean out annually.
2. Sediment removal in basin	Monitor annually and clean out when sediment occupies 50% of storage volume.
3. Vegetation	Monitor annually remove undesirable vegetation as needed. Media filters that have a grass cover will be mowed as needed during the growing season to maintain maximum grass heights less than 12 inches.
4. Inlet	Monitor annually and repair as needed.
5. Outlet	Monitor annually and repair as needed.
6. Sump manholes	Monitor annually, remove sediment annually and repair as needed.
7. Pump system	Maintain pump system per manufacturers guidelines
8. Distribution system	Repair/replace as needed and blow out irrigation system annually.
9. Treatment system	Monitor annually, clean and repair as needed. When the filtering capacity of the filter diminishes substantially (i.e., when water ponds on the surface of the filter bed for more than 48 hours), the top few inches of discolored material will be removed and replaced with fresh material. The removed sediments will be disposed in an acceptable manner (i.e., landfill).

COWLEY LAKE PRESERVE

C.R. DOC. NO.

KNOW ALL PERSONS BY THESE PRESENTS: That Rachel Development, Inc., a Minnesota corporation, owner of the following described property:

That part of Government Lot 1, Section 16, Township 120 North, Range 23 West, Hennepin County, Minnesota, which lies southerly of a line, and its westerly extension, described as commencing at the southeast corner of said Government Lot 1; thence northerly along the east line of said Government Lot 1, a distance of 343.00 feet to the point of beginning of the line to be described; thence westerly, deflecting to the left, 90 degrees 00 minutes 00 seconds a distance of 440.00 feet; thence southerly, deflecting to the left, 90 degrees 00 minutes 00 seconds a distance of 200.00 feet; thence westerly deflecting to the right, 90 degrees 00 minutes 00 seconds to the west line of said Government Lot 1 and said line there terminating;

AND

That part of Government Lot 1, Section 21, Township 120, Range 23, Hennepin County, Minnesota , which lies northerly of a line described as commencing at the northeast corner of said Government Lot 1; thence on an assumed bearing of South 00 degrees 27 minutes 31 seconds West, along the east line of said Government Lot 1, a distance of 182.88 feet to the point of beginning of the line to be described; thence South 61 degrees 03 minutes 26 seconds West a distance of 222.02 feet; thence South 67 degrees 30 minutes 11 seconds West a distance of 91.95 feet; thence South 76 degrees 13 minutes 23 seconds West a distance of 165.87 feet; thence South 75 degrees 35 minutes 51 seconds West a distance of 100.00 feet; thence South 76 degrees 59 minutes 00 seconds West a distance of 124.04 feet; thence South 75 degrees 35 minutes 51 seconds West a distance of 191.00 feet; thence South 58 degrees 41 minutes 05 seconds West a distance of 100.13 feet; thence South 51 degrees 12 minutes 52 seconds West a distance of 298.78 feet; thence South 30 degrees 17 minutes 17 seconds West a distance of 353.33 feet to a point in the west line of said Government Lot 1 which is 1604.32 feet north of the southwest corner of the Southeast Quarter of the Northeast Quarter of said Section 21, and said line there terminating.

AND

Beginning at a point on the East line of Government Lot Three (3) distant 525.00 feet North 00 degrees 14 minutes 28 seconds West from the Southeast corner thereof; thence South 89 degrees 44 minutes 07 seconds West parallel with the South line thereof distant 553.53 feet; thence South 0 degrees 21 minutes East to center line of county road; thence Northwesterly along said center line to the West line thereof; thence Northerly to the Northwest corner thereof; thence along the Northerly line thereof to the Northeast corner thereof; thence Southerly to the point of beginning. Also that part of the West 30 rods (495.00 feet) of Government Lot 2 lying North of the South 53 rods (874.50 feet) thereof, except roads, in Section Twenty-one (21), Township One Hundred Twenty (120), Range Twenty-three (23), Hennepin County, State of Minnesota.

AND

That part of Government Lot 2 in Section 21, Township 120, Range 23, described as commencing at the Southwest corner thereof, thence South 89 degrees 48 minutes 24 seconds East, assumed bearing along the South line of Government Lot 2, a distance of 438.00 feet to the point of beginning; thence North 00 degrees 13 minutes 06 seconds East parallel to the West line of Government Lot 2, a distance of 874.50 feet; thence South 89 degrees 48 minutes 24 seconds East a distance of 57.00 feet; thence North 00 degrees 13 minutes 06 seconds East a distance of 891.00 feet, more or less, to the shore of Crowley Lake; thence Northeasterly along said shoreline a distance of 1043.00 feet, more or less, to the East line of Government Lot 2; thence South 00 degrees 20 minutes 20 seconds West along said East line to a point which is 1604.32 feet North of the Southeast corner of Government Lot 2; thence North 89 degrees 39 minutes 40 seconds West a distance of 154.63 feet; thence South 22 degrees 32 minutes 57 seconds West a distance of 930.19 feet; thence South 00 degrees 13 minutes 06 seconds West distance 744.43 feet to the South line of Government Lot 2; thence North 89 degrees 48 minutes 24 seconds West along said South line a distance of 387.00 feet to the point of beginning, Hennepin County, Minnesota.

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

In witness whereof said Rachel Development, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Signed: Rachel Development, Inc.

By: _____ its _____

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this_____ day of _____, 20____, by _____its _____ of Rachel Development, Inc., a Minnesota corporation, on behalf of the corporation.

_____ _____
_____ County, _____ Printed Name
My commission expires _____

I Marcus F. Hampton 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_____

_____
Marcus F. Hampton, Licensed Land Surveyor, Minnesota License No. 47481

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20___, by Marcus F. Hampton.

_____ _____
_____ County, Minnesota Printed Name
My commission expires January 31,_____

CITY COUNCIL, CITY OF ROGERS, MINNESOTA

This plat of COWLEY LAKE PRESERVE 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: _____ By: _____
Mayor Clerk

COUNTY AUDITOR, Hennepin County, Minnesota

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

Daniel Rogan, County Auditor By: _____, Deputy

SURVEY DIVISION, Hennepin County, Minnesota

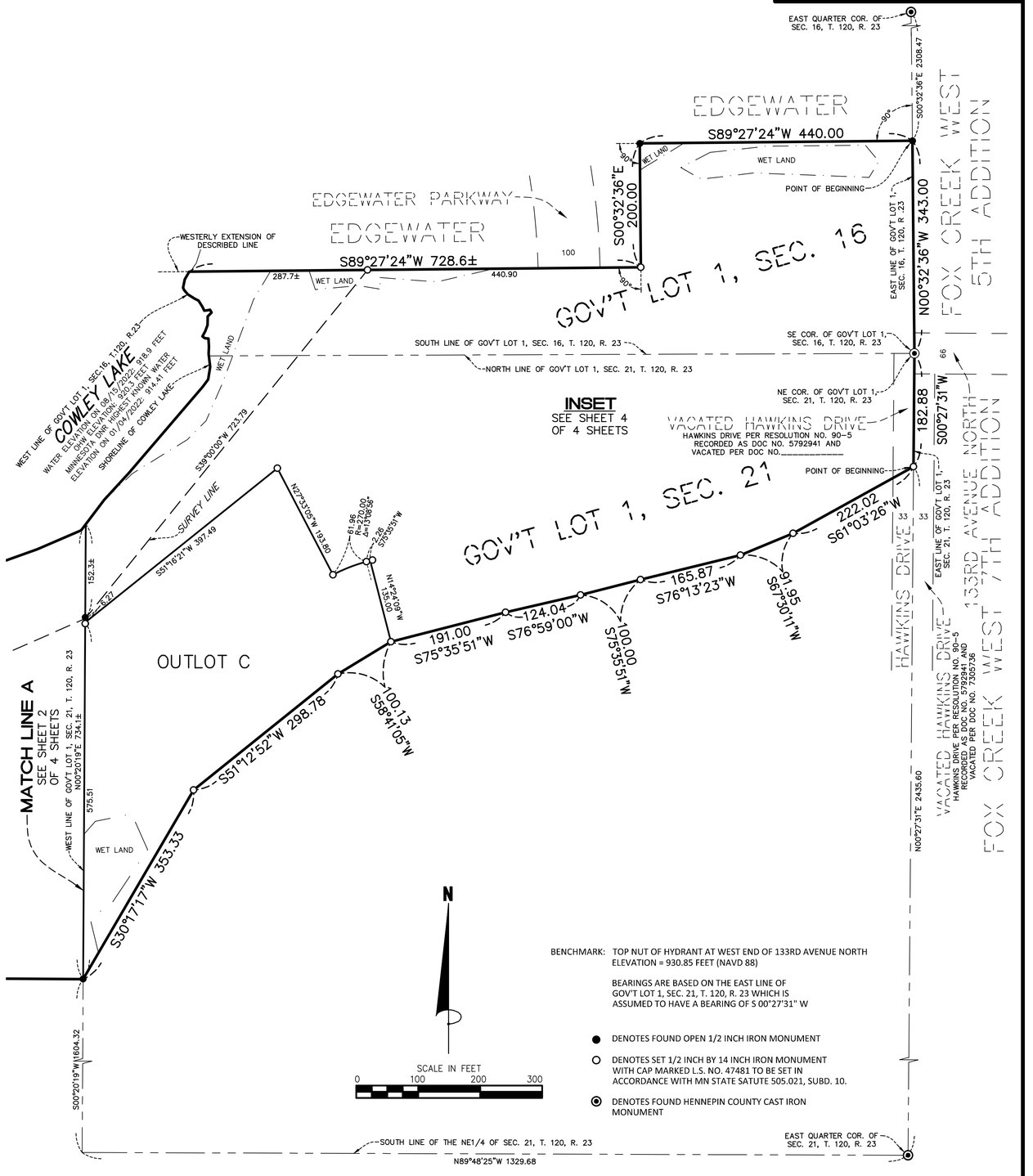
Pursuant to Minnesota Statutes Section 383B.565 (1969), this plat has been approved this_____ day of _____, 20_____.

Chris F. Mavis, County Surveyor By: _____

COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of COWLEY LAKE PRESERVE was recorded in this office this___ day of _____, 20____, at _____ o'clock _____. M.

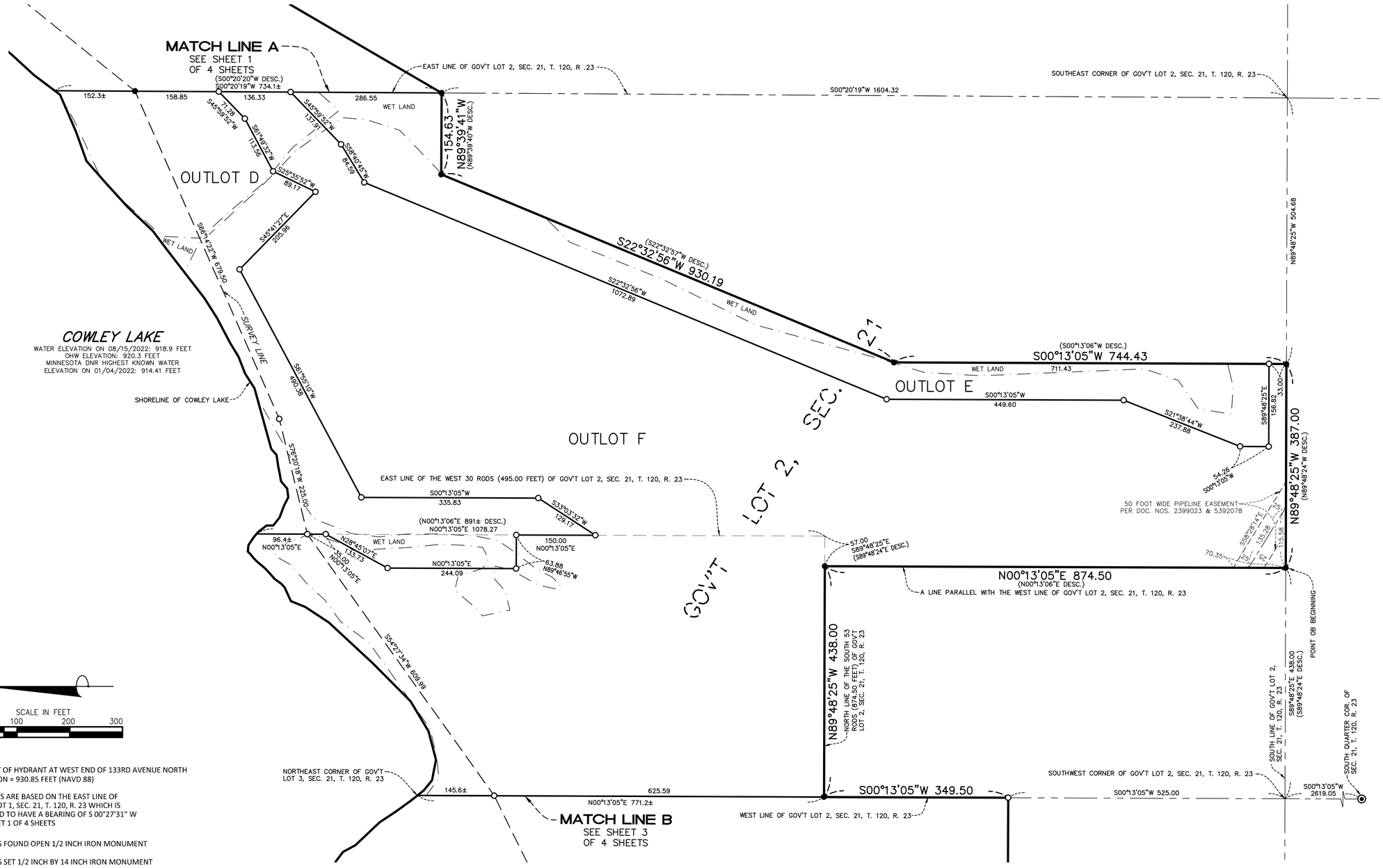
Amber Bougie, County Recorder By: _____, Deputy



HILL INCORPORATED

COWLEY LAKE PRESERVE

C.R. DOC. NO.



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SCALE IN FEET
0 100 200 300

BENCHMARK: TOP NUT OF HYDRANT AT WEST END OF 133RD AVENUE NORTH
ELEVATION = 930.85 FEET (NAVD 88)

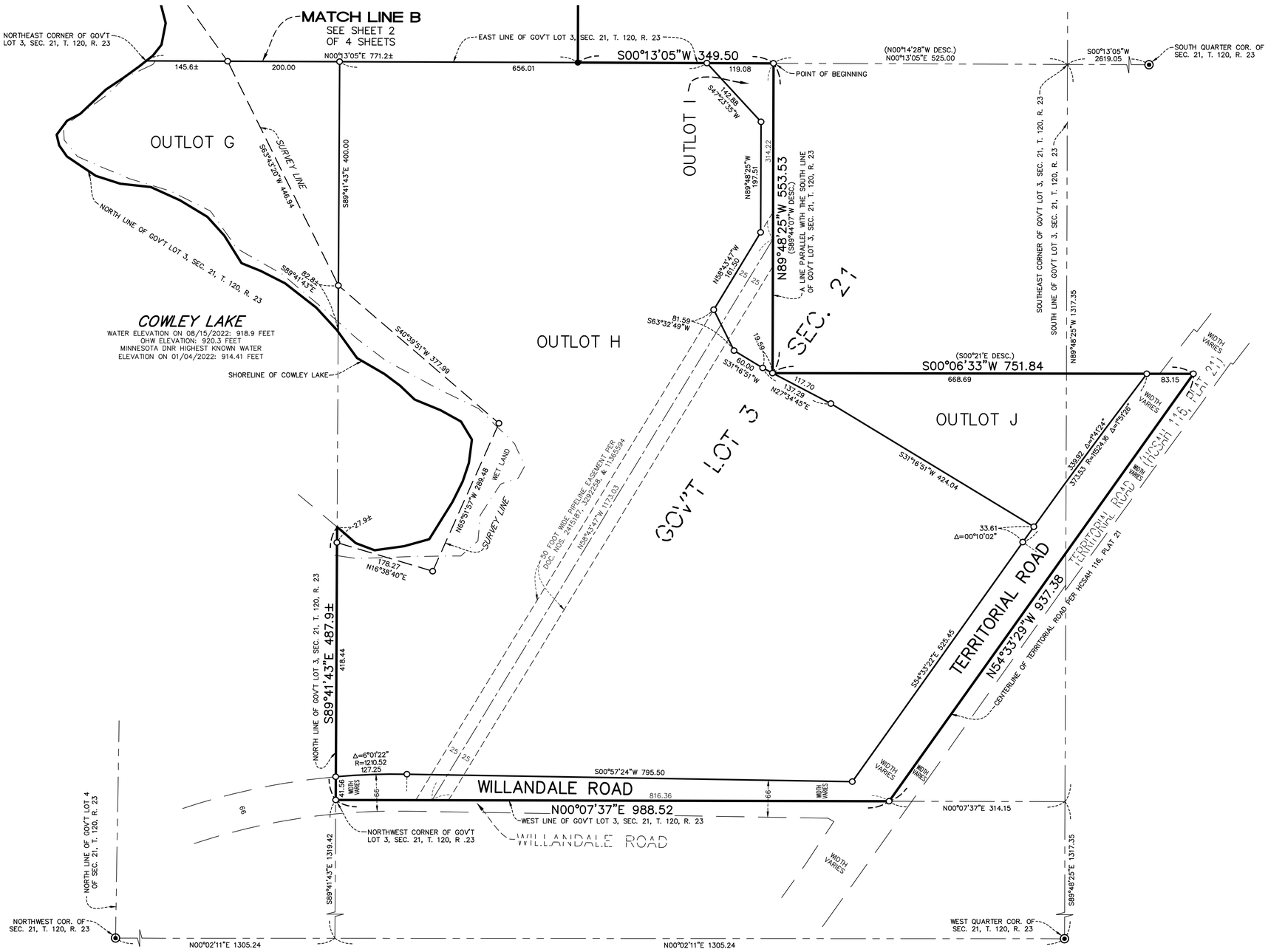
BEARINGS ARE BASED ON THE EAST LINE OF GOV'T LOT 1, SEC. 21, T. 120, R. 23 WHICH IS ASSUMED TO HAVE A BEARING OF S 00°27'31" W SEE SHEET 1 OF 4 SHEETS

- ● DENOTES FOUND OPEN 1/2 INCH IRON MONUMENT
- ○ DENOTES SET 1/2 INCH BY 14 INCH IRON MONUMENT WITH CAP MARKED L.S. NO. 47481 TO BE SET IN ACCORDANCE WITH MN STATE SATUTE 505.021, SUBD. 10.
- ◉ DENOTES FOUND HENNEPIN COUNTY CAST IRON MONUMENT

HILL INCORPORATED

COWLEY LAKE PRESERVE

C.R. DOC. NO.



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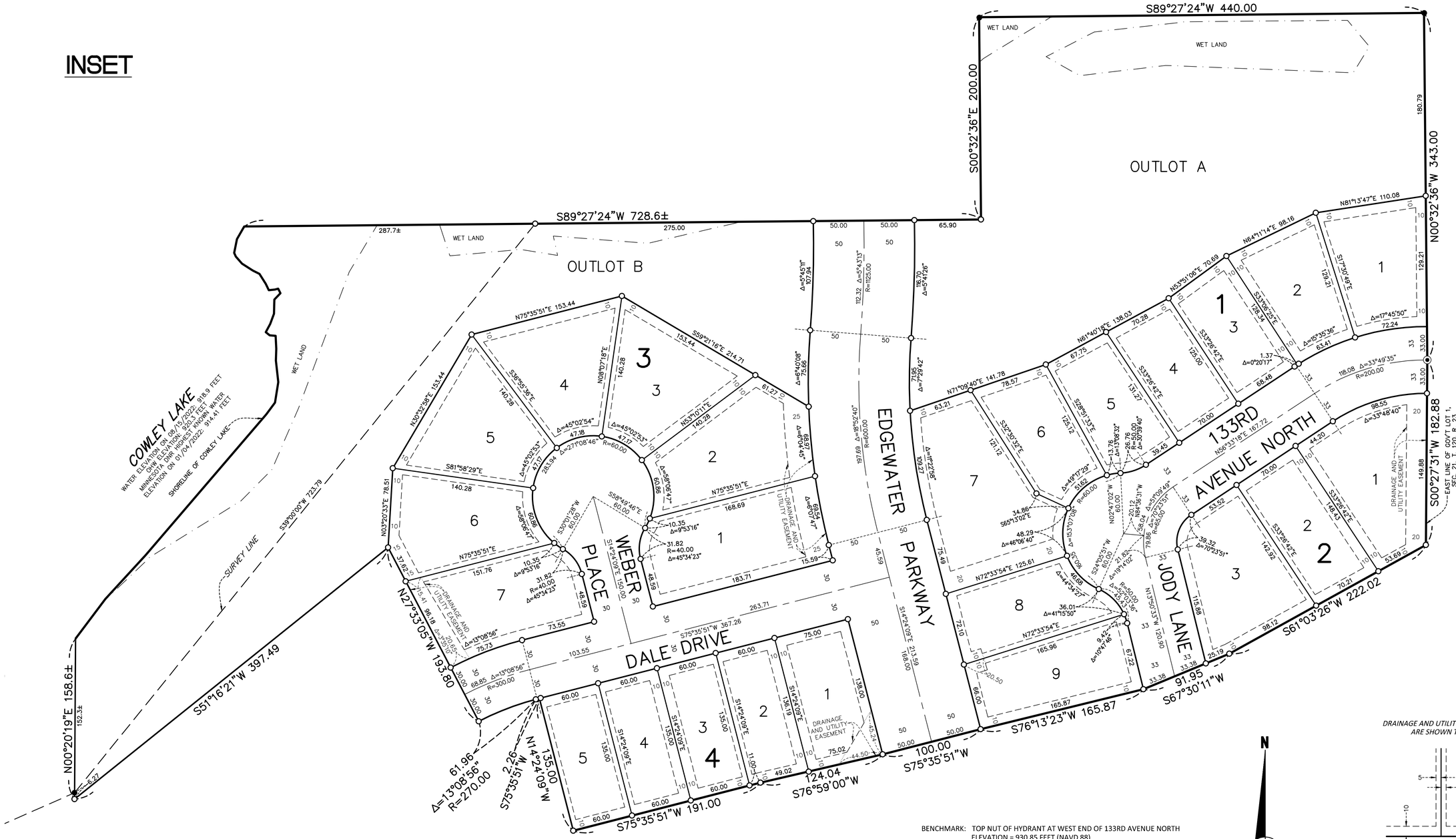
HILL INCORPORATED

COWLEY LAKE PRESERVE

C.R. DOC. NO.

INSET



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◉ DENOTES FOUND HENNEPIN COUNTY CAST IRON MONUMENT

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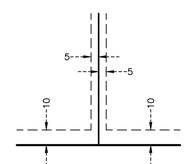
SCALE IN FEET
0 50 100 150

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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

HILL INCORPORATED

BENCHMARKS

#1 TOP NUT HYDRANT EAST PROPERTY LINE, NORTH SIDE OF 133RD AVE N ELEV=930.85

COWLEY LAKE PRESERVE

ROGERS, MINNESOTA

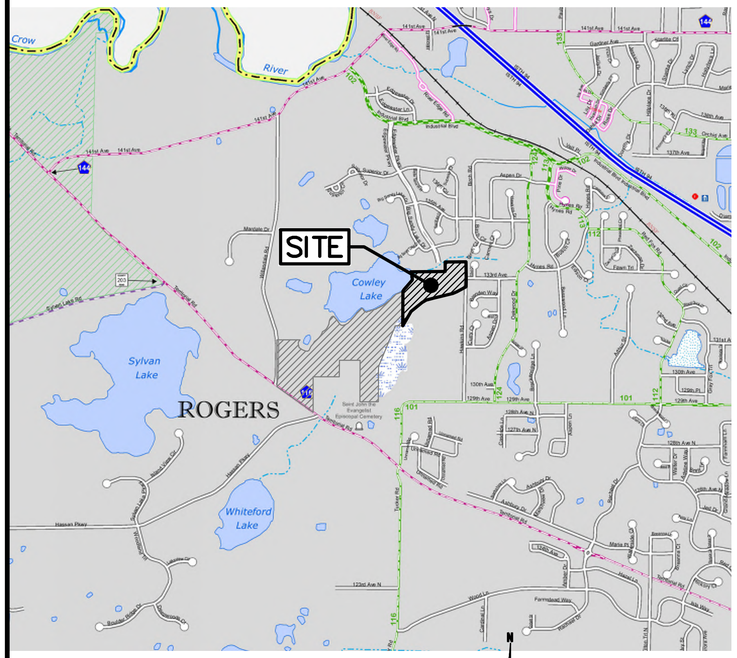
FINAL GRADING, DRAINAGE, EROSION & SEDIMENT CONTROL, SANITARY SEWER, WATERMAIN, STORM SEWER AND STREET CONSTRUCTION PLAN

FOR

RACHEL DEVELOPMENT

4180 NAPIER COURT, ST. MICHAEL, MN 55376

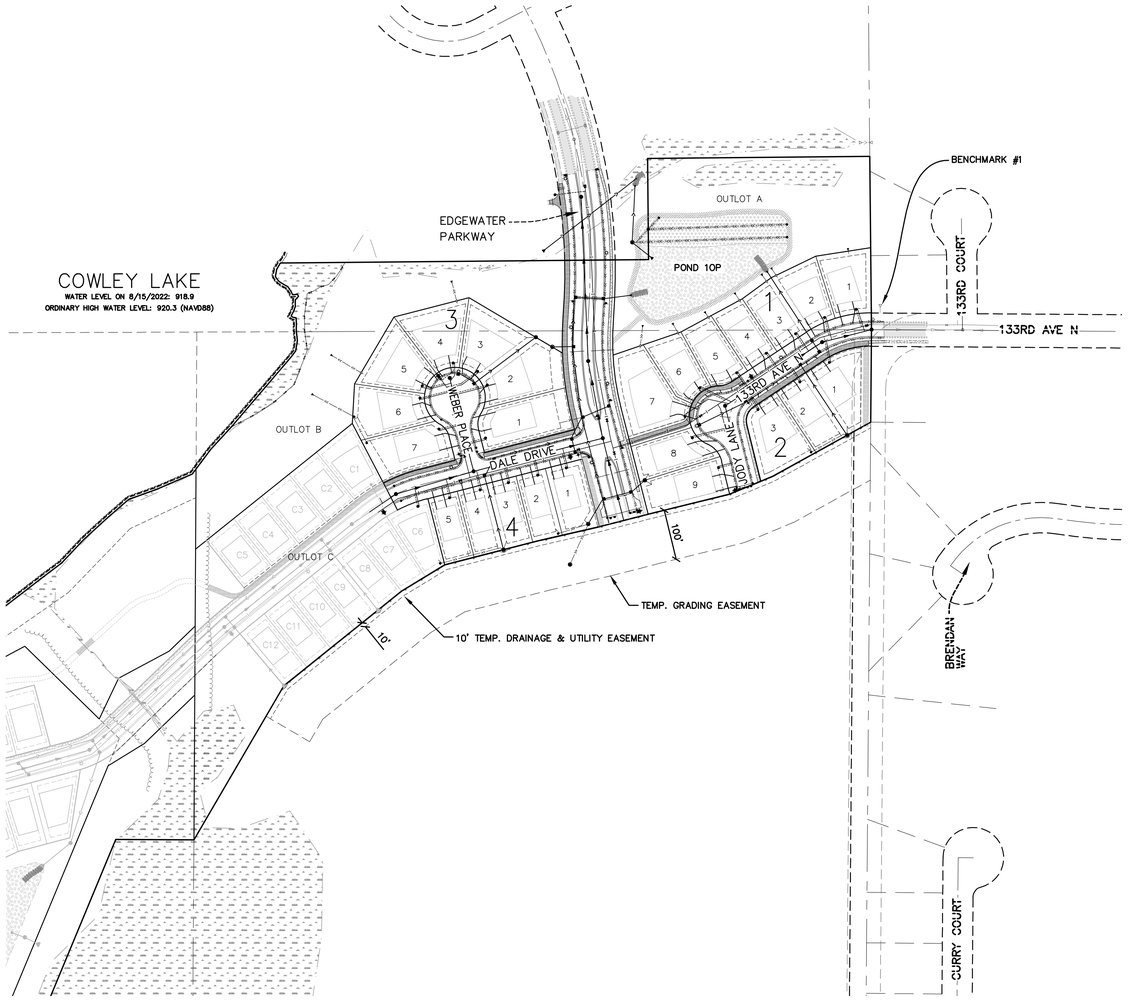
PHONE: (763) 424-1525



PROJECT COORDINATES
N 45° 11' 30"
W 93° 35' 40"

LOCATION MAP

1" = 1600'



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LEGEND

- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING SANITARY FORCEMAIN
- EXISTING STORM SEWER
- EXISTING UNDERGROUND GAS
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND FIBER OPTIC
- EXISTING OVERHEAD POWER LINE
- EXISTING ELECTRIC OUTLET POST
- EXISTING GUY WIRE
- EXISTING LIGHT POLE
- EXISTING MANHOLE (WATER)
- EXISTING SIGN
- EXISTING TRANSFORMER
- EXISTING TELEPHONE PEDESTAL
- EXISTING TV PEDESTAL
- EXISTING VAULT
- EXISTING CURB & GUTTER
- EXISTING RETAINING WALL
- EXISTING FENCE
- EXISTING CONTOUR
- EXISTING WETLAND EDGE
- EXISTING SOIL BORING LOCATION
- EXISTING TREELINE/TREES
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING WETLAND
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SERVICE
- PROPOSED WATER SERVICE
- PROPOSED STORM SEWER
- PROPOSED DRAINTILE
- PROPOSED PERFORATED DRAINTILE
- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE
- PROPOSED ASPHALT SURFACE
- PROPOSED SEDIMENT BASIN

OVERALL SITE DATA

70' WIDE STANDARD LOTS – 58 LOTS
(BLOCKS 1–4 & 13)
MINIMUM LOT AREA – 8,750 S.F. (70'x125')
AVERAGE LOT AREA – 10,773 S.F.

60' WIDE STANDARD LOTS – 47 LOTS
(BLOCKS 5, 6, 8, & 12 & LOTS 15–17, BLOCK 9)
MINIMUM LOT AREA – 7,500 S.F. (60'x125')
AVERAGE LOT AREA – 9,650 S.F.

60' WIDE VILLA LOTS – 51 LOTS
(BLOCK 7, 10, & 11 & LOTS 1–14, BLOCK 9)
MINIMUM LOT AREA – 7,500 S.F. (60'x125')
AVERAGE LOT AREA – 8,662 S.F.

TOTAL LOT COUNT – 156 LOTS

MAXIMUM IMPERVIOUS (ALL LOTS) = 50%

MINIMUM SETBACKS – 60' & 70' WIDE STANDARD LOTS

FRONT (RIGHT OF WAY)	25 FEET
SIDE (INTERIOR)	10 FEET
SIDE (STREET)	25 FEET
REAR	20 FEET
COWLEY LAKE – OHW (ALL STRUCTURES)	150 FEET

MINIMUM SETBACKS – 60' WIDE VILLA LOTS

FRONT (RIGHT OF WAY)	25 FEET
SIDE (INTERIOR)	10 FEET
SIDE (STREET)	25 FEET
REAR	20 FEET
COWLEY LAKE – OHW (ALL STRUCTURES)	150 FEET

STORM SEWER SCHEDULE NOTE

SEE SHEET 3.0 FOR THE STORM SEWER SCHEDULE.

EXISTING ZONING IS R2
PROPOSED ZONING IS PUD

TOTAL SITE AREA	±88.99 AC.
LOT AREA	34.90 AC.
–(70' WIDE LOTS)	(14.35 AC.)
–(60' WIDE LOTS)	(10.41 AC.)
–(60' WIDE VILLA LOTS)	(10.14 AC.)
OUTLOT AREA	±37.27 AC.
–(OPEN SPACE – OUTLOTS A–H	(±36.53 AC.)
–(FUTURE DEVELOPMENT – OUTLOTS I–J)	(2.74 AC.)
RIGHT OF WAY AREA	14.82 AC.
–(EXISTING ROADS – WILLANDALE & TERRITORIAL)	(2.85 AC.)
–(SUBDIVISION ROADS)	(11.97 AC.)

PROJECT CONTACTS

PROJECT ENGINEER:	RICK L. OSBERG, P.E. – JAMES R. HILL, INC.	952–890–6044 (O)
DEVELOPER:	DAVID STRADTMAN – RACHEL DEVELOPMENT	763–424–1525 (O)
CITY ENGINEER:	DORAN COTE	763–428–8580 (O)
NPDES OFFICER:	JOSH NORMAN – MPCA	651–757–2389 (O)
GENERAL CONTRACTOR REPRESENTATIVE:	TBD	

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

N

SCALE IN FEET
0 150 300 450
1 inch = 150 feet

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 W. Cty. Rd. 42, Suite 100, Burnsville, MN 55306
PHONE: (952)890-6044 FAX: (952)890-6244

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
RICK L. OSBERG, P.E.
Date: 08/07/25 Reg.No. 22709

COWLEY LAKE PRESERVE
ROGERS, MINNESOTA
TITLE SHEET
FOR
RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376

DRAWN BY
JSO

DATE
08/07/2025

REVISIONS

09/23/2025 CITY COMMENTS
10/06/2025 CITY & CLIENT COMMENTS
12/10/2025 EARTHWORK ADJUSTMENT
02/13/2026 CITY COMMENTS

CAD FILE
23970TS

PROJECT NO.
23970

1.0

F:_Civil 3D Projects\23970\FINAL PLANS\1ST ADDITION\23970TS.dwg – 2/13/2026 03:37PM

LEGEND

- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING UNDERGROUND GAS
- EXISTING UNDERGROUND FIBER OPTIC
- EXISTING OVERHEAD POWER LINE
- EXISTING LIGHT POLE
- EXISTING TRANSFORMER
- EXISTING TELEPHONE PEDESTAL
- EXISTING TV PEDESTAL
- EXISTING CURB & GUTTER
- EXISTING FENCE
- EXISTING CONTOUR
- EXISTING WETLAND EDGE
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING WETLAND

NOTE

1. DRAINTILE LOCATIONS ARE APPROXIMATE AND SHOWN PER FIELD LOCATES AND/OR OWNER TESTIMONY.

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

SCALE IN FEET
0 200 400 600
1 inch = 200 feet

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 W. Cty. Rd. 42, Suite 100, Burnsville, MN 55306
PHONE: (952)890-6044 FAX: (952)890-6244

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the Laws of the State of Minnesota.
RICK L. OSBERG, P.E.
Date: 08/07/25 Reg.No. 22709

COWLEY LAKE PRESERVE
ROGERS, MINNESOTA

EXISTING CONDITIONS
FOR

RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376

DRAWN BY	JSO
DATE	08/07/2025
REVISIONS	
09/23/2025	CITY COMMENTS
10/06/2025	CITY & CLIENT COMMENTS
12/10/2025	EARTHWORK ADJUSTMENT
02/13/2026	CITY COMMENTS
CAD FILE	23970EXC
PROJECT NO.	23970
	1.1

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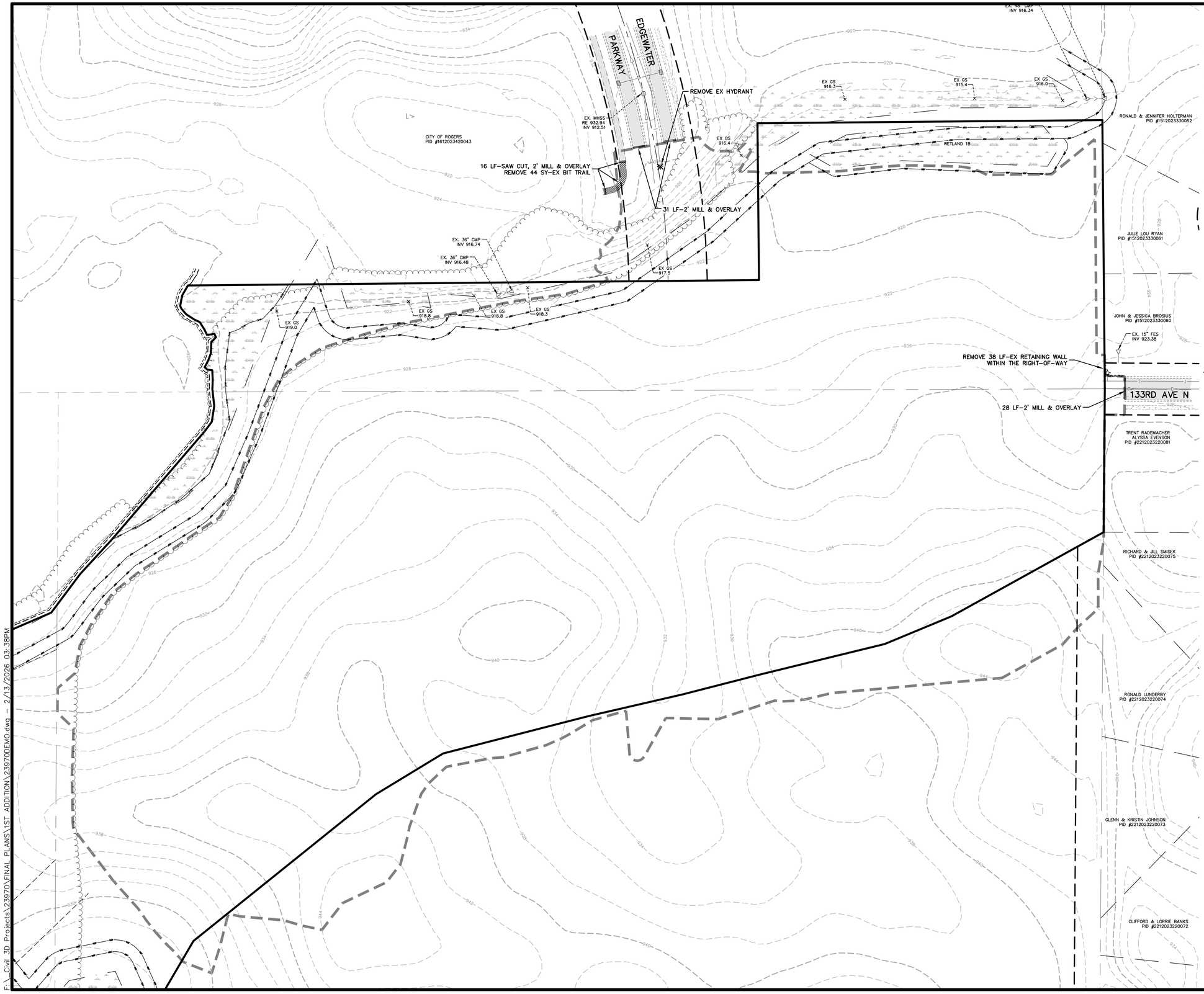

LEGEND

- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING UNDERGROUND GAS
- EXISTING UNDERGROUND FIBER OPTIC
- EXISTING OVERHEAD POWER LINE
- EXISTING LIGHT POLE
- EXISTING TRANSFORMER
- EXISTING TELEPHONE PEDESTAL
- EXISTING TV PEDESTAL
- EXISTING CURB & GUTTER
- EXISTING FENCE
- EXISTING CONTOUR
- EXISTING WETLAND EDGE
- EXISTING BITUMINOUS
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING WETLAND
- PROPOSED GRADING/CLEARING LIMITS
- PROPOSED MILL & OVERLAY
- PROPOSED REMOVE BITUMINOUS

DEMOLITION NOTES

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO UTILIZE THE "GOPHER STATE ONE CALL" EXCAVATION NOTICE SYSTEM AS REQUIRED UNDER MINNESOTA STATUTE CHAPTER 216D. CALL 811 OR SUBMIT A TICKET AT gopherstateonecall.org AT LEAST 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION.
2. REMOVAL OF MATERIALS, INCLUDING BUT NOT LIMITED TO: CONCRETE, BITUMINOUS, FENCING, UNDERGROUND UTILITIES, SMALL UTILITIES, BUILDING MATERIALS AND FOUNDATIONS, LANDSCAPING, SHALL BE DISPOSED OFF-SITE AT REGISTERED LANDFILL.
3. EXISTING SEPTIC TANKS AND APPURTENANCES SHALL BE DISPOSED OF IN ACCORDANCE TO MN RULE 7080.2500.
4. EXISTING WELLS SHALL BE REMOVED IN ACCORDANCE TO MINNESOTA DEPARTMENT OF HEALTH REGULATIONS.
5. REMOVAL OF EXISTING PRIVATE UTILITY SERVICES SHALL BE COORDINATED WITH ASSOCIATED UTILITY COMPANY. COORDINATION OF SERVICES TO REMAIN IN OPERATION TO BE DETERMINED.
6. IT IS THE RESPONSIBILITY OF THE GRADING CONTRACTOR TO DISPOSE OFF-SITE ALL TREES, STUMPS, BRUSH, OR OTHER DEBRIS THAT EXISTS WITHIN THE CONSTRUCTION AREAS.

Know what's below. Call before you dig.

N

SCALE IN FEET
0 60 120 180
1 inch = 60 feet

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COWLEY LAKE PRESERVE
ROGERS, MINNESOTA

DEMOLITION PLAN

FOR

RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376

DRAWN BY	JSO
DATE	08/07/2025
REVISIONS	
09/23/2025 CITY COMMENTS	
10/06/2025 CITY & CLIENT COMMENTS	
12/10/2025 EARTHWORK ADJUSTMENT	
02/13/2026 CITY COMMENTS	
CAD FILE	23970DEMO
PROJECT NO.	23970
	1.2

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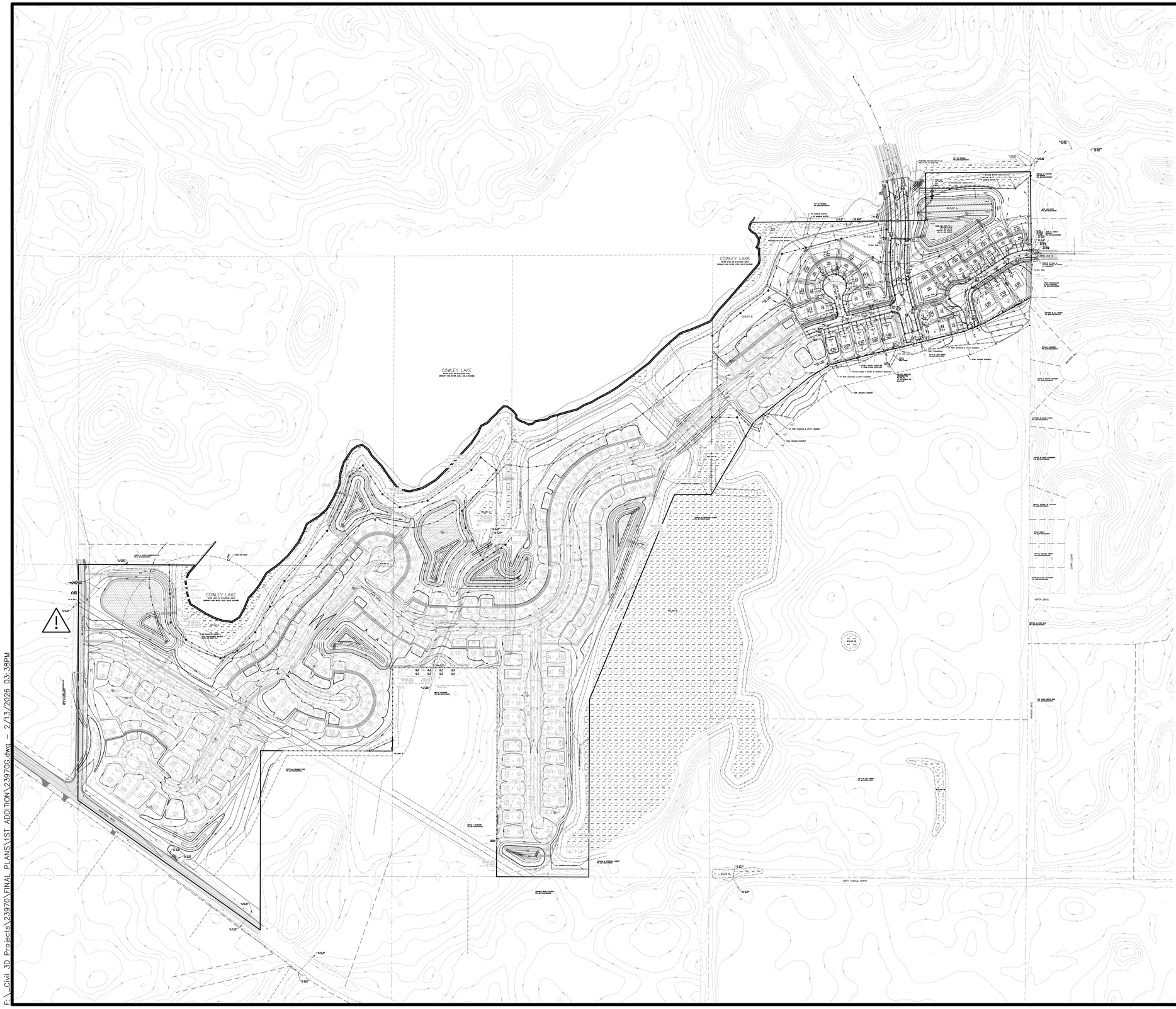
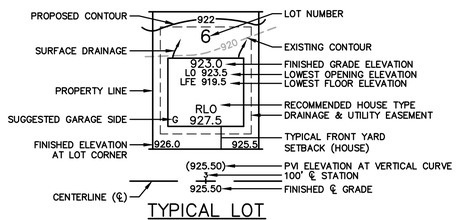


LEGEND

- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING UNDERGROUND GAS
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND FIBER OPTIC
- EXISTING OVERHEAD POWER LINE
- EXISTING LIGHT POLE
- EXISTING TRANSFORMER
- EXISTING TELEPHONE PEDESTAL
- EXISTING TV PEDESTAL
- EXISTING CURB & GUTTER
- EXISTING FENCE
- EXISTING CONTOUR (923)
- EXISTING WETLAND EDGE
- EXISTING SOIL BORING LOCATION (SB-1)
- EXISTING TREELINE/TREES
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING WETLAND
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SERVICE
- PROPOSED WATER SERVICE
- PROPOSED STORM SEWER
- PROPOSED DRAINTILE
- PROPOSED PERFORATED DRAINTILE
- PROPOSED CURB & GUTTER
- PROPOSED RETAINING WALL
- PROPOSED CONTOUR (923)
- PROPOSED GRADING LIMITS
- PROPOSED EMERGENCY OVERFLOW (EOF)
- PROPOSED CONCRETE
- PROPOSED ASPHALT SURFACE
- PROPOSED SEDIMENT BASIN
- PROPOSED FILTRATION BASIN
- PROPOSED MAINTENANCE ACCESS
- WETLAND BUFFER SIGN



TYPICAL LOT

WARNING!
UNDERGROUND HIGH PRESSURE PIPELINE CONTACT ENERGY TRANSFER REPRESENTATIVE AT 1-800-753-5531 PRIOR TO PERFORMING WORK WITHIN THE PIPELINE EASEMENT

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

N

SCALE IN FEET
0 200 400 600
1 inch = 200 feet

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COWLEY LAKE PRESERVE
ROGERS, MINNESOTA
GRADING & DRAINAGE PLAN
OVERALL SITE
FOR
RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376

DRAWN BY	JSO
DATE	08/07/2025
REVISIONS	
09/23/2025 CITY COMMENTS	
10/06/2025 CITY & CLIENT COMMENTS	
12/10/2025 EARTHWORK ADJUSTMENT	
02/13/2026 CITY COMMENTS	
CAD FILE	23970G
PROJECT NO.	23970
	2.0

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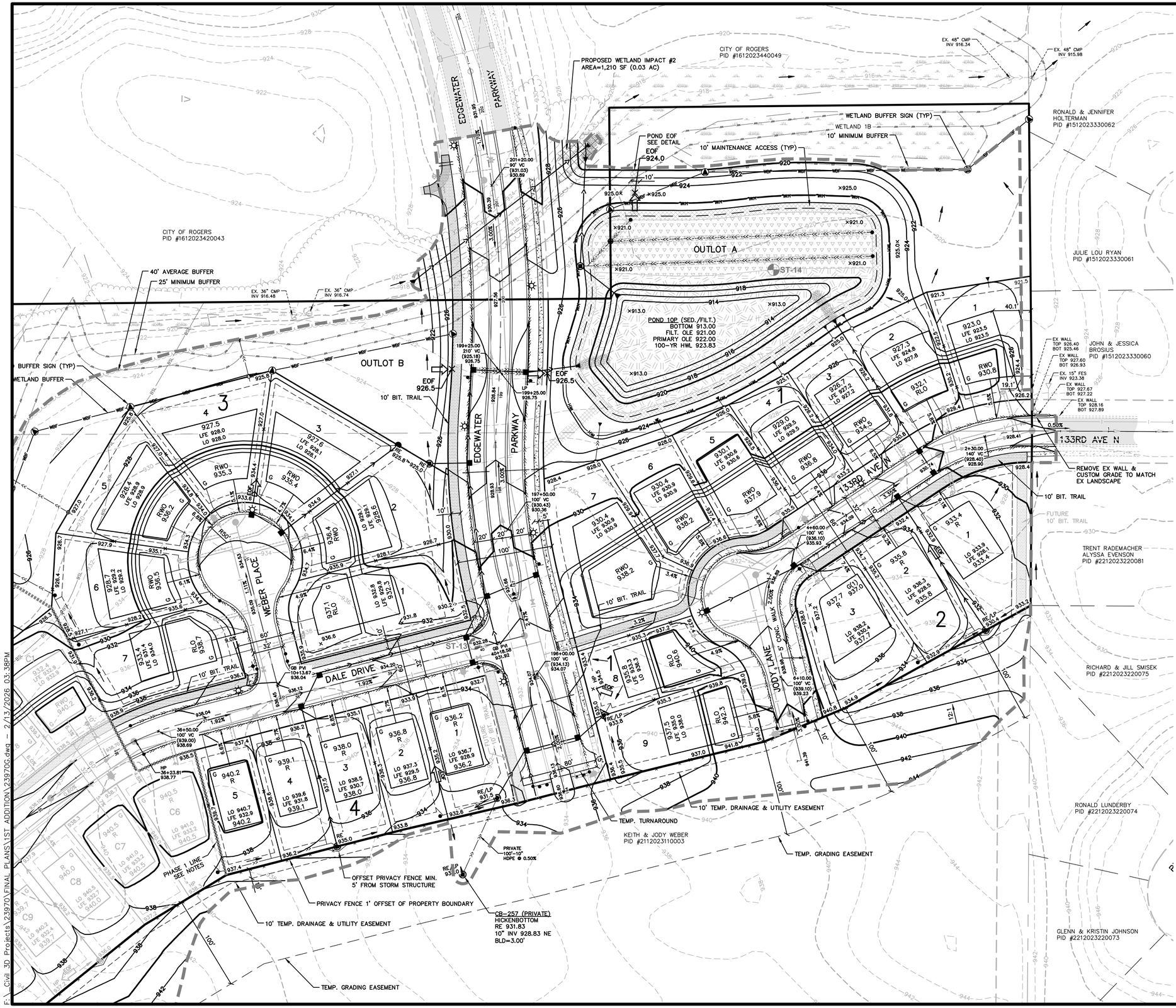
CITY OF ROGERS
PID #1612023440049
PROPOSED WETLAND IMPACT #2
AREA=1,210 SF (0.03 AC)
EX. 48" CMP
INV 916.34
EX. 48" CMP
INV 915.98
RONALD & JENNIFER
HOLTERMAN
PID #1512023330062
WETLAND BUFFER SIGN (TYP)
WETLAND 1B
10' MINIMUM BUFFER
10' MAINTENANCE ACCESS (TYP)
POND EOF
SEE DETAIL
EOF
924.0
EDGEWATER
PARKWAY
CITY OF ROGERS
PID #1612023420043
40' AVERAGE BUFFER
25' MINIMUM BUFFER
OUTLOT A
ST-14
POND 10P (SED./FILT.)
BOTTOM 913.00
FILT. OLE 921.00
PRIMARY OLE 922.00
100-YR HWL 923.83
JULIE LOU RYAN
PID #1512023330061
EX. 36" CMP
INV 916.48
EX. 36" CMP
INV 916.74
OUTLOT B
EOF
926.5
10' BIT. TRAIL
JOHN & JESSICA
BROSIUS
PID #1512023330060
EX WALL
TOP 926.40
BOT 925.46
EX WALL
TOP 927.60
BOT 926.93
EX. 15" FES
INV 923.38
EX WALL
TOP 927.67
BOT 927.22
EX WALL
TOP 928.16
BOT 927.89
133RD AVE N
REMOVE EX WALL &
CUSTOM GRADE TO MATCH
EX LANDSCAPE
10' BIT. TRAIL
FUTURE
10' BIT. TRAIL
TRENT RADEMACHER
ALYSSA EVENSON
PID #2212023220081
RICHARD & JILL SMISEK
PID #2212023220075
RONALD LUNDERBY
PID #2212023220074
GLENN & KRISTIN JOHNSON
PID #2212023220073
WEBER PLACE
DALE DRIVE
JODY LANE
10' BIT. TRAIL
FUTURE
10' BIT. TRAIL
KEITH & JODY WEBER
PID #2112023110003
TEMP. TURNAROUND
10' TEMP. DRAINAGE & UTILITY EASEMENT
TEMP. GRADING EASEMENT
PHASE 1 LINE
SEE NOTES
OFFSET PRIVACY FENCE MIN.
5' FROM STORM STRUCTURE
PRIVACY FENCE 1' OFFSET OF PROPERTY BOUNDARY
10' TEMP. DRAINAGE & UTILITY EASEMENT
TEMP. GRADING EASEMENT
PRIVATE
100'-10"
HDPE @ 0.50%
CB-257 (PRIVATE)
HICKENBOTTOM
RE 931.83
10" INV 928.83 NE
BLD=3.00'
RWO 935.3
RWO 935.4
RWO 936.2
RWO 936.5
RWO 936.8
RWO 937.9
RWO 938.2
RWO 940.2
RWO 934.5
RWO 930.8
RLO 932.1
RLO 937.1
RLO 940.6
RLO 942.3
RLO 937.5
RLO 939.7
RLO 940.7
RLO 941.0
RLO 940.5
RLO 940.0
RLO 939.8
RLO 936.7
RLO 937.0
RLO 936.3
RLO 938.2
RLO 933.9
RLO 934.0
RLO 933.4
RLO 936.8
RLO 937.3
RLO 936.4
RLO 938.5
RLO 939.1
RLO 940.7
RLO 939.9
RLO 936.2
RLO 937.7
RLO 938.2
RLO 935.8
RLO 936.3
RLO 926.1
RLO 928.2
RLO 928.4
RLO 928.9
RLO 928.4
RLO 928.2
RLO 928.4
RLO 928.2
RLO 928.4
RLO 928.9
RLO 928.4
RLO 928.9

COWLEY LAKE
WATER LEVEL ON 8/15/2022: 918.9
ORDINARY HIGH WATER LEVEL: 920.3 (NAVD88)

OUTLOT B
OUTLOT C
WEBER PLACE
DALE DRIVE
EDGEWATER PARKWAY
10' BIT. TRAIL
5' CONC. WALK
BOARDWALK
EX. CONSERVATION EASEMENT
WETLAND BUFFER SIGN (TYP)
PROPOSED WETLAND BUFFER
40' AVERAGE BUFFER
25' MINIMUM BUFFER
POND 40P
WETLAND 2B
OLE 923.90
100-YR HWL 926.55
PHASE 1 LINE SEE NOTES
OFFSET PRIVACY FENCE MIN. 5' FROM STORM STRUCTURE
PRIVACY FENCE 1' OFFSET OF PROPERTY BOUNDARY
10' TEMP. DRAINAGE & UTILITY EASEMENT
TEMP. GRADING EASEMENT
CB-257 (PRIVATE)
HICKENBOTTOM
RE 931.83
10" INV 928.83 NE
BLD=3.00'
KEITH & JODY
PID #2112023
TEMP. TURNARO

LEGEND

- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING UNDERGROUND GAS
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND FIBER OPTIC
- EXISTING OVERHEAD POWER LINE
- EXISTING LIGHT POLE
- EXISTING TRANSFORMER
- EXISTING TELEPHONE PEDESTAL
- EXISTING TV PEDESTAL
- EXISTING CURB & GUTTER
- EXISTING FENCE
- EXISTING CONTOUR
- EXISTING WETLAND EDGE
- EXISTING SOIL BORING LOCATION
- EXISTING TREELINE/TREES
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING WETLAND
- PROPOSED WATERMAIN
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- PROPOSED WATER SERVICE
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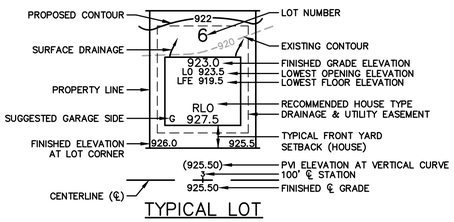
- PROPOSED DRAINTILE
- PROPOSED PERFORATED DRAINTILE
- PROPOSED CURB & GUTTER
- PROPOSED RETAINING WALL
- PROPOSED CONTOUR
- PROPOSED GRADING LIMITS
- PROPOSED PHASE 1 GRADING LINE
- PROPOSED EMERGENCY OVERFLOW
- PROPOSED CONCRETE
- PROPOSED ASPHALT SURFACE
- PROPOSED SEDIMENT BASIN
- PROPOSED FILTRATION BASIN
- PROPOSED MAINTENANCE ACCESS
- WETLAND BUFFER SIGN



TYPICAL LOT

NOTES

1. AREAS GRADED EAST OF THE PHASE 1 LINE SHALL BE GRADED WITHIN TOLERANCE AND PADS CERTIFIED.
2. AREAS GRADED WEST OF PHASE 1 LINE IS TEMPORARY FOR ADDITIONAL CUT AND BORROW.

Know what's below. Call before you dig.

SCALE IN FEET
0 50 100 150
1 inch = 50 feet

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COWLEY LAKE PRESERVE
ROGERS, MINNESOTA
GRADING & DRAINAGE PLAN
FOR
RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376

DRAWN BY	JSO
DATE	08/07/2025
REVISIONS	
09/23/2025 CITY COMMENTS	
10/06/2025 CITY & CLIENT COMMENTS	
12/10/2025 EARTHWORK ADJUSTMENT	
02/13/2026 CITY COMMENTS	
CAD FILE	23970G
PROJECT NO.	23970
	2.2

F:\Civil 3D Projects\23970\FINAL PLANS\1ST ADDITION\23970G.dwg - 2/13/2026 03:38PM

LEGEND

- EXISTING WATERMAIN
- EXISTING RAW WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING SANITARY FORCEMAIN
- EXISTING STORM SEWER
- EXISTING UNDERGROUND GAS
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND FIBER OPTIC
- EXISTING OVERHEAD POWER LINE
- EXISTING ELECTRIC OUTLET POST
- EXISTING GUY WIRE
- EXISTING LIGHT POLE
- EXISTING MANHOLE (WATER)
- EXISTING SIGN
- EXISTING TRANSFORMER
- EXISTING TELEPHONE PEDESTAL
- EXISTING TV PEDESTAL
- EXISTING VAULT
- EXISTING CURB & GUTTER
- EXISTING RETAINING WALL
- EXISTING FENCE
- EXISTING WETLAND EDGE
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING WETLAND
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED CURB & GUTTER
- PROPOSED BITUMINOUS TRAIL
- PROPOSED CONCRETE
- PROPOSED WET SEDIMENTATION POND
- PROPOSED FILTRATION BASIN

STORM SEWER SCHEDULE

STRUCTURE NO.	TYPE	BUILD HEIGHT (FEET)	STRUCTURE SIZE	NEENAH CASTING
CBMH-101*	CATCH BASIN MANHOLE	10.87	48"ø	R-3067V
CBMH-102	CATCH BASIN MANHOLE	4.31	48"ø	R-3067V
CBMH-103	CATCH BASIN MANHOLE	4.92	48"ø	R-3067V
CBMH-104	CATCH BASIN MANHOLE	4.00	48"ø	R-3067V
CB-105	CATCH BASIN	4.00	24"x36"	R-3067V
CB-114	CATCH BASIN	3.00	27"ø	R-4342
CBMH-201*	CATCH BASIN MANHOLE	8.35	60"ø	R-3067VB
CBMH-202	CATCH BASIN MANHOLE	4.20	72"ø	R-3067VB
CBMH-203	CATCH BASIN MANHOLE	5.26	60"ø	R-3067V
CBMH-204	CATCH BASIN MANHOLE	5.47	60"ø	R-3067V
CBMH-205	CATCH BASIN MANHOLE	4.16	48"ø	R-3067V
CBMH-206	CATCH BASIN MANHOLE	4.00	48"ø	R-3067V
CBMH-207	CATCH BASIN MANHOLE	4.19	48"ø	R-3067V
CB-208	CATCH BASIN	3.00	27"ø	R-4342
CBMH-214	CATCH BASIN MANHOLE	3.20	48"ø	R-4342
STMH-215	STORM MANHOLE	3.00	48"ø	R-1642
CBMH-216	CATCH BASIN MANHOLE	6.00	48"ø	R-3501-TB
CB-217	CATCH BASIN	4.00	24"x36"	R-3501-TR
CB-225	CATCH BASIN	4.00	24"x36"	R-3067V
CBMH-235	CATCH BASIN MANHOLE	6.17	48"ø	R-3067V
CB-236	CATCH BASIN	4.00	24"x36"	R-3067VB
CBMH-246	CATCH BASIN MANHOLE	4.00	48"ø	R-3067V
CB-247	CATCH BASIN	3.00	27"ø	R-4342
CBMH-256	CATCH BASIN MANHOLE	3.10	48"ø	R-4342
OCS-102	OUTLET CONTROL STRUCTURE	5.00	60"ø	SEE DETAIL
NYLOPLAST-106	PLASTIC CATCH BASIN	2.43	15"ø	ADS DOME

*STRUCTURE INCLUDES 4-FOOT SUMP

POND 10P (SED./FILT.)
BOTTOM 913.00
FILT. OLE 921.00
PRIMARY OLE 922.00
100-YR HWL 923.83

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1 inch = 60 feet

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Date: 08/07/25 Reg.No. 22709

COWLEY LAKE PRESERVE
ROGERS, MINNESOTA

OVERALL UTILITY PLAN

FOR
RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376

DRAWN BY: JSO
DATE: 08/07/2025

REVISIONS
- 09/23/2025 CITY COMMENTS
- 10/06/2025 CITY & CLIENT COMMENTS
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- 02/13/2026 CITY COMMENTS

CAD FILE: 23970U
PROJECT NO.: 23970
3.0

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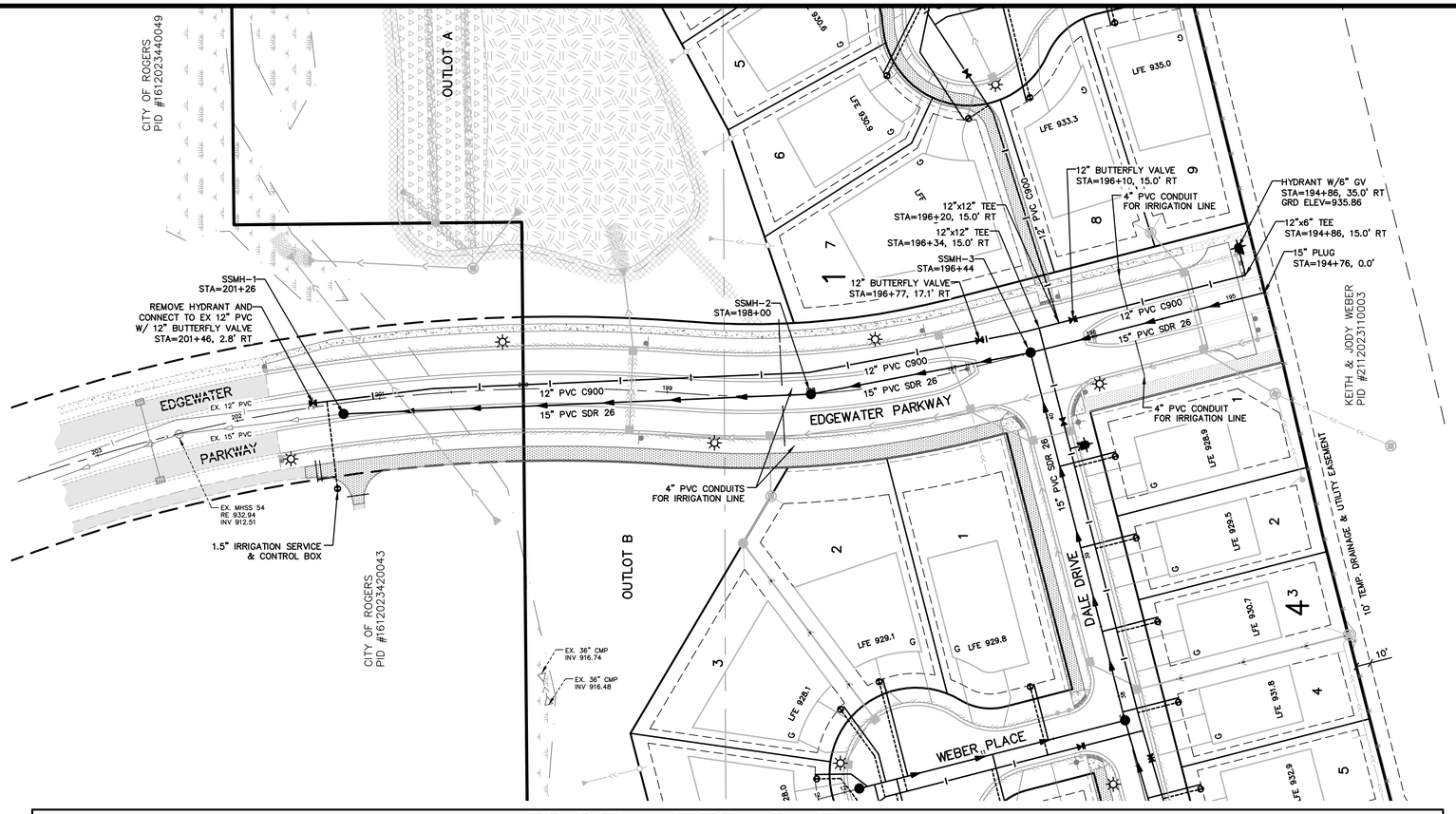

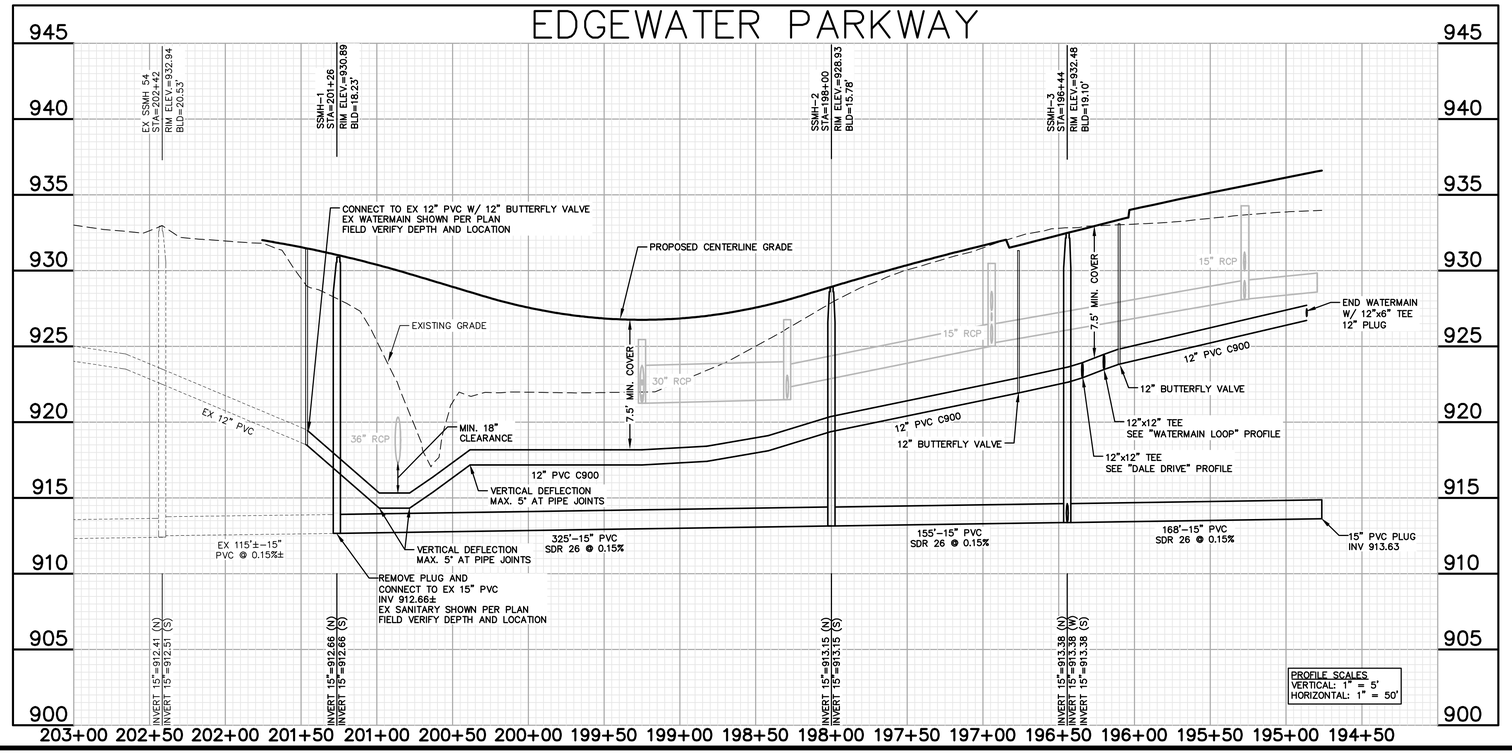

LEGEND

- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE
- PROPOSED SEDIMENT BASIN
- PROPOSED FILTRATION BASIN

GENERAL SERVICE NOTES

1. ALL SANITARY SERVICES AND RISERS SHALL BE 4" PVC SDR 26 AND INSTALLED PER CITY DETAILS SAN-1 AND SAN-2.
2. ALL WATER SERVICES SHALL BE 1" BLUE "ENDORPURE" HDPE OR APPROVED EQUAL AND INSTALLED PER CITY DETAIL WAT-06.

BENCHMARKS

#1 TOP NUT HYDRANT EAST PROPERTY LINE,
NORTH SIDE OF 133RD AVE N
ELEV=930.85

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

N

SCALE IN FEET
0 50 100 150
1 inch = 50 feet

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COWLEY LAKE PRESERVE
ROGERS, MINNESOTA
SANITARY SEWER & WATERMAIN CONSTRUCTION
EDGEWATER PARKWAY
FOR
RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376

DRAWN BY
JSO

DATE
08/07/2025

REVISIONS
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CAD FILE
23970SS

PROJECT NO.
23970

3.1

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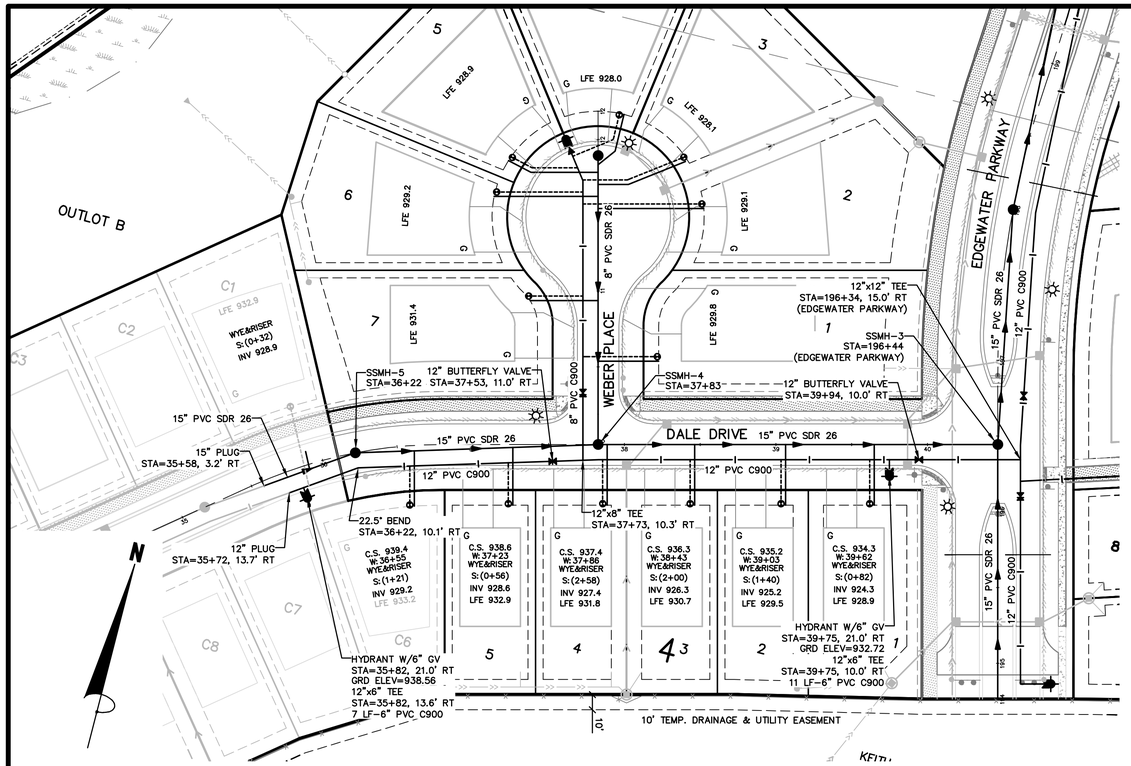
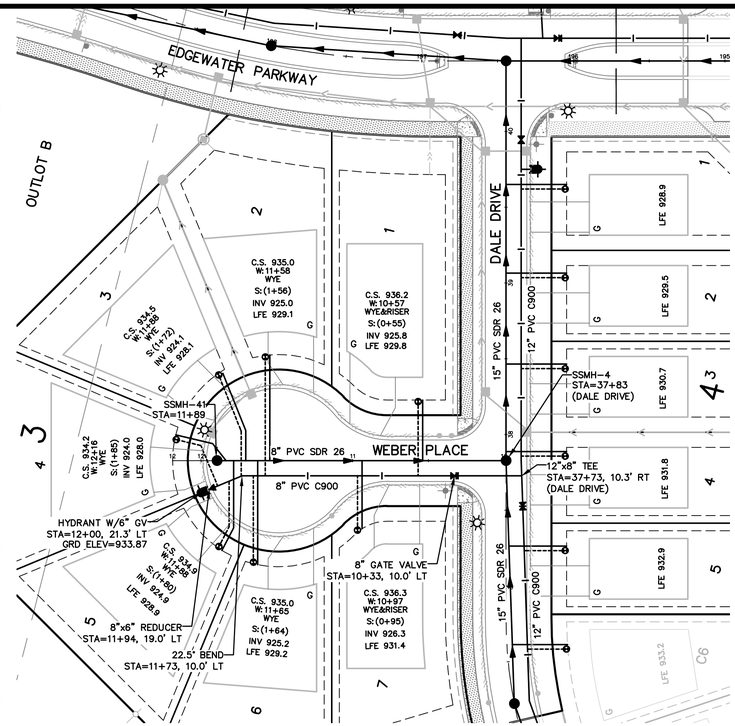
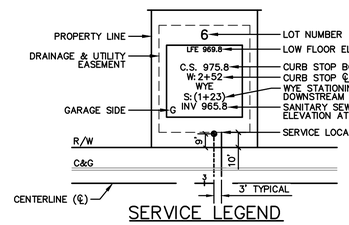




LEGEND

- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE
- PROPOSED SEDIMENT BASIN
- PROPOSED FILTRATION BASIN



SERVICE LEGEND

GENERAL SERVICE NOTES

1. ALL SANITARY SERVICES AND RISERS SHALL BE 4" PVC SDR 26 AND INSTALLED PER CITY DETAILS SAN-1 AND SAN-2.
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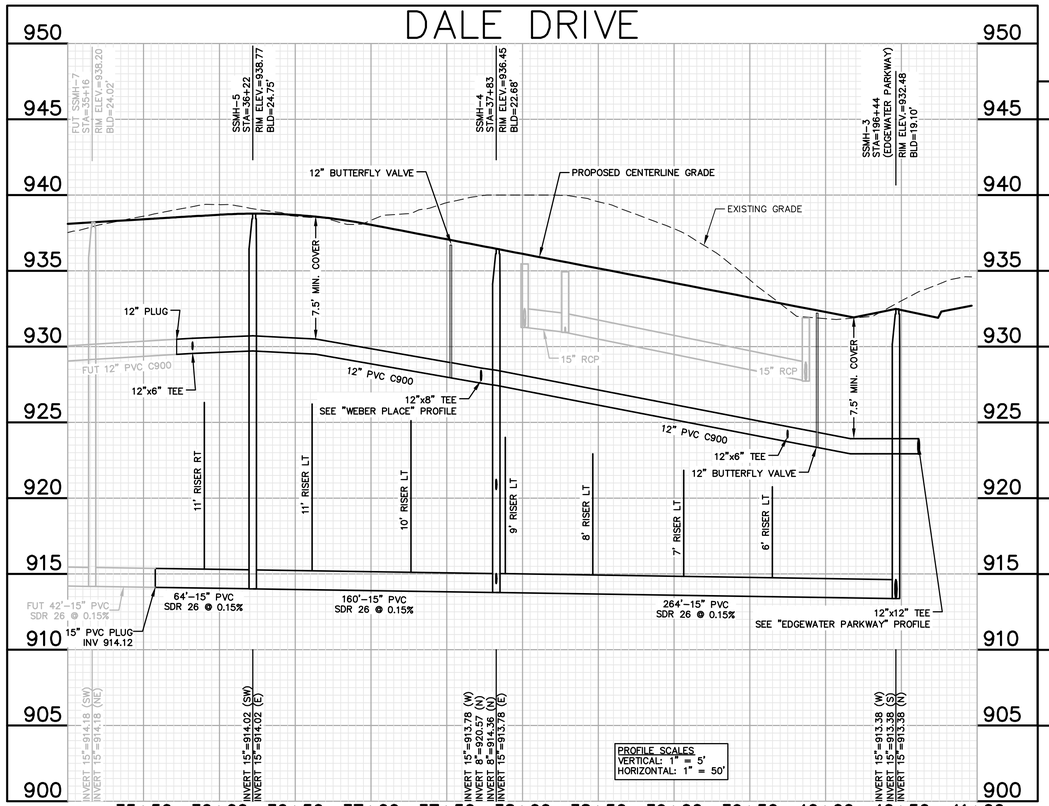
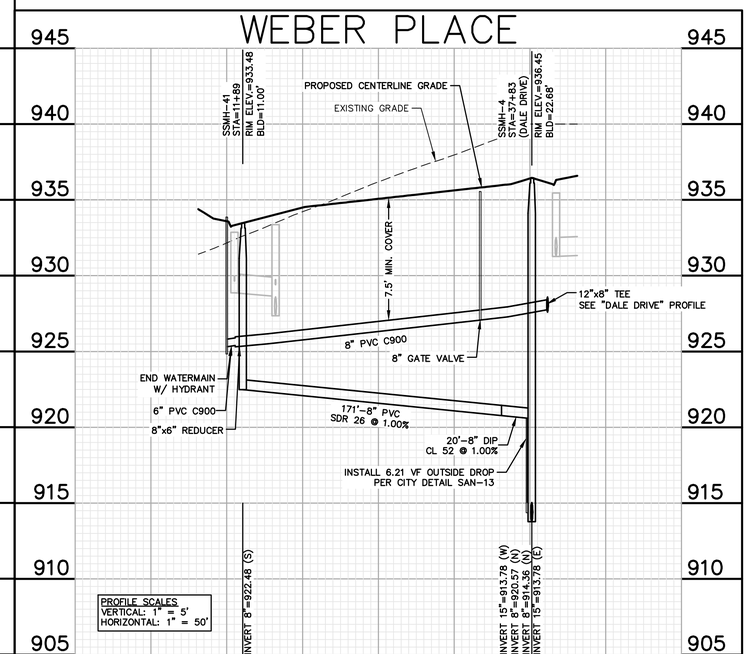
BENCHMARKS

#1 TOP NUT HYDRANT EAST PROPERTY LINE, NORTH SIDE OF 133RD AVE N ELEV=930.85





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SCALE IN FEET
0 50 100 150
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Date: 08/07/25 Reg.No. 22709

COWLEY LAKE PRESERVE
ROGERS, MINNESOTA
SANITARY SEWER & WATERMAIN CONSTRUCTION
DALE DRIVE/WEBER PLACE
FOR
RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376

DRAWN BY	JSO
DATE	08/07/2025
REVISIONS	
09/23/2025 CITY COMMENTS	
10/06/2025 CITY & CLIENT COMMENTS	
12/10/2025 EARTHWORK ADJUSTMENT	
02/13/2026 CITY COMMENTS	
CAD FILE	23970SS
PROJECT NO.	23970
	3.2

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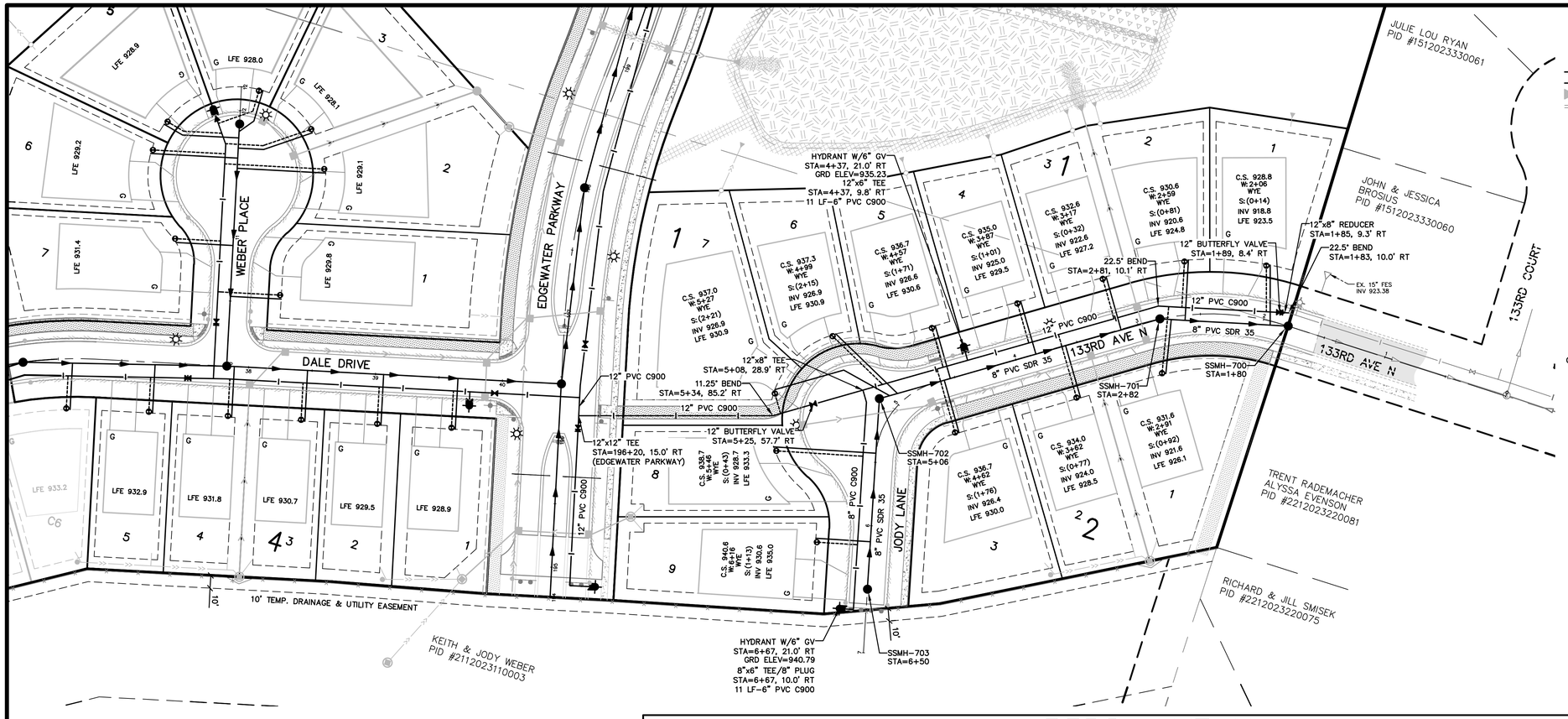

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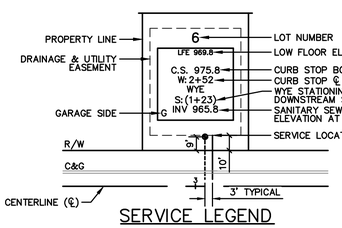

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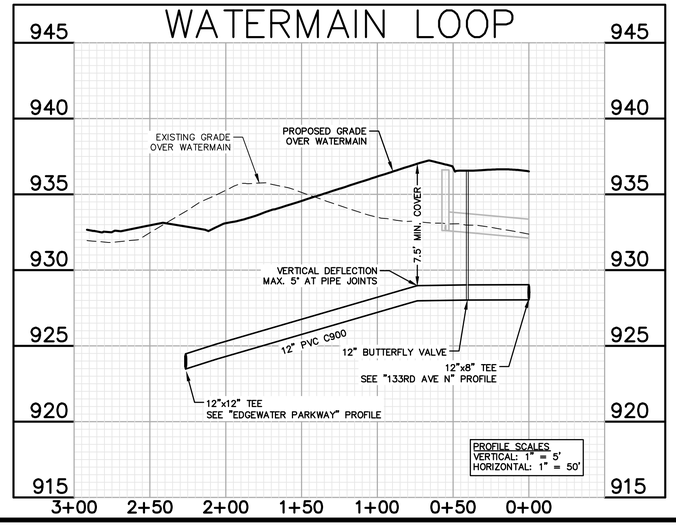
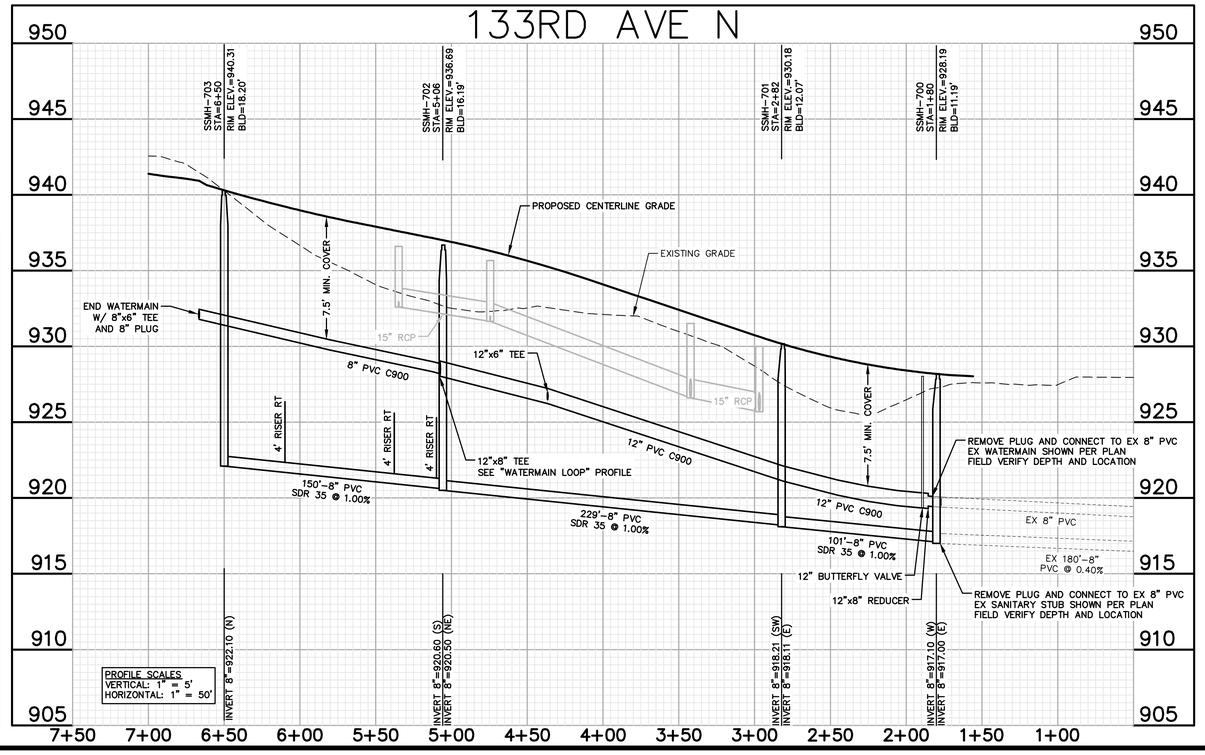
BENCHMARKS

#1 TOP NUT HYDRANT EAST PROPERTY LINE, NORTH SIDE OF 133RD AVE N ELEV=930.85

WATERMAIN LOOP



133RD AVE N



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ROGERS, MINNESOTA
SANITARY SEWER & WATERMAIN CONSTRUCTION
133RD AVE N
FOR
RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376

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CAD FILE
23970SS
PROJECT NO.
23970
3.3

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STORM SEWER NOTES

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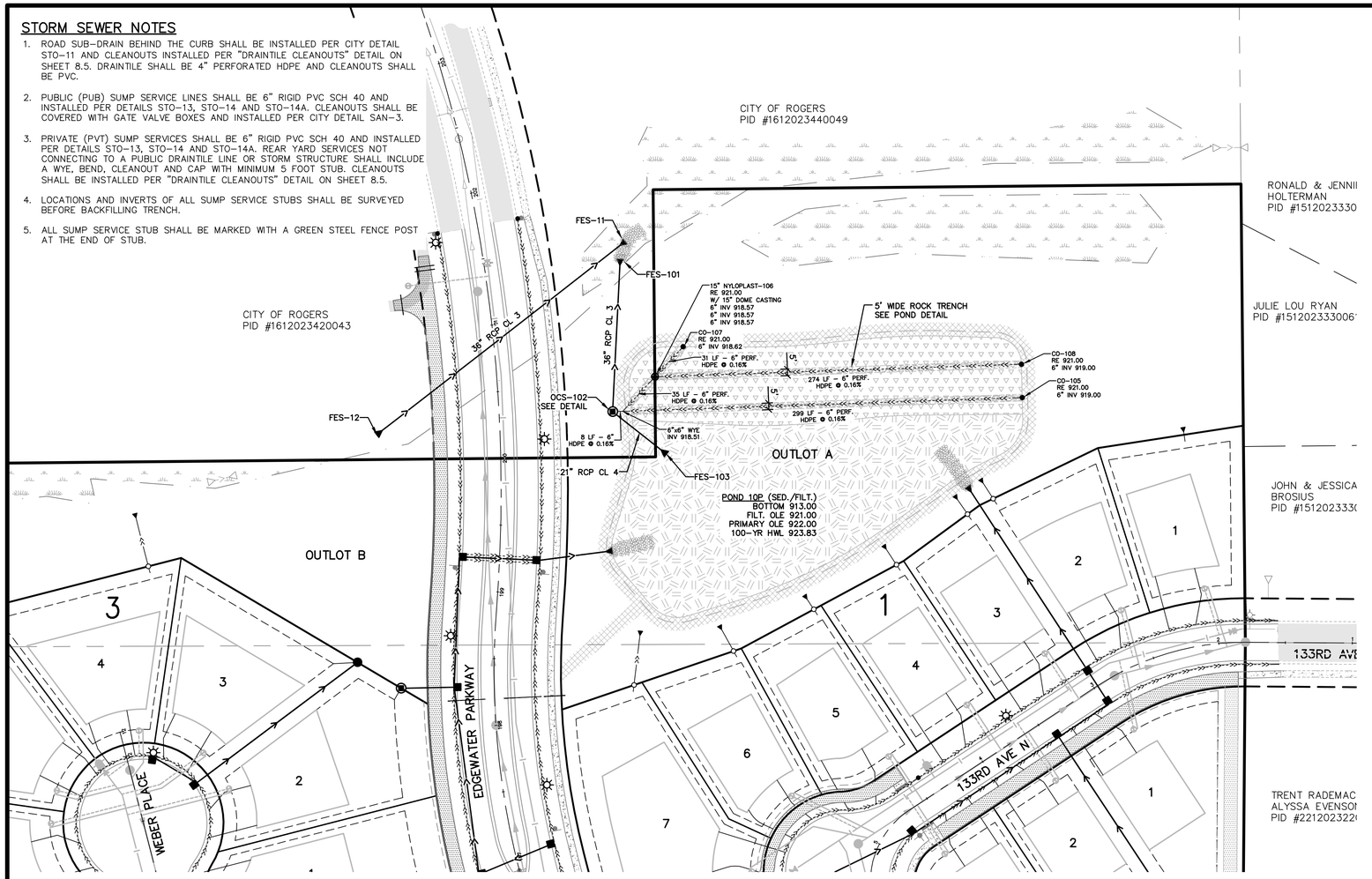

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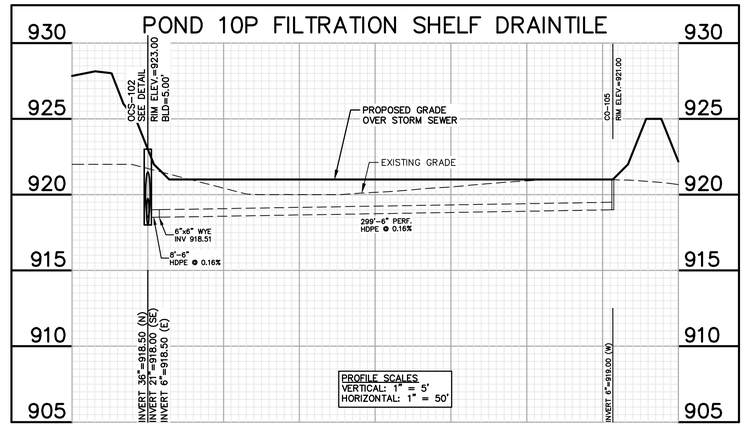
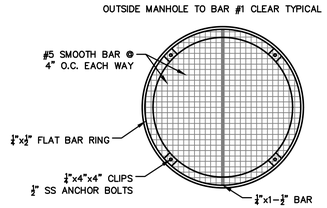
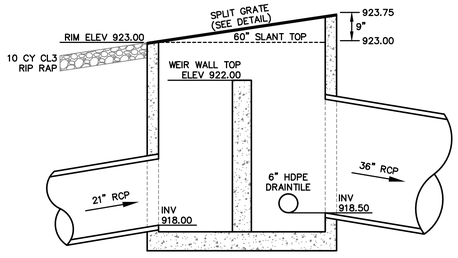




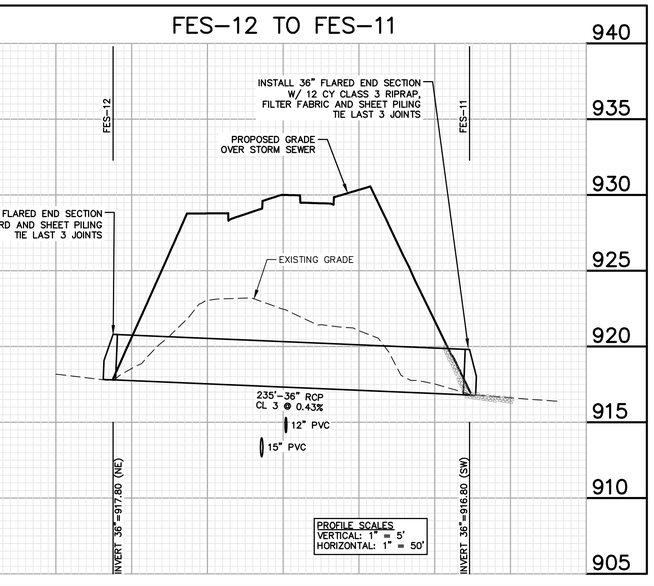
SPLIT GRATE DETAIL

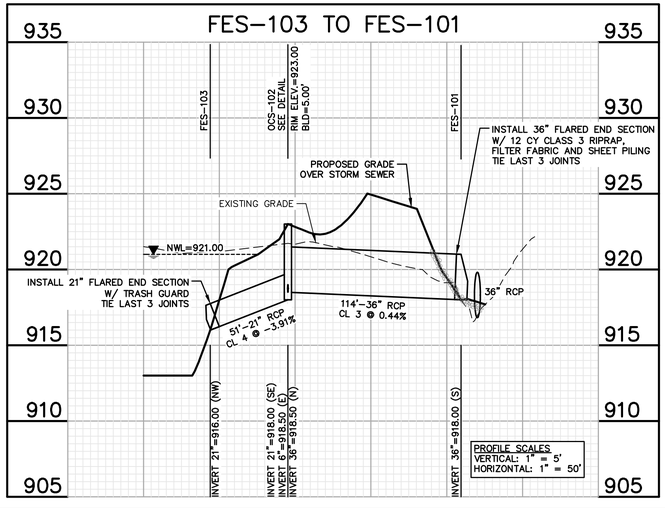
NOT TO SCALE



OUTLET STRUCTURE 102 (OCS-102)

NOT TO SCALE





BENCHMARKS

#1 TOP NUT HYDRANT EAST PROPERTY LINE, NORTH SIDE OF 133RD AVE N
ELEV=930.85

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STORM SEWER CONSTRUCTION
FOR
RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376

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CAD FILE	23970ST
PROJECT NO.	23970
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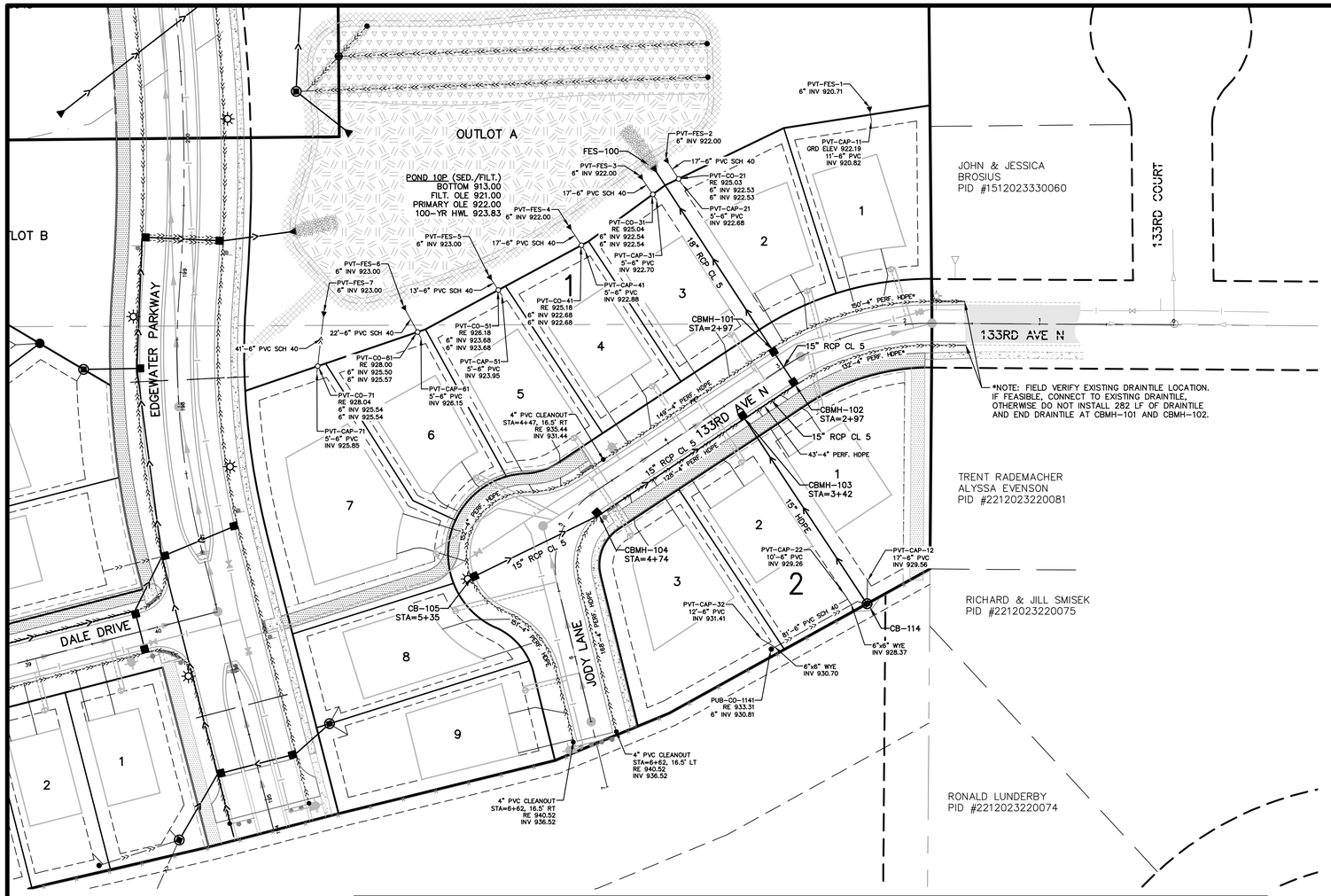

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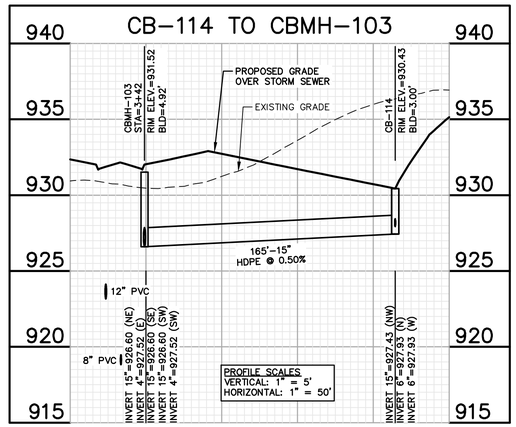

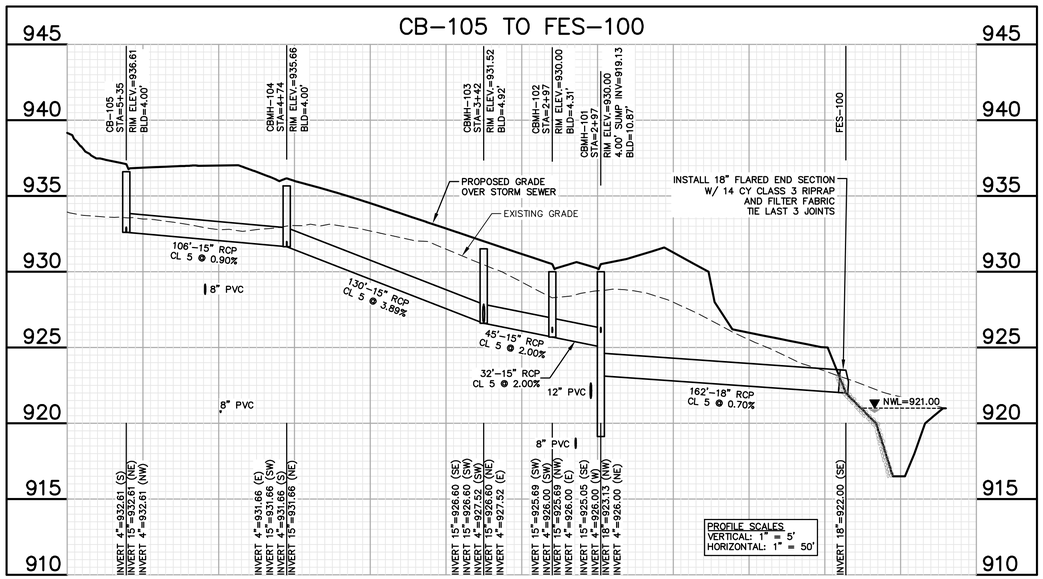

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4180 NAPIER COURT, ST. MICHAEL, MN 55376

DRAWN BY JSO
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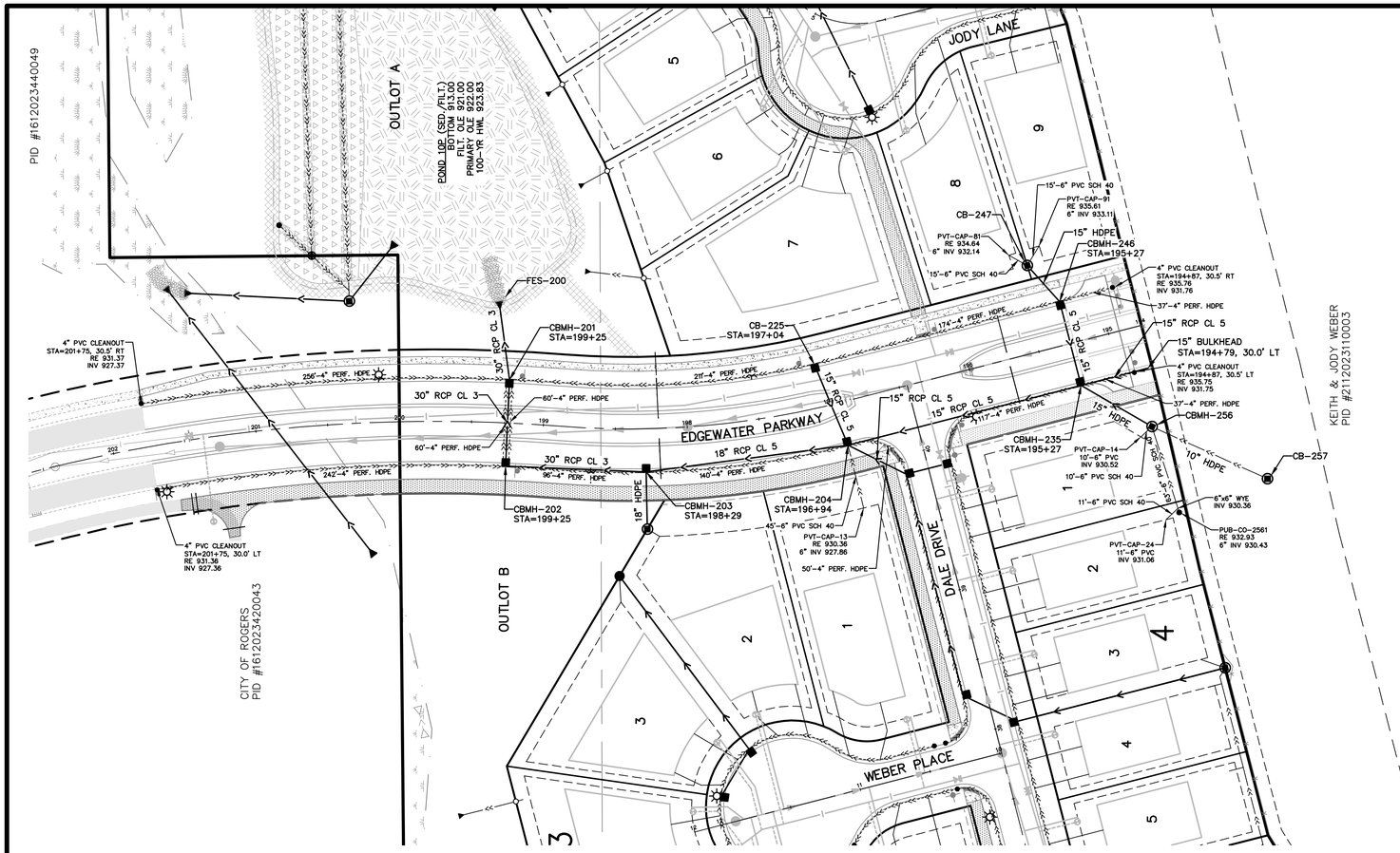

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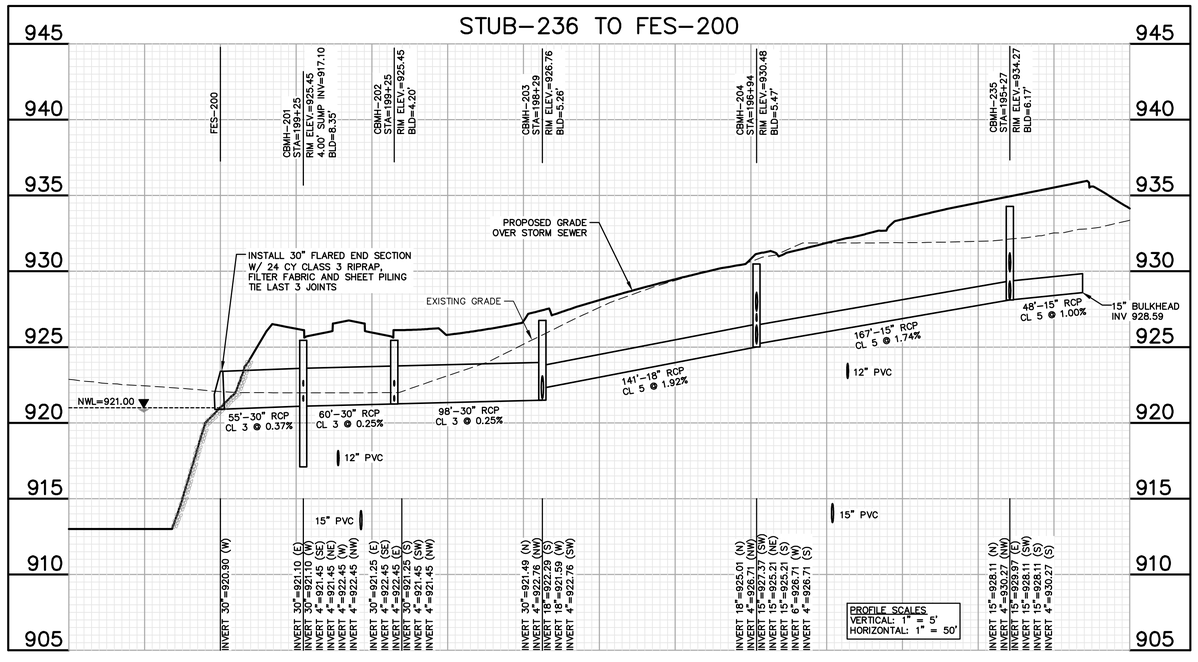

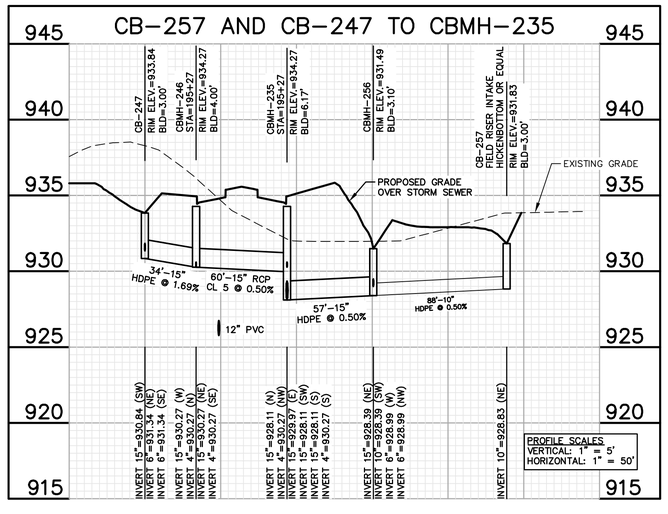

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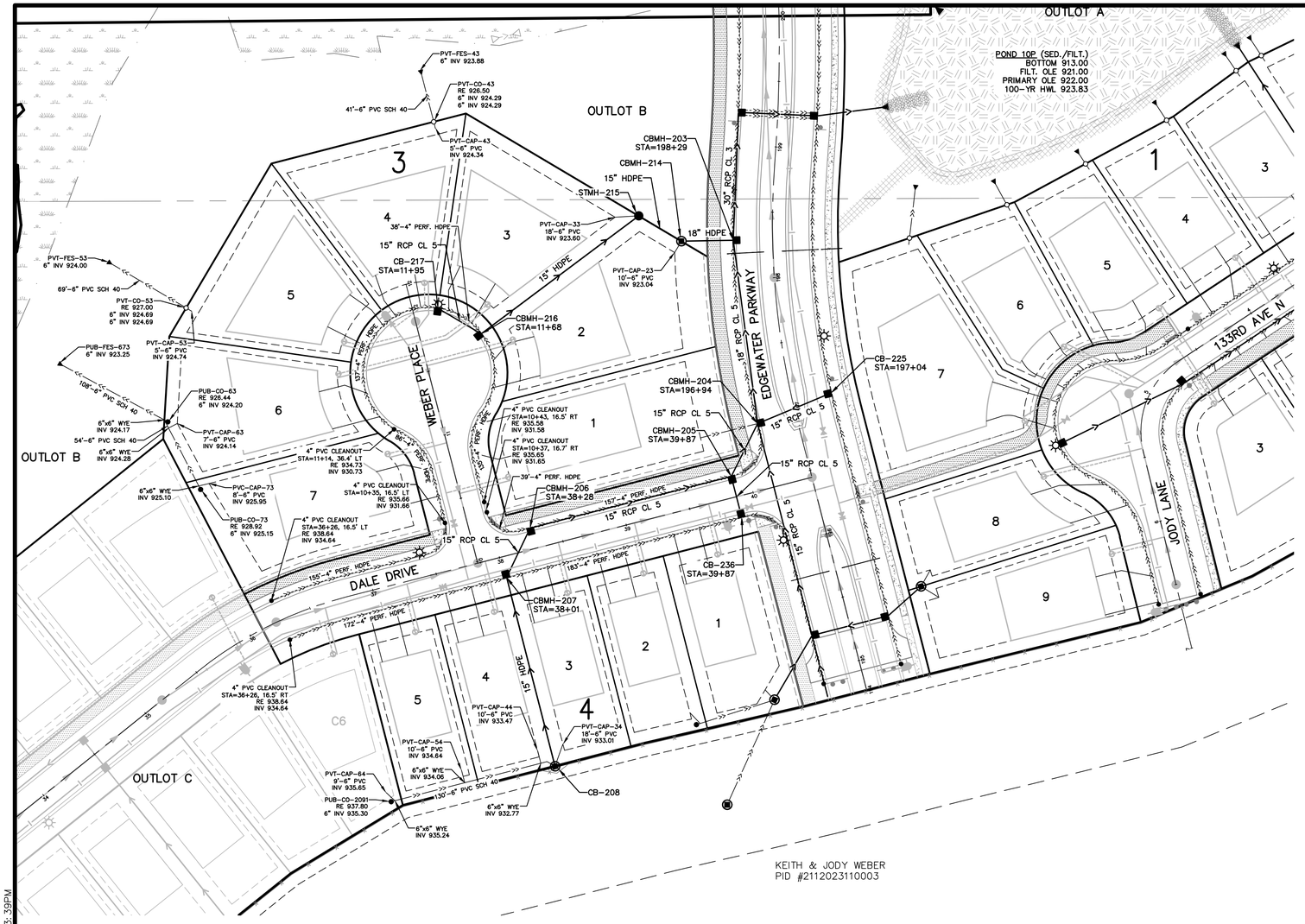

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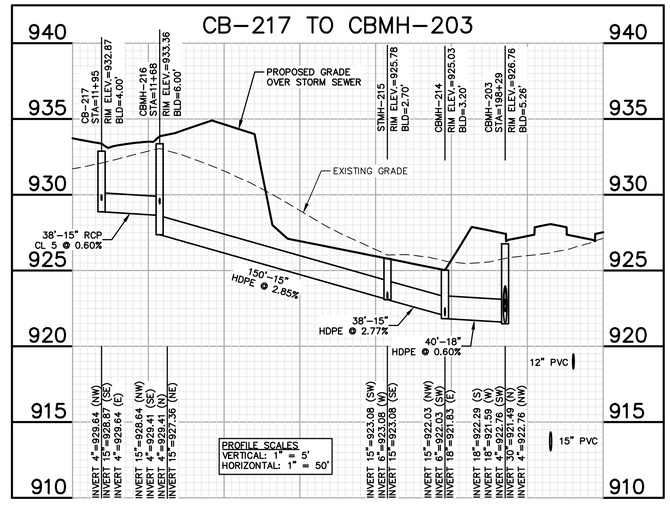

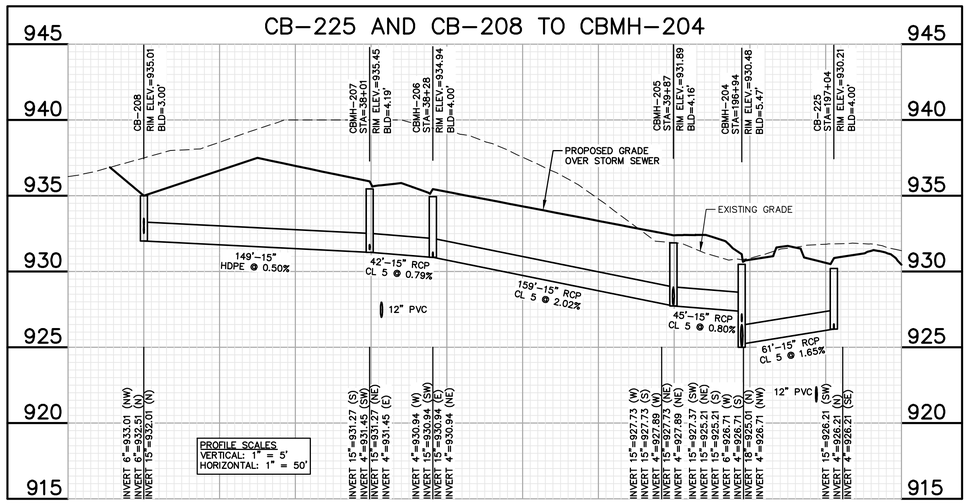

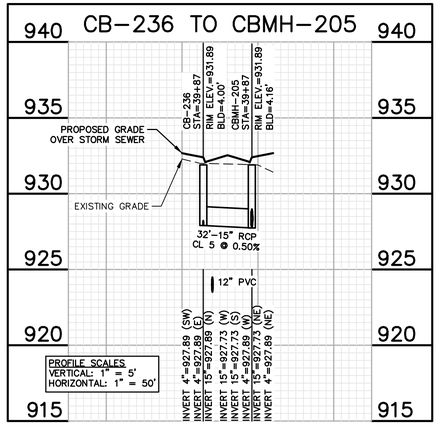

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Date: 08/07/25 Reg.No. 22709

COWLEY LAKE PRESERVE
ROGERS, MINNESOTA
STORM SEWER CONSTRUCTION
FOR
RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376

DRAWN BY	JSO
DATE	08/07/2025
REVISIONS	
09/23/2025 CITY COMMENTS	
10/06/2025 CITY & CLIENT COMMENTS	
12/10/2025 EARTHWORK ADJUSTMENT	
02/13/2026 CITY COMMENTS	
CAD FILE	23970ST
PROJECT NO.	23970
	4.3

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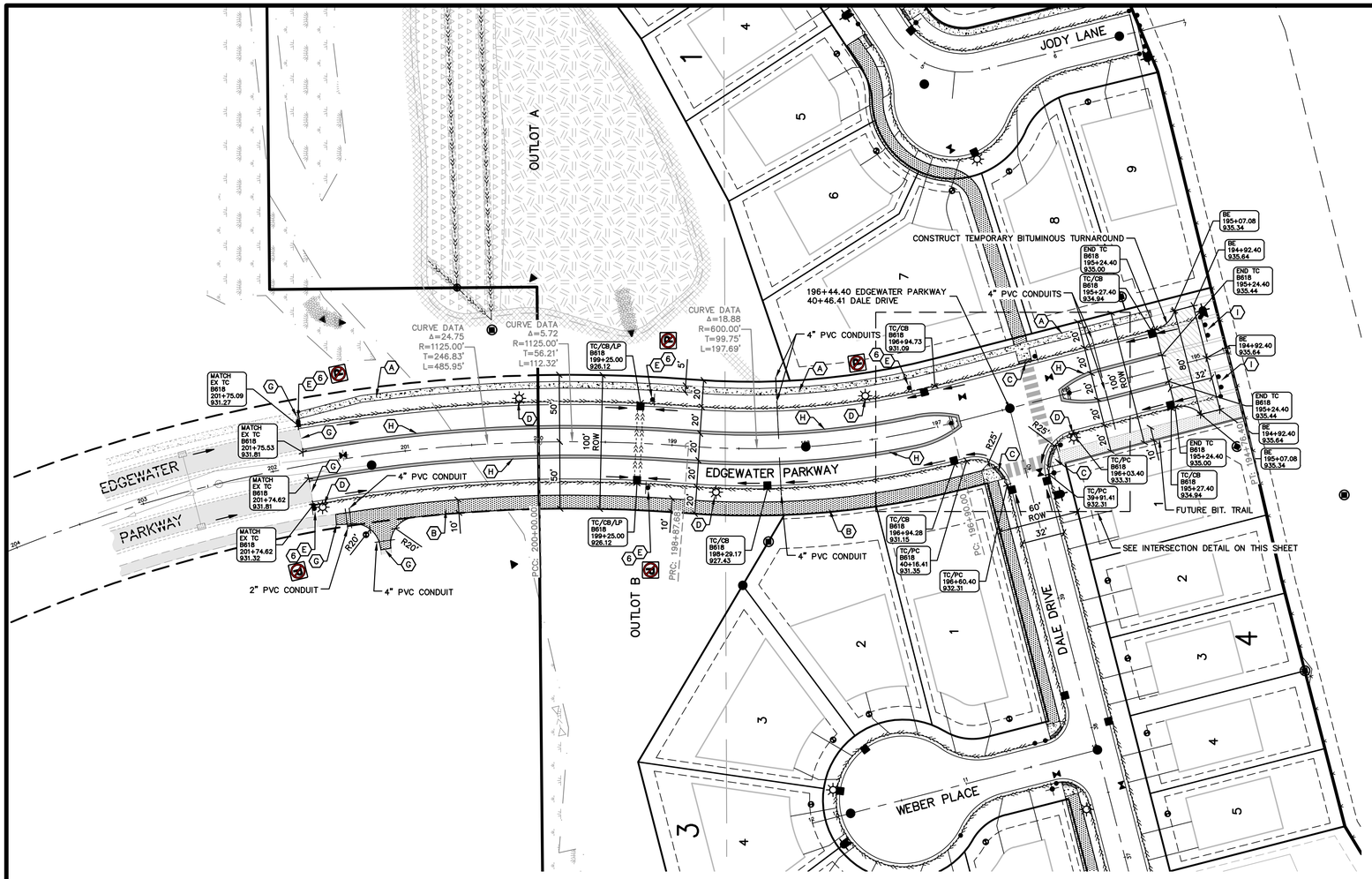

LEGEND

- PROPOSED CURB & GUTTER
- PROPOSED TIPOUT CURB & GUTTER
- PROPOSED ROAD SUBGRADE DRAINTILE
- PROPOSED BITUMINOUS SURFACE
- PROPOSED CONCRETE
- PROPOSED WATERMAIN STRUCTURE
- PROPOSED SANITARY SEWER STRUCTURE
- PROPOSED STORM SEWER STRUCTURE
- PROPOSED STREETLIGHT

KEY NOTES

- (A) 5' CONCRETE SIDEWALK
- (B) 10' BITUMINOUS TRAIL
- (C) PEDESTRIAN CURB RAMP W/ WARNING PAD
- (D) STREETLIGHT
- (E) INSTALL STREET SIGN (SEE SIGN LEGEND)
- (F) 5' CONCRETE APPROACH NOSE
- (G) MEET & MATCH EXISTING PAVEMENT (2' MILL & OVERLAY BIT.)
- (H) TIPOUT B618 CURB & GUTTER
- (I) TYPE III BARRICADE W/ FUTURE ROAD EXTENSION SIGN

ACRONYMS

CB = CATCH BASIN
EX = EXISTING
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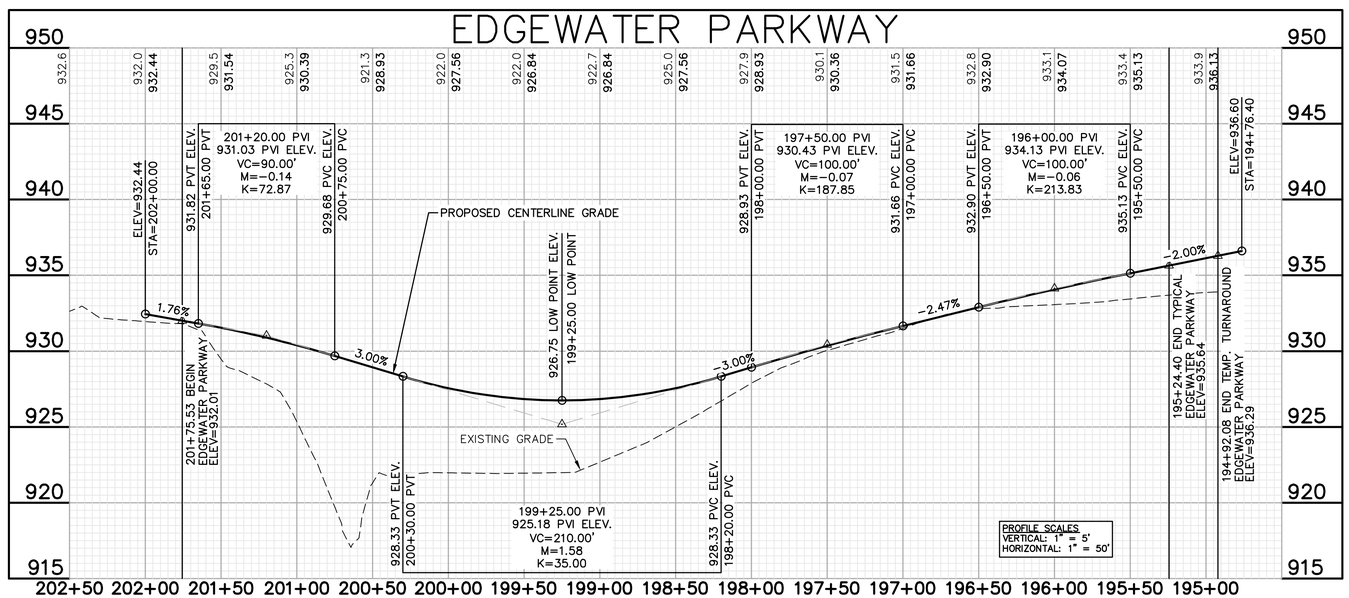
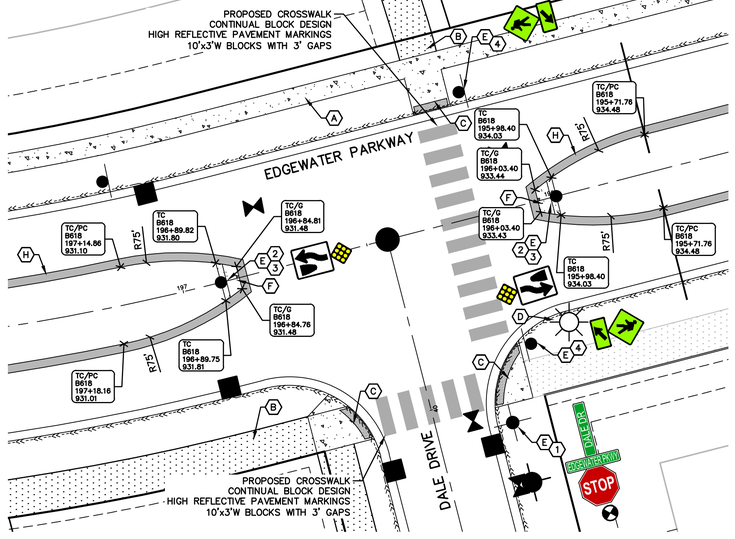
2. ALL TOP OF CURB (TC) ELEVATIONS ARE TO TOP OF SURMOUNTABLE D428 CURB AND GUTTER.
3. INLET PROTECTION (WIMCO) MUST BE INSTALLED IN ALL STREET CATCH BASINS UPON COMPLETION OF STREET CONSTRUCTION.





INTERSECTION DETAIL

SCALE: 1"=20'

SEE SHEET 5.3 FOR MORE INTERSECTION DETAILS

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

SCALE IN FEET
0 50 100 150
1 inch = 50 feet

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
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PHONE: (952)890-6044 FAX: (952)890-6244

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ROGERS, MINNESOTA
STREET CONSTRUCTION
EDGEWATER PARKWAY
FOR
RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376

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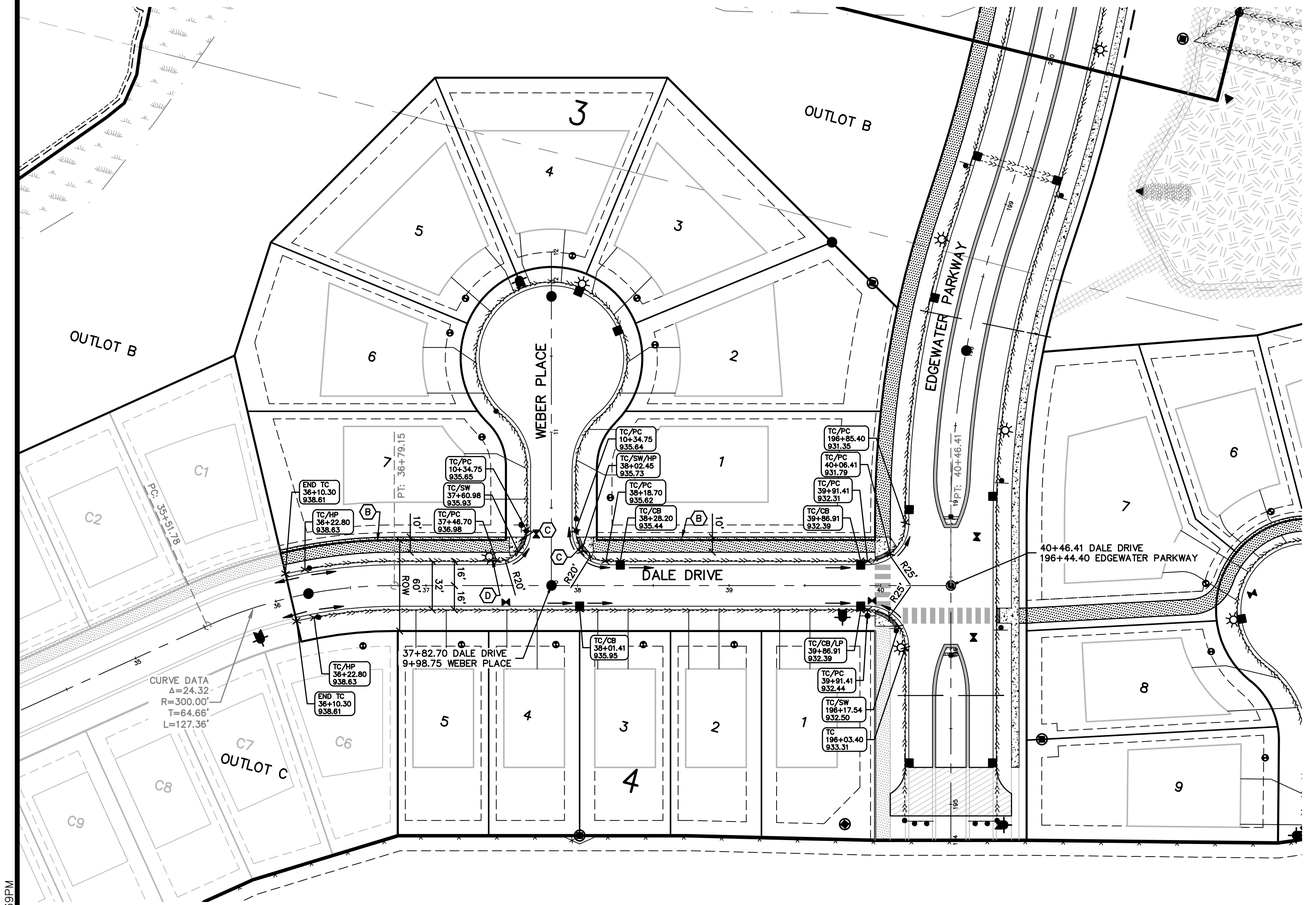

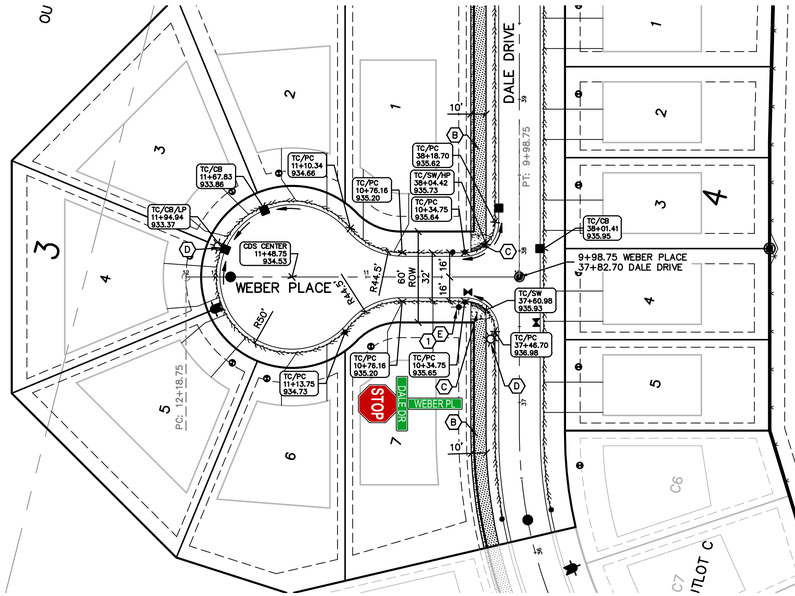

SIGN LEGEND

1 R1-1 30"x30" & SNS

LEGEND

- PROPOSED CURB & GUTTER
- PROPOSED TIPOUT CURB & GUTTER
- PROPOSED ROAD SUBGRADE DRAINTILE
- PROPOSED BITUMINOUS SURFACE
- PROPOSED CONCRETE
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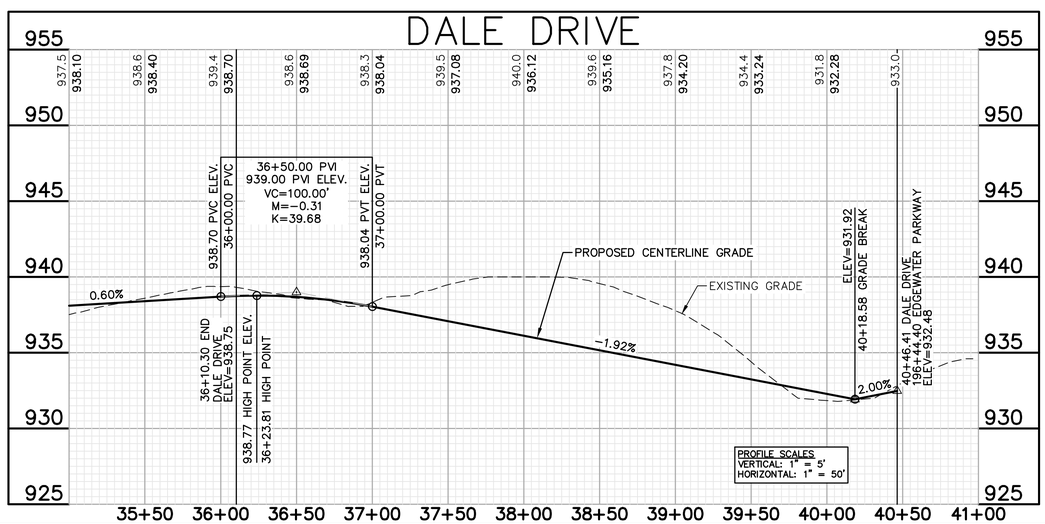

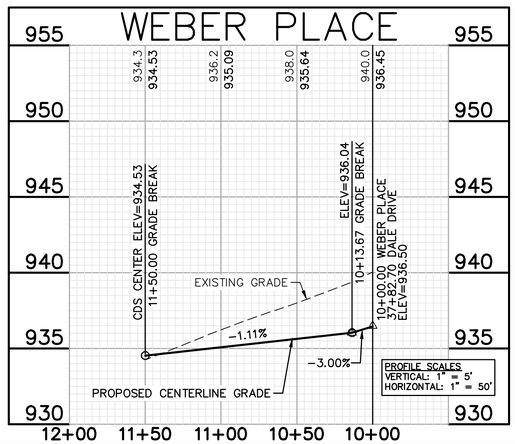

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N

SCALE IN FEET
0 50 100 150
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Date: 08/07/25 Reg.No. 22709

COWLEY LAKE PRESERVE
ROGERS, MINNESOTA
STREET CONSTRUCTION
DALE DRIVE/WEBER PLACE
FOR
RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376

DRAWN BY
JSO

DATE
08/07/2025

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CAD FILE
23970STR

PROJECT NO.
23970

5.1

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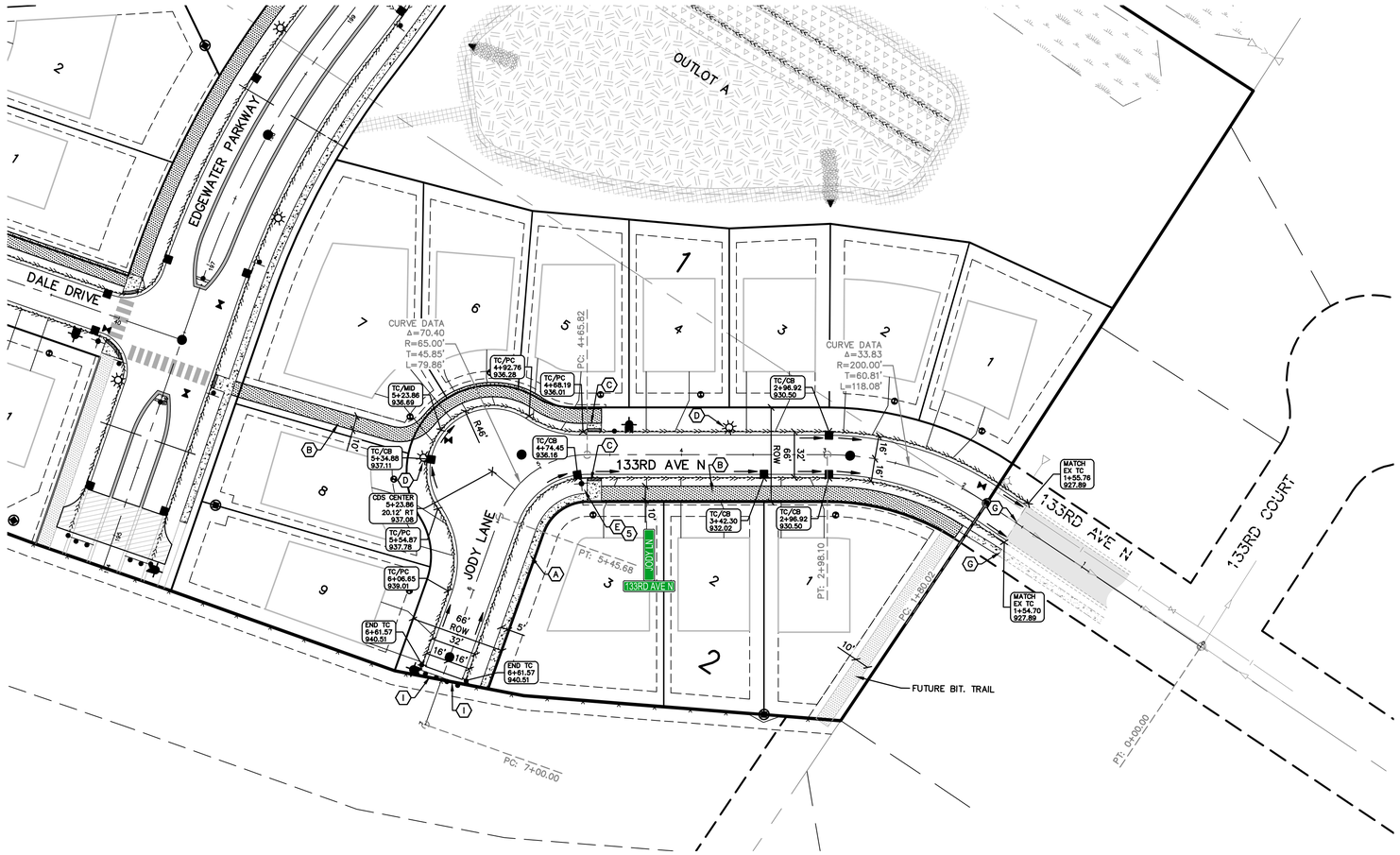

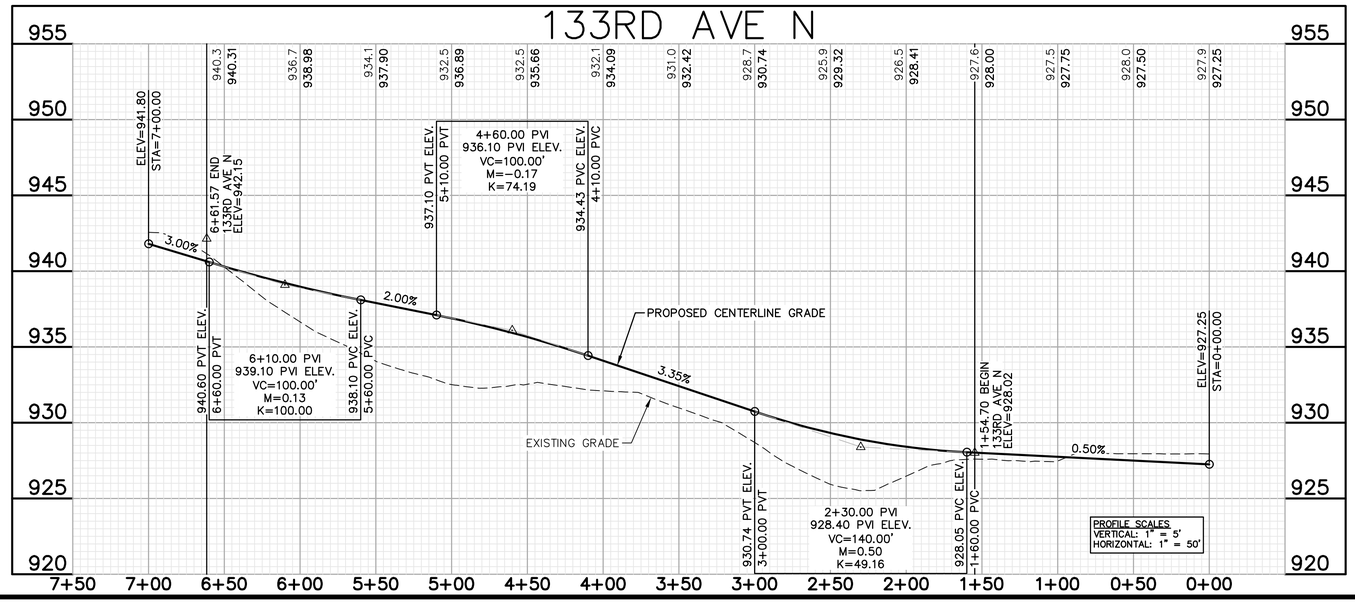

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SIGN LEGEND

JODY LN
133RD AVE N
(5) SNS

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STREET CONSTRUCTION
133RD AVE N
FOR
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CAD FILE
23970STR
PROJECT NO.
23970
5.2

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SCALE IN FEET
0 50 100 150
1 inch = 50 feet

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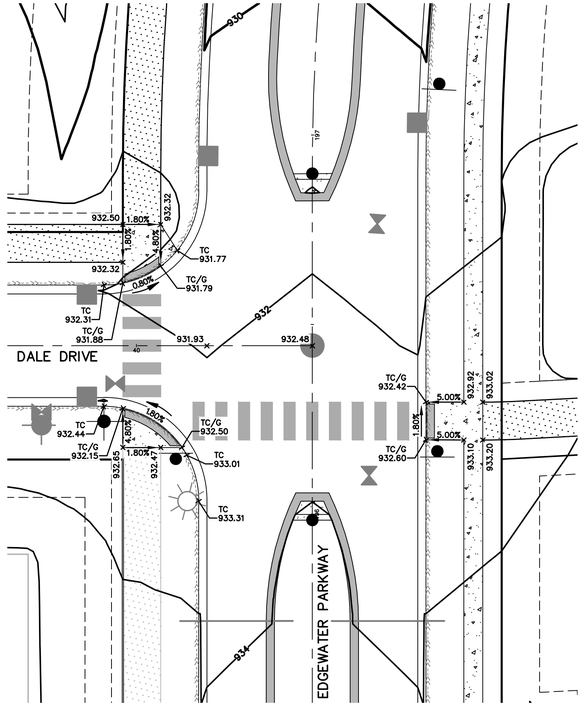
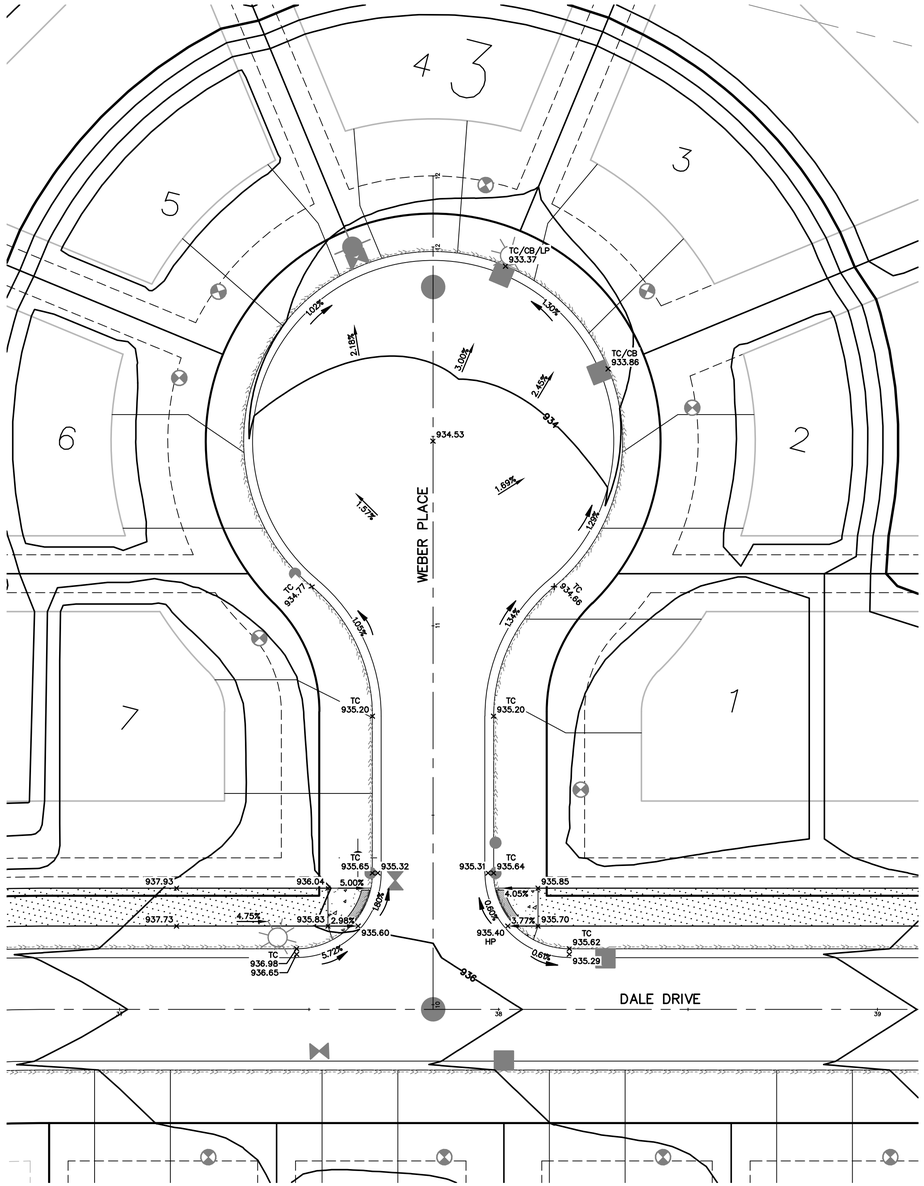
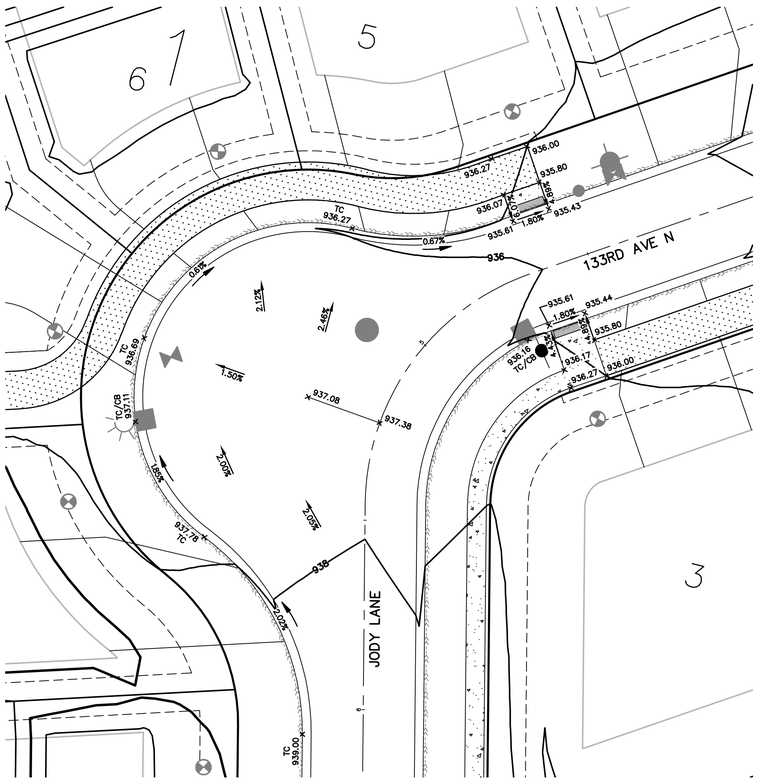


DALE DRIVE & EDGEWATER PARKWAY



DALE DRIVE AND WEBER PLACE CUL-DE-SAC



133RD AVE/JODY LANE CUL-DE-SAC

LEGEND

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COWLEY LAKE PRESERVE
ROGERS, MINNESOTA
STREET CONSTRUCTION INTERSECTION DETAILS
FOR
RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376

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02/13/2026 CITY COMMENTS

CAD FILE
23970STR

PROJECT NO.
23970

5.3

Know what's below. Call before you dig.

SCALE IN FEET
0 20 40 60
1 inch = 20 feet

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KEY NOTES

1. INSTALL 6" FAIRCLOTH SKIMMER OR APPROVED EQUAL
   68 LF – 6" PVC
   DAYLIGHT INV 920.0
   SEE DETAIL ON SHEET 6.4
2. TEMP. EMERGENCY OVERFLOW
   TOP OF BERM=925.0
   EOF ELEV=924.0
   40± CY CLASS 3 RIPRAP
3. TEMP. SEDIMENT BASIN
   CONTRIBUTING DRAINAGE AREA=19.63 AC
   CONTRIBUTING DISTURBED AREA=10.82 AC
   LIVE STORAGE REQUIRED=1.62 AC–FT
   LIVE STORAGE PROVIDED=1.73 AC–FT (ELEV 920.0 TO 922.0)
   6" FAIRCLOTH SKIMMER OUTLET @ 920.0
   VOLUME BELOW OUTLET=2.38 AC–FT
4. TEMP. CHANNEL CROSSING GRADING LIMITS
   SEE SECTION A–A DETAIL ON THIS SHEET
   INSTALL PARALLEL 18" HDPE AND 24" HDPE OR EQUAL
5. TEMP. SEDIMENT TRAP
   CONTRIBUTING DRAINAGE AREA=2.12 AC
   STORAGE REQUIRED=7,632 CF
   STORAGE PROVIDED (40'x65'x3')=7,800 CF
   5± CY RIPRAP OUTLET MIN. 1.5' ABOVE BOTTOM
   SEE DETAIL ON THIS SHEET

PLACE SILT FENCE AT EDGE OF FORMER FARMLAND
PROTECT POND W/ SILT FENCE POST-GRADING
MATCH SUBGRADE ELEV 927.4±
18" & 24" HDPE DOWN INV 917.4
SUBGRADE ELEV 927.1±
MATCH PROPOSED ELEV 927.2±
18" & 24" HDPE UP INV 917.8
MATCH SUBGRADE ELEV 925.5±
MATCH PROPOSED ELEV 925.5±
PLACE SILT FENCE AT EDGE EXISTING TREES/EDGE OF FORMER FARMLAND
MATCH PROPOSED POND ELEV 922.0
BIOROLL ALONG EX LANDSCAPE EDGE
TEMP. DITCH ELEV 927.6
TEMP. DITCH ELEV 928.0
TEMP. EQUIPMENT CROSSING, AS NEEDED
TEMP. 40 LF – 24" HDPE PIPE
UP INV 929.6±
DOWN INV 929.2±
MATCH SUBGRADE ELEV 925.1±
TEMP. DITCH ELEV 928.8
TEMP. DITCH ELEV 930.4
TEMP. DITCH ELEV 927.5±
TEMP. 30' WIDE ACCESS ROUTE
TEMP. DITCH ELEV 929.5
TEMP. DITCH ELEV 932.6
TEMP. DITCH ELEV 929.7
TEMP. EQUIPMENT CROSSING, AS NEEDED
TEMP. 40 LF – 24" HDPE PIPE
UP INV 929.5±
DOWN INV 928.5±
CONSTRUCT TEMPORARY DIVERSION DITCH AND DITCH CHECKS, SEE TYPICAL SECTION ON THIS SHEET
REMOVE AFTER STORM SEWER INSTALL IN THE 2026 CONSTRUCTION SEASON
TEMP. DITCH ELEV 934.5±
MATCH SUBGRADE ELEV 932.5±
TEMP. DITCH ELEV 936.0
RIPRAP OUTLET
PLACE SILT FENCE AT EDGE EXISTING TREES/ EDGE OF FORMER FARMLAND

COWLEY LAKE
WATER LEVEL ON 8/15/2022: 918.9
ORDINARY HIGH WATER LEVEL: 920.3 (NAVD88)

LEGEND

- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING UNDERGROUND GAS
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND FIBER OPTIC
- EXISTING OVERHEAD POWER LINE
- EXISTING LIGHT POLE
- EXISTING TRANSFORMER
- EXISTING TELEPHONE PEDESTAL
- EXISTING TV PEDESTAL
- EXISTING CURB & GUTTER
- EXISTING FENCE
- EXISTING CONTOUR
- EXISTING WETLAND EDGE
- EXISTING SOIL BORING LOCATION
- EXISTING TREELINE/TREES
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING WETLAND
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SERVICE
- PROPOSED WATER SERVICE
- PROPOSED STORM SEWER
- PROPOSED DRAINTILE
- PROPOSED PERFORATED DRAINTILE
- PROPOSED CURB & GUTTER
- PROPOSED RETAINING WALL
- PROPOSED CONTOUR
- PROPOSED GRADING LIMITS
- PROPOSED EMERGENCY OVERFLOW
- PROPOSED CONCRETE
- PROPOSED ASPHALT SURFACE
- PROPOSED SEDIMENT BASIN
- PROPOSED FILTRATION BASIN
- PROPOSED MAINTENANCE ACCESS
- WETLAND BUFFER SIGN
- PROPOSED SILT FENCE
- PROPOSED SILT FENCE POST CONSTRUCTION
- PROPOSED WIMCO OR EQUAL POST STORM SEWER CONSTRUCTION
- PROPOSED YARD CB INLET PROTECTION POST STORM SEWER CONSTRUCTION
- PROPOSED DITCH CHECK – POST GRADING/UTILITY CONSTRUCTION
- PROPOSED TEMPORARY ROCK CONSTRUCTION ENTRANCE
- PROPOSED EROSION CONTROL BLANKET

SECTION B–B
TEMPORARY SEDIMENT TRAP
TYPICAL SECTION
NOT TO SCALE

SECTION A–A
TEMPORARY CHANNEL CROSSING
NOT TO SCALE

TEMPORARY DIVERSION DITCH
TYPICAL SECTION
NOT TO SCALE

NOTES

1. ALL DISTURBED GREEN SPACE AREAS NOT NOTED ON THE PLAN SHALL BE SEEDED & MULCH WITH MNDOT "MESIC INSLOPE" SEED MIX FKA GENERAL ROADSIDE MIX 25–141.
2. OUTLOTS AND PREVIOUSLY FARMED AREAS OUTSIDE OF GRADING LIMITS SHALL BE RESTORED WITH BWSR SEED MIX 33–261. SEE PLAN FOR LOCATIONS.
3. REDUNDANT PERIMETER CONTROL REQUIRED FOR ALL DISTURBANCES WITHIN 50' OF THE EXISTING WETLAND EDGE, SUCH AS DOUBLE ROW OF SILT FENCE. A SLASH MULCH BERM AT LEAST 12" HIGH IS ACCEPTABLE AS A SECONDARY PERIMETER CONTROL.
4. HEAVY CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT THE SITE THROUGH EDGEWATER PARKWAY.
5. IF NECESSARY, CONTRACTOR SHALL CONSTRUCT TEMPORARY DITCHES TO DRAIN PAD HOLD DOWNS.

Know what's below. Call before you dig.

SCALE IN FEET
0 60 120 180
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COWLEY LAKE PRESERVE
ROGERS, MINNESOTA
EROSION & SEDIMENT CONTROL PLAN
FOR
RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376

DRAWN BY
JSO

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CAD FILE
23970ERC

PROJECT NO.
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6.0

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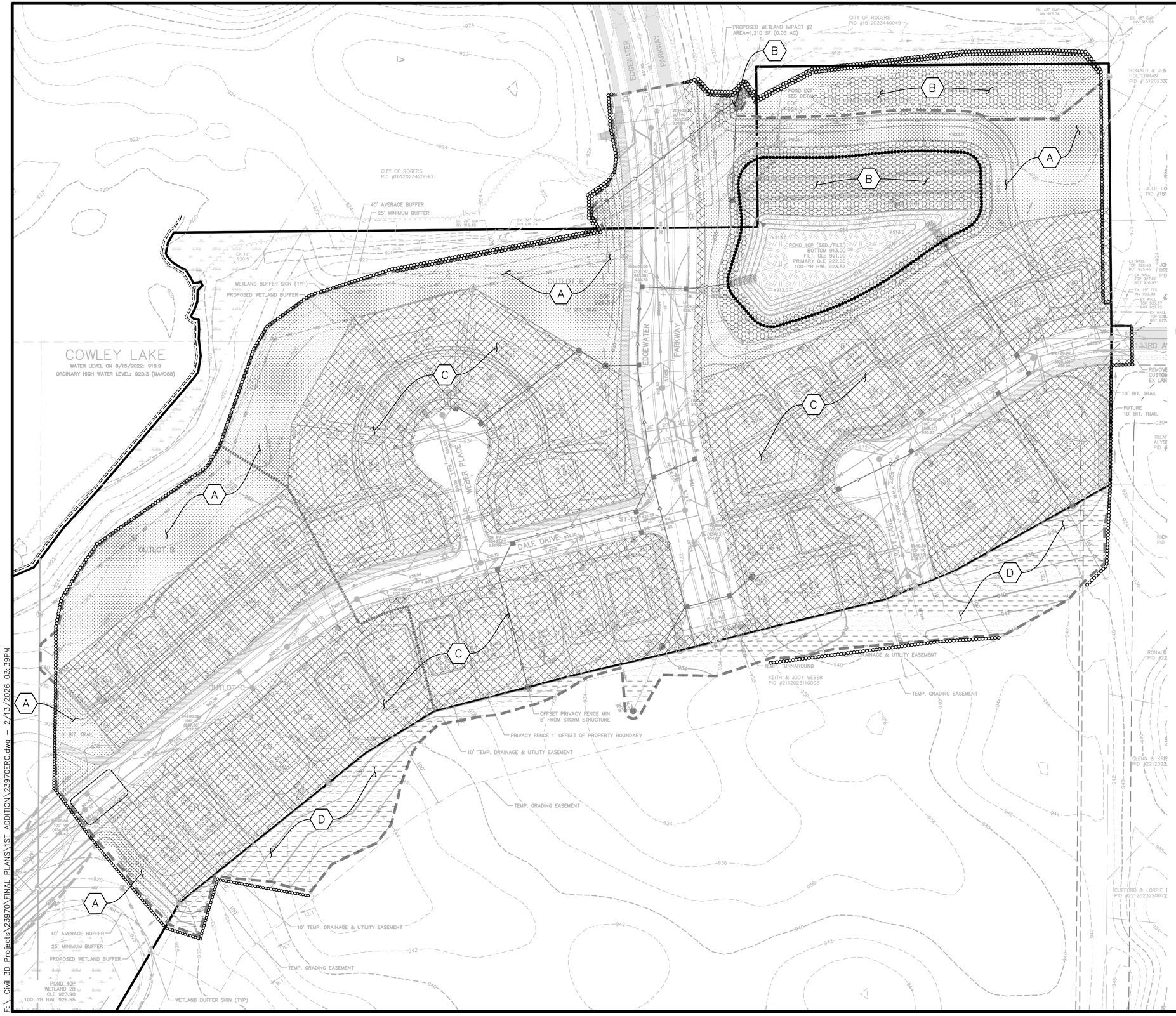

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- PROPOSED SILT FENCE
- PROPOSED SILT FENCE POST CONSTRUCTION
- PROPOSED WIMCO OR EQUAL POST STORM SEWER CONSTRUCTION
- PROPOSED YARD CB INLET PROTECTION POST STORM SEWER CONSTRUCTION
- PROPOSED DITCH CHECK – POST GRADING/UTILITY CONSTRUCTION
- PROPOSED TEMPORARY ROCK CONSTRUCTION ENTRANCE
- PROPOSED EROSION CONTROL BLANKET
- (A) PROPOSED BWSR SEED MIX 32–231 TOTAL 1.5X AREA = 5.2 AC
- (B) PROPOSED BWSR SEED MIX 33–261 TOTAL 1.5X AREA = 7.4 AC
- (C) PROPOSED MNDOT MESIC INSLOPE SEED MIX TOTAL 1.5X AREA = 14.3 AC
- (D) PROPOSED MNDOT WINTER WHEAT SEED MIX TOTAL 1.5X AREA = 2.32 AC

NOTES

1. ALL DISTURBED GREEN SPACE AREAS NOT NOTED ON THE PLAN SHALL BE SEEDED & MULCH WITH MNDOT "MESIC INSLOPE" SEED MIX FKA GENERAL ROADSIDE MIX 25–141.
2. OUTLOTS AND PREVIOUSLY FARMED AREAS OUTSIDE OF GRADING LIMITS SHALL BE RESTORED WITH BWSR SEED MIX 33–261. SEE PLAN FOR LOCATIONS.
3. REDUNDANT PERIMETER CONTROL REQUIRED FOR ALL DISTURBANCES WITHIN 50' OF THE EXISTING WETLAND EDGE, SUCH AS DOUBLE ROW OF SILT FENCE. A SLASH MULCH BERM AT LEAST 12" HIGH IS ACCEPTABLE AS A SECONDARY PERIMETER CONTROL.
4. HEAVY CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT THE SITE THROUGH EDGEWATER PARKWAY.
5. IF NECESSARY, CONTRACTOR SHALL CONSTRUCT TEMPORARY DITCHES TO DRAIN PAD HOLD DOWNS.

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

N

SCALE IN FEET
0 60 120 180
1 inch = 60 feet

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 W. Cty. Rd. 42, Suite 100, Burnsville, MN 55306
PHONE: (952)890-6044 FAX: (952)890-6244

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
RICK L. OSBERG, P.E.
Date: 08/07/25 Reg.No. 22709

COWLEY LAKE PRESERVE
ROGERS, MINNESOTA
EROSION & SEDIMENT CONTROL PLAN
SEEDING PLAN
FOR
RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376

DRAWN BY	JSO
DATE	08/07/2025
REVISIONS	
09/23/2025 CITY COMMENTS	
10/06/2025 CITY & CLIENT COMMENTS	
12/10/2025 EARTHWORK ADJUSTMENT	
02/13/2026 CITY COMMENTS	
CAD FILE	23970ERC
PROJECT NO.	23970
	6.1

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COWLEY LAKE PRESERVE (1ST ADDITION) - ROGERS, MN
These plans shall be considered part of the project Storm Water Pollution Prevention Plan (SWPPP.) A copy of the SWPPP shall remain on site throughout active construction.

PROJECT SUMMARY
COWLEY LAKE PRESERVE is a single-family residential development project. The project includes construction of building pads, streets, utilities and stormwater management basins.

TYPE OF PROJECT: Platting and development of 24 Single-family Residential Lots, the first phase of a multiple phase project totaling 156 lots.

TYPE OF WORK: Clearing and grubbing, demolition of existing houses, mass grading, utility and street construction and installation of phone, communication, gas and electric utilities.

TOTAL OVERALL SITE AREA:	88.32 AC
TOTAL OVERALL DISTURBED AREA:	68.06 AC
TOTAL EXISTING IMPERVIOUS AREA:	1.04 AC
TOTAL PROPOSED (DESIGN) IMPERVIOUS AREA:	22.02 AC
PHASE 1 AREA:	19.39 AC
PHASE 1 DISTURBED AREA:	18.59 AC
PHASE 1 PROPOSED IMPERVIOUS AREA:	4.38 AC

IMPAIRED WATERS:
Cowley Lake has an EPA-approved impairment for: Nutrients.

Crow River has an EPA-approved impairment for: Benthic macroinvertebrates bioassessments; Fecal coliform; Fish bioassessments; Mercury in fish tissue; Nutrients; Turbidity.

These impairment(s) are considered to be construction related parameters and require the additional best management practices (BMPs) found in items 23.9 and 23.10 of the permit if the project has a discharge point on the project within 1 mile (aerial radius measurement) of, and flows to the impaired water.

23.9:
Permittees must immediately initiate stabilization of exposed soil areas, as described in item 8.4, and complete the stabilization within seven (7) calendar days after the construction activity in that portion of the site temporarily or permanently ceases.

23.10:
Permittees must provide a temporary sediment basin as described in Section 14 for common drainage locations that serve an area with five (5) or more acres disturbed at one time.

A mandatory Stormwater Pollution Prevention Plan (SWPPP) review is required by the MPCA if the project will disturb over 50 acres and has a discharge point on the project within 1 mile (aerial radius measurement) of, and flows to the impaired water. Owners must submit the application for coverage and the SWPPP at least 30-days before the construction start date. The SWPPP can be attached electronically when using the online application.

ENVIRONMENTAL REVIEW
No environmental reviews were performed for the site, nor were any required by the City of Rogers or for other agency approvals.

ENDANGERED SPECIES
Endangered species summary:
Bald Eagles: A single nest has been identified on-site. Clearing, external construction, and landscaping within 330 feet and up to 660 feet of the nest may be restricted. Construction activity allowed between August 15th and January 15th, or outside of breeding season. Removal of the nest and/or existing vegetation adjacent to the nest is not anticipated.

In the event any other endangered species are identified on-site, construction shall cease and the U.S. Fish and Wildlife Service shall be contacted to coordinate all necessary protection and mitigation measures.

CONSTRUCTION PHASING
Mass grading will be in multiple phases. Mass grading is anticipated to take 12 months, which will include the construction of the stormwater basins. The stie will generally be graded from east to west. Utility installation will immediately follow grading. Upon completion of utilities, street construction will take place. Final construction work prior to home construction includes installation of phone, cable, gas and electric utilities, as well as retaining wall construction.

MPCA STORMWATER PERMIT - RESPONSIBILITY
Rachel Development is the Owner for the development. The owner will apply for the Stormwater Permit and shall remain responsible for implementation of the SWPPP until final stabilization and filing of the N.O.T. or Subdivision Registration Form.

OWNER:
Rachel Development - David Stradtman - 763-424-1525

PERMITTEE:
Rachel Development - Steve Wolbeck - 763-274-9599

OPERATOR(S):
Rachel Contracting - Dan Steele - 763-424-1529

ENGINEER:
Rick Osberg, PE, Proj. Mgr - James R. Hill, Inc. - 952-890-6044

LGU CONTACT:
Doran Cote - City of Rogers - 763-428-8580

MPCA COMPLIANCE:
Josh Norman - 651-757-2389

The Contractor shall follow the implementation sequence as described on these plans. Amendments shall be made as site conditions change. Amendments shall be reviewed by the engineer.

IMPLEMENTATION OF THE SWPPP
The GENERAL CONTRACTOR (GC) or their subcontractor is responsible for implementation of the SWPPP. Contractor has or will provide trained personnel responsible for inspection of erosion and sediment control BMPs. Either the Contractor or their subcontractor will provide trained personnel responsible for installing and maintaining erosion and sediment control BMPs.

Long term operation and maintenance of the permanent stormwater management system will the responsibility of City of Rogers.

DOCUMENTATION OF TRAINED INDIVIDUALS
Prior to start of construction, GC and/or their subcontractors shall ensure they have proper documentation for all individuals involved in implementing the SWPPP, as well as all involved individuals as described in section 21 of the General Stormwater Permit.

SWPPP Design: Rick Osberg, PE, training by University of Minnesota "Design of Construction SWPPP", expires 5/31/2026. Instructor: Online.

SWPPP Contract for Contractor: Steve Wolbeck, training by University of Minnesota "Construction Site Management", expires 5/31/2027.

Alternate SWPPP Contact for Contractor: Jeremy Rose, training by University of Minnesota "Construction Site Management", expires 5/31/2026.

REQUIREMENTS FOR NOTICE OF TERMINATION (NOT)
Before the submitting the NOT, the permittee must meet the following requirements:

1. All construction activity associated with the project must be completed.
2. All pervious surfaces must be stabilized with permanent vegetative cover having a growth density of 70% of the expected full growth density (unless a specific area of the site specifies no vegetation.)
3. The stormwater treatment system (basins, pipes, structures, ditches, swales, etc.) is cleaned, removing all accumulation of sediment and debris.
4. All synthetic erosion and sediment prevention BMPs have removed.

RECORD RETENTION
During construction, the Contractor must retain a copy of the SWPPP and any amendments thereto on site at all times (or on the portion of the site for which the Contractor has control.) The SWPPP may be kept in a designated repository, in the construction field office or in an on-site vehicle during normal working hours. Copies of all maintenance records, inspection reports shall also be retained on site with the SWPPP.

Upon completion of all construction and submittal of the NOT, the Owner shall retain the SWPPP documents for no less than three years, including the final SWPPP, other stormwater related permits, inspection and maintenance records, SWMP operational and maintenance agreements, and any other documents or binding agreements that relate to the operation and maintenance of the SWMP.

GC and/or their subcontractors shall ensure they have proper documentation for all individuals involved.

POTENTIONAL FOR EROSION AND DISCHARGE OF SEDIMENT
There is moderate potential for erosion to occur. Certain portions of the site have grades exceeding 5% and shall be closely managed to prevent erosion. Temporary sediment traps or basins shall be considered in the final SWPPP implementation. Redundant protection is required along all wetlands. Contractor shall be required to appropriately manage individual erosion-prone areas, using BMP's suitable for the particular application.

GENERAL CONSTRUCTION SEQUENCING
1. Install perimeter control. Install inlet protection on existing structures.
2. Perform any clearing, as needed.
3. Perform demolition and debris removal.
4. Place topsoil perimeter berms and stabilize with seed and mulch.
5. Grade stormwater basins. Perform mass grading. As sheet drainage patterns develop, place silt fence or filter dikes as necessary to dissipate sediment transfer.
6. Construct utilities and pavements.
7. Construct buildings and structures.
8. Install phone, cable, gas and electric utilities.
9. Stabilize basins and swales with final stabilization. Stabilize landscape areas with final permanent vegetation, landscaping or turf. Stabilize future development areas with temp seed and mulch until final site development stage.

GUIDANCE FOR TIMING OF BMP INSTALLATION
Prior to Start of Construction
1. Install all new perimeter control BMPs as specified on plans prior to start of construction. Ensure that all existing perimeter control BMPs are functional.
2. Install or establish stabilized construction entrance.
3. Install protection devices on existing ponds, outlets, storm sewer inlets, etc. prior to start of construction.
4. Install sediment control practices on down gradient site perimeters.

During Construction
1. Identify topsoil stockpile locations and stabilize with temporary seed and mulch.
2. Areas in which construction becomes inactive must have stabilization commence immediately and be completed no later than 7 days after construction activity in that area has either temporarily or permanently ceased.
3. Provide temporary or permanent energy dissipation at all pipe outlets within 24 hours of connection to a Surface Water.
4. Minimize active construction areas. Where possible, establish final grade and stabilize with permanent vegetation, particularly around stormwater basins, filter strips, berms, etc.
5. During grading construction, utilize street "hold down" areas for sediment trapping. Direct overland construction runoff towards stormwater basins to the fullest extent practicable.
6. After construction is completed and grades are certified in a particular area of the site, review that the area is ready for permanent vegetation or other permanent cover.
7. Identify locations where topsoil stockpiles will be placed for builders. Stabilize with temporary seed and mulch and install perimeter control around stockpile circumference. Stockpiles shall be located outside of natural buffers or surface waters, included stormwater conveyances, unless there is a bypass in place.

During Inactivity or After Construction
1. Areas in which construction becomes inactive must have stabilization commence immediately and be completed no later than **7 days** after construction activity in that area has either temporarily or permanently ceased.
2. Final stabilization cover types are shown on **Sheets 6.0-6.1** of the plan set. Final cover consists of vegetation, paved or gravel surfaces, sod, landscaping and buildings.
3. At the point where vegetated cover has achieved 70% of expected full growth density, vegetated area can be considered fully stabilized. Removal of synthetic sediment control BMPs can be initiated.
4. Basins that have received sediment deposits shall be re excavated to plan grade, removing accumulated sediment. Verify final grade and basin capacities.
5. Inlet protection devices can be removed from structures as the attributing drainage area becomes fully stabilized.
6. Maintain street and drive sweeping activities until construction activities are fully completed.

EROSION CONTROL BMPs
The construction plans anticipate the use of, but are not limited to, the following Erosion Control BMPs:
1. Stabilized Construction Entrance
2. Temporary straw mulch as needed.
3. Seed and mulch
4. Erosion Control Blanket
5. Turf Reinforcement Mat (TRM)
6. Rip rap
7. Minimize active or disturbed work areas

SEDIMENT CONTROL BMPs
The construction plans anticipate the use of, but are not limited to, the following Sediment Control BMPs
1. Sediment traps constructed in street subcut or other strategic locations.
2. Rock filter dikes in street subcut.
3. Utilize permanent stormwater basins as Temporary Sediment Basins.
4. Silt fence at project perimeter or toe of slopes.
5. Inlet protection on existing catch basins.
6. Inlet protection on existing culverts.
7. Inlet protection after utility construction.
8. Rock checks or bio roll checks.
9. Linear control along back of new curb and gutter or concrete (bio-roll or silt fence).
10. Post construction silt fence along normal wetted perimeters of basins and filter strips.
11. Routine street sweeping adjacent to construction entrance.

Refer to plans for designated locations of BMPs, details and implementation notes.
All BMP's selected and implemented shall be appropriate for the time of year, the current site conditions and for the estimated duration of use.

Enhancing sedimentation with the use chemicals and chemical treatment systems is NOT anticipated for this project.

BASIN AND TRAP DEWATERING BMPs
Should the need arise for basin or trap dewatering, Contractor shall utilize a floating skimmer pump intake, such that the water is drawn from the surface of the basin. Pumped effluent shall be discharged, to the extent feasible, over well-vegetated upland areas. Effluent shall not be discharged into Surface Waters in a visually turbid state. Turbid effluent shall be filtered with mechanical devices, chemical filtering, or a combination thereof, until it is no longer visually turbid.

POLLUTION CONTROL BMPs
BMP's and good housekeeping should be implemented to prevent spills, pollutants or chemicals from entering the drainage system.

1. Fueling: A fixed fueling station is not anticipated. Contractor will be required to implement BMPs for onsite re-fueling of equipment.
2. Concrete Washout: Refer to MPCA's recommendation for concrete washouts. The developer has the ability to adjust location or to provide alternative washout containment.
3. There is not an anticipated need for storing chemicals, paints, solvents or other potentially toxic or hazardous materials on site. If at some point there is a need to store them on site, they must be stored in a receptacle or container capable of retaining spills. The container must be fenced and locked from unauthorized access.
4. Portable toilets shall be positioned and secured to prevent tipping over.

SEED & MULCH SPECIFICATIONS
Seed placed for permanent cover or final stabilization requires 6" minimum topsoil cover. Exception: Infiltration basins - see basin details for soil type). Multiple site visits will be required to accommodate permanent or temporary stabilization as required during the phases of construction. Refer to MnDOT Seeding Manual, Latest Edition or MnBWSR for more details.

1) General Mix/Temporary Cover
A. Seed: Mesic Inslope at a rate of 65 lb/acre
B. Fertilizer: Type 1 20-10-20 NPK at a rate of 200 lb/acre
C. Mulch: MNDOT Type 1 at a rate of 2 tons/acre
2) Native Mix/Outlots
A. Seed: BWSR Mix 32-231 Mesic to Dry Prairie at a rate of 37.5 lb/acre
B. Fertilizer: Type 1 20-10-20 NPK at a rate of 200 lb/acre
C. Mulch: MNDOT Type 3 at a rate of 2 tons/acre
3) Stormwater Basins/Wet Soils
A. Seed: BWSR Mix 33-261 Stormwater at a rate of 35.0 lb/acre
B. Fertilizer: Type 3 slow release 22-5-10 NPK at a rate of 200 lb/acre
C. Mulch: MNDOT Type 3 at a rate of 2 tons/acre
4) Temporary Cover Crop
A. Seed: MNDOT Winter Wheat at a rate of 100.0 lb/acre
B. Fertilizer: Type 1 20-10-20 NPK at a rate of 200 lb/acre
C. Mulch: MNDOT Type 1 at a rate of 2 tons/acre

INSPECTION AND MAINTENANCE OF BMPs
Routine Inspection
1. Rock Entrances - Inspect weekly. If rock becomes filled with sediment and tracked material to the extent the purpose ceases to function, remove the contaminated rock and replace with new rock.
2. Stabile Concrete Entrance - Inspect weekly. Remove dirt and debris and sweep regularly to control dust.
3. Silt fence - Inspect weekly, particularly for damaged sections, breaches, down-gradient areas, flow concentration points, scour areas and sections adjacent to sensitive areas. Where capacity is filled to more than 50% of depth, sediment shall be removed to restore capture capacity.
4. Sediment traps and basins - Inspect weekly. Where capacity is filled to more than 50% of depth, sediment shall be removed to restore capture capacity within 72 hours of discovery.
5. Inlet Protection - Inspect weekly or more frequently as needed after multiple rainfalls less than 0.5". Verify intake capacity is not compromised. Where capacity is filled to more than 50% of depth, sediment shall be removed to restore capture capacity.
6. Slope - inspect steep slopes for rills and gullies, often forming after placement of topsoil, seed and erosion control blanket. As a guide, repair and re stabilize eroded areas where rills exceed 6" in depth.
7. Inspect other site-specific BMP's on a weekly basis minimum.

Rain Event Inspection - Mandatory, within 24 hours after a rain event 0.5" or greater. Complete all items associated with Routine Inspection. Furthermore, inspect site for breaches, failures, scours and gullying. Take corrective actions as necessary to restore functionality to the BMP's. If a given situation is discovered to be prone to repetitive failure, advise the Engineer and Contractor for SWPPP and BMP amendments.

ADDITIONAL SWPPP NOTES
1. All Erosion and Sediment Control facilities shall be maintained by the Contractor during the construction operations. Any temporary facilities which are to be removed as called for on these plans and specifications shall be removed by the Contractor at the time directed by the engineer. The Contractor shall then restore the subsequently disturbed areas in accordance with these plans and specifications.
2. Wherever practical and feasible, the Contractor shall protect and preserve existing natural trees, grass and other vegetative cover in effort to provide natural buffering and filtering of runoff.
3. Contractor shall be adaptable in adjusting construction schedules in anticipation of weather forecasts of precipitation, in order to minimize risk of erosion and sediment transport.
4. It is the responsibility of the Contractor to keep public streets, travel ways, parking lots and trails utilized for ingress to and egress from the construction site free of dirt, sediment and debris, resulting from construction activity. Cost for this shall be considered incidental to the contract.
5. Adequate control of dust shall be maintained by the Contractor. Cost for dust control shall be considered incidental to the contract.
6. Perimeter controls shall not be removed until final stabilization of areas draining toward the control devices.
7. When temperatures do not exceed 40° F, areas that require seed and mulch stabilization shall be dormant seeded. Application rate shall be two times the normal rate. No dormant seeding shall be done on ice or snow greater than 2" in depth.
8. Any areas that were seeded that do not achieve 70% coverage shall be reseeded at the Contractor's expense, where coverage limitation is caused by lack of seed germination and growth.

STORMWATER BASIN MAINTENANCE
All stormwater basins within the project will be owned and maintained by the City. Suggested practices are as follows:

1. For the first three years after construction, basins should be inspected for obvious signs of erosion, such as gullies, rills or sediment plumes. Identify the cause and take corrective measures such that grades are restored and surfaces re-established with appropriate vegetation.
2. During the first year after final stabilization, mow the slopes of stormwater basins, approximately 30-day intervals, 6"-8" high. Over-seed any areas not fully established.
3. Inspect for sediment accumulation at the pipe outlets into the pond at the completion of sod installation of last lot in plat. Remove sediment. Re-inspect every 3-5 years.
4. Inspect inlets and outlets for blockage or debris buildup annually. Remove debris as necessary to allow for inlets and outlets to function as designed.
5. Verify basin design capacity after 15 to 20 years of service.

TURF AND VEGETATION MAINTENANCE

Boulevard Mixes and Salt-tolerant Sod (SB)
Planting Season:
Seed: April 1 - June 1 and July 20 - Sept 20; Sod: April 15 - June 10

Year 1:
1. Watch for germination in 1-2 weeks.
2. Initial seedling density should be at least 1 per square inch.
3. Water if rainfall is less than 1" per week, continue until established.
4. Mow when grass reaches 5" to 6" high, cut back to 3" to 4" height.
5. Re-seed any bare patches - plants do no spread quickly like bluegrass does.

Long Term Maintenance:
1. Mow 4-8 times per year, if turfgrass appearance is desired
2. Spot spray weeds only if necessary.
3. Re-seed any bare patches - plants do no spread quickly like bluegrass does.

Shortgrass Native (SSR), Tall Grass Native (STR) and Stormwater (WD)
Planting Season:
Seed: April 1 - June 1 and July 20 - Sept 20 (Some mixes can be planted April 15 - October 20)

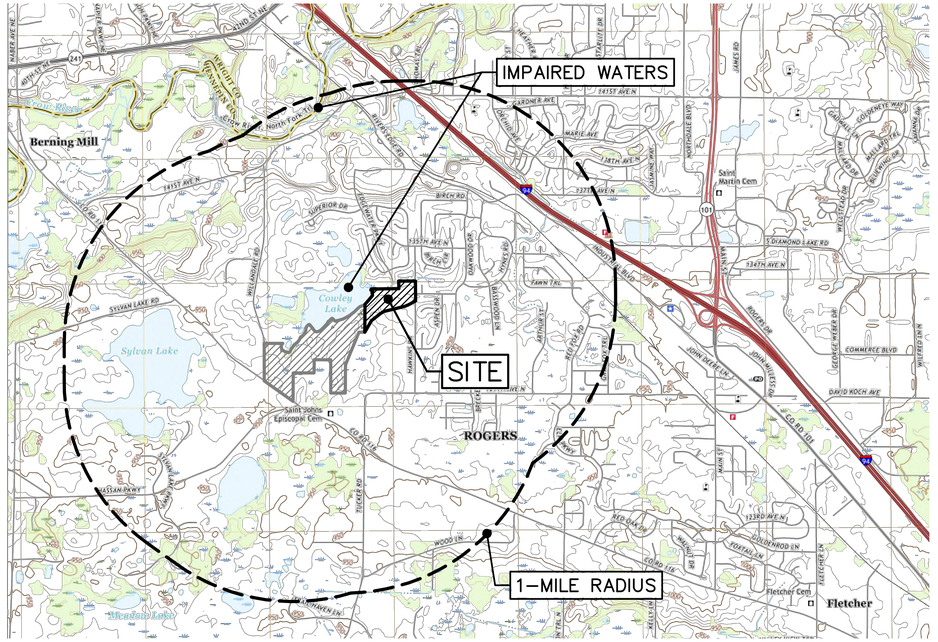
Year 1:
1. Watch for indicator species to emerge in 3-5 weeks.
2. Perennial seedling density should be 4-6 plants per square foot.
3. Water if conditions get very dry after germination.
4. Mow 2 to 3 times, when 18" high or before weeds flower. Cut to 6" to 10" height.

Year 2:
1. Look for at least 1 perennial plant per square foot.
2. Planted vegetation should cover 50% of soil surface by mid-summer.
3. Mow 1 to 2 times, before weeds flower. Cut to 8" to 12" height.
4. Spot spray perennial noxious weeds and birdsfoot trefoil.

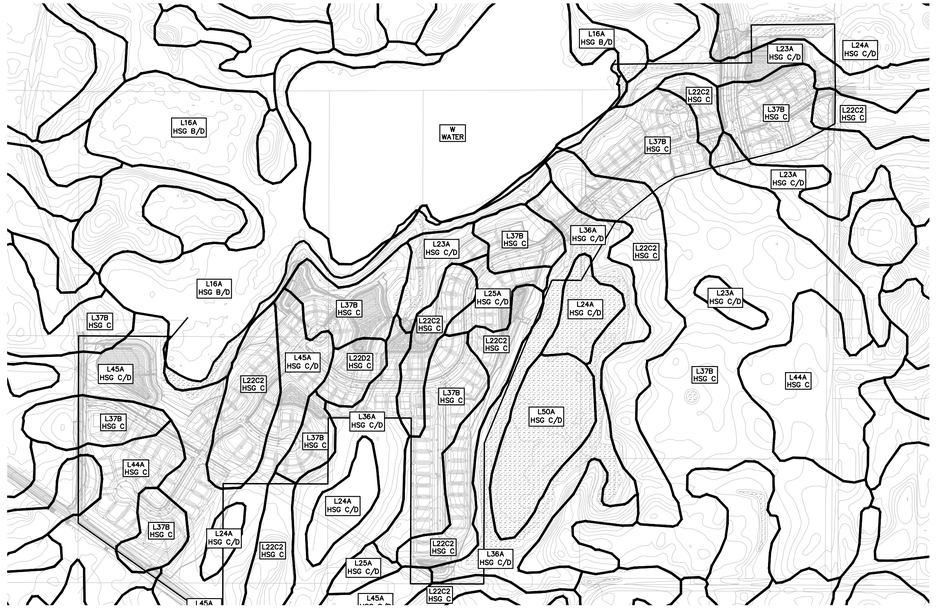
Long Term Maintenance:
1. Mow or burn every 3-5 years. Spot spray weeds and brush, as needed.

ESTIMATED EROSION AND SEDIMENT CONTROL QUANTITIES

CONSTRUCTION ROCK ENTRANCE	EA	1
STANDARD DUTY SILT FENCE	LF	4,250
STANDARD DUTY SILT FENCE - POST CONSTRUCTION	LF	890
BWSR SEED MIX 32-231 MESIC TO DRY BUFFER SOUTH (OUTLOTS) - 1.5X	AC	5.2
BWSR SEED MIX 33-261 STORMWATER - 1.5X	AC	7.4
MNDOT SEED MIX MESIC INSLOPE (GENERAL MIX) - 1.5X	AC	14.3
MNDOT SEED MIX WINTER WHEAT - 1.5X	AC	2.3
REAR YARD INLET PROTECTION	EA	6
WIMCO OR APPROVED EQUAL INLET PROTECTION	EA	18
BIOROLL DITCH CHECK	EA	17
CLASS 3 RIPRAP	CY	40



USGS MAP
1" = 2000'



USDA SOIL MAP
1" = 400'

GENERAL PERMIT NOTE
VISIT THE MPCA WEB SITE FOR THE LATEST INFORMATION ON THE CONSTRUCTION STORMWATER PERMIT:
https://www.pca.state.mn.us/business-with-us/construction-stormwater

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 W. Cty. Rd. 42, Suite 100, Burnsville, MN 55306
PHONE: (952)890-6044 FAX: (952)890-6244

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
RICK L. OSBERG, P.E.
Date: 08/07/25 Reg.No. 22709

COWLEY LAKE PRESERVE
ROGERS, MINNESOTA
EROSION & SEDIMENT CONTROL PLAN
SWPPP NOTES
FOR
RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376

DRAWN BY: JSO
DATE: 08/07/2025
REVISIONS:
09/23/2025 CITY COMMENTS
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6.2

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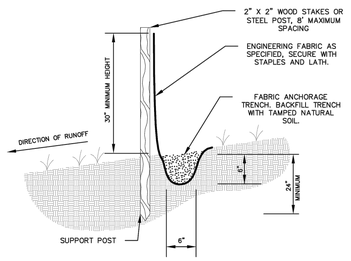


DOUBLE SILT FENCE TO BE REQUIRED NEAR WETLANDS

CITY OF ROGERS

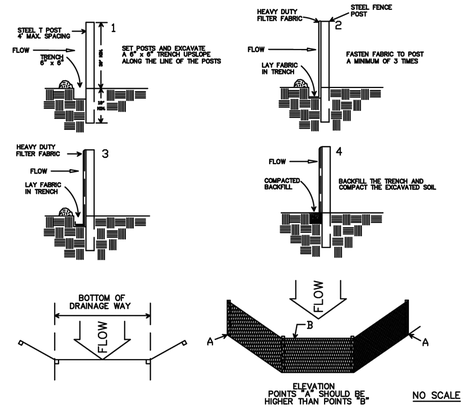
STANDARD SILT FENCE

Standard Details

Date: SEPTEMBER, 2020

Revised:

EROS–1



Maintenance

1. FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USEABLE LIFE AND THE BARRIER STILL BE NECESSARY. THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY 1/3 HEIGHT OF THE BARRIER, OR AS DIRECTED BY THE ENGINEER.
4. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED, SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.
5. WETLANDS ARE TO BE PROTECTED BY TWO ROWS OF H.D. SILT FENCE. DOUBLE H.D. SILT FENCE IS REQUIRED AROUND WATER BODIES, STEEP SLOPES AND HIGHLY ERODIBLE SOILS.
6. ALL MATERIAL & INSTALLATION MUST CONFORM TO THE REQUIREMENTS OF THE CURRENT EDITION OF THE MNDOT CONSTRUCTION SPECIFICATIONS TABLE 3886-1.

CITY OF ROGERS

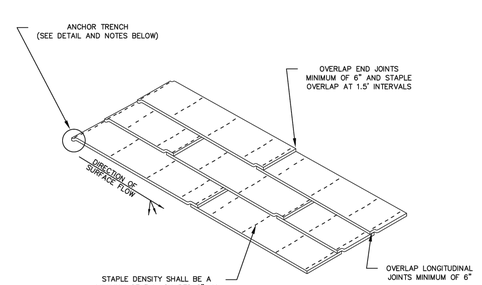
SILT FENCE ALONG WETLAND

Standard Details

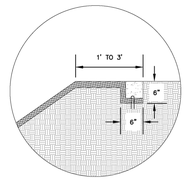
Date: SEPTEMBER, 2020

Revised:

EROS–4



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



CITY OF ROGERS

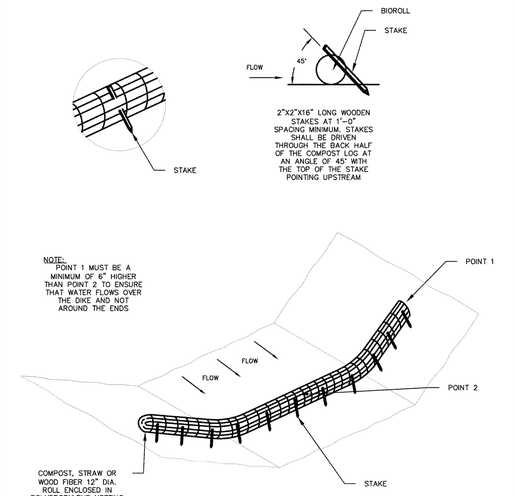
EROSION CONTROL BLANKET INSTALLATION

Standard Details

Date: SEPTEMBER, 2020

Revised:

EROS–5



CITY OF ROGERS

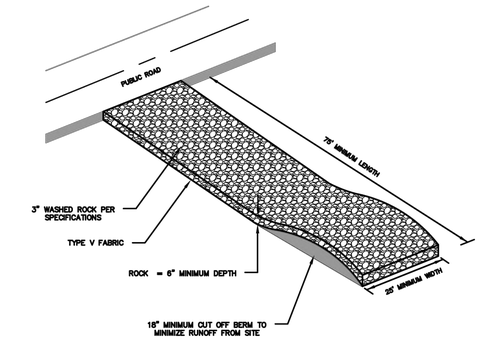
BIOLOG DITCH CHECK

Standard Details

Date: SEPTEMBER, 2020

Revised:

EROS–8



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.

CITY OF ROGERS

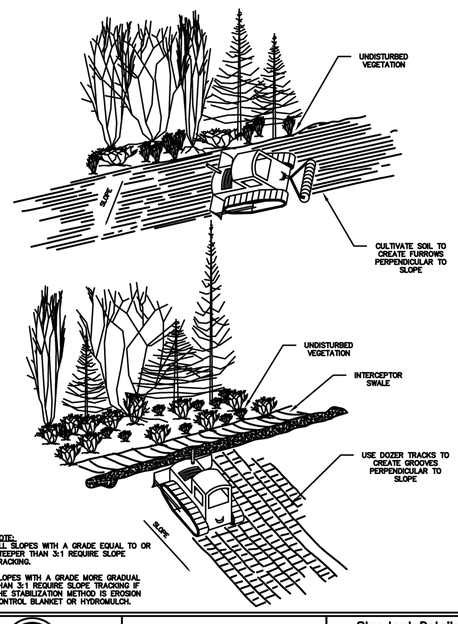
CONSTRUCTION ROCK ENTRANCE

Standard Details

Date: SEPTEMBER, 2020

Revised:

EROS–10



NOTE:
ALL SLOPES WITH A GRADE EQUAL TO OR STEEPER THAN 3:1 REQUIRE SLOPE TRACKING.

SLOPES WITH A GRADE MORE GRADUAL THAN 3:1 REQUIRE SLOPE TRACKING IF THE STABILIZATION METHOD IS EROSION CONTROL BLANKET OR HYDROMULCH.

CITY OF ROGERS

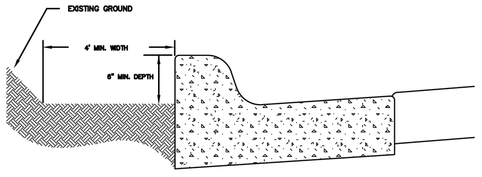
SLOPE TRACKING

Standard Details

Date: SEPTEMBER, 2020

Revised:

EROS–12



NOTES:

BOULEVARD CUTTING IS REQUIRED ON ALL CONSTRUCTION JOBS IN THE CITY OF ROGERS WHERE THE CONTRACTOR WILL BE DISTURBING THE EXISTING TERRAIN AND MORE THEN 3 DAYS UNTIL FINAL STABILIZATION.

CONTRACTOR IS RESPONSIBLE FOR CLEANING OUT ANY SEDIMENT FROM THE BOULEVARD CUT AREA. THIS MAY RESULT IN MULTIPLE CLEANOUTS AS DIRECTED BY THE ENGINEER.

CITY OF ROGERS

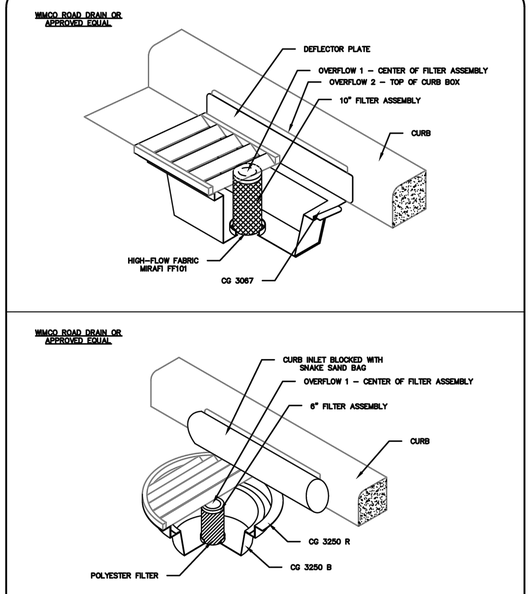
BOULEVARD CUT

Standard Details

Date: SEPTEMBER, 2020

Revised:

EROS–14



CITY OF ROGERS

CURB INLET PROTECTION

Standard Details

Date: SEPTEMBER, 2020

Revised:

EROS–15

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 W. Cty. Rd. 42, Suite 100, Burnsville, MN 55306
PHONE: (952)890-6044 FAX: (952)890-6244

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

RICK L. OSBERG, P.E.

Date: 08/07/25 Reg.No. 22709

COWLEY LAKE PRESERVE
ROGERS, MINNESOTA
EROSION & SEDIMENT CONTROL PLAN
DETAILS
FOR
RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376

DRAWN BY
JSO

DATE
08/07/2025

REVISIONS

09/23/2025 CITY COMMENTS
10/06/2025 CITY & CLIENT COMMENTS
12/10/2025 EARTHWORK ADJUSTMENT
02/13/2026 CITY COMMENTS

CAD FILE
23970ERD

PROJECT NO.
23970

6.3

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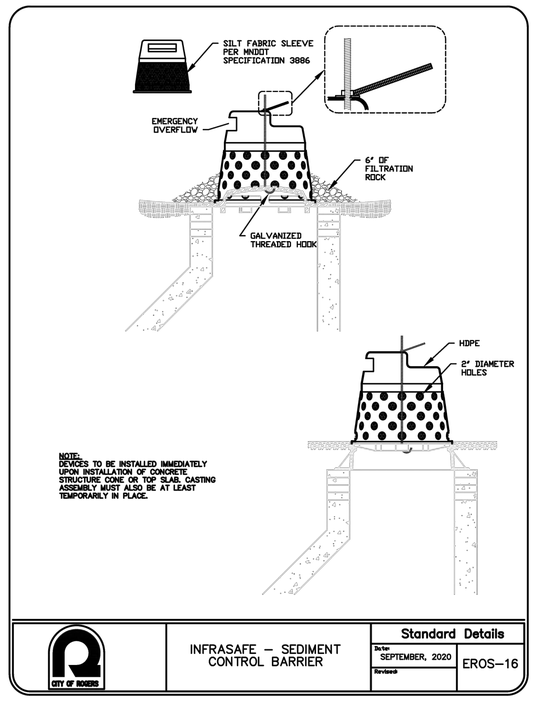

COWLEY LAKE PRESERVE				
Name	**Skimmer Size**	**Sliding Orifice %**	**Required Basin Volume**	**Days to Drain**
Pond 10P	6 in.	80%	75,359	2

GENERAL NOTES:

1. FAIRCLOTH SKIMMER® FLOW RATES WERE USED AS THE BASIS OF DESIGN WHEN DETERMINING DRAINAGE CALCULATIONS. UTILIZING A PRODUCT FROM AN ALTERNATIVE MANUFACTURER WILL CREATE A SIGNIFICANT DEVIATION TO THE DESIGN AND MUST BE APPROVED AND RECALCULATED BY THE DESIGN ENGINEER.
2. PROPER ORIFICE OPENING MUST BE SELECTED TO ENSURE POND DRAINS IN CORRECT AMOUNT OF TIME. MODIFICATIONS MAY BE REQUIRED IF FIELD CONDITIONS WARRANT A CHANGE.
3. BARREL PIPE SHOULD BE 1.4 X DEPTH OF THE BASIN TO ENSURE PROPER FUNCTION.

DRAWN BY T. R. EVANS 08/24

FAIRCLOTH SKIMMER® DISCHARGE SYSTEM WITH EMBANKMENT

FAIRCLOTH SKIMMER
WWW.FAIRCLOTHSKIMMER.COM
TELEPHONE: (919) 732-1244
FAX: (919) 732-1266
EMAIL: SALES@FAIRCLOTHSKIMMER.COM

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 W. Cty. Rd. 42, Suite 100, Burnsville, MN 55306
PHONE: (952)890-6044 FAX: (952)890-6244

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
RICK L. OSBERG, P.E.
Date: 08/07/25 Reg.No. 22709

COWLEY LAKE PRESERVE
ROGERS, MINNESOTA
EROSION & SEDIMENT CONTROL PLAN DETAILS
FOR
RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376

DRAWN BY
JSO

DATE
08/07/2025

REVISIONS
09/23/2025 CITY COMMENTS
10/06/2025 CITY & CLIENT COMMENTS
12/10/2025 EARTHWORK ADJUSTMENT
02/13/2026 CITY COMMENTS

CAD FILE
23970ERD

PROJECT NO.
23970

6.4

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NPDES REQUIREMENTS

1.1 Permit Coverage. [Minn. R. 7090]
1.2 This permit is required for construction activity that results in land disturbance of equal to or greater than one (1) acre or if a project is part of a common plan of development or sale that ultimately will disturb greater than one (1) acre, and authorizes, subject to the terms and conditions of this permit, the discharge of stormwater associated with construction activity. [Minn. R. 7090]
1.3 Construction activity covered by this permit cannot commence until coverage under this permit is effective as described in Item 3.3 through 3.4 or, if applicable, until the Minnesota Pollution Control Agency (MPCA) has issued an individual National Pollutant Discharge Elimination System (NPDES)/State Disposal System (SDS) construction stormwater permit for the project. [Minn. R. 7090]
1.4 This permit covers all areas of the State of Minnesota except land wholly within the boundaries of a federally recognized Indian Reservation owned by a tribe or a tribal member or land held in trust by the federal government for a tribe or tribal member.[Minn. R. 7090]
1.5 Coverage under this permit is not required when all stormwater from construction activity is routed directly to and treated by a "treatment works," as defined in Minn. Stat. Section 115.01, subd. 21, operated under an individual NPDES/SDS permit with a Total Suspended Solids (TSS) effluent limit. [Minn. R. 7090]
1.6 This permit covers ongoing projects covered under any previous construction stormwater permit that are not complete on the issuance date of this permit. Permittees must either remain in compliance with the previous permit and terminate coverage within 18 months of the issuance date of this permit or comply with this permit. Projects including updating the Stormwater Pollution Prevention Plan (SWPPP), within the 18-month period. Permittees of previously permitted projects are not required to incorporate any additional requirements regarding the permanent stormwater treatment system included in this reissued permit. [Minn. R. 7090]
1.7 Coverage for projects that extend beyond the expiration date of this permit remains effective for a grace period of 18 months. If Permittees cannot complete projects during the grace period, the MPCA will extend coverage under the next permit and permittees must comply with the requirements of the new permit including updating the SWPPP. Permittees are not required to follow changes to the permanent stormwater treatment section of the next permit. [Minn. R. 7090]
2.1 Prohibitions and Limitations of Coverage. [Minn. R. 7090]
2.2 The owner must develop a complete and accurate SWPPP that complies with item 5.2 prior to submitting the application for coverage and starting construction activity. Failure to prepare a SWPPP prior to submitting the application may result in permit revocation. [Minn. R. 7090]
2.3 This permit prohibits discharges of any material other than stormwater treated in compliance with this permit and discharges from dewatering or basin draining activities in accordance with Section 10. Prohibited discharges include, but are not limited to, wastewater from washout of concrete, stucco, paint, form release oils, curing compounds and other construction materials, fuels, oils, or other pollutants used in vehicle and equipment operation and maintenance, soaps or solvents used in vehicle and equipment washing and maintenance, and other hazardous substances or wastes. [Minn. R. 7090]
2.4 This permit does not authorize stormwater discharges related to the placement of fill into waters of the state requiring local, state or federal authorizations (such as U.S. Army Corps of Engineers Section 404 permits, Minnesota Department of Natural Resources (DNR) Public Waters Work permits or local governmental unit (LGU) Wetland Conservation Act replacement plans or determinations). [Minn. R. 7090]
2.5 This permit does not authorize stormwater discharges associated with industrial activity except for construction activity. Permittees must obtain coverage for discharges associated with industrial activity under a separate NPDES/SDS permit once day-to-day operational industrial activities commence even if construction is ongoing. [Minn. R. 7090]
2.6 This permit does not authorize discharges from non-point source agricultural and silvicultural activities excluded from NPDES permit requirements under 40 CFR pt. 122.3(e). [Minn. R. 7090]
2.7 This permit does not authorize stormwater discharges to Prohibited, Restricted, Special or Impaired waters unless permittees follow the additional stormwater requirements in Section 23. [Minn. R. 7090]
2.8 This permit does not replace or satisfy any environmental review requirements including those under the Minnesota Environmental Policy Act or the National Environmental Policy Act. The owner must verify completion of any environmental review required by law, including any required Environmental Assessment Work Sheets or Environmental Impact Statements, Federal or Minnesota review, or other required review agency, before applying for coverage under this permit. If any part of your common plan of development or sale requires environmental review, coverage under this permit cannot be obtained until such environmental review is complete. [Minn. R. 7090]
2.9 This permit does not replace or satisfy any review requirements for discharges adversely impacting State or Federally designated endangered or threatened species or a designated critical habitat. The owner must comply with the National Historic Preservation Act and conduct all required review and coordination related to historic preservation, including significant anthropological sites and any burial sites, with the Minnesota Historic Preservation Officer. [Minn. R. 7090]
2.10 This permit does not authorize discharges to wetlands unless permittees comply with the requirements in Section 22. Coverage under this permit cannot be issued until the requirements for wetland permits, decisions, other determinations, or the mitigative sequence required in section 22 have been finalized and documented. [Minn. R. 7050.0186]
3.1 Application and Coverage Effective Date. [Minn. R. 7090]
3.2 The owner and operator of construction activity must complete an on-line application with the appropriate fee to the MPCA for each project that disturbs one (1) or more acres of land or for a common plan of development or sale that will ultimately disturb one (1) or more acres. [Minn. R. 7090]
3.3 For projects or common plans of development or sale that disturb less than 50 acres or do not discharge stormwater within 1 mile (aerial radius measurement) of a special or impaired water, permittees do not need to submit the SWPPP with the application. Permit coverage for these projects is effective upon application and completing the payment process. [Minn. R. 7090]
3.4 For certain projects or common plans of development or sale disturbing 50 acres or more, the complete SWPPP must be included with the application and submitted at least 30 days before the start of construction activity. This applies if there is a discharge point on the project within one mile (aerial radius measurement) of, and flows to, a special or water listed in item 23.3 through 23.6 or an impaired water as described in item 23.7. Permit coverage for these projects is effective upon submitting the application and complete SWPPP, completing the payment process and receiving a determination from the MPCA that the review of the SWPPP is complete. The determination may take longer than 30 days if the SWPPP is incomplete. If the MPCA fails to contact the permittees within 30 days of application receipt, coverage is effective 30 days after completing the payment process. [Minn. R. 7090]
3.5 The application requires listing all persons meeting the definition of owner and operator as permittees. The owner is responsible for compliance with all terms and conditions of this permit. The operator is responsible for compliance with Sections 3, 4, 5, 22, 24 and applicable terms and conditions for construction activity in Section 23. [Minn. R. 7090]
3.6 Permittees will receive coverage notification in a manner determined by the MPCA. [Minn. R. 7090]
3.7 For construction projects where the owner or operator changes, the current owner must provide a SWPPP to the new owner and operator that specifically addresses the remaining construction activity. The new owner or operator can implement the original SWPPP, modify the SWPPP, or develop a new SWPPP. Permittees must ensure their activities do not render another party's erosion prevention and sediment control BMPs ineffective. [Minn. R. 7090]
4.1 Termination of Coverage. [Minn. R. 7090]
4.2 Permittees must submit a NOT within 30 days after all termination conditions listed in Section 13 are complete.[Minn. R. 7090]
4.3 Permittees must submit a NOT within 30 days after selling or otherwise legally transferring the entire site, including permit responsibility for roads (e.g., street sweeping) and stormwater infrastructure final clean out, or transferring portions of a site to another party. The permittees' coverage under this permit terminates at midnight on the submission date of the NOT.[Minn. R. 7090]
4.4 Permittees may terminate permit coverage prior to completion of all construction activity if they meet all of the following conditions:
a. construction activity has ceased for at least 90 days; and
b. at least 90 percent (by area) of all originally proposed construction activity has been completed and permanent cover has been established on those areas; and
c. on areas where construction activity is not complete, permanent cover has been established; and
d. the site complies with item 13.3 through 13.7.
After permit coverage is terminated under this item, any subsequent development on the remaining portions of the site will require permit coverage if the subsequent development itself or as part of the remaining common plan of development or sale will result in land disturbing activities of one (1) or more acres in size. [Minn. R. 7090]
4.5 Permittees may terminate coverage upon MPCA approval after submitting information documenting the owner cancelled the project. [Minn. R. 7090]
5.1 Stormwater Pollution Prevention Plan (SWPPP) Content. [Minn. R. 7090]
5.2 The owner must develop and implement a SWPPP. The SWPPP must include items 5.3 through 5.26. [Minn. R. 7090]
5.3 The SWPPP must incorporate specific Best Management Practices (BMP) used to comply with the requirements of this permit. [Minn. R. 7090]
5.4 The SWPPP must include a narrative describing the timing for installation of all erosion prevention and sediment control BMPs and a description of the permanent stormwater treatment systems. [Minn. R. 7090]
5.5 The SWPPP must include the location and type of all temporary and permanent erosion prevention and sediment control BMPs along with procedures used to establish additional temporary BMPs as necessary for the site conditions during construction. Standard details and/or specifications for BMPs must be included in the final plans and specifications for the project. [Minn. R. 7090]
5.6 The SWPPP must include the calculations and other information used for the design of temporary sediment basins and any of the permanent stormwater treatment systems required in Section 15. [Minn. R. 7090]
5.7 The SWPPP must include estimated quantities anticipated at the start of the project for the life of the project for all erosion prevention and sediment control BMPs (e.g., linear feet of silt fence or square feet of erosion control blanket). [Minn. R. 7090]
5.8 The SWPPP must include the number of acres of impervious surface for both pre- and post-construction. [Minn. R. 7090]
5.9 The SWPPP must include a site map with existing and final grades, including drainage area boundaries, directions of flow and all discharge points where stormwater is leaving the site or entering a surface water. The site map must indicate the areas of steep slopes. The site map must also include impervious surfaces, soil types and locations of potential pollutant-generating activities as identified in Section 12. [Minn. R. 7090]
5.10 The SWPPP must include a map of all surface waters, existing wetlands, and stormwater ponds or basins that can be identified on maps such as United States Geological Survey 7.5-minute quadrangle maps, the National Wetland Inventory map or equivalent maps and are within one mile (aerial radius measurement) from the project boundaries that will receive stormwater from the construction site, during or after construction. The SWPPP must identify if the surface waters are special or impaired waters. [Minn. R. 7090]
5.11 The SWPPP must include a site map showing construction activity areas that are adjacent to and drain to Public Waters for which the DNR has promulgated "work in water restrictions" during specified fish spawning time frames. [Minn. R. 7090]
5.12 Permittees must identify locations of 50' buffer zones as required in item 9.17 and 100' permanent buffer zones as required in item 23.11, on plan sheets in the SWPPP. [Minn. R. 7090]
5.13 If permittees determine compliance with the following requirements is infeasible, they must document the determination in the SWPPP:
a. temporary sediment basins as described in Section 14; and
b. for linear projects, if the permanent stormwater treatment system cannot be constructed within the right-of-way, a reasonable attempt must be made to obtain additional right-of-way (item 15.9); and
c. buffer zones as described in item 9.17 and item 23.11. [Minn. R. 7090]
5.14 If permittees determine that a temporary sediment basin is infeasible as described in item 14.10, the SWPPP must describe the alternative BMPs used. [Minn. R. 7090]
5.15 Where systems cannot meet the full volume reduction requirement on-site, [e.g., the site has infiltration prohibitions], see item 16.14 through item 16.21) the permittee must document the reasons in the SWPPP. [Minn. R. 7090]
5.16 The SWPPP must include any 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. For purposes of this permit, mitigation measures mean actions necessary to avoid, minimize, or mitigate for impacts related to erosion prevention, sediment control, the permanent stormwater treatment system, pollution prevention management measures and discharges associated with the project's construction activity. [Minn. R. 7090]
5.17 The SWPPP must describe the methods used for permanent cover of all exposed soil areas. [Minn. R. 7090]
5.18 Permittees must identify the locations of areas where construction will be phased to minimize the duration of exposed soil areas in the SWPPP. [Minn. R. 7090]
5.19 For projects with a discharge point on the project within one (1) mile (aerial radius measurement) of and which flows to an impaired water, permittees must identify the impaired water(s), and any Total Maximum Pollutant Reduction Agency (USEPA)-approved Total Maximum Daily Load (TMDL) for the pollutant(s) or stressor(s) described in item 23.7. Permittees' identification must include those TMDLs approved at any time prior to permit application submittal and are still in effect. [Minn. R. 7090]
5.20 Permittees must document in the SWPPP, all trained individuals identified in item 21.2. Documentation must include:
a. names of personnel required to be trained; and
b. dates of training and name of instructor(s) and entity providing training; and
c. content of training course.
If permittees do not know the names of the individuals at the time of application, the permittees must ensure they document training before construction activity commences. [Minn. R. 7090]
5.21 The SWPPP must identify a person knowledgeable and experienced in the application of erosion prevention and sediment control BMPs who will coordinate with all contractors, subcontractors, and operators on-site to oversee the implementation of the SWPPP. [Minn. R. 7090]
5.22 The SWPPP must describe any specific chemicals and chemical treatment systems used for enhancing the sedimentation process and how it achieves compliance with item 9.19. [Minn. R. 7090]
5.23 The SWPPP must identify the person(s), organizations, or entities responsible for long-term operation and maintenance of permanent stormwater treatment systems. [Minn. R. 7090]
5.24 The SWPPP must describe methods to minimize soil compaction and preserve topsoil. Minimizing soil compaction is not required where the function of a specific area dictates compaction. [Minn. R. 7090]
5.25 The SWPPP must include any site assessments for groundwater or soil contamination required in item 16.15.[Minn. R. 7090]
5.26 The SWPPP must account for the following factors in designing temporary erosion prevention and sediment control BMPs:
a. the expected amount, frequency, intensity, and duration of precipitation; and
b. the nature of stormwater runoff and run-on at the site, including factors such as expected flow from impervious surfaces, slopes, and site drainage features; and
c. the stormwater volume, velocity, and peak flowrates to minimize discharge of pollutants in stormwater and to minimize channel and streambank erosion and scour in the immediate vicinity of discharge points; and
d. the range of soil particle sizes expected to be present. [Minn. R. 7090]
6.1 SWPPP Amendments. [Minn. R. 7090]
6.2 One of the individuals described in item 21.2.a or item 21.2.b or another qualified individual must complete all SWPPP changes. Changes involving the use of a less stringent BMP must include a justification describing how the replacement BMP is effective for the site characteristics. [Minn. R. 7090]
6.3 Permittees must amend the SWPPP within 7 days to include additional or modified BMPs 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. [Minn. R. 7090]
6.4 Permittees must amend the SWPPP within 7 days to include additional or modified BMPs whenever inspections or investigations by the site owner or 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 (e.g., nuisance conditions as defined in Minn. R. 7050.0210, subp. 2) or the SWPPP is not consistent with the objectives of a USEPA approved TMDL. [Minn. R. 7050.0210]
7.1 BMP Selection and Stormwater Management. [Minn. R. 7090]
7.2 Permittees must select, install, and maintain the BMPs identified in the SWPPP and in this 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. Examples of stormwater management practices for this section include but are not limited to wet sedimentation basins, temporary depressions to hold stormwater, stormwater routing, dikes, berms, pumping, and stormwater treatment BMPs. Permittees must phase and incorporate stormwater management practices as the construction progresses. Unless infeasible, temporary or permanent wet sedimentation basins required in this permit (see section 14 and 15) should be constructed as a first step in the process and stormwater routed to these. [Minn. R. 7090]
7.3 Permittees must not disturb more land (i.e., phasing) than can be effectively inspected and maintained in accordance with Section 11. [Minn. R. 7090]
7.4 If permittees are using some type of erosion control netting on the site as part of the soil stabilization techniques, permittees are encouraged to use products that have been shown to minimize impacts on wildlife. The U.S. Fish & Wildlife Service recommends using types of netting practices that are considered "wildlife friendly," including those that use natural fiber or 100 percent biodegradable materials and that use a loose weave with a non-welded, movable jointed netting. Products that are not wildlife friendly include square plastic netting that are photodegradable, UV-degradable, oxo-degradable), netting made from polypropylene, nylon, polyethylene, or polyester. Other recommendations include removing the netting product when it is no longer needed. More information may be found at: https://www.fws.gov/initiative/protecting-wildlife/make-change-wildlife-friendly-erosion-control-products. There also may be State, Tribal, or local requirements about using wildlife friendly erosion control products. See Minnesota Department of Transportation requirements at: https://www.mndot.gov/environment/erosion/rolled-erosion-prevention-products.html. [Minn. R. 7050]
8.1 Erosion Prevention Practices. [Minn. R. 7090]
8.2 Before work begins, permittees must delineate the location of areas not to be disturbed. [Minn. R. 7090]
8.3 Permittees must minimize the need for disturbance of portions of the project with steep slopes. When steep slopes must be disturbed, permittees must use techniques such as phasing and stabilization practices designed for steep slopes (e.g., slope draining and terracing). [Minn. R. 7090]
8.4 Permittees must stabilize all exposed soil areas, including stockpiles. Stabilization must be initiated immediately to limit soil erosion when construction activity has permanently or temporarily ceased on any portion of the site and will not resume for a period exceeding 14 calendar days (7 days for sites discharging to special or impaired waters, see section 24). Stabilization must be completed no later than 14 calendar days after the construction activity has ceased. Stabilization is not required on constructed base components of roads, parking lots and similar surfaces. Stabilization is not required on temporary stockpiles without significant silt, clay or organic components (e.g., clean aggregate stockpiles, demolition concrete stockpiles, sand stockpiles) but permittees must provide sediment controls at the base of the stockpile. [Minn. R. 7090]
8.5 For Public Waters that the Minnesota DNR has promulgated "work in water restrictions" during specified fish spawning time frames, permittees must complete stabilization of all exposed soil areas within 200 feet of the water's edge, and that drain to these waters, within 24 hours during the restriction period. [Minn. R. 7090]
8.6 Permittees must stabilize the normal wetted perimeter of the last 200 linear feet of temporary or permanent drainage ditches or swales that drain water from the site within 24 hours after connecting to a surface water or property edge. Permittees must complete stabilization of remaining portions of temporary or permanent ditches or swales within 14 calendar days (7 days for sites discharging to special or impaired waters, see section 24) after connecting to a surface water or property edge and construction in that portion of the ditch temporarily or permanently ceases. [Minn. R. 7090]
8.7 Temporary or permanent ditches or swales being used as a sediment containment system during construction (with properly designed rock-ditch checks, bio rolls, silt dikes, etc.) do not need to be stabilized. Permittees must stabilize these areas within 24 hours after their use as a sediment containment system ceases. [Minn. R. 7090]
8.8 Permittees must not use mulch, hydromulch, tackifier, polyacrylamide or similar erosion prevention practices within any portion of the normal wetted perimeter of a temporary or permanent drainage ditch or swale section with a continuous slope of greater than 2 percent. Examples of acceptable erosion prevention practices include blankets, poly, riprap, etc. [Minn. R. 7090]
8.9 Permittees must provide temporary or permanent energy dissipation at all pipe outlets within 24 hours after connection to a surface water or permanent stormwater treatment system. [Minn. R. 7090]
9.1 Sediment Control Practices. [Minn. R. 7090]
9.2 Permittees must establish sediment control BMPs on all downgradient perimeters of the site and downgradient areas of the site that drain to any surface water, including curb and gutter systems. Permittees must locate sediment control practices upgradient of any buffer zones. Permittees may install sediment controls perpendicular to sheet flow areas, longitudinally in drainage ditches, on temporary sediment basin embankments, or at other locations within the site. [Minn. R. 7090]
9.3 If downgradient sediment controls are overloaded, based on frequent failure or excessive maintenance requirements, permittees must install additional upgradient sediment control practices or redundant BMPs to eliminate the overloading and amend the SWPPP to identify these additional practices as required in item 6.3. [Minn. R. 7090]
9.4 Temporary or permanent drainage ditches and sediment basins designed as part of a sediment containment system (e.g., ditches with rock-check dams) require sediment control practices only as appropriate for site conditions. [Minn. R. 7090]
9.5 A floating silt curtain placed in the water is not a sediment control BMP to satisfy item 9.2 except when working on a shoreline or below the waterline. Immediately after the construction activity in, on or over the water (e.g., installing a pipeline) in that area is complete, permittees must install an upland perimeter control practice if exposed soils still drain to a surface water. [Minn. R. 7090]
9.6 Permittees must re-install all sediment control practices adjusted or removed to accommodate short-term activities such as clearing or grubbing, or passage of vehicles, immediately after the short-term activity is completed. Permittees must re-install sediment control practices before the next precipitation event even if the short-term activity is not complete. [Minn. R. 7090]
9.7 Permittees must protect all storm drain inlets using appropriate BMPs during construction until they establish permanent cover on all areas with potential for discharging to the inlet. [Minn. R. 7090]
9.8 Permittees may remove inlet protection for a particular inlet if a specific safety concern (e.g. street flooding/freezing) is identified by the permittees or the jurisdictional authority (e.g., city/county/township/Minnesota Department of Transportation engineer). Permittees must document the need for removal in the SWPPP. [Minn. R. 7090]
9.9 Permittees must provide silt fence or other effective sediment controls at the base of stockpiles on the downgradient perimeter prior to the initiation of stockpiling. Sediment controls must be managed in accordance with section 9.6. [Minn. R. 7090]
9.10 Permittees must locate stockpiles outside of natural buffers or surface waters, including stormwater conveyances such as curb and gutter systems unless there is a bypass in place for the stormwater. [Minn. R. 7090]
9.11 Permittees must install a vehicle tracking BMP to minimize the track out of sediment from the construction site or onto paved roads within the site. [Minn. R. 7090]
9.12 Permittees must use street sweeping in addition to vehicle tracking BMPs if vehicle tracking BMPs alone are not adequate to prevent sediment tracking onto the street. [Minn. R. 7090]
9.13 Permittees must install temporary sediment basins as required in Section 14. [Minn. R. 7090]
9.14 In any areas of the site where final vegetative stabilization will occur, permittees must restrict vehicle and equipment use to minimize soil compaction. [Minn. R. 7090]
9.15 Permittees must preserve topsoil on the site, unless infeasible. [Minn. R. 7090]
9.16 Permittees must direct discharges from BMPs to vegetated areas unless infeasible. [Minn. R. 7090]
9.17 Permittees must preserve a 50-foot natural buffer or, if a buffer is infeasible on the site, provide redundant (double) perimeter sediment controls when a surface water is located within 50 feet of the project's earth disturbances and stormwater flows to the surface water. Permittees must install perimeter sediment controls at least 5 feet apart unless limited by lack of available space. Natural buffers are not required adjacent to road ditches, judicial ditches, county ditches, stormwater conveyance channels, storm drain inlets, and sediment basins. If preserving the buffer is infeasible, permittees must document the reasons in the SWPPP. Sheet piling and other impermeable barriers installed in a manner that retains all stormwater are considered redundant perimeter control. [Minn. R. 7090]
9.18 Any sediment control made of soil must be temporarily or permanently stabilized within 24 hours. [Minn. R. 7090]
9.19 Permittees must use polymers, flocculants, or other sedimentation treatment chemicals in accordance with accepted engineering practices, dosing specifications and sediment removal design specifications provided by the manufacturer or supplier. The permittees must use conventional erosion and sediment controls prior to chemical addition and must direct treated stormwater to a sediment control system for filtration or settlement of the floc prior to discharge. [Minn. R. 7090]
10.1 Dewatering and Basin Draining. [Minn. R. 7090]
10.2 Permittees must not cause nuisance conditions (see Minn. R. 7050.0210, subp. 2) in surface waters from dewatering and basin draining (e.g., pumped discharges, trench/ditch cuts for drainage) discharges. Permittees must discharge turbid or sediment-laden waters related to dewatering or basin draining to a sediment control (e.g. sediment trap or basin, filter bag) designed to prevent discharges with visual turbidity. To the extent feasible, use well-vegetated (e.g., grassy or wooded), upland areas of the site to infiltrate dewatering water before discharge. Permittees are prohibited from using receiving waters as part of the treatment area. Permittees must visually check and photograph the discharge at the beginning and at least once every 24 hours of operation to ensure adequate treatment has been obtained and nuisance conditions will not result from the discharge. [Minn. R. 7050.0210]
10.3 If nuisance conditions result from the discharge, Permittees must cease dewatering immediately and corrective actions must occur before dewatering is resumed. Nuisance conditions includes, but is not limited to, a sediment plume in the discharge or the discharge appears cloudy, or opaque, or has a visible contrast, or has a visible oil film, or has aquatic habitat degradation that can be identified by an observer. [Minn. R. 7050.0210]
10.4 If permittees must discharge water containing oil or grease, they must use an oil-water separator or suitable filtration device (e.g., cartridge filters, absorbents pads) prior to discharge. [Minn. R. 7090]
10.5 Permittees must discharge all water from dewatering or basin-draining activities in a manner that does not cause erosion or scour in the immediate vicinity of discharge points or inundation of wetlands in the immediate vicinity of discharge points that causes significant adverse impact to the wetland. [Minn. R. 7090]
10.6 If permittees use filters with backwash water, they must haul the backwash water away for disposal, return the backwash water to the beginning of the treatment process, or incorporate the backwash water into the site in a manner that does not cause erosion. [Minn. R. 7090]
11.1 Inspections and Maintenance. [Minn. R. 7090]
11.2 Permittees must ensure a trained person, as identified in item 21.2.b, will inspect the entire construction site at least once every seven (7) days during active construction and within 24 hours after a rainfall event greater than 1/2 inch in 24 hours. [Minn. R. 7090]
11.3 Permittees must inspect and maintain all permanent stormwater treatment BMPs. [Minn. R. 7090]
11.4 Permittees must inspect all erosion prevention and sediment control BMPs and Pollution Prevention Management Measures to ensure integrity and effectiveness. Permittees must repair, replace or supplement all nonfunctional BMPs with functional BMPs by the end of the next business day after discovery unless another time frame is specified in item 11.5 or 11.6. Permittees may take additional time if field conditions prevent access to the area. [Minn. R. 7090]
11.5 During each inspection, permittees must inspect areas adjacent to the project, surface waters, including drainage ditches and conveyance systems but not curb and gutter systems, for evidence of erosion and sediment deposition. Permittees must remove all deltas and sediment deposited in areas adjacent to the project, surface waters, including drainage ways, catch basins, and other drainage systems and restabilize the areas where sediment removal results in exposed soil. Permittees must complete removal and stabilization within seven (7) calendar days of discovery unless precluded by legal, regulatory, or physical access constraints. Permittees must use all reasonable efforts to obtain access. If precluded, removal and stabilization must take place within seven (7) days of obtaining access. Permittees are responsible for contacting all local, regional, state and federal authorities and receiving any applicable permits, prior to conducting any work in surface waters. [Minn. R. 7090]
11.6 Permittees must inspect construction site vehicle exit locations, streets and curb and gutter systems within and adjacent to the project for sedimentation from erosion or tracked sediment from vehicles. Permittees must remove sediment from all paved surfaces within one (1) calendar day of discovery or, if applicable, within a shorter time to avoid a safety hazard to users of public streets. [Minn. R. 7090]
11.7 Permittees must repair, replace or supplement all perimeter control devices when they become nonfunctional or the sediment reaches 1/2 of the height of the device. [Minn. R. 7090]
11.8 Permittees must drain temporary and permanent sedimentation basins and remove the sediment when the depth of sediment collected in the basin reaches 1/2 the storage volume within 72 hours of discovery. [Minn. R. 7090]
11.9 Permittee's must inspect and photograph dewatering discharges at the beginning and at least once every 24 hours during operation. Dewatering discharges that only last for minutes, as opposed to hours, and do not reach a surface water, do not require photographs or documentation. [Minn. R. 7090]
11.10 Permittees must ensure that at least one individual present on the site (or available to the project site in three (3) calendar days) is trained in the job duties described in item 21.2.b. [Minn. R. 7090]
11.11 Permittees may adjust the inspection schedule described in item 11.2 as follows:
a. inspections of areas with permanent cover can be reduced to once per month, even if construction activity continues on other portions of the site; or
b. where sites have permanent cover on all exposed soil and no construction activity is occurring anywhere on the site, inspections can be reduced to once per month and, after 12 months, may be suspended completely until construction activity resumes. During these extended periods, the MPCA may require inspections to resume if conditions warrant; or
c. where construction activity has been suspended due to frozen ground conditions, inspections may be suspended. Inspections must resume within 24 hours of runoff occurring, or upon resuming construction, whichever comes first.
d. for projects where a pollinator habitat or native prairie type vegetated cover is being established, inspections may be reduced to once per month for the remainder of the growing season after 70% temporary uniform cover. If after 24 months no significant erosion problems are observed, inspections may be suspended completely until the termination requirements in section 13 have been met. [Minn. R. 7090]
11.12 Permittees must perform inspection and maintenance activities within 24 hours of being conducted and these records must be retained with the SWPPP. These records must include:
a. date and time of inspections; and
b. name of persons conducting inspections; and
c. accurate findings of inspections, including the specific location where corrective actions are needed; and
d. corrective actions taken (including dates, times, and party completing maintenance activities); and
e. date of all rainfall events greater than 1/2 inches in 24 hours, and the amount of rainfall for each event. Permittees must obtain rainfall amounts by either a properly maintained rain gauge installed on-site, a weather station that is within one (1) mile of your location, or a weather reporting system that provides site specific rainfall data from radar summaries; and
f. if permittees observe a discharge during the inspection, they must record and should photograph and describe the location of the discharge (i.e., color, odor, settled or suspended solids, oil sheen, and other obvious indicators of pollutants); and
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; and
h. all photographs of dewatering activities and documentation of nuisance conditions resulting from dewatering activities as described in section 10. [Minn. R. 7090]
12.1 Pollution Prevention Management Measures. [Minn. R. 7090]
12.2 Permittees must place construction materials and landscape materials under cover (e.g., plastic sheeting or temporary days) or protect them by similarly effective means designed to minimize contact with stormwater. Permittees are not required to cover or protect products which are either not a source of contamination to stormwater or are designed to be exposed to stormwater. [Minn. R. 7090]
12.3 Permittees must place pesticides, fertilizers and treatment chemicals under cover (e.g., plastic sheeting or temporary roofs) or protect them by similarly effective means designed to minimize contact with stormwater. [Minn. R. 7090]
12.4 Permittees must store hazardous materials and toxic waste, (including oil, diesel fuel, gasoline, hydraulic fluids, paint solvents, petroleum-based products, asphalt-containing materials, wood preservatives, additives, curing compounds, and acids) in sealed containers to prevent spills, leaks or other discharge. Storage and disposal of hazardous waste materials must be in compliance with Minn. R. ch. 7045 including secondary containment as applicable. [Minn. R. 7090]
12.5 Permittees must properly store, collect and dispose solid waste in compliance with Minn. R. ch. 7035. [Minn. R. 7035]
12.6 Permittees must position portable toilets so they are unlikely to be knocked over, tip or be knocked over. Permittees must properly dispose sanitary waste in accordance with Minn. R. ch. 7041. [Minn. R. 7041]
12.7 Permittees must take reasonable steps to prevent the discharge of spilled or leaked chemicals, including fuel, from any area where chemicals or fuel will be loaded or unloaded including the use of drip pans or absorbents unless infeasible. Permittees must maintain adequate supplies at all times to clean up discharged materials and that an appropriate disposal method is available for recovered spilled materials. Permittees must report and clean up spills immediately as required by Minn. Stat. 115.061, using dry clean up measures where possible. [Minn. Stat. 115.061]
12.8 Permittees must limit vehicle exterior washing and equipment to a defined area of the site. Permittees must contain runoff from the washing area in a sediment basin or other similarly effective controls and must dispose wastewater from the washing activity properly. Permittees must properly use and store soaps, detergents, or solvents. [Minn. R. 7090]
12.9 Permittees must provide effective containment for all liquid and solid wastes generated by washout operations (e.g., concrete, stucco, paint, form release oils, curing compounds and other construction materials) related to the construction activity. Permittees must prevent liquid and solid washout wastes from contacting the ground and must design the containment so it does not result in runoff from the washout operations or areas. Permittees must properly dispose liquid and solid wastes in compliance with MPCA rules. Permittees must install a sign indicating the location of the washout facility. [Minn. R. 7035, Minn. R. 7090]
13.1 Permit Termination Conditions. [Minn. R. 7090]
13.2 Permittees must complete all construction activity and must install permanent cover over all areas prior to submitting the NOT. Vegetative cover must consist of a uniform perennial vegetation with a density of 70 percent of its expected final growth Vegetation is not required on impervious surfaces that are the function of a specific area dictates no vegetation, such as impervious surfaces or the base of a sand filter. [Minn. R. 7090]
13.3 Permittees must clean the permanent stormwater treatment system of any accumulated sediment and must ensure the system meets all applicable requirements in Section 15 through 19 and is operating as designed. [Minn. R. 7090]
13.4 Permittees must remove all sediment from conveyance systems prior to submitting the NOT. [Minn. R. 7090]
13.5 Permittees must remove all temporary synthetic erosion prevention and sediment control BMPs prior to submitting the NOT. Permittees may leave BMPs designed to decompose on-site in place. [Minn. R. 7090]
13.6 For residential construction only, permit coverage terminates on individual lots if the lot is sold to the homeowner, structures are finished, and permanent cover has been established. For lots that are sold to the homeowner where permanent cover has not been established, coverage terminates if temporary erosion prevention and downgradient perimeter control is properly installed and the permittee distributes the MPCA's "Homeowner Fact Sheet" to the homeowner. [Minn. R. 7090]
13.7 For construction projects on agricultural land (e.g., pipelines across cropland), permittees must return the disturbed land to its preconstruction agricultural use prior to submitting the NOT. [Minn. R. 7090]
13.8 When submitting the NOT, Permittees must include either ground or aerial photographs showing the requirements of 13.2 have been met. Permittees are not required to take photographs of every part of the site, however the conditions portrayed must be substantially similar to those areas that are not photographed. Photographs must be clear and in focus and must include the date the photo was taken. [Minn. R. 7090]
14.1 Temporary Sediment Basins. [Minn. R. 7090]
14.2 Where ten (10) or more acres of disturbed soil (5 acres for sites discharging to special or impaired waters, see section 24) drain to a common location, permittees must provide a temporary sediment basin to provide treatment of the runoff before it leaves the construction site or enters surface waters. Permittees may convert a temporary sediment basin to a permanent basin after construction is complete. The temporary basin is no longer required when permanent cover has reduced the acreage of disturbed soil to less than ten (10) acres draining to a common location. [Minn. R. 7090]
14.3 The temporary basin must provide live storage for a calculated volume of runoff from a two (2)-year, 24-hour storm from each acre drained to the basin or 1,800 cubic feet of live storage per acre drained, whichever is greater. [Minn. R. 7090]
14.4 Where permittees have not calculated the two (2)-year, 24-hour storm runoff amount, the temporary basin must provide 3,600 cubic feet of live storage per acre of the basins' drainage area. [Minn. R. 7090]
14.5 Permittees must design basin outlets to prevent short-circuiting and the discharge of floating debris. [Minn. R. 7090]
14.6 Permittees must design the outlet structure to withdraw water from the surface to minimize the discharge of pollutants. Permittees may temporarily suspend the use of a surface withdrawal mechanism during frozen conditions. The basin must include a stabilized emergency overflow to prevent failure of pond integrity. [Minn. R. 7090]
14.7 Permittees must provide energy dissipation for the basin outlet within 24 hours after connection to a surface water. [Minn. R. 7090]
14.8 Permittees must locate temporary basins outside of surface waters and any buffer zone required in item 23.11.[Minn. R. 7090]
14.9 Permittees must construct the temporary basins prior to disturbing 10 or more acres of soil draining to a common location. [Minn. R. 7090]
14.10 Where a temporary sediment basin meeting the requirements of item 14.3 through 14.9 is infeasible, permittees must install effective sediment controls such as smaller sediment basins and/or sediment traps, silt fences, vegetative buffer strips or any appropriate combination of measures as dictated by individual site conditions. In determining whether installing a sediment basin is infeasible, permittees must consider public safety and may consider factors such as site soils, slope, and available area on-site. Permittees must document this determination of infeasibility in the SWPPP.[Minn. R. 7090]
15.1 Permanent Stormwater Treatment System. [Minn. R. 7090]
15.2 Permittees must design and implement the project so all stormwater discharged from the project during and after construction activities does not cause a violation of state water quality standards, including nuisance conditions, erosion in receiving channels or on downslope properties, or a significant adverse impact to wetlands caused by inundation or decrease of flow. [Minn. R. 7090]
15.3 Permittees must design and construct a permanent stormwater treatment system to treat the water quality volume if the project's ultimate development replaces vegetation and/or other pervious surfaces creating a net increase of one (1) or more acres of cumulative impervious surface. [Minn. R. 7090]
15.4 Permittees must calculate the water quality volume as one (1) inch times the net increase of impervious surfaces created by the project. [Minn. R. 7090]
15.5 Permittees must first consider volume reduction practices on-site (e.g., infiltration or other) when designing the permanent stormwater treatment system. If this permit prohibits infiltration as described in item 16.14 through item 16.21, permittees may consider a wet sedimentation basin, filtration basin or regional pond. This permit does not consider wet sedimentation basins and filtration systems to be volume reduction practices. [Minn. R. 7090]
15.6 For projects where the full volume reduction requirement cannot be met on-site, (e.g., the site has infiltration prohibitions), permittees must document the reasons in the SWPPP. [Minn. R. 7090]
15.7 Permittees must discharge the water quality volume to a permanent stormwater treatment system prior to discharge to a surface water. For purposes of this item, surface waters do not include man-made drainage systems that convey stormwater to a permanent stormwater treatment system. [Minn. R. 7090]
15.8 Where the proximity to bedrock precludes the installation of any of the permanent stormwater treatment practices required by Sections 15 through 19, permittees must install other treatment such as grassed swales, smaller ponds, or grit chambers, prior to the discharge of stormwater to surface waters. [Minn. R. 7090]
15.9 For linear projects where permittees cannot treat the entire water quality volume within the existing right-of-way, permittees must make a reasonable attempt to obtain additional right-of-way, easement or other permission for stormwater treatment

NOTES

1. SUBCATCHMENT 30S: REAR ROOF DRAINAGE FROM LOTS 11–23, BLOCK 9 WILL BE COLLECTED BY STORM SEWER. LOTS 5–7, BLOCK 7 AND LOTS 1–2, BLOCK 8 REAR ROOFS, FOR AN ESTIMATED TOTAL OF 9,550 SF (0.22 AC) IMPERVIOUS, ARE PROPOSED TO RUNOFF DIRECTLY TO ADJACENT LAND.

LEGEND

1P POND AREA

1R REACH

1S 1.234 AC 0.123 AC IMP — TOTAL DRAINAGE AREA / IMPERVIOUS AREA — DRAINAGE AREA

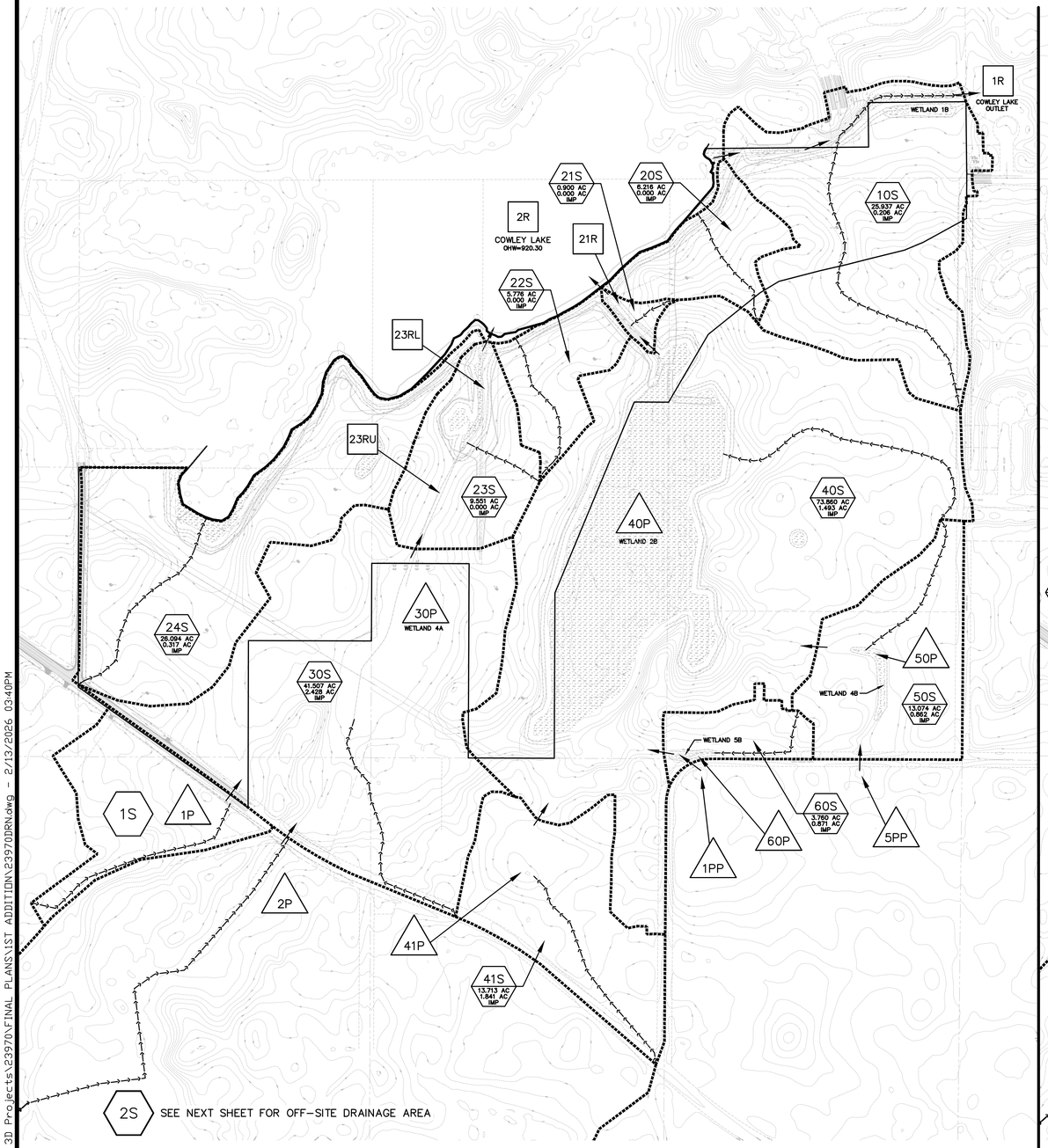
FLOW DIRECTION

ToC PATH

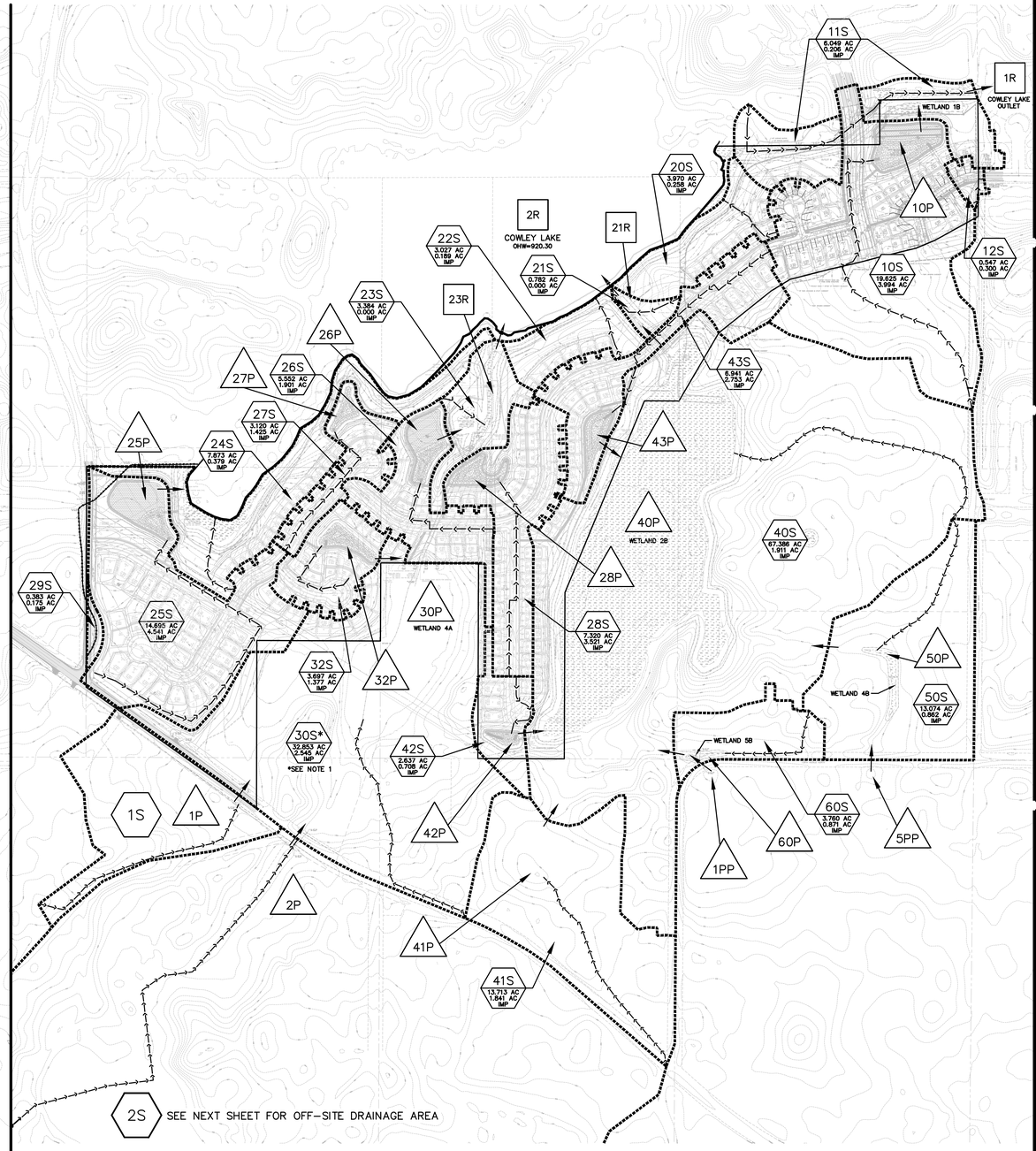
DRAINAGE BOUNDARY

N

SCALE IN FEET
0 300 600 900
1 inch = 300 feet



EXISTING DRAINAGE MAP



PROPOSED DRAINAGE MAP

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 W. Cty. Rd. 42, Suite 100, Burnsville, MN 55306
PHONE: (952)890-6044 FAX: (952)890-6244

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
RICK L. OSBERG, P.E.
Date: 08/07/25 Reg.No. 22709

COWLEY LAKE PRESERVE
ROGERS, MINNESOTA
DRAINAGE MAPS
FOR
RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376

DRAWN BY
JSO

DATE
08/07/2025

REVISIONS
09/23/2025 CITY COMMENTS
10/06/2025 CITY & CLIENT COMMENTS
12/10/2025 EARTHWORK ADJUSTMENT
02/13/2026 CITY COMMENTS

CAD FILE
23970DRN

PROJECT NO.
23970

6.6

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NOTES

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LEGEND

1P — POND AREA

1R — REACH

1S — DRAINAGE AREA (TOTAL DRAINAGE AREA: 1.234 AC; IMPERVIOUS AREA: 0.123 AC IMP)

FLOW DIRECTION

ToC PATH

DRAINAGE BOUNDARY

N

SCALE IN FEET
0 300 600 900
1 inch = 300 feet

OFF–SITE DRAINAGE MAP

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COWLEY LAKE PRESERVE
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DRAINAGE MAPS
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CAD FILE
23970DRN

PROJECT NO.
23970

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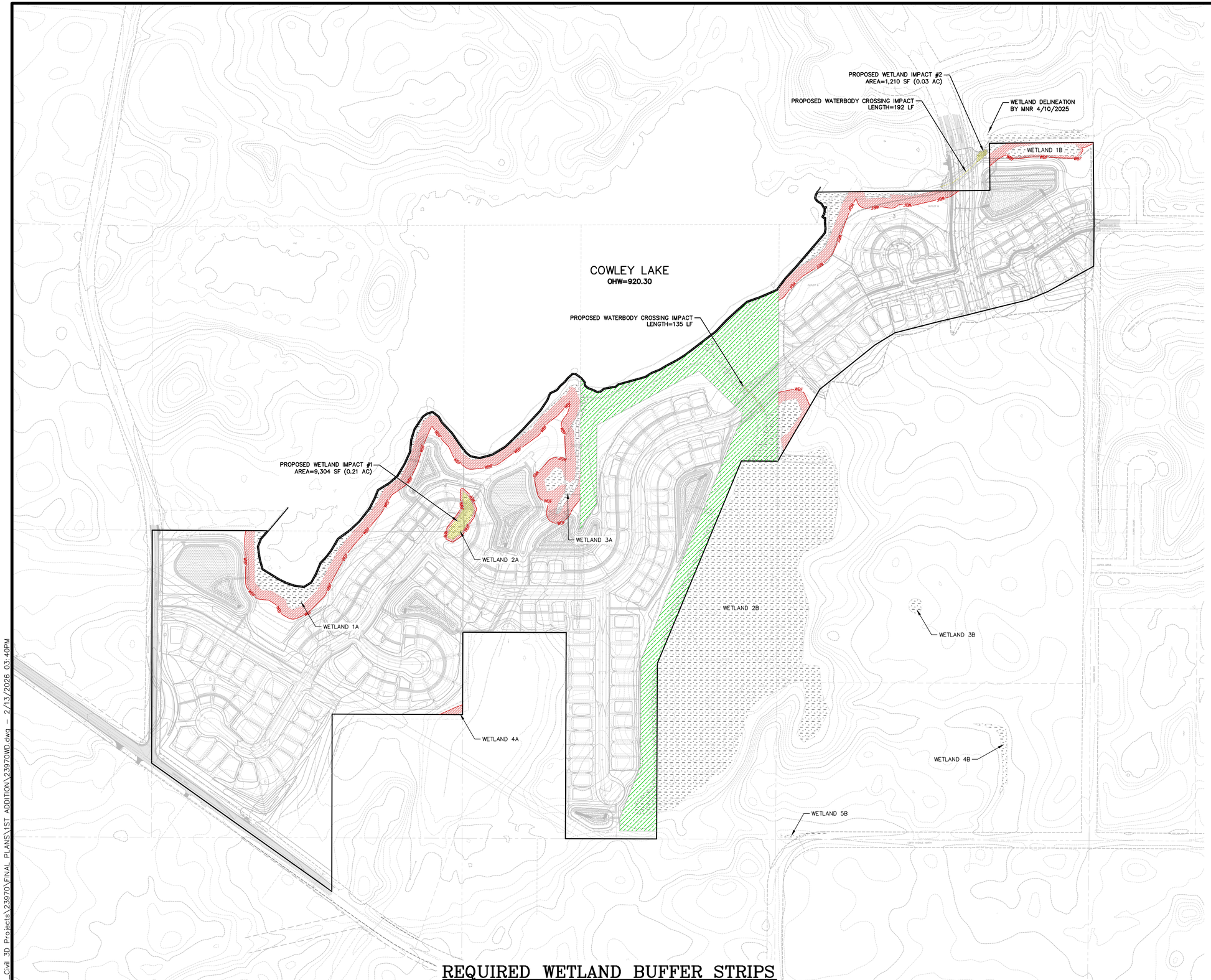

REQUIRED WETLAND BUFFER STRIPS

LEGEND

- EXISTING WETLAND
- EXISTING CONSERVATION EASEMENT
- PROPOSED WETLAND FILL
- REQUIRED WETLAND BUFFER
- PROPOSED WETLAND BUFFER

WETLAND SUMMARY

TOTAL PROPOSED WETLAND IMPACT AREA	10,514 SF (0.24 AC)
TOTAL PROPOSED WATERBODY CROSSING IMPACT	327 LF
REQUIRED BUFFER AREA	194,755 SF (4.47 AC)
PROPOSED BUFFER AREA	243,563 SF (5.59 AC)
GROSS EXISTING CONSERVATION EASEMENT AREA	377,913 SF (8.68 AC)
-EXISTING ROAD EASEMENT	13,665 SF (0.32 AC)
NET EXISTING CONSERVATION EASEMENT	364,248 SF (8.36 AC)
PROPOSED CONSERVATION EASEMENT	372,448 SF (8.55 AC)

NOTES

1. REQUIRED WETLAND BUFFER STRIPS PER CITY OF ROGERS IS 40 FEET AVERAGE WIDTH, 25 FEET MINIMUM FOR HIGH QUALITY WETLAND AND 10 FEET MINIMUM FOR ALL OTHER WETLANDS.
2. WETLANDS 1A, 3A AND 2B ARE CONSIDERED HIGH QUALITY.
3. WETLANDS 1A THRU 4A DELINEATED BY MIDWEST NATURAL RESOURCES, INC., REPORT DATED 6/27/2022.
4. WETLANDS 1B THRU 5B DELINEATED BY ANDERSON ENGINEERING OF MINNESOTA, REPORT DATED 11/10/2021.
5. BUFFER STRIPS WITHIN THE EXISTING CONSERVATION EASEMENT AREA EXCLUDED FROM THE CALCULATIONS.
6. REQUIRED BUFFER AREA EXCLUDES WETLAND 2A.

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Know what's below. Call before you dig.

N

SCALE IN FEET
0 200 400 600
1 inch = 200 feet

COWLEY LAKE PRESERVE
ROGERS, MINNESOTA
WETLAND IMPACTS AND BUFFERS
FOR
RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376

DRAWN BY
JSO

DATE
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REVISIONS
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12/10/2025 EARTHWORK ADJUSTMENT
02/13/2026 CITY COMMENTS

CAD FILE
23970WD

PROJECT NO.
23970

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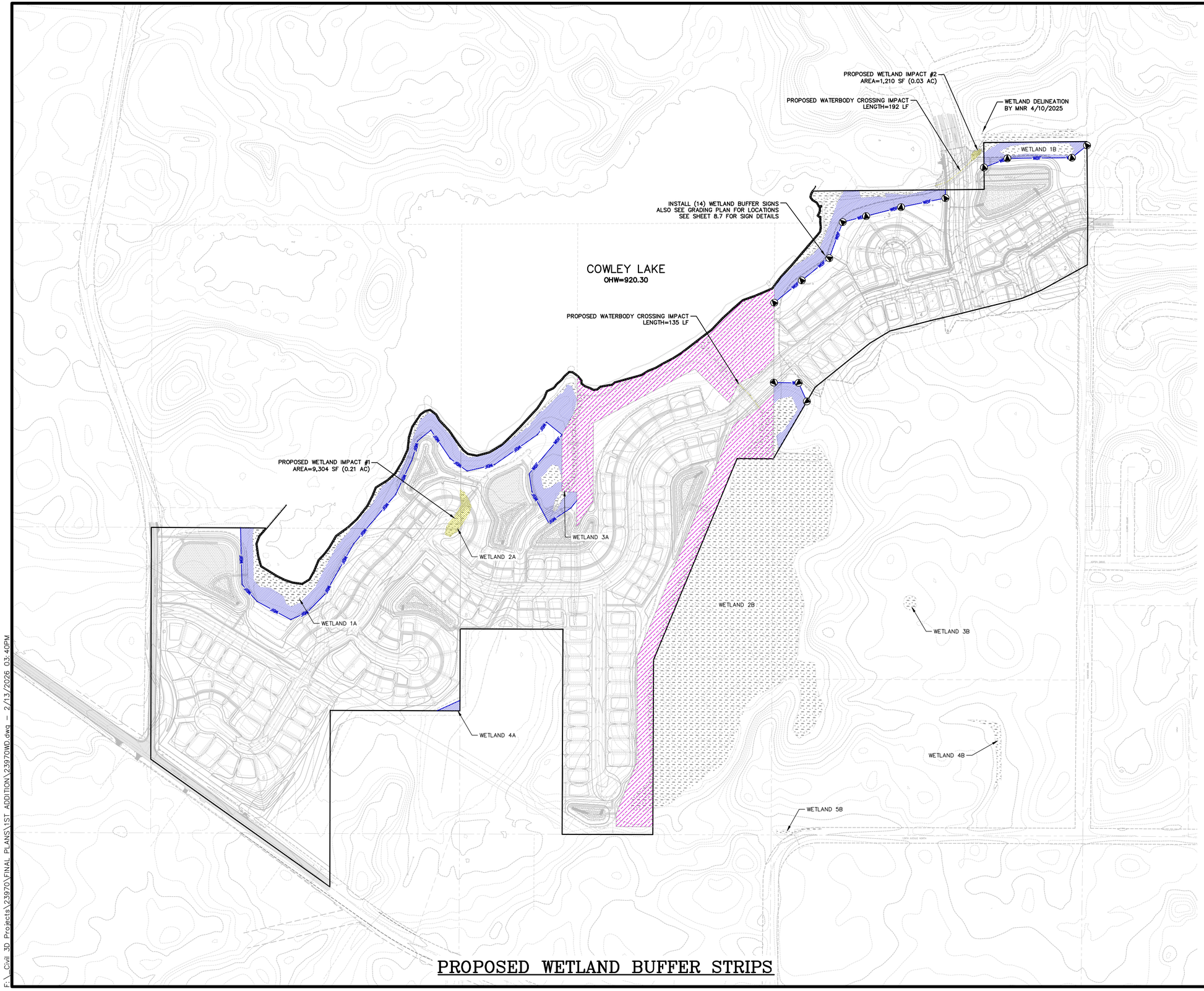

LEGEND

- EXISTING WETLAND
- PROPOSED CONSERVATION EASEMENT
- PROPOSED WETLAND FILL
- REQUIRED WETLAND BUFFER
- PROPOSED WETLAND BUFFER
- PROPOSED WETLAND BUFFER SIGN

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1. REQUIRED WETLAND BUFFER STRIPS PER CITY OF ROGERS IS 40 FEET AVERAGE WIDTH, 25 FEET MINIMUM FOR HIGH QUALITY WETLAND AND 10 FEET MINIMUM FOR ALL OTHER WETLANDS.
2. WETLANDS 1A, 3A AND 2B ARE CONSIDERED HIGH QUALITY.
3. WETLANDS 1A THRU 4A DELINEATED BY MIDWEST NATURAL RESOURCES, INC., REPORT DATED 6/27/2022.
4. WETLANDS 1B THRU 5B DELINEATED BY ANDERSON ENGINEERING OF MINNESOTA, REPORT DATED 11/10/2021.
5. BUFFER STRIPS WITHIN THE EXISTING CONSERVATION EASEMENT AREA EXCLUDED FROM THE CALCULATIONS.
6. REQUIRED BUFFER AREA EXCLUDES WETLAND 2A.

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 W. Cty. Rd. 42, Suite 100, Burnsville, MN 55306
PHONE: (952)890-6044 FAX: (952)890-6244

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
RICK L. OSBERG, P.E.
Date: 08/07/25 Reg.No. 22709

COWLEY LAKE PRESERVE
ROGERS, MINNESOTA

WETLAND IMPACTS AND BUFFERS
FOR
RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376

DRAWN BY	JSO
DATE	08/07/2025
REVISIONS	
09/23/2025 CITY COMMENTS	
10/06/2025 CITY & CLIENT COMMENTS	
12/10/2025 EARTHWORK ADJUSTMENT	
02/13/2026 CITY COMMENTS	
CAD FILE	23970WD
PROJECT NO.	23970
	7.1

Know what's below. Call before you dig.

N

SCALE IN FEET
0 200 400 600
1 inch = 200 feet

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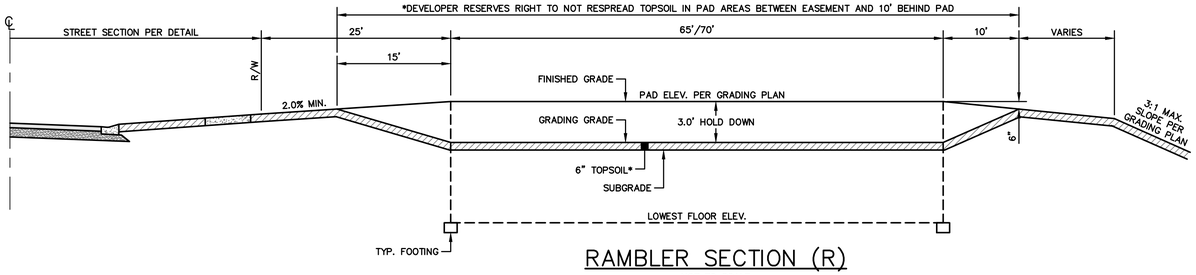
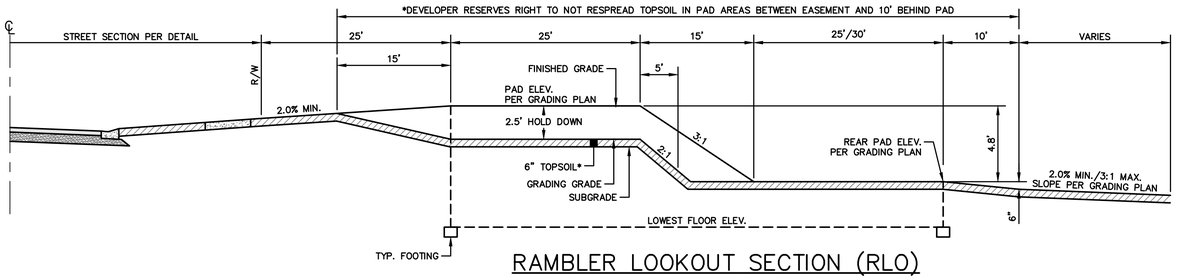
65' DEPTH STANDARD/70' DEPTH VILLA LOT HOLD DOWNS



RAMBLER SECTION (R)

NOT TO SCALE



RAMBLER LOOKOUT SECTION (RLO)

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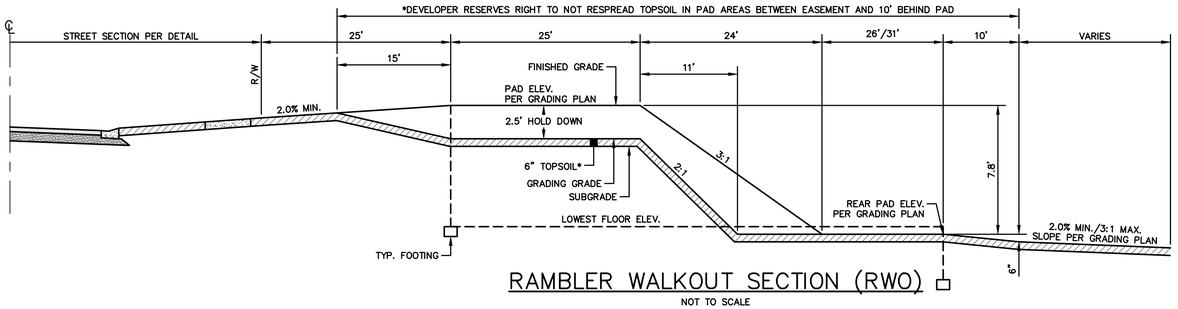
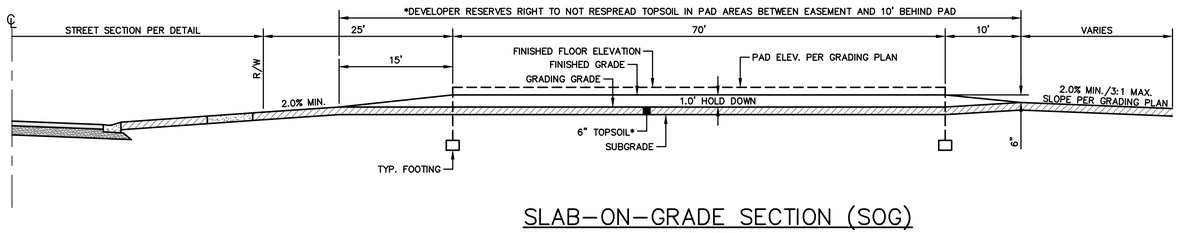


RAMBLER WALKOUT SECTION (RWO)

NOT TO SCALE



SLAB-ON-GRADE SECTION (SOG)

NOT TO SCALE

RECOMMENDED HOUSE TYPES

SOG	SLAB ON GRADE LOT – ELEVATION IS THE SAME AT THE FRONT AND REAR OF THE HOUSE. LOT CAN ACCOMODATE A SLAB ON GRADE HOME. LOWEST FLOOR ELEVATION/OPENING IS 0.5' ABOVE FINISHED GROUND ELEVATION SHOWN.
R	STANDARD LOT – FINISHED GROUND ELEVATION IS THE SAME AT THE FRONT AND REAR OF HOUSE. LOT CAN ACCOMMODATE RAMBLER, SPLIT ENTRY OR TWO STORY HOME. BASEMENT FLOOR ELEVATION IS 7.3' LOWER THAN FINISHED GROUND ELEVATION SHOWN AT FRONT OF HOUSE.
RLO	LOOKOUT LOT – FINISHED GROUND ELEVATION FOR LOOKOUT IS 4.8' LOWER THAN FINISHED GROUND ELEVATION SHOWN AT FRONT OF HOUSE. WINDOW OPENINGS ARE 0.5' ABOVE FINISHED GROUND ELEVATION SHOWN AT LOOKOUT.
RWO	WALKOUT LOT – FINISHED GROUND ELEVATION FOR WALKOUT IS 7.8' LOWER THAN FINISHED GROUND ELEVATION SHOWN AT FRONT OF HOUSE. BASEMENT FLOOR ELEVATION/OPENING IS 0.5' ABOVE FINISHED GROUND ELEVATION SHOWN AT WALKOUT.

NOTE: FOR ALL RECOMMENDED HOUSE TYPES, GARAGE FLOOR ELEVATION IS 0.3' ABOVE FINISHED GROUND ELEVATION SHOWN AT FRONT OF HOUSE. TOP OF BLOCK ELEVATION IS 0.7' ABOVE FINISHED GROUND ELEVATION SHOWN AT FRONT OF HOUSE.

STANDARD GRADING NOTES:

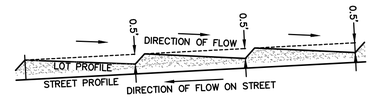
1. SPECIFICATIONS WHICH APPLY ARE THE MOST RECENT EDITIONS OF THE MUNICIPALITY IN WHICH THE WORK IS LOCATED AND THE MINNESOTA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAY CONSTRUCTION UNLESS MODIFIED HEREIN ON THESE CONTRACT DOCUMENTS.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO UTILIZE THE "GOPHER STATE ONE CALL" EXCAVATION NOTICE SYSTEM AS REQUIRED UNDER MINNESOTA STATUTE CHAPTER 216D. CALL 811 OR SUBMIT A TICKET AT gopherstateonecall.org AT LEAST 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION.
3. GRADING CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
4. ALL CONSTRUCTION AS CALLED FOR ON THESE CONTRACT DOCUMENTS SHALL BE PERFORMED IN ACCORDANCE WITH ALL OSHA REQUIREMENTS.
5. ALL LOT AND EASEMENT DIMENSIONS ARE SUBJECT TO FINAL PLAT.
6. IT IS THE RESPONSIBILITY OF THE GRADING CONTRACTOR TO DISPOSE OFF-SITE ALL TREES, STUMPS, BRUSH, OR OTHER DEBRIS THAT EXISTS WITHIN THE CONSTRUCTION AREAS. TREES TO REMAIN SHALL BE DESIGNATED BY THE ENGINEER.
7. THE GRADING CONTRACTOR SHALL SCHEDULE THE SOILS ENGINEER SO THAT CERTIFICATION OF ALL CONTROLLED FILLS CAN BE FURNISHED TO THE OWNER DURING AND UPON COMPLETION OF THE PROJECT.

MINIMUM DENSITY REQUIREMENTS NOTES 8-10 (REFER TO GEOTECHNICAL REPORT FOR DENSITY RECOMMENDATIONS)

8. DENSITY TESTS SHALL BE TAKEN TO EVALUATE THE COMPACTION WITHIN THE STREETS, TRAVEL WAYS OR PARKING LOTS, WITHIN THE UPPER 3 FEET OF STREET, TRAVEL WAYS OR PARKING LOT SUBGRADE, THE CONTRACTOR SHALL INSURE THAT ALL SOILS BE NOT MORE THAN ONE PERCENTAGE POINT OVER THE SOIL'S STANDARD PROCTOR OPTIMUM MOISTURE CONTENT, AND THAT COMPACTION TO A MINIMUM OF 100% OF STANDARD PROCTOR DENSITY BE PROVIDED. IN AREAS BELOW THE UPPER THREE FEET OF SUBGRADE OF THE STREETS, TRAVEL WAYS OR PARKING LOTS, THE CONTRACTOR SHALL INSURE THAT ALL SOILS BE NOT MORE THAN THREE PERCENTAGE POINTS OVER THE SOIL'S STANDARD PROCTOR OPTIMUM MOISTURE CONTENT, AND THAT COMPACTION TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY BE PROVIDED. THE GRADING TOLERANCE FOR THESE AREAS SHALL BE WITHIN 0.1'±.
9. LOT GRADING AND/OR THE PREPARATION OF BUILDING PADS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. THE GRADING TOLERANCE SHALL BE 0.30'±. ALL EARTHWORK OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE HUD-FHA DATA SHEET 79G "LAND DEVELOPMENT WITH CONTROLLED EARTHWORK", PROVIDING FOR A MINIMUM OF 95% STANDARD DENSITY, OR AS OTHERWISE SPECIFIED BY THE GEOTECHNICAL ENGINEER.
10. IN AREAS WHERE RETAINING WALLS ARE PROPOSED ON CONTROLLED FILL AREAS, A MINIMUM 95% STANDARD DENSITY NEEDS TO BE ATTAINED WHERE FILL THICKNESS EXCEEDS 10' BELOW WALL FOUNDATION ELEVATIONS, A HIGHER MINIMUM OF 98% SHALL BE ATTAINED
11. BUILDING PADS SHOWN ON EACH LOT ARE TYPICAL ONLY. THE DEPTH OF THE PAD FROM FRONT TO BACK SHALL BE GRADED THROUGHOUT THE FULL WIDTH OF THE LOT OR AS NECESSARY TO ALLOW FOR CONSTRUCTION OF A BUILDING AT THE MINIMUM SIDE YARD SETBACKS. (REFER TO THE PLANS FOR SPECIFIC SETBACK DISTANCES.) IF UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED WITHIN A PROPOSED BUILDING PAD THAT CANNOT BE CORRECTED OR REMOVED, IT IS THE RESPSONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER OF THE CONDITIONS AND TO LOCATE THE LIMITS OF THE UNSUITABLE AREAS.
12. THE SITE GRADING TOLERANCE FOR THE SITE SHOULD BE ±0.1' FOR STREETS AND ±0.30' FOR LANDSCAPED/OPEN AREAS.
13. TOPSOIL SHALL BE RE-SPREAD AT A MINIMUM DEPTH OF 6" ON ALL DISTURBED AREAS TO BE VEGETATED.

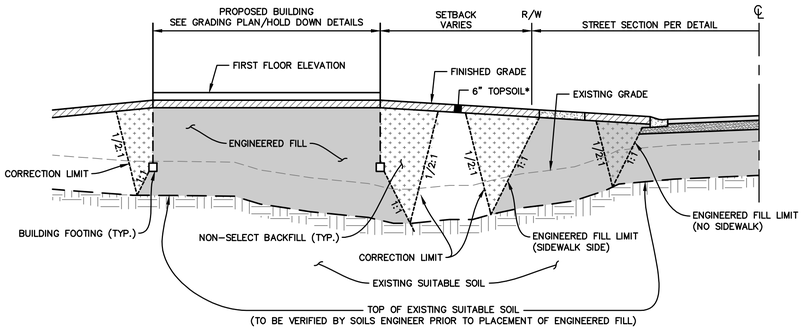
SPECIFIC GRADING NOTES:

1. THE EXISTING TOPOGRAPHY AND CONTOUR ELEVATIONS ON THE PLANS WERE PROVIDED BY MNTOPO LIDAR, AND SUPPLEMENTED WITH FIELD ELEVATIONS AND OBTAINED BY JAMES R. HILL FROM 6/7/2022 TO 12/17/2024. THE DEGREE OF ACCURACY OF THE EXISTING CONTOURS SHOWN ON THE PLAN IS EQUAL TO ± ONE HALF THE CONTOUR INTERVAL.



LOT BENCHING DETAIL

NOT TO SCALE



SUBGRADE CORRECTION DETAIL

NOT TO SCALE

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CAD FILE
23970D

PROJECT NO.
23970

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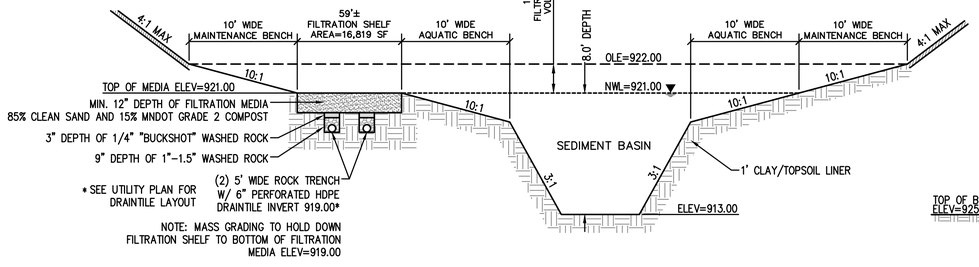

POND 10P W/ FILTRATION SHELF CROSS SECTION

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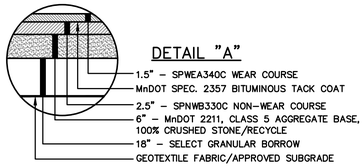
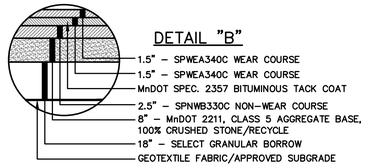
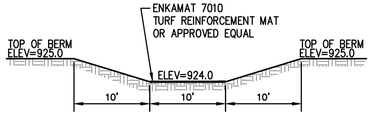




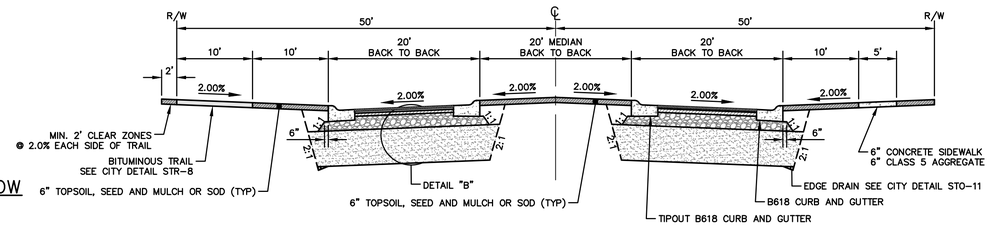


POND 10P STABILIZED EMERGENCY OVERFLOW

100' R-O-W EDGEWATER PARKWAY STREET SECTION

NOT TO SCALE

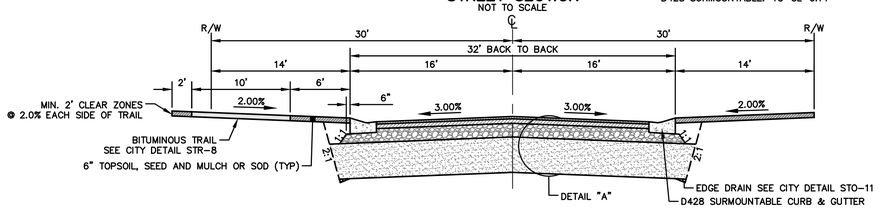
TYPICAL EQUATION
OUTER B618 CURB: TC=CL-0.64'
MEDIAN TIPOUT B618 CURB: TC=CL-0.20'



60' R-O-W DALE DRIVE STREET SECTION

NOT TO SCALE

TYPICAL EQUATION
D428 SURMOUNTABLE: TC=CL-0.14'



66' R-O-W 133RD AVE N STA 1+54.70 TO 1+85.67 STREET SECTION

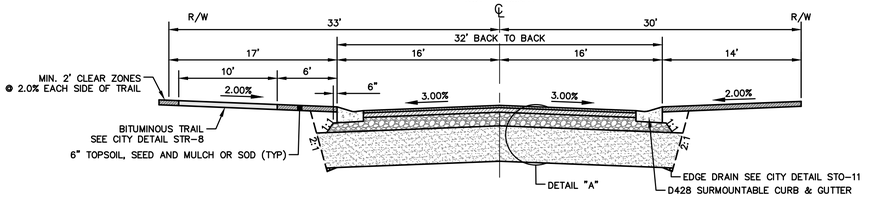
NOT TO SCALE

TYPICAL EQUATION
D428 SURMOUNTABLE: TC=CL-0.14'

66' R-O-W 133RD AVE N STA 1+85.67 TO 4+55.82 STREET SECTION

NOT TO SCALE

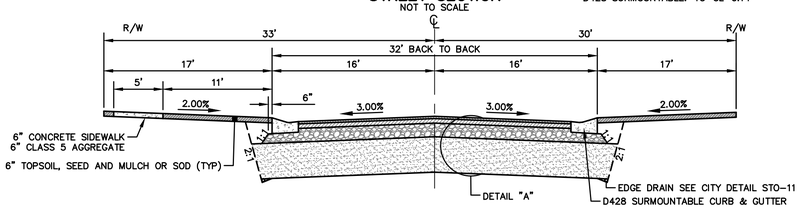
TYPICAL EQUATION
D428 SURMOUNTABLE: TC=CL-0.14'

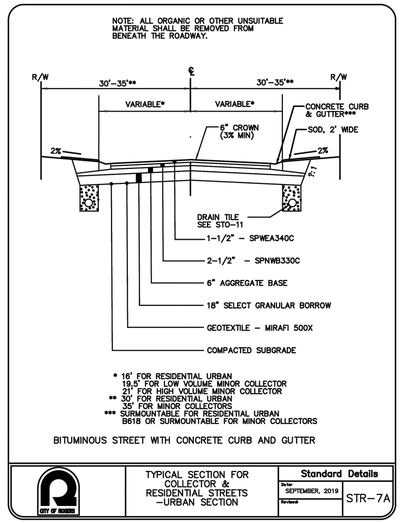


66' R-O-W 133RD AVE N STA 6+06.65 TO 6+61.57 STREET SECTION

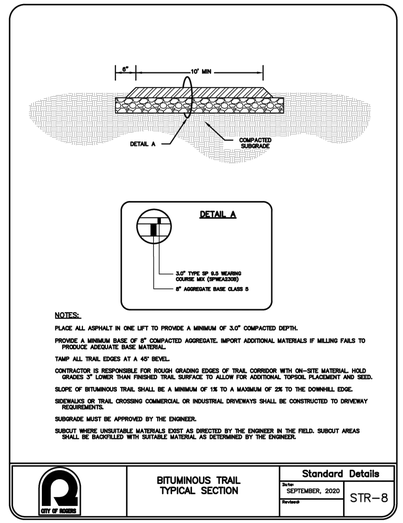
NOT TO SCALE

TYPICAL EQUATION
D428 SURMOUNTABLE: TC=CL-0.14'

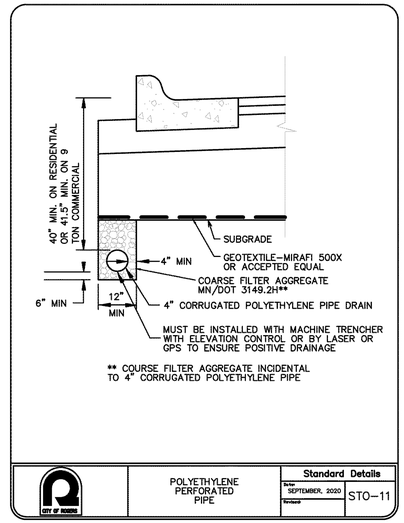




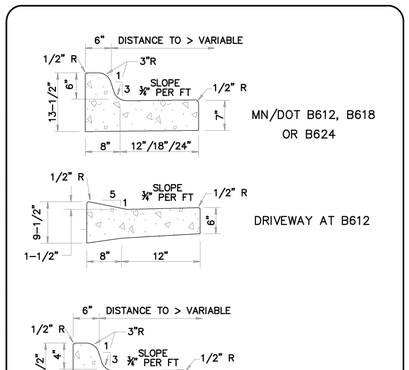
	TYPICAL SECTION FOR COLLECTOR & RESIDENTIAL STREETS –URBAN SECTION	Standard Details Date: SEPTEMBER, 2019 Revised	STR-7A



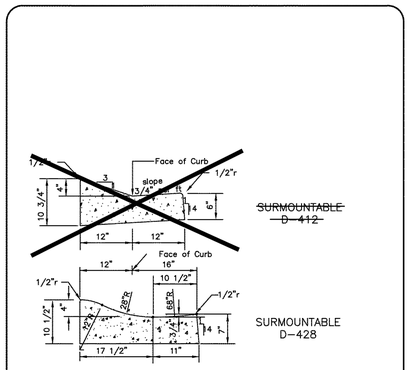
	BITUMINOUS TRAIL TYPICAL SECTION	Standard Details Date: SEPTEMBER, 2020 Revised	STR-8



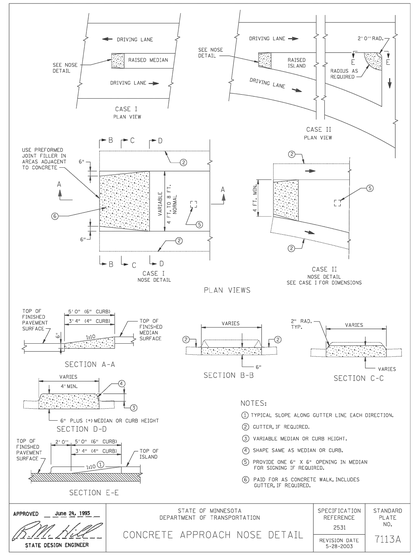
	POLYETHYLENE PERFORATED PIPE	Standard Details Date: SEPTEMBER, 2020 Revised	STO-11



	CURB SECTIONS	Standard Details Date: SEPTEMBER, 2020 Revised	CON-1



	CURB RADIUS	Standard Details Date: SEPTEMBER, 2020 Revised	CON-1A



APPROVED June 24, 1993 R.M. Hill STATE DESIGN ENGINEER	STATE OF MINNESOTA DEPARTMENT OF TRANSPORTATION CONCRETE APPROACH NOSE DETAIL	SPECIFICATION REFERENCE 2531 REVISION DATE 5-28-2003	STANDARD PLATE NO. 7113A

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PROJECT NO. 23970
8.1

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GENERAL UTILITY CONSTRUCTION NOTES:

1. SPECIFICATIONS: THE WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF ROGERS GENERAL SPECIFICATIONS AND STANDARD DETAIL PLATES FOR STREET AND UTILITY CONSTRUCTION.

2. EXISTING FACILITIES: IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION OF ALL EXISTING UTILITIES BEFORE STARTING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO SANITARY AND STORM SEWER, WATERMAIN, NATURAL GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES.

   THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICT BETWEEN THE EXISTING UTILITIES AND THE PROPOSED CONSTRUCTION. THE ENGINEER IN COOPERATION WITH THE UTILITY COMPANIES, SHALL DETERMINE THE NECESSITY FOR ANY RELOCATION OF THESE FACILITIES.

   THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND FACILITIES SO THAT THEY WILL CONTINUE TO FUNCTION IN THEIR PROPER MANNER BOTH DURING CONSTRUCTION AND IN THE FUTURE. ANY SUPPORTING STRUCTURE THAT MAY BE REQUIRED BECAUSE OF THE CONTRACTOR'S OPERATION SHALL BE PROVIDED BY THE CONTRACTOR.

   THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ENGINEER ANY CONDITIONS SUCH AS SAND IN MANHOLES OR VALVE BOXES EXISTING PRIOR TO THE CONTRACTOR'S EXCAVATION. ONCE EXCAVATION HAS COMMENCED, IT WILL BE ASSUMED THAT ALL DAMAGE TO UNDERGROUND UTILITIES HAS BEEN CAUSED BY THE CONTRACTOR'S OPERATIONS AND IT WILL BE HIS RESPONSIBILITY TO MAKE THE NECESSARY REPAIRS.

3. CONTRACTOR RESPONSIBILITIES:
   THE CONTRACTOR SHALL MAKE HIS OWN ARRANGEMENTS FOR RECEIVING WATER FROM PUBLIC OR PRIVATE SOURCES AND SECURE NECESSARY PERMITS AND PAY REGULAR CHARGES. ALL CITY WATER SHALL BE METERED. DISPOSAL OF ANY WASTEWATER OR ANY TEST WATER INTO THE CITY SANITARY SEWER SYSTEM IS SUBJECT TO CITY CHARGE. CONTRACTORS ARE NOT TO OPERATE GATE VALVES OR HYDRANTS ON CITY WATER SUPPLY.

   THE CITY ENGINEER AND THE ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO COMMENCING WORK. CONTRACTORS SHALL BE SUBJECT TO SHUT DOWN IF PROPER NOTIFICATION IS NOT GIVEN TO THE ENGINEER.

   CITY STREETS THAT ARE UTILIZED FOR INGRESS TO OR EGRESS FROM THE CONSTRUCTION SITE SHALL BE KEPT FREE OF DIRT AND OTHER DEBRIS RESULTING FROM SAID CONSTRUCTION. COST FOR THIS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

   THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ADEQUATE STORM DRAINAGE PROTECTION OF THE SITE IN ORDER TO PREVENT EROSION AND SILTING OF ON-SITE AND OFF-SITE AREAS. THIS SHALL BE ACCOMPLISHED BY PLACEMENT OF HAY BALES OR FILTER FABRIC FENCE AROUND THE DRAINAGE INLETS AND OUTLETS AND BY CONSTRUCTION OF DITCHES, BERMS, DEBRIS BASINS, FILTER FABRIC FENCING AND BY ANY OTHER ON-SITE PROTECTION AS DETERMINED BY THE ENGINEER. UNLESS SPECIFICALLY CALLED OUT AS A BID ITEM ON THE BID FORM, ANY TEMPORARY DITCHING, CULVERTS, HAY BALES, AND FILTER FABRIC FENCE NECESSARY TO ACCOMPLISH THIS SHALL BE AT THE CONTRACTOR'S EXPENSE.

   IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT AND LEAVE UNDISTURBED THOSE MARKERS OR MONUMENTS SET FOR THE SUBDIVISION OF LAND.

   IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO UTILIZE THE "GOPHER STATE ONE CALL" EXCAVATION NOTICE SYSTEM AS REQUIRED UNDER MINNESOTA STATUTE CHAPTER 216D. CALL 811 OR SUBMIT A TICKET AT gopherstateonecall.org AT LEAST 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION.

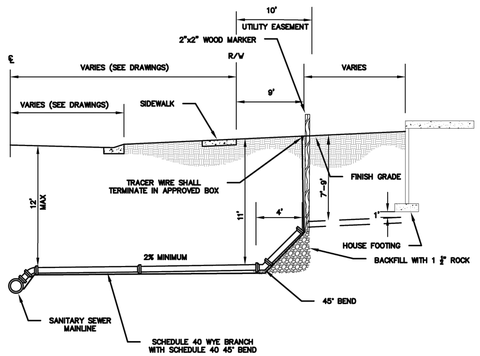
2. COMPACTION: DENSITY TESTS SHALL BE TAKEN ON ALL TRENCHES WITHIN THE STREET CROSS SECTION AND THE PAD AREAS TO EVALUATE THE COMPACTION ACHIEVED DURING UTILITY CONSTRUCTION. WITHIN THE UPPER 3 FEET OF STREET SUBGRADE THE CONTRACTOR SHALL INSURE THAT ALL SOILS BE NOT MORE THAN ONE PERCENTAGE POINT OVER THE SOIL'S STANDARD PROCTOR OPTIMUM MOISTURE CONTENT, AND THAT COMPACTION TO A MINIMUM OF 100% OF STANDARD PROCTOR DENSITY (AASHTO T-99) BE PROVIDED. WITHIN UTILITY TRENCHES IN OPEN SPACE AREAS (PAD AREAS) AND AREAS BELOW THE UPPER 3 FEET OF STREET SUBGRADE, THE CONTRACTOR SHALL INSURE THAT ALL SOILS BE NOT MORE THAN THREE PERCENTAGE POINTS OVER THE SOIL'S STANDARD PROCTOR OPTIMUM MOISTURE CONTENT, AND THAT COMPACTION TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY BE PROVIDED. THE SURFACE OF ALL UTILITY TRENCHES SHALL BE FINISHED GRADED TO THE ELEVATIONS AS STAKED BY THE ENGINEER TO WITHIN A TOLERANCE OF ±0.3' IN OPEN SPACE AREAS AND ± 0.1' WITHIN STREET RIGHT OF WAYS. THE DENSITY WILL BE TESTED BY AN APPROVED TESTING LABORATORY. AN APPROVED TESTING METHOD WHICH UTILIZES A NUCLEAR DENSITY METER MAY BE USED FOR THE DENSITY TESTS. THE LOCATION OF THE TESTS WILL BE AT THE DIRECTION OF THE ENGINEER.

   THE OWNER SHALL BEAR ALL COSTS OF THE TESTING. FAILURE TO MEET THE COMPACTION REQUIREMENTS OUTLINED IN THIS SECTION SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. ALL COSTS FOR ANY RE-TESTING ASSOCIATED WITH ANY CORRECTIVE WORK SHALL BE AT THE EXPENSE OF THE CONTRACTOR.

3. ALL PVC WATERMAIN TO BE INSTALLED WITH 8.5' MINIMUM COVER. ALL DIP WATERMAIN TO BE INSTALLED WITH 7.5' MINIMUM COVER.

4. ALL 8" WATERMAIN TO BE CONSTRUCTED OF CLASS C900 PVC W/ TRACER WIRE.

5. SANITARY SEWER PIPE TYPE & CLASS AS FOLLOWS:
   a. 0' – 18' DEEP = PVC SDR 35
   b. 18' – 28' DEEP = PVC SDR 26
   c. 28' – 32' DEEP = PVC SDR 18, AWWA C900
   d. 32' + DEEP = POLYBOND LINED DIP, ASTM A746



NOTES:

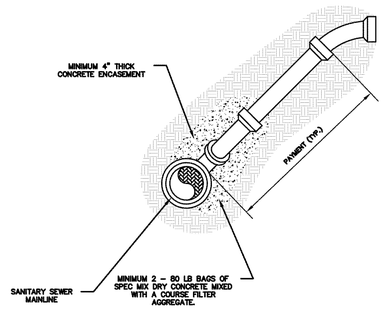
SEWER SERVICE, PVC SCHEDULE 40 4" OR 6" AS SPECIFIED

2% MINIMUM SLOPE OR 12% MAXIMUM SLOPE, ¼" PER FOOT

ALL PIPE SHALL BE BEDDED IN GRANULAR BORROW 3149 B.1 OR COURSE FILTER AGGREGATE 3149H

END OF SERVICE SHALL BE 7' TO 8' DEEP AT END OF SERVICE. THE END SHALL BE A FACTORY JOINT WITH PLUG, USING A FACTORY MANUFACTURED ADAPTOR WHERE NECESSARY AND SHALL BE WITHIN 2'VERTICALLY OF THE WATER SERVICE.

CITY OF ROGERS	SANITARY SEWER SERVICE	Standard Details	SAN–1
		Date: SEPTEMBER, 2020	
		Revised: APRIL, 2022	



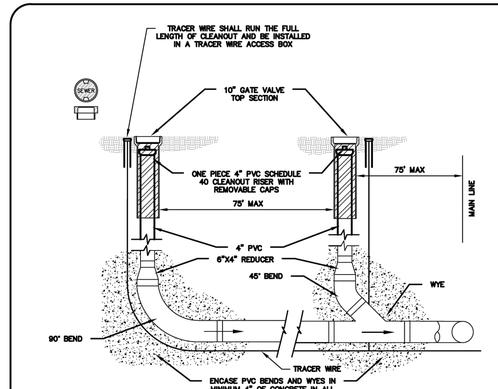
NOTES:

SERVICE CONNECTION TO BE AT 2:00 OR 10:00 WITH APPROVED FACTORY INSTALLED SCHEDULE 40 WYE.

4" OR 6" SANITARY SEWER SERVICE RISER SUPPORT ON TRENCH SLOPE 1:1 MAX

SCHEDULE 40 PVC SERVICES

CITY OF ROGERS	SANITARY SEWER SERVICE RISER	Standard Details	SAN–2
		Date: SEPTEMBER, 2020	
		Revised:	



END OF LINE CLEANOUT

IN LINE CLEANOUT

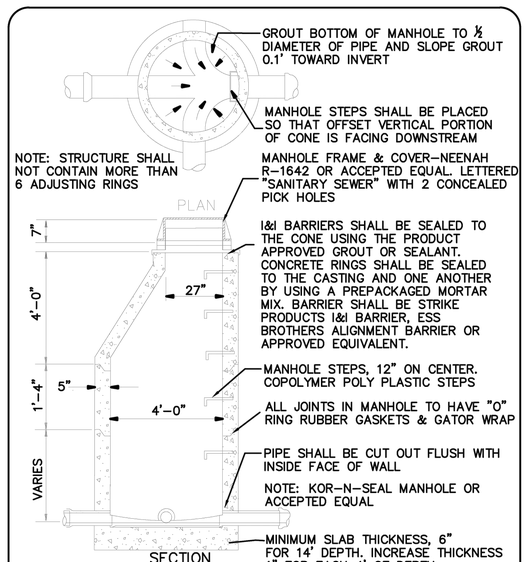
NOTES:

10" GATE VALVE BOX TOP SECTION WITH DROP LID (SEWER) SHALL BE INSTALLED WITH ALL CLEANOUTS. 1" BELOW FINISHED GRADE.

4" PVC SCHEDULE 40 CLEANOUT RISER WITH REMOVABLE CAP 4"–6" BELOW FINISH GRADE.

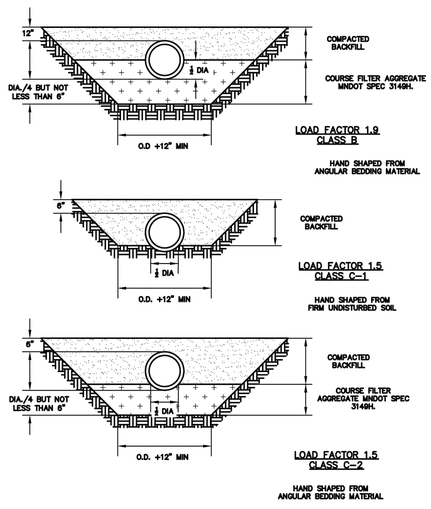
ENCLOSE LONG SWEEP BEND OR COMBINATION WYE IN 4" CONCRETE AS SHOWN

CITY OF ROGERS	SANITARY SEWER CLEANOUT	Standard Details	SAN–3
		Date: SEPTEMBER, 2020	
		Revised:	



NOTE: ALL CONNECTIONS TO EXISTING MANHOLE WILL BE CORE CUT WITH GASKET PER SAN–7, NO JACK–HAMMER ALLOWED

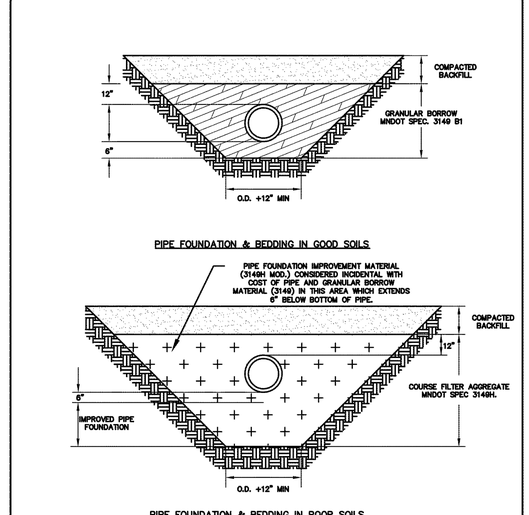
CITY OF ROGERS	STANDARD SANITARY MANHOLE	Standard Details	SAN–4
		Date: SEPTEMBER, 2020	
		Revised:	



NOTES:

"DIA" DENOTES OUTSIDE DIAMETER OF PIPE

CITY OF ROGERS	PIPE BEDDING METHODS FOR RCP OR DIP HDPE AND HDPP	Standard Details	SAN–11
		Date: SEPTEMBER, 2020	
		Revised:	



CITY OF ROGERS	PIPE BEDDING METHODS FOR PVC	Standard Details	SAN–12
		Date: SEPTEMBER, 2020	
		Revised:	

James R. Hill, Inc.
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PHONE: (952)890-6044 FAX: (952)890-6244

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
RICK L. OSBERG, P.E.
Date: 08/07/25 Reg.No. 22709

COWLEY LAKE PRESERVE
ROGERS, MINNESOTA
CONSTRUCTION DETAILS
FOR
RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376

DRAWN BY
JSO

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CAD FILE
23970D

PROJECT NO.
23970

8.2

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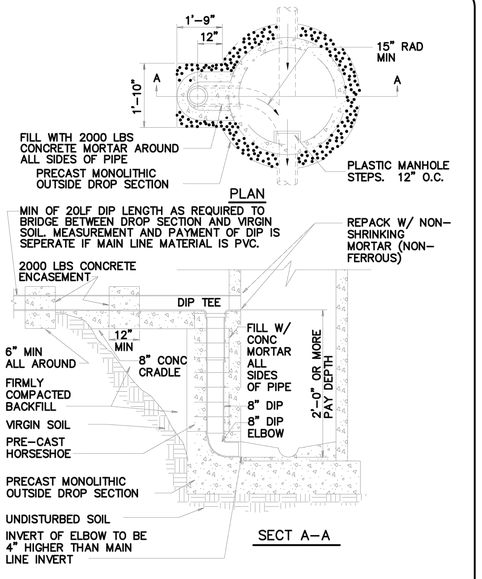
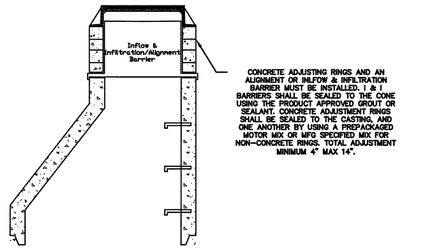
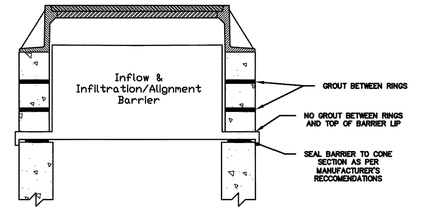


CITY OF ROGERS	SANITARY MANHOLE OUTSIDE DROP SECTION	Standard Details	
		Date: SEPTEMBER, 2020	SAN-13
		Revised:	

Notes

Barrier shall be Strike Products I&I Barrier, Ess Brothers Alignment Barrier or approved equivalent.





CITY OF ROGERS	PIPE TO NEW MANHOLE CONNECTION	Standard Details	
		Date: SEPTEMBER, 2020	SAN-14
		Revised:	

VALVE REQUIRED EVERY 600' ON LATERALS
VALVE REQUIRED EVERY 1000' ON TRUNKS
VALVE REQUIRED ON EVERY SERVICE

BITUMASTIC ANTI-CORROSIVE COATING REQUIRED ON ALL BARE METALS (AEROSOL SPRAY IS NOT ACCEPTABLE)

ALL MECHANICAL JOINT BOLTS SHALL BE COR-BLUE

7.5' MINIMUM COVER REQUIRED OVER TOP OF WATER MAIN

"MEGALUG" JOINT RESTRAINTS OR ACCEPTED EQUAL REQUIRED FROM VALVE TO TEE

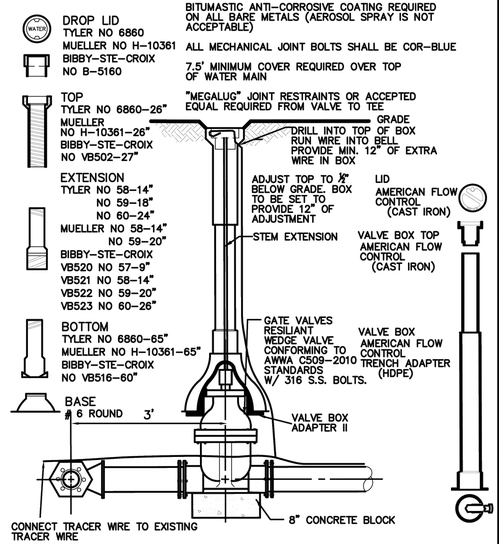
DROP LID
TYLER NO 6860
MUELLER NO H-10361
BIBBY-STE-CROIX NO B-5160

TOP
TYLER NO 6860-26"
MUELLER NO H-10361-26"
BIBBY-STE-CROIX NO VB502-27"

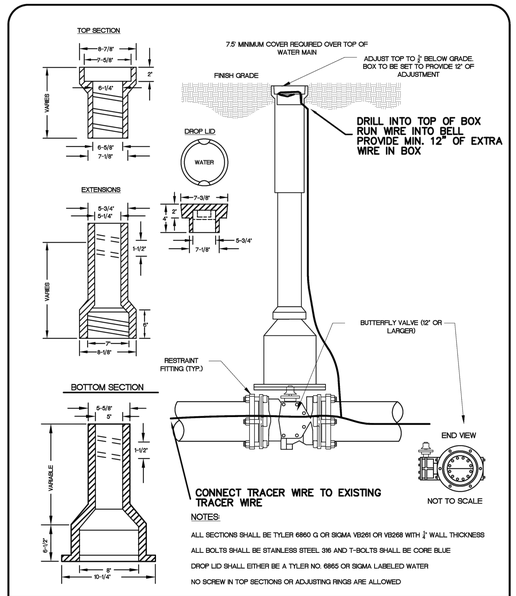
EXTENSION
TYLER NO 58-14" NO 59-18" NO 60-24"
MUELLER NO 58-14" NO 59-20"
BIBBY-STE-CROIX VB520 NO 57-9" VB521 NO 58-14" VB522 NO 59-20" VB523 NO 60-26"

BOTTOM
TYLER NO 6860-65"
MUELLER NO H-10361-65"
BIBBY-STE-CROIX NO VB516-60"

BASE
6 ROUND 3'



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



NOTES:

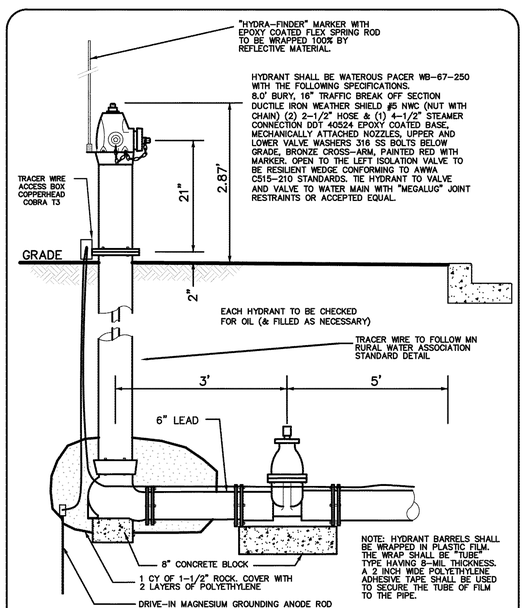
ALL SECTIONS SHALL BE TYLER 6860 Q OR SIGMA VB261 OR VB268 WITH ¼" WALL THICKNESS

ALL BOLTS SHALL BE STAINLESS STEEL 316 AND T-BOLTS SHALL BE CORE BLUE

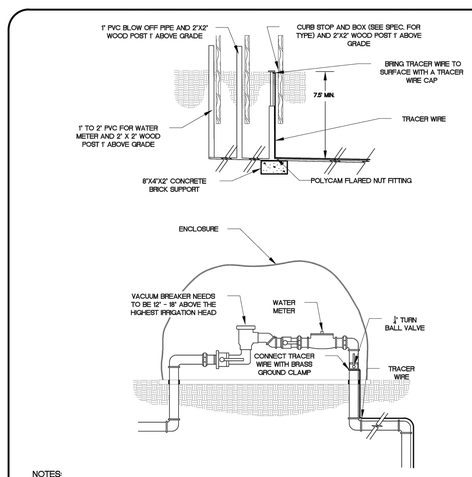
DROP LID SHALL EITHER BE A TYLER NO. 6865 OR SIGMA LABELED WATER

NO SCREW IN TOP SECTIONS OR ADJUSTING RINGS ARE ALLOWED

CITY OF ROGERS	BUTTERFLY VALVE AND BOX INSTALLATION	Standard Details	
		Date: SEPTEMBER, 2020	WAT-02
		Revised:	



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



NOTES:

ENCLOSURE SHALL BE APPROVED BY THE HOA AND THE CITY PRIOR TO INSTALLATION

CURB BOX SHALL HAVE A STATIONARY ROD

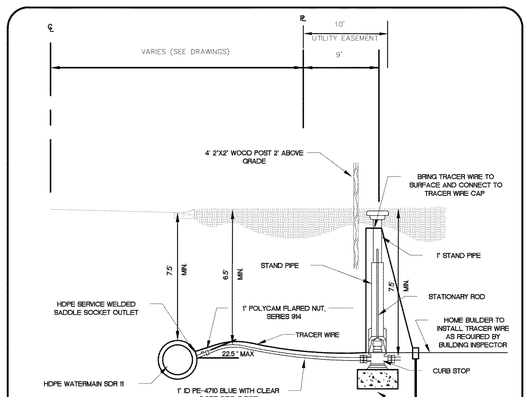
CURB BOX SHALL EXTEND FROM 84" TO 96"

SERVICE SHALL BE BEDDED IN GRANULAR BORROW

CURB BOXES INSTALLED IN AREAS WHERE THE BOULEVARD IS TO BE CUT AT A LATER DATE, TOP OF CURB BOX SHALL BE SAME ELEVATION AS TOP OF CURB

CURB STOP SHALL BE INSTALLED AT LEAST 9' FROM PROPERTY LINE (IN GREEN SPACE)

CITY OF ROGERS	IRRIGATION SERVICE W/ BLOW OFF AND METER	Standard Details	
		Date: SEPTEMBER, 2020	WAT-04
		Revised:	



NOTES:

ANY CURB STOP LOCATED IN BLACKTOP OR CONCRETE DRIVEWAY OR SIDEWALK SHALL BE MOVED IF POSSIBLE OR COVERED WITH A 10" G.V. BOX TOP SECTION.

SERVICE PIPE SHALL BE 1" TYPE "K" COPPER OR "ENDOPURE" HDPE (BY ENDOT) WITH MAC-PAK FITTINGS (BY AY MCDONALD). CORPORATION STOP SHALL BE AS CLOSE TO THE CURB STOP AS POSSIBLE.

SNAKE BITE TRACER WIRE CONNECTORS OR APPROVED EQUAL SHALL BE USED TO SPLICE TRACER WIRE. CORPORATION SHALL BE A FORD 3/4"-FB600, AY MCDONALD 470-B, MUELLER B-25000 OR OWNER APPROVED ALTERNATE.

CURB STOP AND BOX SHALL BE 1" FORD B22-444-M WITH FORD EM2-75-57, AY MCDONALD 6104-1 WITH AY MCDONALD 561A, MUELLER B-25154 WITH MUELLER H-10300 OR OWNER APPROVED EQUIVALENT.

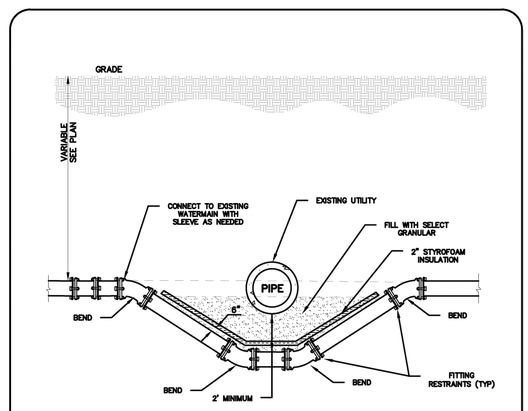
STIFFENERS REQUIRED ON ALL FLEXIBLE PLASTIC CONNECTIONS.

WATER SERVICE MUST BE CONTINUOUS WITH NO JOINTS.

SANITARY AND WATER SERVICE LINES SHALL BE INSTALLED IN THE SAME TRENCH WITH 3 FEET OF SEPARATION. WATER SERVICE ON UPSTREAM SIDE OF SANITARY SERVICE.

CURB BOXES INSTALLED IN AREAS WHERE THE BOULEVARD IS TO BE CUT AT A LATER DATE, TOP OF CURB BOX SHALL BE SAME ELEVATION AS TOP OF CURB.

CITY OF ROGERS	1" WATER SERVICE WITH HDPE WATERMAIN	Standard Details	
		Date: JUNE, 2021	WAT-06
		Revised: APRIL, 2022	



NOTES:

PREFERRED METHOD OF OFFSET WATERMAIN IS OVER DEPTH EXCAVATION.

PLACE 6" COMPACTED SAND BELOW INSULATION

SEE STANDARD PLATE WAT-9 & WAT-10 TO DETERMINE THE REQUIRED RESTRAINT REQUIREMENTS ALL NUTS AND BOLTS TO BE 316 STAINLESS STEEL

MAINTAIN A 2.0' MINIMUM CLEAR ZONE SEPARATION BETWEEN CONFLICTING UTILITIES

ON NEW WATERMAIN DIVE WATERMAIN UNDER CONFLICTING PIPE

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

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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
RICK L. OSBERG, P.E.
Date: 08/07/25 Reg.No. 22709

COWLEY LAKE PRESERVE
ROGERS, MINNESOTA
CONSTRUCTION DETAILS
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JSO

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CAD FILE
23970D

PROJECT NO.
23970

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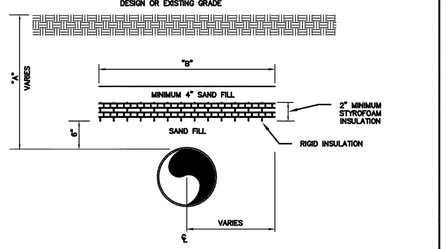


NOTES:

PIPE SHALL BE CENTERED UNDER INSULATION UNLESS OTHERWISE SPECIFIED

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

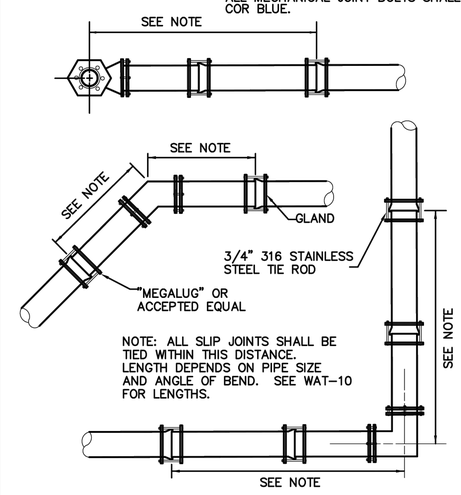
2" OF INSULATION = 2' OF COVER

CITY OF ROGERS	INSULATION DETAIL	Standard Details Date: SEPTEMBER, 2020 Revised:	WAT–08

BITUMASTIC ANTI–CORROSIVE COATING REQUIRED ON ALL BARE METALS (AEROSOL SPRAY IS NOT ACCEPTABLE)

ALL GLANDS USED FOR JOINT RESTRAINT SHALL BE EPOXY COATED.

ALL MECHANICAL JOINT BOLTS SHALL BE COR BLUE.



CITY OF ROGERS	WATERMAIN TYING DETAIL	Standard Details Date: SEPTEMBER, 2020 Revised:	WAT–09

TRACER WIRE

TRACER WIRE SHALL BE COPPERHEAD #12 AWG CCS COMPLYING WITH ASTM–D–1248, 30 VOLT RATING (GREEN) FOR SEWER SERVICES AND FORCEMAIN AND (BLUE) FOR WATER MAIN
- #1230HS HIGH STRENGTH FOR OPEN CUT
- #1245EHS 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 6 – 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.

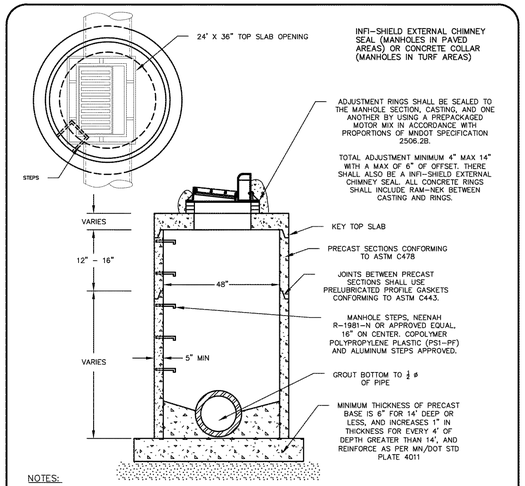
PIPE DIAMETER	DEAD END TEE BRANCH OR 90°BEND	45°BEND	22–1/2°BEND
4" (SERVICE)	22 LF	5 LF	2 LF
6"	23 LF	7 LF	3 LF
8"	30 LF	10 LF	5 LF
10"	39 LF	12 LF	5 LF
12"	50 LF	16 LF	5 LF

ALL TEES 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.

CITY OF ROGERS	WATER MAIN DETAILS AND TIE SCHEDULE TABLE	Standard Details Date: SEPTEMBER, 2020 Revised:	WAT–10



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

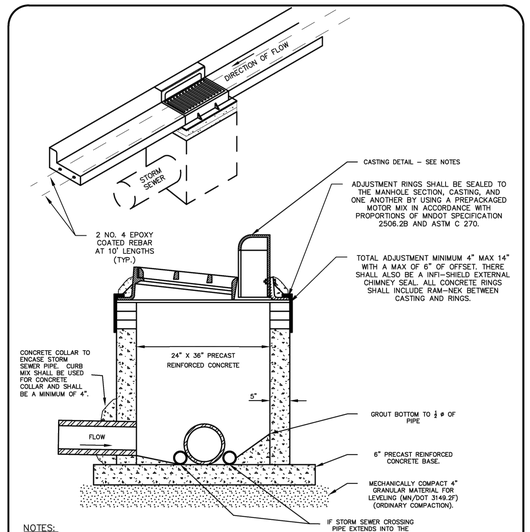
FRAME AND GRATE FOR OFF ROAD LOCATION (DITCH GRATE, STOOL TYPE) R–4342

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.

CITY OF ROGERS	STORM SEWER MANHOLE	Standard Details Date: SEPTEMBER, 2020 Revised:	STO–1



NOTES:

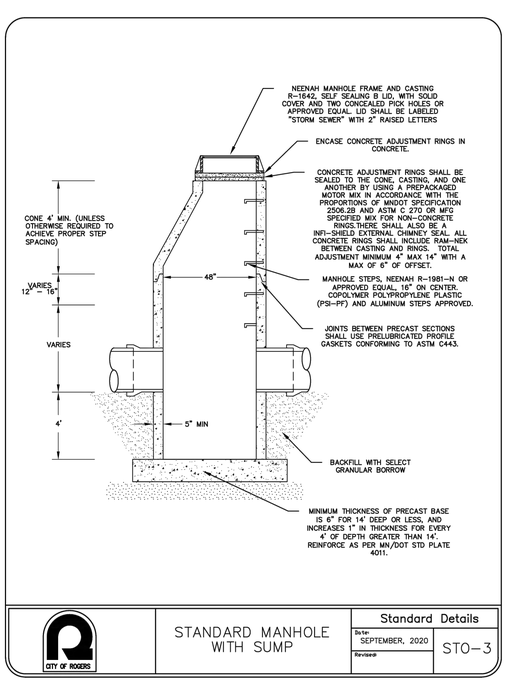
FRAME AND GRATE FOR BULKHEAD STYLE CURB SHALL BE A NEENAH R–3067–V OR NEENAH R–3067–VB

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

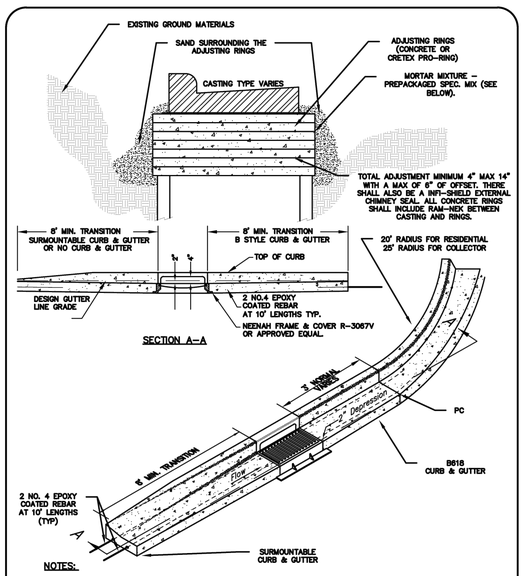
FRAME AND GRATE FOR OFF ROAD LOCATION (DITCH GRATE, STOOL TYPE) R–4342

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

CITY OF ROGERS	STORM SEWER JUNCTION MANHOLE	Standard Details Date: JUNE, 2021 Revised:	STO–2



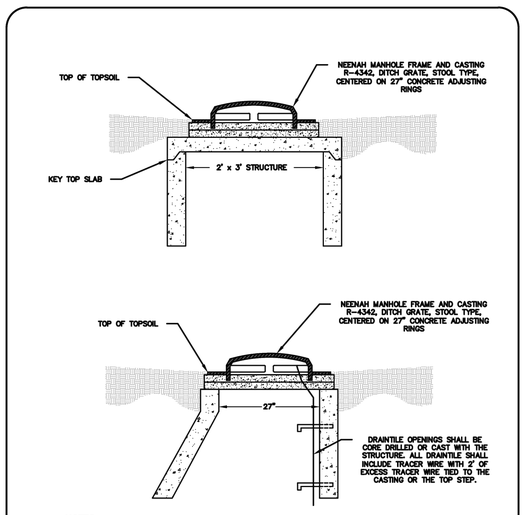
CITY OF ROGERS	STANDARD MANHOLE WITH SUMP	Standard Details Date: SEPTEMBER, 2020 Revised:	STO–3



NOTES:

THE CONCRETE ADJUSTING RINGS SHALL BE SEALED TO THE CONE AND ONE ANOTHER BY USING A PREPACKAGED MORTAR MIX IN ACCORDANCE WITH PROPORTIONS OF MNDOT SPECIFICATION 2506.2B AND ASTM C 270. THIS WILL ALSO BE USED FOR ALL "MUD WORK" INSIDE OF CONCRETE STRUCTURES

CITY OF ROGERS	CB ADJUSTMENT AND CB PLACEMENT IN CONCRETE CURB AND GUTTER	Standard Details Date: SEPTEMBER, 2020 Revised:	STO–5



NOTES:

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

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

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

CITY OF ROGERS	CATCH BASIN FOR R–4342 CASTING	Standard Details Date: SEPTEMBER, 2020 Revised:	STO–6

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 W. Cty. Rd. 42, Suite 100, Burnsville, MN 55306
PHONE: (952)890–6044 FAX: (952)890–6244

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
RICK L. OSBERG, P.E.
Date: 08/07/25 Reg.No. 22709

COWLEY LAKE PRESERVE
ROGERS, MINNESOTA
CONSTRUCTION DETAILS
FOR
RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376

DRAWN BY
JSO

DATE
08/07/2025

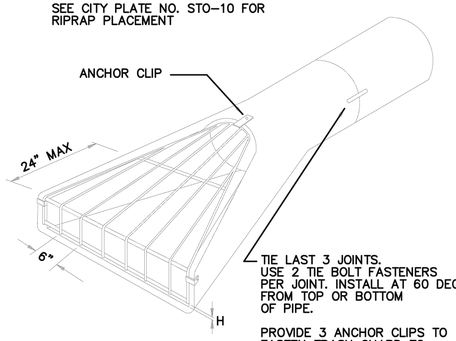
REVISIONS
09/23/2025 CITY COMMENTS
10/06/2025 CITY & CLIENT COMMENTS
12/10/2025 EARTHWORK ADJUSTMENT
02/13/2026 CITY COMMENTS

CAD FILE
23970D

PROJECT NO.
23970

8.4

F:_Civil 3D Projects\23970\FINAL PLANS\1ST ADDITION\23970D.dwg – 2/13/2026 03:41PM

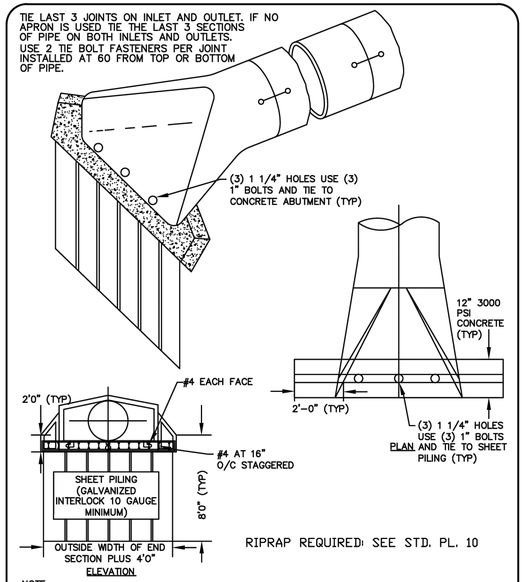


TRASH GUARD SIZING

PIPE SIZE	BARS	"H"	BOLTS
12"–18"	¾" DIA	4"	⅝"
21"–42"	1" DIA	6"	¾"
48"–72"	1–1/4" DIA	12"	1"

FLARED END SECTION AND TRASH GUARD

Standard Details — Date: SEPTEMBER, 2020 — Revised: — STO-7

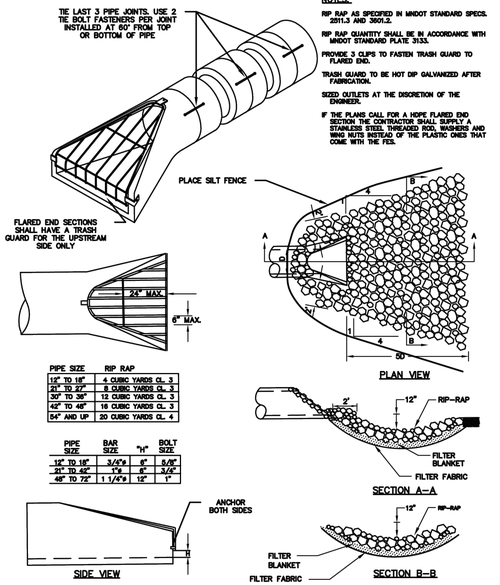


RIPRAP REQUIRED: SEE STD. PL. 10

NOTE:
THIS DRAWING IS TYPICAL FOR ALL FLARED END SECTIONS 30 INCHES IN DIAMETER OR LARGER.

OUTLET SHEET PILING

Standard Details — Date: SEPTEMBER, 2020 — Revised: — STO-9



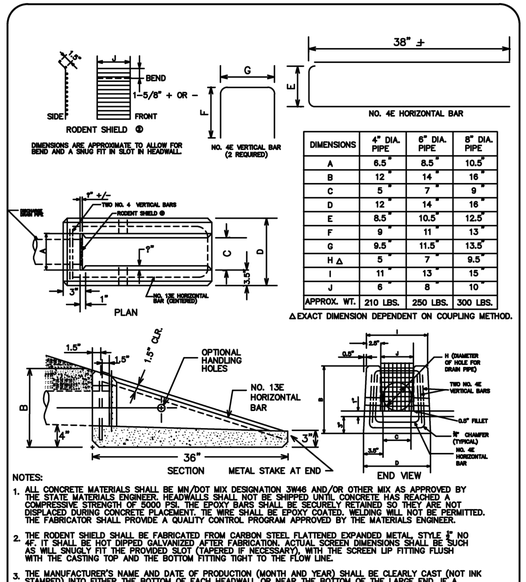
NOTES:
RIP RAP AS SPECIFIED IN MNDOT STANDARD SPECS. 2511.3 AND 3601.2.
RIP RAP QUANTITY SHALL BE IN ACCORDANCE WITH MNDOT STANDARD PLATE 3133.
PROVIDE 3 CLIPS TO FASTEN TRASH GUARD TO FLARED END.
TRASH GUARD TO BE HOT DIP GALVANIZED AFTER FABRICATION.
SIZED OUTLETS AT THE DISCRETION OF THE ENGINEER.
IF THE PLANS CALL FOR A HDPE FLARED END SECTION THE CONTRACTOR SHALL SUPPLY A STAINLESS STEEL THREADED ROD, WASHERS AND WING NUTS INSTEAD OF THE PLASTIC ONES THAT COME WITH THE FES.

PIPE SIZE	RIP RAP
12" TO 18"	4 CUBIC YARDS CL. 3
21" TO 27"	8 CUBIC YARDS CL. 3
30" TO 36"	12 CUBIC YARDS CL. 3
42" TO 48"	16 CUBIC YARDS CL. 3
54" AND UP	20 CUBIC YARDS CL. 4

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

RIPRAP AT OUTLETS

Standard Details — Date: SEPTEMBER, 2020 — Revised: — STO-10



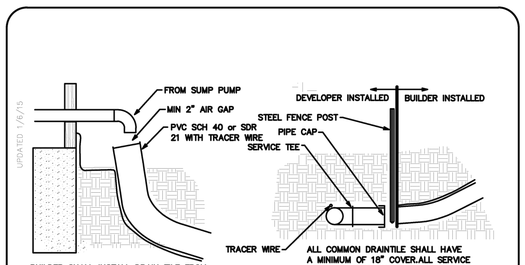
DIMENSIONS	4" DIA. PIPE	6" DIA. PIPE	8" DIA. PIPE
A	6.5"	8.5"	10.5"
B	12"	14"	16"
C	5"	7"	9"
D	12"	14"	16"
E	8.5"	10.5"	12.5"
F	9"	11"	13"
G	9.5"	11.5"	13.5"
H Δ	5"	7"	9.5"
I	11"	13"	15"
J	6"	8"	10"
APPROX. WT.	210 LBS.	250 LBS.	300 LBS.

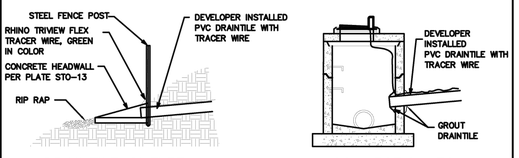
Δ EXACT DIMENSION DEPENDENT ON COUPLING METHOD.

NOTES:
1. ALL CONCRETE MATERIALS SHALL BE MN/DOT MIX DESIGNATION 3W46 AND/OR OTHER MIX AS APPROVED BY THE STATE MATERIALS ENGINEER. HEADWALLS SHALL NOT BE SHIPPED UNTIL CONCRETE HAS REACHED A COMPRESSIVE STRENGTH OF 5000 PSI. THE EPOXY BARS SHALL BE SECURELY RETAINED SO THEY ARE NOT 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 3" NO 4". IT SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION. ACTUAL SCREEN DIMENSIONS SHALL BE SUCH AS WILL SNUG FIT THE PROVIDED SLOT (TAPERED IF NECESSARY), WITH THE SCREEN UP 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 — Date: SEPTEMBER, 2020 — Revised: — STO-13





SUMP PUMP DISCHARGE REQUIREMENTS

Standard Details — Date: SEPTEMBER, 2020 — Revised: — STO-14

CITY OF ROGERS MINIMUM DRAIN TILE REQUIREMENTS

(REQUIREMENTS FOR ALL NEW HOMES AS OF JANUARY, 2016)

- PIPE SIZE – 4" PVC
- TYPE OF PIPE – SCH 40 OR ASTM 1785, OR SDR 21
- DEPTH OF PIPE – 12" TO TOP OF PIPE FROM FINISH GRADE
- TRACER WIRE – MINIMUM GAUGE #12 COPPERHEAD COPPER CLAD STEEL TRACER WIRE, GREEN IN COLOR.

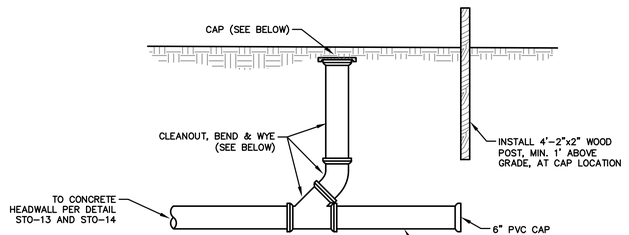
NOTE: ALL STORM SEWER PIPE CROSSINGS THAT PENETRATE THE TYPICAL SECTION SHALL INCLUDE DRAINTILE THAT RUNS PARALLEL TO THE CROSSING. THIS DRAINTILE SHALL TIE INTO BOTH DRAINAGE STRUCTURES AND BE PLACED AT THE BOTTOM OF THE PIPE TRENCH.

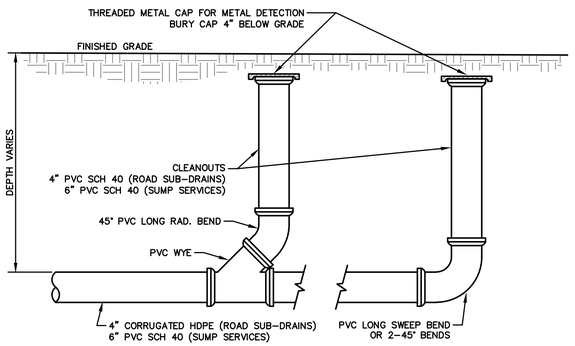
NOTE: CORRECT FITTINGS MUST BE USED WITH ALL PIPE, NO TAPING OR SPLICING WILL BE ACCEPTED. A TRACER WIRE SHALL BE INSTALLED ALONG WITH THE PIPE, THIS WIRE MUST BE COPPERHEAD #12 AWG CCS #1230HS COMPLYING WITH ASTM–D–1248, 30 VOLT RATING BE EXPOSED A MINIMUM LENGTH OF 12 INCHES AT THE HOUSE AND SHALL DEAD END AT THE CONNECTION OR TILE DISCHARGE. NO WIRE SHALL BE ACCEPTED EXCEPT AS SPECIFIED ABOVE.

NOTE: THE TRENCH MUST BE LEFT OPEN AT ALL CONNECTIONS FOR INSPECTION PURPOSES. IF A TILE LINE IS TO DEAD END INTO A POND OR WET LAND A FENCE POST SHALL CLEARLY MARK ITS END. ALL INSPECTIONS SHALL REQUIRE A 24 HOUR NOTICE. ALL TRENCHES MUST BE BACK FILLED WITHIN 24 HOURS. IT IS RECOMMENDED THAT A REPRESENTATIVE OF THE BUILDER BE PRESENT AT ALL INSPECTIONS.

SUMP PUMP DISCHARGE REQUIREMENTS

Standard Details — Date: SEPTEMBER, 2020 — Revised: — STO-14A

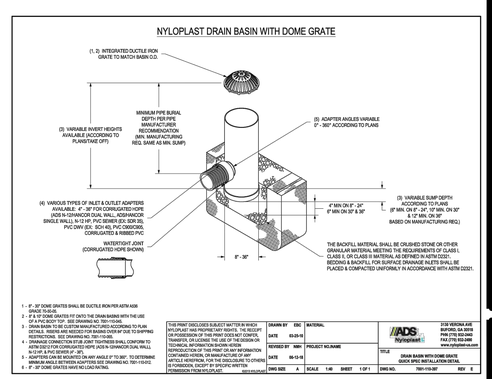




NOTES:
1. CLEANOUT SHALL MATCH THE DRAINTILE DIAMETER.
2. ROAD SUB–DRAIN CLEANOUTS TO BE METAL.
3. PRIVATE REAR AND FRONT YARD CLEANOUT CAPS TO BE METAL, UNLESS OTHERWISE NOTED.
4. PUBLIC COMMON MAIN LINE CLEANOUTS TO FOLLOW DETAIL SAN–3.

DRAINTILE CLEANOUTS

NOT TO SCALE



1 - 6" SOME GRATES SHALL BE DUCTILE IRON PER ASTM A536
2 - 9" X 9" SQUARE GRATES FIT DI/CI THE DRAIN BASINS WITH THE USE OF A PVC SNAP TOP - SEE DRAWING NO. 7901-10-045.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. SIZERS ARE NEEDED FOR BASINS OVER 48" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7901-10-045.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL) & C-361 FOR RUBBER GASKETED ON ANY ANGLE UP TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7901-10-010.

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN.
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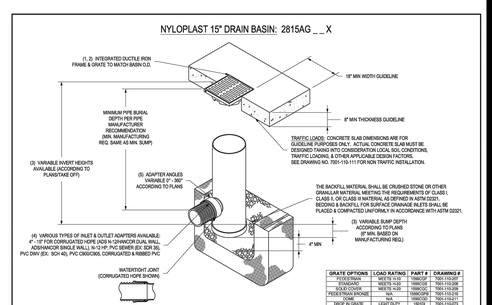
DRAWN BY: ESC | MATERIAL:
DATE: 03-25-15
REVISED BY: MBH | PROJECT NO./NAME:
DATE: 03-15-18
DWG SIZE: A | SCALE: 1:40 | SHEET: 1 OF 1 | DWG NO.: 7901-10-047 | REV: E
TITLE: DRAIN BASIN WITH DOME GRATE QUICK SPEC INSTALLATION DETAIL

ADS Nyloplast
3126 VERONA AVE
BUFORD, GA 30519
PHN (770) 932-2065
FAX (770) 932-2066
www.nyloplast-us.com



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
STANDARD	MEETS H-20	7815G10B	7901-110-206
STANDARD	MEETS H-20	7815G10W	7901-110-208
SOLID COVER	MEETS H-20	7815S10B	7901-110-209
PEDESTRIAN GRATE	N/A	7815G10B	7901-110-210
SOLID COVER	LIGHT DUTY	7815S	7901-110-211
GRATE W/ DAVIT	LIGHT DUTY	7815G	7901-110-212
DROP IN GRATE	LIGHT DUTY	7815G	7901-110-213

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 9" X 9" SQUARE GRATES FIT DI/CI THE DRAIN BASINS.
3 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
4 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. SIZERS ARE NEEDED FOR BASINS OVER 48" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-111.
5 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL) & C-361 FOR RUBBER GASKETED ON ANY ANGLE UP TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-010.

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DRAWN BY: ESC | MATERIAL:
DATE: 03-30-16
REVISED BY: MBH | PROJECT NO./NAME:
DATE: 03-14-18
DWG SIZE: A | SCALE: 1:20 | SHEET: 1 OF 1 | DWG NO.: 7901-110-196 | REV: E
TITLE: 15 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL

ADS Nyloplast
3126 VERONA AVE
BUFORD, GA 30519
PHN (770) 932-2065
FAX (770) 932-2066
www.nyloplast-us.com

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 W. Cty. Rd. 42, Suite 100, Burnsville, MN 55306
PHONE: (952)890-6044 FAX: (952)890-6244

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
RICK L. OSBERG, P.E.
Date: 08/07/25 Reg.No. 22709

COWLEY LAKE PRESERVE
ROGERS, MINNESOTA
CONSTRUCTION DETAILS
FOR
RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376

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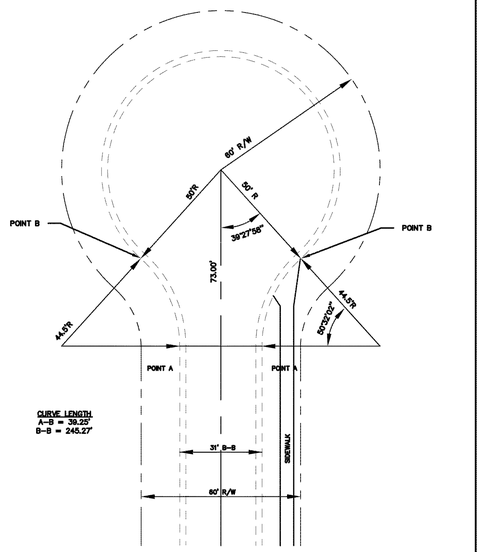
12/10/2025 EARTHWORK ADJUSTMENT
02/13/2026 CITY COMMENTS

CAD FILE: 23970D
PROJECT NO.: 23970
8.5

F:_Civil 3D Projects\23970\FINAL PLANS\1ST ADDITION\23970D.dwg — 2/13/2026 03:41PM



CUL-DE-SAC 60' ROW	Standard Details	
	Date: SEPTEMBER, 2020	STR-4
	Revised:	

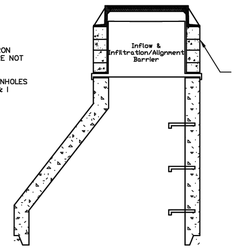
Notes

Barrier shall be Strike Products I&I Barrier, Ess Brothers Alignment Barrier or approved equivalent.

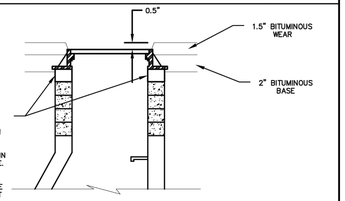
NOTES:

2-PIECE OR CAST IRON ADJUSTING RINGS ARE NOT ALLOWED

SANITARY SEWER MANHOLES WILL REQUIRE AN I & I BARRIER



CONCRETE ADJUSTING RINGS AND AN ALIGNMENT OR INLFOW & INFILTRATION BARRIER MUST BE INSTALLED. I & I BARRIERS SHALL BE SEALED TO THE CONE USING THE PRODUCT APPROVED GROUT OR SEALANT. CONCRETE ADJUSTMENT RINGS SHALL BE SEALED TO THE CASTING, AND ONE ANOTHER BY USING A PREPACKAGED MOTOR MIX. TOTAL ADJUSTMENT MINIMUM 4" MAX 14".

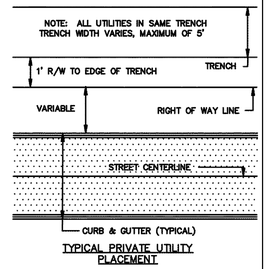


FOR PROJECTS WHERE THE WEAR COURSE WILL BE PLACED IN THE FOLLOWING YEAR, MANHOLES WITHIN THE STREET ARE REQUIRED TO BE ADJUSTED TWICE. ONCE AFTER THE BASE LIFT OF BITUMINOUS, AND AGAIN PRIOR TO BITUMINOUS WEAR COURSE.

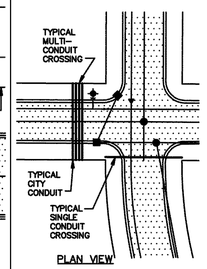
FOR PROJECTS WHERE BASE AND WEAR COURSE BEING PLACED IN THE SAME YEAR, ONLY ONE ADJUSTMENT IS REQUIRED, BUT MANHOLES AND VALVE BOXES SHALL BE PROTECTED WITH RUBBER MANHOLE SAFETY RAMPS UNTIL FINAL WEAR COURSE IS PLACED.

BITUMINOUS WEAR COURSE ADJUSTMENT DETAIL

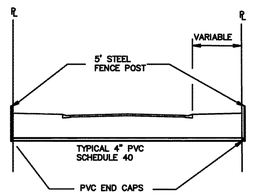
MANHOLE CASTING ADJUSTMENT DETAIL	Standard Details	
	Date: SEPTEMBER, 2020	STR-10
	Revised:	



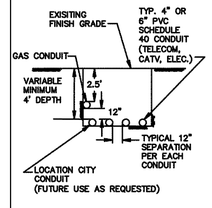
TYPICAL PRIVATE UTILITY PLACEMENT



PLAN VIEW

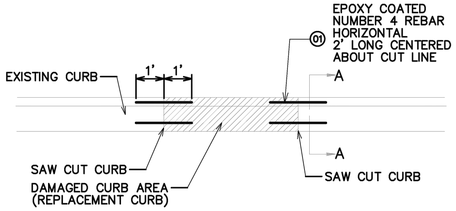


CROSS SECTION

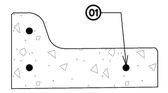


TRENCH CROSS SECTION AT CONDUIT CROSSING

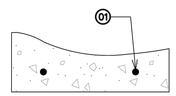
PRIVATE UTILITY CONDUIT CROSSING	Standard Details	
	Date: SEPTEMBER, 2020	STR-11
	Revised:	



PLAN VIEW



MN/DOT B618

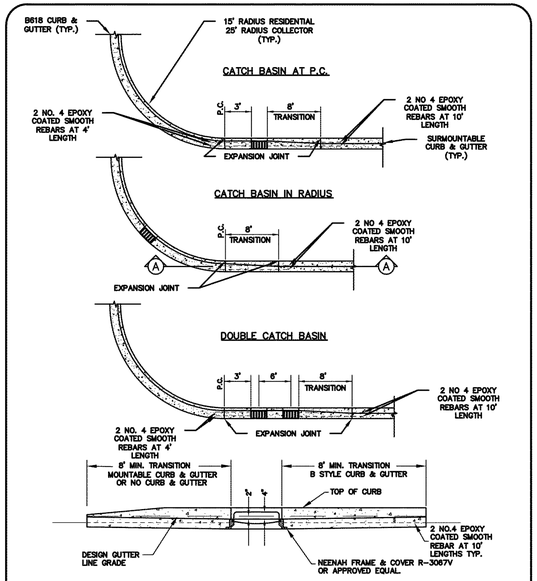


SURMOUNTABLE

SECTION A-A

NOTES:
SAW CUT ENTIRE DEPTH OF CURB BOTH SIDES OF DAMAGED AREA AS DIRECTED BY ENGINEER.

CURB REPLACEMENT DETAIL	Standard Details	
	Date: SEPTEMBER, 2020	STR-12
	Revised:	

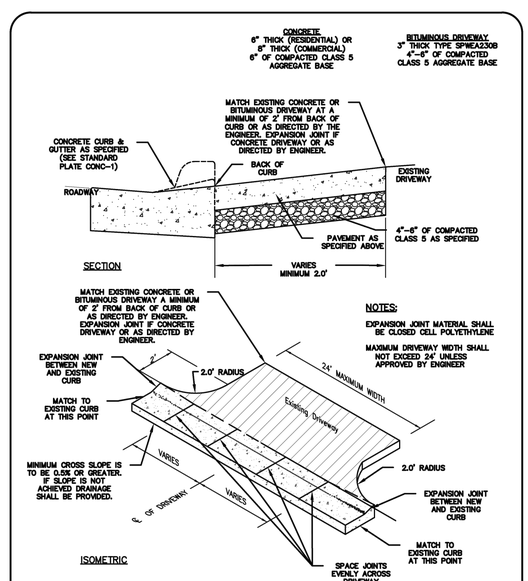


NOTES:

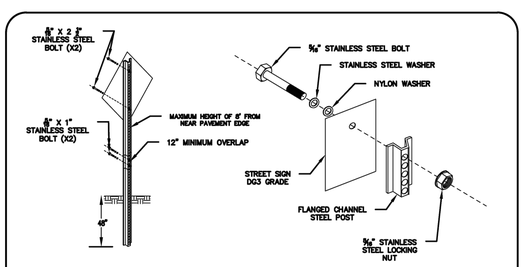
EXPANSION JOINT MATERIAL SHALL BE CLOSED CELL POLYETHYLENE

SECTION A-A

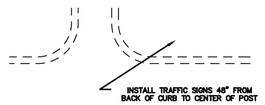
CURB RADIUS	Standard Details	
	Date: SEPTEMBER, 2020	CON-2
	Revised:	



RESIDENTIAL AND COMMERCIAL DRIVEWAY	Standard Details	
	Date: SEPTEMBER, 2020	CON-10
	Revised:	



- 3M DIAMOND GRADE DG3 REFLECTIVE SHEETING
- UPPER SIGN POST SHALL BE A 7' 2 LBS/FT GALVANIZED WHEN THE SIGN BEING INSTALLED IS 30" STOP SIGN OR SMALLER TRAFFIC SIGN
- UPPER SIGN POST SHALL BE A 8' 2 LBS/FT GALVANIZED WHEN THE SIGN BEING INSTALLED IS 30" W-SERIES DIAMOND OR LARGER TRAFFIC SIGN
- SIGN INSTALLED IN CONCRETE SHALL HAVE AN APPROVED BREAK-AWAY DEVICE. THIS DEVICE CAN BE PICKED UP OR DELIVERED BY PUBLIC WORKS CONTACT PUBLIC WORKS SIGN SHOP FOR DETAILS.
- WHEN TRAFFIC SIGNS ARE INSTALLED BETWEEN A SIDEWALK AND THE BACK OF CURB SPLIT THE DISTANCE.
- KEEP ALL TRAFFIC SIGNS 4' AWAY IN ALL DIRECTIONS FROM PEDESTRIAN RAMPS



INSTALL TRAFFIC SIGNS 48" FROM BACK OF CURB TO CENTER OF POST

48" FROM BACK OF CURB TO CENTER OF POST OR 33" FROM BACK OF CURB TO NEAR EDGE OF SIGN WHICHEVER IS GREATER. THIS DISTANCE CAN BE LESS IN THE CASE OF A SIDEWALK RUNNING PARALLEL TO THE ROAD. IN THIS CASE THE SIGN POST SHOULD BE INSTALLED MIDWAY BETWEEN SIDEWALK EDGE AND BACK OF CURB.

NOTES:

ALL REGULATORY AND STREET SIGNS MUST BE MAINTAINED THROUGHOUT CONSTRUCTION. TEMPORARY SIGNAGE MAY BE REQUIRED AND IS CONSIDERED INCIDENTAL.

ALL IN-PLACE SIGNS NOT SHOWN IN PLANS SHALL BE MAINTAINED IN-PLACE THROUGHOUT CONSTRUCTION, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

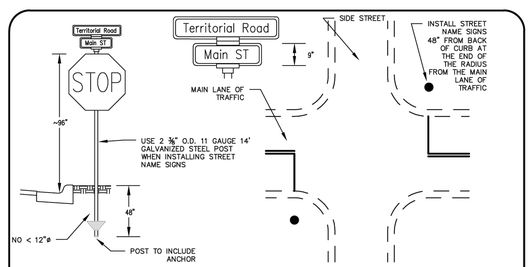
LOCATION OF ALL PROPOSED SIGNS ARE APPROXIMATE AND SHALL BE LOCATED BY THE ENGINEER IN THE FIELD PRIOR TO INSTALLATION.

SIGN PANELS-REFLECTIVE SHEETING WILL BE DG3 MATERIAL.

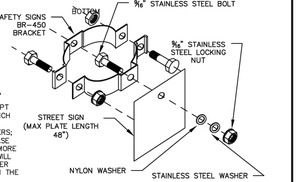
ALL TYPE C SIGN PANELS SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE THE SIGN, SIGN POST, MOUNTING HARDWARE, SIGN AND LABOR FOR THE INSTALLATION OF ALL TYPE C SIGNS.

A SIGN PLAN SHOWING SIGN COLORS, SIZES AND LETTERING MUST BE SUBMITTED TO THE CITY OF ROGERS PUBLIC WORKS DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO SIGN INSTALLATION.

TRAFFIC SIGN INSTALLATION	Standard Details	
	Date: SEPTEMBER, 2020	SGN-1
	Revised:	



- BLADE SPECIFICATION – 9xL,S/F,DG3/080,WG,E450,E450,63SP,UL
- FONT C
- LETTER SIZE – 5.75
- SPACING 50B
- 3M DIAMOND GRADE DG3 REFLECTIVE SHEETING
- WHITE ON MNDOT GREEN BACKGROUND FOR PUBLIC STREETS
- WHITE ON MNDOT BLUE BACKGROUND FOR PRIVATE STREETS
- BORDER: V TRIM CORNERS, WIDTH: .375, RADIUS: 1.5, INDENT: 0, BORDER COLOR: WHITE
- STREET NAMES SHALL BE SPELLED COMPLETELY EXCEPT FOR SUFFIXES (Ave, Ln, Ct, Cir, Pkwy, St, Pl, Dr) WHICH MAY BE ABBREVIATED ON LONGER STREET NAMES
- FIRST LETTER OF EACH WORD TO BE "CAPITAL" LETTERS; REMAINING LETTERS OF EACH WORD TO BE LOWER CASE
- MAXIMUM OF 3 STREET NAME BLADES PER POLE, IF MORE STREET NAME BLADES ARE REQUIRED, CONTRACTOR WILL NEED TO INSTALL ANOTHER POLE ON OPPOSITE CORNER
- ALWAYS INSTALL THE CROSS STREET NAME BLADE ON THE BOTTOM



NOTES:
ALL REGULATORY AND STREET SIGNS MUST BE MAINTAINED THROUGHOUT CONSTRUCTION. TEMPORARY SIGNAGE MAY BE REQUIRED AND IS CONSIDERED INCIDENTAL.
ALL IN-PLACE SIGNS NOT SHOWN IN PLANS SHALL BE MAINTAINED IN-PLACE THROUGHOUT CONSTRUCTION, UNLESS OTHERWISE DIRECTED BY THE ENGINEER
LOCATION OF ALL PROPOSED SIGNS ARE APPROXIMATE AND SHALL BE LOCATED BY THE ENGINEER IN THE FIELD PRIOR TO INSTALLATION.
SIGN PANELS-REFLECTIVE SHEETING WILL BE DG3 MATERIAL.
ALL TYPE C SIGN PANELS SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE THE SIGN, SIGN POST, MOUNTING HARDWARE, SIGN AND LABOR FOR THE INSTALLATION OF ALL TYPE C SIGNS.
WHEN CONTRACTOR IS INSTALLING TYPE C SIGNS THEY MUST USE A BR-450 DOUBLE-SIDED SIGN BRACKET FROM SAFETY SIGNS (OR APPROVED EQUAL)
A SIGN PLAN SHOWING SIGN COLORS, SIZES AND LETTERING MUST BE SUBMITTED TO THE CITY OF ROGERS PUBLIC WORKS DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO SIGN INSTALLATION.

STREET NAME BLADE INSTALLATION W/ TRAFFIC SIGN	Standard Details	
	Date: AUGUST, 2021	SGN-2
	Revised:	

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 W. Cty. Rd. 42, Suite 100, Burnsville, MN 55306
PHONE: (952)890-6044 FAX: (952)890-6244

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
RICK L. OSBERG, P.E.
Date: 08/07/25 Reg.No. 22709

COWLEY LAKE PRESERVE
ROGERS, MINNESOTA
CONSTRUCTION DETAILS
FOR
RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376

DRAWN BY
JSO

DATE
08/07/2025

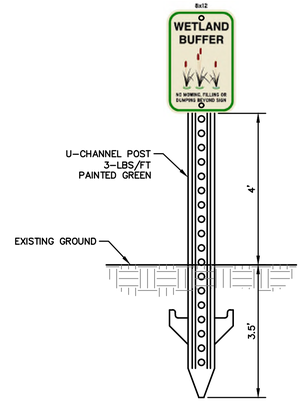
REVISIONS
09/23/2025 CITY COMMENTS
10/06/2025 CITY & CLIENT COMMENTS
12/10/2025 EARTHWORK ADJUSTMENT
02/13/2026 CITY COMMENTS

CAD FILE
23970D

PROJECT NO.
23970

8.6

F:\Civil 3D Projects\23970\FINAL PLANS\1ST ADDITION\23970D.dwg - 2/13/2026 03:41PM

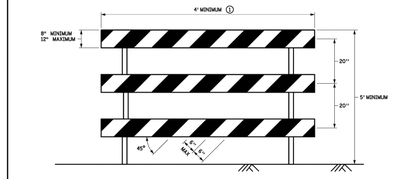


WETLAND BUFFER SIGN

NOT TO SCALE

NOTES:

1. SIGN MUST BE PRE-DRILLED, MIDDLE TOP AND BOTTOM, AVOIDING VERBIAGE FOR BOLT FASTENING.
2. SIGN SHALL BE BURY A MINIMUM 42" (3.5') INTO THE GROUND WITH 48" (4') CLEARANCE TO BOTTOM OF SIGN.
3. SEE GRADING PLAN AND/OR WETLAND IMPACTS AND BUFFERS PLAN FOR SIGN LOCATIONS.



TYPE III BARRICADE
R 15 SHOWN

NOTES:

ALL CHANNELIZERS MUST MEET NHDOT CRASHWORTHY COMPLIANCE REQUIREMENTS.

ALL PANELS WITH RETROREFLECTIVE SHEETING MUST BE PLACED PERPENDICULAR TO THE ROADWAY.

STRIPES ON BARRICADE RAILS SHALL BE ALTERNATING ORANGE AND WHITE RETROREFLECTIVE STRIPES SLOPING DOWNWARD AT AN ANGLE OF 45 DEGREES IN THE DIRECTION TRAFFIC IS TO PASS. BARRICADES WITH STRIPES WHICH BEGIN AT THE UPPER RIGHT SIDE AND SLOPE DOWNWARD TO THE LOWER LEFT SIDE ARE DESIGNATED AS "RIGHT" (R) BARRICADES. BARRICADES WITH STRIPES WHICH BEGIN AT THE UPPER LEFT SIDE AND SLOPE DOWNWARD TO THE LOWER RIGHT SIDE ARE DESIGNATED AS "LEFT" (L) BARRICADES. PROPERLY-ORIENTED (R OR L) BARRICADE SHEETING SHALL BE APPLIED TO ANY BARRICADE RAIL BOARD WHICH FACES ROAD USERS.

ALLOWED CHANNELIZER SHEETING IS SHOWN ON THE SHEETING MATERIALS APPROVED/QUALIFIED PRODUCTS LIST (APL/QPL). FOR BARRICADE RAILS, USE SHEETING FROM THE BARRICADE SHEETING APL/QPL.

DO NOT MOUNT SIGNS ON TYPE III BARRICADES THAT COVER MORE THAN 50 PERCENT OF THE TOP TWO RAILS OR 33 PERCENT OF THE TOTAL AREA OF THE THREE RAILS.

① ON CONSTRUCTION PROJECTS, UNLESS OTHERWISE SPECIFIED BY THE CONTRACT PROVISIONS OR REGULATIONS, TYPE III BARRICADES FURNISHED BY THE CONTRACTOR MUST HAVE BARRICADE RAILS AT LEAST 6' LONG.

APPROVED 05-14-2021 STATE DESIGN ENGINEER	STATE OF MINNESOTA DEPARTMENT OF TRANSPORTATION TEMPORARY CHANNELIZERS TYPE C	SPECIFICATION REFERENCE 1710 2563	STANDARD PLATE NO. 8000K 3 OF 3

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 W. Cty. Rd. 42, Suite 100, Burnsville, MN 55306
PHONE: (952)890-6044 FAX: (952)890-6244

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
RICK L. OSBERG, P.E.
Date: 08/07/25 Reg.No. 22709

COWLEY LAKE PRESERVE
ROGERS, MINNESOTA
CONSTRUCTION DETAILS
FOR
RACHEL DEVELOPMENT
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DRAWN BY JSO
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REVISIONS
09/23/2025 CITY COMMENTS
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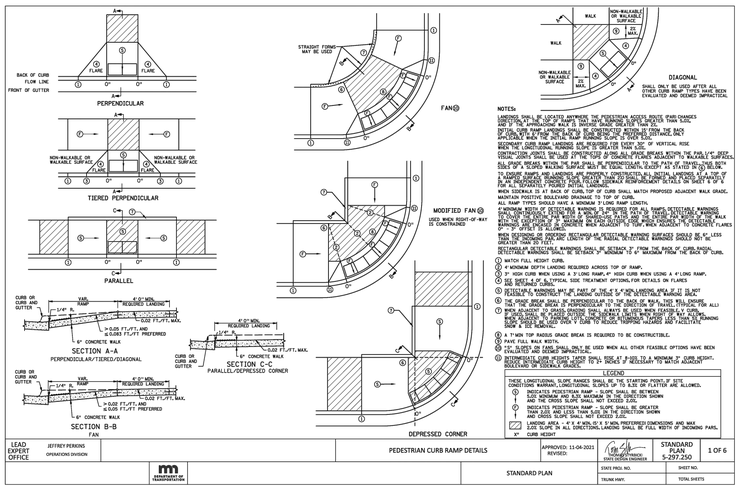
12/10/2025 EARTHWORK ADJUSTMENT
02/13/2026 CITY COMMENTS

CAD FILE 23970D
PROJECT NO. 23970
8.7



NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION. THE USE OF RAMPS THAT LEAD TOWARD TRAFFIC LANES SHOULD BE AVOIDED WHERE SUCH LANE IS WITHIN 5.00% OF THE RAMP'S GRADE AND IS LOCATED WITHIN 5.00' OF THE RAMP'S INTERSECTION WITH THE ROADWAY. WHERE SUCH RAMPS CANNOT BE AVOIDED, THE RAMP SHALL BE EXTENDED BEYOND THE TRAFFIC LANE A MINIMUM OF 2.00' TO PROVIDE A LEVEL AREA FOR WHEELCHAIR USERS TO STOP CLEAR OF TRAFFIC.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED ACROSS BY FROM THE BACK OF CURB TO THE EDGE OF ROADWAY AND SHALL BE CONSTRUCTED ACROSS BY 6.00' MINIMUM WHERE APPLICABLE WHEN THE INITIAL RAMP SURROUNDED BY 3 OVER 5.00'.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL RUNNING SLOPE OF THE RAMP EXCEEDS 5.00%.

CONSTRUCTION JOINTS SHALL BE LOCATED AT OR WITHIN 2" OF THE BACK OF CURB.

STAFF REPORT **Meeting Date**: February 24, 2026

ROGERS CITY COUNCIL **Agenda Item**: 5.6

Subject: Approval of a Proposal by Anderson Engineering for the Re-Platting of City-Owned Properties at 14160 James Rd and 21080 141st Ave N (Turf Facility and Rogers Ice Arena)
Prepared By: Brett Angell, Community Development Director

Recommended Council Action
Motion to approve the proposal by Anderson Engineering (AE Job No. 19072) for platting services of city-owned property and authorizing the Community Development Director to execute the proposal on behalf of the City.

Overview / Background / Analysis
At the time of the land use approval for the new turf facility built at 14160 James Rd, there was a condition of approval corresponding to the future re-platting of the property. Following its approval, it was determined that the best course of action was to delay the re-platting until a direction was given on the future second sheet of ice, which would connect the new turf facility to the existing Rogers Ice Arena at 21080 141st Ave N. The proposed platting services would seek to combine the three separate parcels into one.

Existing conditions include two separate parcels which make up the turf facility property. Currently, a property line runs directly through the building. The ice arena is currently on a singular parcel which extends to the north to include the football stadium and some of the fields. Combined, the new property would encompass approximately 44.9 acres.

The City has received a proposal from Anderson Engineering for the platting services and for the creation of easement vacation exhibits. The easements which are proposed to be vacated are in the proposed location of the future second sheet of ice. Anderson Engineering is a well-qualified firm with an extensive history working on development projects within Rogers, including providing surveying work during the turf facility project. The proposal breaks down to a cost of $7,680 for the new plat and $3,000 for the easement vacation exhibits. Staff are seeking a not to exceed cost of $14,000 to encompass the costs of the proposal as well as additional costs corresponding to obtaining a title commitment from a title company, plat review costs by Hennepin County, and Mylar printing. It is anticipated this project will be completed before the summer.

Staff Recommendation
Staff recommends the approval of the proposal by Anderson Engineering for platting services for an amount not to exceed $14,000.

Financial Impact: Not to exceed $14,000 (this includes the Anderson Engineering proposal, separate title commitment order, and additional county review fees)

Source Fund: Park Dedication

Budgeted? Yes

Supporting Documentation

A. City of Rogers_Survey Proposal_Re-Platting and Easement Exhibits

ANDERSON

SBA
U.S. Small Business Administration
SERVICE-DISABLED VETERAN-OWNED CERTIFIED

February 10, 2026

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

Re: Professional Land Surveying Services Proposal
Final Plat (Re-Platting) and Easement Exhibits
Rogers High School - 22808 141st Ave N., Rogers, Minnesota.
PIDs 111202340006, 111202340007, 1112023410004
AE Job No. 19072

Final Plat (Re-Platting) $7,680

Anderson Engineering of Minnesota, LLC, is pleased to have the opportunity to submit our cost proposal for professional land surveying services. Anderson understands that the City of Rogers owns three contiguous lots and would like to re-plat them into a one lot plat. We also understand that easements may need to be vacated and that a survey exhibit would be needed for each. We propose to conduct a boundary survey of the subject properties and prepare a survey which will include the following:

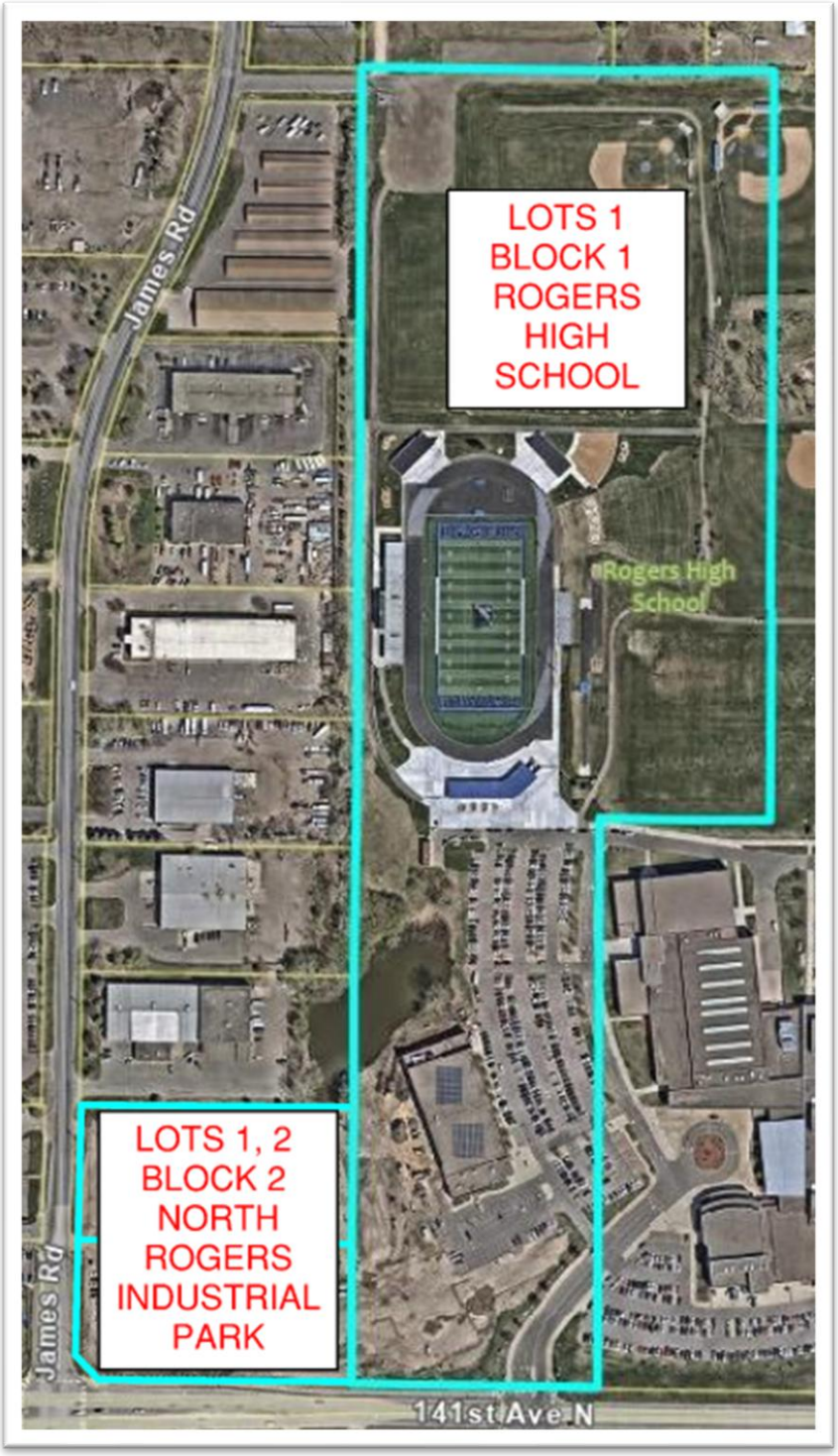
- Conduct a boundary survey in the field to recover and/or replace lot boundary corners of the 3 subject parcels.
- Draft a one Lot Final plat using AutoCAD.
- Prior and reconfigured drainage and utility easements will be shown on the proposed plat with references to their parent plats.
- The final plat and current titlework (provided by owner/client) will be submitted to the Hennepin County Surveyors plat checking department. Hennepin County Requires titlework to be current within the last 90 days.
- Once the Final Plat has been approved by Hennepin County, we will have Mylars of the plat created.
- The Final Plat Mylars will be signed by one of professional Land Surveyors and available for pickup or delivery.

Project Assumptions and Exclusions

- This proposal assumes a preliminary Plat will not be a requirement.
- City to provide the locations and dimensions of the new proposed plat easements.
- City to provide a current title commitment prior to submitting the final plat to the county for plat checking.
- This proposal excludes fees for Hennepin County plat checking fees ($500 base + $35 per Lot/Outlot/tract) and Final Plat Mylar creation ($250 per sheet) and currier service. To be paid by client.
- Submitting the Mylars for final signatures to be completed by owner.
- Recording of Plat to be completed by owner. County Plat Recording fees are excluded.
- Fees/Scope for an ALTA/NSPS Survey are not included.

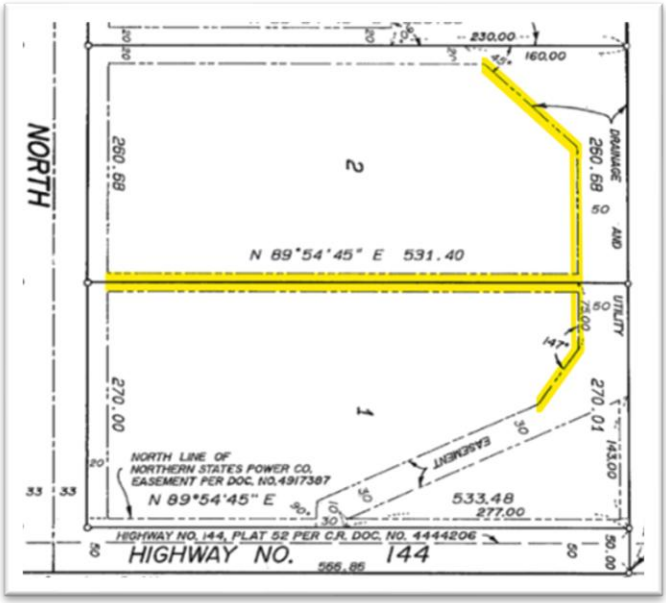
Lands to be Re-Platted

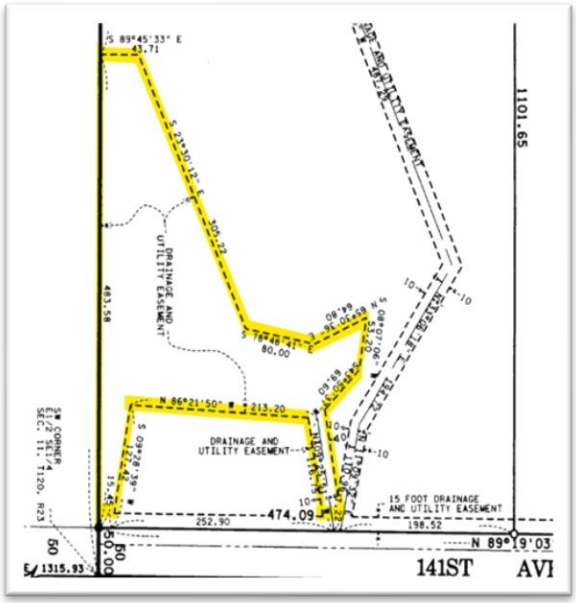
(outlined below in Cyan)
By Lot, Block and Plat Name:



Easement Exhibits ($1,500 each)

The City will likely be vacating certain easements as part of the re-patting process. Since the total number of easements to vacate are unknown at this time, Anderson is proposing the fee on a "per easement exhibit" basis. These exhibits will be prepared on letter-sized paper to be inserted into any City Resolution or legal document ensemble. Below are examples of easements that may be under consideration for vacation.





Anderson Engineering of Minnesota proposes to perform the above outlined work on a fixed fee basis. This fee includes all copies, fieldwork data reduction, and travel expenses necessary to complete the described work. We anticipate completing the survey in 20 business days from the notice to proceed.

Sincerely,
Anderson Engineering of Minnesota, LLC
Dan Greenwald
Dan Greenwald, LS
ae-mn.com

CONTRACT:
Professional Land Surveying Services for the City of Rogers
Final Plat (Re-Platting) and Three Easement Exhibits

Rogers High School, 22808 141st Ave N., Rogers, Minnesota.
Lots 1 and 2, Block 2, NORTH ROGERS INDUSTRIAL PARK and Lot 2, Block 1, ROGERS HIGH SCHOOL
PIDs 111202340006, 111202340007, 1112023410004

Please sign and return one copy of this Proposal Contract as acceptance of the Agreement and Authorization to proceed with the project as described herein.

CONTRACT ACCEPTANCE:
By signing this Contract, the signatory: (1) warrants that he or she has the authority to enter into this Agreement as the Client or the Client's Authorized Agent or as an officer of the Clients Business, and (2) accepts and agrees to be bound by the provisions proposed in this Agreement, including any and all attachments included by reference. The signatory of this Contract is ultimately responsible for payment of this contract.

Owner: _____ Phone _____ Email: _____

Address: _____ City: _____ State: _____ Zip Code: _____

Authorized Agent: _____ Title: _____ Phone: _____

Signature: _____ Date: _____

Credit Policy & Lien Rights
Unpaid amounts on invoices past due (more than 15 days after the invoice is sent) **will be assessed a finance charge of 1.5% per month** until Anderson Engineering of Minnesota, LLC (AE), receives payment. Payment to AE is not contingent upon the Client's ability to obtain financing or the Client receiving payment or the success of the client's project. AE hereby gives the Client notice that, pursuant to Minnesota Statutes Chapter 514, AE retains the right to file a lien against real property, which is the subject of this Contract.

Mechanic's Lien Notice:

(a) Any person or company supplying labor or materials for this improvement to your property may file a lien against your property if that person or company is not paid for the contributions.

(b) Under Minnesota law, you have the right to pay persons who supplied labor or materials for this improvement directly and deduct this amount from our contract price, or withhold the amounts due them from us until 120 days after completion of the improvement unless we give you a lien waiver signed by persons who supplied any labor or material for the improvement and who gave you timely notice.

Payment for Services
Project work will be invoiced on a monthly basis. Additional work requested beyond the scope of services will be billed at the time that services are rendered based upon our current billing rates. Payment is required within 15 days from invoice date.

STAFF REPORT **Meeting Date**: February 24, 2026

ROGERS CITY COUNCIL **Agenda Item**: 5.7

Subject: Approval of a Short Term Construction Staging Agreement Corresponding to the City-Owned Property at 21701 Industrial Blvd
Prepared By: Brett Angell, Community Development Director

Recommended Council Action
Motion to approve the Short Term Construction Staging Agreement corresponding to the city-owned property at 21701 Industrial Blvd, subject to review and revisions as deemed necessary by the City Attorney.

Overview / Background / Analysis
On December 31, 2025, the City closed on the sale of property on Main Street to Duffy Development corresponding to the redevelopment of a parcel into affordable senior housing and an attached senior center and small commercial space. Prior to the closing, businesses within the direct vicinity of the development expressed concerns about whether the gravel area, now owned by Duffy Development, would be closed for extended periods of time during the construction of the site. Duffy, their contractor, the business, and the city explored potential options which could help alleviate these concerns. The most logical solution which seems feasible is to allow for construction materials to be staged and stored on the nearby City-owned property at 21701 Industrial Blvd (former Boyer Trucks) for an interim period. This would allow a section of the previous lot to be open for parking for the business, assuming Duffy and the company are able to work out a separate agreement for this period.

The proposed Short Term Use Agreement allows for the storage of the materials on the former Boyer property up until August 1, 2026. This termination date corresponds to the anticipated start for construction on this site. If there are delays in the future civic campus, there is the ability through this agreement to extend additional days. Or if the civic campus is ahead of schedule, the agreement does allow for early termination.

With the proposed storage area, the city would not be liable for any security of the materials. The contractor would access the materials from John Deere Lane and would be required to do periodic street cleaning if mud or dirt is tracked onto the roadway. There is not a lease or rental fee proposed for the storage as it is deemed mutually beneficial during this interim construction period.

Staff Recommendation
Staff recommend the approval of the Short Term Use Agreement corresponding to the city-owned property at 21701 Industrial Blvd subject to review and revisions as deemed necessary by the City Attorney.

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

Budgeted? N/A

Supporting Documentation
A. Short Term Construction Staging Agreement

SHORT-TERM USE AGREEMENT

THIS SHORT-TERM USE AGREEMENT ("Agreement") is made and entered into this 24th day of February, 2026 (the "Agreement Date"), by and between Duffy Development Company, a Minnesota Corporation, ("Developer"), Jim W Miller Construction, Inc DBA Miller Architects & Builders, a Minnesota Corporation (the "Contractor"),and the City of Rogers, a Minnesota municipal corporation (the "City"). Each may be referred to as a "Party" or collectively, the "Parties".

RECITALS

WHERAS, the City sold certain city-owned property to the Developer for the purposes of a new development consisting of 40-units of senior affordable multi-family units, senior center, small commercial space, and other improvements ("Development"); and

WHEREAS, prior to the sale of the property, the development parcel had been utilized for public parking purposes; and

WHEREAS, adjacent businesses have made a request to the Parties seeking the ability for a portion of the development parcel to not be closed during the entire construction period; and

WHEREAS, the City owns a separate parcel nearby to the development parcel at 21701 Industrial Blvd, as legally defined in Exhibit A and hereby referred to as the Subject Property, which may be utilized for construction material staging; and

WHEREAS, the Parties seek to create this Agreement to allow for construction material staging for the development on a short-term basis in an effort to aid Main Street businesses.

NOW, THEREFORE, for good and valuable consideration, the Parties hereto hereby agree to the following:

1. Access. The Developer and Contractor shall have the right to access the Subject Property as defined in Exhibit A for the duration of this Agreement as defined in Section 4 for the purpose of storing materials. Access to the property is limited to the outdoor areas and does not include access to any structures on site. The Contractor and Developer shall utilize John Deere Lane to access the site.

2. Location. The location of product(s) or equipment stored on site shall be in the general area as depicted in Exhibit B of this Agreement.

3. Price. This Agreement shall not include a rent or lease fee from the City as the Agreement is mutually beneficial to the Parties.

4. Term. This Agreement shall remain in effect until August 1, 2026. Additionally, optionally extensions of up to thirty (30) days shall be possible if mutually agreed to by all Parties prior to the expiration of the Agreement.

5. Materials to be Stored. Materials stored on site shall be limited to construction materials and equipment directly corresponding to the Development. Other storage shall not be allowed.

6. Street Cleaning. The Developer or Contractor shall be required to conduct street cleaning in the event that dirt, mud or debris is tracked between the storage site and Development. Street cleaning shall be required on an as-needed basis or if requested by the City.

7. Security Fencing. The Developer or Contractor shall be responsible for the installation of any fencing they deem necessary for the security of the materials.

8. As-Is Condition. The Subject Property shall not be improved by the City corresponding to this Agreement and the city does not represent any specific conditions corresponding to the site. Any alterations to the site by the Developer and/or Contractor shall be approved by the City prior to the work.

9. Insurance. The Contractor or Developer shall be required to hold any necessary insurance corresponding to the use of the Subject Property corresponding to personal property and personal injury coverage.

10. Notices. Any request, notice, or other communication corresponding to this Agreement shall be addressed as follows or such other address as any Party may give to the other in accordance with the requirements of this Section:

City:	City of Rogers Attn: Brett Angell, CD Director 22350 S Diamond Lake Rd Rogers, MN 55374 Email: bangell@rogersmn.gov
Developer:	Duffy Development Attn: Jeff Von Feldt 12708 Wayzata Blvd STE 400 Minnetonka, MN 55305 Email:jvonfeldt@duffydevelopment.com
Contractor:	Miller Architects & Builders Attn: Dave Geislinger 3335 W St Germain Street St. Cloud, MN 56301 Email: DaveG@millerab.com

11. Entire Agreement. This Agreement constitutes the entire and complete agreement between the Parties and supersedes any prior oral or written agreements and understanding between the Parties with respect to the Subject Property.

12. Indemnification. Any and all claims that arise or may arise as a consequence of any act or omission on the part of the Developer or Contractor, its agents, servants, or employees while engaged in the performance of this Agreement shall in no way be the obligation or responsibility of the City. The Developer shall indemnify, hold harmless, and defend the City, its council members, officers, employees, successors, and assigns against any and all liability, loss, cost, damages, expenses, claims, or actions, including attorneys' fees which the City, its council members, officers, or employees may hereinafter incur or be required to pay on account of injury to or death of any person or persons or damage to any property arising out of or by reason of any act or omission of the Developer, its agents, servants, or employees in the execution, performance, or failure to adequately perform its obligations under this Agreement, whatever the cause of such injuries or damage.

13. Hold Harmless. The Developer and Contractor agrees to defend, indemnify and hold harmless the City, its officers and employees, from any liabilities, claims, damages, costs, judgments, and expenses, including attorneys' fees, resulting directly or indirectly from an act or omission of the Developer or Contractor, its employees, its agents, or employees of subcontractors, in the performance of the Work provided by this Agreement or by reason of the failure of the contractor, or subcontractors to fully perform, in any respect, all of its obligations under this Agreement.

14. Safeguard Properties. Contractor shall take all necessary safeguards to prevent damage to the Subject Property or any public roadways utilized for the storage.

15. Amendments. No amendment, modification, of waiver of any condition, provision, or term of this Agreement shall be effective unless in writing and executed by the Parties.

16. Early Termination. A Party may terminate this Agreement with at least fourteen (14) day notice to the other Parties via written notice. Email notification shall be included as written notice.

17. Governing Laws. This Agreement shall be governed in accordance with the laws of the State of Minnesota.

18. Lien Waiver. Neither the Contractor nor any subcontractor or other person or entity furnishing labor, equipment, or materials in connection with the Work shall file any mechanics' lien against the City's buildings, structures or land or any part thereof. The Developer shall protect, defend, indemnify, and hold harmless the City from any and all claims, demands, or actions of whatever nature arising out of work, labor, equipment, or materials furnished by the Contractor or Developer in connection with the Work.

19. Interest of City. The Developer and Contractor agrees that no member of the governing body, officer, employee, or agent of the City shall have any interest, financial or otherwise, direct or indirect, in the Contract.

20. Authority. Each of the undersigned parties warrants that it has the full authority to execute this Contract, and each individual signing this Agreement on behalf of a corporation hereby warrants that he or she has full authority to sign on behalf of the corporation and that he or she represents and binds such corporation thereby.

[Signature page follows]

IN WITNESS WHEREOF, Seller and Buyer have executed this Purchase Agreement as of the Agreement Date.

CITY OF ROGERS

_____
Shannon Klick, Mayor

_____
Stacie Brown, City Clerk

DUFFY DEVELOPMENT

_____
Jeff Von Feldt, President

MILLER ARCHITECTS & BUILDERS

_____
Dave Geislinger, Project Superintendent

EXHIBIT A

Legal Description of the Subject Property

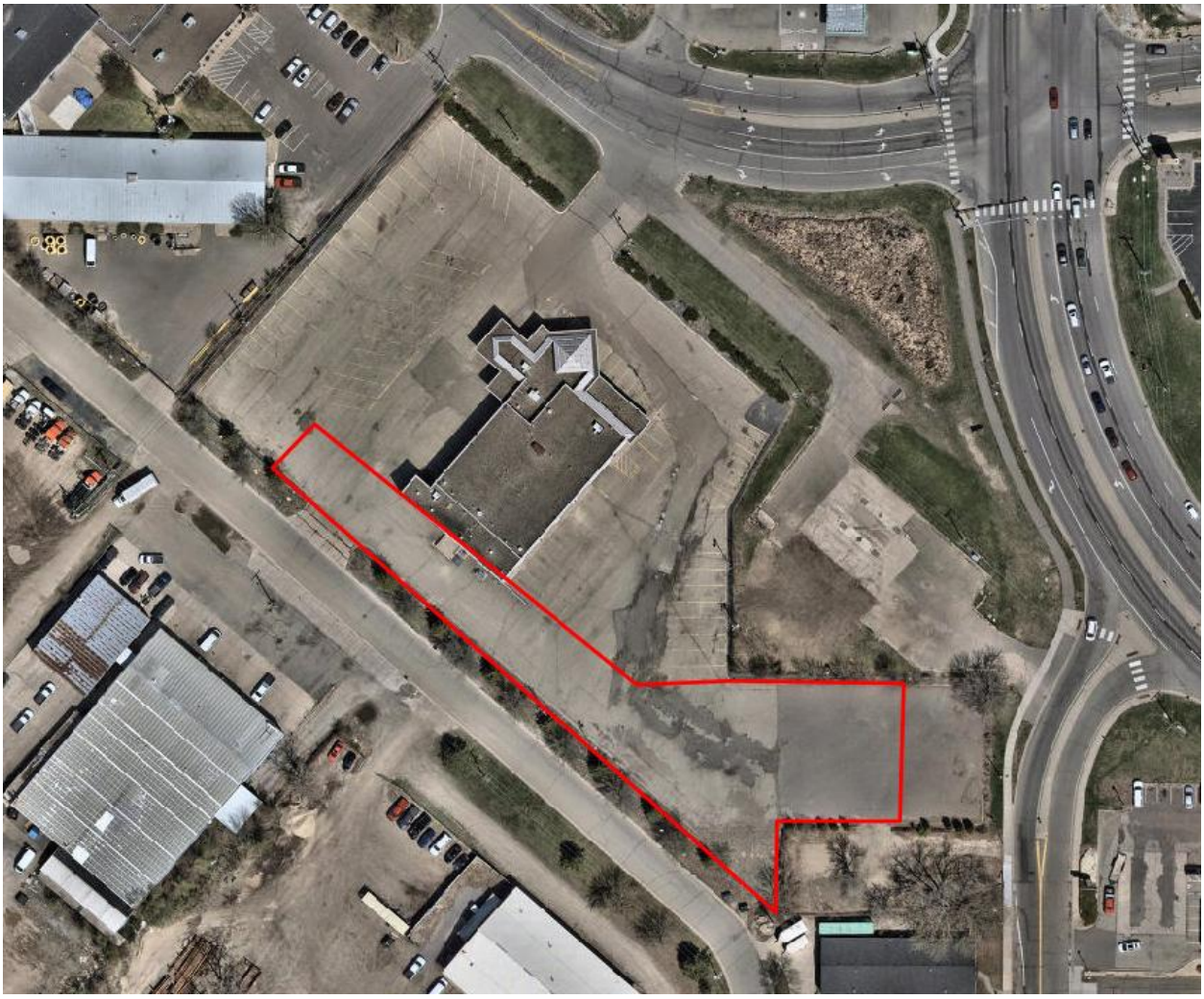
Lots 1-2, Block 1, Scharbers John Deere Addition, Hennepin County, Minnesota

AND

Lot 2, Auditor's Subdivision No. 234, Hennepin County, Minnesota

EXHIBIT B

Storage Area Depiction



STAFF REPORT **Meeting Date**: February 24, 2026

ROGERS CITY COUNCIL **Agenda Item**: 5.8

Subject: Approval of a Scope of Work with Thielen & Green Architecture for Main Street Property Design Services Related to the Facade Improvement Program
Prepared By: Brett Angell, Community Development Director

Recommended Council Action
Motion to approve the Scope of Work with Theilen & Green for Main Street Design services and authorize the Community Development Director to execute the required documents.

Overview / Background / Analysis
In 2021, the City of Rogers created its Facade Improvement Program to advance exterior building improvements on the Main Street corridor. This program was designed as a forgivable loan which offered eligible Main Street businesses and property owners matching funds which could be utilized for specific improvements to the public-facing facades of the buildings for items such as windows, brick repair, door replacements, etc. The intention of the program was to advance the long-term commercial viability of the district and further enhance the visual appeal of the area. Since the original adoption of the program, there have been awards granted to the current R Social building and the Church Avenue building.

Through the Main Street Master Planning process, staff have had the ability to further connect with Main Street businesses and property owners related to the vision of the area and general feedback. One of the common themes staff had heard from business and property owners is that they do have an interest in the facade program but feel they do not know where to start or what types of direct improvements could really enhance their buildings. This extends to the more detailed physical exterior changes that can really prolong the life of the buildings.

Following the above discussion, staff had conversations with an architect on a general concept idea of a partnership in which the city contracts with the architect to provide design recommendations and direct services to the businesses and property owners. With the end product being a rendering and recommendations for each business that is interested.

The architectural firm selected was Theilen & Green, a Twin Cities-based firm that has significant experience working within Rogers and with city staff. Theilen and Green was the architectural firm which worked on the Church Avenue building design, the Block, and Ripple Effect Brewing. Theilen and Green has provided an engagement letter corresponding to this item at a cost of $8,000. Working directly between city staff, the

architect, and the business/property owner will allow for a collaborative approach to potential improvements that could be made.

Funding for the proposed services would come from the Economic Development budget's Special Programs and Initiatives, which is also used for the Facade Improvement Program. Following the completion of the work, staff would anticipate bringing designs forward to the council for pre-approval of the facade designs for future Facade Improvement awards. Noting that the council would still have the final approval on funding award amounts.

Staff Recommendation

Staff recommends the approval of the Scope of Work with Theilen & Green for Main Street Design services and authorizes the Community Development Director to execute the required documents.

Financial Impact: $8,000

Source Fund: Economic Development Special Programs & Initiatives

Budgeted? Yes

Supporting Documentation

A. City of Rogers Community Development_T&G Architectural Services 12152025

Date: Monday, December 15, 2025

To: City of Rogers
c/o Brett Angell, Community Development Director
22350 S. Diamond Lake Rd
Rogers, MN 55374
763-28-0915
bangell@rogersmn.gov

Re: Main Street Facade Improvements

Dear Brett,

Thank you for the opportunity to provide architectural design services for City of Rogers, Community Development at the address listed below. The following letter confirms the terms of Thielen & Green's engagement and clarifies the extent of professional services provided.

Project location: Main Street, South of Industrial Blvd
Rogers, MN 55374

This project can be described as Architectural services for improvement ideas of the existing facades facing Main Street as part of a grant program for business owners. At this time there are several business that qualify for the program and will be determined after discussions with the city.

The deliverable will be a conceptual design deck as noted below, for preliminary discussions with the city and overall project team. The project schedule will focus on a 2026 completion date with final dates of design and construction to be determined. Thielen & Green agrees to proceed with architectural design services at the hourly rate listed below, to determine the overall project feasibility and scale. We will seek prior approval from the client if our services exceed this amount prior to continuing progress. The deliverable for this engagement letter will include:

- Overall Site Plan
- Conceptual elevations before & after
- Conceptual renderings

Hourly Rate: $200.00 per Hour
Proposed Hours: 40 hours
Estimated Fee: $8,000

This engagement letter is limited to architectural pre-design services only. A proposal for full architectural design services will be issued once the full scope of work, budget, and schedule is confirmed.

We thank you for this opportunity and are looking forward to getting started. If you have any questions concerning this proposal, please call us at 763-553-7927.

Regards,

Kris Thielen
President; MN Architect License No: 59237

The following party accepts the proposed scope, terms, and conditions in this agreement, and instructs Thielen & Green to proceed with the services outlined in this letter of engagement.

X _____ X _____

Client name
Title

Date

TERMS:

Budget Notification:

Please note upon 75% use of the budgeted fee we will notify you in writing the estimated hours remaining per the Letter of Engagement; if additional time is required exceeding the estimated budget, we will include both the estimated hours and additional fee for your review and approval prior to proceeding.

Completion of Services by Letter of Engagement:

Upon completion of services by Letter of Engagement a final copy of the Conceptual Design documents will be issued stating completion of services. A signature will be required from the owner on the document stating receipt of documents and approval to move onto the next project phase.

Timeline: 3-4 weeks

From the initial date of approval and/or receipt of existing facility drawings, Thielen & Green will perform the services described within the Letter of Engagement.

Billing:

Invoices will be submitted monthly and payable within 30 days of receipt.

Accounts unpaid after 30 days will receive written notice and accounts shall bear interest at the rate of 5% per month.

If the invoice is 60 days past due without payment, Thielen & Green may suspend the performance of services without waiving any claim or right until payment including interest is received.

STAFF REPORT **Meeting Date**: February 24, 2026

ROGERS CITY COUNCIL **Agenda Item**: 5.9

Subject: Approval of Parks and Recreation Advisory Commission Re-Appointments
Prepared By: Mike Bauer, Parks & Recreation Director

Recommended Council Action
Move to reappoint Dale Fuller and Judi Volkers to the Parks and Recreation Advisory Commission for terms ending December 31, 2028.

Overview / Background / Analysis
The Parks and Recreation Advisory Commission consists of seven voting members from the City of Rogers, a non-voting student liaison, and a primary and secondary City Council liaison. Voting members serve three-year terms, with two or three terms expiring each year. Members may request reappointment at the end of their term; if recommended by the Commission and approved by the City Council, they will serve an additional three-year term.

The terms for Dale Fuller and Judi Volkers expired at the end of 2025. Both members requested reappointment and were recommended for reappointment by the Parks and Recreation Advisory Commission at its January meeting.

Staff Recommendation
City Council approves the reappointment of the following members to the Parks and Recreation Advisory Commission for three-year terms ending December 31, 2028:

Dale Fuller – Term expired 2025
Judi Volkers – Term expired 2025

Financial Impact: **Source Fund**:

Budgeted?

Supporting Documentation
None

STAFF REPORT **Meeting Date**: February 24, 2026

ROGERS CITY COUNCIL **Agenda Item**: 5.11

Subject: Approval of Phase 2 of the South Community Park Trail Project
Prepared By: Mike Bauer, Parks & Recreation Director, Pete Moen, Public Works Superintendent

---

Recommended Council Action
Move to authorize City staff to proceed with Phase 2 of the South Community Park trail project and approve the expenditure of Park Dedication Funds up to the budgeted amount of $95,000 as identified in the City's Capital Improvement Program, for materials and incidental costs necessary to complete the project during the 2026 construction season.

Overview / Background / Analysis
In 2025, the City successfully completed several park improvement projects, including a key trail connection linking Aster Mills neighborhood to South Community Park and Rogers Elementary School. These improvements enhanced connectivity and recreational opportunities for residents and demonstrated the City's commitment to expanding safe, accessible walking and biking routes.

Building on this momentum, staff proposes moving forward with Phase 2 of the South Community Park trail system, which will complete the asphalt trail loop and further improve accessibility throughout the park.

This project is a planned expense included in the City's Capital Improvement Program (CIP), ensuring alignment with long-term park development goals.

Project Overview
Phase 2 involves constructing approximately 3,850 linear feet of 10-foot-wide asphalt trail within South Community Park. The design includes:

- 3-inch asphalt surface with beveled edges per City specifications
- 8-inch recycled Class 5 base
- Topsoil restoration along trail shoulders

The project will be completed in-house by City staff, leveraging internal resources and borrowing an asphalt paver from the City of St. Michael. This approach minimizes contractor costs and maximizes efficiency.

Estimated Cost

A preliminary materials-only estimate prepared by Public Works indicates:

- Asphalt: 748 tons @ $68/ton → $50,891
- Recycled Class 5 Base: 1,987 tons @ $17/ton → $33,776
- Topsoil: 210 CY @ $21/CY → $4,410

Total Estimated Materials Cost: $89,077

Note: City Labor, equipment, fuel, and hauling are excluded from this estimate.

Funding
The project is anticipated to be funded through Park Dedication Funds, with no impact on the existing operating budget. The CIP budgeted amount for this project is $95,000, providing flexibility for material price fluctuations and incidental costs.

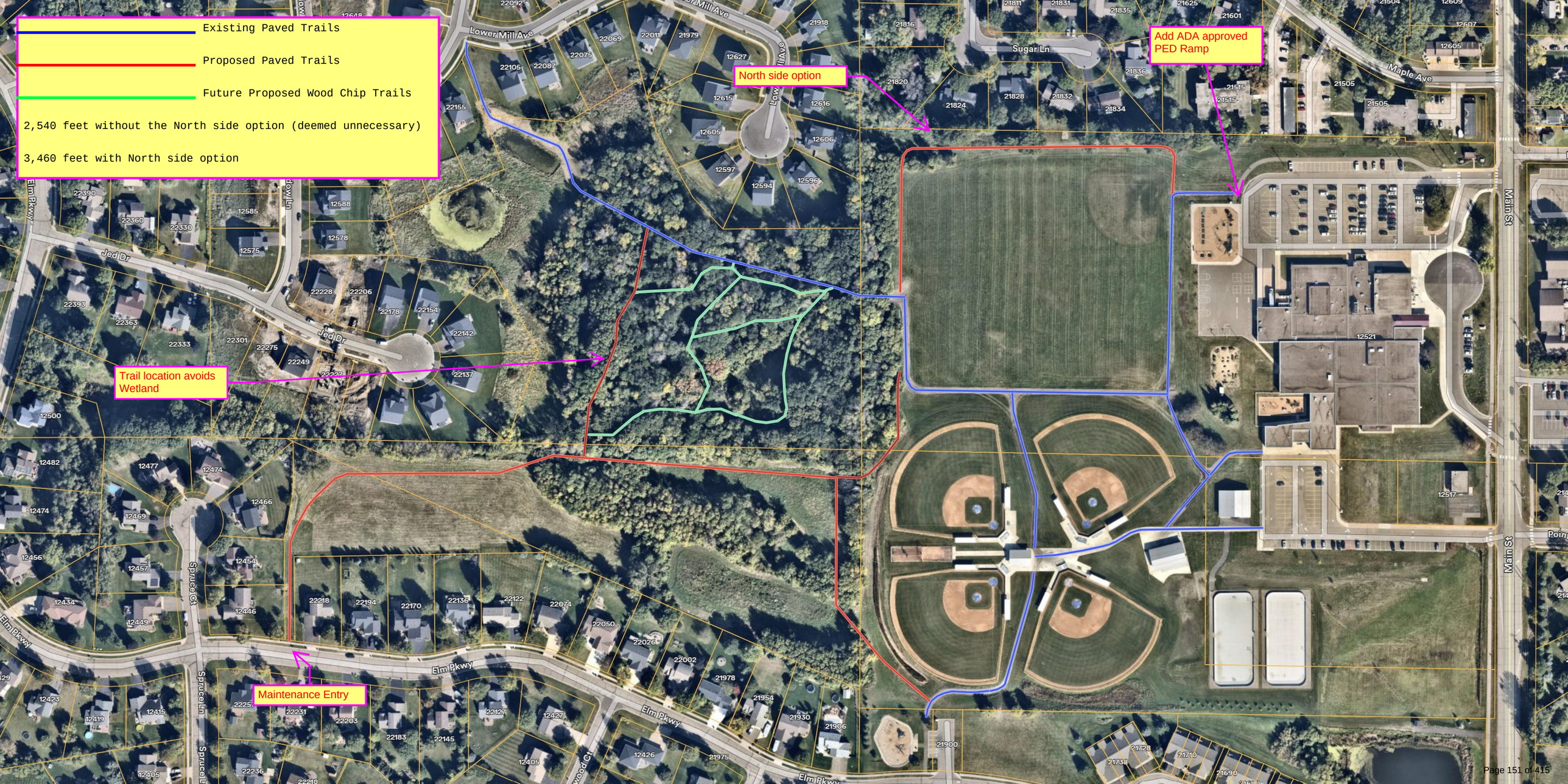
Schedule & Variables
Construction will be coordinated around staff availability, weather, and material supply. Potential cost savings may occur if reclaimed base material becomes available from upcoming Full Depth Reclamation (FDR) street projects later in the season.

Staff Recommendation
Approve the use of Park Dedication Funds for materials procurement.
Authorize staff to proceed with planning and scheduling for in-house construction during the upcoming season.
Direct staff to monitor reclaimed material availability for potential cost reductions.

Financial Impact: $95,000 **Source Fund**: 404-Park Dedication

Budgeted? Yes

Supporting Documentation
A. Existing & Proposed Trails @ SCP2


Existing Paved Trails
Proposed Paved Trails
Future Proposed Wood Chip Trails
2,540 feet without the North side option (deemed unnecessary)
3,460 feet with North side option
North side option
Add ADA approved PED Ramp
Trail location avoids Wetland
Maintenance Entry
Lower Mill Ave
Sugar Ln
Maple Ave
Main St
Jed Dr
Elm Pkwy
Spruce Ct
Spruce Ln

STAFF REPORT **Meeting Date**: February 24, 2026

ROGERS CITY COUNCIL **Agenda Item**: 6.1

Subject: Vacation of the West Half of Hawkins Drive (portion which is in the Cowley Lake Preserve Development)
Prepared By: Alec Henderson, City Planner

Recommended Council Action
Conduct the public hearing.

Motion to approve Resolution 2026-18 vacating the right-of-way of Hawkins Drive related to the Cowley Lake Preserve development.

Overview / Background / Analysis
Rachel Development, inc. has submitted their first phase final plat for Cowley Lake Preserve. The 1st phase consists of 24 lots in the northerly part of the site. A portion of the easternmost part of the development site includes existing west half of right-of-way of Hawkins Drive. The preliminary plat approval included the requirement of vacating the west half of Hawkins Drive with the final plat. The proposed vacation is an approximate 183 feet length of 33 feet wide ROW. The Fox Creek neighborhood to the east was developed in the early 2000s and as part of that development the eastern half of Hawkins Dr was vacated by Resolution 2000-24 (attached to this item). Trail easement will be provided in the Cowley Lake Preserve development where the ROW vacation is occurring for future trail corridor to 129th Ave. The proposed Resolution 2026-18 which vacates the ROW is attached.

Staff Recommendation
Staff recommend approval of Resolution 2026-18, Vacating ROW of Hawkins Drive related to Cowlely Lake Preserve.

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

Budgeted? N/A

Supporting Documentation
A. Resolution No. 2026-18 _ROW Vacation_Cowlely Lake Preserve
B. Hawkins ROW vacation exhibit
C. Page from Cowley Lake Civil Plans
D. Res 2000-24 - Fox Creek Vacation

CITY OF ROGERS
RESOLUTION NO. 2026-18

A RESOLUTION VACATING CERTAIN RIGHT-OF-WAY RELATED TO THE COWLEY LAKE PRESERVE SUBDIVISION

WHEREAS, a public hearing to consider vacating a certain Right-of-Way (ROW) within the plat of Cowley Lake Preserve in Rogers was held on February 24th, 2026 at 7:00 p.m. before the Rogers City Council by in person at 21201 Memorial Drive, Rogers, MN, after due published notice had been given by the City Clerk on February 5th, 2026; and,

WHEREAS, the City required the vacation of ROW as a condition of the preliminary plat request by Rachel Development, inc. approved by Resolution 2025-30A adopted July 8th, 2025; and

WHEREAS, the ROW being considered for vacation is legally described in Exhibit A and shown in Exhibit B and is the western half of Hawkins Drive within the development area of Cowley Lake Preserve; and,

WHEREAS, the City required a new trail easement to cover part of the vacation area and the instrument necessary for trail easement has been drafted and will be recorded with the Plat of Cowley Lake Preserve; and,

WHEREAS, the City Engineer has determined the to-be-vacated ROW no longer serves a public purpose and should be vacated; and,

WHEREAS, there was no objection to vacating the ROW, as described herein, and Rogers City Council has found it to be in the public interest to vacate said ROW as the eastern half ROW of Hawkins Drive was vacated with the Fox Creek development; and,

WHEREAS, fourth-fifths (4/5) of all members of the City Council concur in this Resolution.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROGERS, MINNESOTA, the City hereby declares that the Right of Way that is over the property as legally described in Exhibit A is hereby vacated.

BE IT FURTHER RESOLVED, that the Mayor and City Clerk are hereby authorized to sign all documents necessary to effectuate the intent of this Resolution.

Moved by Councilmember , seconded by Councilmember

The following voted in favor of said resolution:

The following voted against the same:

The following abstained:

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

_____
Shannon Klick, Mayor

ATTEST:

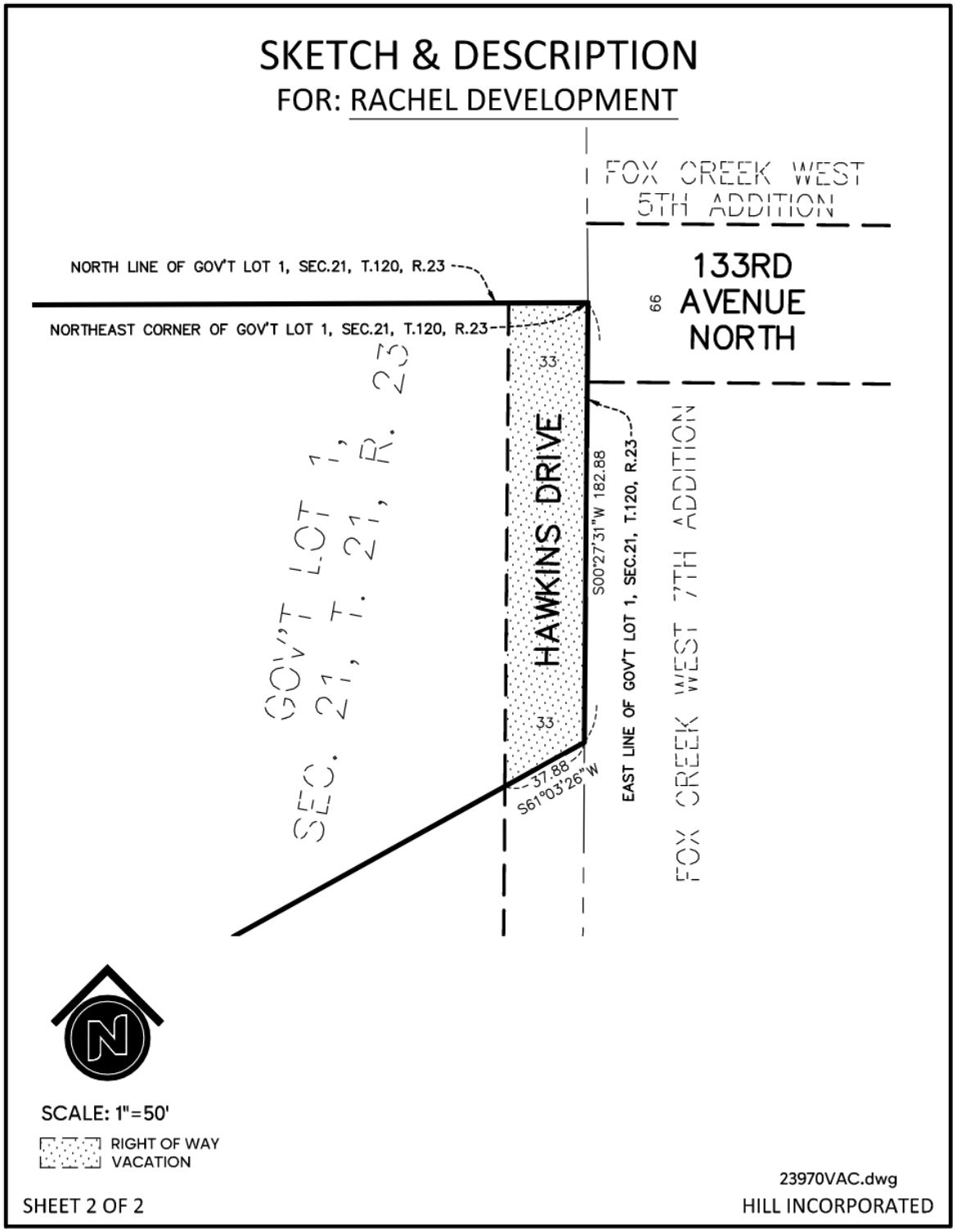
_____
Stacie Brown, City Clerk

EXHIBIT A
LEGAL DESCRIPTION
RIGHT-OF-WAY TO BE VACATED

RIGHT OF WAY VACATION

All that part Hawkins Drive as laid out and traveled, Hennepin County, Minnesota, and now to be vacated, within Government Lot 1, Section 21, Township 120, Range 23, which lies northerly of a line described as commencing at the northeast corner of said Government Lot 1; thence on an assumed bearing of South 00 degrees 27 minutes 31 seconds West, along the east line of said Government Lot 1, a distance of 182.88 feet to the point of beginning of the line to be described; thence South 61 degrees 03 minutes 26 seconds West a distance of 37.88 feet and said line there terminating.

EXHIBIT B
FIGURE
RIGHT-OF-WAY TO BE VACATED



SKETCH & DESCRIPTION
FOR: RACHEL DEVELOPMENT

RIGHT OF WAY VACATION

All that part Hawkins Drive as laid out and traveled, Hennepin County, Minnesota, and now to be vacated, within Government Lot 1, Section 21, Township 120, Range 23, which lies northerly of a line described as commencing at the northeast corner of said Government Lot 1; thence on an assumed bearing of South 00 degrees 27 minutes 31 seconds West, along the east line of said Government Lot 1, a distance of 182.88 feet to the point of beginning of the line to be described; thence South 61 degrees 03 minutes 26 seconds West a distance of 37.88 feet and said line there terminating.

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 Professional Land Surveyor under the laws of the State of Minnesota.

Signed this 21st day of January, 2026
For: Hill Incorporated

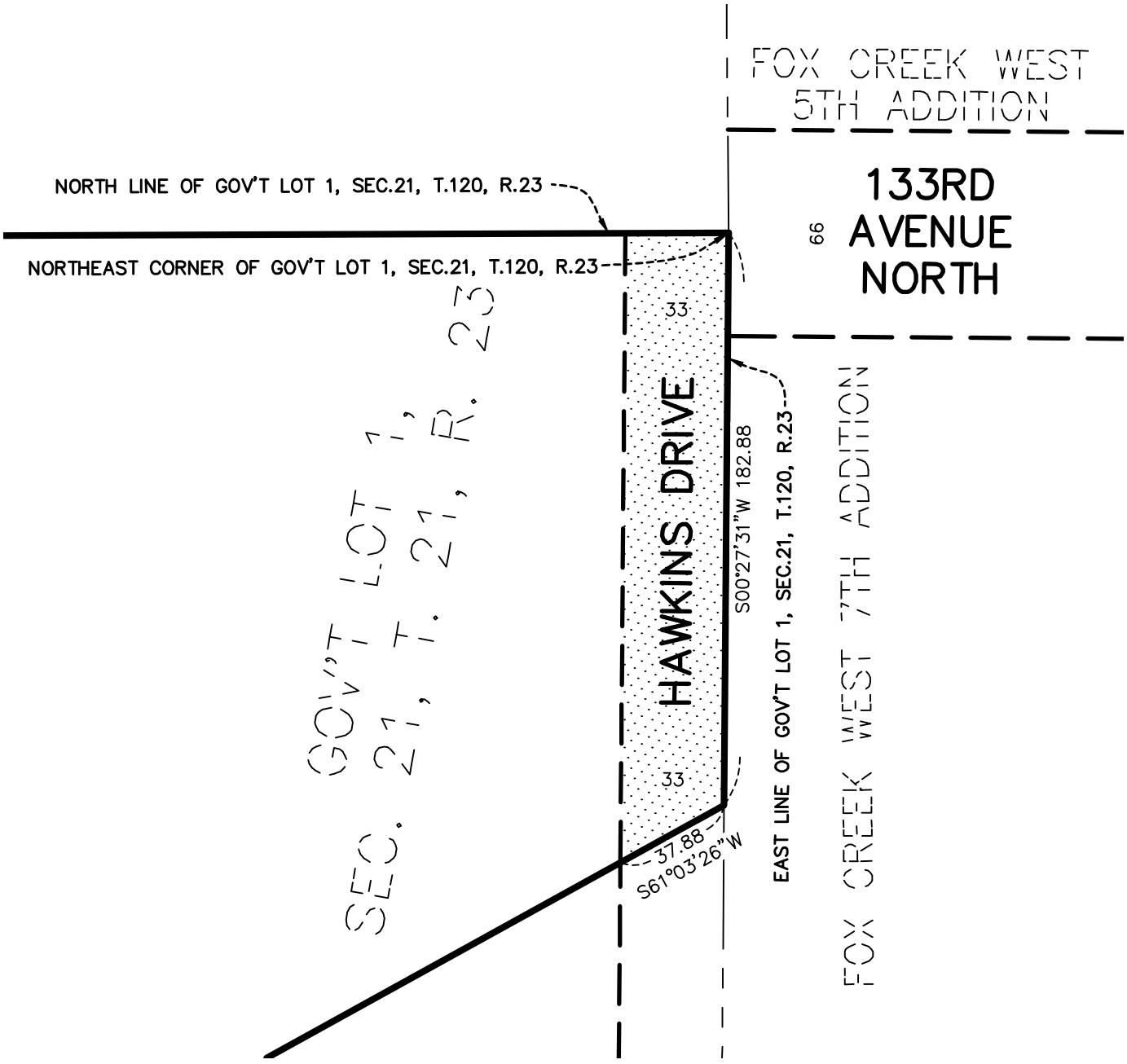
By: _____
Marcus F. Hampton, MN LS No. 47481

SHEET	1 OF 2
PROJECT NO.	23970-00
CAD FILE	23970VAC.dwg
REVISIONS	
DATE	01/21/2026
DRAWN BY	PLM

HILL INCORPORATED
2999 WEST C.R. 42, SUITE 100
BURNSVILLE, MN 55306
PHONE: 952-890-6044
marcus@mnhill.com
www.mnhill.com

SKETCH & DESCRIPTION

FOR: RACHEL DEVELOPMENT



N

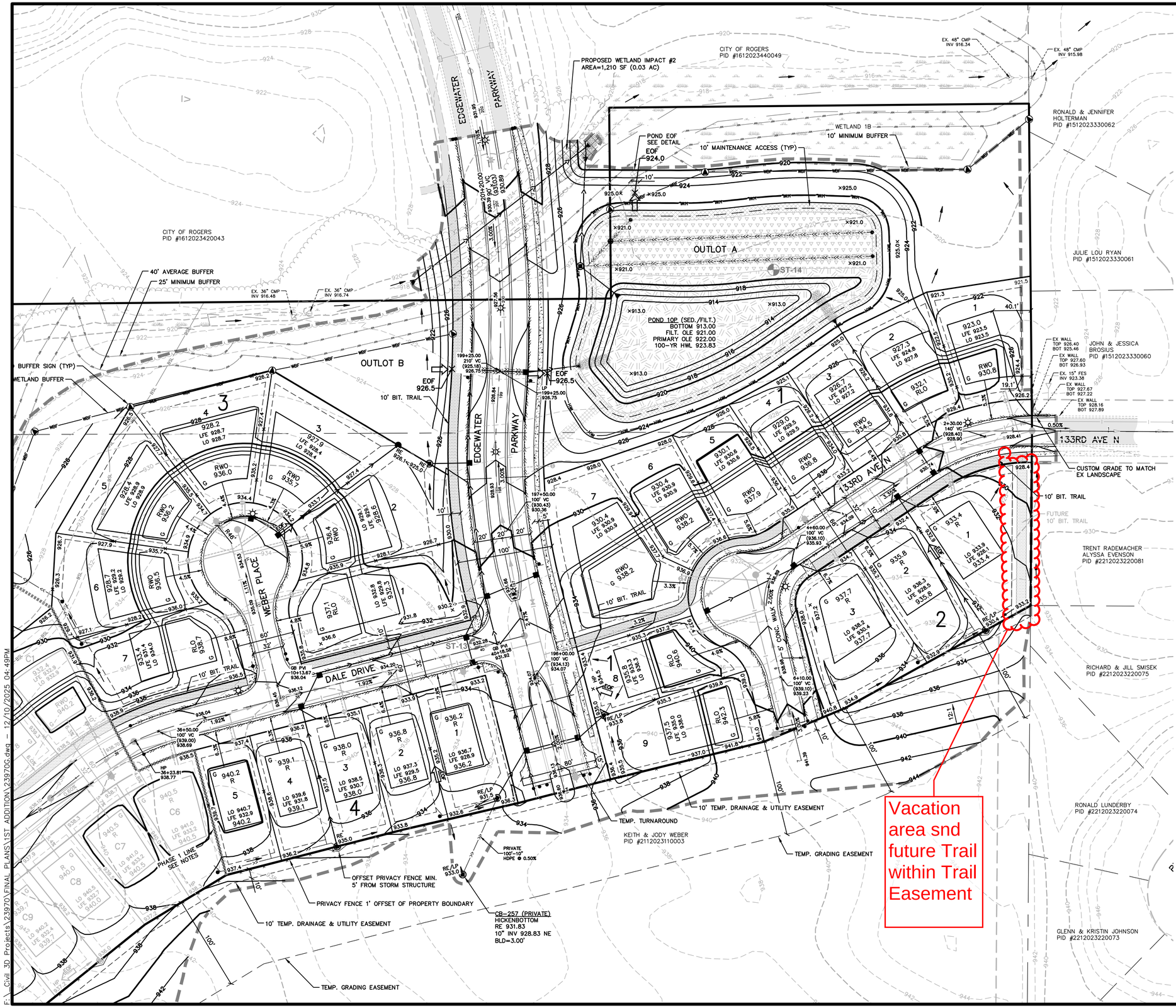
SCALE: 1"=50'

RIGHT OF WAY
VACATION

23970VAC.dwg

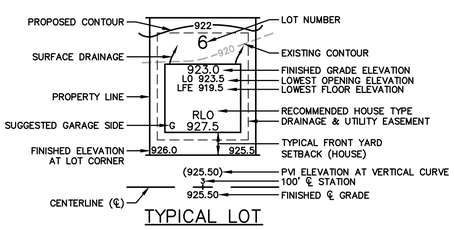
SHEET 2 OF 2

HILL INCORPORATED



LEGEND

- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING UNDERGROUND GAS
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND FIBER OPTIC
- EXISTING OVERHEAD POWER LINE
- EXISTING LIGHT POLE
- EXISTING TRANSFORMER
- EXISTING TELEPHONE PEDESTAL
- EXISTING TV PEDESTAL
- EXISTING CURB & GUTTER
- EXISTING FENCE
- EXISTING CONTOUR
- EXISTING WETLAND EDGE
- EXISTING SOIL BORING LOCATION
- EXISTING TREELINE/TREES
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING WETLAND
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SERVICE
- PROPOSED WATER SERVICE
- PROPOSED STORM SEWER
- PROPOSED DRAINTILE
- PROPOSED PERFORATED DRAINTILE
- PROPOSED CURB & GUTTER
- PROPOSED RETAINING WALL
- PROPOSED CONTOUR
- PROPOSED GRADING LIMITS
- PROPOSED PHASE 1 GRADING LINE
- PROPOSED EMERGENCY OVERFLOW
- PROPOSED CONCRETE
- PROPOSED ASPHALT SURFACE
- PROPOSED SEDIMENT BASIN
- PROPOSED FILTRATION BASIN
- PROPOSED MAINTENANCE ACCESS
- WETLAND BUFFER SIGN



TYPICAL LOT

NOTES

1. AREAS GRADED EAST OF THE PHASE 1 LINE SHALL BE GRADED WITHIN TOLERANCE AND PADS CERTIFIED.
2. AREAS GRADED WEST OF PHASE 1 LINE IS TEMPORARY FOR ADDITIONAL CUT AND BORROW.

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

SCALE IN FEET
0 50 100 150
1 inch = 50 feet

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 W. Cty. Rd. 42, Suite 100, Burnsville, MN 55306
PHONE: (952)890-6044 FAX: (952)890-6244

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
RICK L. OSBERG, P.E.
Date: 08/07/25 Reg.No. 22709

COWLEY LAKE PRESERVE
ROGERS, MINNESOTA
GRADING & DRAINAGE PLAN
FOR
RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376

DRAWN BY	JSO
DATE	08/07/2025
REVISIONS	
09/23/2025 CITY COMMENTS	
10/06/2025 CITY & CLIENT COMMENTS	
12/10/2025 EARTHWORK ADJUSTMENT	
CAD FILE	23970G
PROJECT NO.	23970
	2.1

F:_Civil 3D Projects\23970\FINAL PLANS\1ST ADDITION\23970G.dwg - 12/10/2025 04:49PM

TRANSFER ENTERED
HENNEPIN COUNTY TAXPAYER SERVICES

MAY 24 2000

HENNEPIN COUNTY MINN.
BY _____ DEPUTY

80

7305736

OFFICE OF COUNTY RECORDER
HENNEPIN COUNTY, MINNESOTA

CERTIFIED FILED AND OR
RECORDED ON

00 JUN -2 PM 3:05

AS DOCUMENT # 7305736

_____ CO. REC.

_____ DEPUTY

STATE OF MINNESOTA

COUNTY OF HENNEPIN

CITY OF ROGERS

LTI mr 94898 BOX #147

The undersigned duly qualified and acting City Clerk of the City of Rogers hereby certifies that the attached hereto is a true and correct copy of the original Resolution No. 2000-24, A RESOLUTION VACATING A PORTION OF HAWKINS DRIVE filed in the office of the City Clerk, City of Rogers.

CITY OF ROGERS SEAL COUNTY OF HENNEPIN

Stacy Doboszenski

Stacy Doboszenski, City Clerk

Dated this 5th day of May, 2000.

RESOLUTION NO. 2000-24

CITY OF ROGERS

RESOLUTION VACATING A PORTION OF HAWKINS DRIVE

BE IT RESOLVED by the City Council of the City of Rogers, County of Hennepin, State of Minnesota, as follows:

1. Pursuant to two weeks duly posted notice; two weeks published notice in the *North Crow River News*, the official newspaper of the City of Rogers, and on 10 days' written notice to each property owner affected by the proposed vacation, a hearing was held by this Council on April 11, 2000 relating to the motion of the City to vacate a portion of a public street in the City, commonly known as Hawkins Drive, all as more specifically set forth below:

> That part of Hawkins Drive, embraced within the City of Rogers, as dedicated in the plat of Fox Creek West 6th Addition which lies between the westerly extension of the most northerly line of Outlot B, Fox Creek West 6th Addition and the westerly extension of the South line of said Outlot B; also being described as follows:
>
> All that part of the west 33.00 feet of the Northwest Quarter of Section 22, Township 120, Range 23, Hennepin County, Minnesota which lies north of the south 985.00 feet thereof and which lies south of the north 33.00 feet thereof.

2. After affording an opportunity to be heard to all persons who cared to be heard as to said proposed vacation of the said public street, this Council hereby finds and determines that it is in the best interest of the public to vacate said portion of the above public street, as described in paragraph 1 above; and it is hereby declared to be vacated pursuant to Minnesota Statutes §412.851.

3. The City Clerk is hereby directed to present to the County Auditor of Hennepin County, Notice of Completion of said vacation proceedings in accordance with §412.851 of Minnesota Statutes, and to also file the Notice with the County Recorder.

4. That the City Clerk is further directed to deliver to the owners of record of the fee interest in said land directly affected by said vacation upon their request, a certified copy of this Resolution.

Adopted this 25th day of April, 2000.

Steve Scharber, Mayor

ATTEST:

Stacy Dobboszenski
City Clerk

(SEAL)

CERTIFICATION
AND
NOTICE OF COMPLETION

I, Stacy Doboszenski, being the duly appointed Clerk of the City of Rogers, hereby certify that the above entitled Resolution Vacating a Portion of Hawkins Drive, is a true and correct copy of a Resolution relating to the vacation of a portion of a certain public street known as Hawkins Drive; which Resolution was duly adopted by the City Council of the City of Rogers, Minnesota, on the 25th day of April, 2000. That said proceedings were taken and completed by the City of Rogers, County of Hennepin. A description of the real estate and the lands affected by the vacation of said street easement is contained in the Resolution Vacating a Portion of Hawkins Drive of which the attached is a true and correct copy and is incorporated by this reference as though fully set forth herein.

WITNESS, my hand officially as City Clerk and the corporate seal of the City of Rogers this 25th day of April, 2000.

Stacy Doboszenski

Stacy Doboszenski, City Clerk

STAFF REPORT **Meeting Date**: February 24, 2026

ROGERS CITY COUNCIL **Agenda Item**: 7.1

Subject: Approve the Promotion of Captain Jason Foster to the Position of Deputy Chief of Police, Effective March 2, 2026
Prepared By: Dan Wills, Chief of Police

Recommended Council Action

Motion to approve the promotion of Captain Jason Foster to the position of Deputy Chief of Police, effective March 2, 2026

Overview / Background / Analysis

The City Council approved the addition of a Deputy Chief of Police in the 2026 budget. We advertised for this position internally, which was tailored to the two current police captains. Interviews with the candidates were conducted with a panel consisting of internal department heads and a local police chief. Additionally, candidates participated in a comprehensive leadership assessment conducted by the police department's designated psychological firm. At the conclusion of the process, Captain Jason Foster was selected for this promotion. Both candidates are extremely qualified for this promotion, and we are fortunate to have high-caliber senior leaders!

Jason has been a police officer with the Rogers Police Department since January 2002, and was selected as the department's first police sergeant in 2004. During Jason's tenure, he has served in a variety of roles and assignments, to include Interim Chief of Police on two separate occasions. He was promoted to police captain in 2020, and has commanded both the Patrol and Services Divisions. Captain Foster is widely respected amongst his peers, both within and outside of our agency, and has earned the respect of our community through his compassionate policing and competent leadership skills. Jason will be a tremendous asset to this new role within the Rogers Police Department.

We will recognize Captain Foster's promotion later this year with an official badge pinning ceremony at a City Council meeting.

Staff Recommendation

Approve the promotion of Captain Jason Foster to the position of Deputy Chief of Police, effective March 2, 2026

Financial Impact: **Source Fund**:

Budgeted? Yes

Supporting Documentation

None

STAFF REPORT **Meeting Date**: February 24, 2026

ROGERS CITY COUNCIL **Agenda Item**: 7.2

Subject: Continuation of the 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 number of built stalls but Council has the discretion to allow for this recommended change.

City Council Review
The site plan request was reviewed at the February 10th City Council meeting. Following discussion on the item, it was tabled because not all members of council

were in attendance for the vote.

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

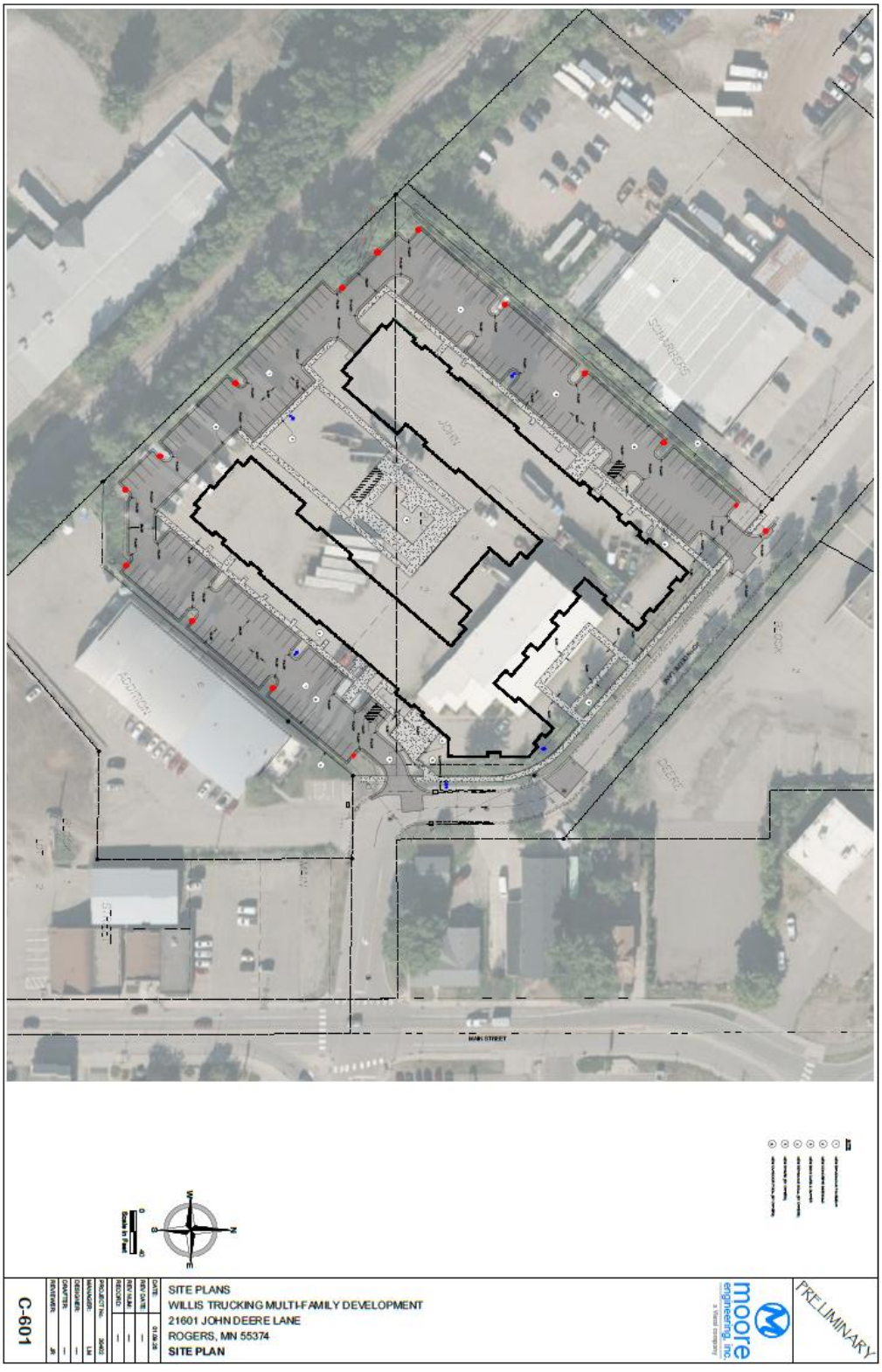
LOTS 5-6, BLOCK 2, SCHARBERS JOHN DEERE ADDITION, HENNEPIN COUNTY, MINNESOTA

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

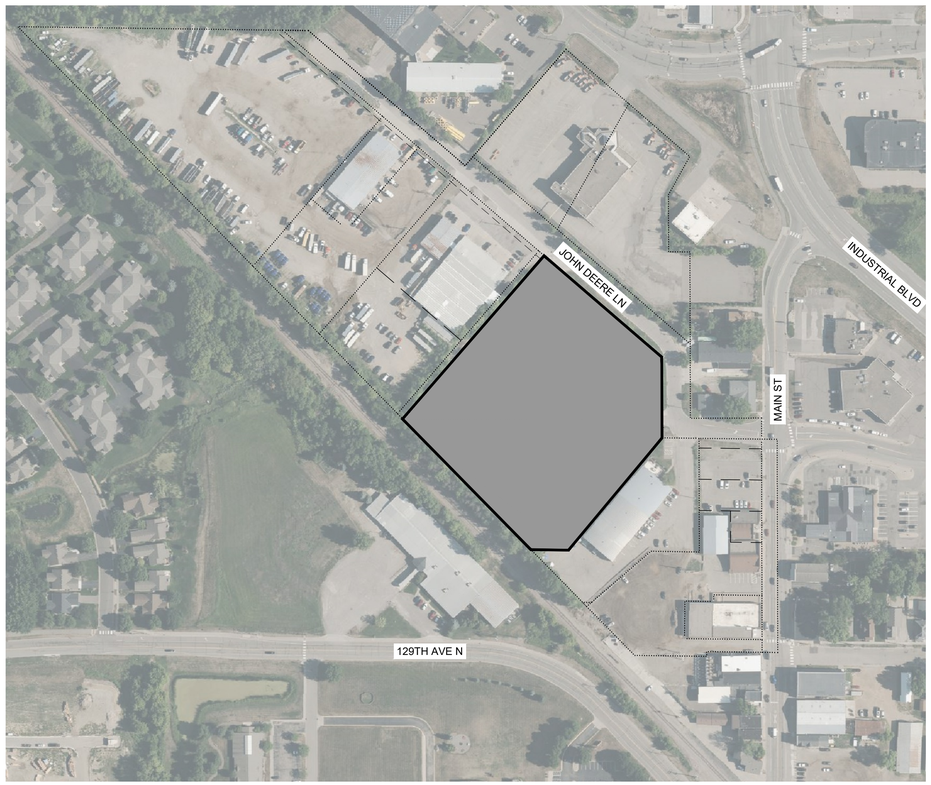
FILE LOCATION: Q:\Projects\30000\30400\30402 Rogers\Multifamily\Development\CAD\C3D\Production\30402_Cover.dwg

WILLIS TRUCKING MULTI-FAMILY DEVELOPMENT

moore engineering, inc.
a Vistal company

21601 JOHN DEERE LANE
ROGERS, MN 55374
HENNEPIN COUNTY

VICINITY MAP



PROJECT LOCATION

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		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
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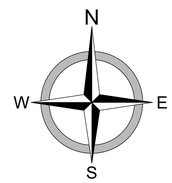
		C-603	GRADING AND EROSION CONTROL PLAN
		C-604	LANDSCAPE PLAN
		C-605	PARKING & AUTOTURN EXHIBIT



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
- FINISHED DRAINAGE DIRECTION & SLOPE (2.0%)
- FINISHED GRADE (4:1)
- EXISTING CONTOUR ELEVATION (895)
- FINISHED CONTOUR ELEVATION (895)
- GRADE ELEVATIONS (FL:900.07)
- SEDIMENTATION CONTROL WATTLE
- SEDIMENTATION CONTROL FENCE
- ROCK CHECK
- STABILIZED CONSTRUCTION ENTRANCE (S.C.E.)
- CONCRETE WASHOUT
- INLET PROTECTION DEVICE

ABBREVIATIONS:

BOC	=	BACK OF CURB
BOW	=	BACK OF WALK
BW	=	BOTTOM OF WALL
C	=	COMMUNICATION
CB#	=	STORM SEWER CATCH BASIN
CIPP	=	CURED IN PLACE PIPE
CL	=	CENTERLINE
CSP	=	CORRUGATED STEEL PIPE
CO#	=	SANITARY SEWER CLEANOUT
CS#	=	CONTROL STRUCTURE
DIA	=	DIAMETER
DIP	=	DUCTILE IRON PIPE
E	=	ELECTRICAL
ECC	=	EDGE OF CRUSHED CONCRETE
EG	=	EXISTING GRADE
EOC	=	EDGE OF CONCRETE
EOG	=	EDGE OF GRAVEL
EOP	=	EDGE OF PAVEMENT
EOW	=	EDGE OF WALK
EX	=	EXISTING
F	=	FIBER OPTIC
FES	=	FLARED END SECTION
FG	=	FINISHED GRADE
FL	=	FLOWLINE
FM	=	FORCEMAIN
G	=	GAS LINE
HP	=	HIGH POINT
INV	=	INVERT
LP	=	LOW POINT
MA	=	MATCH
M#	=	STORM SEWER MANHOLE
MT#	=	STORM SEWER TEE MANHOLE
MM#	=	STORM SEWER MULTI-MANHOLE
MC	=	MIDPOINT OF CURVE
OHP	=	OVERHEAD POWER
OHT	=	OVERHEAD TELEPHONE
OHTV	=	OVERHEAD TELEVISION
PC	=	POINT OF CURVATURE
PRC	=	POINT OF REVERSE CURVE
PVC	=	POLYVINYL CHLORIDE PIPE
PT	=	POINT OF TANGENCY
RIM	=	RIM OF STRUCTURE
S#	=	SANITARY SEWER MANHOLE
S.B. ELEV	=	STOP BOX ELEVATION
S.S. ELEV	=	SANITARY SEWER SERVICE INVERT
SS	=	SANITARY SEWER
ST	=	STORM SEWER
STA	=	ALIGNMENT STATION
T	=	TELEPHONE
TOC	=	TOP OF CONCRETE
TOP	=	TOP OF PAVEMENT
TOP	=	TOP OF PIPE
TOW	=	TOP OF WALK
TW	=	TOP OF WALL
TR#	=	SANITARY TELEVISING RISER
TRANS	=	TRANSFORMER
TV	=	TELEVISION
U	=	UTILITY (UNKNOWN UTILITY)

PRELIMINARY

moore engineering, inc.
a Vistal company

GENERAL
WILLIS TRUCKING MULTI-FAMILY DEVELOPMENT
21601 JOHN DEERE LANE
ROGERS, MN 55374
CIVIL LEGEND

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

G-002

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

GENERAL NOTES:

GE-1 STANDARD SPECIFICATIONS: All construction activities within the public right-of-way to be in accordance with the City of Rogers standard specifications for construction.

GE-2 TYPICAL DETAILS: See the Typical Details for all construction activities not mentioned in the standard plan notes.

GE-3 DIMENSIONS: All utility dimensions are to property line, center of pipe, center of structure, or back of curb unless noted. All site dimensions are to property line, back of curb, edge of walk, back of walk, and centerline of stripe unless noted. Dimensions shown on buildings are to the outermost (major) walls of buildings. For door and stoop locations and exact floor plan see Structural plans.

GE-4 CURRENT EDITIONS: Any ASTM, ACI, CRSI, NDDOT, MNDOT, MUTCD, Plumbing Code, etc. standards, designations, specifications, etc. or the like shall reference the current editions of such.

GE-5 INVESTIGATE: All on-site conditions, such as surface grades, utility locations, typical service line locations, subsurface conditions, etc., and contact Owner if conditions are different then what is represented.

GE-6 PRECAUTIONS: Take the necessary precautions required to protect adjacent properties during the construction operations and be responsible to repair any damage within the right-of-way caused by development of the site.

GE-7 VERIFY: With Mechanical/Architect the final location, size, and invert of all building utilities (i.e. storm sewer, sanitary sewer services, and water services).

GE-8 REMOVALS: Unless specifically noted, all removed materials, any debris encountered, and items not needed to be reused to complete the project shall become property of the Contractor for removal and disposal off of the Owner's property. Coordinate with Owner for reuse of salvaged materials, if any.

GE-9 EXISTING UTILITY LOCATES: Prior to digging, call "Gopher State One Call" (1-800-252-1166).

GE-10 WORK WITHIN CITY RIGHT-OF-WAY AND EASEMENTS:

A. The Contractor shall be responsible for any excavation within the right-of-way and maintaining the roadway until permanent repairs can be made.
B. Removals: Within City right-of-way that are noted for replacement shall be replaced within the time period required by the City or within 1 week of removal, whichever is less.
C. Is subject to inspection by the City and may require permits to be obtained from the City prior to beginning work.
D. Any work on existing City-owned utilities shall require notification to the City and Public Works department prior to commencing work.
E. Excavation or other work in the right-of-way shall require a Traffic Control Plan that meets all MUTCD requirements.

GE-11 TEMPORARY TRAFFIC CONTROL: Shall conform to the current edition of the MUTCD for all devices (types, materials, sizes, and colors), methods, and measures used. All custom signs shall be construction orange with black border and lettering unless noted.

EXISTING CONDITIONS - REMOVALS & ABANDONMENTS:

RE-1 PIPE REMOVALS: Shall conform to removing the existing pipe, disposing of the pipe, plugging the invert at the existing structure and backfilling the trench. Remove all materials indicated on plans and disposing all materials removed, but not incorporated into the Work, in accordance with all applicable federal, state or local regulations.

RE-3 STRUCTURE REMOVALS: Shall conform to removing the existing structure and backfilling the trench. Remove all materials indicated on plans and disposing all materials removed, but not incorporated into the Work, in accordance with all applicable federal, state or local regulations.

RE-4 STRUCTURE ABANDONMENTS: Shall conform to removing the top 4' section of the structure below finished grade, plugging all pipe ends, and filling the structure with sand. Dispose all materials removed, but not incorporated into the Work, in accordance with all applicable federal, state or local regulations.

RE-5 GATE VALVE AND BOX ABANDONMENTS: Shall involve turning the gate valve to the OFF position, removing the upper section of the valve box a minimum of 3' below finished grade, filling the remainder of the structure with sand, and backfilling the void with proper compaction.

RE-7 PAVEMENT REMOVALS: Shall conform to removing bituminous and concrete pavement to a joint or create a smooth vertical plane along the entire length of the remaining surface. Remove all materials indicated on plans and disposing all materials removed, but not incorporated into the Work, in accordance with all applicable federal, state or local regulations.

UTILITY PLAN NOTES - SANITARY SEWER:

SS-1 SANITARY SEWER PIPING: Shall conform to the following features:

A. Polyvinyl Chloride (PVC) Pipe:
   a. Pipe: Shall be SCH 40 in accordance ASTM D1785, ASTM D2665, and ASTM F794.
   b. Fittings: Shall be SCH 40 in accordance with ASTM D2665, ASTM F794, and ASTM F1866.
   c. Installation: Install per manufacturer's recommendations.

SS-7 SANITARY SEWER PIPE BEDDING AND ENCASEMENT MATERIALS: Shall conform to the following sieve analysis:

Sieve Size or Testing Method	Percent Passing or Testing Requirement
1 inch	100
3/4 inch	80-100
No. 4	35-85
No. 30	20-50
No. 200	4-10
ND T 113, Shale (max %)	12.0%

SS-8 SANITARY SEWER BACKFILLING: Shall conform to suitable existing trench materials, except as otherwise specified in the plans. Suitable material shall be defined as soil free of foreign materials (rubbish, organics, and debris), frozen clumps, oversize stone, rock, concrete or bituminous chunks, and other unsuitable materials that may damage the pipe, prevent thorough compaction, or increase the risks of settlement.

UTILITY PLAN NOTES - WATER MAIN:

WM-1 TAPPING SLEEVES AND VALVES: Shall conform to the latest revision of AWWA C509. Tapping sleeves shall be stainless steel with a stainless steel flange. Tapping sleeve gaskets shall provide sealing across the full pipe circumference and the full area of the sleeve. Bolts and nuts shall be 304 stainless steel. All tapping sleeves shall be wrapped in 8 mil polyethylene plastic to encapsulate the valve. these features:

A. Manufactured by Romac Industries, Powerseal, or Ford.
   a. SST Stainless Steel Tapping Sleeve
   b. 662 Stainless Steel Tapping Sleeve
B. In accordance to the latest revision of AWWA C509 gate valves shall be resilient-seated with non-rising stem. Inlet flanges shall conform to ANSI B16.1, Class 125 and MSS SP-60 and mechanical joint outlets shall conform to AWWA C111 and marked with manufacturer's name and pressure rating on valve box.

WM-2 WATER MAIN PIPING:

A. Polyvinyl Chloride (PVC) Pipe:
   a. Pipe: Material shall comply with AWWA C900 Class 165
   b. Material: Cell classification 12454
   c. Joints:
      i. Comply with ASTM D3139 and F477
      ii. Seals: PVC flexible elastomeric.
      iii. Solvent-cement couplings are not permitted.
   d. Installation:
      i. Per manufacturer's recommendations and comply with AWWA C600, C605, C606, C206.

WM-3 WATER MAIN PIPING-RESTRAINED JOINTS:

A. Polyvinyl Chloride (PVC) Pipe:
   a. Pipe: Material shall comply with AWWA C900 Class 165.
   b. Material: Comply with ASTM D1784 and be Cell classification 12454-C.
   c. Joints:
      i. Butt Fusion.
      ii. Coupled or integral bell, restrained joint ("Certa-Lok" RJ/RJIB)
      iii. Mechanically locking bell-and-spigot, restrained join ("TerraBrute" CR)
   d. Installation:
      i. Per manufacturer's recommendations and comply with AWWA C600, C605, C606, C206.

WM-4 WATER MAIN FITTINGS AND COUPLINGS:

A. Non-Restrained Fittings:
   a. Material: Ductile-iron and shall comply with AWWA C110.
   b. Compact Fittings: Comply with AWWA C153
   c. Coating and Lining:
      i. Bituminous Coating: Comply with AWWA C110
      ii. Cement-Mortar Lining: Comply with AWWA C104; double thickness
   d. Joints:
      i. Type: Mechanical joints. Shall comply with AWWA C111
   e. Jackets: PE; comply with AWWA C105
   f. Install per manufacturer's recommendations.
B. Non-Restrained Couplings:
   a. Manufacturers:
      i. Macro HP by Romac Industries, Inc. (Sizes 2' to 12")
      ii. Hymax2 by Krausz USA (Sizes 4" to 12")
      iii. Hymax HLD by Krausz USA (Sizes greater than 12")
      iv. Approved Equal.
   b. Description:
      i. Two bolt wide-range coupling
      ii. Compatible with PVC, DIP, and ACP.
      iii. Fusion bonded epoxy coating.
      iv. Grade C Steel or Ductile Iron
      v. Stainless steel bolts, nuts, and washers
   a. Install per manufacturer's recommendations.
C. Mechanically Restrained Joints - Fittings and Couplings:
   a. Manufacturer:
      i. Tees, Caps, and Couplings: Romac Industries, Inc. or approved equal.
         1. Tee: Alpha Tee
         2. Cap: Alpha EC
         3. Coupling: Alpha
      ii. Bends and Valves: Megalug by EBBA Iron, Inc., One-Lok by Sigma, or approved Equal
   b. Design:
      i. Consist of multiple gripping wedges incorporated into a follower gland meeting the applicable requirements of ASNI/AWWA C110/A21.10 for nominal pipe sizes 3 inch through 36 inch.
      ii. Include a minimum safety factor of 2:1 in all sizes for rating for water pressure.
   c. Material: Shall be cast from grades 65-45-12 ductile iron material in accordance with ASTM A536 for gland body, wedges and wedge actuating components.
   d. Coating:
      i. Consist of a minimum of two coats of liquid thermoset epoxy coating with heat cure to follow each coat.
      ii. Surface pretreated wit h a phosphate wash, rinse, and sealer before drying.
      iii. Electrostatically applied and heat cured.
      iv. Polyester based power to provide corrosion, impact, and UV resistance.
   e. Approvals:
      i. Listed by Underwriters Laboratories for sizes 4 inches through 12 inches.
      ii. Factory Mutual Approved for 4 inches through 12 inches.
      iii. Meet or exceed the requirements of ASTM F1674 of the latest version for Mechanical Joint Restraints for 4 inches through 24 inches.
   f. Install per manufacturer's recommendations and AWWA C600.
D. Tied Restrained Joint:
   a. Bolts:
      i. Mechanical and Flanged-Joints on 4" to 12" pipe:.
         1. Shall be ¾" and comply with ASTM A588/A588M, Grade B, ASTM A325 Type 3 except increase tensile strength of full-body threaded section to 40,000 lb. minimum for 5/8 inch and 60,000 lb. minimum for 3/4 inch by heat-treating (quenching and tempering) to manufacturer's reheat and hardness specifications.
      ii. Bends and Valves: Megalug by EBBA Iron, Inc., One-Lok by Sigma, or approved Equal
   b. Nuts: Shall be a hex nut for each tie bold and tie rod
   c. Rods: Shall be continuous-threaded rod for curring to desired lengths and Type 304 stainless steel.
   d. Washers: Shall be round, flat washers and Type 304 stainless steel.
   e. Install per manufacturer's recommendations and AWWA C600.
E. Fittings for PVC water main 4" through 8" can be PVC fittings in accordance with AWWA C907 as manufactured by Ipex. All PVC fittings shall be blue in color and be UL listed and FM approved.

WM-7 VALVE BOX ADJUSTMENTS: Shall conform to raising or lowering the lid of the valve box to the new finished surface by spinning/twisting/rotating the box and/or installing a riser ring within the existing box.

WM-8 GATE VALVES AND BOXES:

A. Shall conform to ductile iron resilient wedge valves in accordance with AWWA C515. All valves shall be epoxy coated inside and out. All valves shall open when the operating stem is rotated counter clockwise. The valve shall be equipped with a 2" operating nut with the direction of opening cast in the nut. All exterior bolts and nuts shall be 304 stainless steel. All valves shall be wrapped in 8 mil polyethylene plastic to encapsulate the valve. Acceptable manufacturers are: American Flow Control, Waterous, Mueller and Clow. Valve boxes shall be two piece Tyler 6850 Series with a separate base adjustable to the depth of cover as shown on the plans plus 6". The valve box lid shall be labeled "WATER". All valve boxes shall be adjusted to finished grade. these features:
   a. Gate valves 4" through 12" shall be ductile iron resilient wedge valves in accordance with the latest version of AWWA C515.
   b. All valves shall be coated inside and out in accordance to the latest version of AWWA C550.
   c. Valves seats shall be able to withstand 200 psi and the body shall withstand 400 psi.
   d. Gaskets shall be rubber.
   e. All valves shall open when the operating stem is rotated counter clockwise.
   f. The valve shall be equipped with a 2" operating nut with the direction of opening cast in the nut.
   g. All exterior bolts and nuts shall be 304 stainless steel.
   h. The stem shall be made of bronze and shall use O-ring type stem seals.
   i. All valves shall be wrapped in 8 mil polyethylene plastic to encapsulate the valve.
   j. Acceptable manufacturers are: American Flow Control, Clow Valve Co., Mueller Co., U.S. Pipe, Waterous, Star Pipe Products, or approved equal.

PRELIMINARY

moore engineering, inc.
a Vistal company

GENERAL
WILLIS TRUCKING MULTI-FAMILY DEVELOPMENT
21601 JOHN DEERE LANE
ROGERS, MN 55374
CIVIL NOTES

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

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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

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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ST-5 CONNECTING NEW STORM SEWER PIPE TO EXISTING MANHOLE: Shall conform to coring or breaking out the structure wall and connecting the pipe to the structure per the Typical Details for Pipe Penetrations.

ST-6 CONCRETE STORM SEWER STRUCTURES: Shall conform to these features:

A. Precast Reinforced Concrete Manhole Sections: ASTM C478
B. Joints: ASTM C913. Maximum Leakage: 0.025 gal. per hour per foot of joint at 3 feet of head.
C. Non-embedded flexible compression pipe joint: ASTM C923
D. Base shall be precast with cast in-place inverts.
E. Structure Rubber Joint Gasket: ASTM C361
F. Joint Seal: Internal shall comply to ASTM C361 or C443. External shall comply with ASTM C877, Type III and shall be Infi-Shield Gater Wrap or approved equal.
G. Interior Steps: Rungs shall be formed polypropylene (PP) and formed integral with manhole sections. Shall be ¾ inch diameter, 12 inches wide and spaced 16 inches o.c. vertically.
H. Flexible Pipe Boot: Shall be Press-seal Gasket Corporation and comply with ASTM C923. Clams shall be Series 300 stainless steel and hardware shall be Series 304 stainless steel.
I. Adjustments Rings:
    a. Shall be Cretex, Hancock, Ladtech, or approved equal.
    b. Concrete rings: Continuously grouted and unbroken.
    c. High Density Polyethylene (HDPE): Flat or tapered to accommodate final grade
    d. Accessories: TCC Materials Underground Utility Mortar and High-Impact Plastic Shims.
    e. Be brought to finished grade prior to concrete placement or prior to final lift of asphalt and be no lower than 1/2" below the final elevation of asphalt wear course.
J. Chimney Seal System:
    a. Conform to be those by Cretex, Strike Products, Infi-Shield with stainless steel bands by Sealing Systems, Inc. or equal.
    b. Be installed on all new and adjusted manholes and catch basins.
K. Grouting:
    a. Portland Cement Grout:
        i. Shall comply with ASTM C150, Type I and II. Water shall be potable with no impurities. Fine aggregate shall be washed natural sand and comply with ASTM C33. Strength Shall be 3,000 psi with a minimum 2,000 psi prior to second day exposure to elements.

ST-8 STORM SEWER STRUCTURE FRAMES AND COVERS/GRATES: Shall conform to the following names and models:

A. Regular: Neenah R1733 or EJ 1205. Vented lid (open pickholes) & special "STORM SEWER" lettering.
B. Flat: Neenah R2668 Type C or EJ 1120 Type M.
C. Convex: Neenah R2577 or EJ 1205-M2.
D. Concave: Neenah R2573 with Type C-radial or EJ 1205 with Type M flat.
E. Beehive: Neenah R2561-A or EJ 1205 with Type 02.
F. Highback Curb & Gutter: Neenah R3067-C or EJ 7030-M2.
G. Mountable Curb & Gutter: Neenah R3067-C-C or EJ 7030-M2.
H. Landscape Inlet: Neenah R4015-D or EJ 5840.
I. Loading Dock Trench Drain: Neenah R4996-A1 Type M frame with grated cover or similar.
J. Loading Dock Pipe Drain: Neenah R4015-D or EJ 5840
K. Cleanout: Neenah R1973 or EJ 1565.
L. Building Downspout: By Agri-Drain.

ST-9 STORM SEWER PLUGS: Shall utilize an industry standard method that will prevent soil from entering the system.

ST-10 END SECTIONS: Shall conform to:

A. 16 gauge steel, Aluminum Type 2 coated for flexible pipe and matching the pipe type for reinforced concrete.
B. Flared end section length is included in the pipe length shown.

ST-11 RIPRAP AND FABRIC: Shall conform to these features:

A. Riprap:

Mass (Lbs)	Approx Size (in)	% of Total Mass Smaller than Given Mass
400	18	100
120	12	75
50	9	50
2	3	10

B. Fabric Under Riprap: Shall conform to these features:
    a. Grab tensile (ASTM D-4632): 200 lbs. min.
    b. Elongation (ASTM D-4632): 15% max
    c. Trapezoidal tear strength (ASTM D-4533): 50 lbs min.
    d. Puncture strength (ASTM D-4833): 80 lbs min.
    e. AOS sieve size (US Sieve) (ASTM D-4751): 0.300 (50)
    f. Permittivity (ASTM D-4491): 0.20 Sec.-1/
    g. UV Resistance (After 150 hours) Strength Retained: 70%
    h. Sewn Seam Strength: 180 lbs.

ST-12 4" PERFORATED DRAINTILE PIPE: Shall conform to the following features:

A. Material: Comply with ASTM D1784
B. Manufacture:
    a. Pipe size 4 inch.
    b. Comply with ASTM D3034 SDR 35
    c. Perforations:
        i. ¼" in diameter
        ii. Arranged in rows parallel to the axis of the pipe.
        iii. Spaced 3" center to center
    d. Rows of Perforations: 4
    e. Perforations per row: 48 (for 12.5' laying lengths)
C. Joints: Solvent welded

ST-13 STORM SEWER BACKFILLING: Shall conform suitable existing trench materials, except as otherwise specified in the plans. Suitable material shall be defined as soil free of foreign materials (rubbish, organics, and debris), frozen clumps, oversize stone, rock, concrete or bituminous chunks, and other unsuitable materials that may damage the pipe, prevent thorough compaction, or increase the risks of settlement.

ST-14 STORM SEWER BEDDING AND ENCASEMENT MATERIALS: Shall conform to the following sieve analysis:

Sieve Size or Testing Method	Percent Passing or Testing Requirement
1 inch	100
3/4 inch	80-100
No. 4	35-85
No. 30	20-50
No. 200	4-10
Shale (max %)	12.0%

SITE PLAN NOTES - VEHICULAR AREAS:

VA-1 PAVEMENT SAWCUTTING: Shall conform to saw cutting full pavement depth ensuring a smooth vertical pavement edge.

VA-2 CONCRETE PAVEMENT, CURB & GUTTER, DRIVEWAYS, AND SIDEWALKS: All concrete pavement, curb & gutter, driveways, and sidewalks shall be in accordance with:

A. The following mix designs requirements:
    a. Section 2461 of the MNDOT Standard Specifications for Construction.
B. All materials, accessories, installation, etc. shall be in accordance to the current edition of the state Department of Transportation Specifications.
C. Replacement of any sidewalk and curb and gutter shall be done within five working days.
D. Final elevation of all manholes and gate valves shall be no lower than 3/8" below the final elevation of concrete pavement.

VA-3 CONNECT TO EXISTING CONCRETE DRIVEWAY: Shall conform to #4 x 12" bars at 24" spacing.

VA-4 CONCRETE DRIVEWAY EXPANSION JOINTS: Shall conform to asphalt-impregnated fiberboard or felt. Shall comply with ASTM D1751 Type 5 and be ¾ inch thick.

VA-5 ASPHALT PAVEMENT: Shall conform to:

A. The following mix design requirements:
    a. Section 2360 of the MNDOT Standard Specifications for Construction.
B. Be slightly above the face of the concrete gutter (maximum 1/2") with no asphalt pavement on top of the gutter.

VA-7 REMOVED AGGREGATE SURFACE MATERIALS: May be reused within the pavement section if it conforms to the project specifications.

VA-8 AGGREGATE SURFACING: Shall conform to the following:

A. Aggregate Surfacing:

Sieve Size or Testing Method	Percent Passing or Testing Requirement
1 inch	100
3/4 inch	70-100
No. 4	38-75
No. 8	22-62
No. 30	12-45
No. 200	7-15
ND T 113, Shale (max %)	12.0%
AASHTO T 96, L.A. Abrasion (max %)	50%
NDDOT 4, Fractured Faces	10%

B. Crushed concrete free of deleterious material, large chunks, and have no more than 15% passing the No. 200 sieve, no less than 5% passing the No. 200 sieve, and have a maximum size of 2".

VA-9 SUBGRADE PREPARATION UNDER VEHICULAR AREAS: Shall conform to scarifying and recompacting subgrade areas under the pavement section as shown in the Typical Details. Proof roll all pavement subgrades prior to aggregate placement, along all travel lanes to verify the uniformity of the underlying subgrade throughout the roadway section and to check for the presence of localized soft or weak zones. Perform proof roll with a fully loaded, tandem axle dump truck with a weight of approximately 25 tons, or an approved equal. Proof roll at a vehicle speed of between 1 ½ and 3 miles per hour along the pavement subgrades such that unrolled areas between wheel paths are not wider than 1'. Typical yielding should be limited to less than 1 1/2" for pavement subgrades, provided the underlying subgrade does not display permanent deformation. Correct areas that display excessive yielding, pumping or rutting during the proof roll. Repeat proof roll procedures until acceptable.

VA-10 AGGREGATE BASE UNDER VEHICULAR AREAS: Shall conform to the following sieve analysis:

A. Aggregate Base Course:

Sieve Size or Testing Method	Percent Passing or Testing Requirement
1 inch	100
3/4 inch	90-100
No. 4	35-70
No. 30	16-40
No. 200	4-10
ND T 113, Shale (max %)	12.0%
AASHTO T 96, L.A. Abrasion (max %)	50%
NDDOT 4, Fractured Faces	10%

B. Salvage Base Course:

Sieve Size or Testing Method	Percent Passing or Testing Requirement
1-1/2 inch	100
1 iinch	90-100
No. 4	35-85
No. 30	16-50
No. 200	0.0-12.0

C. Proof roll all aggregate base prior to paving, along all travel lanes to verify the uniformity of the underlying subgrade throughout the roadway section and to check for the presence of localized soft or weak zones. Perform proof roll with a fully loaded, tandem axle dump truck with a weight of approximately 25 tons, or an approved equal. Proof roll at a vehicle speed of between 1 ½ and 3 miles per hour along the pavement subgrades such that unrolled areas between wheel paths are not wider than 1'. Typical yielding should be limited to less than 1/2" for aggregate base, provided the aggregate base does not display permanent deformation. Correct areas that display excessive yielding, pumping or rutting during the proof roll. Repeat proof roll procedures until acceptable.

VA-11 REINFORCEMENT FABRIC UNDER VEHICULAR AREAS: Shall conform to these features:

A. Grab tensile (ASTM D-4632): 350 lbs. min.
B. Elongation (ASTM D-4632): 25% max
C. Trapezoidal tear strength (ASTM D-4533): 100 lbs min.
D. Puncture strength (ASTM D-6241): 1000 lbs min.
E. AOS sieve size (US Sieve) (ASTM D-4751) 30.
F. Permittivity (ASTM D-4491): 0.05 Sec.-1/
G. Sewn-Seam strength (ASTM D-4632): 310 lbs.

PRELIMINARY

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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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SITE PLAN NOTES - PEDESTRIAN AREAS:

PA-1 CONCRETE SIDEWALK:

A. Expansion Joint: Install expansion joint material or plastic sleeve around castings, valve boxes, curbs boxes, etc. in sidewalks.
B. Shall have radii poured integrally to the adjacent portion of sidewalk. In the instance that an integral pour is not used, a notch-out of at least 9" length shall be applied to the end of the arc to avoid a narrow "point" of concrete.

PA-3 AGGREGATE BASE COURSE UNDER PEDESTRIAN AREAS: Shall conform to the following sieve analysis:

Sieve Size or Testing Method	Percent Passing or Testing Requirement
1 inch	100
3/4 inch	90-100
No. 4	35-70
No. 30	16-40
No. 200	4-10
ND T 113, Shale (max %)	12.0%
AASHTO T 96, L.A. Abrasion (max %)	50%
NDDOT 4, Fractured Faces	10%

SITE PLAN NOTES - MISCELLANEOUS:

MI-1 TREE REMOVALS: Shall conform to removing trees and stumps located within the boundaries of the roadbed to a depth of 3 feet below the final dirt grade. Backfill and compact all cavities with suitable fill material with proper compaction.

MI-2 CLEARING AND GRUBBING: Shall conform to removing trees and stumps located within the boundaries of the roadbed to a depth of 3 feet below the final dirt grade. Prune branches and remove loose bark on trees or shrubs that were broken, cut, or scarred during construction activates. Trim tree branches extending over the roadbed to give a clear height of 20 feet, or according to local ordinances, whichever is greater. Backfill and compact all cavities with suitable fill material with proper compaction.

MI-3 DEMOLITION OF BUILDINGS AND STRUCTURES: Shall conform to backfilling all excavated structures in accordance to the grading notes. Disconnect existing utilities from all structures in accordance to City and State requirements.

MI-4 TOPSOIL STRIPPING:

A. Shall only be performed in areas where hard-surfaced areas will be placed, where grades need to be modified to match finished grades as shown on the plans, or where underground utilities will be installed. Stripped topsoil shall be stockpiled in area(s) as designated by the Owner or removed from site if no area(s) to stockpile.
B. Shall be as deep as necessary to remove all organic material and salvaged to be used for replacement. follow the recommendations of the Geotechnical Report.

MI-5 FENCE REMOVALS: Shall conform to removing fence link and fence posts to full depth.

MI-6 FENCE RESETTING: Shall conform to removing fence link and post and installing per manufacturer's recommendations.

MI-7 CHAINLINK FENCE: Shall conform to 6 feet high Master Halco or equal, designed and installed per manufacturer's recommendations.

MI-8 DECORATIVE PRIVACY FENCE: Shall be 6 feet high Chesterfield with CertaGrain Texture by CertainTeed Corporation, designed and installed per manufacturer's recommendations to withstand Miami-Dade County 110 MPH steady wind and 130 MPH gusting wind test, and furnished with manufacturer's Bufftech Vinyl Fence Limited Warranty with 5-year SureStart. Coordinate color with Owner.

MI-9 WOOD PRIVACY FENCE: Shall conform to installing per manufacturer's recommendations.

MI-10 CLUSTER BOX UNITS: Shall be a Vital 1570 Series by Florence Manufacturing or a 3300 Series by Salsbury Industries. They shall be made of aluminum, with number of mailbox compartments as shown on plan. Unit shall be sandstone color with engraved door ID option (labeled 1,2,3,...). See Typical Details for concrete pad and mounting information.

SITE PLAN NOTES - SIGNING:

SI-1 SIGN AND SIGN POST REMOVALS AND RESETTINGS: Shall conform to replacing removed or reset signs and supports damaged during removing, resetting, or stockpiling. Remove sign panels from existing supports. Reinstall support and install new sign panels, angles, stringers, and steel channels. Provide all necessary brackets and hardware to attach sign panels, angles, stringers, and steel channels on new supports.

SI-2 SIGNS AND SIGN POSTS: Shall conform to:

A. Posts: Shall be Telespar 12 gauge brand.
B. Signs: 3M Series 4000 Diamond Grade DG³.
C. Sign Mounting:
   a. Sign Posts: Shall conform to bolts, nuts, U-bolts, lock washers, and washers shall be galvanized steel meeting ASTM A153. Bolts shall be 3/8" diameter steel panel bolts, machine bolts, etc., shall meet SAE J429 Grade 5 or ASTM A449. Nuts shall be steel hex nuts and meet SAE J995 Grade 5 or ASTM A563. Washers shall be steel flat washers fabricated of steel meeting ASTM F844. Plastic washers shall be fabricated to the sheeting manufacturer's specifications.
   b. Building Walls: Shall conform to .....
   c. Pre Cast Concrete Bases: Shall have a minimum 2" sleeve and weighing at least 150 pounds.
   d. Light Poles: Shall utilize stainless steel "band-its" or equal.

SITE PLAN NOTES - PAVEMENT MARKINGS:

PM-1 OBLITERATION OF EXISTING PAVEMENT MARKINGS: Shall conform to sandblasting or grinding. No carbide or diamond tip blades or wheels are allowed on removal equipment.

PM-2 PAVEMENT MARKINGS: Shall conform to:

A. Any of the following types:
   a. Epoxy: Mark-55 by Poly-Carb, Inc. or LS60 by Epoplex. Strictly adhere to the manufacturer's recommendations for preparation and installation requirements.
   b. Plastic Film: 3M Stamark High Performance Tape Series 380I ES pavement marking type. Strictly adhere to the manufacturer's recommendations for preparation and installation requirements.
   c. Paint: Latex Hotline Waterborne Traffic Paint by Sherwin Williams. Strictly adhere to the manufacturer's recommendations for preparation and installation requirements. Colors are Blue - TM2224, Yellow - TM2153, and White - TM2152.
B. Owner approval of pavement marking layouts/outlines is required in field prior to any work being performed.

PM-3 THE INTERNATIONAL SYMBOL OF ACCESS: The symbol in the accessible parking space and the spacing between and angle of stripes in the access aisle shall be determined by the striping installer.

PM-4 GROOVING AND RECESSING: Shall conform to following:

A. Preformed Patterned Pavement Marking Film Grooves:

Parameter	Tolerance
Depth	90-110 mils
Smoothness	Ridges, within the groove, shall be no more than 6 mils higher than either adjacent valley
Width	Line width plus ½ inch
Length	Line length plus 3 inches per end of line
Line End Tapers	3 inches

B. Epoxy Paint Grooves:

Parameter	Tolerance
Depth	40-55 mils
Smoothness	Ridges, within the groove, shall be no more than 6 mils higher than either adjacent valley
Width	Line width plus 1 inch
Length	Line length plus 3 inches per end of line
Line End Tapers	3 inches

GRADING PLAN NOTES:

GP-1 GRADING DATA: Spot elevations shall supercede any slopes or finished ground contours.

GP-2 EARTHWORK:

A. Onsite material shall be used for Fill whenever possible. Material shall be suitable for intended use and free of debris and organics.
B. Import material used for Fill, if required, shall be suitable for intended use and free of debris and organics.
C. Prior to placement of Fill, existing ground shall be scarified to a minimum depth of 12" and recompacted to a minimum of 95% of the Standard Proctor Density (ASTM D698).
D. Shall be compacted to 90% of the Standard Proctor Density (ASTM D698) with a moisture content of +/- 3% for areas outside of pavement. Lifts shall be maximum of 8" thick compacted depth.
E. Shall be compacted to 95% of the maximum dry density per ASTM D698 (Standard Proctor Density) with a moisture content of +/- 3% for areas beneath future pavement. Lifts shall be maximum of 8" thick compacted depth.
F. Shall conform to excavating and reusing material that is graded and free of lumps larger than 3 inches, rocks larger than 2 inches, and debris. No frozen earth or foreign material. Organic content of less than 3% for material placed below structures and less than 5% for materials placed within 3 vertical feet of the top of finished pavement subgrades.
G. If a sand vein or wet or unstable materials present during utility installation, over-excavate bottom of trench and provide clean rock with an average diameter of 1.25" in over-excavated area to stabilize bottom of trench.

EROSION PREVENTION AND SEDIMENT CONTROL PLAN NOTES - REGULATORY RESPONSIBILITIES:

RR-1 PRE-CONSTRUCTION PERMITTING:

A. Obtain all necessary permits related to stormwater management, erosion prevention, and sediment control prior to beginning construction.
B. If the disturbed land on the site is anticipated to be greater than one (1) acre, obtain a National Pollutant Discharge Elimination System (NPDES) general permit from the State.
C. The installation of underground utilities may require dewatering at various areas throughout the project. A Department of Natural Resources (DNR) Water Appropriation Permit (DNR Permit) must be obtained prior to dewatering activity. All dewater discharge will be subject to the approvals and stipulations of the DNR Permit. The Contractor will be responsible for the associated application fee.

RR-2 INSPECTION: Of all BMP's shall conform to the NPDES General Permit.

RR-3 POST CONSTRUCTION PERMITTING: The Contractor and Owner are required to submit to the State a CSW Notice of Termination/Permit Modification Form within thirty (30) days of final stabilization.

RR-4 CERTIFIED PERSONNEL: The Contractor shall identify a Certified Erosion and Sediment Control Supervisor, Installer, and Inspector as indicated in MnDOT Standard Specifications for Construction. This person must be knowledgeable and experienced in the application of erosion prevention and sediment control BMP's. This person is to oversee the implementation of this SWPPP, and the installation, inspection, and maintenance of the erosion prevention and sediment control BMP's before, during, and after construction. The SWPPP is to remain in effect until the project is completed, the entire site has undergone final stabilization, and the NPDES Permit has been terminated.

EROSION PREVENTION AND SEDIMENT CONTROL PLAN NOTES - SITE MANAGEMENT:

SM-1 BEST MANAGEMENT PRACTICES (BMP'S): Shall be installed prior to any disturbances and become property of the Contractor after they are removed. In the instance that a BMP fails, it shall be repaired, replaced, or supplemented with a functional BMP.

SM-2 ALL DISTURBED AREAS: Shall be stabilized no later than fourteen (14) calendar days after the construction activity in that portion of the site has temporarily or permanently ceased.

SM-3 TRACKING OF SOIL, SEDIMENTS, AND DEBRIS: All equipment and vehicles leaving the site shall be cleaned of loose debris and soil. All soil and other debris tracked onto adjacent roadways (outside the project limits) is to be removed. Sweep and remove sediments from impervious areas that have been tracked with sediments or had sediments spilled or eroded onto them. This shall be completed by the end of each day during the period of construction.

SM-4 TEMPORARY MULCHING: Shall conform to Section 2575 and 3882 of the MNDOT Standard Specifications for Construction.

SM-5 SURFACE ROUGHENING: Slopes shall be left rough, not smooth, until permanent stabilization is implemented.

SM-6 GRASS BUFFER STRIPS: Shall be preserved and protected via signing, fencing, taping, painting, etc. their locations.

SM-7 TURBID OR SEDIMENT-FILLED DISCHARGE: Shall be discharged to a temporary or permanent sedimentation basin or it must be treated by an appropriate BMP (grit chambers, sand filters, filter bag/sock, etc.) before site discharge. Discharge from sedimentation basins shall be in a manner that protects the site, downstream properties, and adjacent properties from erosion, scouring, sedimentation, and flooding by an acceptable energy dissipation method (e.g. rock, riprap, or sand bags).

SM-8 SEDIMENTATION BASINS: Sediment from temporary and permanent sedimentation basins must be removed when sediment has reached one half (1/2) the basin's depth.

SM-9 WASTE RECEPTACLES: Shall be required for any solid waste generated during the construction process. These receptacles shall be emptied periodically and the trash disposed of properly.

SM-10 HAZARDOUS MATERIALS (E.G. GASOLINE, FUEL, AND MOTOR OIL): Shall be stored in a manner that is compliant with local and state regulations.

SM-11 PORTABLE RESTROOM FACILITIES: Shall require periodic cleaning and proper disposal of waste.

SM-12 FINAL STABILIZATION: Shall be achieved when the following guidelines are met:

A. Final permanent stabilization (turf establishment) has reached 70 percent vegetative growth in all areas.
B. All sediment collected from temporary erosion and sediment control BMP's is removed.
C. All sediment and other debris that has collected in the storm sewer system is removed.
D. All temporary erosion and sediment control BMP's are removed.

EROSION PREVENTION AND SEDIMENT CONTROL PLAN NOTES

EC-1 INLET PROTECTION: Shall conform to:

A. Flexstorm Catch-It Inlet Filters or approved equal. Models shall be:
   a. Round (e.g. convex, beehive, stool, etc.): 62MRDFX
   b. 2' x 3' Highback: 62LCBFX or 62LCBEXTFX
   c. 2' x 3' Mountable: 62LSQFX
B. Inlet Protection Devices shall be:
   a. Maintained and inspected per manufacturers' recommendations.
   b. Left in place until construction activity is completed, the street has been swept, and any exposed soil is stabilized.

PRELIMINARY

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GENERAL
WILLIS TRUCKING MULTI-FAMILY DEVELOPMENT
21601 JOHN DEERE LANE
ROGERS, MN 55374
CIVIL NOTES

DATE:	01.09.26
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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.

PRELIMINARY

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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

G-007

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

Project Description/Location:
The project is located in Rogers, MN in Hennepin County. The project is the development of a gravel lot to be a multifamily development. It will include the construction of a new building, pavement, storm, water, sewer, landscaping.

Land Feature Changes:
Total disturbed area: 4.62 acres
Total existing impervious area: 3.89 acres
Total proposed impervious area: 3.22 acres
Total proposed net change in impervious area: 0.66

Project Contacts:

	Agency	Contact	Phone No.
Owner:	[ ]	[ ]	[ ]
Contractor:	[ ]	[ ]	[ ]
State:	MPCA	MPCA Duty Officer	(651) 649-5451

Chain of Responsibility:
The Contractor is the permitee for the national pollutant discharge elimination system (NPDES) construction permit. The contractor is responsible to comply with all aspects of the NPDES construction permit at all times until the notice of termination (NOT) has been filed with the MPCA. The contractor will develop a chain of command with all operators on the site to ensure that the SWPPP with be implemented and stay in effect until the construction project is complete, the entire site has undergone final stabilization, and a notice of termination (NOT) has been submitted to the MPCA.

Contractors Responsibilities:
The Contractor shall be responsible for compliance with, monitoring, and maintenance of the requirement of the MPCA general storm water permit for construction activity. The Contractor must identify a certified erosion and sediment control supervisor. This person must be knowledgeable and experienced in the application of erosion prevention and sediment control bmp's. This person is to oversee the implementation of this SWPPP, and the installation, inspection, and maintenance of the erosion prevention and sediment control bmp's before, during, and after construction. The SWPPP is to remain in effect until the project is complete, the entire site has undergone final stabilization, and the MPCA permit been terminated.

Project Personnel and Training:
Name of person with Best Management Practices (BMP) experience who will oversee SWPPP implementation and coordinate with contractor:
TBD and will be documented in this SWPPP narrative prior to start of construction. (First name, last name, company)

SWPPP Designer:
Company: Moore Engineering Inc.
Name: Kelsey Kline
Email: Kelsey.kline@mooreengineeringinc.com
Phone: 320-281-5493
Training date(s): 5/1/2025
Training activity/content: Design of Construction SWPPP, University of Minnesota

Individual overseeing implementation, revision and/or amendment of the SWPPP that are available for an onsite inspection within 72 hours upon request of MPCA:
TBD and will be documented in this SWPPP narrative prior to start of construction.
Company: [ ]
Name: [ ]
Email: [ ]
Phone: [ ]
Training date(s): [ ]
Training activity/content: [ ]
Instructor(s) name(s): [ ]

Individual performing or supervising the installation, maintenance and repair of BMPs:
TBD and will be documented in this SWPPP narrative prior to start of construction.
Company: [ ]
Name: [ ]
Email: [ ]
Phone: [ ]
Training date(s): [ ]
Training activity/content: [ ]
Instructor(s) name(s): [ ]

Discharges to special and impaired waters:
Discharging into a special or impaired water must comply with MNR100001 Permit 2023 reference 23 of the NPDES Permit. There are no special or impaired waters within one mile of the project site that will receive stormwater runoff. No TMDL Implementation Plans currently exist for the receiving waters on this project. Discharging into a wetland must comply with MNR100001 Permit 2023 reference 22 of the NPDES Permit.

Stormwater mitigation measures proposed to be part of the final project in any environmental review document, endangered species review, archeological or other required local, state, or federal review conducted for the project:
There are no stormwater mitigation measures required as a result of an environmental, archeological or agency review. All mitigation measures-have been addressed in this plan set or the special provisions.

Any required site assessments for groundwater or soil contamination:
No site assessment for groundwater or soil contamination was conducted prior to construction for the project.

Estimated Quantities:

Item	Estimated Quantity
Silt Fence	860 LIN FT
Inlet Protection	19 EA
Construction Entrance	1 EA

SWPPP Amendments:
Permitee must amend SWPPP within 7 days to include additional requirements to correct problems identified or address the following situations:
1. There is a change in design, construction, operation, maintenance, weather or seasonal conditions.
2. Inspections or investigations by site owner or operators, USEPA or MPCA officials determine the SWPPP is not minimizing discharge of pollutants to surface waters or underground waters or discharges are causing water quality standard exceedances.
3. The SWPPP is not achieving the objectives of minimizing pollutants in stormwater discharges associated with construction activity, or the SWPPP is not consistent with the terms and conditions of the permit.
4. The MPCA determines that the project's stormwater discharges may cause, have reasonable potential to cause, or contribute to non-attainment of any applicable water quality standard, or the SWPPP does not incorporate the applicable requirements of the permit.

BMP Selection and Stormwater Management:
Permittees must select, install, and maintain the BMPs identified in this SWPPP and in the NPDES permit in an appropriate and functional manner and in accordance with relevant manufacturer specifications and accepted engineering practices to minimize the discharge of pollutants in stormwater from construction activities. If erosion control netting is being utilized for soil stabilization, the permittee is encouraged to use products that have been shown to minimize impacts on wildlife.

Erosion/Sediment Control Measures:
Erosion and sediment control measures must comply with MNR100001 Permit 2023 reference 8 and 9 of the NPDES Permit.
A. Areas not to be disturbed must be properly marked before work begins.
B. Must minimize the need for disturbance of portions of the project with steep slopes.
C. Exposed soils (including stockpiles) must have erosion protection/cover initiated immediately and completed within 14 days (or 7 days per Section 23).
D. For DNR Public Waters with "work in waters restrictions" during specified fish spawning time frames, stabilization must be completed for all exposed soil areas within 200 feet of the water's edge, and draining to the water, within 24 hours during the restriction period.
E. The wetted perimeter of the last 200 linear feet of ditches must be stabilized within 24 hours of connecting to a surface water or property line.
F. Temporary or permanent ditches or swales that are being used as a sediment containment system during construction must be stabilized within 24 hours after no longer being used as a sediment containment system.
G. Pipe outlets must have energy dissipation within 24 hours of connecting to a surface water or permanent stormwater treatment system.
H. Mulch, hydro mulch, tackifier, polyacrylamide, or similar erosion prevention practices cannot be used within the normal wetted perimeter of drainage ditches or swale sections with a continuous slope greater than 2%.
I. Must not disturb more land than what can be effectively inspected and maintained.
J. Sediment control practices must be established on downgradient perimeters and upgradient of any buffer zones.
K. If downgradient sediment controls are overloaded, based on frequent failure or excessive maintenance requirements, install additional upgradient sediment control practices or redundant BMPs to eliminate the overloading.
L. Sediment control practices must be established at the base of stockpiles on the downgradient perimeter prior to the initiation of stockpiling.
M. Stockpiles must be located outside of natural buffers or surface waters, including stormwater conveyances (e.g., curb and gutter systems) unless there is a bypass.
N. Permittees must install temporary sediment basins as required in Section 14 of the NPDES Permit.
O. Inlet protection BMPs shall be placed at all storm sewer system inlets prior to any work in those areas until permanent cover on all areas that receive discharge from the inlet are established.
P. Inlet protection may be removed for a particular inlet if a safety concern is identified, and it must be documented in this SWPPP.
Q. Vehicle tracking BMPs must be established where vehicles are exiting the site to minimize street tracking. Sediment tracked onto a public street must be removed within 24 hours.
R. Must re-install all sediment control practices adjusted or removed to accommodate short-term activities immediately after the short-term activity is completed or before the next precipitation event even if the short-term activity is not complete.
S. Street sweeping must be used in addition to vehicle tracking BMPs if the vehicle tracking BMPs alone are not adequate to prevent sediment tracking.
T. Topsoil must be preserved unless infeasible.
U. Soil compaction must be minimized.
V. Discharges from BMPs must be directed to vegetated areas, unless infeasible.

PRELIMINARY

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GENERAL
WILLIS TRUCKING MULTI-FAMILY DEVELOPMENT
21601 JOHN DEERE LANE
ROGERS, MN 55374
SWPPP NOTES

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DRAFTER:	----
REVIEWER:	JR

G-008

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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.

PRELIMINARY

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GENERAL
WILLIS TRUCKING MULTI-FAMILY DEVELOPMENT
21601 JOHN DEERE LANE
ROGERS, MN 55374
SWPPP NOTES

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

G-009

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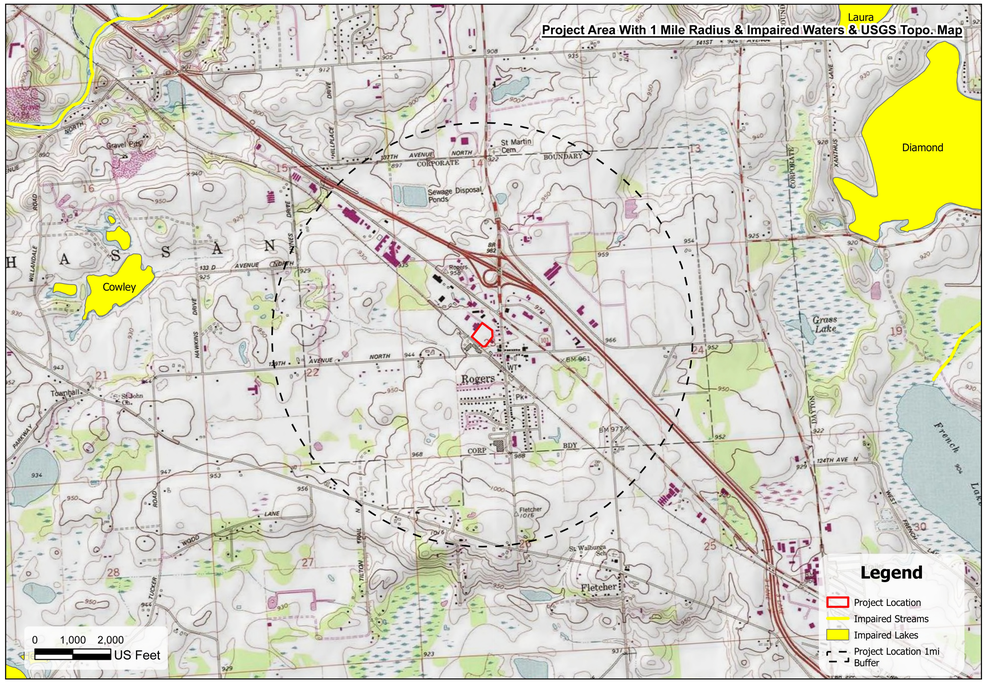

PRELIMINARY

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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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G-010

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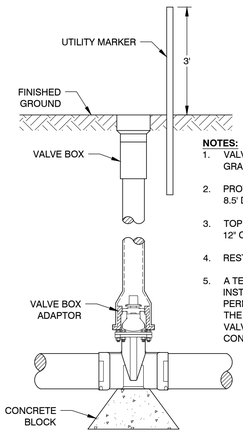
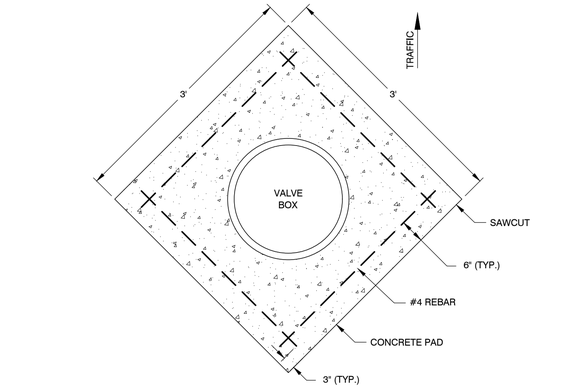


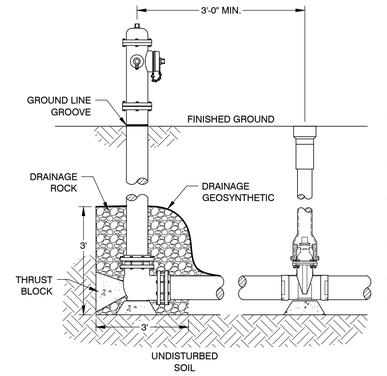
NOTES:
1. VALVE AND BOX SHALL BE BACKFILLED WITH GRANULAR MATERIAL.
2. PROVIDE RISER FOR NUT ON ANY VALVE OVER 8.5' DEEP.
3. TOP OF VALVE BOX SHALL BE SET TO PROVIDE 12" OF UPWARD ADJUSTMENT.
4. RESTRAIN ALL JOINTS.
5. A TEMPORARY UTILITY MARKER SHALL BE INSTALLED NEXT TO THE VALVE BOX. A PERMANENT UTILITY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



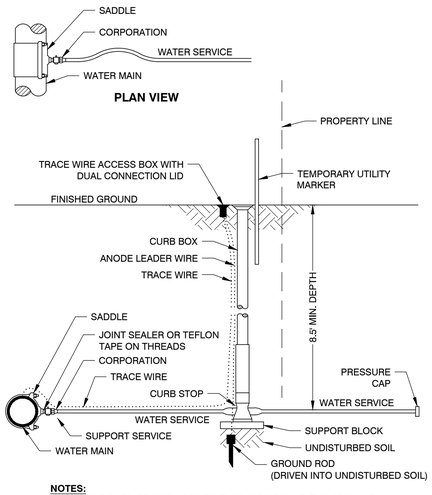
NOTE:
AFTER FINAL WEAR COURSE HAS BEEN INSTALLED, CONTRACTOR TO ADJUST VALVE BOX TO GRADE UTILIZING CONCRETE.

VALVE BOX - CONCRETE PAD
NO SCALE *06.26.25*



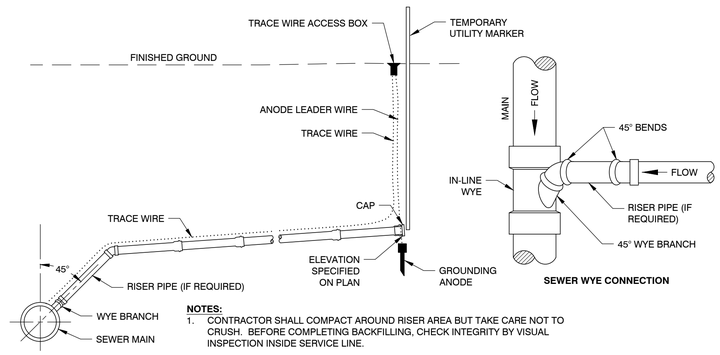
NOTES:
1. DO NOT BLOCK WEEP HOLE ON HYDRANT.
2. DO NOT COVER ANY JOINT WITH CONCRETE.
3. ALL UNDERGROUND METAL ITEMS TO BE WRAPPED WITH POLYETHYLENE.
4. NOZZLE HEIGHT SHALL BE AS SHOWN ON PLANS.
5. RESTRAIN ALL JOINTS.
6. DRAINAGE ROCK SHALL BE 1"-2" WASHED ROCK.

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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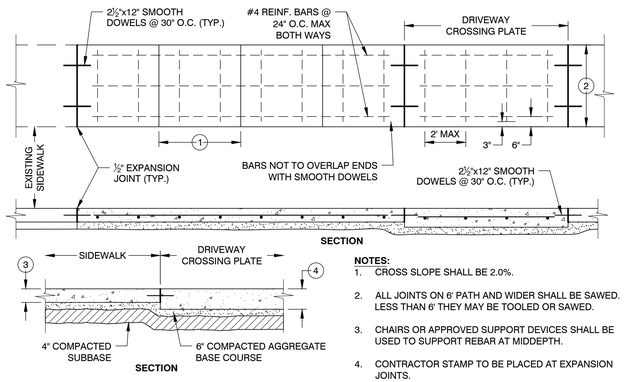


NOTATIONS:

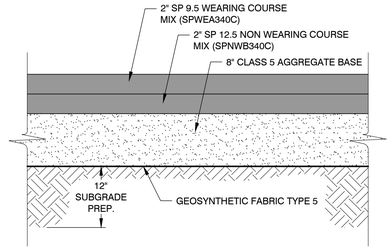
1. JOINTS TO BE SPACED AT 4' FOR SIDEWALK, OTHERWISE JOINT SPACING SHALL BE 5'
2. 4'-0" FOR TYPICAL SIDEWALK
   10'-0" FOR TYPICAL MULTI-USE PATH
3. 4" THICK FOR TYPICAL SIDEWALK
   5" THICK FOR MULTI-USE PATH
4. SAME AS DRIVEWAY
   - MIN 6" FOR RESIDENTIAL
   - MIN 7" FOR COMMERCIAL / INDUSTRIAL

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*

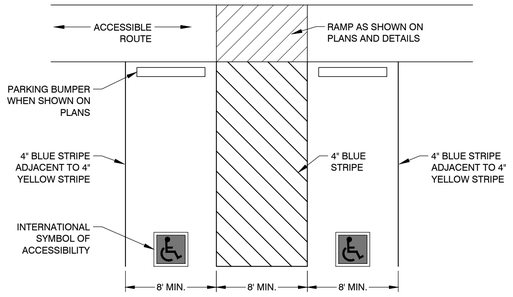


NOTES:

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.

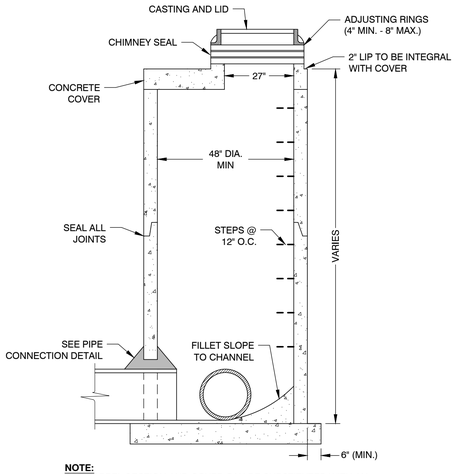
ASPHALT PAVEMENT SECTION - REGULAR

NO SCALE *06.26.25*



ADA PARKING STALL

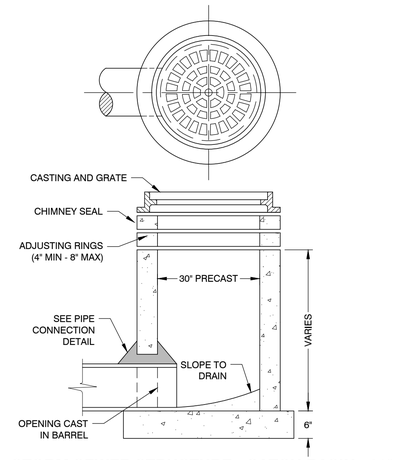
NO SCALE *06.26.25*



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

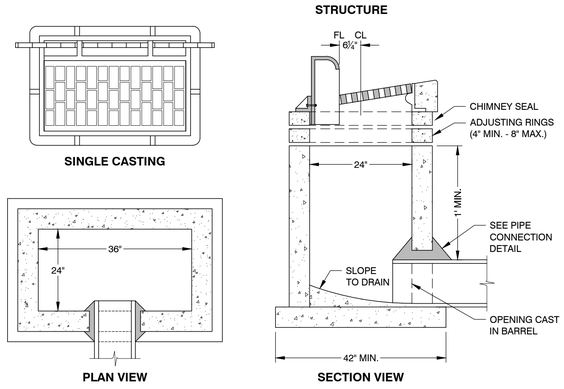
STORM SEWER STRUCTURE - MANHOLE - REGULAR

NO SCALE *06.26.25*



STORM SEWER STRUCTURE - CATCH BASIN - 30"

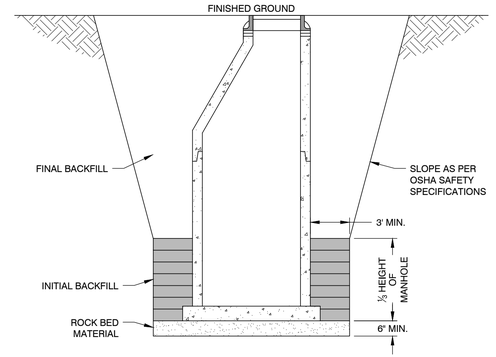
NO SCALE *06.26.25*



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

moore engineering, inc.
a Vistal company

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

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

C-202

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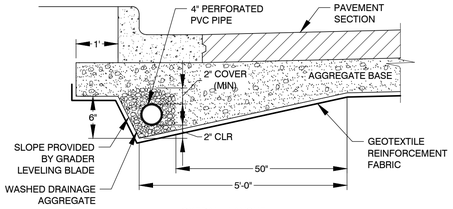
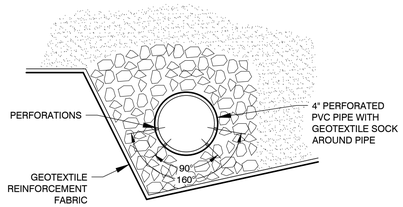
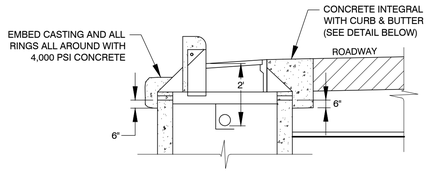


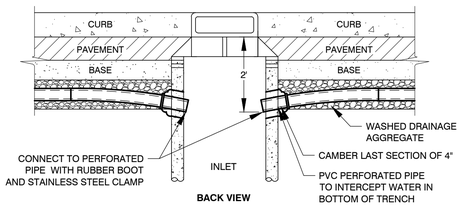
OVERALL LAYOUT



PIPE DETAIL
PERFORATION LOCATIONS



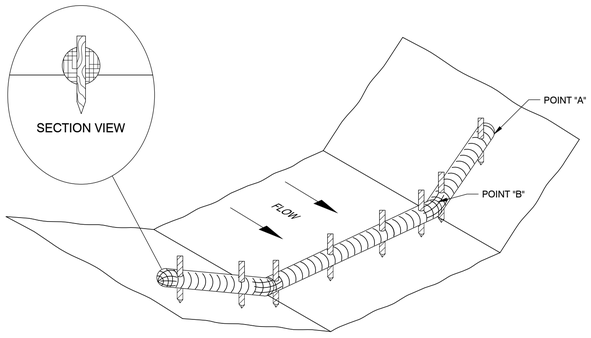
SIDE VIEW



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.

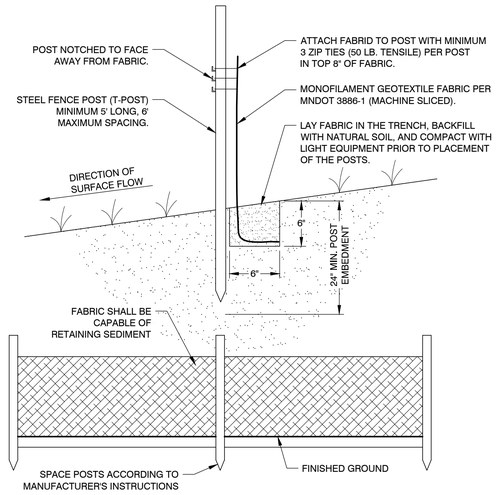
PERFORATED PIPE
NO SCALE *06.26.25*



3-D VIEW

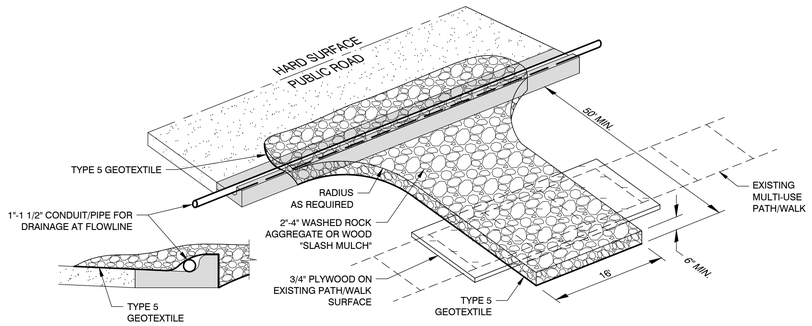
NOTES:
1. 9" DIA. WATTLE WITH MINIMUM 1"x2"x24" WOOD STAKES @ 2' O.C. SPACING ALONG WATTLE LENGTH.
2. ENDS OF WATTLES MUST BE OVERLAPPED 6".
3. WATTLE SHALL BE INSTALLED MINIMUM 1" BELOW GRADE.
4. POINT "A" MUST BE A MINIMUM OF 12" HIGHER THAN POINT "B" TO ENSURE THAT WATER FLOWS OVER THE WATTLE AND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

SEDIMENTATION CONTROL WATTLE - CONFINED FLOW
NO SCALE 06.26.25

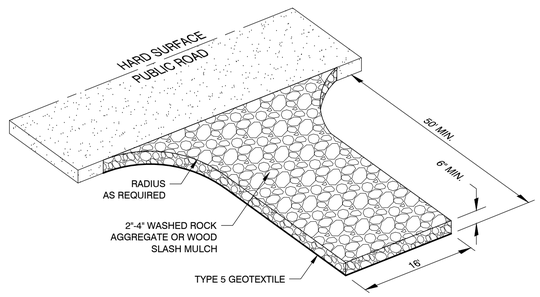


NOTES:
1. INSPECT AND REPAIR AFTER EACH STORM EVENT, AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENTS SHALL BE DEPOSITED IN AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. MACHINED SLICED SILT FENCE TO HAVE EMBEDMENT DEPTH OF 8" TO 12".

STANDARD SILT FENCE
NO SCALE *06.26.25*

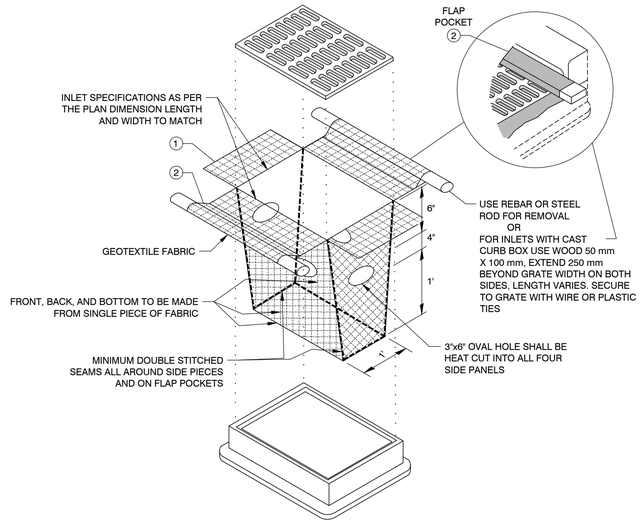


TYPE A - SIDEWALK AND CURB



TYPE B - NO SIDEWALK OR CURB

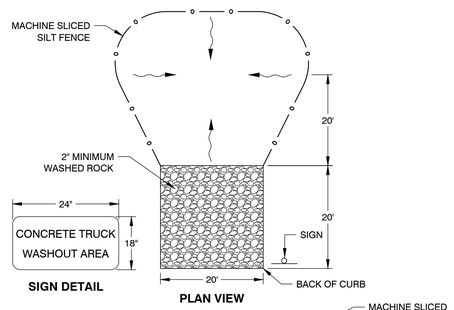
CONSTRUCTION ENTRANCE
NO SCALE *06.26.25*



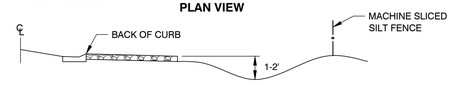
NOTES:
1. INLET PROTECTION SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE OWNER.
2. (MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE MINNESOTA DEPARTMENT OF TRANSPORTATION'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.)
3. WHEN REMOVING OR MAINTAINING INLET PROTECTION, 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*



SIGN DETAIL **PLAN VIEW**



PROFILE VIEW

NOTES:
1. ALL WASHING OF CONCRETE TRUCKS WILL BE CONDUCTED AT THIS SITE.
2. ALL DIMENSIONS ARE APPROXIMATE AND MAY BE ADJUSTED BASED ON SITE CONSTRAINTS.
3. WHEN WASHOUT PIT IS NO LONGER NEEDED, SOLIDIFIED CONCRETE AND THE ROCK PAD SHALL BE DISPOSED OF OFF-SITE AND THE AREA SHALL BE LEVELED OUT TO MATCH THE SURROUNDING GRADE AND SEEDED.

CONCRETE WASHOUT AREA
NO SCALE *06.26.25*

PRELIMINARY

moore engineering, inc.
a Vistal company

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

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

C-203

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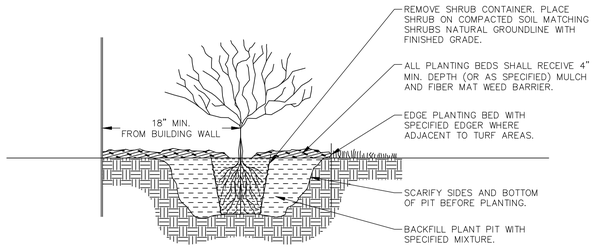
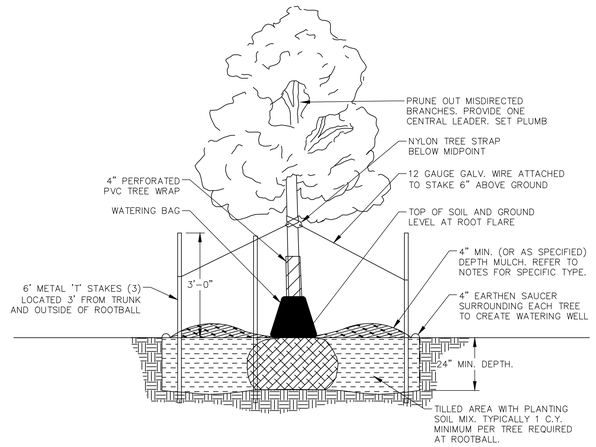


SHRUB PLANTING

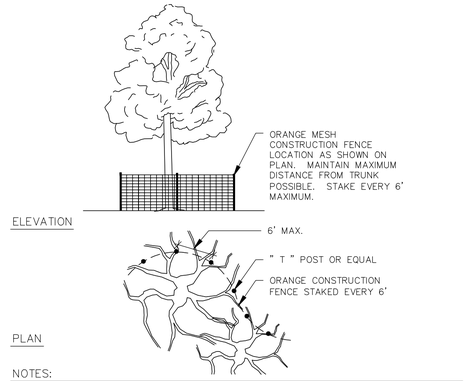
NO SCALE *LAND-LA 01.19.24*



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

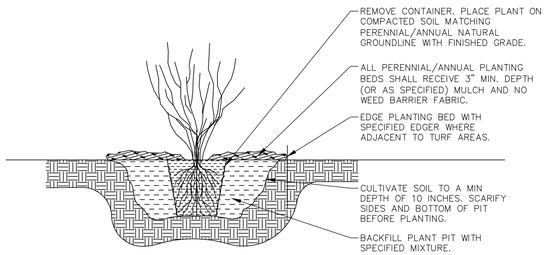
NO SCALE *LAND-LA 01.22.24*



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.

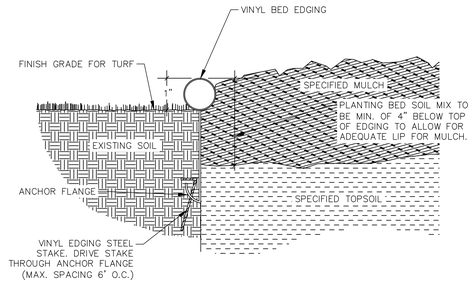
EXISTING TREE PROTECTION

NO SCALE *LAND-LA 12.23.24*



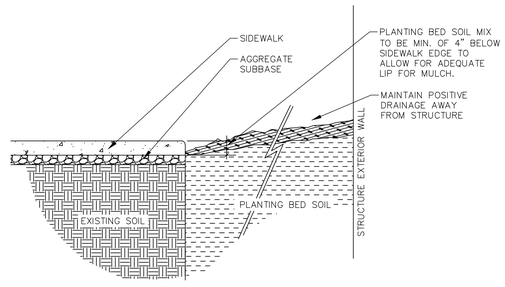
PERENNIAL PLANTING

NO SCALE *LAND-LA 01.22.24*



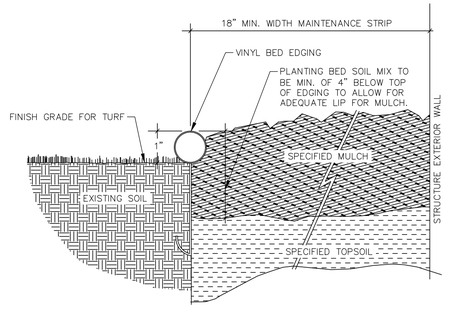
VINYL PLANTER EDGER

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

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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

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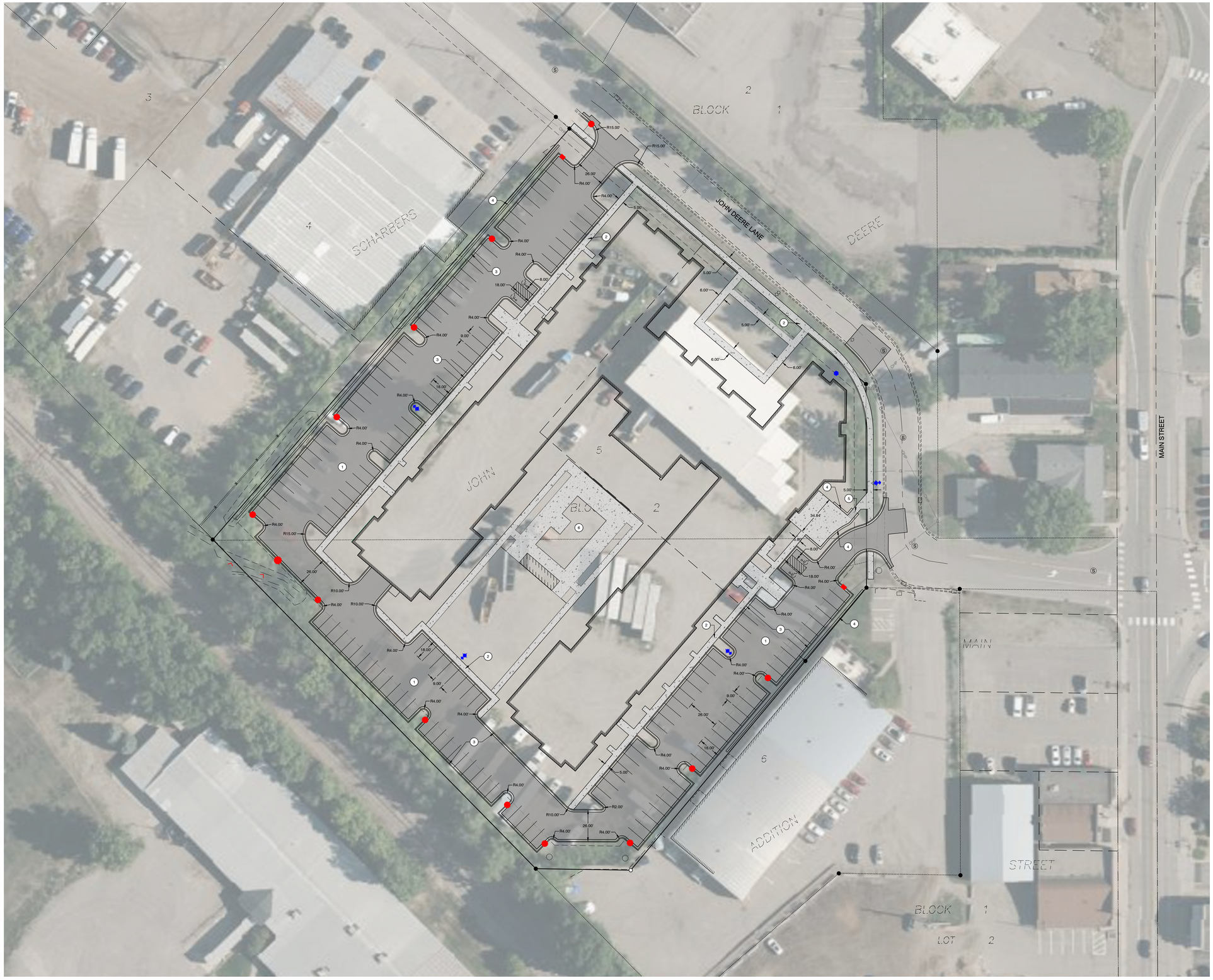

SITE

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

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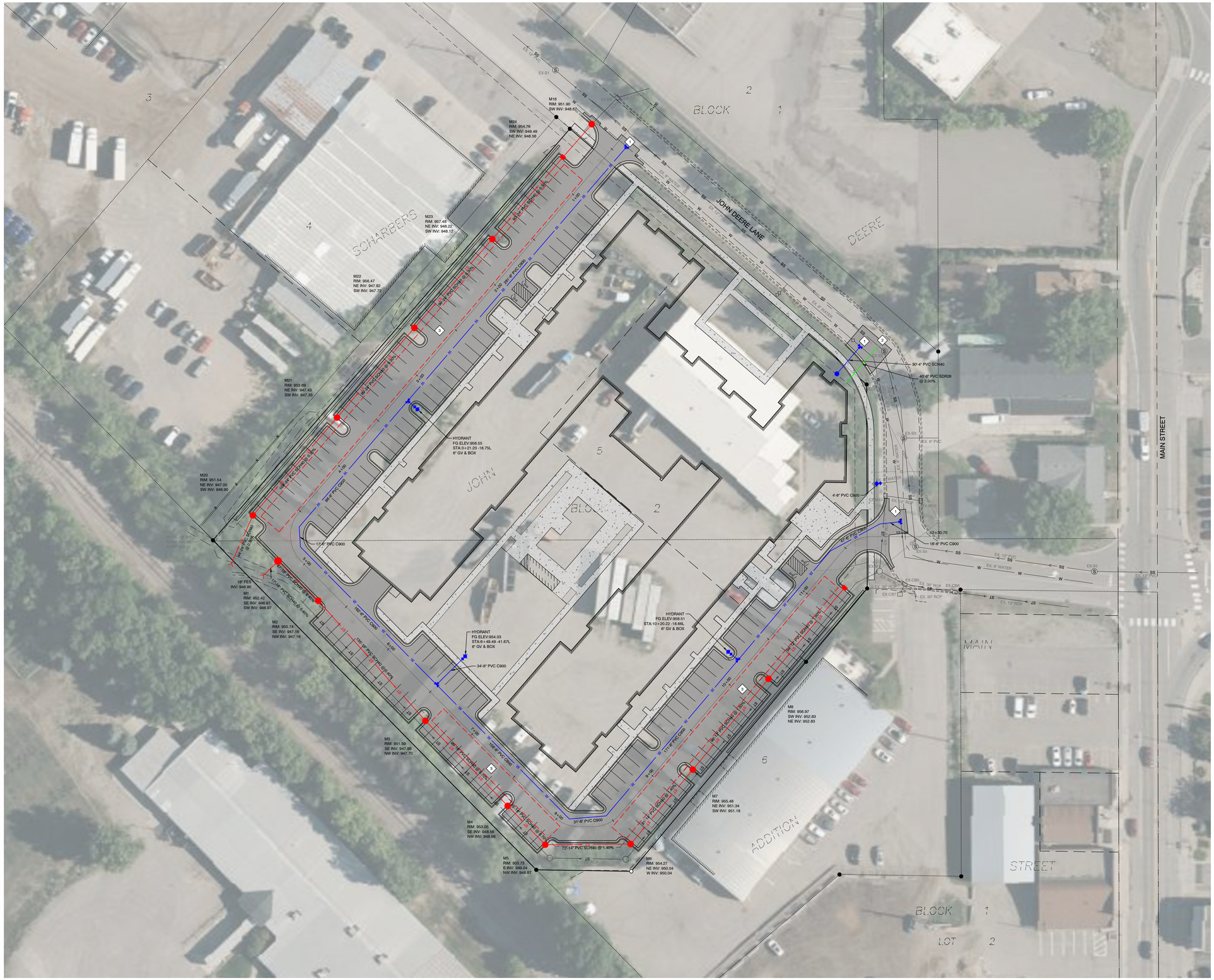
UTILITY
1 CONNECT TO EXISTING WATERMAIN
2 CONNECT TO EXISTING SANITARY SEWER
3 NEW UNDERGROUND STORM CHAMBERS
JOHN DEERE LANE
MAIN STREET
SCHARBERS
BLOCK 2
BLOCK 1
LOT 2
M16 RIM: 961.90 W INV: 948.67
M24 RIM: 954.76 SW INV: 948.49 NE INV: 948.56
M23 RIM: 957.48 NE INV: 948.22 SW INV: 948.12
M22 RIM: 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: 953.73 E INV: 949.04 NW INV: 948.87
M6 RIM: 954.27 NE INV: 950.04 W INV: 950.04
M7 RIM: 955.48 NE INV: 951.34 SW INV: 951.18
M8 RIM: 956.97 SW INV: 952.83 NE INV: 952.83
HYDRANT FG ELEV:956.55 STA:3+21.23 -18.75L 6" GV & BOX
HYDRANT FG ELEV:954.03 STA:6+48.49 -41.67L 6" GV & BOX
HYDRANT FG ELEV:958.51 STA:10+20.22 -18.65L 6" GV & BOX
30'-4" PVC SCH40
40'-6" PVC SDR26 @ 2.00%
4'-8" PVC C900
18'-6" PVC C900
43+50.70
17'-6" PVC C900
34'-6" PVC C900
31'-6" PVC C900
72'-14" PVC SCH40 @ 1.40%
18'-6" PVC C900
17'-6" PVC C900
18" FES INV: 946.90
4" PVC SCH40 @ 5.40%
6" PVC SCH40 @ 5.40%
18'-6" PVC C900
156'-18" PVC SCH40 @ 0

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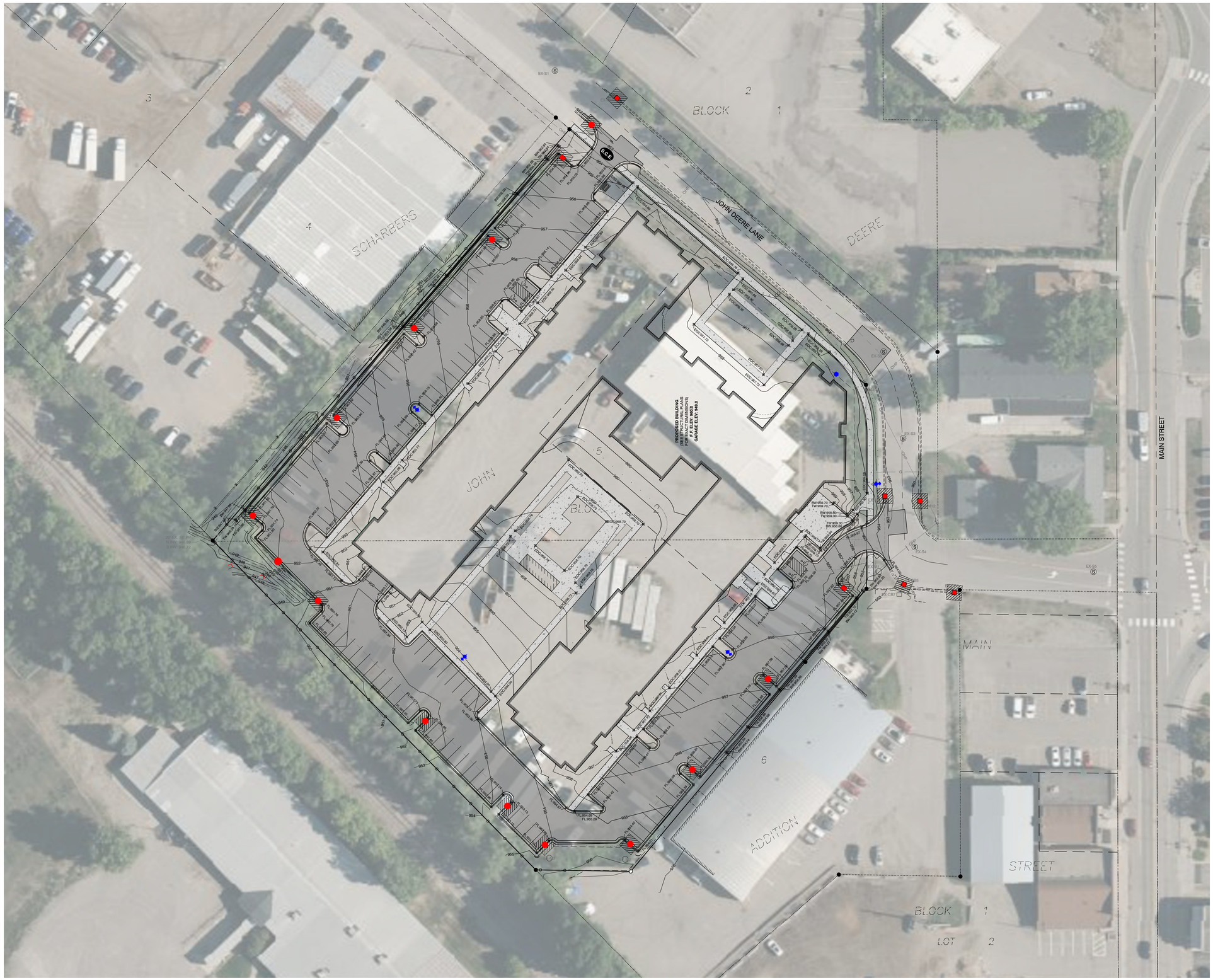


PRELIMINARY

moore
engineering, inc.
a Vistal company

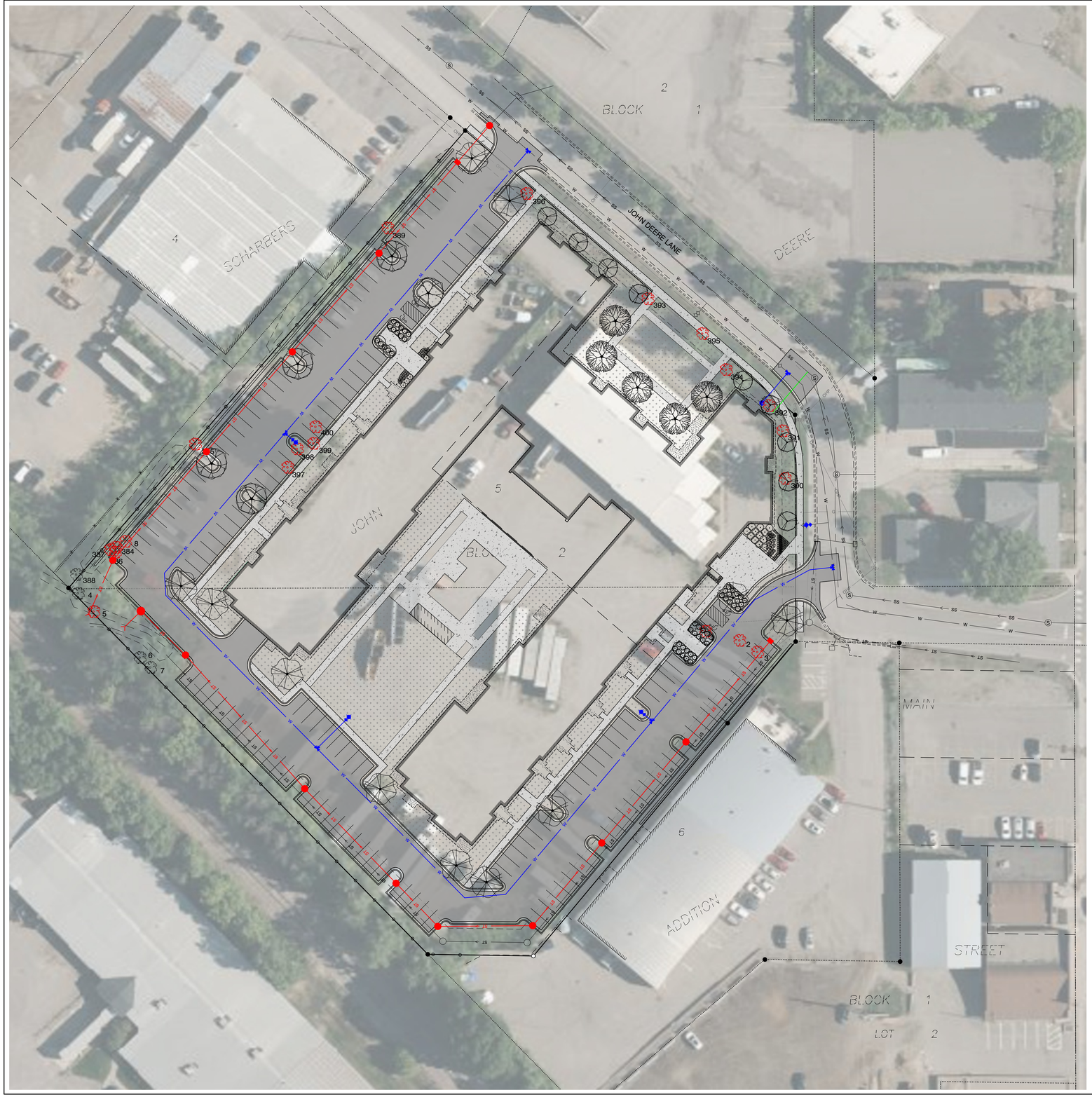
SITE PLANS
WILLIS TRUCKING MULTI-FAMILY DEVELOPMENT
21601 JOHN DEERE LANE
ROGERS, MN 55374

GRADING AND EROSION CONTROL PLAN

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

C-603

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



PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER
DECIDUOUS TREES						
	AML	5	AMERICAN LINDEN	Tilia americana	2.5" Cal.	B&B
	EPC	5	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioica 'Espresso'	2.5" Cal.	B&B
	SGM	11	SIENNA GLEN MAPLE	Acer x freemanii 'Sienna'	2.5" Cal.	B&B
ORNAMENTAL TREES						
	LOC	8	LOLLIPOP CRABAPPLE	Malus x 'Lollizam'	#15	Cont.
	SSC	9	SPRING SNOW CRABAPPLE	Malus x 'Spring Snow'	1.5" Cal.	B&B
DECIDOUS SHRUBS						
	GFS	4	GOLDFLAME SPIREA	Spiraea x bumalda 'Goldflame'	5 gal.	Cont.
	GLS	49	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	5 gal.	Cont.
	NBD	5	NEON BURST DOGWOOD	Cornus alba 'Byboughen'	5 gal.	Cont.
EVERGREEN SHRUBS						
	ARJ	12	ARCADIA JUNIPER	Juniperus sabina 'Arcadia'	5 gal.	Cont.
GRASSES						
	SSG	28	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	1 gal.	Cont.
PERENNIALS						
	ASD	47	APRICOT SPARKLES DAYLILY	Hemerocallis x 'Apricot Sparkles'	1 gal.	Cont.
	AJS	19	AUTUMN JOY SEDUM	Sedum x 'Autumn Joy'	1 gal.	Cont.
	FCS	18	FIRECRACKER SEDUM	Sedum x 'Firecracker'	1 gal.	Cont.
SYMBOL	CODE		COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER
GROUND COVERS						
	SM 1		STONE MULCH		Mulch	
	WM 1		WOOD MULCH		Mulch	
SOD/SEED						
	SOD		TURF SOD		sod	

EXISTING TREES

TreeID	TagID	TreeSp	PhysCond	Saved/Removed	DBHInch	Notes
1		Eastern Juniper / Red Cedar	Average	Removed	3	Too thin to tag
2		Eastern Juniper / Red Cedar	Average	Removed	3	Too thin to tag
3		Eastern Juniper / Red Cedar	Average	Removed	3	Too thin to tag
4		Boxelder	Average	Saved	10	Behind fence so no tag
5		Boxelder	Average	Removed	12	Behind fence so no tag
6		Boxelder	Average	Saved	20	Behind fence so no tag
7		Boxelder	Average	Saved	10	behind fence so no tag
8		Green / Red Ash	Dead	Removed	12	Dead
384	384	Green / Red Ash	Average	Removed	7	
385	385	Green / Red Ash	Average	Removed	9	
386	386	Green / Red Ash	Average	Removed	6	
387	387	Green / Red Ash	Average	Removed	8	
388	388	Green / Red Ash	Average	Saved	6	
389	389	Cottonwood	Good	Removed	22	
390	390	Silver Maple	Average	Removed	28	
391	391	Colorado Blue Spruce	Average	Removed	7	
392	392	Colorado Blue Spruce	Average	Removed	12	
393	393	Colorado Blue Spruce	Average	Removed	11	
394	394	Silver Maple	Average	Removed	18	
395	395	Silver Maple	Average	Removed	18	
396	396	Colorado Blue Spruce	Average	Removed	13	
397	397	Basswood	Good	Removed	6	
398	398	Cottonwood	Good	Removed	26	3 stems added up
399	399	Cottonwood	Good	Removed	10	
400	400	Cottonwood	Good	Removed	24	

LEGEND

385 TREE TO BE REMOVED

4 TREE TO BE SAVED

N W E S

0 ## Scale in Feet

PRELIMINARY

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

DATE:	01.09.26
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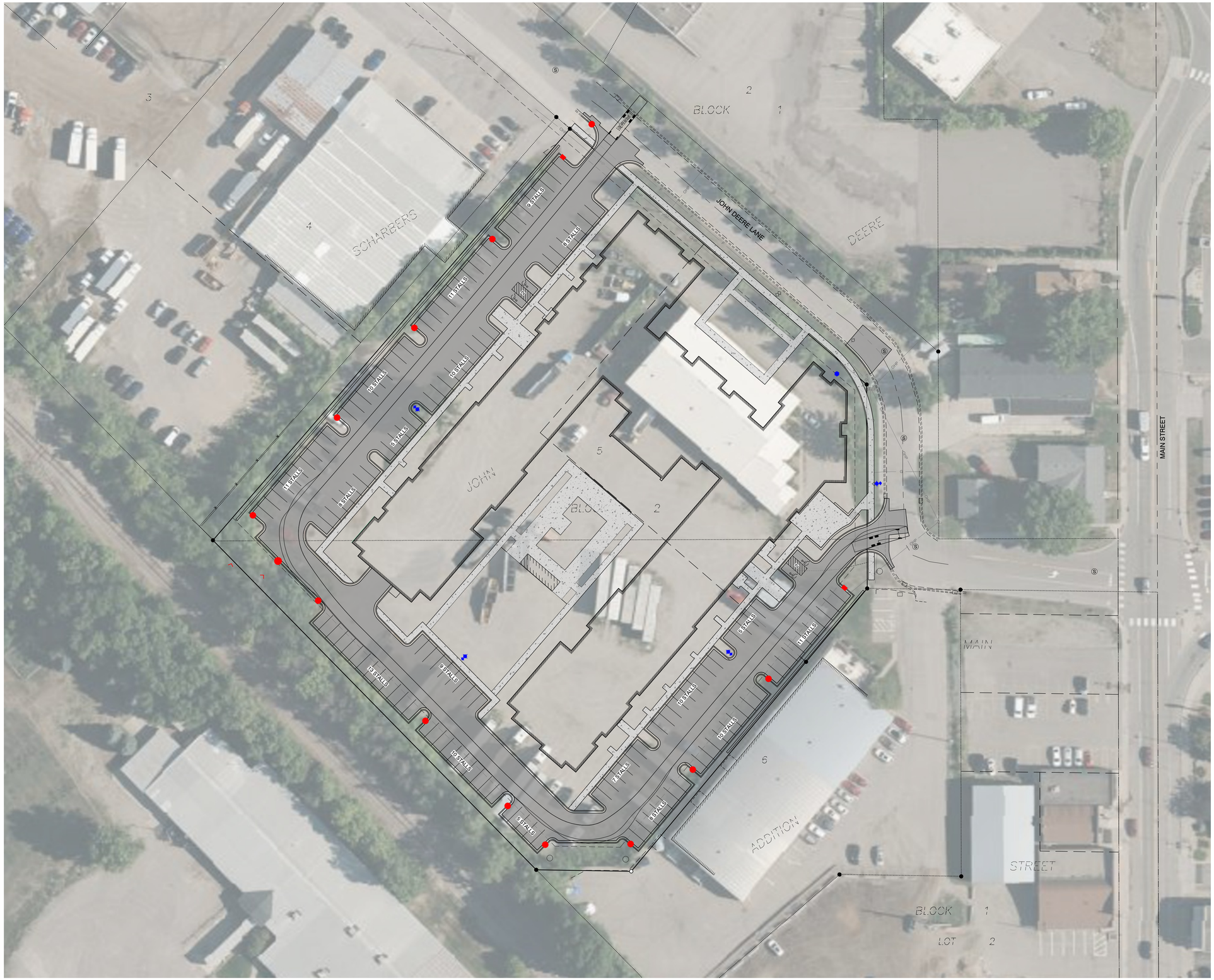
DESIGNER:	----
DRAFTER:	----
REVIEWER:	JR

C-604

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

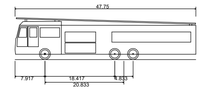


EXTERIOR PARKING STALL COUNT TOTALS

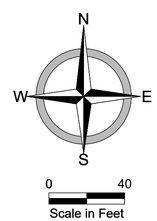
STANDARD = 160

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
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DESIGNER:	----
DRAFTER:	----
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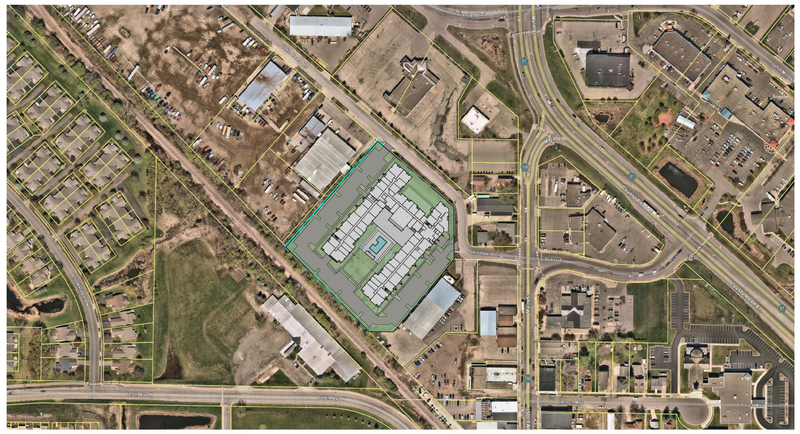
C-605



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

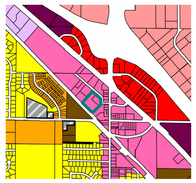
LEVEL	AREA
LOWER LEVEL	68,570 SF
LEVEL 1	62,620 SF
LEVEL 2	61,670 SF
LEVEL 3	61,670 SF
GRAND TOTAL	254,530 SF

FAR 185,960 SF / 201,149 = **0.92**

UNITS

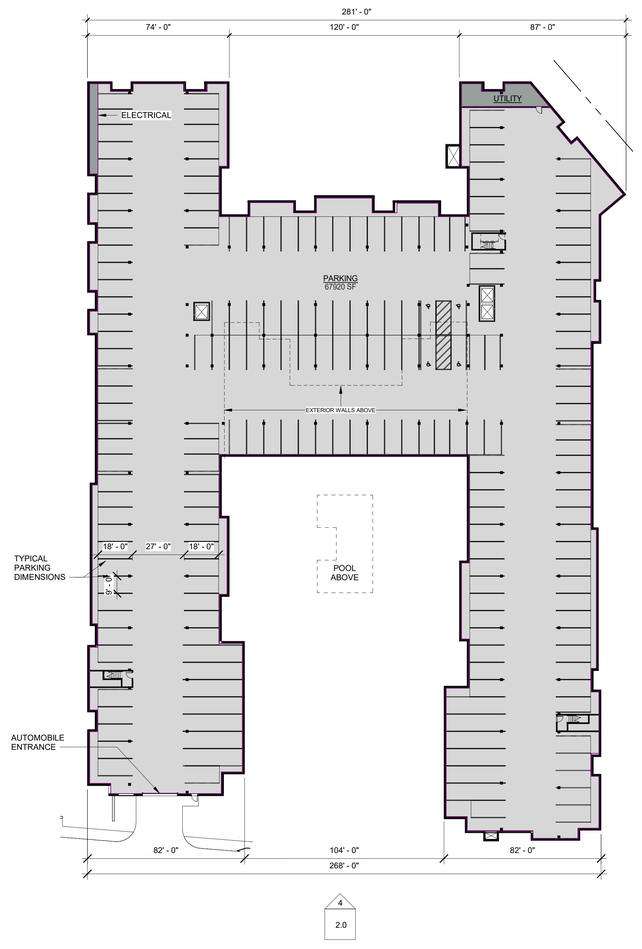
UNIT TYPE	#
1BR	56
1BR+D	15
2BR	61
3BR	9
ALCOVE	22
STUDIO	18
TOTAL UNITS	181

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

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REGISTRATION NO: 23570

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Civil Engineer
Moore Engineering Inc
Lucas Mueller
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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

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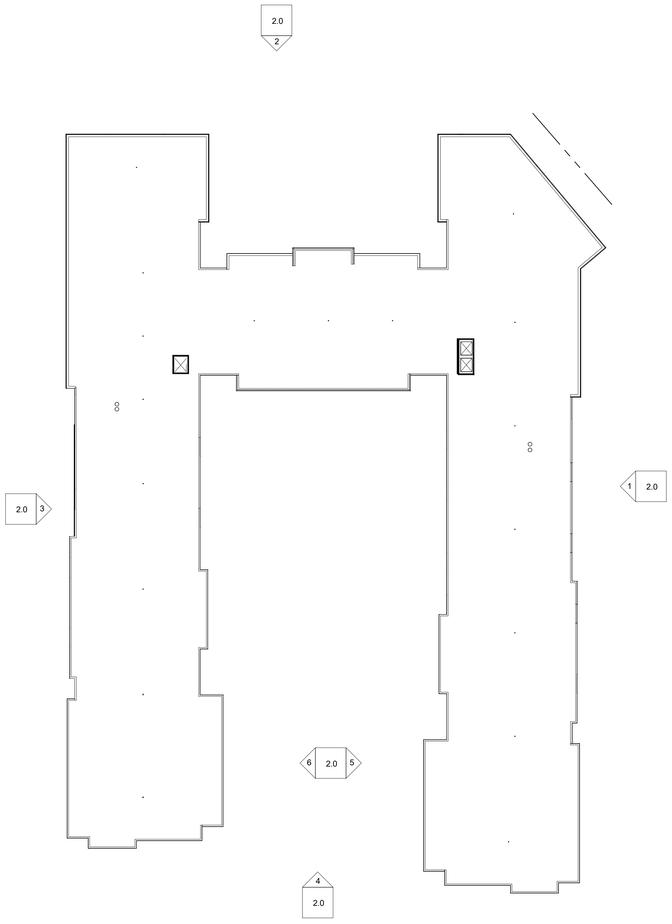
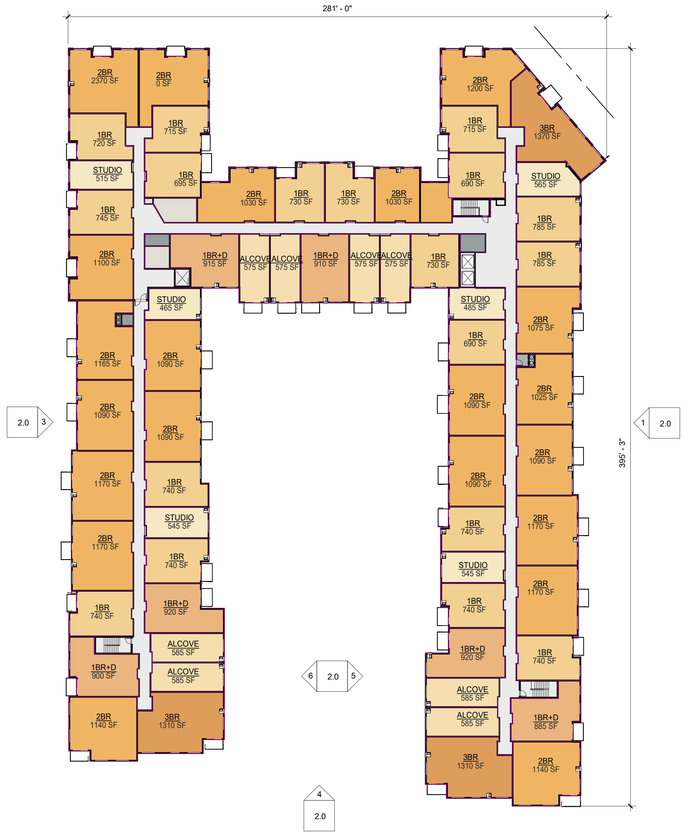
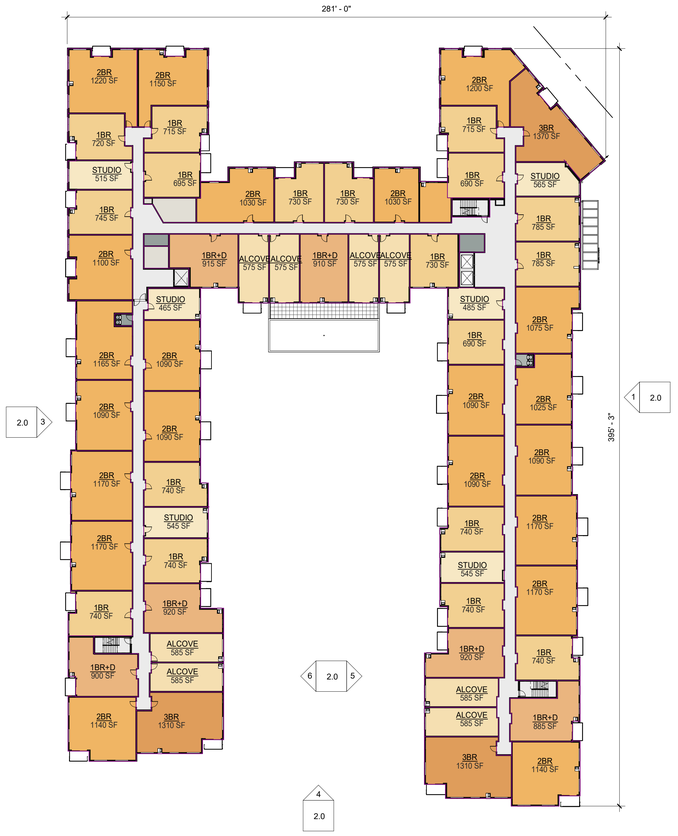


3 ROOF PLAN
1.1 1/32" = 1'-0"



2 LEVEL 3 FLOOR PLAN
1.1 1/32" = 1'-0"



1 LEVEL 2 FLOOR PLAN
1.1 1/32" = 1'-0"

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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	

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ROGERS - JOHN DEERE LN

21601 JOHN DEER LANE

DATE: 01.02.2026

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Suite 110
Plymouth, MN 55447

DATE: 01.02.2026

SITE PLAN REVIEW

REVISIONS:

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SHEET TITLE

ELEVATIONS

2.0

1/2/2026 12:27:20 PM

NORTHEAST CORNER LOOKING SOUTH-SOUTHEAST

NORTH CORNER LOOKING SOUTH FROM JOHN DEERE LN

SOUTH CORNER LOOKING WEST-NORTHWEST

SOUTH CORNER LOOKING NORTH

BIRDS EYE LOOKING NORTHEAST

12/31/2025 1:28:46 PM

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ROGERS - JOHN DEERE LN

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SITE PLAN REVIEW

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SHEET TITLE

RENDERINGS

3.0

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

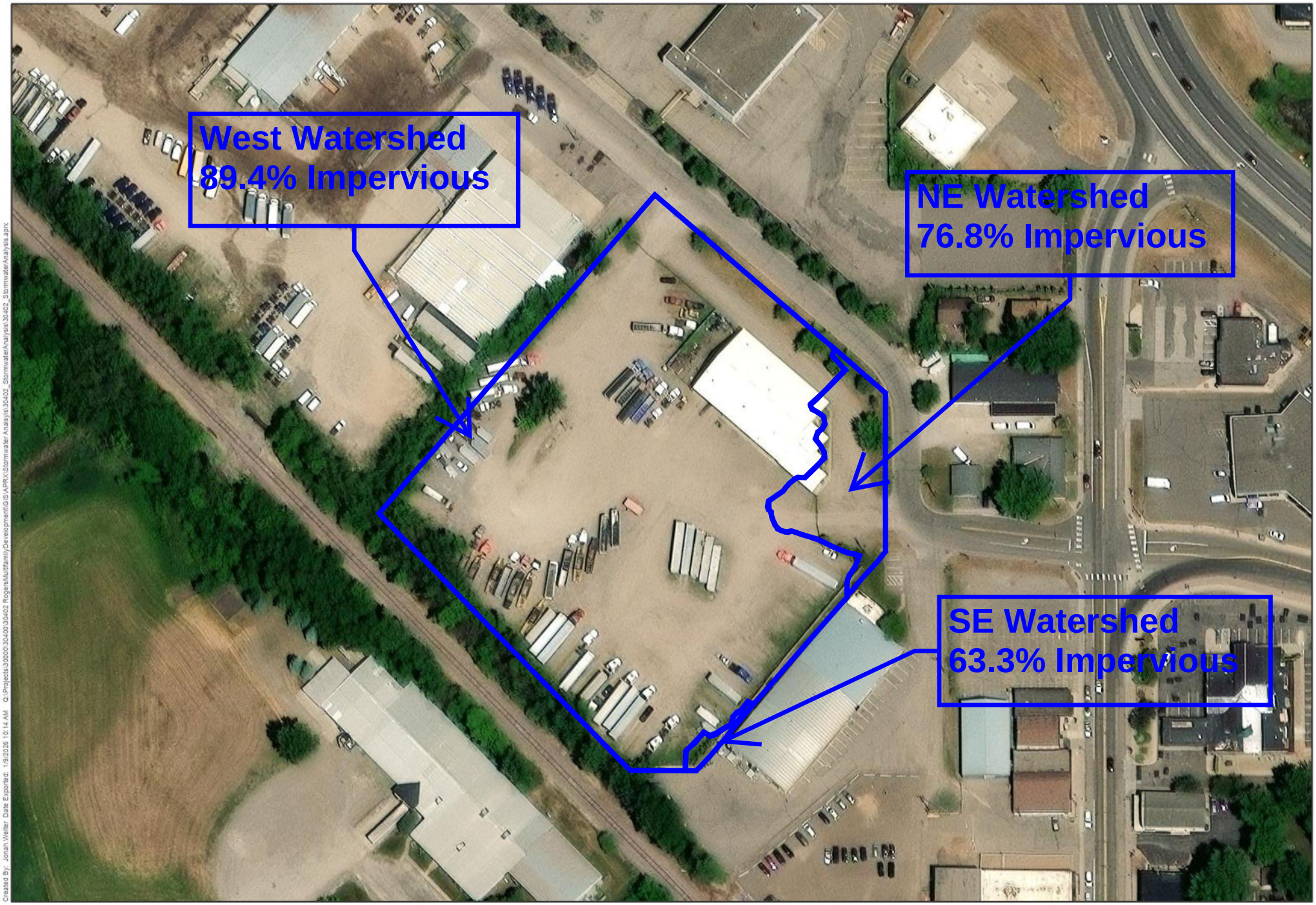
Pollutant	Existing Discharge (lb/yr)	Proposed Discharge (lb/yr)	Difference (lb/yr)
TSS	2,815.1	328.3	-2,486.8
TP	9.0	3.2	-5.8

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



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Existing Watersheds

Rogers Multi Family Development

moore engineering, inc.

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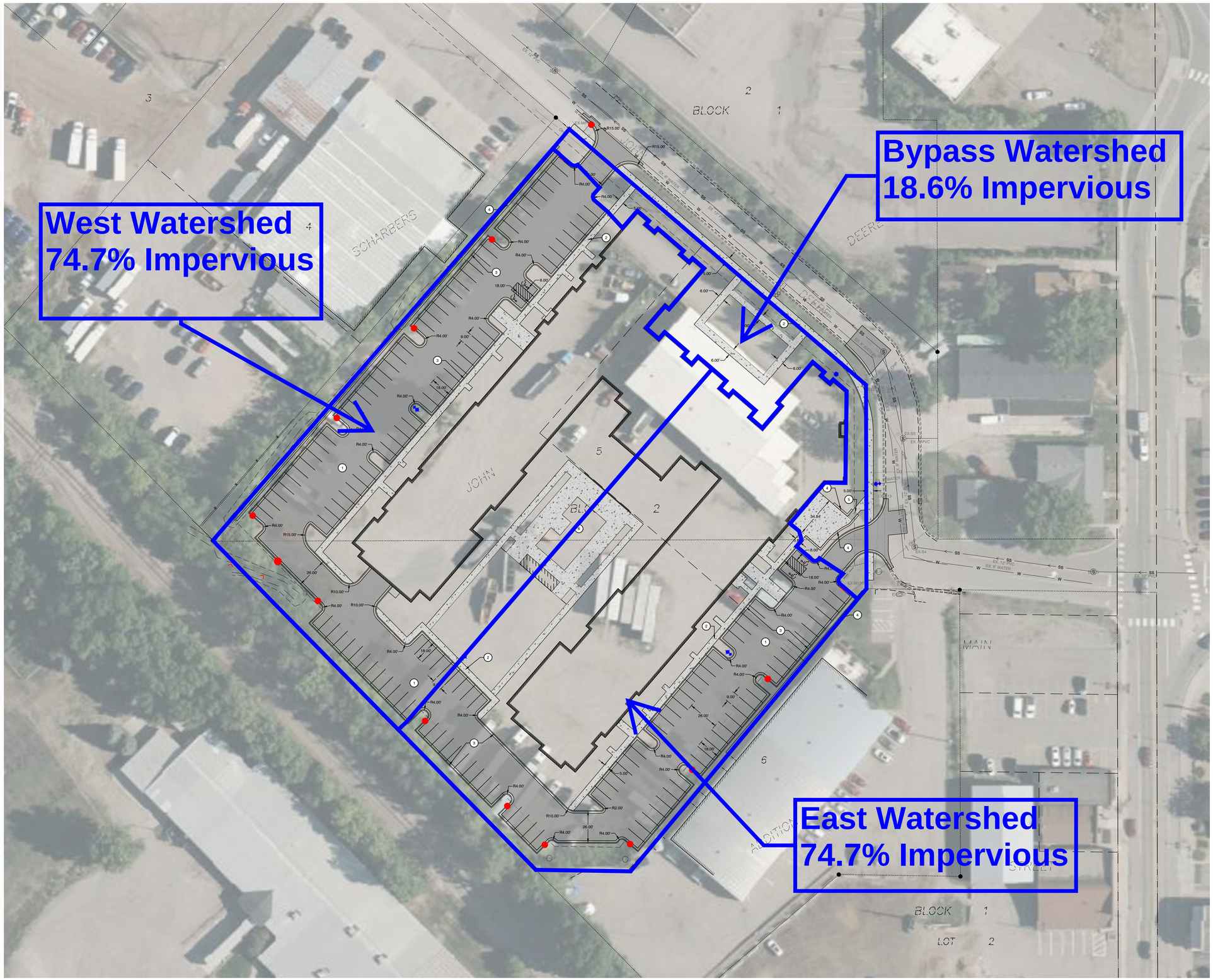

SITE

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

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a Vistal company

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

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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

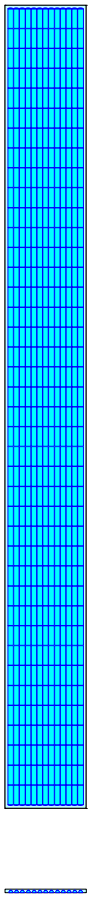
40 Chambers/Row x 7.12' Long +0.23' Cap Length x 2 = 285.27' Row Length +12.0" End Stone x 2 = 287.27' Base Length
13 Rows x 25.0" Wide + 12.0" Side Stone x 2 = 29.08' Base Width
12.0" Chamber Height + 3.0" Stone Cover = 1.25' Field Height

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

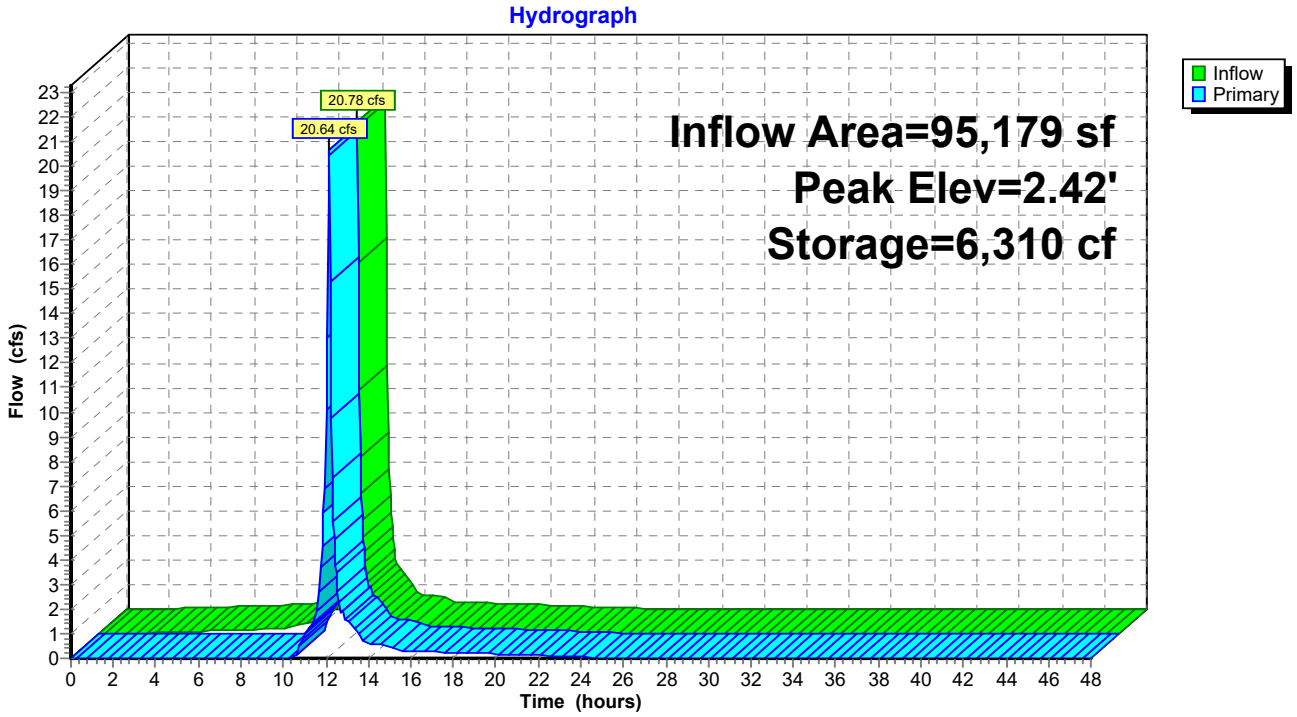
10,443.3 cf Field - 3,555.2 cf Chambers = 6,888.1 cf Stone x 40.0% Voids = 2,755.2 cf Stone Storage

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

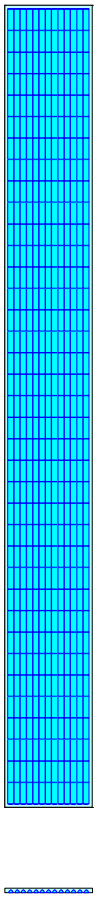
37 Chambers/Row x 7.12' Long +0.23' Cap Length x 2 = 263.91' Row Length +12.0" End Stone x 2 = 265.91' Base Length
13 Rows x 25.0" Wide + 12.0" Side Stone x 2 = 29.08' Base Width
12.0" Chamber Height + 6.0" Stone Cover = 1.50' Field Height

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

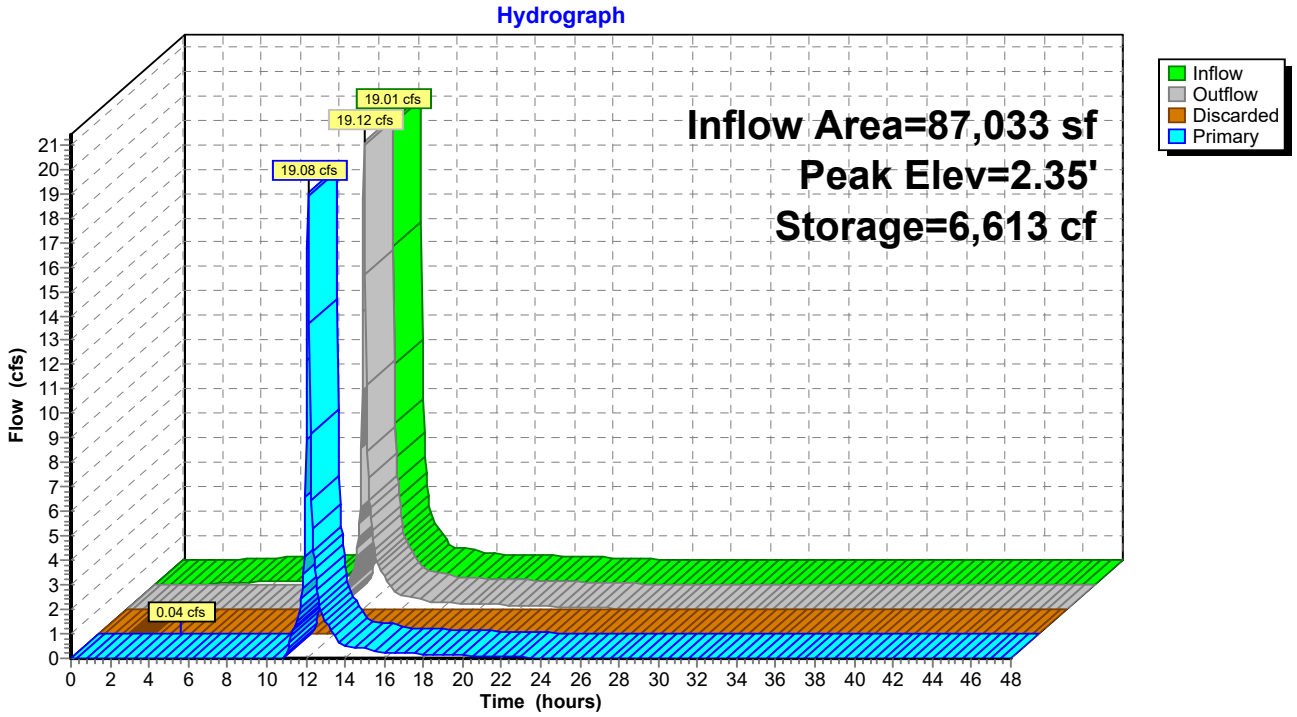
11,600.2 cf Field - 3,288.6 cf Chambers = 8,311.6 cf Stone x 40.0% Voids = 3,324.6 cf Stone Storage

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.

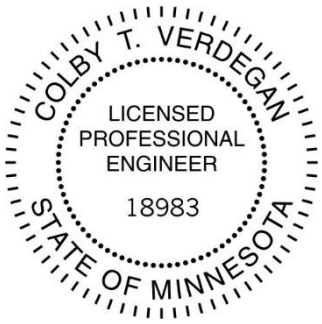
Design Phase Geotechnical Evaluation:

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@ebertcompanies.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

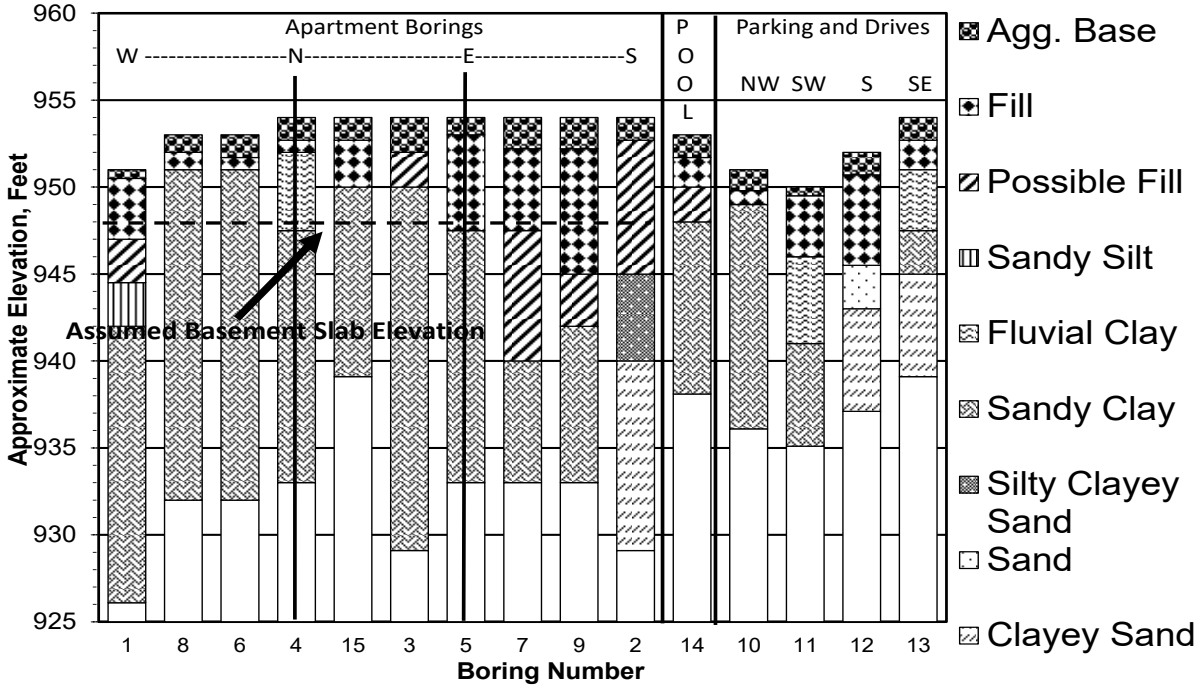
The borings were performed using penetration test procedures (Method of Test D1586 of the American Society for Testing and Materials). This procedure allows for the extraction of intact soil specimen from deep in the ground. With this method, a hollow-stem auger is drilled to the desired sampling depth.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

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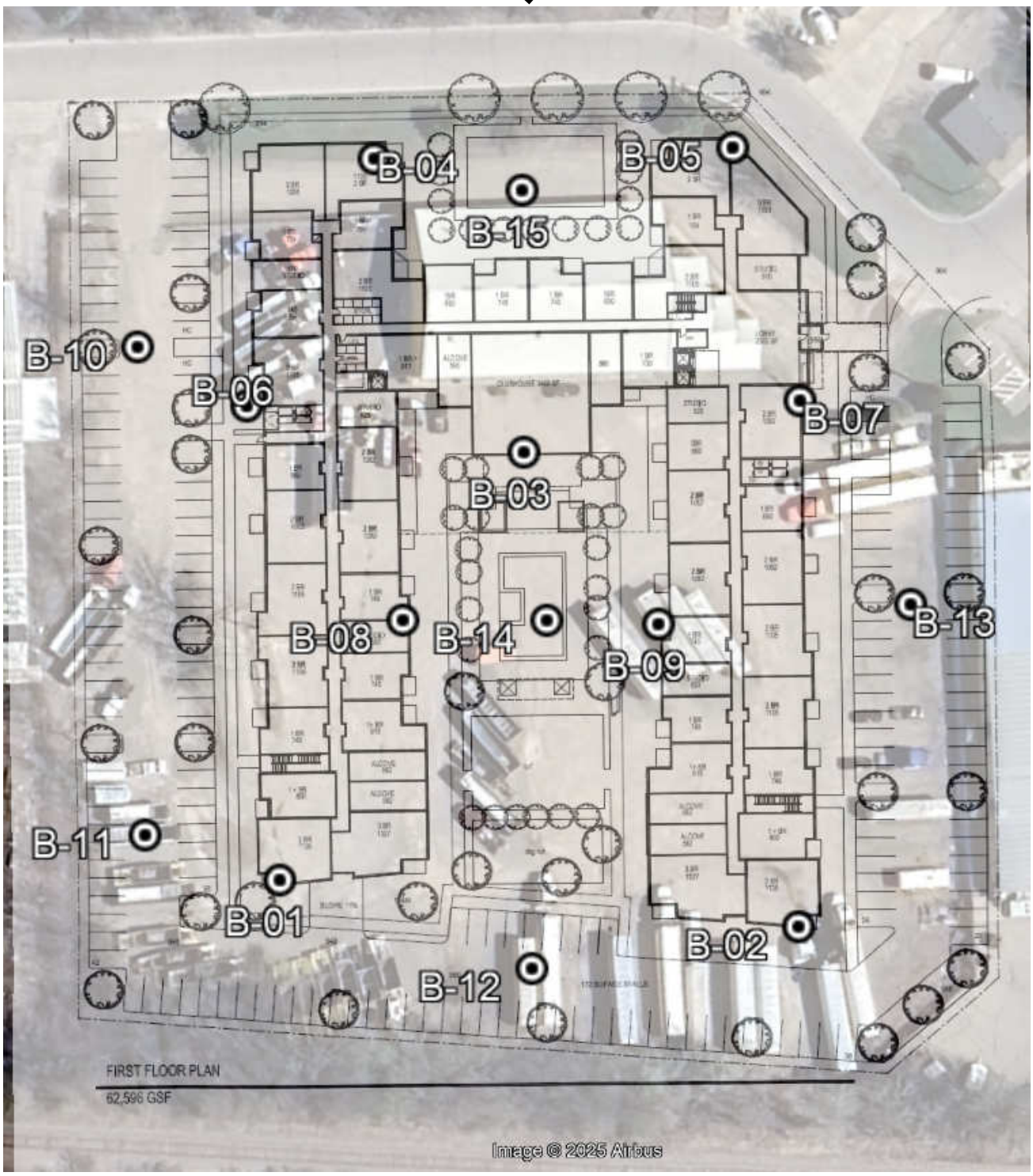


LOG OF BORING

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.			
		CL	**SANDY LEAN CLAY**, trace Gravel, brown and gray mottled, wet, medium to rather stiff. (Glacial Till)	10		MC=34.9%
			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		MC=19.6%
			End Boring. Water was not encountered. 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-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

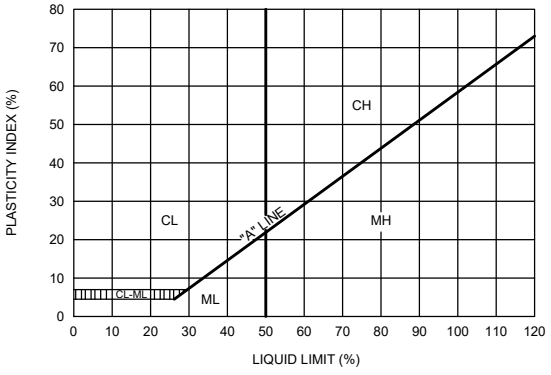
Standard Penetration Test

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		NITROGEN DIOXIDE DETECTOR
BC	BELOW COUNTER OUTLET		
AC	ABOVE COUNTER OUTLET		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 THHN.
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.

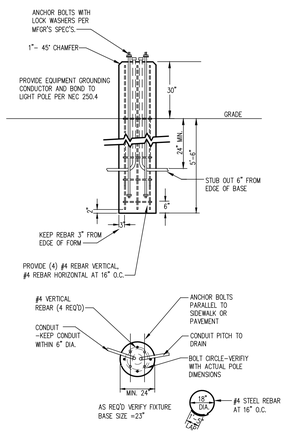
ELECTRICAL GENERAL NOTES

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

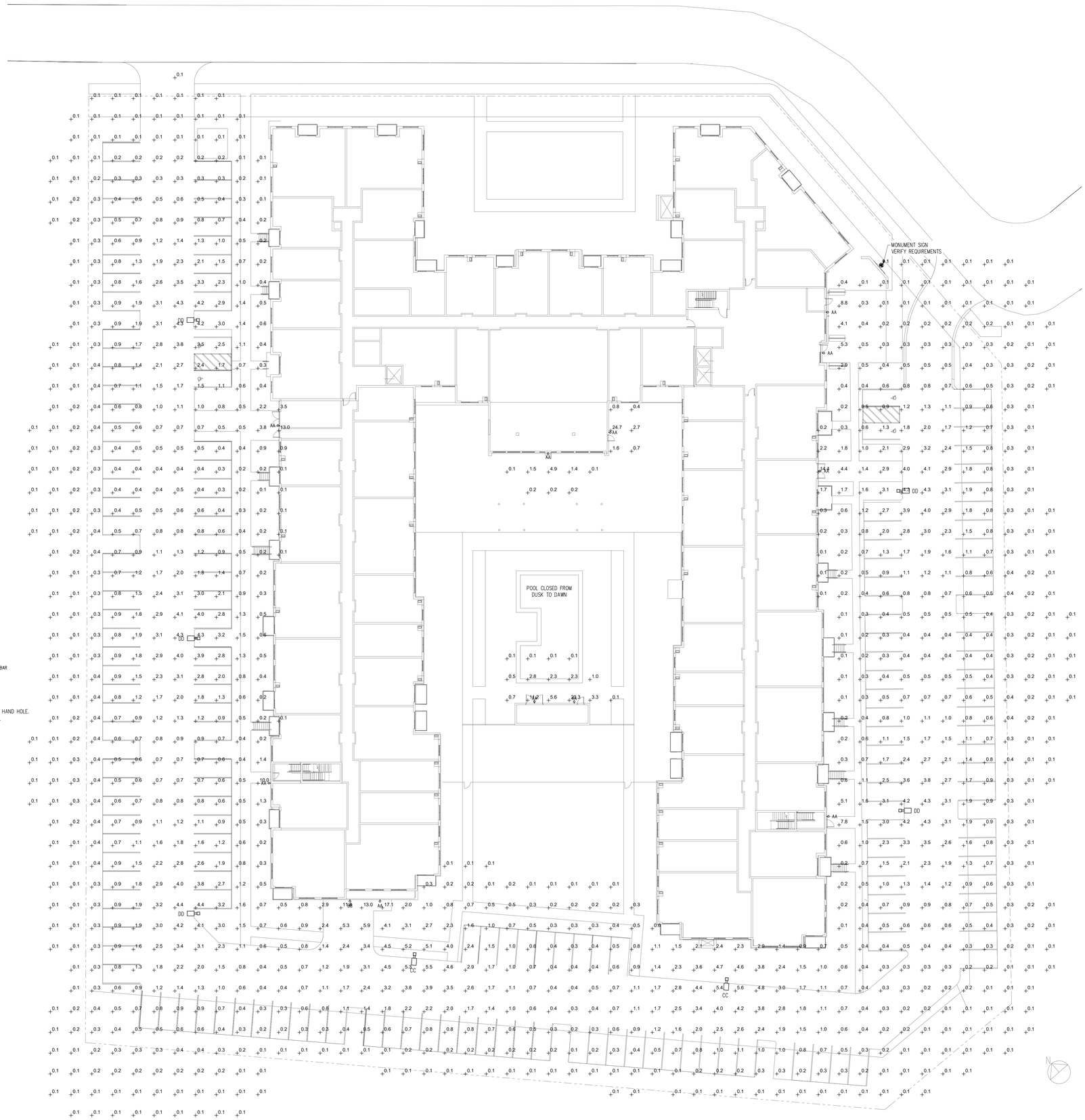
TYPE	LAMPS	WATTAGE	DESCRIPTION	NOTES
AA	LED	16	EXTERIOR WALL PACK	MWP10
BB	LED	40	EXTERIOR WALL PACK	MWP10
CC	LED	100	POLE MOUNT FIXTURE, TYPE II OPTICS, 25' POLE	MAL08
DD	LED	100	POLE MOUNT FIXTURE, TYPE III OPTICS, 25' POLE	MAL08

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
3 Industrial Boulevard, Suite Rogers, MN 55379
PHONE: 320-656-3312
FAX: 320-656-3312

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: DAK
JOB NO. -

PRELIMINARY SET

ROGERS APARTMENTS
–
ROGERS, MN
SITE LIGHTING PLAN

DRAWING NO.
E1.2

DRAFT REPORT

To: Will O'Keefe, Director of Development
Bader Companies

From: Matt Pacyna, PE, Principal
Transportation Collaborative & Consultants, LLC

Date: January 28, 2026

Subject: Willis Trucking Redevelopment Traffic Study

INTRODUCTION

TC2 completed a traffic study for the proposed Willis Trucking redevelopment in the City of Rogers. The subject site, shown in Figure 1, is generally along the south side of John Deere Lane and west of Main Street (CR 150). The main objectives of the study are to quantify current area operations, identify transportation impacts associated with the proposed redevelopment and area infrastructure changes / adjacent developments, and recommend improvements, if necessary, to ensure safe and efficient operations for all users. The following study assumptions, methodology, and findings are offered for consideration.

Figure 1 Subject Site

EXISTING CONDITIONS

Existing conditions were reviewed within the study area to establish current traffic conditions to help determine impacts associated with the proposed redevelopment. The evaluation of existing conditions included collecting traffic volumes, observing transportation characteristics, reviewing crash history, and analyzing intersection capacity, which are described in the following sections.

Traffic Volumes

Vehicular intersection turning movement counts were collected at the following locations on Tuesday, December 16, 2025 from 6 a.m. to 7 p.m.; *these were selected based on direction from City staff.*

- John Deere Lane and Main Street (CR 150)
- John Deere Lane and CR 81

The peak hours within the study area represent 7:30 to 8:30 a.m. and 4:30 to 5:30 p.m. Average daily traffic (ADT) volumes were provided by MnDOT or estimated based on the data collected.

Transportation Characteristics

Observations were conducted within the study area to identify various transportation characteristics such as roadway geometry, traffic controls, speed limits, and multimodal facilities. A general overview of key roadways within the study area is as follows:

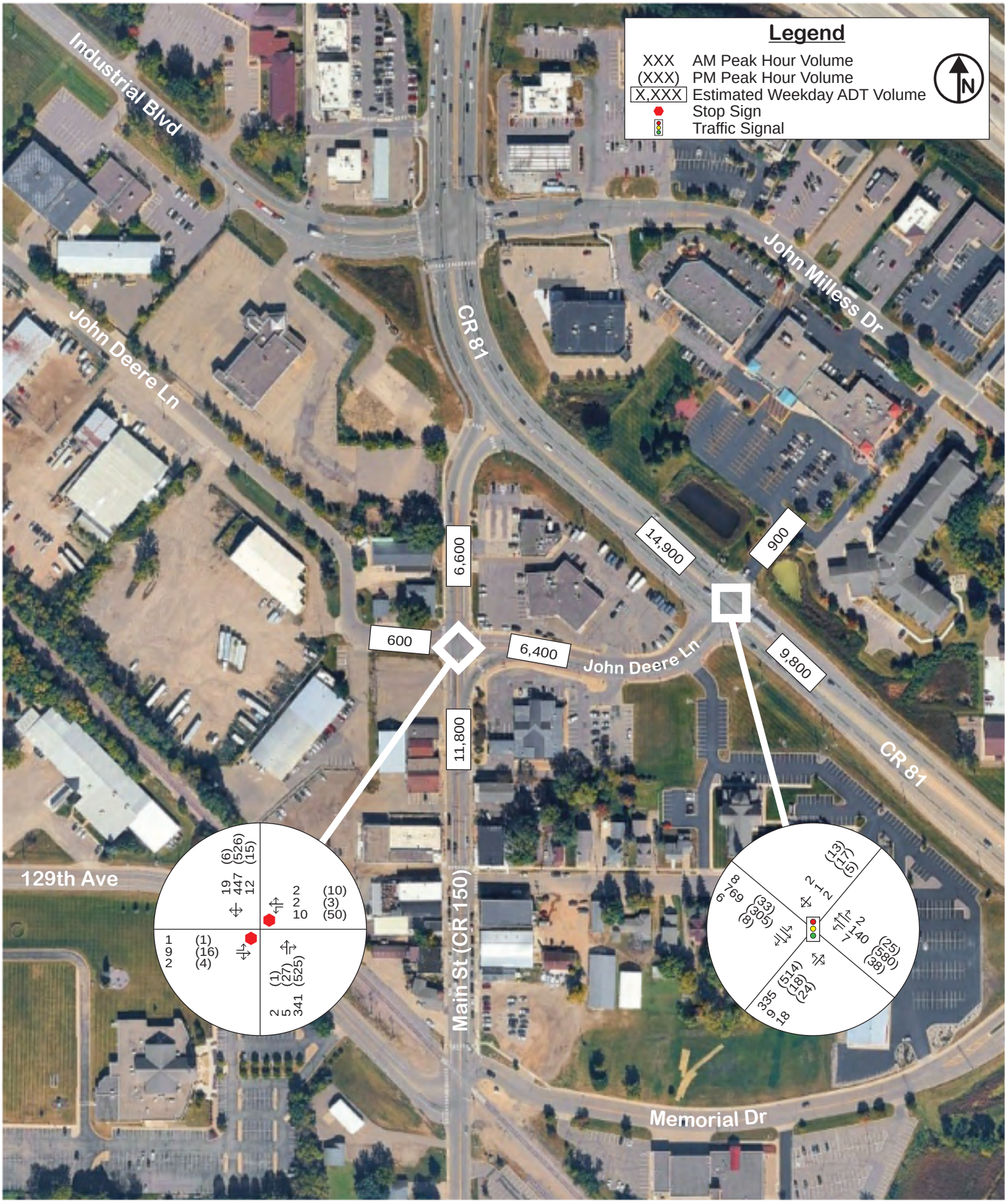
- ***CR 81*** – a 4-lane divided minor arterial roadway. There are multimodal facilities (i.e., sidewalk or trail) along at least one side of the corridor north of Main Street (CR 150) and no facilities to the south. The speed limit is 45-mph.
- ***Main Street (CR 150)*** – a 2-lane undivided major collector roadway. There is sidewalk and on-street parking along both sides of the corridor. The speed limit is 30-mph.
- ***John Deere Lane*** – a 2-lane local roadway with sidewalk along both sides of the roadway east of Main Street (CR150) and no multimodal facilities to the west. The speed limit is 30-mph.

The John Deere Lane and CR 81 intersection is signalized, while the John Deere Lane and Main Street (CR 150) intersection has two-way stop control allowing free-flow along Main Street (CR 150). Existing geometrics, traffic controls, and volumes within the study area are shown in Figure 2.

Crash History

Five (5) years of crash history were reviewed from 2020 through 2024 using *MnDOT's Crash Mapping Analysis Tool (MnCMAT)*, which identified a total of 12 crashes within the study area. *Note that all of the year 2025 crash data was not yet available at the time of this study.* Based on the review period, there were four (4) intersection-related crashes at the John Deere Lane / Main Street (CR 150) intersection and three (3) intersection-related crashes at the John Deere Lane / CR 81 intersection. There were five (5) crashes reported along John Deere Lane between Main Street (CR 150) and CR 81, which were primarily related to vehicles trying to turn between queued vehicles along this roadway segment. There were no fatal or serious injury crashes, nor any pedestrian or bicycle-related crashes during the review period. Preliminary review of crash rates indicates that the study intersections operate within the normal range when compared to intersections with similar characteristics. Thus, there are no significant issues within the area from a crash history perspective.

DRAFT


Legend
XXX AM Peak Hour Volume
(XXX) PM Peak Hour Volume
X,XXX Estimated Weekday ADT Volume
Stop Sign
Traffic Signal
N
Industrial Blvd
John Deere Ln
CR 81
John Milless Dr
6,600
14,900
900
600
6,400
John Deere Ln
9,800
11,800
CR 81
129th Ave
Main St (CR 150)
Memorial Dr

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

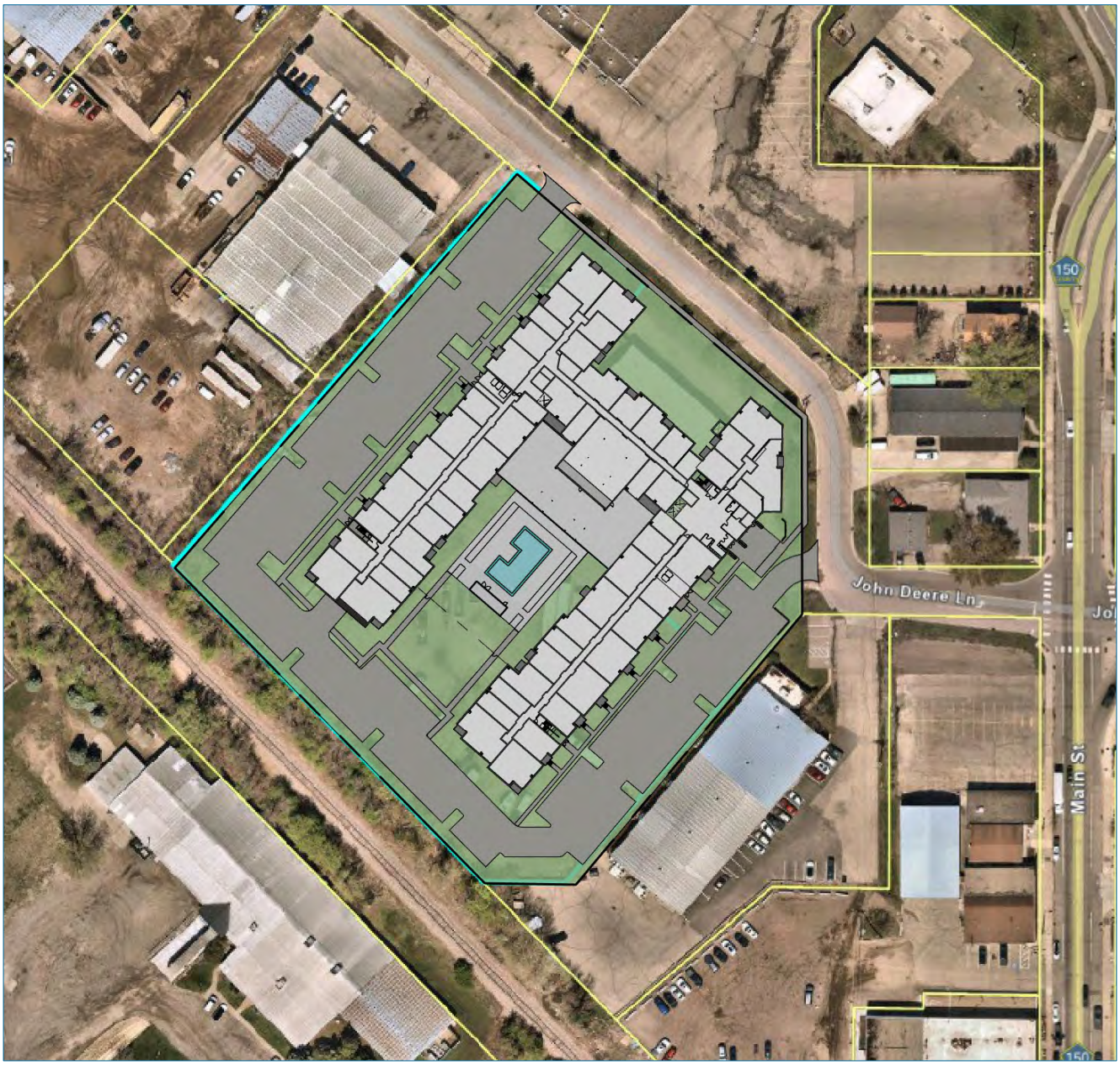
Study Intersection	Traffic Control	Level of Service (delay in seconds)	
		AM Peak Hour	PM Peak Hour
John Deere Ln and Main St (CR 150)	SSS	A / A (7)	A / A (9)
John Deere Ln and CR 81	Signal	C (20)	C (30)

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.

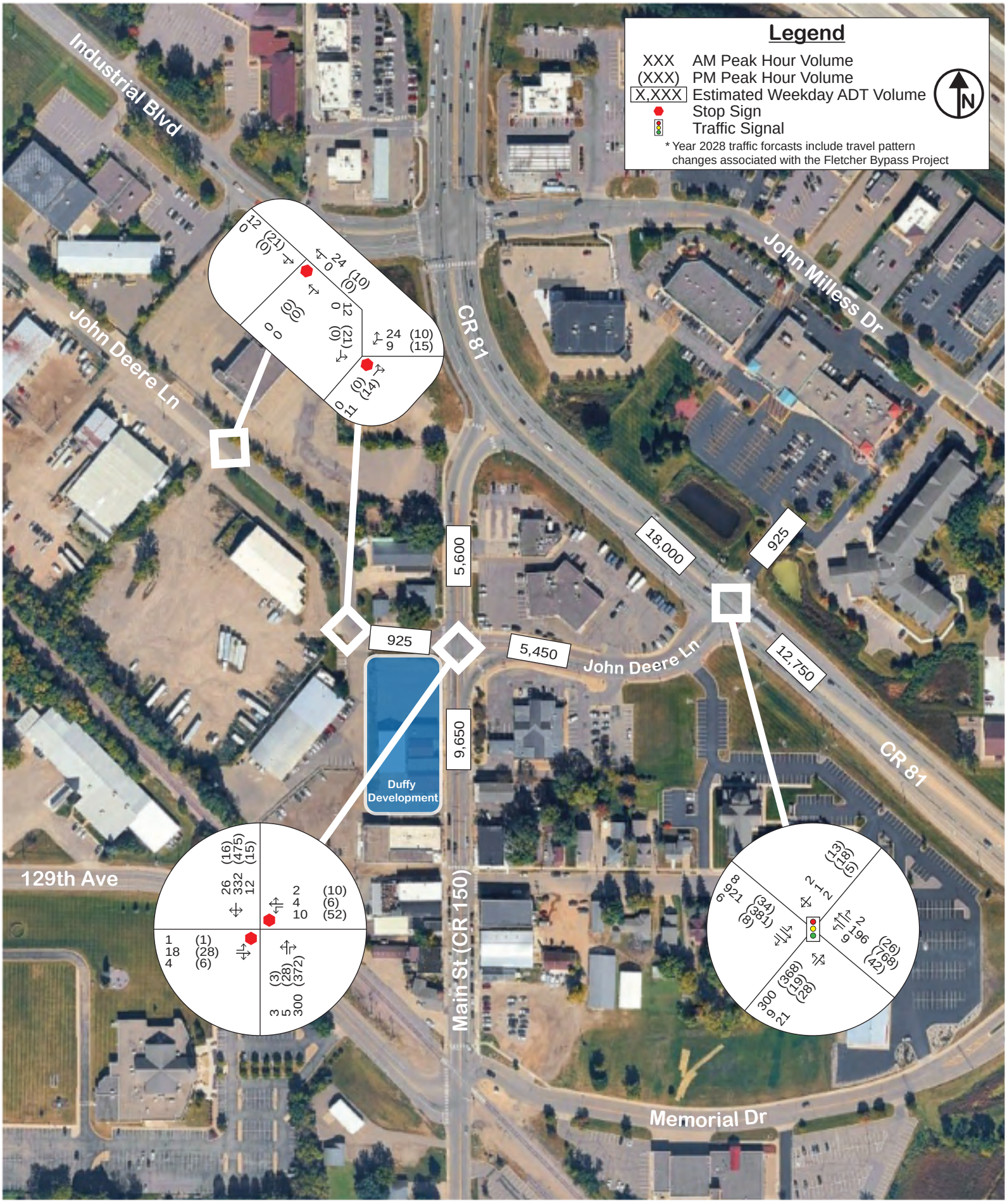
Background Growth

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.*

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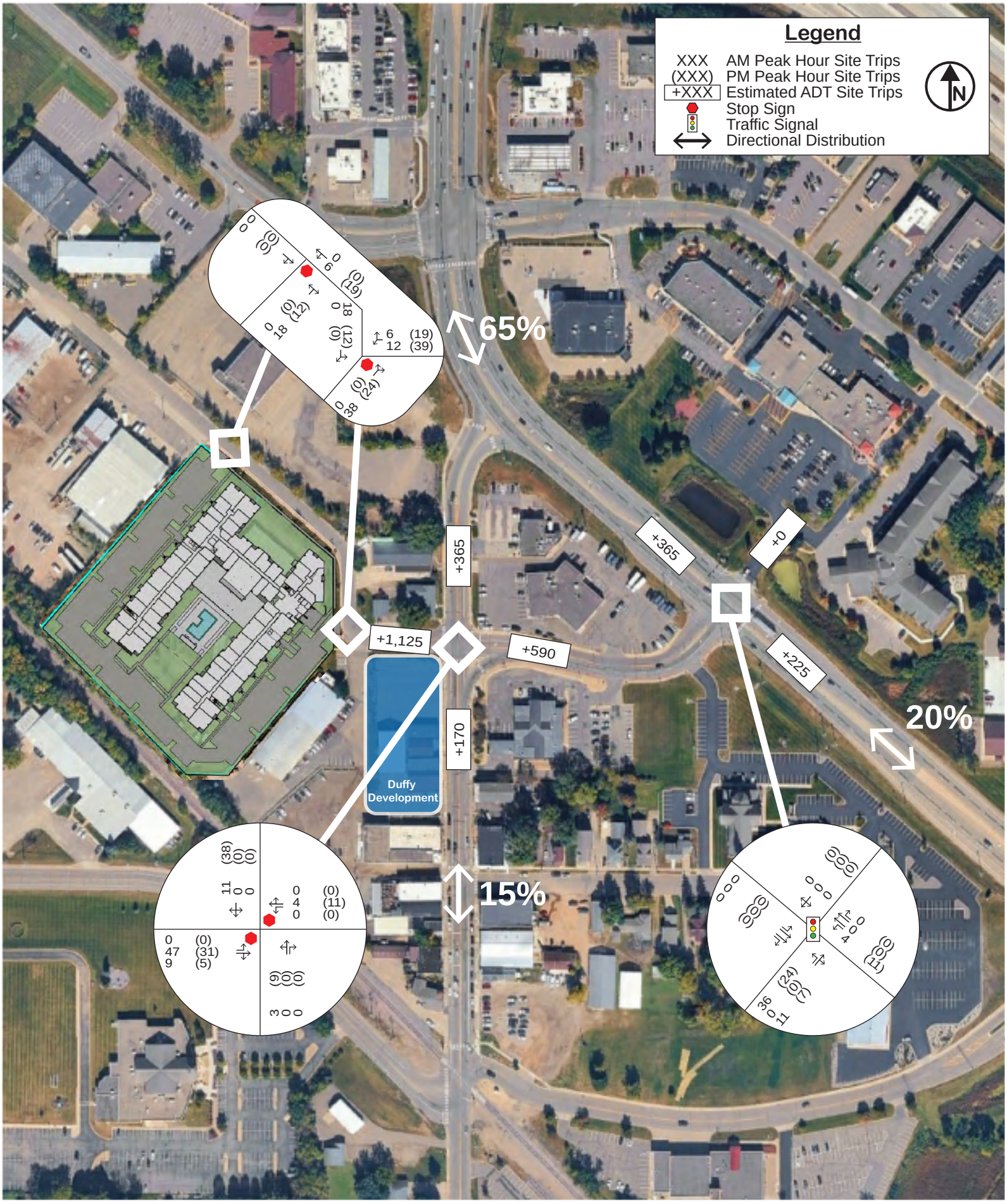
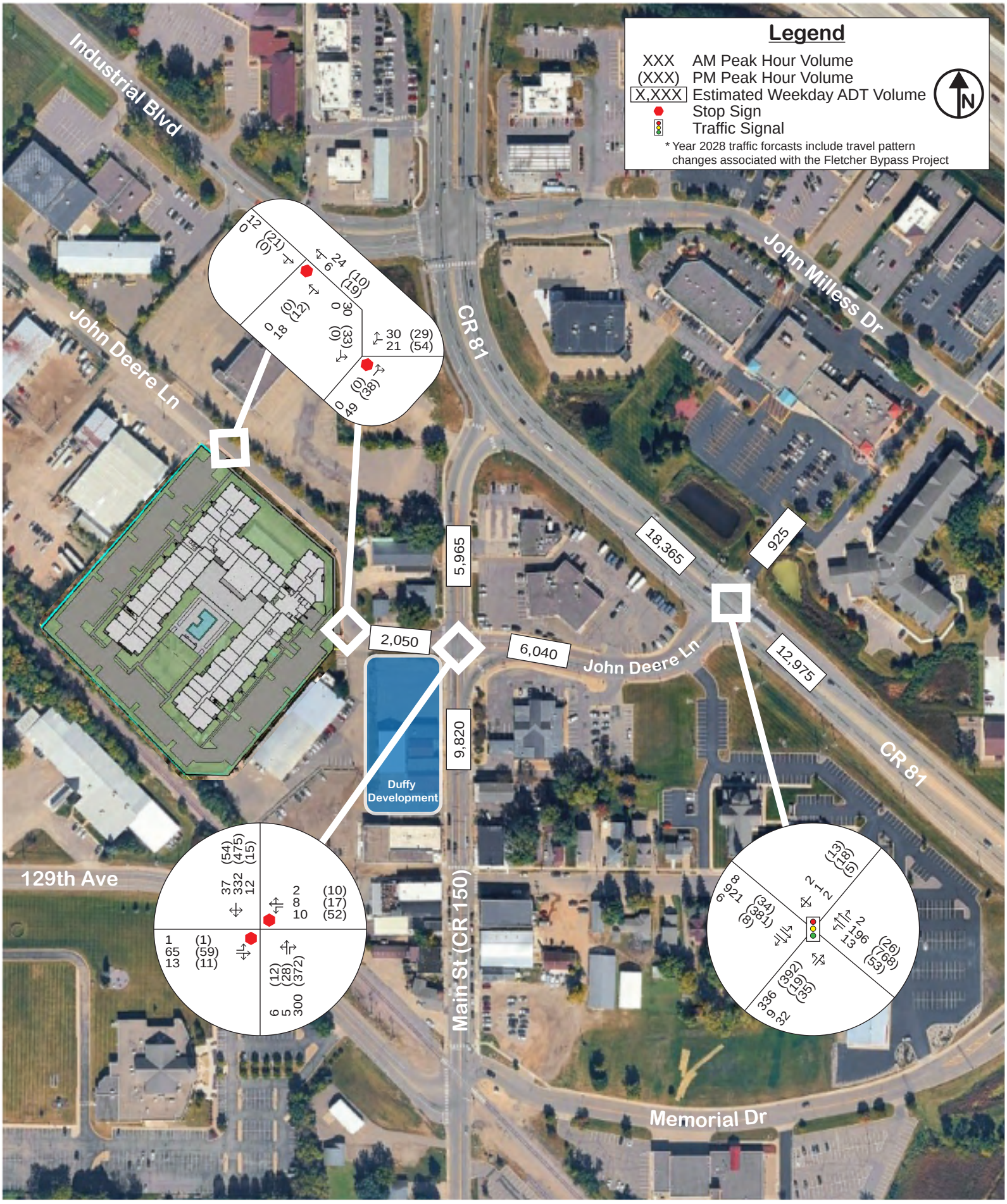

Legend
XXX AM Peak Hour Site Trips
(XXX) PM Peak Hour Site Trips
+XXX Estimated ADT Site Trips
Stop Sign
Traffic Signal
Directional Distribution
N
65%
+365
+365
+0
+1,125
+590
+225
+170
20%
15%
Duffy Development



Year 2028 Build Conditions

Willis Trucking Redevelopment Traffic Study

Figure 6

Infrastructure Considerations

Although there are no significant issues or infrastructure changes needed because of the proposed redevelopment from an intersection capacity perspective, the following considerations were reviewed to identify potential improvements to existing conditions or help support potential project phasing associated with the *Downtown Master Plan*.

- ***John Deere Lane / Main Street (CR 150) Traffic Control*** – as part of the *Downtown Master Plan*, this intersection was identified as a potential roundabout candidate. A preliminary review indicates that a single-lane roundabout would provide acceptable intersection operations, minimize pedestrian crossing distances and vehicle speeds, and provide a gateway feature to downtown Rogers. Alternatively, an all-way stop control would help improve east-west mobility along John Deere Road, but would result in increased queuing at the intersection, and particularly the southbound approach during the p.m. peak hour.

- ***John Deere Lane / CR 81 Queuing*** – to improve eastbound queuing along John Deere Lane during the peak hours, there is the potential to restripe the existing eastbound shared thru / right-turn lane to a shared left- / thru / right-turn lane; this change would also require a signal modification to an east-west split-phased operation. Preliminary review indicates this modification would reduce eastbound queues by approximately 30 to 35%, while maintaining overall intersection operations and CR 81 corridor operations. Note that further coordination with Hennepin County would be needed before implementing this infrastructure.

JOHN DEERE LANE EXTENSION

Discussion with City staff indicates a desire to extend John Deere Lane to the west to connect with Industrial Boulevard. Based on the results of this study, this extension is not critical to ensuring adequate intersection operations within the study area under year 2028 conditions. However, as additional redevelopment occurs along John Deere Lane, providing this extension would help overall circulation within the area and support future redevelopment. Note that there is the potential that if / when the John Deere Lane extension is completed, a change in traffic control at the John Deere Lane / Main Street (CR 150) intersection may be needed. Therefore, further evaluation and discussion with area agencies should occur before implementing the John Deere Lane extension.

SITE PLAN CONSIDERATIONS

A review of the proposed site plan does not indicate any major issues. However, the following items are offered for further consideration between area agencies and / or project team.

- Locate signage and landscaping to avoid creating any sight distance issues.
- Review truck maneuverability to limit potential internal circulation conflicts.

DRAFT

CONCLUSIONS

Based on the findings of the study, the following conclusions are offered for consideration.

1) There are no significant issues within the area from a crash history perspective.
2) All study intersections and approaches operate at an acceptable LOS D or better during the typical weekday peak hours, however eastbound queues along John Deere Lane were observed extending from CR 81 to the Main Street (CR 150) intersection two (2) times during the a.m. peak hour and eight (8) times during the p.m. peak hour.
3) The project is a 181-unit multifamily apartment building planned to be completed by 2028.
4) Traffic forecasts were developed for year 2028 no build and build conditions; the traffic forecasts account for transportation changes associated with the *Fletcher Bypass Project*, general background growth, adjacent development, and trip generation from the proposed redevelopment.
    a. About 2,000 to 3,000 vehicles per day are estimated to divert from Main Street (CR 150) and John Deere Lane once the *Fletcher Bypass Project* is completed in 2026 (i.e., a 35% reduction).
    b. A one (1) percent annual growth rate was applied to the existing rerouted (i.e. post Fletcher Bypass diversion) traffic volumes to develop year 2028 background traffic forecasts.
    c. The adjacent Duffy Development, which was included as part of the year 2028 traffic forecasts, is estimated to generate 20 a.m. peak hour (9 in / 11 out), 29 p.m. peak hour (15 in / 14 out), and 294 daily (147 in / 147 out) trips.
    d. The proposed redevelopment is estimated to generate 74 a.m. peak hour (18 in / 56 out), 94 p.m. peak hour (58 in / 36 out), and 1,124 daily (562 in / 562 out) trips.
5) Key takeaways from the year 2028 intersection capacity analysis, include:
    a. All intersections and approaches are expected to continue to operate at an acceptable LOS D or better during the typical weekday peak hours regardless of the proposed redevelopment; overall intersection operations under year 2028 conditions will be similar or better than existing conditions, which is primarily related to the travel pattern changes associated with the *Fletcher Bypass Project*.
    b. The potential for eastbound queues along John Deere Lane to extend from CR 81 to the Main Street (CR 150) intersection is expected to be reduced, although these queues may occasionally still occur under future conditions.
6) Although there are no significant issues or infrastructure changes needed because of the proposed redevelopment from an intersection capacity perspective, a single-lane roundabout at the John Deere Lane / Main Street (CR 150) intersection should be planned for to support future redevelopment and the *Downtown Master Plan*; further coordination with Hennepin County to restripe the existing eastbound shared thru / right-turn lane to a shared left- / thru / right-turn lane at the John Deere Lane / CR 81 intersection could also be considered; this restripe would also require a signal modification to an east-west split-phased operation.
7) There are no significant issues with the proposed site plan, however special care should be taken to locate signage / landscaping to avoid creating any sight distance issues and ensure truck maneuverability.

DRAFT

STAFF REPORT **Meeting Date**: February 24, 2026

ROGERS CITY COUNCIL **Agenda Item**: 7.3

Subject: Items related to City Project No. 2406:

- Accept Bids for Rogers Activity Center (RAC) Expansion, City Project No. 2406 and Approve AIA Document A133-2019 Exhibit A Guaranteed Maximum Price Amendment with RJM Construction as the City's Construction Manager at Risk
- Approve Professional Services Agreement for Special Inspections with American Engineering and Testing (AET) for RAC Expansion, City Project No. 2406

Prepared By: Doran Cote, Public Works Director/City Engineer

Recommended Council Action

Motion to Accept Bids for Rogers Activity Center (RAC) Expansion, City Project No. 2406 and Approve AIA Document A133-2019 Exhibit A Guaranteed Maximum Price Amendment with RJM Construction as the City's Construction Manager at Risk

Motion to Approve Professional Services Agreement for Special Inspections with American Engineering and Testing (AET) for RAC Expansion, City Project No. 2406

Overview / Background / Analysis

The expansion of the Rogers Activity Center (RAC) has been in the planning stages for almost five years. On May 28, 2024, the City Council and Rogers Youth Hockey Association (RYHA) entered into a Term Sheet "intended to set forth the general terms upon which the parties hereto may be willing to enter into a Memorandum of Agreement to expand the current RAC and construct a second sheet of ice (“Rink Expansion”). This Term Sheet was not conclusive or legally binding upon either party, and neither party shall have any obligations ... unless and until a definitive Memorandum of Agreement is approved by the City and executed by both parties."

Based on these previous planning efforts, the proposed project is anticipated to include the following additional/new spaces with estimated building square footage:

- Dryland Training - 3,300 sf
- Ice, Locker Rooms, & Team Restrooms - 27,900 sf
- Lobby & Circulation - 7,840 sf
- Public Restrooms - 810 sf
- Mechanical - 300 sf
- Office/vestibule - 1,360 sf
- Meeting Room - 550 sf

A Request for Proposals for Architectural and Engineering Services for the RAC Expansion was

issued in August, 2024. The City Council approved a Professional Services Agreement (PSA) with HTG Architects in September, 2024. According to the Term Sheet with RYHA, RYHA was responsible for depositing an escrow with the City to pay for engineering and architectural design costs. RYHA has been responsible for the design and engineering costs to date and agreed to provide additional escrows as needed.

On February 25, 2025, the City Council authorized the solicitation of proposals for Construction Manager at Risk (CM@R) for the RAC Expansion and on April 22, 2025, the City Council approved an AIA Document A133-2019 agreement with RJM Construction as the CM@R for the RAC Expansion. In May, 2025, RJM Construction provided the city and RYHA a 70% design estimate that would be used the basis of the attached Memorandum of Agreement (MOA) between the city and RYHA. The estimated project cost used in the MOA Exhibit B was $16,790,912 less $143,657 to finish the girls varsity locker room or **$16,647,255**. The MOA was approved by the City Council on October 14, 2025. RYHA also agreed to provide funding for the expansion beyond what the City agreed to in the MOA. RYHA agreed to be responsible for costs above the May 30, 2025 estimated project cost provided by RJM Construction or shortfalls in other projected revenue sources either directly or by extending the annual contributions.

On February 3, 2026, RJM Construction opened bids and the bids were received and vetted ensuring the written scopes are fully covered. The project was bid with six alternates as follows:

Alternate No. 1: Ice Rink Refrigeration System Deduct ($704,057)
Alternate No. 2: Meeting Room 210 Ceiling Add $8,895
Alternate No. 3: Infrared Heaters Deduct ($36,248)
Alternate No. 4: Girls Locker Room Finishes (RM 109) Deduct ($221,726)
Alternate No. 5: Provide & Install Sub-Surface Drainage underneath Ice Rink Sheet Add $32,611
Alternate No. 6: Existing Refrigeration Room Work, Demo, Salvage, & Patch Add $60,656

It is recommended that Alternates No. 2, No. 5 and No. 6 be accepted with the base bid. The base bid included an ammonia refrigerant system. Alternate No. 1 would be a deduct to not use ammonia refrigerant, which would result in longer-term maintenance costs. Alternate No. 2 would add acoustical ceiling tiles to the second floor meeting room rather than an exposed ceiling. The base bid included infrared heaters in the spectator area. Alternate No. 3 would be a deduct to remove the heaters. This item could be eliminated at a later date if desired. The base bid included finishing the varsity girl's locker room. Alternate No. 4 would be a deduct to not finish the varsity girl's locker room and leave it as a shell to be finished at a later date and likely at a higher cost. Staff have been in discussions with Rogers Royals Faceoff Booster Club and ISD 728 about covering the costs of the girl's varsity locker room. Alternate No. 5 is for draintile under the rink floor should it be needed. This item can also be eliminated if it is determined it is not necessary. Alternate No. 6 is for the decommissioning and demolition of the existing refrigeration room.

The total construction cost of this project is $16,204,371 based on the low bids plus RJM's Construction Management fees (project supervision, allowances, safety, project management, contingency and insurance). This is the Guaranteed Maximum Price (GMP) that is reflected in the attached AIA Document A133-2019 Exhibit A which becomes a part of the previously approved AIA Document A133-2019 agreement between the city and RJM Construction. The total estimated project cost is **$17,620,444** including Alternates No. 2, No. 5 and No. 6, building permit fees, SAC/WAC, design, other fees and testing. The attached Revised Exhibit B from the MOA reflects additional contributions from RYHA due to the cost increase and additional contributions from the Faceoff Booster Club to reflect paying for the varsity girls locker room buildout and finishes.

Proposals were solicited from two testing companies for the required special inspections of the Turf Facility construction (excavation observations and soil testing, reinforcing steel observations, concrete testing, welded and bolted connection observation, floor slab and subgrade testing, and bituminous testing). Braun Intertec and Terracon did not respond, WSB's proposal is $62,150.00 and American Engineering and Testing's (AET's) proposal is $30,491.00. RJM Construction and staff evaluated both proposals and found them to be comparable. However, based on the fee, AET was selected. AET performed the special inspections for the Turf Facility site preparation, the Turf Facility building and Fire Station 2 and their work has been more than acceptable. They are very responsive and have an on-site laboratory in their office Albertville.

Staff Recommendation

Motion to Accept Bids for Rogers Activity Center (RAC) Expansion, City Project No. 2406 and Approve AIA Document A133-2019 Exhibit A Guaranteed Maximum Price Amendment with RJM Construction as the City's Construction Manager at Risk

Motion to Approve Professional Services Agreement for Special Inspections with American Engineering and Testing (AET) for RAC Expansion, City Project No. 2406

Financial Impact: $17,602,444

Source Fund: Park Dedication, RAC Capital Fund, Naming Rights, RAC Operating Income, RYHA, Faceoff Booster Club, ISD 728, Mighty Ducks Grant

Budgeted? Yes

Supporting Documentation

A. RAC Expansion Memorandum of Agreement Fully Executed
B. Rogers Activity Center Addition - RJM 70% Budget - 5.30.2025
C. Rogers Activity Center-Cover Letter and Budget Summary_02-17-2026_Rev2
D. Rogers Activity Center - Girls Locker Room Breakout
E. Revised MOA Exhibit B
F. City of Rogers - A133-2019 - Executed
G. City of Rogers - A133-2019 Exhibit A
H. AET Consultant Professional Services Agreement

Memorandum of Agreement

1. Purpose of Agreement

1.1 Background and Objectives

Parties involved in this Memorandum of Agreement (MOA), namely City of Rogers (City), a Minnesota municipal corporation and Rogers Youth Hockey Association, Incorporated (RYHA), a non-profit corporation, recognize their shared interests and objectives. The primary purpose of this MOA is to formalize and delineate their collaboration in the development of an expansion to the current TruStone Center, formerly the Rogers Activity Center (RAC), and construct a second sheet of ice ("Rink Expansion"). By entering into this MOA, both parties aim to achieve common goals and objectives in a mutually beneficial manner.

1.2 Scope of Collaboration

The scope of collaboration outlined in this MOA includes but is not limited to:

- The City and RHYA have established a positive relationship. The City constructed the RAC in 2006 for $6 million in construction costs. RYHA provided the City with a 20-year commitment at $65,000 per year, for a total contribution of $1.3 million. RYHA finished their commitment early.
- The City has taken steps to prepare for the Rink Expansion. The current TruStone Center land was purchased for $1.3 million, land for the anticipated Rink Expansion and turf facility was purchased for $1.375 million, site preparation was completed for $1.8 million, and the City will provide and maintain parking for the Rink Expansion.
- The City and RYHA agree there is a need for the Rink Expansion. The City's short-term financial plan does not contemplate this expansion; therefore, the City has limited resources to dedicate to the project.
- A preliminary financial analysis for the project has been prepared and defined in Exhibit B. The financial analysis is based on several estimates, including the most recent anticipated project cost provided by RJM Construction, contributions from other organizations, and financing assumptions. Given the City's limited resources available for this project, it is expected that RYHA will be responsible for funding any variances that result from refining Exhibit B assumptions or upon receipt of bids.

2. Term of MOA

2.1 Commencement and Duration

This MOA shall become effective on October 15, 2025, and shall remain in full force and effect for approximately 20 years until December 31, 2045, unless terminated earlier as provided for in this MOA.

2.2 Renewal Option

Upon expiration of the initial term, the parties may agree, in writing, to renew this MOA for additional periods, subject to renegotiation of terms and conditions.

3. Responsibilities and Obligations

3.1 City's Responsibilities

The City agrees to undertake the following responsibilities and obligations:

- Provide the prepared land next to the existing ice arena to construct the Rink Expansion.

- Fund up to $2,000,000 for an ice plant to service both ice sheets. The City will provide this funding in conjunction with contracting for the ice plant.

- Continue the current RAC levy at $475,000 per year for the life of the bond, or as long as necessary, allowing the City to contribute $120,000 per year towards capital debt for a total of $2,400,000 over the life of the debt for the Rink Expansion.

- Enter into a contract for naming rights for the entire facility (TruStone Center), including the current TruStone Center Rink 1, the Rink Expansion, and the HealthPartners Fieldhouse. The City reasonably anticipates this amount to be $3,183,000. The City will apply the actual amount received from naming rights in installments to the annual debt payments for the Rink Expansion.

- The City will be responsible for the construction of the corridor connecting the Rink Expansion and the HealthPartners Fieldhouse as depicted in Exhibit A for an estimated cost of $313,000 which will be funded from Park Dedication. The City will provide funding of up to an additional $1,800,000 from Park Dedication funds depending on the financing interest rate on the debt for the Rink Expansion.

- The City will own, operate, and maintain the Rink Expansion.

3.2 RYHA's Responsibilities

RYHA agrees to undertake the following responsibilities and obligations:

- RYHA will provide funding for the Rink Expansion beyond what the City has agreed to contribute in Section 3.1. RYHA will be responsible for costs above the most recent anticipated project cost provided by RJM Construction or shortfalls in other projected revenue sources directly or by extending the annual contributions described below.

- A cash contribution of $2,000,000 (less the escrowed amount) shall be due and paid to the City upon awarding the construction contract. Annual contributions of $500,000 for 20 years will be due by December 31st of each year after contract acceptance.

- Continue to provide the City with financial information as requested.

- RYHA has been responsible for the design engineering costs and agreed to provide additional escrows as needed. Any unused escrow will be used for the project or returned to RYHA.

3.3 Joint Responsibilities

Both parties acknowledge and agree to collaborate on certain tasks and activities outlined in this MOA. Joint responsibilities may include:

- A committee was formed to steer design activities and will jointly fund the feasibility and design phases as follows:
    - The Rink Expansion will be designed to a standard to match or exceed the operational efficiency and lifespan of the original building.
    - RYHA furnished the City with a roster of fundamental design requirements. The City will consider these requirements but ultimately reserves the right to determine their inclusion.
    - RYHA will provide the City with the design cost through the design development phase as described above.
    - At the end of the design development phase the estimated project cost was submitted to each party for review and approval. The City made the determination, in its sole discretion, to proceed with construction of the Rink Expansion under the terms of this MOA.

- The City will retain and contract with all consultants and contractors for the Rink Expansion, including but not limited to architects, engineers, construction manager, and construction contractor(s), in accordance with the requirements of the Minnesota Uniform Municipal Contract Law, Minn. Stat. Â§ 471.345. The City and RYHA will have

equal access and rights to any of the contracted consultant design information and/or data.

4.1 Rink Expansion Budget Allocation

Both parties shall endeavor in good faith to timely agree on a mutually acceptable budget for expenses related to construction of the Rink Expansion. Any deviations from the budget shall be subject to prior approval by both parties.

5. Confidentiality and Intellectual Property

5.1 Confidential Information

Both parties agree to maintain the confidentiality of any proprietary or sensitive information disclosed during this agreement. This includes but is not limited to trade secrets, business plans, and client information.

5.2 Intellectual Property Rights

Any intellectual property developed or created as a result of collaboration under this MOA shall be jointly owned by **the City** and **RYHA** unless otherwise agreed upon in writing.

6. Termination and Dispute Resolution

6.1 Termination Clause

This MOA may be terminated by either party upon 30 days written notice in case of a material breach or for any other reason as mutually agreed upon by both parties.

6.2 Dispute Resolution

Any disputes arising out of or in connection with this MOA shall be resolved first through mediation, and if unresolved, through binding arbitration under the rules of the Uniform Arbitration Act and the American Arbitration Association or litigation in a court of competent jurisdiction.

7. Governing Law and Jurisdiction

7.1 Applicable Law

This agreement shall be governed by and construed under the laws of the State of Minnesota, without regard to its conflict of laws provisions.

7.2 Jurisdiction

Any legal actions or proceedings arising out of or related to this MOA shall be brought exclusively in the courts of the State of Minnesota, to which both parties hereby submit to the jurisdiction and venue thereof.

8. Miscellaneous

8.1 Entire Agreement

This MOA constitutes the entire agreement between the parties and supersedes any prior agreements or understandings, whether written or oral, relating to the subject matter herein.

8.2 Amendment and Modification

Any amendments or modifications to this MOA must be made in writing and signed by both parties.

8.3 Severability

If any provision of this MOA is found to be invalid or unenforceable, the remaining provisions shall continue in full force and effect.

8.4 Notice

Any notices or communications required or permitted under this MOA shall be sent to the respective parties in writing.

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

City of Rogers

Shannon Klick

Shannon Klick, Mayor

Rogers Youth Hockey Association

President, RYHA

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

City of Rogers

Shannon Klick

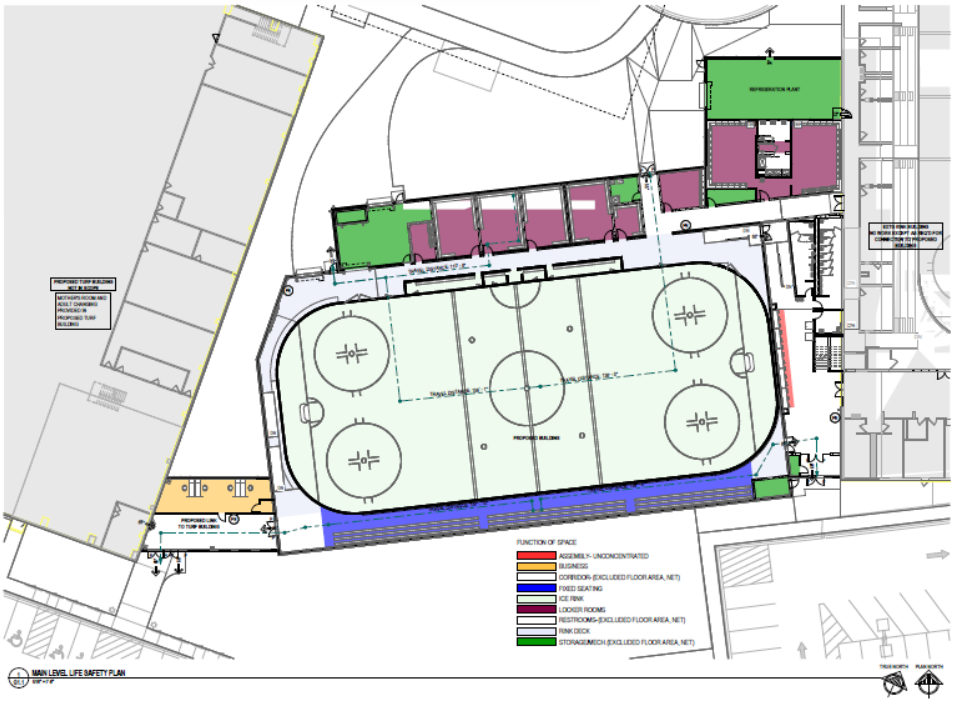
Shannon Klick, Mayor

Rogers Youth Hockey Association

_____

President, RYHA

Exhibit A


FUNCTION OF SPACE
ASSEMBLY- UNCONCENTRATED
BUSINESS
CORRIDOR- (EXCLUDED FLOOR AREA, NET)
FIXED SEATING
ICE RINK
LOCKER ROOMS
RESTROOMS- (EXCLUDED FLOOR AREA, NET)
RINK DECK
STORAGE/MECH (EXCLUDED FLOOR AREA, NET)
MAIN LEVEL LIFE SAFETY PLAN

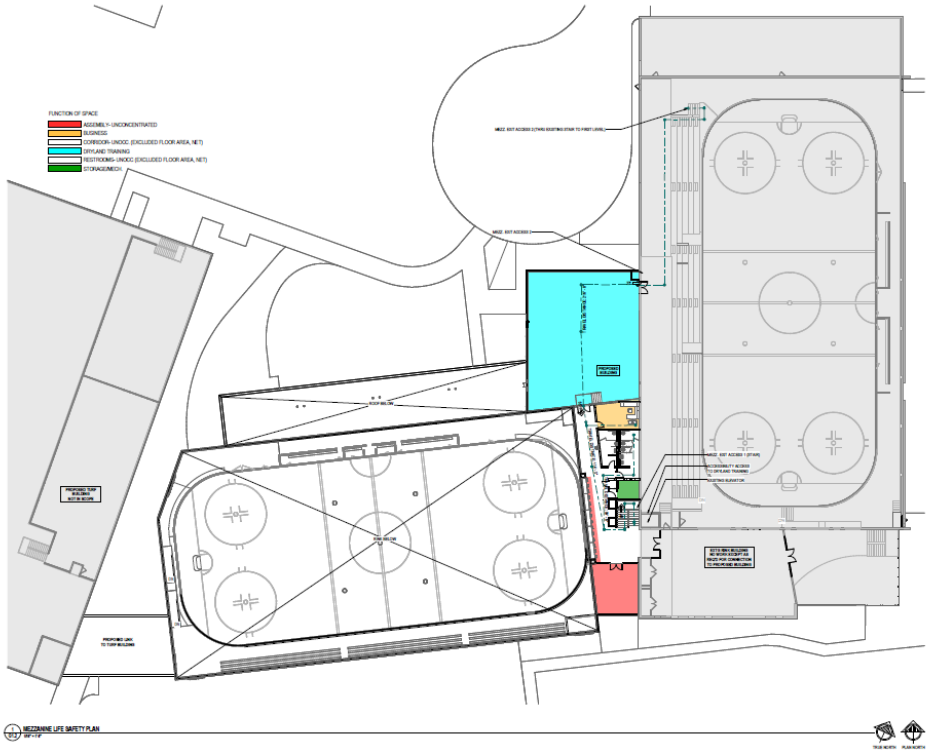

FUNCTION OF SPACE
ASSEMBLY- UNCONCENTRATED
BUSINESS
CORRIDOR- UNOCC. (EXCLUDED FLOOR AREA, NET)
DRYLAND TRAINING
RESTROOMS- UNOCC (EXCLUDED FLOOR AREA, NET)
STORAGE/MECH
MEZZANINE LIFE SAFETY PLAN

Exhibit B

City of Rogers
RAC Second Sheet of Ice
RJM Construction

	3.5% Interest Rate	4% Interest Rate	4.5% Interest Rate
Inputs			
Total Project Costs*			
Estimated Year of Build	2026	2026	2026
Estimated Cost	16,647,255	16,647,255	16,647,255
Financing Costs			
Bonding Amount	11,135,139	10,647,754	10,191,463
Bond Term	20	20	20
Financing Costs	2%	2%	2%
Interest Rate	3.5%	4.0%	4.5%
Annual Payment	799,150	799,150	799,150
Estimated Project Costs			
Construction Costs (Inflated)	16,647,255	16,647,255	16,647,255
Interest and Financing Costs	4,847,861	5,335,246	5,791,537
Total Estimated Project Costs	21,495,116	21,982,501	22,438,792
Projected Revenue Sources			
City Funding**			
Ice Plant	2,000,000	2,000,000	2,000,000
Park Dedication	898,985	1,386,370	1,842,661
Park Dedication - Fieldhouse/Ice Connection	313,131	313,131	313,131
Naming Rights	3,183,000	3,183,000	3,183,000
Operating Income ($120,000/year)*	2,400,000	2,400,000	2,400,000
Tower and Billboard Fund	-	-	-
Rogers Youth Hockey Association			
Capital Contribution/Down Payment	2,000,000	2,000,000	2,000,000
Annual Contributions (20 Years @ $500,000/yr)	10,000,000	10,000,000	10,000,000
Other Sources			
Booster Club (20 Years @ $20,000/yr)	400,000	400,000	400,000
Hennepin County Youth Sports Equipment Grant*	300,000	300,000	300,000
ISD 728	-	-	-
Total Projected Revenue Sources	21,495,116	21,982,501	22,438,792
Funding Gap - Total	**(0)**	**(0)**	**(0)**
Funding Gap - Annual	**(0)**	**(0)**	**(0)**
Cash on Hand Required to Fill Gap	**(0)**	**(0)**	**(0)**

* Project costs include architects, engineers, construction managers, construction contractors, etc.
** The City of Rogers is also providing land, site preparation, and a parking lot, which is not included in the above costs. The total of these costs are $2,971,000.

Exhibit C

RYHA Rink Expansion Fundamental Design Requirements

- 4 locker rooms to be used for the Rink Expansion
- Off-ice/dryland space for RYHA for training, shooting and drills
- Seating for 200-300 people
- Possible inclusion of locker rooms for ISD 728

CONSTRUCTION

May 30, 2025

Mike Bauer
Parks and Recreation Director
City of Rogers
22350 S. Diamond Lake Road
Rogers, MN 55374

Re: Rogers Activity Center Addition

Dear Mike Bauer,

RJM Construction is pleased to present an estimate for the Rogers Activity Center Addition project located in Rogers, MN. Together with the City of Rogers and HTG Architects, we can work as a team to deliver the project goals of cost, schedule and quality. Our estimate is based upon drawings dated 5/2/2025.

Total Construction Estimate:	**$15,655,157**
Total Project Estimate:	**$16,386,913**

ALTERNATES:

No. 1:	250 Ton R513A refrigeration system in lieu of Ammonia	**Deduct**	**($759,764)**
No. 2:	Leave girls locker room as a shell	**Deduct**	**($143,657)**
No. 3:	Link between new ice rink and field house	**Deduct**	**($313,131)**
No. 4:	Girls locker room construction cost	**Deduct**	**($394,162)**
No. 5:	Leave mezzanine level as a shell only	**Deduct**	**($114,291)**
No. 6:	Remove OH door 106E & associated sidewalk	**Deduct**	**($15,004)**
No. 7:	Eliminate brick finish and use all exposed aggregate finish	**Deduct**	**($65,912)**
No. 8:	Eliminate (3) W10 windows looking in rink, (3) W4 windows in dryland, Split W3 into (2) separate storefront assemblies, & eliminate transoms at W1 & W6	**Deduct**	**($31,825)**
No. 9:	Lower cost light fixtures	**Deduct**	**($26,615)**
No. 10:	Lower cost trash enclosure	**Deduct**	**($15,755)**
No. 11:	Eliminate painting inside the rink box (walls, joist, & deck)	**Deduct**	**($53,588)**
No. 12:	Eliminate bleachers (To be purchased post project)	**Deduct**	**($52,125)**
No. 13:	Remove second level mezzanine	**Deduct**	**($465,492)**

BREAKOUTS:

No. 1:	City of Rogers: Ice plant, "Link" between the rink and field house	**$5,131,059**
No. 2:	School District: Girls locker room, coaches room, & laundry room	**$574,337**
No. 3:	Rogers Youth Hockey Association: Remainder of construction cost	**$9,949,761**

CLARIFICATIONS:

No. 1:	This estimate assumes that all work will be done during regular business hours.
No. 2:	We do not include removing, storing or re-installing any systems furniture.
No. 3:	Phone, data, AV and security are all excluded.
No. 4:	Architectural and engineering fees are not included.
No. 5:	Our estimate does not include any SAC and WAC fees.

Thank you for the opportunity to provide this estimate. Our team is experienced and competent in your market; this applied knowledge will assist the team in obtaining the best possible project value. Please feel free to contact RJM if you have any questions or need additional information.

Sincerely,

Brad Barickman

ESTIMATE DATE:	May 30, 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
Fences & Gates		$36,488	$0.87

CONSTRUCTION

ESTIMATE DATE:	May 30, 2025
PROJECT:	**Rogers Activity Center Addition**
ARCHITECT:	HTG Architects
DRAWING DATE:	May 2, 2025

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***

CONSTRUCTION

February 17, 2026

Mike Bauer
Parks and Recreation Director
City of Rogers
22350 S. Diamond Lake Road
Rogers, MN 55374

Re: Rogers Activity Center Addition

Dear Mike Bauer,

RJM Construction is pleased to present an estimate for the Rogers Activity Center Addition project located in Rogers, MN. Together with the City of Rogers and HTG Architects, we can work as a team to deliver the project goals of cost, schedule and quality. Our estimate is based upon drawings dated 01/09/2026.

Total Construction Estimate: $16,204,371
Total Project Estimate: $17,518,283

ALTERNATES:

No. 1:	Ice Rink Refrigeration System	**Deduct**	**($704,057)**
No. 2:	Meeting Room 210 Ceiling	**Add**	**$8,895**
No. 3:	Infrared Heaters	**Deduct**	**($36,248)**
No. 4:	Girls Locker Room Finishes (RM 109)	**Deduct**	**($221,726)**
No. 5:	Provide & Install Sub-Surface Drainage underneath Ice Rink Sheet	**Add**	**$32,611**
No. 6:	Existing Refrigeration Room Work, Demo, Salvage, & Patch	**Add**	**$60,656**

CLARIFICATIONS:

No. 1: This estimate assumes that all work will be done during regular business hours.
No. 2: We do not include removing, storing or re-installing any systems furniture.
No. 3: Phone, data, AV and security are all excluded.
No. 4: Architectural and engineering fees are not included.
No. 5: Construction estimate does not include any SAC and WAC fees.

Thank you for the opportunity to provide this estimate. Our team is experienced and competent in your market; this applied knowledge will assist the team in obtaining the best possible project value. Please feel free to contact RJM if you have any questions or need additional information.

Sincerely,

Bryce Kamenick

Bryce Kamenick
Project Executive

CONSTRUCTION

ESTIMATE SUMMARY

ESTIMATE DATE:	February 17, 2026
PROJECT:	**Rogers Activity Center Addition**
ARCHITECT:	HTG Architects
DRAWING DATE:	January 9, 2026

DESCRIPTION	Sub Contractors	Final Estimate	$/sf 41,815
Construction Costs			
1C - Survey	EVS	$20,830	$0.50
Progress Cleaning & Waste Management	RJM	$124,205	$2.97
1D - Final Cleaning	Mid City Cleaning	$20,260	$0.48
3A - Cast-In-Place Concrete	Donald R Frantz	$548,275	$13.11
3B - Precast Concrete	Fabcon	$1,929,515	$46.14
5A - Structural Steel/Joist/Decking/Misc. Steel - Material	River City	$950,000	$22.72
5B - Structural Steel/Joist/Decking/Misc. Steel - Labor	Superior Steel	$188,972	$4.52
Temporary Barriers & Enclosures	RJM	$176,977	$4.23
6A - Carpentry Building Works & Specialties	Maertens-Brenny	$460,400	$11.01
6B - Casework & Millwork	Willmar	$128,650	$3.08
7A - Waterproofing	C&S	$13,500	$0.32
7B - Metal Panels	Lake Area Roofing	$44,187	$1.06
7C - Roofing	Lake Area Roofing	$743,461	$17.78
7D - Joint Sealants	Right-Way	$41,421	$0.99
8A - Doors/Frames/Hardware	Keefe Co.	$103,875	$2.48
8C - Aluminum Framing & Glazing	United Glass Inc.	$290,181	$6.94
8F - Overhead Coiling Doors	Crawford	$52,630	$1.26
9A - Gypsum Assemblies	Imperial	$113,991	$2.73
9B - Tiling	S&D Tile	$62,000	$1.48
9C - Acoustical Ceilings	Acoustics Assoc.	$15,718	$0.38
9E - Flooring	Acoustics Assoc.	$169,450	$4.05
9F - Painting & Wallcovering	Prindle Painting	$301,600	$7.21
Joist Primer Correction	Allowance	$50,000	$1.20
Code Signage Allowance	Sowder Design	$10,194	$0.24
12A - Locker Room Benches & Shevles	Becker Arena	$67,620	$1.62
13C - Ice Rink Systems	Modern Mechanical	$3,773,000	$90.23
13B - Bleachers	Pack&Play	$62,797	$1.50
MEP Coordination	RJM MEP Director-200 Hours	$37,000	$0.88
21A - Fire Sprinkler	Breth-Zenzen	$109,700	$2.62
22A - Plumbing and Piping Systems	GR Mech	$645,900	$15.45
23A - HVAC & Hydronic Systems	Cool Air	$1,229,900	$29.41
Construction Electrical Consumption	Allowance	$25,000	$0.60
26A - Electrical & Low Voltage Systems	Medina	$955,390	$22.85
Safety & Temporary Conditions	RJM	$161,024	$3.85
31A - Earthwork	Veit	$252,725	$6.04
Asphalt Paving	Allowance	$40,125	$0.96
Mill & Overlay Existing Lot Post Construction	Allowance	$38,700	$0.93
32B - Site Concrete	Stapf Concrete	$55,500	$1.33
32C - Landscaping	Great Northern Land	$22,235	$0.53
32D - Fences & Gates	Peterson Companies	$145,100	$3.47
32E - Retaining Walls	Great Northern Land	$11,835	$0.28
33A - Utilities	United Water Sewer	$96,230	$2.30
General Requirements		$38,044	$0.91
General Conditions		$489,125	$11.70
Construction Manager Reimbursables		$43,645	$1.04
Preconstruction Fee		$25,000	$0.60
General Liability Insurance	RJM Insurance	$ 145,980.33	$3.49
Builders Risk Insurance	RJM Insurance	$40,250	$0.96

Building Permit		$108,219	$2.59
Bond	RJM Bond	$24,327	$0.58
Subtotal Construction Costs		***$15,204,664***	***$363.62***
Escalation		$0	$0.00
Design Contingency		$0	$0.00
Construction Contingency		$760,233	$18.18
Contractor's Fee	1.5%	$239,473	$5.73
Total Construction Estimate		***$16,204,371***	***$387.53***

Owner Costs			
SAC/WAC Fees		$191,000	$4.57
Special Inspections & Testing		$45,000	$1.08
Owner FF&E		$150,000	$3.59
Scoreboard		$37,512	$0.90
Security, Phones, Low Voltage		$175,000	$4.19
Zamboni Allowance		$135,000	$3.23
Interior Signage		$40,000	$0.96
Exterior Signage		$113,000	$2.70
MEP Commissioning		$15,000	$0.36
Subtotal Owner Costs		***$901,512***	***$21.56***
Design Fees			
Design Fees		$412,400	$9.86
Subtotal Design Fees		***$412,400***	***$9.86***
Owner Contingency		$0	$0.00
Subtotal Contingency		***$0***	***$0.00***
Total Project Estimate		***$17,518,283***	***$418.95***

CLARIFICATIONS

1	Girls Locker Room Breakout

	Description	Quantity	UM	Labor Rate	Labor Total	Material Unit Price	Material Total	Subcontract Unit Price	Subcontract Total	Total Direct Cost
	Added Scope									
	Interiors - from Bid alternate	1	ls		$0.00		$0.00	$221,726.00	$221,726.00	$221,726.00
					$0.00		$0.00		$0.00	$0.00
	Concrete Slab on Grade	1,700	sf		$0.00		$0.00	$9.50	$16,150.00	$16,150.00
	Precast Plank	1,700	sf		$0.00		$0.00	$18.00	$30,600.00	$30,600.00
	Precast Walls	2,145	sf		$0.00		$0.00	$30.00	$64,350.00	$64,350.00
	Interior Precast Walls	913	sf		$0.00		$0.00	$28.00	$25,564.00	$25,564.00
	Strip footings	180	sf		$0.00		$0.00	$170.00	$30,600.00	$30,600.00
					$0.00		$0.00		$0.00	$0.00
	Gcs	1	ls		$0.00		$0.00	$16,934.00	$16,934.00	$16,934.00
	Grs	1	ls		$0.00		$0.00	$1,608.00	$1,608.00	$1,608.00
	Temp conditions	1	ls		$0.00		$0.00	$4,616.00	$4,616.00	$4,616.00
	Temp barriers	1	ls		$0.00		$0.00	$4,985.00	$4,985.00	$4,985.00
	Cleaning	1	ls		$0.00		$0.00	$4,103.00	$4,103.00	$4,103.00

Sub-Total		$421,236
Bury SDI	0.00%	$0
Show SDI	0.00%	$0
Bond	0.75%	$3,159
Building Permit	1.10%	$5,093
Builders Risk Insurance	0.24%	$1,111
Liability Insurances	0.90%	$4,167
Sub-Total		$434,767
Escalation	0.00%	$0
Design Contingency	0.00%	$0
Construction Contingency	5.00%	$21,738
Contractor Fees	1.50%	$6,522
Alternate Total		**$463,027**

Revised Exhibit B

City of Rogers
RAC Second Sheet of Ice
RJM Construction

	3.5% Interest Rate	4% Interest Rate	4.5% Interest Rate
Inputs			
Total Project Costs*			
Estimated Year of Build	2026	2026	2026
Estimated Cost	17,620,444	17,620,444	17,620,444
Financing Costs			
Bonding Amount	12,158,328	11,670,943	11,214,652
Bond Term	20	20	20
Financing Costs	2%	2%	2%
Interest Rate	3.5%	4.0%	4.5%
Annual Payment	872,583	875,944	879,382
Estimated Project Costs			
Construction Costs (Inflated)	17,620,444	17,620,444	17,620,444
Interest and Financing Costs	5,293,322	5,847,933	6,372,988
Total Estimated Project Costs (20 Years)	22,913,766	23,468,377	23,993,432
Projected Revenue Sources			
City Funding**			
Ice Plant	2,000,000	2,000,000	2,000,000
Park Dedication	898,985	1,386,370	1,842,661
Park Dedication - Fieldhouse/Ice Connection	313,131	313,131	313,131
Naming Rights	3,183,000	3,183,000	3,183,000
Operating Income ($120,000/year)*	2,400,000	2,400,000	2,400,000
Rogers Youth Hockey Association			
Capital Contribution/Down Payment	2,000,000	2,000,000	2,000,000
Annual Contributions (20 Years @ $500,000/yr)	10,000,000	10,000,000	10,000,000
Additional Contributions Required per MOA	1,405,624	1,472,849	1,541,613
Other Sources			
Booster Club (20 Years @ $20,000/yr)	400,000	400,000	400,000
Booster Club Additional Contributions Required	63,027	63,027	63,027
Mighty Ducks Grant	250,000	250,000	250,000
Total Projected Revenue Sources	22,913,766	23,468,377	23,993,432
Funding Gap - Total	-	-	-
Funding Gap - Annual	-	-	-
Cash on Hand Required to Fill Gap	-	-	-

* Project costs include architects, engineers, construction managers, construction contractors, etc.
** The City of Rogers is also providing land, site preparation, and a parking lot, which is not included in the above costs. The total of these costs are $2,971,000.

AIA® Document A133® – 2019

Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price

AGREEMENT made as of the 28th day of April in the year Two Thousand Twenty-five
(In words, indicate day, month, and year.)

BETWEEN the Owner:
(Name, legal status, address, and other information)

City of Rogers
22350 South Diamond Lake Road
Rogers, MN 55374

and the Construction Manager:
(Name, legal status, address, and other information)

RJM Construction, LLC
830 Boone Avenue N.
Golden Valley, MN 55427

for the following Project:
(Name, location, and detailed description)

Rogers Activity Center Expansion
218080 141st Ave N
Rogers, MN 55374

The Architect:
(Name, legal status, address, and other information)

HTG Architects
1010 Main Street, Suite 100
Hopkin, MN 55343

The Owner and Construction Manager agree as follows.

ADDITIONS AND DELETIONS:
The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

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ARTICLE 1 INITIAL INFORMATION

§ 1.1 This Agreement is based on the Initial Information set forth in this Section 1.1.
(For each item in this section, insert the information or a statement such as "not applicable" or "unknown at time of execution.")

§ 1.1.1 The Owner's program for the Project, as described in Section 4.1.1:
(Insert the Owner's program, identify documentation that establishes the Owner's program, or state the manner in which the program will be developed.)

Expansion of Rogers Activity Center with new ice arena.

§ 1.1.2 The Project's physical characteristics:
(Identify or describe pertinent information about the Project's physical characteristics, such as size; location; dimensions; geotechnical reports; site boundaries; topographic surveys; traffic and utility studies; availability of public and private utilities and services; legal description of the site, etc.)

§ 1.1.3 The Owner's budget for the Guaranteed Maximum Price, as defined in Article 6:
(Provide total and, if known, a line item breakdown.)

$15.7 Million

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§ 1.1.4 The Owner's anticipated design and construction milestone dates:

.1 Design phase milestone dates, if any:

Design complete December 31, 2025

.2 Construction commencement date:

Spring 2026

.3 Substantial Completion date or dates:

Summer 2027

.4 Other milestone dates:

§ 1.1.5 The Owner's requirements for accelerated or fast-track scheduling, or phased construction, are set forth below:
(Identify any requirements for fast-track scheduling or phased construction.)

N/A

§ 1.1.6 The Owner's anticipated Sustainable Objective for the Project:
(Identify and describe the Owner's Sustainable Objective for the Project, if any.)

N/A

§ 1.1.6.1 If the Owner identifies a Sustainable Objective, the Owner and Construction Manager shall complete and incorporate AIA Document E234™–2019, Sustainable Projects Exhibit, Construction Manager as Constructor Edition, into this Agreement to define the terms, conditions and services related to the Owner's Sustainable Objective. If E234–2019 is incorporated into this agreement, the Owner and Construction Manager shall incorporate the completed E234–2019 into the agreements with the consultants and contractors performing services or Work in any way associated with the Sustainable Objective.

§ 1.1.7 Other Project information:
(Identify special characteristics or needs of the Project not provided elsewhere.)

§ 1.1.8 The Owner identifies the following representative in accordance with Section 4.2:
(List name, address, and other contact information.)

Doran Cote
City of Rogers
22350 South Diamon Lake Road
Rogers, MN 55374

§ 1.1.9 The persons or entities, in addition to the Owner's representative, who are required to review the Construction Manager's submittals to the Owner are as follows:
(List name, address and other contact information.)

N/A

§ 1.1.10 The Owner shall retain the following consultants and contractors:
(List name, legal status, address, and other contact information.)

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.1 Geotechnical Engineer:

TBD

.2 Civil Engineer:

Anderson Engineering of Minnesota, LLC
13605 Frist Ave N, Suite 100
Plymouth, MN 55441

.3 Other, if any:
(List any other consultants retained by the Owner, such as a Project or Program Manager.)

§ 1.1.11 The Architect's representative:
(List name, address, and other contact information.)

Tom Moorse
HTG Architects
1010 Mian Street
Hopkins, MN 55343

§ 1.1.12 The Construction Manager identifies the following representative in accordance with Article 3:
(List name, address, and other contact information.)

Brad Barickman
RJM Construction, LLC
830 Boone Avenue North
Golden Valley, MN 55427
Phone: 612-919-3291
Email: brad.barickman@rjmconstruction.com

§ 1.1.13 The Owner's requirements for the Construction Manager's staffing plan for Preconstruction Services, as required under Section 3.1.9:
(List any Owner-specific requirements to be included in the staffing plan.)

§ 1.1.14 The Owner's requirements for subcontractor procurement for the performance of the Work:
(List any Owner-specific requirements for subcontractor procurement.)

RFQ and Competitive Bidding

§ 1.1.15 Other Initial Information on which this Agreement is based:

§ 1.2 The Owner and Construction Manager may rely on the Initial Information. Both parties, however, recognize that such information may materially change and, in that event, the Owner and the Construction Manager shall appropriately adjust the Project schedule, the Construction Manager's services, and the Construction Manager's compensation. The

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Owner shall adjust the Owner's budget for the Guaranteed Maximum Price and the Owner's anticipated design and construction milestones, as necessary, to accommodate material changes in the Initial Information.

§ 1.3 Neither the Owner's nor the Construction Manager's representative shall be changed without ten days' prior notice to the other party.

ARTICLE 2 GENERAL PROVISIONS

§ 2.1 The Contract Documents

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement, and Modifications issued after execution of this Agreement, all of which form the Contract and are as fully a part of the Contract as if attached to this Agreement or repeated herein. Upon the Owner's acceptance of the Construction Manager's Guaranteed Maximum Price proposal, the Contract Documents will also include the documents described in Section 3.2.3 and identified in the Guaranteed Maximum Price Amendment and revisions prepared by the Architect and furnished by the Owner as described in Section 3.2.8. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. If anything in the other Contract Documents, other than a Modification, is inconsistent with this Agreement, this Agreement shall govern. An enumeration of the Contract Documents, other than a Modification, appears in Article 15.

§ 2.2 Relationship of the Parties

The Construction Manager accepts the relationship of trust and confidence established by this Agreement and covenants with the Owner to cooperate with the Architect and exercise the Construction Manager's skill and judgment in furthering the interests of the Owner to furnish efficient construction administration, management services, and supervision; to ensure that the prime contractors and their subcontractors and suppliers provide an adequate supply of workers, equipment and materials. The Construction Manager shall manage the prime contractors to perform the Work in an expeditious and economical manner consistent with the Owner's interest.. The Owner agrees to furnish or approve, in a timely manner, information required by the Construction Manager and to make payments to the Construction Manager in accordance with the requirements of the Contract Documents.

§ 2.3 General Conditions

§ 2.3.1 For the Preconstruction Phase, AIA Document A201™–2017, General Conditions of the Contract for Construction (as modified), shall apply as follows: Section 1.5, Ownership and Use of Documents; Section 1.7, Digital Data Use and Transmission; Section 1.8, Building Information Model Use and Reliance; Section 2.2.4, Confidential Information; Section 3.12.10, Professional Services; Section 10.3, Hazardous Materials; Section 13.1, Governing Law. The term "Contractor" as used in A201–2017 shall mean the Construction Manager. Notwithstanding any language to the contrary in this Agreement or in AIA A201 General Conditions, as modified, the Construction Manager shall not perform any of the Work with its own forces or with affiliated entities.

§ 2.3.2 For the Construction Phase, the general conditions of the contract shall be as set forth in A201–2017, which document is incorporated herein by reference. The term "Contractor" as used in A201–2017 shall mean the Construction Manager.

ARTICLE 3 CONSTRUCTION MANAGER'S RESPONSIBILITIES

The Construction Manager's Preconstruction Phase responsibilities are set forth in Sections 3.1 and 3.2, and in the applicable provisions of A201-2017 referenced in Section 2.3.1. The Construction Manager's Construction Phase responsibilities are set forth in Section 3.3. The Owner and Construction Manager may agree, in consultation with the Architect, for the Construction Phase to commence prior to completion of the Preconstruction Phase, in which case, both phases will proceed concurrently. The Construction Manager shall identify a representative authorized to act on behalf of the Construction Manager with respect to the Project.

§ 3.1 Preconstruction Phase

§ 3.1.1 Extent of Responsibility

The Construction Manager shall exercise reasonable care in performing its Preconstruction Services. The Owner and Architect shall be entitled to rely on, and shall not be responsible for, the accuracy, completeness, and timeliness of services and information furnished by the Construction Manager. The Construction Manager, however, does not warrant or guarantee estimates and schedules except as may be included as part of the Guaranteed Maximum Price. The Construction Manager is not required to ascertain that the Drawings and Specifications are in accordance with applicable

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laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, but the Construction Manager shall promptly report to the Architect and Owner any nonconformity discovered by or made known to the Construction Manager as a request for information in such form as the Architect may require.

§ 3.1.2 Deleted in its entirety.

§ 3.1.3 Consultation

§ 3.1.3.1 The Construction Manager shall schedule and conduct meetings with the Architect and Owner to discuss such matters as procedures, progress, coordination, and scheduling of the Work.

§ 3.1.3.2 The Construction Manager shall advise the Owner and Architect on proposed site use and improvements, selection of materials, building systems, and equipment. The Construction Manager shall also provide recommendations to the Owner and Architect, consistent with the Project requirements, on constructability; availability of materials and labor; time requirements for procurement, installation and construction; prefabrication; and factors related to construction cost including, but not limited to, costs of alternative designs or materials, preliminary budgets, life-cycle data, and possible cost reductions. The Construction Manager shall consult with the Architect regarding professional services to be provided by the Construction Manager during the Construction Phase.

§ 3.1.3.3 The Construction Manager shall assist the Owner and Architect in establishing building information modeling and digital data protocols for the Project, using AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, to establish the protocols for the development, use, transmission, and exchange of digital data.

§ 3.1.4 Project Schedule

When Project requirements in Section 4.1.1 have been sufficiently identified, the Construction Manager shall prepare and periodically update a Project schedule for the Architect's review and the Owner's acceptance. Subject to written disclaimer or qualification from the Owner as to accuracy, the Construction Manager shall obtain the Architect's approval for the portion of the Project schedule relating to the performance of the Architect's services. The Project schedule shall coordinate and integrate the Construction Manager's services, the Architect's services, other Owner consultants' services, and the Owner's responsibilities; and identify items that affect the Project's timely completion. The updated Project schedule shall include the following: submission of the Guaranteed Maximum Price proposal; components of the Work; times of commencement and completion required of each Subcontractor; ordering and delivery of products, including those that must be ordered in advance of construction; and the occupancy requirements of the Owner.

§ 3.1.5 Phased Construction

The Construction Manager, in consultation with the Architect, shall provide recommendations with regard to accelerated or fast-track scheduling, procurement, and sequencing for phased construction. The Construction Manager shall take into consideration cost reductions, cost information, constructability, provisions for temporary facilities, and procurement and construction scheduling issues.

§ 3.1.6 Cost Estimates

§ 3.1.6.1 Based on the preliminary design and other design criteria prepared by the Architect, the Construction Manager shall prepare, for the Architect's review and the Owner's approval, preliminary estimates of the Cost of the Work or the cost of program requirements using area, volume, or similar conceptual estimating techniques. If the Architect or Construction Manager suggests alternative materials and systems, the Construction Manager shall provide cost evaluations of those alternative materials and systems.

§ 3.1.6.2 As the Architect progresses with the preparation of the Schematic Design, Design Development and Construction Documents, the Construction Manager shall prepare and update, at appropriate intervals agreed to by the Owner, Construction Manager and Architect, an estimate of the Cost of the Work with increasing detail and refinement. The Construction Manager shall include in the estimate those costs to allow for the further development of the design, price escalation, and market conditions, until such time as the Owner and Construction Manager agree on a Guaranteed Maximum Price for the Work. The estimate shall be provided for the Architect's review and the Owner's approval. The Construction Manager shall inform the Owner and Architect in the event that the estimate of the Cost of the Work exceeds the latest approved Project budget, and make recommendations for corrective action.

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§ 3.1.6.3 If the Architect is providing cost estimating services as a Supplemental Service, and a discrepancy exists between the Construction Manager's cost estimates and the Architect's cost estimates, the Construction Manager and the Architect shall work together to reconcile the cost estimates.

§ 3.1.7 As the Architect progresses with the preparation of the Schematic Design, Design Development and Construction Documents, the Construction Manager shall consult with the Owner and Architect and make recommendations regarding constructability and schedules, for the Architect's review and the Owner's approval.

§ 3.1.8 The Construction Manager shall provide recommendations and information to the Owner and Architect regarding equipment, materials, services, and temporary Project facilities.

§ 3.1.9 The Construction Manager shall provide a staffing plan for Preconstruction Phase services for the Owner's review and approval.

§ 3.1.10 If the Owner identified a Sustainable Objective in Article 1, the Construction Manager shall fulfill its Preconstruction Phase responsibilities as required in AIA Document E234™–2019, Sustainable Projects Exhibit, Construction Manager as Constructor Edition, attached to this Agreement.

§ 3.1.11 Subcontractors and Suppliers

§ 3.1.11.1 If the Owner has provided requirements for subcontractor procurement in section 1.1.14, the Construction Manager shall provide a subcontracting plan, addressing the Owner's requirements, for the Owner's review and approval. All contracts for the Work shall be publicly bid in accordance with Minnesota Statutes, Section 471.345 and awarded by the Owner. The term "Subcontractors" used in this Agreement and in A201-2017 General Conditions shall mean the prime contractors that have bid for and been awarded contracts by the Owner, subject to assignment by Owner to Construction Manager.

§ 3.1.11.2 The Construction Manager shall develop bidders' interest in the Project.

§ 3.1.11.3 The processes described in Article 9 shall apply if bid packages will be issued during the Preconstruction Phase.

§ 3.1.12 Procurement

The Construction Manager shall prepare, for the Architect's review and the Owner's acceptance, a procurement schedule for items that must be ordered in advance of construction. The Construction Manager shall expedite and coordinate the ordering and delivery of materials that must be ordered in advance of construction. Upon the establishment of the Guaranteed Maximum Price, the Owner shall assign all contracts for these items to the Construction Manager and the Construction Manager shall thereafter accept responsibility for them.

§ 3.1.13 Compliance with Laws

The Construction Manager shall comply with applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities applicable to its performance under this Contract, and with equal employment opportunity programs, and other programs as may be required by governmental and quasi-governmental authorities.

§ 3.1.14 Other Preconstruction Services

Insert a description of any other Preconstruction Phase services to be provided by the Construction Manager, or reference an exhibit attached to this document

(Describe any other Preconstruction Phase services, such as providing cash flow projections, development of a project information management system, early selection or procurement of subcontractors, etc.)

§ 3.2 Guaranteed Maximum Price Proposal

§ 3.2.1 At a time to be mutually agreed upon by the Owner and the Construction Manager, the Construction Manager shall prepare a Guaranteed Maximum Price proposal for the Owner's and Architect's review, and the Owner's acceptance. The Guaranteed Maximum Price in the proposal shall be the sum of the Construction Manager's estimate of the Cost of the Work, the Construction Manager's contingency described in Section 3.2.4, and the Construction Manager's Fee described in Section 6.1.2.

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§ 3.2.2 To the extent that the Contract Documents are anticipated to require further development, the Guaranteed Maximum Price includes the costs attributable to such further development consistent with the Contract Documents and reasonably inferable therefrom. Such further development does not include changes in scope, systems, kinds and quality of materials, finishes, or equipment, all of which, if required, shall be incorporated by Change Order.

§ 3.2.3 The Construction Manager shall include with the Guaranteed Maximum Price proposal a written statement of its basis, which shall include the following:

.1 A list of the Drawings and Specifications, including all Addenda thereto, and the Conditions of the Contract;

.2 A list of the clarifications and assumptions made by the Construction Manager in the preparation of the Guaranteed Maximum Price proposal, including assumptions under Section 3.2.2;

.3 A statement of the proposed Guaranteed Maximum Price, including a statement of the estimated Cost of the Work organized by trade categories or systems, including allowances; the Construction Manager's contingency set forth in Section 3.2.4; and the Construction Manager's Fee;

.4 The anticipated date of Substantial Completion upon which the proposed Guaranteed Maximum Price is based; and

.5 A date by which the Owner must accept the Guaranteed Maximum Price.

§ 3.2.4 In preparing the Construction Manager's Guaranteed Maximum Price proposal, the Construction Manager shall include a contingency for the Construction Manager's exclusive use to cover those costs that are included in the Guaranteed Maximum Price but not otherwise allocated to another line item or included in a Change Order.

§ 3.2.5 The Construction Manager shall meet with the Owner and Architect to review the Guaranteed Maximum Price proposal. In the event that the Owner or Architect discover any inconsistencies or inaccuracies in the information presented, they shall promptly notify the Construction Manager, who shall make appropriate adjustments to the Guaranteed Maximum Price proposal, its basis, or both.

§ 3.2.6 If the Owner notifies the Construction Manager that the Owner has accepted the Guaranteed Maximum Price proposal in writing before the date specified in the Guaranteed Maximum Price proposal, the Guaranteed Maximum Price proposal shall be deemed effective without further acceptance from the Construction Manager. Following acceptance of a Guaranteed Maximum Price, the Owner and Construction Manager shall execute the Guaranteed Maximum Price Amendment amending this Agreement, a copy of which the Owner shall provide to the Architect. The Guaranteed Maximum Price Amendment shall set forth the agreed upon Guaranteed Maximum Price with the information and assumptions upon which it is based.

§ 3.2.7 The Construction Manager shall not incur any cost to be reimbursed as part of the Cost of the Work prior to the execution of the Guaranteed Maximum Price Amendment, unless the Owner provides prior written authorization for such costs.

§ 3.2.8 The Owner shall authorize preparation of revisions to the Contract Documents that incorporate the agreed-upon assumptions and clarifications contained in the Guaranteed Maximum Price Amendment. The Owner shall promptly furnish such revised Contract Documents to the Construction Manager. The Construction Manager shall notify the Owner and Architect of any inconsistencies between the agreed-upon assumptions and clarifications contained in the Guaranteed Maximum Price Amendment and the revised Contract Documents.

§ 3.2.9 The Construction Manager shall include in the Guaranteed Maximum Price all sales, consumer, use and similar taxes for the Work provided by the Construction Manager that are legally enacted, whether or not yet effective, at the time the Guaranteed Maximum Price Amendment is executed.

§ 3.3 Construction Phase

§ 3.3.1 General

§ 3.3.1.1 For purposes of Section 8.1.2 of A201–2017, the date of commencement of the Work shall mean the date of commencement of the Construction Phase.

§ 3.3.1.2 The Construction Phase shall commence upon the Owner's execution of the Guaranteed Maximum Price Amendment or, prior to acceptance of the Guaranteed Maximum Price proposal, by written agreement of the parties. The

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written agreement shall set forth a description of the Work to be performed by the Construction Manager, and any insurance and bond requirements for Work performed prior to execution of the Guaranteed Maximum Price Amendment.

§ 3.3.2 Administration

§ 3.3.2.1 The Construction Manager shall schedule and conduct meetings to discuss such matters as procedures, progress, coordination, scheduling, and status of the Work. The Construction Manager shall prepare and promptly distribute minutes of the meetings to the Owner and Architect.

§ 3.3.2.2 Upon the execution of the Guaranteed Maximum Price Amendment, the Construction Manager shall prepare and submit to the Owner and Architect a construction schedule for the Work and a submittal schedule in accordance with Section 3.10 of A201–2017.

§ 3.3.2.3 Monthly Report

The Construction Manager shall record the progress of the Project. On a monthly basis, or otherwise as agreed to by the Owner, the Construction Manager shall submit written progress reports to the Owner and Architect, showing percentages of completion and other information required by the Owner.

§ 3.3.2.4 Daily Logs

The Construction Manager shall keep, and make available to the Owner and Architect, a daily log containing a record for each day of weather, portions of the Work in progress, number of workers on site, identification of equipment on site, problems that might affect progress of the work, accidents, injuries, and other information required by the Owner.

§ 3.3.2.5 Cost Control

The Construction Manager shall develop a system of cost control for the Work, including regular monitoring of actual costs for activities in progress and estimates for uncompleted tasks and proposed changes. The Construction Manager shall identify variances between actual and estimated costs and report the variances to the Owner and Architect, and shall provide this information in its monthly reports to the Owner and Architect, in accordance with Section 3.3.2.3 above.

ARTICLE 4 OWNER'S RESPONSIBILITIES

§ 4.1 Information and Services Required of the Owner

§ 4.1.1 The Owner shall provide information with reasonable promptness, regarding requirements for and limitations on the Project, including a written program which shall set forth the Owner's objectives, constraints, and criteria, including schedule, space requirements and relationships, flexibility and expandability, special equipment, systems, sustainability and site requirements.

§ 4.1.2 Prior to the execution of the Guaranteed Maximum Price Amendment, the Construction Manager may request in writing that the Owner provide reasonable evidence that the Owner has made financial arrangements to fulfill the Owner's obligations under the Contract. After execution of the Guaranteed Maximum Price Amendment, the Construction Manager may request such information as set forth in A201-2017 Section 2.2.

§ 4.1.3 The Owner shall establish and periodically update the Owner's budget for the Project, including (1) the budget for the Cost of the Work as defined in Article 7, (2) the Owner's other costs, and (3) reasonable contingencies related to all of these costs. If the Owner significantly increases or decreases the Owner's budget for the Cost of the Work, the Owner shall notify the Construction Manager and Architect. The Owner and the Architect, in consultation with the Construction Manager, shall thereafter agree to a corresponding change in the Project's scope and quality.

§ 4.1.4 Structural and Environmental Tests, Surveys and Reports. During the Preconstruction Phase, the Owner shall furnish the following information or services with reasonable promptness. The Owner shall also furnish any other information or services under the Owner's control and relevant to the Construction Manager's performance of the Work with reasonable promptness after receiving the Construction Manager's written request for such information or services. The Construction Manager shall be entitled to rely on the accuracy of information and services furnished by the Owner but shall exercise proper precautions relating to the safe performance of the Work.

§ 4.1.4.1 The Owner shall furnish tests, inspections, and reports, required by law and as otherwise agreed to by the parties, such as structural, mechanical, and chemical tests, tests for air and water pollution, and tests for hazardous materials.

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§ 4.1.4.2 The Owner shall furnish surveys describing physical characteristics, legal limitations and utility locations for the site of the Project, and a written legal description of the site. The surveys and legal information shall include, as applicable, grades and lines of streets, alleys, pavements and adjoining property and structures; designated wetlands; adjacent drainage; rights-of-way, restrictions, easements, encroachments, zoning, deed restrictions, boundaries and contours of the site; locations, dimensions and other necessary data with respect to existing buildings, other improvements and trees; and information concerning available utility services and lines, both public and private, above and below grade, including inverts and depths. All the information on the survey shall be referenced to a Project benchmark.

§ 4.1.4.3 The Owner, when such services are requested, shall furnish services of geotechnical engineers, which may include test borings, test pits, determinations of soil bearing values, percolation tests, evaluations of hazardous materials, seismic evaluation, ground corrosion tests and resistivity tests, including necessary operations for anticipating subsoil conditions, with written reports and appropriate recommendations.

§ 4.1.5 During the Construction Phase, the Owner shall furnish information or services required of the Owner by the Contract Documents with reasonable promptness. The Owner shall also furnish any other information or services under the Owner's control and relevant to the Construction Manager's performance of the Work with reasonable promptness after receiving the Construction Manager's written request for such information or services.

§ 4.1.6 If the Owner identified a Sustainable Objective in Article 1, the Owner shall fulfill its responsibilities as required in AIA Document E234™–2019, Sustainable Projects Exhibit, Construction Manager as Constructor Edition, attached to this Agreement.

§ 4.2 Owner's Designated Representative

The Owner shall identify a representative authorized to act on behalf of the Owner with respect to the Project. The Owner's representative shall render decisions promptly and furnish information expeditiously, so as to avoid unreasonable delay in the services or Work of the Construction Manager. Except as otherwise provided in Section 4.2.1 of A201–2017, the Architect does not have such authority. The term "Owner" means the Owner or the Owner's authorized representative.

§ 4.2.1 Legal Requirements. The Owner shall furnish all legal, insurance and accounting services, including auditing services, that may be reasonably necessary at any time for the Project to meet the Owner's needs and interests.

§ 4.3 Architect

The Owner shall retain an Architect to provide services, duties and responsibilities as described in AIA Document B133™–2019, Standard Form of Agreement Between Owner and Architect, Construction Manager as Constructor Edition, including any additional services requested by the Construction Manager that are necessary for the Preconstruction and Construction Phase services under this Agreement. The Owner shall provide the Construction Manager with a copy of the scope of services in the executed agreement between the Owner and the Architect, and any further modifications to the Architect's scope of services in the agreement.

ARTICLE 5 COMPENSATION AND PAYMENTS FOR PRECONSTRUCTION PHASE SERVICES

§ 5.1 Compensation

§ 5.1.1 For the Construction Manager's Preconstruction Phase services described in Sections 3.1 and 3.2, the Owner shall compensate the Construction Manager as follows:

(Insert amount of, or basis for, compensation and include a list of reimbursable cost items, as applicable.)

$25,000 not to exceed, assuming design is 100% complete by December 31, 2025

§ 5.1.2 The hourly billing rates for Preconstruction Phase services of the Construction Manager and the Construction Manager's Consultants and Subcontractors, if any, are set forth below.

(If applicable, attach an exhibit of hourly billing rates or insert them below.)

Individual or Position	Rate
Project Executive	$200.00/hour
Project Manager	$145.00/hour

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Estimator	$130.00/hour
Assistant Estimator	$115.00/hour
MEP Coordinator	$165.00/hour
Virtual Design	$134.00/hour
Risk Manager	$193.00/hour
Quality Control	$136.00/hour

§ 5.1.2.1 Hourly billing rates for Preconstruction Phase services include all costs to be paid or incurred by the Construction Manager, as required by law or collective bargaining agreements, for taxes, insurance, contributions, assessments and benefits and, for personnel not covered by collective bargaining agreements, customary benefits such as sick leave, medical and health benefits, holidays, vacations and pensions, and shall remain unchanged unless the parties execute a Modification.

§ 5.1.3 If the Preconstruction Phase services covered by this Agreement have not been completed within two (2) months of the date of this Agreement, through no fault of the Construction Manager, the Construction Manager's compensation for Preconstruction Phase services shall be equitably adjusted.

§ 5.2 Payments

§ 5.2.1 Unless otherwise agreed, payments for services shall be made monthly in proportion to services performed.

§ 5.2.2 Payments are due and payable upon presentation of the Construction Manager's invoice. Amounts unpaid sixty (60) days after the invoice date shall bear interest at the rate entered below, or in the absence thereof at the legal rate prevailing from time to time at the principal place of business of the Construction Manager.
(Insert rate of monthly or annual interest agreed upon.)

At the legal rate prevailing.

ARTICLE 6 COMPENSATION FOR CONSTRUCTION PHASE SERVICES

§ 6.1 Contract Sum

§ 6.1.1 The Owner shall pay the Construction Manager the Contract Sum in current funds for the Construction Manager's performance of the Contract after execution of the Guaranteed Maximum Price Amendment. The Contract Sum is the Cost of the Work as defined in Article 7 plus the Construction Manager's Fee.

§ 6.1.2 The Construction Manager's Fee:
(State a lump sum, percentage of Cost of the Work or other provision for determining the Construction Manager's Fee.)

The Construction Manager's Fee shall be one and five-tenths percent (1.50 %) of the Cost of the Work. The Construction Manager's Fee shall be invoiced as a stipulated sum based on the Guaranteed Maximum Price as stated in the Guaranteed Maximum Price Amendment.

§ 6.1.3 The method of adjustment of the Construction Manager's Fee for changes in the Work:

For changes in the Work, the Construction Manager's Fee shall be one and five-tenths percent (1.50 %) of the increases in the Cost of the Work. There shall be no decrease in the Construction Manager's fee for deductive change orders.

§ 6.1.4 Limitations, if any, on a Subcontractor's overhead and profit for increases in the cost of its portion of the Work:

§ 6.1.5 Rental rates for Construction Manager-owned equipment shall not exceed percent (%) of the standard rental rate paid at the place of the Project.

§ 6.1.6 Liquidated damages, if any:
(Insert terms and conditions for liquidated damages, if any.)

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§ 6.1.7 Other:
(Insert provisions for bonus, cost savings or other incentives, if any, that might result in a change to the Contract Sum.)

§ 6.2 Guaranteed Maximum Price
The Construction Manager guarantees that the Contract Sum shall not exceed the Guaranteed Maximum Price set forth in the Guaranteed Maximum Price Amendment, subject to additions and deductions by Change Order as provided in the Contract Documents. In addition to Construction Manager's Fee, General Conditions and Contingency, the Guaranteed Maximum Price will be determined based upon public bids for prime contracts, which awarded bids will be assigned to Construction Manager for administration pursuant to subcontract agreements to be entered into between Construction Manager and the awarded bidder, as well as the General Conditions of the Contract for Construction, A201-2017 as modified. Construction Manager will not self-perform any work under this Agreement. Costs which would cause the Guaranteed Maximum Price to be exceeded shall be paid by the Construction Manager without reimbursement by the Owner.

If the actual Cost of the Work and the Construction Manager's Fee total less than the Guaranteed Maximum Price, as may be adjusted by Changes to the Work, then the savings will be returned to the owner.

§ 6.3 Changes in the Work
§ 6.3.1 The Owner may, without invalidating the Contract, order changes in the Work within the general scope of the Contract consisting of additions, deletions or other revisions. The Owner shall issue such changes in writing. The Construction Manager may be entitled to an equitable adjustment in the Contract Time as a result of changes in the Work.

§ 6.3.1.1 The Architect may order minor changes in the Work as provided in Article 7 of AIA Document A201–2017, General Conditions of the Contract for Construction.

§ 6.3.2 Adjustments to the Guaranteed Maximum Price on account of changes in the Work subsequent to the execution of the Guaranteed Maximum Price Amendment may be determined by any of the methods listed in Article 7 of AIA Document A201–2017, General Conditions of the Contract for Construction.

§ 6.3.3 Adjustments to subcontracts awarded on the basis of a stipulated sum shall be determined in accordance with Article 7 of A201–2017, as they refer to "cost" and "fee," and not by Articles 6 and 7 of this Agreement. Adjustments to subcontracts awarded with the Owner's prior written consent on the basis of cost plus a fee shall be calculated in accordance with the terms of those subcontracts.

§ 6.3.4 In calculating adjustments to the Guaranteed Maximum Price, the terms "cost" and "costs" as used in Article 7 of AIA Document A201–2017 shall mean the Cost of the Work as defined in Article 7 of this Agreement and the term "fee" shall mean the Construction Manager's Fee as defined in Section 6.1.2 of this Agreement.

§ 6.3.5 If no specific provision is made in Section 6.1.3 for adjustment of the Construction Manager's Fee in the case of changes in the Work, or if the extent of such changes is such, in the aggregate, that application of the adjustment provisions of Section 6.1.3 will cause substantial inequity to the Owner or Construction Manager, the Construction Manager's Fee shall be equitably adjusted on the same basis that was used to establish the Fee for the original Work, and the Guaranteed Maximum Price shall be adjusted accordingly.

§ 6.4 POTENTIALLY TIME AND PRICE-IMPACTED MATERIAL.
§ 6.4.1 In the event of significant delay or price increase of material, equipment or energy occurring during the performance of the contract through no fault of Contractor or its subcontractors, the contract sum, time of completion or contract requirements shall be equitably adjusted by change order in accordance with the procedures of the contract documents. A change in price of an item of material, equipment, or energy shall be considered significant when the price of an items increases [5]% or more between the date of this Agreement and the date of installation.

§ 6.4.2 The Owner upon receipt of notice of a significant price increase, shall provide advise Contractor within twenty-four (24) hours of an authorization to proceed with purchase of the specified equipment, building material or materials along with a corresponding increase to the Contract Sum, or negotiate request amount through good faith.

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ARTICLE 7 COST OF THE WORK FOR CONSTRUCTION PHASE

§ 7.1 Costs to Be Reimbursed

§ 7.1.1 The term Cost of the Work shall mean costs necessarily incurred by the Construction Manager in the proper performance of the Work. The Cost of the Work shall include only the items set forth in Sections 7.1 through 7.7.

§ 7.1.2 Where, pursuant to the Contract Documents, any cost is subject to the Owner's prior approval, the Construction Manager shall obtain such approval in writing prior to incurring the cost.

§ 7.1.3 Costs shall be at rates not higher than the standard rates paid at the place of the Project, except with prior approval of the Owner.

§ 7.2 Labor Costs

§ 7.2.1 Wages or salaries of construction workers directly employed by the Construction Manager to perform the construction of the Work at the site or, with the Owner's prior approval, at off-site workshops.

§ 7.2.2 Wages or salaries of the Construction Manager's supervisory and administrative personnel when stationed at the site and performing Work, with the Owner's prior approval.

§ 7.2.2.1 Wages or salaries of the Construction Manager's supervisory and administrative personnel when performing Work and stationed at a location other than the site, but only for that portion of time required for the Work, and limited to the personnel and activities listed below:
(Identify the personnel, type of activity and, if applicable, any agreed upon percentage of time to be devoted to the Work.)

Reimbursement rates per hours of service:

- Superintendent / General Foreman - $140.00/hour
- Assistant Superintendent / Carpenter Foreman II - $119.00/hour
- Carpenter Foreman - $110.00/hour
- Lead Carpenter - $108.00/hour
- Journeyman Carpenter $106.00/hour
- Laborer Foreman $100.00/hour
- General Laborer - $98.00/hour
- Labor Apprentice - $75.00/hour
- Operator - $125.00/hour
- Trucking - $102.00/hour

Rates shall be subject to May 1 annual revisions to the Bargaining Laboring Agreements.

Reimbursement rates per hours of service wherever employed in connection with the work as follows:

- Project Principal / Vice President / Risk Management - $200.00/hour
- Project Executive/Chief Estimator - $200.00/hour
- Sr. Project Manager / MEP - $165.00/hour
- Project Manager / Estimator - $145.00/hour
- Scheduler/BIM - $134.00/hour
- Project Engineer / Estimating Engineer - $115.00/hour
- Project Administration / Accounting - $80.00/hour
- General Superintendent - $155.00/hour
- Safety Director - $160.00/hour
- Quality Control Director - $136.00/hour
- General Foreman/Field Superintendent - $1/hour

Rates shall be subject to May 1 annual revisions.

§ 7.2.3 Wages and salaries of the Construction Manager's supervisory or administrative personnel engaged at factories, workshops or while traveling, in expediting the production or transportation of materials or equipment required for the Work, but only for that portion of their time required for the Work.

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§ 7.2.4 Costs paid or incurred by the Construction Manager, as required by law or collective bargaining agreements, for taxes, insurance, contributions, assessments and benefits and, for personnel not covered by collective bargaining agreements, customary benefits such as sick leave, medical and health benefits, holidays, vacations and pensions, provided such costs are based on wages and salaries included in the Cost of the Work under Sections 7.2.1 through 7.2.3.

§ 7.2.5

§ 7.3 Subcontract Costs
Payments made by the Construction Manager to Subcontractors in accordance with the requirements of the subcontracts and this Agreement.

§ 7.4 Costs of Materials and Equipment Incorporated in the Completed Construction
§ 7.4.1 Costs, including transportation and storage at the site, of materials and equipment incorporated, or to be incorporated, in the completed construction.

§ 7.4.2 Costs of materials described in the preceding Section 7.4.1 in excess of those actually installed to allow for reasonable waste and spoilage. Unused excess materials, if any, shall become the Owner's property at the completion of the Work or, at the Owner's option, shall be sold by the Construction Manager. Any amounts realized from such sales shall be credited to the Owner as a deduction from the Cost of the Work.

§ 7.5 Costs of Other Materials and Equipment, Temporary Facilities and Related Items
§ 7.5.1 Costs of transportation, storage, installation, dismantling, maintenance, and removal of materials, supplies, temporary facilities, machinery, equipment and hand tools not customarily owned by construction workers that are provided by the Construction Manager at the site and fully consumed in the performance of the Work. Costs of materials, supplies, temporary facilities, machinery, equipment, and tools, that are not fully consumed, shall be based on the cost or value of the item at the time it is first used on the Project site less the value of the item when it is no longer used at the Project site. Costs for items not fully consumed by the Construction Manager shall mean fair market value.

§ 7.5.2 Rental charges for temporary facilities, machinery, equipment, and hand tools not customarily owned by construction workers that are provided by the Construction Manager at the site, and the costs of transportation, installation, dismantling, minor repairs, and removal of such temporary facilities, machinery, equipment, and hand tools. Rates and quantities of equipment owned by the Construction Manager, or a related party as defined in Section 7.8, shall be subject to the Owner's prior approval. The total rental cost of any such equipment may not exceed the purchase price of any comparable item.

§ 7.5.3 Costs of removal of debris from the site of the Work and its proper and legal disposal.

§ 7.5.4 Costs of the Construction Manager's site office, including general office equipment and supplies.

§ 7.5.5 Costs of materials and equipment suitably stored off the site at a mutually acceptable location, subject to the Owner's prior approval.

§ 7.6 Miscellaneous Costs
§ 7.6.1 Premiums for insurance and bonds required by the Contract Documents.

General Liability - $9.00/$1,000 Revenue. Builders Risk - $2.50/$1,000 Revenue

§ 7.6.1.1 Costs for self-insurance, for either full or partial amounts of the coverages required by the Contract Documents, with the Owner's prior approval.

§ 7.6.1.2 Costs for insurance through a captive insurer owned or controlled by the Construction Manager, with the Owner's prior approval.

§ 7.6.2 Sales, use, or similar taxes, imposed by a governmental authority, that are related to the Work and for which the Construction Manager is liable.

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§ 7.6.3 Fees and assessments for the building permit, and for other permits, licenses, and inspections, for which the Construction Manager is required by the Contract Documents to pay.

§ 7.6.4 Fees of laboratories for tests required by the Contract Documents; except those related to defective or nonconforming Work for which reimbursement is excluded under Article 13 of AIA Document A201–2017 or by other provisions of the Contract Documents, and which do not fall within the scope of Section 7.7.3.

§ 7.6.5 Royalties and license fees paid for the use of a particular design, process, or product, required by the Contract Documents.

§ 7.6.5.1 The cost of defending suits or claims for infringement of patent rights arising from requirements of the Contract Documents, payments made in accordance with legal judgments against the Construction Manager resulting from such suits or claims, and payments of settlements made with the Owner's consent, unless the Construction Manager had reason to believe that the required design, process, or product was an infringement of a copyright or a patent, and the Construction Manager failed to promptly furnish such information to the Architect as required by Article 3 of AIA Document A201–2017. The costs of legal defenses, judgments, and settlements shall not be included in the Cost of the Work used to calculate the Construction Manager's Fee or subject to the Guaranteed Maximum Price.

§ 7.6.6 Costs for communications services, electronic equipment, and software, related to the Work and located at the site, with the Owner's prior approval.

Technology fee rate is $3.50 per $1000 of revenue.

§ 7.6.7 Costs of document reproductions and delivery charges.

§ 7.6.8 Deposits lost for causes other than the Construction Manager's negligence or failure to fulfill a specific responsibility in the Contract Documents.

§ 7.6.9 Legal, mediation and arbitration costs, including attorneys' fees, other than those arising from disputes between the Owner and Construction Manager, reasonably incurred by the Construction Manager after the execution of this Agreement in the performance of the Work and with the Owner's prior approval, which shall not be unreasonably withheld.

§ 7.6.10 Expenses incurred in accordance with the Construction Manager's standard written personnel policy for relocation and temporary living allowances of the Construction Manager's personnel required for the Work, with the Owner's prior approval.

§ 7.6.11 That portion of the reasonable expenses of the Construction Manager's supervisory or administrative personnel incurred while traveling in discharge of duties connected with the Work.

§ 7.7 Other Costs and Emergencies

§ 7.7.1 Other costs incurred in the performance of the Work, with the Owner's prior approval.

§ 7.7.2 Costs incurred in taking action to prevent threatened damage, injury, or loss, in case of an emergency affecting the safety of persons and property, as provided in Article 10 of AIA Document A201–2017.

§ 7.7.3 Costs of repairing or correcting damaged or nonconforming Work executed by the Construction Manager, Subcontractors, or suppliers, provided that such damaged or nonconforming Work was not caused by the negligence of, or failure to fulfill a specific responsibility by, the Construction Manager, and only to the extent that the cost of repair or correction is not recovered by the Construction Manager from insurance, sureties, Subcontractors, suppliers, or others.

§ 7.7.4 The costs described in Sections 7.1 through 7.7 shall be included in the Cost of the Work, notwithstanding any provision of AIA Document A201–2017 or other Conditions of the Contract which may require the Construction Manager to pay such costs, unless such costs are excluded by the provisions of Section 7.9.

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§ 7.8 Related Party Transactions

§ 7.8.1 For purposes of this Section 7.8, the term "related party" shall mean (1) a parent, subsidiary, affiliate, or other entity having common ownership of, or sharing common management with, the Construction Manager; (2) any entity in which any stockholder in, or management employee of, the Construction Manager holds an equity interest in excess of ten percent in the aggregate; (3) any entity which has the right to control the business or affairs of the Construction Manager; or (4) any person, or any member of the immediate family of any person, who has the right to control the business or affairs of the Construction Manager.

§ 7.8.2 If any of the costs to be reimbursed arise from a transaction between the Construction Manager and a related party, the Construction Manager shall notify the Owner of the specific nature of the contemplated transaction, including the identity of the related party and the anticipated cost to be incurred, before any such transaction is consummated or cost incurred. If the Owner, after such notification, authorizes the proposed transaction in writing, then the cost incurred shall be included as a cost to be reimbursed, and the Construction Manager shall procure the Work, equipment, goods, or service, from the related party, as a Subcontractor, according to the terms of Article 9. If the Owner fails to authorize the transaction in writing, the Construction Manager shall procure the Work, equipment, goods, or service from some person or entity other than a related party according to the terms of Article 9.

§ 7.9 Costs Not To Be Reimbursed

§ 7.9.1 The Cost of the Work shall not include the items listed below:

- **.1** Salaries and other compensation of the Construction Manager's personnel stationed at the Construction Manager's principal office or offices other than the site office, except as specifically provided in Section 7.2, or as may be provided in Article 14;
- **.2** Bonuses, profit sharing, incentive compensation, and any other discretionary payments, paid to anyone hired by the Construction Manager or paid to any Subcontractor or vendor, unless the Owner has provided prior approval;
- **.3** Expenses of the Construction Manager's principal office and offices other than the site office;
- **.4** Overhead and general expenses, except as may be expressly included in Sections 7.1 to 7.7;
- **.5** The Construction Manager's capital expenses, including interest on the Construction Manager's capital employed for the Work;
- **.6** Except as provided in Section 7.7.3 of this Agreement, costs due to the negligence of, or failure to fulfill a specific responsibility of the Contract by, the Construction Manager, Subcontractors, and suppliers, or anyone directly or indirectly employed by any of them or for whose acts any of them may be liable;
- **.7** Any cost not specifically and expressly described in Sections 7.1 to 7.7;
- **.8** Costs, other than costs included in Change Orders approved by the Owner, that would cause the Guaranteed Maximum Price to be exceeded; and
- **.9** Costs for services incurred during the Preconstruction Phase.

ARTICLE 8 DISCOUNTS, REBATES, AND REFUNDS

§ 8.1 Cash discounts obtained on payments made by the Construction Manager shall accrue to the Owner if (1) before making the payment, the Construction Manager included the amount to be paid, less such discount, in an Application for Payment and received payment from the Owner, or (2) the Owner has deposited funds with the Construction Manager with which to make payments; otherwise, cash discounts shall accrue to the Construction Manager. Trade discounts, rebates, refunds, and amounts received from sales of surplus materials and equipment shall accrue to the Owner, and the Construction Manager shall make provisions so that they can be obtained.

§ 8.2 Amounts that accrue to the Owner in accordance with the provisions of Section 8.1 shall be credited to the Owner as a deduction from the Cost of the Work.

ARTICLE 9 SUBCONTRACTS AND OTHER AGREEMENTS

§ 9.1 Those portions of the Work that the Construction Manager does not customarily perform with the Construction Manager's own personnel shall be performed under subcontracts or other appropriate agreements with the Construction Manager. The Owner may designate specific persons from whom, or entities from which, the Construction Manager shall obtain bids. The Construction Manager shall obtain bids from Subcontractors, and from suppliers of materials or equipment fabricated especially for the Work, who are qualified to perform that portion of the Work in accordance with the requirements of the Contract Documents. The Construction Manager shall deliver such bids to the Architect and Owner with an indication as to which bids the Construction Manager intends to accept. The Owner then has the right to review the Construction Manager's list of proposed subcontractors and suppliers in consultation with the Architect and,

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subject to Section 9.1.1, to object to any subcontractor or supplier. Any advice of the Architect, or approval or objection by the Owner, shall not relieve the Construction Manager of its responsibility to perform the Work in accordance with the Contract Documents. The Construction Manager shall not be required to contract with anyone to whom the Construction Manager has reasonable objection.

§ 9.1.1 When a specific subcontractor or supplier (1) is recommended to the Owner by the Construction Manager; (2) is qualified to perform that portion of the Work; and (3) has submitted a bid that conforms to the requirements of the Contract Documents without reservations or exceptions, but the Owner requires that another bid be accepted, then the Construction Manager may require that a Change Order be issued to adjust the Guaranteed Maximum Price by the difference between the bid of the person or entity recommended to the Owner by the Construction Manager and the amount of the subcontract or other agreement actually signed with the person or entity designated by the Owner.

§ 9.2 Subcontracts or other agreements shall conform to the applicable payment provisions of this Agreement, and shall not be awarded on the basis of cost plus a fee without the Owner's prior written approval. If a subcontract is awarded on the basis of cost plus a fee, the Construction Manager shall provide in the subcontract for the Owner to receive the same audit rights with regard to the Subcontractor as the Owner receives with regard to the Construction Manager in Article 10.

ARTICLE 10 ACCOUNTING RECORDS

The Construction Manager shall keep full and detailed records and accounts related to the Cost of the Work, and exercise such controls, as may be necessary for proper financial management under this Contract and to substantiate all costs incurred. The accounting and control systems shall be satisfactory to the Owner. The Owner and the Owner's auditors shall, during regular business hours and upon reasonable notice, be afforded access to, and shall be permitted to audit and copy, the Construction Manager's records and accounts, including complete documentation supporting accounting entries, books, job cost reports, correspondence, instructions, drawings, receipts, subcontracts, Subcontractor's proposals, Subcontractor's invoices, purchase orders, vouchers, memoranda, and other data relating to this Contract. The Construction Manager shall preserve these records for a period of three years after final payment, or for such longer period as may be required by law.

ARTICLE 11 PAYMENTS FOR CONSTRUCTION PHASE SERVICES

§ 11.1 Progress Payments

§ 11.1.1 Based upon Applications for Payment submitted to the Architect by the Construction Manager, and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum, to the Construction Manager, as provided below and elsewhere in the Contract Documents.

§ 11.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

§ 11.1.3 Provided that an Application for Payment is received by the Architect not later than the 1st day of a month, the Owner shall make payment of the amount certified to the Construction Manager not later than the last day of the same month. If an Application for Payment is received by the Architect after the application date fixed above, payment of the amount certified shall be made by the Owner not later than thirty (30) days after the Architect receives the Application for Payment. Owner payment obligations to Construction Manager and Construction Manager payment obligation to the prime contractors shall be governed by the Municipal Prompt Payment Act, Minnesota Statutes, Section 471.425, specifically including subdivision 4a requiring the Construction Manager to pay subcontractors within 10-days of receipt of payment.
(Federal, state or local laws may require payment within a certain period of time.)

§ 11.1.4 With each Application for Payment, the Construction Manager shall submit payrolls, petty cash accounts, receipted invoices or invoices with check vouchers attached, and any other evidence required by the Owner or Architect to demonstrate that payments already made by the Construction Manager on account of the Cost of the Work equal or exceed progress payments already received by the Construction Manager, plus payrolls for the period covered by the present Application for Payment, less that portion of the progress payments attributable to the Construction Manager's Fee.

§ 11.1.5 Each Application for Payment shall be based on the most recent schedule of values submitted by the Construction Manager in accordance with the Contract Documents. The schedule of values shall allocate the entire Guaranteed

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Maximum Price among: (1) the various portions of the Work; (2) any contingency for costs that are included in the Guaranteed Maximum Price but not otherwise allocated to another line item or included in a Change Order; and (3) the Construction Manager's Fee.

§ 11.1.5.1 The schedule of values shall be prepared in such form and supported by such data to substantiate its accuracy as the Architect may require. The schedule of values shall be used as a basis for reviewing the Construction Manager's Applications for Payment.

§ 11.1.5.2 The allocation of the Guaranteed Maximum Price under this Section 11.1.5 shall not constitute a separate guaranteed maximum price for the Cost of the Work of each individual line item in the schedule of values.

§ 11.1.5.3 When the Construction Manager allocates costs from a contingency to another line item in the schedule of values, the Construction Manager shall submit supporting documentation to the Architect.

§ 11.1.6 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment. The percentage of completion shall be the lesser of (1) the percentage of that portion of the Work which has actually been completed, or (2) the percentage obtained by dividing (a) the expense that has actually been incurred by the Construction Manager on account of that portion of the Work and for which the Construction Manager has made payment or intends to make payment prior to the next Application for Payment, by (b) the share of the Guaranteed Maximum Price allocated to that portion of the Work in the schedule of values.

§ 11.1.7 In accordance with AIA Document A201–2017 and subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

§ 11.1.7.1 The amount of each progress payment shall first include:

.1 That portion of the Guaranteed Maximum Price properly allocable to completed Work as determined by multiplying the percentage of completion of each portion of the Work by the share of the Guaranteed Maximum Price allocated to that portion of the Work in the most recent schedule of values;

.2 That portion of the Guaranteed Maximum Price properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction or, if approved in writing in advance by the Owner, suitably stored off the site at a location agreed upon in writing;

.3 That portion of Construction Change Directives that the Architect determines, in the Architect's professional judgment, to be reasonably justified; and

.4 The Construction Manager's Fee, computed upon the Cost of the Work described in the preceding Sections 11.1.7.1.1 and 11.1.7.1.2 at the rate stated in Section 6.1.2 or, if the Construction Manager's Fee is stated as a fixed sum in that Section, an amount that bears the same ratio to that fixed-sum fee as the Cost of the Work included in Sections 11.1.7.1.1 and 11.1.7.1.2 bears to a reasonable estimate of the probable Cost of the Work upon its completion.

§ 11.1.7.2 The amount of each progress payment shall then be reduced by:

.1 The aggregate of any amounts previously paid by the Owner;

.2 The amount, if any, for Work that remains uncorrected and for which the Architect has previously withheld a Certificate for Payment as provided in Article 9 of AIA Document A201–2017;

.3 Any amount for which the Construction Manager does not intend to pay a Subcontractor or material supplier, unless the Work has been performed by others the Construction Manager intends to pay;

.4 For Work performed or defects discovered since the last payment application, any amount for which the Architect may withhold payment, or nullify a Certificate of Payment in whole or in part, as provided in Article 9 of AIA Document A201–2017;

.5 The shortfall, if any, indicated by the Construction Manager in the documentation required by Section 11.1.4 to substantiate prior Applications for Payment, or resulting from errors subsequently discovered by the Owner's auditors in such documentation; and

.6 Retainage withheld pursuant to Section 11.1.8.

§ 11.1.8 Retainage

§ 11.1.8.1 For each progress payment made prior to Substantial Completion of the Work, the Owner may withhold the following amount, as retainage, from the payment otherwise due:

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(Insert a percentage or amount to be withheld as retainage from each Application for Payment. The amount of retainage may be limited by governing law.)

Five percent (5%)

§ 11.1.8.1.1 The following items are not subject to retainage:
(Insert any items not subject to the withholding of retainage, such as general conditions, insurance, etc.)

§ 11.1.8.2 Reduction or limitation of retainage, if any, shall be as follows:
(If the retainage established in Section 11.1.8.1 is to be modified prior to Substantial Completion of the entire Work, insert provisions for such modification.)

Retainage shall be reduced to 2.5 percent (2.5%) upon substantial completion.

§ 11.1.8.3 Except as set forth in this Section 11.1.8.3, upon Substantial Completion of the Work, the Construction Manager may submit an Application for Payment that includes the retainage withheld from prior Applications for Payment pursuant to this Section 11.1.8. The Application for Payment submitted at Substantial Completion shall not include retainage as follows:
(Insert any other conditions for release of retainage, such as upon completion of the Owner's audit and reconciliation, upon Substantial Completion.)

§ 11.1.9 If final completion of the Work is materially delayed through no fault of the Construction Manager, the Owner shall pay the Construction Manager any additional amounts in accordance with Article 9 of AIA Document A201–2017.

§ 11.1.10 Except with the Owner's prior written approval, the Construction Manager shall not make advance payments to suppliers for materials or equipment which have not been delivered and suitably stored at the site.

§ 11.1.11 The Owner and the Construction Manager shall agree upon a mutually acceptable procedure for review and approval of payments to Subcontractors, and the percentage of retainage held on Subcontracts, and the Construction Manager shall execute subcontracts in accordance with those agreements.

§ 11.1.12 In taking action on the Construction Manager's Applications for Payment the Architect shall be entitled to rely on the accuracy and completeness of the information furnished by the Construction Manager, and such action shall not be deemed to be a representation that (1) the Architect has made a detailed examination, audit, or arithmetic verification, of the documentation submitted in accordance with Section 11.1.4 or other supporting data; (2) that the Architect has made exhaustive or continuous on-site inspections; or (3) that the Architect has made examinations to ascertain how or for what purposes the Construction Manager has used amounts previously paid on account of the Contract. Such examinations, audits, and verifications, if required by the Owner, will be performed by the Owner's auditors acting in the sole interest of the Owner.

§ 11.2 Final Payment

§ 11.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Construction Manager when

- **.1** the Construction Manager has fully performed the Contract, except for the Construction Manager's responsibility to correct Work as provided in Article 12 of AIA Document A201–2017, and to satisfy other requirements, if any, which extend beyond final payment;
- **.2** the Construction Manager has submitted a final accounting for the Cost of the Work and a final Application for Payment; and
- **.3** a final Certificate for Payment has been issued by the Architect in accordance with Section 11.2.2.2.

§ 11.2.2 Within 30 days of the Owner's receipt of the Construction Manager's final accounting for the Cost of the Work, the Owner shall conduct an audit of the Cost of the Work or notify the Architect that it will not conduct an audit.

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§ 11.2.2.1 If the Owner conducts an audit of the Cost of the Work, the Owner shall, within 10 days after completion of the audit, submit a written report based upon the auditors' findings to the Architect.

§ 11.2.2.2 Within seven days after receipt of the written report described in Section 11.2.2.1, or receipt of notice that the Owner will not conduct an audit, and provided that the other conditions of Section 11.2.1 have been met, the Architect will either issue to the Owner a final Certificate for Payment with a copy to the Construction Manager, or notify the Construction Manager and Owner in writing of the Architect's reasons for withholding a certificate as provided in Article 9 of AIA Document A201–2017. The time periods stated in this Section 11.2.2 supersede those stated in Article 9 of AIA Document A201–2017. The Architect is not responsible for verifying the accuracy of the Construction Manager's final accounting.

§ 11.2.2.3 If the Owner's auditors' report concludes that the Cost of the Work, as substantiated by the Construction Manager's final accounting, is less than claimed by the Construction Manager, the Construction Manager shall be entitled to request mediation of the disputed amount without seeking an initial decision pursuant to Article 15 of AIA Document A201–2017. A request for mediation shall be made by the Construction Manager within 30 days after the Construction Manager's receipt of a copy of the Architect's final Certificate for Payment. Failure to request mediation within this 30-day period shall result in the substantiated amount reported by the Owner's auditors becoming binding on the Construction Manager. Pending a final resolution of the disputed amount, the Owner shall pay the Construction Manager the amount certified in the Architect's final Certificate for Payment.

§ 11.2.3 The Owner's final payment to the Construction Manager shall be made no later than 30 days after the issuance of the Architect's final Certificate for Payment, or as follows:

§ 11.2.4 If, subsequent to final payment, and at the Owner's request, the Construction Manager incurs costs, described in Sections 7.1 through 7.7, and not excluded by Section 7.9, to correct defective or nonconforming Work, the Owner shall reimburse the Construction Manager for such costs, and the Construction Manager's Fee applicable thereto, on the same basis as if such costs had been incurred prior to final payment, but not in excess of the Guaranteed Maximum Price. If adjustments to the Contract Sum are provided for in Section 6.1.7, the amount of those adjustments shall be recalculated, taking into account any reimbursements made pursuant to this Section 11.2.4 in determining the net amount to be paid by the Owner to the Construction Manager.

§ 11.3 Interest

Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.
(Insert rate of interest agreed upon, if any.)

%

ARTICLE 12 DISPUTE RESOLUTION

§ 12.1 Initial Decision Maker

§ 12.1.1 Any Claim between the Owner and Construction Manager shall be resolved in accordance with the provisions set forth in this Article 12 and Article 15 of A201–2017. However, for Claims arising from or relating to the Construction Manager's Preconstruction Phase services, no decision by the Initial Decision Maker shall be required as a condition precedent to mediation or binding dispute resolution, and Section 12.1.2 of this Agreement shall not apply.

§ 12.1.2 The Architect will serve as the Initial Decision Maker pursuant to Article 15 of AIA Document A201–2017 for Claims arising from or relating to the Construction Manager's Construction Phase services, unless the parties appoint below another individual, not a party to the Agreement, to serve as the Initial Decision Maker.
(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)

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§ 12.2 Binding Dispute Resolution

For any Claim subject to, but not resolved by mediation pursuant to Article 15 of AIA Document A201–2017, the method of binding dispute resolution shall be as follows:
(Check the appropriate box.)

[ ] Arbitration pursuant to Article 15 of AIA Document A201–2017

[X] Litigation in a court of competent jurisdiction

[ ] Other: *(Specify)*

If the Owner and Construction Manager do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.

ARTICLE 13 TERMINATION OR SUSPENSION

§ 13.1 Termination Prior to Execution of the Guaranteed Maximum Price Amendment

§ 13.1.1 If the Owner and the Construction Manager do not reach an agreement on the Guaranteed Maximum Price, the Owner may terminate this Agreement upon not less than seven days' written notice to the Construction Manager, and the Construction Manager may terminate this Agreement, upon not less than seven days' written notice to the Owner.

§ 13.1.2 In the event of termination of this Agreement pursuant to Section 13.1.1, the Construction Manager shall be compensated for Preconstruction Phase services and Work performed prior to receipt of a notice of termination, in accordance with the terms of this Agreement. In no event shall the Construction Manager's compensation under this Section exceed the compensation set forth in Section 5.1.

§ 13.1.3 Prior to the execution of the Guaranteed Maximum Price Amendment, the Owner may terminate this Agreement upon not less than seven days' written notice to the Construction Manager for the Owner's convenience and without cause, and the Construction Manager may terminate this Agreement, upon not less than seven days' written notice to the Owner, for the reasons set forth in Article 14 of A201–2017.

§ 13.1.4 In the event of termination of this Agreement pursuant to Section 13.1.3, the Construction Manager shall be equitably compensated for Preconstruction Phase services and Work performed prior to receipt of a notice of termination. In no event shall the Construction Manager's compensation under this Section exceed the compensation set forth in Section 5.1.

§ 13.1.5 If the Owner terminates the Contract pursuant to Section 13.1.3 after the commencement of the Construction Phase but prior to the execution of the Guaranteed Maximum Price Amendment, the Owner shall pay to the Construction Manager an amount calculated as follows, which amount shall be in addition to any compensation paid to the Construction Manager under Section 13.1.4:

.1 Take the Cost of the Work incurred by the Construction Manager to the date of termination;

.2 Add the Construction Manager's Fee computed upon the Cost of the Work to the date of termination at the rate stated in Section 6.1 or, if the Construction Manager's Fee is stated as a fixed sum in that Section, an amount that bears the same ratio to that fixed-sum Fee as the Cost of the Work at the time of termination bears to a reasonable estimate of the probable Cost of the Work upon its completion; and

.3 Subtract the aggregate of previous payments made by the Owner for Construction Phase services.

§ 13.1.6 The Owner shall also pay the Construction Manager fair compensation, either by purchase or rental at the election of the Owner, for any equipment owned by the Construction Manager that the Owner elects to retain and that is not otherwise included in the Cost of the Work under Section 13.1.5.1. To the extent that the Owner elects to take legal assignment of subcontracts and purchase orders (including rental agreements), the Construction Manager shall, as a condition of receiving the payments referred to in this Article 13, execute and deliver all such papers and take all such steps, including the legal assignment of such subcontracts and other contractual rights of the Construction Manager, as the

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Owner may require for the purpose of fully vesting in the Owner the rights and benefits of the Construction Manager under such subcontracts or purchase orders. All Subcontracts, purchase orders and rental agreements entered into by the Construction Manager will contain provisions allowing for assignment to the Owner as described above.

§ 13.1.6.1 If the Owner accepts assignment of subcontracts, purchase orders or rental agreements as described above, the Owner will reimburse or indemnify the Construction Manager for all costs arising under the subcontract, purchase order or rental agreement, if those costs would have been reimbursable as Cost of the Work if the contract had not been terminated. If the Owner chooses not to accept assignment of any subcontract, purchase order or rental agreement that would have constituted a Cost of the Work had this agreement not been terminated, the Construction Manager will terminate the subcontract, purchase order or rental agreement and the Owner will pay the Construction Manager the costs necessarily incurred by the Construction Manager because of such termination.

§ 13.2 Termination or Suspension Following Execution of the Guaranteed Maximum Price Amendment
§ 13.2.1 Termination
The Contract may be terminated by the Owner or the Construction Manager as provided in Article 14 of AIA Document A201–2017.

§ 13.2.2 Termination by the Owner for Cause
§ 13.2.2.1 If the Owner terminates the Contract for cause as provided in Article 14 of AIA Document A201–2017, the amount, if any, to be paid to the Construction Manager under Article 14 of AIA Document A201–2017 shall not cause the Guaranteed Maximum Price to be exceeded, nor shall it exceed an amount calculated as follows:

.1 Take the Cost of the Work incurred by the Construction Manager to the date of termination;
.2 Add the Construction Manager's Fee, computed upon the Cost of the Work to the date of termination at the rate stated in Section 6.1 or, if the Construction Manager' Fee is stated as a fixed sum in that Section, an amount that bears the same ratio to that fixed-sum Fee as the Cost of the Work at the time of termination bears to a reasonable estimate of the probable Cost of the Work upon its completion;
.3 Subtract the aggregate of previous payments made by the Owner; and
.4 Subtract the costs and damages incurred, or to be incurred, by the Owner under Article 14 of AIA Document A201–2017.

§ 13.2.2.2 The Owner shall also pay the Construction Manager fair compensation, either by purchase or rental at the election of the Owner, for any equipment owned by the Construction Manager that the Owner elects to retain and that is not otherwise included in the Cost of the Work under Section 13.2.2.1.1. To the extent that the Owner elects to take legal assignment of subcontracts and purchase orders (including rental agreements), the Construction Manager shall, as a condition of receiving the payments referred to in this Article 13, execute and deliver all such papers and take all such steps, including the legal assignment of such subcontracts and other contractual rights of the Construction Manager, as the Owner may require for the purpose of fully vesting in the Owner the rights and benefits of the Construction Manager under such subcontracts or purchase orders.

§ 13.2.3 Termination by the Owner for Convenience
If the Owner terminates the Contract for convenience in accordance with Article 14 of AIA Document A201–2017, then the Owner shall pay the Construction Manager a termination fee as follows:
(Insert the amount of or method for determining the fee, if any, payable to the Construction Manager following a termination for the Owner's convenience.)

§ 13.3 Suspension
The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2017; in such case, the Guaranteed Maximum Price and Contract Time shall be increased as provided in Article 14 of AIA Document A201–2017, except that the term "profit" shall be understood to mean the Construction Manager's Fee as described in Sections 6.1 and 6.3.5 of this Agreement.

ARTICLE 14 MISCELLANEOUS PROVISIONS
§ 14.1 Terms in this Agreement shall have the same meaning as those in A201–2017. Where reference is made in this Agreement to a provision of AIA Document A201–2017 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

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§ 14.2 Successors and Assigns

§ 14.2.1 The Owner and Construction Manager, respectively, bind themselves, their partners, successors, assigns and legal representatives to covenants, agreements, and obligations contained in the Contract Documents. Except as provided in Section 14.2.2 of this Agreement, and in Section 13.2.2 of A201–2017, neither party to the Contract shall assign the Contract as a whole without written consent of the other. If either party attempts to make an assignment without such consent, that party shall nevertheless remain legally responsible for all obligations under the Contract.

§ 14.2.2 The Owner may, without consent of the Construction Manager, assign the Contract to a lender providing construction financing for the Project, if the lender assumes the Owner's rights and obligations under the Contract Documents. The Construction Manager shall execute all consents reasonably required to facilitate the assignment.

§ 14.3 Insurance and Bonds

§ 14.3.1 Preconstruction Phase

The Construction Manager shall maintain the following insurance for the duration of the Preconstruction Services performed under this Agreement. If any of the requirements set forth below exceed the types and limits the Construction Manager normally maintains, the Owner shall reimburse the Construction Manager for any additional cost.

§ 14.3.1.1 Commercial General Liability with policy limits of not less than One Million Dollars ($ 1,000,000) for each occurrence and Two Million Dollars ($ 2,000,000) in the aggregate for bodily injury and property damage.

§ 14.3.1.2 Automobile Liability covering vehicles owned, and non-owned vehicles used, by the Construction Manager with policy limits of not less than One Million Dollars ($ 1,000,000) per accident, and Two Million Dollars ($2,000,000) in the aggregate for bodily injury, death of any person, and property damage arising out of the ownership, maintenance and use of those motor vehicles, along with any other statutorily required automobile coverage.

§ 14.3.1.3 The Construction Manager may achieve the required limits and coverage for Commercial General Liability and Automobile Liability through a combination of primary and excess or umbrella liability insurance, provided that such primary and excess or umbrella liability insurance policies result in the same or greater coverage as the coverages required under Sections 14.3.1.1 and 14.3.1.2, and in no event shall any excess or umbrella liability insurance provide narrower coverage than the primary policy. The excess policy shall not require the exhaustion of the underlying limits only through the actual payment by the underlying insurers.

§ 14.3.1.4 Workers' Compensation at statutory limits and Employers Liability with policy limits not less than One Million Dollars ($ 1,000,000) each accident, One Million Dollars ($ 1,000,000) disease/each employee, and One Million Dollars ($ 1,000,000) disease policy limit.

§ 14.3.1.5 Professional Liability covering negligent acts, errors and omissions in the performance of professional services, with policy limits of not less than One Million Dollars ($ 2,000,000) per claim and Two Million Dollars ($ 2,000,000) in the aggregate.

§ 14.3.1.6 Other Insurance

(List below any other insurance coverage to be provided by the Construction Manager and any applicable limits.)

Coverage	Limits
RJM limits of insurance as per limits of RJM Certificate of Insurance.	
Excess Umbrella Liability – Five Million Dollars ($5,000,000)	

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§ 14.3.1.7 Additional Insured Obligations. To the fullest extent permitted by law, the Construction Manager shall cause the primary and excess or umbrella polices for Commercial General Liability and Automobile Liability to include the Owner as an additional insured for claims caused in whole or in part by the Construction Manager's negligent acts or omissions. The additional insured coverage shall be primary and non-contributory to any of the Owner's insurance policies and shall apply to both ongoing and completed operations.

§ 14.3.1.8 The Construction Manager shall provide certificates of insurance to the Owner that evidence compliance with the requirements in this Section 14.3.1.

§ 14.3.2 Construction Phase

After execution of the Guaranteed Maximum Price Amendment, the Owner and the Construction Manager shall purchase and maintain insurance as set forth in AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price, Exhibit B, Insurance and Bonds, and elsewhere in the Contract Documents.

§ 14.3.2.1 The Construction Manager shall provide bonds as set forth in AIA Document A133™–2019 Exhibit B, and elsewhere in the Contract Documents.

§ 14.4 Notice in electronic format, pursuant to Article 1 of AIA Document A201–2017, may be given in accordance with AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, if completed, or as otherwise set forth below:

(If other than in accordance with AIA Document E203–2013, insert requirements for delivering notice in electronic format such as name, title, and email address of the recipient and whether and how the system will be required to generate a read receipt for the transmission.)

§ 14.5 Other provisions:

ARTICLE 15 SCOPE OF THE AGREEMENT

§ 15.1 This Agreement represents the entire and integrated agreement between the Owner and the Construction Manager and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both Owner and Construction Manager.

§ 15.2 The following documents comprise the Agreement:

.1 AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager at Risk where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price, as modified.

.2 AIA Document A133™-2019, Exhibit A, Guaranteed Maximum Price Amendment, as modified, if executed

.3 AIA Document A133™–2019, Exhibit B, Insurance and Bonds, as modified

.4 AIA Document A201™–2017, General Conditions of the Contract for Construction, as modified

.5 AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, dated as indicated below:

(Insert the date of the E203-2013 incorporated into this Agreement.)

.6 Other Exhibits:

(Check all boxes that apply.)

[ ] AIA Document E234™–2019, Sustainable Projects Exhibit, Construction Manager as Constructor Edition, dated as indicated below:

(Insert the date of the E234-2019 incorporated into this Agreement.)

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[ ] Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages

.7 Other documents, if any, listed below:
(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201–2017 provides that the advertisement or invitation to bid, Instructions to Bidders, sample forms, the Construction Manager's bid or proposal, portions of Addenda relating to bidding or proposal requirements, and other information furnished by the Owner in anticipation of receiving bids or proposals, are not part of the Contract Documents unless enumerated in this Agreement. Any such documents should be listed here only if intended to be part of the Contract Documents.)

This Agreement is entered into as of the day and year first written above.

OWNER *(Signature)*

See next page for finalize signatures.

(Printed name and title)

CONSTRUCTION MANAGER *(Signature)*

Ted Beckman President

(Printed name and title)

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« »

This Agreement is entered into as of the day and year first written above.

DocuSigned by:
Ted Beckman
7457525E7EAE414...

OWNER *(Signature)*	**CONSTRUCTION MANAGER** *(Signature)*
« »« » Steve Stahmer City Administrator	«Ted Beckman »«President »
(Printed name and title)	*(Printed name and title)*

DRAFT

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Additions and Deletions Report for

AIA® Document A133® – 2019

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

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PAGE 1

AGREEMENT made as of the 28th day of April in the year Two Thousand Twenty-five

...

City of Rogers
22350 South Diamond Lake Road
Rogers, MN 55374

...

RJM Construction, LLC
830 Boone Avenue N.
Golden Valley, MN 55427

...

Rogers Activity Center Expansion
218080 141st Ave N
Rogers, MN 55374

...

HTG Architects
1010 Main Street, Suite 100
Hopkin, MN 55343

PAGE 2

Expansion of Rogers Activity Center with new ice arena.

...

$15.7 Million

PAGE 3

Design complete December 31, 2025

...

Spring 2026

...

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Summer 2027

...

N/A

...

N/A

...

Doran Cote
City of Rogers
22350 South Diamon Lake Road
Rogers, MN 55374

...

N/A
PAGE 4

TBD

...

Anderson Engineering of Minnesota, LLC
13605 Frist Ave N, Suite 100
Plymouth, MN 55441

...

Tom Moorse
HTG Architects
1010 Mian Street
Hopkins, MN 55343

...

Brad Barickman
RJM Construction, LLC
830 Boone Avenue North
Golden Valley, MN 55427
Phone: 612-919-3291
Email: brad.barickman@rjmconstruction.com

...

RFQ and Competitive Bidding
PAGE 5

The Construction Manager accepts the relationship of trust and confidence established by this Agreement and covenants with the Owner to cooperate with the Architect and exercise the Construction Manager's skill and judgment in furthering the interests of the Owner to furnish efficient construction administration, management services, and supervision; to ~~furnish at all times an adequate supply of workers and materials; and~~ ensure that the prime contractors and their subcontractors and suppliers provide an adequate supply of workers, equipment and materials. The Construction Manager shall manage the prime contractors to perform the Work in an expeditious and economical

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manner consistent with the Owner's ~~interests.~~ interest.. The Owner agrees to furnish or approve, in a timely manner, information required by the Construction Manager and to make payments to the Construction Manager in accordance with the requirements of the Contract Documents.

...

§ 2.3.1 For the Preconstruction Phase, AIA Document A201™–2017, General Conditions of the Contract for ~~Construction,~~ Construction (as modified), shall apply as follows: Section 1.5, Ownership and Use of Documents; Section 1.7, Digital Data Use and Transmission; Section 1.8, Building Information Model Use and Reliance; Section 2.2.4, Confidential Information; Section 3.12.10, Professional Services; Section 10.3, Hazardous Materials; Section 13.1, Governing Law. The term "Contractor" as used in A201–2017 shall mean the Construction Manager. Notwithstanding any language to the contrary in this Agreement or in AIA A201 General Conditions, as modified, the Construction Manager shall not perform any of the Work with its own forces or with affiliated entities.
PAGE 6

§ 3.1.2 ~~The Construction Manager shall provide a preliminary evaluation of the Owner's program, schedule and construction budget requirements, each in terms of the other.~~Deleted in its entirety.

...

§ 3.1.3.3 The Construction Manager shall assist the Owner and Architect in establishing ~~written~~ building information modeling and digital data protocols for the Project, using AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, to establish the protocols for the development, use, transmission, ~~reliance, and exchange of digital data, including building information models for the Project.~~and exchange of digital data.

...

When Project requirements in Section 4.1.1 have been sufficiently identified, the Construction Manager shall prepare and periodically update a Project schedule for the Architect's review and the Owner's acceptance. ~~The~~ Subject to written disclaimer or qualification from the Owner as to accuracy, the Construction Manager shall obtain the Architect's approval for the portion of the Project schedule relating to the performance of the Architect's services. The Project schedule shall coordinate and integrate the Construction Manager's services, the Architect's services, other Owner consultants' services, and the Owner's responsibilities; and identify items that affect the Project's timely completion. The updated Project schedule shall include the following: submission of the Guaranteed Maximum Price proposal; components of the Work; times of commencement and completion required of each Subcontractor; ordering and delivery of products, including those that must be ordered in advance of construction; and the occupancy requirements of the Owner.
PAGE 7

§ 3.1.11.1 If the Owner has provided requirements for subcontractor procurement in section 1.1.14, the Construction Manager shall provide a subcontracting plan, addressing the Owner's requirements, for the Owner's review and approval. All contracts for the Work shall be publicly bid in accordance with Minnesota Statutes, Section 471.345 and awarded by the Owner. The term "Subcontractors" used in this Agreement and in A201-2017 General Conditions shall mean the prime contractors that have bid for and been awarded contracts by the Owner, subject to assignment by Owner to Construction Manager.

...

The Construction Manager shall prepare, for the Architect's review and the Owner's acceptance, a procurement schedule for items that must be ordered in advance of construction. The Construction Manager shall expedite and coordinate the ordering and delivery of materials that must be ordered in advance of construction. ~~If the Owner agrees to procure any items prior to the establishment of the Guaranteed Maximum Price, the Owner shall procure the items on terms and conditions acceptable to the Construction Manager.~~ Upon the establishment of the Guaranteed Maximum Price, the Owner shall assign all contracts for these items to the Construction Manager and the Construction Manager shall thereafter accept responsibility for them.
PAGE 10

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$25,000 not to exceed, assuming design is 100% complete by December 31, 2025

...

Project Executive	$200.00/hour
Project Manager	$145.00/hour
Estimator	$130.00/hour
Assistant Estimator	$115.00/hour
MEP Coordinator	$165.00/hour
Virtual Design	$134.00/hour
Risk Manager	$193.00/hour
Quality Control	$136.00/hour

PAGE 11

§ 5.1.3 If the Preconstruction Phase services covered by this Agreement have not been completed within ~~(~~—two (2) months of the date of this Agreement, through no fault of the Construction Manager, the Construction Manager's compensation for Preconstruction Phase services shall be equitably adjusted.

...

§ 5.2.2 Payments are due and payable upon presentation of the Construction Manager's invoice. Amounts unpaid sixty (60) days after the invoice date shall bear interest at the rate entered below, or in the absence thereof at the legal rate prevailing from time to time at the principal place of business of the Construction Manager.

...

~~%~~—At the legal rate prevailing.

...

The Construction Manager's Fee shall be one and five-tenths percent (1.50 %) of the Cost of the Work. The Construction Manager's Fee shall be invoiced as a stipulated sum based on the Guaranteed Maximum Price as stated in the Guaranteed Maximum Price Amendment.

...

For changes in the Work, the Construction Manager's Fee shall be one and five-tenths percent (1.50 %) of the increases in the Cost of the Work. There shall be no decrease in the Construction Manager's fee for deductive change orders.

PAGE 12

The Construction Manager guarantees that the Contract Sum shall not exceed the Guaranteed Maximum Price set forth in the Guaranteed Maximum Price Amendment, subject to additions and deductions by Change Order as provided in the Contract Documents. In addition to Construction Manager's Fee, General Conditions and Contingency, the Guaranteed Maximum Price will be determined based upon public bids for prime contracts, which awarded bids will be assigned to Construction Manager for administration pursuant to subcontract agreements to be entered into between Construction Manager and the awarded bidder, as well as the General Conditions of the Contract for Construction, A201-2017 as modified. Construction Manager will not self-perform any work under this Agreement. Costs which would cause the Guaranteed Maximum Price to be exceeded shall be paid by the Construction Manager without reimbursement by the Owner.

If the actual Cost of the Work and the Construction Manager's Fee total less than the Guaranteed Maximum Price, as may be adjusted by Changes to the Work, then the savings will be returned to the owner.

...

§ 6.4 POTENTIALLY TIME AND PRICE-IMPACTED MATERIAL.

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§ 6.4.1 In the event of significant delay or price increase of material, equipment or energy occurring during the performance of the contract through no fault of Contractor or its subcontractors, the contract sum, time of completion or contract requirements shall be equitably adjusted by change order in accordance with the procedures of the contract documents. A change in price of an item of material, equipment, or energy shall be considered significant when the price of an items increases [5]% or more between the date of this Agreement and the date of installation.

§ 6.4.2 The Owner upon receipt of notice of a significant price increase, shall provide advise Contractor within twenty-four (24) hours of an authorization to proceed with purchase of the specified equipment, building material or materials along with a corresponding increase to the Contract Sum, or negotiate request amount through good faith.

PAGE 13

Reimbursement rates per hours of service:

- Superintendent / General Foreman - $140.00/hour
- Assistant Superintendent / Carpenter Foreman II - $119.00/hour
- Carpenter Foreman - $110.00/hour
- Lead Carpenter - $108.00/hour
- Journeyman Carpenter $106.00/hour
- Laborer Foreman $100.00/hour
- General Laborer - $98.00/hour
- Labor Apprentice - $75.00/hour
- Operator - $125.00/hour
- Trucking - $102.00/hour

Rates shall be subject to May 1 annual revisions to the Bargaining Laboring Agreements.

Reimbursement rates per hours of service wherever employed in connection with the work as follows:

- Project Principal / Vice President / Risk Management - $200.00/hour
- Project Executive/Chief Estimator - $200.00/hour
- Sr. Project Manager / MEP - $165.00/hour
- Project Manager / Estimator - $145.00/hour
- Scheduler/BIM - $134.00/hour
- Project Engineer / Estimating Engineer - $115.00/hour
- Project Administration / Accounting - $80.00/hour
- General Superintendent - $155.00/hour
- Safety Director - $160.00/hour
- Quality Control Director - $136.00/hour
- General Foreman/Field Superintendent - $1/hour

Rates shall be subject to May 1 annual revisions.

PAGE 14

§ 7.2.5 ~~If agreed rates for labor costs, in lieu of actual costs, are provided in this Agreement, the rates shall remain unchanged throughout the duration of this Agreement, unless the parties execute a Modification.~~

...

§ 7.4

~~Costs of Materials and Equipment Incorporated in the Completed Construction~~Costs of Materials and Equipment Incorporated in the Completed Construction

...

§ 7.6.1 Premiums for ~~that portion of~~ insurance and bonds required by the Contract ~~Documents that can be directly attributed to this Contract.~~Documents.

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General Liability - $9.00/$1,000 Revenue. Builders Risk - $2.50/$1,000 Revenue
PAGE 15

§ 7.6.6 Costs for communications services, electronic equipment, and software, ~~directly~~ related to the Work and located at the site, with the Owner's prior approval.

Technology fee rate is $3.50 per $1000 of revenue.
PAGE 17

§ 11.1.3 Provided that an Application for Payment is received by the Architect not later than the 1st day of a month, the Owner shall make payment of the amount certified to the Construction Manager not later than the last day of the same month. If an Application for Payment is received by the Architect after the application date fixed above, payment of the amount certified shall be made by the Owner not later than thirty (30) days after the Architect receives the Application for Payment. Owner payment obligations to Construction Manager and Construction Manager payment obligation to the prime contractors shall be governed by the Municipal Prompt Payment Act, Minnesota Statutes, Section 471.425, specifically including subdivision 4a requiring the Construction Manager to pay subcontractors within 10-days of receipt of payment.
PAGE 19

Five percent (5%)

...

Retainage shall be reduced to 2.5 percent (2.5%) upon substantial completion.
PAGE 21

[**X**] Litigation in a court of competent jurisdiction
PAGE 23

§ 14.3.1.1 Commercial General Liability with policy limits of not less than One Million Dollars ($ 1,000,000) for each occurrence and Two Million Dollars ($ 2,000,000) in the aggregate for bodily injury and property damage.

§ 14.3.1.2 Automobile Liability covering vehicles owned, and non-owned vehicles used, by the Construction Manager with policy limits of not less than ~~($) per accident~~ One Million Dollars ($ 1,000,000) per accident, and Two Million Dollars ($2,000,000) in the aggregate for bodily injury, death of any person, and property damage arising out of the ownership, maintenance and use of those motor vehicles, along with any other statutorily required automobile coverage.

...

§ 14.3.1.4 Workers' Compensation at statutory limits and Employers Liability with policy limits not less than ~~($) each accident, ($) each employee, and ($)~~ One Million Dollars ($ 1,000,000) each accident, One Million Dollars ($ 1,000,000) disease/each employee, and One Million Dollars ($ 1,000,000) disease policy limit.

§ 14.3.1.5 Professional Liability covering negligent acts, errors and omissions in the performance of professional services, with policy limits of not less than One Million Dollars ($ 2,000,000) per claim and Two Million Dollars ($ 2,000,000) in the aggregate.

...

RJM limits of insurance as per limits of RJM Certificate of Insurance.

Excess Umbrella Liability – Five Million Dollars ($5,000,000)

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§ 14.3.1.7 Additional Insured Obligations. To the fullest extent permitted by law, the Construction Manager shall cause the primary and excess or umbrella ~~policies~~ polices for Commercial General Liability and Automobile Liability to include the Owner as an additional insured for claims caused in whole or in part by the Construction Manager's negligent acts or omissions. The additional insured coverage shall be primary and non-contributory to any of the Owner's insurance policies and shall apply to both ongoing and completed operations.

PAGE 24

§ 14.4 Notice in electronic format, pursuant to Article 1 of AIA Document A201–2017, may be given in accordance with ~~a building information modeling exhibit,~~ AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, if completed, or as otherwise set forth below:
(If other than in accordance with ~~a building information modeling exhibit,~~ AIA Document E203–2013, insert requirements for delivering notice in electronic format such as name, title, and email address of the recipient and whether and how the system will be required to generate a read receipt for the transmission.)

...

.1 AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager ~~as Constructor~~ at Risk where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum ~~Price~~Price, as modified.

.2 AIA Document A133™-2019, Exhibit A, Guaranteed Maximum Price Amendment, as modified, if executed

.3 AIA Document A133™–2019, Exhibit B, Insurance and ~~Bonds~~Bonds, as modified

.4 AIA Document A201™–2017, General Conditions of the Contract for ~~Construction~~Construction, as modified

.5 ~~Building Information Modeling Exhibit, if completed:~~AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, dated as indicated below:
(Insert the date of the E203-2013 incorporated into this Agreement.)

PAGE 25

Ted Beckman President

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Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, , hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 14:46:55 on 02/10/2026 under Order No. 20250153218 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A133™ – 2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price, other than those additions and deletions shown in the associated Additions and Deletions Report.

_____

(Signed)

_____

(Title)

_____

(Dated)

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AIA® Document A133® – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the 17th day of February in the year 2026, is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the 17th day of February in the year 2026 (the "Agreement")
(In words, indicate day, month, and year.)

for the following **PROJECT:**
(Name and address or location)

Rogers Activity Center Expansion
21080 141st Ave N
Rogers, MN 55374

THE OWNER:
(Name, legal status, and address)

City of Rogers
22350 South Diamond Lake Road
Rogers, MN 55374

THE CONSTRUCTION MANAGER:
(Name, legal status, and address)

RJM Construction, LLC
830 Boone Avenue N.
Golden Valley, MN 55427

TABLE OF ARTICLES

A.1 GUARANTEED MAXIMUM PRICE

A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

ARTICLE A.1 GUARANTEED MAXIMUM PRICE

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement. The Guaranteed Maximum Price is not a line item Guaranteed Maximum Price. The Contractor may reallocate sums from one-line item of the itemized statement of the Guaranteed Maximum

ADDITIONS AND DELETIONS:
The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

Init.
/
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User Notes: (1366636089)

Price to another line item. This may be done without the execution of a Change Order, if the Scope of Work is not changed as a result of or in connection with such reallocation.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Sixteen Million Two Hundred Four Thousand Three Hundred Seventy One ($ 16,204,371.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

§ A.1.1.2 Itemized Statement of the Guaranteed Maximum Price. Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, including allowances; the Construction Manager's contingency; alternates; the Construction Manager's Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement.
(Provide itemized statement below or reference an attachment.)

RJM Estimate Summary dated 02/17/2026 is incorporated and attached.

§ A.1.1.3 The Construction Manager's Fee is set forth in Section 6.1.2 of the Agreement.

§ A.1.1.4 The method of adjustment of the Construction Manager's Fee for changes in the Work is set forth in Section 6.1.3 of the Agreement.

§ A.1.1.5 Contractor's Guaranteed Maximum Price contains a contingency of $760,233 to cover risks inherent in providing a Guaranteed Maximum Price for the Project. Contractor shall maintain a contingency within the Guaranteed Maximum Price to cover costs which are properly reimbursable as the Cost of the Work but are not the basis for a Change Order ("Contractor's Contingency"). The Contractor's Contingency shall not be used for changes in scope or for any item that would be the basis for an increase in the Cost of the Work. Savings from any line item for the Cost of the Work (calculated as the difference between the initial estimate for an individual line item and its actual cost) shall be allocated to the Contractor's Contingency; provided, however, that any amounts remaining in the Contractor's Contingency; after final completion of the Work shall remain with Owner. The Owner and the Contractor acknowledge that the cost estimating process is not exact, and the Contractor's Contingency is included to adjust the estimate for quantity and price estimate inaccuracies and other eventualities which have been taken into precise account in the establishment of the Cost of the Work. The Contractor shall regularly report to the Owner on the status and use of the Contingency with an accounting of (i) the current Contractor's Contingency amount; (ii) contributions to the Contractor's Contingency since the last Application of Payment; and (iii) deductions from the Contractor's Contingency since the last Application for Payment. Contractor reserves the right to draw on the Contractor's Contingency to cover unanticipated or increased costs of construction as it deems necessary for the completion of the Project. Costs properly reimbursable through the Contractor's Contingency include but shall not be limited to, the following:

.1 additional costs incurred as a result of the buyout of any Subcontractor in excess of its estimated cost, excluding costs incurred in connection with any owner-mandated Subcontractor in excess of the estimated cost of the Subcontractor's portion of the Work, which shall be the responsibility of Owner;

.2 costs associated with any default by a Subcontractor; provided however, that Contractor shall endeavor in good faith to recover any damages from Subcontractor arising out of such default;

.3 costs related to changes in construction means and methods;

.4 costs associated with accelerating or re-sequencing the Work as necessary to maintain the schedule for the Work; and

.5 any costs associated with price escalation in materials or labor rates.

§ A.1.1.6 Alternates
§ A.1.1.6.1 Alternates, if any, included in the Guaranteed Maximum Price:

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Item	Price
Alternate #2 Meeting Room Ceiling	$8,895
Alternate #5 Provide and Install Sub Surface Drainage Underneath Ice Rink Sheet	$32,611
Existing Refrigeration Room Work, Demo, Salvage, and Patch	$60,656

§ A.1.1.6.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Exhibit A. Upon acceptance, the Owner shall issue a Modification to the Agreement.
(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance

(Table deleted)
(Paragraphs deleted)
(Table deleted)
(Paragraphs deleted)
§ A.1.1.7 Unit prices, if any:
(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit ($0.00)

ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
§ A.2.1 The date of commencement of the Work shall be:
(Check one of the following boxes.)

[ ] The date of execution of this Amendment.

[**X**] Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)

The date of commencement shall be the later of either (1) the date established in the Owner's written notice to proceed, or (2) the date the Contractor receives the building permit and completed working drawings and specifications.

§ A.2.2 Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Work.

§ A.2.3 Substantial Completion
§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire Work:
(Check one of the following boxes and complete the necessary information.)

[ ] Not later than three hundred sixty-five (365) calendar days from the date of commencement of the Work.

[**X**] By the following date: 09/10/2027

§ A.2.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Construction Manager shall achieve Substantial Completion of such portions by the following dates:

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Portion of Work	Substantial Completion Date

§ A.2.3.3 If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages, if any, shall be assessed as set forth in Section 6.1.6 of the Agreement.

ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

§ A.3.1 The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following:

§ A.3.1.1 The following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages

§ A.3.1.2 The following Specifications:
(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

Construction Documents by HTG

Section	Title	Date	Pages

§ A.3.1.3 The following Drawings:
(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)

Construction Documents by HTG

Number	Title	Date

§ A.3.1.4 The Sustainability Plan, if any:
(If the Owner identified a Sustainable Objective in the Owner's Criteria, identify the document or documents that comprise the Sustainability Plan by title, date and number of pages, and include other identifying information. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures; implementation strategies selected to achieve the Sustainable Measures; the Owner's and Construction Manager's roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)

Title	Date	Pages

Other identifying information:

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price:
(Identify each allowance.)

Item	Price
Code Compliant Signage	$10,194
Joist Primer Correction	$50,000
Construction Electrical Consumption	$25,000
Asphalt Paving	$40,125
Existing Parking Lot Corrections	$38,700

§ A.3.1.6 Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based:

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(Identify each assumption and clarification.)

The Guaranteed Maximum Price has been arrived at on the basis of incomplete drawings and specifications. Both the Construction Manager and the Owner intend that the Architect's refinements or developments leading to the final Contract drawings will be completely consistent with the design concept expressed in the enumerated drawings and specifications. In the vent that the Construction Manager believes the Architect's refinements or developments to be enumerated drawings will require additional time and expense to do the Work, it should promptly report the extent of the increase in cost or time to the Owner, and the increase shall be handled by Change Order pursuant to relevant provisions of the Contract and an adjustment to the Guaranteed Maximum Price.

§ A.3.1.7 The Guaranteed Maximum Price is based upon the following other documents and information:
(List any other documents or information here, or refer to an exhibit attached to this Amendment.)

ARTICLE A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

§ A.4.1 The Construction Manager shall retain the consultants, contractors, design professionals, and suppliers, identified below:
(List name, discipline, address, and other information.)

This Amendment to the Agreement entered into as of the day and year first written above.

OWNER *(Signature)*	**CONSTRUCTION MANAGER** *(Signature)*
	Ted Beckman President
(Printed name and title)	*(Printed name and title)*

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Additions and Deletions Report for

AIA® Document A133® – 2019 Exhibit A

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 16:02:45 on 02/17/2026.

PAGE 1

This Amendment dated the 17th day of February in the year ~~,~~2026, is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the 17th day of February in the year 2026 (the "Agreement")

...

Rogers Activity Center Expansion
21080 141st Ave N
Rogers, MN 55374

...

City of Rogers
22350 South Diamond Lake Road
Rogers, MN 55374

...

RJM Construction, LLC
830 Boone Avenue N.
Golden Valley, MN 55427

...

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement. The Guaranteed Maximum Price is not a line item Guaranteed Maximum Price. The Contractor may reallocate sums from one-line item of the itemized statement of the Guaranteed Maximum Price to another line item. This may be done without the execution of a Change Order, if the Scope of Work is not changed as a result of or in connection with such reallocation.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Sixteen Million Two Hundred Four Thousand Three Hundred Seventy One ($ 16,204,371.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

PAGE 2

RJM Estimate Summary dated 02/17/2026 is incorporated and attached.

...

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§ A.1.1.5 Contractor's Guaranteed Maximum Price contains a contingency of $760,233 to cover risks inherent in providing a Guaranteed Maximum Price for the Project. Contractor shall maintain a contingency within the Guaranteed Maximum Price to cover costs which are properly reimbursable as the Cost of the Work but are not the basis for a Change Order ("Contractor's Contingency"). The Contractor's Contingency shall not be used for changes in scope or for any item that would be the basis for an increase in the Cost of the Work. Savings from any line item for the Cost of the Work (calculated as the difference between the initial estimate for an individual line item and its actual cost) shall be allocated to the Contractor's Contingency; provided, however, that any amounts remaining in the Contractor's Contingency; after final completion of the Work shall remain with Owner. The Owner and the Contractor acknowledge that the cost estimating process is not exact, and the Contractor's Contingency is included to adjust the estimate for quantity and price estimate inaccuracies and other eventualities which have been taken into precise account in the establishment of the Cost of the Work. The Contractor shall regularly report to the Owner on the status and use of the Contingency with an accounting of (i) the current Contractor's Contingency amount; (ii) contributions to the Contractor's Contingency since the last Application of Payment; and (iii) deductions from the Contractor's Contingency since the last Application for Payment. Contractor reserves the right to draw on the Contractor's Contingency to cover unanticipated or increased costs of construction as it deems necessary for the completion of the Project. Costs properly reimbursable through the Contractor's Contingency include but shall not be limited to, the following:

.1 additional costs incurred as a result of the buyout of any Subcontractor in excess of its estimated cost, excluding costs incurred in connection with any owner-mandated Subcontractor in excess of the estimated cost of the Subcontractor's portion of the Work, which shall be the responsibility of Owner;

.2 costs associated with any default by a Subcontractor; provided however, that Contractor shall endeavor in good faith to recover any damages from Subcontractor arising out of such default;

.3 costs related to changes in construction means and methods;

.4 costs associated with accelerating or re-sequencing the Work as necessary to maintain the schedule for the Work; and

.5 any costs associated with price escalation in materials or labor rates.

§ A.1.1.6 Alternates

§ A.1.1.6.1 Alternates, if any, included in the Guaranteed Maximum Price:

Item	Price
Alternate #2 Meeting Room Ceiling	$8,895
Alternate #5 Provide and Install Sub Surface Drainage Underneath Ice Rink Sheet	$32,611
Existing Refrigeration Room Work, Demo, Salvage, and Patch	$60,656

§ A.1.1.6.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Exhibit A. Upon acceptance, the Owner shall issue a Modification to the Agreement.
(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance

~~**§ A.1.1.5 Alternates**~~

~~**§ A.1.1.5.1** Alternates, if any, included in the Guaranteed Maximum Price:~~

~~Item~~	~~Price~~

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~~§ A.1.1.5.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Exhibit A. Upon acceptance, the Owner shall issue a Modification to the Agreement.~~
~~*(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)*~~

~~Item~~	~~Price~~	~~Conditions for Acceptance~~

§ ~~A.1.1.6~~ A.1.1.7 Unit prices, if any:

PAGE 3

[X] Established as follows:

...

~~If a date of commencement of the Work is not selected, then the date of commencement shall be the date of execution of this Amendment.~~ The date of commencement shall be the later of either (1) the date established in the Owner's written notice to proceed, or (2) the date the Contractor receives the building permit and completed working drawings and specifications.

...

[ ] Not later than three hundred sixty-five (365) calendar days from the date of commencement of the Work.

[X] By the following date: 09/10/2027

PAGE 4

Construction Documents by HTG

...

Construction Documents by HTG

...

Code Compliant Signage	$10,194
Joist Primer Correction	$50,000
Construction Electrical Consumption	$25,000
Asphalt Paving	$40,125
Existing Parking Lot Corrections	$38,700

PAGE 5

The Guaranteed Maximum Price has been arrived at on the basis of incomplete drawings and specifications. Both the Construction Manager and the Owner intend that the Architect's refinements or developments leading to the final Contract drawings will be completely consistent with the design concept expressed in the enumerated drawings and specifications. In the vent that the Construction Manager believes the Architect's refinements or developments to be enumerated drawings will require additional time and expense to do the Work, it should promptly report the extent of the increase in cost or time to the Owner, and the increase shall be handled by Change Order pursuant to relevant provisions of the Contract and an adjustment to the Guaranteed Maximum Price.

...

_____ Ted Beckman President

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Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, Ted Beckman, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 16:02:45 on 02/17/2026 under Order No. 20250153218 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A133™ – 2019 Exhibit A, Guaranteed Maximum Price Amendment, other than those additions and deletions shown in the associated Additions and Deletions Report.

_____

(Signed)

_____

(Title)

_____

(Dated)

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User Notes: (1366636089)

CONSTRUCTION

ESTIMATE SUMMARY

ESTIMATE DATE:	February 17, 2026
PROJECT:	**Rogers Activity Center Addition**
ARCHITECT:	HTG Architects
DRAWING DATE:	January 9, 2026

DESCRIPTION	Sub Contractors	Final Estimate	$/sf 41,815
Construction Costs			
1C - Survey	EVS	$20,830	$0.50
Progress Cleaning & Waste Management	RJM	$124,205	$2.97
1D - Final Cleaning	Mid City Cleaning	$20,260	$0.48
3A - Cast-In-Place Concrete	Donald R Frantz	$548,275	$13.11
3B - Precast Concrete	Fabcon	$1,929,515	$46.14
5A - Structural Steel/Joist/Decking/Misc. Steel - Material	River City	$950,000	$22.72
5B - Structural Steel/Joist/Decking/Misc. Steel - Labor	Superior Steel	$188,972	$4.52
Temporary Barriers & Enclosures	RJM	$176,977	$4.23
6A - Carpentry Building Works & Specialties	Maertens-Brenny	$460,400	$11.01
6B - Casework & Millwork	Willmar	$128,650	$3.08
7A - Waterproofing	C&S	$13,500	$0.32
7B - Metal Panels	Lake Area Roofing	$44,187	$1.06
7C - Roofing	Lake Area Roofing	$743,461	$17.78
7D - Joint Sealants	Right-Way	$41,421	$0.99
8A - Doors/Frames/Hardware	Keefe Co.	$103,875	$2.48
8C - Aluminum Framing & Glazing	United Glass Inc.	$290,181	$6.94
8F - Overhead Coiling Doors	Crawford	$52,630	$1.26
9A - Gypsum Assemblies	Imperial	$113,991	$2.73
9B - Tiling	S&D Tile	$62,000	$1.48
9C - Acoustical Ceilings	Acoustics Assoc.	$15,718	$0.38
9E - Flooring	Acoustics Assoc.	$169,450	$4.05
9F - Painting & Wallcovering	Prindle Painting	$301,600	$7.21
Joist Primer Correction	Allowance	$50,000	$1.20
Code Signage Allowance	Sowder Design	$10,194	$0.24
12A - Locker Room Benches & Shevles	Becker Arena	$67,620	$1.62
13C - Ice Rink Systems	Modern Mechanical	$3,773,000	$90.23
13B - Bleachers	Pack&Play	$62,797	$1.50
MEP Coordination	RJM MEP Director-200 Hours	$37,000	$0.88
21A - Fire Sprinkler	Breth-Zenzen	$109,700	$2.62
22A - Plumbing and Piping Systems	GR Mech	$645,900	$15.45
23A - HVAC & Hydronic Systems	Cool Air	$1,229,900	$29.41
Construction Electrical Consumption	Allowance	$25,000	$0.60
26A - Electrical & Low Voltage Systems	Medina	$955,390	$22.85
Safety & Temporary Conditions	RJM	$161,024	$3.85
31A - Earthwork	Veit	$252,725	$6.04
Asphalt Paving	Allowance	$40,125	$0.96
Mill & Overlay Existing Lot Post Construction	Allowance	$38,700	$0.93
32B - Site Concrete	Stapf Concrete	$55,500	$1.33
32C - Landscaping	Great Northern Land	$22,235	$0.53
32D - Fences & Gates	Peterson Companies	$145,100	$3.47
32E - Retaining Walls	Great Northern Land	$11,835	$0.28
33A - Utilities	United Water Sewer	$96,230	$2.30
General Requirements		$38,044	$0.91
General Conditions		$489,125	$11.70
Construction Manager Reimbursables		$43,645	$1.04
Preconstruction Fee		$25,000	$0.60
General Liability Insurance	RJM Insurance	$ 145,980.33	$3.49
Builders Risk Insurance	RJM Insurance	$40,250	$0.96

Building Permit		$108,219	$2.59
Bond	RJM Bond	$24,327	$0.58
Subtotal Construction Costs		***$15,204,664***	***$363.62***
Escalation		$0	$0.00
Design Contingency		$0	$0.00
Construction Contingency		$760,233	$18.18
Contractor's Fee	1.5%	$239,473	$5.73
Total Construction Estimate		***$16,204,371***	***$387.53***

Owner Costs			
SAC/WAC Fees		$191,000	$4.57
Special Inspections & Testing		$45,000	$1.08
Owner FF&E		$150,000	$3.59
Scoreboard		$37,512	$0.90
Security, Phones, Low Voltage		$175,000	$4.19
Zamboni Allowance		$135,000	$3.23
Interior Signage		$40,000	$0.96
Exterior Signage		$113,000	$2.70
MEP Commissioning		$15,000	$0.36
Subtotal Owner Costs		***$901,512***	***$21.56***
Design Fees			
Design Fees		$412,400	$9.86
Subtotal Design Fees		***$412,400***	***$9.86***
Owner Contingency		$0	$0.00
Subtotal Contingency		***$0***	***$0.00***
Total Project Estimate		***$17,518,283***	***$418.95***

CLARIFICATIONS

PROFESSIONAL SERVICES AGREEMENT

This Agreement is made on the 24th day of February, 2026, between the **CITY OF ROGERS, 22350 S. Diamond Lake Road, Rogers MN 55374** ("City") and **AMERICAN ENGINEERING TESTING, 5548 Barthel Industrial Drive, Suite 500, Albertville, MN 55301** (“Consultant”).

Preliminary Statement

The purpose of this Agreement is to set forth terms and conditions for the provision of professional engineering services by the Consultant for the City.

The City and Consultant agree as follows:

1. **Consultant's Services**. The Consultant agrees to provide professional services as described in Exhibit A, Scope of Work, attached hereto and incorporated herein. Consultant agrees to use the City's standard specifications in any bidding documents prepared under this Agreement. The requirements of this section may be waived by the City if the City Engineer determines that they are not necessary for the successful completion of the project. Consultants requesting a requirement to be waived must have written authorization from the City Engineer.

2. **Time for Performance of Services**. The Consultant will perform the services outlined in Exhibit A, Scope of Work within the prescribed days from the date of the contract award. Any changes in this schedule must be approved in writing by the City.

3. **Compensation for Services**. City agrees to pay the Consultant for services as described in Exhibit A, Scope of Work as may be amended from time to time by mutual written agreement by City and Consultant.

4. **Method of Payment**. The Consultant must submit itemized bills for services provided to the City on a monthly basis. Bills submitted will be paid in the same manner as other claims made to the City.

   For work reimbursed on an hourly basis, the Consultant must indicate for each employee, his or her classification, the number of hours worked, rate of pay for each employee, a computation of amounts due for each employee, the total amount due, the original contracted amount, the current requested amount and the total amount. Consultant must verify all statements submitted for payment in compliance with Minnesota Statutes Sections 471.38 and 471.391. For reimbursable expenses, the Consultant must provide such documentation as reasonably required by the City.

5. **Audit Disclosure**. The Consultant must allow the City or its duly authorized agents reasonable access to such of the Consultant's books and records as are pertinent to all services provided under this Agreement.

Any reports, information, data, etc. given to, or prepared or assembled by the Consultant, under this Agreement which the City requests to be kept confidential must not be made available to any individual or organization without the City's prior written approval. All finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs and reports prepared by the Consultant will become the property of the City upon termination of this Agreement, but Consultant may retain copies of such documents as records of the services provided and may reuse standard portions of such documents in the normal course of its business.

6. **Term**. The term of this Agreement will be from July 12th, 2023 through final project closeout by the City Council and receipt of all Consultant deliverables, the date of signature by the parties notwithstanding. This Agreement may be extended upon the written mutual consent of the parties for such additional period as they deem appropriate, and upon the terms and conditions as herein stated.

7. **Termination**. This Agreement may be terminated by City by seven (7) day's written notice to Consultant delivered to the address written above. Upon termination under this provision, the Consultant will be paid for services rendered and reimbursable expenses incurred prior to the effective date of termination.

   In the event the City uses the Instruments of Service after terminating this Agreement, the City releases the Consultant and subconsultant(s) from all claims and causes of action arising from such uses. The City, to the extent permitted by law, further agrees to indemnify and hold harmless the Consultant and its subconsultants from all costs and expenses, including the cost of defense, related to claims and causes of action asserted by any third person or entity to the extent such costs and expenses arise from the City's use of the Instruments of Service after termination of this Agreement.

8. **Subcontractor**. The Consultant must not enter into subcontracts for any of the services provided for in this Agreement without the express written consent of the City.

9. **Independent Contractor**. At all times and for all purposes hereunder, the Consultant is an independent contractor and not an employee of the City. No statement herein shall be construed so as to find the Consultant an employee of the City.

10. **Assignment**. Neither party will assign this Agreement, nor any interest arising herein, without the written consent of the other party.

11. **Services Not Provided For**. No claim for services furnished by the Consultant not specifically provided for herein will be honored by the City.

12. **Severability**. The provisions of this Agreement are severable. If any portion hereof is, for any reason, held by a court of competent jurisdiction to be contrary to law, such decision will not affect the remaining provisions of the Agreement.

13. **Entire Agreement**. The entire Agreement of the parties is contained herein. This Agreement supersedes all oral agreements and negotiations between the parties relating to the subject matter hereof, as well as any previous agreements presently in effect between the parties relating to the subject matter hereof. Any alterations, amendments, deletions or waivers of the provisions of this Agreement will be valid only when expressed in writing and duly signed by the parties unless otherwise provided herein.

14. **Compliance with Laws and Regulations**. In providing services hereunder, the Consultant must abide by all statutes, ordinances, rules and regulations pertaining to the provision of services to be provided. Any violation will constitute a material breach of this Agreement and entitle the City to immediately terminate this Agreement.

15. **Waiver**. Any waiver by either party of a breach of any provisions of this Agreement will not affect, in any respect, the validity of the remainder of this Agreement.

16. **Indemnification**. The Consultant must indemnify and hold harmless the City, its employees and agents, for all claims, damages, losses and expenses, including but not limited to attorney's fees which they may suffer or for which they may be held liable, as a result of, and to the extent of, the negligent or wrongful acts of the Consultant, his or her employees or anyone else for whom he or she is legally responsible in the performance of this Agreement.

17. **Insurance**. During the term of this Agreement, Consultant must maintain a general liability insurance policy with limits of $1,500,000 for each occurrence and $2,000,000 aggregate, for both personal injury and property damage.

    This policy shall name the City as an additional insured for the services provided under this Agreement and shall provide, as between the City and the Consultant, that the Consultant's coverage shall be the primary coverage in the event of a loss. If the Consultant is providing either architectural or engineering services, the Consultant must also maintain during the term of this Agreement a professional liability insurance policy with the same limits as for general liability. A certificate of insurance on the City's approved form which verifies the existence of these insurance coverages must be provided to the City before work under this Agreement is begun.

18. **Governing Law**. This Agreement will be controlled by the laws of the State of Minnesota.

19. **Whole Agreement**. This Agreement embodies the entire Agreement between the parties including all prior understanding and agreements, and may not be modified except in writing signed by all parties.

Executed as of the day and year first written above.

CITY OF ROGERS

By:_____
Shannon Klick, Mayor

Date:_____

By:_____
Steven Stahmer, City Administrator

Date:_____

AMERICAN ENGINEERING TESTING

By:_____

Its: Contracts Officer

Date:_____

February 17, 2026

City of Rogers
22350 South Diamond Lake Road
Rogers, Minnesota 55374

Attn: Doran Cote dcote@rogersmn.gov

RE: Special Inspection and Construction Testing Services Proposal
Rogers Ice Rink Addition
21080 141st Ave N
Rogers, Minnesota
AET Proposal No. P-0049771

Dear Mr. Cote:

American Engineering Testing, Inc. (AET) is pleased to offer "Special Inspection" and construction testing services to the City of Rogers (hereafter referred to as the Client) for the referenced project. This proposal has been prepared in response to RJM's invitation to bid, dated February 5, 2026, and describes our understanding of the project, our anticipated scope of services, our unit rates, and an estimated total fee to perform these services.

GEOTECHNICAL INFORMATION

A geotechnical exploration program and analysis was performed for this project by AET. The results were presented in our Report of Geotechnical Exploration, dated January 8, 2026, (AET Project No. P-0041363). Reference should be made to the report and letter for more detailed information and recommendations.

PROJECT INFORMATION

We understand the proposed construction will be a new ice rink addition in Rogers, Minnesota. We further understand the building will:

- Have a first-floor elevation of 905.5 feet.
- Have approximate overall footprint of 34,250 SF.
- Be supported by conventional spread footings designed using an allowable soil bearing pressure of 3,000 pounds per square foot (psf).
- Have precast concrete wall panels, a structural steel frame, and a metal deck roof supported by steel joists.
- Be able to tolerate normal amounts of settlement for this type of structure (up to 1-inch total and ½-inch differential.

This document shall not be reproduced, except in full, without written approval from American Engineering Testing, Inc.

AVAILABLE BID INFORMATION

Project documents provided to assist us in preparing this proposal included the following:

- Project Architectural, Civil, and Structural Plans dated January 9, 2026.
- Geotechnical Report dated January 8, 2026.

SCOPE OF SERVICES

Based on our review of the available plans, our anticipated scope of services is outlined below.

Excavation Observations and Soil Testing

During excavation for the building and parking lots, a Staff Engineer from our firm will visit the site on an on-call basis to perform the following services:

- Observe the soils in the bottoms of the excavations completed at that time.
- Perform shallow hand auger borings in the excavations.
- Perform hand cone penetrometer (HCP) probes in the excavations.
- Evaluate the suitability of the soils present in the excavations to support the anticipated fill, structural loads and pavements.
- Document the elevations at various locations at the bottoms of the excavations.
- Document that adequate oversizing of the excavations is provided to support lateral loads from the footings through the fill.

During placement of fill in the building excavations, pavement excavations, and utility trench excavations, an experienced Engineering Technician II will visit the site on an on-call basis to test the compaction of the fill. The technician will perform the following services:

- In-place field density tests to evaluate the compaction of the fill soils using the nuclear density gauge method.
- Standard Proctor tests for each different type of fill encountered at the test locations.
- Obtain samples of sand fill and/or aggregate base materials for sieve analysis tests.

We estimate 3 trips will be required by the Engineer I to complete the observations. We estimate 15 trips will be required by the Engineering Technician II to perform the compaction testing of the fill soils.

Reinforcing Steel Observations

Prior to placement of concrete AET will observe the mild reinforcing steel placed in the formwork for cast-in-place concrete elements for the building. These observations will be performed on an on-call basis by an experienced Engineering Technician II working under the guidance of ICC certified personnel. While at the site, the AET personnel will perform the following services:

- Review the most recent plans and specifications available at the jobsite.
- Observe that the correct number, size, alignment, and spacing of the bars are provided for the structural elements observed.
- Observe that the reinforcing steel bars are provided with the specified cover from formwork, the ground surface, and any future concrete elements.
- Observe that the bars are free of dirt, rust, scale, ice, or other deleterious materials that will reduce adhesion to the concrete.
- Observe that anchor bolts are installed in the concrete at the spacing indicated on the project plans.

Any discrepancies or deficiencies that are observed will be brought to the attention of the contractor and/or their subcontractor. Daily reports of our observations will be available to the contractor and/or authorized personnel at the site.

AET does not provide surveying services, therefore, our observations of the reinforcing steel will be based on the positioning of the formwork by the contractor and/or their subcontractors. We are not responsible for the exact locations of the formwork, structural bolts, or embedded items.

Concrete Testing

Personnel from AET will perform testing of concrete on an on-call basis when requested by the contractor. These services will be performed by an Engineering Technician I at the frequencies required by the project specifications. On site visits when we are observing reinforcing steel, we will have the same Engineering Technician II remain at the site to perform testing of the concrete, thus reducing mobilization charges. Our services will include the following:

- Document that the correct mix is delivered to the site by checking the delivery slips.
- Test the slump of the plastic concrete delivered to the site.
- Test the air content of the plastic concrete delivered to the site.
- Measure the temperature of the plastic concrete delivered to the site.
- Compare the test results to the requirements of the project specifications.

Any discrepancies from the project specifications will be brought to the attention of the contractor and/or their subcontractor. Daily field reports of our observations and testing will be available to the contractor and other authorized personnel at the site.

During placement of the concrete, our Engineering Technician will also cast test cylinders for compressive strength testing. Project specifications were not available; therefore, we assume that one set of cylinders will be required to be cast for every 100 cubic yards of each type of concrete placed each day. Each set will consist of five cylinders; one which will be tested after 7 days and three which will be tested after 28 days. The fifth cylinder will be held in reserve for future testing, if required. AET will also pick up the cylinders from the site and return them to our

laboratory for moist curing and testing. The results of our compressive strength tests will be presented periodically, as they become available.

We estimate 12 trips will be required by the Engineering Technician II to complete the reinforcing steel observation and concrete testing services for reinforced concrete portions of the new construction. We estimate 6 trips will be required by an Engineering Technician I for testing of non-reinforced concrete elements. We plan to perform inspections and testing on concrete placed for the building foundations, including column pads and piers, and interior floor slabs.

Welded and Bolted Connection Observations

During erection of the structural steel frame, steel joists, and metal decking, AET will provide an Engineering Technician II (AWS/ICC Certified Welding Inspector) certified in accordance with ASNT to perform observations of the welded and bolted connections. These services will be performed on an on-call basis when requested by the contractor. Our services will include the following:

- Observe bolted connections for compliance with Section 9a of the "Specification for Structural Joints using ASTM: A325 or ASTM: A490 Bolts" approved by the Research Council on Structural Connections.
- Observe welded connections for compliance with the requirements of Section 6 (steel frame) of the AWS "Structural Welding Code" D1.1. Fillet welds will be visually observed for length, quality and suitability. Full or partial penetration welds will be tested by ultrasonic or magnetic particle methods.
- Observe deck welds for compliance with the requirements of the AWS “Structural Welding Code” D1.3.
- Observe deck fasteners to verify that the correct number and spacing is provided in accordance with the project specifications.
- Observe and test the shear studs welds for suitability and quality in accordance with the requirements of AWS “Structural Welding Code” D1.1 – Section 7.

Any deficiencies or deviations which are observed will be reported to personnel from the contractor and/or their subcontractor. We estimate 3 trips will be required to complete our observations of the welded and bolted connections on this project. Daily field reports of our observations and testing will be available to the contractor and other authorized site personnel.

Bituminous Subgrade Proof Roll Observations and Testing

During or after final grading of the pavement subgrade soils, AET personnel will observe proof rolling of the pavement subgrade soils. These observations will be performed by a Staff Engineer on an on-call basis. Our scope of services will include the following:

- Observe the reaction/stability of the pavement subgrade soils as they are proof rolled by a loaded, tandem-axle dump truck.
- Evaluate the subgrade deflections under the wheel loads, and mark areas of excessive deflection. Areas of excessive deflection will be shown to personnel from the contractor and/or their subcontractors.
- Provide recommendations for correction of the unstable subgrade soils.

We estimate 1 trip will be required to complete the proof roll observations of the pavement subgrades and 1 trip will be required for aggregate base compaction testing services.

Bituminous Observations and Testing

When placement of the bituminous base and wear layers begins, an experienced Engineering Technician II will make site visits on an on-call basis to observe the placement and rolling of the bituminous layers and to perform testing of the bituminous. The technician will perform the following services:

- Measure the temperature of the bituminous as it is placed and while it is being rolled.
- Measure the thickness of the bituminous layer while it is being rolled.
- Help to establish a rolling pattern each day by observing the number of passes the roller makes over the bituminous, and measuring the density of the bituminous during the rolling to evaluate how many passes are needed to reach the maximum density.
- Obtain samples of the bituminous for laboratory testing.

We assume the paving will be performed in 2 lifts and assume that 2 trips will be performed by our Engineering Technician for the above referenced observation and sampling services.

The samples retrieved from the site will be tested in our laboratory for MnDOT Gyratory properties, including:

- Gyratory density, Rice specific gravity, Asphalt Film Thickness (AFT), Coarse Aggregate Angularity (CAA), and Fine Aggregate Angularity (FAA).
- Asphalt extraction and aggregate gradation.

Air Barrier Material Observations

We will observe the application, coverage and thickness of high-build fluid-applied air barrier. Thickness testing will be performed at a rate of 1 test per 25 square feet of wall surface. These observations will be performed by AET personnel on an on-call basis. As an additional option, if requested, we could also perform bubble testing in accordance with ASTM E1186 using a depressurizing instrument.

We estimate 6 site visits will be required to complete the air barrier material observations. Any deficiencies or deviations which are observed will be reported to contractor and/or their subcontractor. Daily site visit reports will be submitted as they are completed.

Any discrepancies from the project specifications will be brought to the attention of the contractor and/or their subcontractor. Daily field reports of our observations and testing will be available to the contractor and other authorized site personnel.

REPORTING

Reports presenting the results of our observations and testing services will be provided periodically during the various phases of construction. At the completion of construction, we will issue a final report summarizing the results of all observations and testing services, if requested.

ESTIMATED FEES

Our services will be provided on a unit cost basis according to the unit rates provided in the attached Fee Schedule. Our monthly invoices will be determined by multiplying the number of personnel hours or tests by their respective unit rates. We have also estimated a total cost which we anticipate will be required to complete the previously described observations and testing services. This estimated total cost is based on our experience with similar projects. Our estimated total cost is $30,491.00. We refer you to the attached Fee Schedule for an itemization of how we arrived at this estimated cost. We reserve the right to review our estimate after reviewing the final project structural plans and project specifications.

We caution that this is only an estimated cost. Often, variations in the overall cost of the services occur due to reasons beyond our control, such as construction change orders, weather delays, changes in the contractor's schedule, unforeseen conditions or retesting of services. These variations will affect the actual invoice totals, either increasing or decreasing our total costs for the project from those estimated in this proposal. If more time or tests are required, additional fees may be needed to complete the project testing services. If less time or tests are needed, a cost savings will be realized. We will not, however, exceed the estimated total cost for the project without first obtaining your authorization.

TERMS AND CONDITIONS

All AET Services are provided subject to the Terms and Conditions set forth in the enclosed Construction Service Agreement—Terms and Conditions, which, upon acceptance of this proposal, are binding upon you as the Client requesting Services, and your successors, assignees, joint ventures and third-party beneficiaries. Please be advised that additional insured status is granted only upon written acceptance of the proposal.

ACCEPTANCE

AET requests written acceptance of this proposal in the Proposal Acceptance box below, but the following actions shall constitute your acceptance of this proposal together with the Terms and Conditions: 1) issuing an authorizing purchase order for any of the Services described in this proposal, 2) authorizing AET's presence on site, or 3) written or electronic notification for AET to proceed with any of the Services described in this proposal. Please indicate your acceptance of this proposal by signing below and returning a copy to us. When you accept this proposal, you represent that you are authorized to accept on behalf of the Client.

GENERAL REMARKS

AET appreciates the opportunity to provide this service for you and looks forward to working with you on this project. If you have any questions or need additional information, please contact me.

Sincerely,
American Engineering Testing, Inc.

Prepared By:

Kevin Beidelman
Senior Geologist - Supervisor
Phone: 651.789.4675
Email: kbeidelman@teamAET.com

Reviewed By:

Ryan F. Schmidt, PE
Senior Engineer
Phone: 612.965.9292
Email: rschmidt@teamAET.com

ACCEPTANCE AND AUTHORIZATION: AET Proposal No. P-0049771

SIGNATURE:_____

PRINTED NAME:_____

COMPANY:_____

ADDRESS: _____

PHONE NUMBER AND EMAIL:_____

DATE:_____

INVOICING INFORMATION (Provide Company AP Department Information, if present.)

AP CONTACT NAME:_____

BILLING/MAILING ADDRESS:_____

AP PHONE NUMBER AND INVOICE EMAIL:_____

P.O. NO./ PROJECT NO.: _____

Attachments: Fee Schedule
Construction Service Agreement – Terms and Conditions
Certificate of Insurance/W9

PROJECT TESTING SERVICES FEE SCHEDULE

Rogers Ice Arena
21080 141st Ave N
Rogers, Minnesota
AET Proposal No. P-0049771

SERVICE DESCRIPTION	PROJECT BUDGET ESTIMATED UNITS		UNIT RATE	BUDGET AMOUNT
Excavation Observations & Compaction Testing				
Excavation Observations - Engineer, Level I	10	Hour	$180.00	$1,800.00
Soil Density Testing - Technician, Level II	30	Hour	$126.00	$3,780.00
Billable Mileage	0	Mile	$1.50	$0.00
Nuclear Density Gauge Rental - Daily	15	Day	$85.00	$1,275.00
ASTM D698 Standard Proctor	2	Test	$205.00	$410.00
	Section Subtotal:			**$7,265.00**
Subgrade/Base Proof Roll Observations & Testing				
Subgrade/Base Proof Roll Observations & Testing - Engineer, Level I	4	Hour	$180.00	$720.00
Billable Mileage	0	Mile	$1.50	$0.00
ASTM C136 Sieve Analysis of Aggregate (Coarse and Fine)	1	Test	$150.00	$150.00
	Section Subtotal:			**$870.00**
Reinforcing Steel Observations & Concrete Testing				
Reinforcing Steel Observations & Concrete Testing - Technician, Level II	36	Hour	$126.00	$4,536.00
Concrete Testing - Technician, Level I	18	Hour	$110.00	$1,980.00
Concrete Cylinder Pickup - Technician, Level I	9	Hour	$110.00	$990.00
Billable Mileage	0	Mile	$1.50	$0.00
ASTM C39 Concrete Compressive Strength 4x8 Cylinder	90	Test	$45.00	$4,050.00
	Section Subtotal:			**$11,556.00**
Non-Destructive Testing (NDT) Observations				
Structural Steel Observations - NDT Technician, CWI Certified, Level II/ICC	12	Hour	$158.00	$1,896.00
Billable Mileage	240	Mile	$1.50	$360.00
	Section Subtotal:			**$2,256.00**
Air Barrier Observations				
Air Barrier Observations - Technician, Level IV	15	Hour	$179.00	$2,685.00
Personal or company vehicle mileage.	360	Mile	$1.50	$540.00
	Section Subtotal:			**$3,225.00**
Bituminous Observations & Testing				
Bituminous Density Testing - Technician, Level II	4	Hour	$126.00	$504.00
Billable Mileage	0	Mile	$1.50	$0.00
Nuclear Density Gauge Rental - Daily	0	Day	$85.00	$0.00
Gyratory Mix Properties (Suite of Tests)	2	Test	$690.00	$1,380.00
	Section Subtotal:			**$1,884.00**
Project Management & Coordination				
Project Management - Engineer, Level II/Project Manager	15	Hour	$210.00	$3,150.00
Project Administrator	3	Hour	$95.00	$285.00
	Section Subtotal:			**$3,435.00**
	ESTIMATED SALES BUDGET			**$30,491.00**

STAFF REPORT **Meeting Date**: February 24, 2026

ROGERS CITY COUNCIL **Agenda Item**: 7.4

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

Prepared By: Brett Angell, Community Development Director

Overview / Background / Analysis

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

Site Details and History

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

Rezoning Request

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

Comprehensive Plan Amendment Request

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Planning Commission Review
A public hearing was held, and the Planning Commission reviewed this request at the February 2nd meeting. One adjacent property owner spoke at the public hearing with clarifying questions related to the zoning and guidance of the surrounding properties. The Commission unanimously recommended approval of the proposed plat, comprehensive plan amendment, and site plan.

Development Agreement
A development agreement is a condition of the approvals, as stated in the resolution, and will follow at a City Council meeting in the near future.

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

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

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

Staff recommends approval of Resolution 2026-15 authorizing the summary publication of Ordinance 2026-03.

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

Budgeted? N/A

Supporting Documentation
A. Resolution 2026-13 Oppidan Pre Plat, Final Plat, Site Plan

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

RESOLUTION NO. 2026-13

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

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

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

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

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

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

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

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

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

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

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

WHEREAS, verbal comment was received and considered by the Commission; and,

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

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

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

Moved by Councilmember , seconded by Councilmember

The following voted in favor of said resolution:

The following voted against the same:

The following abstained:

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

Shannon Klick, Mayor

ATTEST:

Stacie Brown, City Clerk

EXHIBIT A
LEGAL DESCRIPTION

Existing Legal Description

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

Parcel 1:

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

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

Parcel 2:

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

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

Parcel 3:

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

(All Abstract property)

Proposed Legal Descriptions:

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

AND

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

EXHIBIT B
PRELIMINMARY PLAT

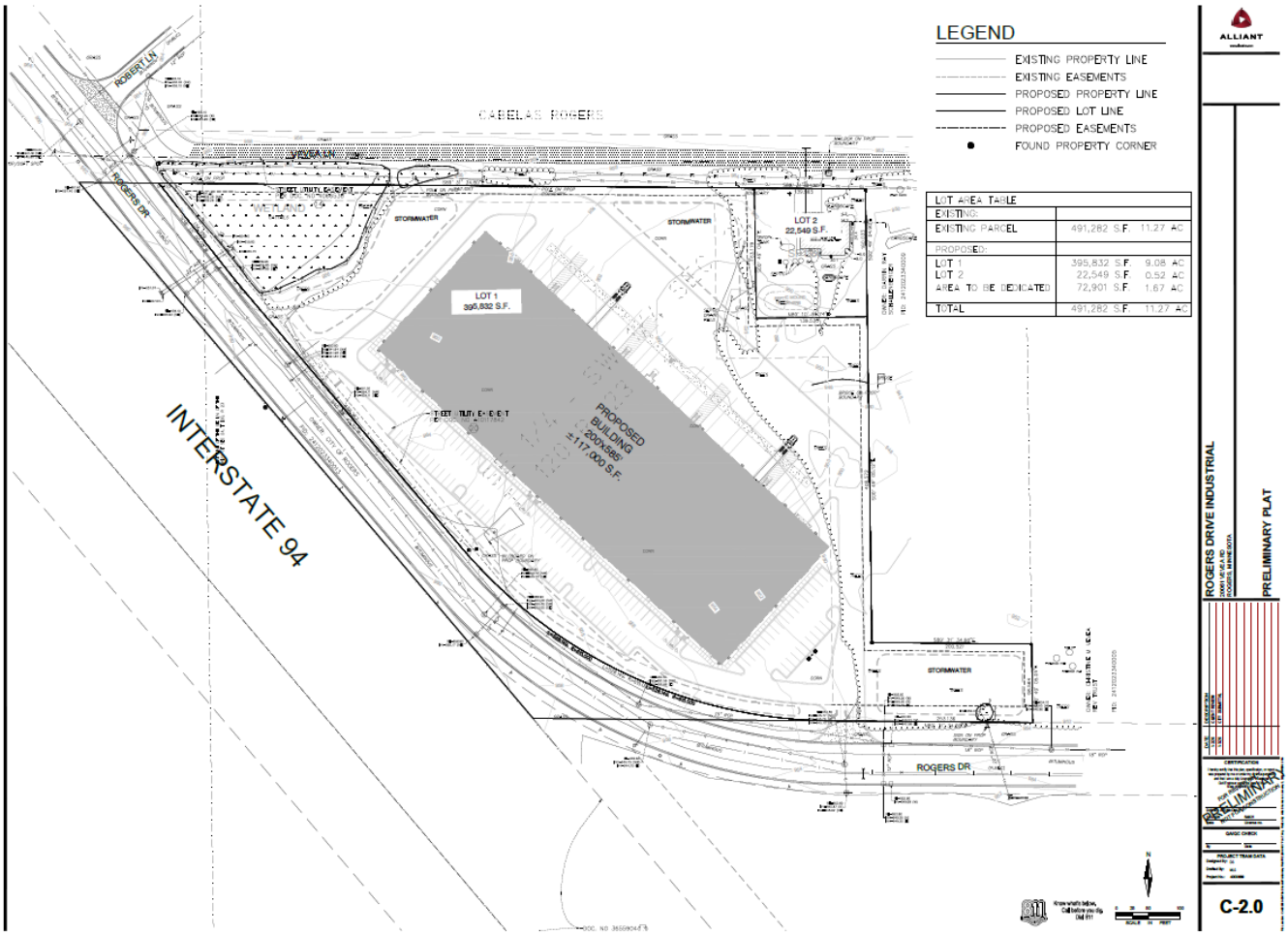


EXHIBIT C
FINAL PLAT

C.R. DOC. NO. _____

VEVEA LANE

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

The North 700 feet of the West 1322.5 feet of the Southeast Quarter of the Southwest Quarter (SE¼ SW¼) of Section 24, Township 120, Range 23 lying northeasterly of Interstate Highway Number 94, except the East 200.00 feet of the West 1,322.5 feet of the South 497.00 feet of the North 650.00 feet of said Southeast Quarter of the Southwest Quarter of said Section 24, Township 120, Range 23, Hennepin County, Minnesota. That part of the Southeast Quarter of the Southeast Quarter (SE¼ SE¼) of Section 24, Township 120, Range 23, lying northeasterly of Interstate Highway Number 94, except the north 2220 feet thereof.

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

In witness whereof said Vevea Family Limited Partnership, a Minnesota Limited Partnership, has caused these presents to be signed by its proper officer this ____ day of _____, 20__.

Signed: Vevea Family Limited Partnership

By: _____, Manager

STATE OF MINNESOTA
COUNTY OF _____

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

_____
Signature of Notary

_____
Printed Name

Notary Public, _____ County, _____
My Commission Expires _____

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

Dated this ____ day of _____, 20__.

_____
David Sivlee, Licensed Land Surveyor
Minnesota License No. 47669

STATE OF MINNESOTA
COUNTY OF _____

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

_____
Signature of Notary

_____
Printed Name

Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY COUNCIL, CITY OF ROGERS, MINNESOTA

This plat of VEVEA LANE was approved and accepted by the City Council of the City of Rogers at a regular meeting thereof held this ____ day of _____, 20__, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Rogers, Minnesota

By: _____, Mayor By: _____, Clerk

COUNTY AUDITOR, Hennepin County, Minnesota

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

David Rogers, County Auditor

By: _____, Deputy

SURVEY DIVISION
Hennepin County, Minnesota

Pursuant to MN. STAT. Sec. 383B.565 (1969), this plat has been approved this ____ day of _____, 20__.

Chris P. Mavis, County Surveyor

By: _____

COUNTY RECORDER
Hennepin County, Minnesota

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

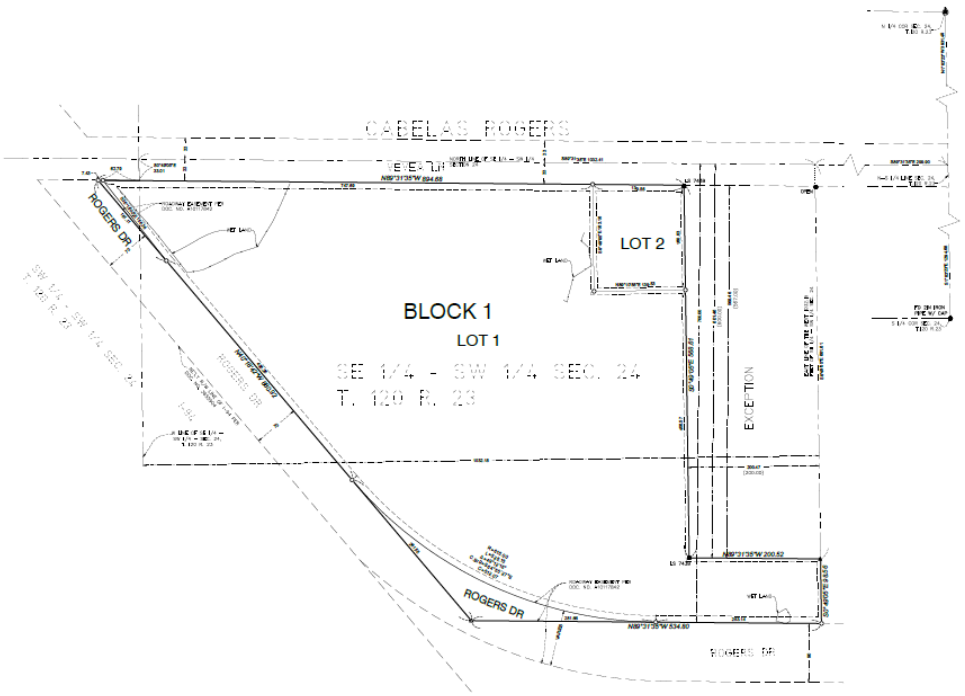
Amelia Bougie, County Recorder

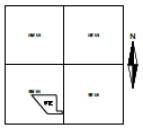
By: _____, Deputy

ALLIANT

C.R. DOC. NO. _____

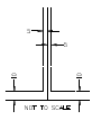
VEVEA LANE





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

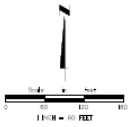
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Unless otherwise noted, all side and rear lot lines are 5.0 feet in width and adjoining street lines as shown on this plat, unless otherwise shown.

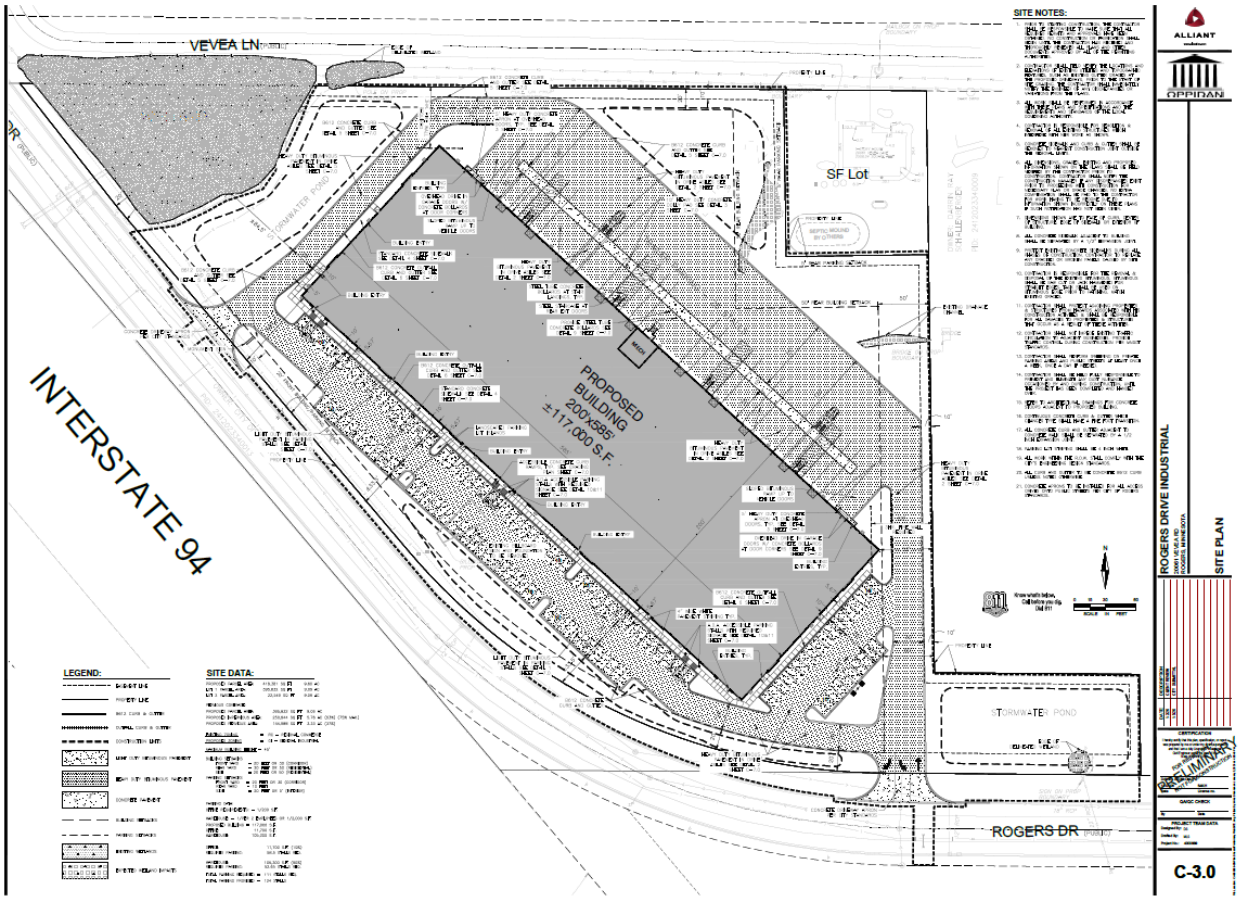
THE NORTH LINE OF THE SE¼ – SW ¼ OF SEC. 24, T. 120 N. R. 23 IS ASSUMED TO HAVE A BEARING OF S89°31'38"E

- Denotes monument found (unless otherwise shown)
- Denotes 1/2 inch x 18 inch iron monument set marked by license no. 47669 unless otherwise shown
- Denotes Found Cast Iron Monument
- ( ) Denotes Deed Dimension
- △ Denotes Set Mag Nail
- ▲ Denotes Found Mag Nail
- Denotes Wet land



ALLIANT

EXHIBIT C
SITE PLAN



CITY OF ROGERS
RESOLUTION NO. 2026-14

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

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

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

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

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

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

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

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

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

Moved by Councilmember , seconded by Councilmember

The following voted in favor of said resolution:

The following voted against the same:

The following abstained:

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

_____
Shannon Klick, Mayor

ATTEST:

_____
Stacie Brown, Clerk

EXHIBIT A
Subject Property

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

PID: 24-120-23-34-0012

(Abstract Property)

EXHIBIT B

2040 COMPREHENSIVE PLAN AMENDMENT
MIXED RESIDENTIAL TO LOW DENSITY RESIDENTIAL

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

SK-3

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

SK-4

ORDINANCE NO. 2026 - 03

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

The City Council hereby ordains as follows:

Section 1. Zoning Map Amendment

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

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

Section 4. Effective

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

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

_____
Shannon Klick, Mayor

ATTEST:

_____
Stacie Brown, City Clerk

EXHIBIT A

ROGERS DRIVE REZONING
LEGAL DESCRIPTIONS

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

Note: Property is Abstract.

RESOLUTION 2026-15

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

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

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

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

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

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

Summary of Ordinance 2026-03

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

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

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

Moved by Councilmember , seconded by Councilmember ;

The following voted in favor of said resolution:

The following voted against the same:

The following abstained:

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

ATTEST:

_____
Shannon Klick, Mayor

_____
Stacie Brown, City Clerk

ALLIANT

Memorandum

TO: Brett Angell, Rogers Community Development Director

FROM: Mark Kronbeck, PLA, ASLA

DATE: January 5, 2026

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

---

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

Proposed Development Overview

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

Comprehensive Guide Plan Designation

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

Zoning Classification

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

Proposed Site Plan Review

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

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

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

Utilities:

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

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

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

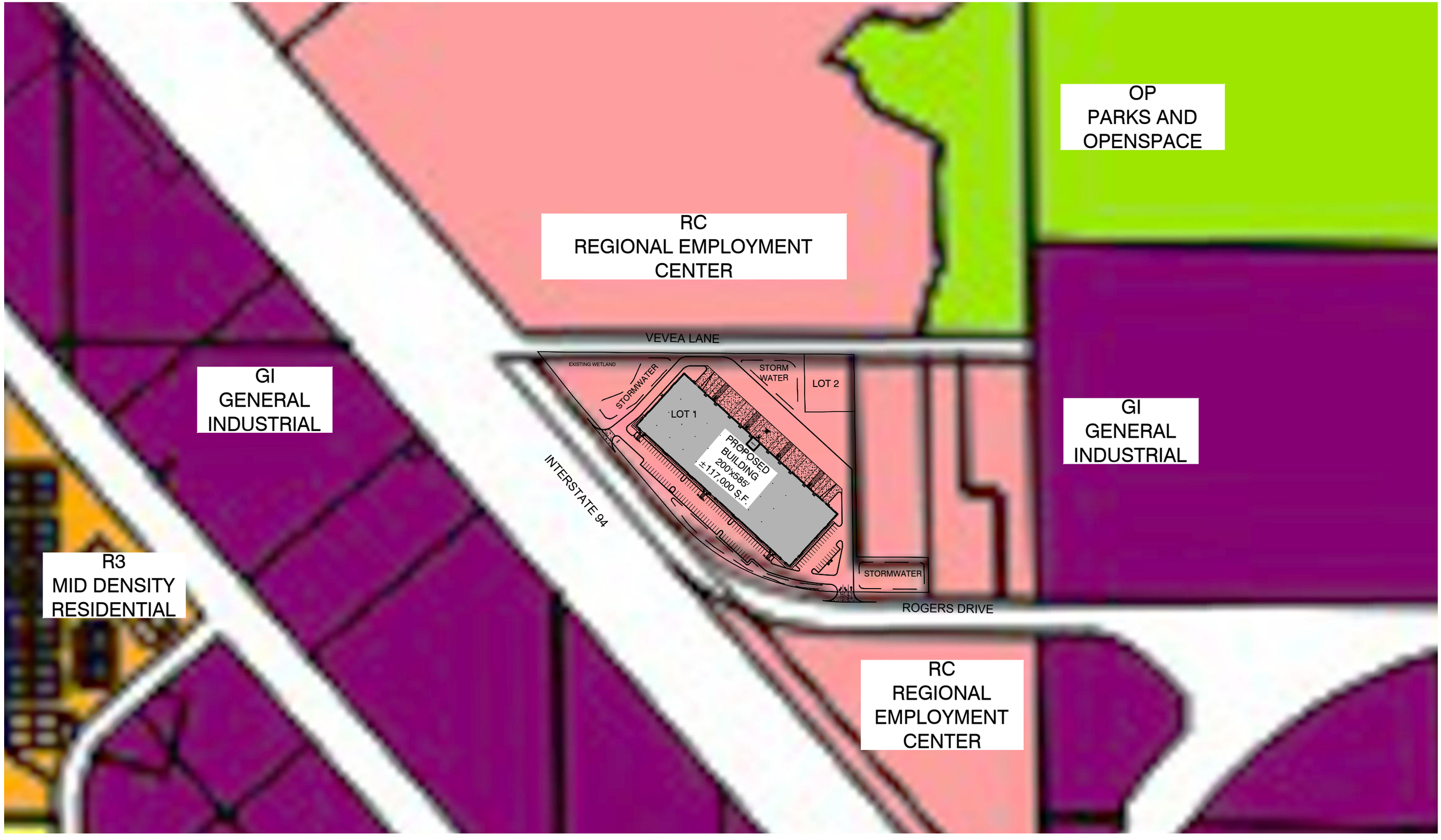
Dry Utilities:
Electric, gas, telephone and fiber communication are shown to be located in the area on the existing conditions survey. Further coordination with the private utility companies will be necessary to provide necessary service to the building.

Architecture:

Building Architecture:

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

LOCATION MAP – OPPIDAN DEVELOPMENT



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ROGERS DRIVE INDUSTRIAL - EXISTING ZONING EXHIBIT

ROGERS, MN

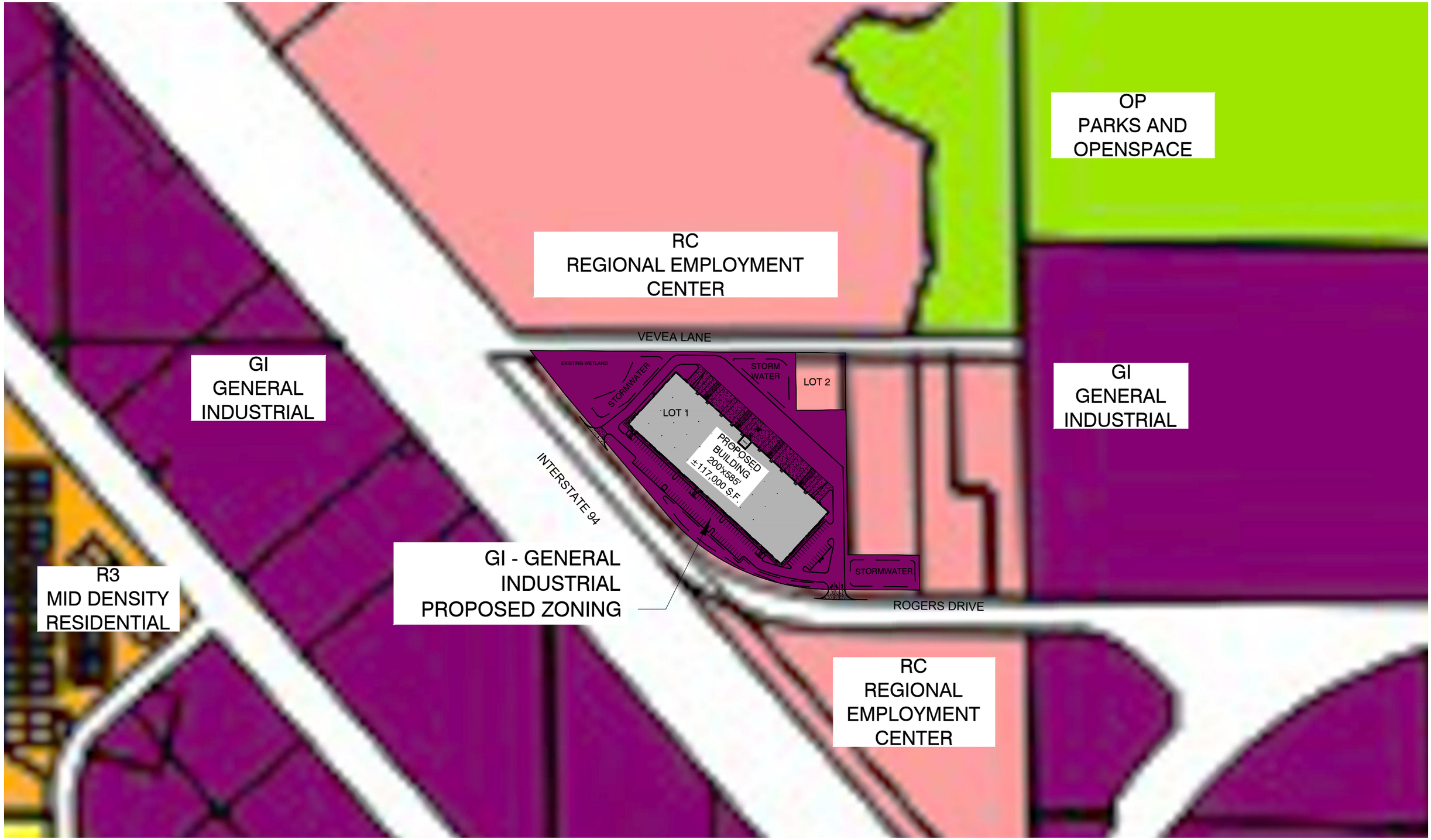
1-5-26

0 62.5' 125' 250'
SCALE IN FEET

N

ALLIANT ENGINEERING

SK-1



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ROGERS DRIVE INDUSTRIAL - PROPOSED ZONING EXHIBIT

ROGERS, MN

1-5-26

0 62.5' 125' 250'
SCALE IN FEET

N

ALLIANT ENGINEERING

SK-2

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ROGERS DRIVE INDUSTRIAL - EXISTING LAND USE EXHIBIT

ROGERS, MN

1-5-26

0 62.5' 125' 250'
SCALE IN FEET

N

ALLIANT ENGINEERING

SK-3

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ROGERS DRIVE INDUSTRIAL - PROPOSED LAND USE EXHIBIT

ROGERS, MN

1-5-26

0 62.5' 125' 250'
SCALE IN FEET

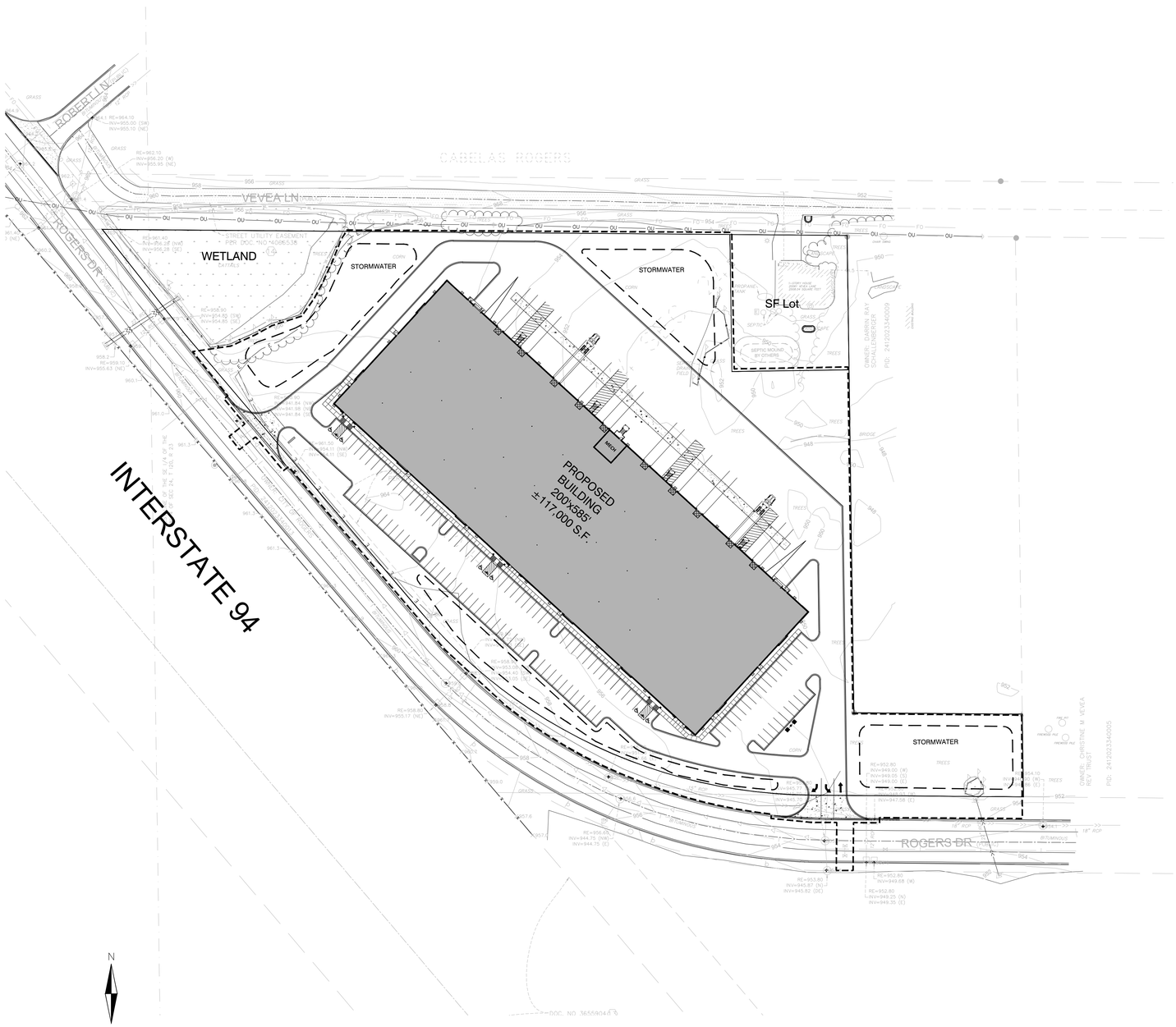
N

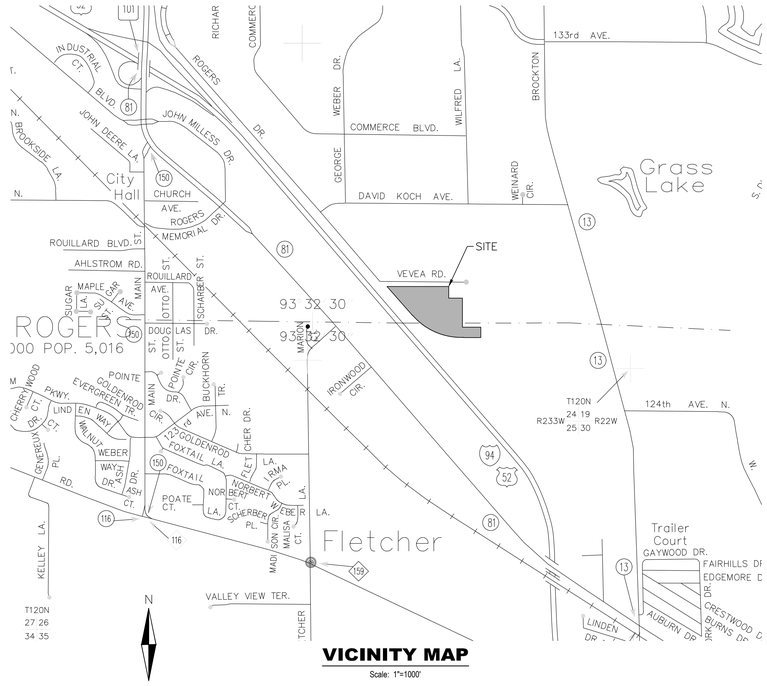
ALLIANT ENGINEERING

SK-4

ROGERS DRIVE INDUSTRIAL

ROGERS, MINNESOTA





VICINITY MAP

Scale: 1"=1000'

CONTACT LIST

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

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

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

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

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

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

ALLIANT
www.alliant-inc.com

OPPIDAN

ROGERS DRIVE INDUSTRIAL
20061 VEVEA RD
ROGERS, MINNESOTA

COVER SHEET

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

CERTIFICATION

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

PRELIMINARY NOT FOR CONSTRUCTION

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

QA/QC CHECK

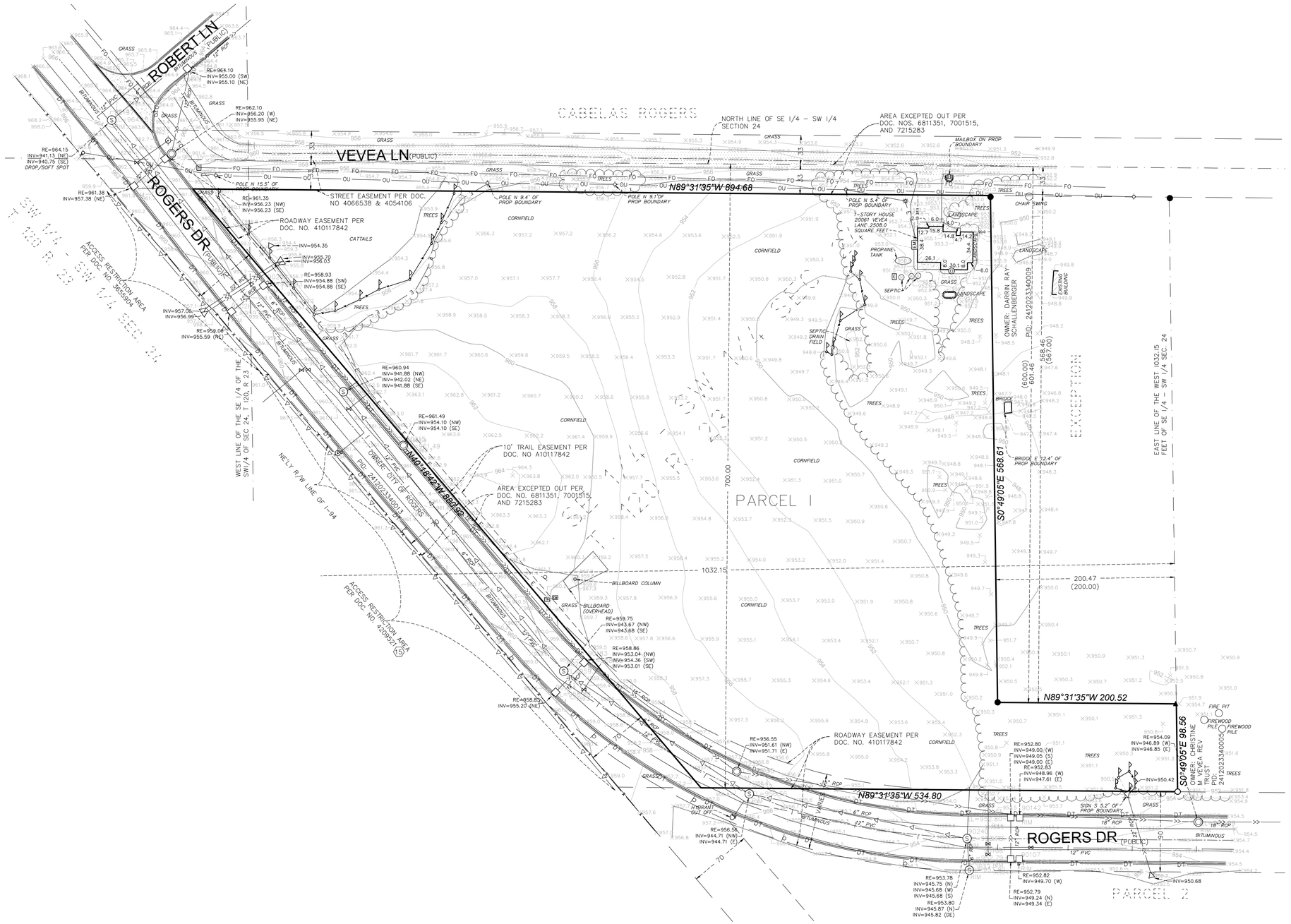
By Date

PROJECT TEAM DATA

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

C-0.0

File Location: X:\4000889-001\Civil Sheets\Preliminary Plat\C0.0CS.dwg Plotted By: Mike Skjolsvik on January 5, 2026 at 4:05:01 PM



PROPERTY DESCRIPTION

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

Parcel 1:

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

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

Parcel 2:

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

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

Parcel 3:

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

(All Abstract property)

NOTES

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

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

LEGEND

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

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

DANIEL EKREM, RLS
Print Name

Signature

Date

57366
License Number

DANIEL PAUL EKREM LICENSED LAND SURVEYOR 57366 STATE OF MINNESOTA

FOR REVIEW

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

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PRELIMINARY
NOT FOR CONSTRUCTION

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www.alliant-inc.com

CLIENT
VEVEA FAMILY LIMITED PARTNERSHIPOPPIDAN

PROPERTY ADDRESS
20061 VEVEA LN
ROGERS, MN

DOCUMENT
EXISTING CONDITIONS

DATE	DESCRIPTION

JOB NO.	DRAWN BY:
4000889	NDDE
SCALE	CHECKED BY:
1"=60'	DE
FIELD DATE:	FIELD CREW:
11-24-25	MS, MN

C-1.0
Sheet 1 of 1

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

LEGEND

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

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

ROBERT LN (PUBLIC)
VEVEA LN (PUBLIC)
ROGERS DR (PUBLIC)
ROGERS DR
INTERSTATE 94
CABELAS ROGERS
LOT 1
395,832 S.F.
LOT 2
22,549 S.F.
PROPOSED BUILDING
200'x585'
±117,000 S.F.
WETLAND
CATTAILS
STORMWATER
STREET UTILITY EASEMENT PER DOC. NO A06653
STREET UTILITY EASEMENT PER DOC. NO A10117842
S89° 31' 34.80"E 747.687
S89° 31' 34.80"E 139.565
S89° 31' 34.80"E 200.521
N89° 10' 54.74"E 139.530
N89° 31' 34.80"W 253.136
S00° 49' 04.90"E 160.033
S00° 49' 04.66"E 163.179
S00° 49' 05.12"E 408.572
S00° 49' 05.05"E 98.564
L=528.149, R=615.000
OWNER: DARRIN RAY SCHALLENBERGER PID: 241202334000 9
OWNER: CITY OF ROGERS PID: 241202334001 3
OWNER: CHRISTINE M VEVEA REV TRUST PID: 241202334000 5
DOC. NO 3655904

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SCALE IN FEET 0 25 50 100

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ROGERS DRIVE INDUSTRIAL
20061 VEVEA RD
ROGERS, MINNESOTA

PRELIMINARY PLAT

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

CERTIFICATION

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

PRELIMINARY
FOR REVIEW
NOT FOR CONSTRUCTION

Date
54821
License no.

QA/QC CHECK

By Date

PROJECT TEAM DATA

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

C-2.0

File Location: Y:\4000889\Office Shared\Preliminary Plat\PRELIMINARY PLAT.dwg Plotted By: Mike Shannon on January 5, 2026 - 10:17:54

C.R. DOC. NO. _____

VEVEA LANE

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

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

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

In witness whereof said Vevea Family Limited Partnership, a Minnesota Limited Partnership, has caused these presents to be signed by its proper officer this _____ day of _____, 20___.

Signed: Vevea Family Limited Partnership

By: _____ , Manager
_____

STATE OF MINNESOTA
COUNTY OF _____

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

_____
Signature of Notary

_____
Printed Name

Notary Public, _____ County, _____

My Commission Expires _____

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

Dated this _____ day of _____, 20___.

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

STATE OF MINNESOTA

COUNTY OF _____

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

_____
Signature of Notary

_____
Printed Name

Notary Public, _____ County, Minnesota

My Commission Expires _____

CITY COUNCIL, CITY OF ROGERS, MINNESOTA

This plat of VEVEA LANE was approved and accepted by the City Council of the City of Rogers at a regular meeting thereof held this _____ day of _____, 20___, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Rogers, Minnesota

by _____, Mayor by _____, Clerk

COUNTY AUDITOR, Hennepin County, Minnesota

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

Daniel Rogan, County Auditor

by _____, Deputy

SURVEY DIVISION
Hennepin County, Minnesota

Pursuant to MN. STAT. Sec. 383B.565 (1969), this plat has been approved this _____ day of _____, 20___.

Chris F. Mavis, County Surveyor

by _____

COUNTY RECORDER
Hennepin County, Minnesota

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

Amber Bougie, County Recorder

by _____, Deputy

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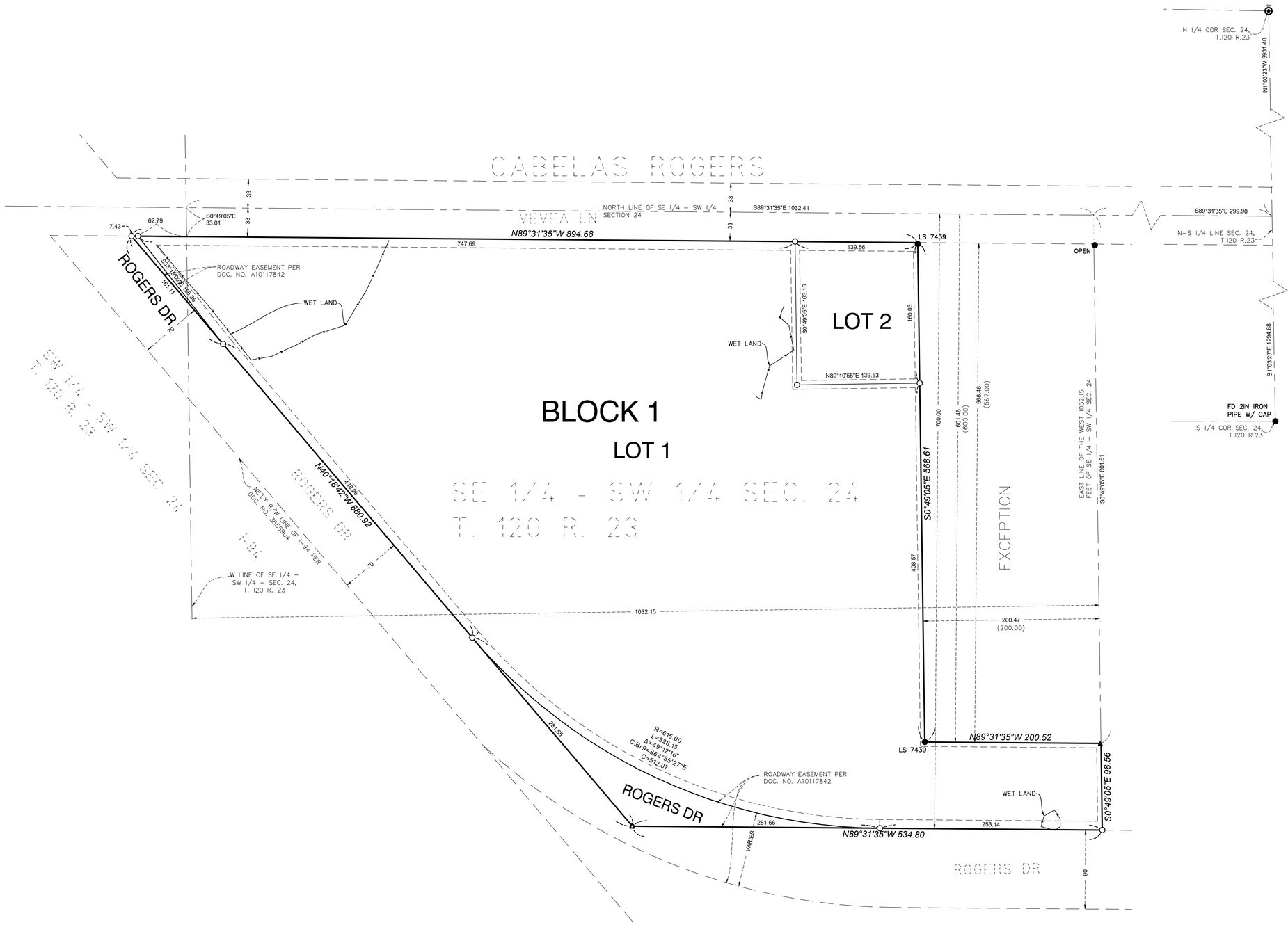
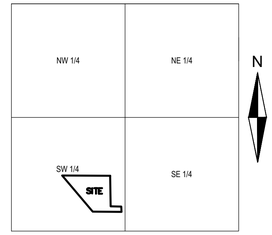
C.R. DOC. NO. _____

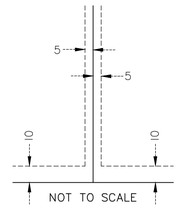
VEVEA LANE





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

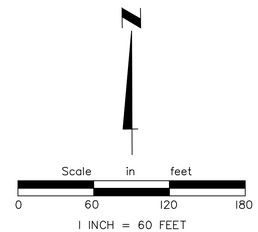
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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

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

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



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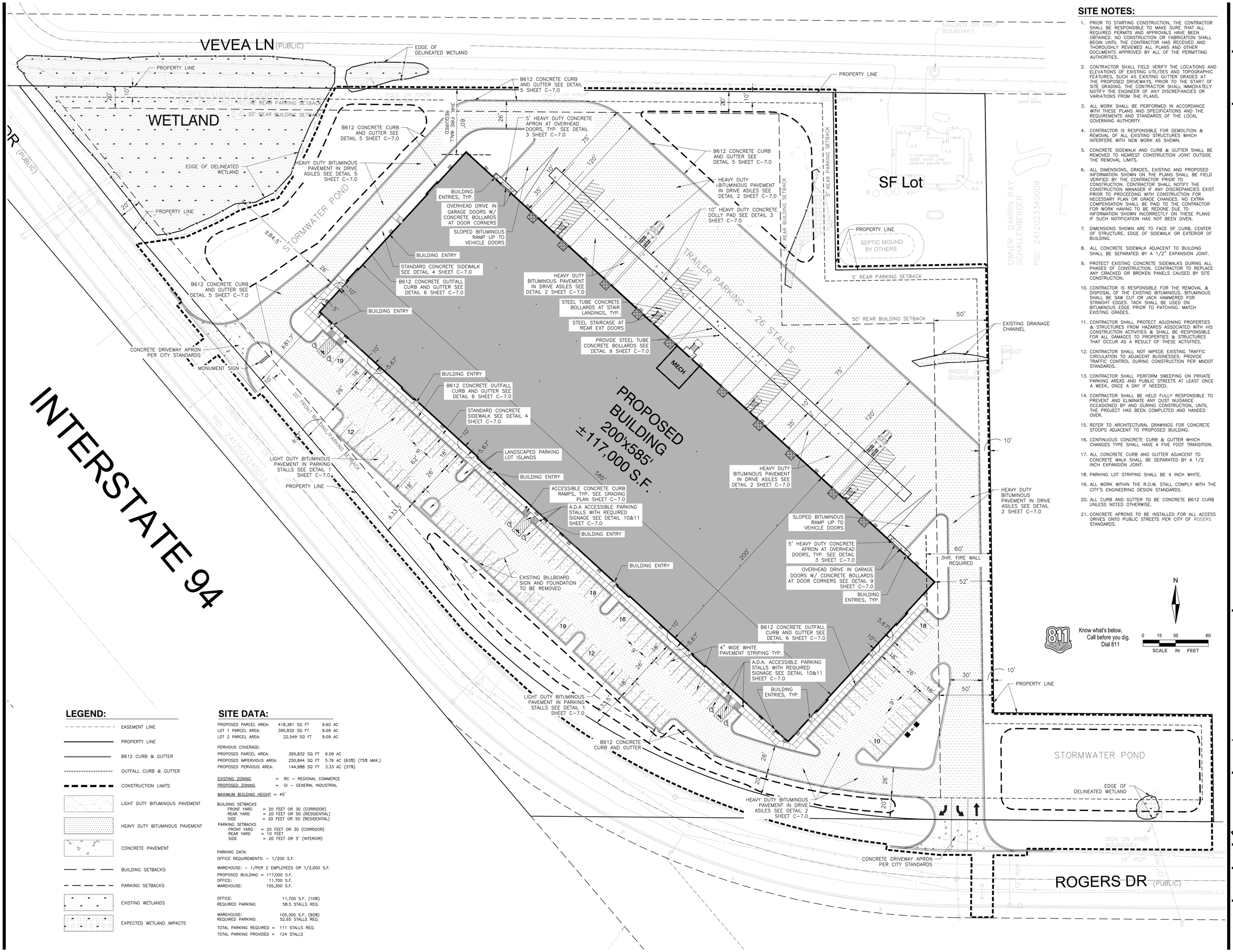

SITE NOTES:

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

LEGEND:

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

SITE DATA:

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

PERVIOUS COVERAGE:

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

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

MAXIMUM BUILDING HEIGHT = 45'

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

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

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

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

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ROGERS DRIVE INDUSTRIAL
20061 VEVEA RD
ROGERS, MINNESOTA

SITE PLAN

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

CERTIFICATION

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

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

Date 1-5-26
54821
License no.

QA/QC CHECK

By Date

PROJECT TEAM DATA

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

C-3.0

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

VEVEA LN (PUBLIC)

WETLAND

10' REAR PARKING SETBACK

20' REAR BUILDING SETBACK

3HR. FIRE WALL REQUIRED

STORMWATER POND

40 PROOF OF PARKING STALLS

PROPOSED BUILDING 200'x585' ±117,000 S.F.

MECH

TRAILER PARKING – 14 STALLS

REAR BUILDING SETBACK

5' REAR PARKING SETBACK

SF Lot

1-STORY HOUSE 20061 VEVEA LANE 2508.04 SQUARE FEET

SEPTIC MOUND BY OTHERS

50' REAR BUILDING SETBACK

OWNER: DARRIN RAY SCHALLENBERGER
PID: 241202334009

MAILBOX ON PROP BOUNDARY

CHAIR SWING

BRIDGE

BRIDGE ON PROP BOUNDARY

INTERSTATE 94

OR (PUBLIC)

20' FRONT BUILDING/PARKING SETBACK

OWNER: CITY OF ROGERS
PID: 241202334001

3HR. FIRE WALL REQUIRED

STORMWATER POND

SIGN ON PROP BOUNDARY

18" RCP

ROGERS DR (PUBLIC)

SITE DATA:

EXISTING PARCEL AREA: 395,832 SQ FT 9.09 AC

EXISTING ZONING = RC – REGIONAL COMMERCE

PROPOSED ZONING = GI – GENERAL INDUSTRIAL

MAXIMUM BUILDING HEIGHT = 45'

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

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

PARKING DATA:

OFFICE REQUIREMENTS: – 1/200 S.F.

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

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

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

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

TOTAL PARKING REQUIRED = 164 STALLS REQ.

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

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

N

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0 15 30 60
SCALE IN FEET

LEGEND:

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

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OPPIDAN

ROGERS DRIVE INDUSTRIAL

20061 VEVEA RD.
ROGERS, MINNESOTA

PROOF OF PARKING PLAN

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

CERTIFICATION

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

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

Date 1-2-26 License no. 54821

QA/QC CHECK

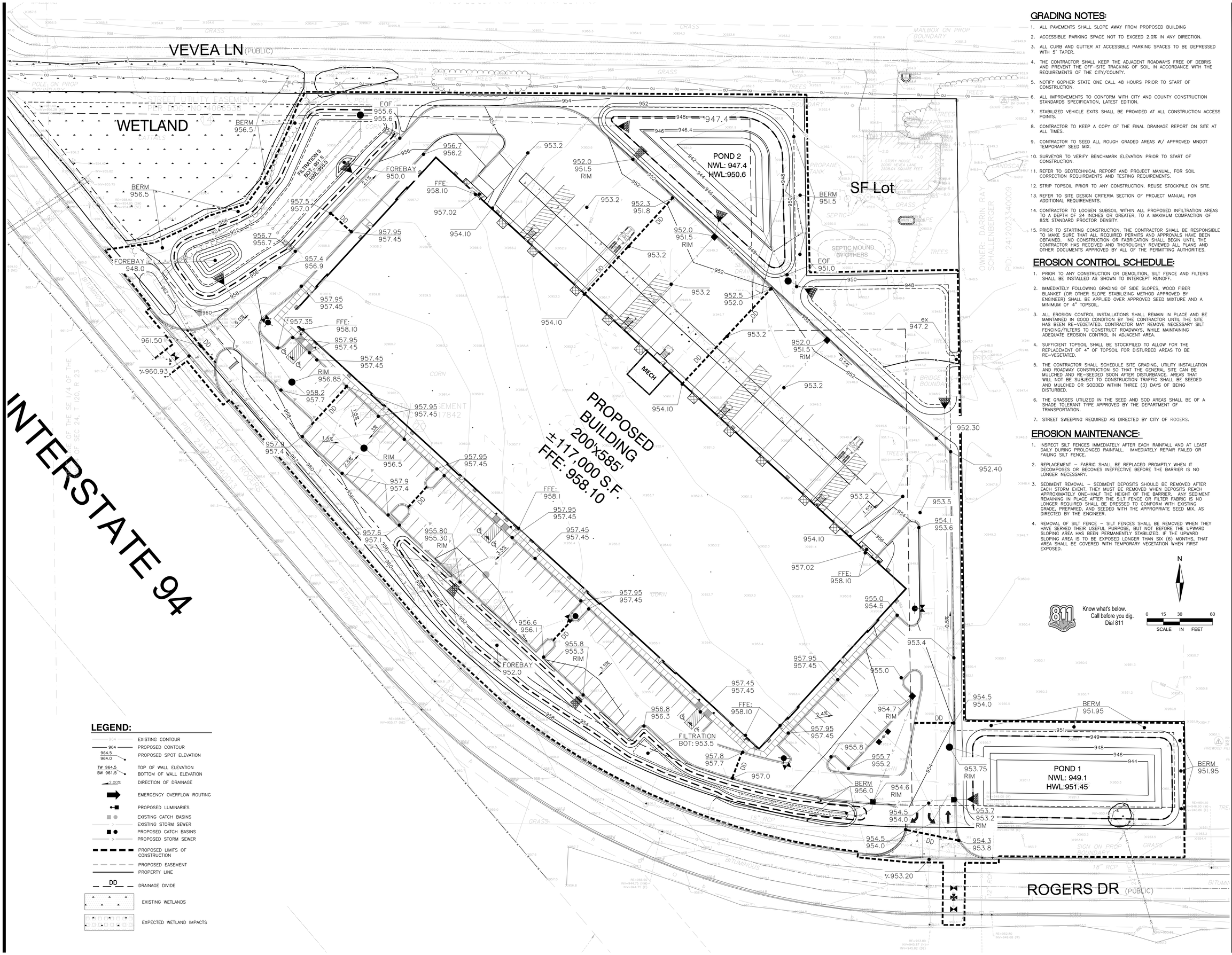
By Date

PROJECT TEAM DATA

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

C-3.1

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



GRADING NOTES:

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

EROSION CONTROL SCHEDULE:

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

EROSION MAINTENANCE:

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

LEGEND:

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

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GRADING PLAN

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

CERTIFICATION

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

PRELIMINARY
FOR REVIEW
NOT FOR CONSTRUCTION

Date
54821
License no.

QA/QC CHECK

By Date

PROJECT TEAM DATA

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

C-4.0

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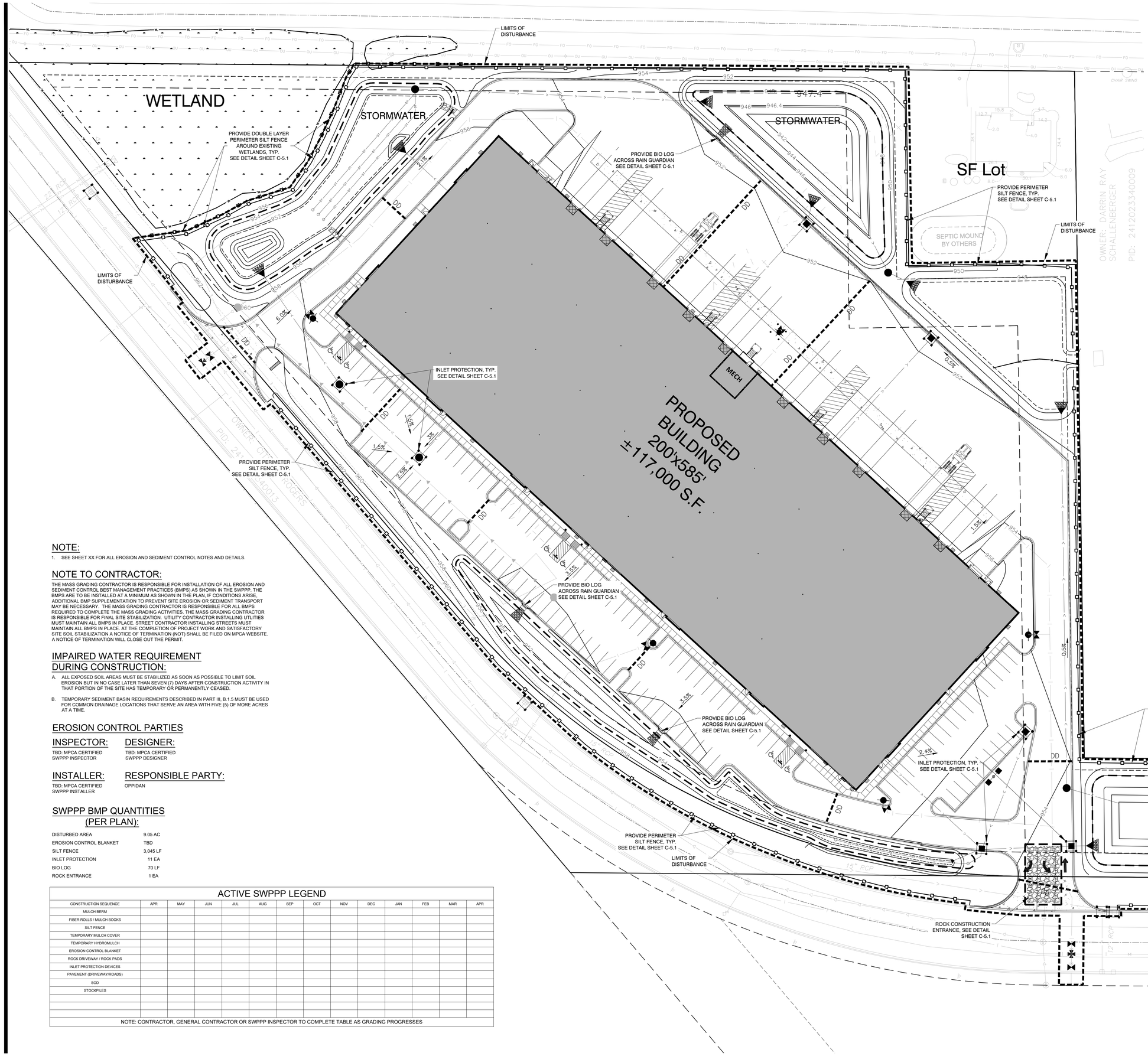

NOTE:

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

NOTE TO CONTRACTOR:

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

IMPAIRED WATER REQUIREMENT DURING CONSTRUCTION:

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

B. TEMPORARY SEDIMENT BASIN REQUIREMENTS DESCRIBED IN PART III, B.1.5 MUST BE USED FOR COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH FIVE (5) OF MORE ACRES AT A TIME.

EROSION CONTROL PARTIES

INSPECTOR:
TBD: MPCA CERTIFIED SWPPP INSPECTOR

DESIGNER:
TBD: MPCA CERTIFIED SWPPP DESIGNER

INSTALLER:
TBD: MPCA CERTIFIED SWPPP INSTALLER

RESPONSIBLE PARTY:
OPPIDAN

SWPPP BMP QUANTITIES (PER PLAN):

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

ACTIVE SWPPP LEGEND

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

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

LEGEND:

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

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ROGERS, MINNESOTA

EROSION CONTROL PLAN

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

CERTIFICATION

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

Signature

Printed/Typed Name

54821
Date License no.

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QA/QC CHECK

By Date

PROJECT TEAM DATA

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

C-5.0

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EROSION CONTROL GENERAL NOTES:

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

SEDIMENT CONTROL PRACTICES:

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

POLLUTION PREVENTION MANAGEMENT MEASURES:

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

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

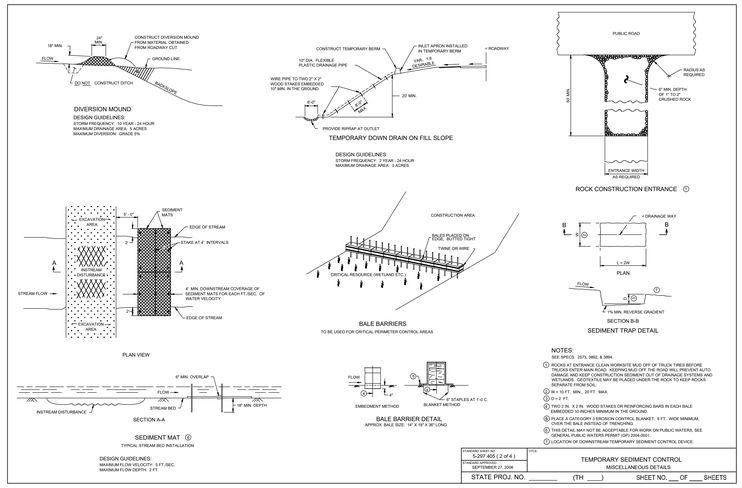
EROSION AND SEDIMENT CONTROL MAINTENANCE PROGRAM:

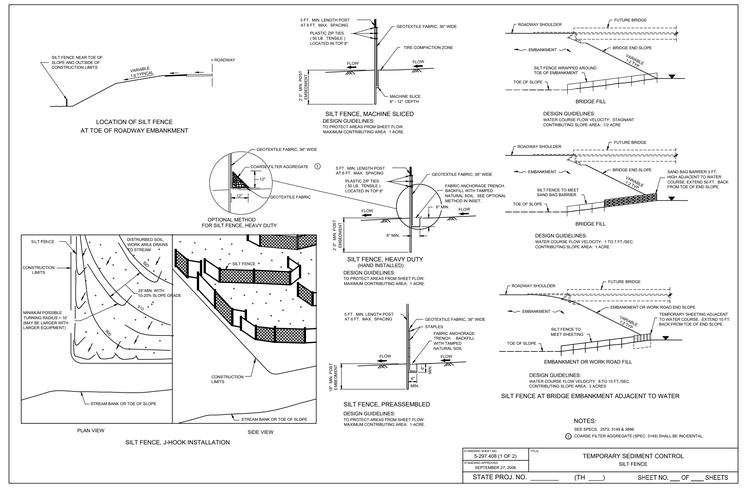
1. INSPECT SEDIMENT BARRIERS IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. IMMEDIATELY REPAIR FAILED OR FAILING SEDIMENT CONTROL LOGS.
2. REPLACEMENT - SHALL BE REPLACED PROMPTLY WHEN IT DECOMPOSES OR BECOMES INEFFECTIVE BEFORE THE BARRIER IS NO LONGER NECESSARY.
3. SEDIMENT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

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

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

EROSION CONTROL DETAILS:





EROSION CONTROL SCHEDULE:

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

DEWATERING:

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

WINTER STABLIZATION:

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

FINAL STABILIZATION:

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

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

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

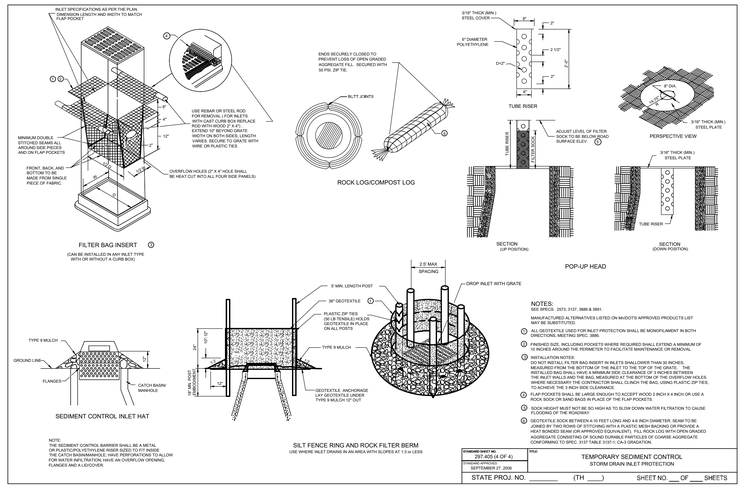
CONSTRUCTION SEQUENCING:

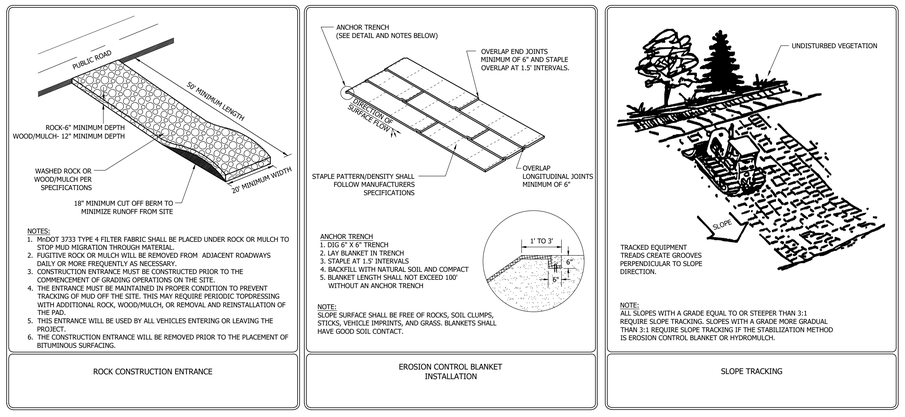
GRADING PHASE:

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

STREET & UTILITY PHASE:

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





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20061 VEVEA RD
ROGERS, MINNESOTA

STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

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

CERTIFICATION

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PROJECT TEAM DATA

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

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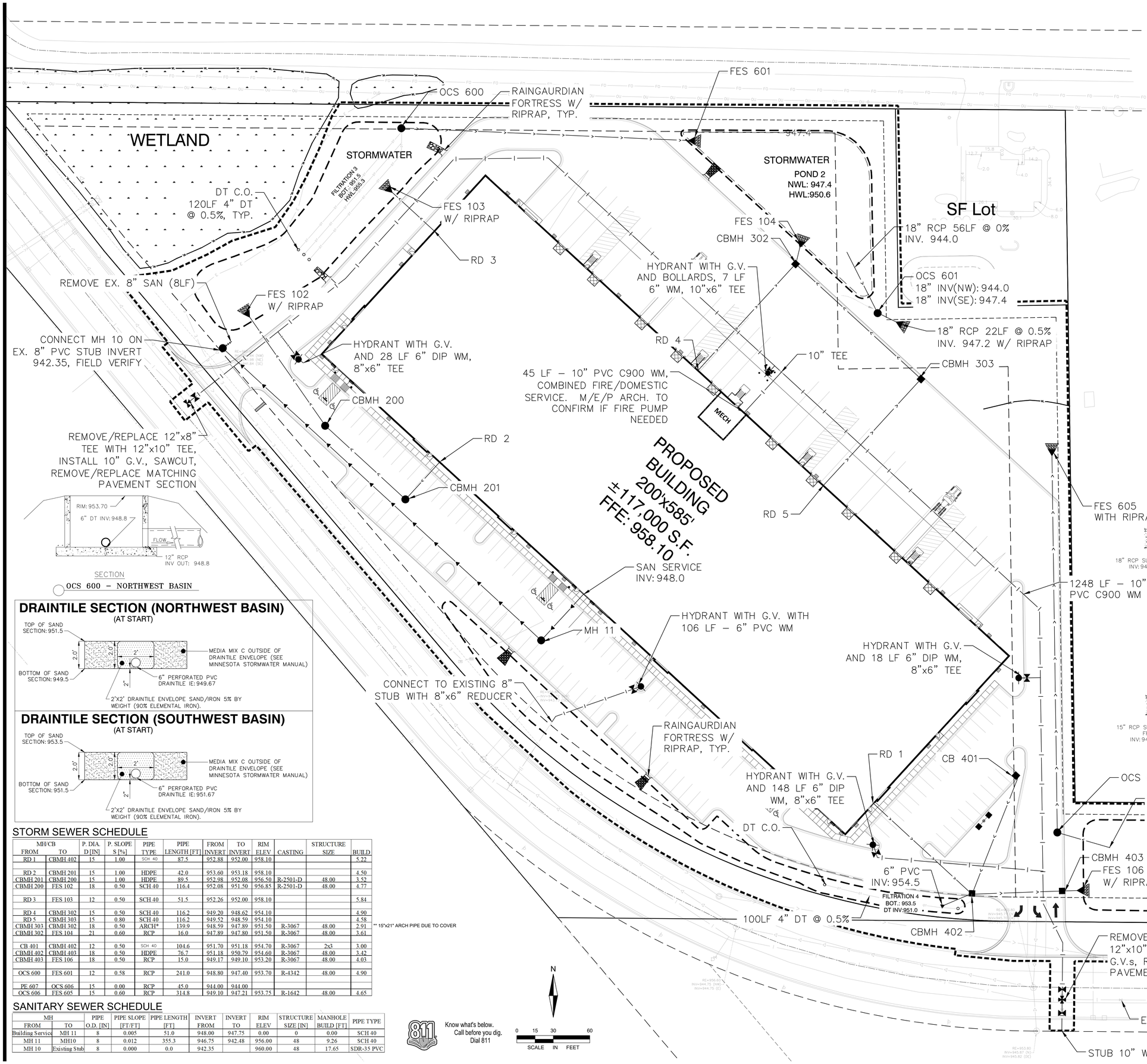

DRAINTILE SECTION (NORTHWEST BASIN)
(AT START)

DRAINTILE SECTION (SOUTHWEST BASIN)
(AT START)

STORM SEWER SCHEDULE

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

** 15"x21" ARCH PIPE DUE TO COVER

SANITARY SEWER SCHEDULE

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

LEGEND:

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

UTILITY NOTES:

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

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UTILITY PLAN

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

CERTIFICATION

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

PRELIMINARY
FOR REVIEW PURPOSES ONLY
NOT FOR CONSTRUCTION

DANIEL SJOBLOM, PE

1/1/2026 — Date
54821 — License no.

QA/QC CHECK

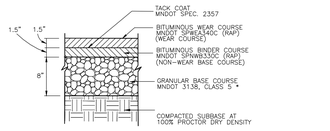
By: Date:

PROJECT TEAM DATA

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

C-6.0

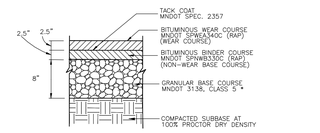
File Location: K:\4000889\03\Plan Sheets\Preliminary Plat\4MVM.dwg Plotted By: Mike Shannon on January 5, 2026 at 1:00:20 PM



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

GEOTECHNICAL REPORT SUPERCEDES ALL SUBGRADE RECOMMENDATIONS.

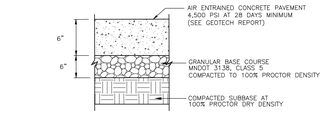
1 LIGHT DUTY BITUMINOUS PAVEMENT
NO SCALE



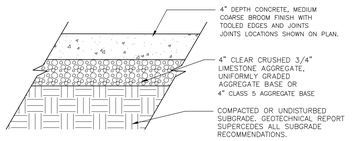
* RECYCLED CRUSHED CONCRETE DEBRIS AND BITUMINOUS PAVEMENT MAY BE USED AS BASE MATERIAL IF GRADATION SPECIFICATIONS FOR MNDOT CLASS 6 OR 7 ARE MET

GEOTECHNICAL REPORT SUPERCEDES ALL SUBGRADE RECOMMENDATIONS.

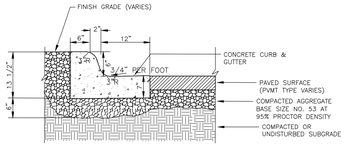
2 HEAVY DUTY BITUMINOUS PAVEMENT
NO SCALE



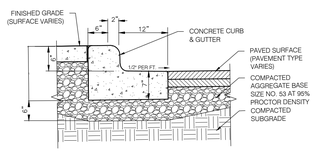
3 HEAVY DUTY CONCRETE PAVEMENT
NO SCALE



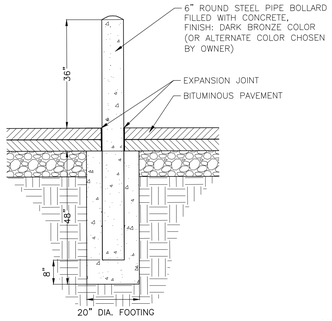
4 CONCRETE SIDEWALK
NO SCALE



5 B612 CURB AND GUTTER
NO SCALE

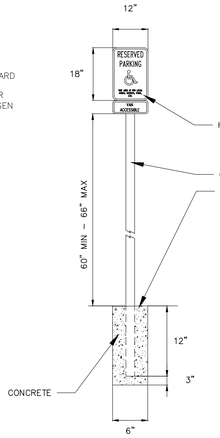


6 B612 CONCRETE OUTFALL CURB AND GUTTER
NO SCALE



9 STEEL TUBE CONCRETE BOLLARD
NO SCALE

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

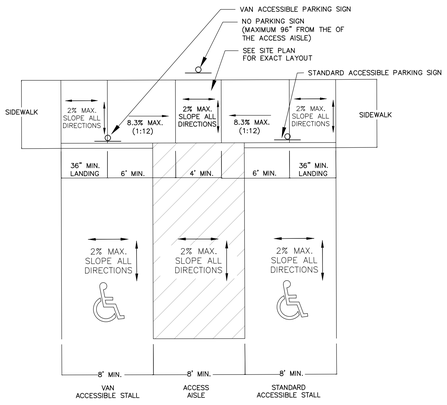


NOTE: VAN ACCESSIBLE SIGN NOT REQUIRED ON STANDARD STALLS

NOTE: DETAIL IS MEANT AS A GENERAL GUIDELINE REFER TO LOCAL MUNICIPALITY FOR SIGN TYPE VERBAGE AND DIMENSIONS

SIGNS SHALL BE LOCATED SO THAT THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.

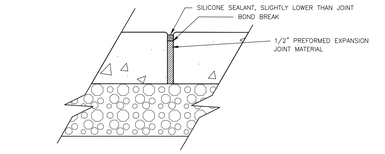
10 ACCESSIBLE PARKING SIGNS
NO SCALE



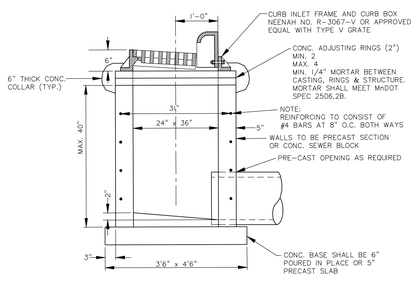
NOTE:
DETECTABLE WARNING SURFACE (TRUNCATED DOMES) ARE NOT TO BE INSTALLED AT THE ACCESSIBLE CURB RAMPS AND ARE NOT REQUIRED ON PRIVATE DEVELOPMENTS, PER 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.

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

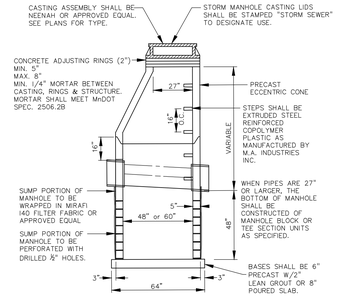
11 ACCESSIBLE PARKING STALLS
NO SCALE



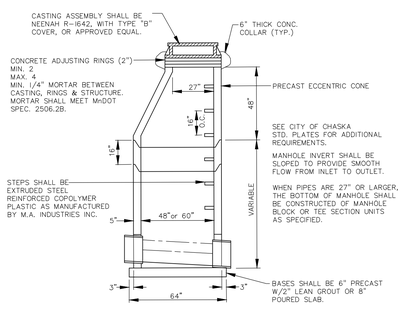
8 EXPANSION JOINT DETAIL
NO SCALE



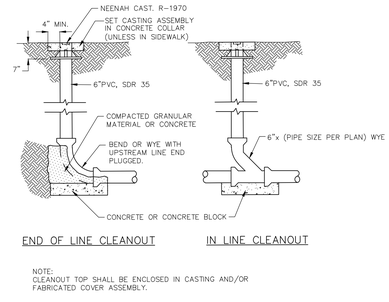
13 RECTANGULAR CATCH BASIN (2'x3')
NO SCALE



14 SUMP MH/CATCH BASIN
NO SCALE



15 STANDARD MANHOLE/CATCH BASIN
NO SCALE



END OF LINE CLEANOUT IN LINE CLEANOUT

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

16 CLEAN OUT
NO SCALE

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DETAIL SHEET

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

CERTIFICATION

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

Date: 1-5-26
License no. 54821

PRELIMINARY
FOR REVIEW
NOT FOR CONSTRUCTION

QA/QC CHECK

By Date

PROJECT TEAM DATA

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

C-7.0

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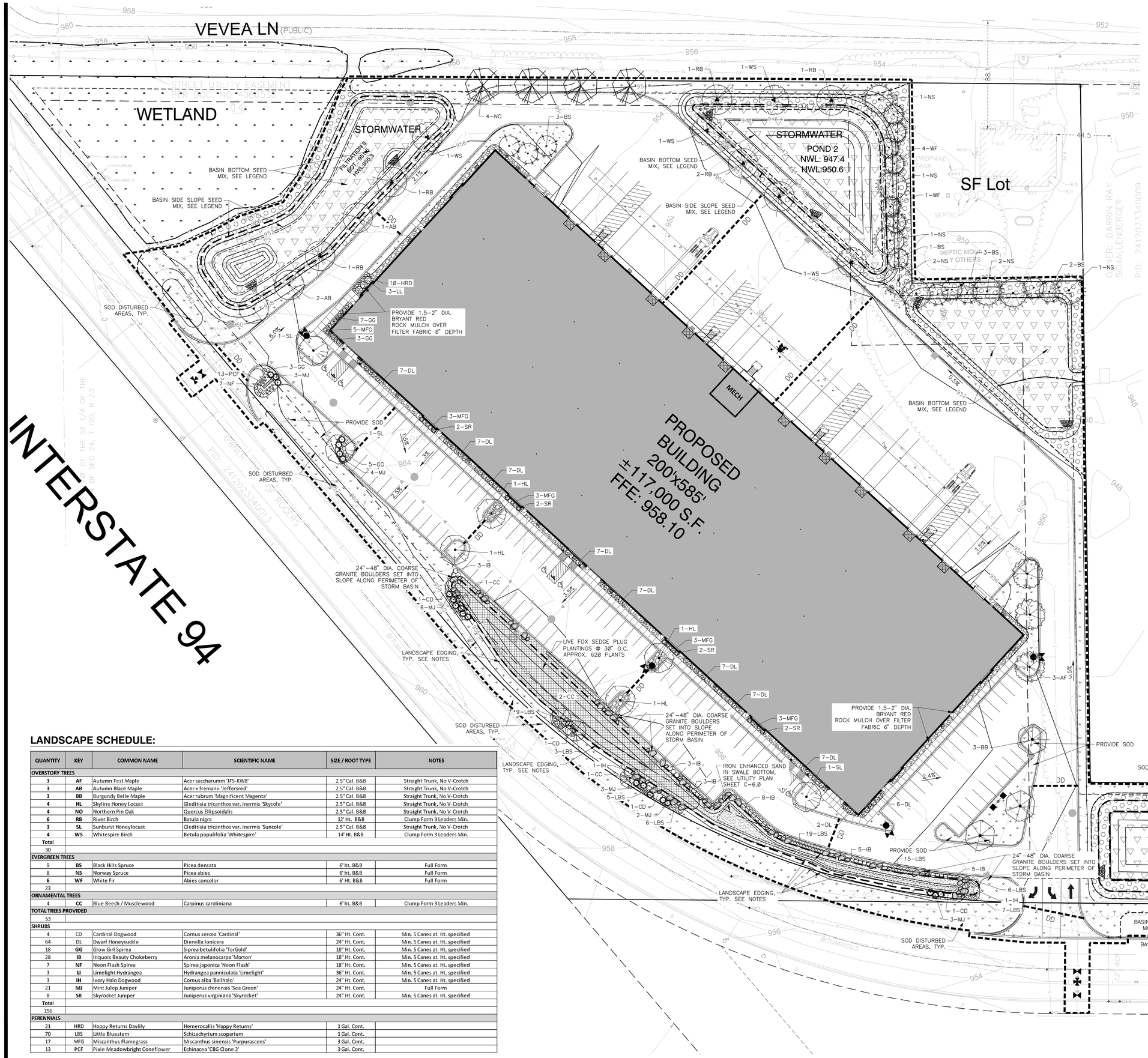

LANDSCAPE LEGEND:

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

LANDSCAPE SCHEDULE:

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

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LANDSCAPE PLAN

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

CERTIFICATION

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

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

Matthew L. Skold, ASLA
Date 26222 License no.

QA/QC CHECK

By Date

PROJECT TEAM DATA

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

L-1.0

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

LANDSCAPE NOTES

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

SEEDING NOTES

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

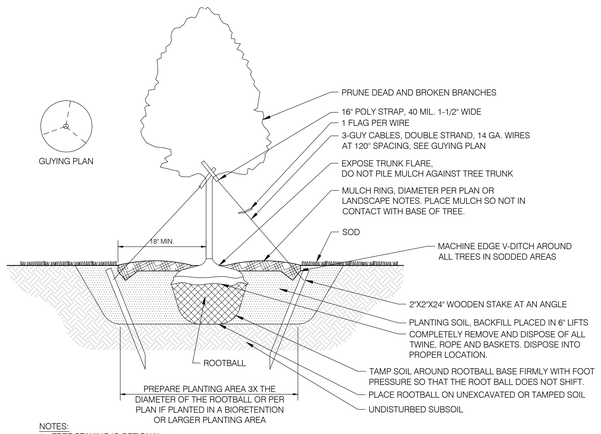
POND SIDE SLOPE SEED MIX: MN STATE SEED MIX 33-261 (STORMWATER SOUTH & WEST MIX). SEEDING RATE TO BE 35 LBS/ACRE.

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

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

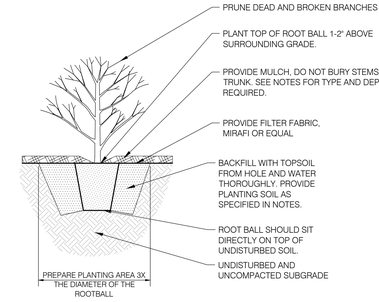
MAINTAIN SEEDED AREAS BY WATERING, REMULCHING AND REPLANTING AS NECESSARY TO ESTABLISH A UNIFORMLY DENSE STAND OF THE SPECIFIED GRASSES UNTIL ACCEPTED. ANY AREAS FAILING TO ESTABLISH A STAND SHALL BE RESEEDED, REFERTILIZED AND REMULCHED (UNLESS OTHERWISE SPECIFIED) WHENEVER 70% VEGETATIVE COVER IS NOT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

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

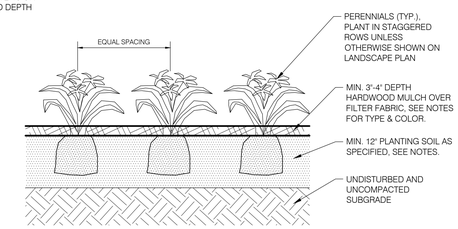


NOTES:
1. TREE STAKING IS OPTIONAL.
2. DO NOT PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN OR DEAD BRANCHES.
3. FOR TREES IN CONTAINERS, REMOVE CONTAINER PRIOR TO PLANTING. FOR BARE ROOT TREES, PLACE TREE IN MIDDLE OF PLANTING HOLE, SPREAD ROOTS OUT RADIALLY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

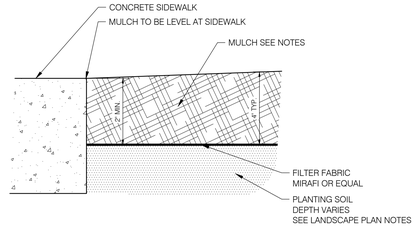
1 L-1.1 TREE PLANTING
NOT TO SCALE



2 L-1.1 SHRUB PLANTING
NOT TO SCALE

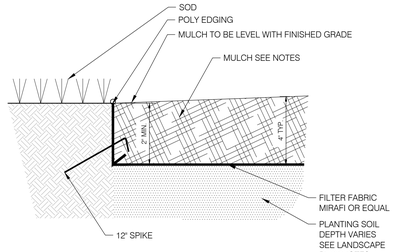


3 L-1.1 PERENNIAL PLANTING
NOT TO SCALE



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

4 L-1.1 MULCH AT SIDEWALK
NOT TO SCALE



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

5 L-1.1 MULCH AT SOD
NOT TO SCALE

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ROGERS, MINNESOTA

LANDSCAPE DETAILS

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

CERTIFICATION

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

PRELIMINARY
FOR REVIEW
NOT FOR CONSTRUCTION

Mikaela Kuhlmann, ASLA
Date
26222
License no.

QA/QC CHECK

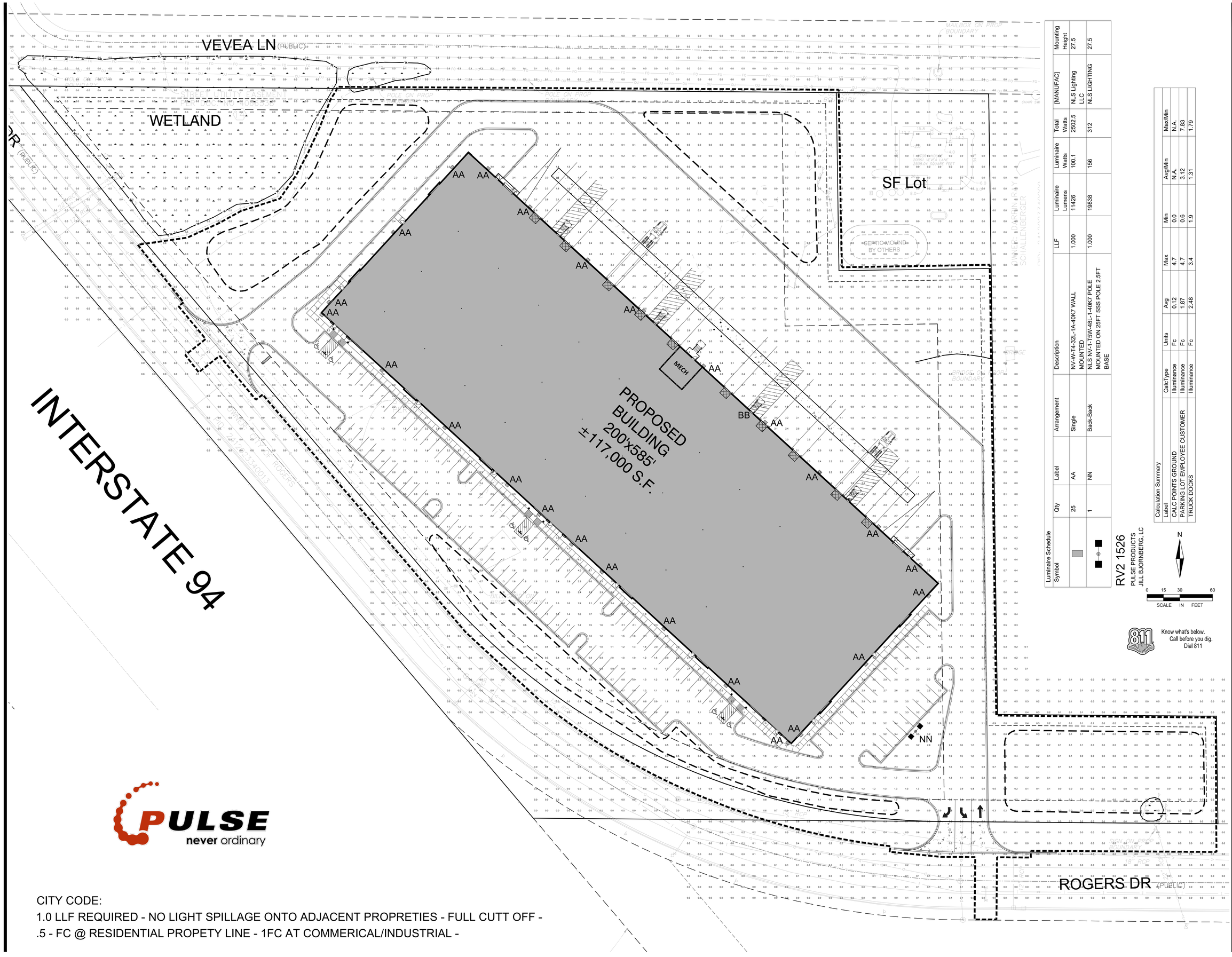
By
Date

PROJECT TEAM DATA

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

L-1.1

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



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

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

RV2 1526
PULSE PRODUCTS
JILL BJORNBERG, LC

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

PULSE never ordinary

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ROGERS DRIVE INDUSTRIAL
20061 VEVEA RD
ROGERS, MINNESOTA

PHOTOMETRIC PLAN

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

CERTIFICATION
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Civil Engineer
Date 54821
License no.

PRELIMINARY
FOR REVIEW ONLY
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QA/QC CHECK
By Date

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

P-1.0

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ROGERS DRIVE INDUSTRIAL - SHELL AND CORE

ROGERS DRIVE INDUSTRIAL
XXXX ROGERS DRIVE
ROGERS, MN 55374

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

AREA PLAN

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

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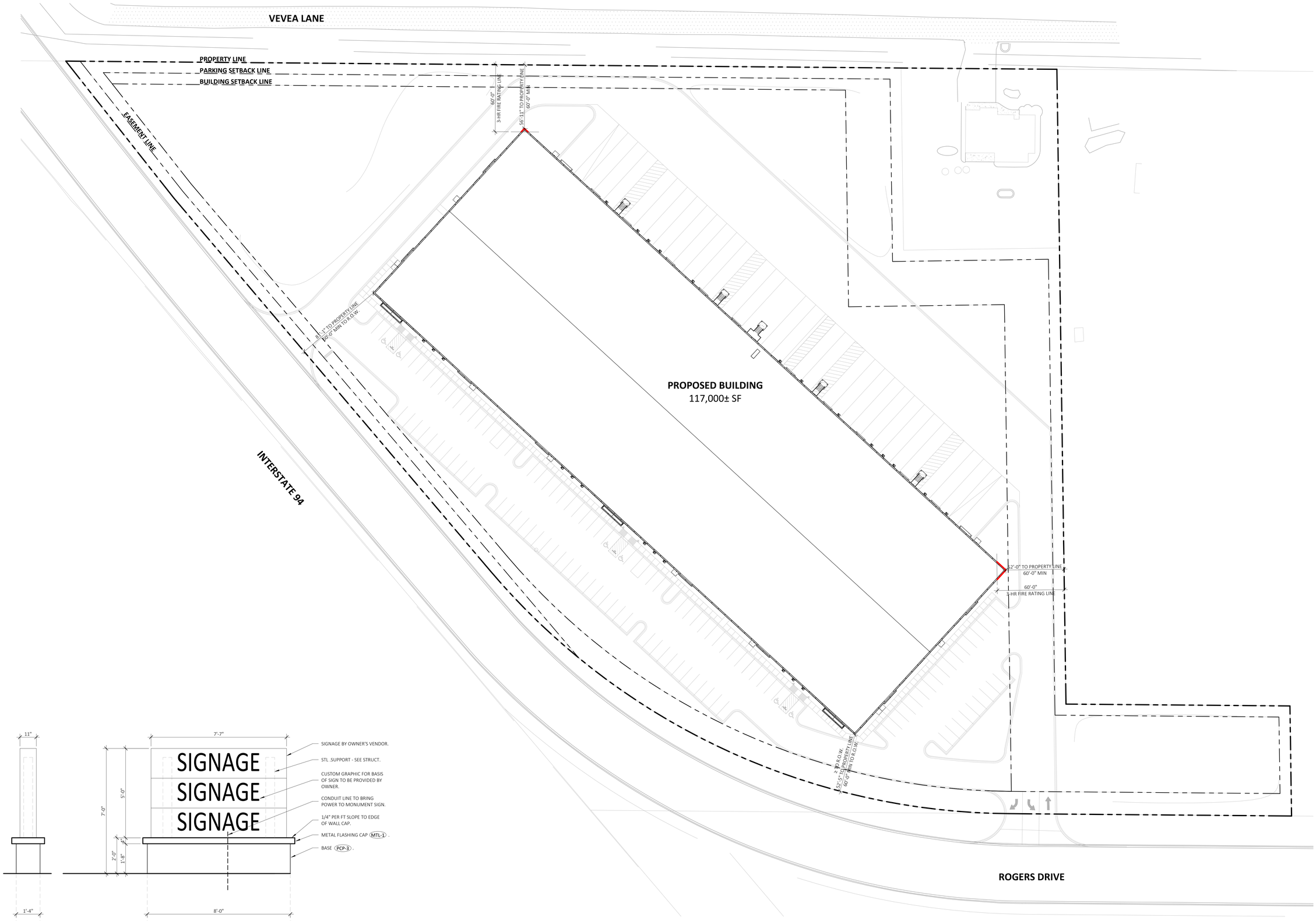
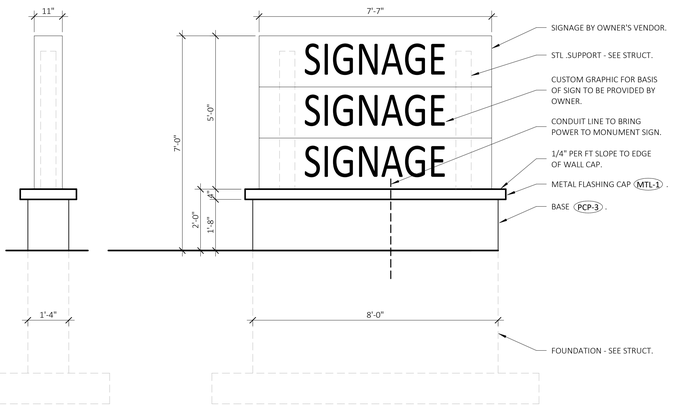
A000





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

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

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ROGERS DRIVE INDUSTRIAL - SHELL AND CORE

ROGERS DRIVE INDUSTRIAL
XXXX ROGERS DRIVE
ROGERS, MN 55374

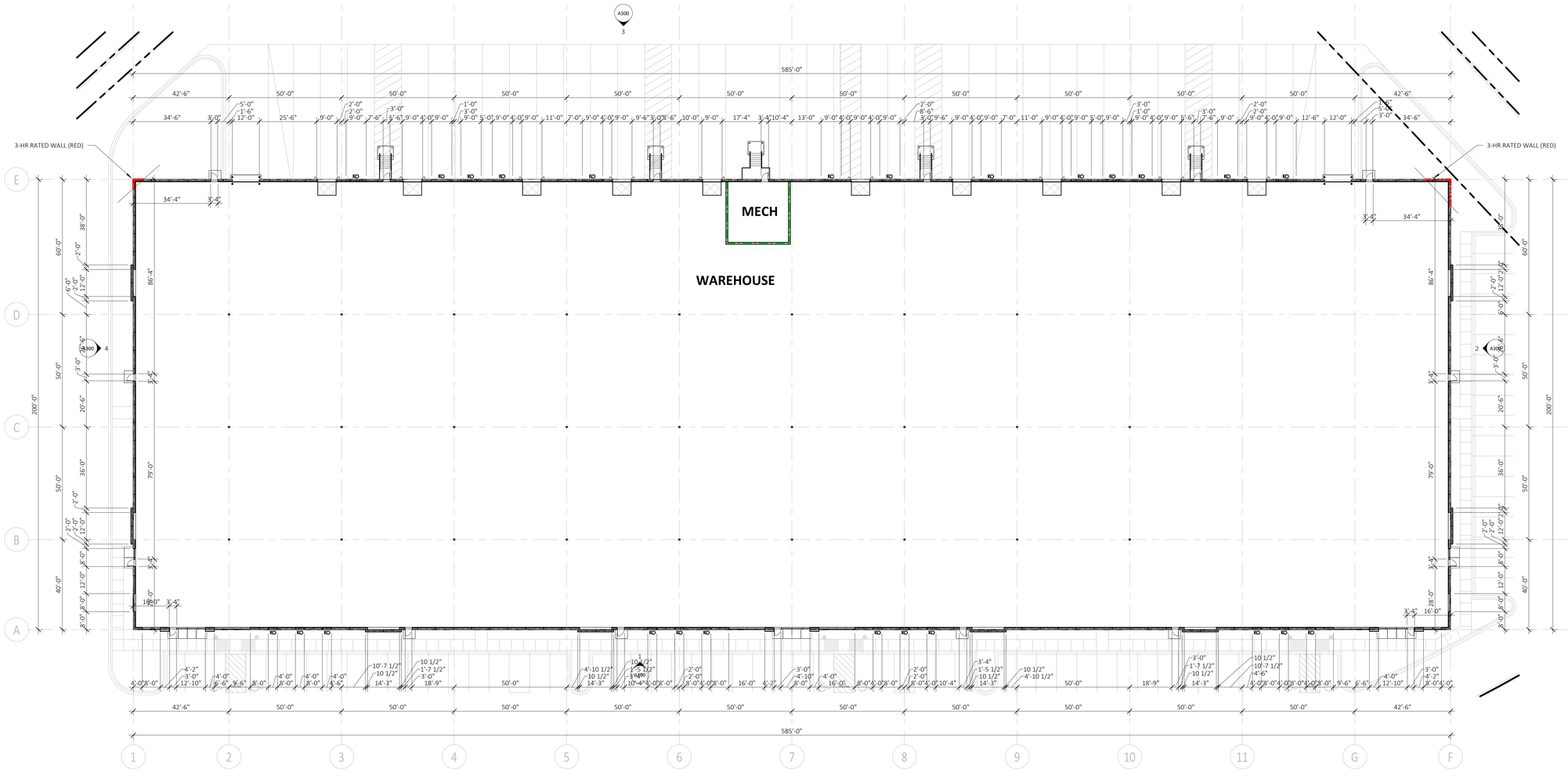
NO.	DESCRIPTION	DATE
	CITY SUBMITTAL	01/01/2026

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

ARCHITECTURAL SITE PLAN - OVERALL

TRUE NORTH

A020



1 A200 SHELL PLAN - OVERALL

3/64" = 1'-0"

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ROGERS DRIVE INDUSTRIAL - SHELL AND CORE

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ROGERS, MN 55374

NO.	DESCRIPTION	DATE
	CITY SUBMITTAL	01/01/2026

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

SHELL PLAN - OVERALL

N

A200

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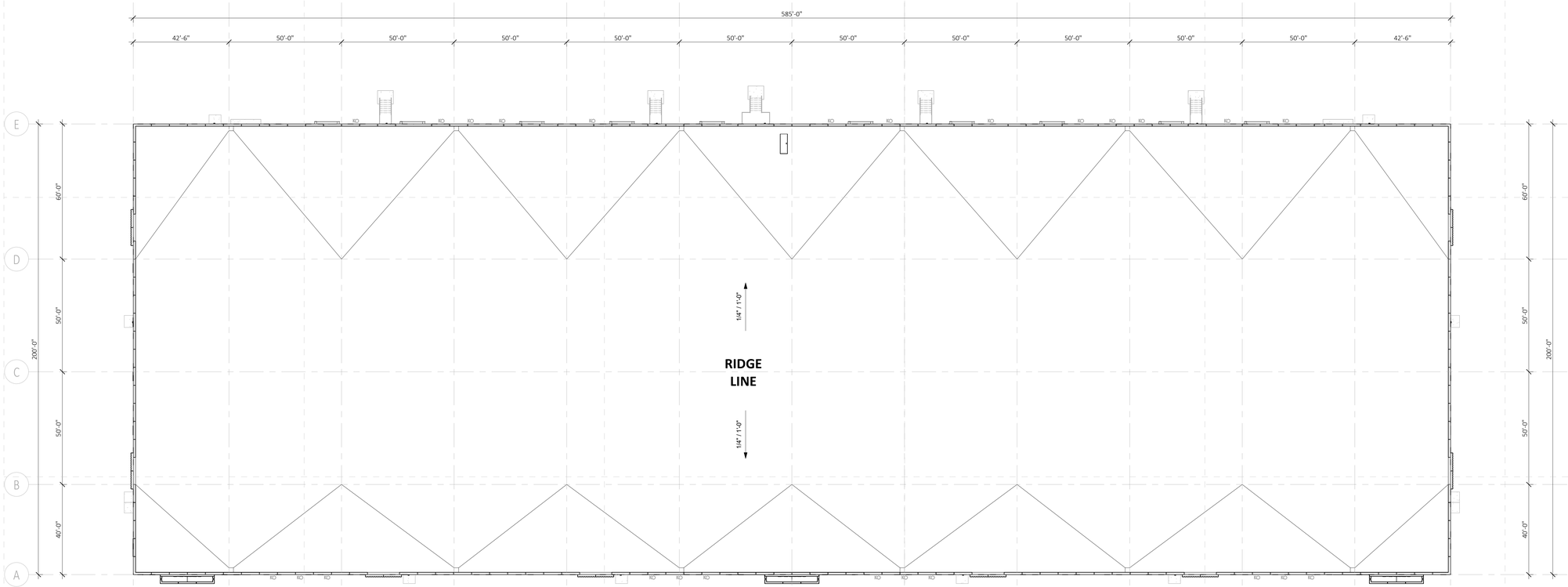

1 A203 ROOF PLAN

3/64" = 1'-0"

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ROGERS, MN 55374

NO.	DESCRIPTION	DATE
	CITY SUBMITTAL	01/01/2026

PROJECT NUMBER: 25386

DRAWN BY: J.JOHNSON

CHECKED BY: S.PAETZEL, S.OLIVER

DATE: 01/01/2026

COMPUTER DIRECTORY:
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ROOF PLAN - OVERALL AND ROOF DETAILS

A203

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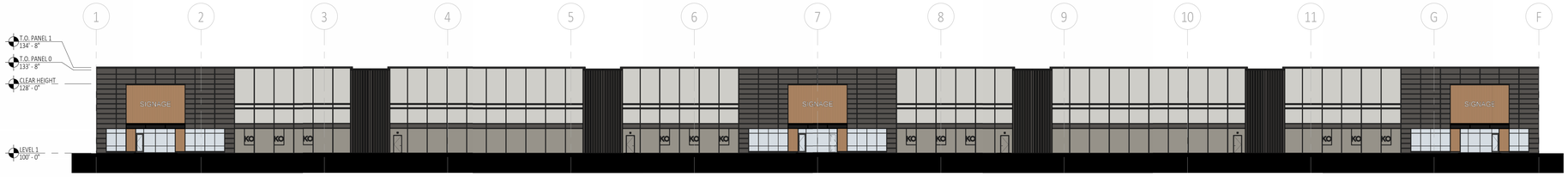
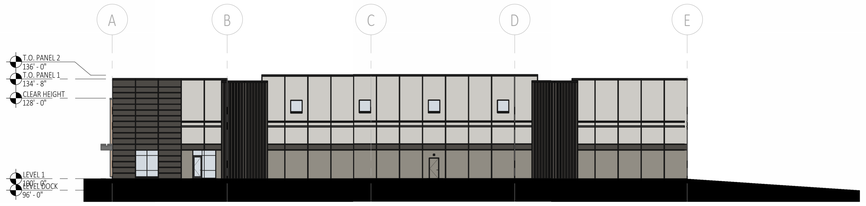


1 A300 **ELEVATION - SOUTH - OVERALL**

3/64" = 1'-0"



2 A300 **ELEVATION - EAST - OVERALL**

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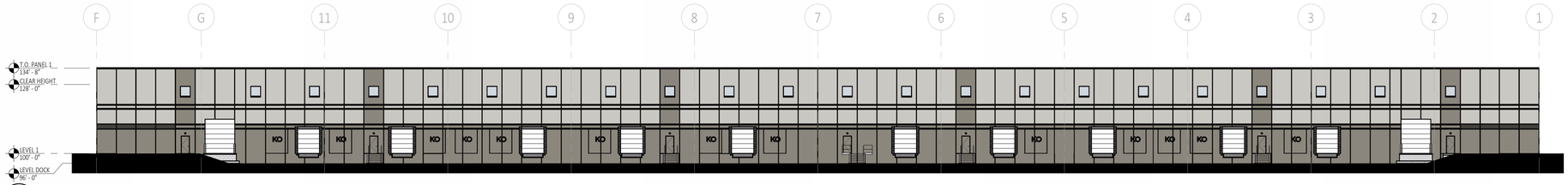

3 A300 **ELEVATION - NORTH - OVERALL**

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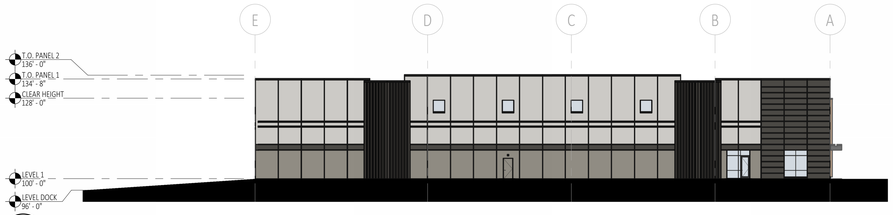
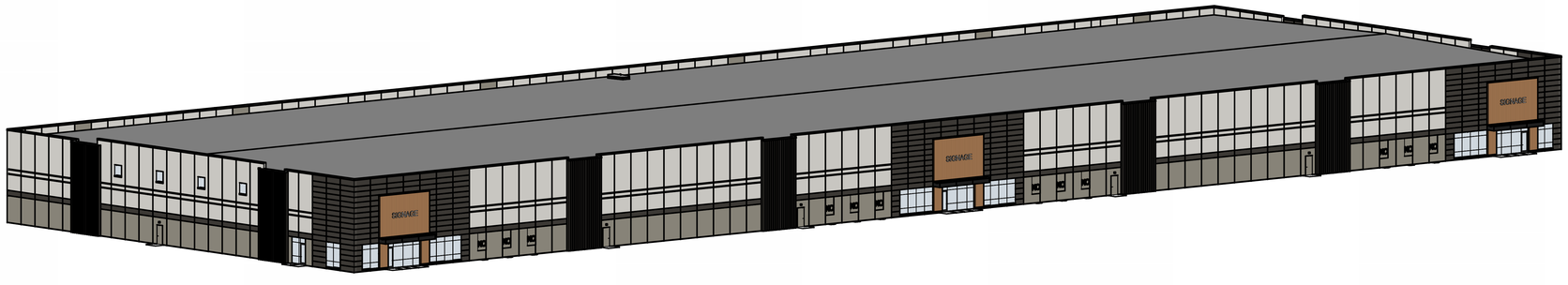


4 A300 **ELEVATION - WEST - OVERALL**

3/64" = 1'-0"

5 A300 **SOUTHWEST CORNER**



6 A300 **ISOMETRIC**

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ROGERS DRIVE INDUSTRIAL - SHELL AND CORE

ROGERS DRIVE INDUSTRIAL
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ROGERS, MN 55374

NO.	DESCRIPTION	DATE
	CITY SUBMITTAL	01/01/2026

PROJECT NUMBER: 25386

DRAWN BY: J.JOHNSON

CHECKED BY: S.PAETZEL, S.OLIVER

DATE: 01/01/2026

COMPUTER DIRECTORY:
Oppidan\RogersDriveIndustrial\25386_ShellAndCore100K

EXTERIOR ELEVATIONS - OVERALL

A300

STAFF REPORT **Meeting Date**: February 24, 2026

ROGERS CITY COUNCIL **Agenda Item**: 7.5

Subject: Consider Adopting Ordinance 2026-04, Amendments to Section 125-84 Related to Accessory Structures and Fences
Prepared By: Alec Henderson, City Planner

Recommended Council Action
Motion to approve Ordinance 2026-04 Amebdubg City Code Section 125-84 related to accessory structures and fences.

Motion to approve Resolution 2026-21 authorizing the summary publication of Ordinance 2026-04.

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

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

Primary Issues to Consider

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

Analysis of Primary Issues

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

The bulk of the changes are to accessory structure allotments in the Ag and R1 district. Based off of past variances, staff recommends doubling the square footage allotment of Ag properties up to 1.99 acres. Staff recommends increasing the allotments of acreage up to 2% of the base acres of 2.00-.4.99 acres, and for all other thresholds roughly 1.5% of the base acreage. See the table below for Ag properties:

Agriculturally Zoned Properties

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

The Planning Commission reviewed this table and at the meeting the R1 table was listed the same. However, through discussion, the Planning Commission Recommended reducing the accessory structure allotment slightly for R1 properties for properties 5 acres and above, while allowing a Conditional Use Permit for increasing the square footage up to 2% of the base acreage. See the below where the properties of 5 acres or more the allotment was reduced to roughly 1.4% of the base acreage. These numbers were derived from past variance approvals and staff supports a mechanism to increase square footage without a variance process.

R1 Properties (or R2 properties above 2 acres)

Acreage	**Square Feet**
Up to 1.99	~~800~~ 1600
2.00 - 3.99	~~1300~~ 1,800
4.00 - 4.99	~~1700~~ 2,600
5.00 - 6.99	~~1900~~ 3,000
7.00 - 7.99	~~3150~~ 4,200
8.00 - 8.99	~~3600~~ 4,800
9.00 - 9.99	~~3900~~ 5,500
10.00 +	~~4200~~ 6,000

Other changes include:

- Increasing the number of buildings permitted by one for R1 or Ag properties. For properties of 3 acres or less, increased to two buildings, and above 3 acres increased to three accessory structures.
- Clarification of language as it pertains to how to determine lot size.
- Reduction of inconsistencies between setback requirements found in other sections.
- Slight change in language regarding attached garages and generally limiting the size of attached garages so as to not have more garage than home.

Notes on interpretation for Conditional Use Permit requests for larger outbuildings:
As an example, if a homeowner who owned 7.5 acres in the R1 District and was requesting more accessory structure square footage (e.g. more than 4,200), they could request a conditional use permit for an outbuilding up to 6,098.4 square feet. If they wanted more than that, they would need variance approval.

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

- Fence regulations are also within section 125-84 in subsection (f). The changes proposed are:
- To only require permits for fences over 7 ft (fences over 6 feet are only permitted to separate uses, and in non-residential districts). Building permits are required for fences 7 ft or greater in height.
- The changes now permit corner lots to have fences of 6 ft along the side corner lot line (still subject to corner visibility requirements).
- Fences of 6 ft in height are not permitted in the side yard (previously only permitted to the back corner of the home).
- Codifies the fact that construction of fences within the drainage and utility easement are at the risk of the homeowner, and cannot interrupt or negatively impact stormwater management.
- Places different types of requirements into separate sections for residential fences (e.g. general requirements, performance standards, design allowed in residential districts).
- Referencing corner visibility requirements with pre-existing language in Section 125-83 to reduce inconsistencies.
- The Planning Commission recommended some additional clarification to subsection titles, adding a best practices section, and exempting decorative brick fences from opacity restrictions.

Staff Recommendation

Staff recommends the City Council adopt Ordinance 2026-04 amending Section 125-84 related to accessory structures and fences.
Motion to Approve Ordinance 2026-04, Amending Section 125-84
Motion to Approve Resolution 2026-21, Summary of Ordinance 2026-04

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

Budgeted? N/A

Supporting Documentation

A. Ord 2026-04 Sec._125_84.___Accessory_Use_Standards-Rev
B. Resolution 2026-21 Authorizing Summary Publication of Ordinance 2026-04
C. Proposed Sec._125_84.___Accessory_Use_Standards-Rev Clean Version (No redline)
D. Adjacent Communities Zoning Comparizon

CITY OF ROGERS
ORDINANCE NO. 2026-04

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

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

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

Sec. 125-84. Accessory Use Standards

(a) *Accessory structures.*

(1) *AG district standards.*

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

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

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

TABLE 20. AG - DETACHED STRUCTURE SIZE ALLOWED

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

(2) *R1 districts standards.*

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

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

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

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

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

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

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

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

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

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

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

TABLE 21. R1 - DETACHED STRUCTURE SIZE ALLOWED

Acreage	Square Feet
~~1.00~~ Up to 1.99	~~800~~ 1600
2.00 - 3.99	~~1,300~~ 1,800
4.00 - 4.99	~~1,700~~ 2,600
5.00 - 6.99	~~1,900~~ 3,000
7.00 - 7.99	~~3,150~~ 4,200
8.00 - 8.99	~~3,600~~ 4,800
9.00 - 9.99	~~3,900~~ 5,500
10.00 +	~~4,200~~ 6,000

i. A conditional use permit may be approved to exceed accessory structure size in the given acreage bracket provided the accessory structure square footage does not exceed 2% of the base acreage. Accessory structures may exceed 2% of the base acreage with the approval of a variance.

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

a. One detached accessory structure is allowed per lot residential lot. Commercial uses shall not be permitted within accessory buildings with the exception of lawful Home Occupations as regulated.

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

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

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

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

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

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

h. No attached private garage used or intended for the storage of passenger automobiles shall exceed ~~1,150 sq. ft. of gross area~~the footprint of the habitable area home for a one-family dwelling. One-family and two-family dwellings are required to have two enclosed spaces per unit attached to the dwelling. Exceptions to garage footprint restrictions may be granted by the Zoning Administrator in the cases of tuck under garages provided the gross square footage of the garage does not exceed the gross square footage of the habitable portion of the home. The intent of this provision is the ensure that there is not more attached garage than home in Urban Residential Districts.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TABLE 22. SIDE WALL HEIGHT RESTRICTION

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

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

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

....

(f) *Fences.*

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

(2) *Fence permit required.*

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

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

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

d. *Best practices.* When fences are intended to mark a shared property boundary and are on the property line, a joint maintenance agreement should be considered. If the property owner intends to maintain both sides of the fence, enough room should be provided along the property boundary to maintain the lawn on either side of the fence. The city recommends informing neighbors of fence improvements. Any property line disputes are the responsibility of the homeowners to resolve.

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

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

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

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

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

4. Fences shall be constructed so as to not impede visibility at intersections and conform to visibility requirements within Section 125-83 (c)7.

(4) *Requirements for residential areas.*

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

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

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

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

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

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

b. ~~*Rear yard boundary fence*~~*Residential Fence Performance Standards.*

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

2. *Required yard location.*

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

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

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

(A). Decorative fencing is allowed in the front yard if no higher than 3 ½ feet and not designed or serving as an enclosure. Decorative fencing includes such things as split rail, pricket and brick fences, but not such things as chain link fences.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3. *Construction and design requirements.*

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

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

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

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

a. *Fences for screening outdoor storage areas.*

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

2. *Construction and design requirements.*

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

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

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

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

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

3. *Construction and design requirements.*

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

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

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

4. *Required location on property.*

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

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

c. *Fences for protection from danger and of valuable private property.* It may be necessary for a commercial or industrial use to construct fences specifically to protect people from danger or to guard valuable private property. Such uses may be enclosed with an industrial chainlink fence of at least six feet but not more than eight feet in height topped with three strands of barbed wire, provided they project over the property on the interior side of the fence.

……

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

Dated the 24th day of February, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

RESOLUTION 2026-21

A RESOLUTION AUTHORIZING SUMMARY PUBLICATION OF ORDINANCE NO. 2026-04

WHEREAS, the City Council of the City of Rogers adopted Ordinance No. 2026-04 titled "AN ORDINANCE AMENDING THE CITY OF ROGERS CITY CODE SECTION 125-84 RELATED TO ACCESSORY STRUCTURES AND FENCES", and

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

WHEREAS, the expense to publish the complete text of Ordinance No. 2026-04 is not justified; and

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

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

Summary of Ordinance 2026-04

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

On the 24th day of February, 2026, the Rogers City Council passed Ordinance No. 2026-04, An Ordinance Amending the City of Rogers City Code Section 125-84 Related to Accessory Structures and Fences. The amendment removes increases the accessory structure allotments for the Ag and R1 districts, increases the number of accessory structures permitted in this district by one, and clarifies standards. Additionally, the ordinance relaxes fence standards and removes the requirement for residential fence permits for fences 6 ft and under, clarifies fence yard requirements, height requirements, and design requirements.

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

Moved by Councilmember , seconded by Councilmember ;

The following voted in favor of said resolution:

The following voted against the same:

The following abstained:

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

ATTEST:

_____
Shannon Klick, Mayor

_____
Stacie Brown, City Clerk

CLEAN COPY WITH NO REDLINES

CITY OF ROGERS
ORDINANCE NO. 2026-04

Sec. 125-84. Accessory Use Standards

(a) *Accessory structures.*

(1) *AG district standards.*

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

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

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

TABLE 20. AG - DETACHED STRUCTURE SIZE ALLOWED

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

(2) *R1 districts standards.*

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

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

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

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

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

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

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

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

f. Accessory structures may exceed the height of the principal building, with the approval of a conditional use permit.

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

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

TABLE 21. R1 - DETACHED STRUCTURE SIZE ALLOWED

Acreage	Square Feet
Up to 1.99	1600
2.00 - 3.99	1,800
4.00 - 4.99	2,600
5.00 - 6.99	3,000
7.00 - 7.99	4,200
8.00 - 8.99	4,800
9.00 - 9.99	5,500
10.00 +	6,000

i. A conditional use permit may be approved to exceed accessory structure size in the given acreage bracket provided the accessory structure square footage does not exceed 2% of the base acreage. Accessory structures may exceed 2% of the base acreage with the approval of a variance.

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

a. One detached accessory structure is allowed per lot residential lot. Commercial uses shall not be permitted within accessory buildings with the exception of lawful Home Occupations as regulated.

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

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

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

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

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

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

h. No attached private garage used or intended for the storage of passenger automobiles shall exceed the footprint of the habitable area home for a one-family dwelling. One-family and two-family dwellings are required to have two enclosed spaces per unit attached to the dwelling. Exceptions to garage footprint restrictions may be granted by the Zoning Administrator in the cases of tuck under garages provided the gross square footage of the garage does not exceed the

gross square footage of the habitable portion of the home. The intent of this provision is the ensure that there is not more attached garage than home in Urban Residential Districts.

i. Private garages shall meet the setback requirements of the of the properties zoning district.

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

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

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

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

(4) *In commercial and industrial districts:*

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

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

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

(5) *In all districts:*

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

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

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

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

1. Existing buildings and their relationship to property lines.

2. Indication of location for well, septic system and driveways.

3. Any easements.

4. Property lines and setback requirements.

5. Rural or agricultural lots requiring an on-site septic system area by the building inspector, shall include the location of a certified alternate septic system area in accordance with the applicable codes for on-site sewage treatment.

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

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

TABLE 22. SIDE WALL HEIGHT RESTRICTION

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

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

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

….

(f) *Fences.*

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

(2) *Fence permit required.*

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

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

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

d. *Best practices.* When fences are intended to mark a shared property boundary and are on the property line, a joint maintenance agreement should be considered. If the property owner intends to maintain both sides of the fence, enough room should be provided along the property boundary to maintain the lawn on either side of the fence. The city recommends informing neighbors of fence improvements. Any property line disputes are the responsibility of the homeowners to resolve.

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

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

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

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

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

4. Fences shall be constructed so as to not impede visibility at intersections and conform to visibility requirements within Section 125-83 (c)7.

(4) *Requirements for residential areas.*

a. *General requirements.*

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

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

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

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

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

b. *Residential Fence Performance Standards.*

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

2. *Required yard location.*

i. A rear yard boundary fence shall not be permitted in the front yard.

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

(A). Decorative fencing is allowed in the front yard if no higher than 3 ½ feet and not designed or serving as an enclosure. Decorative fencing includes such things as split rail, pricket and brick fences, but not such things as chain link fences.

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

c. *Design Requirements for Fences.*

1. *Fence types.* Boundary fences may be a variety of styles: privacy, decorative, chain-link. However, in no case shall a chain-link fence be erected at a height in excess of 4 feet.

2. *Opacity of Decorative Fences.* Decorative fences shall have an opacity of no greater than 50% with the exception of brick fences.

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

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

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

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

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

3. *Construction and design requirements.*

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

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

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

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

a. *Fences for screening outdoor storage areas.*

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

2. *Construction and design requirements.*

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

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

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

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

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

3. *Construction and design requirements.*

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

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

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

4. *Required location on property.*

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

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

c. *Fences for protection from danger and of valuable private property.* It may be necessary for a commercial or industrial use to construct fences specifically to protect people from danger or to guard valuable private property. Such uses may be enclosed with an industrial chainlink fence of at least six feet but not more than eight feet in height topped with three strands of barbed wire, provided they project over the property on the interior side of the fence.

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Meeting Date: February 2, 2026

Accessory Structures and Fences

Agenda Item: Amendments to 125-84

Subject: Zoning Comparison Research Summary

Prepared By: Alec Henderson, City Planner

Comparison of General Fence Requirements

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

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

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

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

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