AGENDA

ROGERS PLANNING COMMISSION

May 21, 2019 - 7:00 PM

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. OPEN FORUM

3. APPROVE AGENDA

4. CONSENT AGENDA

4.1 Approval of the April 16, 2019 Planning Commission Meeting Minutes

5. PUBLIC HEARINGS

5.1 Conduct a Public Hearing to Review the 2040 Comprehensive Plan and Recommend Submittal of the Plan to the Metropolitan Council.

5.2 Consider Requests from NLD Rogers, LLC for Items Related to the Redevelopment of the Former Minnie's Diner Site, 13105 Main Street.

- Conduct a Public Hearing to Consider a Variance Request from NLD Rogers, LLC to Allow a Reduction to the Parking Space Requirements and Drive Access Setbacks.
- Conduct a Public Hearing to Consider a Preliminary Plat for the Purpose of Replatting 13101 and 13105 Main Street.
- Consider approval of a Site Plan Request from NLD Rogers, LLC for the Redevelopment of the Former Minnie's Diner Site, 13105 Main Street.

5.3 Conduct Public Hearing to Review Requests from Daniel Scharber, Located at 12500 Scharber Street

6. NEW BUSINESS

6.1 Site Plan Approval of the Community Amenity Center in Laurel Creek Development

6.2 Review Site Plan Reqeust for Proposed Indoor Tennis Facility at 21098 145th Avenue North.

7. OTHER BUSINESS

7.1 Mural on 12905 Main Street

8. ADJOURN

Meeting Date: May 21, 2019

REQUEST FOR ACTION
ROGERS PLANNING COMMISSION

Agenda Item: No. 4.1

Subject: Approval of the April 16, 2019 Planning Commission Meeting Minutes

Prepared By:

ATTACHMENTS:

Description

Mins04162019

MINUTES
ROGERS PLANNING COMMISSION
April 16, 2019

CALL TO ORDER

The meeting of the Rogers Planning Commission was held on April 16, 2019 at 7:00 p.m. and was called to order with Commissioners Jullie, Silverstein, Bryan, Kraemer, Nei, Bourgeois and Terhaar.

Member(s) excused: Binkley, Plansky

Also present were Councilmember Bruce Gorecki, City Planner/Economic Development Coordinator Jason Ziemer, and Associate Planner Amy Patnode.

SET AGENDA

The Agenda was set as submitted.

Commissioner Nei moved, Commissioner Kraemer seconded the motion to approve the agenda as submitted.

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

CONSENT AGENDA

4.1 Approval of the Amended January 15, 2019 Planning Commission Meeting Minutes.
Commissioner Kraemer moved, Commissioner Nei seconded a motion to approve the Amended Planning Commission Minutes.

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

4.2 Approval of the March 19, 2019 Planning Commission Meeting Minutes.
Commissioner Nei moved, Commissioner Bryan seconded a motion to approve the March 19, 2019 Planning Commission Minutes.

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

PUBLIC HEARINGS

5.1 Public Hearing to Consider a Request for a Special Home Occupation License
Associate Planner Patnode provided a brief background and commented on the following:

- Property is located at 13145 Basswood Lane and zoned R-2, on 5.49 acres of land.
- Home occupation is proposed to be an at-home salon, in the third stall garage.
- Septic tanks must be installed to handle the salon waste, according to Hennepin County.
- 240 square feet will be used for the salon.

Chair Silverstein opened the meeting for public comment.

Commissioner Nei moved, Commissioner Kraemer seconded the motion to close the public hearing.

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

There was a brief discussion by the Planning Commission.

Commissioner Silverstein moved, Commissioner Nei seconded a motion to approve the Special Home occupation business for 13145 Basswood Lane to conduct an at-home salon business, subject to the following conditions:

1. The Applicant must install appropriate waste handling facility and conform to Hennepin County memo dated March 4, 2019.
2. Conform to Special Home Occupation standards according to Section 125-36 of City Code.
3. The salon is allowed to conduct business in the third stall garage.

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

5.2 Public Hearing to Consider a Variance Request to Construct a Detached Accessory Structure, Located at 12500 Scharber Street

Associate Planner Patnode provided background and commented on the following:

- Applicant is requesting a structure to be located in the side yard, and to exceed the allowable size of the shed to 2,000 square feet; 1,472 sq. ft. more than allowed.
- Property is 5.11 acres and located on a dead-end street in the R-2 zoning district.
- Wetland limits the location of a shed in the rear yard, as required by code.
- Proposed shed is 2,000 square feet with 12-foot side wall heights.
- Staff recommends approval of the variance for the location but denial of size.

Chair Silverstein opened the meeting for public comment.

Rick Filibeck, 12469 Fletcher Drive: Where will the shed be located and how many trees will be taken down?

John Hunter, 12444 Pointe Circle: What is the recommendation that staff is making?

Kim Smith, 12490 Buckthorn Circle: Our backyard abuts up to the lot line. The neighbor wrote letter and would like to know if those will be read. Our concern is the 2,000 square feet and our property value.

Daniel Scharber, 12500 Scharber Street: Planned to show pictures of the property, the treeline and the proposed shed area. Technical difficulties hindered those efforts.

John Seifert, 12580 Scharber Street: Spoke on the previous concept of cul-de-sac on Scharber Street. There is no adopted plan, although conversations and plans were reviewed by staff at the time of plat approval for Scharbers 5th Addition.

Rosie Loxtercamp, 21195 Douglas Drive: Spoke with Daniel and have no objection to the detached shed. We have no view of the proposed shed.

Daniel Scharber: Answered a question on if the lot will be split in the future. The west side of the property (Outlot C) is in a family trust, and the rest of the subject property doesn't have development plans.

John Hunter: Woodland would obscure the view but the concern is development in the future and impaction of the new homes. The long-term view can change and something needs to ensure the view is obscured.

Commissioner Nei moved, Commissioner Kraemer seconded the motion to close the public hearing.

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

The Planning Commission discussed the following:

- The streetscape is proposed to have a lot of garage doors. Consideration for approval for a bigger structure but the garage doors would look out of place for the neighborhood.
- Approval of the location is justified. The size is too big, would consider a smaller size but bigger than what is permitted.
- Expressed outdoor storage is unsightly. Advocate for indoor storage when possible.
- Size of the lot is a factor in the request, would be more comfortable with a smaller shed.

Commissioner Nei moved, Commissioner Kraemer seconded a motion to approve the variance to locate the detached accessory structure within the side yard, located at 12500 Scharber Street, with the following conditions:

1. The detached accessory structure shall be constructed at the location indicated on the site plan.
2. The detached accessory structure shall not be constructed in front of the house.
3. There shall be no additional driveway installed; only one driveway shall service the Subject Property.

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

Commissioner Nei moved, Commissioner Bryan seconded a motion to deny the variance to allow a 2,000 square foot detached accessory structure to be located at 12500 Scharber Street.

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

5.3 Public Hearing to Consider a Request for an Interim Use Permit, to Conduct an Extended Home Occupation, Located at 14590 Starlite Drive

Associate Planner Patnode provided background and commented on the following:

- Property is zoned RE-2 and located on 3 acres.
- Applicant plans to operate business out of detached structure with 2 employees.

- Corner lot and has two driveways. Secondary driveway should be paved from right of way to the property line only.
- Minnesota Concrete Lifting LLC plans to have two trailers parked outdoors.

Steve Swanson, 14560 Starlite Drive: No problem with the permit application.

Dan Proell, 22275 Oak Ridge Drive: No problem with the request.

Commissioner Nei moved, Commissioner Kraemer seconded a motion to close the public hearing.

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

There was a brief discussion by the Planning Commission.

Commissioner Jullie moved, Commissioner Nei seconded the motion to approve the interim use permit with the following conditions:

1. The Applicant shall provide the building inspector with documents for the accessory structure and conform to applicable requirements.
2. The Applicant shall not have any materials related to the home occupation stored outdoors aside from the two approved trailers.
3. The second driveway access must be paved from the edge of the existing roadway through the property line, but shall not pave the entire second driveway.
4. The IUP is valid for 5 years; until May 1, 2024, or until the property is sold or the business ceases operation.

5.4 Public Hearing to Consider a Preliminary Plat for Laurel Creek 4th Addition, Rezoning to PUD and Amendment to the Master Planned Unit Development for Laurel Creek

City Planner Ziemer provided background and commented on the following:

- Lennar bought roughly an acre of land north of 116th Ave contiguous to the 2nd phase of the Laurel Creek development.
- The newly acquired property has an existing home that will be demolished and 5 parcels will be platted and built for single family homes.
- The additional parcels trigger a Master Planned Unit Development amendment due to an increase in the amount of overall homes in the development.
- Utilities were installed right up to the newly acquired property when the second phase was constructed.
- The newly acquired property needs to be rezoned from RE-5 to PUD.

Chair Silverstein opened the meeting for public comment.

Terie Broz, 19625 Territorial Road: Questioned the type of housing that will be on the lot, and questioned whether the 'arm', located north of her property is actually Lennar's. She believes the land does not belong to the development and that should get figured out in case development is proposed in that area.

Commissioner Kraemer moved, Commissioner Jullie seconded a motion to close the public hearing.

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

There was a brief discussion by the Planning Commission, and the 'arm' of the development will be further explored.

Commissioner Jullie moved, Commissioner Bryan seconded a motion to approve the Amendment to the Master Planned Unit Development, rezoning of the property from Rural Residential 5-acre to PUD, and the Preliminary Plat for Laurel Creek 4th Addition.

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

5.5 Public Hearing to Consider a Request for a Conditional Use Permit for Capitol Beverage, 20240 South Diamond Lake Road

City Planner Ziemer provided background and commented on the following:

- The approved Conditional Use Permit from 2017 has expired.
- The CUP is for the parking of trailers outdoors, and in the front yard.
- The Site Plan and Variance request from Capitol Beverage was approved in 2017 and still valid.

Chair Silverstein opened the meeting for public comment.

Commissioner Nei moved, Commissioner Jullie seconded a motion to close the public hearing.

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

There was a brief discussion by the Planning Commission.

Jim Morresy with Captiol Beverage wanted clarification of condition 4. It was discussed that deliveries from FedEx, UPS and USPS mail services are exempt from the 'loading' and 'unloading' zone. The condition was meant for Capitol Beverage (un)loading of products.

Commissioner Jullie moved, Commissioner Nei seconded a motion to approve the Conditional Use Permit request from Capitol Beverage, permitting outdoor storage for the purpose of parking trucks and trailers on 20240 South Diamond Lake Road with the following conditions:

1. The conditional use permit shall only apply to the parking of trucks and trailers. No outdoor storage of equipment and/or materials shall be allowed.
2. The parking of trucks and trailers shall not encroach into setbacks, and may only occur in areas defined by this Conditional Use Permit.
3. The parking of trucks and trailers related to the operation of the business are permitted to park in the 19 parking stalls; no employee or public parking allowed.
4. The outdoors storage area shall not be used as a loading and unloading zone for shipments and deliveries, and must be maintained and free from debris at all times.

5. The Applicant shall screen the parking area according to the approved Site Plan.

On the vote, all members voted 6-0-1. Kraemer abstained due to personal conflict. Motion carried.

NEW BUSINESS

6.1 Consider Approval of a Site Plan for a New Building at Lions Central Park, Formerly Triangle Park, 21400 Rouillard Avenue.

City Planner Ziemer provided background information and commented on the following:

- Site is intended for community use, event space, rental area and special occasions.
- 9 separate lots will be combined for this project; a preliminary plat will follow site plan approval.
- Little alterations are needed to the site plan. ADA standards must be met, and walking trails to be altered.

There was a brief discussion by the Planning Commission.

Commissioner Kraemer moved, Commissioner Nei seconded a motion to approve the site plan for the Lions Central Park building with the following conditions:

1. Revise the Site Plan to extend the sidewalk from the parking lot to the trail on the west side of the Subject Property, adjacent to the western entrance.
2. Revise the Site Plan to depict the location of a monument sign at the new western entrance into the Subject Property.
3. Revise the Site Plan to show the lighting plan for the trails and parking lot, including photometrics. Lighting types may be defined with the proposed streetscape plan.
4. Revise the parking plan for on-site parking lot to include one (1) accessible parking space and one (1) van accessible parking space as required by ADA.
5. Submit final, detailed architectural plans and elevations, including color elevation renderings, of the building to City Planning staff for review prior to application for building permit.
6. Revise the Landscape Plan regarding tree caliper sizes, changing them from 1.5 inches to 2.5 per City standards.

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

ADJOURN

Commissioner Jullie moved, Commissioner Silverstein seconded a motion to adjourn the meeting at 8:54 p.m.

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

Meeting Date: May 21, 2019

REQUEST FOR ACTION
ROGERS PLANNING COMMISSION

Agenda Item: No. 5.1

Subject: Conduct a Public Hearing to Review the 2040 Comprehensive Plan and Recommend Submittal of the Plan to the Metropolitan Council.

Prepared By: Jason Ziemer, City Planner / Community Development Coordinator

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Recommended Planning Commission Action

See attached Memo.

ATTACHMENTS:

Description

SRF Memo

Memorandum

SRF No. 10165

To: Rogers Planning Commission

From: Stephanie Falkers, Senior Associate

Date: May 14, 2019

Subject: Rogers 2040 Comprehensive Plan

Comprehensive Plan Update

The City of Rogers is nearing the completion of the 2040 Comprehensive Plan Update. This effort is intended to update the existing 2030 Comprehensive Plan to align with existing demographics, updated community input and regional planning efforts. The City, along with all cities and counties in the seven-county metro, must update their Comprehensive Plan according to Minnesota Statutes Section 473.858 and 473.864.

The Metropolitan Council outlines requirements and growth forecasts that the City should use to inform their planning efforts. The following table outlines the population, household and employment growth forecasts that were used to inform the update.

	2010	2017	2020	2030	2040
Population	11,197	12,753	14,200	18,400	22,800
Households	3,748	4,184	5,000	6,700	8,500
Employment	7,907	9,714	11,400	13,100	14,800

Source: 2010 US Census, 2017 Metropolitan Council Estimate and Forecasts

The Comprehensive plan is the City's guiding document, and should be referenced as decision are made related to growth and development. The plan identifies a vision for Rogers over the next 20 years, and policies to help the City achieve it. Elected and appointed officials, staff, developers, and residents should refer to the Comprehensive Plan to understand the City's policies and vision for growth and development. The plan includes the following chapters:

1. Introduction
2. Community Profile
3. Vision and Goals
4. Land Use
5. Housing **[NEW]**
6. Parks, Open Space and Trails
7. Economic Competitiveness **[NEW]**
8. Water Resources
9. Transportation
10. Resilience **[NEW]**
11. Implementation

Comprehensive Plan Process

The City of Rogers began the update to its Comprehensive Plan over a 26-month process, beginning in March of 2017. The early phases of the planning process included public engagement to understand the community's desire for the future of Rogers. This data shaped the vision for the plan and subsequent recommendations.

A draft plan was completed in December of 2018 and was shared with the Planning Commission and City Council for review. This review coincided with a public meeting and comment period for the draft plan. Following these meetings and discussions, the draft plan was updated and prepared for the 6-month affected and adjacent community review required by Met Council.

Affected and Adjacent Jurisdiction Review

The affected and adjacent community review is a required component of the Comprehensive Plan update process, per Minnesota Statute 473.858. This process provides an opportunity for adjacent communities to review Rogers's draft plan and provide comments or feedback. The following jurisdictions were notified of the Comprehensive Plan and were provided an opportunity to comment.

Jurisdiction Type	Jurisdiction Name
Adjacent Community	Corcoran
Adjacent Community	Dayton
Adjacent Community	Maple Grove
Adjacent Community	Hennepin County
Out of Region Community	Hanover
Out of Region Community	Otsego
Out of Region Community	Saint Michael
Out of Region Community	Wright County
School District	279; Osseo
School District	728; Elk River
School District	877; Buffalo-Hanover-Montrose
Watershed Management Organization	Elm Creek Watershed Management Commission
Regional Park Implementing Agency	Three Rivers Park District
State Agency	MnDOT
State Agency	MnDNR

Rogers has received a response from all jurisdictions provided in the list above and therefore the comment period is closed. Of the 15 jurisdictions that were sent the plan, 7 responded with no comment. These jurisdictions included the City of Hanover, Osseo Area Schools, MnDOT, Buffalo-Hanover-Montrose School District, City of Otsego, City of Saint Michael, and Wright County. Comments were received from the remaining 8 jurisdictions, and the responses are included in **Attachment 1**. Many of the responses complimented the various policies and goals of the Comprehensive Plan. Others offered additional tools that could be considered or suggested modifications to the plan.

Comprehensive Plan Updates

The Draft 2040 Comprehensive Plan was updated to respond to the comments received from the affected and adjacent communities as warranted. City staff and the consultant team worked together to review the comments and address changes as needed.

Next Steps

The next step in the overall process is to submit the draft Comprehensive Plan to the Metropolitan Council for review. This review will occur in an overall two steps process, and will result in the Council's approval of the plan. Once approved, the City will be authorized to adopt the Comprehensive Plan and begin its implementation.

It is required that the Rogers 2040 Comprehensive Plan be authorized for submittal to the Metropolitan Council with the passing of a resolution.

ATTACHMENT 1

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
www.landform.net

TO: Corcoran City Council

FROM: Kendra Lindahl, Landform

DATE: January 14, 2019 for the January 24, 2019 City Council Meeting

RE: Draft City of Rogers 2040 Comprehensive Plan

1. Background

The City received notice of the draft 2040 comprehensive plan from City of Rogers on December 21, 2018. The draft plan is available at city hall or via this link (www.2040compplan.rogersmn.gov) and due to the file size, the full plan is not attached to this report. Per MN Statutes §473.858, Subd. 2, the City of Corcoran has 6 months to provide comments to the County. Staff has noted a number questions or concerns in the attached letter, which could affect the City of Corcoran's planning efforts.

Please review the attached letter and make any necessary modifications. The Council must authorize staff to send the letter prior to June 21, 2019 when our 6-month statutory review period ends.

2. Recommendation

Move to authorize the Mayor and City Administrator to sign and send the attached letter to City of Rogers.

Attachments

1. Response Letter Form
2. Draft Letter to City of Rogers

Landform®, SensiblyGreen® and Site to Finish® are registered service marks of Landform Professional Services, LLC.

Contact Information:

Jurisdiction/Agency:	City of Corcoran
Name:	Brad Martens
Title:	City Administrator
Phone:	763.400.7030
Email:	bmartens@ci.corcoran.mn.us
Address:	8200 County Road 116, Corcoran, MN 55340

Please check the appropriate box:

☐ We have review the proposed Rogers 2040 Comprehensive Plan and do not have any comments. We are therefore waiving further review.

☒ We have review the proposed Rogers 2040 Comprehensive Plan and offer the comments provided in the following pages (include additional sheets as necessary).

General Comments:

Please provide any comments or questions regarding the plan as a whole. Please include page, figure, or table numbers as warranted.

See attached letter

CITY OF CORCORAN

A Hidden Gem Waiting To Be Discovered
www.ci.corcoran.mn.us

Jason Ziemer
12800 Arbor Lakes Parkway
Rogers, MN 55369

RE: Rogers Draft 2040 Comprehensive Plan

Jason,

The City of Corcoran has reviewed the City of Rogers 2040 Comprehensive Plan update, which was received with your email dated December 21, 2018.

The City of Corcoran has reviewed that draft plan and we offer the following comments:

Chapter 4 – Land Use

- The 2040 land use plan shows "mixed use neighborhood" (service commercial) at CR 116/CR 117 which is adjacent to our Low Density Residential and Existing Residential land use designations. The City of Rogers should provide buffering from these planned commercial and higher density residential uses to the low density residential that exists in Corcoran and is planned to remain.

Chapter 6 – Parks and Open Space

- We applaud the City's commitment to active living and eliminating gaps in the trail system. To that end, we request that the City consider the addition of trail connections to connect with planned trails in Corcoran. Specifically:
    - The City of Corcoran has a planned on road trail on Robert Lane that extends to our northern border just to the southwest of Stieg Woods. A future trail connection within the City of Rogers would expand this trail network.
    - The City of Corcoran has an off-road trail planned between CR 101 and Robert Lane that extends to our northern border just southeast of Stieg Woods and the trail loop shown on Figure 6-2 of the draft plan. A future trail connection within the City of Rogers would expand this trail network.
    - The plan shows a trail that crosses Valley Drive and abruptly ends. The City of Corcoran plan shows an off-road trail on the west side of Pheasant Ridge golf course and ending at County Road 117. We encourage the City of Rogers to consider extending the dead-end Valley Drive trail to connect with the planned Corcoran trail at County Road 117.
    - The City of Corcoran also shows on-road trails planned for Trail Haven Road and Bechtold Road and encourage the City of Rogers to consider extending those trails in Rogers.
    - Both Corcoran and Rogers show a trail connection planned to connect with County Road 117 just east of Bechtold Road. The two trails are slightly offset as currently shown by the two cities. We look forward to working with Rogers and Hennepin County to provide a County Road 117 trail crossing in a mutually agreeable location.

Chapter 8 – Water Resources

- The North Fork of Rush Creek is impaired. The current plan makes no mention of this impairment. We request that the North Fork of Rush Creek be identified as impaired as there is a potential for joint water quality projects or grants.
- The text identifies Figure 8-3 as the Drinking Water Supply Management Area (DWSMA), however, Figure 8-3 shows a watershed map. The DWSMA is of interest to Corcoran for water supply planning purposes and the graphic should be updated.

- The water main figure shows a trunk water main at the Corcoran border. Corcoran supports planning for the option of a future intra-City interconnect
- An area west of CR 116 shows a sanitary sewer gravity stub at the Corcoran border draining into Rogers. Corcoran has a plan to service this area, however the shared system would be considered upon development.

Chapter 9 – Transportation

- The transportation plan is consistent with the Corcoran plan.

We look forward to working with City of Rogers. Please feel free to contact City Administrator Brad Martens with questions at bmartens@ci.corcoran.mn.us and 763-400-7030.

Sincerely,

Ron Thomas
Mayor
City of Corcoran

Brad Martens
City Administrator
City of Corcoran

Copy: Kendra Lindahl, City Planner
City File

Contact Information:

Jurisdiction/Agency:	City of Dayton
Name:	Alec Henderson
Title:	Associate Planner
Phone:	763-712-3221
Email:	ahenderson@cityofdaytonmn.com
Address:	12260 South Diamond Lake Road, Dayton, MN 55327

Please check the appropriate box:

☐ We have review the proposed Rogers 2040 Comprehensive Plan and do not have any comments. We are therefore waiving further review.

☒ We have review the proposed Rogers 2040 Comprehensive Plan and offer the comments provided in the following pages (include additional sheets as necessary).

General Comments:

Please provide any comments or questions regarding the plan as a whole. Please include page, figure, or table numbers as warranted.

Thank you for your continued support of Dayton transportation improvements. The City of Rogers continues to be a valued partner of Dayton and we look forward to maintaining our collaborative relationship.

One comment that could be added may be related to the Water Supply System Chapter. It may be beneficial to add a note about "continued work on regional issues like water supply. Future projects may include future exploration of a regional water supply and/or surface water treatment from the Mississippi River with the assistance of nearby cities (Corcoran, Dayton, Ramsey) and Department of Health and other jurisdictions."

We aren't looking for anything specific as specifics for any regional surface water treatment have not been fleshed out.

Contact Information:

Jurisdiction/Agency:	City of Maple Grove
Name:	Joe Hogeboom
Title:	Director of Community and Economic Development
Phone:	763-494-6045
Email:	jhogeboom@maplegrovemn.gov
Address:	12800 Arbor Lakes Parkway No., Maple Grove, MN 55369

Please check the appropriate box:

☐ We have review the proposed Rogers 2040 Comprehensive Plan and do not have any comments. We are therefore waiving further review.

☒ We have review the proposed Rogers 2040 Comprehensive Plan and offer the comments provided in the following pages (include additional sheets as necessary).

General Comments:

Please provide any comments or questions regarding the plan as a whole. Please include page, figure, or table numbers as warranted.

Land Use Plan:

Please provide any comments or questions regarding Chapter 4, Land Use. Please include page, figure, or table numbers as warranted.

Page 36 – The City of Maple Grove recognizes the development potential of the City of Rogers' southeast quadrant, and hopes both cities, together with the cities of Corcoran and Dayton, can work collectively to ensure enhancements are made to Hennepin County Road 101/Brockton Lane to ensure safety and capacity of the roadway.

Page 52 – Independent School District No. 279 has purchased land in northwestern Maple Grove, where it indents to eventually construct a new elementary school. As development continues within the Osseo School District, the City of Maple Grove requests to collaborate with City of Rogers to advocate for the planning of the new school facility.

Housing Plan:

Please provide any comments or questions regarding Chapter 5, Housing. Please include page, figure, or table numbers as warranted.

Parks, Open Spaces & Trails Plan:

Please provide any comments or questions regarding Chapter 6, Parks, Open Spaces, and Trails. Please include page, figure, or table numbers as warranted.

The City of Maple Grove looks forward to collaboratively working with the City of Rogers and the Three Rivers Park District for the planning, design and construction of the Rush Creek Regional Trail.

Economic Competitiveness Plan:

Please provide any comments or questions regarding Chapter 7, Economic Competitiveness. Please include page, figure, or table numbers as warranted.

Water Resources Plan:

Please provide any comments or questions regarding Chapter 8, Water Resources. Please include page, figure, or table numbers as warranted.

Transportation Plan:

Please provide any comments or questions regarding Chapter 9, Transportation. Please include page, figure, or table numbers as warranted.

The City of Maple Grove supports the extension of County Road 117 between County Road 116 and County Road 101 to help improve east/west movement, as well as access to Interstate 94 via the soon-to-be constructed Dayton Parkway interchange.

Hennepin County Comments

Department	Division/Group	Page Number	Chapter	Comment
PW	Trans Planning	113	Transportation	Perhaps a turnback of CR 159 between CR 116 and CSAH 101 should be further disucssed between the county and the city
PW	Trans Planning	114 / Figure 9-1	Transportation	Revise TH 101 north of I-94 to 'State Roadway'. Would be helpful to label CR 159, CR 116 (Fletcher Ln), and CSAH 101 (Brockton Ln) as well
PW	Trans Planning	118 / Figure 9-3	Transportation	With an extension of CR 117 to the Brockton Interchange, an upgrade to A-Minor status will likely be necessitated along with a change in State Aid funding designation
PW	Trans Planning	119	Transportation	Programmed and Planned Improvements - Hennepin County staff currently envision CSAH 144 (I-94 overpass to CSAH 13) as a future 3-lane section, at least outside of the major intersection approaches. We will have to further coordinate to determine ultimate improvements here
PW	Trans Planning	122 / Figure 9.5	Transportation	Hennepin County forecasts for CSAH 13 (Brockton Ln) north of CSAH 81 are considerably lower (15,800) than this listed forecast of 25,000? Is this perhaps a misprint?
PW	Trans Planning	123 & 126 / Table 9.3 & Figure 9.8	Transportation	Please consider excluding the four lane undivded section from the reference table. Hennepin County no longer considers this design in new construction due to the high propensity for crashes
PW	Trans Planning	127 / Figure 9.9	Transportation	While no capitol improvments are currently planned, our 2040 plan envisions CSAH 81 East of TH 101 as a future 4-lane divided section. This would certainly alleviate forecasted capacity concerns
PW	Trans Planning	129 / Table 9.4	Transportation	Please advise South Diamond Lake Rd/David Koch Ave (CSAH 49) is no longer a county roadway - Revise site locations #'s 1, 3, 7, 11, and 12 and following text
PW	Trans Planning	132 / Figure 9.11	Transportation	In looking at the Hennepin County Planned and Existing Bike Routes map, we include a short trail segment to the west of 101. Our map includes additional planned off-street trails that are not included in Figure 9.11.
PW	Trans Planning	132 / Figure 9.11	Transportation	Include existing on-street bikeways on the map. Our bike map shows on-street bikeable shoulder on CSAH 144, just west of 101.

Contact Information:

Jurisdiction/Agency:	ISD 728
Name:	Daniel Bittman
Title:	Superintendent
Phone:	763 234-3299
Email:	daniel.bittman@isd728.org
Address:	11500 193rd Ave NW; Elk River, MN 56379

Please check the appropriate box:

☐ We have review the proposed Rogers 2040 Comprehensive Plan and do not have any comments. We are therefore waiving further review.

☒ We have review the proposed Rogers 2040 Comprehensive Plan and offer the comments provided in the following pages (include additional sheets as necessary).

General Comments:

Please provide any comments or questions regarding the plan as a whole. Please include page, figure, or table numbers as warranted.

ISD 728 recognizes how our communities are ever-evolving and appreciates the opportunity to provide feedback, as well as the continued partnership. We appreciated the process, as well as the commitment to the outlined values and issues highlighted.

ISD 728, which includes the City of Rogers, IS a community of choice for living and learning with attainable housing for all persons, vibrant neighborhoods, and academically inclusive schools.

We support the work of the City, and would welcome ways to collaborate further in all of the outlined areas, especially those relating to land use, parks and trails, and housing. Moreover, as we continue to grow, we would be interested to think about and explore mutual interests (i.e. swimming pools, multi-purpose spaces, etc.).

Land Use Plan:

Please provide any comments or questions regarding Chapter 4, Land Use. Please include page, figure, or table numbers as warranted.

Your work and plan aligns well with our strategic plan and research. We were a bit surprised about the percentage related to agriculture. Further conversations about how we can partner will be valuable.

Housing Plan:

Please provide any comments or questions regarding Chapter 5, Housing. Please include page, figure, or table numbers as warranted.

Interesting to see this data as it relates to our recent demographic study in ISD 728, win which you worked. We will want to watch these trends closely as we plan for enrollment, building capacity, and future boundary change considerations.

Parks, Open Spaces & Trails Plan:

Please provide any comments or questions regarding Chapter 6, Parks, Open Spaces, and Trails. Please include page, figure, or table numbers as warranted.

We agree completely with your comments and assessment (See Below):
Athletic Facilities
Current and future Athletic Facilities rely heavily on ongoing collaboration between the City and School District to fulfill recreational needs within the community. Currently, some of the athletic fields are utilized jointly by both community recreational groups and School District. Due to a large amount of economic development in the region, the School District may be expanding in the near future and relocating fields closer to the school campuses. These are opportunities for the City to develop new athletic fields or re-purpose current sites for other recreational uses.

We support the city's efforts related to parks, open spaces and trails and would appreciate further conversation as the District considers future referendums.

Economic Competitiveness Plan:

Please provide any comments or questions regarding Chapter 7, Economic Competitiveness. Please include page, figure, or table numbers as warranted.

As Rogers seeks to create a climate for meaningful economic growth and provide a strong economic base for its residents and workforce, it also seeks to be competitive with other cities. We believe the School District can contribute in this area, and would like to explore further options with the City. Attracting and retaining a strong economic base, everyone benefits.

Water Resources Plan:

Please provide any comments or questions regarding Chapter 8, Water Resources. Please include page, figure, or table numbers as warranted.

Transportation Plan:

Please provide any comments or questions regarding Chapter 9, Transportation. Please include page, figure, or table numbers as warranted.

The information related to capacity is appreciated, and the District would support efforts to meet these needs. Please let us know how we can partner to support efforts to ensure future efficiencies and safety for our children and residents.

Resiliency Plan:

Please provide any comments or questions regarding Chapter 10, Resiliency. Please include page, figure, or table numbers as warranted.

Implementation Plan:

Please provide any comments or questions regarding Chapter 11, Implementation. Please include page, figure, or table numbers as warranted.

This plan is thorough and strategic. It will require much effort, energy, and resource, but will absolutely benefit, attract and retain residents, keeping Rogers a desired destination to learn and live.

Rogers 2040 Comprehensive Plan

Adjacent and Affected Jurisdiction Review and Comment Form

City of Rogers

December 21, 2018

Dear Government Partner,

The City of Rogers has completed its draft 2040 Comprehensive Plan. The plan is set to guide City decision-making to 2040 based on its Vision and Guiding Principles. The draft plan is broken into the following chapters to respond to the needs of the City and the region as a whole:

1. Introduction
2. Community Profile
3. Vision & Guiding Principles
4. Land Use
5. Housing
6. Parks, Open Spaces and Trails
7. Economic Competitiveness
8. Water Resources
9. Transportation
10. Resiliency
11. Implementation

Per Minnesota Statute *473.585 Subd. 2* and the Metropolitan Council, we are distributing the draft of the Rogers 2040 Comprehensive Plan for your review and comment. The draft Plan can be found here: www.2040compplan.rogersmn.gov

It is respectfully requested that you review the proposed Rogers 2040 Comprehensive Plan and send comments, or indication of no comment, to Jason Ziemer (contact information below) by June 21, 2019. That being said, the City is asking you to expedite your review of the Plan as the City has a number of development projects dependent on the new 2040 Plan. Attached is a comment form for your use.

Thank you!

Jason Ziemer
City Planner/Community Development Coordinator
22350 South Diamond Lake Road | Rogers, MN 55374
jziemer@rogersmn.gov | (763) 428-0915

Contact Information:

Jurisdiction/Agency:	Elm Creek Watershed Management Commission
Name:	James C. Kujawa
Title:	Technical Advisor to the Commission
Phone:	612-348-7338
Email:	james.kujawa@hennepin.us
Address:	701 S. 4th Avenue South, Suite 700, Minneapolis, MN 55415

Please check the appropriate box:

☐ We have review the proposed Rogers 2040 Comprehensive Plan and do not have any comments. We are therefore waiving further review.

☒ We have review the proposed Rogers 2040 Comprehensive Plan and offer the comments provided in the following pages (include additional sheets as necessary).

General Comments:

Please provide any comments or questions regarding the plan as a whole. Please include page, figure, or table numbers as warranted.

Please see Water Resources Section Comments

Water Resources Plan:

Please provide any comments or questions regarding Chapter 8, Water Resources. Please include page, figure, or table numbers as warranted.

Commission staff reviews Member Community Comprehensive Plans for conformance with the Commission's 3rd Generation Stormwater Management Plan. The review focuses on the requirements of the communities as outlined in MS 103B.231 and .235.
Updates to the local stormwater management plans are expected to include:

- Updated land use, hydrologic, and hydraulic data, and existing or potential water resource related problems that may have changed since the last LWMP.
- An explanation of how the member city will help to implement the actions set forth in the Commission's Plan, including specifically addressing adoption and enforcement of a manure management ordinance.
- Show how the member city will take action to achieve the load reductions and other actions identified in and agreed to in TMDL Implementation Plans.
- Updated Implementation Plan identifying the specific structural, nonstructural, and programmatic solutions to the problems and issues identified in the LWMP.
- Set forth an implementation program including a description of adoption or amendment of official controls and local policies necessary to implement the Rules and Standards; programs; policies; a capital improvement plan; and estimates of cost and funding mechanisms.

Staff received the draft Roger 2040 Comprehensive Plan for review and comment on January 2, 2019. Staff concentrated on Chapter 8, Water Resources, in said plan.
Based on our review, none of the requirements from MS 103B are addressed in this draft plan.

Transportation Plan:

Please provide any comments or questions regarding Chapter 9, Transportation. Please include page, figure, or table numbers as warranted.

ThreeRivers
PARK DISTRICT

March 19, 2019

Three Rivers Park District Board of Commissioners

Penny Steele
District 1

Jennifer DeJournett
District 2

Daniel Freeman
Vice Chair
District 3

John Gunyou
Chair
District 4

John Gibbs
District 5

Steven Antolak
Appointed
At Large

Gene Kay
Appointed
At Large

Boe Carlson
Superintendent

Jason Ziemer
jziemer@rogersmn.gov
City Planner/Community Development Director
22350 South Diamond Lake Road
Rogers, MN 55374

RE: City of Rogers | 2040 Comprehensive Plan Update

Dear Jason:

Three Rivers Park District (Park District) submits the following comments regarding your 2040 Comprehensive Plan. If you have further questions or comments, please contact Ann Rexine, Principal Planner at ann.rexine@threeriversparks.org or by phone at 763-694-1103.

Please refer to the Met Council approved naming conventions and correct the Plan text throughout (specific pages as noticed below, but not limited to): • Crow-Hassan Park Reserve (pages 14, 70, 71, Figures 2.5, 6.1, 6.3, 9.4, 9.5, 9.6, 9.7, 9.8, and 9.9, and Table 6.3), noting the hyphen between Crow and Hassan.	
Text revisions requested. "The regional park ~~p~~reserve features high-quality and restored…"	**Page** 9
For future consideration: As Sylvan Lake residential development is realized, please continue to include the Park District in your development conversations. This allows both the City and the Park District the opportunity to discuss any increased park demands, recreational amenities and access.	**Page** 48
Text revisions requested. "Sylvan Lake is a treasured asset for Rogers and one of three lake**s** situated entirely within the City."	**Page** 48
Text revisions requested. "Park and open space offerings for Rogers include 32 City parks occupying 601 acres, and the ~~2,182~~ **2,188-acre** Crow-Hassan Park Reserve managed by Three Rivers Park District..."	**Page** 70 and 71 (Table 6.1)

Text revisions requested. "At approximately 2,600 acres **<u>total, which includes acreage within the City of Hanover,</u>** the space is defined by the large uninterrupted native landscapes."	**Page** 73
Text revisions requested. "The Crow River **<u>Regional</u>** **<u>T</u>**rail has a proposed route that stretches from the Luce Line State Trail in Watertown Township, through Rogers, and over to the West Mississippi River Regional Trail in Dayton."	**Page** 75
Map clarification requested. Figure 6.2 defines local parks, trails, bikeways and sidewalks throughout the City of Rogers. • For clarification purposes, the existing trail network within Crow-Hassan Park Reserve is unpaved. However, this map does not differentiate between paved and unpaved, and may lead to confusion by the reader. Please add an additional category or color to make that differentiation clear. This comment is consistent with Figure 6.2 being also shown on page 132. • The Crow River Regional Trail Master Plan defined existing segments of the local paved, off-street trail network that is slated to become regionalized. Our records indicate that there is an existing trail along the south side of 141st Avenue N from Marie Avenue to Rogers High School entrance.	**Page** 76 & 132
Map clarification requested. Figure 6.3 defines regional and county trails/bikeways throughout the City of Rogers. • Please add the following text to the legend label, "Regional **<u>Trail</u>** Search Corridor." • There appears to be overlap of designations and colors depicted, which does not allow the map to be accurately shown. This is evident with the comment for Figure 6.2 regarding the existing trail along the south side of 141st Avenue N from Marie Ave. to Rogers High School – as it appears to be shown underneath the Crow River Regional Trail line work. • There appears to be two lines showing the Rush Creek Regional Trail. The Park District and City of Rogers have worked in the recent past to tweak the proposed Rush Creek Regional Trail route alignment – however having two lines on the map is confusing. Please modify the map to show one route. • NOTE: It may be helpful to merge Figures 6.2 and 6.3 to show the planned bike/pedestrian system in its entirety.	**Page** 77
Chapter 8 | Water Resources – General Comments Include reference, associated summary and recommendation of the Elm Creek watershed TMDL on where potential issues exist, how to mitigate said issues and to what degree Rogers is responsible for reducing nutrient load.	
Text revisions requested. The following text is misleading, as it implies that there are only three lakes in Rogers, "The three lakes in Rogers – Cowley Lake, Henry Lake…." Suggested wording could include something such as, "Three lakes in Rogers (Cowley, Henry and Sylvan) were assessed and determined to be impaired by the MPCA for Aquatic Recreation due to nutrients. A TMDL for the Elm Creek watershed was approved by the EPA in 2017 and included an assessment of these impairments."	**Page** 89

Text revisions for consideration. • Address load reduction versus meeting current standards. Specifically, current stormwater rules indicate that nutrient loading cannot exceed existing conditions – but in order to reach reductions, cities may need to increase standards to reduce loading. • It is mentioned that there is enforcement of regulations, however the city may wish to review the types of regulation when areas are being developed and redeveloped. • When referencing floodplain management, the city may wish to add that because of increased extreme precipitation events, work within the floodplain should be designed to accommodate such events – including higher flow rates.	**Page** 91
Text revisions for consideration. When discussing the future water supply system it is beneficial to include water recharge dialogue, specifically language regarding promoting and/or protecting water infiltration areas.	**Page** 93
Chapter 9 | Transportation – General Comments Several Hennepin County roads border Crow-Hassan Park Reserve including 141st Avenue North, Sylvan Lake Road and Park Drive. City staff have expressed a desire to realign/adjust this road network in proximity to the park reserve however, it does not appear that this has been expressed within this Plan. Should this desire for a modified road alignment become realized, the Park District would request to be included in this conversation at an early stage to minimize negative impacts to the park reserve.	
Text revisions requested. "The roadway network in Rogers has been significantly shaped by several physical features, including the Crow River, I-94, TH 101, Crow**-**Hassan ~~Regional~~ Park **Reserve**…"	**Page** 112
Chapter 10 | Resiliency – General Comments The importance of trees is mentioned several times throughout this chapter. In order to minimize loss if new pests and/or diseases are introduced, the city may which to specify that diversification of tree species is important to promote.	

CC: File
Metropolitan Council
Kelly Grissman, Director of Planning
Danny McCullough, Three Rivers Park District, Regional Trails System Manager
Brian Vlach, Three Rivers Park District, Senior Water Resources Manager
Amy Timm, Three Rivers Park District, Water Resources Supervisor

Community of Rogers
2040 Comprehensive Plan Update
Adjacent and Affected Jurisdiction Review and Comment Form

Date: __3/1/19____

Adjacent or Affected Jurisdiction Name: __Minnesota DNR_____
Please check the appropriate box:

- ☐ We have reviewed the proposed Plan Update, do not have any comments, and are therefore waiving further review.
- ☐ We have reviewed the proposed Plan Update and offer the following comments (we are using the Met Council format, because our comments did not fit in the form provided)

The mission of the Minnesota Department of Natural Resources is to work with citizens to conserve and manage the state's natural resources, to provide outdoor recreation opportunities and to guide sustainable commercial uses of natural resources. With these things in mind, we appreciate the opportunity to provide comments on the city of Rogers' draft 2040 Comprehensive Plan. We support the city's strategy to invest in places of historical, cultural and environmental significance to preserve the physical characteristics of the community. The following comments outline other ways to further these goals.

Natural Resource Planning. We recommend that the introduction includes a figure showing the location of ecologically-significant areas and natural resources corridors, as mapped in Hennepin County's interactive Natural Resource Map (including DNR Native Plant Communities and Sites of Biological Diversity). (https://gis.hennepin.us/naturalresources/map/). To provide a more complete picture of the water features, the DNR's Stream Routes map could be added to the Water Resources map (Fig. 2.3).

Some of the city's natural features are not visible, particularly the hydric soils that have been drained. The plan guides most of the southwest areas of the city from agriculture to residential. As this transition happens, showing the natural resource corridors (referenced above) on inventory maps as an underlay to the land use map would illustrate how your city can realize its greenways and natural systems goals, as shown on p. 73-74. In the Sylvan Lake Focus Area discussion and maps, showing an underlay of the hydric soils would indicate a finer scale pattern of where natural resources corridors and drainage-ways could be developed as agricultural uses transition to residential. These corridors can serve multiple functions, as storm water storage and filtration to protect the lake, and as wildlife habitat. In addition, the proposed trails in the Parks and Trails (Fig. 6.2) map could be added to the focus area map.

For further conservation planning and to ensure compliance with the Minnesota endangered species laws, the DNR encourages communities to check the NHIS Rare Features Data for known occurrences of state-listed species. The NHIS Rare Features Data contains nonpublic data and can only be accessed by submitting a License Agreement Application Form for a GIS shapefile or by submitting a NHIS Data Request Form for a database printout. Both of these forms are available at the NHIS webpage. Consider adding a discussion of what the city can do to preserve the species and preserve needed habitat into the future. For more information on the biology, habitat use, and conservation measures of these rare species and plant communities, please visit the DNR Rare Species Guide. NHIS training includes rules for using/displaying nonpublic data in public documents.

We strongly support the strategy listed on p. 24, to "develop a natural resource stewardship plan that promotes an ecosystem-based approach to managing natural systems and balancing land pressures of a growing community." This plan will be more successful if it is integrated with land use and development review processes in the city.

Native Species. We suggest strategies that encourage developers to plant with native flowers, grasses, shrubs and tree species. Species such as monarchs rely on these plants, and it does not take many plants to attract butterflies, other beneficial pollinators as well as migrating and resident birds. Adding more native plants into landscaping not only enhances the health and diversity of pollinators and wildlife populations, these plants can also help filter and store storm water, which would serve other goals in your plan. For more information consult DNR's pollinator page. Plant lists and suggestions for native plants can be incorporated into:

- Proposed landscape guidelines to improve the aesthetics in for commercial and industrial areas
- Street tree planting plans
- City gateway features
- Along ponds and waterways.
- Small nature play areas in children's parks
- Along the edges of ballfield complexes.
- Lakeshores

Development / Transportation Policies to Protect Wildlife. Consider adding policies that take wildlife into consideration as transportation and redevelopment projects occur. To enhance the health and diversity of wildlife populations, encourage developers of private and public lands to retain natural areas or restore them with native species after construction. One larger area is better than several small "islands" or patches; and connectivity of habitat is important. Animals such as frogs and turtles need to travel between wetlands and uplands throughout their life cycle. Consult DNR's Best Practices for protection of species and *Roadways and Turtles Flyer* for self-mitigating measures to incorporate into design and construction plans. For example, the proposed extension to 109 (it looks like it runs along Rush Creek wetlands and floodplains) is a good opportunity to consider wildlife needs. Examples of more specific measures include:

- Preventing entrapment and death of small animals especially reptiles and

amphibians, by specifying biodegradable erosion control netting ('bio-netting' or 'natural netting' types (category 3N or 4N)), and specifically not allow plastic mesh netting. (p. 25)

- Providing wider culverts or other passageways under paths, driveways and roads while still considering impacts to the floodplain.
- Including a passage bench under bridge water crossings. (p. 17) because typical bridge riprap can be a barrier to animal movement along streambanks.
- Curb and stormwater inlet designs that don't inadvertently direct small mammals and reptiles into the storm sewer. (p. 24). Installing "surmountable curbs" (Type D or S curbs) allows animals (e.g., turtles) to climb over and exit roadways. Traditional curbs/gutters tend to trap animals on the roadway. Another option is to install/create curb breaks every, say, 100 feet (especially important near wetlands).
- Using smart salting practices to reduce impacts to downstream mussel beds, as well as other aquatic species.
- Fencing could be installed near wetlands to help keep turtles off the road (fences that have a j-hook at each end are more effective than those that don't).

Community Forestry. P. 139 discusses the importance of an Urban Tree canopy, and the implementation section discusses the need to increase tree coverage. Recently Emerald Ash Borer has been reported in Rogers, and we recommend that this issue be discussed in more depth. The first step to achieving a resilient community forest is conducting a tree inventory. The second step is developing a community forestry management plan that includes strategies for managing trees, especially ash, and encouraging a diverse tree canopy on private and public lands. It would be worth mentioning in the narrative of the comprehensive plan if Rogers has developed a plan for the city's forestry needs as part of an overall strategy to meet its environmental goals and policies. If not this effort could be part a first step to creating a relevant and timely Natural Resources Stewardship plan.

Parks and Trails. We suggest you add the word "restore" to the phrase "identify opportunities to protect sensitive areas and valued natural resources" (P.70). It would be helpful to see Figures 6.1, 6.2, 6.3 all on one map. Consider discussing snowmobile trails in the parks chapter and showing them on the trail map. State-supported grant-in-aid trails connect your community to an extensive network of trails throughout the state. Including the trails on inventories would raise awareness of this recreational activity. The snowmobile GIA Program webpage below also has more information on the program and funding.
https://www.dnr.state.mn.us/grants/recreation/gia_snowmobile.html

Reviewer: Martha Vickery, regional coordinator, Lands and Minerals Division, Region 3_

Date: _3/1/19_____

Signature of Reviewer: _____

Meeting Date: May 21, 2019

REQUEST FOR ACTION
ROGERS PLANNING COMMISSION

Agenda Item: No. 5.2

Subject: Consider Requests from NLD Rogers, LLC for Items Related to the Redevelopment of the Former Minnie's Diner Site, 13105 Main Street.

Prepared By: Jason Ziemer, City Planner / Community Development Coordinator

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Overview / Background

NLD Rogers, LLC (Applicant) has submitted a Zoning & Land Use application, requesting City approval of a Preliminary Plat, Final Plat, Site Plan and Variance for the redevelopment of 13105 Main Street, previously Minne's Diner. The property is 1.37 acres (60,004 square feet)and abuts to Interstate 94 and Main Street (Co. Rd. 81); PID #: 23-120-23-21-0031 (Subject Property).

In addition to the Subject Property, the property to the south will be part of the preliminary and final plat to become the Bluewater Bay Development. The southern property is the Speedway gas station located at 13101 Main Street (PID #: 23-120-23-21-0008 & 23-120-21-0007). The gas station has two separate parcels that will be combined into one. The Subject Property will be divided into two (2) lots, each with a building on the lot. The entire Bluewater Bay plat is 2.28 acres (99,454 square feet). Although we are replatting the Subject Property and the gas station to the south, redevelopment will only occur on the Subject Property.

The Applicant is requesting a variance to reduce the number of parking stalls on the property and to encroach into the access drive setback of five (5) feet.

Due to the Subject Property's access, size and location, please note many private easements are drafted between properties affected by this redevelopment. Infill and redevelopment sites often face obstacles that require participation, negotiation and flexibility from the developer, City and surrounding property owners. Details within this memo, and noted on the attached site plans will show and address some of the proposed or existing easements on the property.

The application was submitted on March 6, 2019. At the time of application, the Subject Property was under an interim ordinance (moratorium) that prohibited review of development or land use requests. On March 26, 2019, the City Council excepted the two properties, per Resolution No. 2019-30, enabling the City to consider the application. The application was determined complete on April 16, 2019. The 60-day review period expires on June 15, 2019.

Primary Issues to Consider

1. Land Use & Zoning
2. Preliminary & Final Plats
3. Site Plan
4. Variance Standards

Analysis of Primary Issues

1. Land Use & Zoning

The Subject Property, a 2.28-acre site, is currently guided as **Commercial**, per the Rogers 2030 Comprehensive Plan, which is defined as follows: *Commercial uses include community and regional scale retail and service. Commercial land uses should be located in places with good accessibility to the regional highway system as well as to alternative roadway access points that provide convenient access for the local community. Commercial nodes should be sized to accommodate a critical mass of uses that create a strong and vibrant commercial center. These nodes typically range in size from 100,000 to 350,000 square feet.* The draft 2040 Comprehensive Plan guides the property as **Commercial**.

The corresponding zoning for the property is **Retail Business District (B-1)**. The proposed uses for the Subject Property are permitted according to the B-1 zoning district [125-197].

The property does fall within the **Highway Corridor Overlay District** *South side commercial and industrial subdistrict* as established by City Code Section §125-225(f)(3). This Overlay District establishes development standards emphasizing greater sensitivity to the environment and higher quality architectural and site design. Those standards shall be reviewed as part of the Site Plan.

Land Use and Zoning conditions are satisfied. The HCO requirements are subject to variance approval.

2. Preliminary & Final Plats

The Applicant is proposing to plat 2.28-acres to become three parcels; legally described to be Lots 1, 2 & 3, Block 1, Bluewater Bay. The Preliminary Plat satisfies City requirements for platting. The Applicant is providing drainage and utility easements (D/UE) around all perimeters of the property and between Lots 2 & 3. Public Works staff has agreed to void the requirement of D/UE easements between Lot 1 & 2.

Platting conditions are satisfied.

3. Site Plan

Site

Currently, the Subject Property is an unplatted single parcel with an area of 1.37 acres (60,004 square feet). The Subject Property will be platted into Lot 1 & 2. Lot 1 is proposed to be 0.614 acres (26,732 square feet) and Lot 2 will be 0.725 (31,578 square feet). Lot 3 will be gaining 1,917 square feet from the Lot 2 to straighten the lot line and end up with a total lot size of 0.944 acres. The existing 4,020 square foot building on the property has sat vacant for a number of years, since Minne's Diner closed. As described above, the Applicant is proposing to plat the Subject Property, plus the two southern parcels. Redevelopment will only occur on the Subject Property. The Development has access from Main Street (right-in, right-out only) and Industrial Boulevard. The Applicant has drafted new easements and redrafted older agreements to ensure there is legal access to and from the Subject Property. If not for those easement agreements, this parcel would essentially be landlocked.

The proposed building for Lot 1 (Building 1) is 3,400 square feet and will be constructed with a drive-thru and an outdoor patio area. The proposed building for Lot 2 (Building 2) is 5,170 square feet. Building 2 also has a drive-thru for a coffee shop (2,000 sq. ft.) on the southern end of the building,

and retail space (3,160 sq. ft.) in the remaining area of the building. The retail space has two building entrances and the space could be built to suite, or a bigger retailer could occupy the entire space. The two drive-thru uses have tenants known as Freddy's Custard and Steakburger, and Dunkin'. Currently, there is not a retailer who plans on occupying the retail space.

The Applicant is proposing to install a six (6) foot white vinyl privacy fence to border the west property line that abuts to the AmericInn motel. The trash enclosure for both Buildings 1 & 2 with be placed on the south end of Building 1.

Lot Coverage

The total impervious area shown on the Site Plan totals 51,382 square feet (1.179 acres), or 88.0% of the total Subject Property (60,004 square feet). There are no lot coverage standards for developments in Commercial districts. In comparison, in residential districts the maximum impervious surface area is 75% [City Code §125-329(4)].

Lot coverage is satisfied.

Parking & Site Circulation

The parking plan shows 64 total parking spaces, including 4 accessible spaces. According to City Code §125-313(c)(7), parking requirements for restaurants with drive-thru's, require one stall per 15 square feet at the counter area, 40 square feet for dining areas and 80 square feet for kitchen space. Retail space requires one (1) stall per 200 square feet. Based on that requirement, the number of parking spaces for the Subject Property is 139. The Applicant is requesting the parking to be reduced by approximately half of what is required for a total of 64 stalls. The site plan shows ten (10) vehicles can be stacked in the drive-thru lane. Building 1 & 2 can each accommodate 10 vehicles from the order board to the pick-up window. Various cities count the stacking number for a drive through in their total parking count, which would bring the ratio to 84 parking stalls. The City of Rogers has not used that practice before.

The attached narrative provided by the Applicant expresses their confidence in the reduced parking number. Dunkin' is tailored to morning traffic while Freddy's opens mid-day. The number of employees, stacking numbers and the usual time spent at these establishments all contribute to the variance request.

Main Street Access

A concern with the Development is the existing driveway on Main Street- currently only a right-in right-out. Both MnDot and Hennepin County have commented on this access. According to MnDot (memo attached), "the access is not ideal but appears to be unavoidable due to lack of other viable access locations". Hennepin County on the other hand continues to express concern over this access point. Although there is a permit from the County indicating the access will remain under current conditions the redevelopment of the site is prompting a question as to whether access should be further restricted. In an ideal world, the County would seek closure of this access, requiring full ingress and egress of the site, and the adjacent gas station, from Industrial Boulevard. However, the County understands the potential business impacts resulting from a full closure and is willing to further explore retaining the access, but with restrictions. Two options discussed include adding a "porkchop" island to force right-in right-out turning movements or a right-in only. County and City staff agree a "porkchop" island would serve no benefit. It has been suggested by City staff that the developer, owner or the gas station, and County

staff come to an agreement on the best alternative for this access. A meeting has been scheduled for Tuesday morning, May 21 with these parties.

Parking requirements are not satisfied. Variance is requested.

Materials

Developments in commercial business districts must satisfy architectural design standards. Those standards [§125-346], state: *In all commercial and business zoning districts (B-1, B-2, B-3 and B-C) 75 percent of the exterior building finish shall consist of the following materials: face brick; natural stone; glass; cast stone; cultured stone; EIFS; precast concrete panel with an exposed aggregate of granite, marble, limestone or other natural stone material with at least two architectural reveals per panel.* The building must also use up to three of the following to break up long walls: *window bays, special treatments at entrances, variations in rooflines or parapet, and building setbacks or articulation of the façade.* For buildings 10,000 to 20,000 square feet in total gross area, no wall can exceed 50 linear feet without some type of variation to the wall. Both buildings on the Subject Property meet, and exceed the architectural design requirements.

The colored architectural elevation provided by the Applicant shows a high-quality finished design, using a mix of high-quality materials with articulations in the roof. With the exception of the window bays and doors, the exterior of the building shall be comprised of a stone veneer and EIFS with neutral finishes. In addition to the exterior finish requirements for commercial building, City Code also requires trash enclosures to be of the same materials. According to the plans the enclosure is of the same stone veneer.

Material requirements are satisfied.

Surface Water

Properties must have approved ponding systems to deal with the water runoff and accumulation produced from the property. Currently, no water mitigation efforts are in place for the Subject Property. Due to the small size of the site, the Applicant is proposing to install an on-site underground storm system. The City engineer has reviewed the stormwater plans including the underground system and has found the proposed stormwater management system acceptable. The Elm Creek Watershed Management Commission (District) is reviewing the plans and will act on the proposed stormwater management system at its June meeting. The District reviews the plans to determine that the site, and proposed underground system, satisfies requirements for both water quality and rate control. The District has indicated it would grant a grading and erosion control permit administratively to allow the developer to move forward with construction, pending City approvals.
The Applicant expressed that snow removal will be hauled off site because the lack of space on the site. This is shall be addressed in an Agreement between Lots 1 & 2 in the Development.

Surfaced Water requirements are satisfied; pending approval from the District.

Landscape Plan

The Subject Property has a vacant building and has little to no landscaping and minimal trees. For landscaping, City Code merely requires the Applicant to provide a plan that shows the location, size and type of tree and plant species. The Landscape Plan shows 40 shrubs and five (5) trees around Buildings

1 & 2. The submitted landscape plan does not show any landscaping around the perimeter of the property abutting I-94 or Main Street. New plans will be resubmitted with landscaping in those areas. The City requires all trees planted to have a minimum caliper of 2.5 inches. According to City Code [§125-313(c)(6)], for every 12 parking spaces in a row a landscaped island shall be provided with at least one (1) tree per island. The minimum size of the island is nine (9) feet by 18 feet. City staff has discussed the size of the islands with the Applicant. Smaller islands are not often conducive to successful and sustainable plant and tree growth; staff requested combining the two (2) center islands into one (1) island. As the Applicant is satisfying minimum standards it was decided to leave the islands as shown on the plans. Applicant will also add a tree on the parking island with the freestanding sign.

Landscape requirements for properties in the Highway Corridor Overlay District [§125-225(e)(1-2)] require a 20-foot wide irrigated landscaped area adjacent to all street rights of way. The north and east side of the property along Main Street and I-94, does not satisfy the landscaped requirement, as parking is shown to be located within the space.

As a redevelopment infill site, there are site constraints with this property, creating the inability for this, or any development, to satisfy certain code requirements. Although the redevelopment of this site enables the City to enhance the appearance of this property, the 20-foot landscaping setback requirement creates other challenges for the Development to satisfy other city code requirements, such as parking. The Applicant has indicated they will over landscape the site in other areas to account for the 20-foot landscaping requirement. The City has accepted this as a reasonable alternative with other projects, such as Primrose Schools and Graco.

Landscape Plan requirements are satisfied.

Signage

The Subject Property is in the *CB Community Business Sign Overlay District*. Applicable sign standards for this district [§113-9] allow the following: wall signs with a maximum area of 2 square feet per lineal feet, up to a maximum of 100 square feet; and freestanding signs with a maximum area of 60 square feet and maximum height of 12 feet. Lighting for wall and freestanding signs may be either internally or externally lit; any external lighting source must be downward facing only.

Wall Signs
The submitted sign plan shows Building 1 of having two (2) wall signs; one per street frontage [113-9(1)]. Building 2 shows the possibility of three (3) wall signs, all on the east building elevation for each possible tenant. The total sign square footage on Building 2 does not exceed the allowable 100 square feet. Sign permits will be pulled as a separate permit and plans shall be in similar concept to the plans attached to this memo.

Freestanding Signs
City Code permits one (1) freestanding sign per property [113-9(3)]. The Subject Property has two freestanding signs on the site. One is owned by the gas station, that, with the construction of the existing vacant Diner in 1975, established a sign easement on the property to keep the sign for advertising purposes. At one point in time, the Diner was given a permit to construct a second freestanding sign. Thus two freestanding signs were located on a single parcel. Although both the number, size, and height of the signs exceed current city standards, both are non-conforming and can maintain their non-conforming status per City Code and State Statute. The gas station will continue the use of the freestanding sign, and the new tenants will use the existing Diner freestanding sign.

Directional/Auxiliary Signs
Directional signage, referred to as Auxiliary signage in City Code, will be installed and directional arrows will be painted on the asphalt to mitigate traffic flow within the site with the goal of directing traffic to and from Industrial Boulevard. City Code restricts the size of auxiliary signage to 6 square feet. Auxiliary signage is defined as: *Auxiliary sign means a sign that has a purpose secondary to the use of the lot on which it is located, such as telephone, drive-thru, cash machine, air, entrance, exit, parking restriction, security warnings, or similar directives.* Previous site plan approvals have included auxiliary signage in the site plan approval because of the complexities of site movement and the need for drive-thru operations to mitigate traffic. The sign plan shows a monument sign to be placed on the gas station property, within a pending designated sign easement area. The plans have been altered to show that monument sign to be 6' x 7' with two sign cabinets to encourage traffic direction. The auxiliary sign on the gas station property must provide easement documentation and prove the sign is not encroaching into the 'clear vision triangle' at time of permitting. Staff requested directional signage and arrows throughout the site to help customers navigate to exit onto Industrial Boulevard.

Sign requirements are satisfied.

Fire

The Applicant provided a drawing showing fire apparatus access and circulation. Fire staff has commented on the proposed development and site plan. Those comments have been addressed by the Applicant.

Fire Department requirements are satisfied.

4. Variance Standards

The Applicant has submitted two (2) Variance requests – setback encroachment for the access drive, and parking variance per the parking requirement for proposed uses.

Access Drive

The proposed Development shows a parking lot driveway to be placed on the northeast property line, adjacent to MnDot right-of-way. City Code states the access drives (aka driveways) shall be setback from property lines at least 5 feet [§125-330(a)]. The Applicant identifies this an important for site circulation and for turning radius requirements per the Fire Department.

Parking Variance

The Applicant proposes to lessen the parking to 64 parking stalls versus the required 139. Both Freddy's and Dunkin' expressed their support for the reduced number of stalls and feel those numbers are of no concern to their business operations. In addition, the site has drive-thru vehicle stacking counts of 10 for each building.

Variance Considerations

For variance applications, the Planning Commission shall use the following criteria as part of its analysis and evaluation when considering whether to approve such requests [§125.58(a)].

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

Although the practical difficulty aspect of variance requests looks at the "reasonable use" of a property, that consideration by the Planning Commission should also take into account whether a variance is absolutely necessary. In other words, is the Applicant able to comply with current zoning code as stated without the need for a Variance.

Analysis of Request

City code has setback requirements for driveways on residential and commercial properties. This requirement is to ensure developments are completely within their property boundaries and do not hinder adjoining properties or future development. City staff has reviewed the request and find the parking lane setback will not affect MnDot right-of-way, but will increase fire truck accessibility as well as traffic circulation. The Subject Property maintains the 5-foot drive access setback on the western property line and meets all building setbacks according to code. Staff views this request as reasonable due to the size of the property, traffic circulation and view this as a public safety requirement.

Parking requirements have been reduced in recent projects within the City, and staff has received requests for reduced parking stalls, one such project was Graco. The tenants, Dunkin' and Freddy's, predict many people traveling to and from the Highway will utilize the drive-thru lands in comparison to customers entering and eating in the restaurant. Of course, customers who chose to walk in and eat are still considered in their request for reduced parking. The proposed tenants also project faster 'turn-around' times than sit down restaurants where people dine for longer periods of time. Staff supports to reduced parking requirements as we feel the drive-thru lanes, and fast food component will contribute to the reduced parking as well as the different peak hours with each restaurant.

The property is constructing a use that is consistent with the 2030 Comprehensive plan as well as the draft 2040 Comprehensive Plan. Staff feels this project is a higher and better use of the property and will increase the aesthetics of the area and bring new opportunity to south Rogers.

Staff Recommendation

City staff recommends approval of the Preliminary Plat, Site Plan and Variance requests with the following conditions:

1. The Applicant shall submit and obtain approval for the storm water and erosion control plans, and receive the required permit(s), from Elm Creek Watershed Management Commission.
2. The Applicant shall construct a sidewalk with pedestrian ramp from the Main Street and Industrial Boulevard intersection north to the shared access on Main Street.
3. External lighting for property shall be revised to satisfy City Code to avoid light spillage or excess light at the property line.
4. Applicant must provide Easement documentation as required by City Staff.

5. The Applicant must show improved Landscaping areas.
6. The parking stalls shall be reduced to 64 stalls.
7. Main Street access shall be constructed according to layout to be determined by Applicant and Hennepin County.
8. The off premise sign shall be approved with size and location restrictions.

ATTACHMENTS:

Description

MnDot Memo
Narrative_Variance
Narrative_ Prelim Plat
Site Plans
Final Plat

Metropolitan District
1500 County Road B-2 West
Roseville, MN 55113

May 15, 2019

Jason Ziemer, City Planner
City of Rogers
22350 South Diamond Lake Road
Rogers MN 55374

SUBJECT: **Minnie's Diner plat**
MnDOT Review #P19-030
SW quad I-94 and CSAH 81 (Industrial Blvd)
City of Rogers, Hennepin County
Control Section: 2780

Dear Mr. Ziemer:

MnDOT has reviewed plans for the above referenced project in compliance with Minnesota Statute 505.03, subdivision 2, Plat approval; road review. Before further development, please address the following:

Traffic
The existing and future driveway access location is not ideal but appears to be unavoidable due to the lack of other viable access locations. MnDOT encourages the city to work closely with the proponent to ensure that signage and sightlines at the driveway entrances are optimized to improve safety. Please contact Chad Erickson of the Metro District's Traffic Engineering Section at Chad.Erickson@state.mn.us or 651-234-7806 with questions.

Drainage
Irrigation is not allowed on the state right-of-way.

A drainage permit (Form 30795-02) will be required for this site to ensure that current drainage rates to MnDOT right-of-way will not be increased. Please provide computations and plans so that MnDOT may verify that the proposed development maintains or reduces drainage rates to the state right-of-way. Please include both existing and proposed site conditions. Drainage permit applications are available and may be submitted online at: https://dotapp7.dot.state.mn.us/OLPA. Please submit the following documents with the drainage permit application:

1. A grading plan showing existing and proposed contours.
2. Drainage area maps for the proposed project showing existing and proposed drainage areas. Any off-site areas that drain to the project area should also be included in the drainage area maps. The direction of flow for each drainage area must be indicated by arrows.
3. Drainage computations for pre- and post-construction conditions during the 2-, 10-, 50-, and 100-year rain events.
4. Time of concentration calculations.
5. An electronic copy of any computer modeling used for the drainage computations.

MnDOT's drainage permits checklist is attached for your convenience.

For drainage-related questions, please contact Brian Kelly of the Metro District's Water Resources Section at Brian.Kelly@state.mn.us or 651-234-7536.

Permits
In addition to the drainage permit mentioned above, Miscellaneous Work Permits (Form #1397) will be required for the removal of the existing driveway and utility connections within state right-of-way.

Further, any other use of, work within, or impacts to MnDOT right-of-way will also require a permit.

All permit forms are available and may be submitted online at: https://dotapp7.dot.state.mn.us/OLPA. Please direct questions regarding permits to Buck Craig of MnDOT's Metro Permits Section at Buck.Craig@state.mn.us or 651-234-7911.

Pedestrians and Bicycles
There are sidewalks and paths on three sides of the intersection of Main Street and Industrial Boulevard. MnDOT strongly recommends that a pedestrian connection be included from that intersection to the building entrances so that pedestrians may access the businesses without having to walk in the driveway and mix with automotive traffic.

Also, the Main Street/Industrial Boulevard intersection is part of an upcoming MnDOT pavement improvement project (SP 2780-97 Maple Grove) scheduled for FY2020. MnDOT recommends coordinating design and construction work at that intersection with the manager of the MnDOT project, Jerome Adams, at Jerome.Adams@state.mn.us or 651-234-7611.

Please direct related questions to Cameron Muhic of MnDOT's Metro Multimodal Planning Section at Cameron.Muhic@state.mn.us or 651-234-7797.

Review Submittal Options
MnDOT's goal is to review proposed development plans and documents within 30 days of receipt. Electronic file submittals are typically processed more rapidly. There are four submittal options:

1. Email documents and plans in PDF format to metrodevreviews.dot@state.mn.us. Attachments may not exceed 20 megabytes per email. If multiple emails are necessary, number each message.
2. Upload PDF file(s) to MnDOT's external shared internet workspace site at: https://mft.dot.state.mn.us. Contact MnDOT Planning development review staff at metrodevreviews.dot@state.mn.us for access instructions and send an email listing the file name(s) after the document(s) has/have been uploaded.
3. Mail, courier, or hand deliver documents and plans in PDF format on a CD-ROM compact disc to:
   MnDOT – Metro District Planning Section
   Development Reviews Coordinator
   1500 West County Road B-2
   Roseville, MN 55113
4. Submit printed documents via U.S. Mail, courier, or hand delivery to the address above. Include one set of full-size plans.

You are welcome to contact me at (651) 234-7795 with questions.

Sincerely,

David Elvin, AICP
Principal Planner

Copy sent via E-Mail:
Buck Craig, Permits
Doug Nelson, Right-of-Way
Christian Hoberg Engineer
Brian Kelly, Water Resources
Jeff Rones, Design
Chad Erickson, Traffic
Jason Bongard, Hennepin County Surveys
Jim Yankee, Surveys
Jerome Adams, Metro District
Cameron Muhic, Multimodal
Russell Owen, Metropolitan Council
Jason Gottfried, Hennepin County

Variance [Parking] Submittal – Written Statement

This variance request is submitted together with the Site Plan Submittal, Preliminary Plat and Final Plat for the project described below.

The variance request is for a reduction in the amount of required parking stalls s calculated using the current zoning code for the applicable proposed uses for the project from 139 required stalls to 64 spaces as depicted on the enclosed site plan. This is a substantial reduction in parking stalls, however, we believe the request is reasonable due to the following:

- Restaurants with drive-thrus and dine-in areas are subject to additional parking requirements than if it were just a sit down or drive thru restaurant which, when comparing to other uses, creates an extremely high stall count that would be difficult to achieve on any of the smaller sized, higher value properties along the I-94/ Main Street corridor similar to this property;
- The tenants typically have parking requirements that need to be achieved prior to them approving a site plan. Both the proposed tenants below have approved the site plans and have no concerns about the site being under-parked. This should be considered when reviewing this request.
- Due to the proximity of the property to the I-94 and Hwy 81, it is expected that a majority of the business will come from Rogers residents commuting from the North and West heading to and from Minneapolis as well as those utilizing the City as a regional center and travel hub, most of which are expected to utilize the drive thrus rather than park and dine in.
- The proposed site plan has 64 stalls, but also has long drive thru queues that can act as "additional stalls" for those waiting to order via the drive thru. The attached plan conservatively shows an additional 16 car stack that does not interfere at all with the parking lot/ circulation. In some cities, these car stack slots may be considered as part of the parking field count. This would bring our total from 64 to 80; and
- A goal of the 2030 Comprehensive Plan is to optimize the development potential of properties along the I-94/ Hwy 101 corridor, which the proposed project is a part. We have proposed a development that we believe achieves the highest and best use for the property and will provide for a lively gateway to the City.

The proposed project located at 13105 Main Street plans to replace the former (and currently vacant) Minnie's Restaurant building with two (2) brand new commercial buildings, together totaling approximately 8,560 square feet.

The northern building of approximately 3,400 square feet is planned to be a free-standing Freddy's Frozen Custard and Steakburger sit down and drive thru restaurant.

The southern building is planned to be occupied by a Dunkin' drive thru coffee shop, with approximately 3,160 square feet remaining to be leased to a compatible retail/ service/ medical type user.

The proximity of the property to both Interstate 94 and County Rd 81/ Main St. provides an ideal location for the intended commercial uses as they are less "destination oriented" and more "convenience based" uses. Due to this, the uses will draw customers from existing traffic and will not create significantly more traffic than any other future uses that may be proposed at this location.

The proposed uses are compatible with the surrounding uses for a couple reasons:

- When compared to the north side of Interstate 94, there are few quick-service restaurants to choose from South of Interstate 94. This project will provide options in an otherwise under-served area.
- The proposed project provides for a more mixed-use landscape than currently exists today which is in line with the City's comprehensive plan.
- The demolition of a vacant, tired building will be replaced with brand new construction that will follow City design guidelines and be constructed with first class materials shown on the Exterior Elevations sheet, including a mix of stone, EIFS and CMU with decorative awnings, lighting and cornices. This will be a beautiful "gateway" project that will proudly welcome residents and passers-by to the City south of I-94.

Due to the reasons mentioned above, we believe that the proposed project will only improve the existing conditions of the site. In addition, we believe this is the highest and best use for the property given the proximity to the highway, parcel size and access.

We are excited about the opportunity to bring new construction and some exiting users to the City of Rogers.

Preliminary & Final Plat Submittal – Written Statement

This Preliminary and Final Plat request is submitted in conjunction with the Site Plan and Variance Applications for the 13105 Main Street property (as described below).

The property currently is of record via metes and bounds. As advised by the City attorney, we are proposing a plat of the three (3) parcels today located at 13101 and 13105 Main Street, which, as a result, will complete a lot line adjustment, a lot combination, and a lot subdivision, resulting in three (3) parcels.

We believe that the preliminary and final plat request benefits the City because it creates a plat over currently metes and bounds described land and it fulfils the City's request to do so.

The proposed project mentioned above is located at 13105 Main Street plans to replace the former (and currently vacant) Minnie's Restaurant building with two (2) brand new commercial buildings, together totaling approximately 8,560 square feet.

The northern building of approximately 3,400 square feet is planned to be a free-standing Freddy's Frozen Custard and Steakburger sit down and drive thru restaurant.

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We are excited about the opportunity to bring new construction and some exiting users to the City of Rogers.

ROGERS RETAIL DEVELOPMENT

CITY OF ROGERS

HENNEPIN COUNTY, MINNESOTA

FOR
NLD ROGERS, LLC

CALL 48 HOURS BEFORE DIGGING:
GOPHER STATE ONE CALL
TWIN CITY AREA 454-0020
MINNESOTA TOLL FREE 1-800-252-1166

SHEET INDEX:

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RESTAURANT BUILDING ELEVATIONS	A-2
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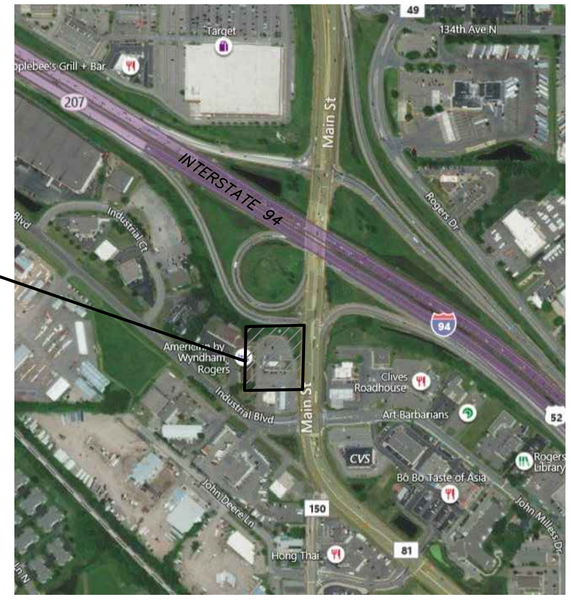
SOUTH SITE, GRADING AND EROSION CONTROL PLAN	C105
SWPPP NARRATIVE	C106
DETAILS	C500,C501,C502,C503
PHOTOMETRIC PLAN	E-060

HENNEPIN COUNTY, MINNESOTA



N

NO SCALE

VICINITY MAP

REV NO.	DATE	DESCRIPTION
1	05/08/2019	RESPONSE TO MAY SECOND CITY OF ROGERS REVIEW COMMENTS

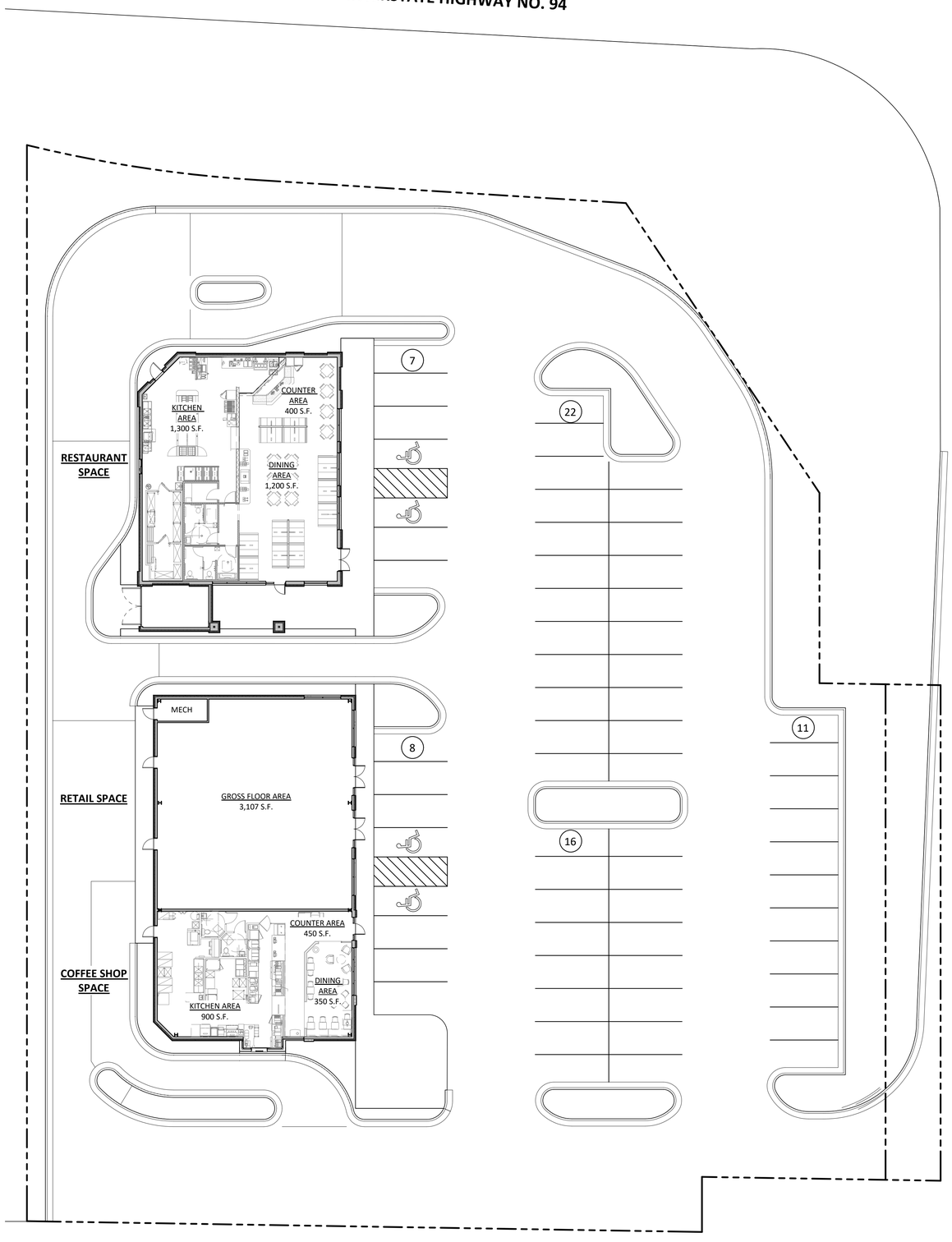
DATE: 05/08/2019
DESIGN BY:
DRAWN BY:
CHECKED BY:
DWG FILE: Title Sheet
FILE NO.: 18-0184.00

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
MAPPING
13076 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-8822 FAX: 763-262-8844

NLD ROGERS, LLC
CITY OF ROGERS
HENNEPIN COUNTY, MN

TITLE SHEET & INDEX

SHEET NO.



PARKING INFORMATION

PARKING STALL REQUIREMENTS:
MINIMUM PARKING STALL DIMENSIONS: 18' X 9' (90° PARKING)

PARKING STALLS:
TOTAL PARKING PROVIDED: 64 SPACES
TOTAL ADA STALL PROVIDED: 4 (2 VAN ACCESSIBLE)
TOTAL ADA STALLS REQUIRED: 3 (1 VAN ACCESSIBLE)

PARKING STALLS REQUIRED BY USE:

RESTAURANT SPACE:
REQUIREMENT: 1 SPACE PER 40 S.F. OF DINING AREA.
1,200 S.F. DINING AREA = 30 PARKING SPACES
REQUIREMENT: 1 SPACE PER 80 S.F. OF KITCHEN AREA.
1,300 S.F. KITCHEN AREA = 16 PARKING SPACES
REQUIREMENT: 1 SPACE PER 15 S.F. OF COUNTER/WAITING AREA.
400 S.F. COUNTER/WAITING AREA = 27 PARKING SPACES
73 PARKING SPACES REQUIRED

RETAIL SPACE:
REQUIREMENT: 5 SPACES PER 1,000 S.F. GROSS FLOOR AREA.
3,107 S.F. GROSS FLOOR AREA = 16 PARKING SPACES
16 PARKING SPACES REQUIRED

COFFEE SHOP SPACE:
REQUIREMENT: 1 SPACE PER 40 S.F. OF DINING AREA.
350 S.F. DINING AREA = 9 PARKING SPACES
REQUIREMENT: 1 SPACE PER 80 S.F. OF KITCHEN AREA.
900 S.F. KITCHEN AREA = 11 PARKING SPACES
REQUIREMENT: 1 SPACE PER 15 S.F. OF COUNTER/WAITING AREA.
450 S.F. COUNTER/WAITING AREA = 30 PARKING SPACES
50 PARKING SPACES REQUIRED

139 TOTAL PARKING SPACES REQUIRED

1 **SITE SPACE & PARKING PLAN**
1/16" = 1'-0"

NLD ROGERS LLC
50 SOUTH 6TH ST. # 1480
MINNEAPOLIS, MN 55402

DG PArchitecture LLC
1229 N. North Branch St. Ste. 206 (773)904-8801
Chicago, IL 60642

NO.	DATE	BY	DESCRIPTION
2	5/9/19	SD	CITY SITE REVISION
1	3/4/19	SD	ISSUE FOR CLIENT USE

REVISIONS

SITE SPACE & PARKING PLAN
DRAWN BY: SD
REVIEWED: DGP
DATE: 5/9/19

ROGERS RETAIL DEVELOPMENT
SWC of Main St. & I-94
Rogers, MN 55374

A-1

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SIGN INFORMATION

SIGN OVERLAY DISTRICT
CB - COMMUNITY BUSINESS

WALL SIGN AREA ALLOWED:
2 S.F. PER LINEAR FOOT OF BUILDING FRONTAGE (UP TO 100 S.F.)
NORTH ELEVATION:
55' L.F. OF BUILDING FRONTAGE = 100 S.F. OF WALL SIGN AREA ALLOWED
EAST ELEVATION:
63' L.F. OF BUILDING FRONTAGE = 100 S.F. OF WALL SIGN AREA ALLOWED

WALL SIGN AREA PROVIDED:
NORTH ELEVATION:
100 S.F. PROVIDED
EAST ELEVATION:
100 S.F. PROVIDED
200 S.F. OF TOTAL WALL SIGN AREA PROVIDED

SIGN AREA TO BE MEASURED PER ROGERS, MN LAND DEVELOPMENT REGULATIONS, CHAPTER 113-4

EXTERIOR MATERIALS FINISH SCHEDULE

EIFS - COLOR A
BASF SENERGY PLATINUM CI
COLOR: MATCH BM CW-55 FINNIE GRAY
FINISH: FINE

EIFS - COLOR B (BANDING / CORNICES)
BASF SENERGY PLATINUM CI
COLOR: MATCH BM CW-710 BRUTON WHITE
FINISH: FINE

EIFS - COLOR C (BRANDING)
BASF SENERGY PLATINUM CI
COLOR: MATCH SW 6884 OBSTINATE ORANGE
FINISH: FINE

STONE BASE VENEER
ECHELON 2" SPLIT FACE BLOCK
COLOR: IRONWOOD

MANUFACTURED STONE VENEER - COLOR A (DARK)
ENVIRONMENTAL STONEWORKS
COLOR: WEATHERFACE ST CROIX GREY

MANUFACTURED STONE VENEER - COLOR B (LIGHT)
ENVIRONMENTAL STONEWORKS
COLOR: TUSCAN LEDGE ASPEN

PREFINISHED METAL
PETERSEN ALUMINUM PAC-CLAD
COLOR: SANDSTONE

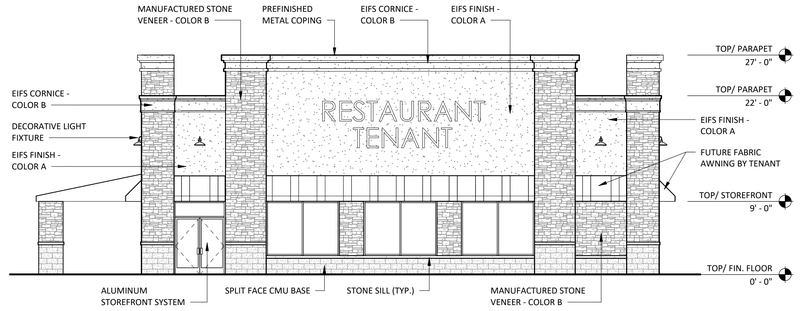
SOLID FLAT AWNING
INDUSTRIAL LOUVERS INC. - ALUMINUM
COLOR: CLEAR ANODIZED

STOREFRONT SYSTEM
KAWNEER T451
COLOR: CLEAR ANODIZED

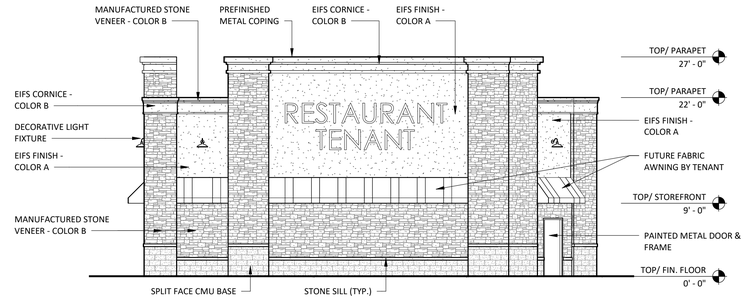
GLAZING
VITRO ARCHITECTURAL GLASS
COLOR: SOLARBAN 60 CLEAR GLAZING
W/ LOW-E COATING ON #3 SURFACE
VLT: 70 - U-VALUE: 0.29 - SHGC: 0.39

DECORATIVE LIGHT FIXTURE
INDESSA LIGHTING 456 BRAVO
COLOR: BRONZE

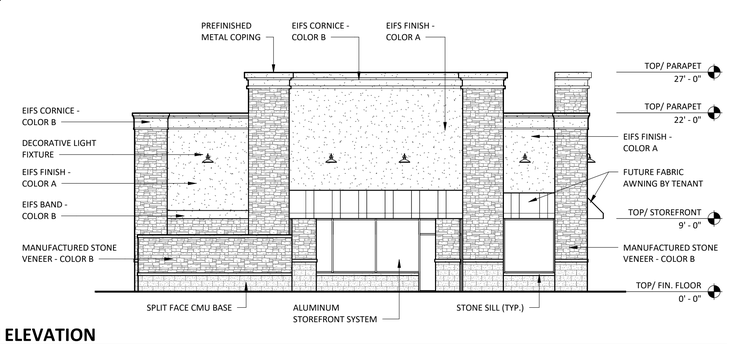
FINISH NOTES:
1. ALL MATERIALS TO BE AS SPECIFIED OR ARCHITECT-APPROVED EQUAL. PLEASE SUBMIT SUBSTITUTION REQUESTS TO ARCHITECT FOR REVIEW.
2. ALL SEALANTS TO BE COLOR MATCHED TO ADJACENT MATERIAL. SUBMIT MFR'S FULL RANGE OF COLOR SAMPLES TO ARCHITECT FOR REVIEW & APPROVAL.
3. ALL DOORS, FRAMES, AND ANY OTHER EXPOSED STEEL TO BE PAINTED. COLOR TO MATCH ADJACENT MATERIALS. SUBMIT COLOR TO ARCHITECT FOR REVIEW & APPROVAL.



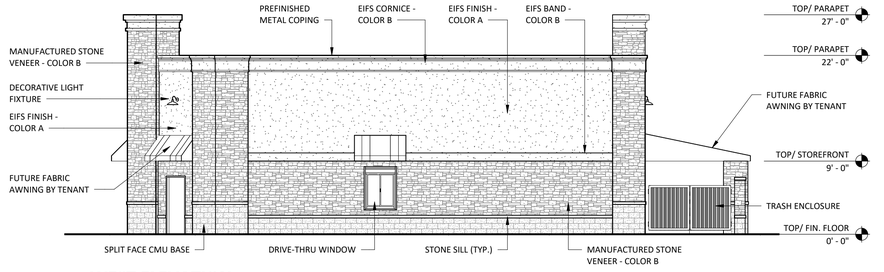
1 EAST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

NLD ROGERS LLC
55 SOUTH 6TH ST. # 1480
MINNEAPOLIS, MN 55402

DG Architecture L.L.C.
1229 N. North Branch St. Ste. 206
Chicago, IL 60642
(773)904-8801

NO.	DATE	BY	DESCRIPTION
1	3/4/19	SD	ISSUE FOR CLIENT USE

REVISIONS

RESTAURANT BUILDING ELEVATIONS

ROGERS RETAIL DEVELOPMENT
SWC of Main St. & I-94
Rogers, MN 55374

DRAWN BY: SD
REVIEWED: DGP
DATE: 3/4/19

A-2

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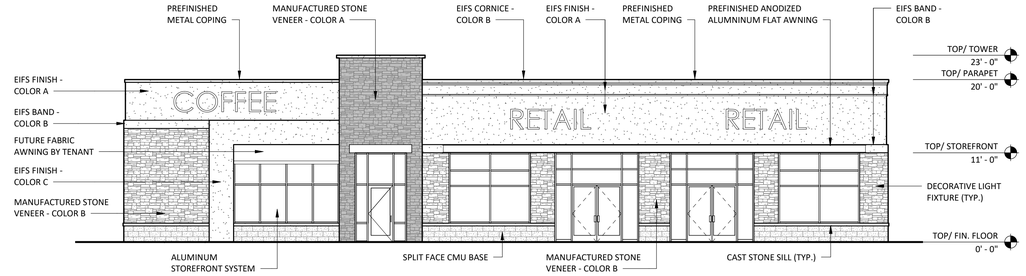
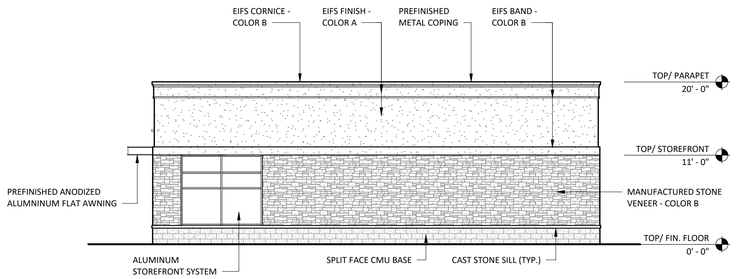
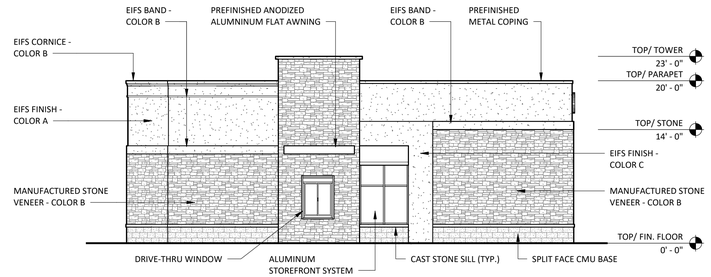


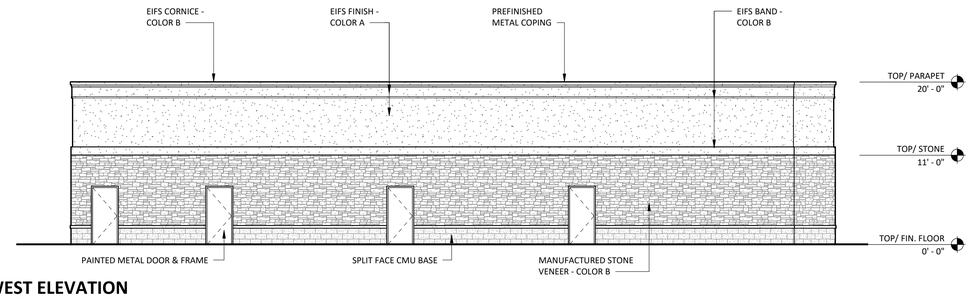
1 EAST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

SIGN INFORMATION

SIGN OVERLAY DISTRICT
CB - COMMUNITY BUSINESS

WALL SIGN AREA ALLOWED:
2 S.F. PER LINEAR FOOT OF BUILDING FRONTAGE (UP TO 100 S.F.)
94 L.F. OF BUILDING FRONTAGE = 100 S.F. OF WALL SIGN AREA ALLOWED

WALL SIGN AREA PROVIDED:
COFFEE SHOP: 38.8 S.F. PROVIDED
RETAIL TENANT A: 30.6 S.F. PROVIDED
RETAIL TENANT B: 30.6 S.F. PROVIDED
100 S.F. OF TOTAL WALL SIGN AREA PROVIDED

SIGN AREA TO BE MEASURED PER ROGERS, MN LAND DEVELOPMENT REGULATIONS, CHAPTER 113-4

EXTERIOR MATERIALS FINISH SCHEDULE

EIFS - COLOR A
BASF SENERGY PLATINUM CI
COLOR: MATCH BM CW-55 FINNIE GRAY
FINISH: FINE

EIFS - COLOR B (BANDING / CORNICES)
BASF SENERGY PLATINUM CI
COLOR: MATCH BM CW-710 BRUTON WHITE
FINISH: FINE

EIFS - COLOR C (BRANDING)
BASF SENERGY PLATINUM CI
COLOR: MATCH SW 6884 OBSTINATE ORANGE
FINISH: FINE

STONE BASE VENEER
ECHELON 2" SPLIT FACE BLOCK
COLOR: IRONWOOD

MANUFACTURED STONE VENEER - COLOR A (DARK)
ENVIRONMENTAL STONEWORKS
COLOR: WEATHERFACE ST CROIX GREY

MANUFACTURED STONE VENEER - COLOR B (LIGHT)
ENVIRONMENTAL STONEWORKS
COLOR: TUSCAN LEDGE ASPEN

PREFINISHED METAL
PETERSEN ALUMINUM PAC-CLAD
COLOR: SANDSTONE

SOLID FLAT AWNING
INDUSTRIAL LOUVERS INC. - ALUMINUM
COLOR: CLEAR ANODIZED

STOREFRONT SYSTEM
KAWNEER T451
COLOR: CLEAR ANODIZED

GLAZING
VITRO ARCHITECTURAL GLASS
COLOR: SOLARBAN 60 CLEAR GLAZING
W/ LOW-E COATING ON #3 SURFACE
VLT: 70 - U-VALUE: 0.29 - SHGC: 0.39

DECORATIVE LIGHT FIXTURE
INDESSA LIGHTING 456 BRAVO
COLOR: BRONZE

FINISH NOTES:
1. ALL MATERIALS TO BE AS SPECIFIED OR ARCHITECT-APPROVED EQUAL. PLEASE SUBMIT SUBSTITUTION REQUESTS TO ARCHITECT FOR REVIEW.
2. ALL SEALANTS TO BE COLOR MATCHED TO ADJACENT MATERIAL. SUBMIT MFR'S FULL RANGE OF COLOR SAMPLES TO ARCHITECT FOR REVIEW & APPROVAL.
3. ALL DOORS, FRAMES, AND ANY OTHER EXPOSED STEEL TO BE PAINTED. COLOR TO MATCH ADJACENT MATERIALS. SUBMIT COLOR TO ARCHITECT FOR REVIEW & APPROVAL.

NLD ROGERS LLC
55 SOUTH 6TH ST. # 1480
MINNEAPOLIS, MN 55402

DG Architecture L.L.C.
1229 N. North Branch St. Ste. 206
Chicago, IL 60642
(773)904-8801

NO.	DATE	BY	DESCRIPTION
1	3/4/19	SD	ISSUE FOR CLIENT USE

REVISIONS

RETAIL BUILDING ELEVATIONS
DRAWN BY: SD
REVIEWED: DGP
DATE: 3/4/19

ROGERS RETAIL DEVELOPMENT
SWC of Main St. & I-94
Rogers, MN 55374

A-3

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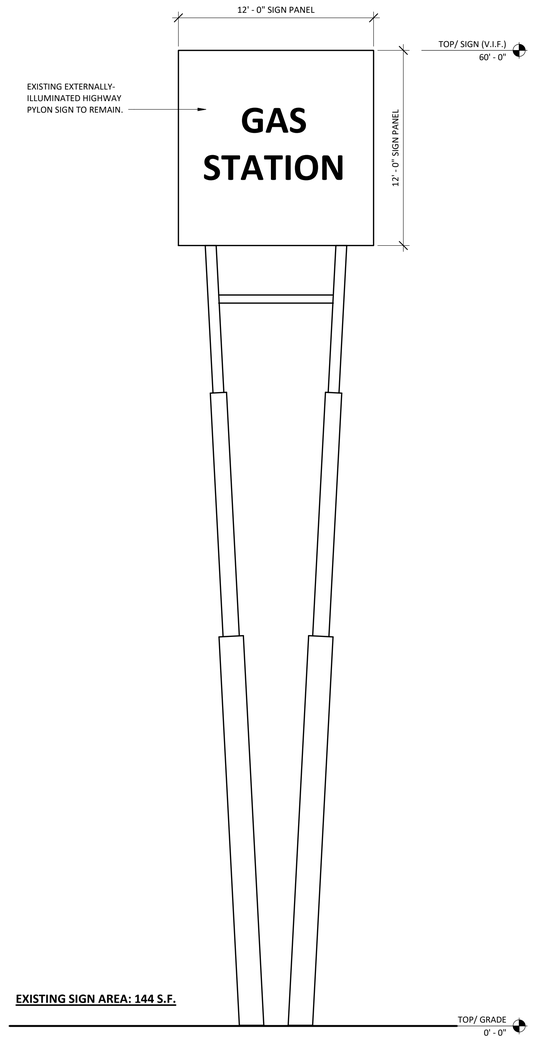
SIGN INFORMATION

SIGN OVERLAY DISTRICT
CB - COMMUNITY BUSINESS

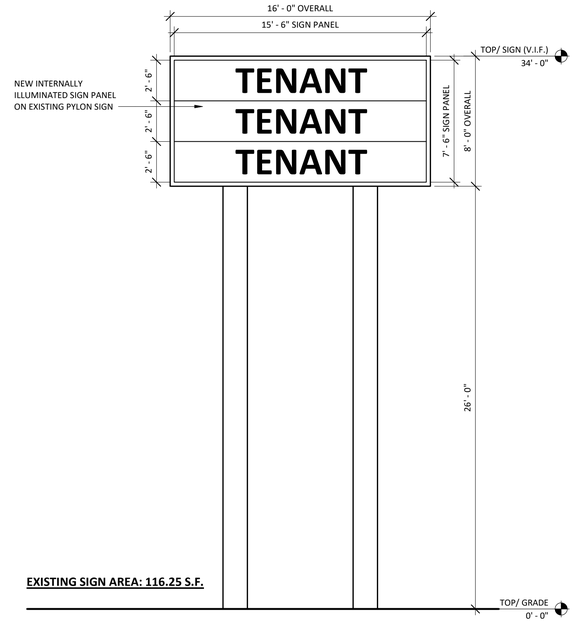
FREESTANDING SIGN AREA ALLOWED:
60 S.F. @ 12' MAX. HEIGHT (30' IN YARD ADJACENT TO I-94)

FREESTANDING SIGN AREA PROVIDED:
EXISTING FREEWAY SIGN: 144 S.F. PROVIDED
EXISTING SALVAGED PYLON SIGN: 116.25 S.F. PROVIDED
NEW REMOTE MONUMENT SIGN: 60 S.F. PROVIDED
260.25 S.F. OF TOTAL EXISTING FREESTANDING SIGN AREA PROVIDED
60 S.F. OF NEW FREESTANDING SIGN AREA (ON REMOTE SITE)

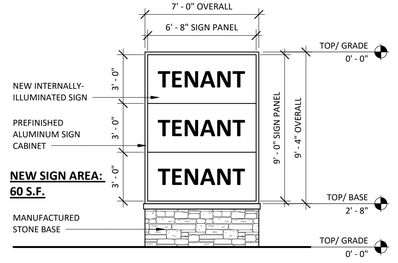
SIGN AREA TO BE MEASURED PER ROGERS, MN LAND DEVELOPMENT REGULATIONS, CHAPTER 113-4



3 **EXISTING FREEWAY SIGN**
1/4" = 1'-0"



2 **EXISTING SALVAGED PYLON SIGN**
1/4" = 1'-0"



1 **NEW REMOTE MONUMENT SIGN**
1/4" = 1'-0"

NLD ROGERS LLC
55 SOUTH 6TH ST. # 1480
MINNEAPOLIS, MN 55402

DG PArchitecture L.L.C.
1229 N. North Branch St. Ste. 206
Chicago, IL 60642
(773)904-8801

NO.	DATE	BY	DESCRIPTION
1	3/4/19	SD	ISSUE FOR CLIENT USE

REVISIONS

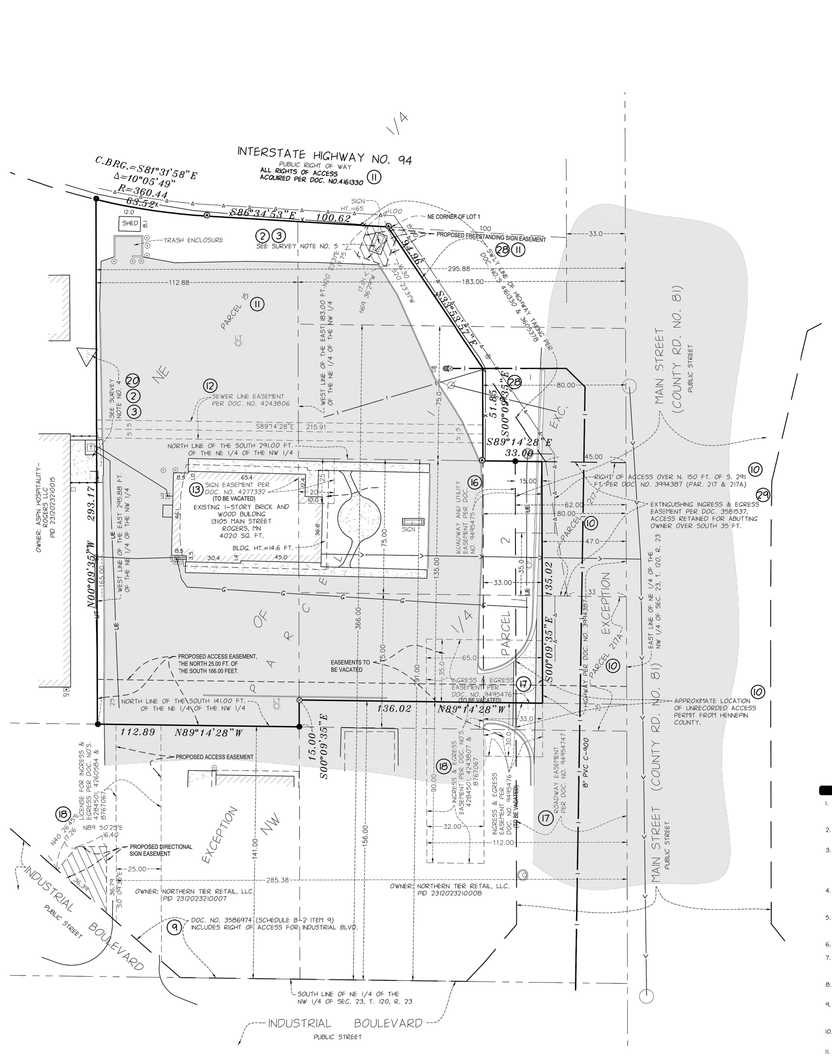
SITE SIGN ELEVATIONS

DRAWN BY: SD
REVIEWED: DGP
DATE: 3/4/19

ROGERS RETAIL DEVELOPMENT
SWC of Main St. & I-94
Rogers, MN 55374

A-4

© 2019 DGP ARCHITECTURE L.L.C.



ZONING AND SETBACKS

CURRENT ZONING – B1 RETAIL BUSINESS DISTRICT

MINIMUM LOT AREA – 10,000 SQ. FT.

BUILDING SETBACKS:
FRONT– 30 FT.
SIDE– 10 FT. – 50 FT. ABUTTING RESIDENTIAL DISTRICT STREET SIDE AS FRONT YARD
REAR– 30 FT. – 50 FT. ABUTTING RESIDENTIAL

A ZONING AND SETBACK REPORT WAS NOT PROVIDED BY THE TITLE INSURER AS OF THE DATE OF THIS SURVEY. THE SURVEYOR RECOMMENDS CONTACTING THE LGU IN REGARDS TO ZONING AND SETBACKS TO CONFIRM THE ABOVE.

SITE SYMBOLS/LEGEND

EXISTING	DESCRIPTION
	BUILDING
	CONCRETE SURFACE
	BITUMINOUS SURFACE
	GRAVEL SURFACE
	WETLAND
	CONCRETE CURB
	PEDESTRIAN RAMP
HIGH_TYP / HIGH_TYP	FENCING
>>>	STORM SEWER
>	SANITARY SEWER
– W – W –	WATER MAIN
G	UNDERGROUND GAS MAIN
UT	UNDERGROUND TELEPHONE
OT	OVERHEAD TELEPHONE
UE	UNDERGROUND ELECTRIC
OE	OVERHEAD ELECTRIC
FO	UNDERGROUND FIBER OPTIC
UTV	UNDERGROUND CABLE TV
	MANHOLE
	CATCH BASIN
	FLARED END SECTION
	FIRE HYDRANT
	WATER VALVE/CURB STOP
	WELL
	GUY WIRE
	POWERPOLE
T	TRANSFORMER
AC	AIR CONDITIONER
	UTILITY BOX (TV, TEL, ELEC)
	HAND-HOLE
	TRAFFIC SIGN
	1/2" x 14" IRON PIPE MONUMENT WITH PLASTIC CAP #48176 SET
	CAST IRON MONUMENT FOUND
	IRON MONUMENT FOUND
PE	PLAT EASEMENT
1	TITLE ITEM NUMBER
[ ]	BEARING & DISTANCE PER PLAT OR DEED

SURVEY NOTES

1. BACKGROUND INFORMATION SHOWN PER BOUNDARY SURVEY PERFORMED BY LANDFORM PROFESSIONAL SERVICES, LLC IN NOVEMBER 2017, AND UPDATED IN MAY 2018, EXPRESSLY FOR THIS PROJECT.
2. THE BEARINGS SHOWN ON THIS SURVEY ARE BASED UPON THE HENNEPIN COUNTY COORDINATE SYSTEM.
3. THE UTILITIES SERVING THIS PROPERTY HAVE BEEN LOCATED TO THE BEST OF THE SURVEYOR'S ABILITY USING THE SERVICES OF GOPHER STATE ONE CALL– TICKET NO. 173250644, AND AVAILABLE MAPS. THE SURVEYOR DOES NOT GUARANTEE, IN WRITING OR ASSUMED, THAT THE UTILITIES AS SHOWN ARE IN THE EXACT LOCATION. NO EXCAVATION WAS PERFORMED TO LOCATE THE UNDERGROUND UTILITIES.
4. CONCRETE AREAS AND TRASH ENCLOSURE FOR PROPERTY TO THE WEST APPEAR TO ENCROACH OVER THE PROPERTY LINE WITHOUT BENEFIT OF EASEMENT FOR THE IMPROVEMENTS NOR ACCESS.
5. THIS SIGN IS FOR THE GAS STATION PROPERTY TO THE SOUTH. THERE IS A SIGN EASEMENT LOCATED IN THE AREA OF THE BUILDING ON THE SUBJECT PROPERTY; BUT THE SIGN IS CONSTRUCTED OUTSIDE OF THIS EASEMENT.
6. TABLE A ITEM 10 – THERE ARE NO PARTY WALLS ON THE PROPERTY.
7. TABLE A ITEM 14 – THE PROPERTY HAS DIRECT ACCESS TO MAIN STREET, A PUBLIC RIGHT-OF-WAY, AND ACCESS TO INDUSTRIAL BOULEVARD, VIA EASEMENT. ACCESS RESTRICTIONS IN VARIOUS DOCUMENTS MAY AFFECT THE APPARENT ACCESS.
8. TABLE A ITEM 16 – THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
9. TABLE A ITEM 17 – NO INFORMATION WAS MADE AVAILABLE TO THE SURVEYOR REGARDING CHANGES IN STREET RIGHT OF WAY LINES, AND NO STREET CONSTRUCTION NOR REPAIR WAS OBSERVED.
10. TABLE A ITEM 18 – A REPORT ON SITE WETLANDS WAS NOT MADE AVAILABLE TO THE SURVEYOR. IT DOES NOT APPEAR THERE ARE ANY WETLANDS ON THE SITE.
11. TABLE A ITEM 21 – NO ADDITIONAL REQUIREMENTS WERE PROVIDED.

CERTIFICATION

TO: NLD ROGERS, LLC, CAPITAL REAL ESTATE, INC., COMMERCIAL PARTNERS TITLE, LLC, AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 6b, 7a, 7b, 7c, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 20 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 21, 2018.

DATE OF PLAT OR MAP: JANUARY 21, 2019

LYNN P. CASWELL, PLS
MINNESOTA LICENSE NUMBER 13057
LCASWELL@LANDFORM.NET

BENCHMARK

SITE BENCHMARK:

MNDOT NAME: 2780 AM

MNDT MONUMENT TYPE METAL ROD (WITH REMOVABLE ID DISK)

IN ROGERS, 1.1 MILES NORTHWEST ALONG INTERSTATE HIGHWAY 94 FROM THE JUNCTION OF INTERSTATE HIGHWAY 94 AND TRUNK HIGHWAY 101 IN ROGERS, AT INTERSTATE HIGHWAY 94 MILEPOINT 105.70, ABOUT 150 FEET SOUTHWEST OF EASTBOUND INTERSTATE HIGHWAY 94, 140.0 FEET SOUTH OF SOUTHWEST POST FOR FOOD EXIT (207A–B), 11.6 FEET NORTHEAST OF A RIGHT-OF-WAY FENCE LINE, 1.5 FEET NORTHEAST OF A WITNESS POST.

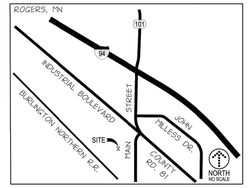
AREA SUMMARY

TOTAL PARCEL AREA: 67,029 SQ. FT. = 1.434 ACRES±
TOTAL ROW AREA: (ESTMT) 2025.50 FT. = 0.047 ACRES

PARKING SUMMARY

THERE ARE NO MARKED PARKING STALLS ON THE PROPERTY.

AREA LOCATION MAP



FLOOD ZONE

SUBJECT PROPERTY LIES ENTIRELY WITHIN ZONE X PER FEMA FLOOD INSURANCE RATE MAP NO. 27053C0033F, HAVING AN EFFECTIVE DATE OF NOVEMBER 4, 2016.

ZONE X IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

TITLE ITEMS

LEGAL DESCRIPTION

PER COMMERCIAL PARTNERS TITLE, LLC AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA TITLE INSURANCE COMMITMENT NUMBER 54323, SUPPLEMENTAL COMMITMENT, WITH AN EFFECTIVE DATE OF DECEMBER 19, 2018:

PARCEL 1:

THAT PART OF THE EAST 183.00 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4 NW1/4) OF SECTION 23, TOWNSHIP 120, RANGE 23, LYING SOUTH AND WEST OF INTERSTATE HIGHWAY NO. 94 AND STATE HIGHWAY NO. 101, EXCEPT THE SOUTH 291.00 FEET THEREOF;

AND

THAT PART OF THE WEST 112.88 FEET OF THE EAST 295.88 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4 NW1/4) OF SECTION 23, TOWNSHIP 120, RANGE 23, LYING SOUTH OF INTERSTATE HIGHWAY NO. 94, EXCEPT THE SOUTH 141.00 FEET THEREOF;

AND

THE EAST 183.00 FEET OF THE NORTH 135.00 FEET OF THE SOUTH 291.00 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4 NW1/4) OF SECTION 23, TOWNSHIP 120, RANGE 23, HENNEPIN COUNTY, MINNESOTA, EXCEPT THE EAST 80.00 FEET THEREOF;

AND EXCEPT THE EAST 80.00 FEET OF THE NORTH 75.00 FEET OF THE SOUTH 366.00 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE 1/4, NW 1/4) OF SECTION 23, TOWNSHIP 120, RANGE 23, HENNEPIN COUNTY, MINNESOTA.

PARCEL 2:

THE WEST 33.00 FEET OF THE EAST 80.00 FEET OF THE NORTH 135.00 FEET OF THE EAST 183.00 FEET OF THE SOUTH 291.00 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 120, RANGE 23, HENNEPIN COUNTY, MINNESOTA.

PARCEL 3:

TOGETHER WITH THE BENEFIT OF AN EASEMENT FOR INGRESS AND EGRESS PURPOSES CONTAINED IN WARRANTY DEED DATED APRIL 29, 1977, FILED MAY 17, 1977, AS DOC. NO. 4284501.

PARCEL 4:

TOGETHER WITH THE BENEFIT OF AN EASEMENT FOR CROSS ACCESS DRIVEWAY PURPOSES FOR AUTOMOBILES, PEDESTRIANS AND OTHER VEHICLES CONTAINED IN CROSS ACCESS EASEMENT AGREEMENT DATED MARCH 4, 2010, FILED MARCH 30, 2010, AS DOC. NO. 9495476.

PARCEL 5:

NON-EXCLUSIVE, PERPETUAL RECIPROCAL EASEMENTS FOR INGRESS, EGRESS AND UTILITIES AS CONTAINED IN RECIPROCAL EASEMENT AGREEMENT DATED _____ FILED _____, AS DOC. NO. _____

TITLE ITEMS

ITEM 2: RIGHTS AND CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. SEE SURVEY NOTE 4 REGARDING THE WESTERLY ADJOINER'S CONCRETE PADS AND TRASH ENCLOSURE. SEE SURVEY NOTE NO. 5 REGARDING A SIGN LOCATED ON THE NORTHERLY PORTION OF THE PROPERTY AND OWNED BY THE SOUTHERLY ADJOINER.

ITEM 3: ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. SEE SURVEY NOTES 4 AND 5.

ITEM 9: TERMS AND CONDITIONS OF AND ALL RIGHTS OF ACCESS TO TRUNK HIGHWAY NO. 152 REGARDING PARCEL 11, CONTAINED IN FINAL CERTIFICATE DATED DECEMBER 15, 1965, FILED JANUARY 10, 1966, AS DOCUMENT NO. 3586474. (THE HWY TAKING IN PAR. 11 IS FOR INDUSTRIAL BLVD. WHICH DOES NOT ADJOIN THE SUBJECT PROPERTY)

RIGHT OF ACCESS CONVEYED TO THE CITY OF ROGERS BY QUIT CLAIM DEED DATED JUNE 8, 1978, FILED DECEMBER 26, 1979, AS DOC. NO. 4532084.

UNRECORDED LETTER DATED AUGUST 15, 2018, THE CITY ATTORNEY OF THE CITY OF ROGERS VERIFYING THAT THE CITY OF ROGERS AUTHORIZES ACCESS OF THE CURRENTLY LOCATED ACCESS POINT ON INDUSTRIAL BOULEVARD FOR THE ST. CROIX OIL COMPANY PROPERTY.

(AFFECTS PARCEL 3)

ITEM 10: TERMS AND CONDITIONS OF AND ALL RIGHTS OF ACCESS TO TRUNK HIGHWAY NO. 94 REGARDING PARCELS 217 AND 217A CONTAINED IN FINAL CERTIFICATE DATED DECEMBER 18, 1972, FILED JANUARY 10, 1973, AS DOCUMENT NO. 3994387. (SHOWN ON SURVEY)

PARTIAL ACCESS TO COUNTY ROAD 81 (ALSO KNOWN AS MAIN STREET) GRANTED BY HENNEPIN COUNTY PURSUANT TO UNRECORDED PERMIT FOR ACCESS APPROVED NOVEMBER 16, 2018. APPROXIMATE LOCATION SHOWN.

ITEM 11: TERMS AND CONDITIONS OF AND ALL RIGHTS OF ACCESS TO TRUNK HIGHWAY NO. 94 REGARDING PARCEL 15 CONTAINED IN FINAL CERTIFICATE DATED SEPTEMBER 11, 1973, FILED SEPTEMBER 21, 1976, AS DOCUMENT NO. 4161330. AFFECTS THE NORTHERLY AND NORTHEASTERLY BOUNDARIES OF THE LAND AS SHOWN ON THE SURVEY BY LANDFORM DATED _____, PROJECT NO. ZZZ18363.

ITEM 12: EASEMENT FOR SEWER LINE PURPOSES AS RESERVED IN WARRANTY DEED DATED OCTOBER 27, 1976, FILED NOVEMBER 2, 1976, AS DOCUMENT NO. 4243806. (SHOWN ON SURVEY)

ITEM 13: EASEMENT FOR HIGHWAY APPROACH SIGN AND RELATED PURPOSES, TOGETHER WITH THE RIGHT OF ACCESS TO SAID SIGN FOR THE PURPOSE OF MAINTENANCE, INSPECTION, REPAIR, REPLACEMENT AND REMOVAL THEREOF IN FAVOR OF APACO OIL COMPANY, A MARYLAND CORPORATION, ITS SUCCESSORS AND ASSIGNS, CONTAINED IN SIGN EASEMENT DATED DECEMBER 27, 1976, FILED APRIL 13, 1977, AS DOCUMENT NO. 4277332. (SHOWN ON SURVEY)

NOTE: A SIGN FOR THE GAS STATION TO THE SOUTH, WHICH ACCORDING TO AVAILABLE MAPS APPEARS TO BE SITUATED OUTSIDE THE EASEMENT AREA DESCRIBED IN THE ABOVE EASEMENT.

ITEM 16: EASEMENT FOR ROADWAY AND UTILITY PURPOSES IN FAVOR OF THE CITY OF ROGERS, A MINNESOTA MUNICIPAL CORPORATION, CONTAINED IN PERMANENT ROADWAY AND UTILITY EASEMENT TEMPORARY CONSTRUCTION EASEMENT DATED MARCH 4, 2010, FILED MARCH 30, 2010, AS DOCUMENT NO. A9495475. (SHOWN ON SURVEY)

NOTE: TEMPORARY EASEMENTS EXPIRED OCTOBER 31, 2011.

ITEM 17: TERMS AND CONDITIONS OF AND EASEMENT FOR ACCESS PURPOSES CONTAINED IN CROSS ACCESS EASEMENT AGREEMENT DATED MARCH 4, 2010, FILED MARCH 30, 2010, AS DOCUMENT NO. A9495476. (SHOWN ON SURVEY)

NOTE: THE COMPANY HAS BEEN INFORMED THAT THERE MAY BE A NEW EASEMENT AGREEMENT BETWEEN THE SUBJECT PROPERTY AND THE PROPERTIES TO THE SOUTH, WHICH MAY SUPERSEDE THE ABOVE EASEMENT AND LICENSE. UPON RECEIPT AND REVIEW OF THE PROPOSED NEW EASEMENT AGREEMENT THIS ITEM MAY BE AMENDED AND/OR DELETED.

ITEM 18: TERMS AND CONDITIONS, IF ANY OF THAT CERTAIN EASEMENT FOR INGRESS AND EGRESS AND THAT CERTAIN LICENSE FOR INGRESS AND EGRESS AS SET FORTH IN WARRANTY DEED DATED APRIL 29, 1977, FILED MAY 17, 1977, AS DOCUMENT NO. 4284501 IN WARRANTY DEED DATED OCTOBER 19, 1976, FILED NOVEMBER 2, 1976, AS DOCUMENT NO. 4243807; AND QUIT CLAIM DEED DATED MARCH 14, 2006, FILED MARCH 21, 2006, AS DOCUMENT NO. 8767087. (SHOWN ON SURVEY) LICENSE CLARIFIED IN LICENSE DATED NOVEMBER 19, 1976, FILED JANUARY 17, 1977, AS DOCUMENT NO. 4260584.

NOTE: THE COMPANY HAS BEEN INFORMED THAT THERE MAY BE A NEW EASEMENT AGREEMENT BETWEEN THE SUBJECT PROPERTY AND THE PROPERTIES TO THE SOUTH, WHICH MAY SUPERSEDE THE ABOVE EASEMENT AND/OR DELETED. UPON RECEIPT AND REVIEW OF THE PROPOSED NEW EASEMENT AGREEMENT THIS ITEM MAY BE AMENDED AND/OR DELETED.

ITEM 19: SUBJECT TO CONSEQUENCES RESULTING FROM THE PROPERTIES TO THE SOUTH USING THE SOUTHERLY PORTIONS OF THE SUBJECT PROPERTY FOR INGRESS AND EGRESS PURPOSES WITHOUT THE BENEFIT OF A RECORDED EASEMENT AGREEMENT.

NOTE: THE COMPANY HAS BEEN INFORMED THAT THERE MAY BE A NEW EASEMENT AGREEMENT BETWEEN THE SUBJECT PROPERTY AND THE PROPERTIES TO THE SOUTH, WHICH MAY SUPERSEDE PRIOR EASEMENT AND LICENSE FOR ACCESS PURPOSES. UPON RECEIPT AND REVIEW OF THE PROPOSED NEW EASEMENT AGREEMENT THIS ITEM MAY BE AMENDED AND/OR DELETED.

ITEM 20: SUBJECT TO CONSEQUENCES RESULTING IN A GARBAGE COLLECTION AREA LOCATED ALONG WITH WESTERLY BOUNDARY APPARENTLY FOR THE BENEFIT OF THE PROPERTY TO THE WEST WITHOUT THE BENEFIT OF A RECORDED EASEMENT AGREEMENT, AS SHOWN ON AVAILABLE MAPS.

ITEM 29: EXTINGUISHMENT OF ACCESS AND GRANT OF SLOPE EASEMENTS DATED NOVEMBER 26, 1965, FILED DECEMBER 17, 1065, AS DOC. NO. 3581537. THIS DOCUMENT RESTRICTS THE RIGHT OF ACCESS OF THE NORTH 75.00 FEET OF THE SOUTH 291.00 FEET OF THE EAST 183 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER BUT ALLOWS ACCESS TO MAIN STREET FOR THE ABUTTING OWNER ACCESS AS SHOWN ON THE SOUTHERLY 35.00 FEET.

CLIENT

NLD ROGERS, LLC
60 SOUTH SIXTH STREET
SUITE 2630
MINNEAPOLIS, MN 55402
TEL 612.313.0129

MUNICIPALITY

CITY OF ROGERS

PROJECT

13105 MAIN STREET
ROGERS, MN

REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	REVISION	BY
22 MAY 2018	DRAFT SUBMITTAL	EBL
21 JAN 2019	UPDATED TITLEWORK	SPK
28 FEB 2019	UPDATED DESCRIPTION	DJO1
04 MAR 2019	UPDATED DRAWING & DESCRIPTION	DJO1

PROJECT MANAGER REVIEW

BY:JPC DATE:02.04.2019

CERTIFICATION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

DATE OF SURVEY
JANUARY 21, 2019

LANDFORM
From Site to Finish
105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

FILE NAME ALTZZZ363.dwg
PROJECT NO. ZZZ18363

ALTA/NSPS
LAND TITLE SURVEY

SHEET NO. 1/1

LandformPand Site to FinishPare registered service marks of Landform Professional Services, LLC.

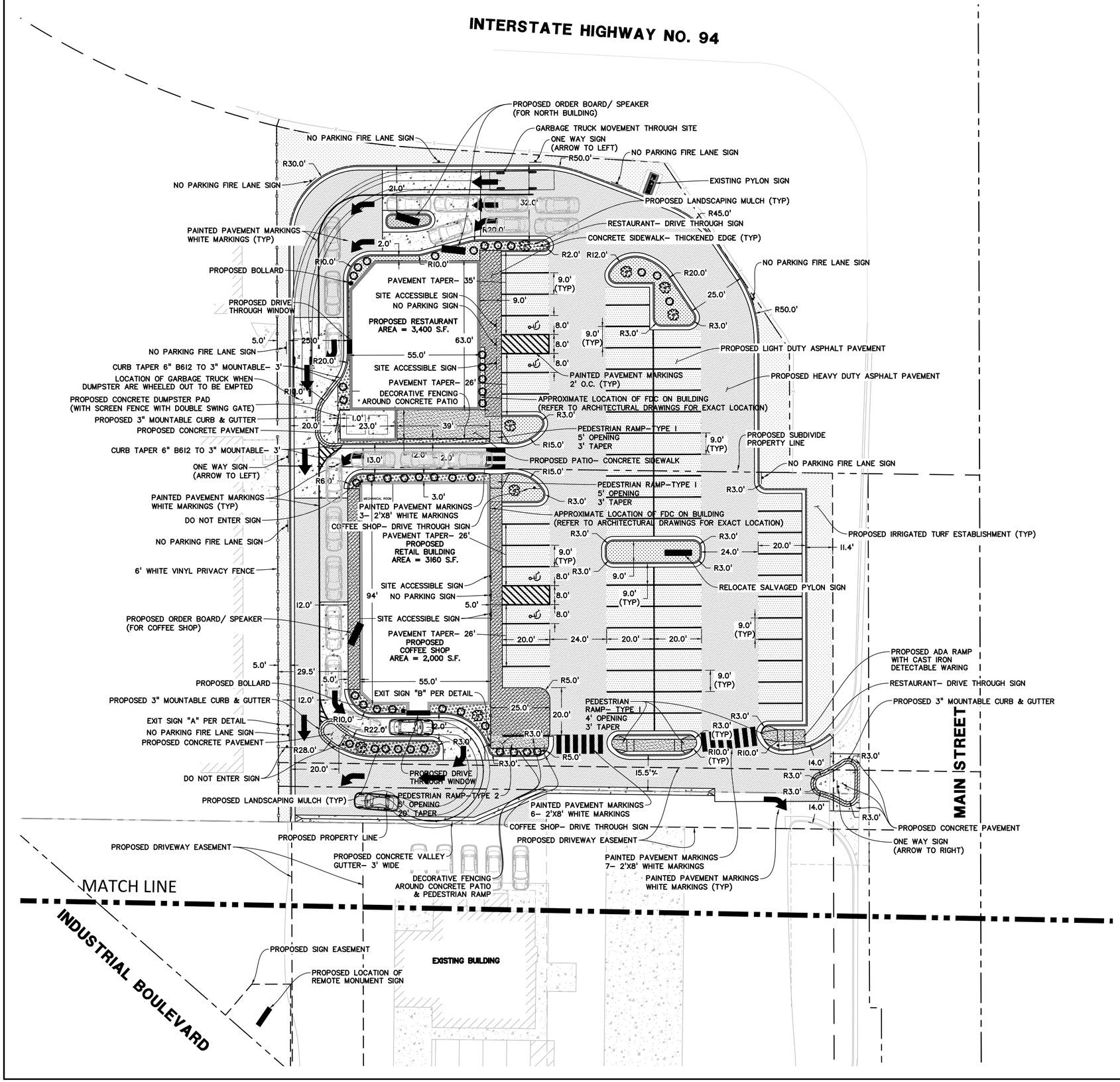
REV NO.	DATE	DESCRIPTION

DATE: 05/08/2019
DESIGN BY: ____
DRAWN BY: ____
CHECKED BY: ____
DWG FILE: EXISTING CONDITIONS
FILE NO.: 18-0184.00

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
MAPPING
13076 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-8822 FAX: 763-262-8844

NLD ROGERS, LLC
CITY OF ROGERS
HENNEPIN COUNTY, MN
EXISTING CONDITIONS

SHEET NO.
V100



LEGEND:

- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE SIDEWALK – THICKENED EDGE
- PROPOSED CONCRETE PAVEMENT
- PROPOSED IRRIGATED TURF ESTABLISHMENT
- PROPOSED LANDSCAPING MULCH
- CONCRETE CURB AND GUTTER – B612
- CONCRETE CURB AND GUTTER – 3" MOUNTABLE
- CONCRETE VALLEY GUTTER – 3' WIDE
- PROPOSED SITE SIGNAGE
- PROPOSED 2 1/2" CALIPER SILVER MAPLE
- PROPOSED MAGIC CARPET SPIREA
- PROPOSED BOLLARD
- PROPOSED FENCE

SITE PLAN NOTES:

1. PAVEMENT MARKING DIMENSIONS SHOWN ARE TO FACE OF CURB. ALL OTHER DIMENSIONS ARE TO BACK OF CURB, UNLESS SHOWN OTHERWISE.
2. *ALL CONCRETE RAMPS, SIDEWALKS AND ACCESSIBLE HANDICAPPED PARKING STALLS TO CONFORM TO CURRENT A.D.A. REQUIREMENTS.*

SITE PLAN INFORMATION:

PARCEL AREA:
- *1.42 ACRES +/–*

EXISTING ZONING:
- *B–1 RETAIL BUSINESS (PID: 2312023210031)*

PERFORMANCE STANDARDS:
- *MAXIMUM HEIGHT: 45'*
- *MINIMUM FRONT SETBACK: 30' (FROM MAIN STREET)*
- *MINIMUM SIDE YARD SETBACK: 10' (NORTH & SOUTH PROPERTY LINES)*
- *MINIMUM REAR YARD SETBACK: 30' (WEST PROPERTY LINE)*

SITE DATA	EXISTING	PROPOSED
PAVEMENT AREA	44,179 SF	42,817 SF
BUILDING AREA	4,311 SF	8,565 SF
PERVIOUS AREA	13,538 SF	10,646 SF
TOTAL AREA	62,028 SF	62,028 SF

PARKING REQUIREMENTS:

PARKING STALL REQUIREMENTS:
- *MINIMUM PARKING STALL DIMENSIONS: 18' X 9'(90° PARKING)*

PARKING STALLS:
- *TOTAL STALLS PROVIDED: 64.*
- *TOTAL ADA STALLS PROVIDED: 4. (2 VAN ACCESSIBLE)*
- *TOTAL ADA STALLS REQUIRED: 3. (1 VAN ACCESSIBLE REQUIRED)*

CALL 48 HOURS BEFORE DIGGING:
GOPHER STATE ONE CALL
TWIN CITY AREA 651–454–0002
MINNESOTA TOLL FREE 1–800–252–1166

N

0 20'

SCALE: 1" = 20'

REV NO.	DATE	DESCRIPTION
1	05/08/2019	RESPONSE TO MAY SECOND CITY OF ROGERS REVIEW COMMENTS

DATE: 05/08/2019
DESIGN BY: CJD
DRAWN BY: CJD
CHECKED BY: C.J.D./N.A.
DWG FILE: SITE PLAN
FILE NO.: 18–0184.00

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.

Signed: Nicholas A. Anderson
Nicholas A. Anderson
Date: 05/08/2019 Lic. No. 40100

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
MAPPING
13076 FIRST STREET, BECKER, MN 55308–9322
TEL: 763–262–8822 FAX: 763–262–8844

NLD ROGERS, LLC
CITY OF ROGERS
HENNEPIN COUNTY, MN
SITE PLAN

SHEET NO.
C100

INTERSTATE HIGHWAY NO. 94

PROPOSED RESTAURANT
AREA = 3,400 S.F.

PROPOSED
RETAIL BUILDING
AREA = 3160 S.F.

PROPOSED
COFFEE SHOP
AREA = 2,000 S.F.

MECHANICAL ROOM

MECHANICAL ROOM

INDICATOR VALVE
(ATTACHED TO BUILDING)

APPROXIMATE LOCATION OF FDC ON BUILDING
(REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION)

PROPOSED HYDRANT LOCATION

APPROXIMATE LOCATION OF FDC ON BUILDING
(REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION)

PROPOSED FIRE TRUCK TURNING
MOVEMENTS THROUGH SITE

Aerial Fire Truck
NCHRP REPORT 659 (US)

EXISTING BUILDING

MAIN STREET

INDUSTRIAL BOULEVARD

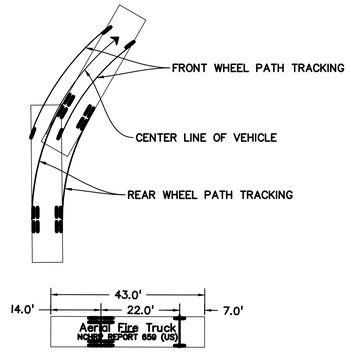
LEGEND:

Aerial Fire Truck
NCHRP REPORT 659 (US)

PROPOSED AERIAL FIRE TRUCK

PROPOSED HYDRANT

ADDITIONAL INFORMATION:



N

0 20'

SCALE: 1" = 20'

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DATE: 05/08/2019
DESIGN BY: CJD
DRAWN BY: CJD
CHECKED BY: CJD,NA
DWG FILE: EVA PLAN
FILE NO.: 18-0184.00

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Signed: Nicholas A. Anderson
Nicholas A. Anderson
Date: 05/08/2019 Lic. No. 40100

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LAND SURVEYING
CIVIL ENGINEERING
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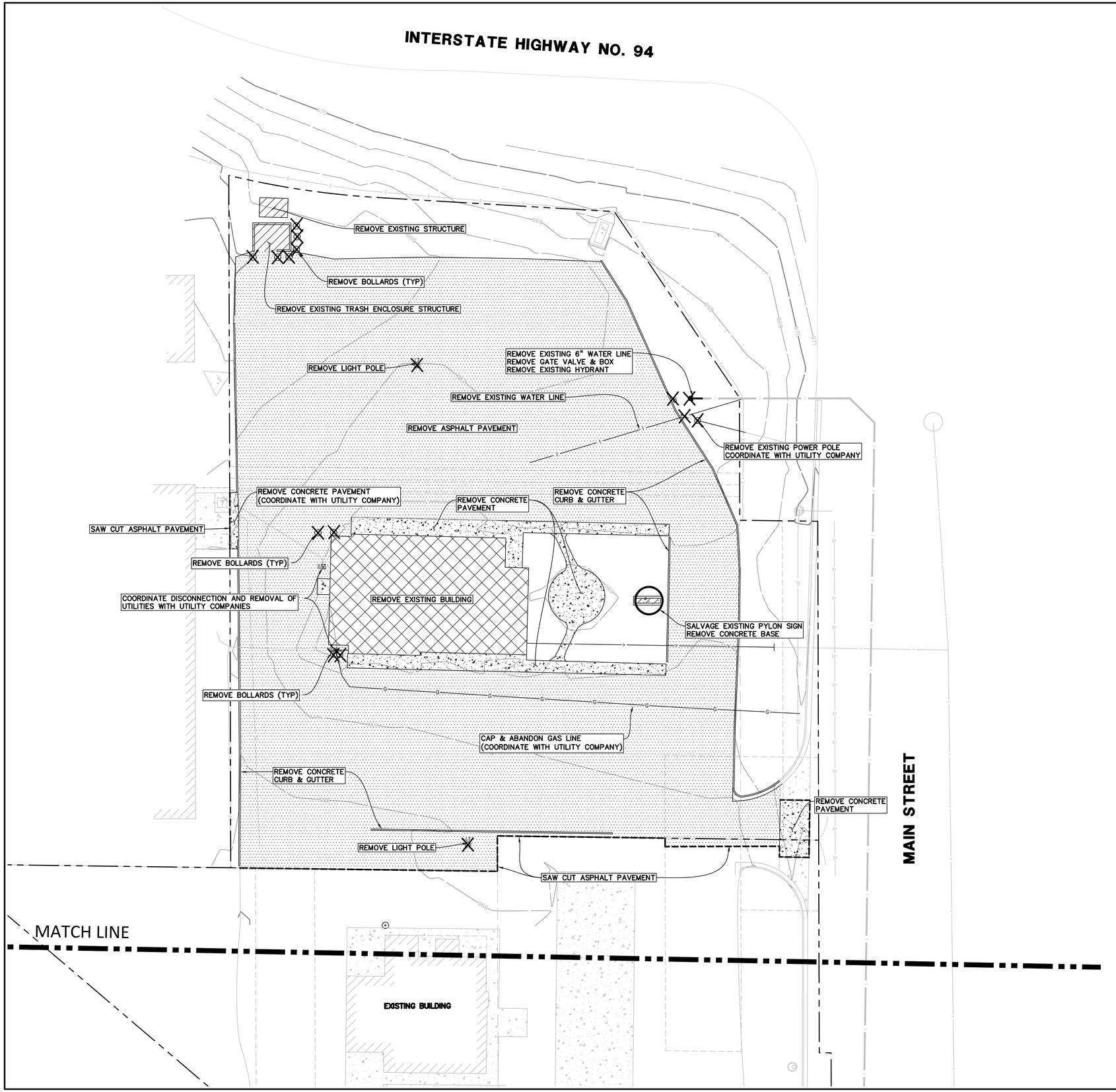
13076 FIRST STREET BECKER, MN 55308-9322
TELE: 763-262-8822 FAX: 763-262-8844

NLD ROGERS, LLC
CITY OF ROGERS
HENNEPIN COUNTY, MN
EMERGENCY VEHICLE
ACCESS PLAN

SHEET NO.
C101



LEGEND:

- REMOVE AS INDICATED
- REMOVE CONCRETE PAVEMENT
- REMOVE ASPHALT PAVEMENT
- REMOVE BUILDING
- SAWCUT PAVEMENT
- REMOVE (AS INDICATED)
- SALVAGE (AS INDICATED)

DEMOLITION GENERAL NOTES

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM OR COORDINATE ALL UTILITY CONNECTIONS AND RELOCATIONS FROM EXISTING UTILITY LOCATIONS TO THE PROPOSED BUILDING, AS WELL AS TO ALL ONSITE AMENITIES. THESE CONNECTIONS INCLUDE BUT ARE NOT LIMITED TO WATER, SANITARY SEWER, UNDERGROUND GAS, ETC.
2. ALL SERVICE CONNECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL STANDARD SPECIFICATIONS FOR CONSTRUCTION. UTILITY CONNECTIONS (UNDERGROUND GAS, WATERMAIN, AND STORM SEWER) MAY REQUIRE A PERMIT FROM THE CITY.
3. THE CONTRACTOR SHALL VERIFY THE ELEVATIONS AT PROPOSED CONNECTIONS TO EXISTING UTILITIES PRIOR TO ANY DEMOLITION.
4. IF DEWATERING IS REQUIRED FOR THIS PROJECT, THE PUMP DISCHARGE SHALL BE TREATED PRIOR TO BEING DISCHARGED OFF-SITE OR INTO A SURFACE WATER. THE DISCHARGE SHALL BE VISUALLY CHECKED TO ENSURE THAT IT IS VISIBLY CLEAN WATER.
5. TEMPORARY SEDIMENT CONTROL PRACTICE SHALL BE INSTALLED AS NECESSARY DURING THE DEMOLITION PORTION OF THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IMPLEMENT THE APPROPRIATE BMP. BMP'S FOR DUST CONTROL AND PERIMETER CONTROL SHALL BE PLACED TO MANAGE DEMOLITION WASTE.

CALL 48 HOURS BEFORE DIGGING:
GOPHER STATE ONE CALL
TWIN CITY AREA 651-454-0002
MINNESOTA TOLL FREE 1-800-252-1166

0 20'
SCALE: 1" = 20'

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DWG FILE: UTILITY PLAN
FILE NO.: 18-0184.00

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CIVIL ENGINEERING
MAPPING
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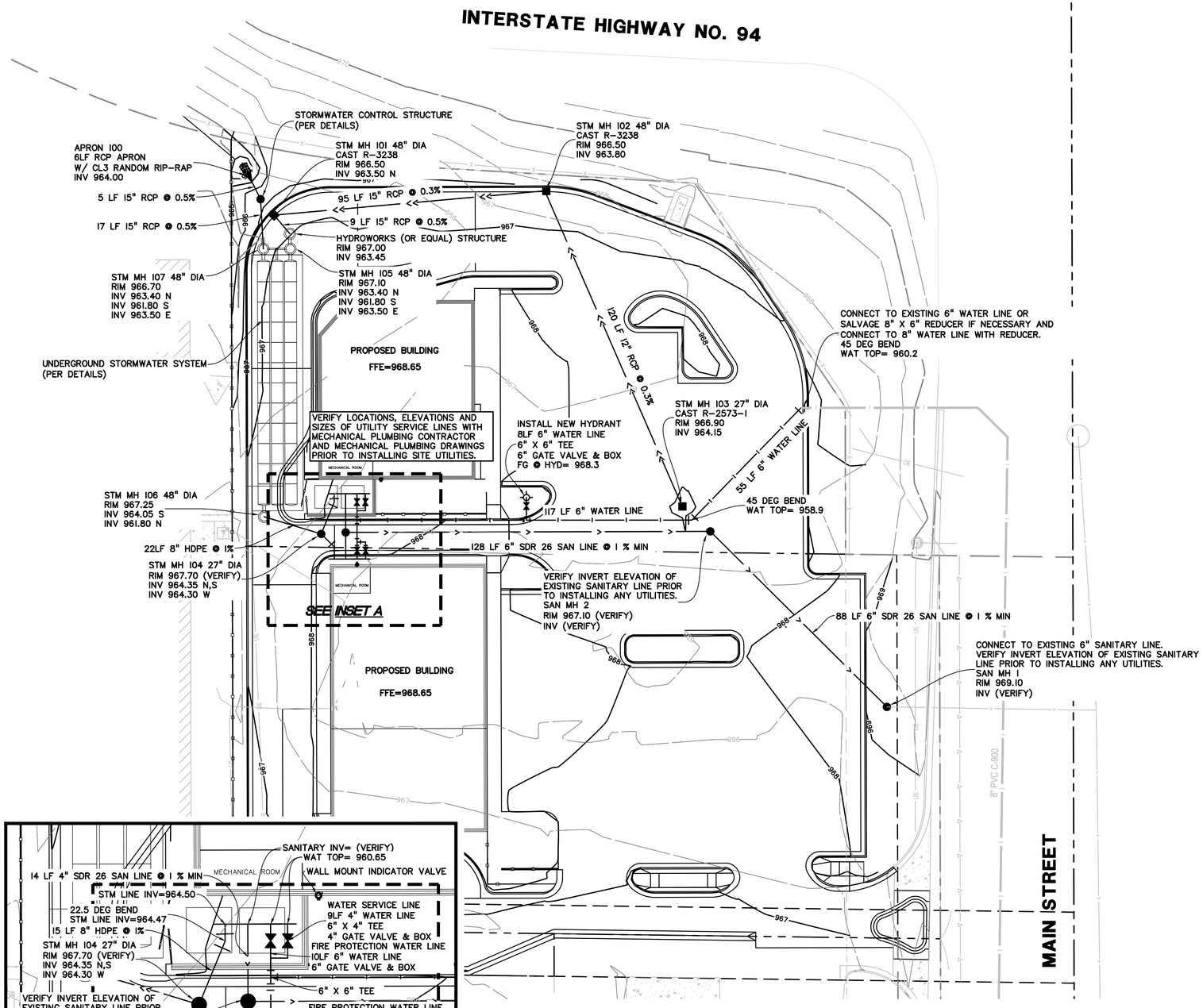
TEL: 763-262-8822 FAX: 763-262-8844

NLD ROGERS, LLC
CITY OF ROGERS
HENNEPIN COUNTY, MN
DEMOLITION PLAN

SHEET NO.
C102



LEGEND:

- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED FITTING
- PROPOSED MANHOLE – INLET CASTING
- PROPOSED MANHOLE – SOLID COVER
- NEW GATEVALVE & BOX
- NEW WALL MOUNT INDICATOR VALVE
- PROPOSED RIP RAP

UTILITY GENERAL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL UTILITY RELOCATIONS.
2. CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES WHICH MAY AFFECT THIS WORK AND NOTIFY OWNER OF ANY CHANGES. CONTACT LOCAL UTILITY COMPANIES FOR EXACT LOCATIONS PRIOR TO BIDDING THE PROJECT AND COMMENCING WORK.
3. CONTRACTOR SHALL VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN AND EXISTING UTILITIES, PARTICULARLY WITH EXISTING STRUCTURES AND/OR PAVEMENTS TO REMAIN.
4. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AS EXIST IN THE FIELD AND AS REPRESENTED WITHIN THE PLANS AS SHOWN AND ALERT THE ENGINEER BEFORE BIDDING THE PROJECT AND BEGINNING CONSTRUCTION.
5. WATER LINE TO BE MINIMUM 8.0 FEET DEPTH.
6. VERIFY INVERT ELEVATIONS OF EXISTING SANITARY LINE AT POINT OF CONNECTION WITH NEW SANITARY LINE PRIOR TO INSTALLING ANY NEW UTILITIES.
7. ALL CROSSING ELEVATIONS OF NEW UTILITIES & SIZES OF EXISTING UTILITIES ARE BASED ON ASSUMED ELEVATIONS AND SIZES PROVIDED BY THE SURVEY.
8. ALL SANITARY SERVICE PIPE AND FITTINGS WILL BE PVC SDR 26.
9. ALL WATER PIPE AND FITTINGS WILL BE DIP CLASS 52.
10. ALL HDPE STORM SEWER SHALL BE DUAL WALL. ALL RCP STORM SEWER SHALL BE CLASS 5 PIPE.
11. IF DEWATERING IS REQUIRED FOR THIS PROJECT, THE PUMP DISCHARGE SHALL BE TREATED PRIOR TO BEING DISCHARGED OFF-SITE OR INTO A SURFACE WATER. THE DISCHARGE SHALL BE VISUALLY CHECKED TO ENSURE THAT IT IS VISIBLY CLEAN WATER.

STORMWATER MANAGEMENT:

SITE DATA	EXISTING	PROPOSED
IMPERVIOUS AREA	48,490 SF	51,382 SF
PERVIOUS AREA	13,538 SF	10,646 SF
TOTAL AREA	62,028 SF	62,028 SF

WATER QUALITY REQUIREMENTS:

WATER QUALITY TREATMENT VOLUME REQUIRED:
(1"/12) X (51,382 S.F.) = 4,282 C.F. (PROVIDED BY INFILTRATION & HYDROWORKS STRUCTURE)

STORMWATER RELEASE RATE

		EXISTING	PROPOSED
TO NORTHWEST	2YR-	4.00 CFS	2.01 CFS
	10YR-	6.61 CFS	6.21 CFS
	100YR-	11.98 CFS	11.98 CFS
TO SOUTHWEST	2YR-	2.30 CFS	2.16 CFS
	10YR-	3.50 CFS	3.33 CFS
	100YR-	5.97 CFS	5.73 CFS

CALL 48 HOURS BEFORE DIGGING:
GOPHER STATE ONE CALL
TWIN CITY AREA 651-454-0002
MINNESOTA TOLL FREE 1-800-252-1166

N

0 20'
SCALE: 1" = 20'

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DRAWN BY: CJD
CHECKED BY: C.J.D./N.A.
DWG FILE: UTILITY PLAN
FILE NO.: 18-0184.00

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Date: 05/08/2019 Lic. No. 40100

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LAND SURVEYING
CIVIL ENGINEERING
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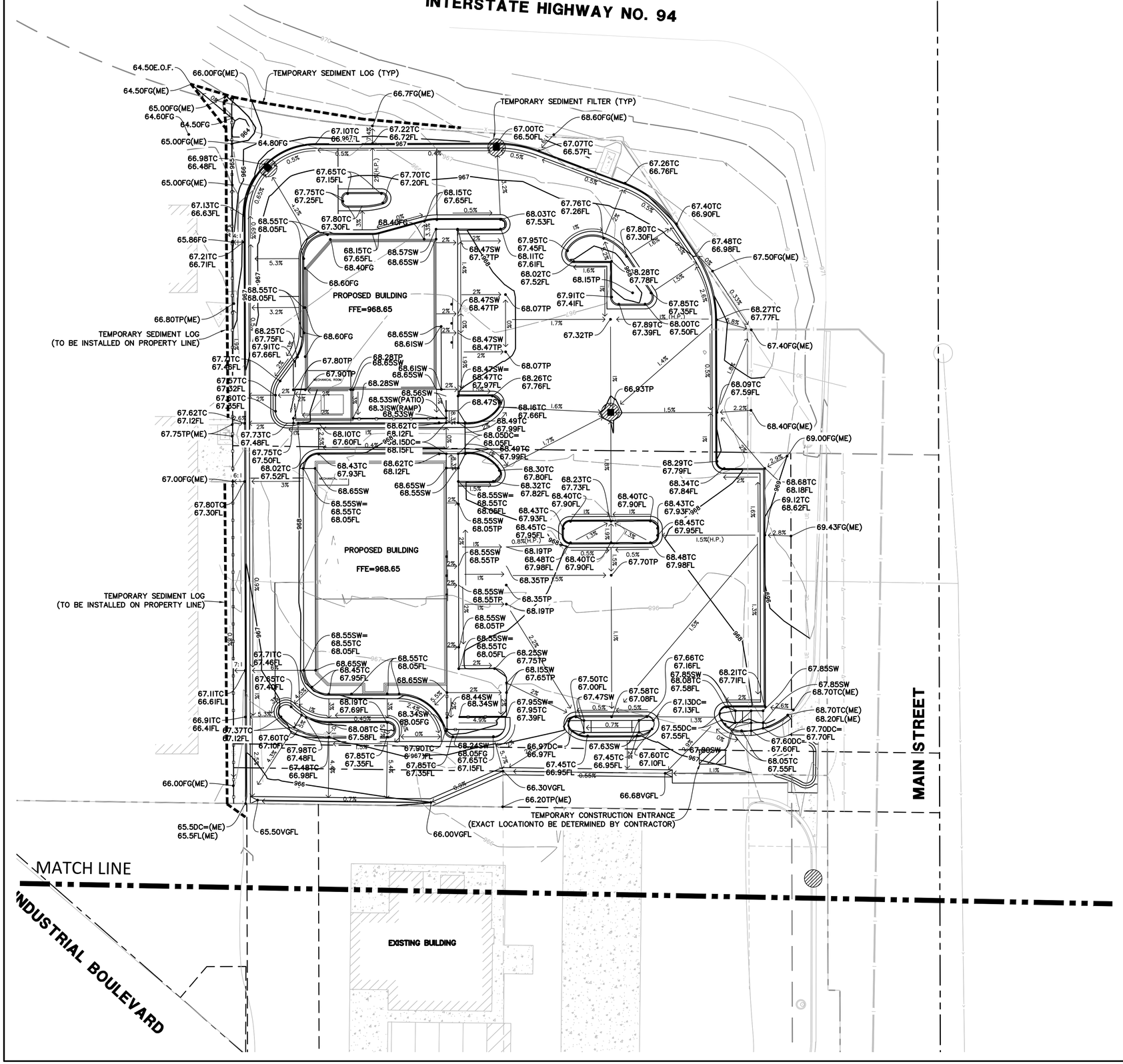
13076 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-8822 FAX: 763-262-8844

NLD ROGERS, LLC
CITY OF ROGERS
HENNEPIN COUNTY, MN
UTILITY PLAN

SHEET NO.
C103



LEGEND:

65.50SW	NEW TOP OF SIDEWALK ELEVATION = 965.50
65.50TC	NEW TOP OF CURB ELEVATION = 965.50
65.50FL	NEW FLOWLINE ELEVATION = 965.50
65.50TP	NEW TOP OF PAVEMENT ELEVATION = 965.50
65.50FG	NEW FINISH GRADE ELEVATION = 965.50
65.50FLVG	NEW FLOWLINE ELEVATION OF VALLEY GUTTER = 965.50
65.50DC= 65.50FL	NEW DROP CURB ELEVATION = FLOWLINE ELEVATION
(ME)	MATCH EXISTING ELEVATION
1% →	NEW FINISH GRADE SLOPE AND DIRECTION OF FLOW
(H.P.)	HIGH POINT
	TEMPORARY SEDIMENT FILTER– HIGH FLOW
	PROPOSED TEMPORARY SEDIMENT LOGS
900	PROPOSED MAJOR CONTOUR
901	PROPOSED MINOR CONTOUR
	TEMPORARY ROCK CONSTRUCTION ENTRANCE

GRADING GENERAL NOTES

1. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AS EXIST IN THE FIELD AND AS REPRESENTED WITHIN THE PLANS AS SHOWN AND ALERT THE ENGINEER BEFORE BIDDING THE PROJECT AND BEGINNING CONSTRUCTION.
2. CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES WHICH MAY AFFECT THIS WORK AND NOTIFY OWNER OF ANY CHANGES. CONTACT LOCAL UTILITY COMPANIES FOR EXACT LOCATIONS PRIOR TO BIDDING THE PROJECT AND COMMENCING WORK.
3. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT SILT AND DEBRIS RUN–OFF DURING GRADING OPERATIONS (I.E. SILT FENCE, STRAW BALES, ETC.).
4. CONTRACTOR SHALL VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN, PARTICULARLY WITH EXISTING STRUCTURES AND/OR PAVEMENTS TO REMAIN. MEET EXISTING GRADES ALONG STREETS, PROPERTY LINES AND DRIVEWAY ENTRANCES. RESTORE ALL PAVEMENTS THAT REMAIN TO THEIR ORIGINAL IF NOT BETTER CONDITION. NOTIFY OWNER OF ANY CONFLICTS PRIOR TO BIDDING THE PROJECT.
5. TURF ESTABLISHMENT AREAS SHALL RECEIVE MINIMUM OF 4" DEPTH AS MEASURED IN PLACE OF TOPSOIL. TOPSOIL FURNISHED AND INSTALLED BY CONTRACTOR. ALL GRADED SLOPES GREATER THEN OR EQUAL TO 5:1 SHALL BE HYDROSEEDED, EROSION CONTROL BLANKETED, OR MULCHED TO HELP STABILIZE THE SLOPES BY GENERAL CONTRACTOR.

EROSION CONTROL NOTES

1. CONTRACTOR SHALL CONFINE CONSTRUCTION OPERATIONS TO THE CONSTRUCTION/GRADING LIMITS SHOWN.
2. ALL WORK SHALL CONFORM TO THE MINNESOTA POLLUTION CONTROL AGENCY'S STORM WATER PERMIT REQUIREMENTS. CONTRACTOR SHALL OBTAIN ALL PERMITS AND COMPLY WITH ALL PERMIT REQUIREMENTS.
3. THE SITE SOIL EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO ANY DEMOLITION OR GRADING OPERATIONS AND MAINTAINED TO CONFORM WITH THE STANDARDS SPECIFIED BY THE PERMIT.
4. CONTRACTOR SHALL INSPECT TEMPORARY EROSION CONTROL MEASURES ON THE ENTIRE SITE AT LEAST EVERY 7 DAYS AND WITHIN 24 HOURS OF ANY MEASURABLE RAINSTORM. DAMAGED SILT FENCE OR OTHER EROSION CONTROL DEVICE OR PRACTICES SHALL BE REPAIRED IMMEDIATELY. INSPECTION AND MAINTENANCE OF DEVICES SHALL CONTINUE UNTIL THE SITE HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO THE MPCA.
5. ALL GRADING OPERATIONS SHALL BE CONDUCTED IN A MANNER TO MINIMIZE THE POTENTIAL FOR SITE EROSION.
6. THE SITE SOIL EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE INSTALLED AND MAINTAINED TO CONFORM WITH THE STANDARDS SPECIFIED BY THE MPCA.
7. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR THE DISTURBANCE OF ANY AREAS AND MAINTAINED UNTIL ALL TRIBUTARY DISTURBED AREAS ARE RESTORED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EROSION CONTROL MEASURES, INCLUDING SILT FENCE AND BALES, UPON ESTABLISHMENT OF PERMANENT VEGETATION IN SAID AREAS.
9. ALL SOILS TRACKED ONTO PAVEMENT OR ANYOTHER OFF–SITE AREA SHALL BE REMOVED DAILY.
10. THE SITE SEDIMENT CONTROL FACILITIES FOR THE PROJECT MUST BE INSTALLED PRIOR TO ANY GRADING OPERATION.
11. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AND VEGETATED AS SOON AS POSSIBLE. ANY FINISHED AREAS SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS AFTER FINISHED GRADING IS COMPLETED IN ACCORDANCE TO MN/DOT 2575.
12. ALL DISTURBED AREAS SHALL BE REVEGETATED WITH MN/DOT SEED MIX, MULCHED, FERTILIZED & DISK ANCHORED, PER THE FOLLOWING SCHEDULE:
    SEED MIX 25–131: 220 LB/AC.
    FERTILIZER 22–5–10: 350 LB/AC.
    MULCH TYPE 3: 2 TONS/AC.

CALL 48 HOURS BEFORE DIGGING:
GOPHER STATE ONE CALL
TWIN CITY AREA 651–454–0002
MINNESOTA TOLL FREE 1–800–252–1166

N

0 20'
SCALE: 1" = 20'

REV NO.	DATE	DESCRIPTION
1	05/08/2019	RESPONSE TO MAY SECOND CITY OF ROGERS REVIEW COMMENTS

DATE: 05/08/2019
DESIGN BY: CJD
DRAWN BY: CJD
CHECKED BY: CJD,NA
DWG FILE: GRADING & EC
FILE NO.: 18–0184.00

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Signed: Nicholas A. Anderson
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TEL: 763–262–8822 FAX: 763–262–8844

NLD ROGERS, LLC
CITY OF ROGERS
HENNEPIN COUNTY, MN
GRADING & EROSION CONTROL PLAN

SHEET NO.
C104

LEGEND:

- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- CONCRETE CURB AND GUTTER – B612
- CONCRETE CURB AND GUTTER – 3" MOUNTABLE
- 65.50SW — NEW TOP OF SIDEWALK ELEVATION = 965.50
- 65.50TC — NEW TOP OF CURB ELEVATION = 965.50
- 65.50DC= 65.50FL — NEW DROP CURB ELEVATION = FLOWLINE ELEVATION
- (ME) — MATCH EXISTING ELEVATION
- 1% → — NEW FINISH GRADE SLOPE AND DIRECTION OF FLOW
- TEMPORARY SEDIMENT FILTER– HIGH FLOW
- PROPOSED TEMPORARY SEDIMENT LOGS

SITE PLAN NOTES:

1. PAVEMENT MARKING DIMENSIONS SHOWN ARE TO FACE OF CURB. ALL OTHER DIMENSIONS ARE TO BACK OF CURB, UNLESS SHOWN OTHERWISE.
2. *ALL CONCRETE RAMPS, SIDEWALKS AND ACCESSIBLE HANDICAPPED PARKING STALLS TO CONFORM TO CURRENT A.D.A. REQUIREMENTS.*

GRADING GENERAL NOTES

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2. CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES WHICH MAY AFFECT THIS WORK AND NOTIFY OWNER OF ANY CHANGES. CONTACT LOCAL UTILITY COMPANIES FOR EXACT LOCATIONS PRIOR TO BIDDING THE PROJECT AND COMMENCING WORK.
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MINNESOTA TOLL FREE 1–800–252–1166

N

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SCALE: 1" = 20'

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CHECKED BY: CJD/NA
DWG FILE: SOUTH SITE PLAN
FILE NO.: 18–0184.00

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Signed: Nicholas A. Anderson
Date: 05/08/2019 Lic. No. 40100

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CIVIL ENGINEERING
MAPPING
13076 FIRST STREET, BECKER, MN. 55308–9322
TEL: 763–262–8822 FAX: 763–262–8844

NLD ROGERS, LLC
CITY OF ROGERS
HENNEPIN COUNTY, MN
SOUTH SITE, GRADING & EROSION CONTROL PLAN

SHEET NO.
C105

STORM WATER POLLUTION PREVENTION PLAN NARRATIVE:

GENERAL INFORMATION

THIS STORMWATER POLLUTION PREVENTION PLAN IS PREPARED IN ACCORDANCE TO THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT NO. MN R1000001 FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.
PROJECT NAME: ROGERS RETAIL DEVELOPMENT
LOCATION: 13105 MAIN STREET
CITY: ROGERS, MN 55374
LAT/LONG: 45.193024/-93.553366

DESCRIPTION OF CONSTRUCTION ACTIVITY:

NLD ROGERS LLC RETAIL DEVELOPMENT CONSISTS OF PAVING, GRADING, UTILITY INSTALLATION, AND TURF ESTABLISHMENT.

PROJECT CONTACTS

NLD ROGERS LLC AND THE CONTRACTOR ARE RESPONSIBLE FOR IMPLEMENTATION OF THE SWPPP AND THE INSTALLATION, INSPECTION, AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMP'S BEFORE AND DURING CONSTRUCTION.

SWPPP PREPARATION:
SWPPP PREPARER: CHRISTOPHER DAHN–BOGART, PEDERSON & ASSOCIATES
TRAINING: ENGINEER AND SWPPP DESIGNER (EXP 2021)
ADDRESS: 13076 FIRST STREET BECKER, MN 55308–9322
TELEPHONE: (763) 262–8822
EMAIL; CDAHN@BOGART–PEDERSON,COM

OWNER:
OWNER CONTACT: KARLA CARLSON– NLD ROGERS LLC
ADDRESS: 60 SOUTH SIXTH STREET, SUITE 2630 MINNEAPOLIS, MN 55402
TELEPHONE: 612–313–0129
EMAIL; KCARLSON@CAPREI.COM

CONTRACTOR (TO BE FILLED OUT BY THE CONTRACTOR):
BUSINESS NAME _____
OWNER NAME _____
MAILING ADDRESS _____
CITY _____
TELEPHONE _____
EMAIL _____
CONTACT NAME _____
MAILING ADDRESS _____
CITY _____
TELEPHONE _____
EMAIL _____

ESTIMATED DATES OF CONSTRUCTION:

START DATE ___/___/___ (TO BE FILLED IN BY CONTRACTOR)
COMPLETION DATE ___/___/___ (TO BE FILLED IN BY CONTRACTOR)

PERMANENT STORMWATER DESIGN CALCULATIONS:

SEE SITE PLAN FOR FUTURE STORMWATER DRAINAGE CALCULATIONS.

GEOTECHNICAL REPORT INCLUDES SOIL TYPES OVER THE SITE.

DESCRIPTION OF THE NATURE OF THE CONSTRUCTION ACTIVITY:

NLD ROGERS LLC RETAIL DEVELOPMENT CONSISTS OF PAVING, GRADING, UTILITY INSTALLATION, AND TURF ESTABLISHMENT.

CUMULATIVE IMPERVIOUS SURFACES:

AREA OF DISTURBANCE:	1.37 ACRES
PRE–CONSTRUCTION IMPERVIOUS AREA:	1.11 ACRES
POST CONSTRUCTION IMPERVIOUS AREA:	1.18 ACRES
NEW IMPERVIOUS AREA:	0.04 ACRES

RECEIVING WATERS:

STORM WATER FROM THIS SITE WILL BE DISCHARGED TO THE NORTHWEST MNDOT INTERSTATE 94 DITCH SYSTEM AND TO THE SOUTHWEST TO INDUSTRIAL BLVD.

PLANS AND SPECIFICATIONS

THE PLAN SHEETS OF THIS PLAN SET INDICATE THE FOLLOWING ITEMS:
- THE PROJECT LOCATION AND CONSTRUCTION LIMITS.
- LOCATIONS OF IMPERVIOUS SURFACES.
- LOCATIONS OF AREAS NOT TO BE DISTURBED (E.G., BUFFER ZONES, WETLANDS, ETC.).
- STEEP SLOPE LOCATIONS.
- LOCATIONS OF ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL BMP'S TO BE INSTALLED ON THE PROJECT.
- THE DETAIL SHEETS INDICATE EROSION AND SEDIMENT CONTROL BMPS TO BE INSTALLED ON THE PROJECT.
- IF DEWATERING IS REQUIRED FOR THIS PROJECT, THE PUMP DISCHARGE SHALL BE TREATED PRIOR TO BEING DISCHARGED OFF–SITE OR INTO A SURFACE WATER. THE DISCHARGE SHALL BE VISUALLY CHECKED TO ENSURE THAT IT IS VISIBLY CLEAN WATER.

TEMPORARY SEDIMENT CONTROL PRACTICES

DOWN GRADIENT SILT FENCE AND SEDIMENT LOG INSTALLATIONS ARE TO BE INPLACE PRIOR TO THE COMMENCEMENT OF ANY EARTHWORK OPERATIONS.

TOPSOIL IS TO BE WINDROWED ALONG THE CONSTRUCTION LIMITS AND PLACED AS SLOPE DRESSING IMMEDIATELY FOLLOWING COMPLETION OF THE GRADING OPERATIONS, AS THE GRADING OPERATIONS PROCEED.

TOPSOIL PLACEMENT ALONG THE EMBANKMENT SLOPES THOUGH THE WETLANDS AREA IS TO BE SPREAD BY A LOW IMPACT CRAWLER TRACTOR OPERATING UP AND DOWN THE SLOPES SO AS TO PROVIDE TRACK PRINTS PARALLEL WITH THE CONTOURS.

INSTALLATION OF MN/DOT CATEGORY 3 EROSION CONTROL BLANKET ALONG THE EMBANKMENT SLOPES ADJACENT THE WETLANDS AREA.

ALL TEMPORARY SOILS STOCKPILES WILL REQUIRE AN EFFECTIVE MEANS OF SEDIMENT CONTROL SUCH AS AN EROSION CONTROL BLANKET COVERING OR SILT FENCE INSTALLATION ALONG THE TOE OF SLOPE.

ALL COMPLETED SWALES SLOPES AND BOTTOMS NOT DRAINING TOWARDS WETLAND AREAS ARE TO BE STABILIZED WITHIN 7 DAYS.

TEMPORARY STABILIZATION WILL BE REQUIRED IN AREAS WHERE GRADING OPERATIONS ARE SUSPENDED OR CEASED FOR A PERIOD OF 7 DAYS OR GREATER.

A ROCK CONSTRUCTION ENTRANCE FOR SEDIMENT CONTROL IS TO BE PROVIDED AT THE PROJECT ENTRANCE ON PARK AVENUE SOUTH.

STREET SWEEPING OF THE PAVED SURFACES WILL BE REQUIRED AS DIRECTED BY THE ENGINEER.

TIMING OF EROSION CONTROL:

SILT FENCE AND SEDIMENT LOGS WILL BE INSTALLED PRIOR TO CONSTRUCTION.

RIPRAP AND FILTER BLANKET WILL BE PLACED AT THE OUTLETS WITHIN 24 HOURS OF THE OUTLET PLACEMENT.

THE CONTRACTOR MUST STABILIZE ALL EXPOSED SOIL AREAS IMMEDIATELY FOLLOWING CONSTRUCTION WHEREVER CONSTRUCTION WILL NOT OCCUR FOR A PERIOD GREATER THAN OR EQUAL TO 7 DAYS.

STABILIZATION WORK MUST BE COMPLETE WITHIN 7 CALENDAR DAYS AFTER THE CONSTRUCTION WORK IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED.

AREAS THAT ARE WITHIN 200 FT OF A PUBLIC WATER MUST BE STABILIZED WITHIN 24 HOURS OF COMPLETING CONSTRUCTION DURING PERIODS OF "WORK IN WATER RESTRICTIONS" FOR TIME PERIODS DECLARED BY THE DNR.

THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN THE DISTURBED AREA UNTIL VEGETATION IN ESTABLISHED.

ONCE VEGETATION IS ESTABLISHED AND CONSTRUCTION IS COMPLETE, THE SILT FENCE AND ANY OTHER TEMPORARY EROSION CONTROL THAT IS NOT BIODEGRADABLE SHALL BE REMOVED.

STREET SWEEPING TO BE PROVIDED AS DIRECTED BY THE ENGINEER OR OWNER. THE CITY REQUIRES STREET SWEEPING TO OCCUR WITHIN 8 HOURS OF NOTICE FROM THE CITY.

APPLYING MULCH, HYDROMULCH, TACKIFIER, POLYACRYLAMIDE OR SIMILAR EROSION PREVENTION PRACTICES IS NOT ACCEPTABLE STABILIZATION IN ANY PART OF A TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE. BLANKETS OR OTHER APPROVED, BY THE ENGINEER, METHOD SHALL BE USED.

INSPECTION AND MAINTENANCE ACTIVITIES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND SCHEDULING THE WORK OF ALL OPERATIONS, INCLUDING SUBCONTRACTORS AND UTILITY COMPANIES, SUCH THAT EROSION AND SEDIMENT CONTROL MEASURES ARE FULLY EXECUTED FOR EACH OPERATION AND IN A TIMELY MANNER OVER THE DURATION OF THE PROJECT. OPERATORS HAVE DAILY ACCESS TO THE PROJECT SITE. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE SWPPP IMPLEMENTATION UNTIL THE ENTIRE SITE HAS UNDERGONE FINAL STABILIZATION AND N.O.T HAS BEEN SUBMITTED TO THE MPCA.

THE CONTRACTOR IS TO PROVIDE A TRAINED INDIVIDUAL RESPONSIBLE FOR THE IMPLEMENTATION, INSPECTION AND MAINTENANCE OF THE EROSION AND SEDIMENT CONTROL BMPS ON THE PROJECT. THAT INDIVIDUAL IS TO BE IDENTIFIED AT THE PRE–CONSTRUCTION CONFERENCE AND LISTED IN THE MINUTES THEREOF.

THE APPOINTED INDIVIDUAL IS TO PERFORM A ROUTINE INSPECTION OF THE ENTIRE SITE AT LEAST ONCE EVERY SEVEN DAYS DURING CONSTRUCTION OPERATIONS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS.

A INSPECTION FORM WILL BE PROVIDED BY THE CONTRACTOR. ANY DEFICIENCIES IN THE EROSION AND SEDIMENT CONTROL BMPS ARE TO BE NOTED ON THE INSPECTION FORM AND CORRECTED BY THE END OF THE NEXT BUSINESS DAY.

PERIMETER CONTROL DEVICES ARE TO BE REPAIRED OR REPLACED WHEN THEY ARE NO LONGER EFFECTIVE OR WHEN THE SEDIMENT REACHES ONE–HALF THE HEIGHT OF THE DEVICE.

TRAINNING DOCUMENTATION:
SWPPP IMPLEMENTATION, REVISING, AMENDING, AND INSPECTING (TO BE FILLED IN BY THE CONTRACTOR)
NAME OF INDIVIDUAL
OVERSEEING & INSPECTING _____
DATE OF TRAINING _____
NAME OF INSTRUCTOR _____
ENTITY PROVIDING TRAINING _____
CONTENT OF TRAINING _____
TOTAL HOURS OF TRAINING _____

BMP INSTALLATION, MAINTENANCE, AND REPAIR (TO BE FILLED IN BY THE CONTRACTOR)
NAME OF INDIVIDUAL
OVERSEEING & INSPECTING _____
DATE OF TRAINING _____
NAME OF INSTRUCTOR _____
ENTITY PROVIDING TRAINING _____
CONTENT OF TRAINING _____
TOTAL HOURS OF TRAINING _____

POLLUTION PREVENTION

FERTILIZERS ARE TO BE APPLIED ONLY IN THE AMOUNTS AS SPECIFIED AND WORKED INTO THE SOIL TO MINIMIZE EXPOSURE TO STORMWATER RUNOFF.

ONSITE REFUELING OPERATIONS ARE TO BE CONDUCTED WITH CARE. ANY INADVERTENT SPILLAGE OF FUEL OR CHEMICALS IS TO BE IMMEDIATELY CLEANED UP, REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE TO STATE AND LOCAL REGULATIONS. MAJOR SPILLS ARE TO BE REPORTED TO THE MPCA 24 HOUR NOTIFICATION NETWORK AT 800 422 0798. ALL VEHICLES ON–SITE ARE TO BE MONITORED FOR LEAKS AND SUBJECT TO ROUTINE PREVENTIVE MAINTENANCE EFFORTS TO REDUCE THE LIKELIHOOD OF LEAKAGE AND OR SPILLS.

PORTABLE SANITARY WASTE FACILITIES ARE TO BE PROVIDED ONSITE AND EMPTIED ON A BI–WEEKLY BASIS.

CONCRETE BATCH TRUCKS WILL NOT BE ALLOWED TO DISCHARGE DRUM AND CHUTE WASHOUT DIRECTLY ON THE GROUND. A PORTABLE WASHOUT RECEPTACLE IS TO BE PROVIDED BY THE CONTRACTOR AT THE LOCATION AS PROVIDED BY THE OWNER.

FINAL STABILIZATION

FINAL STABILIZATION OCCURS WHEN 70 PERCENT OF THE PERVIOUS AREA IS COVERED WITH UNIFORM, PERMANENT VEGETATION.

ALL TEMPORARY EROSION AND SEDIMENT CONTROL FEATURES ARE TO BE REMOVED AND THE NPDES NOTICE OF TERMINATION IS TO BE PREPARED AND SUBMITTED TO THE MPCA.

LOCATION OF SWPPP REQUIREMENTS IN PROJECT PLAN

DESCRIPTION	TITLE	LOCATION
Erosion Control Details	Details	C501
Erosion Control Locations	Grading Plan	C104

24 HOUR MPCA EMERGENCY NOTIFICATION

Telephone Numbers: 651–649–5451
800–422–0798

ESTIMATED QUANTITIES:

THE FOLLOWING QUANITITES IS AN ESTIMATED PRELIMINARY AMOUNT REQUIRED FOR SEDIMENT CONTROL BMP'S AT THE START OF THE PROJECT. THIS ESTIMATE IS PROVIDED AS REQUIRED BY THE MINNESOTA POLLUTION CONTROL AGENCY GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY. ANY ADDITIONAL AND/OR REPLACEMENT BMP'S QUANTITIES WILL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

ESTIMATED PERLIMINARY QUANTITIES AT START OF PROJECT:

ITEM	UNIT	ESTIMATED INITIAL QUANTITY
TEMPORARY CONSTRUCTION ENTRANCE	EA	1
TEMPROARY SEDIMENT FILTER	EA	4
TEMPROARY CONCRETE WASHOUT	EA	1
TEMPORARY PUMP SEDIMENT CONTROL DEVICE	EA	1
TEMPORARY SEDIMENT LOGS	LF	320

TEMPORARY EROSION AND SEDIMENT CONTROL SPECIFICATIONS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. PREVENTION OF SEDIMENTATION OF WATERWAYS, OPEN DRAINAGE WAYS, AND STORM AND SANITARY SEWERS DUE TO CONSTRUCTION ACTIVITIES.

1.02 REFERENCE STANDARDS

A. GENERAL PERMIT AUTHORIZATION TO DISCHARGE STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM. MINNESOTA PERMIT NO: MN R100001.

1.03 PERFORMANCE REQUIREMENTS

A. COMPLY WITH ALL REQUIREMENTS OF THE MINNESOTA POLLUTION CONTROL AGENCY FOR EROSION AND SEDIMENT CONTROL.

B. DO NOT BEGIN CLEARING, GRADING, OR OTHER WORK INVOLVING DISTURBANCE OF GROUND SURFACE COVER UNTIL APPLICABLE PERMITS HAVE BEEN OBTAINED; FURNISH ALL DOCUMENTATION REQUIRED TO OBTAIN APPLICABLE PERMITS.
1. OBTAIN AND PAY FOR PERMITS REQUIRED BY AUTHORITY HAVING JURISDICTION.

C. TIMING: PUT PREVENTIVE MEASURES IN PLACE PRIOR TO DISTURBANCE OF SURFACE COVER AND BEFORE PRECIPITATION OCCURS.

D. EROSION OFF SITE: PREVENT EROSION OF SOIL AND DEPOSITION OF SEDIMENT ON OTHER PROPERTIES CAUSED BY WATER LEAVING THE PROJECT SITE DUE TO CONSTRUCTION ACTIVITIES FOR THIS PROJECT.
1. PREVENT TRACKING OF MUD ONTO PUBLIC ROADS OUTSIDE SITE.
2. PREVENT MUD AND SEDIMENT FROM FLOWING ONTO PAVEMENTS.

E. SEDIMENTATION OF WATERWAYS OFF SITE: PREVENT SEDIMENTATION OF WATERWAYS OFF THE PROJECT SITE, INCLUDING RIVERS, STREAMS, LAKES, PONDS, OPEN DRAINAGE WAYS, STORM SEWERS, AND SANITARY SEWERS.
1. IF SEDIMENTATION OCCURS, INSTALL OR CORRECT PREVENTIVE MEASURES IMMEDIATELY AT NO COST TO OWNER; REMOVE DEPOSITED SEDIMENTS; COMPLY WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

F. MAINTENANCE: MAINTAIN TEMPORARY PREVENTIVE MEASURES UNTIL PERMANENT MEASURES HAVE BEEN ESTABLISHED.

PART 2 PRODUCTS

2.01 MATERIALS

A. TEMPORARY SILT FENCE: WOVEN POLYPROPYLENE GEOTEXTILE RESISTANT TO COMMON SOIL CHEMICALS, MILDEW, AND INSECTS; NON–BIODEGRADABLE; IN LONGEST LENGTHS POSSIBLE; FABRIC INCLUDING SEAMS WITH THE FOLLOWING MINIMUM AVERAGE ROLL LENGTHS:
1. AVERAGE OPENING SIZE: 20 U.S. STD. SIEVE, MAXIMUM, WHEN TESTED IN ACCORDANCE WITH ASTM D4751.
2. PERMITTIVITY: 0.05 SEC^–1, MINIMUM, WHEN TESTED IN ACCORDANCE WITH ASTM D4491.
3. ULTRAVIOLET RESISTANCE: RETAINING AT LEAST 70 PERCENT OF TENSILE STRENGTH, WHEN TESTED IN ACCORDANCE WITH ASTM D4355/D4355M AFTER 500 HOURS EXPOSURE.
4. TENSILE STRENGTH: 100 LB–F, MINIMUM, IN CROSS–MACHINE DIRECTION; 124 LB–F, MINIMUM, IN MACHINE DIRECTION; WHEN TESTED IN ACCORDANCE WITH ASTM D4632.
5. ELONGATION: 15 TO 30 PERCENT, WHEN TESTED IN ACCORDANCE WITH ASTM D4632.
6. TEAR STRENGTH: 55 LB–F, MINIMUM, WHEN TESTED IN ACCORDANCE WITH ASTM D4533.
7. COLOR: MANUFACTURER'S STANDARD, WITH EMBEDMENT AND FASTENER LINES PREPRINTED.
8. SILT FENCE POSTS: ONE OF THE FOLLOWING, MINIMUM 5 FEET LONG:
   a. STEEL U– OR T–SECTION, WITH MINIMUM MASS OF 1.33 LB PER LINEAR FOOT.
   b. SOFTWOOD, 4 BY 4 INCHES IN CROSS SECTION.
   c. HARDWOOD, 2 BY 2 INCHES IN CROSS SECTION.

B. TEMPORARY SEDIMENT LOGS: FILTER LOGS SHALL CONSIST OF TYPE WOOD FIBER BIOROLLS AND THE REQUIREMENTS OF MNDOT SPEC. 3897.
1. SHALL BE ONE OF THE FOLLOWING.
   a. SHALL BE SILTSOXX PERIMETER CONTROL BY FILTREXX, INC., OR EQUAL.

C. TEMPORARY SEDIMENT FILTER.
1. SHALL BE ONE OF THE FOLLOWING.
   a. DROP–IN SEDIMENT FILTER UNIT THAT INSERTS INTO THE INLET.
      1) SHALL BE FLEXSTORM PURE: PERMANENT INLET FILTER BY ADS, INC., OR EQUAL.
         (a)PROVIDE CURB OPENING PROTECTION FOR EXISTING INLETS WITH CURB OPENINGS.

D. TEMPORARY ROCK CONSTRUCTION ENTRANCE.
1. ROCK SHALL BE CLEAN 1 TO 2 INCH WASHED ROCK.

E. TEMPORARY SLOPE EROSION PROTECTION.
1. SHALL BE ONE OF THE FOLLOWING.
   a. EROSION CONTROL BLANKET.
      1) SHALL CONSIST OF A UNIFORM WEB OF INTERLOCKING STRAW OR WOOD FIBERS SANDWICHED BETWEEN AN ATTACHED TOP AND BOTTOM LAYER OF NET BACKING.
      2) THE NETTING SHALL BE BIODEGRADABLE CONTAINING SUFFICIENT UV STABILIZATION FOR BREAKDOWN TO OCCUR WITHIN A NORMAL GROWING SEASON.
      3) STAPLES USED TO ANCHOR THE BLANKETS SHALL BE U–SHAPED, 11 GAUGE OR HEAVIER STEEL WIRE HAVING A SPAN WIDTH OF 1 INCH AND A LENGTH OF 8 INCHES OR MORE FROM TOP TO BOTTOM AFTER BENDING.
      4) THE EROSION CONTROL BLANKETS ACCEPTABLE FOR USE ON THIS PROJECT INCLUDE:
         (a)GEO–SYNTHETICS, INC., – LANDLOK 52.
         (b)NORTH AMERICAN GREEN – S150.
         (c)OR EQUAL.
   b. BONDED FIBER MATRIX.
      1) THE FIBERS SHALL BE COMPOSED OF 100% WOOD OR WOOD BY–PRODUCTS. A MINIMUM OF 25% OF THE FIBERS SHALL AVERAGE 10.16 MM (0.4 INCHES) IN LENGTH AND 50% OR MORE SHALL BE RETAINED ON A CLARK FIBER CLASSIFIER 24 MESH SCREEN. FIBERS SHALL BE COLORED WITH A WATER SOLUBLE, NON–TOXIC DYE, TO AID IN UNIFORM APPLICATION OVER THE SITE.
      2) THE BINDER SHALL BE A HYDRO COLLOID BASED (GUAR GUM) WITH ADDED SLOW–RELEASE AND AGRICULTURAL BASED FERTILIZERS. THE BINDER SHALL NOT DISSOLVE OR DISPERSE UPON REWETTING.
      3) THE BFM SLURRY SHALL DRY TO FORM A CRUST APPROXIMATELY 3–6 MM (1/8 TO 1/4 INCHES) THICK ADHERING TO THE SOIL SURFACE.
      4) THE MOISTURE CONTENT OF THE MATRIX SHALL BE 12% +/– 3% BY WEIGHT.
      5) THE MATRIX SHALL CONSIST OF MATERIALS THAT ARE 100% BIODEGRADABLE AND 100% BENEFICIAL TO PLANT LIFE.
      6) THE MATRIX SHALL PROVIDE 100% CONTINUOUS COVERAGE AND SHALL HAVE NO HOLES GREATER THAN 1MM IN SIZE.
      7) THE HYDRATED MIXTURE DENSITY SHALL BE APPROXIMATED BY A SLUMP TEST PRIOR TO APPLICATION.
      8) THE BFM MULCH: WATER RATIO SHALL BE AS MANUFACTURER RECOMMENDATIONS. THE MINIMUM BFM MULCH TO WATER RATIO IS 50LBS BFM MULCH AND 100 GALLONS WATER. THE WATER RATE WILL VARY BETWEEN 100 GALLONS AND 125 GALLONS PER 50LBS, DEPENDING ON WHICH OF THE PRODUCTS IS USED.
      9) THE BONDED FIBER MATRIX MULCH PRODUCTS ACCEPTABLE FOR USE ON THIS PROJECT INCLUDE.
         (a)ECOAEGIS – MANUFACTURED BY CANFOR.
         (b)SOIL GUARD – MANUFACTURED BY MAT, INC.
         (c)CONWED 3000 – MANUFACTURED BY CONWED FIBERS, INC.

F. TEMPORARY PUMPED SEDIMENT CONTROL DEVICE.
1. NON–WOVEN GEOTEXTILE FABRIC SEWN INTO A BAG USING A DOUBLE NEEDLE MACHINE AND HIGH STRENGTH THREAD.
   a. SEAMS SHALL HAVE AN AVERAGE WIDTH STRENGTH OF 60LB/INCH AS PER ASTM D4883 AND MEET OR EXCEED THE FOLLOWING.
      1) GRAB TENSILE OF 205 LBS AS PER ASTM D 4632.
      2) PUNCTURE OF 110 LBS AS PER ASTM D 4833.
      3) FLOW RATE OF 95 GAL/MIN/SF AS PER ASTM D 4491.
      4) PERMITTIVITY OF 1.5 SEC–1 AS PER ASTM D 4491.
      5) MULLEN BURST STRENGTH OF 350 PSI AS PER ASTM D 3786.
      6) AOS% OF 80% US SIEVE AS PER ASTM D 4751.
2. SPOUT LARGE ENOUGH TO ACCOMMODATE A 4 INCH DISCHARGE HOSE WITH STRAP TO TIE UNIT CLOSED.
3. SHALL BE ONE OF THE FOLLOWING.
   a. DIRTBAG.
      1) ACF ENVIRONMENTAL, INC., 2831 CARDWELL ROAD, RICHMOND, VIRGINIA 23234, 800–448–3636.
   b. DANDY DEWATERING BAG.
      1) DANDY PRODUCTS, INC., P.O. BOX 1980, WESTERVILLE, OHIO 43086, 800–591–2284.
   c. OR EQUAL.

PART 3 EXECUTION

3.01 PREPARATION

A. SCHEDULE WORK SO THAT SOIL SURFACES ARE LEFT EXPOSED FOR THE MINIMUM AMOUNT OF TIME.

B. THE CONSTRUCTION SITE OPERATOR SHALL FOLLOW ALL REQUIREMENTS OF THE MINNESOTA STORMWATER PERMIT NO. MN R100001.

C. THE CONTRACTOR SHALL COMPLETE AND SIGN THE NOTICE OF INTENT, OBTAIN THE OWNER'S SIGNATURE, AND SUBMIT TO THE MPCA.
1. PROVIDE A SIGNED COPY TO THE OWNER.

3.02 SCOPE OF PREVENTIVE MEASURES

A. NATURAL VEGETATION SHALL BE RETAINED WHENEVER FEASIBLE.

B. LAND GRADING AND EXCAVATING SHALL BE KEPT AT A MINIMUM TO REDUCE THE POSSIBILITY OF CREATING RUNOFF AND EROSION PROBLEMS WHICH REQUIRE EXTENSIVE CONTROL MEASURES.

C. LAND EXPOSURE SHALL BE MINIMIZED IN TERMS OF AREA AND TIME.

D. TEMPORARY SILT FENCE.
1. PROVIDE ALONG THE DOWNGRADE PERIMETER EDGE OF SOIL STOCKPILES.
2. PROVIDE AT LOCATIONS SHOWN ON THE PLANS.
3. PROVIDE AT ADDITIONAL LOCATIONS AS NECESSARY TO MEET THE REQUIREMENTS UNDER SECTION 1.03 OF THIS SPECIFICATION.

E. TEMPORARY SEDIMENT LOGS.
1. PROVIDE AT LOCATIONS SHOWN ON THE PLANS.
2. PROVIDE AT ADDITIONAL LOCATIONS AS NECESSARY TO MEET THE REQUIREMENTS UNDER SECTION 1.03 OF THIS SPECIFICATION.

F. TEMPORARY SEDIMENT FILTERS.
1. PLACE IMMEDIATELY BEFORE LAND IS DISTURBED ADJACENT TO EXISTING STORM SEWER MANHOLES WITH OPEN GRATES.
2. PLACE IMMEDIATELY AFTER NEW STORM SEWER MANHOLES WITH OPEN GRATES ARE INSTALLED AND IMMEDIATELY BEFORE LAND IS DISTURBED ADJACENT TO EXISTING STORM SEWER MANHOLES WITH OPEN GRATES.

G. TEMPORARY ROCK CONSTRUCTION ENTRANCE.
1. PROVIDE BEYOND NONAGGREGATE DISTURBED AREAS PRIOR TO THE CONSTRUCTION VEHICLES ENTERING PUBLIC PAVED ROADWAYS.

H. TEMPORARY CONCRETE WASHOUT.
1. PROVIDE AT A DEFINED AREA ON SITE OR TO AN AREA DESIGNATED FOR CEMENT WASHOUT.
2. SHALL BE SUFFICIENT IN SIZE TO CONTAIN THE WASH WATER AND RESIDUAL CEMENT.

I. TEMPORARY PUMPED SEDIMENT CONTROL DEVICE.
1. DEVICE SHALL BE USED TO CONTROL SEDIMENT DISCHARGE IN ANY DEWATERING OR PUMPED WATER APPLICATION.

3.03 INSTALLATION

A. TEMPORARY ROCK CONSTRUCTION ENTRANCE.
1. THE ROCK AREA SHALL BE A MINIMUM OF 6 INCHES DEEP, EXTEND THE FULL WIDTH OF THE EGRESS AREA AND SHALL BE AT LEAST 50FT LONG, HOWEVER, LONGER ENTRANCES MAY BE REQUIRED TO ADEQUATELY CLEAN THE TIRES.
2. GEOTEXTILE FABRIC MAY BE USED TO PREVENT MIGRATION OF MUD FROM THE UNDERLYING SOIL INTO THE ROCK.

B. TEMPORARY SILT FENCES:
1. STORE AND HANDLE FABRIC IN ACCORDANCE WITH ASTM D4873.
2. USE NOMINAL 30 INCH HIGH BARRIERS, MINIMUM 60 INCH LONG POSTS SPACED AT 6 FEET MAXIMUM SPACING.
3. EMBED BOTTOM OF FABRIC IN A TRENCH ON THE UPSLOPE SIDE OF FENCE, WITH 6 INCHES OF FABRIC LAID FLAT ON BOTTOM OF TRENCH FACING UPSLOPE; BACKFILL TRENCH AND COMPACT.
4. MINIMUM POST EMBEDMENT.
   a. STEEL POST = 24 INCHES, MINIMUM.
   b. WOOD POST = 18 INCHES, MINIMUM.
5. DO NOT SPLICE FABRIC WIDTH; MINIMIZE SPLICES IN FABRIC LENGTH; SPLICE AT POST ONLY, OVERLAPPING AT LEAST 18 INCHES, WITH EXTRA POST.
6. FASTEN FABRIC TO WOOD POSTS USING ONE OF THE FOLLOWING:
   a. FOUR NAILS PER POST WITH 3/4 INCH DIAMETER FLAT OR BUTTON HEAD, 1 INCH LONG, AND 14 GAGE, 0.083 INCH SHANK DIAMETER.
   b. FIVE STAPLES PER POST WITH AT LEAST 17 GAGE, 0.0453 INCH WIRE, 3/4 INCH CROWN WIDTH AND 1/2 INCH LONG LEGS.
7. FASTEN FABRIC TO STEEL POSTS USING WIRE, NYLON CORD, OR INTEGRAL POCKETS.

C. TEMPORARY SEDIMENT LOGS:
1. PERIMETER CONTROL SHOULD BE INSTALLED PARALLEL TO THE BASE OF THE SLOPE OR OTHER DISTURBED AREA.
2. STAKES SHOULD BE INSTALLED THROUGH THE MIDDLE OF THE PERIMETER CONTROL ON 10 FT CENTERS, USING 2 IN BY 2 IN BY 3 FT WOODEN STAKES. IN THE EVENT STAKING IS NOT POSSIBLE, I.E., WHEN PERIMETER CONTROL IS USED ON PAVEMENT, HEAVY CONCRETE BLOCKS SHALL BE USED BEHIND THE PERIMETER CONTROL TO HELP STABILIZE DURING RAIN EVENTS.

D. TEMPORARY SEDIMENT FILTERS.
1. DROP–IN SEDIMENT TRAP.
   a. PLACE AS RECOMMENDED BY THE MANUFACTURER.

E. TEMPORARY PUMPED SEDIMENT CONTROL DEVICE.
1. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.

F. TEMPORARY SLOPE EROSION PROTECTION.
1. PLACE AT ANY AND ALL FINISH SLOPES THAT ARE STEEPER THAN 10H: 1V.
2. SEED AND FERTILIZE PER SPECIFICATION 32 9219 PRIOR TO INSTALLING TEMPORARY SLOPE EROSION PROTECTION.
3. BONDED FIBER MATRIX.
   a. INSTALL THE BFM AS PER THE MANUFACTURER'S INSTRUCTIONS WITH THE FOLLOWING MINIMUM GUIDELINES.
      1) THE BFM SHALL BE APPLIED WITH HYDRAULIC SPRAY EQUIPMENT BY A MANUFACTURER'S CERTIFIED APPLICATOR.
      2) APPLICATION SHALL BE DONE AT LEAST 24 HOURS IN ADVANCE OF PROJECTED RAINFALL TO ALLOW THE BFM MULCH ADEQUATE TIME TO DRY.
      3) THE BFM MULCH SHALL BE APPLIED IN TWO STAGES (ONE–HALF RATE) WITH AMPLE TIME TO DEWATER THE FIRST APPLICATION.
      4) THE BFM MULCH SHALL BE APPLIED FROM AT LEAST TWO ALTERNATE DIRECTIONS, PREFERABLY 90 DEGREES APART, IF POSSIBLE, TO ENSURE ALL SOIL FACES ARE COVERED.
      5) THE INSTALLATION RATE OF THE BFM MULCH SHALL BE 3500 LBS PER ACRE, MINIMUM AND 100% COVERAGE.
4. EROSION CONTROL BLANKET.
   a. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.

3.04 MAINTENANCE

A. INSPECT PREVENTIVE MEASURES WEEKLY, WITHIN 24 HOURS AFTER THE END OF ANY STORM THAT PRODUCES 0.5 INCHES OR MORE RAINFALL AT THE PROJECT SITE, AND DAILY DURING PROLONGED RAINFALL.

B. REPAIR DEFICIENCIES IMMEDIATELY.

C. TEMPORARY SILT FENCES:
1. PROMPTLY REPLACE FABRIC THAT DETERIORATES UNLESS NEED FOR FENCE HAS PASSED.
2. REMOVE SILT DEPOSITS THAT EXCEED ONE–THIRD OF THE HEIGHT OF THE FENCE.
3. REPAIR FENCES THAT ARE UNDERCUT BY RUNOFF OR OTHERWISE DAMAGED, WHETHER BY RUNOFF OR OTHER CAUSES.

D. TEMPORARY CONSTRUCTION EXIT.
1. PERIODIC ADDITION OF ROCK, OR REMOVAL AND REPLACEMENT OF PAD SHALL BE PROVIDED AS VOIDS BECOME FILLED WITH SOIL.

E. TEMPORARY PUMPED SEDIMENT CONTROL DEVICE.
1. REPLACE THE UNIT WHEN 1/2 FULL OF SEDIMENT OR WHEN SEDIMENT HAS REDUCED THE FLOW RATE OF THE PUMP DISCHARGE TO AN IMPRACTICAL RATE.

F. PLACE SEDIMENT IN APPROPRIATE LOCATIONS ON SITE; DO NOT REMOVE FROM SITE.

3.05 CLEAN UP

A. REMOVE TEMPORARY MEASURE AFTER PERMANENT VEGETATION HAS BEEN ESTABLISHED.

B. WHERE REMOVAL OF TEMPORARY MEASURES WOULD LEAVE EXPOSED SOIL, SHAPE SURFACE TO AN ACCEPTABLE GRADE AND FINISH TO MATCH ADJACENT GROUND SURFACES.

END OF SECTION

REV NO.	DATE	DESCRIPTION
1	05/08/2019	RESPONSE TO MAY SECOND CITY OF ROGERS REVIEW COMMENTS

DATE: 05/08/2019
DESIGN BY: CJD
DRAWN BY: CJD
CHECKED BY: CJD,NA
DWG FILE: SWPPP
FILE NO.: 18–0184.00

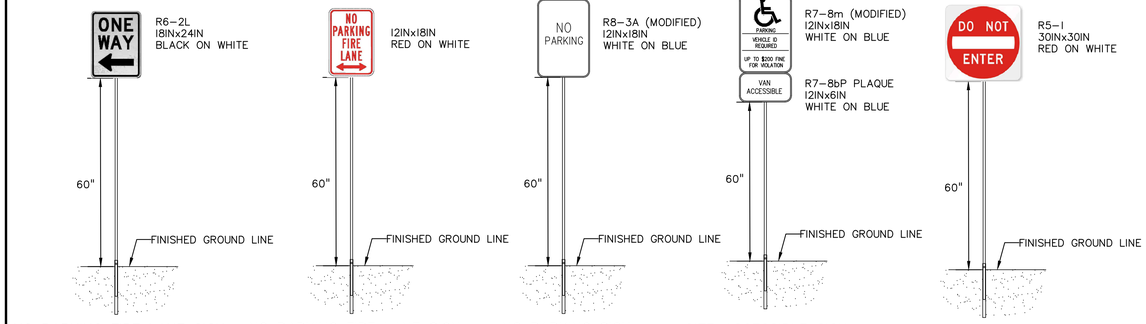
I, hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Signed: Nicholas A. Anderson
Nicholas A. Anderson
Date:05/08/2019 Lic. No. 40100

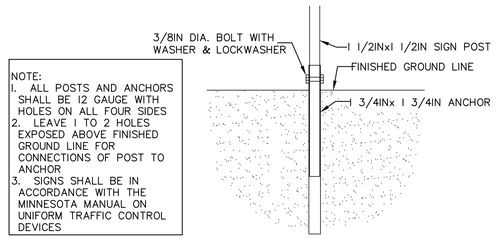
BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
MAPPING
13076 FIRST STREET, BECKER, MN 55308–9322
TEL: 763–262–8822 FAX: 763–262–8844

NLD ROGERS, LLC
CITY OF ROGERS
HENNEPIN COUNTY, MN
SWPPP NARRATIVE

SHEET NO.
C106

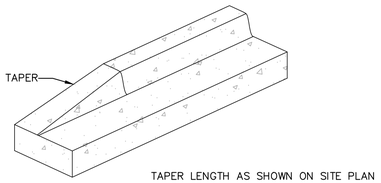


NO PARKING FIRE LANE SIGN | NO PARKING FIRE LANE SIGN | NO PARKING SIGN | SITE ACCESSIBLE SIGN | DO NOT ENTER SIGN



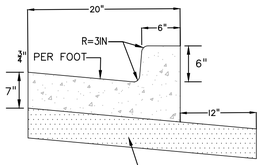
NOTE:
1. ALL POSTS AND ANCHORS SHALL BE 12 GAUGE WITH HOLES ON ALL FOUR SIDES
2. LEAVE 1 TO 2 HOLES EXPOSED ABOVE FINISHED GROUND LINE FOR CONNECTIONS OF POST TO ANCHOR
3. SIGNS SHALL BE IN ACCORDANCE WITH THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES

SITE SIGNAGE

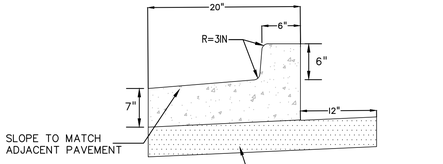


TAPER LENGTH AS SHOWN ON SITE PLAN

CURB TAPER DETAIL

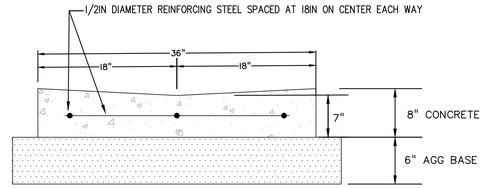


INFLOW



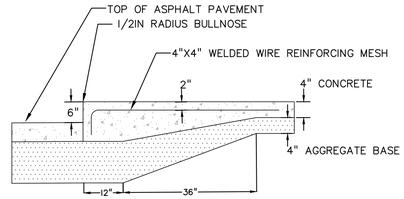
OUTFLOW

CONCRETE CURB & GUTTER – B-612

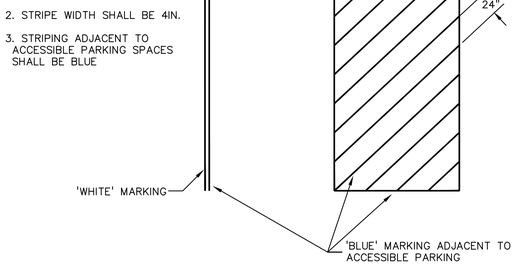


* UNLESS SHOWN OTHERWISE ON THE PAVING PLAN

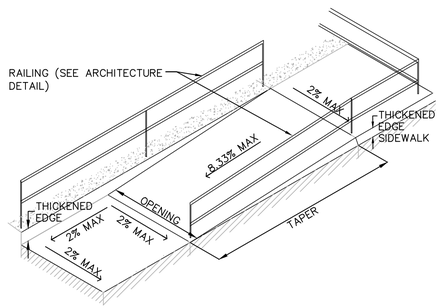
CONCRETE VALLEY GUTTER – 3' WIDE



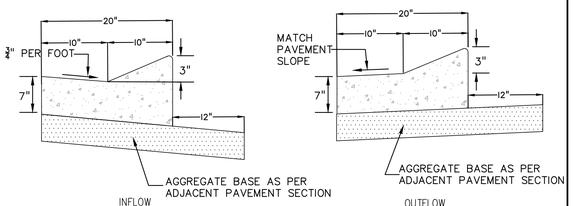
CONCRETE SIDEWALK–THICKENED EDGE



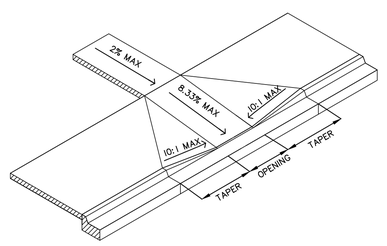
PAINTED PAVEMENT MARKINGS



PEDESTRIAN RAMP– TYPE 2



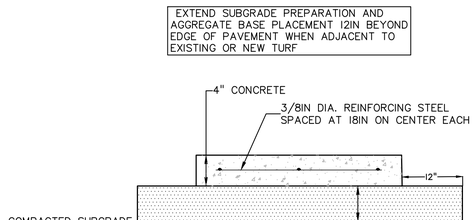
CONCRETE CURB & GUTTER– 3" MOUNTABLE



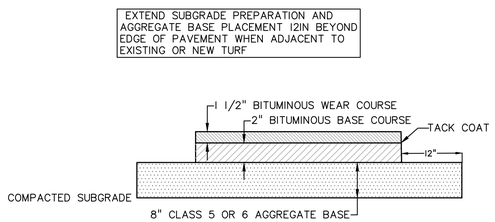
TAPER AND OPENING WIDTHS AS SHOWN ON THE PLANS

PEDESTRIAN RAMP– TYPE 1

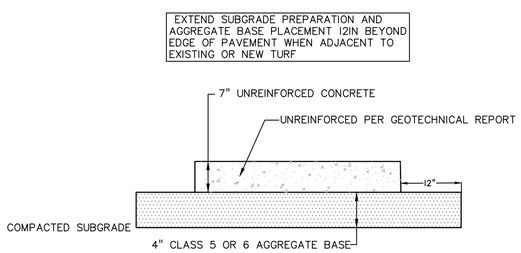
PEDESTRIAN RAMP



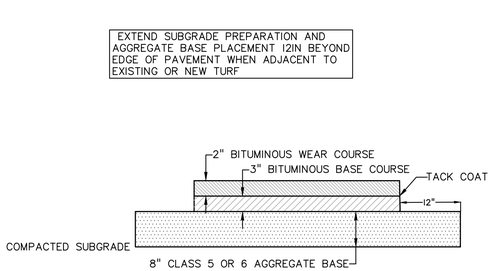
CONCRETE SIDEWALK–PAVEMENT SECTION



LIGHT DUTY ASPHALT PAVEMENT SECTION



CONCRETE PAVEMENT SECTION



HEAVY DUTY ASPHALT PAVEMENT SECTIONS

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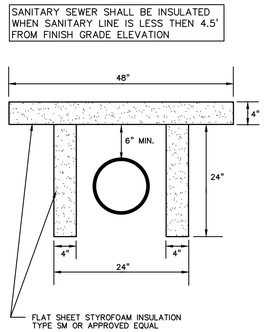
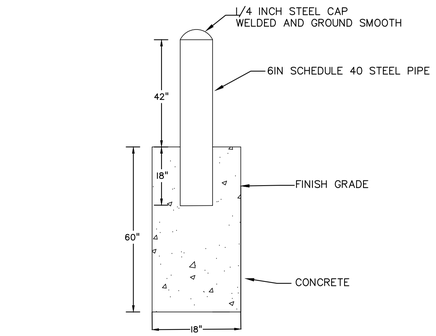
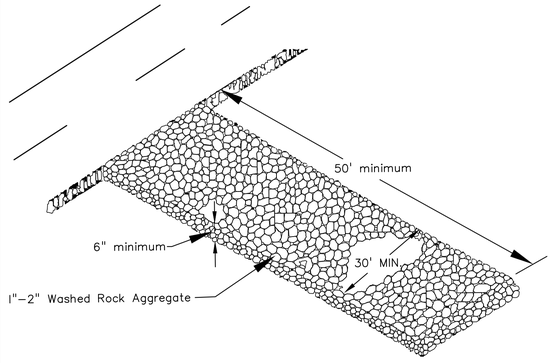
SHEET NO.
C500



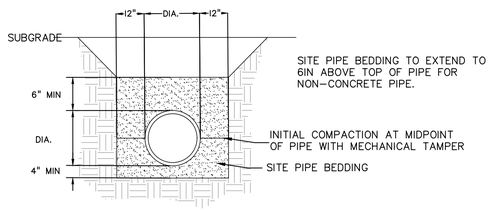
SHALLOW SANITARY LINE INSULATION



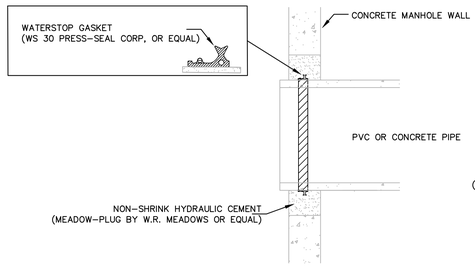
BOLLARD



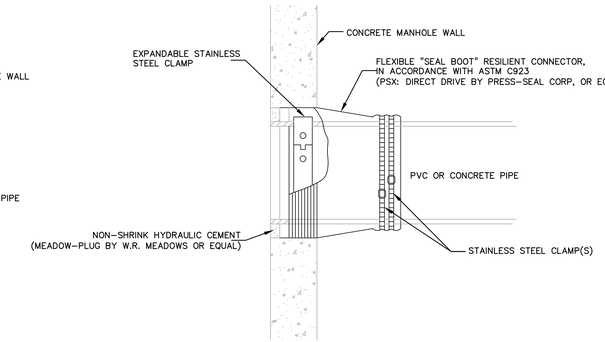
ROCK CONSTRUCTION ENTRANCE



SITE PIPE BEDDING



WATERSTOP PIPE SEAL



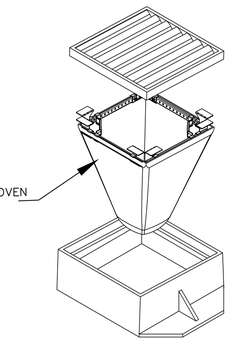
BOOT STYLE PIPE SEAL

CONNECTION SHALL MEET ONE OF OPTIONS SHOWN ABOVE

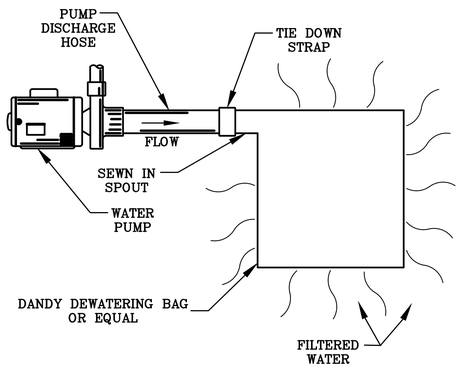
PIPE CONNECTIONS TO MANHOLE STRUCTURES

INSTALLATION:

1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE



TEMPORARY SEDIMENT FILTER



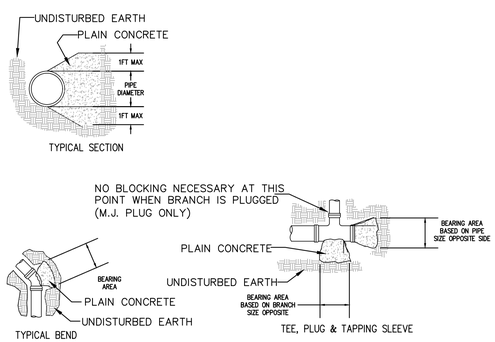
TEMPORARY PUMPED SEDIMENT CONTROL DEVICE

BEARING AREA

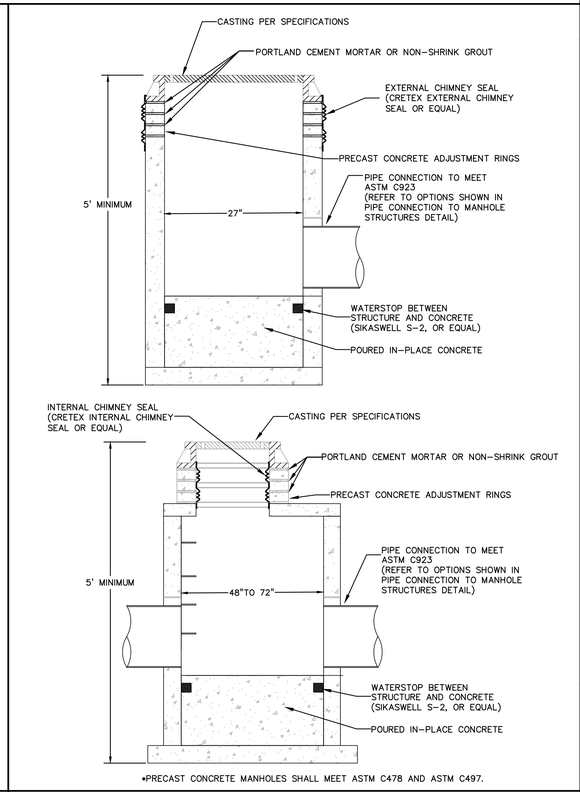
SIZE OF PIPE	90° BEND	45° BEND	22.5° BEND	11.25° BEND	TEES, PLUGS & TAPPING SLEEVE
4IN	2 SQ. FT.	2 SQ. FT.	2 SQ. FT.	2 SQ. FT.	2 SQ. FT.
6IN	3 SQ. FT.	2 SQ. FT.	2 SQ. FT.	2 SQ. FT.	3 SQ. FT.
8IN	5 SQ. FT.	3 SQ. FT.	2 SQ. FT.	2 SQ. FT.	4 SQ. FT.
10IN	8 SQ. FT.	4 SQ. FT.	3 SQ. FT.	2 SQ. FT.	6 SQ. FT.
12IN	11 SQ. FT.	6 SQ. FT.	3 SQ. FT.	2 SQ. FT.	8 SQ. FT.

NOTE:
TEE & PLUG BLOCKING SHOWN; TAPPING SLEEVE BLOCKING SIMILAR

CONCRETE NOT TO COVER BOLTS ON FITTINGS



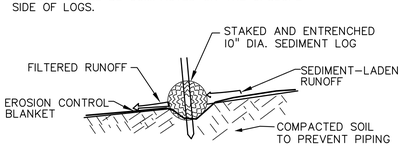
WATERMAIN THRUST BLOCK



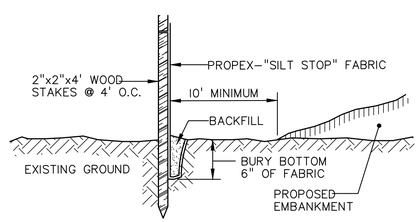
*PRECAST CONCRETE MANHOLES SHALL MEET ASTM C478 AND ASTM C497.

STORM SEWER MANHOLES

1. THE SEDIMENT LOGS SHALL BE TRENCHED 4" INTO THE GROUND AND SHALL BE STAKED BY STEEL FENCE POSTS OR 2"X 2" WOOD STAKES.
2. SOIL SHALL BE COMPACTED ON THE UPSLOPE SIDE OF LOGS.



SEDIMENT LOG INSTALLATION



TEMPORARY SILT FENCE

REV NO.	DATE	DESCRIPTION
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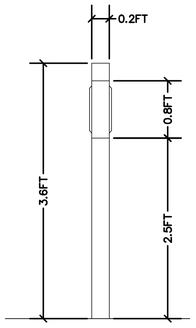
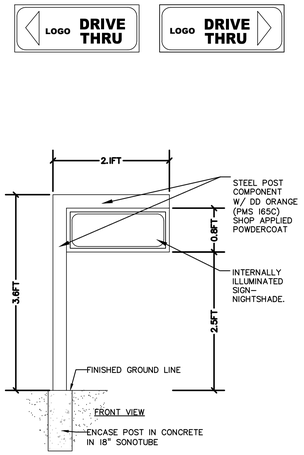
C501

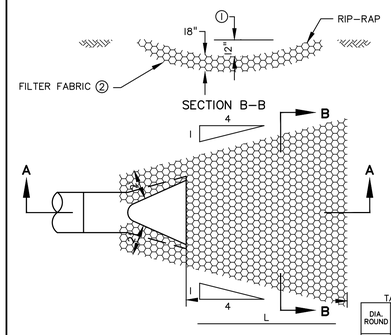


SIDE VIEW



FRONT VIEW

DRIVE THRU SIGN

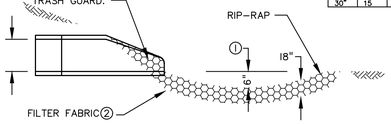


PLAN

DIA. ROUND	L	CLASS 3 d50 = 9" RIP RAP	FILTER FABRIC
(IN.)	FT.	18" DEPTH CU. YD.	SQ.YD.
12"	8	6.9	8
15"	8	7.1	9
18"	10	8.9	12
21"	10	10.4	13
24"	12	11.9	17
30"	15	14.0	21

TABLE OF QUANTITIES

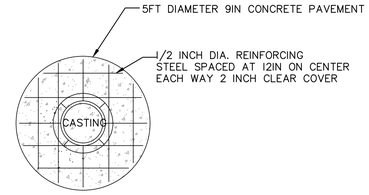
NOTE:
RIP–RAP SHALL BE INSTALLED TO PROVIDE EASY REMOVAL OF TRASH GUARD.



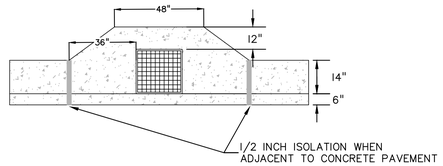
SECTION A–A

NOTE:
PIPE SIZES LARGER THAN THOSE SHOWN REQUIRE A SPECIAL DESIGN.
① FOR PIPES GREATER THAN OR EQUAL TO 30". USE 1.5'
② GEOTEXTILE FABRIC, MnDOT SPEC. 3733, SHALL COVER THE AREA OF THE RIPRAP AND EXTEND UNDER THE CULVERT APRON 3 FT.

RIP–RAP INSTALLATION

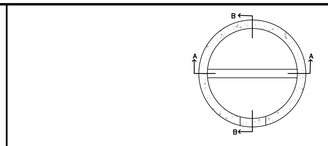


CONCRETE APRON IN PAVEMENT

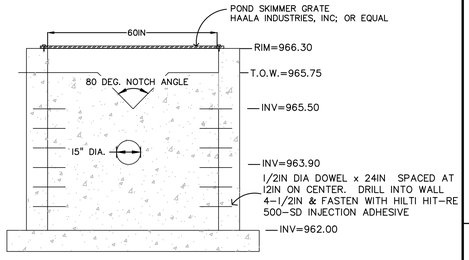


CONCRETE APRON IN CURB

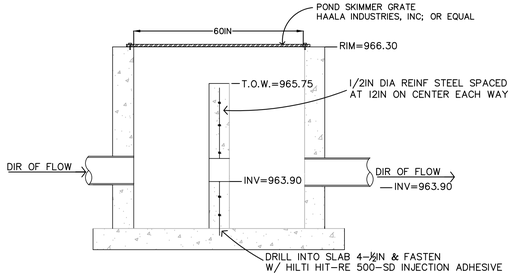
CONCRETE APRON AT CASTINGS



PLAN



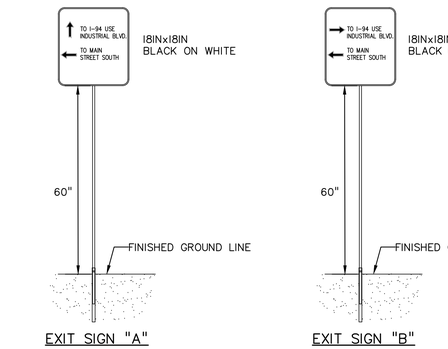
SECTION A

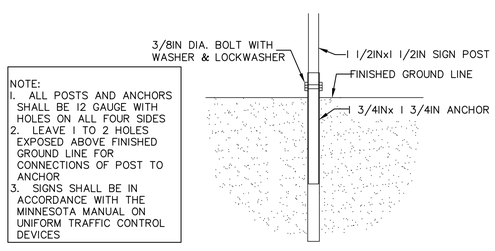


SECTION B

WALL REINFORCING NOT SHOWN IN SECTION A AND PLAN VIEW FOR CLARITY

STORMWATER CONTROL STRUCTURE





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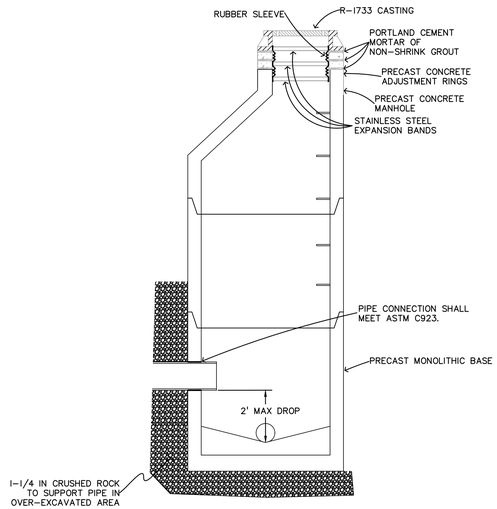
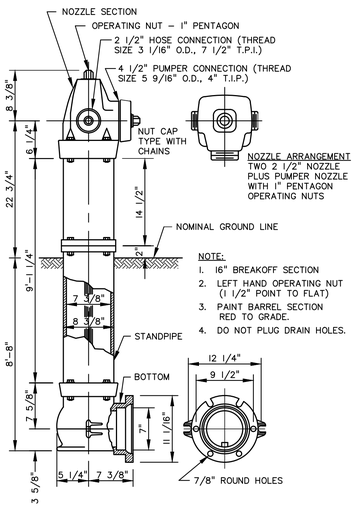
EXIT SIGNAGE

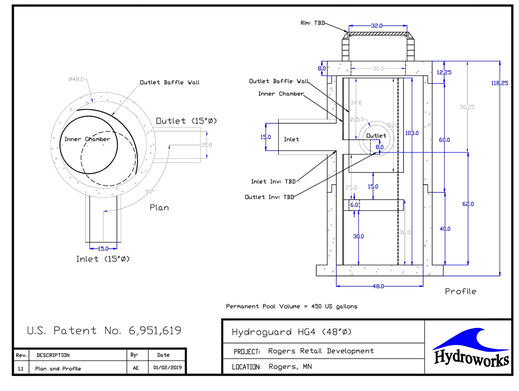


SANITARY SEWER MANHOLES



NOTE:
1. 16" BREAKOFF SECTION
2. LEFT HAND OPERATING NUT (1 1/2" POINT TO FLAT)
3. PAINT BARREL SECTION RED TO GRADE.
4. DO NOT PLUG DRAIN HOLES.

HYDRANT DETAIL



Rev.	DESCRIPTION	By:	Date
11	Plan and Profile	AE	01/02/2019

HYDROWORKS STRUCTURE (OR EQUAL)

REV NO.	DATE	DESCRIPTION
1	05/08/2019	RESPONSE TO MAY SECOND CITY OF ROGERS REVIEW COMMENTS

DATE: 05/08/2019 C.I.D.
DESIGN BY: C.I.D.
DRAWN BY: C.I.D.
CHECKED BY: C.I.D. NA.
DWG FILE: DETAILS
FILE NO.: 18–0184.00

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.

Signed: Nicholas A. Anderson
Date: 05/08/2019 Lic. No. 40100

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
MAPPING
13076 FIRST STREET, BECKER, MN. 55308–9322
TEL: 763–262–8822 FAX: 763–262–8844

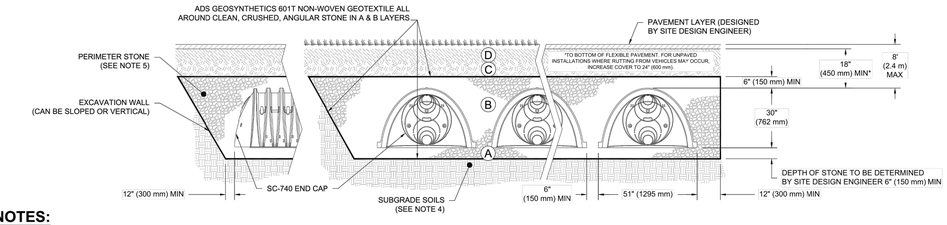
NLD ROGERS, LLC
CITY OF ROGERS
HENNEPIN COUNTY, MN
DETAILS

SHEET NO.
C502

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

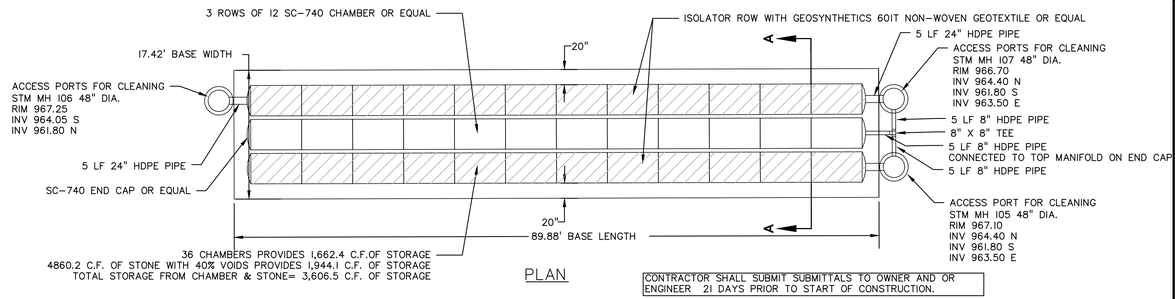
	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



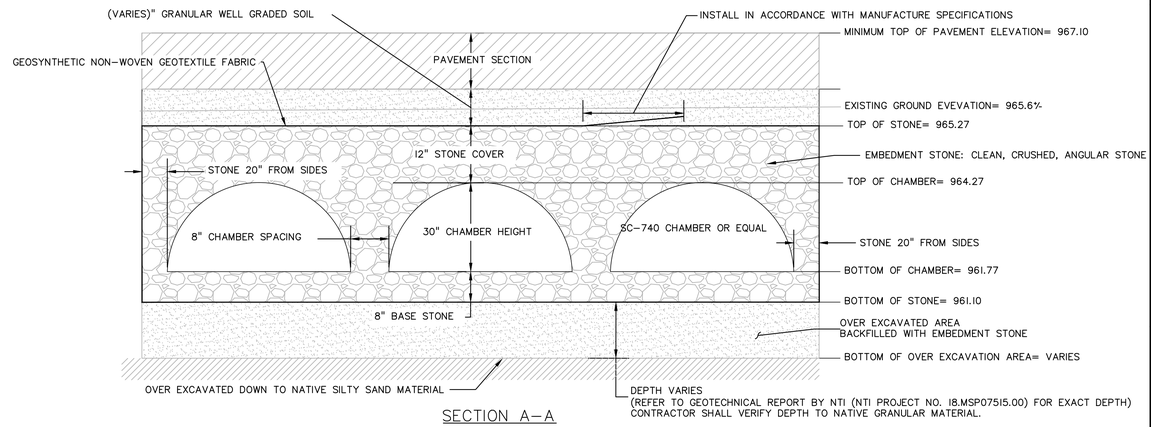
NOTES:

1. SC-740 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
5. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
6. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



PLAN

CONTRACTOR SHALL SUBMIT SUBMITTALS TO OWNER AND OR ENGINEER 21 DAYS PRIOR TO START OF CONSTRUCTION.



SECTION A-A

UNDERGROUND STORMWATER SYSTEM

REV NO.	DATE	DESCRIPTION
1	05/08/2019	RESPONSE TO MAY SECOND CITY OF ROGERS REVIEW COMMENTS

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.

Signed: Nicholas A. Anderson
Date: 05/08/2019 Lic. No. 40100

DATE: 05/08/2019
DESIGN BY: CJD
DRAWN BY: CJD
CHECKED BY: CJD/NA
DWG FILE: DETAILS
FILE NO.: 18-0184.00

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
MAPPING
13076 FIRST STREET BECKER, MN 55308-9322
TEL: 763-262-8822 FAX: 763-262-8844

NLD ROGERS, LLC
CITY OF ROGERS
HENNEPIN COUNTY, MN
DETAILS

SHEET NO.
C503

Make SAFETY a part of every plan

FIXTURE TYPE: XDW1

Calculation Summary (Values are in foot-candles)				
Label	Avg	Max	Min	Max/Min
DRIVE-N	0.73	2.3	0.0	N.A.
DRIVE-S	1.18	2.4	0.5	4.80
PARKING-N	0.93	2.6	0.5	5.20
PARKING-S	1.75	11.5	0.3	38.33
PARKING-SERVICE	1.34	15.0	0.0	N.A.
PL-E	0.79	1.3	0.2	6.50
PL-N	0.36	0.8	0.0	N.A.
PL-S	0.65	1.3	0.1	13.00
PL-W	0.30	0.7	0.0	N.A.
Sidewalk-N	3.31	6.4	1.0	6.40
Sidewalk-S	4.94	16.0	0.6	26.67

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	LLF	[MANUFAC]	Description	Arr. Watts	Arr. Lum. Lumens	BUG Rating
	7	WP1	SINGLE	0.950	RAB LIGHTING INC.	WPLED26N_D10 (WALLPACK)	29.8	3468	B1-U0-G1
	11	XDW1	SINGLE	0.950	Baselite Corp	W516_ 35W LED_ 3K (Gooseneck-Exterior)	32.5159	2425	B1-U0-G1
	3	SL5	SINGLE	0.950	RAB LIGHTING INC.	ALED5S150_D10 (TYPE V Square)	150.5	14288	B4-U0-G3
	1	SL2	SINGLE	0.950	RAB LIGHTING INC.	ALED2T50N (TYPE II)	54.7	6530	B1-U0-G2

* SL2 & SL5: MOUNTING HEIGHTS = 25'
* WP1 MOUNTING HEIGHTS = 9'
* XDW1 MOUNTING HEIGHTS = 16'

FIXTURE TYPE: WP1

WPLED26N — RAB Outdoor

Color: Bronze Weight: 7.1 lbs

Project:	Type:
Rogers Retail	WP1
Prepared By:	**Date:**
Collins Electric	3-5-19

Driver Info		LED Info	
Type	Constant Current	Watts	26W
120V	0.26A	Color Temp	4000K (Neutral)
208V	0.16A	Color Accuracy	71 CRI
240V	0.14A	L70 Lifespan	100,000
277V	0.12A	Lumens	3,527
Input Watts	29.1W	Efficacy	121.2 LPW

FIXTURE TYPE: SL2

RWLED2T50N — RAB Outdoor

LED roadway lighting that's easy to buy. Free trial program and leasing options make it easy to get started with LED. Specification-grade optics deliver efficient, clean, uniform light distributions at a reasonable cost. Optics are factory installed and meet IES Distribution Type II. LROAD™ 50W replaces 200W metal halide roadway fixtures.

Color: Bronze Weight: 33.5 lbs

Project:	Type:
Rogers Retail	SL2
Prepared By:	**Date:**
Collins Electric	3-5-19

Driver Info		LED Info	
Type	Constant Current	Watts	50W
120V	0.46A	Color Temp	4000K (Neutral)
208V	0.27A	Color Accuracy	72 CRI
240V	0.23A	L70 Lifespan	100,000
277V	0.20A	Lumens	6,824
Input Watts	55.4W	Efficacy	123.2 LPW

FIXTURE TYPE: SL5

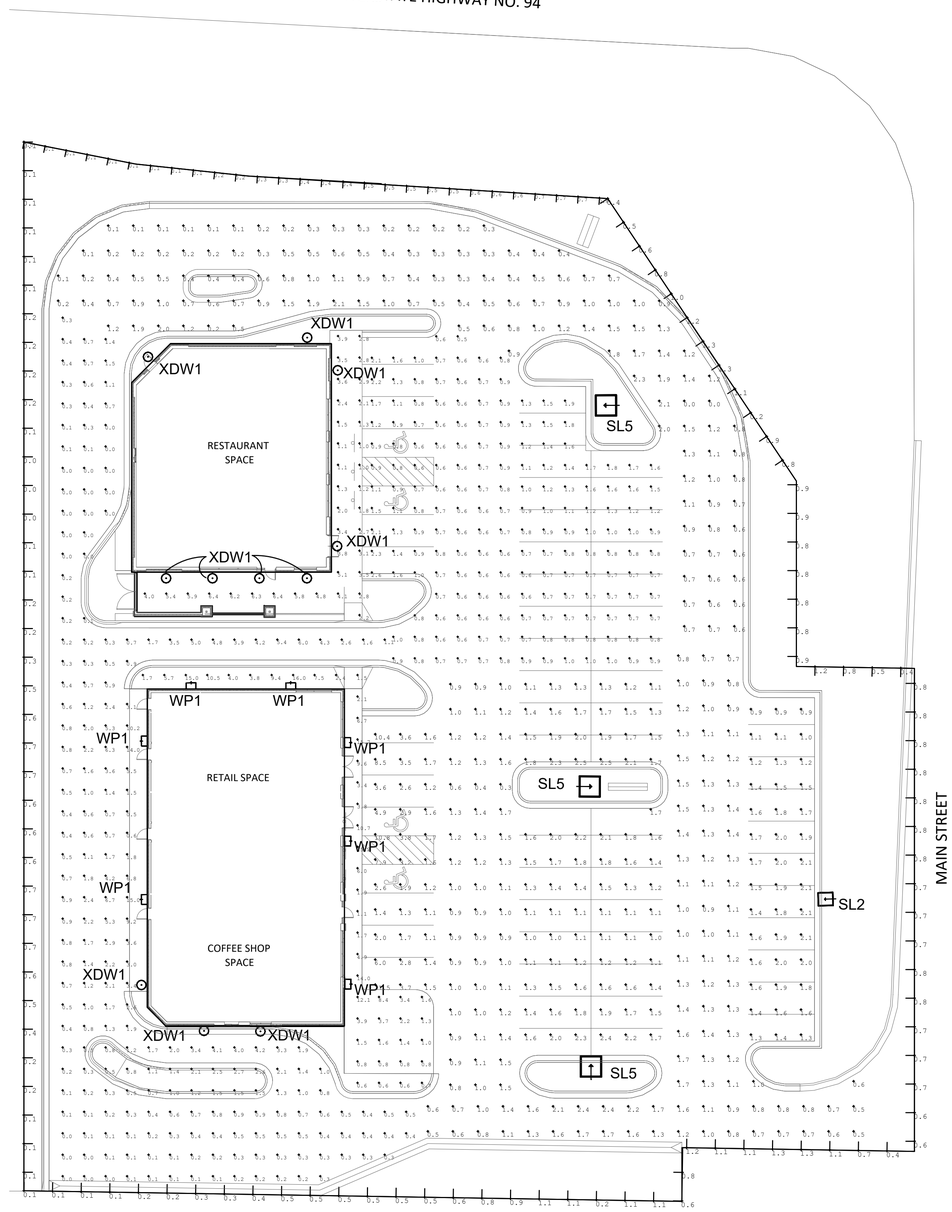
ALED5S150/D10 — RAB Outdoor

High output LED pole top area light with IES type V square distribution. Wide and uniform 360 degree pattern ideal for large outdoor areas such as parking lots, corporate parks, and retail settings.

Color: Bronze Weight: 33.1 lbs

Project:	Type:
Rogers Retail	SL5
Prepared By:	**Date:**
Collins Electric	3-5-19

Driver Info		LED Info	
Type	Constant Current	Watts	150W
120V	1.26A	Color Temp	4000K (Cool)
208V	0.776A	Color Accuracy	74 CRI
240V	0.673A	L70 Lifespan	100,000
277V	0.574A	Lumens	14,288
Input Watts	150.5W	Efficacy	94.9 LPW



NORTH

Collins
ELECTRICAL + TECHNOLOGY
Collins Electrical Construction Co.
278 State Street
St. Paul, Minnesota 55107-1679
Telephone (651) 224-2833
Fax (651) 292-0359
www.collinsmn.com

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

DATE: REG. #:

SIGNED: PRELIMINARY

DRAWN BY: *T.SULLIVAN*
CHECKED BY: *K.RAASCH*
DATE: *3-5-19*
JOB NUMBER:
FILE NAME:

REVISIONS

#	DATE	

ROGERS RETAIL
Rogers, MN

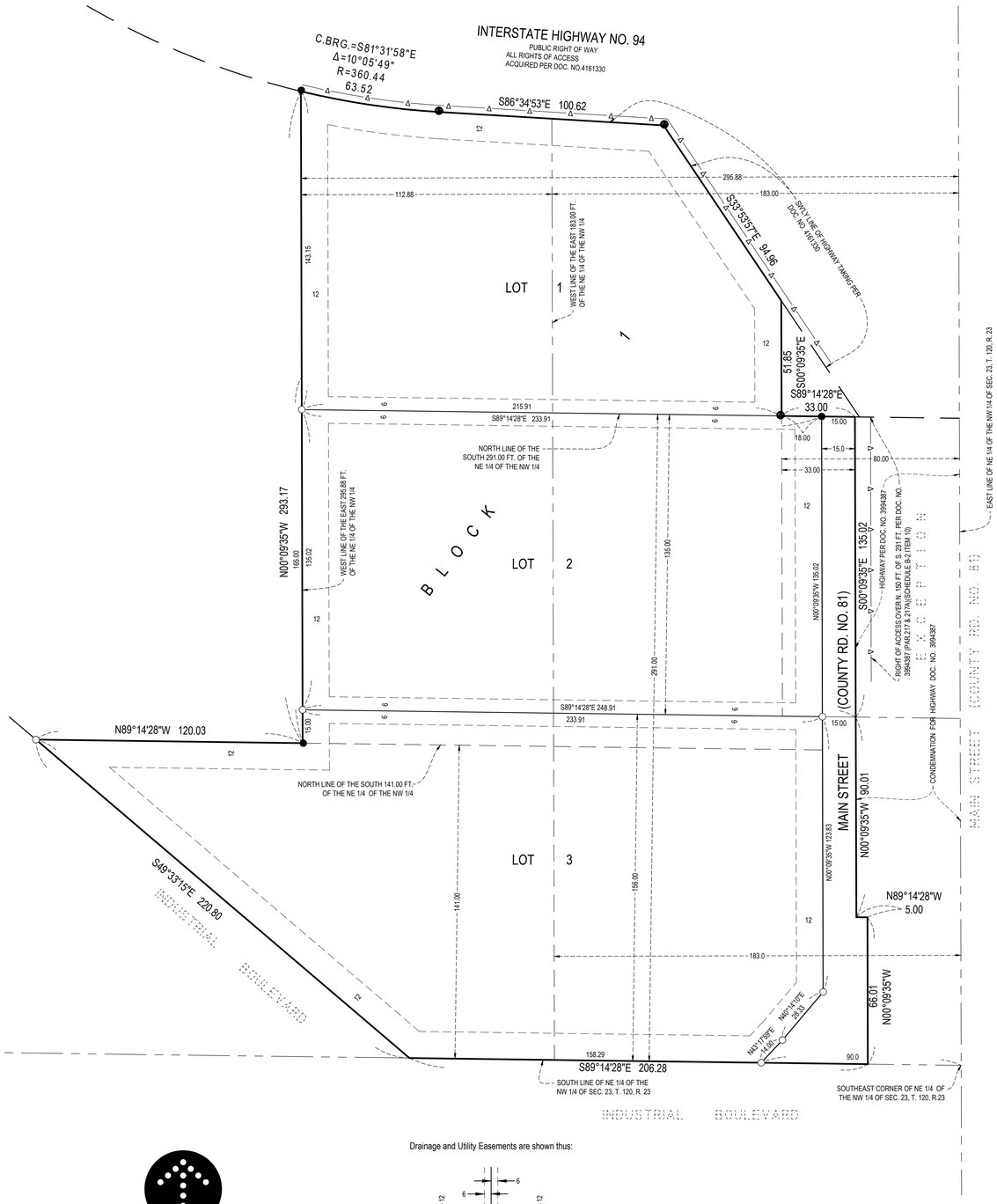
PHOTOMETRIC ANALYSIS

SCALE: *1"=20'0"*

E060

BLUEWATER BAY

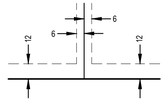
C.R. DOC. NO. _____



NORTH

0 30 60

Drainage and Utility Easements are shown thus:



Being 6 feet in width and adjoining side lot lines, unless otherwise indicated and 12 feet in width and adjoining street lines and rear lot lines, unless otherwise indicated on the plat.

- ● Denotes a 1/2 inch iron pipe monument found.
- ○ Denotes a 1/2 inch by 14 inch iron pipe monument set with a plastic plug stamped R.L.S. 13057.
- ⍋ Denotes a found Right of Way monument.

KNOW ALL PERSONS BY THESE PRESENTS: That NLD Rogers LLC, a Delaware limited liability company, owner of the following described property situated in the State of Minnesota, County of Hennepin:

That part of the East 183.00 feet of the Northeast Quarter of the Northwest Quarter of Section 23, Township 120, Range 23, lying South and West of Interstate Highway No. 94 and State Highway No. 101, except the South 291.00 feet thereof;

AND that part of the West 112.88 feet of the East 295.88 feet of said Northeast Quarter of the Northwest Quarter of Section 23, lying south of Interstate Highway No. 94, except the South 141.00 feet thereof;

AND the East 183.00 feet of the North 135.00 feet of the South 291.00 feet of said Northeast Quarter of the Northwest Quarter of Section 23, except the East 80.00 feet thereof.

AND the West 33.00 feet of the East 80.00 feet of the North 135.00 feet of the East 183.00 feet of the South 291.00 feet of said Northeast Quarter of the Northwest Quarter of Section 23.

AND that Northern Tier Retail LLC, a Delaware limited liability company, owner of the following described property situated in the State of Minnesota, County of Hennepin:

That part of the South 141.00 feet of the Northeast Quarter of the Northwest Quarter of Section 23, Township 120, Range 23, lying West of the East 183.00 feet thereof and Northeasterly of Hennepin County Road No. 81 (formerly Minnesota Highway No. 152), Hennepin County, Minnesota;

AND the South 156.00 feet of the East 183.00 feet of said Northeast Quarter of the Northwest Quarter of Section 23.

Have caused the same to be surveyed and platted as BLUEWATER BAY and do hereby donate and dedicate to the public for public use the public way and drainage and utility easements as created herewith.

In witness whereof said NLD Rogers LLC, has caused these presents to be signed by its proper officer this _____ day of _____, 20___.

NLD ROGERS LLC

_____

By

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of_____ 20____ by _____, _____ of NLD Rogers LLC, a Delaware limited liability company, on behalf of the company.

_____

_____

Notary Public, _____ County, Minnesota

My Commission expires: _____

ALSO in witness whereof said Northern Tier Retail LLC, has caused these presents to be signed by its proper officer this _____ day of _____, 20___.

NORTHERN TIER RETAIL LLC

_____

By

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of_____ 20____ by _____, _____ of Northern Tier Retail LLC, a Delaware limited liability company, on behalf of the company.

_____

_____

Notary Public, _____ County, Minnesota

My Commission expires: _____

I, Lynn P. Caswell, 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 the plat; that all monuments depicted on the 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 the plat; and that all public ways are shown and labeled on the plat.

_____

Lynn P. Caswell, Licensed Land Surveyor
Minnesota License No. 13057

STATE OF MINNESOTA,
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20_____, by Lynn P. Caswell.

_____ Signature

_____ Printed Name

Notary Public, _____ County, Minnesota

My commission expires: _____

ROGERS, MINNESOTA

This plat of BLUEWATER BAY 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, ROGERS, MINNESOTA

By: _____, Mayor

By: _____, Clerk

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 _____

RESIDENT AND REAL ESTATE SERVICES, 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_____.

Mark V. Chapin, County Auditor By _____ Deputy

COUNY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of BLUEWATER BAY was filed in this office this _____ day of _____, 20_____, at _____ o'clock ____. M.

Martin McCormick, County Recorder By _____ Deputy

LANDFORM
From Site to Finish

Meeting Date: May 21, 2019

REQUEST FOR ACTION
ROGERS PLANNING COMMISSION

Agenda Item: No. 5.3

Subject: Conduct Public Hearing to Review Requests from Daniel Scharber, Located at 12500 Scharber Street

Prepared By: Amy Patnode, Associate Planner

Overview / Background

Daniel Scharber (Applicant) submitted a variance application to be presented on the April 16, 2019 Planning Commission agenda for his property at 12500 Scharber Street (Subject Property). The request was to locate a detached accessory structure in the side yard, and to exceed the allowable area of the detached accessory structure by 1,472 square feet, for a total of 2,000 square feet.

Staff opened the public hearing and took comment from the public on April 16, 2019. The Commission then closed the public hearing and considered the request. The Planning Commission recommended approval of the variance to allow the structure to be located in the side yard. Denial was recommended for the 2,000 square foot accessory structure. The Planning Commissioners explained the reason for denial as too excessive of a size and not in harmony with the general neighborhood. The general feedback from the Commission would reevaluate a new request for a smaller accessory structure size of 2,000 square feet, but bigger than the allowable 528 square feet due to the lot size of the Subject Property.

The Applicant withdrew his application before the April 23, 2019 City Council meeting with plans to resubmit an application with a smaller structure size to the Planning Commission. The new variance request has been received by City Staff. The Applicant is asking to located the detached accessory structure in the size yard, and to exceed the allowable area of the detached accessory structure by 480 square feet, for a total of 1,008 square feet.

Primary Issues to Consider

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

Analysis of Primary Issues

1. Land Use and Zoning

The Subject Property is a single-family residence, located on 5.11 acres in the Scharber 5th Addition. The property is zoned Single Family Residential (R-2). The 2030 Comprehensive Plan established the underlying land use designation as Single Family Residential and the draft 2040 Comprehensive Plan establishes the property as Low Density Residential. Detached accessory structures are allowed in the R-2 zoning district.

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

2. Accessory Structure Standards

Unlike the Rural Estate 2-Acre (RE-2) and Rural Estate 5-Acre (RE-5) districts, the Single-Family Residential district has a maximum *attached* garage size and *detached* garage size. Properties within the R-2 zoning district are allowed a maximum area of 950 square feet for their attached garage and a maximum of 528 square feet for a detached accessory structure [§125-323 (c)(10)]. Aerial photos indicate the attached garage is larger and non-conforming to city code.

Unlike rural residential standards, detached accessory structures in the R-2 district cannot be located anywhere besides the rear yard, completely behind the primary structure [125-323(c)(11)]. The proposed location for the detached structure is in-line with the front yard setback of the existing house.

3. Site Plan

The Subject Property is located on a dead-end street in an older, Main Street neighborhood. The home was constructed in 1973 and at the same time as Scharbers 2nd addition was platted and recorded. Throughout the years the original homestead – which is now the Subject Property, sold land for development. Scharbers 5th addition was platted in 2016 and resulted in dividing approximately 7.37 acres to become the Subject Property (5.11 acres) and two Outlots. Outlot C, which is across Scharber Street from the Subject Property is 2.1 acres and Outlot B is 0.16 acres. All properties within the Scharbers 5th Addition has a watermain easement that continues from Scharber Street into Outlot B and C, and runs along the south property line of the Subject Property. Outlots B and C were split off to be used for future development, with plans of Outlot B becoming a cul-de-sac.

Location

Taking into consideration the size of the requested detached accessory structure placement of the structure is limited on the Subject Property due to a wetland in the rear yard and wooded land to the south and east of the house. Wooded areas are not usually seen as a hardship for a variance request. A creek runs through the yard in multiple locations which makes locating the structure in the backyard difficult in regards to access.

South Pointe Addition, the neighborhood to the south of the Subject Property, abuts its rear yards with the Subject Properties side yard and is separated by trees and a wetland. The southern portion of Outlot C will have direct view of the proposed structure, but is currently vacant, wooded land.

Size

The structure is proposed to be used for recreational vehicles and other non-daily vehicles. The detached accessory structure is proposed to be approximately 1,000 square feet in size, which is less than double the size than what is allowed. The property itself is bigger than a typical R-2 property with most R-2 properties ranging from 13,000 square feet to 16,000. This property is approximately 12 times larger than a typical single-family lot, excluding the wetlands on the property.

Staff is concerned about access to the detached structure and will prohibit any installation of a second driveway. City code Section 125-330 limits the number of driveways servicing a residential lot to one. The Applicant cannot improve the area between the public right-of-way and the detached structure; that area must remain as grass.

4. Criteria for Granting Variances

The Planning Commission shall make findings of fact that the proposed variance is pursuant, but not limited to the following considerations [§125-58(a)]:

> (1) Variances shall only be permitted when they are in harmony with the general purpose and intent of city code and consistent with the comprehensive plan.
> (2) Variances may only be permitted when the applicant establishes that there are non-economic practical difficulties in complying with the zoning ordinance, meaning the property owner proposes to use the lot or parcel in a reasonable manner not permitted by the zoning code.
> (3) The plight of the property owner must be due to circumstances that are unique to the lot or parcel and is not created by the property owner.
> (4) The variances must not alter the essential character of the locality including all zoning district and overlay district provisions.

The requests are dealt with on its own merits. The Planning Commission should consider if the requests meet the variance criteria listed above. The following should be considered with determining the request.

Location: The creeks, wetland, and topography of the property is not created by the property owner. This establishes the side yard as a reasonable consideration to allow a detached accessory structure in that location as long as front and side yard setbacks are met and shall not be located in front of the existing house.

Size: The Applicant has reduced the shed size and is intending to construct a shed which would be in harmony with the general neighborhood.

Staff proposes approval of the variance to allow a detached accessory structure be located in the side yard and is recommending approval of the variance for the excessive size of the proposed structure.

Staff Recommendation

City Staff proposes the following action by the Planning Commission:

Motion to recommend approval of the variance to locate the detached accessory structure within the side yard, located at 12500 Scharber Street, with the following conditions:
1. The detached accessory structure shall be constructed at the location indicated on the site plan.
2. The detached accessory structure shall not be constructed in front of the house.
3. There shall be no additional driveway installed; only one driveway shall service the Subject Property.

Motion to recommend approval of the variance to construct a 1,008 square foot detached accessory structure, located at 12500 Scharber Street, subject to the following conditions:
1. Building must be conforming to all other building and zoning code requirements, exempt the size.
2. A building permit must be applied for.
3. Shingles and vinyl siding will need to be used as the exterior finish.

ATTACHMENTS:

Description

Shed Details

Lot Survey

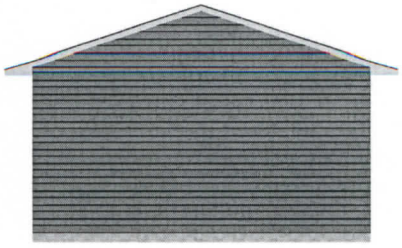
Narrative

MENARDS

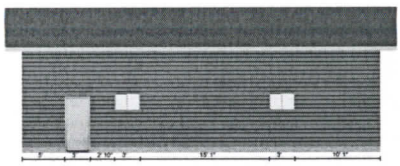
ELK RIVER, 19521 EVANS STREET NW, ELK RIVER, MN, 763-241-2009

Wall Configurations

*Illustration may not depict all options selected.

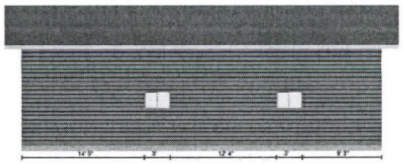


ENDWALL B



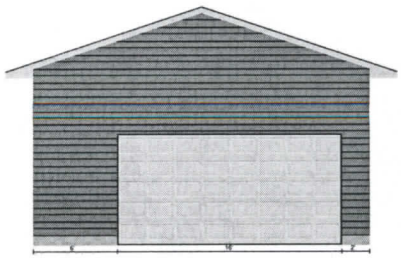
SIDEWALL D

(2) - JELD-WEN® 36"W x 24"H Good Series Vinyl Sliding...
(1) - Mastercraft® Primed Steel 6-Panel Prehung Exterior...



SIDEWALL C

(2) - JELD-WEN® 36"W x 24"H Good Series Vinyl Sliding...



ENDWALL A

(1) - Ideal Door® 5-Star 16' x 8' White Premium Insulated...

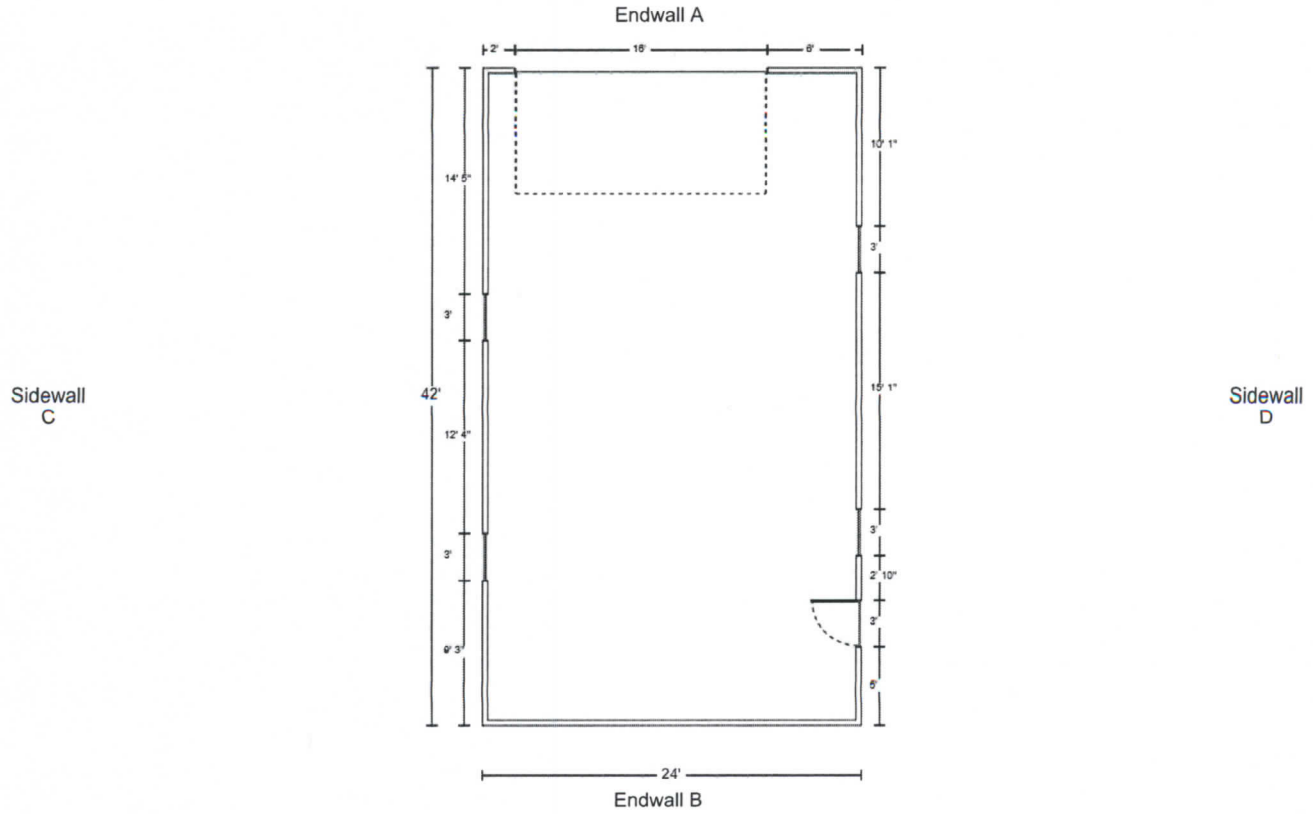
Design-It Center GARAGE	**Design Name**: Garage Design	**Design ID**: 312558911316	**Estimate ID**: 98480

MENARDS

ELK RIVER, 19521 EVANS STREET NW, ELK RIVER, MN, 763-241-2009

Garage Floor Plan

**Illustration may not depict all selections.



Design Name: Garage Design
Design ID: 312558911316
Date: 05/06/2019
Estimate ID: 98480

Estimated Total Price: $12492.68*

*Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included. Price does not reflect mail-in rebates.

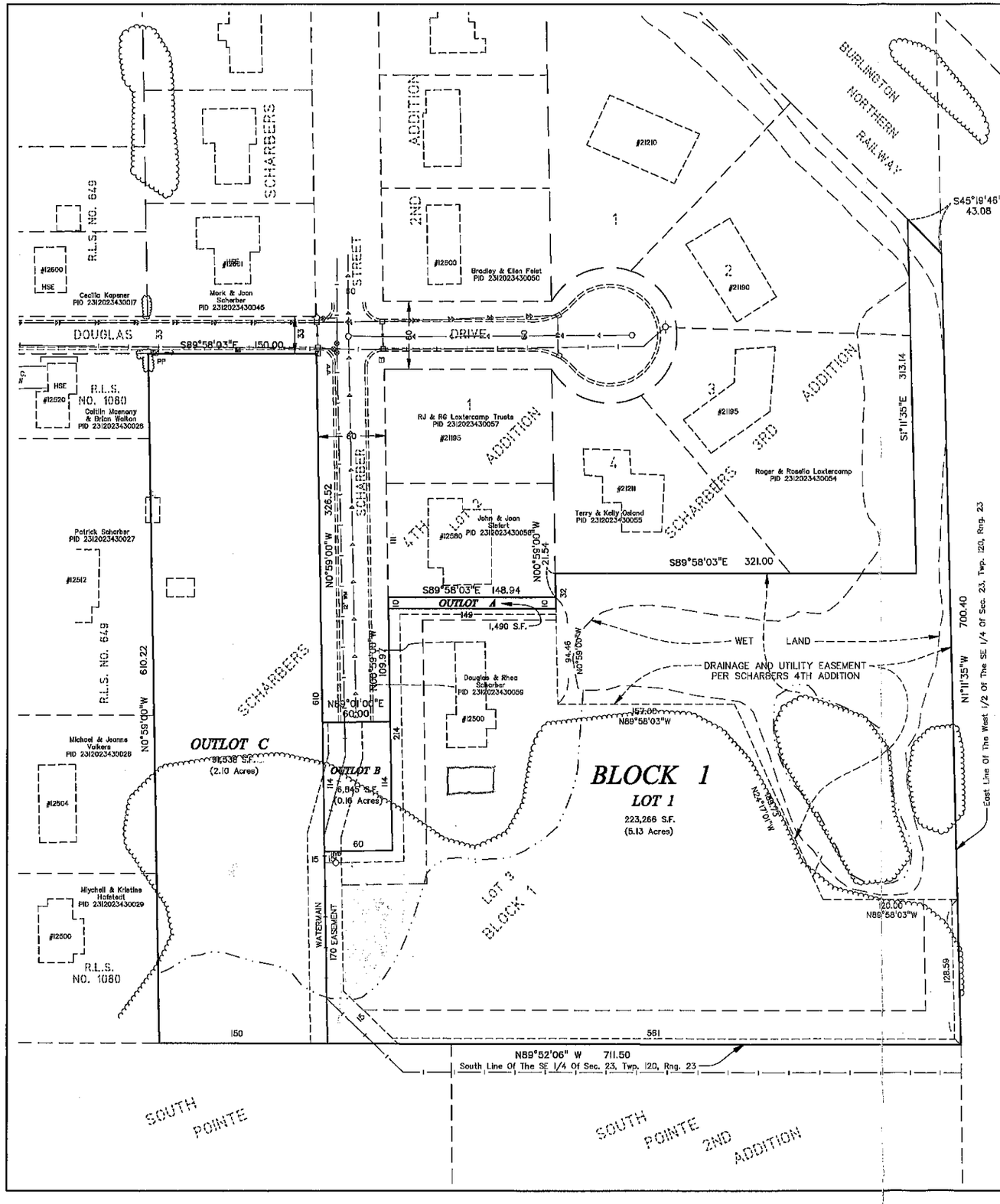
How to purchase at the store

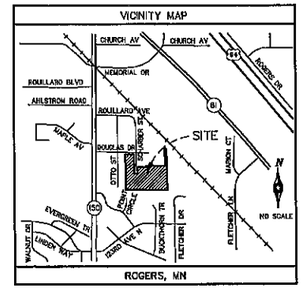
1. Take this packet to any Menards store.
2. Have a building materials team member enter the design number into the Garage Estimator Search Saved Designs page.
3. Apply the design to System V to create the material list.
4. Take the purchase documents to the register and pay.

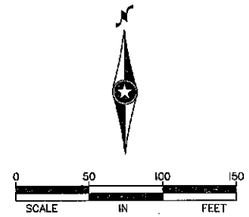
How to recall and purchase a saved design at home

1. Go to Menards.com.
2. Select the Garage Estimator from the Project Center.
3. Select Search Saved Designs.
4. Log into your account.
5. Select the saved design to load back into the estimator.
6. Add your garage to the cart and purchase.

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions.

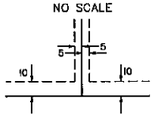






Drainage and Utility Easements shall be shown thus:

NO SCALE



Being 10 feet in width and adjoining right-of-way lines, unless otherwise indicated, also being 5 feet in width and adjoining lot lines, unless otherwise indicated, as shown on the plat.

LEGAL DESCRIPTION:
Lot 3, Block 1,
SCHARBERS 4TH ADDITION,
Hennepin County, Minnesota.

Topography obtained from Preliminary Plat of Scharbers 3rd Addition by John Oliver & Associates, dated 2/23/95.

ZONE: R2A

MIN. LOT SIZE: 10,000 S.F. -- 12,000 S.F. AVERAGE

LOT WIDTH: 100 FT.

SETBACKS: SIDE 10 FT.
FRONT 30 FT.
REAR 30 FT.

PROPOSED MIN. AREA: 5.13 Ac.

AVERAGE AREA: 5.13 Ac.

TOTAL PLAT AREA: 7.42 ACRES

NOTE: OUTLOT A TO BE SOLD TO ADJOINING PROPERTY OWNER @ 12580 SCHARBER STREET, PID 2312023430058.

OWNER: DOUGLAS SCHARBER
12500 Scharber Street
Rogers, MN 55374
(612) 428-2155

DEVELOPER: STEVE SCHARBER
12513 Otto Street
Rogers, MN 55374
(612) 428-4107

NOTE: NO GRADING, UTILITIES, OR STREET IMPROVEMENTS PROPOSED AT THIS TIME.

REV NO.	DATE	DESCRIPTION
1	8/30/16	100' MIN. LOT WIDTH
2	8/31/16	LOT LAYOUT
3	9/15/16	LOT 3 OUTLOTS

DATE: 8/10/2016
DESIGN BY: LPC
DRAWN BY: DM
CHECKED BY: LPC
DWG: 7091-50-PPLAT.dwg
TEXT: —
FILE NO.: 7091.50-II

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.

Signature: Lynn P. Caswell
Lynn P. Caswell, LS
Date: 8/10/2016 Lic. No. 13057

Oliver Surveying & Engineering, Inc.
Land Surveying · Civil Engineering · Land Planning
580 Dodge Ave. Elk River, Minnesota 55330
(763) 441-2072 - fax (763) 441-5665
www.oliver-mn.com

SCHARBERS FIFTH ADDITION
ROGERS, MN
FOR
STEVE SCHARBER
PRELIMINARY PLAT

SHEET NO. 1 OF 2

C:\Land Projects\7091-50\dwg\PPELT091-50-PPLAT.dwg, PPLAT, 8/18/2016 8:05:06 AM, DAN.Lasc

Scharber Narrative - 12500 Scharber St.

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

The property is zoned R-2, Single Family District. The purpose of the R-2 District is to provide for a continuation of residential uses within existing developed areas of the City as stated in Sec. 125-194(a) of the Zoning Ordinance.

The existing principal use of the property is a single family detached residence, which is a permitted use in accordance with Section 125-194(b)(10) of the Zoning Ordinance. Sec. 125-194(c)(3) of the Zoning Ordinance allows garages as an accessory use. Section 125-1 of the Zoning Ordinance defines an accessory use as "a use incidental or subordinate to the principal use of the same land". There is an existing three stall private garage attached to the single family detached dwelling. proposed detached private garage will be used for off-season parking/storage of passenger vehicles and recreational vehicles owned and used by the occupants of the single family detached dwelling. Being able to store off season vehicles in the detached structure will free up the attached garage stalls for daily vehicle use. The use of the detached private garage for off-street parking is an incidental activity to the residential use of the single family detached dwelling upon the property consistent with the purpose of the allowed uses within the R-2 District.

Accessory structures for properties zoned R-2 District are regulated by Section 125-323(c) of the Zoning Ordinance. Accessory structures are regulated for the purpose of ensuring that their use remains secondary to the principal use of property, and in terms of allowed area, that the mass of the accessory structure is appropriate for the property upon which it is constructed. Section 125-323(c)(1) of the Zoning Ordinance allows construction of one detached accessory building upon a lot. Section 125-323(c)(8) of the Zoning Ordinance further establishes a maximum gross floor area of 950 square feet for a detached private garage used for storage of passenger automobiles, such as proposed to be constructed upon the property. Although the gross floor area of the proposed detached private garage exceeds the maximum 950 square foot limit, it is less than 1 percent of the lot area. The area of the proposed detached accessory building is therefore consistent with the intent of the Zoning Ordinance to limit the area of detached accessory structures to an appropriate scale relative to lot area.

The requested variance is in harmony with the general purpose and intent of the Zoning Ordinance in regards to allowed uses within the R-2 District and regulations for the area of detached accessory buildings.

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

The 2030 Rogers Comprehensive Plan includes the following land use policy: "Promote a balanced mix of residential land uses and densities to meet the varied needs of residents based on age, household size, and economic means" (Rogers Comprehensive Plan, Page 4-5). The proposed detached private garage will meet the housing and incidental off-street parking needs

of the occupants, which consists of a married couple with school aged children. The demonstrated need for the proposed detached private garage is consistent with the cited policy of the 2030 Comprehensive Plan, as well as the purpose of the R-2 District and accessory building regulations adopted within the Zoning Ordinance to provide for a range of housing options in Rogers to implement the Comprehensive Plan.

3. Describe why the proposed use is reasonable.

The residents of the single family detached dwelling are a married couple and five school age children. The age and size of the household means that there will be the need for off-street parking greater than the minimum two off-street parking spaces required by Section of the 125-323(c)(8) of the Zoning Ordinance and it is preferable from a storage perspective to have these vehicles parked within a structure. In consideration of the needs of the household occupying the property, the area of the proposed detached private garage is reasonable. Moreover, the demonstrated need for the proposed detached private garage is consistent with the practical difficulty criteria set forth in Minnesota Statues 462.357 Subd. 6(2) for approval of a variance from the requirements of the Zoning Ordinance.

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

The property is 5.11 acres or 222,596 square feet in area. The minimum lot area required for lots within the R-2 District is 15,000 square feet. The subject site is unique in that it is a developed single-family lot that is almost 15 times larger than the minimum lot area within the R-2 District. The provision of Section 125-323(c)(8) of the Zoning Ordinance limiting the area of accessory structures causes a practical difficulty for the reasonable use of the property related to construction of a proposed 2,000 square foot detached private garage that will proportional to the area of the property to meet the housing and incidental off-street parking needs of the residents.

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

The proposed 2,000 square foot detached private garage will be proportional in scale to the area of the property with a foot print occupying less than 1 percent of the lot area. The proposed detached private garage will be located in the side yard to the south of the single family detached dwelling. This location is at a lower elevation than the single family detached dwelling and will be surrounded by existing mature trees. The proposed detached private garage will be screened from view of surrounding existing residential uses to the west and north by the single family detached dwelling, existing mature trees, and topography within the property. The scale of the proposed detached private garage relative to area of the property and the location of the structure being screened from view of existing surrounding dwellings ensures that approval of the requested variance will not alter the residential character of the property or neighborhood.

Meeting Date: May 21, 2019

REQUEST FOR ACTION
ROGERS PLANNING COMMISSION

Agenda Item: No. 6.1

Subject: Site Plan Approval of the Community Amenity Center in Laurel Creek Development

Prepared By: Amy Patnode, Planning Associate

Overview / Background

The City of Rogers received an application from U.S. Home Corporation DBA Lennar, for Site Plan approval of the Community Amenity Center ("Center") for the Laurel Creek Development ("Development"). The 3,500 square foot Center has a wide range of amenities and activities for the residents of the Development to utilize.

Primary Issues to Consider

1. Land Use and Zoning
2. Site Plan
3. Parking

Analysis of Primary Issues

1. Land Use and Zoning

The Laurel Creek development is zoned Planned Unit Development ("PUD") with the underlying land use designation in the draft 2040 Comprehensive Plan is Mixed Residential. PUD's allow for flexibilities otherwise not allowed within certain zoning districts although low to mid-density zoning districts allow Community Centers as a permitted use. The Center was approved as part of the overall Development and the Master PUD Agreement requires the developer to apply for a formal site plan review of the Amenity Center.

Land Use and Zoning requirements are satisfied.

2. Site Plan

The Center is proposed to be located on 2.52 acres of land which was platted in the 2nd phase of the Development. In addition to the Center, there is currently a pool and pool house on the same lot. The pool house and Center are on the same lot and share vehicle access to the site. Walking and biking trails intertwine throughout the site and outdoor amenities are proposed with the development of the Center. The amenities include outdoor lawn bowling, a pickleball court, a patio and firepit. An indoor meeting room, a kitchen, hearth room, two offices, an exercise room and a yoga room are offered in the Center.

3. Parking

Community Centers do not have a parking ratio as determined code, although uses not specifically noted in the parking requirements can be determined by the zoning administrator [§125-313 (7)]. If the parking ratio was determined to be one space per 200 square feet; similar to that of an office or health/fitness club, the stalls required would be 17 for the Center. The pool and Center share parking

and only 17 stalls are provided for the site. Because this is a Center for only Laurel Creek residence, it can be assumed residents will opt to bike, walk or carpool to the pool on the warmer days, leaving parking stalls open for the Center use. The 17 stalls are not seen as insufficient to City staff or the developers at Lennar. If there were to be a big event at the Center, parking is allowed on one side 114th Ave, although not dedicated for parking use.

City staff supports the request and recommends approval for the Planning Commissions recommendation to the City Council. All memo's from the Fire Department and Public Works shall be addressed as the Community Amenity Center applies for building permits and progresses through City approvals.

Staff Recommendation

Motion to approve the Site Plan for the Laurel Creek Community Amenity Center, located at 19802 114th Ave.

ATTACHMENTS:

Description

Amenity Center Rendering

Site Plan

Building Layout

114TH AVENUE

SHADY VIEW LANE

8' BIT. TRAIL

BROOKVIEW DRIVE

HYD

R15'

24'

R5'

18'

9'

24'

1+00

1+78

POOL HOUSE

POOL

HANDICAPPED SIGN

6" CONCRETE SIDEWALK

PATIO

PICKLEBALL

LAWN BOWLING

LAWN BOWLING

FIRE PIT

PATIO

DRY CREEK BED

30'

PROPOSED BRIDGE

R30'

R45'

10' BIT. TRAIL

R50'

R39'

18

1

R27'

R80'

WETLAND EDGE

Wetland P
NWL=905.5
HWL=BFE=912.7

OUTLOT BB

100YR-FLD

PARKING SUMMARY

STALLS	15
HANDICAPPED STALLS	2

0 10 20 40
GRAPHIC SCALE IN FEET

BENCH MARK
MNDOT BROCK MN053
(3.4' S.W. OF S.W. COR. OF CR-101 BRIDGE OVER I-94)
ELEV=949.148

02-ENG-115256-SHEET-AMENITY-SITE

PIONEERengineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS
2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan 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
Name Brian N. Molinaro
Reg. No. 47504 Date 09-07-2018

Revisions

Date	09-07-18
Designed	NAP/BNM
Drawn	MSN/BNM

SITE/HARDSCAPE PLAN

LENNAR
16305 36TH AVENUE NORTH
PLYMOUTH, MINNESOTA 55446

LAUREL CREEK AMENITY SITE
ROGERS, MINNESOTA

3 OF 17

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LENNAR

OWNER / CONTRACTOR

LENNAR

PLYMOUTH, MN 952-249-3000

LAUREL CREEK AMENITY CENTER

3,668 FINISH SQUARE FEET

INDEX

A1	ELEVATIONS, ROOF PLAN & BLDG CODE DATA
A2	FOUNDATION PLAN
A3	MAIN FLOOR PLAN
A4	SECTIONS
A5	ELECTRICAL

BUILDING CODE DATA

Building Occupancy & Occupant Load

Based on 2006 International Building Code
and Minnesota State Building Code.

Main Level

Meeting Room	742 s.f. / 15 s.f. per occ.	50 people
Kitchen	118 s.f. / 50 s.f. per occ.	3 people
Toilets	284 s.f. / 30 s.f. per occ.	10 people
Offices	261 s.f. / 100 s.f. per occ.	3 people
Yoga / Excersize	729 s.f. / 50 s.f. per occ.	15 people
Storage / Mech.	326 s.f. / 300 s.f. per occ.	2 people
Hallways / Lobby / Hearth Rm	865 s.f. / 15 s.f. per occ.	58 people
Coat Room	28 s.f. / 50 s.f. per occ.	1 people
Total	3,353 s.f.	142 people

Allowable Building Floor Area

Construction Type- 5-B Building-Non Rated, Combustible Construction

A-3 Occupancies- Allowable Basic Floor Area= 7,500 One Story Building

Two exists required for this building- 7 designed for this building.

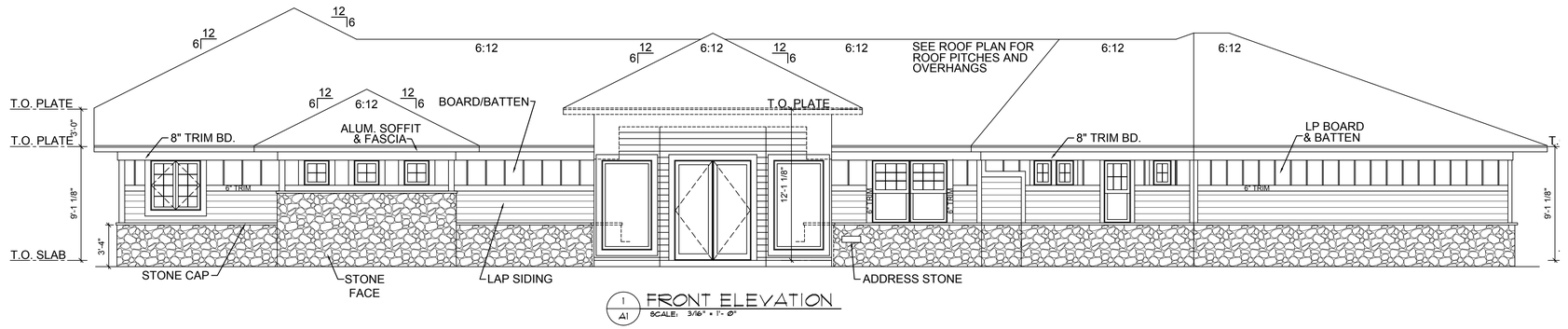
Required Occupancy Separations

No occupancy separations are required for this sturcture.

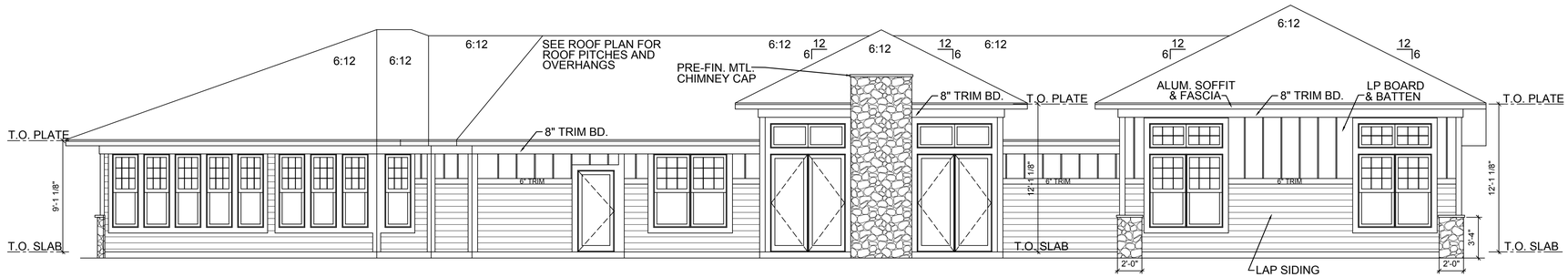
Sanitation Facilities

Based on Chapter 29 of the International Building Code

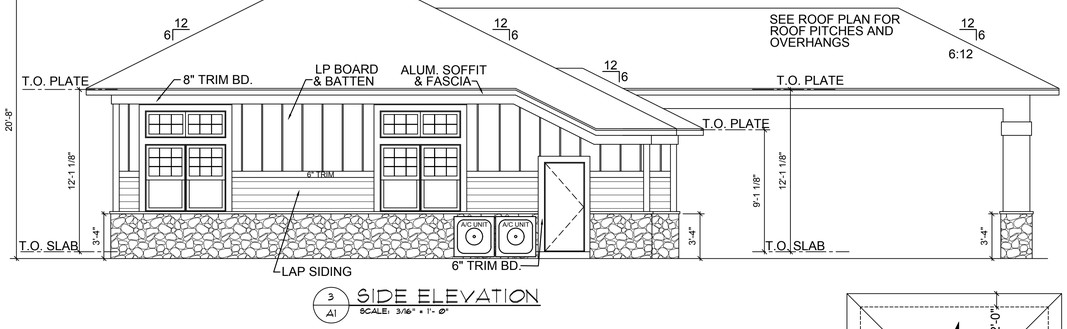
138 people- 69 Women and 69 Men requires:
Womens Toilet Room with 2 water closets and 2 lavatories.
Mens Toilet Room with 1 water closet / 1 urinal / 1 lavatory
Unisex Toilet Room with 1 water closet / 1 lavatory



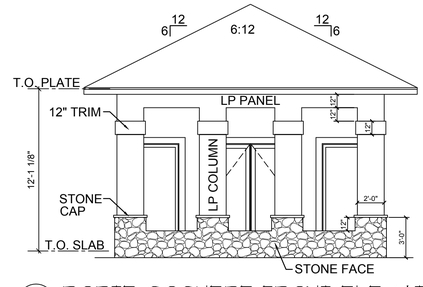
1 / A1 FRONT ELEVATION
SCALE: 3/16" = 1'- 0"



2 / A1 REAR ELEVATION
SCALE: 3/16" = 1'- 0"



3 / A1 SIDE ELEVATION
SCALE: 3/16" = 1'- 0"

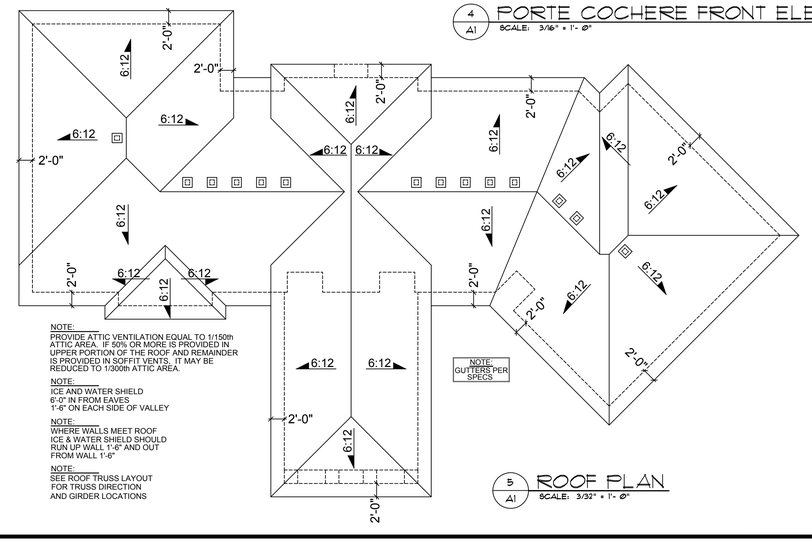


4 / A1 PORTE COCHERE FRONT ELEVATION
SCALE: 3/16" = 1'- 0"

BUILDING CODE INFORMATION: IBC 2012
2015 MN ENERGY CODE

OCCUPANCY CLASSIFICATION	GROUP A-3 / B 303.1.1
TYPE OF CONSTRUCTION	V-B
ACTUAL BUILDING AREA	3,668 SQ FT
ROOFING CLASSIFICATION	CLASS 'B' or better
FIRE SPRINKLER	Required per City (1306 Sub Part 3
DWELLING SEPARATION WALL FIRE RATING	N/A
EXTERIOR WALL FIRE RATING	0

* NOTE: SEE CODE ANALYSIS FOR ADDITIONAL INFORMATION



5 / A1 ROOF PLAN
SCALE: 3/32" = 1'- 0"

DATE: MARCH 2018
DRAWN BY:
REVISED: 1-14-19
REVISED: 2-20-19
REVISED: 4-4-19

APPROVED FOR CONSTRUCTION
INITIALS:
DATE:

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UNAUTHORIZED USE OF THIS PLAN IS A VIOLATION OF THE LENNAR COPYRIGHT, TITLE 17, OF THE U.S. CODE.

LENNAR

OWNER: LAUREL CREEK AMENITY CENTER
PROJECT ADDRESS:
DEVELOPMENT: LAUREL CREEK, ROGERS, MN

LOT NO.
BLOCK NO.
ADDITION NO.

PN:
TITLE: ELEV
SHEET: A1

GENERAL NOTES

1. THE CONTRACT DRAWINGS & SPECIFICATIONS REPRESENT THE FINISHED PROJECT UNLESS OTHERWISE NOTED. THEY DO NOT INDICATE THE MEANS OR METHOD OF CONSTRUCTION.
2. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS AS REQUIRED BY THE CONSTRUCTION DOCUMENTS AND IN FULL ACCORDANCE WITH ALL APPLICABLE CODES & ORDINANCES
3. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND FIELD CONDITIONS PRIOR TO ANY DEMOLITION, FABRICATION, CONSTRUCTION OR INSTALLATION & NOTIFY ARCHITECT IF CONDITIONS, MATERIALS, SIZES & DIMENSIONS ARE DIFFERENT FROM THOSE SHOWN.
4. CROSS REFERENCE ALL DIMENSIONS AND DETAILS WITH STRUCTURAL, CIVIL, MECHANICAL & ELECTRICAL DRAWINGS BEFORE COMMENCING ANY FABRICATION AND/OR CONSTRUCTION
5. CONTRACTORS SHALL INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED SPECIFICATIONS, EXCEPT WHERE THE SPECIFICATIONS HEREIN, ARE MORE STRINGENT, AND SHALL BE COMPLIED WITH.
6. MATERIALS WHICH ARE SHOWN ON THE DRAWINGS AND WHICH MAY NOT BE SPECIFICALLY DESCRIBED IN THE SPECIFICATIONS OR DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR AND SHALL BE SUITABLE FOR THE INTENDED USE. MATERIALS SHALL BE IN HARMONY WITH ADJACENT MATERIALS AND SHALL BE SUBJECT TO REVIEW FOR CONFORMANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS. WHERE INSTALLATION TECHNIQUES ARE NOT SPECIFIED. THEY SHALL BE IN ACCORDANCE WITH MANUFACTURER'S CURRENT INSTRUCTION AND INDUSTRY STANDARDS.
7. SHOP DRAWINGS PREPARED BY SUPPLIERS, SUBCONTRACTORS, ETC, SHALL BE REVIEWED, COORDINATED AND SIGNED AND STAMPED BY GENERAL CONTRACTOR PRIOR TO SUBMITTING TO ARCHITECT / ENGINEER.
8. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS, LICENSES AND CERTIFICATES AND PAY ALL FEES CONNECTED WITH THE ABOVE REFERENCED PROJECT.
9. CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE ALL SURFACES FOR PROPER INSTALLATION OF FINISHES. THIS IS TO INCLUDE BUT IS NOT LIMITED TO PATCHING, SANDING, FLOOR LEVELING, PRIMING, SEALING, SKIM COATING, ETC.
10. CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM WASTE MATERIAL OR RUBBISH CAUSED BY THE WORK.
11. CONTRACTOR SHALL MINIMIZE ANY DAMAGE TO EXISTING CONSTRUCTION AND AREAS ON THE SITE OUTSIDE OF THE CONSTRUCTION LIMITS. CONTRACTOR TO CONSTRUCT TEMPORARY WALLS & BARRIERS AS REQUIRED TO CONTAIN DUST & DEBRIS AND TO PROVIDE SAFE PUBLIC ACCESS & PASSAGE.
12. GENERAL CONTRACTOR SHALL LOCATE ALL NEW MECHANICAL UNITS OR RELOCATE ANY EXISTING UNITS OR ITEMS THAT CONFLICT WITH NEW OR EXISTING FRAMING AND FULL HEIGHT WALLS. THIS INCLUDES ACCESS FOR ALL CONTROLS, FILTERS, ETC. THIS WORK MUST BE COORDINATED & VERIFIED PRIOR TO BIDDING.
13. GENERAL CONTRACTOR SHALL COORDINATE & VERIFY WITH THE REPECTIVE TRADES THE SIZES AND LOCATIONS OF MECHANICAL AND/OR ELECTRICAL PENETRATIONS, LOCATIONS OF FIRE TREATED BACKING/BLOCKING REQUIRED FOR MOUNTING ELECTRICAL AND/OR MECHANICAL EQUIPMENT, AS WELL AS CUTTING & PATCHING FOR WORK REQUIRED BY MECHANICAL/ELECTRICAL.
14. WHEN WORK IS COMPLETED IN AN AREA, THOROUGHLY CLEAN THE SPACES, ITEMS & SURFACES OF SOIL, WASTE MATERIAL, SMUDGES, SPATTERS, MISAPPLIED MATERIALS, SPOTS, STAINS AND THE LIKE WITHOUT DAMAGING THE MATERIALS & SURFACES INVOLVED.
15. ALL DOORS, FRAMES, HARDWARE, LIGHTING & CEILING MATERIALS ARE TO FOLLOW BUILDING STANDARDS UNLESS OTHERWISE NOTED.
16. GENERAL CONTRACTOR WILL BE RESPONSIBLE TO FIRE CAULK ALL NEW & EXISTING PENETRATIONS WITHIN WALL PARTITIONS, ABOVE THE CEILING, AS INDICATED BY THE APPLICABLE CODES.
17. PASSIVE RADON REMOVAL SYSTEM AS REQUIRED BY CODE.

RADON NOTE:

ALL BASEMENT SLABS WILL HAVE A MIN. 4" CLEAN AGGREGATE, COVERED BY 6 MIL POLY. THIS POLY WILL HAVE 12" LAP AT ALL SEAMS. ALL TEARS OR PUNCTURES WILL BE SEALED OR COVERED BY POLY. ALL OPENINGS WILL BE SEALED USING POLYURETHANE CAULK OR ELASTOMERIC SEALANT AT ALL OPENINGS. ALL SUMP BASKETS WILL HAVE SEALED LIDS.

AN INSTALLED 3" GASTIGHT PVC PIPE WILL BE CONNECTED TO THE DRAIN TILE SYSTEM. A "T" FITTING WILL BE INSTALLED WITH 10 L.F. EACH END OF THE "T", OF PERFORATED PIPE, INTO THE DRAIN TILE SYSTEM. THE SHORTEST ROUTE WILL BE USED TO EXIT THE ROOF SYSTEM, WITH A MAX. OF 2 90 DEGREE ELBOWS. IN UNCONDITIONED AREAS, THE RADON EXHAUST PIPE WILL BE INSULATED WITH AN R4 SLEEVE. THIS PIPE WILL BE LABELED "PASSIVE RADON" AT ALL ACCESSIBLE LOCATIONS.

AT ROOF EXIT LOCATIONS, MAINTAIN A 10' DISTANCE TO ANY WINDOW LOCATION, 2' BELOW EXHAUST POINT AND ANY ADJACENT STRUCTURE. THE LOCATION OF THE EXIT POINT, IN TRUSS AREA, WILL BE CLEAR OF ANY OBSTRUCTIONS WITHIN 24" HORIZONTALLY AND 36" VERTICALLY. INSTALL AN OUTLET AND PULL CHORD LIGHT FOR FUTURE EXHAUST FAN ADDITION.

GENERAL NOTES (CONT.)

FINISHES

1. SEE ROOM FINISH SCHEDULE FOR FINISHES
2. CONTRACTOR SHALL PATCH AND REPAIR ANY AND ALL FLOORS, WALLS, CEILINGS, ETC. IN A WORKMAN-LIKE MANNER TO MATCH THE SURROUNDING SURFACE AREAS, SURFACES OR MATERIALS DAMAGED BY DEMOLITION OR CONSTRUCTION SHALL BE REPAIRED, RESTORED AND REFINISHED TO MATCH THE EXISTING, UNLESS OTHERWISE NOTED. IN ADDITION THOSE EXISTING SURFACES OR MATERIALS (SERVING AS A SUBSTRATE FOR NEW MATERIALS OR FINISHES) WHICH HAVE BEEN DAMAGED FROM ANY CAUSE, SHALL BE REPAIRED, RESTORED, PROPERLY PREPARED AND CLEANED TO RECEIVE THE NEW MATERIALS AND FINISH WORK. ALL NEW MATERIALS & FINISH WORK TO BE FREE FROM FLAWS & DEFECTS.
3. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING LEAD TIMES OF ALL MATERIALS SUCH THAT MATERIALS ARE ON SITE WHEN REQUIRED FOR INSTALLATION.
4. ALL PREPARATION, STORING, INSTALLATION & CLEANUP OF FINISHES TO CONFORM TO MANUFACTURER'S SPECIFICATIONS.

MECHANICAL

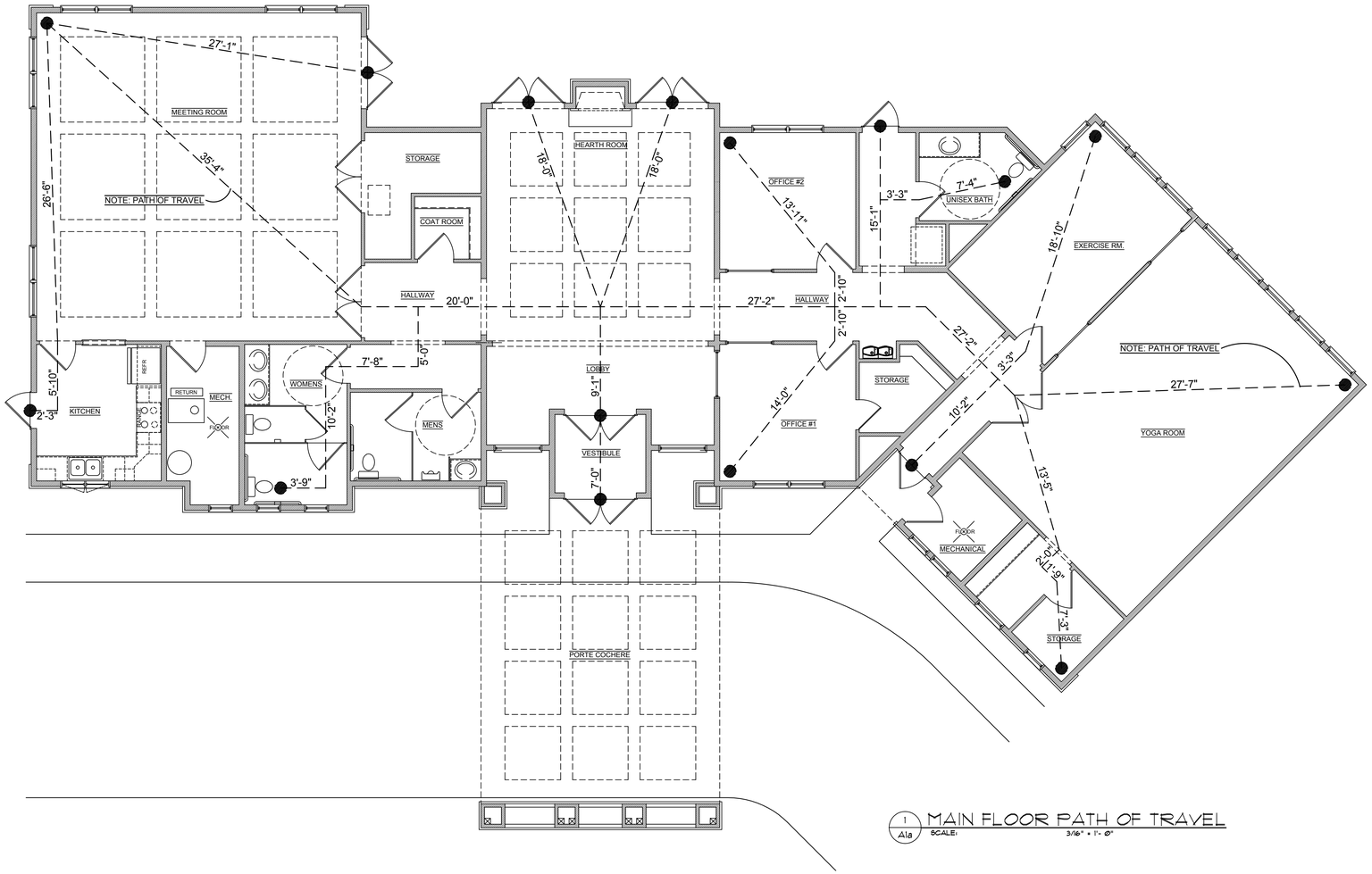
1. MECHANICAL CONTRACTOR IS TO DESIGN ALL MECHANICAL SYSTEMS AND OBTAIN NECESSARY PERMITS. MECHANICAL DOCUMENTS ARE TO BE PROVIDED BY THE MECHANICAL CONTRACTOR AND SIGNED BY A PROFESSIONAL ENGINEER AS REQUIRED BY CODE. THE MECHANICAL DESIGN IS TO BE COORD-INATED WITH THE ATTACHED ARCHITECTURAL CONSTRUCTION DOCUMENTS. THE DESIGNS TO BE REVIEWED BY THE OWNER PRIOR TO IMPLEMENTATION.
2. MECHANICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL MECHANICAL EQUIPMENT AND CONTROLS TO COMPLETE THE JOB. MECHANICAL CONTRACTOR IS TO COORDINATE WITH THE ELECTRICAL CONTRACTOR ALL THE NECESSARY WIRING TO COMPLETE THE JOB. THE WIRING IS TO BE COMPLETED BY THE ELECTRICAL CONTRACTOR.
3. VERIFY LOCATION AND SIZES OF ALL OPENINGS WITH GENERAL PRIOR TO COMMENCING WORK. THE GENERAL CONTRACTOR IS RESPONSIBLE TO CUT & PATCH OR ADD REINFORCING AS REQ'D. FOR THE INSTALLATION OF MECHANICAL ROOF TOP EQUIPMENT.
4. ALL SINKS TO HAVE HOT & COLD WATER.
5. PROVIDE AND INSTALL AN APPROPRIATE SIZED WATER HEATER AS REQUIRED.

ELECTRICAL

1. ELECTRICAL CONTRACTOR IS TO DESIGN ALL ELECTRICAL SYSTEMS AND OBTAIN NECESSARY PERMITS. THE ELECTRICAL DESIGN IS TO BE COORDINATED WITH THE ATTACHED ARCHITECTURAL CONSTRUCTION DOCUMENTS. THE ELECTRICAL DESIGN IS TO BE REVIEWED BY THE ARCHITECT OF RECORD AND TENANT PRIOR TO IMPLEMENTATION.
2. ELECTRICAL CONTRACTOR IS TO COORDINATE THE INSTALLATION OF ALL MECHANICAL EQUIPMENT AND TO PROVIDE DISCONNECT AND POWER WIRING FOR ALL MECHANICAL EQUIPMENT.
3. ELECTRICAL CONTRACTOR IS TO PROVIDE SMOKE DETECTION AND ALARM DEVICES AND WIRING OF THE SPACE AS REQUIRED BY APPLICABLE CODES AND ORDINANCES FOR THE INTERIOR BUILD OUT SPACE.

GENERAL PROJECT NOTES

1. ALL EXTERIOR DIMENSIONS TO OUTSIDE OF SHEATHING
2. ROOF & FLOOR TRUSS MANUFACTURER TO VERIFY SIZE & SPACING OF ALL TRUSSES.
3. 3" RETURNS ON ALL DOORS U.N.O.
4. 1 HR. FIRE RATED WALL - SEE WALL TYPE 'A'
5. WINDOWS IN BEDROOMS TO CONFORM WITH EGRESS REQUIREMENT (IRC 310)
6. ACCESS PANEL TO ATTIC NEEDS TO BE 22" x 30" WITH A CLEAR HEADROOM OF 30" IN THE ATTIC.
7. ALL ANGLED WALL AT 45 DEGREES U.N.O.
8. ALL INTERIOR & EXTERIOR HEADERS TO BE 2-2x10 U.N.O.
9. HANDRAILS TO 1-1/2" & INSTALLED 1-1/2" CLEAR SPACE FROM WALL. TOP OF RAIL 36" ABV. NOSING REQUIRED ONE SIDE OF STAIR ONLY.
10. STAIR TREAD CUT SHOWN AT 10"
11. MAIN & UPPER WDWS. HEAD AT 6'-11 7/16" A.F.F. U.N.O.
12. PROVIDE FIRE BLOCKING AROUND GAS FIREPLACE FLUE AT FLOOR AND WALL PENETRATIONS PER IBC R1001.16



1 / A1a MAIN FLOOR PATH OF TRAVEL
SCALE: 3/16" = 1'-0"

BUILDING CODE REVIEW

- NEW COMMUNITY BUILDING
- NON-SEPARATED USES
- SPRINKLERS REQ., ONE STORY
- TYPE OF CONSTRUCTION: TYPE V-B
- OCCUPANCIES:
  - ASSEMBLY GROUP A-3
  - BUSINESS GROUP B 303.1.1 (SMALL BUILDINGS AND TENANT SPACES. A BUILDING OR TENANT SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 50 PERSONS CLASSIFIED AS A GROUP B OCCUPANCY.
- ALLOWABLE FLOOR AREA: 7,500 SQ. FT.
- ACTUAL SQUARE FEET: 3,668 SQ. FT.
- ALLOWABLE BUILDING HEIGHT: 40 FT., ONE STORY
- ACTUAL BUILDING HEIGHT : 20.667 FT., ONE STORY
- TOTAL NUMBER OF OCCUPANTS: 142 (NON-SEPARATED USES)
- MINIMUM NUMBER OF REQUIRED PLBG. FIXTURES REQUIRED:
  - WATER CLOSETS: 1 MEN AND 2 WOMEN
  - LAVATORIES: 1 MEN AND 1 WOMEN
  - BATHTUBS / SHOWERS: 0
  - DRINKING FOUNTAIN: 0
  - KITCHEN SINK: 1
  - SERVICE SINK: 0
- NUMBER OF PLUMBING FIXTURES PROVIDED:
  - WATER CLOSETS: 1 MEN AND 2 WOMEN
  - URINAL: 1 MEN
  - LAVATORIES: 1 MEN AND 2 WOMEN
  - BATHTUBS / SHOWERS: 0
  - DRINKING FOUNTAIN: 0
  - KITCHEN SINK: 1
  - SERVICE SINK: 0

DATE: MARCH 2018
DRAWN BY:
REVISED: 1-14-19
REVISED: 2-20-19
REVISED: 4-4-19

APPROVED FOR CONSTRUCTION
INITIALS: _____
DATE: _____

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UNAUTHORIZED USE OF THIS PLAN IS A VIOLATION OF THE U.S. COPYRIGHT ACT, TITLE 17, OF THE U.S. CODE.

LENNAR

OWNER: LAUREL CREEK AMENITY CENTER
PROJECT ADDRESS:
DEVELOPMENT: LAUREL CREEK, ROGERS, MN

LOT NO.
BLOCK NO.
ADDITION NO.

PN:
TITLE: CODE
SHEET: A1a

Meeting Date: May 21, 2019

REQUEST FOR ACTION
ROGERS PLANNING COMMISSION

Agenda Item: No. 6.2

Subject: Review Site Plan Reqeust for Proposed Indoor Tennis Facility at 21098 145th Avenue North.

Prepared By: Jason Ziemer, City Planner / Community Development Coordinator

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Recommended Planning Commission Action

Motion to recommend to the City Council approval of the Site Plan with the following conditions:

1. The Applicant shall submit application for zoning text amendment to revise the definition of Public Recreation to permit indoor facilities.
2. The Applicant shall provide evidence of plan and permit approval from the Elm Creek Watershed Management Commission.
3. The Applicant shall provide a parking plan and detailed justification for number of spaces provided in relation to City Code to determine whether a parking Variance is necessary. Applicant analysis shall include handling of potential parking conflicts with the adjacent athletic fields,
4. The Applicant shall provide a landscape plan for entire Development including location and type of plant and trees species.
5. The Applicant shall provide a Sign Plan, including sign calculations, for the monument sign and all other signage proposed for the Development.
6. The Applicant shall provide revised Site Plan drawings to address required changes and concerns cited by the Fire Department and other required or requested plan revisions.
7. The Applicant shall make application for any Variances as determined by City staff.

Overview / Background

The City of Rogers (Applicant), in partnership with Ultimate Tennis, has submitted a Zoning & Land Use application, requesting Site Plan approval for a proposed 48,080 square foot indoor tennis facility (Development). The Development is to be located on City property, located at 21098 145th Avenue North (Subject Property); it is part of a public-private partnership between the City and Ultimate Tennis. On February 26, 2019, the City Council approved the Final Plat for Reservoir Fields, creating two (2) lots. Lot 2 was created as a 48,080 square foot pad site specifically for the tennis facility building. The Development is currently referred to as the Rogers Tennis Center.

The application for Site Plan was received on April 19, 2019. The 60-day statutory review period expires on July 19, 2019.

Primary Issues to Consider

1. Land Use & Zoning
2. Plat

3. Site Plan

Analysis of Primary Issues

1. Land Use & Zoning

The Subject Property, a 1.10-acre site, is currently guided as **Rural Estate**, per the Rogers 2030 Comprehensive Plan, which is defined as follows: *The rural estate land use pattern is intended to be limited to areas currently guided by this land use category or already developed to this pattern. Key characteristics include a maximum density of one unit per two gross acres with detached single family homes utilizing private wells and individual or community sewage treatment systems. The City recognizes that regional policy directs this area for higher density. However, as the area is largely developed and development at higher densities would be difficult, the Comprehensive Plan maintains the historical land use pattern. The City recognizes that if connecting to the regional sewage treatment system is needed in the future, the City will need to submit a Comprehensive Plan amendment which includes the larger lots in the community's overall density calculation used for sewered areas.*

The draft 2040 Comprehensive Plan proposes to re-guide this property as Park & Open Space, which is defined as: *Park and Open Space land use includes active and passive lands that area part of the City's park system, are protected open space areas, or are part of the Three Rivers Park District System. Open space uses include natural resource protection or buffer areas, stormwater drainage areas, and preservation of unaltered land in its natural state for environmental or aesthetic purposes. To determine net acreage available for future development, a 50-foot buffer was created around lakes and wetlands. This buffered area reflects requirements for development setbacks from sensitive water features. The buffered acreage is included in the Park and Open Space land use category.*

The current corresponding zoning for the property is **Special Industrial (S-I)**. Permitted uses include *Public Recreation* [§125-200(b)(5)]. The definition [§125-1] for this, states: *An outdoor recreation facility owned or operated by a non-profit organization in which athletic activities are permitted to be played by the general public. Examples of such a facility would be a softball complex, soccer fields, etc.* The definition contemplates outdoor, open space facilities and that such facilities must be operated by a non-profit organization. Thus, the proposed indoor facility would not satisfy two elements of the definition – it is not an outdoor facility and will be operated by a for-profit organization. Permitting the Development requires some type of zoning change. City staff have proposed the following text amendment to the definition:

> *An indoor or outdoor recreation facility owned or operated by a non-profit organization, or public use approved by the City or in partnership with the City in which athletic activities are permitted to be played by the general public. Examples of such a facility would be a softball complex, soccer fields, etc.*

The zoning text amendment was not requested with this application. If the Planning Commission recommends Site Plan approval to the City Council a condition regarding the zoning text amendment should be placed as a condition.

Land Use is satisfied. Zoning is not satisfied.

2. Plat

The Applicant received approval of the Preliminary and Final Plats for Reservoir Fields on February 26, 2019. Minimum lot standards for properties zoned Special Industrial require a minimum area of five (5) acre. The City Council approved a variance to the minimum lot size standard, allowing the creation of Lot 2 (48,080 square feet). The remainder of the original property was platted as Lot 1 (11.92 acres).

Platting conditions are satisfied.

3. Site Plan

Site

As described above, the Subject Property was created specifically for the purpose of constructing the indoor tennis facility building. The building will be located entirely on Lot 2 (48,080 square feet) The Subject Property is addressed 21098 145th Avenue North. Driveway access for the tennis facility will come from 147th Avenue North. The property today is completely vacant, except for a ground storage (water) reservoir.

The proposed building is 48,080 square feet and shall be constructed on Lot 2, as described above. The parking lot and required storm water retention will be located on Lot 1, which surrounds the building site. Access to and parking for the facility shall be provided from the City to the owners/operators of the tennis facility by easement agreement. The remainder of Lot 1 shall be graded and seeded for two (2) multi-purpose athletic fields. The Site Plan shows two (2) outdoor tennis courts, proposed for the southside of the building. Currently, the owners/operators of the tennis facility do not plan to construct those courts. There is a proposed internal trail system that connects the building to the existing parking lot on the southside of Lot 1; it is not clear when this would be constructed and whether that trail is asphalt or another type of material. There is no there is currently no pedestrian access provided to the site. Although the Subject Property is somewhat remote and is surrounded by more industrial uses and larger lot rural residential development it is recommended a trail or sidewalk be constructed along 147th Avenue North. The City would typically require developers to sidewalks/trails as part of new developments to aid the City in the build out of its trail system.

For security purposes, the Applicant is proposing a decorative, six (6) foot high fence to surround the south, east and north sides of the building to enclose the play areas. The trash enclosure is located on the north end of the parking lot.

Performance Standards

Property zoned as Special Industrial (S-I) must satisfy the following Performance Standards for setbacks. The lot area requirement of a five (5) acre minimum was addressed with the approved Variance at the time of Final Plat. Setbacks are as follows:

Front Yard	30 feet
Side Yard (Interior)	20 feet, 50 feet next to residential
Rear Yard	30 feet; 50 feet next to residential

As the building will occupy the entirety of Lot 2 the Development would not satisfy the setback requirements. However, when considering the building in relation to the larger property (Lot 1) the building sits 90 feet back from the 147th Avenue North right of way (front yard), 90 feet from the west lot line and approximately 250 feet from the east lot lines (side yards), and more than 600 feet to the

south lot line (rear yard).

Performance Standards for lot area and setbacks are satisfied.

Lot Coverage

Calculating lot coverage for the Development is somewhat complicated as the building occupies the entire 48,080-square foot property, resulting in 100% lot coverage. As there are assumptions of shared uses – parking lot, outdoor tennis courts, trails, etc., a total lot coverage calculation for both lots would be prudent. A quick calculation of all existing (roads, parking lots and structures) plus proposed impervious surfaces, excluding the parking lot, outdoor tennis courts and trails, results in a lot coverage of approximately 15.3% - 86,629 square feet improved surface areas.

There are no lot cover standards for developments in Commercial and Industrial Districts. Residential districts restrict impervious surface area to 75% [City Code §125-329(4)].

Lot coverage is satisfied.

Parking & Site Circulation

The parking plan shows 72 total parking spaces, but does not define accessible spaces. ADA standards determine the minimum number of accessible spaces based on the total number of parking spaces. City Code §125-313(c)(7) requires the following for a health and/or fitness club use: O*ne space for each 200 square feet of floor area*. This would result in the need for the Development to provide 240 parking spaces. It may be argued the tennis facility is not the same as a health/fitness club, yet City Code offers no other parking requirements for recreation facilities.

There is a provision in City Code that states that uses not specifically noted may be determined by the zoning administrator. With that, we would typically require the Applicant to provide rationale as to the parking count shown on the Site Plan. No such explanation was provided. In addition to tennis, the plan is to provide some level of public and private fitness classes and other recreational-type activities at the facility. Whether 72 parking stalls accurately describes and provides for the need is debatable.

There is some concern about parking space demand during potential peak hours of the tennis facility and adjacent athletic field. As the parking lot will be publicly-owned, it is not likely the City can restrict use of the parking lot for private purposes only (i.e. tennis facility). According to the owners/operators, the volume of users increases during winter months, when the fields are not in use, and decreases during the summer months.

The Fire Department has reviewed and commented on site circulation.

Parking and site circulation requirements are pending further review.

Materials

Developments in all industrial districts must satisfy architectural design standards. Those standards [§125-347], state: *In all industrial zoning districts (L-I, S-I) 75 percent of the exterior building finish shall consist of the following materials: face brick; natural stone; glass; specifically designed precast concrete unnits if the surfaces have been integrally treated with an applied decorative material or texture*

and smooth concrete block if scored at least twice; rock face; cast stone; cultured stone; EIFS; architectural precast; precast concrete panel with at least two architectural reveals per panel/block. The building must also use up to three of the following to break up long walls: *window bays, special treatments at entrances, variations in rooflines or parapet, and building setbacks or articulation of the façade.* Buildings 10,000 to 20,000 square feet, and greater than 20,000 square feet, must also satisfy certain building setbacks or façade articulations.

The exterior of the facility is proposed to be constructed using as a membrane material. Thus, it does not satisfy the architectural design standards. However, the material type is also not specifically identified as a prohibited material. It is understood the type of building is recreation in nature. However, the City has historically not permitted membrane structures in any commercial or industrial district. The City has also been consistent in applying the exterior material standards to projects with minimal flexibility to material type. From a structural perspective, the building itself must be engineered to satisfy wind and snow loads which is determined by the building official. Material requirements need further review and thus a determination is pending.

Surface Water

The City is proposing to construct the required storm water treatment facility adjacent to the parking lot on Lot 1. Approval is required by the Elm Creek Watershed Management Commission.

Surfaced Water requirements are pending.

Landscape Plan

The Development proposes a very minimal Landscaping Plan. The Landscaping Plan shows 19 trees, but does not specify the types of trees to be planted. The City requires all trees planted to have a minimum caliper of 2.5 inches. According to City Code [§125-313(c)(6)], for every 12 parking spaces in a row a landscaped island shall be provided with at least one (1) tree per island. There are no parking islands shown on the Plan. The Landscaping Plan states "Foundation Plantings by Others" which is not acceptable. Although City Code regarding landscaping is not detailed, the Landscaping Plan provided is not a thorough as the City would typically see or require for developments. A more detailed Landscaping Plan showing the type of and placement of plants is required and should be a condition of approval.

Landscape Plan requirements are not satisfied.

Signage

The Subject Property is zoned Special Industrial (S-I) and located north of Interstate 94 and east of Highway 101, making it part of the *Industry Large Site (ILS) Sign Overlay District*. Applicable sign standards for this district [§113-9] allows the following: wall sign area 2 square feet per lineal feet up to a maximum of 120 square feet, and freestanding sign area of 36 square feet at a height not to exceed 8 feet. Signs must be externally lit and directed toward the sign Auxiliary signs are also permitted on the property. City Code further restricts wall signs to walls abutting public roads; there is a maximum of one (1) freestanding sign per property.

The Site Plan shows only one (1) sign: a monument sign at the northeastern entrance into the property from 147th Avenue North. However, detail regarding that sign was not included with the application so staff was not able to determine whether the proposed sign area complies with City Code.

The Sign Plan was required with the Site Plan application; sign details will be required prior to issuance of a permit.

Satisfaction of signage requirements are pending.

Fire

The Applicant has met with Fire Department staff regarding the project. Based on the plans submitted, Fire staff requested revisions including, but not limited to the following:

- fire hydrants locations must be adjusted with final locations approved by the Fire Chief
- the tennis facility must be sprinkled
- revise plans to sprinkler room on the west side of the building with an exterior door
- revise plans to show fire plans and location of "No Parking Fire Lane" signs
- fire lane road on west side of building will require a south access gate with fire key box
- fire lane road on west side of building must be a hard surface (i.e. asphalt) from the gate to the reservoir roadway.

Other comments from the Fire Department were provided to the Applicant.

Fire Department requirements are pending.

Variances

The Applicant has not indicated a need for any Variances, yet it would seem plausible there are issues addressed in this memo that may require such considerations. City staff identify possible variances for parking and exterior building materials.

Staff Recommendation

City staff recommends approval of the Site Plan with conditions as stated in the motion.

ATTACHMENTS:

Description

Site Plan_Indoor Tennis Center_04-19-2019

Elevations_Indoor Tennis Center_04-19-2019

Narrative_Indoor Tennis Center_04-19-2019

EXISTING

- RIGHT OF WAY
- PERMANENT EASEMENT
- PROPERTY LINE
- HORIZONTAL CONTROL POINT
- BENCHMARK
- SURVEY MARKER
- SOIL BORING
- SANITARY SEWER AND MANHOLE
- FORCE MAIN AND LIFT STATION
- SANITARY SEWER SERVICE & CLEANOUT
- WATER MAIN, HYDRANT, VALVE AND MANHOLE
- WATER SERVICE AND CURB STOP BOX
- STORM SEWER, MANHOLE AND CATCH BASIN
- CULVERT AND APRON ENDWALL
- GAS MAIN, VALVE, VENT AND METER
- HANDHOLE
- BURIED FIBER OPTIC CABLE AND MANHOLE
- BURIED PHONE CABLE, PEDESTAL AND MANHOLE
- BURIED TV CABLE, PEDESTAL AND MANHOLE
- BURIED ELECTRIC CABLE, PEDESTAL, MANHOLE, TRANSFORMER AND METER
- OVERHEAD WIRE, POLE AND GUY WIRE
- LIGHT POLE
- TRAFFIC SIGNAL
- STREET NAME SIGN
- SIGN (NON STREET NAME)
- RAILROAD TRACKS
- DECIDUOUS AND CONIFEROUS TREE
- BUSH / SHRUB AND STUMP
- EDGE OF WOODED AREA
- WETLAND
- BUILDING
- FENCE (UNIDENTIFIED)
- BARBED WIRE FENCE
- CHAIN LINK FENCE
- ELECTRIC WIRE FENCE
- WOOD FENCE
- WOVEN WIRE FENCE
- PLATE BEAM GUARDRAIL
- CABLE GUARDRAIL
- POST / BOLLARD
- RETAINING WALL

PROPOSED

- STREET CENTERLINE
- RIGHT-OF-WAY
- PERMANENT EASEMENT
- TEMPORARY EASEMENT
- CONSTRUCTION LIMITS
- SANITARY SEWER, BULKHEAD AND MANHOLE
- FORCE MAIN
- SANITARY SERVICE AND CLEANOUT
- WATER MAIN, TEE, HYDRANT, BULKHEAD AND VALVE
- WATER VALVE MANHOLE, REDUCER, BEND AND CROSS
- WATER SERVICE AND CURB STOP BOX
- STORM SEWER, MANHOLE AND CATCH BASIN
- CULVERT AND APRON ENDWALL
- DRAIN TILE
- DITCH / SWALE
- RIPRAP
- STREET NAME SIGN
- SIGN (NON STREET NAME)
- RETAINING WALL

CITY OF
ROGERS, MINNESOTA
HENNEPIN COUNTY

CONSTRUCTION PLANS FOR

2018 TENNIS CENTER

PROJECT LOCATION

N

N.T.S.

NOTE:
THE SUBSURFACE UTILITY QUALITY INFORMATION IN THIS PLAN IS LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02 ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

THE CONTRACTOR SHALL CALL THE GOPHER STATE ONE CALL SYSTEM AT 811 BEFORE COMMENCING EXCAVATION.

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

GOVERNING SPECIFICATIONS

THE 2016 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN EXCEPT AS MODIFIED BY THE SPECIFICATIONS FOR THIS PROJECT.

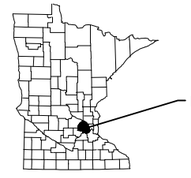
ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE LATEST FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS
3	SITE PLAN
4	GRADING PLAN
5	UTILITY PLAN
6-7	SWPPP
8	EROSION CONTROL AND TURF ESTABLISHMENT PLAN
9	LANDSCAPE PLAN

THIS PLAN CONTAINS 9 SHEETS.

PROJECT LOCATION



CITY OF ROGERS PUBLIC WORKS SUPERINTENDENT _____ DATE _____

ROGERS, MINNESOTA

SEH
PHONE: 320.229.4300
1200 25TH AVENUE SOUTH
P.O. BOX 1717
ST. CLOUD, MN 56302-1717
www.sehinc.com

I HEREBY CERTIFY THAT THIS PLAN 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.

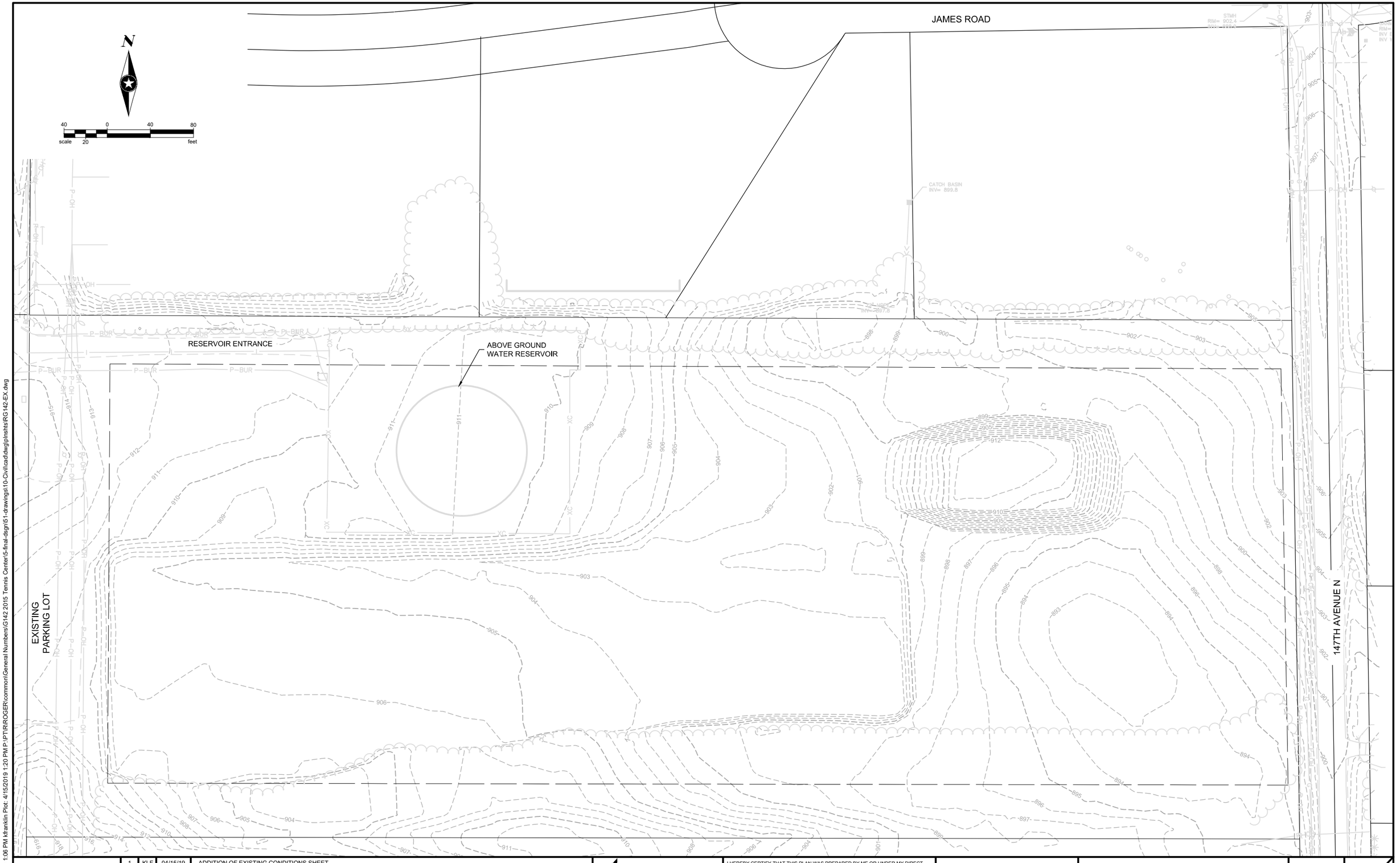
Signature _____ DAVID W. BLOMMEL, P.E.

Date: 01/22/19 Lic. No. 46725

FILE NO. ROGER G142

1 / 9

Save: 4/15/2019 11:25 AM kfranklin Plot: 4/15/2019 1:19 PM P:\PTNROGER\common\General Numbers\G142 2015 Tennis Center\5-final-dsgn\51-drawings\10-Civil\cad\dwg\plnshts\RgG142-TL2.dwg



DRAWN BY: KLF	1.	KLF	04/15/19	ADDITION OF EXISTING CONDITIONS SHEET
DESIGNER: KLF				
CHECKED BY: SAL				
DESIGN TEAM	NO.	BY	DATE	REVISIONS

SEH
PHONE: 320.229.4300
1200 25TH AVENUE SOUTH
P.O. BOX 1717
ST. CLOUD, MN 56302-1717
www.sehinc.com

I HEREBY CERTIFY THAT THIS PLAN 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.

DAVID W. BLOMMEL, P.E.
Date: 01/22/19 Lic. No. 46725

ROGERS, MINNESOTA

EXISTING CONDITIONS

FILE NO. ROGER G142

2/9

Save: 4/15/2019 1:06 PM kfranklin Plot: 4/15/2019 1:20 PM P:\PT\R\ROGER\common\General Numbers\G142 2015 Tennis Center\5-final-dsgn\51-drawings\10-Civil\cad\dwg\plnshts\RG142-EX.dwg

N

40 0 40 80
scale 20 feet

ABOVE GROUND
WATER RESERVOIR

RESERVOIR ENTRANCE

DRAINAGE SWALE

DRAINAGE SWALE

DRAINAGE SWALE

DRAINAGE SWALE

EXISTING PARKING LOT

147TH AVENUE N

R20.00
R212.00
R18.00
R18.00
R20.00
24.00
R3.00
20'
20'
400.67'
120'
10'
8'
9'
25'
205'
8'
10'
10'
64'
17
16
19
R3.00
64'
182'
20
360'
180'
180'
360'
8'
8'

STMH
RIM= 902.4

CATCH BASIN
INV= 899.8

12" HDPE
INV= 897.8

DRAWN BY: KLF	1.	KLF	04/15/19	SEPARATED SITE AND UTILITIES TO SEPARATE SHEETS	
DESIGNER: KLF					
CHECKED BY: SAL					
DESIGN TEAM	NO.	BY	DATE	REVISIONS	

SEH
PHONE: 320.229.4300
1200 25TH AVENUE SOUTH
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ST. CLOUD, MN 56302-1717
www.sehinc.com

I HEREBY CERTIFY THAT THIS PLAN 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.

DAVID W. BLOMMEL, P.E.
Date: 01/22/19 Lic. No. 46725

ROGERS, MINNESOTA

SITE PLAN

FILE NO. ROGER G142

3/9

Save: 4/15/2019 1:27 PM kfranklin Plot: 4/15/2019 1:33 PM P:\PT\R\ROGER\common\General Numbers\G142 2015 Tennis Center\5-final-dsgn\51-drawings\10-Civil\cad\dwg\plnshts\2 SITE LAYOUT.dwg

EARTHWORK SUMMARY

EXCAVATION (CY)

GRADING MATERIAL EXCAVATION (UA)	17, 110 CY	
COMMON (UA) (PAY QUANTITY)	TOTAL = 17,110 CY	①
GRADING MATERIAL AVAILABLE FOR EMBANKMENT (1.14 SWELL FACTOR, 1.30 SHRINKAGE FACTOR) (CV)	15,004 CY	②
	TOTAL = 15,004 CY	

EMBANKMENT (CY)

SELECT GRADING MATERIAL REQUIRED (CV)	15,319 CY	
	TOTAL = 15,319 CY	
	DIFFERENCE (CV) = 315 CY SHORT	③

① INCLUDES TOPSOIL

② SWELL & SHRINKAGE FACTORS ARE LISTED FOR ILLUSTRATION PURPOSES ONLY. CONTRACTOR SHALL MAKE HIS OWN DETERMINATION OF APPLICABLE COMPACTION FACTORS.

③ EARTHWORK VOLUMES ARE COMPUTED BY THE DIGITAL SURFACE MODEL METHOD DETERMINED FROM ORIGINAL AND PROPOSED FINAL SURFACE CONTOURS. EXCAVATED VOLUMES (EV) AND QUANTITIES WILL NOT BE DETERMINED BY FIELD MEASUREMENTS.

GRADING DEFINITIONS

CY = CUBIC YARDS

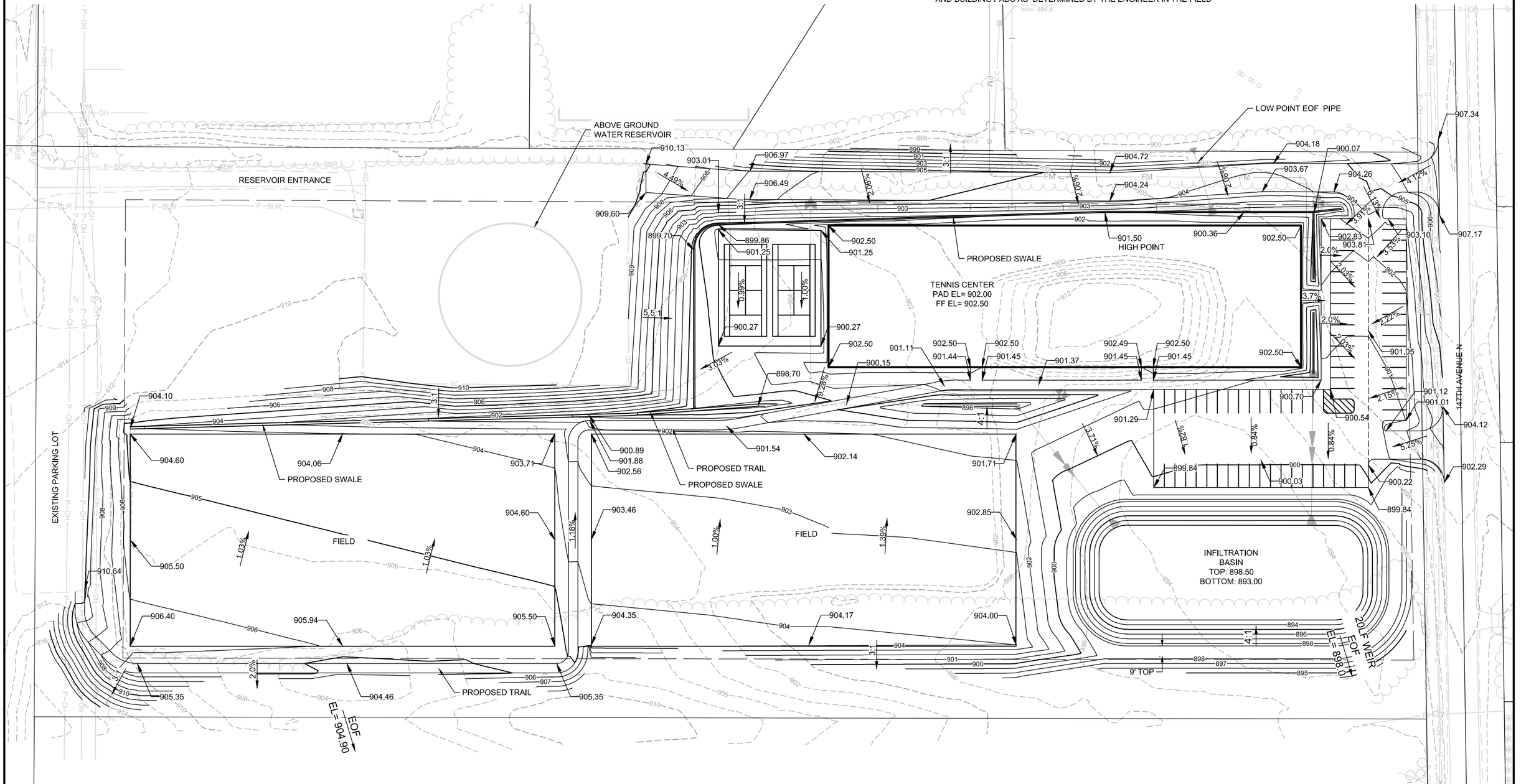
UA = UNADJUSTED VOLUME

EV = EXCAVATED VOLUME

LV = LOOSE VOLUME

CV = COMPACTED VOLUME

TOPSOIL = SOIL CONSIDERED NOT ACCEPTABLE FOR USE AS FILL IN ROADWAYS, SIDEWALKS, DRIVEWAYS, STORM WATER PONDS, AND BUILDING PADS AS DETERMINED BY THE ENGINEER IN THE FIELD



DRAWN BY: KLF				
DESIGNER: KLF				
CHECKED BY: SAL				
DESIGN TEAM	NO.	BY	DATE	REVISIONS

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DAVID W. BLOMMEL, P.E.

Date: 01/22/2019 Lic. No. 46725

ROGERS, MINNESOTA

GRADING PLAN

FILE NO. ROGER G142

4 / 9

Save: 4/15/2019 1:12 PM kfranklin Plot: 4/15/2019 1:29 PM P:\PT\R\ROGER\common\General Numbers\G142 2015 Tennis Center\5-final-dsgn\51-drawings\10-Civil\cad\dwg\plnshts\RG142-GR.dwg

N

40 0 40 80
scale 20 feet

CONNECT TO EXISTING SANITARY MH

CONNECT TO EXISTING WATER MAIN (WET TAP)
6" GATE VALVE
BITUMINOUS PATCH ROADWAY AS NEEDED.

DIRECTIONALLY DRILL 36 LF 6" WM

DIRECTIONALLY DRILL 273 LF 2" FM

FM

6"X6" TEE
6" GATE VALVE
HYDRANT

1,210 LF 6" WM

INSTALL GRINDER STATION AND SANITARY FORCEMAIN SERVICE (DESIGN BY OTHERS)

103

102

6"X6" TEE

55 LF 12" RC CLASS III
PIPE @ 1.27%
INV W= 901.20
INV E= 900.50

(2) 6"- 45° BENDS
6"X6" CROSS
6" GATE VALVE
HYDRANT

27 LF 15" CM
PIPE @ 0.37%
INV W= 899.50
INV E= 899.40

(2) 6"- 11.25° BENDS

(2) 6"- 45° BENDS

101

DES H MH
RIM= 899.12
INV= 896.10

105

6" GATE VALVE
HYDRANT

124 LF 15" RC CLASS III
PIPE @ 1.69%

130 LF 12" CM
PIPE @ 0.46%
INV S= 898.60
INV N= 898.00

12" RC APRON
INV = 897.60

129 LF 12" RC CLASS III
PIPE @ 2.79%

104

100

12" RC APRON
INV = 894.00
4 CY RIPRAP

15" RC APRON
INV = 894.00
4 CY RIPRAP

RESERVOIR ENTRANCE

ABOVE GROUND WATER RESERVOIR

EXISTING PARKING LOT

147TH AVENUE N

STMH RIM= 902.4 INV E= 897.0

MHMH RIM= 902.1 INV E= 87 INV W= 87

CATCH BASIN INV= 899.8

12" HDPE INV= 897.8

P-OH P-BUR P-CM P-TRL XC SW

Save: 4/15/2019 2:24 PM kfranklin Plot: 4/15/2019 3:04 PM P:\PTR\ROGER\common\General Numbers\G142 2015 Tennis Center\5-final-dsgn\51-drawings\10-Civil\cad\dwg\plnsht\sRG142-UT.dwg

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DESIGNER:	KLF
CHECKED BY:	SAL
DESIGN TEAM	

NO.	BY	DATE	REVISIONS
1.	KLF	04/15/19	SEPARATED SITE AND UTILITIES TO SEPARATE SHEETS

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DAVID W. BLOMMEL, P.E.
Date: 01/22/19 Lic. No. 46725

ROGERS, MINNESOTA

UTILITY PLAN

FILE NO. ROGER G142

5/9

SWPPP SUMMARY/OVERVIEW:
THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN DEVELOPED TO ADDRESS THE REQUIREMENTS OF NPDES PERMIT MN R100001, PART III, SUBPART A. THIS SWPPP INCLUDES A COMBINATION OF NARRATIVE AND PLAN SHEETS THAT DESCRIBE THE TEMPORARY AND PERMANENT STORM WATER MANAGEMENT PLAN FOR THE PROJECT.

PROJECT INFORMATION:

LOCATION:	ROGERS, MN
LATITUDE/LONGITUDE::	45°13'08.03"N, 93°32'48.54"W
PROJECT DESCRIPTION:	GRADING OF ATHLETIC FIELDS (PHASE I)
SOIL DISTURBING ACTIVITIES:	SITE GRADING

CONTACTS:

OWNER:	CITY OF ROGERS, MN
CONTACT:	JOHN SEIFERT, PUBLIC WORKS DIRECTOR
ADDRESS:	22350 SOUTH DIAMOND LAKE ROAD, ROGERS, MN 55374
PHONE:	763.428.8580
EMAIL:	JSEIFERT@CI.ROGERS.MN.US

ENGINEER:	SHORT ELLIOTT HENDRICKSON INC. (SEH)
CONTACT:	KARI FRANKLIN
PHONE:	320.229.4342
EMAIL:	KFRANKLIN@SEHINC.COM
PROJECT NO.:	ROGER G142

KNOWLEDGEABLE PERSON/CHAIN OF RESPONSIBILITY
THE CONTRACTOR SHALL IDENTIFY A PERSON KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMPS WHO WILL OVERSEE THE IMPLEMENTATION OF THE SWPPP, INCLUDING: INSTALLATION, INSPECTION AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMPS. THE GENERAL CONTRACTOR SHALL ATTACH CONTACT INFORMATION TO THE SWPPP PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.

CONTRACTOR: _____
CONTACT: _____
PHONE: _____
EMAIL: _____

THE CONTRACTOR SHALL ESTABLISH A CHAIN OF RESPONSIBILITY FOR ALL CONTRACTORS AND SUB-CONTRACTORS ON SITE TO ENSURE THE SWPPP IS BEING PROPERLY IMPLEMENTED AND MAINTAINED. THE CONTRACTOR SHALL PROVIDE THE CHAIN OF RESPONSIBILITY TO THE OWNER AND ATTACH TO THE SWPPP PRIOR TO ANY CONSTRUCTION ACTIVITY.

GENERAL SWPPP RESPONSIBILITIES:
THE CONTRACTOR SHALL KEEP THE SWPPP, INCLUDING ALL AMENDMENTS AND INSPECTION AND MAINTENANCE RECORDS ON SITE DURING CONSTRUCTION.

THE SWPPP WILL BE AMENDED AS NEEDED AND/OR AS REQUIRED BY PROVISIONS OF THE PERMIT. AMENDMENTS WILL BE APPROVED BY BOTH THE OWNER AND CONTRACTOR AND WILL BE ATTACHED OR OTHERWISE INCLUDED WITH THE SWPPP DOCUMENTS. THE SWPPP AMENDMENTS SHALL BE INITIATED, FACILITATED, AND PROCESSED BY THE CONTRACTOR. THE SWPPP AND AMENDMENTS SHALL BE KEPT ON SITE BY THE CONTRACTOR WHENEVER CONSTRUCTION ACTIVITY IS IN PROGRESS.

THE CONTRACTOR SHALL DOCUMENT AMENDMENTS TO THE SWPPP AS A RESULT OF INSPECTION(S) WITHIN 7 DAYS.

BOTH THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER TERMINATION AND/OR TRANSFER OF THE PERMIT.

LONG TERM OPERATION AND MAINTENANCE
THE OWNER WILL BE RESPONSIBLE OR WILL OTHERWISE IDENTIFY WHO WILL BE RESPONSIBLE FOR THE LONG TERM OPERATION AND MAINTENANCE OF THE PERMANENT STORMWATER MANAGEMENT SYSTEM(S).

THE OWNER WILL PREPARE AND IMPLEMENT A PERMANENT STORMWATER TREATMENT SYSTEM(S) MAINTENANCE PLAN.

TRAINING DOCUMENTATION:

PREPARER/DESIGNER OF SWPPP:	KARI FRANKLIN
EMPLOYER:	SHORT ELLIOTT HENDRICKSON INC. (SEH)
TRAINING AND DATE OBTAINED:	MAY 31, 2019
NAME OF INSTRUCTOR(S):	UNIVERSITY OF MINNESOTA

THE CONTRACTOR (OPERATOR) SHALL ADD TO THE SWPPP TRAINING RECORDS FOR THE FOLLOWING PERSONNEL:

-INDIVIDUALS OVERSEEING THE IMPLEMENTATION OF, REVISING, AND AMENDING THE SWPPP
-INDIVIDUALS PERFORMING INSPECTIONS
-INDIVIDUALS PERFORMING OR SUPERVISING THE INSTALLATION, MAINTENANCE AND REPAIR OF BMPS

TRAINING MUST RELATE TO THE INDIVIDUAL'S JOB DUTIES AND RESPONSIBILITIES AND SHALL INCLUDE:

1) DATES OF TRAINING
2) NAME OF INSTRUCTORS
3) CONTENT AND HOURS OF TRAINING

THE CONTRACTOR SHALL ENSURE THAT THE INDIVIDUALS ARE TRAINED BY LOCAL, STATE, FEDERAL AGENCIES, PROFESSIONAL ORGANIZATIONS, OR OTHER ENTITIES WITH EXPERTISE IN EROSION PREVENTION, SEDIMENT CONTROL, PERIMETER CONTROL, PERMANENT STORMWATER MANAGEMENT AND THE MINNESOTA NPDES/SDS CONSTRUCTION STORMWATER PERMIT.

TOTAL PROJECT AREA:	8.9 AC
TOTAL DISTURBED AREA:	8.9 AC
PRE-CONSTRUCTION IMPERVIOUS AREA:	0.0 AC
POST-CONSTRUCTION IMPERVIOUS AREA:	2.7 AC
IMPERVIOUS AREA ADDED:	2.7 AC

RECEIVING WATER(S) WITHIN ONE MILE FROM PROJECT BOUNDARIES:
(http://pca-gis02.pca.state.mn.us/CSW/index.html)

ID	NAME	TYPE	SPECIAL WATER CLASSIFICATION	TMDL
	CROW	RIVER	IMPAIRED WATER	NONE
ADDITIONAL BMPS AND/OR ACTIONS REQUIRED:				
STABILIZATION OF ALL EXPOSED SOIL AREAS MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION BUT IN NO CASE COMPLETE LATER THAN SEVEN (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.				

DOES THE PROJECT DISCHARGE TO A CALCAREOUS FEN:	NO
IS THE PROJECT LOCATED IN A KARST AREA:	NO
PROJECTS LOCATED IN KARST AREA PROTECTION OF DRINKING WATER SUPPLY:	MEASURES IMPLEMENTED TO ENSURE
NA	

SITE SOIL INFORMATION: (http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx)
(SOIL INFORMATION PROVIDED IS FOR NPDES PERMIT INFORMATION ONLY. SOIL INFORMATION WAS OBTAINED FROM THE USGS WEBSITE. THE CONTRACTOR SHALL NOT RELY ON THIS SOIL INFORMATION FOR CONSTRUCTION PURPOSES.)

SOIL NAME:	HYDROLOGIC CLASSIFICATION:
ANOKA AND ZIMMERMAN SOILS, TERRACE, 2 TO 6 AND 6 TO 12 PERCENT SLOPES	A
HUBBARD LOAMY SAND, MISSISSIPPI RIVER VALLEY, 2 TO 6 AND 6 TO 12 PERCENT SLOPES	A

IMPLEMENTATION SEQUENCE:
THE CONTRACTOR SHALL COMPLY WITH THE FOLLOWING SEQUENCE.
THE ENGINEER MAY APPROVE ADJUSTMENTS TO THE SEQUENCE AS NEEDED.

1.	INSTALL ROCK CONSTRUCTION ENTRANCE(S)
2.	INSTALL PERIMETER CONTROL AND STABILIZE DOWN GRADIENT BOUNDARIES
3.	COMPLETE SITE GRADING
4.	COMPLETE FINAL GRADING AND STABILIZE DISTURBED AREAS
5.	AFTER CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ACCUMULATED SEDIMENT, REMOVE BMPS, AND RE-STABILIZE ANY AREAS DISTURBED BY THEIR REMOVAL.

THE FOLLOWING DOCUMENTS ARE CONSIDERED PART OF THE SWPPP:
GRADING PLAN SHEET: 3
SWPPP NOTE AND DETAIL SHEETS: 4-5
EROSION CONTROL AND TURF ESTABLISHMENT PLAN SHEET: 6

BMP DESIGN FACTORS:

BMPS ARE SIZED FOR THE FOLLOWING DESIGN STORM:	2-YEAR 24 HOUR EVENT
NATURE OF STORMWATER RUNOFF	
ESTIMATED CONCENTRATED PEAK FLOW FROM IMPERVIOUS SURFACE:	4.30 CFS
ESTIMATED CONCENTRATED PEAK FLOW FROM STEEP (1:3) SLOPES:	0.00 CFS
SITE DRAINAGE FEATURE	ESTIMATED FLOW
SHEETFLOW/ OVERFLOW	0.00 CFS
BMPS UTILIZED TO CONTROL RUNOFF FROM CHANNELIZED FLOW	
SILT FENCE	

TEMPORARY SEDIMENT BASINS:
SHOULD THE DISTURBED AREA BECOME 5 ACRES OR LARGER, THE CONTRACTOR MUST INSTALL A TEMPORARY SEDIMENT BASIN REQUIRED BY THE NPDES CONSTRUCTION PERMIT.

TEMPORARY SEDIMENT BASIN OUTLETS SHALL BE CONSTRUCTED TO PREVENT SHORT-CIRCUITING AND PREVENT THE DISCHARGE OF FLOATING DEBRIS.

BASINS MUST HAVE THE ABILITY TO ALLOW COMPLETE DRAWDOWN, INCLUDE A STABILIZED EMERGENCY OVERFLOW, WITHDRAW WATER FROM THE SURFACE, AND PROVIDE ENERGY DISSIPATION AT THE OUTLET.

TEMPORARY SEDIMENT BASINS SHALL BE PROVIDED WITH ENERGY DISSIPATION AT ANY BASIN OUTLET TO PREVENT SOIL EROSION.

SEDIMENT BASINS MUST BE SITUATED OUTSIDE OF SURFACE WATERS AND ANY BUFFER ZONES, AND MUST BE DESIGNED TO AVOID THE DRAINING WATER FROM WETLANDS.

TEMPORARY SEDIMENT BASINS SHALL BE CONSTRUCTED AND MADE OPERATIONAL CONCURRENT OR PRIOR TO SOIL DISTURBANCE THAT IS UPGRADIENT AND CONTRIBUTES RUNOFF TO THE BASIN.

PERMANENT STORMWATER MANAGEMENT SYSTEM
PERMANENT STORMWATER MANAGEMENT SYSTEM IS DESIGNED TO MEET THE REQUIREMENTS OF NPDES GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY.

NEW (ADDED) IMPERVIOUS:	2.7 AC
WATER QUALITY VOLUME (WQV):	0.25 AF

INFILTRATION/FILTRATION DESIGN PARAMETERS:

DESIGN INFILTRATION RATE:	6 IN/HR
CALCULATED DRAWDOWN TIME:	< 1 HR

TEMPORARY SEDIMENT BASIN / INFILTRATION PONDS AND DEPRESSIONAL AREAS:

NO PARTICULAR DRAINAGE AREA IS LARGE ENOUGH TO WARRANT A TEMPORARY SEDIMENT BASIN ONSITE, HOWEVER THE CONTRACTOR MAY UTILIZE THE NE INFILTRATION BASIN TO COLLECT SITE RUNOFF. LISTED BELOW ARE PROTECTION MEASURES AND CONSTRUCTION SEQUENCING FOR THE INFILTRATION BASIN AND DEPRESSIONAL AREAS. (REFER TO EROSION CONTROL AND TURF ESTABLISHMENT PLAN FOR THE LOCATION OF THE INFILTRATION BASIN AND DEPRESSIONAL AREAS.)

- CONTRACTOR SHALL STAKE OFF AND MARK INFILTRATION/ DEPRESSIONAL AREAS TO AVOID SOIL COMPACTION.
- CONTRACTOR SHALL ENSURE INFILTRATION/FILTRATION SYSTEMS ARE NOT TO BE EXCAVATED TO FINAL GRADE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED AND FULLY STABILIZED.
- CONTRACTOR SHALL IMPLEMENT RIGOROUS EROSION PREVENTION AND SEDIMENT CONTROLS BMPS TO CONTROL SEDIMENT AND RUNOFF INTO THE INFILTRATION BASIN AND DEPRESSIONAL AREAS. IT IS IMPERATIVE THAT ALL DEPRESSIONAL AREAS STAY FREE OF ANY SEDIMENT RUNOFF.
- AFTER SITE GRADING HAS BEEN COMPLETED AND THE SITE HAS BEEN STABILIZED, RESHAPING OF THE INFILTRATION BASIN SHALL COMMENCE. ONLY LOW IMPACT TRACK EQUIPMENT SHOULD BE USED WITHIN THE INFILTRATION AREAS. SCARIFY THE TOP 12" OF SOIL ON THE BOTTOM OF THE INFILTRATION BASIN.
- SHOULD ANY DEPRESSIONAL AREAS BE DAMAGED DURING CONSTRUCTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO RESTORE THESE AREAS FOLLOWING THE STEPS LISTED ABOVE FOR THE INFILTRATION BASIN.
- THE CONTRACTOR SHALL COMPLETE ON-SITE TESTING TO VERIFY INFILTRATION/FILTRATION RATES AFTER ALL CONSTRUCTION IS COMPLETE ON THE INFILTRATION BASIN AND THE DEPRESSIONAL AREAS.

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DRAWN BY: KLF
DESIGNER: KLF
CHECKED BY: SAL
DESIGN TEAM

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DAVID W. BLOMMEL, P.E.
Date: 01/22/2019 Lic. No. 46725

ROGERS, MINNESOTA

SWPPP

FILE NO. ROGER G142

EROSION PREVENTION MEASURES AND TIMING:
THE CONTRACTOR IS RESPONSIBLE FOR ALL EROSION PREVENTION MEASURES FOR THE PROJECT.

EROSION PREVENTION MEASURES SHOWN ON PLANS ARE THE ABSOLUTE MINIMUM REQUIREMENTS. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL EROSION PREVENTION MEASURES AS NECESSARY TO PROPERLY MANAGE THE PROJECT AREA.

THE CONTRACTOR SHALL PLAN AND IMPLEMENT APPROPRIATE CONSTRUCTION PRACTICES AND CONSTRUCTION PHASING TO MINIMIZE EROSION AND RETAIN VEGETATION WHENEVER POSSIBLE.

THE CONTRACTOR SHALL DELINEATE AREAS NOT TO BE DISTURBED AND/OR TO BE PROTECTED WITH FLAGS, STAKES, SIGNS, SILT FENCE, OR OTHER MEANS NECESSARY TO PROTECT THESE AREAS BEFORE CONSTRUCTION BEGINS ON THE SITE.

THE CONTRACTOR SHALL STABILIZE OF ALL EXPOSED SOILS IMMEDIATELY TO LIMIT SOIL EROSION. IN NO CASE SHALL ANY EXPOSED AREAS, INCLUDING STOCK PILES, HAVE EXPOSED SOILS FOR MORE THAN 7 DAYS WITHOUT PROVIDING TEMPORARY OR PERMANENT STABILIZATION.

DRAINAGE PATHS, DITCHES, AND/OR SWALES SHALL HAVE TEMPORARY OR PERMANENT STABILIZATION WITHIN 24 HOURS OF CONNECTING TO A SURFACE WATER OR 24 HOURS AFTER CONSTRUCTION ACTIVITY IN THE DITCH/SWALE HAS TEMPORARILY OR PERMANENTLY CEASED.

THE CONTRACTOR SHALL COMPLETE THE STABILIZATION OF ALL EXPOSED SOILS WITHIN 24 HOURS THAT LIE WITHIN 200 FEET OF PUBLIC WATERS PROMULGATED "WORK IN WATER RESTRICTIONS" BY THE MN DNR DURING SPECIFIED FISH SPAWNING TIMES.

THE CONTRACTOR SHALL IMPLEMENT STORMWATER CONVEYANCE CHANNELS WHEN APPROPRIATE TO ROUTE WATER AROUND UNSTABILIZED AREAS ON SITE TO REDUCE EROSION.

THE CONTRACTOR SHALL IMPLEMENT EROSION CONTROL BMPS AND VELOCITY DISSIPATION DEVICES ALONG CONSTRUCTED STORMWATER CONVEYANCE CHANNELS AND OUTLETS.

THE CONTRACTOR SHALL STABILIZE TEMPORARY AND/OR PERMANENT DRAINAGE DITCHES OR SWALES WITHIN 200 LINEAL FEET FROM PROPERTY EDGE, OR DISCHARGE POINT(S) WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE.

TEMPORARY OR PERMANENT DITCHES OR SWALES USED AS A SEDIMENT CONTAINMENT SYSTEM DURING CONSTRUCTION MUST BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM.

THE CONTRACTOR SHALL NOT UTILIZE HYDROMULCH, TACKIFIER, POLYACRYLAMIDE OR SIMILIAR EROSION PREVENTION PRACTICES AS A FORM OF STABILIZATION FOR TEMPORARY OR PERMANENT DRAINAGE DITCHES OR SWALES.

THE CONTRACTOR SHALL ENSURE PIPE OUTLETS HAVE TEMPORARY OR PERMANENT ENERGY DISSIPATION WITH IN 24 HOURS OF CONNECTION TO A SURFACE WATER.

THE CONTRACTOR SHALL DIRECT DISCHARGES FROM BMPS TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORMWATER INFILTRATION. VELOCITY DISSIPATION DEVICES MUST BE USED TO PREVENT EROSION WHEN DIRECTING STORMWATER TO VEGETATED AREAS.

SEDIMENT CONTROL MEASURES AND TIMING:
THE CONTRACTOR IS RESPONSIBLE FOR ALL SEDIMENT CONTROL MEASURES FOR THE PROJECT.

SEDIMENT CONTROL MEASURES SHOWN ON PLANS ARE THE ABSOLUTE MINIMUM REQUIREMENTS. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL SEDIMENT CONTROL MEASURES AS NECESSARY TO PROPERLY MANAGE THE PROJECT AREA.

THE CONTRACTOR SHALL ENSURE SEDIMENT CONTROL MEASURES ARE ESTABLISHED ON ALL DOWN GRADIENT PERIMETERS BEFORE ANY UPGRADIENT LAND DISTURBING ACTIVITIES BEGIN. THESE MEASURES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED.

THE CONTRACTOR SHALL ENSURE THERE ARE NO UNBROKEN SLOPE LENGTH GREATER THAN 75 FEET ON SLOPES 3:1 OR STEEPER.

THE CONTRACTOR SHALL ENSURE SEDIMENT CONTROL PRACTICES REMOVED OR ADJUSTED FOR SHORT-TERM ACTIVITIES BE RE-INSTALLED IMMEDIATELY AFTER THE SHORT-TERM ACTIVITY HAS BEEN COMPLETED. SEDIMENT CONTROL PRACTICES MUST BE REINSTALLED BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE SHORT-TERM ACTIVITY IS NOT COMPLETE.

THE CONTRACTOR SHALL ENSURE STORM DRAIN INLETS AND CULVERT INLETS ARE PROTECTED BY APPROPRIATE BMPS DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAS BEEN STABILIZED. INLET AND CULVERT PROTECTION SHALL CONFORM TO THE 2014 MNDOT SPECIFICATIONS 2573.

THE CONTRACTOR SHALL ENSURE STOCK PILES ARE PROVIDED WITH AN EFFECTIVE SEDIMENT PERIMETER CONTROL AND STOCK PILES SHALL NOT BE PLACED IN ANY TYPE OF SURFACE WATER OR NATURAL BUFFER.

THE CONTRACTOR SHALL INSTALL PERIMETER CONTROL AROUND ALL STAGING AREAS, BORROW PITS, AND AREAS CONSIDERED ENVIRONMENTALLY SENSITIVE.

THE CONTRACTOR SHALL ENSURE VEHICLE TRACKING BE MINIMIZED WITH EFFECTIVE BMPS. WHERE THE BMPS FAIL TO PREVENT SEDIMENT FROM TRACKING ONTO STREETS THE CONTRACTOR SHALL CONDUCT STREET SWEEPING TO REMOVE ALL TRACKED SEDIMENT.

THE CONTRACTOR SHALL IMPLEMENT CONSTRUCTION PRACTICES TO MINIMIZE SOIL COMPACTION.

THE CONTRACTOR SHALL ENSURE ALL CONSTRUCTION ACTIVITY REMAIN WITHIN PROJECT LIMITS AND THAT ALL IDENTIFIED RECEIVING WATER BUFFERS ARE MAINTAINED.

THE CONTRACTOR SHALL NOT UTILIZE SEDIMENT CONTROL CHEMICALS ON SITE.

EROSION PREVENTION BMP SUMMARY:
SEE EROSION AND SEDIMENT CONTROL PLAN SHEET AND BID FORM FOR TYPE, LOCATION, AND QUANTITY OF EROSION PREVENTION BMPS.

SEDIMENT CONTROL BMP SUMMARY:
SEE EROSION AND SEDIMENT CONTROL PLAN SHEETS AND BID FORM FOR TYPE, LOCATION, AND QUANTITY OF SEDIMENT CONTROL BMPS.

DEWATERING AND BASIN DRAINING ACTIVITIES:
THE CONTRACTOR IS RESPONSIBLE FOR ADHERING TO ALL DEWATERING AND SURFACE DRAINAGE REGULATIONS.

WATER FROM DEWATERING ACTIVITIES SHALL DISCHARGE TO A TEMPORARY AND/OR PERMANENT SEDIMENT BASIN.

IF WATER CANNOT BE DISCHARGED TO A SEDIMENTATION BASIN, IT SHALL BE TREATED WITH OTHER APPROPRIATE BMPS, TO EFFECTIVELY REMOVE SEDIMENT.

DISCHARGE THAT CONTAINS OIL OR GREASE MUST BE TREATED WITH AN OIL-WATER SEPARATOR OR SUITABLE FILTRATION DEVICE PRIOR TO DISCHARGE.

DISCHARGE POINTS SHALL BE PROTECTED FROM EROSION AND SCOUR.

DISCHARGE WATER SHALL BE DISPERSED OVER AN ACCEPTED ENERGY DISSIPATION MEASURE.

WATER FROM DEWATERING SHALL BE DISCHARGED IN A MANNER THAN DOES NOT CAUSE NUISANCE CONDITIONS, EROSION, OR INUNDATION OF WETLANDS.

BACKWASH WATER USED FOR FILTERING SHALL BE HAULED AWAY FOR DISPOSAL, RETURNED TO THE BEGINNING OF TREATMENT PROCESS, OR INCORPORATED INTO THE SITE IN A MANNER THAT DOES NOT CAUSE EROSION. THE CONTRACTOR SHALL REPLACE AND CLEAN FILTER MEDIAS USED IN DEWATERING DEVICES WHEN REQUIRED TO MAINTAIN ADEQUATE FUNCTION.

INSPECTION AND MAINTENANCE:
ALL INSPECTIONS, MAINTENANCE, REPAIRS, REPLACEMENTS, AND REMOVAL OF BMPS IS TO BE CONSIDERED INCIDENTAL TO THE BMP BID ITEMS.

THE CONTRACTOR IS RESPONSIBLE FOR COMPLETING SITE INSPECTIONS, AND BMP MAINTENANCE TO ENSURE COMPLIANCE WITH THE PERMIT REQUIREMENTS.

THE CONTRACTOR SHALL INSPECT THE CONSTRUCTION SITE ONCE EVERY 7 DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS.

THE CONTRACTOR SHALL DOCUMENT A WRITTEN SUMMARY OF ALL INSPECTIONS AND MAINTENANCE ACTIVITIES CONDUCTED WITHIN 24 HOURS OF OCCURRENCE. RECORDS OF EACH ACTIVITY SHALL INCLUDE THE FOLLOWING:

-DATE AND TIME OF INSPECTIONS;
-NAME OF PERSON(S) CONDUCTING INSPECTION;
-FINDINGS AND RECOMMENDATIONS FOR CORRECTIVE ACTIONS IF NECESSARY;
-CORRECTIVE ACTIONS TAKEN;
-DATE AND AMOUNT OF RAINFALL EVENTS;
-POINTS OF DISCHARGE OBSERVED DURING INSPECTION AND DESCRIPTION OF THE DISCHARGE
-AMENDMENTS MADE TO THE SWPPP.

THE CONTRACTOR SHALL SUBMIT A COPY OF THE WRITTEN INSPECTIONS TO THE ENGINEER AND OWNER ON A MONTHLY BASIS. IF MONTHLY INSPECTION REPORTS ARE NOT SUBMITTED, MONTHLY PAYMENTS MAY BE HELD.

THE CONTRACTOR SHALL KEEP THE SWPPP, ALL INSPECTION REPORTS, AND AMENDMENTS ONSITE. THE CONTRACTOR SHALL DESIGNATE A SPECIFIC ONSITE LOCATION TO KEEP THE RECORDS

THE CONTRACTOR IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY BMP'S, AS WELL AS EROSION AND SEDIMENT CONTROL BMP'S.

THE CONTRACTOR SHALL INSPECT EROSION PREVENTION AND SEDIMENTATION CONTROL BMPS TO ENSURE INTEGRITY AND EFFECTIVENESS. ALL NONFUNCTIONAL BMPS SHALL BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPS WITHIN 24 HOURS OF FINDING. THE CONTRACTOR SHALL INVESTIGATE AND COMPLY WITH THE FOLLOWING INSPECTION AND MAINTENANCE REQUIREMENTS:

PERIMETER CONTROL DEVICES, INCLUDING SILT FENCE SHALL BE REPAIRED, OR REPLACED, WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/3 OF THE DEVICE HEIGHT. THESE REPAIRS SHALL BE MADE WITHIN 24 HOURS OF DISCOVERY.

TEMPORARY AND PERMANENT SEDIMENT BASINS SHALL BE DRAINED AND THE SEDIMENT REMOVED WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES ½ THE STORAGE VOLUME. DRAINAGE AND REMOVAL MUST BE COMPLETED WITHIN 72 HOURS OF DISCOVERY.

SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS, MUST BE INSPECTED FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION. THE CONTRACTOR SHALL REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS. THE CONTRACTOR SHALL RE-STABLIZE THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL. REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN 7 DAYS OF DISCOVERY, UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL CONSTRAINTS. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AUTHORITIES AND OBTAIN ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK IN SURFACE WATERS.

CONSTRUCTION SITE VEHICLE EXIT LOCATIONS SHALL BE INSPECTED DAILY FOR EVIDENCE OF SEDIMENT TRACKING ONTO PAVED SURFACES. TRACKED SEDIMENT MUST BE REMOVED FROM ALL PAVED SURFACES WITHIN 24 HOURS OF DISCOVERY.

IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT MUST BE REMOVED IN A MANOR AND AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS.

INFILTRATION AREAS SHALL BE INSPECTED FOR SIGNS OF SEDIMENTATION AND COMPACTION.

POLLUTION PREVENTION MANAGEMENT MEASURES:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL POLLUTION PREVENTION MANAGEMENT MEASURES.

ALL POLLUTION PREVENTION MEASURES ARE CONSIDERED INCIDENTAL TO THE MOBILIZATION BID ITEM, UNLESS OTHERWISE NOTED.

THE CONTRACTOR IS RESPONSIBLE FOR INFORMING ALL VISITORS AND/OR PERSONNEL ON-SITE OF THE POLLUTION PREVENTION MANAGEMENT MEASURES. POLLUTION PREVENTION MANAGEMENT MEASURES INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL, IN COMPLIANCE WITH MPCA DISPOSAL REQUIREMENTS, OF ALL HAZARDOUS MATERIALS, SOLID WASTE, AND PRODUCTS ON-SITE.

THE CONTRACTOR SHALL ENSURE BUILDING PRODUCTS THAT HAVE THE POTENTIAL TO LEACH POLLUTANTS ARE KEPT UNDER COVER TO PREVENT THE DISCHARGE OF POLLUTANTS.

THE CONTRACTOR SHALL ENSURE PESTICIDES, HERBICIDES, INSECTICIDES, FERTILIZERS, TREATMENT CHEMICALS, AND LANDSCAPE MATERIALS ARE COVERED TO PREVENT THE DISCHARGE OF POLLUTANTS.

THE CONTRACTOR SHALL ENSURE HAZARDOUS MATERIALS AND TOXIC WASTE IS PROPERLY STORED IN SEALED CONTAINERS TO PREVENT SPILLS, LEAKS, OR OTHER DISCHARGE. STORAGE AND DISPOSAL OF HAZARDOUS WASTE OR HAZARDOUS MATERIALS MUST BE IN COMPLIANCE WITH MINN. R. CH. 7045 INCLUDING SECONDARY CONTAINMENT AS APPLICABLE.

THE CONTRACTOR SHALL ENSURE ASPHALT SUBSTANCES USED ON-SITE SHALL ARE APPLIED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

THE CONTRACTOR SHALL ENSURE PAINT CONTAINERS AND CURING COMPOUNDS SHALL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT AND/OR CURING COMPOUNDS SHALL NOT BE DISCHARGED INTO THE STORM SEWER SYSTEM AND SHALL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURE'S INSTRUCTION.

THE CONTRACTOR SHALL ENSURE SOLID WASTE BE STORED, COLLECTED AND DISPOSED OF PROPERLY IN COMPLIANCE WITH MINN. R. CH. 7035.

THE CONTRACTOR SHALL ENSURE POTABLE TOILETS ARE POSITIONED SO THAT THEY ARE SECURE AND WILL NOT BE TIPPED OR KNOCKED OVER. SANITARY WASTE MUST BE DISPOSED OF PROPERLY IN ACCORDANCE WITH MINN. R, CH. 7041.

THE CONTRACTOR SHALL MONITOR ALL VEHICLES ON-SITE FOR LEAKS AND RECEIVE REGULAR PREVENTION MAINTENANCE TO REDUCE THE CHANCE OF LEEKAGE.

EXTERNAL WASHING OF TRUCKS AND OTHER CONSTRUCTION VEHICLES AND ENGINE DEGREASING ARE PROHIBITED AT THE CONSTRUCTION SITE.

THE CONTRACTOR SHALL ENSURE WASHOUT WASTE MUST CONTACT THE GROUND AND BE PROPERLY DISPOSED OF IN COMPLIANCE WITH MPCA RULES.

THE CONTRACTOR SHALL INCLUDE SPILL KITS WITH ALL FUELING SOURCES AND MAINTENANCE ACTIVITIES. SECONDARY CONTAINMENT MEASURES SHALL BE INSTALLED AND MAINTAINED BY THE CONTRACTOR.

THE CONTRACTOR SHALL ENSURE SPILLS ARE CONTAINED AND CLEANED UP IMMEDIATELY UPON DISCOVERY. SPILLS LARGE ENOUGH TO REACH THE STORM WATER CONVEYANCE SYSTEM SHALL BE REPORTED TO THE MINNESOTA DUTY OFFICER AT 1.800.422.0798.

FINAL STABILIZATION:
THE CONTRACTOR IS RESPONSIBLE FOR ENSURING FINAL STABILIZATION OF THE ENTIRE SITE. FINAL STABILIZATION INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:

ALL SOIL DISTURBING ACTIVITIES HAVE BEEN COMPLETED.

ALL EXPOSED SOILS HAVE BEEN UNIFORMLY STABILIZED WITH AT LEAST 70% VEGETATION COVERAGE.

PERMANENT STORM WATER MANAGEMENT SYSTEM(S) ARE CONSTRUCTED AND ARE OPERATING AS DESIGNED.

ALL DRAINAGE DITCHES, PONDS, AND ALL STORM WATER CONVEYANCE SYSTEMS HAVE BEEN CLEARED OF SEDIMENT AND STABILIZED WITH PERMANENT COVER TO PRECLUDE EROSION.

ALL TEMPORARY BMPS HAVE BEEN REMOVED AND PROPERLY DISPOSED OF.

FINAL STABILIZATION SHALL BE PREFORMED IN ACCORDANCE WITH MNDOT 2014 SPECIFICATION 2575.

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DRAWN BY:	KLF
DESIGNER:	KLF
CHECKED BY:	SAL
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NO.	BY	DATE	REVISIONS

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1200 25TH AVENUE SOUTH
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DAVID W. BLOMMEL, P.E.
Date: 01/22/2019 Lic. No. 46725

ROGERS, MINNESOTA

SWPPP

FILE NO.
ROGER G142

SEED AREA WITH 25-151 (200 LBS/ ACRE)
HYDRAULIC SOIL STABILIZER, MULCH
TYPE 5 (2,500 LBS/ ACRE),
FERTILIZER TYPE 1 (350 LBS/ ACRE)

N

40 0 40 80
scale 20 feet

502 LF SILT FENCE
590 SY EROSION CONTROL BLANKET
DEPRESSIONAL AREA
CONSTRUCTION ENTRANCE
RESERVOIR ENTRANCE
670 SY EROSION CONTROL BLANKET ON PROPOSED SWALE
TENNIS CENTER PAD
ABOVE GROUND WATER RESERVOIR
147TH AVENUE N
PROPOSED PARKING
EXISTING PARKING LOT
1,280 SY EROSION CONTROL BLANKET ON PROPOSED SWALE
PROPOSED TRAIL EROSION CONTROL BLANKET ON PROPOSED SWALE
FIELD
FIELD
INFILTRATION BASIN
PROPOSED TRAIL
1130 LF SILT FENCE
DEPRESSIONAL AREA

Save: 4/15/2019 1:37 PM kfranklin Plot: 4/15/2019 1:37 PM P:\PTI\RROGER\common\General Numbers\G142 2015 Tennis Center\5-final-dsgn\51-drawings\10-Civil\cad\dwg\plnshts\RG142-TE.dwg

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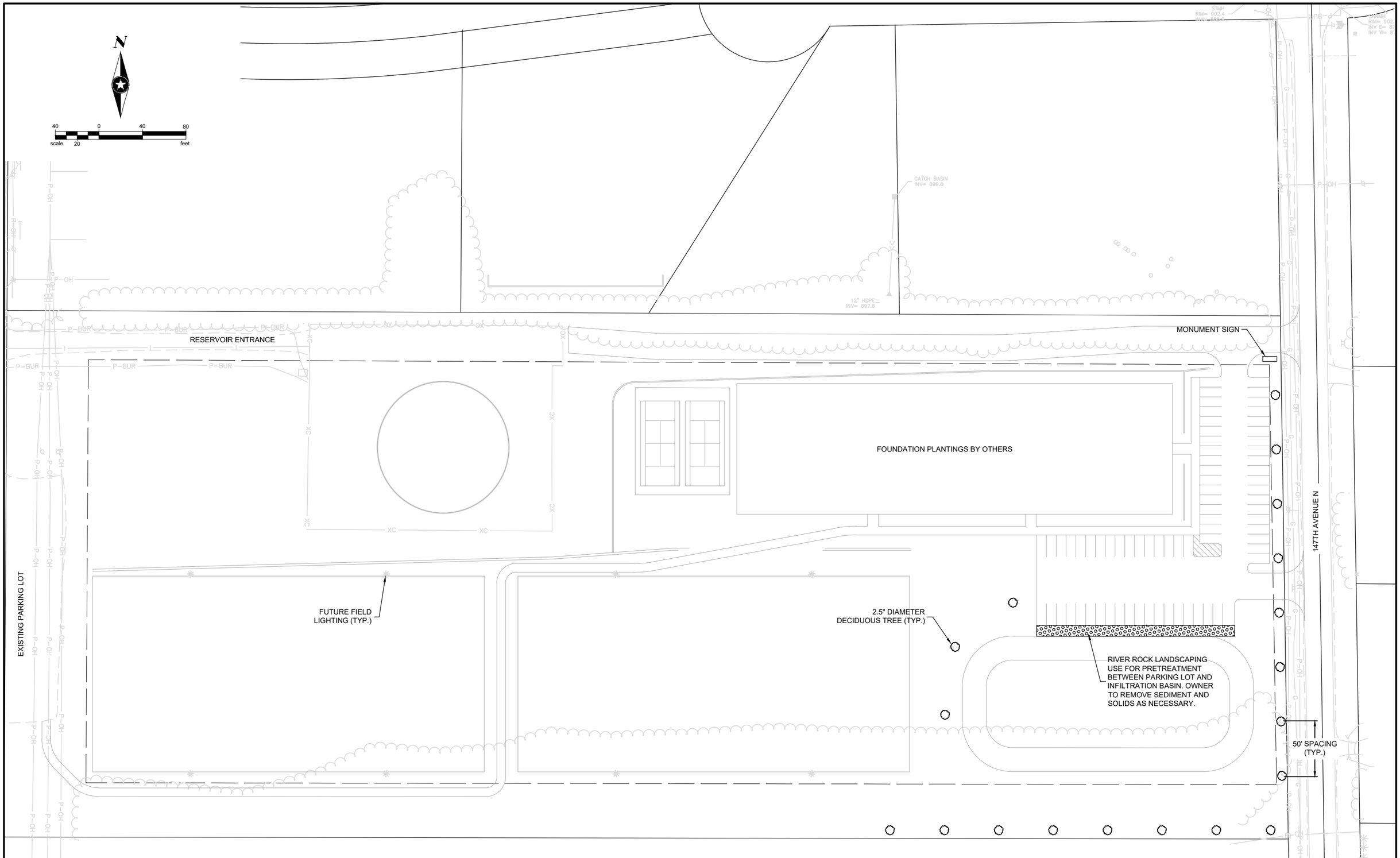
Date: 01/22/2019 Lic. No. 46725

ROGERS, MINNESOTA

EROSION CONTROL AND TURF ESTABLISHMENT PLAN

FILE NO. ROGER G142

8/9



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DRAWN BY: KLF	1.	KLF	04/15/19	ADDED LANDSCAPING INFORMATION
DESIGNER: KLF				
CHECKED BY: SAL				
DESIGN TEAM	NO.	BY	DATE	REVISIONS

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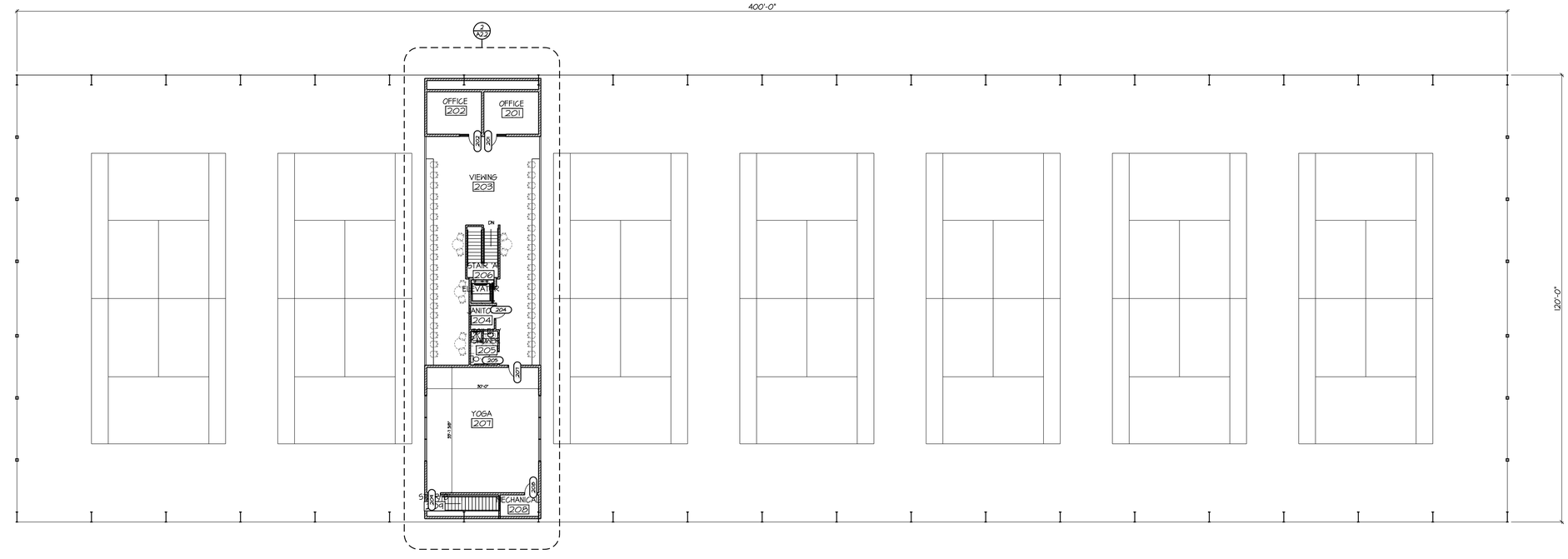
Date: 01/22/19 Lic. No. 46725

ROGERS, MINNESOTA

LANDSCAPE PLAN

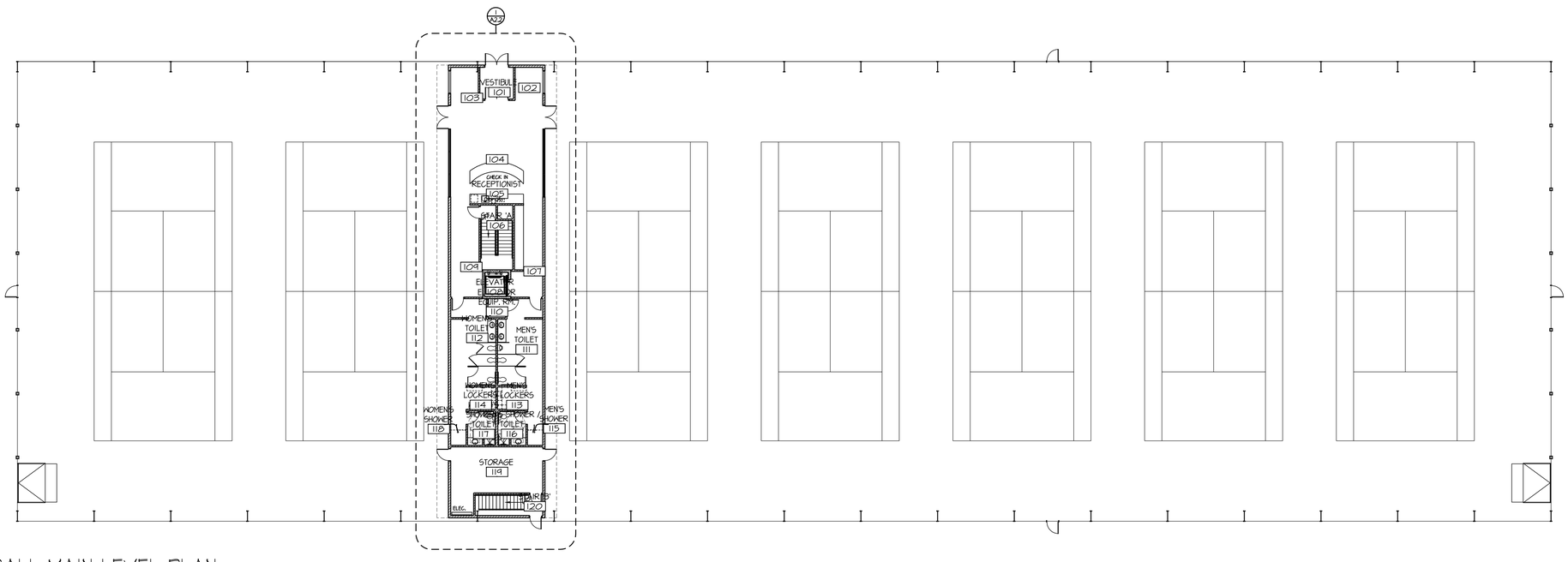
FILE NO. ROGER G142

9/9



2 / A2.1 OVERALL UPPER LEVEL PLAN

1/16" = 1'-0"



1 / A2.1 OVERALL MAIN LEVEL PLAN

1/16" = 1'-0"

HTG architects

www.htg-architects.com
Minneapolis Tampa Bismarck

9300 Hennepin Town Road
Minneapolis, MN 55347
Tel: 952.278.8880

PROJECT

ROGERS TENNIS CENTER

NEW BUILDING

ROGERS, MINNESOTA

ISSUED SET	CITY SUBMITTAL 04-17-2019
REVISIONS	
DATE	NO.

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THOMAS R. MOORSE

_____ -
REG. NO. DATE

OVERALL MAIN LEVEL PLAN &
OVERALL UPPER LEVEL PLAN

ML-181155.dwg Apr 16, 2019 - 12:54pm

DRAWN BY: AAT CHECKED BY: TRM

A2.1

181155 ML-181155

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ROOM FINISH SCHEDULE:

NO.	ROOM NAME	FLOOR		BASE		WALLS								CEILING		REMARKS
						NORTH		SOUTH		EAST		WEST				
		MATL.	FINISH	MATL.	FINISH	MATL.	FINISH	MATL.	FINISH	MATL.	FINISH	MATL.	FINISH	MATL.	FINISH	
101	VESTIBULE															
102																
103																
104																
105	RECEPTIONIST															
106	STAIR 'A'															
107																
108	ELEVATOR															
109																
110	ELEVATOR EQUIP. RM.															
111	MEN'S TOILET															
112	WOMEN'S TOILET															
113	MEN'S LOCKERS															
114	WOMEN'S LOCKERS															
115	MEN'S SHOWER															
116	MEN'S SHOWER / TOILET															
117	WOMEN'S SHOWER / TOILET															
118	WOMEN'S SHOWER															
119	STORAGE															
120	STAIR 'B'															

ROOM FINISH SCHEDULE:

NO.	ROOM NAME	FLOOR		BASE		WALLS								CEILING		REMARKS
						NORTH		SOUTH		EAST		WEST				
		MATL.	FINISH	MATL.	FINISH	MATL.	FINISH	MATL.	FINISH	MATL.	FINISH	MATL.	FINISH	MATL.	FINISH	
	ELEVATOR															
201	OFFICE															
202	OFFICE															
203	VIEWING															
204	JANITOR															
205	TOILET / SHOWER															
206	STAIR 'A'															
207	YOGA															
208	MECHANICAL															
209	STAIR 'B'															

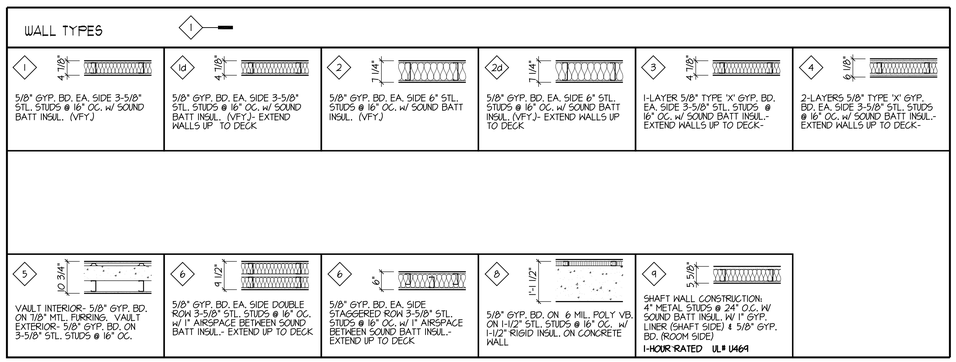
DOOR SCHEDULE:

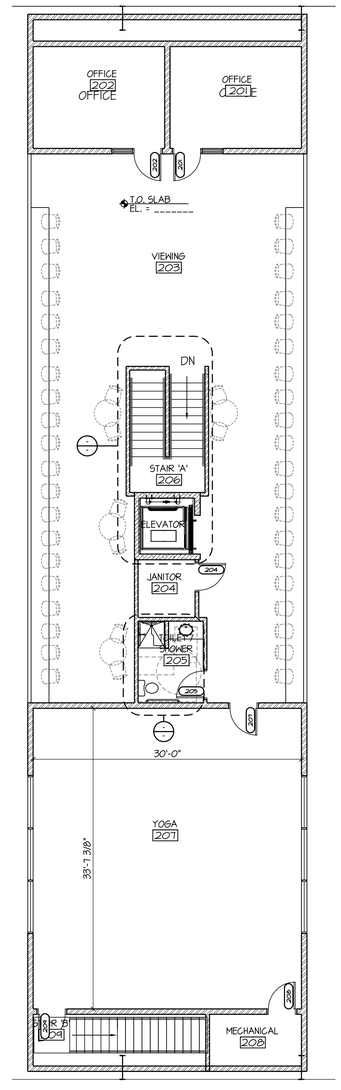
NO	DOOR SIZE	DOOR		FRAME		RATING	HARDWARE	NOTES
		MATL.	TYPE	MATL.	TYPE			
101A	PR 3'-0" x 7'-0"	HM	X/A6.1	HM	X/A6.1	--	--	--
101B	PR 3'-0" x 7'-0"	HM	X/A6.1	HM	X/A6.1	--	--	--
104A	PR 3'-0" x 7'-0"	HM	X/A6.1	HM	X/A6.1	--	--	--
104B	PR 3'-0" x 7'-0"	HM	X/A6.1	HM	X/A6.1	--	--	--
109	3'-0" x 7'-0"	HM	X/A6.1	HM	X/A6.1	--	--	--
110	3'-0" x 7'-0"	HM	X/A6.1	HM	X/A6.1	--	--	--
111	3'-0" x 7'-0"	HM	X/A6.1	HM	X/A6.1	--	--	--
112	3'-0" x 7'-0"	HM	X/A6.1	HM	X/A6.1	--	--	--
116	3'-0" x 7'-0"	HM	X/A6.1	HM	X/A6.1	--	--	--
117	3'-0" x 7'-0"	HM	X/A6.1	HM	X/A6.1	--	--	--
119A	3'-0" x 7'-0"	HM	X/A6.1	HM	X/A6.1	--	--	--
119B	3'-0" x 7'-0"	HM	X/A6.1	HM	X/A6.1	--	--	--
120A	3'-0" x 7'-0"	?	X/A6.1	?	X/A6.1	--	--	--
120B	3'-0" x 7'-0"	?	X/A6.1	?	X/A6.1	--	--	--

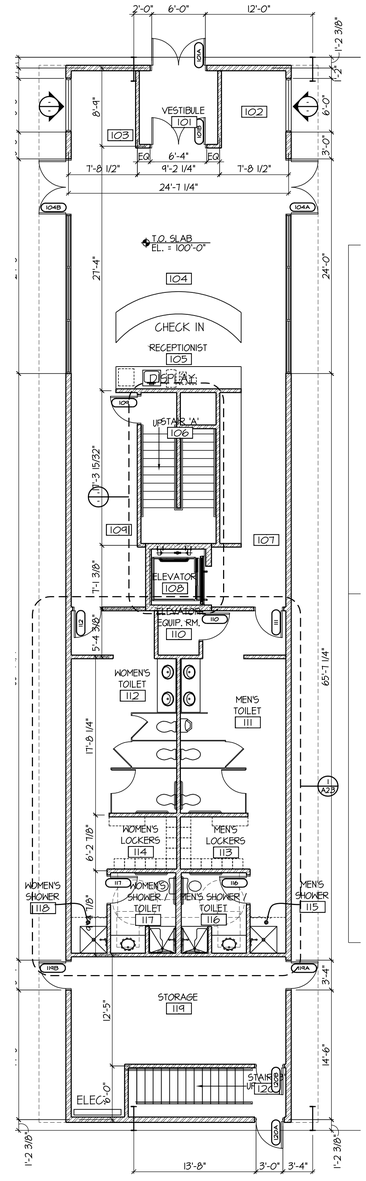
DOOR SCHEDULE:

NO	DOOR SIZE	DOOR		FRAME		RATING	HARDWARE	NOTES
		MATL.	TYPE	MATL.	TYPE			
201	3'-0" x 7'-0"	HM	X/A6.1	HM	X/A6.1	--	--	--
202	3'-0" x 7'-0"	HM	X/A6.1	HM	X/A6.1	--	--	--
204	3'-0" x 7'-0"	HM	X/A6.1	HM	X/A6.1	--	--	--
205	3'-0" x 7'-0"	HM	X/A6.1	HM	X/A6.1	--	--	--
207	3'-0" x 7'-0"	HM	X/A6.1	HM	X/A6.1	--	--	--
208	3'-0" x 7'-0"	HM	X/A6.1	HM	X/A6.1	--	--	--
209	3'-0" x 7'-0"	HM	X/A6.1	HM	X/A6.1	--	--	--

WALL TYPES







1 A2.2 ENLARGED MAIN LEVEL PLAN
1/16" = 1'-0"

2 A2.2 ENLARGED UPPER LEVEL PLAN
1/16" = 1'-0"

HTG architects

www.htg-architects.com
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PROJECT

ROGERS TENNIS CENTER

NEW BUILDING

ROGERS, MINNESOTA

ISSUED SET CITY SUBMITTAL 04-17-2019
REVISIONS
DATE NO.

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REG. NO. DATE

MAIN LEVEL ENLARGED PLAN

ML-181155.dwg Apr 16, 2019 - 12:55pm

DRAWN BY: AAT CHECKED BY: TRM

A2.2

181155 ML-181155

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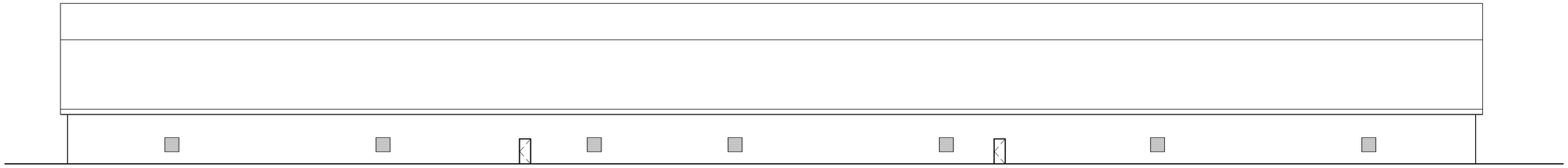
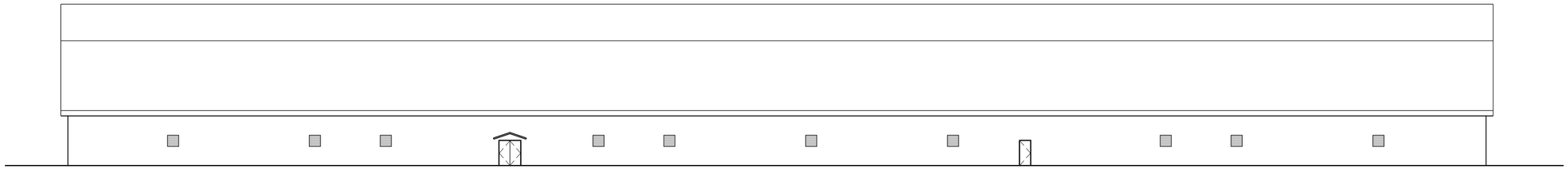


1 A3.1 WEST EXTERIOR ELEVATION

1/16"=1'-0"



2 A3.1 EAST EXTERIOR ELEVATION

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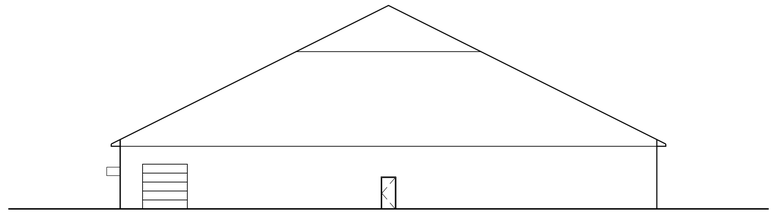
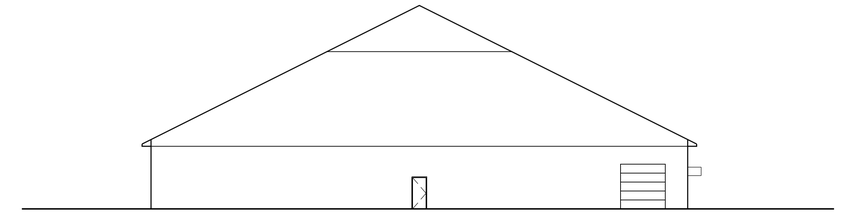


3 A3.1 SOUTH EXTERIOR ELEVATION

1/16"=1'-0"



4 A3.1 NORTH EXTERIOR ELEVATION

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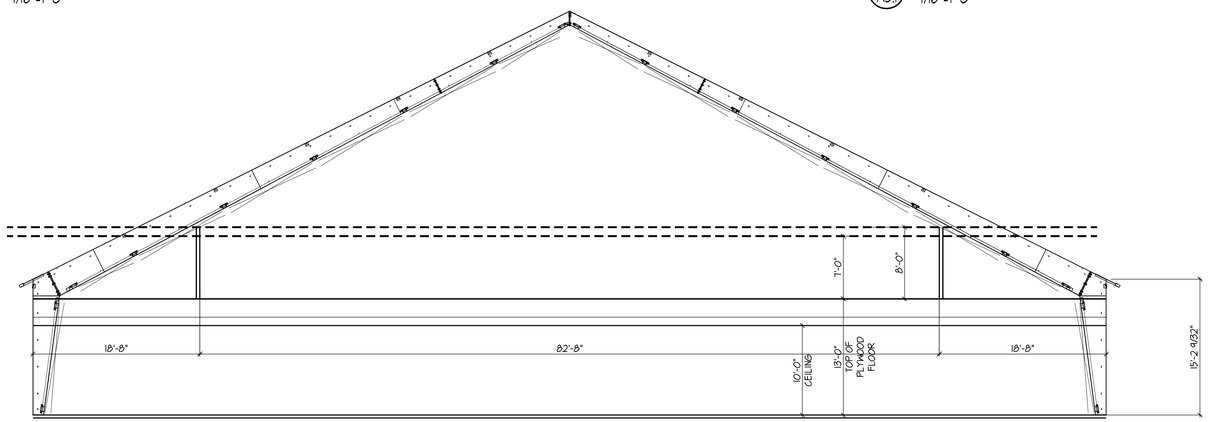

5 A3.1 BUILDING SECTION

1/8"=1'-0"

HTG architects

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PROJECT

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ROGERS, MINNESOTA

ISSUED SET CITY SUBMITTAL 04-17-2019

REVISIONS

DATE	NO.	

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THOMAS R. MOORSE

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REG. NO. DATE

EXTERIOR ELEVATIONS

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A3.1

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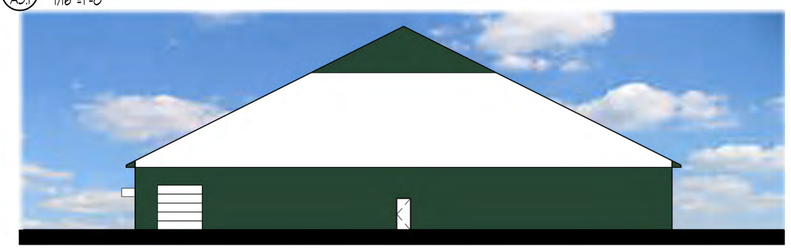
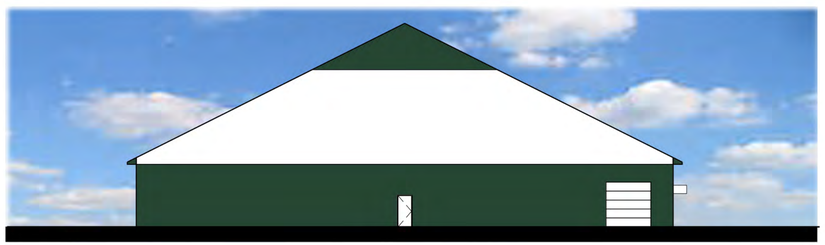
1 A3.1 WEST EXTERIOR ELEVATION
1/16"=1'-0"

2 A3.1 EAST EXTERIOR ELEVATION
1/16"=1'-0"



3 A3.1 SOUTH EXTERIOR ELEVATION
1/16"=1'-0"



4 A3.1 NORTH EXTERIOR ELEVATION
1/16"=1'-0"

NLS LIGHTING

NV SERIES

AREA LIGHTING

FORM AND FUNCTION

- Sleek, low profile housing
- Spec grade performance
- Engineered for optimum thermal management
- Low depreciation rate
- Reduces energy consumption and costs up to 65%
- Exceeds IES foot candle levels utilizing the least number of poles and fixtures per project
- Optical system designed for:
  - Parking Lots
  - Auto Dealerships
  - General Area Lighting

CONSTRUCTION

- Die Cast Aluminum
- External cooling fins, Finite Element Analysis (FEA) designed
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP-65 seal for electronics compartment
- One-piece Optics Plate™ mounting silicone Micro Optics
- Two-piece silicone Micro Optic system ensures IP-67 level seal around each PCB
- Grade 2 Clear Anodized Optics Plate™ standard

FINISH

- 3-5 mils electrostatic powder coat.
- NLS' standard high-quality finishes prevent corrosion protects against and extreme environmental conditions

WARRANTY

Five-year limited warranty for drivers and LEDs.

Above: NV-2 with QMB
Below: NV-1 with Direct Pole

LISTINGS

- Certified to UL 1598
- UL 8750
- CSA C22.2 No. 250.0
- DesignLights Consortium® (DLC)
- DesignLights Consortium Premium® (DLCP)
- IP65/ IP67 Rated
- 3G Vibration Rated per ANSI C136.31-2010

LED WATTAGE CHART

	16L	32L	48L	64L	80L	96L	112L	128L
350 milliamps	18w	-	-	-	-	-	-	-
530 milliamps	28w	-	-	-	-	-	-	-
700 milliamps	36w	71w	104w	136w	168w	200w	243w	265w
1050 milliamps	56w	106w	156w	205w	263w	316w	366w	409w
	NV-1				NV-2			

Project Name:

Type:

Cat #	Light Dist.	No. of LEDs	Milliamps	Kelvin	Volts	Mounting	Color	Options

NV Size 1 **(NV-1)**
NV Size 2 **(NV-2)**
	Type 2 **(T2)**
	Type 3 **(T3)**
	Type 4 **(T4)**
	Type 5 **(T5)**
	Nema 2 24° Narrow Beam **(N2)** **NV-1 Only*
		NV-1
		16 **(16L)**
		32 **(32L)**
		48 **(48L)**
		64 **(64L)**
		NV-2
		80 **(80L)**
		96 **(96L)**
		112 **(112L)**
		128 **(128L)**
			350 **(35)** **NV-1 Only*
			530 **(53)** **NV-1 Only*
			700 **(7)**
			1050 **(1)**
				3000K **(30K)**
				4000K **(40K)**
				5000K **(50K)**
					120-277 **(UNV)**
					347-480 **(HV)**
						Direct Pole
						For (NV-1): Single, D180
						3" **(DPS3)**
						For (NV-1): D90, T90, T120, QD
						7" **(DPS7)**
						For (NV-2): Single, D180
						6" **(DPS6)**
						For (NV-2): D90, T90, T120, QD
						11" **(DPS11)**
						Knuckle Mount **(KM)**
						Sweep Arm **(SA)**
						Wall Mount **(WM)**
						Trunnion Mount **(TM)**
						**Standard finish is stainless steel. Can be painted to match fixture*
						Tennis Arm **(TA)**
						**See next page for Arm Configurations*
						**For Round Pole, please specify RPA4 or RPA5*
							Bronze **(BRZ)**
							White **(WHT)**
							Silver **(SVR)**
							Black **(BLK)**
							Graphite **(GPH)**
							Grey **(GRY)**
							Custom **(CS)**
								Bird Deterrant **(BD)**
								Marine Grade Finish **(MGF)**
								Optic Plate Painted to Match Fixture **(OPP)**
								Mounting Painted to Match Fixture **(MP)**
								Nema 7-Pin Receptacle **(PE7)**
								Photocell + Receptacle **(PCR)**
								Receptacle + Shorting Cap **(PER)**
								FSP-211 with Motion Sensor (UNV Voltage)
								(FSP-20) **9'-20" Heights*
								(FSP-40) **21'-40' Heights*
								Surge Protector **(10K)**
								Quick Mount Bracket **(QMB)**
								Retrofit Mount Bracket **(RQMB)**
								Round Pole Adaptor 3"- 4" Pole **(RPA4)**
								Round Pole Adaptor 5"- 6" Pole **(RPA5)**
								Rotated Optic Left **(ROL)**
								Rotated Optic Right **(ROR)**
								House Side Shield **(HSS)**
								**HSS not applicable with N2*

ELECTRICAL

- 120-277 Volts (UNV) or 347-480 Volts (HV)
- 0-10V dimming driver by Philips Advance
- Driver power factor at maximum load is ≥ .95, THD maximum load is 15%
- All internal wiring UL certified for 600 VAC and 105°C
- All drivers, controls, and sensors housed in enclosed IP-65 compartment
- Lumileds Luxeon MX LED's
- CRI >70
- Color temperatures: 3000K, 4000K, 5000K

OPTIONS

- **BIRD DETERRANT (BD)**—offers effective and humane deterrent for larger bird species and provides cost-effective long-term solution to nuisance bird infestations and protect your property.
- **MARINE GRADE FINISH (MGF)**—A multi-step process creating protective finishing coat against harsh environments.
  - Chemically washed in a 5 stage cleaning system.
  - Pre-baked
  - Powder coated 3-5 mils of Zinc Rich Super Durable Polyester Primer.
  - 1-2 feet inside pole coverage top and bottom.
  - Oven Baked.
  - Finished Powder Coating of Super Durable Polyester Powder Coat 3-5 mil thickness.
- **HOUSE SIDE SHIELD (HSS)**—Micro Optics' House Side Shield (HSS) is designed for full property line cut-off.
- **ROUND POLE ADAPTER (RPA)–** When using round poles, specify Round Pole Adapter (RPA). Specify RPA4 when installing on 3"-4" round poles, and RPA5 when installing on 5"-6" round poles.

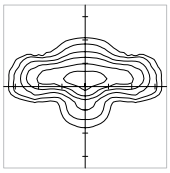
CONTROLS

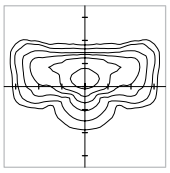
- **FSP-211 (FSP-X)**—Passive infrared (PIR) sensor providing multi-level control based on motion/daylight contribution.
  - All control parameters adjustable via wireless configuration remote storing and transmitting sensor profiles.
  - FSP-20 mounting heights 9-20 feet
  - FSP-40 mounting heights 21-40 feet.
  - Includes 5 dimming event cycles, 0-10V dimming with motion sensing, reprogrammable in the field.
- **NEMA 7-PIN RECEPTACLE (PE7)**—An ANSI C136.41-2013 receptacle provides electrical and mechanical interconnection between photo control cell and luminaire. Dimming receptacle available two or four dimming contacts supports 0-10 VDC dimming methods or Digital Addressable Lighting Interface (DALI), providing reliable power interconnect.

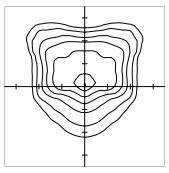
OPTICS

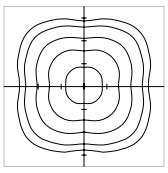
Silicone optics high photothermal stability and light output provides higher powered LEDs with minimized lumen depreciation LED life. UV and thermal stability with scratch resistance increases exterior application durability.

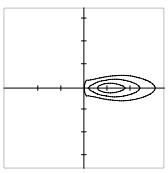
- IES Types


TYPE II (T2)

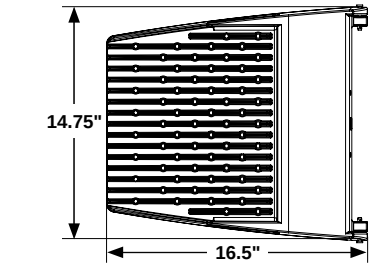

TYPE III (T3)


TYPE IV (T4)


TYPE V (T5)

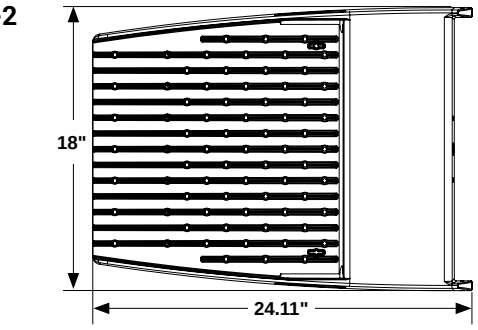

NEMA 2 (N2)

NV-1



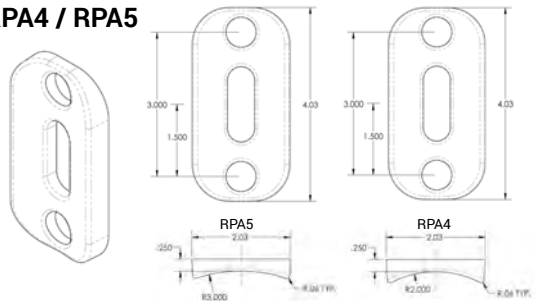
Weight: 24 lbs

NV-2

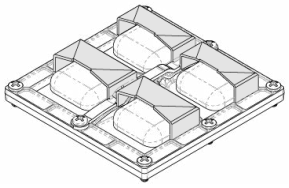


Weight: 42 lbs

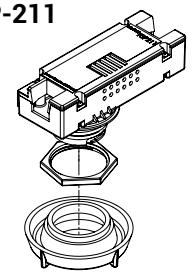
RPA4 / RPA5



HOUSE SIDE SHIELD



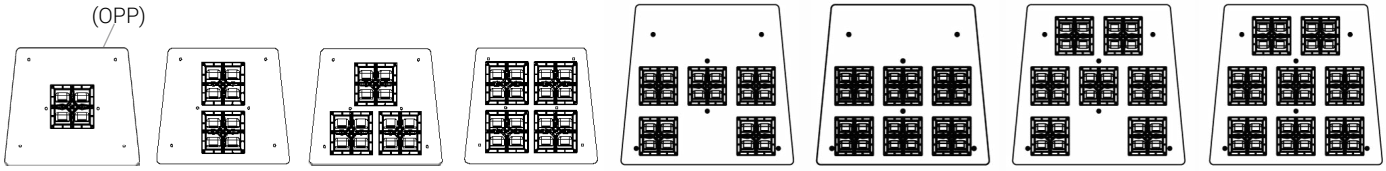
FSP-211



NLS LIGHTING
701 Kingshill Place, Carson, CA 90746
Call Us Today (310) 341-2037
nlslighting.com

OPTICAL CONFIGURATIONS

Rotatable Optics (ROR) Rotated Right, (ROL) Rotated Left options available. Optics field and factory rotatable.



NV-1 / 16L **NV-1 / 32L** **NV-1 / 48L** **NV-1 / 64L** **NV-2 / 80L** **NV-2 / 96L** **NV-2 / 112L** **NV-2 / 128L**

*** OPTIC PLATE PAINTED TO MATCH FIXTURE FINISH (OPP)**– Optic Plate standard clear anodized, Grade 2. When (OPP) specified, Optic Plate finish will match fixture finish.

LUMENS

PART NUMBER	N2 LUMENS	LM/W	BUG	T2 LUMENS	LM/W	DLC	BUG	T3 HSS LUMENS	LM/W	BUG	T3 LUMENS	LM/W	DLC	BUG	T4 HSS LUMENS	LM/W	BUG	T4 LUMENS	LM/W	DLC	BUG	T5 LUMENS	LM/W	DLC	BUG	W
NV-1-16L-35-30K	1944	108	B2-U0-G0	2209	117	P	B1-U0-G1	1134	63	B0-U0-G0	2106	117	P	B1-U0-G1	1116	62	B0-U0-G0	2187	116	P	B1-U0-G1	2124	118	P	B2-U0-G0	18
NV-1-16L-35-40K	2016	112	B2-U0-G0	2268	126	P	B1-U0-G1	1206	67	B0-U0-G0	2286	127	P	B1-U0-G1	1188	66	B0-U0-G0	2250	125	P	B1-U0-G1	2304	128	P	B2-U0-G0	18
NV-1-16L-35-50K	2088	116	B2-U0-G0	2376	132	P	B1-U0-G1	1278	71	B0-U0-G0	2394	133	P	B1-U0-G1	1260	70	B0-U0-G0	2358	131	P	B1-U0-G1	2412	134	P	B2-U0-G2	18
NV-1-16L-53-30K	3024	108	B3-U0-G1	3192	114	P	B1-U0-G1	1764	63	B0-U0-G1	3220	115	P	B1-U0-G1	1736	62	B0-U0-G1	3119	113	P	B1-U0-G1	3248	116	P	B2-U0-G1	28
NV-1-16L-53-40K	3136	112	B3-U0-G1	3472	124	P	B1-U0-G1	1876	67	B0-U0-G1	3472	124	P	B1-U0-G1	1848	66	B0-U0-G1	3444	123	P	B1-U0-G1	3500	125	P	B2-U0-G1	28
NV-1-16L-53-50K	3248	116	B2-U0-G1	3612	129	P	B1-U0-G1	1988	71	B0-U0-G1	3640	130	P	B1-U0-G1	1960	70	B0-U0-G1	3584	128	P	B1-U0-G1	3668	131	P	B2-U0-G1	28
NV-1-16L-7-30K	3888	108	B3-U0-G1	3960	110	P	B1-U0-G1	2268	63	B0-U0-G1	3960	110	P	B1-U0-G1	2232	62	B0-U0-G1	3973	109	P	B1-U0-G1	3996	111	P	B3-U0-G1	36
NV-1-16L-7-40K	4032	112	B3-U0-G1	4428	123	P	B1-U0-G1	2412	67	B0-U0-G1	4284	119	P	B1-U0-G1	2376	66	B0-U0-G1	4212	117	P	B1-U0-G1	4320	120	P	B3-U0-G1	36
NV-1-16L-7-50K	4176	116	B3-U0-G1	4644	129	P	B1-U0-G1	2556	71	B0-U0-G1	4500	125	P	B1-U0-G1	2520	70	B0-U0-G1	4428	123	P	B1-U0-G1	4500	125	P	B3-U0-G1	36
NV-1-16L-1-30K	6048	108	B3-U0-G1	6160	110	S	B1-U0-G1	3528	63	B0-U0-G1	6384	114	P	B1-U0-G1	3472	62	B0-U0-G1	6232	112	P	B1-U0-G1	6440	115	P	B3-U0-G1	56
NV-1-16L-1-40K	6272	112	B3-U0-G1	6832	122	P	B1-U0-G1	3752	67	B0-U0-G1	6888	123	P	B2-U0-G2	3696	66	B0-U0-G1	6776	121	P	B2-U0-G2	6944	124	P	B3-U0-G2	56
NV-1-16L-1-50K	6496	116	B4-U0-G1	7168	128	P	B1-U0-G2	3976	71	B0-U0-G1	7224	129	P	B2-U0-G2	3920	70	B0-U0-G1	7112	127	P	B2-U0-G2	7280	130	P	B3-U0-G2	56
NV-1-32L-7-30K	7668	108	B4-U0-G1	7810	110	S	B1-U0-G2	4473	63	B0-U0-G1	7810	110	S	B2-U0-G2	4402	62	B0-U0-G1	7739	109	S	B2-U0-G2	7881	111	S	B3-U0-G2	71
NV-1-32L-7-40K	7952	112	B4-U0-G1	9017	127	P	B1-U0-G2	4757	67	B0-U0-G1	8449	119	P	B2-U0-G2	4686	66	B0-U0-G2	8307	117	P	B2-U0-G2	8520	120	P	B3-U0-G2	71
NV-1-32L-7-50K	8236	116	B4-U0-G1	9159	129	P	B2-U0-G2	5041	71	B0-U0-G2	8875	125	P	B2-U0-G2	4970	70	B0-U0-G2	8733	123	P	B2-U0-G2	8946	126	P	B3-U0-G2	71
NV-1-32L-1-30K	11448	108	B4-U0-G1	11660	110	S	B2-U0-G2	6678	63	B0-U0-G2	12084	114	S	B2-U0-G2	6572	62	B0-U0-G2	11820	112	S	B2-U0-G2	12190	115	S	B4-U0-G2	106
NV-1-32L-1-40K	11872	112	B4-U0-G1	12932	122	P	B2-U0-G2	7102	67	B0-U0-G2	13038	123	P	B2-U0-G2	6996	66	B0-U0-G2	12826	121	P	B3-U0-G2	13144	124	P	B4-U0-G2	106
NV-1-32L-1-50K	12296	116	B4-U0-G1	13568	128	P	B2-U0-G2	7526	71	B0-U0-G2	13674	129	P	B3-U0-G3	7420	70	B0-U0-G2	13462	127	P	B3-U0-G3	13780	130	P	B4-U0-G2	106
NV-1-48L-7-30K	11232	108	B4-U0-G1	11440	110	S	B2-U0-G2	6552	63	B0-U0-G2	11440	110	S	B2-U0-G2	6448	62	B0-U0-G2	11336	109	S	B2-U0-G2	11544	111	S	B4-U0-G2	104
NV-1-48L-7-40K	11648	112	B4-U0-G1	13208	127	P	B2-U0-G2	6968	67	B0-U0-G2	12376	119	P	B2-U0-G2	6864	66	B0-U0-G2	12168	117	P	B2-U0-G2	12480	120	P	B4-U0-G2	104
NV-1-48L-7-50K	12064	116	B4-U0-G1	13520	130	P	B2-U0-G2	7384	71	B0-U0-G2	13000	125	P	B3-U0-G3	7280	70	B0-U0-G2	12792	123	P	B2-U0-G2	13104	126	P	B4-U0-G2	104
NV-1-48L-1-30K	16848	108	B5-U0-G1	17160	110	S	B3-U0-G3	9828	63	B1-U0-G2	17784	114	S	B3-U0-G3	9672	62	B1-U0-G2	17472	112	S	B3-U0-G3	17940	115	S	B4-U0-G2	156
NV-1-48L-1-40K	17472	112	B5-U0-G1	19032	122	P	B3-U0-G3	10452	67	B1-U0-G2	19188	123	P	B3-U0-G3	10296	66	B1-U0-G2	18876	121	P	B3-U0-G3	19344	124	P	B5-U0-G3	156
NV-1-48L-1-50K	18096	116	B5-U0-G1	19968	128	P	B3-U0-G3	11076	71	B1-U0-G2	20124	129	P	B3-U0-G3	10920	70	B1-U0-G2	19812	127	P	B3-U0-G3	20280	130	P	B5-U0-G3	156
NV-1-64L-7-30K	14688	108	B5-U0-G1	14960	110	S	B2-U0-G2	8568	63	B0-U0-G2	14960	110	S	B3-U0-G3	8432	62	B1-U0-G2	14824	109	S	B3-U0-G3	15096	111	S	B4-U0-G2	136
NV-1-64L-7-40K	15232	112	B5-U0-G1	17272	127	P	B3-U0-G3	9112	67	B0-U0-G2	16184	119	P	B3-U0-G3	8976	66	B1-U0-G2	15912	117	P	B3-U0-G3	16320	120	P	B4-U0-G2	136
NV-1-64L-7-50K	15776	116	B5-U0-G1	17680	130	P	B3-U0-G3	9656	71	B1-U0-G2	17000	125	P	B3-U0-G3	9520	70	B1-U0-G2	16728	123	P	B3-U0-G3	17136	126	P	B4-U0-G2	136
NV-1-64L-1-30K	22140	108	B5-U0-G1	22550	110	S	B3-U0-G3	12915	63	B1-U0-G2	23370	114	S	B3-U0-G3	12710	62	B1-U0-G3	22960	112	S	B3-U0-G3	23575	115	S	B5-U0-G3	205
NV-1-64L-1-40K	22960	112	B5-U0-G1	25010	122	P	B3-U0-G3	13735	67	B1-U0-G3	25215	123	P	B3-U0-G3	13530	66	B1-U0-G3	24805	121	P	B3-U0-G4	25420	124	P	B5-U0-G3	205
NV-1-64L-1-50K	23780	116	B5-U0-G1	26240	128	P	B3-U0-G3	14555	71	B1-U0-G3	26445	129	P	B3-U0-G3	14350	70	B1-U0-G3	26035	127	P	B3-U0-G4	26650	130	P	B5-U0-G3	205
NV-2-80L-7-30K	-	-	-	19744	116	S	B3-U0-G3	9744	58	B1-U0-G2	19218	113	S	B3-U0-G3	9576	57	B1-U0-G2	18992	112	S	B3-U0-G3	19713	117	P	B5-U0-G3	168
NV-2-80L-7-40K	-	-	-	21000	125	P	B3-U0-G3	10416	62	B1-U0-G2	20328	121	P	B3-U0-G3	10248	61	B1-U0-G2	20160	120	P	B3-U0-G3	21168	126	P	B5-U0-G3	168
NV-2-80L-7-50K	-	-	-	21672	129	P	B3-U0-G3	11088	66	B1-U0-G2	21168	126	P	B3-U0-G3	10920	65	B1-U0-G2	21000	125	P	B3-U0-G3	21840	130	P	B5-U0-G3	168
NV-2-80L-1-30K	-	-	-	28141	107	S	B3-U0-G3	15254	58	B1-U0-G3	27352	104	S	B3-U0-G4	14991	57	B1-U0-G3	27089	103	S	B3-U0-G4	28404	108	S	B5-U0-G3	263
NV-2-80L-1-40K	-	-	-	30245	115	S	B3-U0-G3	16306	62	B1-U0-G3	29456	112	S	B3-U0-G4	16043	61	B1-U0-G3	29193	111	S	B3-U0-G4	30508	116	S	B5-U0-G3	263
NV-2-80L-1-50K	-	-	-	31297	119	P	B3-U0-G4	17358	66	B1-U0-G3	30508	116	S	B3-U0-G4	17095	65	B1-U0-G3	31034	118	P	B3-U0-G4	31560	120	P	B5-U0-G4	263
NV-2-96L-7-30K	-	-	-	23200	116	S	B3-U0-G3	11600	58	B1-U0-G2	22600	113	S	B3-U0-G3	11400	57	B1-U0-G2	22400	112	S	B3-U0-G3	23400	117	S	B5-U0-G3	200
NV-2-96L-7-40K	-	-	-	25000	125	P	B3-U0-G3	12400	62	B1-U0-G2	24200	121	P	B3-U0-G3	12200	61	B1-U0-G2	24000	120	P	B3-U0-G3	25200	126	P	B5-U0-G3	200
NV-2-96L-7-50K	-	-	-	25800	129	P	B3-U0-G3	13200	66	B1-U0-G2	25200	126	P	B3-U0-G3	13000	65	B1-U0-G3	25000	125	P	B3-U0-G4	26000	130	P	B5-U0-G3	200
NV-2-96L-1-30K	-	-	-	33812	107	S	B3-U0-G4	18328	58	B1-U0-G3	32864	104	S	B4-U0-G4	18012	57	B1-U0-G3	32548	103	S	B3-U0-G4	34128	108	S	B5-U0-G4	316
NV-2-96L-1-40K	-	-	-	36340	115	S	B3-U0-G4	19592	62	B1-U0-G3	35392	112	S	B4-U0-G4	19276	61	B1-U0-G4	35076	111	S	B3-U0-G4	36656	116	S	B5-U0-G4	316
NV-2-96L-1-50K	-	-	-	37604	119	P	B3-U0-G4	20856	66	B1-U0-G4	36656	116	S	B4-U0-G4	20540	65	B1-U0-G4	37288	118	P	B3-U0-G4	37920	120	P	B5-U0-G4	316
NV-2-112L-7-30K	-	-	-	28188	116	S	B3-U0-G3	14094	58	B1-U0-G3	27459	113	S	B3-U0-G4	13851	57	B1-U0-G3	27216	112	S	B3-U0-G4	28431	117	P	B5-U0-G3	243
NV-2-112L-7-40K	-	-	-	30375	125	P	B3-U0-G3	15066	62	B1-U0-G3	29403	121	P	B3-U0-G4	14823	61	B1-U0-G3	29160	120	P	B3-U0-G4	30618	126	P	B5-U0-G3	243
NV-2-112L-7-50K	-	-	-	31347	129	P	B3-U0-G4	16038	66	B1-U0-G3	30618	126	P	B3-U0-G4	15795	65	B1-U0-G3	30375	125	P	B3-U0-G4	31590	130	P	B5-U0-G4	243
NV-2-112L-1-30K	-	-	-	39162	107	S	B4-U0-G4	21228	58	B1-U0-G4	38064	104	S	B4-U0-G4	20862	57	B1-U0-G4	37698	103	S	B4-U0-G5	39528	108	S	B5-U0-G4	366
NV-2-112L-1-40K	-	-	-	42090	115	S	B4-U0-G4	22692	62	B1-U0-G4	40992	112	S	B4-U0-G4	22326	61	B1-U0-G4	40626	111	S	B4-U0-G5	42456	116	S	B5-U0-G4	366
NV-2-112L-1-50K	-	-	-	43554	119	P	B4-U0-G4	24156	66	B1-U0-G4	42456	116	S	B4-U0-G4	23790	65	B1-U0-G4	43188	118	P	B4-U0-G5	43920	120	P	B5-U0-G4	366
NV-2-128L-7-30K	-	-	-	30740	116	S	B3-U0-G3	15370	58	B1-U0-G3	29945	113	S	B3-U0-G4	15105	57	B1-U0-G3	29680	112	S	B3-U0-G4	31005	117	P	B5-U0-G4	265
NV-2-128L-7-40K	-	-	-	33125	125	P	B3-U0-G3	16430	62	B1-U0-G3	32065	121	P	B3-U0-G4	16165	61	B1-U0-G3	31800	120	P	B3-U0-G4	33390	126	P	B5-U0-G4	265
NV-2-128L-7-50K	-	-	-	34185	129	P	B3-U0-G4	17490	66	B1-U0-G3	33390	126	P	B4-U0-G4	17225	65	B1-U0-G3	33125	125	P	B3-U0-G4	34450	130	P	B5-U0-G4	265
NV-2-128L-1-30K	-	-	-	43763	107	S	B4-U0-G4	23722	58	B1-U0-G4	42536	104	S	B4-U0-G4	23313	57	B1-U0-G4	42127	103	S	B4-U0-G5	44172	108	S	B5-U0-G4	409
NV-2-128L-1-40K	-	-	-	47035	115	S	B4-U0-G4	25358	62	B1-U0-G4	45808	112	S	B4-U0-G4	24949	61	B1-U0-G4	45399	111	S	B4-U0-G5	47444	116	S	B5-U0-G4	409
NV-2-128L-1-50K	-	-	-	48671	119	P	B4-U0-G4	26994	66	B1-U0-G4	47445	116	S	B4-U0-G5	26585	65	B1-U0-G4	48262	118	P	B4-U0-G5	49080	120	P	B5-U0-G5	409

***DLC** *S= Standard* *P= Premium*

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EPA

EPA	SGL	D90	D180	T90	T120	QD
NV-1-DP	0.46	1.14	0.92	1.34	1.37	1.34
NV-1-KM	0.54	N/A	1.08	N/A	N/A	N/A
NV-1-SA	0.75	1.29	1.50	1.99	2.05	1.99
NV-2-DP	0.89	1.22	1.78	1.96	1.91	1.96
NV-2-KM	0.69	1.18	1.38	1.85	2.68	1.85
NV-2-SA	0.98	1.96	1.75	2.66	2.62	2.66

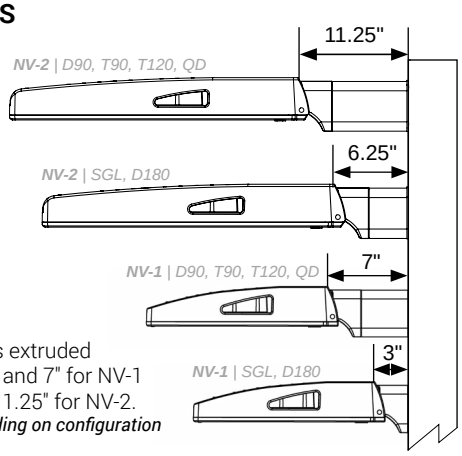
L70/L90 DATA

TEMP.	NV-1		NV-2	
	L70 (64L-1050mA)	L90 (64L-1050mA)	L70 (128L-1050mA)	L90 (128L-1050mA)
25°C	483,000	160,000	483,000	160,000

DPX ARM LENGTH

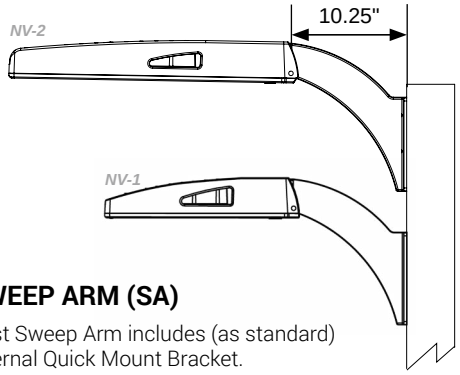
DPX ARM LENGTH	SGL	D90	D180	T90	T120	QD
NV-1	3"	7"	3"	7"	7"	7"
NV-2	6.25"	11.25"	6.25"	11.25"	11.25"	11.25"

MOUNTING OPTIONS



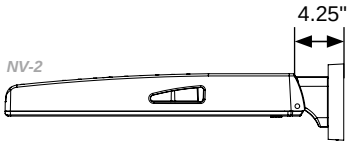
DIRECT POLE (DP)

Standard mounting arm is extruded aluminum in lengths of 3" and 7" for NV-1 and lengths of 6.25" and 11.25" for NV-2.
**Arm lengths may vary depending on configuration*



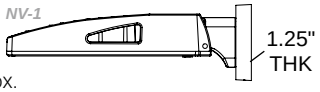
SWEEP ARM (SA)

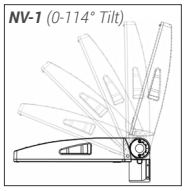
Cast Sweep Arm includes (as standard) Internal Quick Mount Bracket.

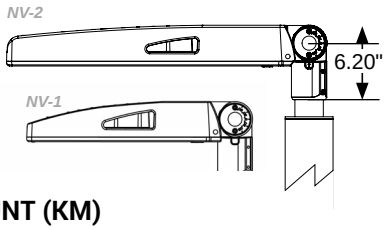


WALL MOUNT (WM)

Cast Aluminum Plate for direct wall mount. 3" extruded aluminum arm mounts directly to a cast wall mount box.



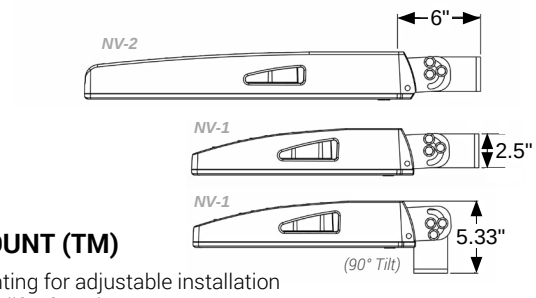




KNUCKLE MOUNT (KM)

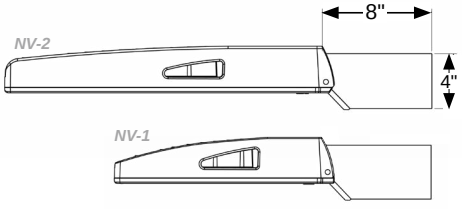
Die Cast Knuckle great for adjustable installation on 2-3/8" OD vertical or horizontal tenon.

- Max Uptilt of 114 degrees (NV-1)
- Max Uplift of 90 degrees (NV-2)
- Adjustable in 6 degree increments



TRUNNION MOUNT (TM)

Steel, bolt-on-mounting for adjustable installation with a maximum uplift of 90 degrees.
**Unpainted stainless steel is standard*

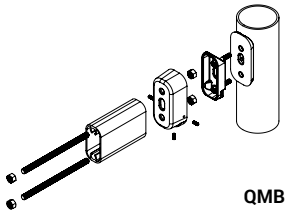


TENNIS ARM (TA)

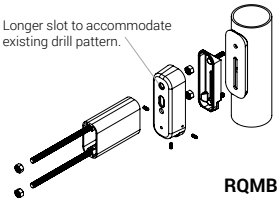
Steel fitter slips over 3.5" x 1.5" rectangular arm.
**See Tennis Arm Spec Sheet for details*

OPTIONAL

Optional Cast Aluminum Bracket, **Quick Mount Bracket (QMB)** and Retrofit **Quick Mount Bracket (RQMB)**, designed for quick mounting on Direct Square or Round Poles. Cleat mounts directly to pole for easily hung fixtures.



QMB



RQMB

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NV-W

HIGH PERFORMANCE FULL CUT OFF WALL PACK

FORM AND FUNCTION

- Sleek, low profile housing
- Spec grade performance
- Engineered for optimum thermal management
- Low depreciation rate
- Reduces energy consumption and costs up to 65%

CONSTRUCTION

- Die Cast Aluminum
- Internal cooling fins, Finite Element Analysis (FEA) designed
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP-65 seal for electronics compartment
- Two-piece silicone Micro Optic system ensures IP-67 level seal around each PCB

FINISH

- 3-5 mils electrostatic powder coat.
- NLS' standard high-quality finishes prevent corrosion protects against and extreme environmental conditions

WARRANTY

Five-year limited warranty for drivers and LEDs.

LISTINGS

- Certified to UL 1598
- UL 8750
- CSA C22.2 No. 250.0
- DesignLights Consortium® (DLC)
- IP65/ IP67 Rated

LED WATTAGE CHART

	16L	32L
350 milliamps	22w	-
530 milliamps	28w	-
700 milliamps	36w	71w
1050 milliamps	56w	-

Project Name:

Type:

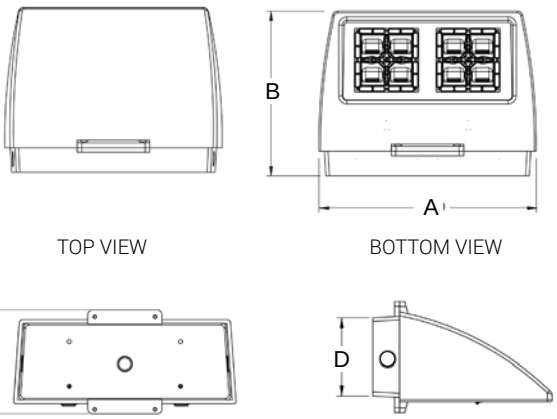
Cat #	Light Dist.	No. of LEDs	Milliamps	Kelvin	Volts	Mounting	Color	Options
NV-W **(NV-W)**	Type 2 **(T2)** Type 3 **(T3)** Type 4 **(T4)**	16 **(16L)** 32 **(32L)**	350 **(35)** 530 **(53)** 700 **(7)** 1050 **(1)** **16L Only*	2700K **(27K)** 3000K **(30K)** 4000K **(40K)** 5000K **(50K)**	120-277 **(UNV)**	Wall Mount **(WM)**	Bronze **(BRZ)** White **(WHT)** Silver **(SVR)** Black **(BLK)** Graphite **(GPH)** Grey **(GRY)** Custom **(CS)**	Marine Grade Finish **(MGF)** FSP-211 with Motion Sensor (UNV Voltage) **(FSP-20)** **9'-20' Heights* **(FSP-40)** **21'-40' Heights* Surge Protector **(10K)** Emergency Battery Back-Up **(EB)** Cold Weather Battery Back-Up **(CWB)** Photo Cell **(PC)** **Universal Voltage 120-277*

PRODUCT SPECIFICATIONS

Housing: Heavy Duty Aluminum. A380 Alloy
LED: Lumileds Luxeon MX. CRI 70
Optics: Silicone Micro Optics T2, T3, and T4
Watts: 22-71
Lifetime:
Listings: UL 1598 Listed, IP65 Rated Housing, IP67 Optics, DesignLights Consortium® (DLC)

Driver: 0-10V Dimming driver as standard by Philips Advance
THD @ Max Load < 15%
Power Factor @ Max Load < 0.95
Kelvin: 3000, 4000, or 5000
Finish: 3-5 mils Powder Coat
Warranty: Standard Warranty is 5 years for Driver and LEDs

PRODUCT DIMENSIONS



TOP VIEW

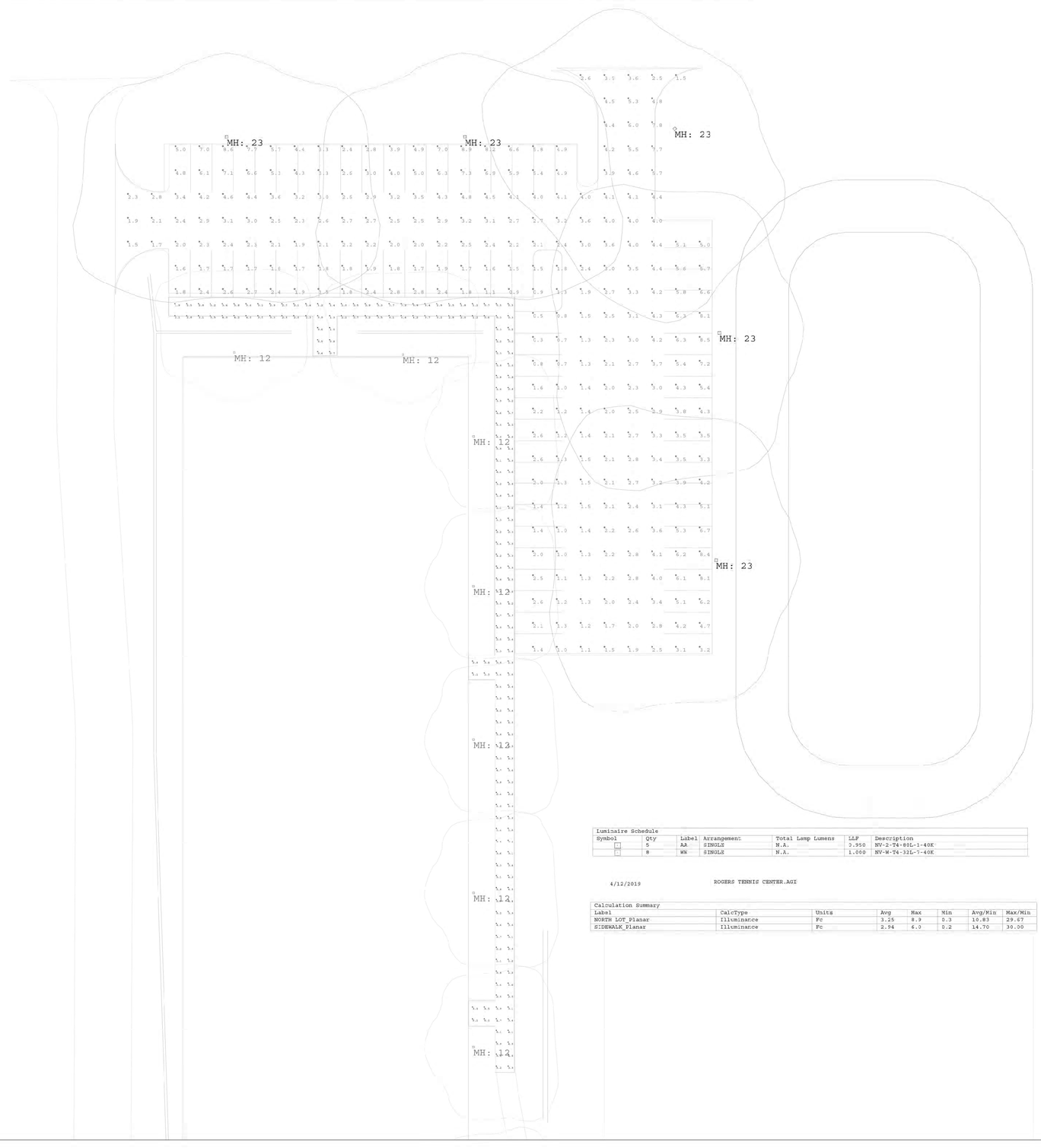
BOTTOM VIEW

DIMENSIONS

A	12 in.
B	9.08 in.
C	5.57 in.
D	3.92 in.

LUMENS

PART NUMBER	T2 LUMENS	LM/W	T3 LUMENS	LM/W	T4 LUMENS	LM/W	WATTS
NV-W 16L-35-30K	2574	117	2596	118	2552	116	22
NV-W 16L-35-40K	2772	126	2794	127	2750	125	22
NV-W 16L-35-50K	2904	132	2926	133	2882	131	22
NV-W 16L-53-30K	3276	117	3304	118	3119	113	28
NV-W 16L-53-40K	3528	126	3556	127	3444	123	28
NV-W 16L-53-50K	3696	132	3724	133	3584	128	28
NV-W 16L-7-30K	4212	117	4248	118	3973	109	36
NV-W 16L-7-40K	4536	126	4572	127	4212	117	36
NV-W 16L-7-50K	4752	132	4788	133	4428	123	36
NV-W 16L-1-30K	6552	117	6608	118	6232	112	56
NV-W 16L-1-40K	7056	126	7112	127	6776	121	56
NV-W 16L-1-50K	7392	132	7448	133	7112	127	56
NV-W 32L-7-30K	8307	117	8378	118	7739	109	71
NV-W 32L-7-40K	8946	126	9017	127	8307	117	71
NV-W 32L-7-50K	9372	132	9443	133	8733	123	71



Luminaire Schedule

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	5	AA	SINGLE	N.A.	0.950	NV-2-T4-80L-1-40K
	8	WW	SINGLE	N.A.	1.000	NV-W-T4-32L-7-40K

4/12/2019 ROGERS TENNIS CENTER.AGI

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
NORTH LOT_Planar	Illuminance	Fc	3.25	8.9	0.3	10.83	29.67
SIDEWALK_Planar	Illuminance	Fc	2.94	6.0	0.2	14.70	30.00

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Revisions

#	Date	Comments

Drawn By:
Checked By:
Date:4/12/2019
Scale:

ROGERS TENNIS

City of Rogers
Rogers Activity Center
Mail: 22350 South Diamond Lake Road
Location: 21080 141st Ave N
Rogers, Minnesota 55374
Phone: 763.428.1033
Fax: 763.428.0033
www.RAC.RogersMN.gov

April 19, 2019

Legal Description
Lots 1 & 2, Block 1, Reservoir Fields, Hennepin County, MN.

Written Statement

Applicant Name: City of Rogers
Project Name: Reservoir Fields
Location of Parcel: PID 1112023140006

The City of Rogers owns the parcel located at 21098 145th Ave N. Originally the land was purchased for a Ground Storage Reservoir, Water Treatment Facility and Fire Station. Once 147th Ave access was closed to Highway 101 the use of Fire Station was removed, the Ground Storage Reservoir was constructed, and there is space set aside for a future water treatment facility. For the past serval years, there has been an initiative to build a Public Private Partnership for an Indoor Tennis Center. Recently the City Council Agreed to a Purchase Agreement for the land under the building however the land surrounding the building would be developed into parking, athletic fields, and storm water ponds. The City of Rogers will sell the ground to build the building and retain ownership of the parking lot while the private group will build and own the building. The City of Rogers will exchange the City Portion of the property tax on the building for court time to be used for community recreation and greater public access. The agreement allows for the City of Rogers to have the right but not the responsibility to purchase the building should the business side of the venture fail. The City of Rogers also retains the right to have the approval of recreational activities that take place at the facility with the requirement that the activities remain recreational in nature.

Currently, Special Industrial zoning districts permit public recreation, and golf courses both uses are very similar to the use for the Public Private Partnership for this Tennis Center.

We look forward to working with the Planning Commission and Planning Staff to bring this partnership to fruition.

Sincerely,

Mike Bauer
Recreation and Facilities Director

Meeting Date: May 21, 2019

REQUEST FOR ACTION
ROGERS PLANNING COMMISSION

Agenda Item: No. 7.1

Subject: Mural on 12905 Main Street

Prepared By: Amy Patnode, Planning Associate

Overview / Background

A mural on Main Street will showcase historical Rogers on the side of the Antiques 101 building. Redevelopment plans for the area have been discussed recently; the mural location is on a building with no plans of redevelopemnt. The mural will be visible when driving south on Main Street.

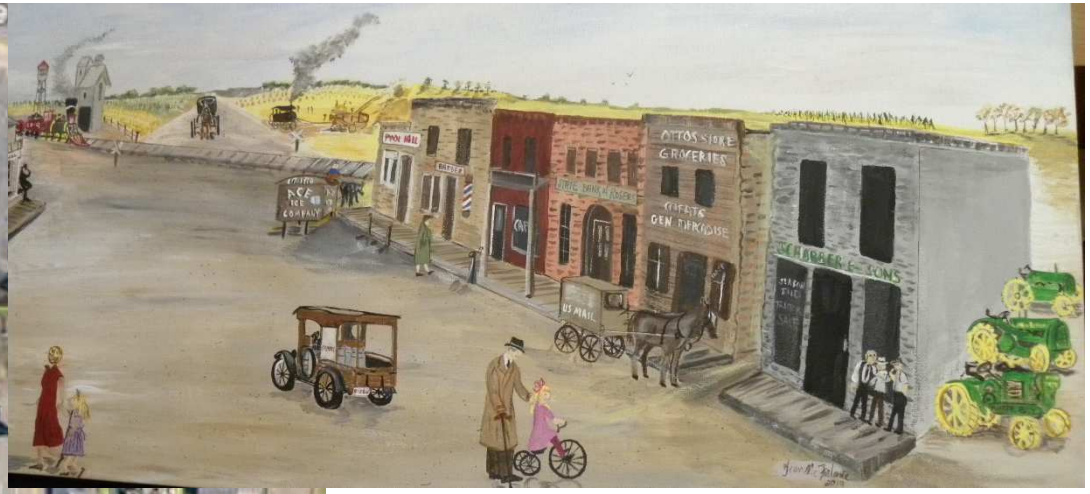
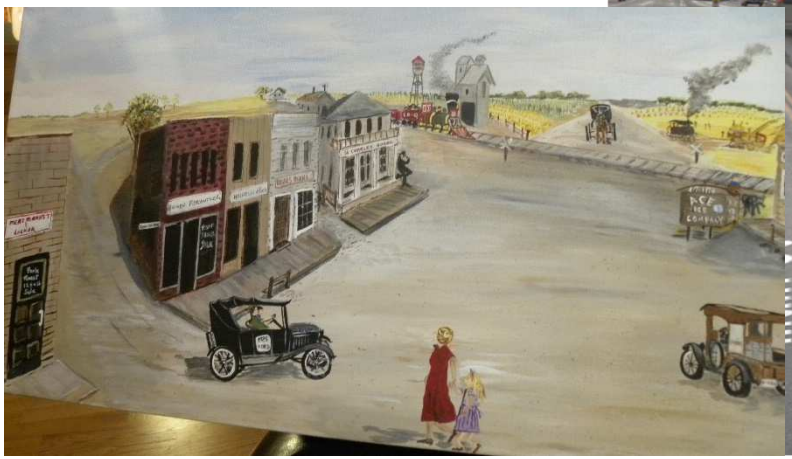
The City does not have the right to permit works of art, as long as they do not contain a commercial message.

ATTACHMENTS:

Description

Location and Mural Draft

Main St
Church Av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