

ESCROW AGREEMENT

This Escrow Agreement (“Agreement”), made and entered into this ____ day of _____, 2026, by and between the City of Baxter, a Minnesota municipal corporation, hereinafter referred to as the “City,” and Baxter Imaging, LLC, 715 15th Avenue NE, St. Joseph, MN 56374, a Minnesota limited liability company, hereinafter referred to as “Developer.”

RECITALS

WHEREAS, the City has approved a request for site development of a single-story, slab-on-grade medical office building with parking lot, pursuant to the plans approved with the building permit, for vacant property located at the intersection of Isle Drive and Glory Road, Property Identification Number 40070561, and legally described as Lot 1, Block 1, Elder Acres Second Addition in the City of Baxter, Crow Wing County, Minnesota, hereinafter referred to as “Property”; and

WHEREAS, the City desires to ensure that certain improvements are installed on the Property according to the approved plans, attached hereto as **Exhibit A**, hereinafter referred to as the “Plans”; and

WHEREAS, the City has a financial interest in ensuring the City is financially compensated for inspection fees associated with the Developer’s installation of the water and sanitary sewer improvements and stormwater improvements as outlined in the Plans, hereinafter referred to as the “Public Improvements”; and

WHEREAS, the City requires the installation and inspection of the Public Improvements to be completed, along with the production of as-builts of the Public Improvements as conditions of the building permit approval; and

WHEREAS, Developer agrees to pay into escrow the amount of \$_____ with the City to be used to pay for the inspection fees of the Public Improvements and any fees to revise and administer this Agreement as estimated in **Exhibit B**, hereinafter referred to as the "Escrow Funds"; and

WHEREAS, the parties desire to evidence their agreement with respect to the holding and disbursement of the Escrow Funds as described herein.

NOW, THEREFORE, IT IS HEREBY AGREED by and between the parties hereto as follows:

- 1) Within 5 days of full execution of this Agreement, Developer shall pay the City the Escrow Funds in cash. Upon receipt, the City agrees to hold the Escrow Funds and disburse the same in accordance with this Agreement.
- 2) The City will not issue a building permit until Developer deposits the Escrow Funds with the City. The Escrow Funds are comprised of 100% of the estimated cost to complete the inspections regarding the Public Improvements, GIS coordination costs, legal and administrative costs, and a \$3,000.00 deposit to be held until the

City receives and approves the as-built drawings for the Public Improvements, which deposit will then be refunded to Developer.

- 3) The Public Improvements to be completed shall be installed in accordance with the site plan approved with the building permit, and pursuant to the City Code of the City of Baxter and includes, but is not limited to, the following work:
 - A. Construction of the water and sanitary sewer improvements; and
 - B. Construction of the stormwater improvements.
- 4) Developer must provide as-builts for the water service, sanitary sewer service, stormwater improvements, impervious surface area as outlined below:
 - a. submit them in electronic format in “.dwg file form” at the Developer’s expense. As-built plans shall include a complete set of plans depicting what was actually built and shall include all valves, hydrants, curb stops, sewer manholes, sewer clean-outs, and sewer service ends with a corresponding table showing County Coordinates on each item. Further plans shall include all storm sewer manhole, inverts, overflows, outflows, catch basins, and storm water ponds with elevations and a corresponding table showing County Coordinates on each item for all of the Public Improvements showing 1-foot contours, and percentage of pervious and impervious surface. Stormwater treatment basins shall include topographic survey comparison of as-built and design volume to verify capacity is meeting design requirements.
 - b. The as-builts must be provided to the City within 90 days after issuance of the Temporary Certificate of Occupancy.
- 5) The Escrow Funds will not be released until the Public Improvements identified above are completed and pass City inspections and as-builts have been submitted to the City and approved by the City. Upon completion, final inspection and approval by the City, the City shall return the \$3,000 as-builts deposit and the remaining balance of the Escrow Funds to Developer, if any. No interest shall accrue on said Escrow Funds and only the deposit and remaining portion of the escrow not used for inspection services will be returned to Developer.
- 6) Installation of the Public Improvements and acceptance by the City must be completed before a Temporary Certificate of Occupancy is issued. This Agreement grants the City a license to enter the Property for purposes of inspection of the Public Improvements.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands the day and year first written.

CITY OF BAXTER

DEVELOPER:

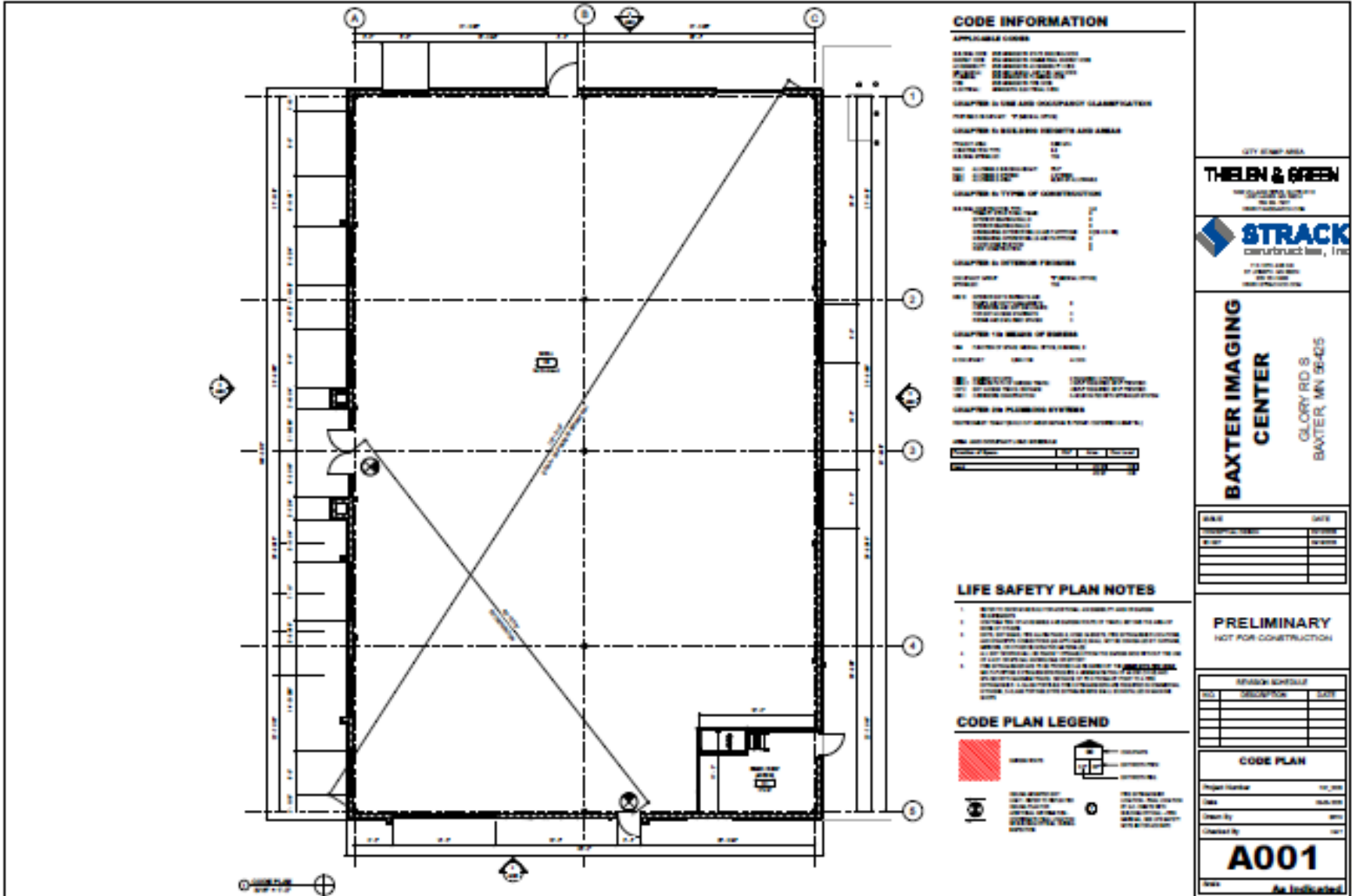
Baxter Imaging, LLC

By _____
Darrel Olson
Its Mayor

By _____
Name: Matt Strack

Its: _____

By _____
Kelly Steele
Its Assistant City Administrator



CODE INFORMATION

APPLICABLE CODES

MINNESOTA BUILDING CODE (MBC) 2018
 MINNESOTA ELECTRICAL CODE (MEC) 2017
 MINNESOTA MECHANICAL CODE (MMC) 2017
 MINNESOTA PLUMBING CODE (MPC) 2017
 MINNESOTA FIRE CODE (MFC) 2017
 MINNESOTA ENERGY CODE (MEC) 2017
 MINNESOTA ENVIRONMENTAL CODE (MEC) 2017

CHAPTER 5 USE AND OCCUPANCY CLASSIFICATION
 OCCUPANCY: HEALTH CARE

CHAPTER 6 BUILDING HEIGHTS AND AREAS
 HEIGHT: 10 FT
 AREA: 10,000 SQ FT
 SETBACK: 5 FT

CHAPTER 7 TYPE OF CONSTRUCTION
 TYPE: TYPE V
 WALLS: 8" CMU
 FLOOR: 4" CONCRETE
 ROOF: 2" POLYSTYRENE INSULATION ON 2" GYP BOARD

CHAPTER 8 EXTERIOR FINISHES
 EXTERIOR WALL: 8" CMU
 EXTERIOR FLOOR: POLYSTYRENE INSULATION ON 2" GYP BOARD

CHAPTER 9 BASIS OF DESIGN
 BASIS OF DESIGN: AS NOTED

CHAPTER 10 PLUMBING SYSTEMS
 PLUMBING SYSTEMS: AS NOTED

CHAPTER 11 MECHANICAL SYSTEMS
 MECHANICAL SYSTEMS: AS NOTED

CHAPTER 12 ELECTRICAL SYSTEMS
 ELECTRICAL SYSTEMS: AS NOTED

LIFE SAFETY PLAN NOTES

1. ALL EXITS SHALL BE UNOBSTRUCTED AND CLEARLY MARKED.
2. ALL EXITS SHALL BE UNLOCKED AND OPERABLE AT ALL TIMES.
3. ALL EXITS SHALL BE UNLOCKED AND OPERABLE AT ALL TIMES.
4. ALL EXITS SHALL BE UNLOCKED AND OPERABLE AT ALL TIMES.
5. ALL EXITS SHALL BE UNLOCKED AND OPERABLE AT ALL TIMES.

CODE PLAN LEGEND



CITY STAMP AREA

THELEN & GREEN
 ARCHITECTS, INC.
 1000 W. WASHINGTON
 ST. PAUL, MN 55102

STRACK
 construction, inc.
 11111 W. WASHINGTON
 ST. PAUL, MN 55102

BAXTER IMAGING CENTER
 GLORY RD S
 BAXTER, MN 56405

DATE	DATE

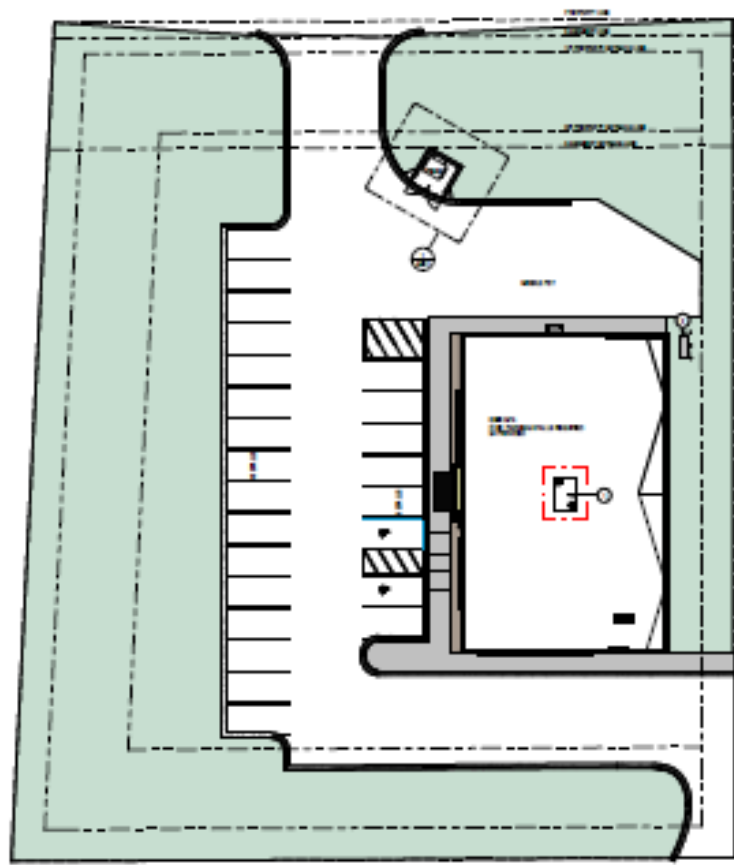
PRELIMINARY
 NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE

CODE PLAN

Project Number: 100_000
 Date: 06/01/18
 Drawn By: [Name]
 Checked By: [Name]

A001
 As Indicated



ARCHITECTURAL SITE PLAN
DATE: 11/11/11

GENERAL SITE PLAN NOTES

1. ALL UTILITIES SHOWN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY DATA. THE CLIENT SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.
3. THE CLIENT SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.
5. THE CLIENT SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
6. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.

SITE PLAN NOTES

1. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.
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8. THE CLIENT SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
9. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.
10. THE CLIENT SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

SITE PLAN KEYNOTES

1. SEE THE GENERAL NOTES FOR A COMPLETE LIST OF KEYNOTES.
2. SEE THE GENERAL NOTES FOR A COMPLETE LIST OF KEYNOTES.

CITY STREET AREA

THELEN & GREEN
ARCHITECTS, INC.
11100 15TH AVE S.
MINNETONKA, MN 55345

STRACK
CONSTRUCT, INC.
11100 15TH AVE S.
MINNETONKA, MN 55345

BAXTER IMAGING CENTER
GLORY RD. S.
BAXTER, MN 56405

NO.	DATE

PRELIMINARY
NOT FOR CONSTRUCTION

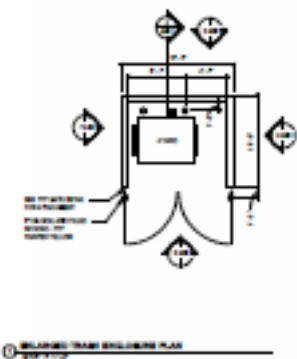
NO.	DESCRIPTION	DATE

ARCHITECTURAL SITE PLAN

Project Number: 11-001
Date: 11/11/11
Drawn by: [Name]
Checked by: [Name]

A050

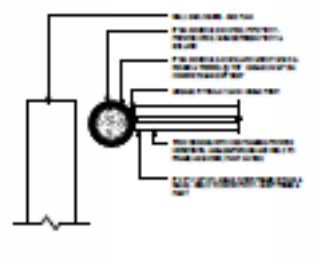
Date: As Indicated



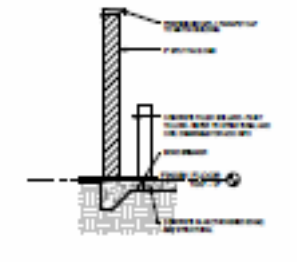
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12/11/12



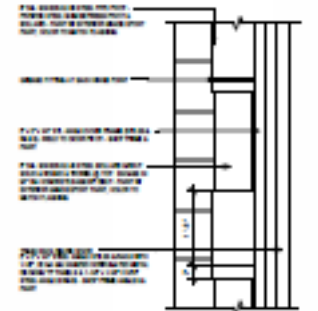
2. TYPICAL CURB WALL DETAIL
12/11/12



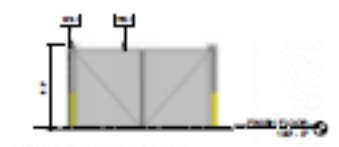
3. TYPICAL SUSPENSION CABLE DETAIL
12/11/12



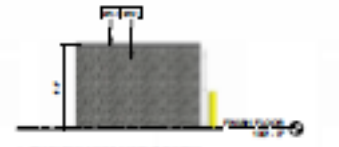
4. FRAME WALLING WALL SECTION
12/11/12



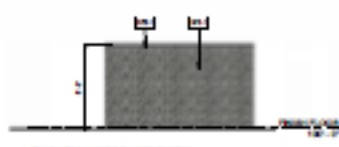
5. TYPICAL SUSPENSION POST DETAIL
12/11/12



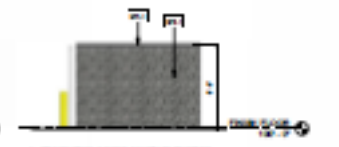
6. FRAME WALLING CURB SECTION
12/11/12



7. FRAME WALLING CURB SECTION
12/11/12



8. FRAME WALLING CURB SECTION
12/11/12



9. FRAME WALLING CURB SECTION
12/11/12

CITY STAMP AREA

THELEN & GREEN
ARCHITECTS, INC.
1000 S. WISCONSIN ST.
MINNEAPOLIS, MN 55415
TEL: 612.338.1100
WWW.THELENANDGREEN.COM

STRACK
CONSTRUCTORS, INC.
11000 W. 13TH AVE.
MINNEAPOLIS, MN 55426
TEL: 763.833.8800
WWW.STRACKCONSTRUCTORS.COM

BAXTER IMAGING CENTER

GLORY RD S
BAXTER, MN 56415

NO.	DATE

PRELIMINARY
NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE

ARCHITECTURAL SITE DETAILS

Project Number: 10_000
Date: 04/10/12
Drawn By: WTL
Checked By: WTL

A051

Scale: As Indicated

EXTERIOR MATERIAL SPECIFICATIONS

ID	DESCRIPTION	MANUFACTURER	MODEL NAME	COLOR	SIZE	GRID INFO
001	CONCRETE FOUNDATION	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE FOUNDATION
002	CONCRETE FOUNDATION	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE FOUNDATION
003	CONCRETE FOUNDATION	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE FOUNDATION
004	CONCRETE FOUNDATION	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE FOUNDATION
005	CONCRETE FOUNDATION	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE FOUNDATION
006	CONCRETE FOUNDATION	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE FOUNDATION
007	CONCRETE FOUNDATION	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE FOUNDATION
008	CONCRETE FOUNDATION	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE FOUNDATION
009	CONCRETE FOUNDATION	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE FOUNDATION
010	CONCRETE FOUNDATION	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE FOUNDATION
011	CONCRETE FOUNDATION	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE FOUNDATION
012	CONCRETE FOUNDATION	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE FOUNDATION
013	CONCRETE FOUNDATION	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE FOUNDATION
014	CONCRETE FOUNDATION	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE FOUNDATION
015	CONCRETE FOUNDATION	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE FOUNDATION
016	CONCRETE FOUNDATION	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE FOUNDATION
017	CONCRETE FOUNDATION	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE FOUNDATION
018	CONCRETE FOUNDATION	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE FOUNDATION
019	CONCRETE FOUNDATION	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE FOUNDATION
020	CONCRETE FOUNDATION	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE FOUNDATION

MATERIAL SF PER ELEVATION GENERAL EXT ELEV NOTES

	WEST	SOUTH	EAST	NORTH
001	112	112	112	112
002	112	112	112	112
003	112	112	112	112
004	112	112	112	112
005	112	112	112	112
006	112	112	112	112
007	112	112	112	112
008	112	112	112	112
009	112	112	112	112
010	112	112	112	112
011	112	112	112	112
012	112	112	112	112
013	112	112	112	112
014	112	112	112	112
015	112	112	112	112
016	112	112	112	112
017	112	112	112	112
018	112	112	112	112
019	112	112	112	112
020	112	112	112	112

1. MATERIAL SPECIFICATIONS FOR EXTERIOR ELEVATIONS
2. EXTERIOR ELEVATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE. VERIFY ALL MATERIALS AND FINISHES WITH THE ARCHITECT AND MANUFACTURER.
3. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
4. EXTERIOR ELEVATIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE ARCHITECT'S REQUIREMENTS.
5. EXTERIOR ELEVATIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE ARCHITECT'S REQUIREMENTS.
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10. EXTERIOR ELEVATIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE ARCHITECT'S REQUIREMENTS.

EXT ELEVATIONS KEYNOTES

1. FINISHES SHALL BE AS SHOWN ON THE EXTERIOR ELEVATIONS.
2. MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE ARCHITECT'S REQUIREMENTS.
3. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE ARCHITECT'S REQUIREMENTS.
4. EXTERIOR ELEVATIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE ARCHITECT'S REQUIREMENTS.



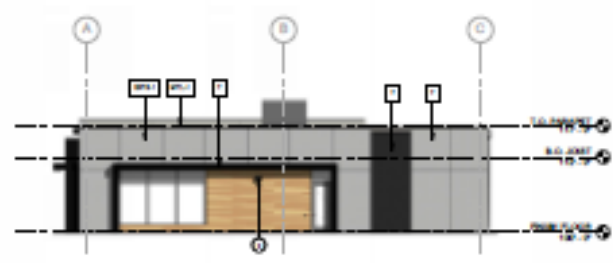
① WEST ELEVATION



② SOUTH ELEVATION



③ EAST ELEVATION



④ NORTH ELEVATION



CITY STAMP AREA
THELEN & GREEN
 ARCHITECTS
 11111 11111
 11111 11111
 11111 11111

STRACK
 construction, inc.
 11111 11111
 11111 11111
 11111 11111

BAXTER IMAGING CENTER
 GLORY RD S
 BAXTER, MN 56405

DATE	DATE

PRELIMINARY
 NOT FOR CONSTRUCTION

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

EXTERIOR ELEVATIONS
 Project Number: 111-111
 Date: 11/11/11
 Drawn By: 1111
 Checked By: 1111
A580
 1111



THELEN & GREEN



THELEN & GREEN



THELEN & GREEN



THELEN & GREEN

CITY OF BENTON

THELEN & GREEN
 ARCHITECTS, INC.
 100 W. 1ST ST.
 BENTON, MISSISSIPPI 39201

STRACK
 CONSTRUCTION, INC.
 11501 48th AVE
 ST. LOUIS, MO 63141
 (314) 991-1100

BAXTER IMAGING CENTER
 GLOVER RD. S
 BAXTER, MN 56425

DATE	DATE

PRELIMINARY
 NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE

3D VIEWS

Project Number	100-000
Date	10/20/20
Drawn By	STG
Checked By	STG

A900

10/21/2020

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REVISION: NONE
 DATE: 08/14/2014

MEDICAL OFFICE BUILDING

PRELIMINARY:
NOT FOR CONSTRUCTION

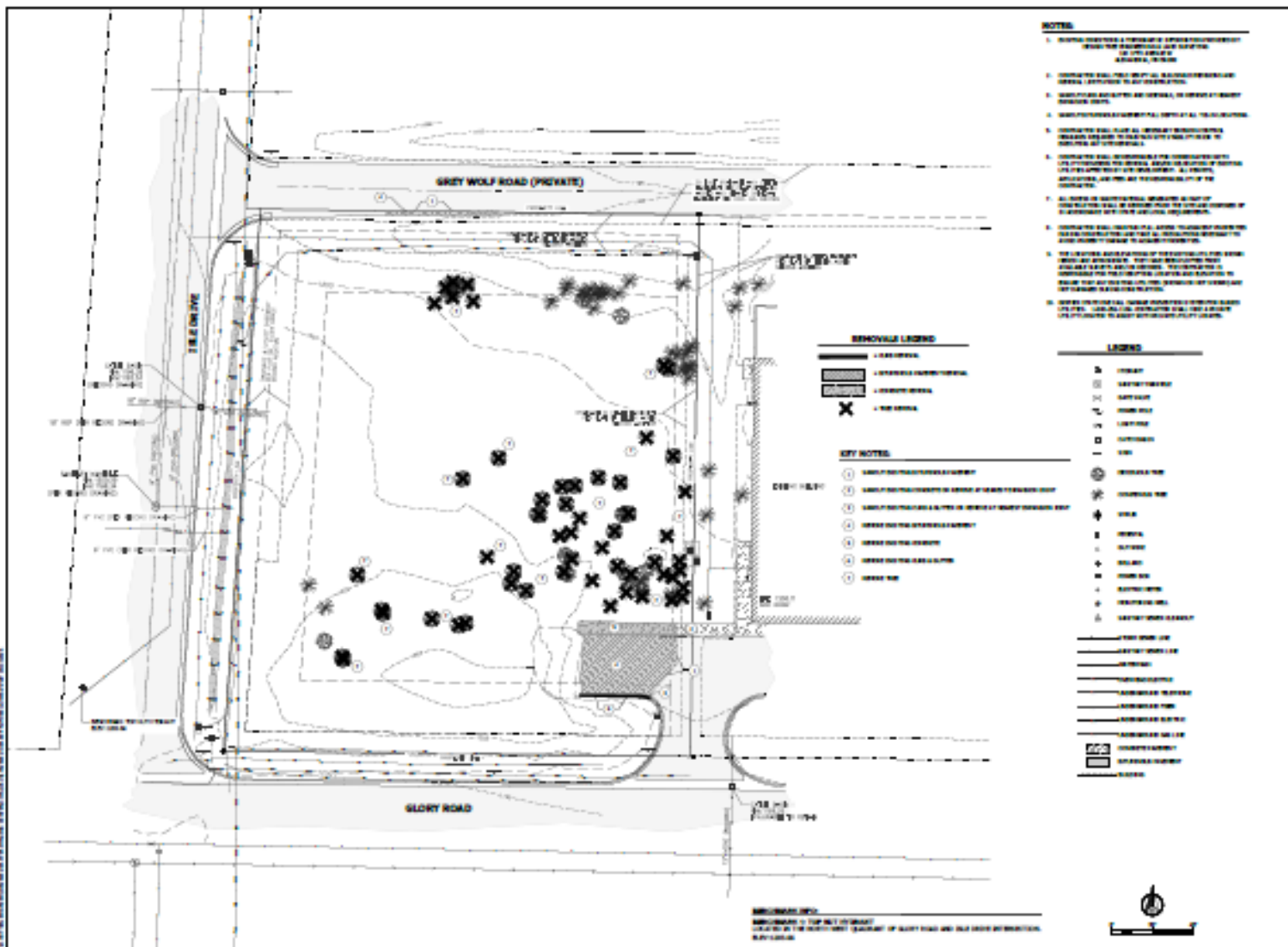
13205 SLE DR
 BAITER, MN, 56415

DESIGN TREE ENGINEERING + LAND SURVEYING
 1000 UNIVERSITY AVENUE, SUITE 1000
 BOSTON, MA 02116
 TEL: 617.552.3333
 FAX: 617.552.3334
 WWW.DESIGN-TREE.COM

NO.	DATE	DESCRIPTION

EXISTING CONDITIONS & REMOVALS PLAN

C101

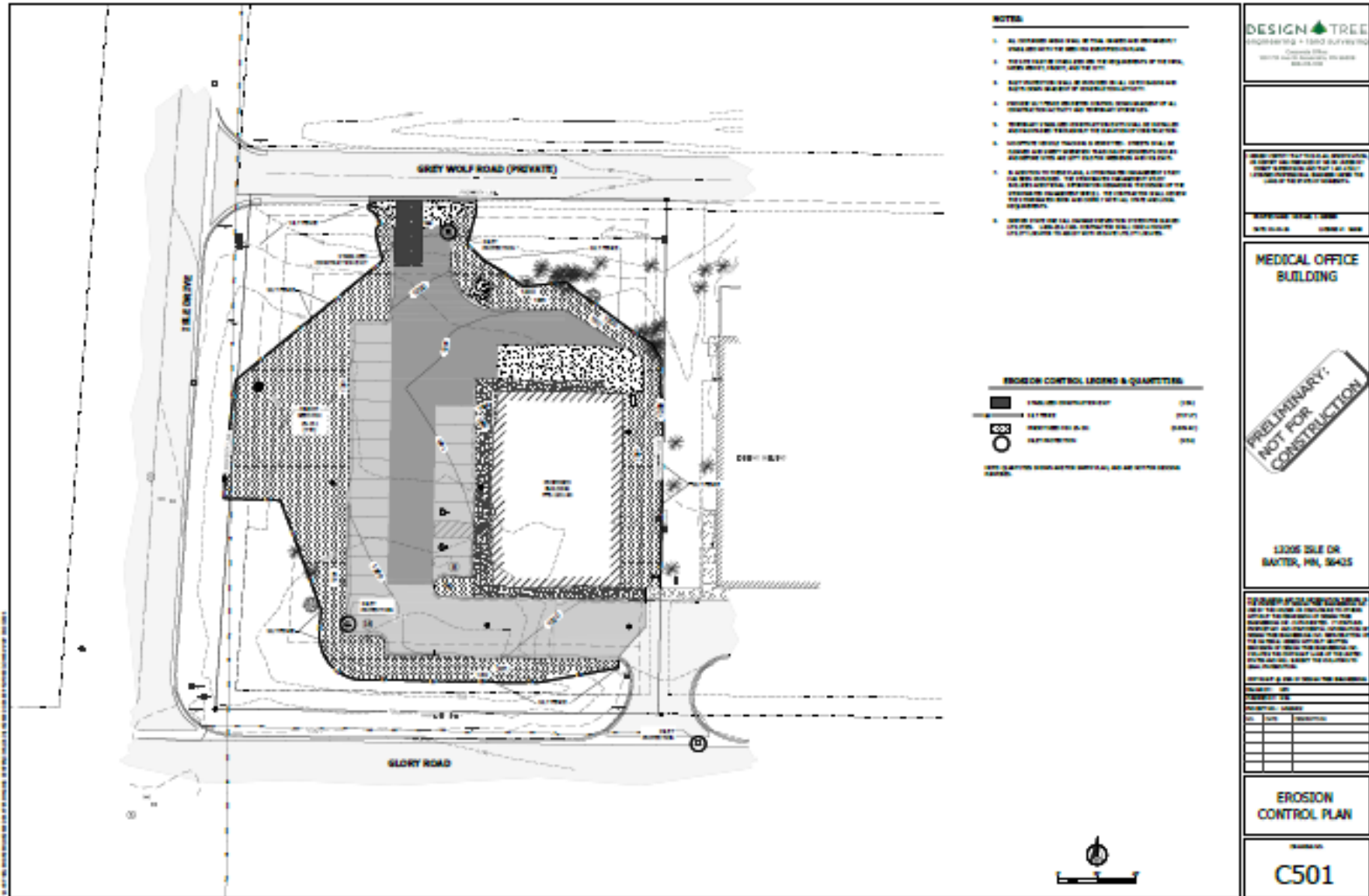


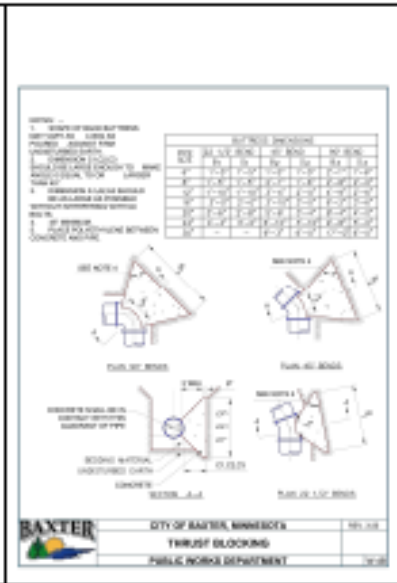
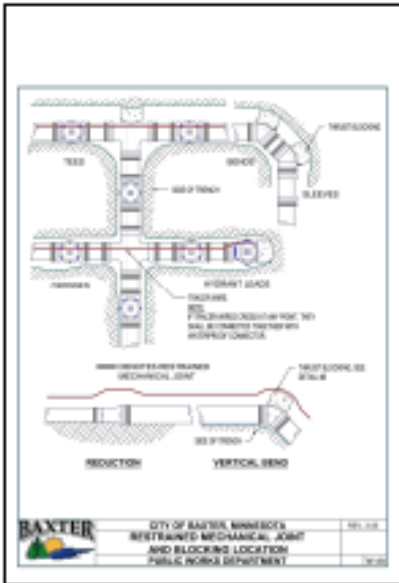
- NOTES**
1. EXISTING CONDITIONS AND REMOVALS ARE SHOWN AS SHOWN ON THIS PLAN.
 2. EXISTING CONDITIONS ARE SHOWN AS SHOWN ON THIS PLAN.
 3. EXISTING CONDITIONS ARE SHOWN AS SHOWN ON THIS PLAN.
 4. EXISTING CONDITIONS ARE SHOWN AS SHOWN ON THIS PLAN.
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 10. EXISTING CONDITIONS ARE SHOWN AS SHOWN ON THIS PLAN.

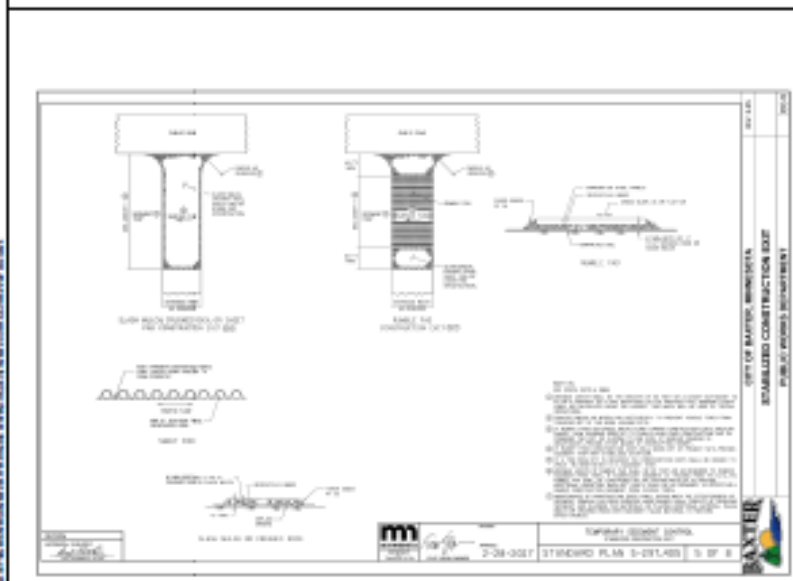
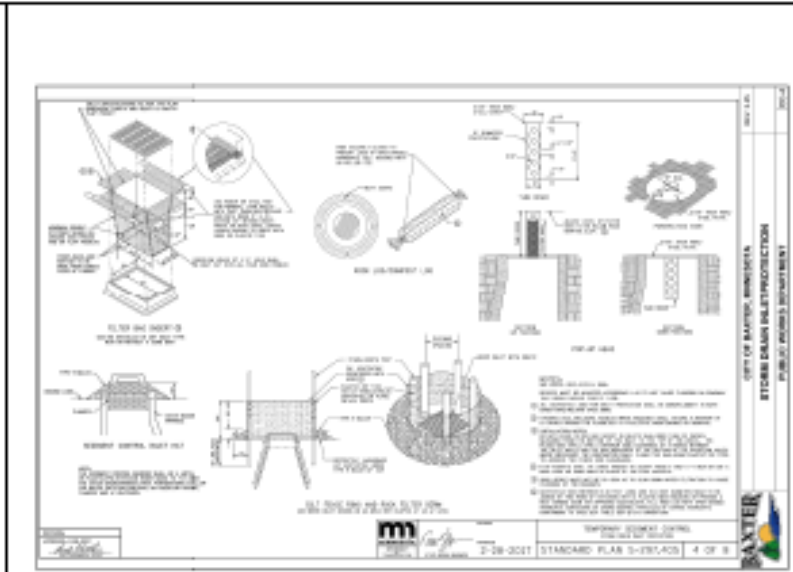
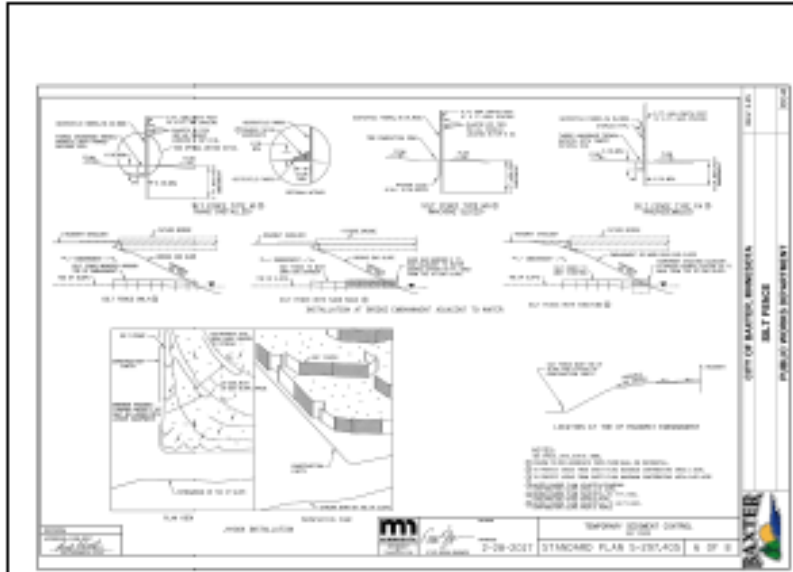
- REMOVAL LEGEND**
- EXISTING
 - PROPOSED
 - TO BE REMOVED

- KEY NOTES**
1. EXISTING CONDITIONS
 2. EXISTING CONDITIONS
 3. EXISTING CONDITIONS
 4. EXISTING CONDITIONS
 5. EXISTING CONDITIONS
 6. EXISTING CONDITIONS

- LEGEND**
- SYMBOL 1: TREE
 - SYMBOL 2: TREE
 - SYMBOL 3: TREE
 - SYMBOL 4: TREE
 - SYMBOL 5: TREE
 - SYMBOL 6: TREE
 - SYMBOL 7: TREE
 - SYMBOL 8: TREE
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 - SYMBOL 100: TREE







DESIGN TREE
ENGINEERING + LAND SURVEYING
10000 UNIVERSITY AVENUE, SUITE 100
MINNETONKA, MN 55345

STORM DRAIN INLET/SECTION
PUBLIC WORKS DEPARTMENT

**1305 SILE DR
BAYTER, MN, 56425**

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

EROSION CONTROL DETAILS

C604

GENERAL NOTES
 THE PROJECT IS SUBJECT TO THE REQUIREMENTS OF THE MISSOURI DEPARTMENT OF TRANSPORTATION (MoDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION AND ALL APPLICABLE SPECIAL PROVISIONS AS OF THE DATE OF THIS SPECIFICATION. A COPY OF THE CURRENT EDITION IS AVAILABLE FOR REVIEW IN THE FOLLOWING OFFICE PROVISIONS.

GENERAL NOTES

- 1. GENERAL
 - 1.1. GENERAL
 - 1.1.1. All work shall be in accordance with the Missouri Building Code and any local jurisdiction requirements.

- 1.2. APPROVAL
 - 1.2.1. All work shall be in accordance with the Missouri Building Code and any local jurisdiction requirements.

- 1.3. CONSTRUCTION
 - 1.3.1. All work shall be in accordance with the Missouri Building Code and any local jurisdiction requirements.

- 1.4. FINISHES
 - 1.4.1. All work shall be in accordance with the Missouri Building Code and any local jurisdiction requirements.

- 1.5. GENERAL
 - 1.5.1. All work shall be in accordance with the Missouri Building Code and any local jurisdiction requirements.

- 1.6. APPROVAL
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- 1.7. CONSTRUCTION
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- 1.8. FINISHES
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- 1.9. GENERAL
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- 1.10. APPROVAL
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- 1.11. CONSTRUCTION
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- 1.12. FINISHES
 - 1.12.1. All work shall be in accordance with the Missouri Building Code and any local jurisdiction requirements.

- 1.13. APPROVAL
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- 1.14. CONSTRUCTION
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- 1.15. FINISHES
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- 1.16. GENERAL
 - 1.16.1. All work shall be in accordance with the Missouri Building Code and any local jurisdiction requirements.

- 1.17. APPROVAL
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- 1.18. CONSTRUCTION
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- 1.19. FINISHES
 - 1.19.1. All work shall be in accordance with the Missouri Building Code and any local jurisdiction requirements.

- 1.20. GENERAL
 - 1.20.1. All work shall be in accordance with the Missouri Building Code and any local jurisdiction requirements.

- 1.21. APPROVAL
 - 1.21.1. All work shall be in accordance with the Missouri Building Code and any local jurisdiction requirements.

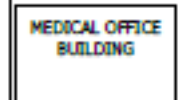
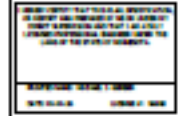
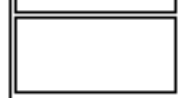
- 1.22. CONSTRUCTION
 - 1.22.1. All work shall be in accordance with the Missouri Building Code and any local jurisdiction requirements.

- 1.23. FINISHES
 - 1.23.1. All work shall be in accordance with the Missouri Building Code and any local jurisdiction requirements.

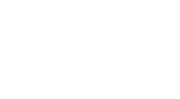
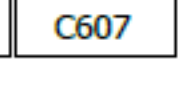
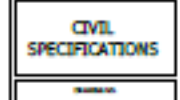
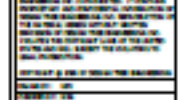
- 1.24. GENERAL
 - 1.24.1. All work shall be in accordance with the Missouri Building Code and any local jurisdiction requirements.

- 1.25. APPROVAL
 - 1.25.1. All work shall be in accordance with the Missouri Building Code and any local jurisdiction requirements.

- 1.26. CONSTRUCTION
 - 1.26.1. All work shall be in accordance with the Missouri Building Code and any local jurisdiction requirements.



PROJECT NO. 2024-001		
DATE	DESCRIPTION	



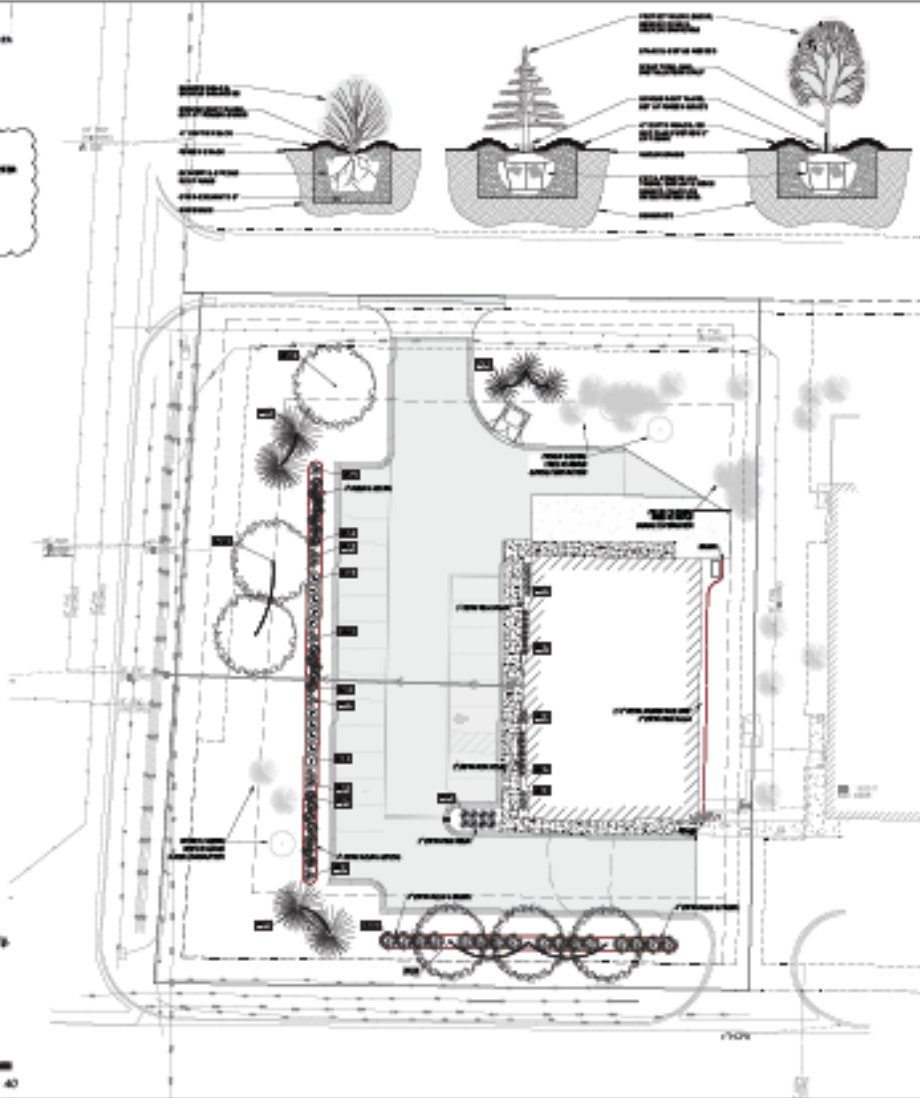
LANDSCAPE PLANT LEGEND			
INDUSTRIAL TREES			
NO 8	WHITE BARK PINE (Small tree)	8' FT TALL, 8" DBH	8' FT x 8" DBH
NO 9	RED-BARKED SPINDLER (Medium to Large tree)	8' FT TALL, 8" DBH	8' FT x 8" DBH
PERENNIAL TREES			
NO 4	RED BARK PINE (Small tree)	6' FT TALL, 6" DBH	6' FT x 6" DBH
NO 5	RED ALBERTA BLUE SPRUCE (Small tree)	6' FT TALL, 6" DBH	6' FT x 6" DBH
SHRUBS			
NO 15	HEALTHY HAZEL (Small shrub)	4' FT TALL, 4" DBH	4' FT x 4" DBH
NO 16	HEALTHY HAZEL (Medium shrub)	4' FT TALL, 4" DBH	4' FT x 4" DBH
NO 17	HEALTHY HAZEL (Large shrub)	4' FT TALL, 4" DBH	4' FT x 4" DBH
PERENNIALS			
NO 8	HEALTHY BARK (Small plant)	4' FT TALL, 4" DBH	4' FT x 4" DBH
NO 14	HEALTHY BARK (Medium plant)	4' FT TALL, 4" DBH	4' FT x 4" DBH
EDIBLES/VEGETABLES			
NO 30	HEALTHY BARK (Medium plant)	4' FT TALL, 4" DBH	4' FT x 4" DBH
LANDSCAPE (NO. 1-10)			
1-10	SPRINGFIELD - 10' x 10' SQUARE		
1-10	EDGE WALK - 1' x 1' SQUARE		
1-10	LANDSCAPE WALK (INCLUDES WALKWAY TRAILS)		
1-10	PAVED WALK		

LANDSCAPE REQUIREMENTS

- 1. ONE (1) PERENNIAL TREE PER 1,000 SF OF FINISHED AREA
- 2. ONE (1) SHRUB PER 1,000 SF OF FINISHED AREA
- 3. ONE (1) EDIBLE PER 1,000 SF OF FINISHED AREA
- 4. ONE (1) PERENNIAL TREE PER 100 SF OF FINISHED AREA
- 5. ONE (1) SHRUB PER 100 SF OF FINISHED AREA
- 6. ONE (1) EDIBLE PER 100 SF OF FINISHED AREA

INDUSTRIAL LANDSCAPE REQUIREMENTS

- 1. ONE (1) PERENNIAL TREE PER 100 SF OF FINISHED AREA
- 2. ONE (1) SHRUB PER 100 SF OF FINISHED AREA
- 3. ONE (1) EDIBLE PER 100 SF OF FINISHED AREA
- 4. ONE (1) PERENNIAL TREE PER 100 SF OF FINISHED AREA
- 5. ONE (1) SHRUB PER 100 SF OF FINISHED AREA
- 6. ONE (1) EDIBLE PER 100 SF OF FINISHED AREA



PLAN-TYPE
LANDSCAPE ARCHITECTURE

PROJECT NO. 101
DATE: 10/1/2010
SCALE: 1"=20'
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

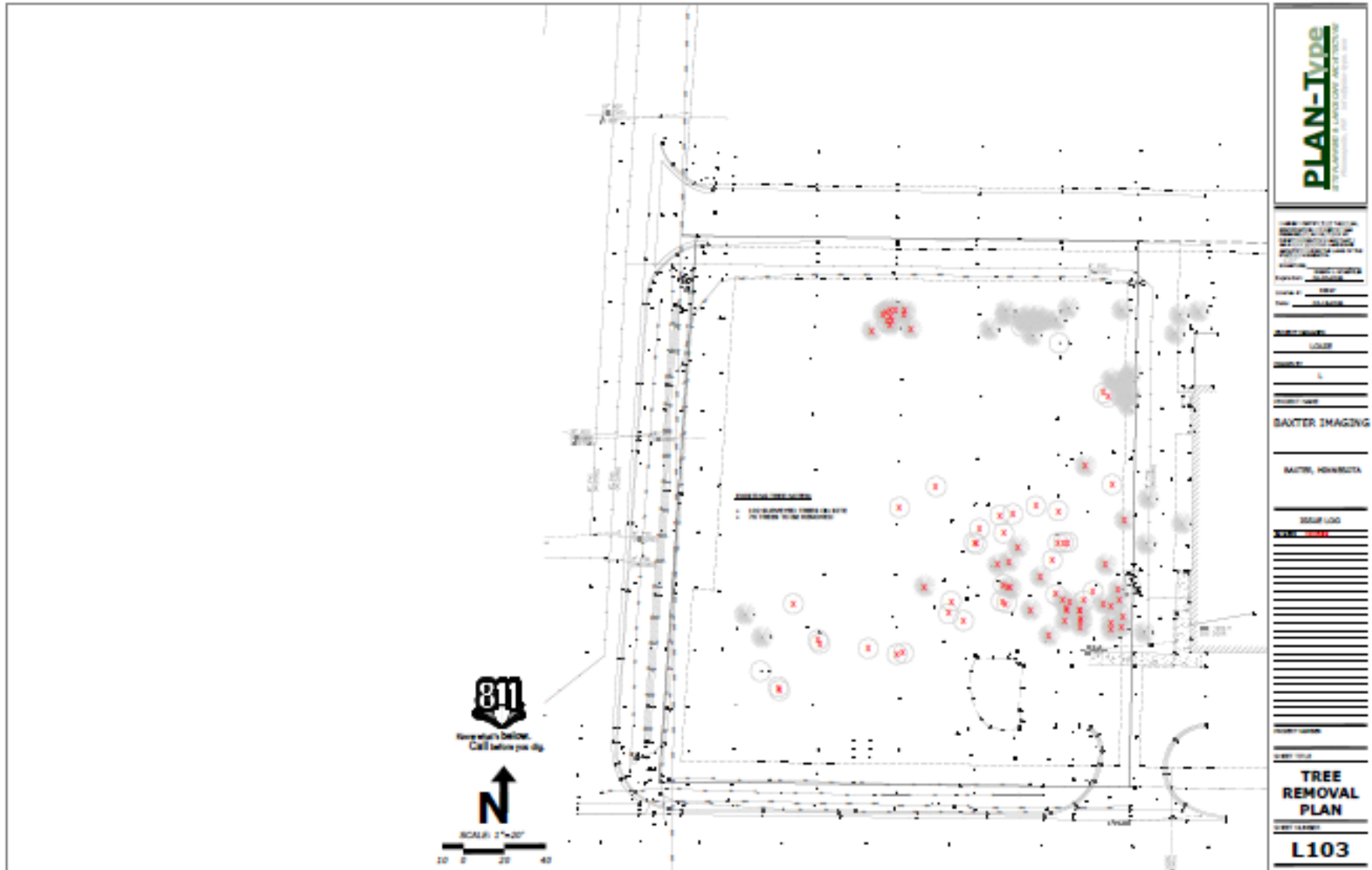
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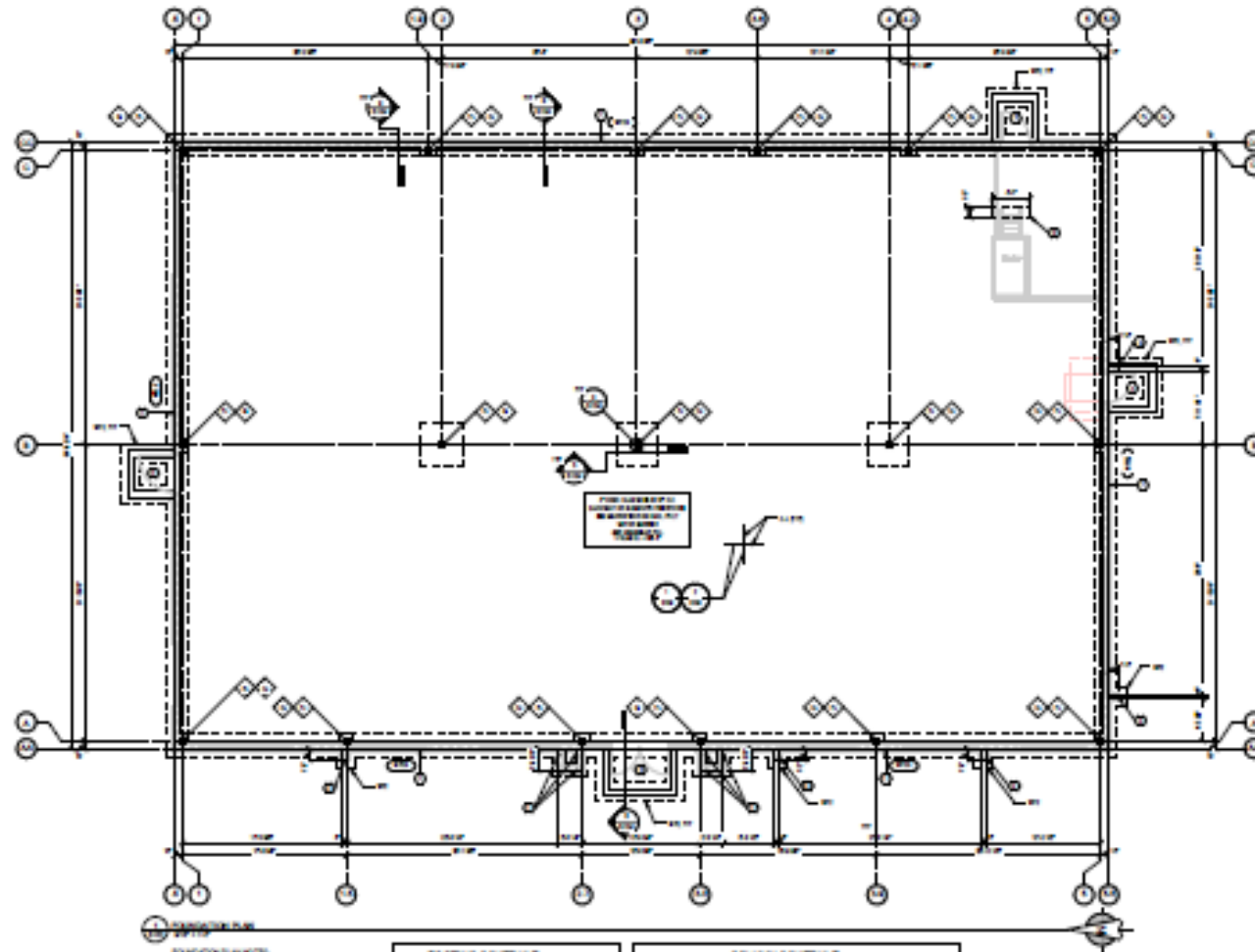
DATE: 10/1/2010

LEGEND

LANDSCAPE PLAN

L101





- CONSTRUCTION NOTES:**
- 1. SEE GENERAL NOTES FOR ALL FOUNDATION DETAILS.
 - 2. SEE GENERAL NOTES FOR ALL FOUNDATION DETAILS.
 - 3. SEE GENERAL NOTES FOR ALL FOUNDATION DETAILS.
 - 4. SEE GENERAL NOTES FOR ALL FOUNDATION DETAILS.
 - 5. SEE GENERAL NOTES FOR ALL FOUNDATION DETAILS.
 - 6. SEE GENERAL NOTES FOR ALL FOUNDATION DETAILS.
 - 7. SEE GENERAL NOTES FOR ALL FOUNDATION DETAILS.
 - 8. SEE GENERAL NOTES FOR ALL FOUNDATION DETAILS.
 - 9. SEE GENERAL NOTES FOR ALL FOUNDATION DETAILS.
 - 10. SEE GENERAL NOTES FOR ALL FOUNDATION DETAILS.

FOOTING SCHEDULE			
NO.	SECTION	SECTION	SECTION
1	FOOTING	FOOTING	FOOTING
2	FOOTING	FOOTING	FOOTING
3	FOOTING	FOOTING	FOOTING

COLUMN SCHEDULE			
NO.	SECTION	SECTION	SECTION
1	COLUMN	COLUMN	COLUMN
2	COLUMN	COLUMN	COLUMN
3	COLUMN	COLUMN	COLUMN

PER SCHEDULE		
NO.	SECTION	SECTION
1	PER	PER
2	PER	PER

CITY OF MINNAPOLIS
HERZOG
 ARCHITECTS
 1000 W. WASHINGTON AVENUE
 SUITE 1000
 MINNAPOLIS, MN 55401
 (612) 338-1000
STRACK
 CONSULTING ENGINEERS, INC.
 1000 W. WASHINGTON AVENUE
 SUITE 1000
 MINNAPOLIS, MN 55401
 (612) 338-1000

BAXTER IMAGING CENTER
 GLORY RD S
 BAXTER, MN 56405

NO.	DATE

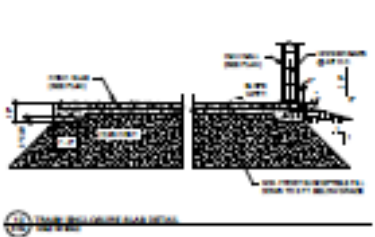
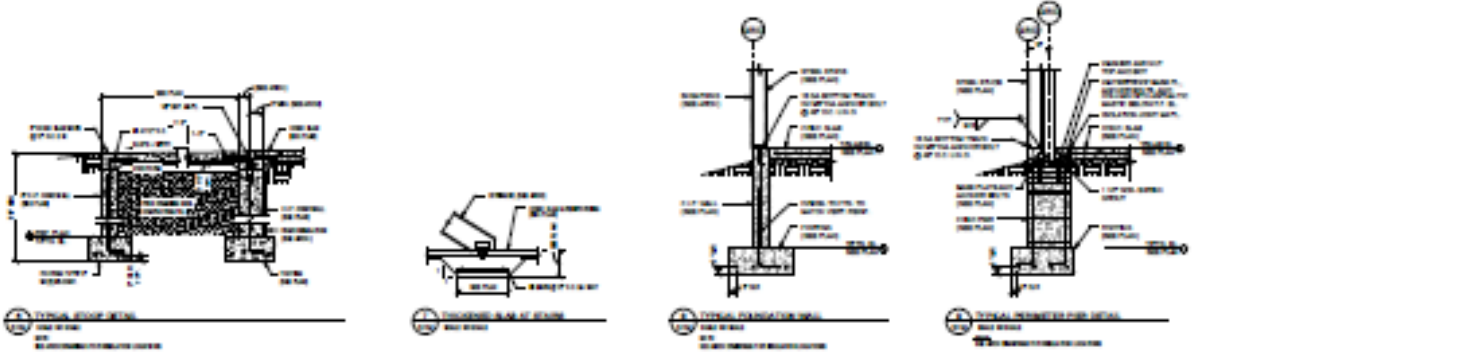
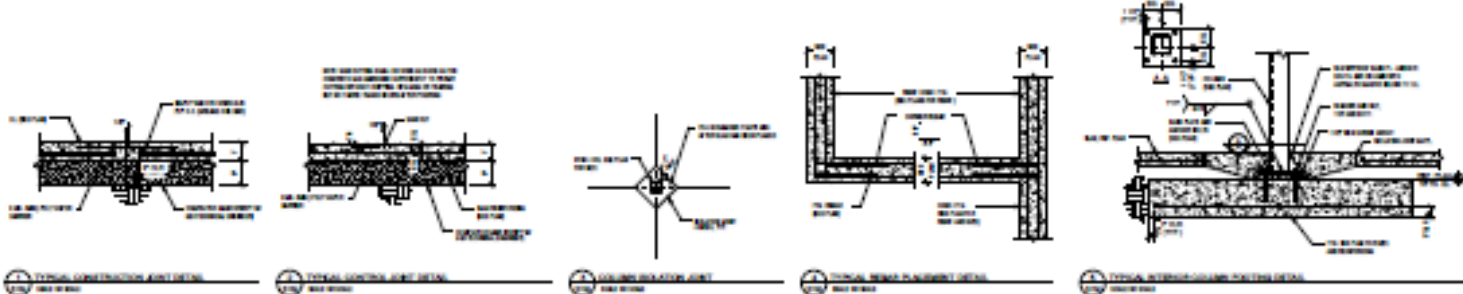
PRELIMINARY
 NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE

FOUNDATION PLAN

Project Number: 08011
 Date: 10/20/08
 Drawn By: JH
 Checked By: JH

S102
 As Indicated



CITY ZONING AREA

STRACK
 Structural Steel Erection, Inc.
 1100 S. GARDNER ST.
 BAXTER, MN 56405

BAXTER IMAGING CENTER

GLORY RD. S
 BAXTER, MN 56405

DATE	DATE

PRELIMINARY
 NOT FOR CONSTRUCTION

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

FOUNDATION DETAILS

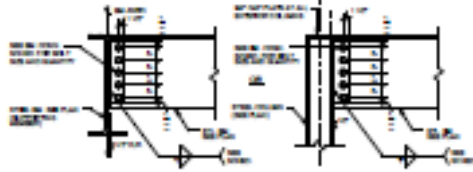
Project Number: 10011
 Date: 10/20/11
 Drawn By: JH
 Checked By: JH

S104

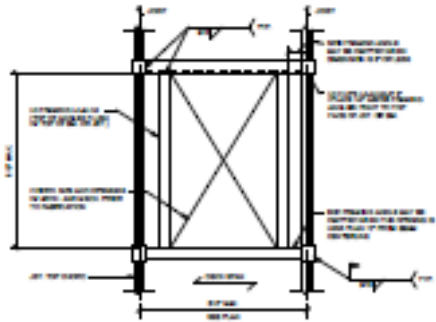
Scale: As Indicated

SEAM CONNECTION SCHEDULE						
WELDED JOINTS TO BE MADE IN ACCORDANCE WITH THE FOLLOWING SCHEDULE UNLESS OTHERWISE SPECIFIED						
CONNECTION	WELD	WELD TYPE	WELD SIZE	WELD POSITION	WELD TYPE	WELD POSITION
SEAM	WELDED	FL. BEVEL BUTT	1/4"	1		
SEAM	WELDED	FL. BEVEL BUTT	1/4"	1		
SEAM	WELDED	FL. BEVEL BUTT	1/4"	1		

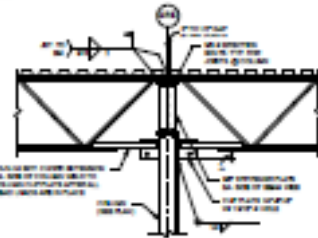
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- WELDING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SCHEDULE UNLESS OTHERWISE SPECIFIED
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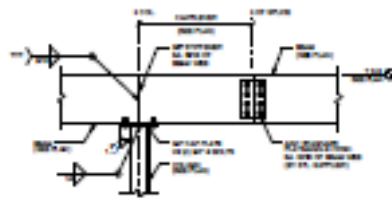
TYPICAL SEAM-TO-COLUMN AND SEAM-TO-BEAM CONNECTIONS
See notes



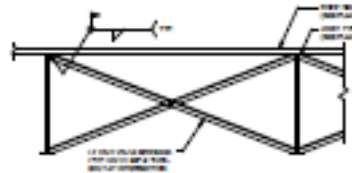
TYPICAL SEAM-TO-COLUMN AND SEAM-TO-BEAM CONNECTIONS
See notes



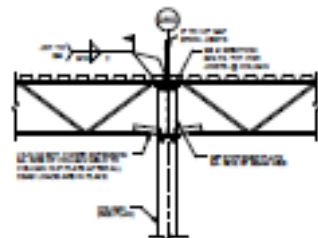
TYPICAL SEAM-TO-COLUMN AND SEAM-TO-BEAM CONNECTIONS
See notes



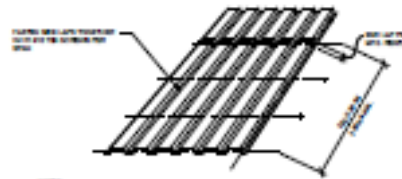
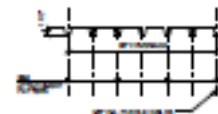
TYPICAL SEAM-TO-COLUMN AND SEAM-TO-BEAM CONNECTIONS
See notes



TYPICAL SEAM-TO-COLUMN AND SEAM-TO-BEAM CONNECTIONS
See notes

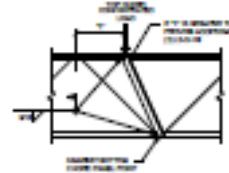
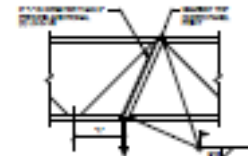


TYPICAL SEAM-TO-COLUMN AND SEAM-TO-BEAM CONNECTIONS
See notes



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TYPICAL SEAM-TO-COLUMN AND SEAM-TO-BEAM CONNECTIONS
See notes



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TYPICAL SEAM-TO-COLUMN AND SEAM-TO-BEAM CONNECTIONS
See notes

CITY STAMP AREA
HERZOG
ARCHITECTS
1000 W. WASHINGTON ST.
MINNEAPOLIS, MN 55402
TEL: 612.338.1111
WWW.HERZOGARCHITECTS.COM

STRACK
Structural Steel, Inc.
1000 W. WASHINGTON ST.
MINNEAPOLIS, MN 55402
TEL: 612.338.1111
WWW.STRACKSTEEL.COM

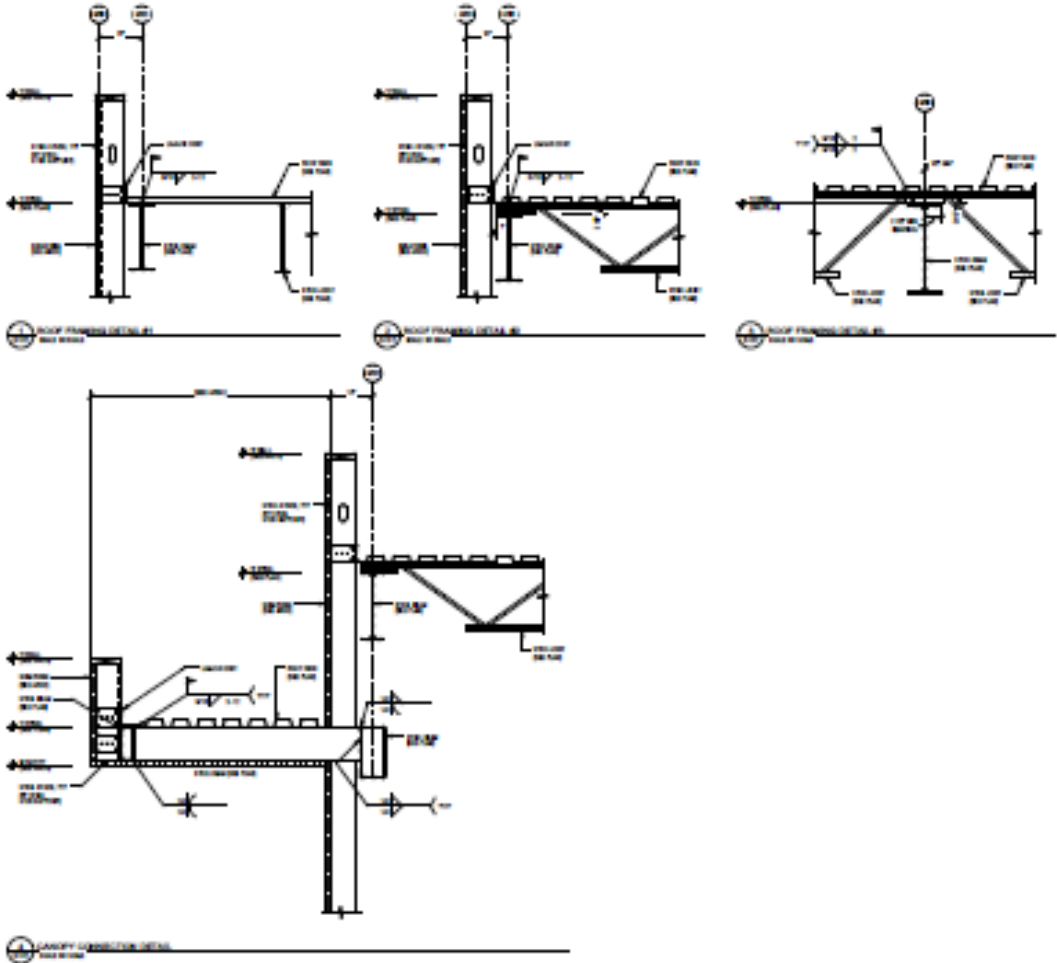
BAXTER IMAGING CENTER
GLORY RD. S
BAXTER, MN 56405

DATE	DESCRIPTION

PRELIMINARY
UNFOR CONSTRUCTION

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

STEEL FRAMING DETAILS
Project Number: S106
Date: 10/11/11
Drawn By: JH
Checked By: JH
S106
As Indicated



CITY OF ST. PAUL
HERZOG & NEUBAU
 ARCHITECTS
 1000 W. WASHINGTON AVENUE
 ST. PAUL, MN 55102
 WWW.HERZOG-NEUBAU.COM

STRACK
 Structural Steel, Inc.
 1000 W. WASHINGTON AVENUE
 ST. PAUL, MN 55102
 WWW.STRACKSTEEL.COM

BAXTER IMAGING CENTER
 GLORY RD. S
 BAXTER, MN 56405

NO.	DATE

PRELIMINARY
 NOT FOR CONSTRUCTION

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

STEEL FRAMING DETAILS

Project Number: 00011
 Date: 10/20/08
 Drawn By: JH
 Checked By: JH

S107

Scale: 1/4" = 1'-0"

Exhibit B

Estimated Escrow Costs

ENGINEERING INSPECTION ESTIMATED TIME/COST

Description	Hrs	Rate	Total
Water Service	X		
Sanitary Sewer Service	X		
Testing	X		
Stormwater	X		
Final Walk Through	X		
Final Punch List	X		
Total Inspection Fee	XX	\$73.00	\$

GIS/IT COORDINATOR ESTIMATED TIME/COST

Description	Hrs	Rate	Total
GIS Incorporation	4	\$101.00	\$404.00

Detail of Legal, Administrative and Other Fees Due City

Description	Hrs	Rate	Total
Administrative & Finance	10	\$112.00	\$1,120.00
Public Works/Engineer	20	\$112.00	\$2,240.00
City Attorney	XX	\$180.00	<u>\$x,xxx.00</u>
			\$

AS-BUILT DRAWINGS – To be refunded after as-built drawings are accepted - **\$3,000.00**

Total Escrow Amount = \$ + \$ + \$ + \$3,000 = \$