



AGENDA

Rogers Planning Commission

November 6, 2024 - 7:00 PM

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. APPROVE AGENDA

Council members may add items to the agenda for discussion purposes or staff direction only. The Council will not normally take official action on items added to the agenda.

3. CONSENT AGENDA

These items are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a Commission Member so requests, in which event the item will be removed from the Consent Agenda and placed elsewhere on the agenda.

3.1 Approve Minutes from October 7th, 2024

4. NEW BUSINESS

4.1 Consideration of a Site Plan Request by Ray Js for a Restaurant and Bar at Northdale Blvd and County Rd 144

4.2 Consideration of a Site Plan Request by Discount Tire for a 1,028 Square Foot Addition at 21721 Diamond Lake Rd S

4.3 Review and Provide Comments for Residential Development Concept Plan by Benzinger Homes at 23415 Wood La - Wood Lane Villas

5. PUBLIC HEARINGS

5.1 Consideration of Ordinances 2024-06 and 2024-07 Related to Cannabis Businesses

5.2 Consideration of Zoning Code Amendments to Ordinance Sections Related to Shoreland Regulations

5.3 Consideration of a Preliminary Plat, Final Plat, and Site Plan Request by Veit Related to a Building Addition at 14000 Veit Place

6. OTHER BUSINESS

7. ADJOURN

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The regular meeting of the Planning Commission of the City of Rogers was called to order by Chair Carlson on Monday, October 7, 2024, at 7:00 PM at Rogers Community Center, 21201 Memorial Drive, Rogers, MN, 55374.

Commission Members present: Brett Carlson, Zachary Plansky, Adam Fisher, Clark Lohr, Seth Stiebinger, Peter Mullin, Aaron Sattersten
Alternate Commission Todd Kussman (not voting)
Council Liason: Amy Enga
Staff present: Doran Cote, Public Works Director/City Engineer; Brett Angell, Community Development Director; Alec Henderson, City Planner.

2. OPEN FORUM

Chair Carlson opened the open forum. Chair Carlson closed the open forum at 7:01.

3. APPROVE AGENDA

Chair Carlson requested a motion on approving the agenda.

4. CONSENT AGENDA

Chair Carlson requested a motion on the consent agenda.

Commission Member Stiebinger moved, Commission Member Lohr seconded a motion to Approve the Consent Agenda. Motion carried 7-0.

4.1 Approve Minutes from August 5th, 2024 Planning Commission Meeting

4.2 Approve Minutes from September 9th, 2024 Planning Commission Meeting

5. PUBLIC HEARINGS

Chair Carlson introduced the Public Hearing Section of the Agenda.

5.1 Application by Veit & Company, Inc. for Expansion of a Mining Operation for the Parcel with PID 16-120-23-32-0002

Community Development Director, Brett Angell, introduced the Veit & Company, inc. application to expand their current mining operation at their parcel with PID 16-120-23-

32-0002. Angel described the project location and interim use permit proposal. The site is 42 acres, zoned and guided for future Single-Family Residential development and Low Density Residential Development. There is also an ag component on the property as well (where mining is not currently occurring). Last year, their phase 1 mining operation was granted for the 10 northern acres. The IUP was approved with the condition that the expansion of the mining site would follow with a future interim use permit and EAW. Their EAW has been reviewed by adjacent jurisdictions. Angell explained that their proposal now covers the remaining 33.6 acres over 7 phases. Each phase could have the same access to 144 with a haul route using 144 and Territorial Road (County road system). The hours of operations would be required to be Monday through Friday, 7:00 AM to 7:00 PM, Saturdays 7:00 AM to 3:00 PM, with no mining occurring on Sundays. The mining plan and operation plans include beaming of the entire site, reclamation of each phase followed by full reclamation. The mining could take between 15–36 years depending on market conditions. Staff has recommended approval of the Interim Use Permit and the Draft Resolution in the packet contains roughly 30 conditions similar to the previous approval of Veit's phase 1.

Chair Carlson asked if the commission had questions of staff. No questions asked.

Chair Carlson opened the public hearing at approximately 7:06.
Several residents came forward to speak about the proposal.

Troy and Stacy Gleason of 25203 Mardale Dr came forward. Mr. Gleason voiced concerns about quality of life, and the dangerous conditions a mining pit could create. Gleason described that Hassan, Sand and Gravel are mining currently, which is acceptable, but does not want additional mining operations. The operation has increased traffic [on 144], the traffic speeds are high and dangerous for drivers and pedestrians. Additionally, air quality is a concern with prevailing winds, issues with wildlife impacts, water quality and neighborhood tranquility. Mr. Gleason also voiced concern about them not receiving notice of the hearing.

Mrs. Gleason of 25203 Mardale Dr came forward and read a letter from Josey and Tim Dooley of 25291 Mardale Dr. The letter was not provided to staff nor the commission. The letter had similar concerns as voiced by Mr. Gleason. Mrs. Mardale voiced issues with traffic safety, wildlife issues and the impacts on their home value.

Michale Greengard of 13425 Willandale Rd came forward to voice concerns about the mining operation. Mr Gleason does not want a pit next to their home which decreased value of the property. There are no amenities with this here.

Ryan Thiebault of 25398 Mardale Dr came forward and voiced concern with the mining operation. There are issues with wildlife, and Willandale is already unsafe in the winter and will be higher trafficked. They would not have purchased if they had known this was coming.

Mike Pierson of 13409 Mardale Dr came forward. He believes that all the benefit is going to this one property owner and no benefits are provided to residents.

Commission Member Plansky moved, Commission Member Stiebinger seconded a motion to close the Public Hearing. Motion carried 7-0.

Chair Carlson asked if there were questions from the Commission.

Fisher asked for clarification on notice requirements.

Angell described the notification process required by state statute and the fact that the property involved and nearby are large and may have impacted how many residents were noticed.

Lohr requested clarification on phasing and if they were concurrent.

Angell stated that the phases are not concurrent.

Carlson asked if traffic occurring was similar to the previous application at 86 trips a day on average.

Angell confirmed that each phase would have 86 trips on average.

Carlson asked to confirm if the hours were the same as previously approved.

Angell confirmed.

Lohr asked staff to clarify the water concerns.

Angell described that the pollution prevention plan and mining plan all account for stormwater and water concerns. The EAW was submitted to 30 regulatory bodies including the MPCA and DNR and no concerns were voiced.

Carlson and Stiebinger discuss traffic on 144 and the intersection there. Carlson asked if there were any plans by the county to improve that section of road.

Doran responded that there are no known plans to improve 144.

Councilmember Enga asked to clarify the peak traffic counts starting a 6:30 and whether that meant that trucks would be waiting before the 7:00 AM start.

Angell responded that the criteria only requires that mining operations may not start before 7:00 AM.

Mullin asked if the Commission could recommend approving phasing separately through IUP.

Angell suggested a timed approach with automatic extensions.

Mullin asked if there was concern about the pit being left open.

Angell responded that the code requires the engineer to approve each phase's reclamation as it is done.

Plansky asked for a refresh on the level of discretion we have.

Angell responded that the discretion is in the middle of the discretionary pyramid. We have some discretion as it relates to interpretation of the code and whether the proposal meets ordinance. IUPs have a definitive end date while CUPs have permanent approval that runs with the land.

Mullin asked if there was a status update on the completion of the first phase.

Angell responded that the applicant could provide that information.

Jesse Rausch with Veit came forward and stated that they were around 20% complete. The mining is for internal/Veit use only. So, if there is no need for materials, they are not actively mining. Additionally, the traffic on 144 was already present prior to Veit opening phase 1 of the mine last year. Regarding groundwater concerns. We are limited to mining above the water table. He believes the requirement is to remain two feet above the water table. The mining plan shows the limits as required by regulations.

Carlson asked if there was a way to limit public use.

Angell responded that he could check with legal to determine if that is possible.

Carlson asked how the date of the IUP was determined.

Angell responded that it was based on the applicant's submittal. Mining is site specific. Some IUPs have an end date with an automatic extension. There is not always consistency with IUP termination.

Carlson stated that it is challenging to limit an applicant when they are meeting all the code criteria. Additionally, we cannot verify that the traffic issues are stemming from Veit's current use of the site. Carlson asked if there was a way to limit dust?

Mullin requested information on berming.

Angell responded that a berm is an earth mound to provide screening. Section 6 of the operation plan describes their dust control measures and our approvals allow for additional measures if dust becomes a problem.

Mullin asked if additional trees could help control dust.

Angell responded that additional screening would be done, but based on the plan, trees may need to be on top of the berm. At full reclamation, those trees may be removed.

Jesse Rausch provided additional information on the reclamation. They may be reclaiming land from phase 1 when phase 2 is being mined.

Lohr asked if grading permits were required for each phase.

Doran responded that with the IUP separate grading permits are not required.

Angell pointed to condition 15, which outlines reclamation requirements.

Jesse Rausch also explained that they would be testing soil during reclamation. Poor reclamation history would impact resale and be detrimental. They want buildable property after reclamation.

Carlson asked if there were additional questions and called for a motion.

The Commission discussed added conditions. Lohr requested that SWPP reports are submitted yearly to the City. Mullin requested reducing the initial approval and automatic approvals thereafter.

Commission Member Stiebinger moved, Commission Member Fisher seconded a motion to approve the IUP with conditions outlined in the resolution with added conditions. Conditions added were: Yearly SWPP reports submitted to the City, and a revised timeline of 16 year approval with up to four automatic 5 year extensions or until mining is complete, whichever comes first. Motion carried 7-0.

Carlson also wished to communicate to the Council that the City should ensure the county studies the traffic issues and intersection issues along County Road 144 and Willandale Road.

5.2 Application by Taylor Development Co LLC for Preliminary Plat Approval for Taylor Inlet, a Rural Residential Development

City Planner, Alec Henderson, summarized the application by Taylor Development LLC for preliminary plat. The developer is proposing a 9 lot rural residential development. The project area is approximately 28 acres and includes the entirety of 23200 109th Ave N and the approximate west 8 acres of 23580 109th Ave N (owned by the Patnode family). The Patnode lot will ultimately need a lot split for the portion to be included in the preliminary plat. The property is zoned and guided for Rural Residential Development. No zoning issues have been identified, the lots have adequately sited septic systems (to be reviewed by the County). There are some engineering comments,

but revisions can be made prior to construction.

Chair Carlson opened the public hearing at approximately 8:21 PM.

No one was present to speak at the hearing.

Commission Member Plansky moved, Commission Member Mullin seconded a motion to close the public hearing. Motion carried 7-0.

Chair Carlson invited the applicant to come forward to speak on the application.

Mike Mooney, of Taylor Development LLC, can forward and spoke about the application. He explained that the owner passed away and he is hoping to subdivide the property and has been working with staff to include property to the east.

Chair Carlson asked for a motion.

Commission Member Stiebinger moved, Commission Member Lohr seconded a motion to recommend approval of Resolution 2024-99. Motion carried 7-0.

5.3 Application by Asguard Acquisitions, LLC for Variance and Site Plan
Amendment Related to the Mixed Use Apartment at 21225 141st Avenue
North (Asguard Addition Lot 2, Block 1)

None moved, None seconded a motion to . Motion carried 0-0. Community Development Director Angell summarized the Asguard Acquisitions, LLC application for Variance and Site Plan amendment for their mixed use apartment a 21225 141st Ave N. The site was previously approved for the use, but the applicant is requesting amendments due to issues related to undergrounding stormwater management systems, and with difficulties siting a fitness center use in the building in the current market. The site is zoned RC and guided for Mixed Use. The revised plan removes the fitness center use and increases the dwelling unit count from 71 to 89 units. Three commercial spaces remain on the first floor. The applicant is requesting variances to the enclosed parking requirement on the lot, all other parts of the application meet zoning code requirements. Angell explained that parking code requires 1 enclosed stall per unit, the new units would not have the allocated enclosed stall, but all total parking requirements would still be met with at-grade parking.

Angell explained that the applicant's variance rational for not being able to include additional underground parking includes: high water table, difficulty with building a detached garage due to pounding and driveways, and market conditions creating unfavorable bids.

Plansky asked for information on the rationale for having 1 covered or underground stall per unit.

Angell responded that he is unsure of Rogers' ordinance but believes it is so each unit can utilize at least one cover parking stall. No community has the same parking requirements. Some cities have not requirements.

Lohr asked if there was a net loss of parking due to the removal of the fitness center.

Angell responded that previous approvals authorized a parking plan that had fewer stalls than otherwise required. With the removal of the fitness use, all require stalls (total count) are being met.

Lohr asked for information on the ponds near the school and if they were dry basins.

Angell responded that the applicant may have additional information.

Chair Carlson opened the public hearing at approximately 8:34 PM.

Mike Mergens, representative of Asguard Acquisitions, LLC, came forward. He responded to commissioner Lohrs question regarding the pond explaining it is a dry basin and is not meant to hold water. Mergens further explained that the underground retention system was incredibly difficult to achieve with the soil conditions as well as the water table. He also explained that the fitness center use will not work in today's market and has requested to replace this use with additional housing units.

Commission Member Plansky moved, Commission Member Mullin seconded a motion to close the public hearing. Motion carried 7-0.

Carlson asked if the underground parking is an add on to rent.

Mergens replied that the cost would be between \$150-\$175 for covered stalls and they typically are not filled.

Carlson asked what governs the pond seeding.

Angell responded that best management practices determine seed variety and are typically native species.

Commission Member Stiebinger moved, Commission Member Mullin seconded a motion to recommend approval of Resolution 2024-97. Motion carried 7-0.

6. NEW BUSINESS

6.1 Capital Improvement Plan Review and Recommendation to forward to City

Council

City Planner Henderson summarized the item related to the Capital Improvement Plan (CIP) review. Henderson explained that a CIP is similar to the comprehensive plan in that it is a financial guide plan over a span of 5 to 10 years. It provides an overview of planned expenditures and projected timelines, and funding sources to help cities budget for future improvements. Henderson explained that a CIP is intended to assist implement the Comprehensive Plan and not intended as blanket approvals of any of the individual items in the CIP as each project will still need direct authorization and approval by the City Council. Henderson explained that the Commission just needs to forward a recommendation that the CIP is consistent with 2040 Comprehensive Plan.

Plansky requested additional information on a few items in the CIP including the 94 pedestrian bridge and PMP projects.

Public Works Director Doran Cote explained that PMP is a pavement management program indicator. He further explained that examples of items consistent with the Comprehensive Plan includes the Fletcher Bypass, which is in the transportation plan as goal, well improvements, which are consistent with utility plans, and the possibility of the water treatment facility. These goals make their way into the City's CIP.

Mullin requested an update on the I94 pedestrian bridge.

Cote responded that the funding is set to expire at the end of the year and the City is pausing any further progress on that project due to timing issues.

Plansky asked for information on the RAC expansion.

Cote responded that the Council has been approached multiple times for assistance with expanding the RAC with a second sheet of ice. The Council has agreed to enter into an agreement with the Rogers Youth Hockey Association to make significant contributions to construct a future second sheet of ice. The upgrades to the current RAC ice plant are sized for a future sheet of ice. The current ice plant needs to be replaced due to age and technology.

Carlson asked if the CIP adequately addresses infrastructure concerns which have been voiced recently in previous public hearings around development.

Cote responded that the items in the CIP are in the Comp Plan and include studies by consultants of current infrastructure needs and growth projections to better time additional infrastructure expenditure.

Carlson asked if there is anything in the CIP that helps with capacity, pressure or water discoloration.

Doran responded that yes, there are items related to Rogers' two pressure zones that address pressure needs, as well as additional wells for capacity, and the possibility of

treatment.

Commission Member Mullin moved, Commission Member Lohr seconded a motion to affirm to the City Council that the CIP is consistent with the 2040 Comprehensive Plan. Motion carried 7-0.

6.2 Application by the City of Rogers for a Site Plan for the Turf Facility at 14160 James Road

City Planner Henderson summarized the City's Turf Facility application for site plan approval. The Turf Facility is planned on the two parcels at 14160 James Road and a portion of the Rogers Activity Center (RAC) parcel at 21080 141st Ave N will be used for parking. The improvement area is approximately 9 acres. Henderson described the use as indoor recreation/institutional use which are permitted on the parcels which are zoned RC, R3, and guided mixed use and Institutional. Henderson explained that the Turf Facility building did receive approval of bids for the structure itself and additional bids for site improvements would be forthcoming. Staff is recommending approval conditioned on future rezoning, so all parcels are of the same district (likely institutional) and re-platting the lots depending on the future RAC facility plans as well as a few other standard conditions related to civil plans and stormwater review.

Lohr asked if the City has looked into energy-saving measures like geothermal.

Cote responded that they have not included that in the construction plans. Cote explained that the initial bids for the first version of this were in the 30 millions, and the cost of this facility would be nearly 12 million, which is still beyond what has been allocated by the local option sales tax funds. The City is not in support of additional expenditures other than what is proposed today due to the high construction costs. The rigid fabric construction building was the most cost-effective option for the facility.

Plansky asked what expenditures are related to 2nd sheet of ice so far.

Doran responded that the ice plant replacement for the current facility will be sized for a 2nd sheet of ice.

Carlson asked for a motion.

Commission Member Mullin moved, Commission Member Carlson seconded a motion to approve the site plan for the City Turf Facility. Motion carried 6-1.

6.3 Application by Word of Peace Lutheran Church for a Site Plan Amendment for a Proposed Addition at 21705 129th Avenue North

City Planner Henderson summarized the application by World of Peace for a site plan amendment for a proposed addition to the church at 21705 129th Ave N. Henderson

described the site and improvements. The site is 8.69 acres zoned R2 and guided as institutional. Religious Assemblies are permitted in the district. The improvements consist of 8,660 square feet addition to the north with a small parking lot expansion on the west side of the building. Henderson explained that the plan had no issues identified, the existing pond is sized to handle the improvements, and no changes to utilities are proposed. Staff recommended approval.

Chair Carlson asked if there were questions.

No questions were posed.

Commission Member Stiebinger moved, Commission Member Plansky seconded a motion to recommend approval of Resolution 2024-100. Motion carried 7-0.

6.4 Application by Craft & Crew Hospitality for Site Improvements at 21400 John Milless Drive (Municipal Bar Property)

Community Development Director Angell summarized the site plan application by Craft & Crew for improvements to 21400 John Milless Dr. The Site is zoned LC, Local Employment Center District and approximately 2 acres. The application includes exterior site improvements, including patio improvements, re-striping and re-surfacing the existing parking, landscaping, and sand volleyball court placement. Facade improvements and interior remodels are also planned for the property. Angell communicated that staff is recommending approval.

Chair Carlson asked if the parking pool on site would be lost.

Angell responded that the parking pool is not an official use. Staff would inform those parking and re-direct them to the formal shared parking lot on the north side of I-94.

Lohr asked if there were any shared parking agreements or any parking island requirements.

Angell responded that there are no formal recorded agreements with adjacent properties. No parking islands exist currently and nor are they required with a parking lot restripe.

Lohr commented that there seems to be a parking problem currently and with the additional day time use there could be issues.

Plansky agreed with parking being an issue, but commented that without the parking pool use, there may not be as much usage as is there currently.

Angell responded that based on counts while on site during the days, it seems that there are around 20 cars using the lot.

Plansky commented that some overflow parking could be done at CVS.

Carlson asked to confirm that there are no variances being requested.

Angell responded that no variances are requested and no changes, other than interior and facade, are being requested for the building.

Councilmember Enga asked there were barriers between the patios and the parking.

Angell responded that bollards are proposed at the west patio and staff as requested that bollards be added to the front patio.

Stiebinger asked where the share sign with Holiday is currently located.

Agnell responded that the current location is near the middle of the proposed volleyball court and the sign may be moved further to the north, but will remain on the property.

Carlson and Stiebinger requested clarification on the parking count requirements.

Angell explained that parking is based on building size and use as well as any other uses on site. The volleyball is an outdoor use, and seasonal but the code does not have a calculation for all uses and the parking need is estimated. Staff believes parking as proposed is adequate for the use.

Lohr requested information on outdoor events and music.

Luke Derheim with Craft & Crew came forward to provide additional information. They do not plan live outdoor music, but they will have speakers. Parking is also important to business. Craft & Crew does have a parking agreement with an adjacent property to ensure their staff parking can be held offsite to ensure all spaces on site are used by customers. The exception would be for bartenders closing due to safety concerns.

Fisher asked for information on timing.

Derheim responded that they are hoping to close on the property in November. They have a 16 week timeline for the improvements with the restaurant work as phase 1. They are looking at a possible March or April open to the restaurant with the volleyball court hopefully by memorial day.

Lohr asked for clarification on total seating.

Derheim responded that it is roughly 200 seats for the restaurant and patio.

Carlson asked for a motion.

Commission Member Fisher moved, Commission Member Plansky seconded a motion

to approve the site plan request by Craft & Crew for improvements to 21400 John Milless Dr. Motion carried 7-0.

7. OTHER BUSINESS

7.1 Reschedule the November Planning Commission Meeting from Monday, November 4th to Wednesday, November 6th due to Elections.

Carlson invited a short discussion on the November meeting schedule. A quorum is expected and the Commission supports the rescheduling to November 6th due to elections.

8. ADJOURN

Commission Member Stiebinger moved, Commission Member Plansky seconded a motion to adjourn at approximately 9:33 PM. Motion carried 7-0.

Respectfully Submitted,

Alec Henderson, City Planner



STAFF REPORT

ROGERS PLANNING COMMISSION

Meeting Date: November 6, 2024

Agenda Item: 4.1

Subject: Consideration of a Site Plan Request by Ray Js for a Restaurant and Bar at Northdale Blvd and County Rd 144

Prepared By: Brett Angell, Community Development Director

Overview / Background / Analysis

Tousley & Co., on behalf of Ray J's American Grill, ("Applicant") has submitted a site plan application for the construction of a new restaurant and bar for the property located at the southwest intersection of Northdale Boulevard and County Road 144 ("Subject Property"). The proposed development includes the construction of a 6,631 square foot building with an attached patio and entertainment area, parking area, and a pad site for a potential future commercial building.

Property History

The Subject Property is currently undeveloped and was acquired by the City of Rogers in late 2023, along with the former fast food restaurant, which has since been converted into Ripple Effect Brewery. Following the acquisition by the City, the property was re-platted in order to make the site ready for future development. The re-plat was approved by the City Council at the March 26th meeting and was subsequently recorded with Hennepin County. The Subject Property is Lot 3, Block 1 of the Uptown Rogers 3rd Addition Plat and has a total size of 2.72 acres (118,655 square feet), of which a portion of the property is utilized for an infiltration basin which serves the overall development area. Following the platting of the property, the City of Rogers entered into a purchase agreement with Ray Js for the sale of the property.

Zoning Information

The Subject Property is zoned as RC - Regional Employment Center and is guided as commercial within the 2040 Comprehensive Plan. The proposed use as a restaurant is a permitted use with the zoning and guidance of the property. Adjacent uses to the proposed development include a brewery to the north, a daycare to the west, multi-tenant medical offices to the south, and Highway 101 to the east.

Site Plan Details

The proposed development includes a 6,631 square foot restaurant on the east side of the subject property with a patio extending to the north of the proposed building and an outdoor pickleball court extending to the east of the building. The parking area extends to the south and to the west of the proposed building. The development plans also include a pad site for a future commercial building on the southwest side of the site, but that will be subject to separate land use approvals at the time that building is to move forward. The proposed development plans meet or exceed all setback requirements.

A shared trash enclosure is planned for the south side of the Subject Property. The proposed location is acceptable to city staff as this would be a shared location between the restaurant and the future commercial building.

Parking and Access

Access to the property is via a shared drive lane and an access point to Northdale Blvd that serves all lots within the development area. The drive aisle and access to the area will not be changed as part of this proposal. There are current private agreements in place related to the management and upkeep of the drive aisle between all properties which it serves.

The proposed development includes a total of 128 parking spaces, which includes six ADA spaces. The ADA spaces include four spaces near the front of the proposed restaurant and two spaces in the front of the future commercial building. Staff find the proposed parking plan acceptable and the parking plan related to this item is included within the attached resolution.

Stormwater

Stormwater treatment is served regionally for the entire district via the existing infiltration basin located on the north side of the Subject Property as well as a drainage swale on the north end of lots 1 and 2. At the time of initial development of this area around 2011, the stormwater management plan was designed and construction based upon the anticipated full build-out of all the lots. Even conforming to today's standards for stormwater management, the existing system has adequate capacity to serve the proposed development.

Landscaping

The proposed development includes the addition of six (6) new overstory trees and five (5) evergreen trees. The applicant is also proposing 97 additional shrubs and perennials to be planted. The primary location of the proposed landscaping is along the outside of the building and on the north and east sides of the property. The proposed landscaping plan meets code requirements.

Architecture

Proposed architecture of the building includes a mix of brick, wood, metal accents, and stucco EIFS. The building features a prominent entrance point and windows throughout the building. On the north side of the building (adjacent to the patio), roll-up windows are included to allow for the interior bar to service both interior and exterior seating. The trash enclosure has a brick exterior which matches the proposed building. The proposed architecture meets the requirements of city code.

Staff Recommendation

Motion to recommend approval of Resolution 2024-108 approving a site plan request by Ray Js American Grill for a restaurant at Lot 3, Block 1, Uptown Rogers 3rd Addition, subject to the conditions listed in the resolution.

Financial Impact: Not applicable.

Source Fund: Not applicable.

Budgeted? N/A

Supporting Documentation

- A. Resolution No. 2024-108
- B. Location Map
- C. Applicant Narrative
- D. Civil Plans and Renderings

RESOLUTION NO. 2024-108

APPROVING AMENDMENTS TO THE SITE PLAN AT LOT 3, BLOCK 1, UPTOWN ROGERS 3RD ADDITION FOR RAY J'S AMERICAN GRILL

WHEREAS, Ray J's American Grill ("Applicant") and Tousley & Co. ("Developer") have submitted an application to the City of Rogers ("City"), requesting approval of a Site Plan Amendment for the construction of a new 6,631 bar and restaurant, future commercial building pad, and related improvements ("Development"); and

WHEREAS, the property is 2.7 acres and zoned Regional Employment Center (RC), located at Lot 3, Block 1, Uptown Rogers 3rd Addition ("Subject Property") as depicted in Exhibit A; and

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

WHEREAS, the Subject Property is currently undeveloped and the proposed use of for a bar and restaurant and future commercial building are permitted uses in the RC zoning district [§125-50 Table 4E]; and

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

WHEREAS, the proposed parking plan for the Development satisfies parking requirements per City Code §125-86 through the construction of shared parking and a deferred parking plan, per City Code §125-86(d), with the installation of 128 parking spaces to be shared by both the restaurant and the future commercial use.

WHEREAS, on November 6, 2024, the Planning Commission reviewed the request and voted unanimously to recommend approval to the City Council of the Site Plan Review, with the following conditions:

- a. All engineering comments shall be satisfied prior to construction.
- b. Any necessary Elm Creek Watershed Permitting and Requirements shall be met prior to construction.
- c. Future development of the commercial building will be subject to the review and approval of the City of Rogers.
- d. The provided parking plan approval is subject to the future review of the commercial building as defined in condition C.
- e. SAC Determination shall be submitted to the Metropolitan Council and all building and connection fees paid prior to issuance of the building permit.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF ROGERS, MINNESOTA, the Site Plan Review request from Ray J's American Grill. is hereby approved for the construction of a new restaurant on the Subject Property based on the conditions found in this resolution.

Moved by Councilmember _____, seconded by Councilmember _____

The following voted in favor of said resolution:

The following voted against the same:

The following abstained:

Whereupon said resolution was declared duly passed and adopted, and was signed by the Mayor, and attested by the City Clerk dated this 26th day of November, 2024.

Rick Ihli, Mayor

ATTEST:

Stacie Brown, City Clerk

EXHIBIT A

LEGAL DESCRIPTION

Subject Property

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

Lot 3, Block 1, Uptown Rogers 3rd Addition



LOCATION MAP





October 7, 2024

City of Rogers | Brett Angel
22350 S Diamond Lake Road
Rogers, MN 55374

On behalf of Ray J's American Grill, Tousley & Co. is submitting a Zoning and Land Use Application for a new restaurant development at the southwest corner of Highway 101 and 141st Avenue North, with access from Northdale Boulevard. This one-story freestanding restaurant will be approximately 6,414 square feet and will feature indoor dining, private dining, a golf simulator, and an area for live music.

The site will also include an outdoor patio, pickleball courts, and future space for additional pickleball courts, turf area, and or patio expansion. Adequate parking is provided with 128 spaces, and a future retail building is planned for the southwest corner of the site. The building's exterior will showcase a mix of aesthetically pleasing materials, including glazing, brick, wood, and metals. The parking lot will have two access points from the shared access road from Northdale Boulevard, along with a trash enclosure.

The site is located in a commercial district along Highway 101, neighboring a brewery, daycare facility, and various office and retail buildings. Currently, there are no restaurants in the immediate area, making this development a valuable addition and providing dining options that are currently unavailable.

Brothers Mark and Paul Jacob are the owners of Ray J's American Grill, with locations in Woodbury and Minneapolis, and Schullers Tavern in Golden Villet. Their journey in the restaurant industry began with their father Ray, who started with Jacob's 101 in NE Minneapolis and later acquired Schullers Tavern in Golden Valley. Following their upbringing around the business, Mark and Paul ventured into restaurant ownership themselves, starting with Ray J's in Woodbury in 2006. Encouraged by their father, they expanded to Minneapolis in 2013, where their rebranded establishment quickly gained acclaim. Despite Ray's passing in 2020, Mark and Paul continue to uphold their family's legacy, also taking over Schullers Tavern and enhancing its appeal. Looking ahead, they aim to bring their successful concept to the northwest suburbs where they hope to contribute their family-friendly sports bar and renowned culinary offerings to the community's vibrant dining scene.

Thank your consideration. If you have any questions, please feel free to contact me.

A handwritten signature in black ink, appearing to read "B Schack".

Regards,
Brian Schack
651.261.4108
brian@tousleyco.com



RAY J'S
AMERICAN
GRILL

HWY 101 & 141ST ST
NORMANDALE BLVD
ROGERS, MN 55374

TOUSLEY & CO
BUY | SELL | RENOVATE

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.

PRINT NAME: BRIAN J. FIELD, PE

SIGNATURE: NOT FOR CONSTRUCTION

DATE: 10/08/2024 LICENSE NO. 57224

REVISION LOG

[illegible]

SITE APPROVAL PLAN
OCTOBER 8TH, 2024

DESIGNED: BJF	DRAWN: DKV	CHECKED BY: BJF
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DRAWING TITLE

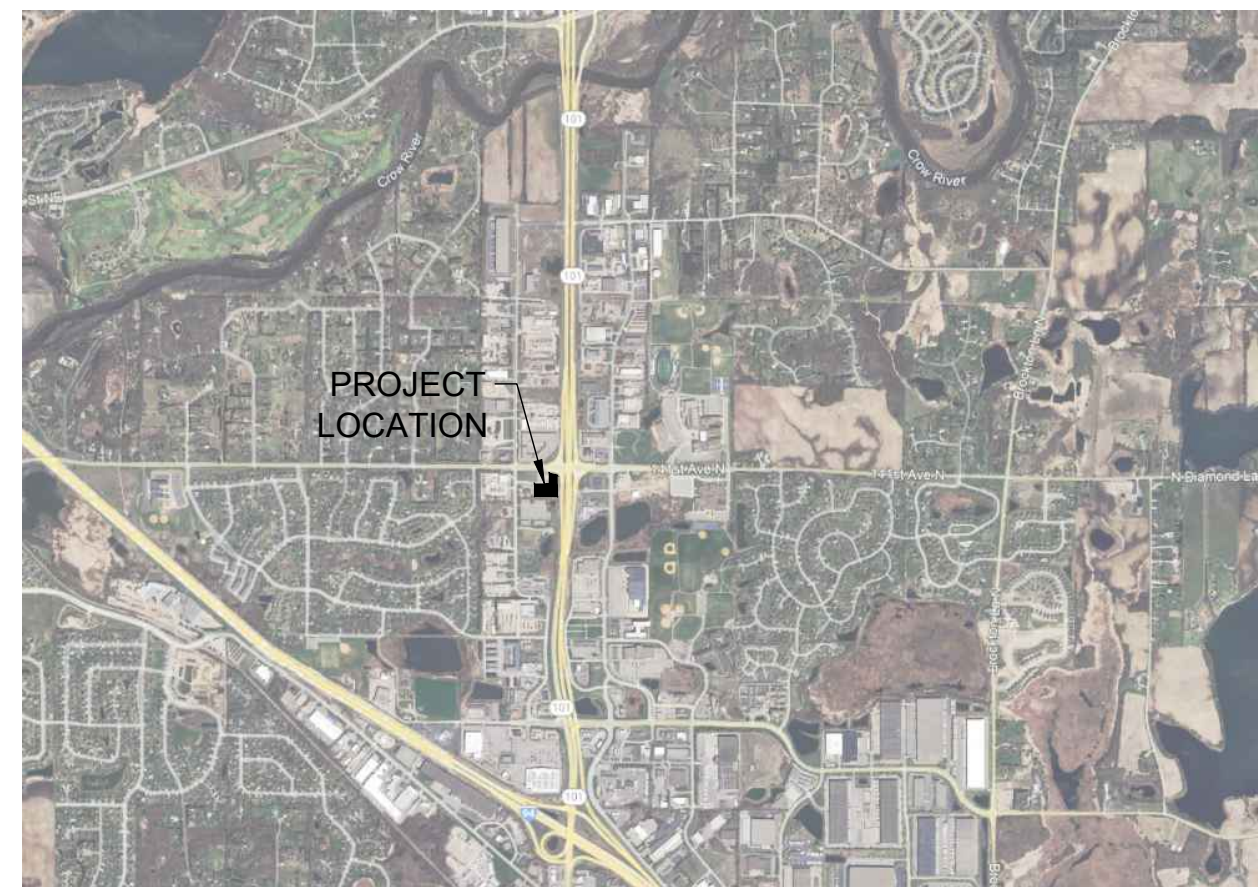
COVER SHEET

DRAWING NO.

C100

PLOTTED: ----	COMM. NO. 17991
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RAY J's AMERICAN BAR & GRILL
9854 NORMA LN
WOODBURY, MN 55125



ANDERSON ENGINEERING OF MN, LLC
13605 1ST AVENUE NORTH, SUITE 100
PLYMOUTH, MN 55441

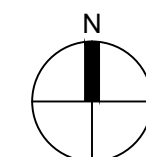
THIELEN & GREEN
7455 VILLAGE DRIVE, SUITE 110
LINO LAKES, MN 55014



<u>SHEET</u>	<u>DESCRIPTION</u>
C100	COVER SHEET
C200	EXISTING CONDITIONS
C201	DEMOLITION PLAN
C300	SITE PLAN
C400	GRADING & DRAINAGE PLAN
C500	EROSION & SEDIMENT CONTROL PLAN
C501	SWPPP - PG 1
C502	SWPPP - PG 2
C600	UTILITY PLAN
C700	SITE DETAILS - PG 1
C701	SITE DETAILS - PG 2
L100	PLANTING PLAN
L500	PLANTING NOTES & DETAILS - PG 1
L501	PLANTING NOTES & DETAILS - PG 2

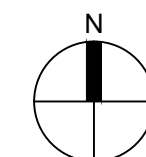
1 SITE LOCATION MAP

SCALE:N.T.S.

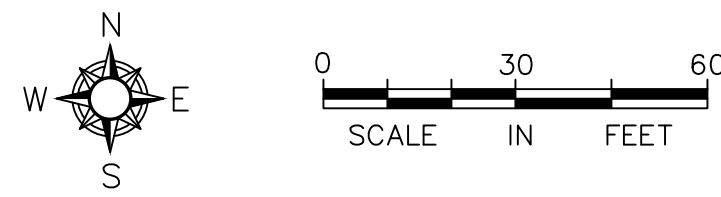


2 VICINITY MAP

SCALE: N.T.S.

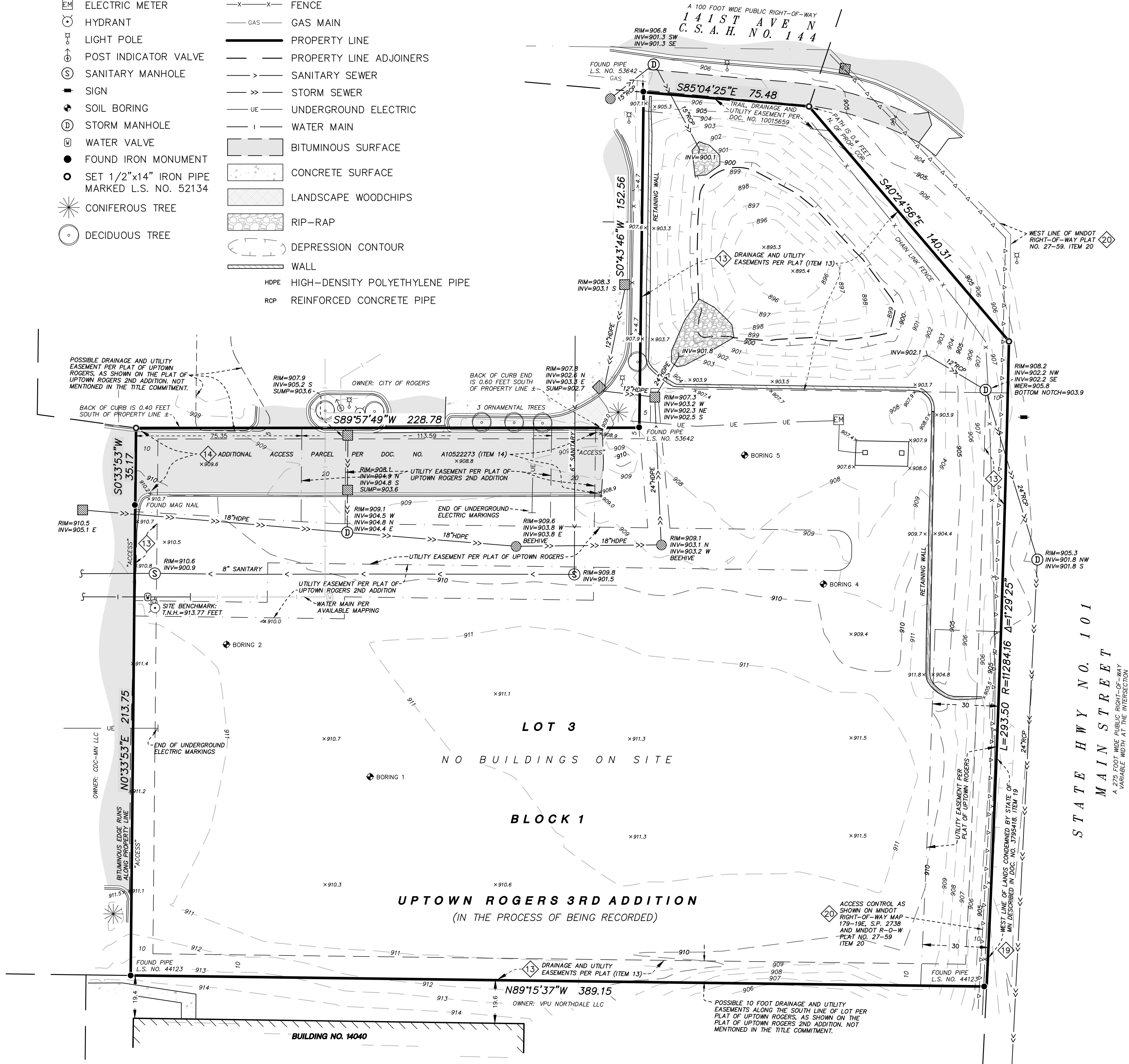


Y:\179001\7991 TOUNSLEY CO - NEW RESTAURANT - ROGERS MN\07 Civil\01 CAD files\02 xRefs\17991_s_base_CIVIL_COPY.dwg
Xref Filename: \ALTA Survey_By Others\17991_AE Commercial Title Block
D:\arcCura
Oct 04, 2024 - 1:09pm
Page 24 of 181



LEGEND

- | | | | |
|--|--|--|-------------------------------------|
| | CATCH BASIN | | CONTROLLED ACCESS PER ITEM 20 |
| | CULVERT | | BUILDING SETBACK |
| | ELECTRIC METER | | FENCE |
| | HYDRANT | | GAS MAIN |
| | LIGHT POLE | | PROPERTY LINE |
| | POST INDICATOR VALVE | | PROPERTY LINE ADJOINERS |
| | SANITARY MANHOLE | | SANITARY SEWER |
| | SIGN | | STORM SEWER |
| | SOIL BORING | | UNDERGROUND ELECTRIC |
| | STORM MANHOLE | | WATER MAIN |
| | WATER VALVE | | BITUMINOUS SURFACE |
| | FOUND IRON MONUMENT | | CONCRETE SURFACE |
| | SET 1/2"x14" IRON PIPE MARKED L.S. NO. 52134 | | LANDSCAPE WOODCHIPS |
| | CONIFEROUS TREE | | RIP-RAP |
| | DECIDUOUS TREE | | DEPRESSION CONTOUR |
| | | | WALL |
| | | | HDPE HIGH-DENSITY POLYETHYLENE PIPE |
| | | | RCP REINFORCED CONCRETE PIPE |



ALTA/NSPS LAND TITLE SURVEY
For: Tousley Co.

ADDRESS:

Unassigned, Rogers, Minnesota 55374.

LEGAL DESCRIPTION:

Lot 3, Block 1, UPTOWN ROGERS 3RD ADDITION (In the process of being recorded).

CERTIFICATION:

To Jacobs Ventures, LLC, a Minnesota Limited Liability Company; Sunrise Bank N.A. ISAOA; TitleSmart, Inc.; and Stewart Title Guaranty Company, Inc.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 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, 5, 6(a), 7(a), 8, 9, 11(a), 13, 16 and 17 of Table A thereof. The field work was completed in September of 2024.

Date of Map or Plat: September 27, 2024

Anderson Engineering of Minnesota, LLC

by:

Daniel Greenwald
Minnesota License No. 52134

SURVEY NOTES:

- The horizontal datum and bearings are based on the Hennepin County Coordinate System NAD83(2011).
- The area of the property described hereon is 118,645 square feet or 2.7237 acres. (Table A, Item 4).
- The legal description and easement information were provided by Stewart Title Guaranty Co. Commitment for Title Insurance, Commitment No. 291170, issued by its agent, TitleSmart, Inc., and dated June 30, 2024.
- According to Federal Emergency Management Agency (FEMA), the property described hereon lies in flood zone X (areas determined to be outside 0.2% annual chance floodplain) per Flood Insurance Rate Map Number 27053C0033F, dated November 4, 2024. (Table A, Item 3).
- The location and extent of underground utilities, if shown, are based upon existing drawings provided by the utility companies, above ground evidence and Gopher State One Call markings per ticket number 242323618. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. The size and location of utilities shown should be considered approximate. Additional underground utilities may be present. Verification of the existence and location of all utilities should be obtained from the utility owners prior to any planning or design. In accordance with State Statute, the location of utilities shall be confirmed prior to any demolition or construction.
- There were no gaps or overlaps between the subject property and any adjacent right-of-ways.
- There were no regular parking spaces and no handicapped parking spaces observed at the time of the field work. (Table A, Item 9).
- There was no observable evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork. (Table A, Item 16).
- At the time of the survey, there was no observed evidence of recent street or sidewalk construction or repair. Any proposed changes to the adjacent street right-of-way lines, if pending, were not made available to the surveyor for preparation of this survey by the controlling jurisdiction. (Table A, Item 17).
- According to the City of Rogers, the subject property is zoned RC - Regional Employment Center and has the building setback requirements listed below. It is recommended that the property owner obtain a zoning letter from the City to verify all conditions that affect the property through the city zoning ordinance. This survey does not purport to describe all conditions contained in said ordinance. *The surveyor was unable to verify the on-line setback information below. Due to the association with Hwy 101 and not being able to verify the building setbacks, none are depicted.*

BUILDING SETBACKS:

Front= 20 feet minimum, 30 feet minimum if corridor.
Rear = 20 feet to a non-residential.
Side Street = Same setback as front.
Side Interior = 10 feet to a non-residential.

SURVEY RELATED ITEMS FROM SCHEDULE B, PART II:

- ITEM 13: Subject to drainage and utility easements as shown on the recorded plat. *Depicted Hereon.*
- ITEM 14: Easements, covenants, conditions and restrictions contained in Declaration of Easements, Covenants, Conditions and Restrictions dated September 10, 2009, recorded October 3, 2009, as Document No. A0431633. Amended in First Amendment to Declaration of Easements, Covenants, Conditions and Restrictions recorded as Document No. A09925452. Further amended and restated in Amended and Restated Declaration of Easements, Covenants, Conditions and Restrictions recorded as Document No. A10437276. Further amended and restated in Second Amended and Restated Declaration of Easements, Covenants, Conditions and Restrictions dated January 22, 2018, recorded January 23, 2018, as Document No. A10522273. *Depicted Hereon.*
- ITEM 15: Covenants and conditions created in Agreement to Maintain Easement dated July 12, 2008, recorded April 17, 2008, as Document No. 9123093. *Nothing depicted.*
- ITEM 16: Drainage Easement dated January 22, 2018, recorded January 23, 2018, as Document No. A10522276. *Said easement lays approximately 74 feet north of the subject parcel. Not depicted.*
- ITEM 17: Utility easement in favor of Township of Hassan, created in Quit Claim Deed dated March 5, 1998, recorded March 5, 1998, as Document No. 6859007. *Said easement lays along Northdale Boulevard and is not located on the subject property.*
- ITEM 18: Covenants, conditions and easements created in Permanent Road Easement, Temporary Construction Easement and Assessment and Waiver Agreement dated October 17, 2019, recorded October 23, 2019, as Document No. A10715755. *Said easement lays along Northdale Boulevard and 141st Ave N. and is not located on the subject property.*
- ITEM 19: Rights of the State of Minnesota created in Final Certificate re Condemnation for Trunk Highway Purposes recorded July 3, 1969, as Document No. 3795418. *The west line of said condemned lands is depicted hereon, also being the east line of subject lot.*
- ITEM 20: Rights of the State of Minnesota created in MNDOT Right of Way Plat No. 27-59, recorded September 13, 1995, as Document No. 6474287. *Depicted hereon.*
- ITEM 21: Rights of Hennepin County and the public in and to HCSA Highway No. 144, Plat 44, recorded January 11, 1979, as Document No. 4444206. *Document 4444206 references plat 52 rather than plat 44. This plat coincides with 141st Ave N. and is not located on the subject property.*
- ITEM 22: Rights of the City of Rogers created in Findings of Fact, Conclusions of Law, and Order Approving First Amended Petition and Transfer of Title and Possession in Condemnation Case No. 27-CV-13-12367, recorded October 9, 2013, as Document No. A10015660. *Nothing depicted.*



ANDERSON

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



RAY J'S
AMERICAN
GRILL

HWY 101 & 141ST ST
NORMANDELE BLVD
ROGERS, MN 55374

TOUSLEY & CO
BUY | SELL | RENOVATE

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS
-----	------	--------------------------

SITE APPROVAL PLAN
OCTOBER 8TH, 2024

DESIGNED: BJF	DRAWN: DKV	CHECKED BY: BJF
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DRAWING TITLE

EXISTING
CONDITIONS

DRAWING NO.

C200

PLOTTED:

COMM. NO.

17991

THE CONTRACTOR SHALL SALVAGE AND REINSTALL STREET AND TRAFFIC SIGNS IN CONFLICT WITH CONSTRUCTION ACTIVITIES AS INDICATED OR DIRECTED BY THE ENGINEER. ANY DAMAGE TO SIGNS DURING CONSTRUCTION REQUIRES THE CONTRACTOR TO PROVIDE NEW SIGNS AT NO ADDITIONAL COST TO THE OWNER. COORDINATION OF UTILITY REMOVAL WORK MUST BE CARRIED OUT BY THE CONTRACTOR IN CONSULTATION WITH THE APPROPRIATE UTILITY OWNER.

THE CONTRACTOR IS TO SAWCUT FULL DEPTH AT PAVEMENT REMOVAL LIMITS AND AS REQUIRED TO ENSURE A SMOOTH FIT/TRANSITION ALONG MATCHING PAVEMENT AREAS.

CLEARING AND GRUBBING OPERATIONS MUST ADHERE TO THE FOLLOWING GUIDELINES:

- A. PROTECT ALL TREES AND PLANTS NOT DESIGNATED FOR REMOVAL.
- B. CONDUCT OPERATIONS TO AVOID DAMAGE TO PROTECTED TREES AND VEGETATION.
- C. CUT, REMOVE, AND DISPOSE OF TREES, BRUSH, SHRUBS, WINDFALLS, LOGS, STUMPS, ROOTS, FALLEN TIMBER, AND OTHER VEGETATION.
- D. DISPOSE OF DEBRIS ACCORDING TO APPLICABLE REGULATIONS.
- E. NO BURYING OF CLEARED AND GRUBBED WASTE WITHIN THE CONSTRUCTION LIMITS.

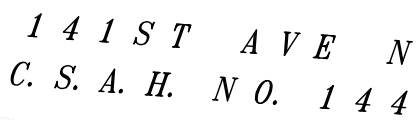
UNLESS OTHERWISE STATED, THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND DEMOLITION WITH ALL AREAS OF PROPOSED IMPROVEMENTS. REMOVAL LIMITS ARE INDICATED ON THE DRAWINGS IN ANTICIPATED LOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR REMOVALS NECESSARY TO CONSTRUCT NEW IMPROVEMENTS AND MEET DESIGN REQUIREMENTS. ALL FACILITIES TO BE REMOVED MUST BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE FILL MATERIAL, AS PER THE SPECIFICATIONS AND ENGINEER'S DIRECTIVES.

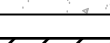
THE CONTRACTOR MUST REVIEW FEATURES NOT SPECIFICALLY IDENTIFIED ON THE PLAN TO DETERMINE SALVAGE OR REMOVAL THAT MAY CONFLICT WITH CONSTRUCTION, IN CONSULTATION WITH THE ENGINEER.

THE CONTRACTOR IS REQUIRED TO OBTAIN PERMITS NECESSARY FOR DEMOLITION, REMOVAL, AND DISPOSAL.

MATERIALS REMOVED OR DEMOLISHED BY THE CONTRACTOR BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE STATED. THE CONTRACTOR IS RESPONSIBLE FOR LOADING, HAULING, AND PROPERLY DISPOSING OF MATERIALS IN COMPLIANCE WITH APPLICABLE REGULATIONS. THE SITE MUST BE LEFT IN A CONDITION SATISFACTORY TO THE OWNER AND ENGINEER.

THE CONTRACTOR MUST DOCUMENT EXISTING CONDITIONS THROUGH PHOTOS OR VIDEOS BEFORE CONSTRUCTION BEGINS. THIS INCLUDES ITEMS DESIGNATED TO REMAIN THAT MIGHT BE MISCONSTRUCTED AS DAMAGE CAUSED BY CONSTRUCTION OPERATIONS. ADEQUATELY DETAILED PHOTOGRAPHS OR VIDEO RECORDINGS, ALONG WITH ANNOTATIONS, MUST BE SUBMITTED TO THE ENGINEER AND OWNER BEFORE CONSTRUCTION BEGINS. ANY DAMAGE TO EXISTING PAVEMENT, CURBING, STRIPING, OR OTHER SITE FEATURES MUST BE REPLACED BY THE CONTRACTOR TO THE OWNER'S SATISFACTION, AT NO ADDITIONAL COST TO THE OWNER.



- | | |
|---|-------------------------------------|
|  | PROPERTY LINE |
|  | CONSTRUCTION LIMITS |
|  | EXISTING WATERMAIN |
|  | EXISTING SANITARY SEWER |
|  | EXISTING STORM SEWER |
|  | EXISTING STRM INLET |
|  | EXISTING SAN/STRM MANHOLE |
|  | EXISTING HYDRANT |
|  | REMOVE UTILITY |
|  | EXISTING CONCRETE |
|  | EXISTING RETAINING WALL |
|  | RETAINING WALL REMOVAL |
|  | REMOVE EXISTING BITUMINOUS PAVEMENT |
|  | REMOVE CONCRETE C&G |
|  | EXISTING FENCE |
|  | EXISTING UNDERGROUND ELECTRIC |

KEY NOTES

- ① REMOVE EXISTING SANITARY MANHOLE.
- ② REMOVE EXISTING STORM STRUCTURE.
- ③ REMOVE EXISTING CASTING. REPLACE WITH CASTING PER UTILITY PLAN SHEET C600.
- ④ REMOVE SOUTH PORTION OF EXISTING RETAINING WALL. EXISTING RETAINING WALL NORTH OF CURVE TO REMAIN.
- ⑤ REMOVE BITUMINOUS PAVING.
- ⑥ REMOVE EXISTING CURB AND GUTTER.
- ⑦ REMOVE EXISTING MONUMENT SIGN.
- ⑧ REMOVE AND REPLACE APPROXIMATELY 10 LF OF FENCE.
- ⑨ SALVAGE AND REUSE EXISTING RIP RAP POST FINAL BASIN GRADING.
- ⑩ REMOVE ELECTRICAL MANHOLE.

CALL 48 HOURS BEFORE DIGGING

GOPHER STATE ONE CALL

TWIN CITY AREA (651)454-0002
MINNESOTA TOLL FREE 1-800-252-1166



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



HWY 101 & 141ST ST
NORMANDALE BLVD
ROGERS, MN 55374

TOUSLEY & CO
BUY | SELL | RENOVATE

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.

PRINT NAME: BRIAN J. FIELD, PE

SIGNATURE: NOT FOR CONSTRUCTION

DATE: 10/08/2024 LICENSE NO. 57224

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS
-----	------	--------------------------

SITE APPROVAL PLAN

OCTOBER 8TH, 2024

DESIGNED: BJF	DRAWN: DKV	CHECKED BY: BJF
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DRAWING TITLE

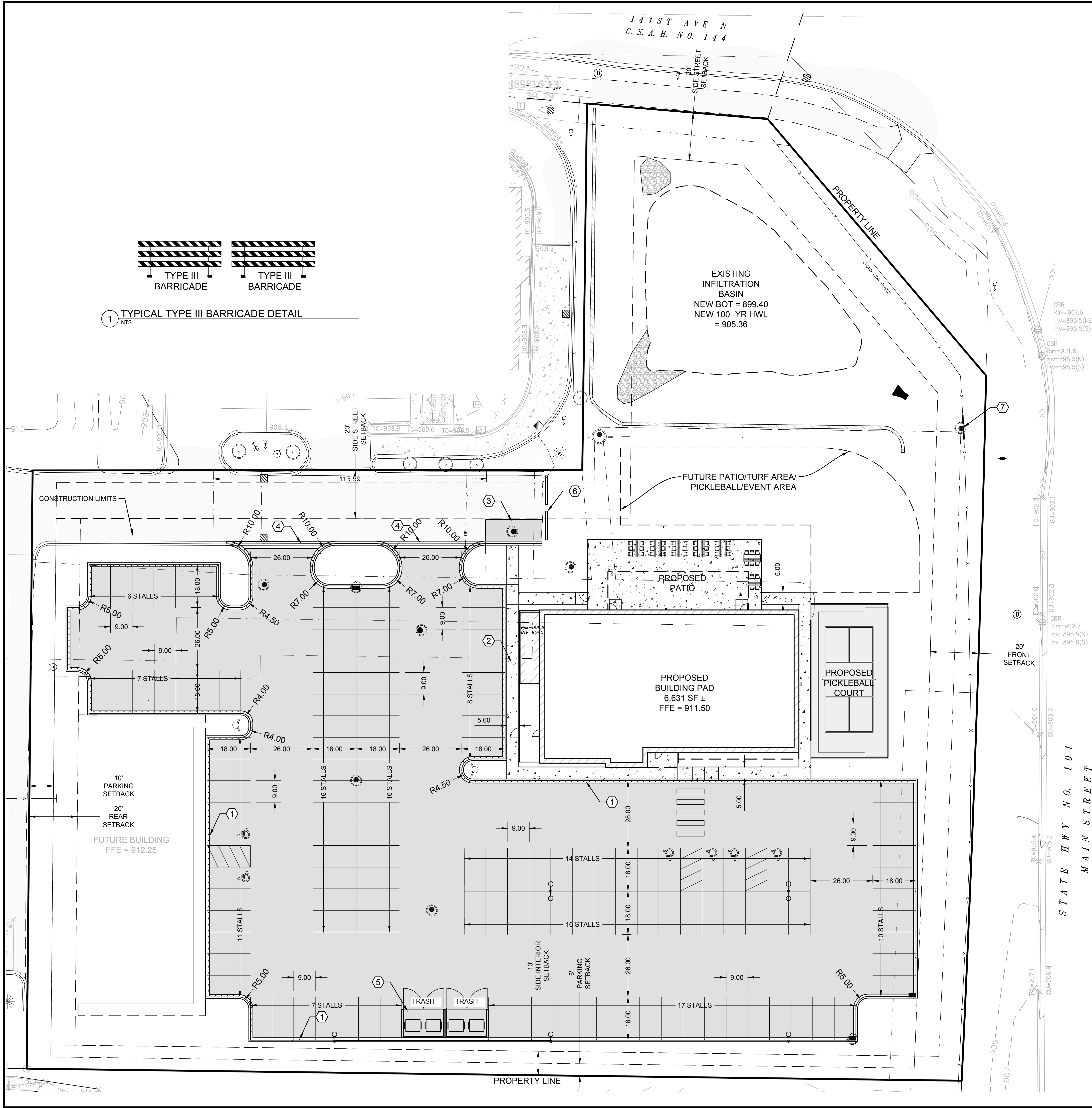
DEMOLITION PLAN

DRAWING NO.

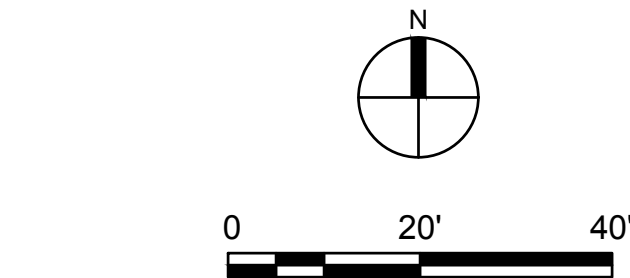
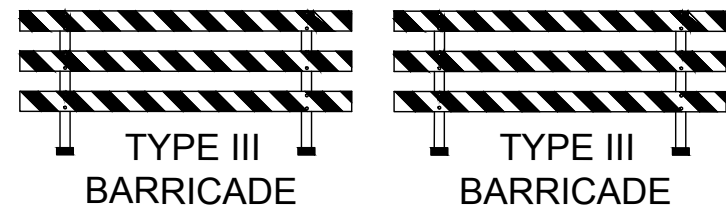
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PLOTTED: ---	COMM. NO 17991
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Oct 04, 2024 - 1:10pm
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D:\anCura\Y:\1790017991 TOUSLEY CO - NEW RESTAURANT - ROGERS MN_07 Civil_01 CAD files_01 SHEETS\17991_C_SITE.dwg



1 TYPICAL TYPE III BARRICADE DETAIL
NTS



LEGEND

- PROPERTY LIMITS
- CONSTRUCTION LIMITS
- PROPOSED BITUMINOUS PVMT
- PROPOSED CONCRETE PVMT
- PROPOSED B612 CONCRETE C&G
- TIP OUT CONCRETE C&G

KEY NOTES

- PROPOSED MNDOT 2531 CONCRETE CURB.
- CONCRETE SIDEWALK. TIP AWAY FROM BUILDING @ 2.0% UNLESS OTHERWISE NOTED ON GRADING PLAN SHEET C400.
- CONSTRUCT LAP JOINT AT EXISTING ASPHALT CONNECTION. SEE DETAIL 8/C700
- CONCRETE VALLEY GUTTER. SEE DETAIL 11/C700.
- TRASH ENCLOSURES. SEE ARCHITECTURAL PLANS FOR DETAILS.
- INSTALL MUTCD TYPE III BARRICADE MEETING STANDARD SECTION 6F.63.
- REPLACE SECTION OF FENCE AFTER NEW MANHOLE IS INSTALLED.

SITE DATA

ADDRESS: UNASSIGNED
ROGERS, MN 55374

EXISTING ZONE: RC - REGIONAL EMPLOYMENT CENTER
PROPOSED ZONE: RC - REGIONAL EMPLOYMENT CENTER

PROPERTY SIZE: 118,645 SF (2.72 Ac)

LOT COVERAGE = 75% MAX, 65% IF CORRIDOR
PROPOSED LOT COVERAGE = 52.1%

BUILDING SETBACKS

FRONT: 20', 30' IF CORRIDOR
REAR: 20'
SIDE STREET: 20'
SIDE INTERIOR: 10'

PARKING SETBACKS

FRONT: 20', 30' IF CORRIDOR
REAR: 10'
SIDE STREET: 20', 30' IF CORRIDOR
SIDE INTERIOR: 5'

PARKING REQUIREMENTS

TYPICAL STALL SIZE = 9' X 18'
MINIMUM DRIVE AISLE = 26'

RESTAURANT - AT LEAST 1 SPACE FOR EACH 40 SF OF GROSS FLOOR AREA OF DINING AND BAR AREA AND 1 SPACE FOR EACH 80 SF OF KITCHEN AREA.

DINING AREA

DINING AREA 2626 SF
PRIVATE DINING 434 SF
SIMULATOR 457 SF
OUTDOOR PATIO 2128 SF
5645/40 = 141.13 SPACES

KITCHEN AREA

KITCHEN 1200 SF
BAR 329 SF
1529/80 = 19.11 SPACES

RESTAURANT TOTAL = 141.13 + 19.11 = 160.24 = 161 SPACES REQ'D

FUTURE RETAIL - 5 SPACES FOR EACH 1,000 SF,

FUTURE RETAIL

5537/1000 = 5.54 X 5 = 27.69 SPACES = 28 SPACES REQ'D

TOTAL BUILD OUT PARKING REQUIRES = 161 + 28 = 189 SPACES REQ'D

PARKING SHOWN 128 SPACES

HANDICAPPED REQUIREMENTS

151-200 SPACES = 6 HANDICAPPED SPACES REQ'D



ANDERSON

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



RAY J'S
AMERICAN
GRILL

HWY 101 & 141ST ST
NORMANDEALE BLVD
ROGERS, MN 55374

TOUSLEY & CO
BUY | SELL | RENOVATE

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

PRINT NAME: BRIAN J. FIELD, PE

SIGNATURE: NOT FOR CONSTRUCTION

DATE: 10/08/2024 LICENSE NO. 57224

REVISION LOG

NO. DATE DESCRIPTION OF REVISIONS

SITE APPROVAL PLAN

OCTOBER 8TH, 2024

DESIGNED: B/JF DRAWN: DKV CHECKED BY: B/JF

DRAWING TITLE

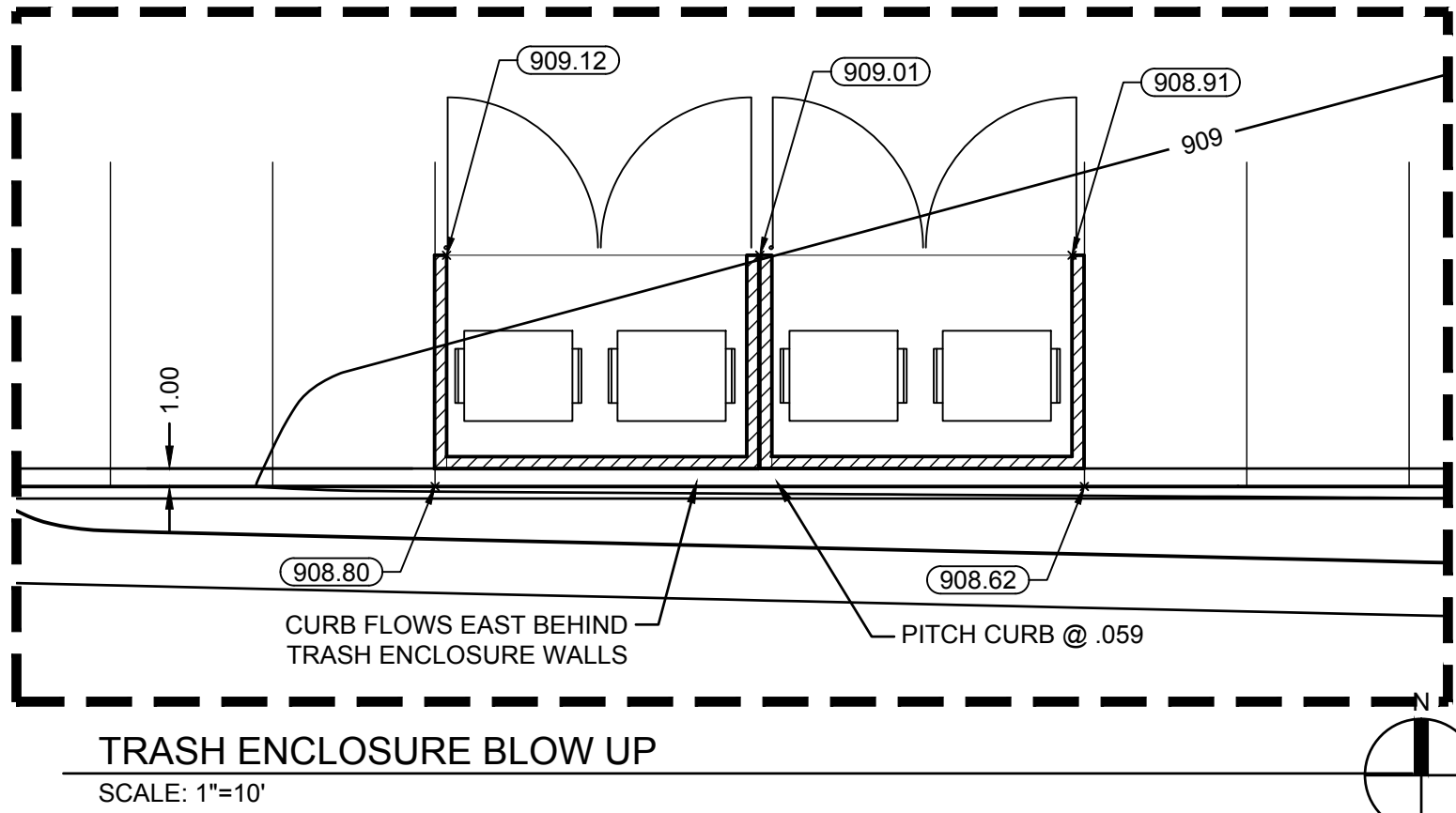
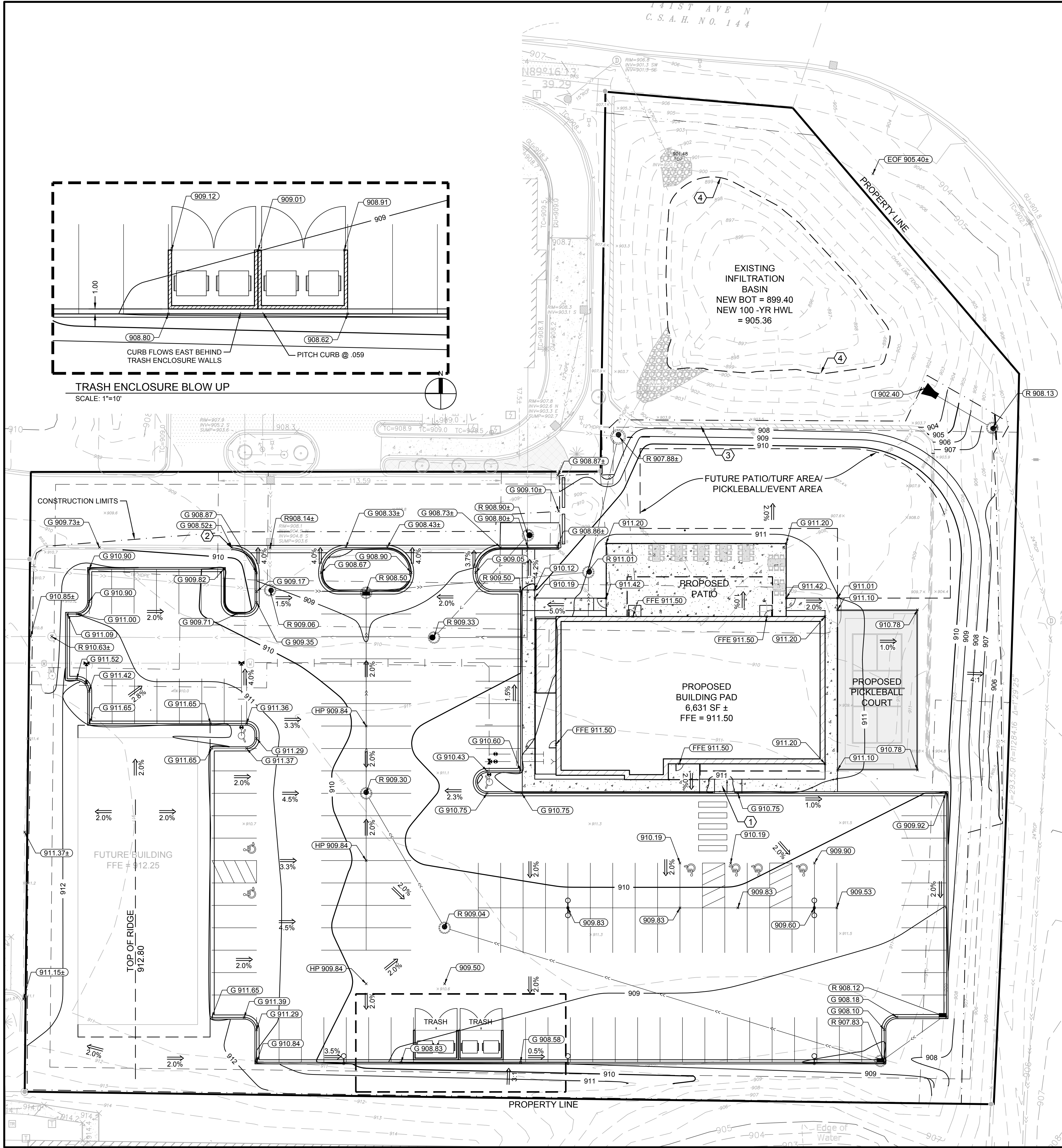
SITE PLAN

DRAWING NO.

C300

PLOTTED: --- COMM. NO. 17991

Oct 04, 2024 - 1:11pm
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D:\anCura Y:\1790017991 TOUSLEY CO - NEW RESTAURANT - ROGERS MN\07 Civil\01 CAD files\01 SHEETS\17991_C_GRA.DWG



SPOT ELEVATION KEY

±	EXISTING GRADE
G	GUTTER FLOW LINE
TC	TOP OF CURB
HP	HIGH POINT ELEVATION
R	RIM ELEVATION
EOF	EMERGENCY OVERFLOW ELEVATION
FFE	FINISHED FLOOR ELEVATION

LEGEND

—	PROPERTY LIMITS
- - -	CONSTRUCTION LIMITS
- - - 958 - - -	EXISTING MINOR CONTOUR
- - - 960 - - -	EXISTING MAJOR CONTOUR
- - - 958 - - -	PROPOSED MINOR CONTOUR
- - - 960 - - -	PROPOSED MAJOR CONTOUR
x 954.2	EXISTING SPOT ELEVATION
→	DRAINAGE ARROW
==	PROPOSED CONCRETE C&G

KEY NOTES

- PEDESTRIAN CURB RAMP MEETING 2020 MINNESOTA ACCESSIBILITY STANDARDS.
- MATCH EXISTING CURB GRADE.
- EXISTING RETAINING WALL TO REMAIN.
- FILL POND BOTTOM TO ELEVATION 899.40.

GRADING NOTES

- THE CONTRACTOR MUST CONSTRUCT/GRADE SIDEWALKS AND ACCESSIBLE ROUTES, INCLUDING CROSSING DRIVEWAYS, IN ACCORDANCE WITH CURRENT ADA STATE AND NATIONAL STANDARDS. IMMEDIATE WRITTEN NOTIFICATION TO THE ENGINEER IS REQUIRED IF ADA CRITERIA CANNOT BE MET AT ANY LOCATION.
- IMPORTED SUITABLE FILL MATERIAL NEEDED MUST BE APPROVED BY THE GEOTECHNICAL ENGINEER BEFORE BRINGING IT ON THE SITE.
- THE CONTRACTOR MUST COORDINATE REQUIRED SOIL TESTS AND INSPECTIONS WITH THE GEOTECHNICAL ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR EXCAVATING AND DISPOSING OF UNSUITABLE OR CONTAMINATED SOILS DISCOVERED ONSITE IN ACCORDANCE WITH APPLICABLE REGULATIONS AND AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
- EXISTING TOPSOIL ON-SITE VARIES IN DEPTH. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SURFACE VEGETATION, TOPSOIL, AND OTHER UNSUITABLE MATERIAL FROM IMPERVIOUS AREAS AND OTHER DESIGNATED AREAS BEFORE PLACING SUITABLE FILL MATERIAL, AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
- EXCAVATE, COMPACT EMBANKMENT/SUITABLE FILL, AND BACKFILL IN ACCORDANCE WITH MN/DOT SPEC 2106 SPECIFIED DENSITY METHOD. THE CONTRACTOR MUST MEET MOISTURE CONTENT/CONTROL REQUIREMENTS IN ACCORDANCE WITH MN/DOT 2106 AND SITE TESTING REQUIREMENTS.
- ONSITE EMBANKMENT MATERIAL FREE OF ORGANIC SOIL AND DEBRIS MAY BE CONSIDERED FOR REUSE AS SUITABLE FILL MATERIAL IN PERVIOUS AREAS BUT MUST BE APPROVED BY THE GEOTECHNICAL ENGINEER.
- THE CONTRACTOR SHOULD PROMPTLY BACKFILL SUBGRADE AND TRENCH EXCAVATIONS AFTER EXCAVATION.
- THE CONTRACTOR IS RESPONSIBLE FOR QUANTIFYING SOIL IMPORT OR EXPORT AND CONDUCTING THEIR OWN QUANTITY TAKEOFFS FROM THE DRAWINGS. ADDITIONAL ON-SITE EXCAVATION OR OFF-SITE IMPORT MAY BE NECESSARY TO ACHIEVE FINAL GRADES, AND THE CONTRACTOR MUST COORDINATE THESE ACTIONS WITH THE OWNER AND ENGINEER. THE SUITABILITY OF OFFSITE IMPORT MATERIAL MUST BE VERIFIED BY THE GEOTECHNICAL ENGINEER. ANY EXCESS MATERIAL, UNLESS NOTED OTHERWISE, BELONGS TO THE CONTRACTOR AND SHOULD BE MOVED AND DISPOSED OF OFFSITE IN ACCORDANCE WITH APPLICABLE LAWS.
- GRADING DISCREPANCIES IN EXISTING OR PROPOSED GRADES MUST BE REPORTED IN WRITING TO THE ENGINEER BEFORE PLACING PAVEMENT. THE CONTRACTOR SHOULD OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING BEFORE PLACEMENT TO ENSURE ADEQUATE DRAINAGE.
- EXISTING SPOT ELEVATIONS AT MATCH POINTS ARE BASED ON SITE SURVEY DATA. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING CONNECTION POINTS BEFORE INSTALLATION OF IMPROVEMENTS AND MUST NOTIFY THE ENGINEER IN WRITING OF ANY FIELD DISCREPANCIES. THE CONTRACTOR IS RESPONSIBLE FOR REWORK OF ANY DISCREPANCIES THAT ARE NOT COMMUNICATED TO THE ENGINEER IN WRITING AT NO ADDITIONAL COST TO THE OWNER.
- THE PROPOSED CONTOURS PERTAIN TO THE FINISHED SURFACE GRADE, UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR IS RESPONSIBLE FOR MEETING GRADING/COMPACTION REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT AND SPECIFICATIONS FOR THE PROJECT.
- IMPORTED SUITABLE FILL MATERIAL MUST BE APPROVED BY THE GEOTECHNICAL ENGINEER BEFORE BRINGING IT ON THE SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING DEWATERING MEASURES AS REQUIRED OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
- COMPACTION TESTING SHALL FOLLOW THE FREQUENCY OUTLINED IN THE GEOTECHNICAL REPORT OR MNDOT SCHEDULE OF MATERIALS CONTROL. WHERE NO FREQUENCY IS PROVIDED, CONSULT THE ENGINEER FOR MINIMUM REQUIREMENTS.
- GRADING ELEVATIONS SHALL CONFORM TO MNDOT SPEC 2106.31.



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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

PRINT NAME: BRIAN J. FIELD, PE

SIGNATURE: NOT FOR CONSTRUCTION

DATE: 10/08/2024 LICENSE NO. 57224

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS
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SITE APPROVAL PLAN

OCTOBER 8TH, 2024

DESIGNED: BJF	DRAWN: DKV	CHECKED BY: BJF
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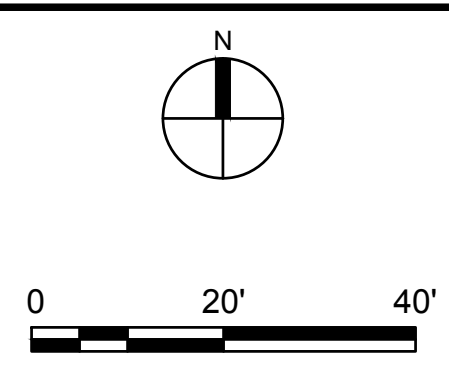
DRAWING TITLE

GRADING AND
DRAINAGE PLAN

DRAWING NO.

C400

PLOTTED: ---	COMM. NO. 17991
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1. INSTALL AND MAINTAIN SLEEVED PERIMETER SEDIMENT PROTECTION IN TURF AREAS. USE BIO-ROLLS AS NEEDED IN PAVED AREA.
2. INSTALL AND MAINTAIN INLET SEDIMENT PROTECTION.
3. INSTALL TEMP ROCK ENTRANCE OR HARD SURFACE ASPHALT/CONCRETE AT CONSTRUCTION INGRESS & EGRESS LOCATION PRIOR TO EXCAVATION. MAINTAIN THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS.
4. AREAS WITH SLOPES STEEPER THAN 4:1 TO HAVE EROSION CONTROL BLANKET AND SEED INSTALLED. EROSION CONTROL BLANKET TO BE CATEGORY 3 OR 3N PER MNDOT SPEC 3885.

EROSION CONTRACTORS SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION.

EROSION CONTRACTOR MEASURES CALLS FOR ON THESE PLANS AND SPECIFICATIONS, WHICH MAY INCLUDE SILT FENCE, SEDIMENTATION BASINS OR TEMPORARY SEDIMENT TRAPS, SHALL BE CONSTRUCTED AND SERVICEABLE IN THE FOLLOWING ORDER:

- ROCK CONSTRUCTION ENVOIRANCE A MINIMUM OF 50 FEET
- SILT FENCE
- TEMPORARY CULVERTS
- TEMPORARY SEDIMENTATION BASINS AND OUTLET FACILITIES
- STORMWATER POND CONSTRUCTION
- COMMON EXCAVATION AND EMBANKMENT (GRADING)
- SEED AND MULCH OR SOO
- BO-HILL BARRIERS IN FINISHED GRADED AREAS
- INLET AND OUTLET FACILITIES SUBSEQUENT TO STORM SEWER WORK

EROSION CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY AND NPDES PHASE I PERMITTING REQUIREMENTS AS WELL AS ANY EROSION CONTROL MEASURES AS MAY BE SHOWN ON THESE PLANS OR SPECIFICATIONS. GRADING CONTRACTOR SHALL IMPLEMENT ANY ADDITIONAL EROSION CONTROL MEASURES AS MAY BE REQUIRED TO PROTECT ADJACENT PROPERTY.

EROSION CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES AS SHOWN ON THESE PLANS AND SPECIFICATIONS. GRADING CONTRACTOR SHALL RESTORE THE EROSION CONTROL FACILITIES AS MAY BE MAINTAINED BY THE CONTRACTOR DURING GRADING OPERATIONS. ANY TEMPORARY FACILITIES WHICH ARE TO BE REMOVED AS CALLED FOR BY THESE PLANS AND SPECIFICATIONS SHALL BE REMOVED BY THE GRADING CONTRACTOR UNDER DIRECTION BY THE ENGINEER. THE GRADING CONTRACTOR SHALL RESTORE THE EROSION CONTROL FACILITIES AREA IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.

EROSION CONTRACTOR SHALL SCHEDULE THE SOILS ENGINEER SO THAT CERTIFICATION OF ALL CONTROLLED FILLS WILL BE FURNISHED TO THE OWNER DURING AND UPON COMPLETION OF THE PROJECT.

ALL DISTURBED AREAS, EXCEPT AREAS TO BE PAVED AND/OR SPECIFICALLY DESIGNED BY A LANDSCAPE PLAN, SHALL BE COVERED WITH A MINIMUM 6" OF TOP SOIL OR AS INDICATED IN SPECIFICATIONS OR LANDSCAPE PLAN. ALL DISTURBED AREAS SHALL BE SEEDS & MULCHED AT THE PRESCRIBED RATES WITH 72 HOURS OF FINAL GRADING UNLESS OTHERWISE

MIXED MINO NO 25-141 59H1 A/CSE
 TYPE 1 2.70NS / A/CSE (DISK ANCHORED)
 FERTILIZER TYPE 2.22 S-10 350R A/CSE

EXPOSED SOIL AREAS WITH A CONTINUOUS POSITIVE SLOPE WITH 20.0 INAL FEET OF ANY SURFACE WATER MUST HAVE TEMPORARY EROSION PROTECTION OR PERMANENT COVERS FOR THE EXPOSED SOIL AREAS YEAR ROUND ACCORDING TO THE FOLLOWING TABLE OF SLOPES AND TIME FRAMES

TYPE OF SLOPE	TIME (Maximum time an area can remain open when the area is not actively being worked)
TEEPER THAN 3:1	7 DAYS
1:1 TO 3:1	14 DAYS
LATTER THAN 10:1	7 DAYS

EXISTING TOPOGRAPHY AND CONTOUR ELEVATIONS SHOWN ON THE PLAN WERE TAKEN FROM A PLAN FURNISHED BY OWNER

CONTRACTORS GRADING AND EROSION CONTROL OPERATIONS SHALL TAKE PLACE WITHIN THE CONSTRUCTION LIMITS.

REQUIRED THAT SOILS TRACKED FROM THE SITE BY MOTOR VEHICLES BE CLEANED DAY FROM PAVED ROADWAY SURFACES THROUGHOUT THE DURATION OF CONSTRUCTION

PROVIDE TEMPORARY SEDIMENTATION BASINS AS DIRECTED BY THE ENGINEER.

REQUIREMENTS OF THE LOCAL WATERSHED DISTRICT SHALL BE SATISFIED PER THE APPROVED PERMIT.

EROSION & SEDIMENT CONTROL MEASURES SHOWN ON THIS PLAN AND IMPLEMENTED IN THE FIELD AS DIRECTED BY THE ENGINEER SHALL CONFORM TO THE MPCA'S "PROTECTING TER WATER QUALITY IN URBAN AREAS: BEST MANAGEMENT PRACTICES FOR MINNESOTA".

EROSION & SEDIMENT CONTROL MEASURES SHALL BE DIRECTED TO SEDIMENTATION BASINS WHEREVER POSSIBLE. ALL DISCHARGE POINTS SHALL BE ADEQUATELY PROTECTED TO PREVENT EROSION OF THE BASIN. THE WORK MAY BE PERFORMED AT ANY TIME DURING THE CONTRACT AND NORMAL WORKING HOURS. THIS WORK WILL BE CONDUCTED THROUGH ALL AREAS THAT MAY OR MAY NOT BE ACCESSIBLE WITH NORMAL EQUIPMENT. THIS WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE MINO DTD STANDARDS SPECIFICATION DETAILS SHOWN IN THE PLANS, AND THE FOLLOWING:

ARE TO BE FIVE STABILIZATION METHODS APPROVED FOR THESE OPERATIONS. THESE METHODS MAY BE CONDUCTED INDEPENDENTLY OR IN COMBINATION.

NO. 1 RAPID STABILIZATION

TYPE 1 MULCH WITH ERIC ANCHORING

TYPE 3 MULCH WITH TYPE HYDRAULIC MULCH

TYPE HYDRAULIC MULCH WITH SEED MIXTURE 22:11

CATEGORY 3 EROSION CONTROL (BLANKET WITH SEED MIXTURE, RPPRAC CLASS II WITH GEOTEXTILE TYPE II)

SE EFFORTS WILL BE INCIDENTAL TO THE EROSION CONTROL, BUT ITEM.

COVERAGE: FOR STORM WATER DISCHARGES FROM CONSTRUCTION PROJECTS WHERE THE OWNER OR OPERATOR CHARGES, (E.G., AN ORIGINAL DEVELOPER SELLS PORTION OF THE PROPERTY TO VARIOUS BUILDERS) THE NEW OWNER OR OPERATOR MUST SUBMIT A SUBDIVISION REGISTRATION WITHIN 7 DAYS OF ASSUMING TRANSFER, SALE OR CLOSING OF THE PROPERTY.

INDIVIDUAL SITE BUILDERS SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL NECESSARY EROSION CONTROL MEASURES AS MAY BE REQUIRED. REQUIRED ECOMS SHALL CONSIST OF BUT NOT BE LIMITED TO THE FOLLOWING.

STAKE FENCE ON ROW DOWNS AT BACK OF ALL CURB EXIST AT CONSTRUCTION / DRIVEWAY ENTRANCE.

SILT FILTER ON ALL ROLL GRADIENT SLOPES FROM CONSTRUCTION AREA. SILT FENCE HAVE THE BOTTOM DUG IN WITH SOIL FIRMLY COMPACTED.

CONSTRUCTION ENTRANCE HAVING 1" TO 2" CLEAN ROCK OVER GEOTEXTILE FABRIC.

STREET CLEANING AS MAY BE REQUIRED SHOULD VEHICLE TRACKING OCCUR.

INDIVIDUAL SITE BUILDERS ARE REQUIRED TO MAINTAIN EROSION CONTROL MEASURES UNTIL SUCH TIME AS INDIVIDUAL VARIOSE/VEGETATION ARE ESTABLISHED.

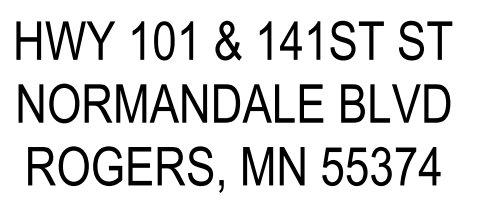
TRACTOR SHALL PROVIDE A TEMPORARY UNLINED SEDIMENTATION BASIN ON SITE FOR CONSTRUCTION WASH OUT USE. TEMPORARY BASIN SHALL BE LOCATED AS TO PROVIDE EASY ACCESS FOR CONSTRUCTION VEHICLES AND CONCRETE TRUCKS AS NECESSARY.

SEDIMENTATION CONTROL IS TO BE PROVIDED TO ALL STORM SEWER DRAIN BASINS THROUGHOUT CONSTRUCTION. MEASURES APPLIED SHALL COMPLY WITH BEST MANAGEMENT PRACTICES FOR MINNESOTA AND APPLICATION OF NPDES PHASE II AS APPROPRIATE FOR PHASE OF CONSTRUCTION.

SEDIMENTATION CONTROL SHALL PREVENT SOIL LOSS DURING CONSTRUCTION DUE TO WIND EROSION THROUGHOUT CONSTRUCTION. DUST SHALL BE SUPPRESSED THROUGH THE APPLICATION OF WATER.

IF DUST ACCREDITATION IS APPLICABLE, CONTRACTOR SHALL DOCUMENT THE IMPLEMENTATION OF THE EROSION AND SEDIMENTATION CONTROL PLAN THROUGH DATE-DATED PHOTOGRAPHS AND INSPECTION LOGS / REPORTS. REPORTS SHALL INCLUDE AT A MINIMUM DESCRIPTION OF ALL EMPLOYED BMP'S (INCLUDING TAKEN MEASURES TO PREVENT SOIL LOSS DUE TO RAIN OR WIND EROSION SOIL LOSS DUE TO WIND EROSION), BMP'S DEEMED UNNECESSARY DUE TO SITE CONDITIONS, CORRECTIVE ACTIONS TAKEN IN RESPONSE TO PROBLEMS, AND ANY ADDITIONAL MEASURES IMPLEMENTED TO PREVENT EROSION AND SEDIMENT CONTROL PLAN AS IT WAS ESTABLISHED AT THE TIME OF CONSTRUCTION.

<u>STORMWATER POLLUTION PREVENTION PLAN SCHEDULE OF INSTALLATION & MAINTENANCE</u>			
	<u>INSTALLATION</u>	<u>INSPECTION & MAINTENANCE</u>	<u>REMOVAL</u>
FENCE	PRIOR TO COMMENCEMENT OF EARTHWORK OPERATIONS.	INSPECT & MAINT. AFTER EACH RUN-OFF EVENT. REMOVE SEDIMENTS AS REQUIRED.	AFTER TRIBUTARY DRAINAGE AREA IS RESTORED.
SKID RAMP	PRIOR TO COMMENCEMENT OF EARTHWORK OPERATIONS.	INSPECT REGULARLY. MAINTAIN AS NEEDED.	PRIOR TO PAVING.
LET SKIMMER	AFTER POND GRADING IS COMPLETED.	INSPECT REGULARLY. MAINTAIN AS NEEDED.	PERMANENT.
SWAMP & POND	UPON COMPLETION OF POND GRADING, CONG. SKIDLE CONST. AND OUTLET INSTALLATION.	INSPECT & MAINTAIN AT LEAST ANNUALLY AND AFTER HEAVY RAINFALL EVENT.	PERMANENT.
VENTION POND	DURING EARTHWORK OPERATIONS.	AFTER HEAVY RAINFALL EVENTS. REMOVE SEDIMENTS AS NEEDED.	PERMANENT.
ROAD & MULCH	AFTER POND GRADING IS COMPLETED.	INSPECT & MAINTAIN AFTER HEAVY RAINS. REPLACE WASH-OUT AREAS IMMEDIATELY.	NO REMOVAL NECESSARY.
WATER PROTECTION	UPON INLET CONSTRUCTING	WHEN 1/3 CAPACITY OF BMP IS REACHED	AFTER TRIBUTARY AREAS ARE FULLY RESTORED



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PRINT NAME: BRIAN J. FIELD, PE

SIGNATURE: NOT FOR CONSTRUCTION

DATE: 10/08/2024 LICENSE NO. 57224

[illegible]

SITE APPROVAL PLAN
OCTOBER 8TH, 2024

DESIGNED: BJF	DRAWN: DKV	CHECKED BY: BJF
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DRAWING TITLE

EROSION AND SEDIMENT PLAN

DRAWING NO.

C500

PLOTTED: ---	COMM. NO. 17991
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Oct 04, 2024 - 1:12pm
Xref Filename: \17991 AE Commercial Title Block\

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 Anderson Engineering of Minnesota, LLC

ALL AREAS DISTURBED BY CONSTRUCTION WILL RECEIVE SEED OR SOD ACCORDING TO THE PLANS AND SPECIFICATIONS AND WITHIN THE SPECIFIED VEGETATIVE TIME SCHEDULE. FINAL STABILIZATION WILL OCCUR WHEN THE SITE HAS A UNIFORM VEGETATIVE COVER WITH A DENSITY OF 70% OVER THE ENTIRE DISTURBED AREA COMPARED TO EXISTING CONDITIONS. ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMPs MUST BE REMOVED AS PART OF THE SITE FINAL STABILIZATION. ALL SEDIMENT MUST BE CLEANED OUT OF CONVEYANCES AND TEMPORARY SEDIMENTATION BASINS IF APPLICABLE. STABILIZATION TIME FRAMES CAN BE SEEN ON THE FOLLOWING TABLE AND THE FOLLOWING SHEET OF THE SWPPP NARRATIVE.

1. INITIATE INLET STABILIZATION IMMEDIATELY WHEN CONSTRUCTION HAS TEMPORARILY OR PERMANENTLY CEASED ON ANY PORTION OF THE SITE. COMPLETE STABILIZATION WITHIN THE TIME FRAME LISTED. IN MANY INSTANCES THIS WILL REQUIRE STABILIZATION TO OCCUR MORE THAN ONCE DURING THE COURSE OF THE PROJECT. TEMPORARY SOIL STOCKPILES WITHOUT SIGNIFICANT CLAY OR SILT AND STOCKPILED AND CONSTRUCTED ROAD BASE ARE NOT APPROPRIATE AND THEREFORE EXEMPT FROM THE STABILIZATION REQUIREMENT.
2. APPLICATION OF MULCH, HYDROMULCH, TACKIFIER AND POLYACRYLAMIDE ARE NOT ACCEPTABLE STABILIZATION METHODS IN THESE AREAS.
3. STABILIZE ALL AREAS OF THE SITE PRIOR TO THE ONSET OF WINTER, ANY WORK STILL BEING PERFORMED WILL BE SNOW MULCHED, SEEDED, AND BLANKETED WITHIN THE TIME FRAMES IN THE NPDES PERMIT.
4. TOPSOIL BERMS MUST BE STABILIZED IN ORDER TO BE CONSIDERED PERIMETER CONTROL BMPs. USE RAPID STABILIZATION METHOD 2, 3, OR 4 AS DIRECTED BY THE ENGINEER. THE SEED MIX USED IN THE RAPID STABILIZATION MAY BE SUBSTITUTED AS FOLLOWS:
 - A. SINGLE YEAR CONSTRUCTION BETWEEN MAY 1 - AUGUST 1, SEED WITH SEED MIXTURE 21-111
 - B. SINGLE YEAR CONSTRUCTION BETWEEN AUGUST 1 AND OCTOBER 31, SEED WITH SEED MIXTURE 21-112
 - C. MULTI YEAR CONSTRUCTION 22-111
5. KEEP DITCHES AND EXPOSED SOILS IN AN EVEN ROUGH GRADED CONDITION IN ORDER TO BE ABLE TO APPLY EROSION CONTROL MULCHES, HYDROMULCHES AND BLANKETS.
6. AREAS THAT HAVE SLOPES LESS THAN 3:1 TO RECEIVE HYDROMULCH APPLICATION. AREAS WITHIN LAST 200 LINEAL FEET OF DRAINAGE DITCH OR SWALE & AREAS WITH SLOPES GRATER THAN 3:1, TO RECEIVE A COVER OF EROSION CONTROL BLANKET.
7. TEMPORARY OR PERMANENT DITCHES OR SWALES THAT ARE BEING USED AS A SEDIMENT CONTAINMENT SYSTEM DURING CONSTRUCTION MUST BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM.
8. SEED SHALL BE APPLIED AT A RATE AS SPECIFIED PER MNDOT SEEDING MANUAL. WITH 2 TONS SHREDDED AND PUNCHED IN PLACE STRAW PER ACRE. HYDROSEEDING PER MNDOT SPEC SECTION 3884 & MULCHING IS AN ACCEPTABLE ALTERNATE FOR COVER.

PLOTTED: ----	COMM. NO 17991
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NORMANDALE BLVD
ROGERS, MN 55374

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SITE APPROVAL PLAN

OCTOBER 8TH, 2024

DESIGNED: BJF	DRAWN: DKV	CHECKED BY BJF
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DRAWING TITLE

UTILITY PLAN

DRAWING NO

C600

PLOTTED

COMM. NO.



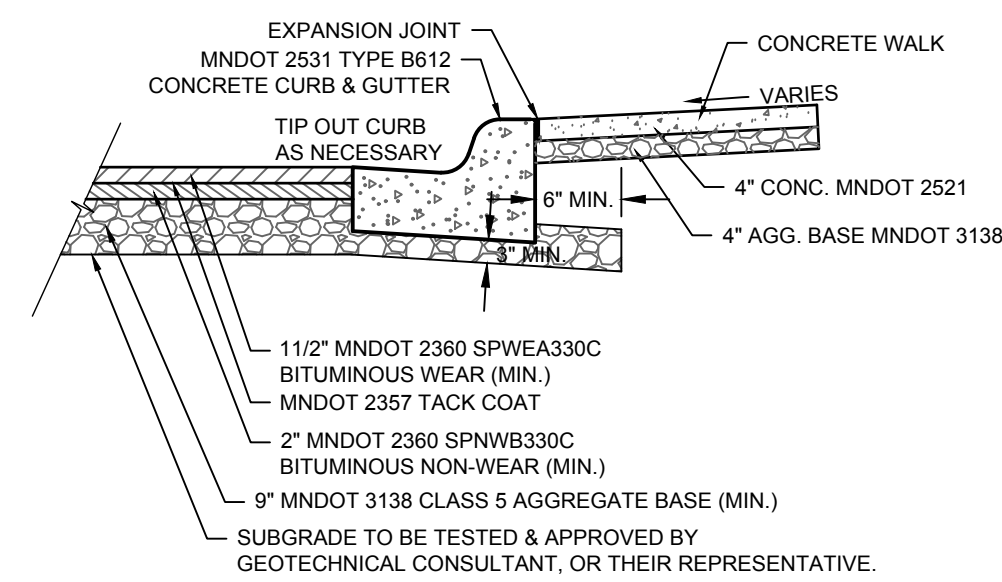
- | | |
|---|-----------------------------|
|  | PROPERTY LIMITS |
|  | CONSTRUCTION LIMITS |
|  | EXISTING WATERMAIN |
|  | EXISTING SANITARY SEWER |
|  | EXISTING STORM SEWER |
|  | PROPOSED WATERMAIN |
|  | PROPOSED SANITARY SEWER |
|  | PROPOSED STORM SEWER |
|  | EXISTING STORM INLETS |
|  | PROPOSED STORM INLETS |
|  | PROPOSED SANITARY CLEANOUTS |
|  | PROPOSED BITUMINOUS PVMT |
|  | PROPOSED CONCRETE PVMT |

KEY NOTES

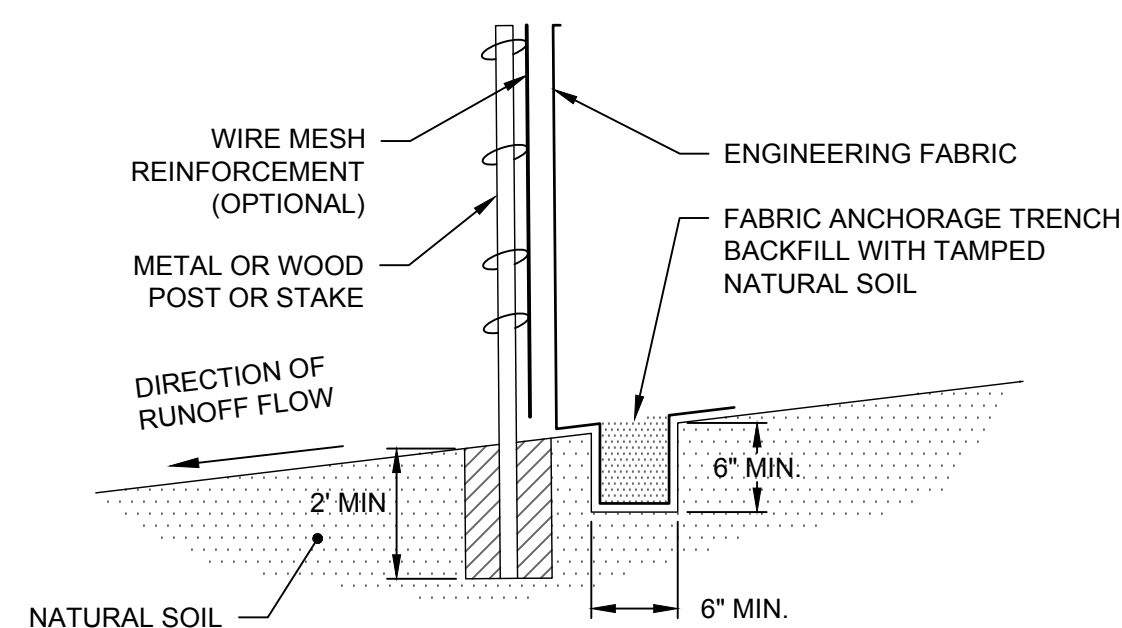
- ① CONNECT TO EXISTING 8" WATER MAIN STUB.
- ② CONNECT TO EXISTING 8" WATER MAIN VIA WET TAP AND SADDLE. INSTALL WITH 6" GV.
- ③ INSTALL 45° BEND AS SHOWN.
- ④ INSTALL 2" DOMESTIC LINE WITH CORPORATE STOP.
- ⑤ INSTALL 8" X 6" WATER TEE WITH 6" GV AS SHOWN.
- ⑥ INSTALL FIRE HYDRANT AS SHOWN WITH 6" GV.
- ⑦ WATER MAIN 6" FIRE LINE AND 2" DOMESTIC LINE BUILDING LOCATION. SEE MECHANICAL PLANS FOR EXACT LOCATIONS.
- ⑧ CONSTRUCT MANHOLE OVER EXISTING 8" SANITARY LINE.
- ⑨ CONSTRUCT MANHOLE OVER EXISTING 6" SANITARY LINE.
- ⑩ SANITARY SERVICE BUILDING LOCATION. SEE MECHANICAL PLANS FOR EXACT LOCATIONS.
- ⑪ REPLACE CASTING ON EXISTING STORM MANHOLE.
- ⑫ CONSTRUCT 60" MANHOLE TO MATCH EXISTING 24" AND 12" STORM FLOW LINES.
- ⑬ RECONSTRUCT OUTLET STRUCTURE TO MATCH EXISTING 24" STORM LINE OUTLET.
- ⑭ RAISE LID OF EXISTING MANHOLE TO MATCH PROPOSED GRADE SHOWN.

UTILITY NOTES

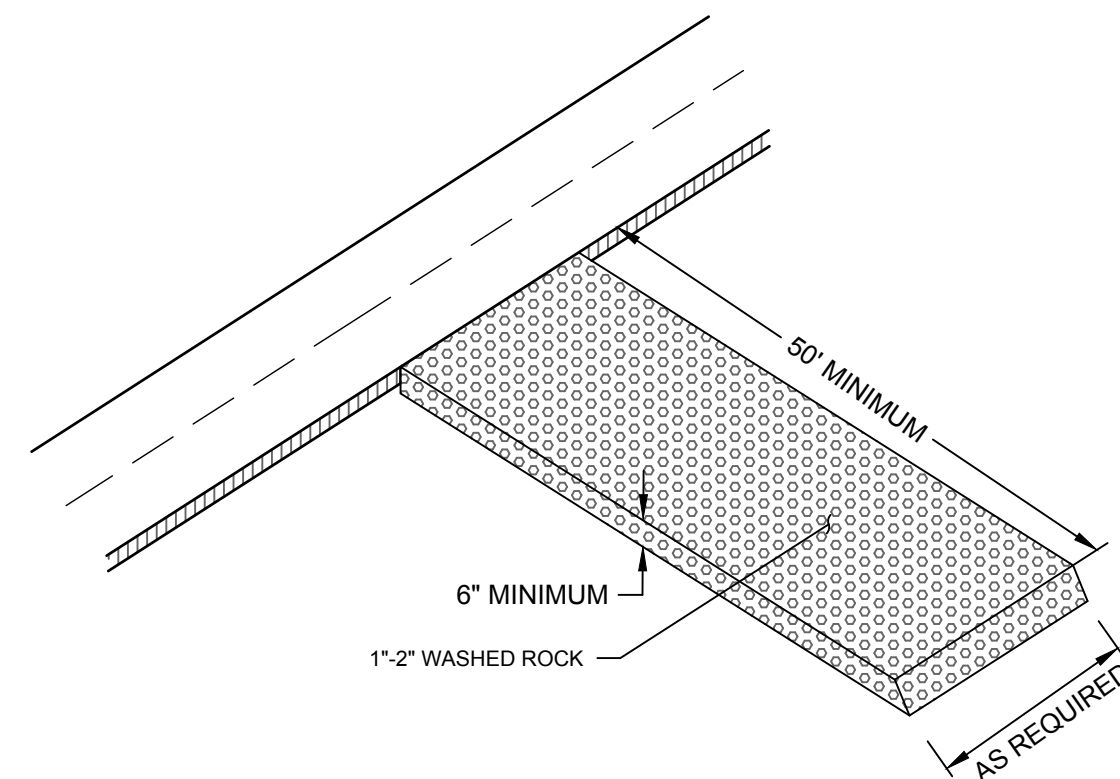
3. ALL CONSTRUCTION SHALL COMPLY WITH RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AND PER THE GEOTECHNICAL REPORT UNLESS DIRECTED OTHERWISE.
2. ALL CONSTRUCTION SHALL COMPLY WITH THE 2022 EDITION OF MNDOT SPECIFICATIONS, UNLESS DIRECTED OTHERWISE.
3. THE CONTRACTOR IS REQUIRED TO ADHERE TO THE SPECIFICATIONS AND REGULATIONS SET FORTH BY THE CITY/UTILITY PROVIDER, CEAM, AND MINNESOTA PLUMBING CODE (MINNESOTA RULES CHAPTER 4714) CONCERNING THE MATERIALS, INSTALLATION, AND TESTING OF WATER AND SANITARY UTILITIES. VERIFY RECEIPT OF ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
4. EXISTING TOPOGRAPHIC AND UTILITY INFORMATION PREPARED BY ANDERSON ENGINEERING. BE ADVISED THAT THE LOCATION AND TYPE OF EXISTING UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY. THE INFORMATION IS NOT WARRANTED TO BE ACCURATE OR COMPLETE. THE CONTRACTOR, IN COOPERATION WITH THE APPROPRIATE UTILITY COMPANY OR MUNICIPALITY, IS RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND DEPTH OF ALL UNDERGROUND UTILITIES.
5. WATER LINES ARE REQUIRED TO BE INSTALLED AT 7.5 FEET MINIMUM DEPTH AND PROVIDE MINIMUM 10' HORIZONTAL AND 18" VERTICAL SEPARATION OF ALL WATERMAIN CROSSINGS FROM STORM OR SANITARY SEWER. WATERMAIN TO BE INSULATED TO STATE SPECIFICATIONS, WHERE VERTICAL SEPARATION IS LESS THAN 36" OR COVER DEPTHS CANNOT BE ACHIEVED. CONTRACTOR SHALL CONTACT THE ENGINEER IF THERE ARE AREAS WHERE MINIMUM COVER DEPTH CANNOT BE MET.
6. WATER SERVICE MATERIALS SHALL BE AWWA C900 AND CL 52 DIP AS SHOWN. CONTRACTOR SHALL VERIFY SERVICE SIZE AND MATERIALS PRIOR TO CONSTRUCTION.
7. SANITARY SEWER PIPE MATERIALS SHALL BE PVC SDR 26. PIPE SHALL BE INSULATED PER STATE STANDARDS WHERE 7.5 FOOT COVER DEPTHS ARE NOT ACHIEVED.
8. ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE WATER TIGHT. APPROVED RESILIENT RUBBER JOINTS MUST BE USED MEETING ASTM F2510 TO MAKE WATER TIGHT CONNECTIONS TO MANHOLES AND CATCH BASINS. DO NOT GROUT OVER FLEXIBLE CONNECTIONS TO MANHOLES.
9. RCP STORM SEWER TO MEET ASTM C76 OR APPROVED EQUAL. RCP STORM TO BE CL III REINFORCED UNLESS NOTED OTHERWISE.
10. ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MINNESOTA RULES, CHAPTER 4714, SECTION 1109.0.



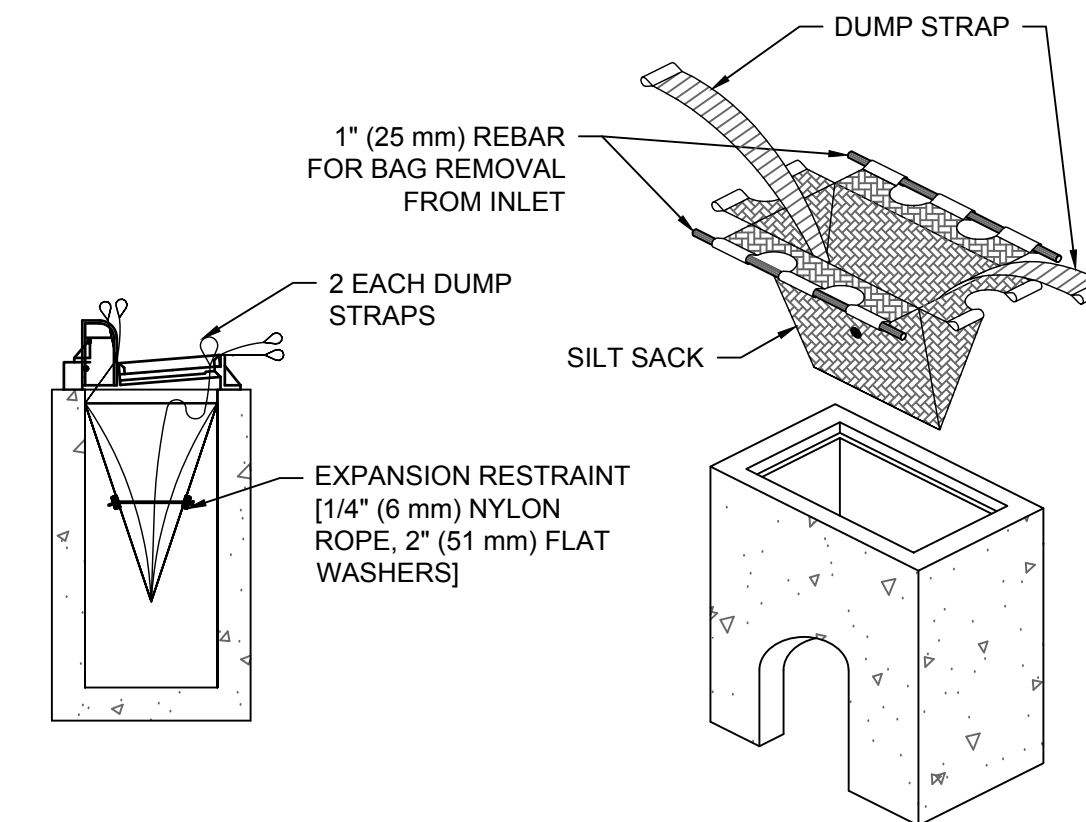
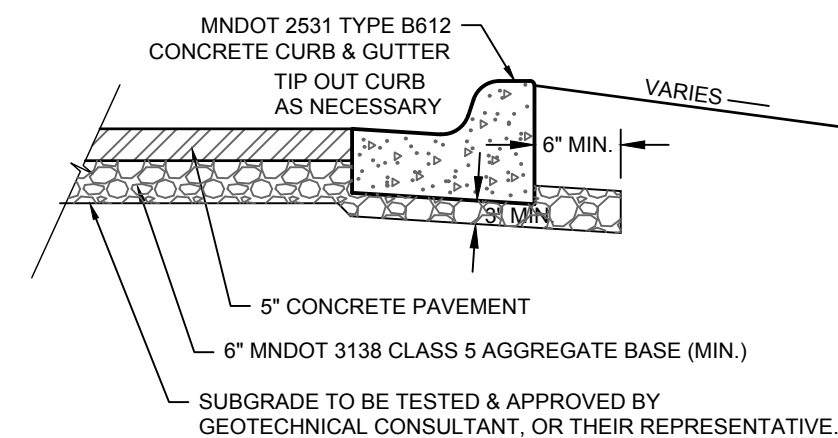
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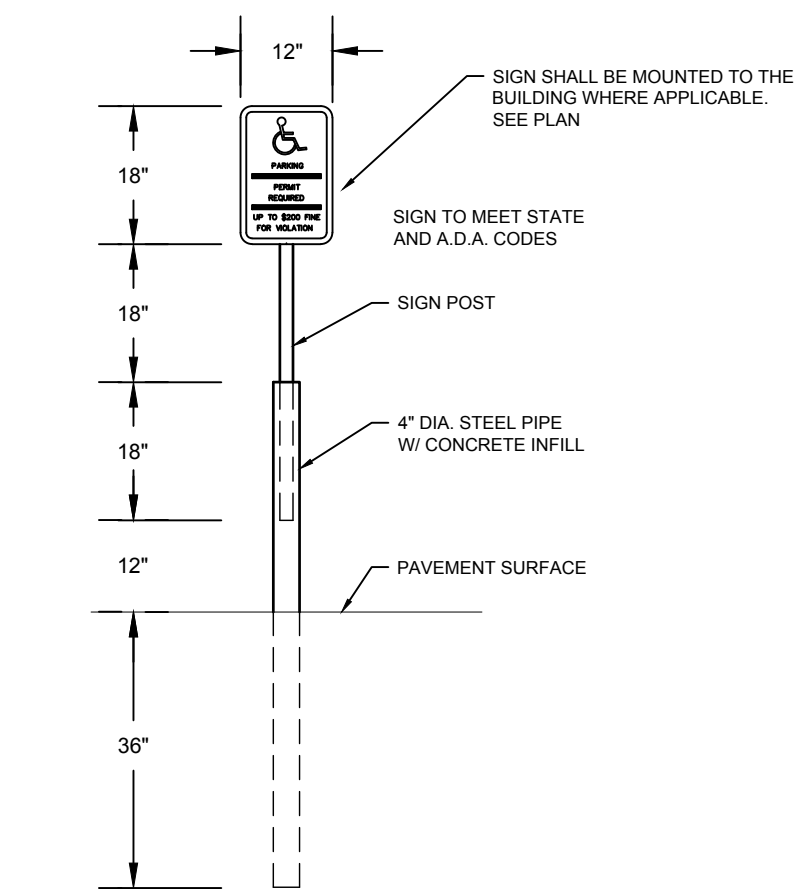
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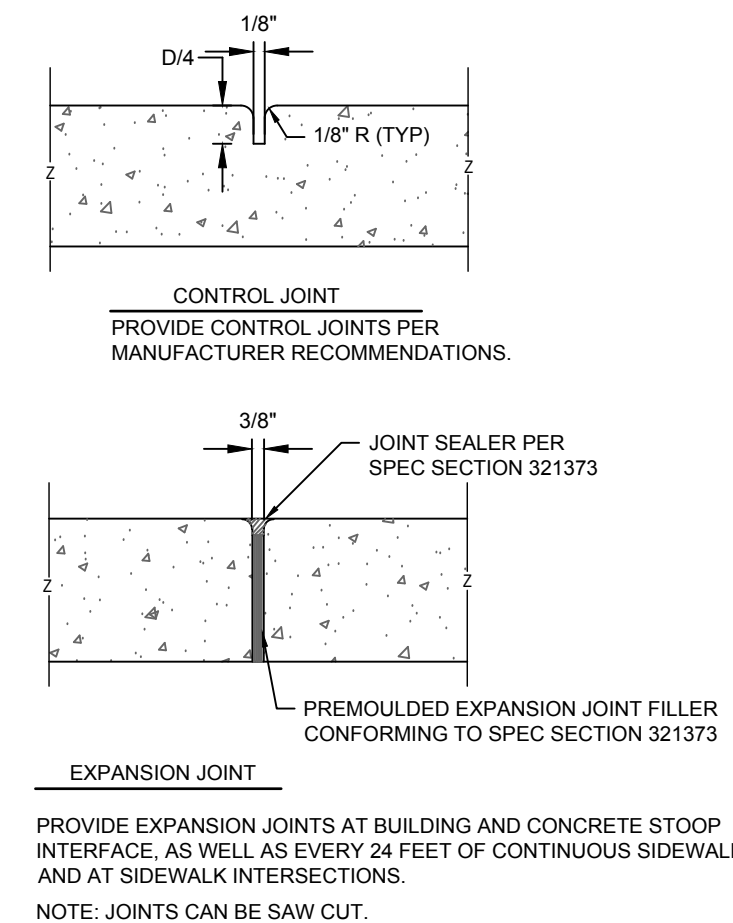
ROCK CONSTRUCTION
ENTRANCE

INLET PROTECTION
FILTER SACK

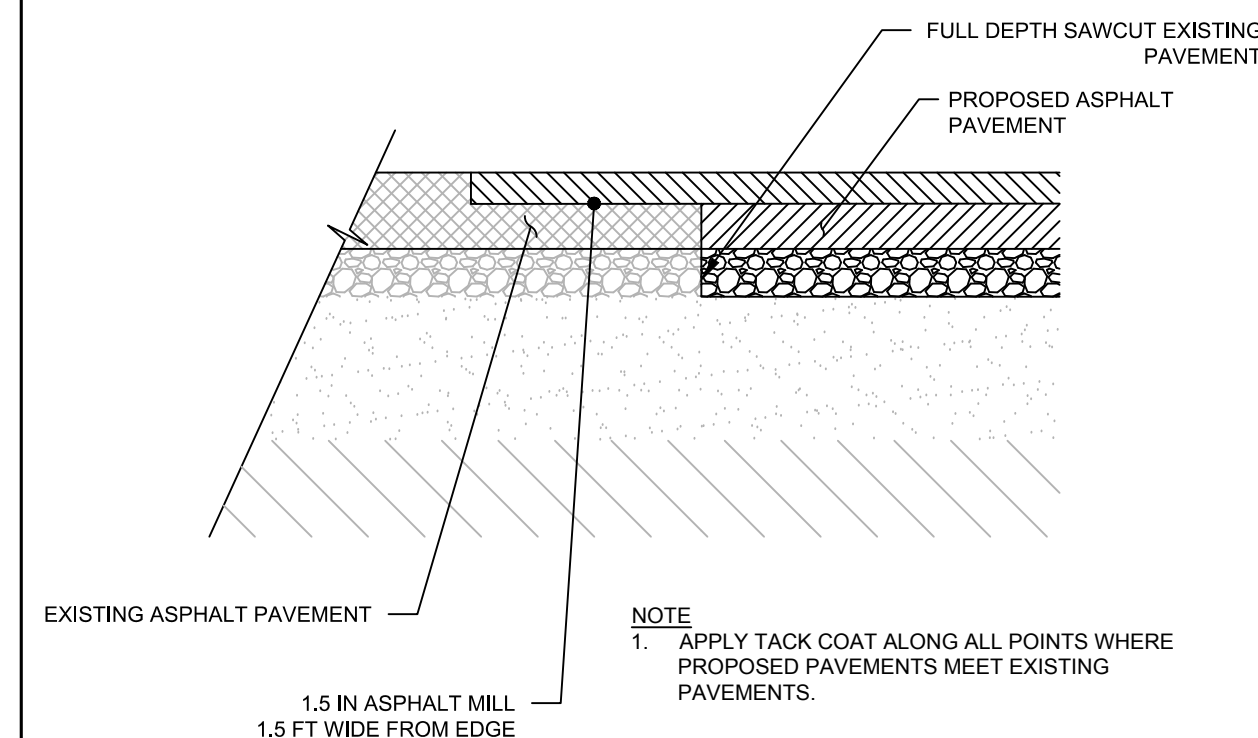
CONCRETE PAVING
& CURB SECTION



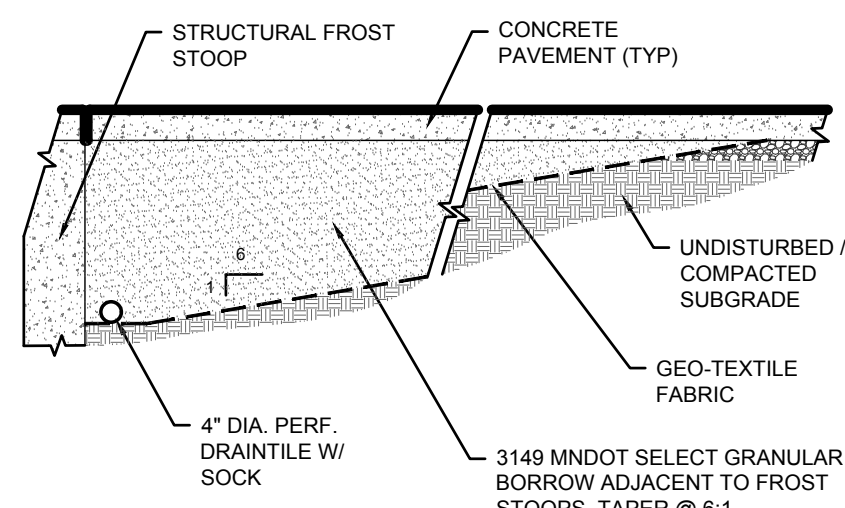
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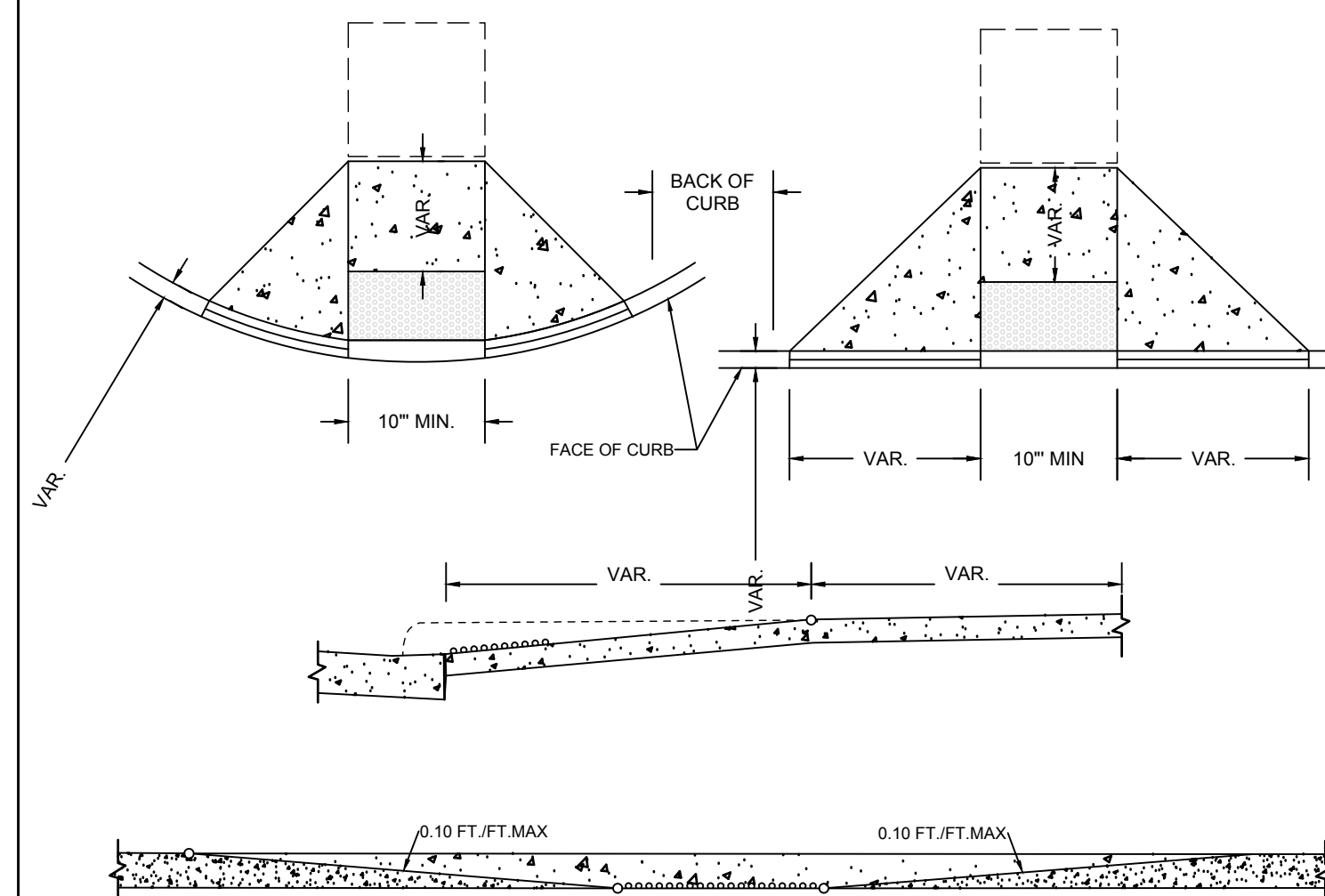
JOINT DETAIL



NOT TO SCALE



NOT TO SCALE



PEDESTRIAN RAMP DETAIL

NOTES:

TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA), ALL STATE AGENCIES ARE REQUIRED TO UTILIZE THIS STANDARD PAVE. MODIFICATIONS ARE ALLOWED PROVIDED THEY MEET PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG). LOCAL AGENCIES ARE REQUIRED TO ADOPT SIMILAR DESIGNS.

SHARED-USE PATHS SHALL HAVE DETECTABLE WARNINGS ACROSS THE ENTIRE WIDTH OF PATH WHEN THE PATH CROSSES A ROAD. DETECTABLE WARNINGS ARE NOT TO BE USED ON SIDEWALKS OR PATHS WHEN CROSSINGS ARE ROADS OR RESIDENTIAL DRIVEWAYS. DETECTABLE WARNINGS SHOULD BE USED ON SIDEWALKS AND PATHS WHERE CROSSINGS CROSS COMMERCIAL DRIVEWAYS THAT ARE PROVIDED WITH TRAFFIC CONTROL DEVICES OR OTHERWISE MEASURED TO OPERATE LIKE A PUBLIC ROADWAY.

SLOPES ARE DEFINED AS ABSOLUTE ELEVATION DIFFERENCE PER LENGTH OF RUN, (AS OPPOSED TO A RELATIVE SLOPE WITH RESPECT TO A CURB LINE OR CURB HEIGHT.)

NO SIGNAL POLES, SIGN POSTS, CABINETS, OR OTHER OBSTRUCTIONS ARE ALLOWED IN THE RAMP OR PATH OF TRAVEL.

1. ½ - INCH EXPANSION JOINT ½ - INCH PREFORMED JOINT FILLER MATERIAL, AASHTO M 213

2. PROVIDE A 4" x 1" MINIMUM LANDFILL. SEE PLANS FOR PROPOSED RUNNING SLOPE AND CROSS SLOPE, NEITHER OF WHICH MAY EXCEED 0.02 FT./FT. AS CONSTRUCTED.

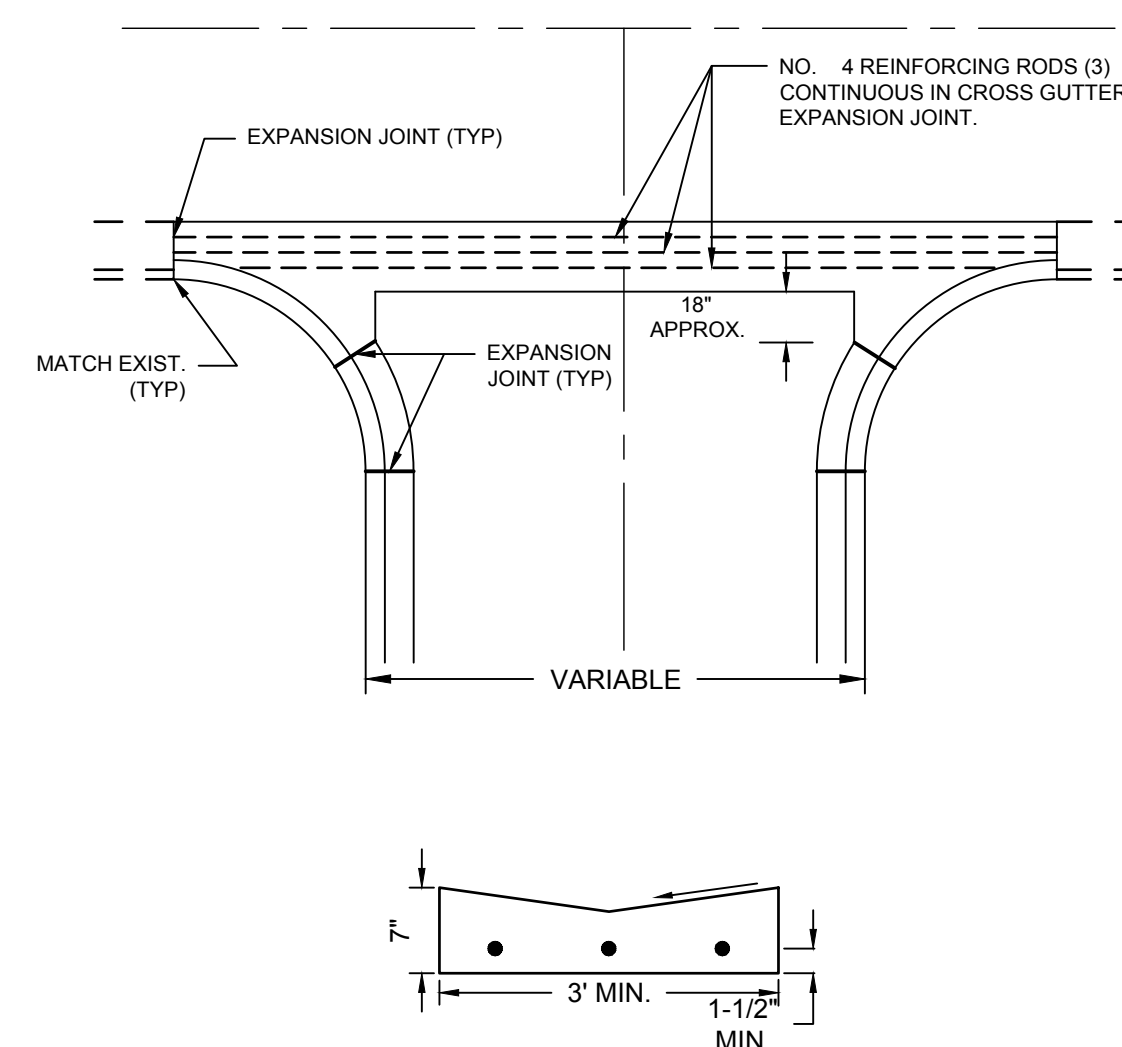
3. PLACE THE DETECTABLE WARNINGS AT THE BACK OF CURB WHEN THE DETECTABLE WARNING SYSTEM IS A PREFORMED RECTANGLE PLACED AT THE BACK OF A RADIAL CURB

4. WHEN THE CURB IS TO FILL A GAP, DETECTABLE WARNING AREA SHALL BE 6" MIN. IN THE DIRECTION PERPENDICULAR TO THE GRADE BREAK AND SHALL EXCEED THE FULL WIDTH OF THE CURB RAMP.

4. WHERE RADIAL WARNING SURFACES ARE USED OR IN OTHER CIRCUMSTANCES WHERE THE EDGE OF THE WARNING SURFACE IS NOT PARALLEL TO THE EDGE OF THE CURB RAMP OR PAVED DRIVEWAY, THE EDGE OF THE DETECTABLE WARNING SURFACE SHOULD NEVER BE MORE THAN 3 INCHES FROM THE EDGE OF THE RAMP; DETECTABLE WARNINGS ARE SHALL CONTINUOUSLY SURFACE WITH THE DRIVEWAY OR PAVED DRIVEWAY, EITHER LIGHT OR DARK OR DARK ON LIGHT. CONTRAST MAY BE PROVIDED ON THE FULL RAMP SURFACE, INCLUDING THE FLARED SIDES.

5. CROSS SLOPE OF THE RAMP MAY NOT EXCEEDS 0.02 FT./FT. AS CONSTRUCTED.

6. ANY VERTICAL LOP THAT OCCURS AT THE FLOW LINE MAY NOT BE GREATER THAN ¼ INCH.



CONCRETE VALLEY GUTTER



RAY J'S
AMERICAN
GRILL

HWY 101 & 141ST ST
NORMANDALE BLVD
ROGERS, MN 55374

TOUSLEY & CO
BUY | SELL | RENOVATE

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.

PRINT NAME: BRIAN J. FIELD, PE

SIGNATURE: _____ NOT FOR CONSTRUCTION

DATE: 10/08/2024 LICENSE NO. 57224

REVISION LOG

[illegible]

SITE APPROVAL PLAN
OCTOBER 8TH, 2024

DESIGNED: BJF	DRAWN: DKV	CHECKED BY: BJF
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DRAWING TITLE

DETAILS 1 OF 2

DRAWING NO.

C700

PLOTTED: ---	COMM. NO. 17991
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ANDERSON

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



RAY J'S
AMERICAN
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PRINT NAME: BRIAN J. FIELD, PE

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DATE: 10/08/2024 LICENSE NO. 57224

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS
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SITE APPROVAL PLAN
OCTOBER 8TH, 2024

DESIGNED:	DRAWN:	CHECKED BY:
BJF	DKV	BJF

DRAWING TITLE

DETAILS 2 OF 2

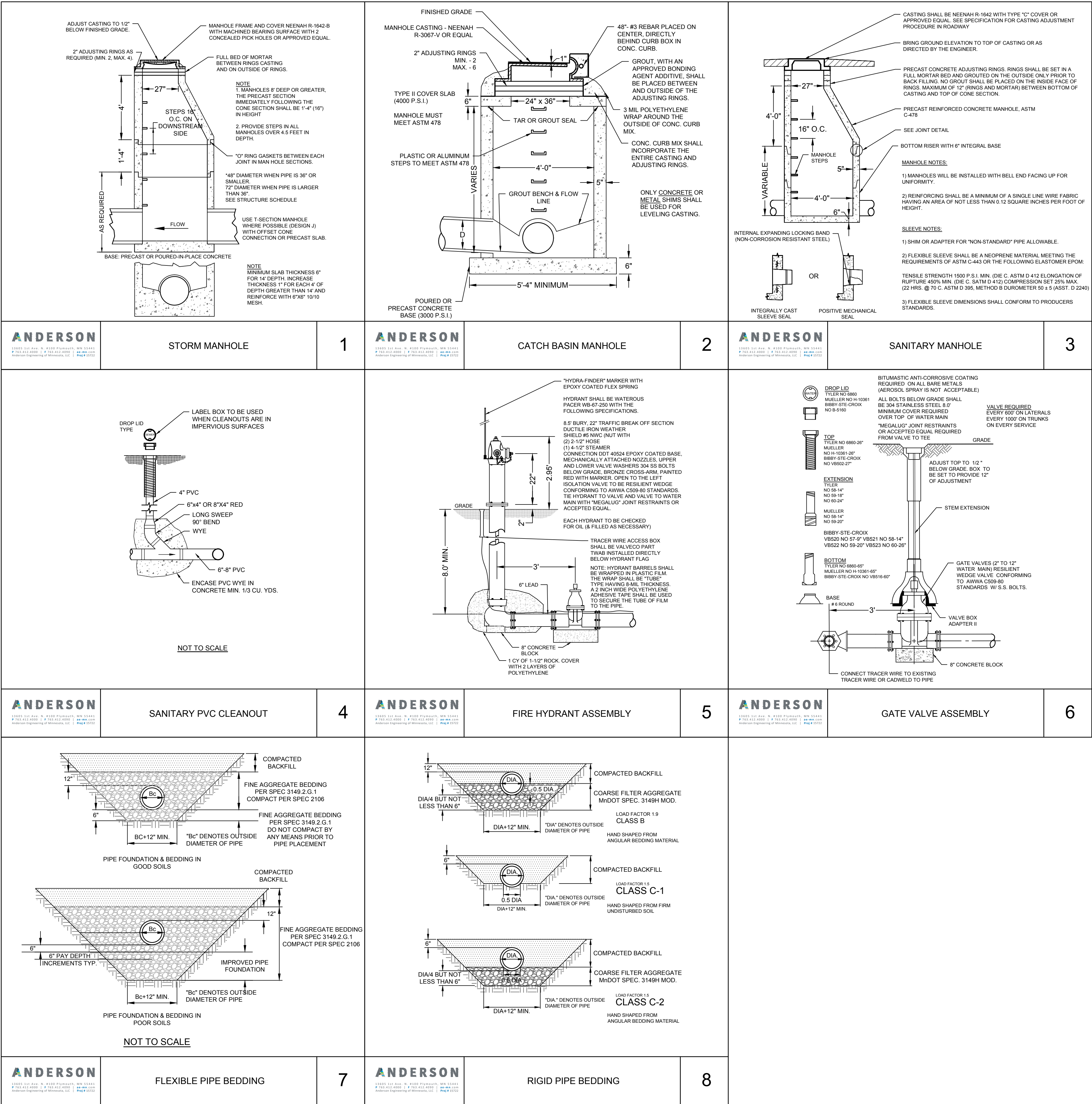
DRAWING NO.

C701

PLOTTED:

COMM. NO.

17991



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PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT.	SIZE
DECIDUOUS TREES					
	Qb	3	SWAMP WHITE OAK QUERCUS BICOLOR	B&B	2 - 1/2" CAL.
	Tb	3	BOULEVARD AMERICAN LINDEN TILIA AMERICANA 'BOULEVARD'	B&B	2 - 1/2" CAL.
EVERGREEN TREES					
	Tt	5	TECHNY ARBORVITAE THUJA OCCIDENTALIS 'TECHNY'	B&B	6" HT.
SYMBOL CODE QTY COMMON / BOTANICAL NAME CONT. SIZE					
DECIDUOUS SHRUBS					
	Cs	6	RED TWIG DOGWOOD CORNUS STOLONIFERA	CONT.	5 GAL.
	DI	16	BUSH HONEYSUCKLE DIERVILLA LONICERA	CONT.	5 GAL.
	Rg	22	GRO-LOW FRAGRANT SUMAC RHUS AROMATICA 'GRO-LOW'	CONT.	5 GAL.
EVERGREEN SHRUBS					
	Pc	9	VALLEY CUSHION MUGO PINE PINUS MUGO 'VALLEY CUSHION'	POT	3 GAL.
PERENNIALS					
	Ck	24	KARL FOERSTER FEATHER REED GRASS CALAMAGROSIS X ACUTIFLORA 'KARL FOERSTER'	CONT.	3 GAL.
	Nw	20	WALKER'S LOW CATMINT NEPETA X FAASSENII 'WALKER'S LOW'	CONT.	1 GAL.

LEGEND

	PROPERTY LIMITS
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	MNDOT SOUTHERN BOULEVARD SEED MIX
	MNDOT MESIC INSLOPE SEED MIX
	MNDOT WET DITCH SEED MIX
	ARTIFICIAL TURF, BY OWNER

KEY NOTES

1. ROCK MULCH OVER LANDSCAPE FABRIC
2. POLY LANDSCAPE EDGER, SEE DETAIL 1/L500

NOTES

1. PER CITY OF ROGERS CODE, IRRIGATION IS NOT REQUIRED.

CITY OF ROGERS
LANDSCAPE REQUIREMENTS

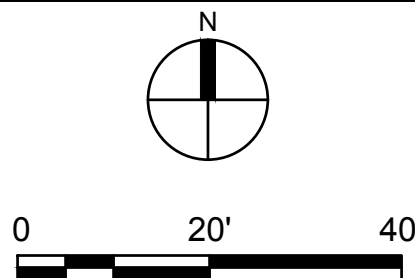
REQUIREMENTS

ALL PROPERTIES WITHIN THE CITY SHALL:

1. BE LANDSCAPED UTILIZING A COMBINATION OF STREET TREES, GRASS, GROUND COVER AND SHRUBBERY.
2. UNDEVELOPED AREAS INTERIOR TO THE SITE SHALL BE SEEDED WITH APPROPRIATE GRASSES AND MAINTAINED NEAT AND ORDERLY TO CONTROL DUST.

PROVIDED

11 PROPOSED TREES
97 PROPOSED SHRUBS & PERENNIALS



ANDERSON

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RAY J'S
AMERICAN
GRILL

HWY 101 & 141ST ST
NORMANDEALE BLVD
ROGERS, MN 55374

TOUSLEY & CO
BUY | SELL | RENOVATE

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: JOSEPH D. LUCHT, PLA

SIGNATURE: NOT FOR CONSTRUCTION

DATE: 10/08/2024 LICENSE NO. 52858

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS
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SITE APPROVAL PLAN

OCTOBER 8TH, 2024

DESIGNED: JRS	DRAWN: JRS	CHECKED BY: JDL
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DRAWING TITLE

LANDSCAPE PLAN

DRAWING NO.

L100

PLOTTED:

COMM. NO.

17991

LANDSCAPE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO BECOME COMPLETELY FAMILIAR WITH SITE CONDITIONS.

ALL ROUGH AND FINISH GRADING TO BE DONE BY OTHERS.

NO PLANTING SHALL BE INSTALLED UNTIL ALL GRADING, BUILDING, CONSTRUCTION, UTILITY WORK & IRRIGATION (IF APPLICABLE) HAS BEEN COMPLETED IN THE AREAS TO BE PLANTED.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY ALL UNDERGROUND CABLES, CONDUITS, WIRES, ETC., ON THE PROPERTY.

IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER OF PLANTS SHOWN IN THE PLANT LIST, THE NUMBER OF PLANTS SHOWN ON THE PLAN WILL TAKE PRECEDENCE.

ALL PROPOSED PLANT MATERIAL SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLAN. IF THE CONTRACTOR BELIEVES AN ERROR HAS BEEN MADE REGARDING SPACING OR LOCATION OF THE PLANT MATERIAL INDICATED ON THE PLAN, NOTIFY THE OWNER PRIOR TO INSTALLATION.

THE CONTRACTOR IS RESPONSIBLE FOR COMPLETE MAINTENANCE OF THE PLANT MATERIAL (WATERING, SPRAYING, FERTILIZING, MOWING, ETC.) UNTIL THE WORK HAS BEEN ACCEPTED, BY THE OWNER.

THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS TO PROPERTY DAMAGE FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.

ALL NEWLY PLANTED PLANT MATERIAL SHALL BE GUARANTEED THROUGH ONE CALENDAR YEAR STARTING FROM THE DATE OF ACCEPTANCE ESTABLISHED BY THE OWNER.

THE CONTRACTOR SHALL MEET WITH THE OWNER OR OWNERS REPRESENTATIVE ON SITE WHEN THEY FEEL THE PROJECT IS COMPLETE ACCORDING TO THE CONTRACT DOCUMENTS. IF ALL WORK IS SATISFACTORY AND COMPLETE ACCORDING TO THE CONDITIONS OF THE CONTRACT DOCUMENTS, THEN THE OWNER MUST DECLARE THE PROJECT COMPLETE. THIS DECLARATION WILL CONSTITUTE AS THE BEGINNING OF THE ONE (1) YEAR WARRANTY PERIOD FOR ALL PLANT MATERIAL. THE OWNER SHALL PROVIDE A LETTER WITH SIGNATURE STATING THE DATE OF ACCEPTANCE.

WIND BURN OR OTHERWISE DAMAGED PLANT MATERIAL WILL NOT BE ACCEPTED.

CONTRACTOR CAN SUBSTITUTE MACHINE MOVED MATERIAL USING APPROPRIATE SIZE TREE SPADE FOR B & B WITH OWNER APPROVAL.

THE PRACTICE OF STAKING SHOULD NOT ALLOW NAILS, SCREWS, WIRES, ETC. TO PENETRATE THE OUTER SURFACE OF THE TREES.

THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF ALL TREE STAKES, GUYS, STRAPS AND TRUNK PROTECTION MEASURES FOLLOWING THE COMPLETION OF THE WARRANTY PERIOD OR AS DIRECTED BY THE OWNER.

LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE THE OWNER WITH MAINTENANCE INFORMATION DURING THE GUARANTEE PERIOD RELATING TO WATERING, FERTILIZING, PRUNING, PEST CONTROL, AND RELATED ITEMS. THIS WILL BE PREPARED AND DELIVERED TO THE OWNER AFTER PROVISIONAL INSPECTION APPROVAL HAS BEEN GIVEN BY THE OWNER.

INSTALL CORRUGATED PLASTIC TREE GUARDS, WHITE IN COLOR, WITH THE SIZE OF TUBE 1" DIA. (MIN.) LARGER THAN THE CALIPER OF THE TREE TO BE PROTECTED.

CONTRACTOR TO FURNISH & STALL PLASTIC EDGING AS SHOWN ON THE PLANS & DETAILS. PLASTIC EDGING SHALL BE MEDIUM DENSITY POLYETHYLENE WITH U.V. INHIBITOR, BLACK IN COLOR, WITH A TOTAL DEPTH OF 5" (1" DIA. TOP AND 4" SHAFT WITH 1" V).

LANDSCAPE FABRIC (FILTER MAT) TO HAVE A COMBINED WEIGHT OF 4.5-5.5 OZ. PER S.Y. FABRIC SHOULD BE U.V. STABILIZED AND HAVE A FIVE YEAR MINIMUM WEATHERABILITY FACTOR IN FULL SUNLIGHT. FABRIC TO BE PHILLIPS DUON R OR EQUIVALENT. SAMPLE REQUIRED FOR APPROVAL.

3" DEPTH SHREDDED HARDWOOD MULCH SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS THAT ARE ISOLATED FROM GROUND COVER AREAS AND GENERAL SHRUB MASSES.

3" DEPTH 1" TO 1-1/2" WASHED RIVER ROCK SHALL BE INSTALLED OVER LANDSCAPED FABRIC AS INDICATED ON THE PLANS & DETAILS.

CALIPER OF TREES UP TO AND INCLUDING 4" SHALL BE MEASURED AT 6" ABOVE GROUND LEVEL, AND 12" ABOVE GROUND LEVEL FOR LARGER SIZES.

FOR BALLED & BURLAP PLANT MATERIAL, REMOVE THE TOP HALF OF THE BURLAP FROM THE ROOT BALL. WIRE CAGES, STRAPS, ETC. SHALL BE REMOVED FROM THE TOP HALF OF THE ROOTBALL BEFORE INSTALLATION.

ALL CONTAINER MATERIAL SHALL HAVE BEEN GROWN IN CONTAINER FOR A MINIMUM OF 6 MONTHS PRIOR TO INSTALLATION.

SHRUBS AND GROUND COVER SHALL BE PLANTED A MINIMUM OF ONE HALF THEIR ON-CENTER SPACING FROM PAVING EDGE UNLESS OTHERWISE NOTED.

DECIDUOUS SHRUBS SHALL HAVE MINIMUM OF FIVE (5) CANES AT SPECIFIED HEIGHT UNLESS OTHERWISE NOTED IN PLANT SCHEDULE.

ALL PERENNIAL BEDS TO RECEIVE ROCK MULCH SHALL HAVE LANDSCAPE FABRIC INSTALLED WITH HOLES FOR PLANTS CUT 2.5 TIMES THE DIAMETER OF THE CONTAINER.

LANDSCAPE CONTRACTOR SHALL PROVIDE AND INSTALL NURSERY GROWN PLANT MATERIAL CONFORMING TO THE REQUIREMENTS AND RECOMMENDATIONS OF THE LATEST EDITION OF ANSI Z60.1 STANDARDS UNLESS OTHERWISE NOTED IN THE PLANS OR SPECIFICATIONS.

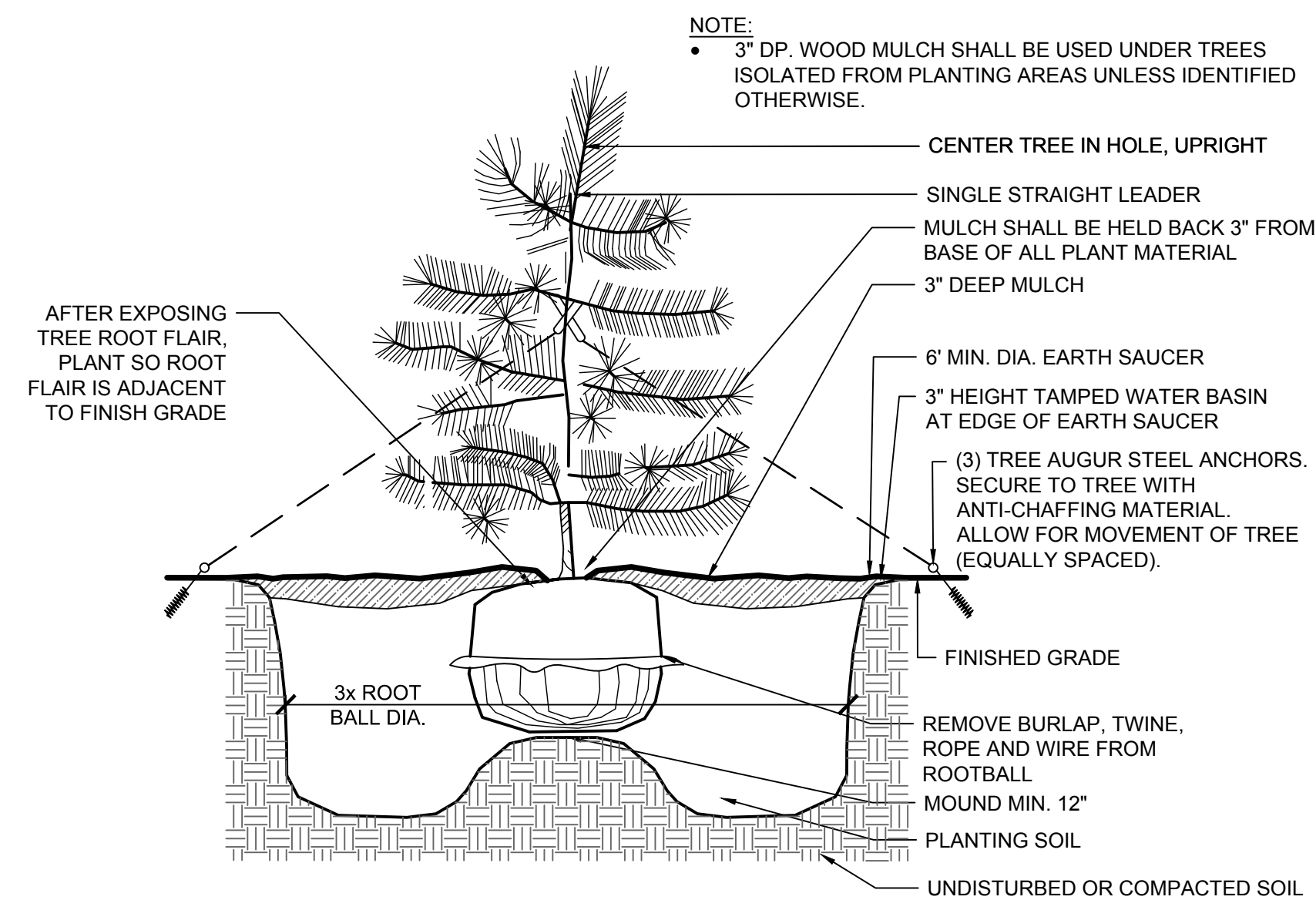
LANDSCAPE CONTRACTOR SHALL ENSURE THAT NEW TREES MOVED ONTO THE SITE ARE DUG FROM SIMILAR SITES WITH SIMILAR SOILS TO THE SOILS OF THIS PROJECT (HEAVY TO HEAVY, LIGHT TO LIGHT. HEAVY TO LIGHT SOILS). CONTRACTOR SHALL REVIEW SOIL CONDITIONS/TYPES WITH OWNER PRIOR TO INSTALLATION.

ALL NEWLY INSTALLED PLANT MATERIAL SHALL BE PLANTED IN WELL-DRAINED AREAS. NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION IF ANY PLANT MATERIAL IS LOCATED IN DRAINAGE SWALES OR WET & POORLY DRAINED AREAS.

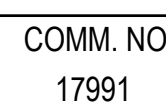
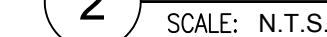
ALL PLANTINGS SHALL RECEIVE FERTILIZER AS FOLLOWS:

1. ALL PLANTINGS SHALL RECEIVE AN AMENDED SOIL MIX CONSISTING OF THREE (3) PARTS:
 - 1.1. 45% APPROVED TOPSOIL (ONE SITE PREFERRED)
 - 1.2. 45% ORGANIC MATTER (TYPE 1 SPHAGNUM PEAT MOSS FINELY DIVIDED WITH A PH OF 3.1 - 5.0.)
 - 1.3. 10% SAND (FINE CLEAN MASONRY SAND)
2. AREAS CONFINED TO A MASS PLANTING AREA (PLANTING BED) SHALL RECEIVE THE AMENDED SOIL MIX AT MIN. 12" DEPTH THROUGHOUT THE PLANTING AREA. AMENDED SOIL MIX SHALL BE MIXED THOROUGHLY AND INSTALLED IN 6" LIFTS.
3. AREAS TO RECEIVE SEED SHALL HAVE A 6" MINIMUM DEPTH OF TOPSOIL. TOPSOIL SHALL PROVIDE FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY CLUMPS, BRUSH WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONE LARGER THAN 1" IN ANY DIMENSION, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
4. ALL AREAS SPECIFIED AS "SOUTHERN BOULEVARD", "MESIC INSLOPE" & "WET DITCH" TO BE SEEDED PER MNDOT RECOMMENDED BROADCAST SEEDING APPLICATION RATES AND METHODS. "SOUTHERN BOULEVARD", "MESIC INSLOPE" & "WET DITCH" OR APPROVED EQUAL ARE THE BASIS OF DESIGN. CONTRACTOR IS RESPONSIBLE FOR ALL EROSION CONTROL NEEDS TO ESTABLISH VIGOROUS GROWTH PER MNDOT 2024 SEEDING MANUAL STANDARDS.





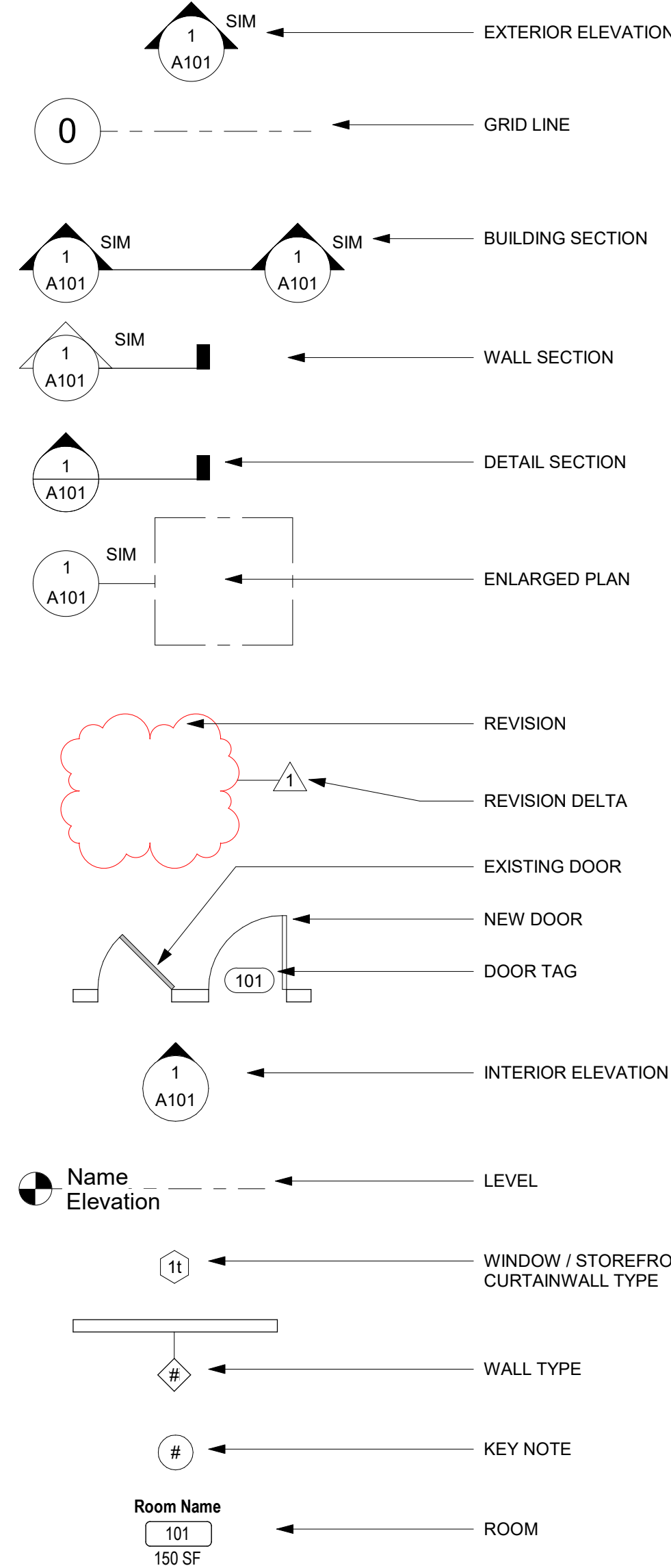
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ABBREVIATIONS

ACT	ACOUSTIC CEILING TILE	HT	HEIGHT
ADJ	ADJACENT	INSUL	INSULATION
BD	BOARD	MAX	MAXIMUM
BO	BOTTOM OF	MIN	MINIMUM
BM	BEAM	NIC	NOT IN CONTRACT
CL	CENTER LENE	NTS	NOT TO SCALE
CLG	CEILING	SNC	ON CENTER
CMU	CONCRETE MASONRY UNIT	PLY WD	PLYWOOD
COL	COLUMN	PT	PRESSURE TREATED
CONC	CONCRETE	PTD	PAINTED
DIM	DIMENSION	RO	ROUGH OPENING
EQ	EXISTING	TBD	TO BE DETERMINED
EXIST	EXISTING	TYP	TYPICAL
FLR	FLOOR	UNO	UNLESS NOTED OTHERWISE
FO	FACE OF	VIF	VERIFY IN FIELD
FP	FILLER PANEL	W/	WITH
GYP BD	GYPSUM BOARD	WD	WOOD

SYMBOLS



OWNER ACKNOWLEDGEMENT

THIELEN & GREEN REQUIRES APPROVAL OF THE FOLLOWING PERMIT DOCUMENTS PRIOR TO SUBMITTING FOR CITY PLAN REVIEW. PLEASE REVIEW THE PERMIT DOCUMENTS IN FULL AND MAKE NOTE OF ANY ADDITIONAL CHANGES THAT SHOULD BE ADDRESSED. AN AUTHORIZED SIGNATURE BELOW INDICATES THE APPROVAL OF THIS DESIGN AND AUTHORIZES THIELEN & GREEN TO PROCEED WITH THE PERMITTING PROCESS AS OUTLINE IN THE CONTRACT AGREEMENT.

X

CLIENT NAME DATE

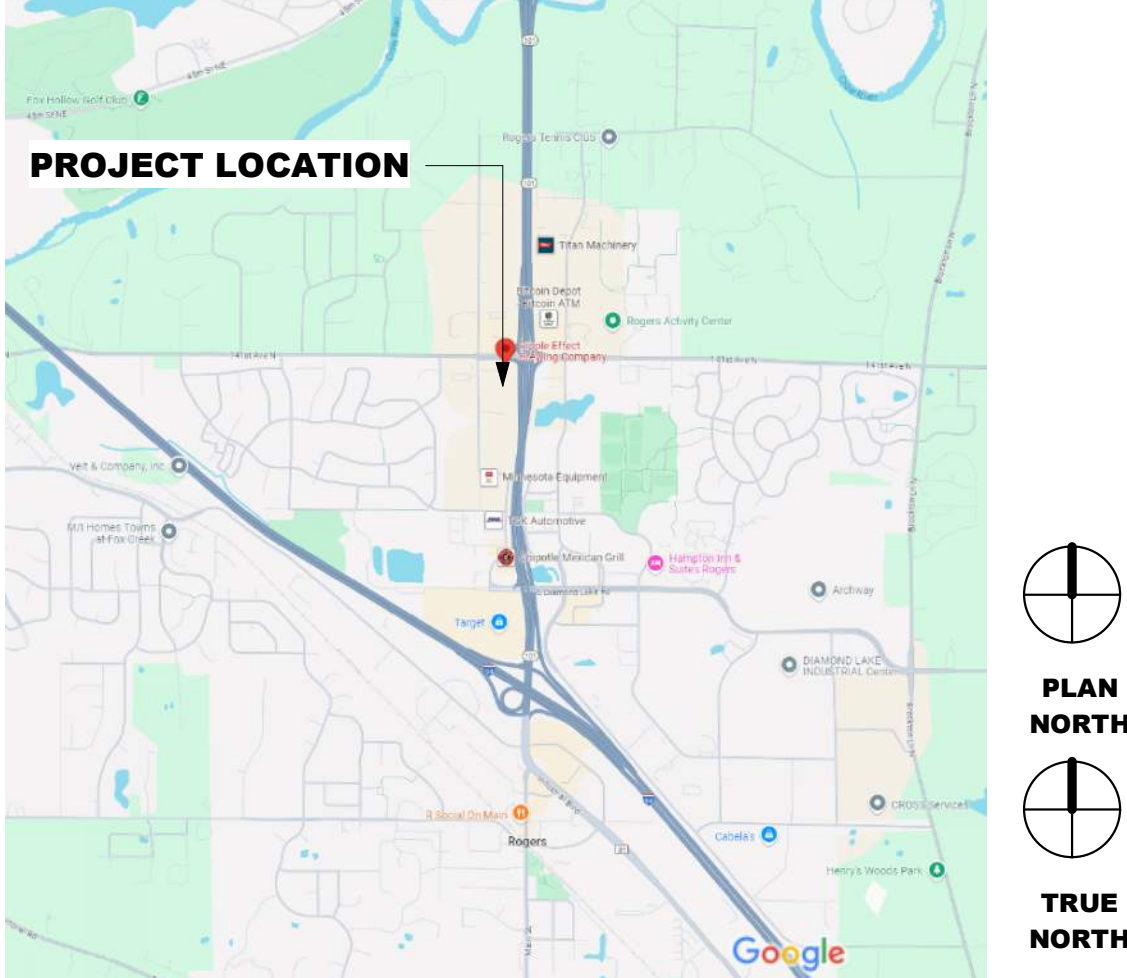
GENERAL FIRE DEPT NOTES

- ALL LIFE SAFETY SYSTEMS SHALL BE DESIGNED PER APPLICABLE FIRE PREVENTION CODE - SEE LIFE SAFETY PLAN
- FIE EXTINGUISHER REQUIREMENTS SHELL BE AS DETERMINED BY FIELD INSPECTION AND NFPA 10. THE CONTRACTOR SHALL SUPPLY ALL FIRE EXTINGUISHERS AND CABINETS AS REQUIRED - SEE LIFE SAFETY PLAN FOR SUGGESTED LOCATION(S)
- BUILDING ADDRESS NUMBERS SHALL BE PROVIDED ON THE FRONT OF THE BUILDING AND SHALL BE VISIBLE / LEGIBLE FROM THE PUBLIC RIGHT-OF-WAY. SAID NUMBERS SHALL CONTRAST VISUALLY WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE PROVIDED BY THE GENERAL CONTRACTOR
- COMMERCIAL DUMPSTERS OR CONTAINERS WITH A CAPACITY OF ONE-AND-ONE-HALF CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN FIVE FEET OF COMBUSTIBLE WALLS, OPENINGS, OR ROOF EAVE LINES UNLESS THESE AREAS ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM
- POST "NO PARKING - FIRE LANE" SIGNS ALONG VEHICULAR ACCESS ROADS

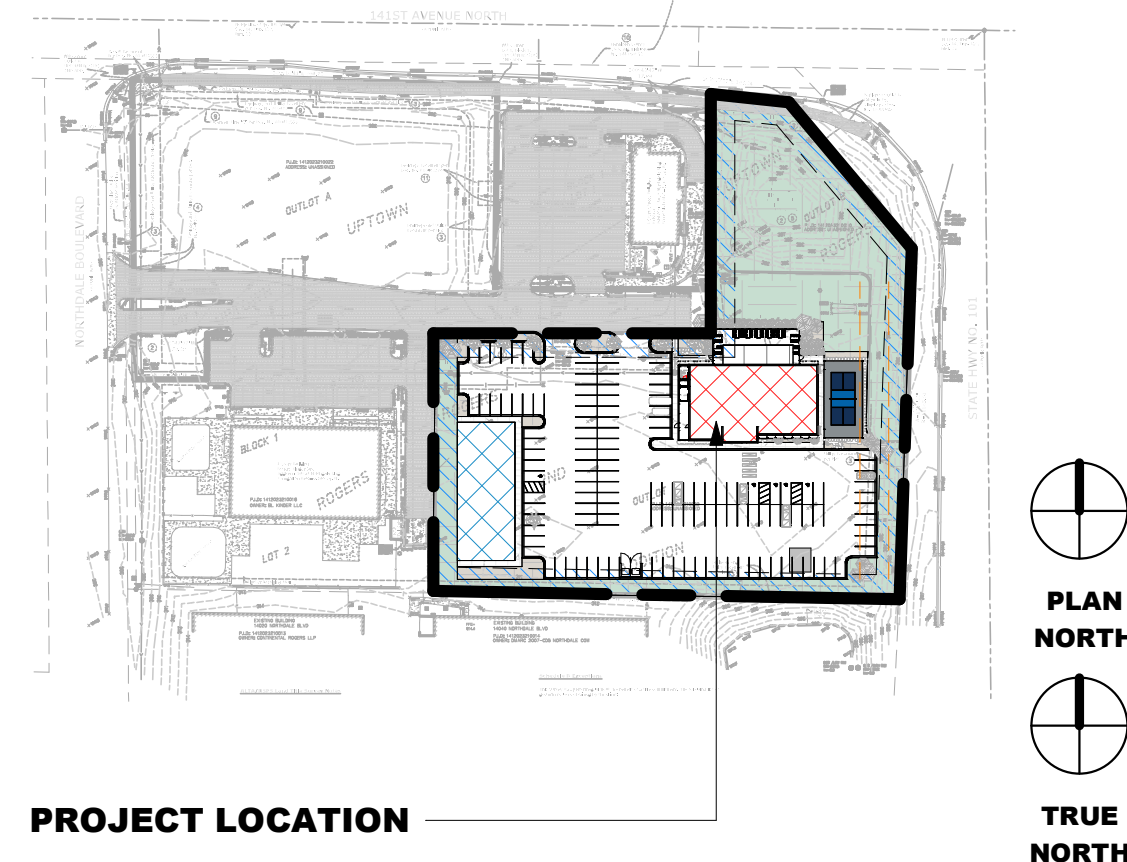
GENERAL NOTES

- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THEIR SUB-CONTRACTORS, MATERIAL SUPPLIERS, AND/OR THEIR CONSULTANTS TO REVIEW THE CONTRACT DOCUMENTS IN ITS ENTIRETY.
- ITEMS SHOWN IN ONE LOCATION IN THE DRAWINGS AND/OR INCLUDED IN THE SPECIFICATIONS SHALL BE CONSIDERED PART OF THE WORK AND SHALL APPLY AT SIMILAR LOCATIONS THROUGHOUT THE PROJECT. IN THE EVENT OF INCONSISTENCIES BETWEEN THE DRAWINGS PROVIDED THE GENERAL CONTRACTOR SHALL SEEK CLARIFICATION FROM THE ARCHITECT OF RECORD.
- NO DEVIATIONS FROM THE CONTRACT DOCUMENTS, INCLUDING SPECIFICATIONS, SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM THE OWNER AND/OR ARCHITECT.
- DO NOT SCALE DRAWINGS.
- GENERAL CONTRACTOR AND/OR SUB-CONTRACTORS ARE REQUIRED TO VERIFY ALL CONDITIONS PRIOR TO COMMENCING WORK.**
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CONFIRM WITH THE OWNER AND/OR LANDLORD ANY PROJECT REQUIREMENTS PRIOR TO BIDDING WORK INCLUDING: PRE-APPROVED SUBCONTRACTORS, MATERIALS, CONSTRUCTION REQUIREMENTS, ETC.
- THE GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT IN WRITING ANY DISCREPANCIES, ERRORS AND/OR OMISSIONS PRIOR TO STARTING THAT PORTION OF WORK IN A TIMELY MATTER TO ALLOW REVIEW BY AOR AND OWNER FOR RESPONSE. NO WORK IS TO OCCUR IN AREA OF CONFLICT UNTIL WRITTEN RESPONSE AND APPROVAL IS ACHIEVED BY ALL PARTIES (OWNER, ARCHITECT, GENERAL CONTRACTOR).
- THE GENERAL CONTRACTOR IS TO NOTIFY ARCHITECT AND OWNER IMMEDIATELY ANY HAZARDOUS SUBSTANCES ENCOUNTERED IN THE FIELD.
- ALL WORK SHALL BE PERFORMED BY APPROPRIATE SKILLED PERSONALE AND MATERIALS USED SHALL BE OF FIRST QUALITY.
- THE GENERAL CONTRACTOR IS RESPONSIBLE TO PROTECT THE EXISTING STRUCTURE, FINISHES, LANDSCAPING, MEP SYSTEMS UNLESS REQUIRED TO REMOVE OR REPLACE AS SPECIFIED IN THE CONSTRUCTION DOCUMENTS
- WATER RESISTANT GYP. BD. SHALL BE USED AT ALL WET LOCATIONS
- ALL EXISTING WALLS AND/OR FENESTRATION ARE TO REMAIN U.N.O.
- IF REQUIRED, THE GENERAL CONTRACTOR SHALL PREPARE FIRE SPRINKLER DESIGN DRAWINGS. SUBMIT AND RECEIVE APPROVAL PRIOR TO INSTALLATION AS REQUIRED WITH THE LOCAL AGENCIES HAVING JURISDICTION ON THIS PROJECT. THE AUTOMATIC SPRINKLER SYSTEM MUST BE INSTALLED IN ACCORDANCE WITH THE CODES LISTED BELOW AND LOCAL AMENDMENTS. A SEPARATE PERMIT BY DESIGN BUILD ENGINEERING COORDINATED BY THE GENERAL CONTRACTOR IS REQUIRED TO BE SUBMITTED TO THE AUTHORITY HAVING JURISDICTION FOR APPROVAL.
- THE GENERAL CONTRACTOR SHALL PROVIDE ADEQUATE BLOCKING AS DIRECTED BY THE MANUFACTURER FOR ALL WALL MOUNTED EQUIPMENT OR DEVICES, AND SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR ALL ITEMS NOTED AS "BY OWNER" OR "BY OTHERS".
- DRAWINGS WERE PREPARED USING PRODUCT SPECIFIC CONFIGURATION INFORMATION. ACTUAL DIMENSIONS AND DETAILS OF SELECTED MATERIALS MAY CHANGE BEFORE INCORPORATION INTO THE WORK. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ACCOMMODATING ANY CHANGES TO OTHER MATERIALS THAT ARE NECESSARY BECAUSE OF THESE DIFFERENCES.
- TYPICAL AND PROJECT SPECIFIC DETAILS ARE INCLUDED IN THE DRAWINGS, WHERE DETAILS OR DESIGN INTENT CANNOT BE DETERMINED SEEK CLARIFICATION PRIOR TO COMMENCING WORK
- ALL WORK SHALL CONFORM TO LAWS, REGULATIONS, CODES AND ORDINANCES OF FEDERAL, STATE, COUNTY, CITY OR ANY OTHER JURISDICTION AS EACH MAY APPLY. IN THE EVENT OF ANY CONFLICT BETWEEN ANY OF THE PROJECT REQUIREMENTS, THE MOST STRINGENT REQUIREMENT SHALL GOVERN
- EXITS, EXIT SIGNS, FIRE ALARM PANELS, HOSE CABINETS, FIRE EXTINGUISHERS LOCATIONS AND STANDPIPE CONNECTIONS, AS APPLICABLE, SHALL NOT BE CONCEALED BY CURTAINS, MIRRORS, OR OTHER DECORATIVE MATERIAL
- ALL EXIT DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT
- REFER TO INDIVIDUAL SHEETS FOR OTHER GENERAL NOTES SPECIFIC TO THAT SECTION

LOCATION MAP



KEY PLAN



DEFERRED SUBMITTALS

- THE FOLLOWING ITEMS WILL BE SUBMITTED AS DEFERRED SUBMITTALS BY THE APPROPRIATE INSTALLING SUBCONTRACTOR OR VENDOR. FOR EACH DEFERRED SUBMITTAL ITEM, THE SUBCONTRACTOR OR VENDOR SHALL FIRST SUBMIT SIGNED AND SEALED ENGINEERED DRAWINGS AND CALCULATIONS TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO SUBMITTAL TO THE BUILDING OFFICIAL OR FIRE MARSHAL. ARCHITECT'S REVIEW WILL BE FOR GENERAL CONFORMANCE WITH THE BUILDING DESIGN ONLY. SUBCONTRACTOR OR VENDOR SHALL BE RESPONSIBLE FOR DETERMINING SUBMITTAL REQUIREMENTS AND PAYMENT OF ALL FEES FOR SUBMITTALS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE TIMING OF SUBMITTALS SO AS TO NOT INTERFERE WITH OVERALL CONSTRUCTION SCHEDULE, ALLOWING TIME FOR APPROPRIATE REVIEWS FOR ARCHITECT AND BUILDING OFFICIAL OR FIRE MARSHAL. NO DELAYS OR TIME EXTENSIONS WILL BE ALLOWED FOR FAILURE TO ALLOW APPROPRIATE TIME FOR REVIEW.
- FIRE SPRINKLER SYSTEMS
 - FIRE ALARM SYSTEMS (IF REQUIRED)
 - MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERING
 - IT, LOW-VOLTAGE, AV, DATA, SECURITY
 - SIGNAGE (INTERIOR AND/OR EXTERIOR)
 - FIXTURES, FURNITURE AND EQUIPMENT

NOTES TO BIDDERS

- AS REQUIRED BY CHAPTER 1341.0030 IIBC SECTION 305, ACCESSIBILITY FOR EXISTING BUILDINGS, SECTION 305.7 ALTERATIONS AFFECTING AN AREA CONTAINING A PRIMARY FUNCTION, PROVIDE SEPARATE LINE ITEMS FOR THE SCOPE OF WORK PERTAINING TO THE FOLLOWING IMPROVEMENTS TO THE ACCESSIBLE ROUTE:
- PARKING FACILITIES
 - ACCESSIBLE ENTRANCES
 - ACCESSIBLE ROUTE TO THE PRIMARY FUNCTION AREA
 - TOILET FACILITIES
 - DRINKING FOUNTAINS
- THE FOLLOWING ITEMS ARE TO BE LISTED IN THE BID AS SEPARATE LINE ITEM, ADD OR DEDUCT ALTERNATES, REFER TO THE FOLLOWING PLANS FOR ADDITIONAL AND/OR COMPLETE INFORMATION:
- N/A

SHEET LIST

NUMBER	SHEET NAME	REVISION
ARCHITECTURE		
A000	COVER SHEET	
A001	CODE PLAN	
A050	ARCHITECTURAL SITE PLAN	
A051	ARCHITECTURAL SITE DETAILS	
A580	EXTERIOR ELEVATIONS	
CIVIL		
C100	COVER SHEET	
C200	EXISTING CONDITIONS	
C201	DEMOLITION PLAN	
C300	SITE PLAN	
C400	GRADING & DRAINAGE PLAN	
C401	EROSION & SEDIMENT CONTROL PLAN	
C402	SWPPP- PG1	
C403	SWPPP- PG2	
C500	UTILITY PLAN	
C600	SITE DETAILS - PG 1	
C601	SITE DETAILS - PG 2	
L1	PLANTING PLAN	
L2	PLANTING NOTES & DETAILS	



RAY J'S AMERICAN GRILL

HWY 101 & 141ST ST
NORMANDALE BLVD
ROGERS, MN 55374

PROJECT DESCRIPTION

*REFER TO SHEET A001 FOR MORE EXTENSIVE CODE REVIEW

PROJECT NAME:	RAY J'S AMERICAN GRILL	PROPOSED USE:	"A-2" (RESTAURANT)
ADDRESS:	HWY 101 & 141ST ST NORMANDALE BLVD ROGERS, MN 55374	BUILDING HEIGHT:	1 STORY
PID(S):	HENNEPIN COUNTY: 1412023210022, 1412023210020	BUILDING AREA:	6,414 GFA
PROJECT DESCRIPTION:	NEW SINGLE-STORY, SLAB-ON-GRADE, FREESTANDING, "A-2" ASSEMBLY OCCUPANCY FULL-SERVICE RESTAURANT WITH INDOOR AND OUTDOOR DINING. SCOPE OF WORK INCLUDES AN INDOOR GOLF SIMULATOR, PRIVATE DINING ROOM, INDOOR/ OUTDOOR BAR, OUTDOOR PATIO AND SEASONAL PICKLEBALL COURT.		
FIRE PROTECTION:	FULL BUILDING SPRINKLER		

PROJECT TEAM

CLIENT NAME: RAY J'S AMERICAN GRILL ADDRESS: 9854 NORMA LN WOODBURY, MN 55125 CONTACT: PAUL JACOB EMAIL: PAULJACOB@RAY-JS.COM PHONE: 651-714-2035	GENERAL CONTRACTOR TBD
ARCHITECT THIELEN & GREEN 7455 VILLAGE DRIVE, SUITE #110 LINO LAKES, MINNESOTA 55014 CONTACT: KEVIN GREEN - SENIOR PROJECT MANAGER EMAIL: KPG@TANDGARCH.COM PHONE: 763-553-7927	MECHANICAL/ELECTRICAL/PLUMBING THIS PROJECT IS BEING DELIVERED AS DESIGN BUILD MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE SUPPRESSION BY THE GENERAL CONTRACTOR UNDER A SEPARATE SUBMITTAL(S)
KITCHEN EQUIPMENT CONSULTANT I'S RESTAURANT DESIGN EQUIPMENT & SUPPLY 6209 HEATHER PLACE MINNEAPOLIS, MN 55432 CONTACT: KEVIN LAMERE EMAIL: KEVINL@ISDAKOTA.COM PHONE: 612-508-1426	
STRUCTURAL ENGINEER INNOVATIVE STRUCTURAL SOLUTIONS 5279 KYLER AVE NE ALBERTVILLE, MN 55301 CONTACT: MICHAEL VAN DE RIET, P.E. EMAIL: MVANDERDIET@ISSENG.COM PHONE: 763-587-3214	
CIVIL ENGINEER ANDERSON ENGINEERING 13605 1ST AVE N #100 PLYMOUTH, MN 55441 CONTACT: BRIAN FIELD EMAIL: BFIELD@AE-MN.COM PHONE: 763-412-4035	

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THIELEN & GREEN

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RAY J'S AMERICAN GRILL

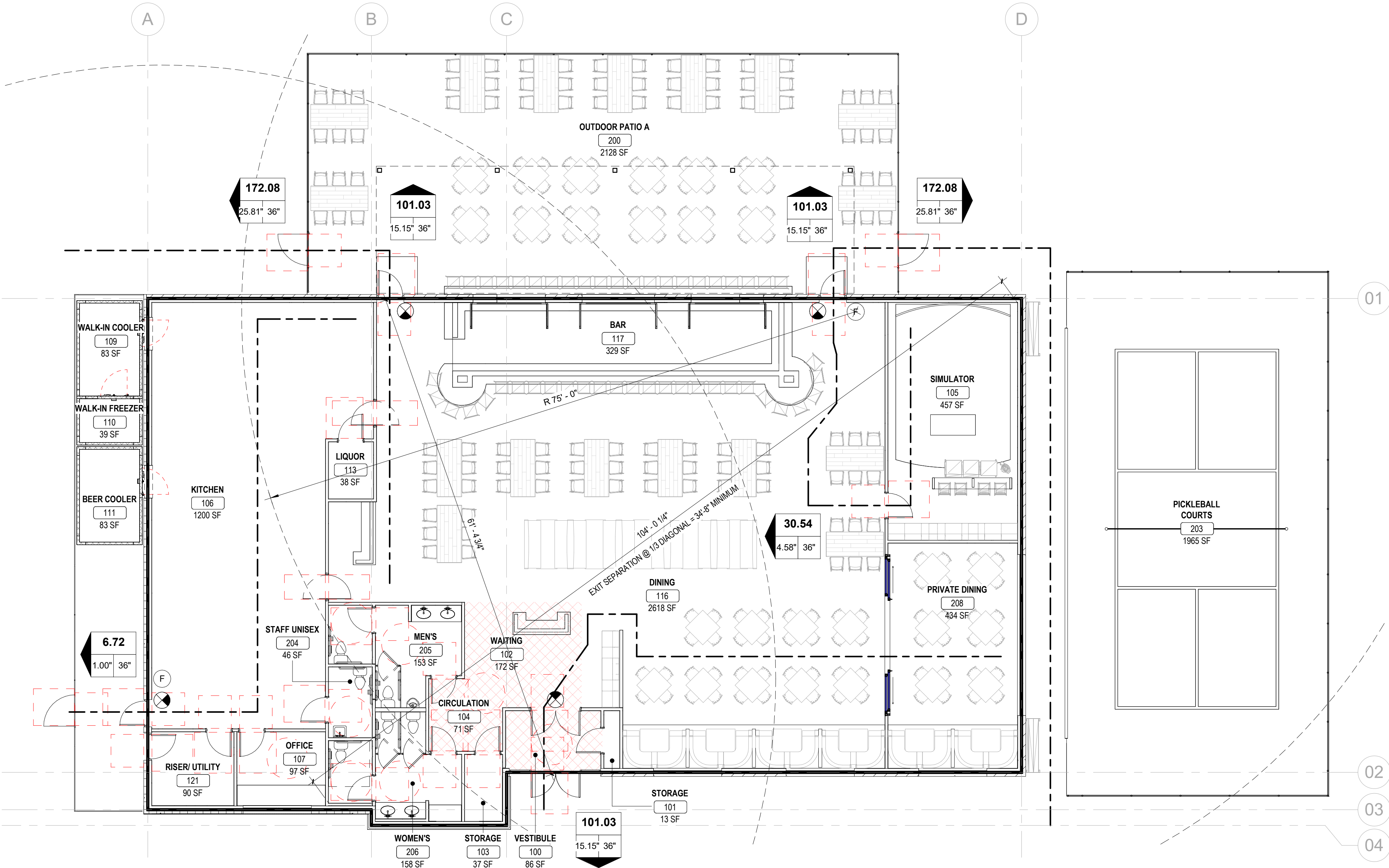
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ISSUE	DATE
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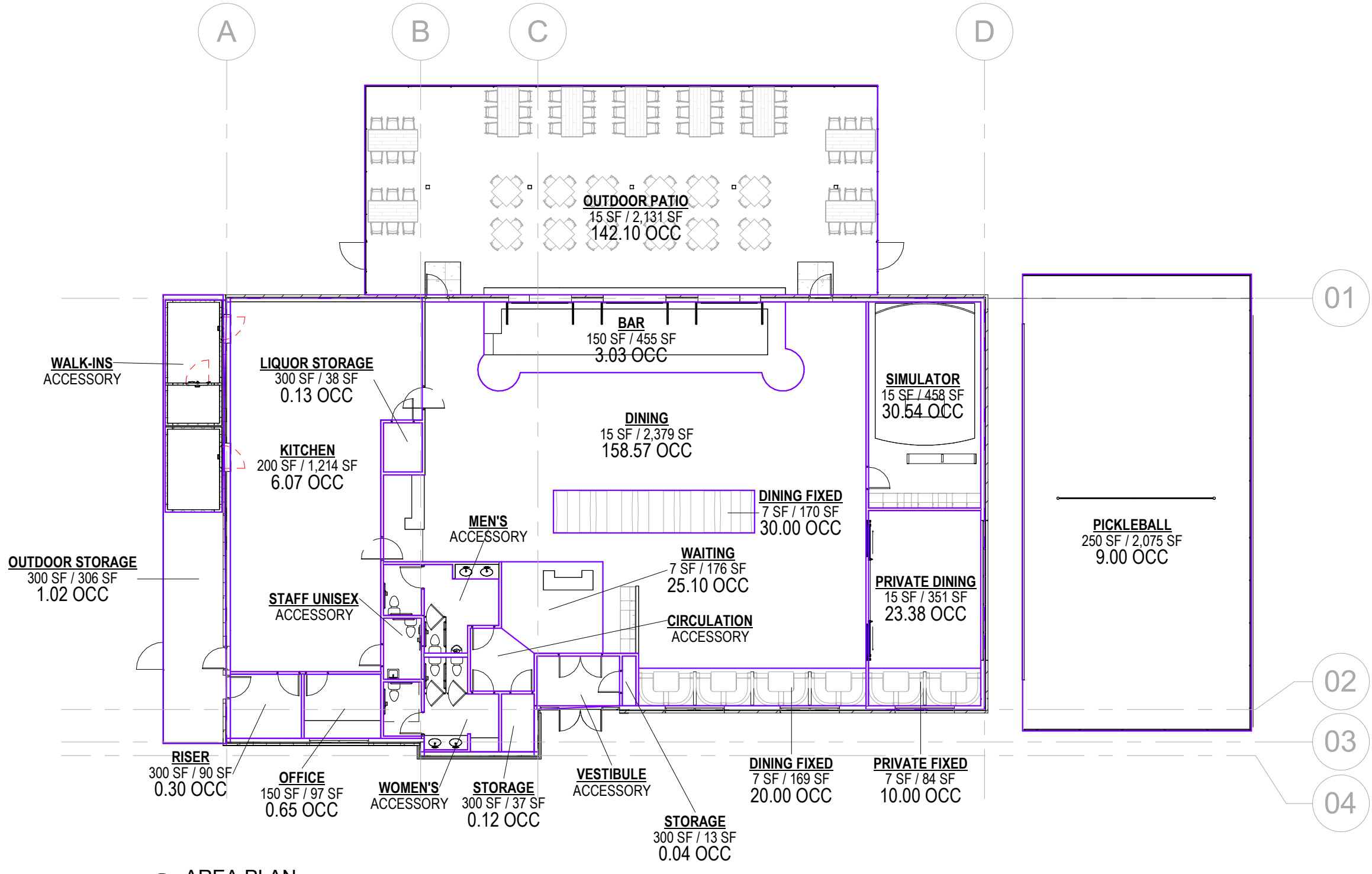
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REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

COVER SHEET	
Project Number	392_2024
Date	10-04-2024
Drawn By	KPG
Checked By	KMT
A000	
Scale	As indicated



① LIFE SAFETY PLAN
1/8" = 1'-0"



② AREA PLAN
1/16" = 1'-0"

CODE INFORMATION

APPLICABLE CODES

BUILDING CODE:	2020 MINNESOTA STATE BUILDING CODE
ENERGY CODE:	2024 MINNESOTA ENERGY CODE
ACCESSIBILITY:	2020 MINNESOTA ACCESSIBILITY CODE
MECHANICAL:	2020 MECHANICAL AND FUEL GAS CODE
PLUMBING:	2020 MINNESOTA PLUMBING CODE
FIRE:	2020 MINNESOTA FIRE CODE
ELECTRICAL:	2023 NATIONAL ELECTRICAL CODE

CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION

PROPOSED OCCUPANCY: "A-2" (RESTAURANT)

CHAPTER 5: BUILDING HEIGHTS AND AREAS

PROJECT AREA:	6,414 GFA
CONSTRUCTION TYPE:	V-B
BUILDING SPRINKLED:	YES
504.3 ALLOWABLE BUILDING HEIGHT:	60'-0"
504.4 ALLOWABLE STORIES:	2 STORIES
506.2 ALLOWABLE AREA:	24,000 SF ALLOWABLE

CHAPTER 6: TYPES OF CONSTRUCTION

EXISTING BUILDING CONSTRUCTION TYPE:	V-B
PRIMARY STRUCTURAL FRAME:	0
EXTERIOR BEARING WALLS:	0
INTERIOR BEARING WALLS:	0
NONBEARING EXTERIOR WALLS AND PARTITIONS:	0 (10' < X < 30')
NONBEARING INTERIOR WALLS AND PARTITIONS:	0
FLOOR CONSTRUCTION:	0
ROOF CONSTRUCTION:	0

CHAPTER 8: INTERIOR FINISHES

OCCUPANCY GROUP: "A-2" (RESTAURANT)
SPRINKLED: YES

803.13 INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGeways:	B
CORRIDORS AND EXIT ENCLOSURE FOR EXIT ACCESS STAIRWAYS:	B
ROOMS AND ENCLOSED SPACES:	C

CHAPTER 10: MEANS OF EGRESS

1004 FUNCTION OF SPACE: INDOOR	ROOM #	ROOM NAME	LOAD FACTOR	AREA	OCCUPANT LOAD
--------------------------------	--------	-----------	-------------	------	---------------

INDOOR					
100	VESTIBULE	0 SF	84 SF		
101	STORAGE	300 SF	13 SF		0.04
102	WAITING	7 SF	176 SF		25.10
103	STORAGE	300 SF	37 SF		0.12
104	CIRCULATION	0 SF	71 SF		
105	SIMULATOR	15 SF	458 SF		30.54
106	KITCHEN	200 SF	1,214 SF		6.07
107	OFFICE	150 SF	97 SF		0.65
109	WALK-INS	200 SF	245 SF		1.23
112	STAFF UNISEX	46 SF			
113	LIQUOR STORAGE	300 SF	38 SF		0.13
114	MEN'S	0 SF	140 SF		
115	WOMEN'S		156 SF		
116	DINING	15 SF	2,379 SF		158.57
116	DINING FIXED	7 SF	170 SF		30.00
116	DINING FIXED	7 SF	169 SF		20.00
117	BAR	150 SF	455 SF		3.03
118	PRIVATE DINING	15 SF	351 SF		23.38
118	PRIVATE FIXED	7 SF	84 SF		10.00
121	RISER	300 SF	90 SF		0.30
					309.16

OUTDOOR					
200	OUTDOOR PATIO	15 SF	2,131 SF		142.10
201	OUTDOOR STORAGE	300 SF	306 SF		1.02
202	PICKLEBALL	250 SF	2,075 SF		9.00
					152.12
					461.28

1006.2	NUMBER OF EXITS:	2 REQUIRED; 3 PROVIDED
1006.2.1	COMMON PATH OF EGRESS TRAVEL:	<75'-0" REQUIRED; >25'-0"
1017.2	EXIT ACCESS TRAVEL DISTANCE:	<250'-0" REQUIRED; 91'-5"
1020.1	CORRIDORS CONSTRUCTION:	0-HOUR RATED WITH SPRINKLER SYSTEM

CHAPTER 29: PLUMBING SYSTEMS

- 2902.01 MINIMUM NUMBER OF FIXTURES
GROUP "A-2" (RESTAURANT):
REQUIRED: 6.14 WC, 2.30 LAV
• WC: 1 PER 75 PER SEX
1. (461.72 / 2) = 230.85 / 75 = 3.07
LAV: 1 PER 200 PER SEX
1. (461.72 / 2) = 230.85 / 200 = 1.15
• SERVICE SINK: 1
PROVIDED: 7.00 WC, 4.00 LAV

LIFE SAFETY PLAN NOTES

- REFER TO DOOR SCHEDULE FOR ADDITIONAL ACCESSIBILITY AND/OR EGRESS REQUIREMENTS
- CONTINUATION OF ACCESSIBLE AND EGRESS ROUTE OF TRAVEL BEYOND THE AREA OF WORK BY OTHERS
- EXITS, EXIT SIGNS, FIRE ALARM PANELS, HOSE CABINETS, FIRE EXTINGUISHER LOCATIONS, AND STANDPIPE CONNECTIONS (AS APPLICABLE) SHALL NOT BE CONCEALED BY CURTAINS, MIRRORS, OR OTHER DECORATIVE MATERIAL(S)
- ALL EXIT DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT

CODE PLAN LEGEND

	EGRESS ROUTE		OCCUPANTS
			EXIT WIDTH PROV.
			EXIT WIDTH REQ.
			FIRE EXTINGUISHER LOCATION - FINAL LOCATION BY G.C. (MAX SEPARATION TRAVEL DISTANCE 75'-0")
	CEILING MOUNTED EXIT LIGHT - REFER TO REFLECTED CEILING PLAN FOR ADDITIONAL INFORMATION		

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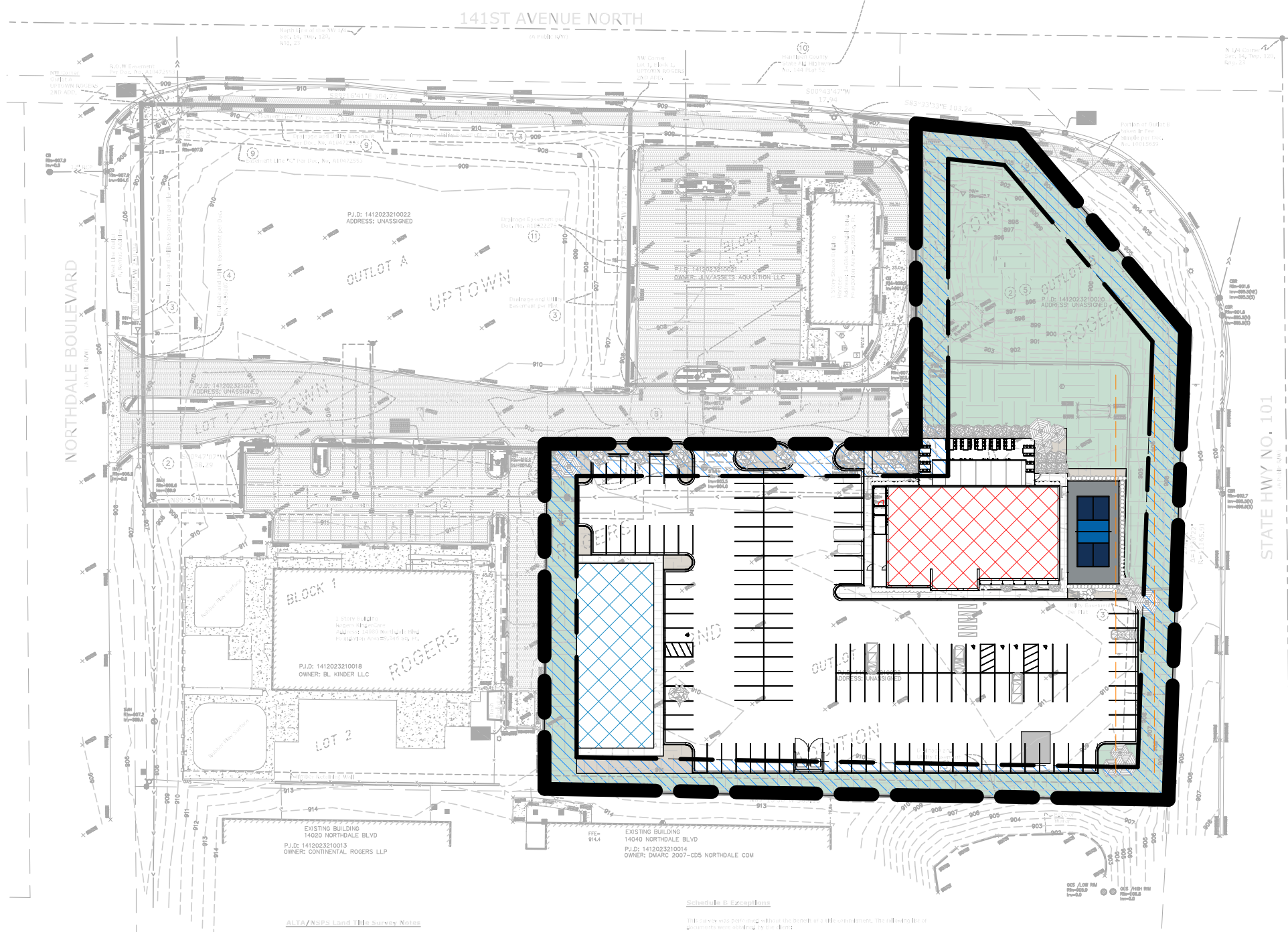
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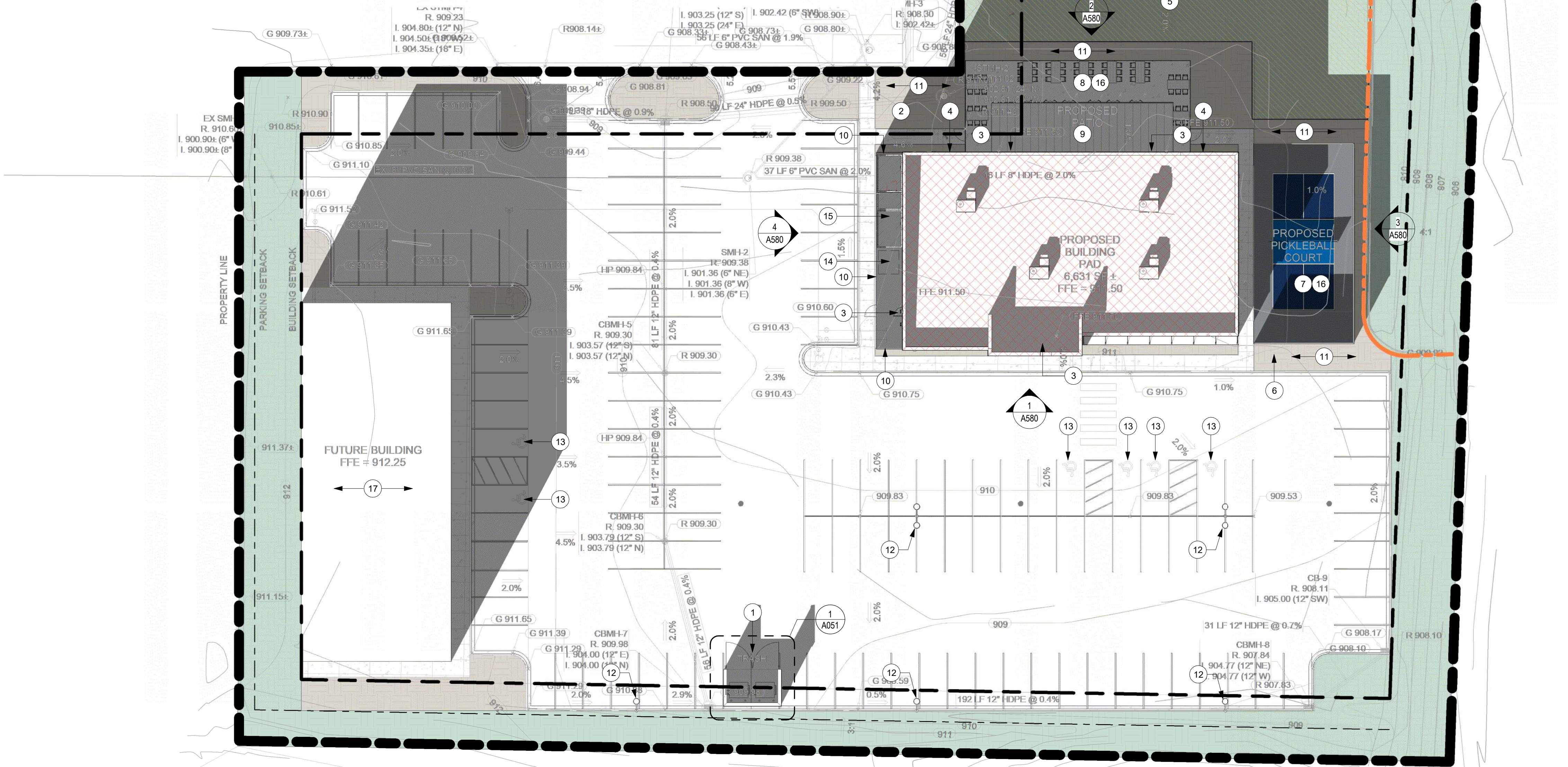
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REVISION SCHEDULE		
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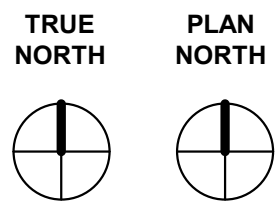
CODE PLAN	
Project Number	392_2024
Date	10-04-2024
Drawn By	KPG
Checked By	KMT
Scale	A001 As indicated



1 SITE KEY PLAN
1" = 80'-0"



2 ARCHITECTURAL SITE PLAN
3/64" = 1'-0"



GENERAL SITE PLAN NOTES

1. ARCHITECTURAL SITE PLAN IS FOR REFERENCE ONLY - SEE CIVIL DRAWINGS FOR EXTENTS OF SITE DESIGN
2. REFER TO ENLARGED PLANS FOR SPECIFIC AREA PLAN KEYNOTES NOT SHOWN ON OVERALL PLAN
3. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW - TYPICAL
4. ALL SIGNAGE SHOWN FOR REFERENCE ONLY - PROVIDED BY OTHERS UNDER A DEFERRED SUBMITTAL
5. ALL EXTERIOR LIGHTING SHOWN FOR REFERENCE ONLY - REFER TO DESIGN-BUILD ELECTRICAL DRAWINGS FOR ADD. INFO. - REFER TO EXTERIOR ELEVATIONS FOR BUILDING MOUNTED FIXTURES - COORDINATE FINAL LOCATIONS WITH OWNER IN FIELD PRIOR TO INSTALLATION - SEE PHOTOMETRICS PLAN FOR ALL LIGHT LEVELS
6. GC TO VERIFY THAT ALL ENTRANCE LANDINGS ARE FLUSH WITH FINISHED FLOOR AND PATCH/ REPAIR AS REQUIRED
7. GC TO VERIFY THAT ALL PAVED SURFACES ADJACENT TO THE BUILDING SLOPE AWAY TO PROVIDE POSITIVE DRAINAGE
8. REFER TO CIVIL DRAWINGS FOR SURMOUNTABLE CURB LOCATIONS
9. REFER TO CIVIL DRAWINGS AND DESIGN-BUILD MEP PLANS FOR GREASE INTERCEPTOR LOCATION, SIZING, ETC.

SITE PLAN KEYNOTES

1. NEW TRASH ENCLOSURE - SEE ENLARGED PLAN/ ELEVATIONS FOR DETAIL - FINISHES TO MATCH BUILDING
2. APPROXIMATE LOCATION OF NEW TRANSFORMER PAD - SEE CIVIL DRAWINGS AND DESIGN-BUILD ELECTRICAL DRAWINGS FOR ADD INFO/ EXACT PLACEMENT
3. BUILDING STOOP/ APRON LOCATION - REFER TO STRUCTURAL/ CIVIL TYP STOOP DETAIL/ PLANS FOR ADD INFO - SLOPE AWAY FROM BUILDING AT MAX 2% - MAINTAIN ADA REQUIREMENTS PER 2020 MAC
4. DOWNSPOUT LOCATION - REFER TO EXTERIOR ELEVATIONS AND CIVIL DRAWINGS FOR ADD INFO
5. FUTURE OUTDOOR GATHERING SPACE/ PATIO/ TURF AREA/ PICKLEBALL COURTS/ EVENT AREA - REFER TO CIVIL DRAWINGS
6. LOCATION OF NEW BIKE RACK(S) AND/ OR WAITING BENCHES - REFER TO CIVIL DRAWINGS
7. NEW PICKLEBALL COURTS WITH PERIMETER FENCING - FENCING TO BE 8'-0" MIN AT NORTH, EAST AND SOUTH SIDES AND 4'-0" AT WEST SIDE - PROVIDE VINYL CAPS TO MATCH BUILDING
8. OUTDOOR PATIO WITH PERIMETER RAILING - SEE SITE DETAILS FOR ADD INFO
9. COVERED PATIO - SEE EXTERIOR ELEVATIONS, RCP AND ROOF PLAN FOR ADD INFO
10. PROVIDE MATCHING WD-1 SCREENING AROUND WALK-IN COOLER AND OUTDOOR STORAGE AREA - REFER TO EXTERIOR ELEVATIONS FOR HEIGHTS/ ADD INFO
11. REFER TO CIVIL PLANS FOR ALL LANDSCAPING AND PATHWAY LIGHTING
12. NEW PARKING LOT LIGHT - REFER TO CIVIL AND PHOTOMETRIC PLANS FOR ADD INFO/ EXACT PLACEMENT, SPECIFICATION, HEIGHTS, ETC. - SHOWN FOR REFERENCE ONLY
13. ACCESSIBLE PARKING STALL - REFER TO CIVIL DRAWINGS FOR ADD INFO - SHOWN FOR REFERENCE ONLY
14. APPROXIMATE LOCATION OF GREASE INTERCEPTOR - REFER TO CIVIL PLANS AND DESIGN-BUILD PLUMBING DRAWINGS FOR ADD INFO/ EXACT LOCATION - SHOWN FOR REFERENCE ONLY
15. LOCATION OF OUTDOOR WALK-IN COOLER - REFER TO KITCHEN EQUIPMENT AND STRUCTURAL DRAWINGS FOR ADD INFO
16. REFER TO STRUCTURAL DRAWINGS FOR ALL CONTROL JOINT/ EXPANSION JOINT LOCATIONS IN OUTDOOR SLABS - COORDINATE WITH ARCH PRIOR TO INSTALL
17. FUTURE RETAIL BUILDING - SHOWN FOR REFERENCE ONLY - REFER TO CIVIL DRAWINGS

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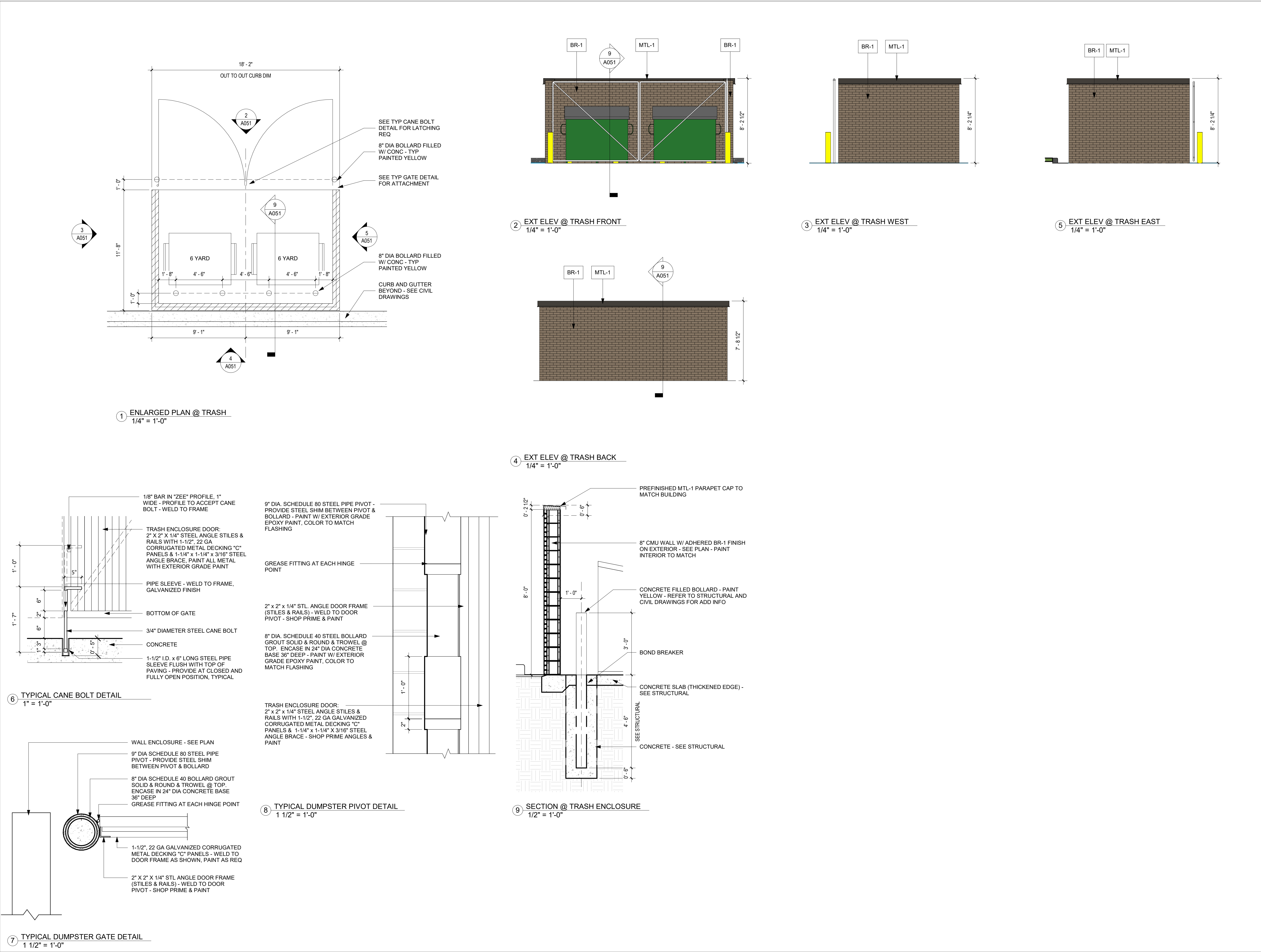
REVISION SCHEDULE		
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ARCHITECTURAL SITE PLAN

Project Number	392_2024
Date	10-04-2024
Drawn By	KPG
Checked By	KMT

A050

Scale **As indicated**



CITY STAMP AREA

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ARCHITECTURAL SITE DETAILS

Project Number392_2024

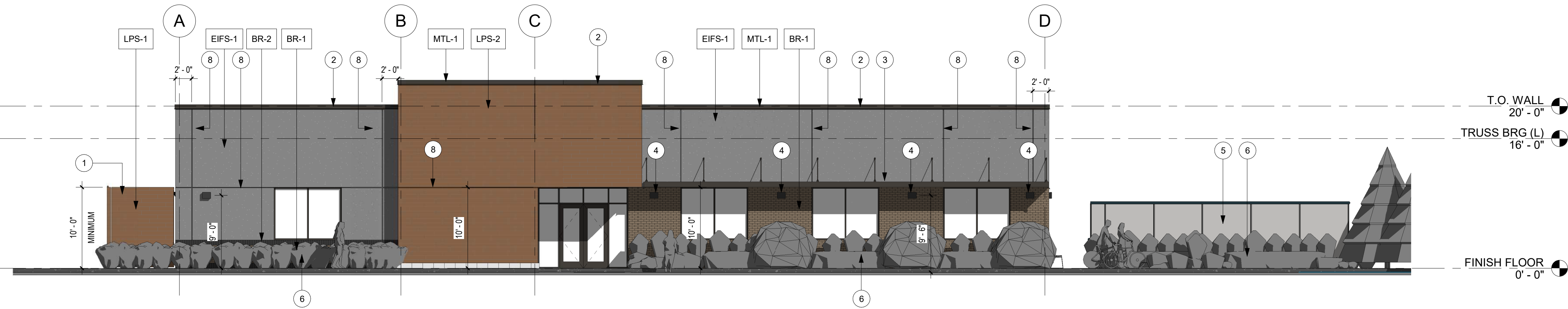
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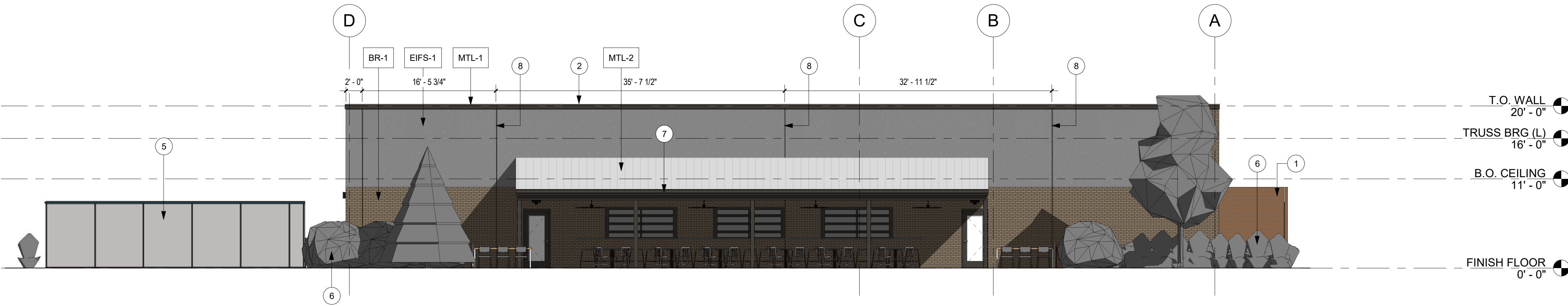
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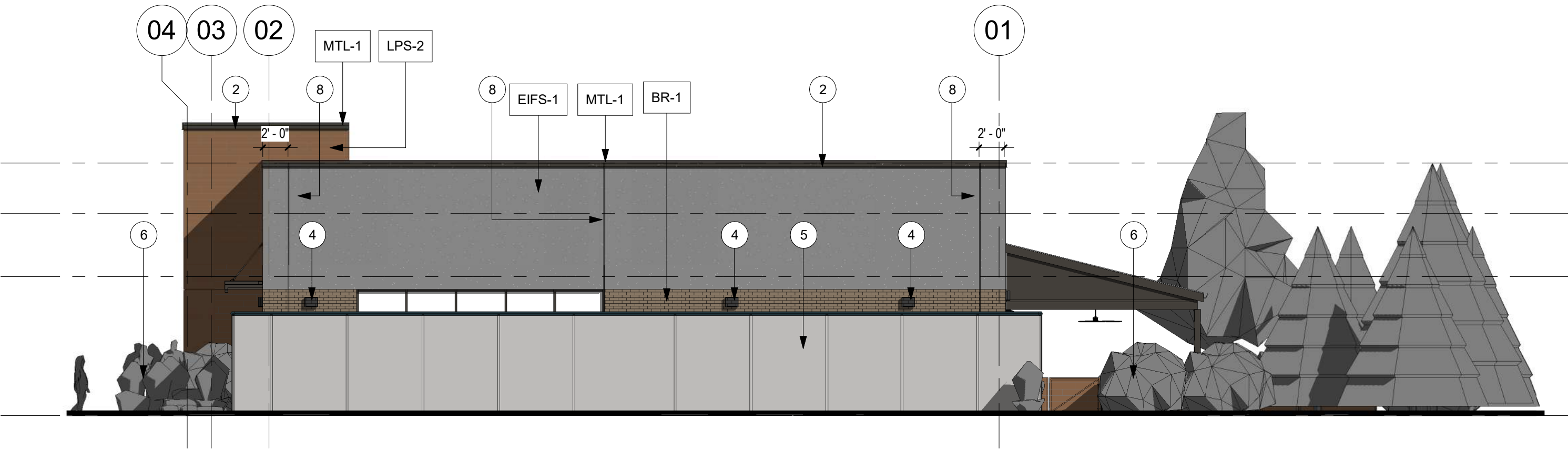
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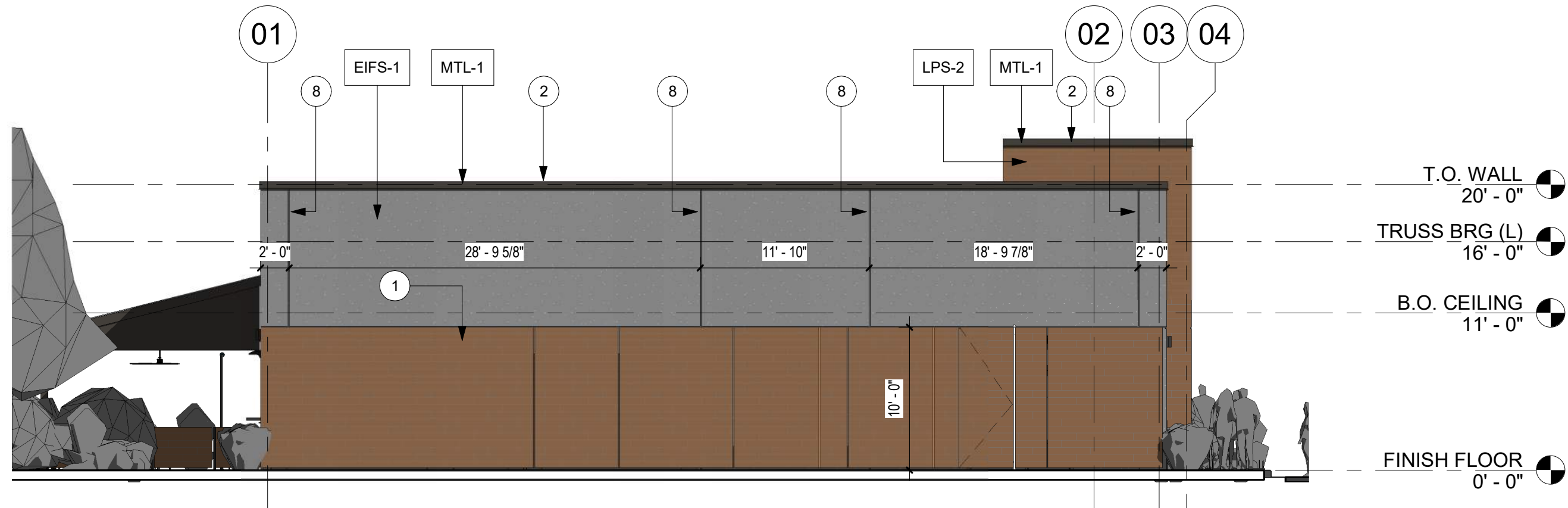
1 EXTERIOR ELEVATION @ SOUTH
1/8" = 1'-0"



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



3 EXTERIOR ELEVATION @ EAST
1/8" = 1'-0"



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

EXTERIOR ELEV. NOTES

- REVIEW ALL MANUFACTURER RECOMMENDATIONS FOR INSTALLATION OF EXTERIOR MATERIAL AS SCHEDULED
- ALL SIGNAGE SHOWN FOR REFERENCE ONLY - PROVIDED BY OTHERS UNDER A DEFERRED SUBMITTAL, PROVIDE POWER AS REQ, COORDINATE LOCATION WITH OWNER PRIOR TO ROUGH IN
- ALL EXTERIOR LIGHTING SHOWN FOR REFERENCE ONLY - REFER TO DESIGN-BUILD ELECTRICAL DRAWINGS FOR ADD. INFO. -COORDINATE FINAL LOCATIONS WITH OWNER IN FIELD PRIOR TO INSTALLATION
- GC TO VERIFY THAT ALL ENTRANCE LANDINGS ARE FLUSH WITH FINISHED FLOOR AND PATCH/ REPAIR AS REQUIRED
- GC TO VERIFY THAT ALL PAVED SURFACES ADJACENT TO THE BUILDING SLOPE AWAY TO PROVIDE POSITIVE DRAINAGE
- PROVIDE FLASHING AT GRADE AND/OR PAVED SURFACES AS REQ, REFER TO SECTIONS FOR ADD INFO

EXTERIOR ELEV. KEYNOTES

- WD-1 SCREENING - REFER TO SITE PLAN FOR ADD INFO - MATCH BUILDING FINISH
- PREFINISHED MTL PARAPET CAP - SEE SECTIONS FOR ADD INFO
- PREFINISHED MTL AWNING BY OTHERS - SHOWN FOR REFERENCE ONLY - REFER TO STRUCTURAL DRAWINGS FOR ADD INFO
- WALL MOUNTED LIGHT FIXTURE - REFER TO RCP FOR LIGHT FIXTURE SCHEDULE
- PICKLEBALL COURT FENCING - REFER TO COURT LAYOUT PLAN AND SITE PLAN FOR ADD INFO
- LANDSCAPING SHOWN FOR REFERENCE ONLY - REFER TO CIVIL DRAWINGS
- PREFINISHED MTL GUTTER AND DOWNSPOUTS - MATCH MTL-1 - REFER TO ROOF PLAN FOR ADD INFO
- FINISH REVEAL - COORDINATE W/ ARCH PRIOR TO INSTALLATION

BR-1 + BR-2
STANDARD RUNNING BOND THIN BRICK
SOLDER COURSE
BROWN BLEND

EIFS-1
DARK GREY

LPS-2
WOOD SIDING
STAINED TO MATCH RED CEDAR

MTL-1
DARK BRONZE METAL ACCENTS

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EXTERIOR ELEVATIONS

Project Number	392_2024
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Drawn By	KPG
Checked By	KPG, KMT

A580

Scale 1/8" = 1'-0"



STAFF REPORT

ROGERS PLANNING COMMISSION

Meeting Date: November 6, 2024

Agenda Item: 4.2

Subject: Consideration of a Site Plan Request by Discount Tire for a 1,028 Square Foot Addition at 21721 Diamond Lake Rd S

Prepared By: Alec Henderson, City Planner

Overview / Background / Analysis

Discount Tire (Applicant) has submitted a Zoning & Land Use application, requesting City approval of a Site Plan for an addition to the Discount Tire at 21721 Diamond Lk Rd S; (PID: 14-120-23-34-0017) (Subject Property). The proposal would add approximately 1,028 square feet of new building footprint to the west side of the principal building. The existing building is approximately 6,944square feet. The addition plans also include some remodeling of the existing building and the addition would provide additional tire storage space. The site has little change other than a trash enclosure.

The proposed addition is simple and meets the required setbacks and impervious surface requirements. Additionally, the existing ponding off site is sized for the addition and no additional ponding would be required required. Staff recommends approval of the addition.

Primary Issues to Consider

1. Land Use & Zoning
2. Site Plan

Analysis of Primary Issues

1. Land Use & Zoning

The Subject Property is guided as **Commercial** in the Rogers 2040 Comprehensive Plan. *Commercial uses include community and regional scale retail and service.*

The corresponding zoning for the Subject Property is **RC Regional Employment Center**. Automotive repair uses are *Permitted Uses* within this zoning district [City Code Section §125-50]. The proposal meets all setbacks and zoning requirements listed in City Code Section §125-57(b)

Zoning and Land use requirements are satisfied.

2. Site Plan

The existing use on the site, Discount Tire, would not be changed. Proposed changes

to the site would include adding approximately 1,028 square feet of building footprint to the west side of the principal building.

Demolition

Demolition would consist of removal of obstructions on the west side of the building including the existing trash enclosure (to be relocated north). Little is needed to be demoed or removed in the addition area.

Landscaping

Landscaping is not proposed for the site. Turf will need to be reestablished in the disturbed areas.

Materials

Elevation materials for the addition will match the existing building.

The proposed addition meets material requirements.

Staff Recommendation

Staff recommends approval of the Site Plan for the addition to Discount Tire at 21721 Diamond Lk Rd S., subject to the following conditions:

1. The site plan approval authorizes the applicant/owner to submit an addition permit that adds up to 1,028 square feet to the principal structure as well as any remodel permits as may be needed by the applicant.
2. The permit for the full addition may be issued upon civil plans being approved by Public Works and the City Engineer.
3. The Civil plans shall be revised as required by the Public Works department and City Engineer.
4. Shall be subject to review by the Metropolitan Council for SAC determination.

Financial Impact: NA

Source Fund: NA

Budgeted? N/A

Supporting Documentation

- A. Resolution No. 2024-111
- B. 2. ALTA Survey - DTC MNM16
- C. 3. Commission Narrative - DTC MNM16
- D. 4. Civil Packet - DTC MNM16
- E. 5. Exterior Elevations - DTC MNM16
- F. 6. Interior Floor Plan - DTC MNM16

RESOLUTION NO. 2024-111

A RESOLUTION APPROVING A SITE PLAN FOR THE CONSTRUCTION OF A BUILDING ADDITION TO DISCOUNT TIRE AT 21721 DIAMOND LK RD S, ROGERS, MINNESOTA.

WHEREAS, Halle Properties LLC (“Fee Owner”) submitted an application to the City of Rogers (“City”), requesting approval of a Site Plan for the construction of an approximately 1,028 square addition and site improvements to Discount Tire at 21721 Diamond Lk Rd S.; and

WHEREAS, the property is 1.09 acres and guided Commercial and zoned Regional Employment Center District (RC) and legally described in Exhibit A (“Subject Property”) (PID: 14-120-23-34-0017); and

WHEREAS, section 125-28 – Site Plan Amendment governs the procedures around site plan review processes for alterations to existing non-residential structures, and requires that alterations beyond 10% of the existing improvements requires Site Plan review and Section 125-27 states that “the Planning Commission shall evaluate the effects of the proposed site plans. This review shall be based upon, but not be limited to, compliance with the City’s Comprehensive Plan and provisions of this Ordinance”; and

WHEREAS, the existing use of the Subject Property is for a automobile repair use, which are permitted uses in the RC zoning district [§125-50 Table 4E], and the use is consistent with the commercial land use guidance; and

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

WHEREAS, on November 6, 2024, the Planning Commission reviewed the request and voted unanimously to recommend approval to the City Council of the Site Plan Review, with the conditions.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF ROGERS, MINNESOTA, the Site Plan request from Word of Peace Lutheran church is hereby approved for the construction of an addition and lot improvements on the Subject Property with the following conditions:

1. The site plan approval authorizes the applicant/owner to submit an addition permit that adds up to 1,028 square feet to the principal structure as well as any remodel permits as may be needed by the applicant.
2. The permit for the full addition may be issued upon revised civil plans being approved by Public Works and the City Engineer.
3. The Civil plans shall be revised as required by the Public Works department and City Engineer.
4. The addition shall be subject to review by the Metropolitan Council for SAC Determination.

Moved by Councilmember _____, seconded by Councilmember _____

The following voted in favor of said resolution:

The following voted against the same:

The following abstained:

Whereupon said resolution was declared duly passed and adopted, and was signed by the Mayor, and attested by the City Clerk dated this 26th day of November 2024.

Rick Ihli, Mayor

ATTEST:

Stacie Brown, City Clerk

EXHIBIT A

LEGAL DESCRIPTION

Subject Property

Lot 2, Block 1, ROGERS RETAIL CENTRE 3RD ADDITION, Hennepin County, Minnesota

PID # 14-120-23-34-0017

ALTA/NSPS LAND TITLE SURVEY FOR:
Kimley-Horn & Associates

LEGAL DESCRIPTION:

Lot 2, Block 1, Rogers Retail Centre Third Addition, Hennepin County, Minnesota.

Abstract Property

GENERAL SURVEY NOTES:

- The orientation of this bearing system is based on the Hennepin County coordinate grid (NAD 83-2011 Adj.).
- The legal description and easement information used in the preparation of this survey is based on the Commitment for Title Insurance issued by Commercial Partners Title, a division of Chicago Title Insurance Company, Commitment No. CP73232 dated January 28, 2024 at 7:00 AM.
- The surveyed property has indirect access to South Diamond Lake Road, a public right of way, via an driveway easement per Document No. 8416858.

OPTIONAL TABLE A ITEMS:

- Monuments have been placed at all major corners of the surveyed property described hereon, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
 - The address of the property described hereon is 21721 Diamond Lake Road South Rogers, Minnesota 55374
 - The property described hereon lies within Flood Zone "X" (area determined to be outside the 0.2% annual chance floodplain) per Federal Insurance Rate Map No. 27053C 0033 F, dated November 04, 2016.
 - The total area of the property described hereon is 47,429 square feet or 1.08882 acres.
 - The contours depicted hereon are per elevation data collected while conducting the fieldwork. The contour interval is 1 foot.
- BENCHMARK: Top of Minnesota Department of Transportation Geodetic Monument "ROGERS MNDT" GSID Station # 11711 Elevation = 957.91 feet. (NAVD 88)
- SITE BENCHMARK: Top nut of hydrant located in the curb island on the north side of the surveyed property. Elevation = 945.03 feet. (NAVD 88)
- No zoning report or letter was received from the insurer pursuant to Optional Table A Item 6(a), as set forth in the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys.
 - Exterior building dimensions are depicted hereon.
 - The exterior building footprint area at ground level is depicted hereon.
 - The measured building height is depicted hereon.
 - Substantial features observed in the process of conducting the fieldwork are depicted hereon.
 - As of the date of this survey the property described hereon contains a total of 32 parking spaces of which 30 are standard spaces and 2 are handicapped spaces. There are an additional 22 standard parking spaces located partially on the surveyed property.
 - Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket No. 233212194. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.
 - The names of adjoining owners according to current tax records are depicted hereon.
 - The intersection of Main Street & Diamond Lake Road South is located approximately 893 feet northeast of the surveyed property.
 - As of the date of this survey there is no observable evidence of current earth moving work, building construction or building additions on the property described hereon.
 - The plottable offsite easements or servitudes disclosed in documents provided to the surveyor are depicted hereon.

SURVEY ITEMS PER SCHEDULE B:

- ITEM 9: Restrictions, covenants and conditions in Warranty Deed dated July 11, 1997, recorded September 24, 1997, as Document No. 8787316. Said restrictions, covenants and conditions affect the surveyed property. No plottable items to depict.
- ITEM 10: Terms, conditions, provisions and easements contained in that certain Operation and Easement Agreement by and between Target Corporation, a Minnesota corporation; Ryan Companies US, Inc., a Minnesota corporation; and WJD II & Co., a Minnesota general partnership, dated September 5, 2001, recorded September 5, 2001, as Document No. 7536648. Amended by First Amendment to Operation and Easement Agreement dated May 10, 2002, recorded June 17, 2002, as Document No. 7750252. Second Amendment to Operation and Easement Agreement dated June 20, 2003, recorded June 24, 2003, as Document No. 8084223. Third Amendment to Operation and Easement Agreement dated April 27, 2004, recorded August 13, 2004, as Document No. 8416858. Said terms, conditions, provisions and easements affect the surveyed property. The drive lanes depicted in said documents are depicted on Sheet 2 of 2.
- ITEM 11: Terms and conditions of that certain unrecorded General Development Plan with the City of Rogers, as referred to in Resolution No. 2001-60 approving final plat of Rogers Retail Centre, approved July 24, 2001, recorded September 5, 2001, as Document No. 7536644. Said terms and conditions affect the surveyed property. No plottable items to depict.
- ITEM 12: Restrictions, covenants and conditions contained in that certain Declaration of Covenants and Restrictions dated December 9, 1999, recorded December 30, 1999, as Document No. 7236956, which contain no forfeiture provision. Said restrictions, covenants and conditions expired in 2014.
- ITEM 13: Restrictions, covenants and conditions contained in that certain Declaration of Restrictions and Covenants dated August 12, 2004, recorded August 13, 2004, as Document No. 8416860, which contain no forfeiture provision. Said restrictions, covenants affect the surveyed property. No plottable items to depict.
- ITEM 14: Minerals and mineral rights reserved to the State of Minnesota.
- ITEM 15: Drainage and utility easements as shown on recorded plat of Rogers Retail Centre Third Addition recorded July 21, 2004, as Document No. 8401290. There are no drainage and utility easements shown on the plat of Rogers Retail Centre Third Addition that affect the surveyed property.

GOPHER STATE ONE CALL NOTE:

List of utilities notified per Gopher State One Call Ticket No. 233212194.

COMPANY NAME	Customer Service
ARVIG	(218)346-8248
AT&T TRANSMISSION	(571)218-9458
COMCAST	
CITY OF ROGERS	(763)428-8580
CENTURYLINK CTLO	(877)366-8344
HENNEPIN COUNTY PUBLIC WORKS	(612)596-0339
CENTER POINT ENERGY	(800)722-9326
MNDOT	(651)366-5750
XCEL ENERGY	(800)895-4999
ZAYO BANDWIDTH	(800)961-6500

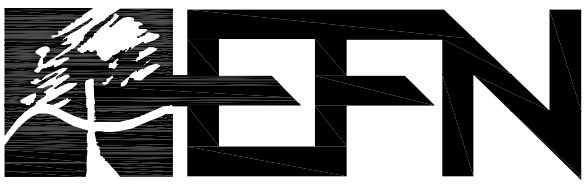
CERTIFICATION:

To Halle Properties, L.L.C., an Arizona limited liability company, Commercial Partners Title, a division of Chicago Title Insurance and Chicago Title Insurance Company.

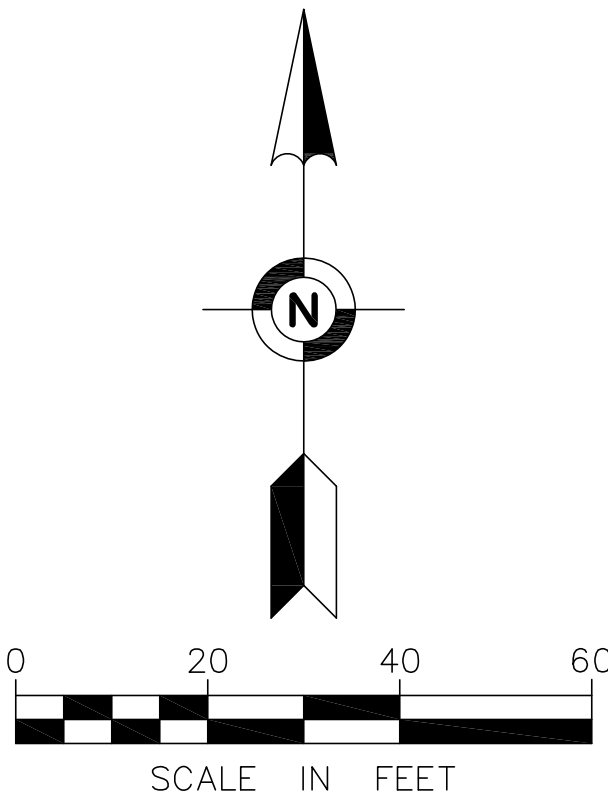
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(c), 7(d)(1), 7(c), 8, 9, 10, 11(c), 13, 14, 16, and 18 of Table A thereof. The fieldwork was completed on December 1, 2023.

Date of Plat or Map: February 26, 2024

Eric A. Roesser
Minnesota License No. 47476
eroesser@efnsurvey.com



475 Old Highway 8 NW, Suite 200
New Brighton, Minnesota 55112
PHONE: (612) 466-3300
WWW.EFNSURVEY.COM
Egan, Field & Nowak, Inc. COPYRIGHT © 2024 By EGAN, FIELD & NOWAK, INC.
land surveyors since 1872

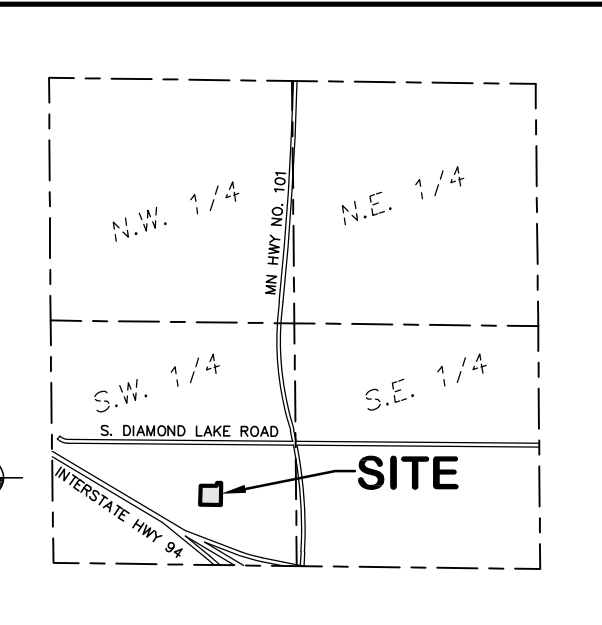


SET SET PK NAIL
SET SET IRON MONUMENT MARKED
WITH LICENSE NUMBER 47476

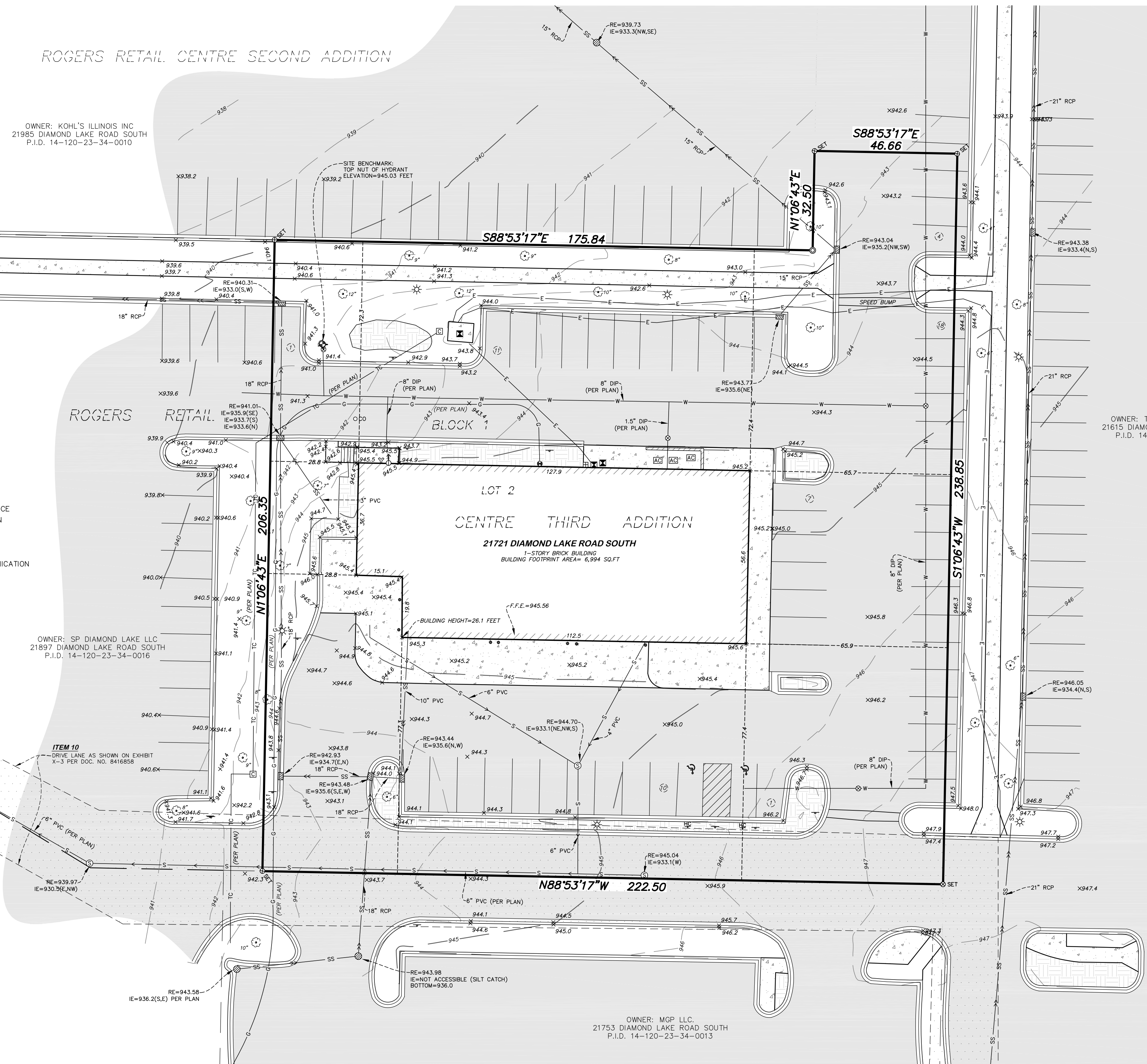
LEGEND

- BENCHMARK
- SANITARY MANHOLE
- CATCH BASIN
- GATE VALVE
- AIR CONDITIONER
- ELECTRIC BOX
- ELECTRIC METER
- LIGHT
- COMMUNICATION BOX
- SIGN
- BOLLARD
- HANDICAPPED PARKING SPACE
- HANDICAPPED PARKING SIGN
- STORM SEWER
- WATERMAIN
- UNDERGROUND ELECTRIC
- UNDERGROUND TELECOMMUNICATION
- UNDERGROUND GAS
- SPOT ELEVATION
- EXISTING CONTOUR LINE
- TREE
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- LANDSCAPED SURFACE
- LANDSCAPED SURFACE

SECTION 14, T 120 N, R 23 W



VICINITY MAP
NO SCALE



FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS	
		LH	NO.	DATE
		DRAWN BY:	DESCRIPTION	
		RRR, LS		
DRAWING NAME:		CHECKED BY:		
41730.dwg		ER		
JOB NO.	41730			
FILE NO.	5761			

ALTA/NSPS
LAND TITLE SURVEY

SURVEY FOR:

Kimley-Horn & Associates

PROPERTY ADDRESS:

21721 Diamond Lake Road South
Rogers, MN 55374

SOUTH DIAMOND LAKE ROAD

ACCESS

ITEM 10
DRIVE LANE AS SHOWN IN EXHIBIT
X-3 PER DOC. NO. 841658

ROGERS RETAIL CENTRE SECOND ADDITION

LOT 6

ROGERS

ITEM 10
DRIVE LANE AS SHOWN IN EXHIBIT
X-3 PER DOC. NO. 841658

LOT 3

LOT 2

BLOCK

RETAIL

BLOCK

CENTRE

LOT 2

LOT 1

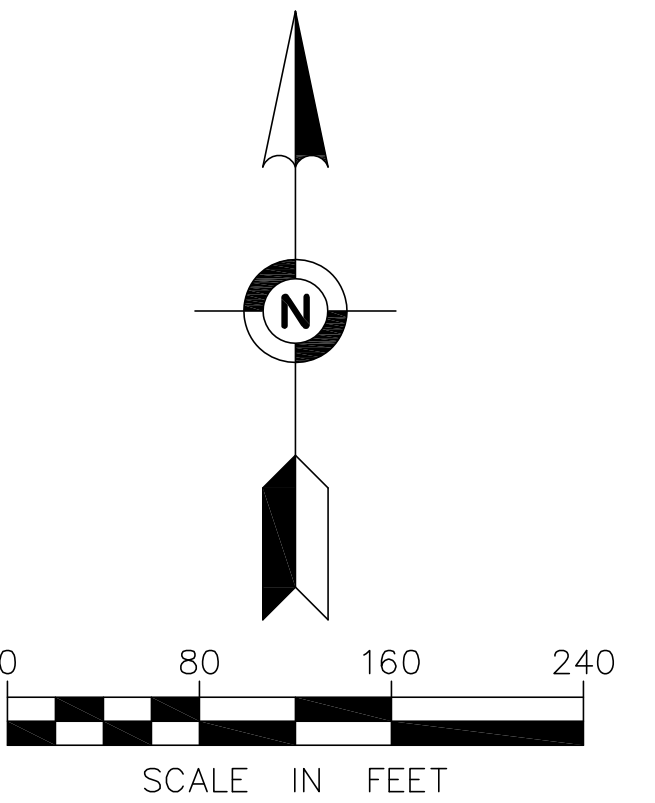
ITEM 10
DRIVE LANE AS SHOWN IN EXHIBIT
X-3 PER DOC. NO. 841658

ROGERS RETAIL CENTRE THIRD ADDITION

LOT 4

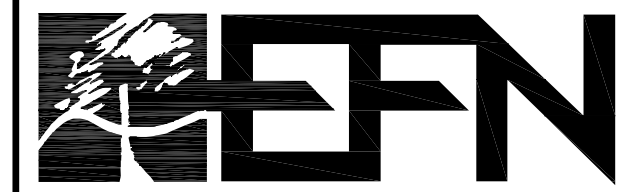
INTERSTATE HIGHWAY NO. 94

MAIN STREET
(STATE HIGHWAY NO. 101)



FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS		
		LH	NO.	DATE	DESCRIPTION
		DRAWN BY: RRR, LS			
DRAWING NAME: 41730.dwg					
JOB NO. 41730		CHECKED BY:			
FILE NO. 5761		ER			

PROPERTY ADDRESS:
21721 Diamond Lake Road South
Rogers, MN 55374



Egan, Field & Nowak, Inc.
land surveyors since 1872

To: City of Rogers Planning Department ATTN: Alec Hendersen

From: Bryce Christensen, Kimley-Horn
Kayla Hensen, Discount Tire Company

Date: September 27, 2024

Subj: Project Narrative
22350 S Diamond Lake Road, Rogers, MN 55374

Discount Tire MNM 16 Expansion – 21721 Diamond Lake Road South, Rogers MN 55374

Kimley-Horn has been working with City of Rogers to seek approval of the Expansion of the Discount Tire Store MNM 16 located at 21721 Diamond Lake Road South. The Site, Parcel ID 1412023340017, Lot 2 Block 1 of the Rogers Retail Center Third Addition, is approximately 1.09-acres and currently zoned Regional Employment Center (RC). The Site is centrally located within the Rogers Retail Center surrounded by other commercial and retail properties. This proposed project does not alter the building's zoning or use.

The project intends to demo the existing garage storage area and attached trash enclosure located on the west side of the building in order to expand the building footprint, refresh the exterior elements, update brand signage, install new overhead doors, remodel the interior, improve garage storage, and relocate the existing trash enclosure within the limits of the property. No changes to the site's existing utilities, exterior lighting, parking count, is expected within the proposed improvements.

The overall building expansion includes:

- 1027 sqft of building footprint expansion
- 1606 sqft of gross area increase including mezzanine level storage
- Existing Building Area: 10,264 SF
- Proposed Building Area: 11,870 SF
- Total increase to the existing area of 15.65%

The building expands to its footprint 12.8 feet the West and maintains the existing plane of the building on the North, South, and East faces. The proposed Western expansion matches its roof height to the current height of the overall building. This will create a uniform elevation across the entire structure. Other exterior improvements include replacement of exterior doors and overhead garage doors as well as a new Discount Tire branded sign.

As a result of the building expansion, 526 SF of existing landscaping is removed. As a result of relocating the proposed trash enclosure, an additional 564 SF of landscaping area is removed. The proposed exterior site improvements remove a total of 1090 SF of landscaping. There are no changes to any existing shrubs or trees. All trees are identified on the Site Plan detailing tree protection and preservation. Contractor will revegetate all disturbed landscaping in compliance with City of Roger's Municipal Code.

The proposed building materials will generally consist of CMU Masonry, EIFS Stucco, and Metal Coving wrapping the roof. The materials and colors of the refreshed property remain unchanged and meet City Ordinances providing a visually appealing and functional appearance for those passing by.

After reviewing the City's Vision and Guiding Principles document, Halle Properties LLC and Kimley-Horn believe that the proposed expansion within the existing Commercial Rogers Retail Center help the City to generally achieve these Guiding Principles allowing an existing business to Foster Economic Opportunity and Prosperity, providing a refresh to a structure built in 2006 while increasing its efficiency and service to the Roger's market. The development team will continue to work diligently with City staff, Planning Commission, and City Council on the proposed project. We appreciate your consideration.

Please contact me at (303)-228-2339 or bryce.christensen@kimley-horn.com if you have any questions.

Sincerely,



Bryce Christensen, P.E.
Senior Associate

K:\DEV_Civil\096010032 - DTC Rogers MND\16\CDR\PlanSheet\CV.dwg Blt/Ht: 9/24/2024
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN'S PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

SITE PLAN DOCUMENTS
FOR
DISCOUNT
TIRE CO.

STORE #MNM 16
21721 DIAMOND LAKE ROAD S
CITY OF ROGERS, HENNEPIN COUNTY, STATE OF MINNESOTA

GEODETIC BASIS STATEMENT

THE ADDRESS OF THE PROPERTY DESCRIBED HEREON IS 21721 DIAMOND LAKE ROAD SOUTH ROGERS, MINNESOTA 55374

THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEDERAL INSURANCE RATE MAP NO. 27053C 0033 F, DATED NOVEMBER 04, 2016.

THE TOTAL AREA OF THE PROPERTY DESCRIBED HEREON IS 47,429 SQUARE FEET OR 1.0888 ACRES.

THE CONTOURS DEPICTED HEREON ARE PER ELEVATION DATA COLLECTED WHILE CONDUCTING THE FIELDWORK. THE CONTOUR INTERVAL IS 1 FOOT.

BENCHMARK: TOP OF MINNESOTA DEPARTMENT OF TRANSPORTATION GEODETIC MONUMENT "ROGERS MNDT" GSID STATION # 11711
ELEVATION = 957.91 FEET. (NAVD 88)

SITE BENCHMARK: TOP NUT OF HYDRANT LOCATED IN THE CURB

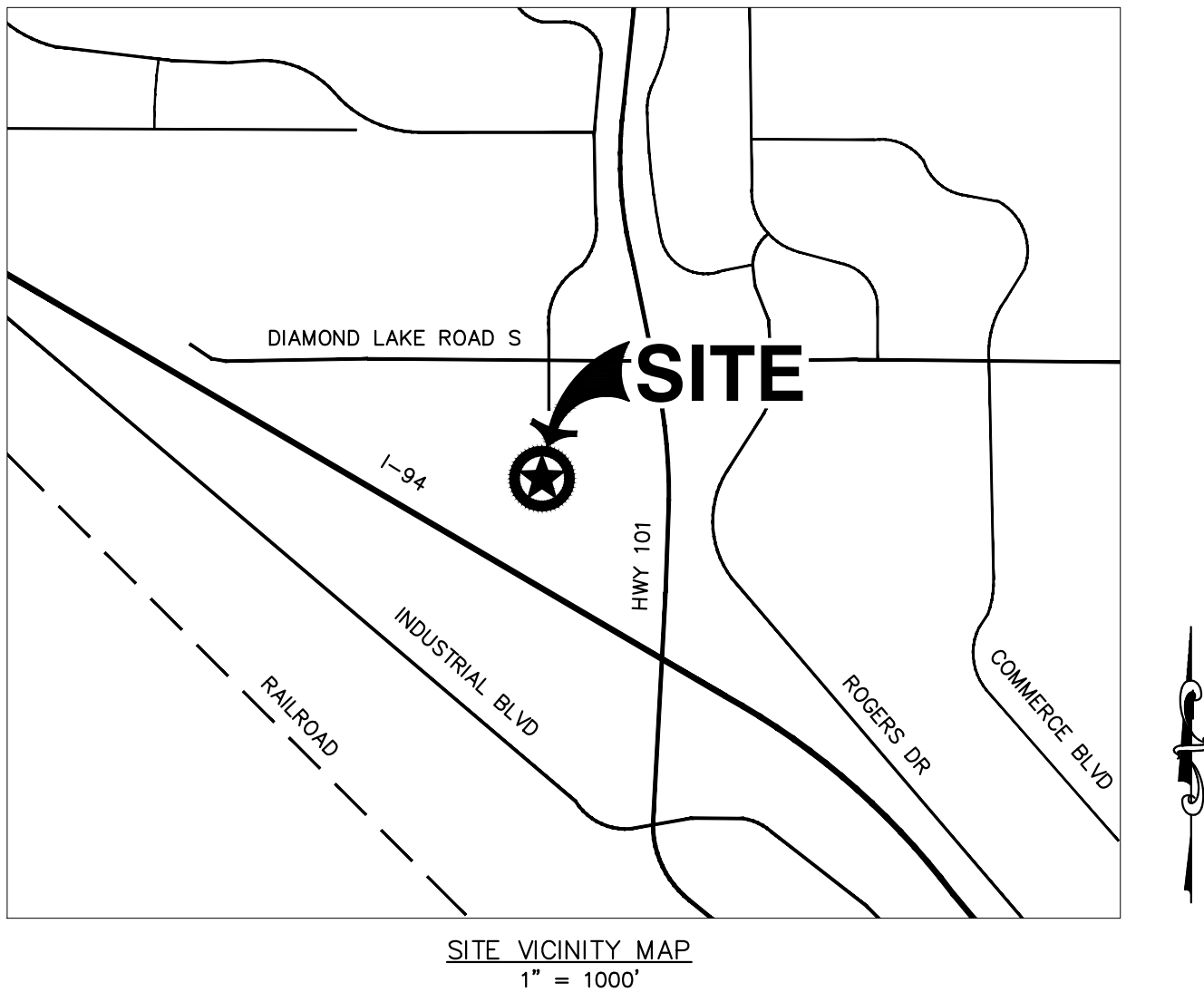
FLOOD STATEMENT

FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. T120NR23WS14, DATED 11/4/2016 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), A PORTION OF THE SUBJECT TRACT IS LOCATED IN ZONE "AE FLOODWAY" WHICH IS DEFINED BY FEMA AS "THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASE IN FLOOD HEIGHTS"; A PORTION OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "AE" WHICH IS DEFINED BY FEMA AS "100-YEAR FLOOD HAZARD AREA WITH BASE FLOOD ELEVATIONS DETERMINED"; A PORTION OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (SHADED) WHICH IS DEFINED BY FEMA AS " AREAS OF 500-YEAR FLOOD, 0.2% ANNUAL CHANCE FLOOD HAZARD"; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD". THE REMAINDER OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE X (UNSHADED).WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN." ALL ZONE DELINEATIONS SHOWN HEREON ARE APPROXIMATE.

OWNER/DEVELOPER
DISCOUNT TIRE CO.
20225 NORTH SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85255
PHONE 480-606-6845
CONTACT: KAYLA HENSON
CELL 480-909-6811

CIVIL ENGINEER
KIMLEY HORN AND ASSOCIATES, INC.
6200 S SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO 80111
PHONE 303-228-92300
CONTACT: BRYCE CHRISTENSEN, PE (CO)
EOR: TRISH SIEH, PE (MN)

LAND SURVEYOR
KIMLEY HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TX 78216
PHONE 210-541-9166
CONTACT: JAY JANISSE



SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C0.0	COVER SHEET
C0.1	GENERAL NOTES AND DETAIL SHEET
C1.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C2.0	SITE PLAN
C3.0	GRADING PLAN
C4.0	DETAIL SHEET

LIST OF ACRONYMS AND ABBREVIATIONS

APPROX	APPROXIMATE	NO	NUMBER
AR	ACCESSIBLE ROUTE	NTS	NOT TO SCALE
BOS	BOTTOM OF STAIRS	NW	NORTHWEST
BW	FINISHED GRADE AT BOTTOM OF WALL	OC	ON CENTER
		OD	OUTER DIAMETER
CO	CLEANOUT	POC	POINT OF CONNECTION
CONC	CONCRETE	PROP	PROPOSED
COM	COMMUNICATIONS	PVC	POLYVINYL CHLORIDE
CTV	CABLE TELEVISION	R	RADIUS
CY	CUBIC YARDS	RCP	REINFORCED CONCRETE PIPE
DIA	DIAMETER	RD	ROAD
DTL	DETAIL	REC	RECORDATION
E	EAST OR ELECTRIC	REF	REFERENCE
EA	EACH	REV	REVISION
ELEV	ELEVATION	RT	RIGHT
ELEC	ELECTRIC	ROW	RIGHT-OF-WAY
EX	EXISTING	S	SOUTH
EXP	EXPANSION	SD	STORM DRAIN
FF	FINISHED FLOOR ELEVATION	SDA	STANDARD DUTY ASPHALT
FG	FINISHED GRADE	SE	SOUTHEAST
FL	FLOW LINE	SF	SQUARE FEET
FO	FIBER OPTIC	SS	SANITARY SEWER
G	GAS	ST	STREET
H	HORIZONTAL	STA	STATION
HDA	HEAVY DUTY ASPHALT	STD	STANDARD
HDC	HEAVY DUTY CONCRETE	STL	STEEL
HP	HIGH POINT	SW	SIDEWALK OR SOUTHWEST
INV	INVERT	SWMP	STORMWATER MANAGEMENT PLAN
IRRG	IRRIGATION		
LF	LINEAR FEET	SY	SQUARE YARDS
LP	LOW POINT	T	TELEPHONE
LT	LEFT	TB	THRUST BLOCK
MAX	MAXIMUM	TC	TOP OF CURB
ME	MATCH EXISTING	TOS	TOP OF STAIRS
MH	MANHOLE	TP	TOP OF PAVEMENT
MIN	MINIMUM	TW	TOP OF WALL
N	NORTH	TYP	TYPICAL
NAP	NOT A PART	V	VERTICAL
NE	NORTHEAST	W	WATER OR WEST

NO.

REVISION

BY

DATE

APPR

Kimley»Horn

© 2023 KIMLEY HORN AND ASSOCIATES, INC.
6200 S SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO 80111

DESIGNED BY: MJ
DRAWN BY: MJ
CHECKED BY: BC
DATE: 9/24/2024

DISCOUNT TIRE MNM 16
SITE PLAN
21721 DIAMOND LAKE ROAD S
ROGERS, MN 55374
COVER SHEET

PRELIMINARY

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
096010032

C0.0

DEN_Civil\096010033 - DTC Rogers MN_MNM 16\CADD\PlanSheets\GN.dwg Butler, Chelsea

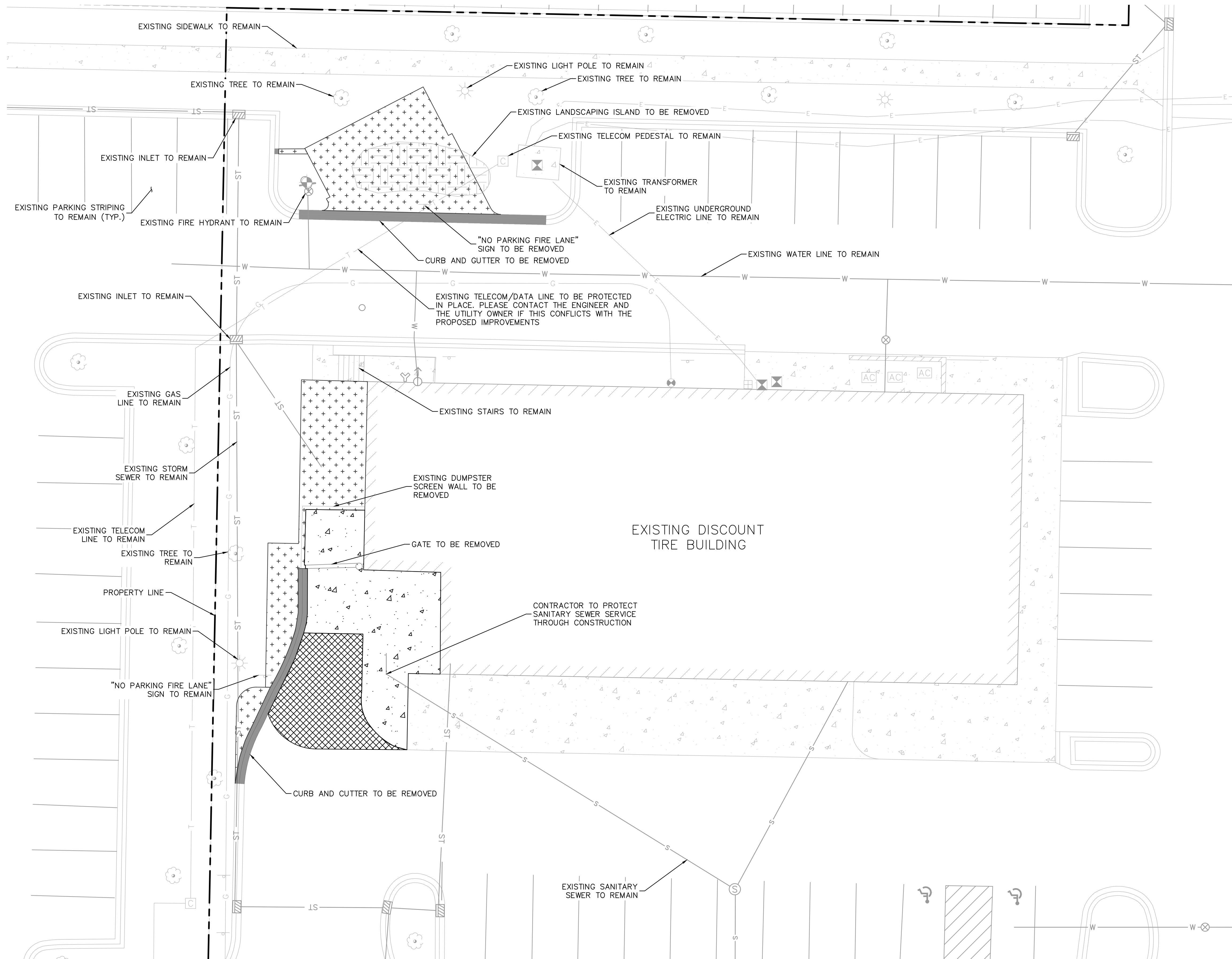
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR THE PROTECTION OF ALL UTILITIES AND THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN ON THE PLANS OR NOT IN THE LOCATION SHOWN ON THE PLANS. (CALL BEFORE YOU DIG: 800-227-9187).
2. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL OVERHEAD AND UNDERGROUND INTERFERENCE'S WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD OR UNDERGROUND FACILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COSTS AND LIABILITY IN CONNECTION THEREWITH.
3. THE CONTRACTOR SHALL NOT DAMAGE EXISTING IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE. IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE OWNER AT THE EXPENSE OF THE CONTRACTOR.
4. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING IMPROVEMENTS IN ORDER TO PROVIDE FOR PROPER DRAINAGE AND INGRESS AND EGRESS TO THE SITE. THE EXTENT OF TRANSITIONS WILL BE DETERMINED BY THE COUNTY TRAFFIC MANAGER.
5. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY ALTERATIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE ENGINEER.
6. THE CONTRACTOR SHALL APPLY FOG SEAL ONLY AFTER ALL CORRECTIONS AND ADJUSTMENTS HAVE BEEN MADE.
7. THE CONTRACTOR SHALL NOT BACK FILL ANY TRENCHES IN WHICH WATERLINES HAVE BEEN UNCOVERED UNTIL THE WATERLINES HAVE BEEN INSPECTED BY THE CITY OF ROGERS OR THE AGENCY HAVING JURISDICTION.
8. UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC. SHALL BE LOCATED OUT OF DRIVEWAYS, DRIVEWAY APRONS, FLOW LINES, AND VALLEY GUTTERS. UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY.
9. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS.
10. CONSTRUCTION STAKING: GRADE STAKES WILL BE BASED ON THE TOP OF THE RESPECTIVE STAKE OR NAIL. THREE CONSECUTIVE POINTS THAT ARE SHOWN TO BE ON THE SAME RATE OF SLOPE MUST BE USED IN COMMON IN ORDER THAT ANY VARIATION OUT OF A PERFECT STRAIGHT GRADE MAY BE DETECTED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/SURVEYOR IMMEDIATELY IF A DISCREPANCY IS FOUND.
11. DO NOT SCALE THIS DRAWING.
12. CONTRACTOR TO LOCATE AND VERIFY SIZE, LINE TYPE, CONDITION, DEPTH, PRESSURE AND LOCATION OF ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA PRIOR TO CONSTRUCTION. THE CIVIL ENGINEER SHALL BE CONTACTED ONCE THE UTILITY LINE IS LOCATED.
13. THESE DRAWINGS MAY NOT INDICATE ALL EXISTING BURIED UTILITY LINES. CONTRACTOR IS TO EXERCISE GREAT CARE DURING EXCAVATION IN ORDER TO AVOID MAKING CONTACT WITH ANY EXISTING UTILITY LINES. IF UTILITY LINES ARE DAMAGED BY CONTRACTOR, SUCH DAMAGE SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER AT THE CONTRACTOR'S EXPENSE.
14. UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. ALL DISCREPANCIES MUST BE IMMEDIATELY REPORTED TO THE ENGINEER. CALL BEFORE YOU DIG: 800-227-9187.
15. PROPOSED CONCRETE PAVING TO MATCH EXISTING PAVEMENT SECTIONS AND DESIGN.

1. CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS, UNLESS OTHERWISE NOTED HEREIN.
2. CONTRACTOR SHALL PROTECT IN PLACE ALL EXISTING UNDERGROUND UTILITIES AND APPURTENANCES, UNLESS OTHERWISE NOTED HEREIN.
3. CONTRACTOR SHALL ADJUST ALL EXISTING AT GRADE UTILITIES (MANHOLES, VALVES, CLEANOUTS, ETC.) TO FINISHED GRADE.
4. ALL WORK SHALL CONFORM TO CITY OF ROGERS SPECIFICATIONS AND STANDARDS.
5. CONTRACTOR TO MATCH ANY NEW PAVEMENT SECTIONS ON-SITE WITH EXISTING CONDITIONS OR DEFER TO GEOTECHNICAL REPORT FOR THE SITE, IF AVAILABLE. IF NO GEOTECHNICAL REPORT IS AVAILABLE, CONTRACTOR SHALL DEFER TO CITY OF ROGERS PUBLIC WORKS STANDARDS
6. CONTRACTOR SHALL SUBMIT PROPOSED PAVEMENT SECTIONS TO THE ENGINEER OF RECORD FOR REVIEW PRIOR TO CONSTRUCTION.

Kimley»»Horn

© 2023 KIMLEY HORN AND ASSOCIATES, INC.
6200 S STRAUSSE WAY, SUITE 300
GREENWOOD VILLAGE, CO 80111

K:\DEV_Civil\096010032 - DTC Rogers MN\JNM 16\CADD\PlanSheet\KEY.dwg, Butler, Christopher
THIS DOCUMENT, INCLUDING ALL THE CONTENTS AND DESIGN PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, INTENDING ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



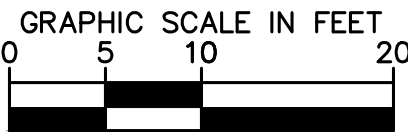
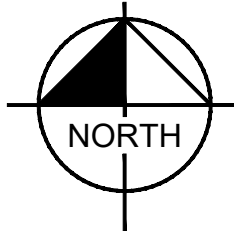
LEGEND

---	PROPERTY LINE
ST	EXISTING STORM LINE
W	EXISTING WATER LINE
G	EXISTING GAS LINE
E	EXISTING ELECTRIC LINE
++	LANDSCAPING TO BE DEMOLISHED
---	CURB TO BE DEMOLISHED
---	CONCRETE TO BE DEMOLISHED
---	ASPHALT TO BE DEMOLISHED

PROJECT NOTES

1. SITE AREA TO BE BROUGHT BACK TO EXISTING CONDITIONS AFTER CONSTRUCTION IS COMPLETE.
2. EXISTING DRAINAGE PATTERNS WILL BE MAINTAINED.
3. ANY UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON THE LEVEL B SUBSURFACE UTILITY INVESTIGATION PREPARED BY VOSHURG WELSH, LLC DATED 12/08/23. KIMLEY-HORN CANNOT GUARANTEE THE LOCATIONS OF SAID UTILITIES AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
4. THE EXISTING ONSITE PAVING IS REINFORCED CONCRETE.
5. CONTRACTOR TO MODIFY EXISTING IRRIGATIONS SYSTEM AS NECESSARY TO ACCOMMODATE THE PROPOSED IMPROVEMENTS.

LANDSCAPE REMOVAL TABLE	
EXISTING LANDSCAPE	7666.02 SQ FT.
LANDSCAPE TO BE REMOVED	1090.07 SQ FT.



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6200 S SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO 80111

DESIGNED BY: MJ
DRAWN BY: MJ
CHECKED BY: BC
DATE: 9/24/2024

DISCOUNT TIRE MNM 16
SITE PLAN
21721 DIAMOND LAKE ROAD S
ROGERS, MN 55374
EXISTING CONDITIONS AND DEMOLITION PLAN

PRELIMINARY

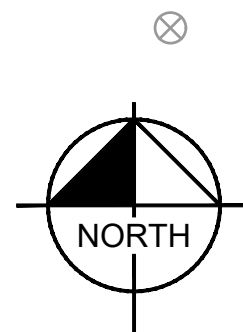
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PROJECT NO.
096010032

C1.0

K:\DEN_Civil\096010033 - DTC Rogers W\WMM 16\CADD\PlanSheets\SP.dwg Butler, Chelsea



LEGEND

-  PROPERTY LINE
 PROPOSED CONCRETE
 PROPOSED ASPHALT

PROJECT NOTES

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4. CONTRACTOR TO EXTEND EXISTING LANDSCAPE MATERIAL/GROUND COVER AND EXTEND IRRIGATION SYSTEM TO ENSURE ADEQUATE COVER OF NEW LANDSCAPE AREA.
5. BUILDING EXPANSION AND TRASH ENCLOSURE IMPROVEMENTS YIELD A NET LOSS OF ZERO PARKING SPACES.
6. PROPOSED CONCRETE PAVING TO MATCH EXISTING PAVEMENT SECTIONS AND DESIGN.
7. CONTRACTOR TO REVEGETATE ALL DISTURBED LANDSCAPING RESULTING FROM CONSTRUCTION ACTIVITIES.

DISCOUNT TIRE MNM 16
SITE PLAN
21721 DIAMOND LAKE ROAD
ROGERS, MN 55374
SITE PLAN

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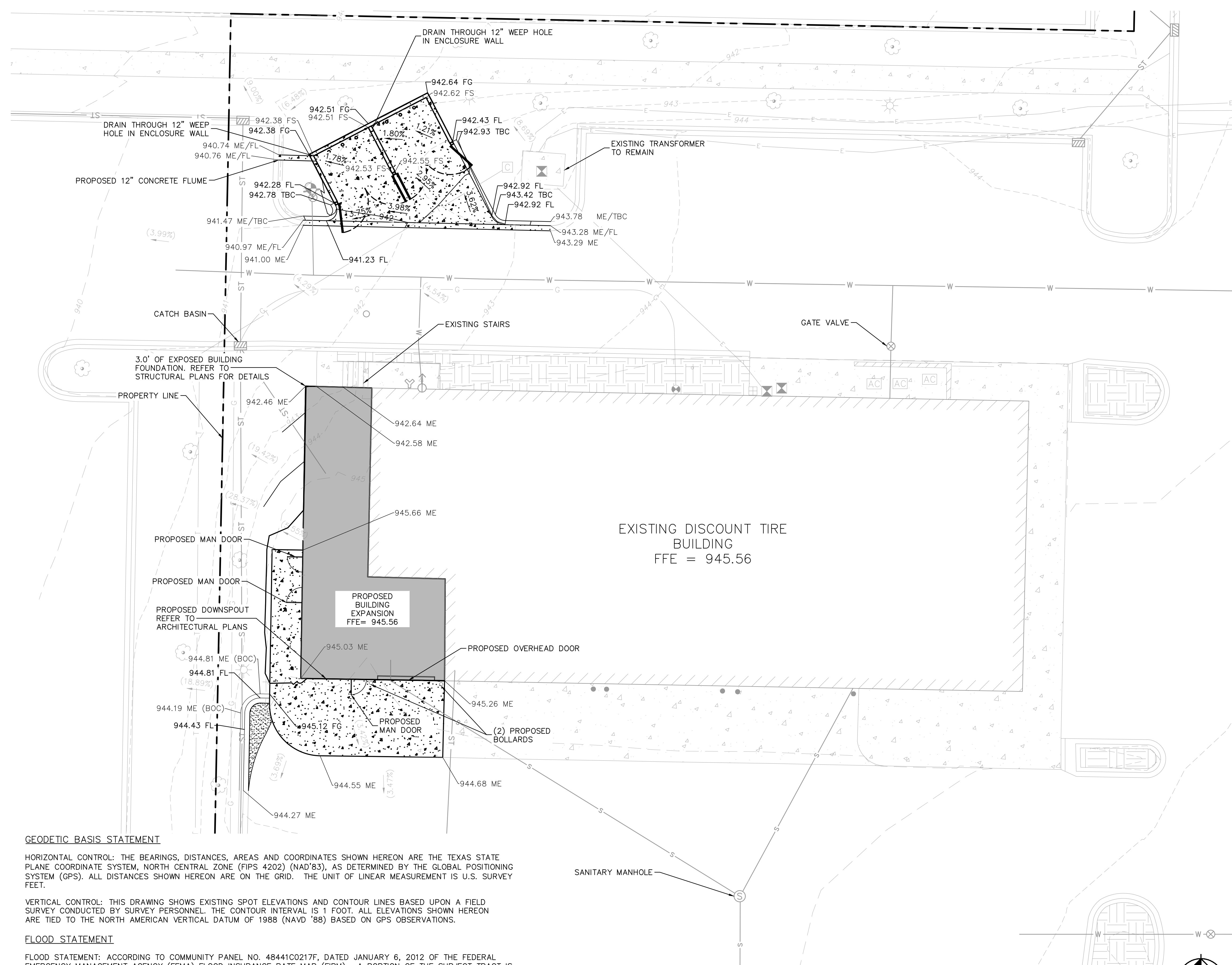
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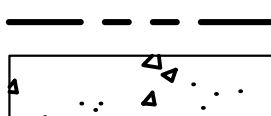
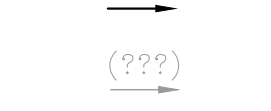
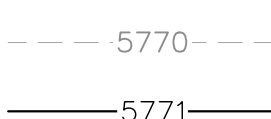
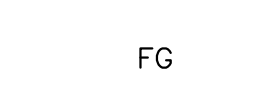
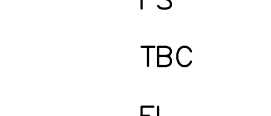
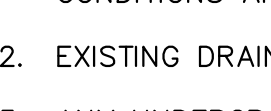
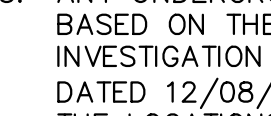
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LEGEND

	PROPERTY LINE
	PROPOSED CONCRETE
	PROPOSED ASPHALT
	PROPOSED SLOPE
	EXISTING SLOPE
	EXISTING CONTOUR
	PROPOSED CONTOUR
FG	FINISH GRADE
FS	FINISH SURFACE
TBC	TOP BACK OF CURB
FL	FLOW LINE
ME	MATCH EXISTING ELEVATION
	ST STORM SEWER
	W WATERMAIN
	E UNDERGROUND ELECTRIC
	T UNDERGROUND TELECOMMUNICATION
	G UNDERGROUND GAS
	S SANITARY SEWER

PROJECT NOTES

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4. CONTRACTOR TO MODIFY EXISTING IRRIGATIONS SYSTEM AS NECESSARY TO ACCOMMODATE THE PROPOSED IMPROVEMENTS AND ENSURE ADEQUATE COVERAGE OF THE REMAINING LANDSCAPE AREA.

GEODETIC BASIS STATEMENT

HORIZONTAL CONTROL: THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (FIPS 4202) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE GRID. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

VERTICAL CONTROL: THIS DRAWING SHOWS EXISTING SPOT ELEVATIONS AND CONTOUR LINES BASED UPON A FIELD SURVEY CONDUCTED BY SURVEY PERSONNEL. THE CONTOUR INTERVAL IS 1 FOOT. ALL ELEVATIONS SHOWN HEREON ARE TIED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) BASED ON GPS OBSERVATIONS.

FLOOD STATEMENT

FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 48441C02127F, DATED JANUARY 6, 2012 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), A PORTION OF THE SUBJECT TRACT IS LOCATED IN ZONE "AE FLOODWAY" WHICH IS DEFINED BY FEMA AS "THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASE IN FLOOD HEIGHTS.", A PORTION OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "AE" WHICH IS DEFINED BY FEMA AS "100-YEAR FLOOD HAZARD AREA WITH BASE FLOOD ELEVATIONS DETERMINED", A PORTION OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (SHADED) WHICH IS DEFINED BY FEMA AS "AREAS OF 500-YEAR FLOOD AND FLOOD PROTECTION AREAS OF FLOOD WITH PROTECTION OF LESS THAN 100-YEAR FLOOD", AND AREAS WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD". THE REMAINDER OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE X (UNSHADED), WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN." ALL ZONE DELINEATIONS SHOWN HEREON ARE APPROXIMATE.

DISCOUNT TIRE MNM 16
SITE PLAN
21721 DIAMOND LAKE ROAD S
ROGERS, MN 55374
GRADING PLAN

PRELIMINARY

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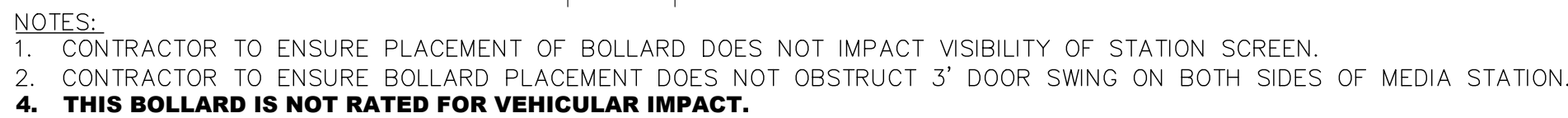
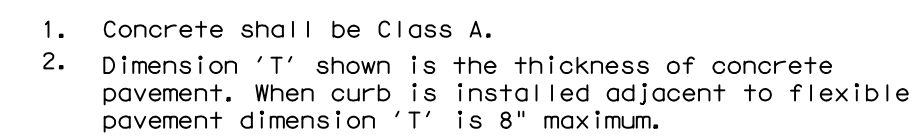
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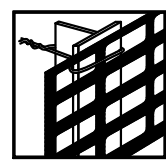
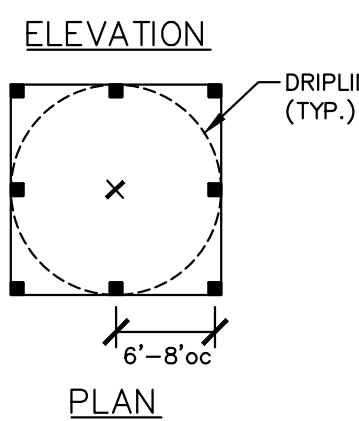
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6200 S SYRACUSE WAY, SUITE 300
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THESE DETAILS ARE BEING SHOWN FOR REFERENCE ONLY. PLEASE
REFER TO THE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR MORE
DETAILS.



- ① 6"H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
- ② 8' TALL METAL "I" POSTS OR 2" x 2" x 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

INSTALLATION NOTES:

- A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND EXPOS. CONTINUOUS INSTALLATIONS, METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.
- B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/3 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 6' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.
- C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).
- D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

GENERAL NOTES

1. CONTRACTOR SHALL ADHERE TO ALL TREE PROTECTION REQUIREMENTS LISTED IN THESE SPECIFICATIONS AND/OR THOSE REQUIRED BY LOCAL JURISDICTIONAL AUTHORITY. WHICHEVER IS MORE STRINGENT SHALL APPLY.
2. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION PROCEDURES WITH THE PROJECT ARBORIST PRIOR TO BEGINNING WORK.
3. ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATION MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCE.
4. NO SIGNS, BUILDING PERMITS, WIRES OR OTHER ATTACHMENTS OF ANY KIND SHALL BE ATTACHED TO ANY TREE. GUY WIRES DESIGNED TO PROTECT TREES ARE EXCLUDED FROM THIS PROHIBITION.
5. EXISTING TREE LOCATIONS AND SIZES ARE APPROXIMATE AND ARE BASED ON A SURVEY PROVIDED BY THE OWNER SELECTED SURVEYOR, OR FROM ON SITE OBSERVATIONS.

7.0 TREE PROTECTION DETAIL
N.T.S.

TREE PROTECTION FENCING

1. PRIOR TO THE ERECTION OF ANY TREE PROTECTION FENCING, ALL FOREIGN SURFACE MATERIAL, TRASH OR DEBRIS SHALL BE REMOVED FROM THE AREA TO BE ENCLOSED BY THE FENCING. AFTER ERECTION OF THE FENCING NO SUCH MATERIAL OR LITTER SHALL BE PERMITTED TO REMAIN WITHIN THE PROTECTED AREA.
2. TREE PROTECTION FENCING SHALL BE PLACED AROUND ALL PROTECTED TREES TO CREATE A PROTECTIVE ROOT ZONE AND SHALL REMAIN IN PLACE UNTIL SITE CLEARING, LAND ALTERATION, AND CONSTRUCTION ACTIVITIES ARE COMPLETE.
3. NATIVE GROUND COVER AND UNDERSTORY VEGETATION EXISTING WITHIN THE PROTECTED AREA SHALL REMAIN THROUGHOUT CONSTRUCTION. OTHER DESIGNATED VEGETATION AND INVASIVE PLANT SPECIES SHALL BE REMOVED ONLY BY MANUAL LABOR UTILIZING HAND TOOLS, OR BY OTHER METHODS APPROVED BY THE PROJECT ARBORIST.
4. TREE PROTECTION FENCING TYPES AND LOCATIONS SHALL BE ERECTED AS SHOWN ON THE DRAWINGS, OR AS REQUIRED BY LOCAL JURISDICTIONAL AUTHORITY.
5. FINAL LOCATIONS SHALL BE COORDINATED WITH AND APPROVED BY THE PROJECT ARBORIST.
6. NO MATERIALS, EQUIPMENT, SPOIL, WASTE OR WASHOUT WATER MAY BE DEPOSITED, STORED, OR PARKED WITHIN (20) FEET OF THE TREE PROTECTION ZONE.
7. EROSION CONTROL DEVICES SUCH AS SILT FENCING, DEBRIS BASINS, AND WATER DIVERSION STRUCTURES SHALL BE INSTALLED AS NECESSARY TO PREVENT SILTATION AND/OR EROSION WITHIN THE TREE PROTECTION ZONE.
8. CONSTRUCTION ACTIVITY SHALL NOT DESTROY OR IRREVERSIBLY HARM THE ROOT SYSTEM OF PROTECTED TREES. POST HOLES AND TRENCHES LOCATED CLOSE TO PROTECTED TREES SHALL BE ADJUSTED TO AVOID DAMAGE TO MAJOR ROOTS.
9. DO NOT INSTALL CONDUIT, DRAIN OR IRRIGATION LINES, OR ANY UTILITY LINE WITHIN THE TREE PROTECTION ZONE WITHOUT THE APPROVAL OF THE PROJECT ARBORIST. IF LINES MUST TRAVERSE THE PROTECTION AREA, THEY SHALL BE TUNNELED OR BORED UNDER THE TREE.
10. CONTRACTOR'S ACCESS TO FENCED TREE PROTECTION AREAS WILL BE PERMITTED ONLY WITH APPROVAL OF THE PROJECT ARBORIST.
11. EXCAVATION OR GRADING REQUIRED WITHIN THE PROTECTED AREA SHALL BE LIMITED TO (3) INCHES OF CUT OR FILL. COORDINATE WITH PROJECT ARBORIST.
12. STRUCTURES AND UNDERGROUND FEATURES TO BE REMOVED WITHIN THE TREE PROTECTION ZONE SHALL BE COORDINATED WITH THE PROJECT ARBORIST.
13. TREE PROTECTION FENCING AROUND TREES TO BE RELOCATED SHALL BE ERECTED UNTIL THE TREE IS READY TO BE RELOCATED AND NEW FENCING SHALL BE ERECTED AT THE TREES NEW LOCATION AND WILL REMAIN IN PLACE UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETE.
14. IF ANY DAMAGE TO TREE PROTECTION FENCING SHOULD OCCUR BY ACCIDENT OR NEGLIGENCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMMEDIATE REPAIRS.

15. IF TEMPORARY HAUL OR ACCESS ROADS MUST PASS OVER THE PROTECTED AREA OF TREES TO BE PRESERVED, A ROAD BED OF (6) INCHES OF MULCH OR GRAVEL (WEED BARRIER FABRIC IS REQUIRED IF GRAVEL) SHALL BE CREATED TO PROTECT THE SOIL. THE ROAD BED MATERIAL SHALL BE REPLENISHED AS NECESSARY TO MAINTAIN A (6) INCH ROAD BED AT ALL TIMES. CONTRACTOR SHALL REMOVE ALL SUCH MATERIALS FROM THE SITE AS SOON AS TEMPORARY ACCESS IS NO LONGER NECESSARY.

IRRIGATION

1. EVERY EFFORT SHALL BE MADE TO WATER THE PRESERVED TREES AND TRANSPLANTS. CONTRACTOR SHALL IRRIGATE BY HAND OR BY TEMPORARY IRRIGATION.
2. IRRIGATE AS REQUIRED BY PROJECT ARBORIST UNTIL PERMANENT IRRIGATION IS INSTALLED AND OPERATING.
3. UNDERGROUND IRRIGATION SHALL NOT BE INSTALLED WITHIN THE DRIP LINES OF EXISTING TREES UNLESS ROOT PROTECTION MEASURES ARE PROVIDED AND APPROVED BY PROJECT ARBORIST.

REPAIR OF DAMAGED TREES

1. IF DAMAGE TO ANY TREE SHOULD OCCUR BY ACCIDENT OR NEGLIGENCE DURING THE CONSTRUCTION PERIOD, THE PROJECT ARBORIST SHALL APPRAISE THE DAMAGE AND MAKE RECOMMENDATIONS TO THE OWNER FOR REPAIR BY THE CONTRACTOR.
2. IF ANY TREE DESIGNATED TO BE SAVED IS DAMAGED BEYOND REPAIR OR REMOVED FROM THE SITE WITHOUT PERMISSION, THE PROJECT ARBORIST SHALL APPRAISE THE TREE AND MAKE RECOMMENDATIONS TO THE OWNER FOR REPLACEMENT BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE APPRAISED VALUE OF THE TREE, THE REPLACEMENT OF THE TREE, AND ANY FEES / PENALTIES THAT MAY BE ASSESSED TO THE OWNER BY THE LOCAL JURISDICTIONAL AUTHORITY.

GENERAL NOTES

- SUPPLY HANDICAPPED SIGNS AT ENTRANCES / EXITS INCLUDING RESTROOMS, PER ADA REQUIREMENTS. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE TO THE LATCH SIDE OF THE DOOR, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL. REFER TO SHEET G0.4 FOR APPLICABLE ACCESSIBILITY COMPLIANCE STANDARDS.
- DOOR 101 AND 102 SHALL BE PROVIDED WITH A READILY VISIBLE, DURABLE SIGN ON OR ADJACENT TO THE DOOR STATING THE FOLLOWING, "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". THE SIGN SHALL BE IN LETTERS NOT LESS THAN ONE INCH (1") HIGH ON A CONTRASTING BACKGROUND.
- ALL INTERIOR AND EXTERIOR HOLLOW METAL FRAMES SHALL BE 16 GA. COLD ROLLED, KNOCK DOWN.
- ALL DOOR HARDWARE TO BE LEVER STYLE, OPERABLE WITH ONE HAND AND NOT REQUIRING TIGHT PINCHING OR GRASPING PER APPLICABLY ADOPTED ACCESSIBILITY CODE.
- ALL DOORS TO BE OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- THE OPENING FORCE FOR ALL INTERIOR DOORS SHALL NOT EXCEED 5 LBS. FOR DOORS WITH CLOSERS, THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES THE DOOR WILL TAKE AT LEAST 5 SECONDS TO MOVE TO A POINT 12 DEGREES FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR.
- DOOR HANDLES, LATCHES, PULLS, AND ALL OTHER OPERATING DEVICES SHALL BE INSTALLED NO LOWER THAN 34" A.F.F. AND NO HIGHER THAN 48" A.F.F.
- ENSURE ALL DOOR REQUIREMENTS ARE MET.
- THE MAXIMUM THRESHOLD DIMENSION SHALL NOT EXCEED ONE HALF INCH WITH A 1:2 BEVELED EDGE.

SHEET NOTES

- EXISTING STOREFRONT GLAZING.
- CLEAR ANODIZED ALUMINUM STOREFRONT W/ 1" INSULATED GLAZING. REFER TO GLAZING ELEVATIONS ON A1.0A.
- NEW EXTERIOR WALL CONSTRUCTION. REFER TO EXTERIOR ELEVATIONS, WALL SECTIONS, DETAILS, AND STRUCTURAL DRAWINGS.
- WATER CLOSET.
- EXISTING HANDICAP ACCESSIBLE WATER CLOSET.
- WALL MOUNTED URINAL. REFER TO PLUMBING DRAWINGS.
- EXISTING WALL MOUNTED URINAL.
- HANDICAP ACCESSIBLE GRAB BAR.
- EXISTING HANDICAP ACCESSIBLE GRAB BAR.
- REFER TO ENLARGED RESTROOM PLAN AND INTERIOR ELEVATIONS FOR RESTROOM ACCESSORIES.
- EXISTING GAS METER.
- EXISTING ELECTRICAL METER / SWITCH GEAR.
- EXISTING BASE BUILDING COLUMN.
- NEW DRINKING FOUNTAIN. PROVIDE H/L/W FIXTURE AND INSTALL FOR ACCESSIBILITY COMPLIANCE. LOW FIXTURE TO HAVE BOTTLE FILLER. H/L FIXTURE TO HAVE CANE DETECTION APRON.
- EXISTING DRINKING FOUNTAIN. REPAIR AS REQUIRED. GC TO INSTALL CANE DETECTION APRON AT HIGH FOUNTAIN.
- WALL MOUNTED LAVATORY & VANITY.
- WALL MOUNTED LAVATORY.
- EXISTING WALL MOUNTED LAVATORY.
- FOR ALL INTERIOR, SLAB-ON-GRADE FLOORS, WHETHER TO RECEIVE THIN-SET TILE APPLICATION, OR POLISHED FLOOR FINISH SHALL MEET FF40 FLATNESS AND FL30 LEVEL CRITERIA. THIS REQUIREMENT INCLUDES THE RESTROOMS. RESTROOM FLOOR DRAINS, AS APPLICABLE, SHALL BE LEVEL AND AT SAME HEIGHT AS TILE.
- EXISTING ELECTRICAL PANELS TO REMAIN.
- RELOCATED ELECTRICAL PANELS. REFER TO ELECTRICAL DRAWINGS.
- ELECTRICAL PANELS. REFER TO ELECTRICAL DRAWINGS.
- WALL MOUNTED FIRE EXTINGUISHER. CONFIRM LOCATION AND TYPE WITH FIRE MARSHALL.
- RELOCATED FIRE EXTINGUISHER.
- EXISTING FIRE EXTINGUISHER.
- EXISTING SERVICE SINK.
- RELOCATED SERVICE SINK. REFER TO PLUMBING DRAWINGS.
- SERVICE SINK. REFER TO PLUMBING DRAWINGS.
- ALIGN WITH FACE OF EXISTING CONSTRUCTION.
- MOP SINK. REFER TO PLUMBING DRAWINGS.
- RELOCATED MOP SINK. REFER TO PLUMBING DRAWINGS.
- EXISTING MOP SINK.
- EXISTING WATER HEATER.
- WATER HEATER. REFER TO PLUMBING DRAWINGS.
- ADJUST AND REPAIR EXISTING DOOR AS REQUIRED TO RESTORE OPERATION TO LIKE NEW CONDITION. TYPICAL OF ALL EXISTING DOORS.
- CLEAR ANODIZED ALUMINUM WINDOW WALL W/ 1" INSULATED GLAZING. REFER TO GLAZING ELEVATIONS ON A1.0A.
- MANUAL SLIDING WINDOW. REFER TO GLAZING ELEVATIONS ON A1.0A.
- ALUMINUM COMPOSITE CANOPY, ABOVE. REFER TO REFLECTED CEILING PLAN.
- ACCESSIBLE RESTROOM SIGNAGE. REFER TO SHEET I2.0.
- EXISTING FLOOR DRAIN.
- FLOOR DRAIN. REFER TO PLUMBING DRAWINGS.
- EXISTING OVERHEAD SERVICE DOOR.
- SERVICE AREA IS NOT INCLUDED WITHIN SCOPE OF WORK.
- PROVIDE 2" FIRE GLASS UNFACED SOUND CONTROL BATT INSULATION AT ALL NEW RESTROOM PARTITIONS. AND EXISTING PARTITIONS REQUIRING SUBSTRATE BE REMOVED / REPLACED FOR NEW FINISHES AS DETERMINED BY GC. ASTM C665, TYPE I, GLASS 9 W/ FIRE HAZARD CLASSIFICATION OF 25-50 OR LESS WHEN TESTED VIA ASTM E-64. MINIMUM NRG RATING OF 1-2.
- NEW OVERHEAD SERVICE DOOR.
- EXISTING OUTDOOR CONDENSING UNIT.
- SERVICE AREA NOT INCLUDED WITHIN SCOPE OF WORK, EXCEPT WHERE INDICATED.
- EXISTING AWNING TO REMAIN.

CONSTRUCTION PLAN LEGEND

- NEW EXTERIOR PARTITION
- NEW INTERIOR PARTITION
- EXISTING PARTITION
- EXISTING MASONRY PARTITION

INTERIOR PARTITION LEGEND

- INTERIOR PARTITION WALL
3 5/8" METAL STUDS @ 16" O.C. W/ 5/8" GYPSUM BOARD ON EXPOSED SIDE(S) TO 6" ABOVE ADJACENT FINISHED CEILING. BRACE WALLS TO STRUCTURE ABOVE. USE WATER RESISTANT GYPSUM BOARD AT ALL WET AREAS.
- INTERIOR PARTITION WALL
6" METAL STUDS @ 16" O.C. W/ 5/8" GYPSUM BOARD ON EXPOSED SIDE(S) TO 6" ABOVE ADJACENT FINISHED CEILING. BRACE WALLS TO STRUCTURE ABOVE. USE WATER RESISTANT GYPSUM BOARD AT ALL WET AREAS.
- INTERIOR PARTITION INFILL (MATCH ADJACENT EXISTING)
MATCH ADJACENT EXISTING PARTITION CONSTRUCTION. ENSURE BOTH SIDES OF INFILL ARE ALIGNED WITH ADJACENT CONDITIONS. REFER TO STRUCTURAL DRAWINGS AS REQUIRED.
- INTERIOR FURRING WALL
NEW EXTERIOR WALL W/ NEW 2" METAL STUDS @ 16" O.C. W/ 5/8" GYPSUM BOARD ON EXPOSED SIDE TO 6" ABOVE ADJACENT FINISHED CEILING. USE WATER RESISTANT GYPSUM BOARD AT ALL WET AREAS.
- INTERIOR FURRING WALL
EXISTING PARTITION WALL W/ NEW 2 1/2" METAL STUDS @ 16" O.C. W/ 5/8" GYPSUM BOARD ON EXPOSED SIDE TO 6" ABOVE ADJACENT FINISHED CEILING. USE WATER RESISTANT GYPSUM BOARD AT ALL WET AREAS.
- INTERIOR FURRING WALL
EXISTING PARTITION WALL W/ NEW 3 5/8" METAL STUDS @ 16" O.C. W/ 5/8" GYPSUM BOARD ON EXPOSED SIDE TO 6" ABOVE ADJACENT FINISHED CEILING. USE WATER RESISTANT GYPSUM BOARD AT ALL WET AREAS.

NOTE: FOR ALL NEW EXTERIOR WALL CONSTRUCTION, REFER TO APPLICABLE WALL SECTIONS AND DETAILS.

Design Forum Architects Inc.

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Donald J. Rethman
Architect In Charge
License: 26347

DISCOUNT TIRE

MMN 16
21721 S DIAMOND LAKE RD
ROGERS, MN 55374

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

Print Name: DONALD J. RETHMAN

Signature: *Donald J. Rethman*

Date: 08/06/2024 License #: 26347

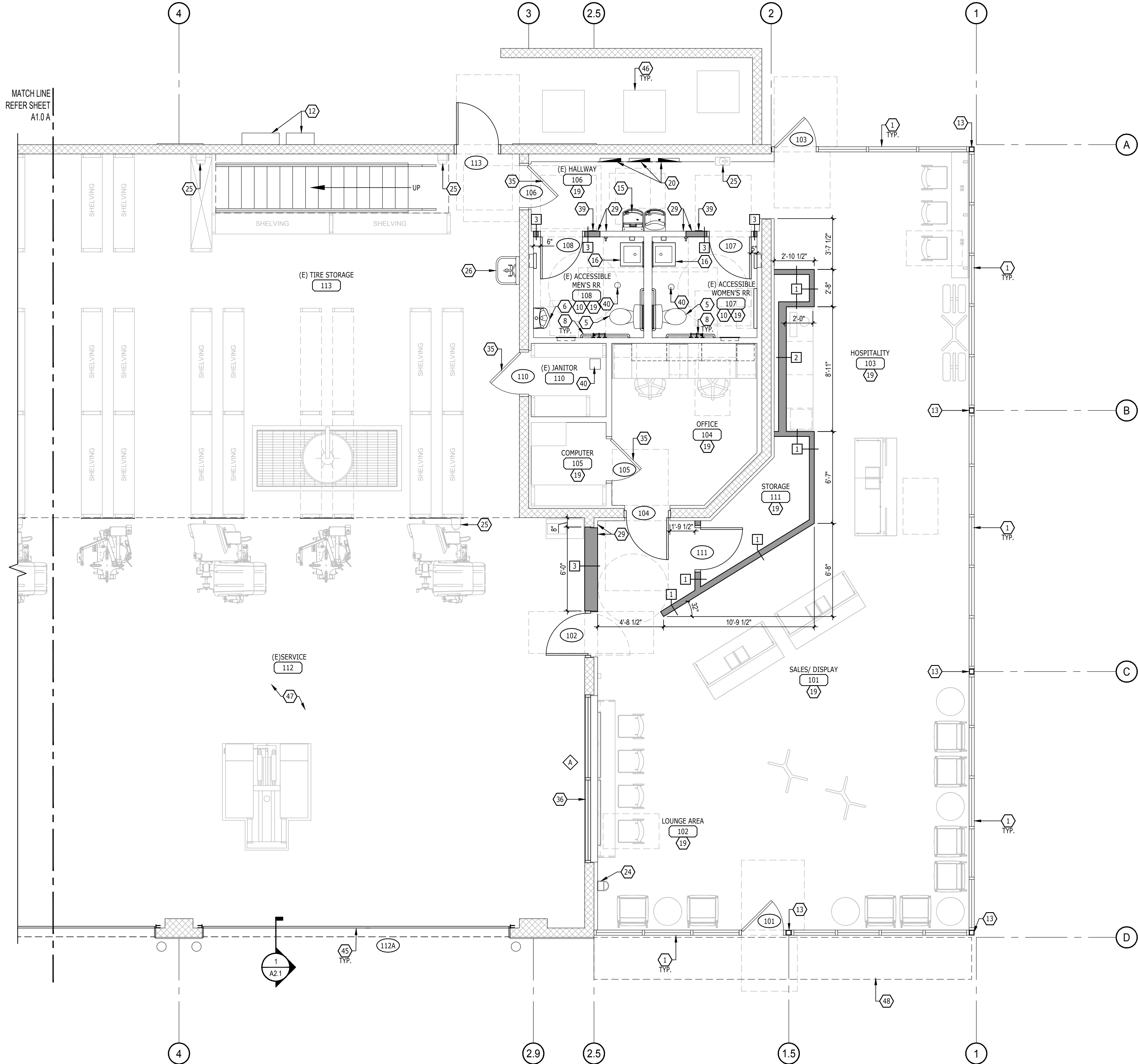
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No.	Description	Date

PROJECT NUMBER	DT10341
DATE	07/30/2024
DRAWN BY	LI / KH
CHECKED BY	JMD / DJR

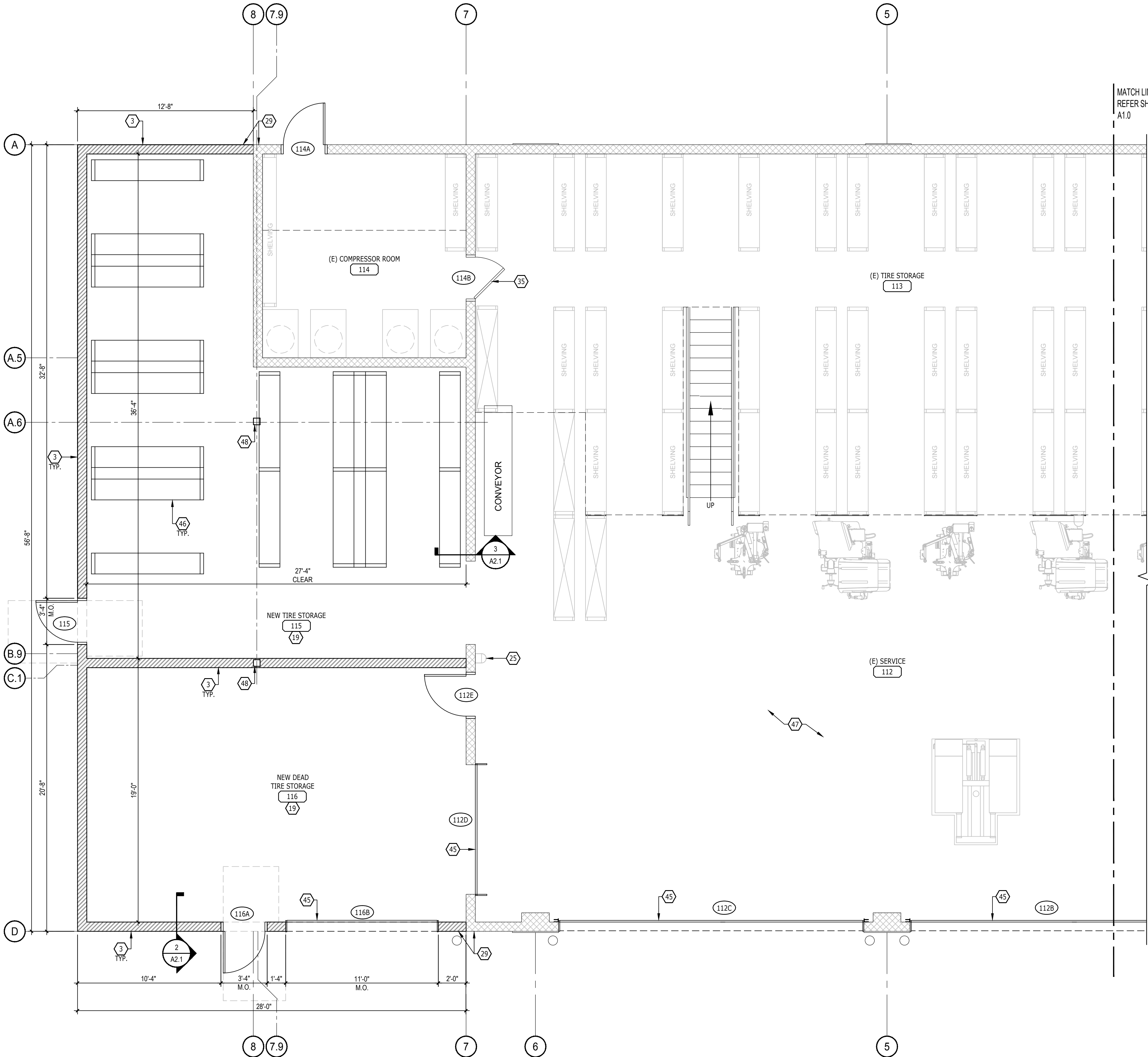
SHEET NAME	CONSTRUCTION FLOOR PLAN
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SHEET #	A1.0
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1 CONSTRUCTION FLOOR PLAN
1/4" = 1'-0"





1 CONSTRUCTION FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES

- SUPPLY HANDICAPPED SIGNS AT ENTRANCES / EXITS INCLUDING RESTROOMS, PER ADA REQUIREMENTS. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE TO THE LATCH SIDE OF THE DOOR, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL. REFER TO SHEET G0.4 FOR APPLICABLE ACCESSIBILITY COMPLIANCE STANDARDS.
- DOOR 101 AND 102 SHALL BE PROVIDED WITH A READILY VISIBLE, DURABLE SIGN ON OR ADJACENT TO THE DOOR STATING THE FOLLOWING, "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". THE SIGN SHALL BE IN LETTERS NOT LESS THAN ONE INCH (1") HIGH ON A CONTRASTING BACKGROUND.
- ALL INTERIOR AND EXTERIOR HOLLOW METAL FRAMES SHALL BE 16 GA. COLD ROLLED, KNOCK DOWN.
- ALL DOOR HARDWARE TO BE LEVER STYLE, OPERABLE WITH ONE HAND AND NOT REQUIRING TIGHT PINCHING OR GRASPING PER APPLICABLY ADOPTED ACCESSIBILITY CODE.
- ALL DOORS TO BE OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- THE OPENING FORCE FOR ALL INTERIOR DOORS SHALL NOT EXCEED 5 LBS. FOR DOORS WITH CLOSERS, THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES THE DOOR WILL TAKE AT LEAST 5 SECONDS TO MOVE TO A POINT 12 DEGREES FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR.
- DOOR HANDLES, LATCHES, PULLS, AND ALL OTHER OPERATING DEVICES SHALL BE INSTALLED NO LOWER THAN 34" A.F.F. AND NO HIGHER THAN 48" A.F.F.
- ENSURE ALL DOOR REQUIREMENTS ARE MET.
- THE MAXIMUM THRESHOLD DIMENSION SHALL NOT EXCEED ONE HALF INCH WITH A 1:2 BEVELED EDGE.

SHEET NOTES

- EXISTING STOREFRONT GLAZING.
- CLEAR ANODIZED ALUMINUM STOREFRONT W/ 1" INSULATED GLAZING. REFER TO GLAZING ELEVATIONS ON A1.0A.
- NEW EXTERIOR AND INTERIOR WALL CONSTRUCTION. REFER TO EXTERIOR ELEVATIONS, WALL SECTIONS, DETAILS, AND STRUCTURAL DRAWINGS.
- WATER CLOSET.
- EXISTING HANDICAP ACCESSIBLE WATER CLOSET.
- WALL MOUNTED URINAL. REFER TO PLUMBING DRAWINGS.
- EXISTING WALL MOUNTED URINAL.
- HANDICAP ACCESSIBLE GRAB BAR.
- EXISTING HANDICAP ACCESSIBLE GRAB BAR.
- REFER TO ENLARGED RESTROOM PLAN AND INTERIOR ELEVATIONS FOR RESTROOM ACCESSORIES.
- EXISTING GAS METER.
- EXISTING ELECTRICAL METER / SWITCH GEAR.
- EXISTING BASE BUILDING COLUMN.
- NEW DRINKING FOUNTAIN. PROVIDE H/L/W FIXTURE AND INSTALL FOR ACCESSIBILITY COMPLIANCE. LOW FIXTURE TO HAVE BOTTLE FILLER. HI FIXTURE TO HAVE CANE DETECTION APRON.
- EXISTING DRINKING FOUNTAIN. REPAIR AS REQUIRED.
- WALL MOUNTED LAVATORY & VANITY.
- WALL MOUNTED LAVATORY.
- EXISTING WALL MOUNTED LAVATORY.
- FOR ALL INTERIOR, SLAB ON GRADE FLOORS, WHETHER TO RECEIVE THIN SET TILE APPLICATION, OR POLISHED FLOOR FINISH SHALL MEET FF40 FLATNESS AND FL30 LEVEL CRITERIA. THIS REQUIREMENT INCLUDES THE RESTROOMS. RESTROOM FLOOR DRAINS, AS APPLICABLE, SHALL BE LEVEL AND AT SAME HEIGHT AS TILE.
- EXISTING ELECTRICAL PANELS TO REMAIN.
- RELOCATED ELECTRICAL PANELS. REFER TO ELECTRICAL DRAWINGS.
- ELECTRICAL PANELS. REFER TO ELECTRICAL DRAWINGS.
- WALL MOUNTED FIRE EXTINGUISHER. CONFIRM LOCATION AND TYPE WITH FIRE MARSHALL.
- RELOCATED FIRE EXTINGUISHER.
- EXISTING FIRE EXTINGUISHER.
- EXISTING SERVICE SINK.
- RELOCATED SERVICE SINK. REFER TO PLUMBING DRAWINGS.
- SERVICE SINK. REFER TO PLUMBING DRAWINGS.
- ALIGN WITH FACE OF EXISTING CONSTRUCTION.
- MOP SINK. REFER TO PLUMBING DRAWINGS.
- RELOCATED MOP SINK. REFER TO PLUMBING DRAWINGS.
- EXISTING MOP SINK.
- EXISTING WATER HEATER.
- WATER HEATER. REFER TO PLUMBING DRAWINGS.
- ADJUST AND REPAIR EXISTING DOOR AS REQUIRED TO RESTORE OPERATION TO LIKE NEW CONDITION. TYPICAL OF ALL EXISTING DOORS.
- CLEAR ANODIZED ALUMINUM WINDOW WALL W/ 1" INSULATED GLAZING. REFER TO GLAZING ELEVATIONS ON A1.0A.
- MANUAL SLIDING WINDOW. REFER TO GLAZING ELEVATIONS ON A1.0A.
- ALUMINUM COMPOSITE CANOPY. ABOVE. REFER TO REFLECTED CEILING PLAN.
- ACCESSIBLE RESTROOM SIGNAGE. REFER TO SHEET I2.1.
- EXISTING FLOOR DRAIN.
- FLOOR DRAIN. REFER TO PLUMBING DRAWINGS.
- EXISTING OVERHEAD SERVICE DOOR.
- SERVICE AREA IS NOT INCLUDED WITHIN SCOPE OF WORK.
- PROVIDE 3" FIBERGLASS UNFACED SOUND CONTROL BATT INSULATION AT ALL NEW RESTROOM PARTITIONS, AND EXISTING PARTITIONS REQUIRING SUBSTRATE BE REMOVED / REPLACED FOR NEW FINISHES AS DETERMINED BY ASHRAE 90.1 TYPE 1, CLASS 1 W/ FIRE HAZARD CLASSIFICATION OF 25-60 OR LESS WHEN TESTED VIA ASTM E-84. MINIMUM NRC RATING OF 1.0.
- NEW OVERHEAD SERVICE DOOR.
- NEW SHELVE.
- SERVICE AREA NOT INCLUDED WITHIN SCOPE OF WORK, EXCEPT WHERE INDICATED.
- NEW COLUMN.

CONSTRUCTION PLAN LEGEND

- NEW EXTERIOR AND INTERIOR PARTITION
- NEW INTERIOR PARTITION
- EXISTING PARTITION
- EXISTING MASONRY PARTITION

INTERIOR PARTITION LEGEND

- INTERIOR PARTITION WALL
3-5/8" METAL STUDS @ 16" O.C. W/ 5/8" GYPSUM BOARD ON EXPOSED SIDE(S) TO 6" ABOVE ADJACENT FINISHED CEILING. BRACE WALLS TO STRUCTURE ABOVE. USE WATER RESISTANT GYPSUM BOARD AT ALL WET AREAS.
- INTERIOR PARTITION WALL
6" METAL STUDS @ 16" O.C. W/ 5/8" GYPSUM BOARD ON EXPOSED SIDE(S) TO 6" ABOVE ADJACENT FINISHED CEILING. BRACE WALLS TO STRUCTURE ABOVE. USE WATER RESISTANT GYPSUM BOARD AT ALL WET AREAS.
- INTERIOR PARTITION INFILL (MATCH ADJACENT EXISTING)
MATCH ADJACENT EXISTING PARTITION CONSTRUCTION. ENSURE BOTH SIDES OF INFILL ARE ALIGNED WITH ADJACENT CONDITIONS. REFER TO STRUCTURAL DRAWINGS AS REQUIRED.
- INTERIOR FURRING WALL
EXISTING PARTITION WALL W/ NEW 1-5/8" METAL STUDS @ 16" O.C. W/ 5/8" GYPSUM BOARD ON EXPOSED SIDE TO 6" ABOVE ADJACENT FINISHED CEILING. USE WATER RESISTANT GYPSUM BOARD AT ALL WET AREAS.
- INTERIOR FURRING WALL
EXISTING PARTITION WALL W/ NEW 2-1/2" METAL STUDS @ 16" O.C. W/ 5/8" GYPSUM BOARD ON EXPOSED SIDE TO 6" ABOVE ADJACENT FINISHED CEILING. USE WATER RESISTANT GYPSUM BOARD AT ALL WET AREAS.
- INTERIOR FURRING WALL
EXISTING PARTITION WALL W/ NEW 3-5/8" METAL STUDS @ 16" O.C. W/ 5/8" GYPSUM BOARD ON EXPOSED SIDE TO 6" ABOVE ADJACENT FINISHED CEILING. USE WATER RESISTANT GYPSUM BOARD AT ALL WET AREAS.

NOTE: FOR ALL NEW EXTERIOR WALL CONSTRUCTION, REFER TO APPLICABLE WALL SECTIONS AND DETAILS.

Design Forum Architects Inc.

2056 BYERS RD
Miamisburg, OH 45342
Tel: (844) 804-7700

Donald J. Rathman
Architect In Charge
License #: 26347

DISCOUNT TIRE

MMN 16
21721 S DIAMOND LAKE RD
ROGERS, MN 55374

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

Print Name: DONALD J. RATHMAN

Signature: *Donald J. Rathman*

Date: 08/06/2024 License #: 26347

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No.	Description	Date

PROJECT NUMBER	DT10341
DATE	07/30/2024
DRAWN BY	LI / KH
CHECKED BY	JMD / DJR

SHEET NAME	CONSTRUCTION FLOOR PLAN
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SHEET #	A1.0A
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GENERAL NOTES

SHEET NOTES

CONSTRUCTION PLAN LEGEND

INTERIOR PARTITION LEGEND

NOTE: FOR ALL NEW EXTERIOR WALL CONSTRUCTION, REFER TO APPLICABLE WALL SECTIONS AND DETAILS.

**Design Forum
Architects Inc.**

2056 BYERS RD
Miamisburg, OH 45342
Tel: (844) 804-7700

Donald J. Rethman
Architect In Charge
License: 26347

The logo for Discount Tire, featuring the word "DISCOUNT" in large, bold, red letters with a black outline, and the word "TIRE" in smaller, bold, black letters inside a white oval with a black outline. A small registered trademark symbol (®) is located to the upper right of the word "DISCOUNT".

MNM 16
21721 S DIAMOND LAKE RD
ROGERS, MN 55374

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

Print Name: DONALD J. RETHMAN

Signature: Donald Kethman

Date: 08/06/2024 License #: 26347

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[illegible]

PROJECT NUMBER	DT10341
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DATE	07/30/2024
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DRAWN BY LI / KH

CHECKED BY JMD / DJR

SHEET NAME

PARTIAL MEZZANINE FLOOR PLAN

SHEET #

A1.0B



STAFF REPORT

ROGERS PLANNING COMMISSION

Meeting Date: November 6, 2024

Agenda Item: 4.3

Subject: Review and Provide Comments for Residential Development Concept Plan by Benzinger Homes at 23415 Wood La - Wood Lane Villas

Prepared By: Alec Henderson, City Planner

Overview / Background / Analysis

Benzinger Homes has submitted a Concept Plan application, requesting City review and comment for proposed residential subdivision on the south side of Wood Lane, west of Lennar's Skye Meadows subdivision at 23415 Wood Lane with PID 27-120-23-24-0003. The proposed development would have road access directly to Wood Lane and through stub streets in Skye Meadows. The development site will be approximately 4.82 acres.

Skye Meadows 4th Addition directly abuts the property to the east. The concept plan show 17 single-family lots with villa style homes (detached townhomes). The lot sizes and proposed setbacks are similar to the Skye Meadows development, roughly 7,400 square foot lots with 7.5 ft side setbacks. The developer will be required to go through a Planned Unit Development process with the Preliminary Plat. The rough would be roughly 3.4 units/acre.

Primary Issues to Consider

1. Land Use and Zoning
2. Overview of Development Concepts

Analysis of Primary Issues

1. Land Use and Zoning

The entire development area is guided as **Low Density Residential** and **Single-Family Residential (R2)**. Land guided as **Low Density Residential** has a net density range of 2.0 to 5.0 units per net acre.

The proposed unit count of 17 units would create a development density of approximately 3.4 u/ac. The proposed density would be in line with the guided and zoned use.

Single-family homes are the only permitted residential dwelling types by **R2** zoning. Due to the proposed lot sizes and setbacks being under the required 10,000 square foot and 10 ft side setbacks, a PUD would need to be approved.

The Concept submitted by Benzinger Homes currently satisfy the 2040 Plan Land Use, however a PUD is required to approve the requested lots.

2. Overview of Development Concepts

17 single-family lots are proposed for the development. The lots meeting the minimum lot width of 65 ft wide and the bulk of the setbacks. The plan does show deviations to lot size showing roughly 7,400 square feet minimum lot sizes (below the R2 10,000 square feet minimum) and interior side setbacks of 7.5 feet (below the 10 feet minimum). A Planned Unit Development will need to be approved in order for the proposed lot standards to be approved.

Park search areas are to the south this location. The developer should integrate the site in to nearby trail and sidewalk corridors. Additional information will be shown in future submittals. The Parks director and possibly Parks Commission will review future submittals.

The concept shows the development getting access from Wood Lane and through stubs constructed in Skye Meadows. Utilities are available nearby for construction of the improvements. Stormwater management is still unknown. The site would have to provide some onsite stormwater management and will be seeking to use the vacant outlot in Skye Meadows to the South East for ponding. The outlot in Skye Meadows was initially shown as a stormwater pond for Skye Meadows, however, stormwater was shifted upon future construction plans in Skye Meadows. The City currently owns the Outlot.

3. Planned Unit Developments

Planned Unit Developments basically approve a new zoning district specific to a development as regulated by section 125-29. The developer would be required to demonstrate why departure from the zoning code is in the public interest, or demonstrate public benefits.

Staff Recommendation

As this is a Concept Plan there are no staff recommendations or request for Commission or Council action. However, Commission and Council members are encouraged to provide comments.

Financial Impact: NA

Source Fund: NA

Budgeted? N/A

Supporting Documentation

- A. Location Map
- B. Wood Lane Villas Concept A
- C. Wood Lane Villas Concept A_PW Comments_241029
- D. Wood Lane Villas Concept A_CD_Comments_241030

- E. Wood Lane Villas Narrative
- F. Villa Models



Hennepin County Property Map

Date: 10/30/2024



PARCEL ID: 2712023240003

OWNER NAME: R L Remer/R K Remer Et Al

PARCEL ADDRESS: 23415 Wood La,Rogers MN 55374

PARCEL AREA: 4.82 acres, 209,947 sq ft

A-T-B: Abstract

SALE PRICE: \$118,500

SALE DATE: 08/1989

SALE CODE: Warranty Deed

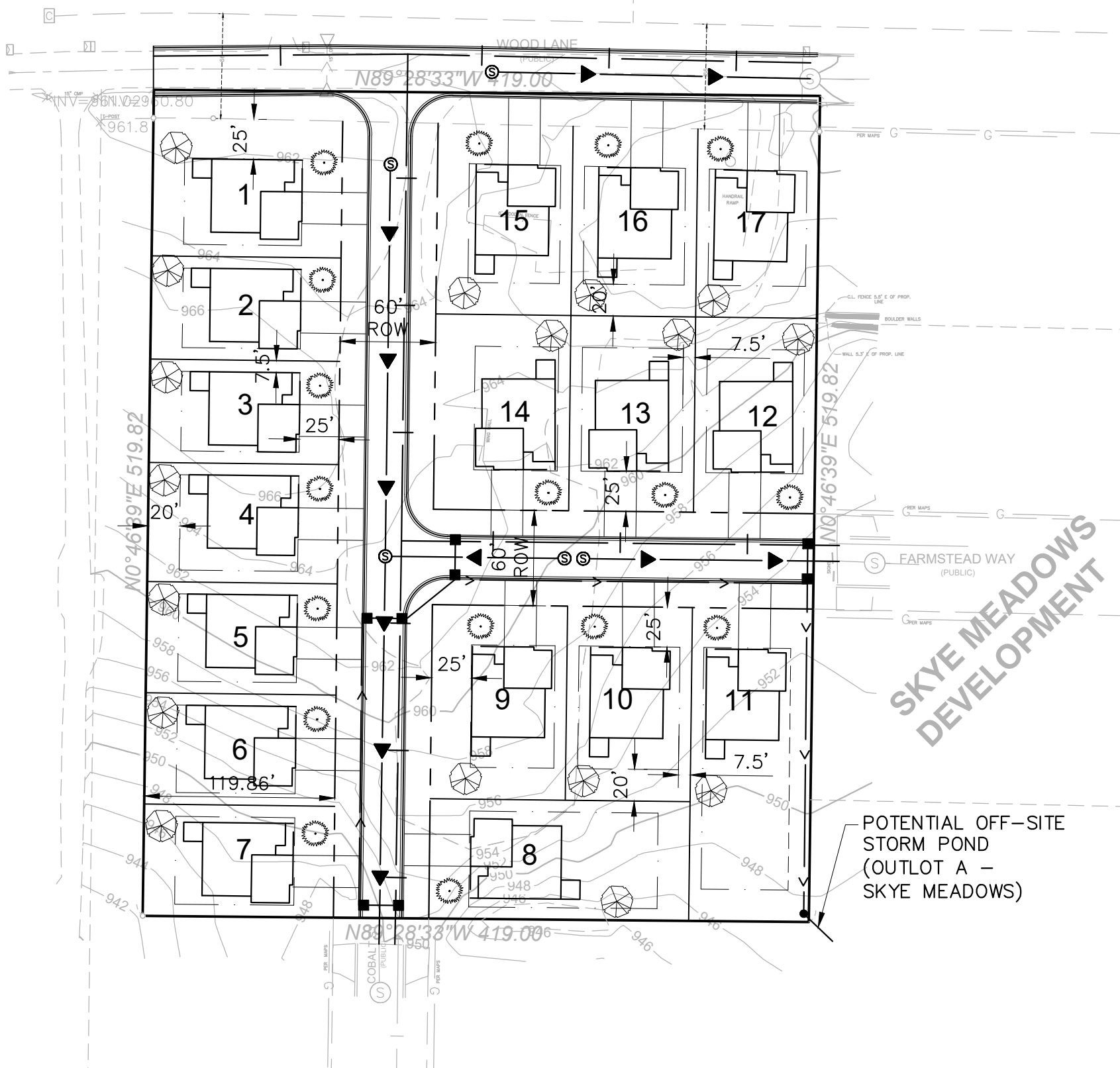
ASSESSED 2023, PAYABLE 2024
PROPERTY TYPE: Residential
HOMESTEAD: Homestead
MARKET VALUE: \$279,800
TAX TOTAL: \$3,406.30

ASSESSED 2024, PAYABLE 2025
PROPERTY TYPE: Residential
HOMESTEAD: Homestead
MARKET VALUE: \$305,400

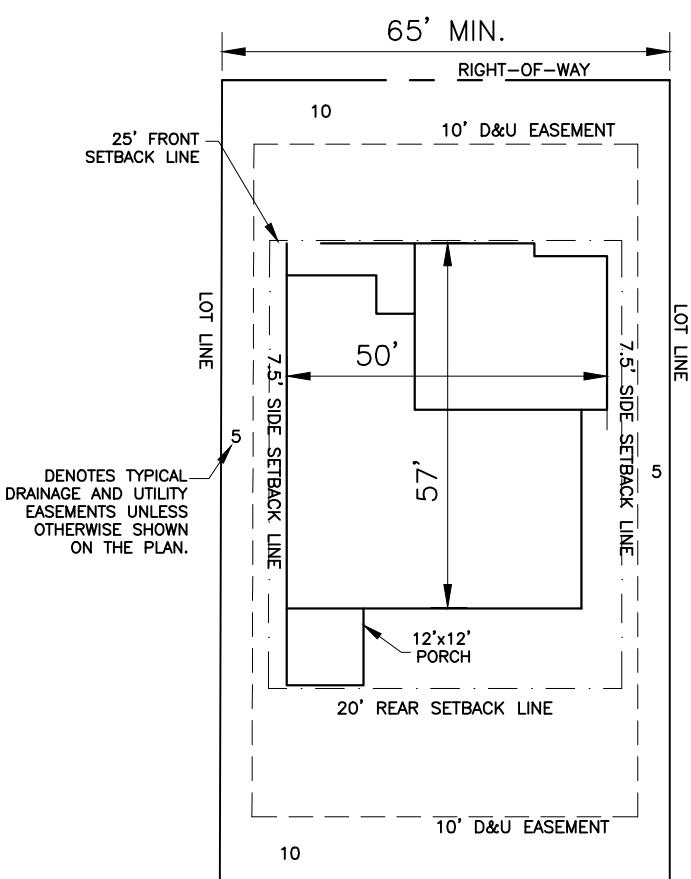
Comments:

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

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COUNTY 2024



SKYE MEADOWS
DEVELOPMENT



SITE DATA:
GROSS AREA: 209,516 SF (4.81 AC)
17 LOTS (65'X115')
DENSITY: 3.53 UNITS/ACRE
CURRENT ZONING: R2

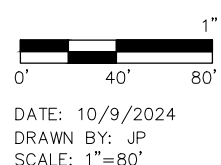
SETBACKS:
FRONT: 25'
REAR: 20'
SIDE: 7.5'
25'(SIDE)

- LEGEND:
- EASEMENT LINE
 - BUILDING SETBACK PROPERTY LINE
 - LOT LINE
 - ROW
 - PROPOSED WATERMAIN
 - PROPOSED STORM SEWER
 - PROPOSED SANITARY SEWER

WOOD LANE VILLAS

ROGERS, MN

CONCEPT A



- Show:
- existing property dimensions
 - existing and proposed sidewalks
 - proposed easements and rights of way dedications
 - proposed signage

- Provide Legal Description
- Provide Boundary Survey
- Provide Written Statement
- A wetland delineation will be needed

How is stormwater on Wood Lane handled?

Provide rear yard swale and direct to the proposed pond

Show location of sidewalks on public streets

May need to provide additional easement due to storm depth.

Provide 10' access route around all ponds. Ensure slope is less than 10:1

POTENTIAL OFF-SITE STORM POND (OUTLOT A – SKYE MEADOWS)

Show proposed pond location/size, EOF and access route.

Coordinate with Planning:
PUD submittal?
65*115=7,475 SF
120' min depth

SITE DATA:
GROSS AREA: 209,516 SF (4.81 AC)
17 LOTS (65'X115')
DENSITY: 3.53 UNITS/ACRE
CURRENT ZONING: R2

SETBACKS:
FRONT: 25'
REAR: 20'
SIDE: 7.5'
25'(SIDE)

Coordinate with Planning:
PUD 25' rear setback

LEGEND:

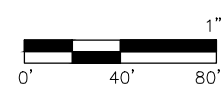
- EASEMENT LINE
- BUILDING SETBACK PROPERTY LINE
- LOT LINE
- ROW
- PROPOSED WATERMAIN
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER

CITY OF ROGERS PUBLIC WORKS REVIEW	
Michael J. Albers, PE Assistant City Engineer Lic. No. 47074	10/29/2024
☐ APPROVED	☐ APPROVED AS NOTED
☒ REVISE AND RESUBMIT	☐ REJECTED

WOOD LANE VILLAS

ROGERS, MN

CONCEPT A

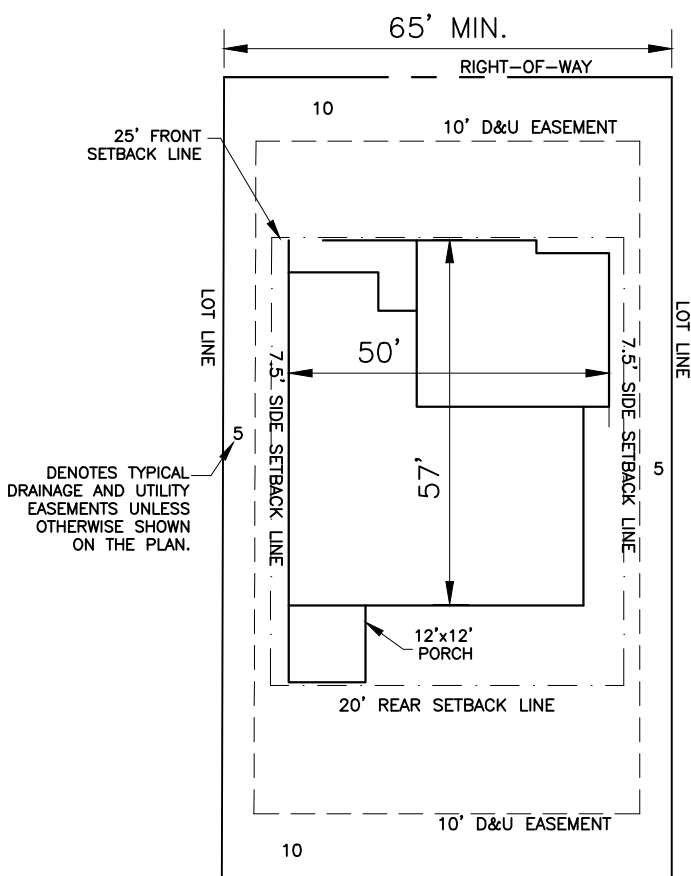
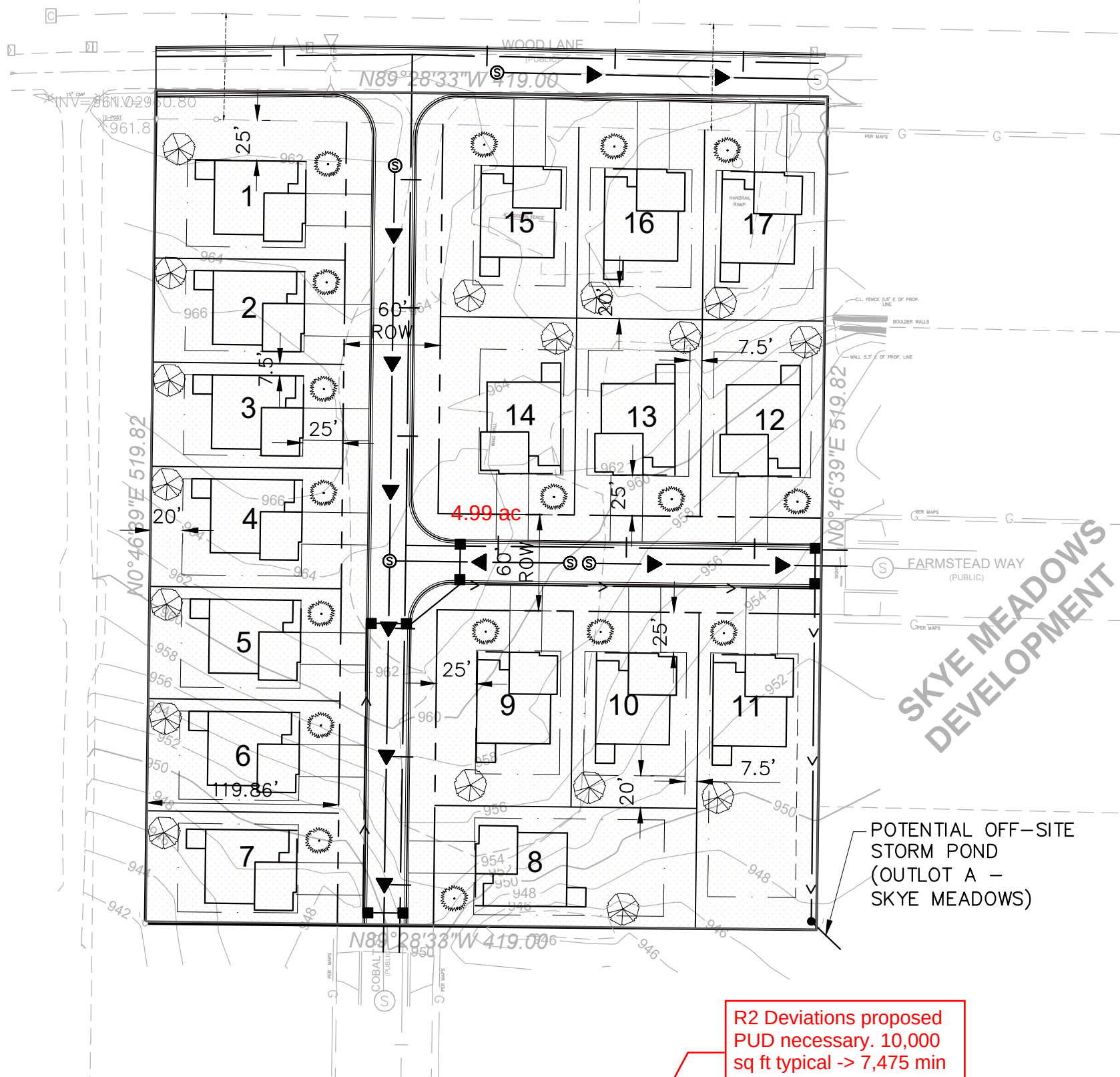


DATE: 10/9/2024
DRAWN BY: JP
SCALE: 1"=80'



Show:
• Sidewalk connections to existing.

Future Submittals
• Submit narrative with detailing PUD request - deviations proposed, public benefit provided. See section 129-29
• PUD application
• Checklist on application forms.



SITE DATA:
GROSS AREA: 209,516 SF (4.81 AC)
17 LOTS (65'X115')
DENSITY: 3.53 UNITS/ACRE
CURRENT ZONING: R2

SETBACKS:
FRONT: 25'
REAR: 20'
SIDE: 7.5'
25'(SIDE)

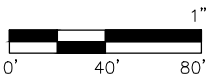
LEGEND:

- EASEMENT LINE
- BUILDING SETBACK PROPERTY LINE
- LOT LINE
- ROW
- PROPOSED WATERMAIN
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER

CITY OF ROGERS COMMUNITY DEVELOPMENT REVIEW		☐ APPROVED
Alec Henderson, AICP City Planner		☐ APPROVED AS NOTED
10/30/2024		☒ REVISE AND RESUBMIT
		☐ REJECTED

WOOD LANE VILLAS
ROGERS, MN

CONCEPT A



DATE: 10/9/2024
DRAWN BY: JP
SCALE: 1"=80'



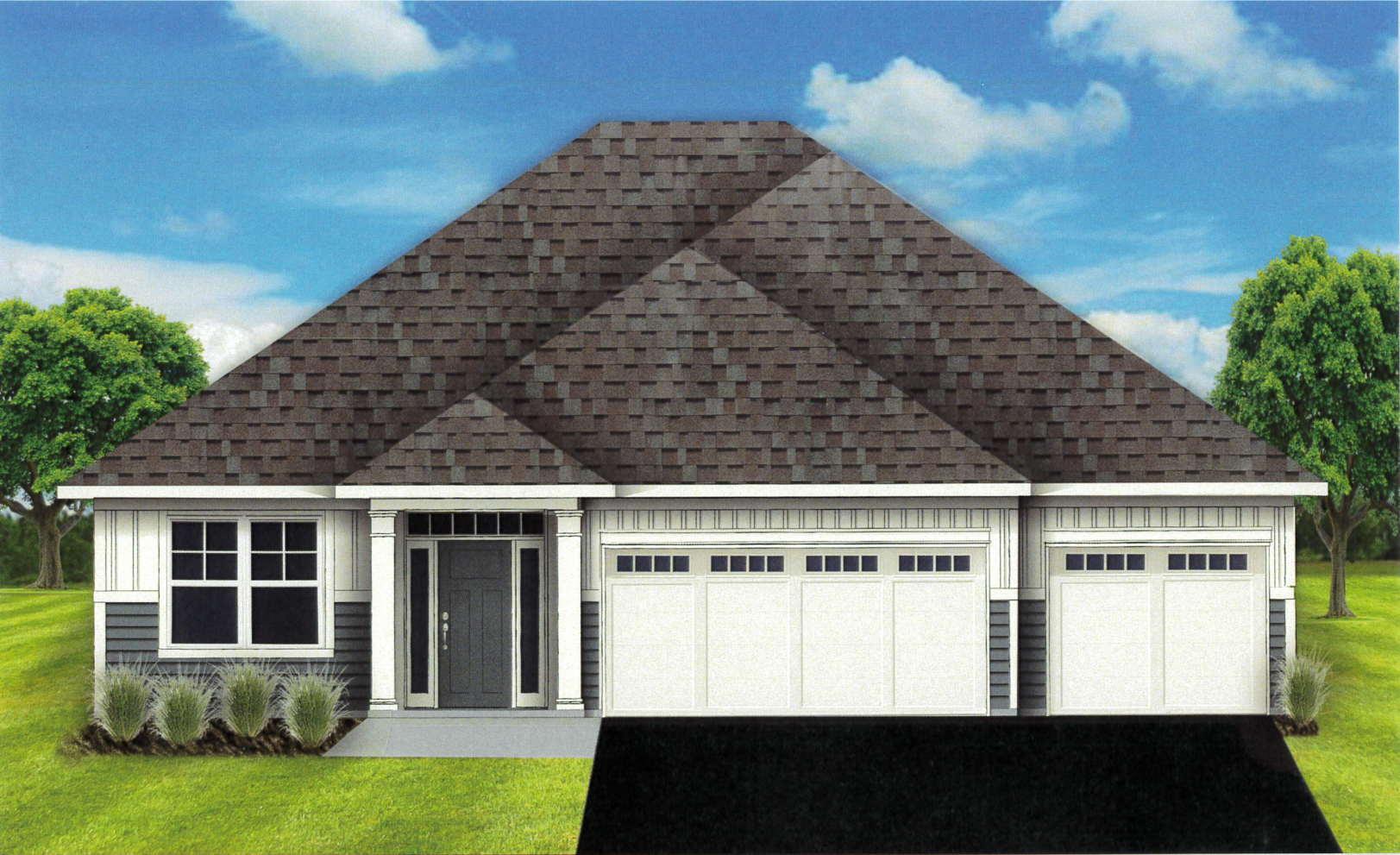
Wood Lane Villas

17 - Single Family lots, no common area.

Association maintained lawn and snow; irrigation is out of each individual home.

Single level living, three car garages.

Exclusive builder "Benzinger Homes"



MAJESTIC

OPEN FLOOR PLAN. 2 BEDROOMS. 2 BATHROOMS.

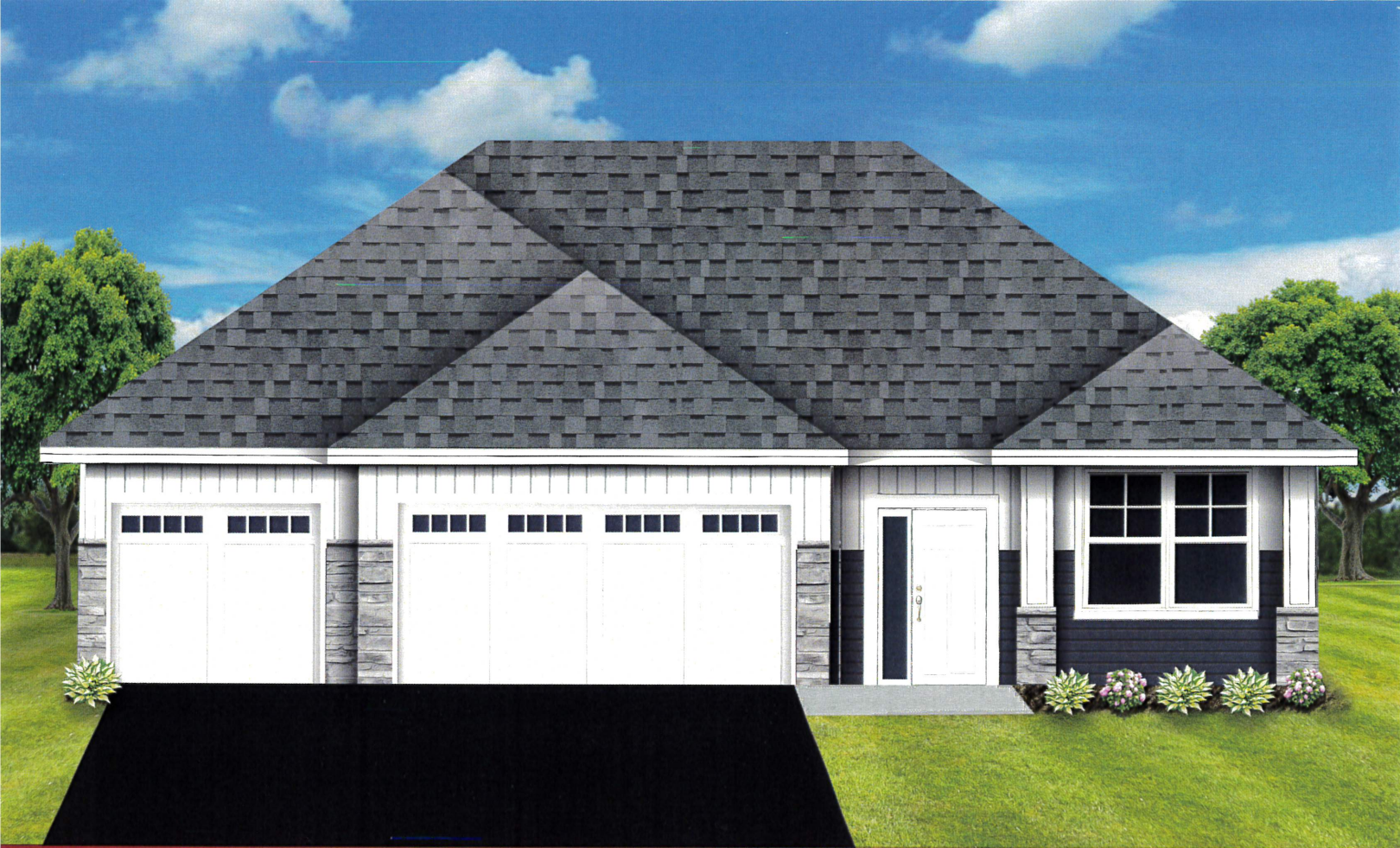


2317 SQUARE FEET



www.benzingerhomes.com

Page 69 of 181



MADISON

3 BEDROOMS. 2 BATHROOMS.
OPEN FLOOR PLAN.



1734 SQUARE FEET





MAJESTIC

OPEN FLOOR PLAN. 3 BEDROOMS. 2 BATHROOMS.



2121 SF

+ 196 SF SUNROOM

+ 224 SF 3-SEASON PORCH

2541 SF

+ 78 SF FRONT PORCH

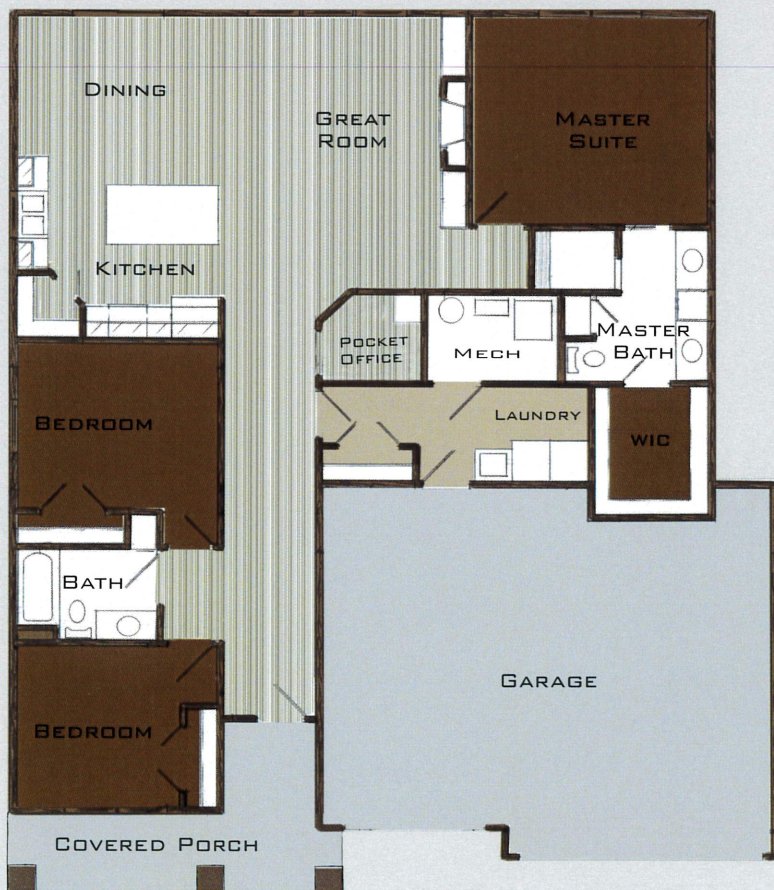
+ 878 SF GARAGE

3497 Square Feet Total Under Roof





SYLVAN



1827 SQUARE FEET

THE SYLVAN:

- OPEN FLOOR PLAN.
- 3 BEDROOMS.
- 2 BATHROOMS.
- POCKET OFFICE.





STAFF REPORT

ROGERS PLANNING COMMISSION

Meeting Date: November 6, 2024

Agenda Item: 5.1

Subject: Consideration of Ordinances 2024-06 and 2024-07 Related to Cannabis Businesses

Prepared By: Brett Angell, Community Development Director

Overview / Background / Analysis

During the 2023 legislative session, the state legislature passed the Minnesota Cannabis Law which legalized cannabis in Minnesota and established a regulatory framework for the state's new cannabis industry. Through this process, the state created a new Office of Cannabis Management (OCM) which will be the primary state agency for the licensing of cannabis-related businesses within the state. Through the Cannabis Law, it provides items which cities can and cannot restrict as it pertains to the operations of cannabis businesses within a city. The primary areas in which the city can adopt restrictions include a cap on the total number of retailers based upon population size, buffers from specific uses such as schools, and the ability to do a city registration to operate within the city (similar to a business license which tobacco and alcohol businesses obtain).

Following the adoption of the Cannabis Law, municipalities throughout the state waited to receive guidance from OCM on what a model ordinance would look like and additional clarity related to what restrictions could be put in place and overall information on how cities could manage these uses. Through the details received from OCM and the League of MN Cities, the draft ordinances for consideration tonight pertain to cannabis businesses within Rogers. These ordinances were drafted in coordination with Kennedy & Gaven, City Attorney, offices.

There are two ordinances for review as it pertains to cannabis operations within the city. The first is related to implementing cannabis uses into the zoning code table of uses and the second is a more in-depth ordinance related to the operations, locations, and registration requirements that will be found in City Code Chapter 22 related to Licenses, Permits, and Business Regulations. While the Planning Commission is only required to review the proposed changes to the Zoning Code, for context of the entire proposed cannabis regulations, both ordinances are included for review.

Ordinance 2024-06

Ordinance 2024-06 establishes the definitions for cannabis related businesses/types and amends the use table with said business. The proposed use table inclusion looks to match the types of cannabis uses to other uses seen within the city. For example, a cannabis retailer being permitted in the same zoning classifications as tobacco sales would be permitted. The changes to the zoning section refer back to the proposed

changes to Chapter 22 for location and licensing requirements.

Ordinance 2024-07

The proposed Ordinance 2024-07 sets the primary licensing and standards for cannabis business operations within the city. The proposed ordinance includes the following standards as allowed via State Statute:

- City registration requirement - all cannabis retailers shall be required to do an annual registration with the City of Rogers. Said registration will include compliance checks and the businesses will be subject to punishment defined in the City fee schedule for failed inspections.
- Cap on registrations - per State Statute, cities are allowed to implement a cap on the total number of local registrations to 1 per 12,500 residents. The proposed ordinance includes this cap. Based on the current population, the total number of retailers would be capped at two.
- Buffers - the proposed ordinance includes a buffer of 1,000 feet from a school, 500 feet from an attraction with a park feature, 500 feet from a daycare, and 500 feet from another cannabis business.
- Hours limitation - cannabis retailers shall only be allowed to be open to the public between the hours of 10:00 AM and 9:00 PM.

Following the review and a recommendation by the Planning Commission, these ordinances are anticipated to be brought before the City Council at the November 26th meeting date. The ordinances will go into effect once published. Based upon the feedback received from OCM, licenses will not begin to be issued until early 2025.

Staff Recommendation

Motion to recommend approval of Ordinance 2024-06 and Ordinance 2024-07 related to the regulation of cannabis businesses within the city.

Financial Impact: Not applicable.

Source Fund: Not applicable.

Budgeted? N/A

Supporting Documentation

- A. Ordinance 2024-06 Cannabis Zoning
- B. Ordinance 2024-07 Cannabis Licensing and Regulations

**CITY OF ROGERS
ORDINANCE NO. 2024-06**

**AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE
RELATED TO CANNABIS AND HEMP BUSINESSES IN THE CITY OF
ROGERS**

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

SECTION 1. Section 125-102 of the City Code is hereby amended by adding the following definitions in their appropriate place in alphabetical order:

Cannabis cultivation business means a business with a cannabis cultivator license, medical cannabis cultivator license, or cultivation endorsement from the State of Minnesota Office of Cannabis Management.

Cannabis delivery business means a business with a cannabis delivery service license or delivery service endorsement from the State of Minnesota Office of Cannabis Management.

Cannabis event organizer means a business with a cannabis event organizer license or event organization endorsement from the State of Minnesota Office of Cannabis Management.

Cannabis manufacturing business means a business with a cannabis manufacturer license, or manufacturing endorsement from the State of Minnesota Office of Cannabis Management.

Cannabis retailer means a business with a cannabis retailer license, medical cannabis retailer license, lower-potency hemp edible retailer license, or retail endorsement from the State of Minnesota Office of Cannabis Management.

Cannabis testing business means a business with a cannabis testing facility license or testing endorsement from the State of Minnesota Office of Cannabis Management.

Cannabis transportation business means a business with a cannabis transporter license or transportation endorsement from the State of Minnesota Office of Cannabis Management.

Cannabis wholesaling business means a business with a cannabis wholesaler license or wholesaling endorsement from the State of Minnesota Office of Cannabis Management.

Lower-potency hemp edible retailer means a business with a lower-potency hemp edible retailer license from the Office of Cannabis Management.

Lower-potency hemp edible manufacturer means a business with a lower-potency hemp edible manufacturer license from the Office of Cannabis Management.

SECTION 2. Section 125-50 of the City Code is hereby amended by adding the double underlined language to Table 4 as follows:

	AG	R1	R2	R3	R4	R5	OP	LC	RC	DT	ND	GI	SB
<u>Cannabis cultivation business (Outdoor/indoor)</u>	<u>P</u>												
<u>Cannabis cultivation business (indoor only)</u>	<u>P</u>	<u>P</u>											
<u>Cannabis delivery business</u>								<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		
<u>Cannabis event organizer</u>													
<u>Cannabis manufacturing business</u>									<u>C</u>			<u>P</u>	<u>P</u>
<u>Cannabis retailer</u>								<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		
<u>Cannabis testing business</u>												<u>P</u>	<u>P</u>
<u>Cannabis transportaion business</u>												<u>P</u>	<u>P</u>
<u>Cannabis wholesaling business</u>												<u>P</u>	<u>P</u>
<u>Lower-potency hemp edible retailer</u>								<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		
<u>Lower-potency hemp edible manufacturer</u>								<u>C</u>	<u>C</u>	<u>C</u>		<u>P</u>	<u>P</u>

SECTION 3. Article 125-V of the City Code is hereby amended by adding a new section 125-94 as follows:

Sec. 125-67. Cannabis and Hemp Businesses

- (a) General Provisions. Cannabis businesses and hemp businesses as defined in this chapter shall be subject to the following general provisions:
- Cannabis businesses must comply with the minimum distance requirements established in Rogers City Code Article 22-XIV.
 - Cannabis businesses and hemp businesses are not permitted as home occupations.

SECTION 4. This Ordinance shall take effect and be in force immediately after its passage and publication in accordance with applicable law.

Dated the 26th day of November, 2024.

Mayor

ATTEST:

City Clerk

ORDINANCE NO. 2024-07

**CITY OF ROGERS
STATE OF MINNESOTA**

**AN ORDINANCE ESTABLISHING LICENSING PROCEDURES AND REGULATIONS
RELATED TO CANNABIS BUSINESSES**

The City of Rogers hereby ordains:

SECTION 1. Chapter 22 of the City Code is hereby amended by adding a new Article 22-XIV as follows: :

Sec. 22-01 Findings and Purpose

The City of Rogers makes the following legislative findings: The purpose of this ordinance is to protect the public health, safety, welfare in the City by implementing regulations pursuant to Minnesota Statutes, chapter 342 related to cannabis and hemp businesses within the City. The City finds and concludes that these regulations are appropriate and lawful, that the proposed amendments will promote the community's interest in reasonable stability in the development and redevelopment of the City for now and in the future, and that the regulations are in the public interest and for the public good.

Sec. 22-02 Definitions

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Applicant means an entity with a license issued by the OCM that is applying for an initial registration or for registration renewal.

The Act means Minnesota Statutes, Chapter 342, as is may be amended from time to time.

Cannabis Business has the same meaning as defined in Minnesota Statutes, section 342.01.

Cannabis Retailer means a business with a cannabis retailer license or cannabis retail endorsement from OCM.

Retailer means every business that is licensed under the Act and required to register with the City under Minnesota Statutes, section 342.22. Including cannabis businesses and lower-potency hemp edible retailers.

OCM means the Minnesota Office of Cannabis Management.

Potential Licensee means an applicant that has not received a license from the OCM.

School means a public school, as defined in section 120A.05, subdivisions 9, 11, 13, and 17, or a nonpublic school, or church or religious organization in which a child is provided instruction in compliance with this section and section 120A.24, but does not include a home school.

Day Care means a location licensed with the Minnesota Department of Human Services to provide the care of a child in a residence outside the child's own home for gain or otherwise, on a regular basis, for any part of a 24-hour day

Park Feature means an attraction within a public park that is regularly used by minors, including a playground or athletic field. These include playground structures, athletic fields, ice sheets, and concessions facilities and are designated on a city map available on the city website.

Sec. 22-03 Pre-License Certification of Cannabis Businesses

- (a) The Community Development Director is authorized to certify whether a proposed Cannabis Business complies with the city's zoning ordinances, this Chapter, and if applicable, with state fire code and building code pursuant to Minnesota Statutes, section 342.13.
- (b) Potential licensees are responsible for obtaining all necessary zoning approvals prior to the City receiving the request for certification from the OCM. If a potential licensee fails to obtain necessary zoning approvals prior to the City receiving a request for certification, the City will inform the OCM that the potential licensee does not meet zoning and land use laws. If, at the time the City receives a request for zoning certification, there are no further intended alterations to the building where the business is to be conducted, the City will also certify compliance with building and fire code regulations, provided that the potential licensee has obtained inspections prior the City's receipt of a request for certification from the OCM. Building and fire code inspections will be valid for 1 year from completion.
- (c) For retailers, receiving a pre-license certification does not ensure the retailer will receive a registration under § 122.14.

Sec. 22-04 Retailer Registration

- (a) *Retail Registration Required.* Before making retail sales to customers or patients, a Retailer must register with the City. Making retail sales to customers or patients without an active registration is prohibited.
- (b) *Civil Penalties.* Subject to Minn. Stat. 342.22, subd. 5(e) the city may impose a civil penalty, as specified in the city's fee schedule, for making a sale to a customer or patient without a valid registration from the city and a valid license from the OCM.
- (c) *Acceptance of Complete Application.* Applications will be considered complete when all materials in Sec. 22.04 (f) are received by the city and include all required information and the fee described in Sec. 22.04 (f)(5) is received. If the City determines that the application is incomplete, it shall notify the applicant of the deficiencies in writing.

(d) *Processing Registrations.*

- (1) Applications will be processed on a first-come, first-served basis based on the city receiving a complete application and payment of all fees.
- (2) The date a certification under Sec. 22.03 is issued will have no impact on the applicant's registration processing.
- (3) Once an application is considered complete, the city shall inform the applicant as such, process the application fees, and forward the application to the City Council for approval or denial.

(e) *Retail Registration Limits*

- (1) The City will issue one registration per 12,500 residents in the city, except that the city will not issue any registrations if there is one registration per 12,500 residents in Hennepin County.
- (2) The number of registrations available will be calculated by dividing the state demographer's estimate of the city's population by 12,500 and rounding up to the nearest whole number.
- (3) The city will update the number of registrations available based on the most recent data available from the state's demographer on January 1 and June 1 each year.
- (4) The number of registrations in the County will be based on the number of registrations in the county on the day the application is received.
- (5) If the number of registrations available within the city decreases based on the county reaching the one per 12,500 threshold or the city's population decreases below a previous threshold, businesses with current registrations will be allowed to maintain and renew their registrations but no new registration will be issued.
- (6) Registrations issued to businesses with a license preapproval will count toward the City's registration limit.
- (7) Businesses operating under a tribal compact entered into under Minnesota Statutes, section 3.9224 or 3.9228 and tribally issued licenses and registrations are counted towards the city's registration limit and the county registration limit.

(f) *Application.* The applicant must submit a registration application or renewal form provided by the city. The form may be amended from time to time by the City Administrator or designee, but must include or be accompanied by:

- (1) Name of the property owner
- (2) Name of the applicant
- (3) Address and parcel ID for the property for which the registration is sought
- (4) Certification that the applicant complies with the requirements of this article
- (5) *Fee Required.* At the time of initial application, and prior to the city's consideration of any renewal application, each retailer must pay, as established in the city's fee schedule, the following fees:
 - a. At the time of initial registration:
 - i. An initial registration fee. The initial registration fee will pay for the costs of registration and the cost of the first year of operation.
 - ii. The renewal fee for the second year of operation.

- b. At the time of the first annual renewal (prior to the second year of operation), no fee will be due.
 - c. At the time of the second annual renewal, and each year thereafter, the renewal fee must be paid prior to the city issuing any renewal registration.
 - d. Initial registration fees and renewal registration fees are nonrefundable.
- (6) Proof of taxes, assessments, utility charges or other financial claims of the city of the state are current.
- (7) A copy of a valid state license or written notice of OCM license preapproval
- (g) *Preliminary Compliance Check.* The City shall conduct a preliminary compliance check to ensure compliance with this Chapter and any other regulations established pursuant to Minnesota Statutes, section 342.13.
- (h) *Reasons for Denial.* The City shall not issue a registration or renewal if any of the following conditions are true:
 - (1) The applicant has not submitted a complete application.
 - (2) The applicant does not comply with the requirements of this article.
 - (3) The applicant does not comply with applicable zoning and land use regulations.
 - (4) The applicant is found to not comply with the requirements of the Act or this article at the preliminary compliance check.
 - (5) The maximum number of registrations, pursuant to Sec. 22.04(e), have been issued by the city or within the county.
 - (6) The applicant does not have a valid license from the OCM.
- (i) *Issuing the Registration or Renewal.* The city shall issue the registration or renewal if the retailer meets the requirements of this article, including that none of the reasons for denial in Sec. 22-04 (h) are true.
- (j) *Nontransferable.* A registration is not transferable.
- (k) *Location Change.* A registered business that wishes to move locations within the city must submit the new proposed location to the city as part of a new application for registration / on a form provided by the City, including a certification that the location meets all zoning requirements. Such change will be approved provided that it complies with the requirements of this article and all zoning regulations, and there are no other grounds for denial as described in Sec. 22.04 (h).

22-05 Registration Enforcement

- (a) *Generally.* The city council may impose a fine or suspend a registration under this article on a finding that the registered business has failed to comply with the requirements of this article or any applicable statute, including the Act, or regulation.
- (b) *Notice and Right to Hearing.* Prior to imposing a fine or suspending any registration under this article, the city shall provide the registered business with written notice of

the alleged violations and inform the registered business of his or her right to a hearing on the alleged violation.

- (1) Notice shall be delivered in person or by regular mail to the address of the registered business and shall inform the registered business of its right to a hearing. The notice will indicate that a response must be submitted within ten (10) business days of receipt of the notice, or the right to a hearing will be waived.
 - (2) The registered business will be given an opportunity for a hearing before the city's City Council before final action to fine or suspend a registration. Provided, the registered business has submitted a written application for appeal within 10 business days after the notice was served. The City Council shall give due regard to the frequency and seriousness of the violations, the ease with which such violations could have been cured or avoided and good faith efforts to comply and shall issue a decision to fine or suspend the registration only upon written findings. Within 10 business days of the City Council order, the decision may be appealed.
 - (3) If no request for a hearing is received within ten (10) days following the service of the notice, the matter shall be submitted to the city council for imposition of the fine, suspension, revocation, or non-renewal.
- (c) *Emergency.* If, in the discretion of the city, a registered business poses an imminent threat to the health or safety of the public, the city may immediately suspend the registration and provide notice of the right to hold a subsequent hearing as prescribed in part (b) of this section.
- (d) *Reinstatement.* The city may reinstate a registration if it determines that the violations have been resolved. The city shall reinstate a registration if the OCM determines the violations have been resolved.

Sec. 22-06 Compliance Checks

The city shall complete at minimum one compliance check per calendar year of every registered business to assess if the business meets age verification requirements, as required under Minn. Stat. 342.22 Subd. 4(b) and Minn. Stat. 342.24 and any applicable cannabis or hemp regulations adopted by the city.

The city shall conduct a minimum of at least one unannounced age verification compliance check per calendar year. Age verification compliance checks shall involve persons at least 17 years of age but under the age of 21 who, with the prior written consent of a parent or guardian if the person is under the age of 18, attempt to purchase adult-use cannabis flower, adult-use cannabis products, lower-potency hemp edibles, or hemp-derived consumer products under the direct supervision of a law enforcement officer or an employee of the city.

Any failures under this section are a basis for enforcement action and must be reported to the OCM.

Sec. 22-06 Hours of Operation.

Cannabis retailers are limited to retail sale of cannabis, cannabis flower, cannabis products, lower-potency hemp edibles, or hemp-derived consumer products between the hours of 10:00am and 9:00pm.

22-07 Minimum Distance Requirements

- (a) The city prohibits the establishment and operation of a cannabis business within the following buffer zones:
 - 1,000 from a school
 - 500 feet from a day care
 - 500 feet from an attraction with a park feature
 - 500 feet from another cannabis business
- (b) The buffers in this section will be measured from the potential licensee's proposed business location based on the location of schools, day cares, and park features on the date the city receives the request from the OCM for certification pursuant to Sec. 22-04. Buffer distances will be measured from property lines.
- (c) Nothing in this section shall prohibit a registered cannabis business from continuing to operate at the same location if a school, day care, residential treatment facility, or park feature establishes within the buffer.
- (d) This section does not pertain to lower-potency hemp edible products.

22-08 Temporary Cannabis Events

- (a) *License/Permit Required.* A Special Event License is required to be issued and approved by the city prior to holding a temporary cannabis event held by a licensed cannabis event organizer, as defined and provided for in Minnesota Statutes, Chapter 342.
- (b) *Registration & Application Procedure.* A registration fee, as established in the city's fee schedule, shall be charged to applicants for temporary cannabis event permits/licenses.
- (c) *Application Submittal & Review.* An applicant must submit an application for city approval of a temporary cannabis event permit on a form provided by the city clerk. The application may be amended from time to time but shall include or be accompanied by:
 - (1) Full name of the property owner and applicant;
 - (2) Address, email address, and telephone number of the applicant;
 - (3) The application fee as established in the city's fee schedule;
 - (4) A copy of the OCM cannabis event license application, submitted pursuant to 342.39 subd. 2. The application shall be submitted to the city clerk, or other designee for review.

- (d) The application shall be submitted to the city clerk, or other designee for review. The application will be considered complete when the application form is submitted with all of the required information included and application fee paid. If the submitted application is incomplete, the city clerk shall return the application to the applicant with the notice of deficiencies.
- (e) The application fee shall be non-refundable once processed.
- (f) A request for a temporary cannabis event that does not meet the requirements of this Section shall be denied. The city clerk shall notify the applicant of the standards not met and basis for denial.
- (g) Temporary cannabis events shall only be held between the hours of 10:00 A.M. and 9:00 P.M.
- (h) Pursuant to Minnesota Statutes, section 342.40, subd. 8, the city prohibits on-site consumption cannabis and hemp products, as provided in Minn. Stat. 342.40, subd. 8.

22-09 Penalties Administration and Enforcement

Any violation of the provisions of this article or failure to comply with any of its requirements constitutes a misdemeanor and is punishable as defined by law. Each day each violation continues or exists, constitutes a separate offense. Violations of this ordinance can occur regardless of whether or not a permit is required for a regulated activity listed in this ordinance. Violations of this article may also be addressed under City Code, section 2-265 – Administrative Penalties.

Violation of this article shall be grounds for enforcement against any business license issued by the City of Rogers.

22-10 Severability

If any section, clause, provision, or portion of this article is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this article shall not be affected thereby

SECTION 4. EFFECTIVE DATE. This ordinance shall take effect following its passage and publication in accordance with state law.

Dated the 26th day of November, 2024.

Mayor

ATTEST:

City Clerk

Planning Commission Report

To: Planning Commission
From: Rita Trapp, Consulting Planner
Date: October 30, 2024
Subject: Public Hearing for Shoreland Management Regulations
Meeting Date: November 6, 2024

The City has been working with the Department of Natural Resources (DNR) on preparing revised regulations for shoreland management. The intent of the revised regulations is to protect natural resources while implementing the City's vision regarding development. The amendment process has involved numerous meetings with the DNR as state rules require the DNR approval for City adoption of any new regulations. The Planning Commission is being requested to hold a public hearing and make a recommendation regarding the proposed regulations.

Shoreland Regulations Overview

Minnesota's shoreland regulations date back to the 1969 when the state's Shoreland Management Act was passed. While the minimum development standards are located in MN Rules 6120.2500 to 6120.3900, the regulations are administered through local ordinances. In 2004 the City adopted the regulations currently in effect. The City last made adjustments to its shoreland regulations in early 2023 when additional lakes were added to the public waters inventory. These lakes came under the City's jurisdiction due to the merger with Hassan Township.

To assist cities with adopting regulations that meet state rules, the DNR has a model ordinance. The City's current regulations were drafted based on the model ordinance available in 2004. The proposed regulations have been crafted following the latest model ordinance. As a result, a complete repeal and replacement of the existing regulations is being proposed.

As shown in the attached map, the shoreland regulations affect any property located with 1,000 feet of a lake and 300 feet of a river/stream. The public waters inventory includes one recreational development lake, eight natural environment lakes, one agriculture river, and one tributary stream.

Update Purpose

A primary reason for the proposed updates is to support implementation of the 2040 Comprehensive Plan. Within the Comprehensive Plan, the City established a vision that Rogers would both be a community of choice, providing attainable housing for all persons and comprised of vibrant neighborhoods, as well as a community of quality environments, respecting and protecting its natural, historical, and cultural resources. The Metropolitan Council

designated the eastern and central portions of the City, as “Emerging Suburban Edge.” Land within this designation must be planned for development at an average density of 3 to 5 units per net acre. The strict application of the current shoreland regulations challenges the City’s ability to meet the vision set forth in the Comprehensive Plan due to the significantly large lots required around all of the City’s natural environment lakes.

Since the completion of the City’s most recent Comprehensive Plan in 2020, 7 natural environment lakes and 1 recreational development lake were added to the City’s list of public waters. Of these lakes, Tilton, Whiteford, ID 67798, ID 66249 and ID 70437 used to be designated as wetlands. Development restrictions around public waters, particularly natural environment lakes, are more stringent and affect more land than those for wetlands. To address this issue, the proposed regulations propose an alternative development standard that an applicant can chose to use for their project.

Proposed Regulations

In the proposed regulations the City is seeking to establish alternative development standards (see section j) that provide more flexibility relative to lot sizes than the standard regulations. Notable features of the proposed alternative standards regulations include:

- 1) Applicants will have a choice as to whether to use the standard or the alternative standards. As an example of the difference, the minimum lot size for a single family dwelling on a R-2 non-riparian lot for a natural environment lake is 20,000 square feet according to the standard regulations but would be 10,000 square feet with the alternative standards. The City is able to allow reduced lot sizes because of the additional standards established in the alternative standards.
- 2) Shoreland PUDs will no longer be allowed. The DNR did not want the City to have three different options for development within the shoreland district. A PUD from underlying zoning district standards will continue to be allowed and will be processed as a rezoning.
- 3) The alternative standards are available in the R-2, R-3 and R-4 districts.
- 4) Minimum standards for any development include (see graphic):
 - a. Connection to public sewer and water
 - b. Dedication to the City of a strip of land – the size of which depends on the type of lake
 - c. Lot area and width standards that meet the underlying zoning district
 - d. Structures are set back from the OHWL

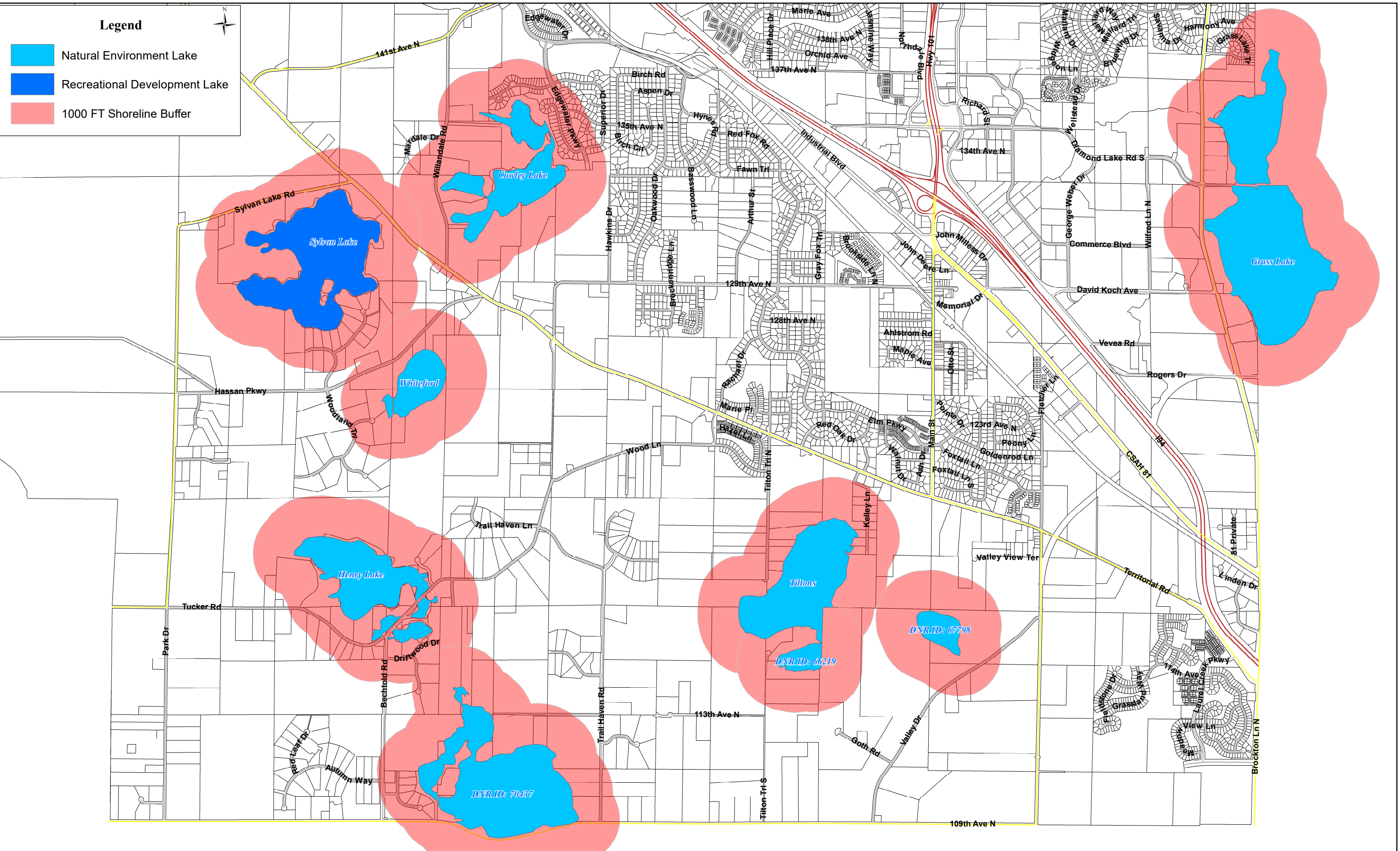


- 5) The entire project will be held to a maximum impervious surface of 25%. Individual lots will be able to go higher, but will still have a cap of 50% for individual lots and 75% for townhomes. Apartments are allowed up to 75% as well as long as specific best management standards are met.
- 6) An additional standard is being proposed for stormwater management. The standard requires that projects using the Alternative Standard must use either biofiltration or iron-enhanced sand if the development is not able to use infiltration. The requirement is noted both in the shoreland regulations and in Chapter 117 Stormwater Management.
- 7) The entire project will have to have 35% of the area dedicated to open space which meets specific standards. This is a reduction from 50% which is required if one would do a shoreland PUD.

The proposed regulations are provided as attachments. There are three separate documents as changes are proposed for three areas of the City Code. In two of the area, definitions and stormwater management, the changes are minimal and are shown with strikeouts and underlines. The last area, the shoreland management section, will be a complete repeal and replace. It is proposed that the new regulations be in Section 125-100 instead of Appendix A, which should be easier to find.

Planning Commission Action

The Planning Commission is requested to hold a public hearing and consider a recommendation of approval to the City Council.



Proposed revisions to City Code Stormwater Management Regulations

Sec. 117-7 Approval Standards

The following are proposed modifications to Chapter 117 Stormwater Management. Underlining shows language to be inserted:

- (g) Stormwater management criteria for permanent facilities.
 - (1) An applicant shall install or construct, on or for the proposed land disturbing or development activity, all stormwater management facilities necessary to manage increased runoff so that the two-year, ten-year, and 100-year storm peak discharge rates existing before the proposed development shall not be increased and accelerated channel erosion will not occur as a result of the proposed land disturbing or development activity. The city may approve the applicant to make an in-kind or monetary contribution to the development and maintenance of community stormwater management facilities designed to serve multiple land disturbing and development activities undertaken by one or more persons, including the applicant.
 - (2) The applicant shall give consideration to reducing the need for stormwater management facilities by incorporating the use of natural topography and land cover such as wetlands, ponds, natural swales and depressions as they exist before development to the degree that they can accommodate the additional flow of water without compromising the integrity or quality of the wetland or pond.
 - (3) The following stormwater management practices shall be investigated in developing a stormwater management plan in the following descending order of preference:
 - a. Natural infiltration of precipitation on-site;
 - b. Flow attenuation by use of open vegetated swales and natural depressions;
 - c. Stormwater detention or retention facilities.
 - (4) A combination of successive practices may be used to achieve the applicable minimum control requirements specified in subsection (1) above. Justification shall be provided by the applicant for the method selected.
 - (5) Subdivisions developed in accordance with the Alternative Development Standards in the Shoreland Overlay District must use biofiltration or iron-enhanced sand if infiltration is not possible. Standards for these alternative methods include:
 - a. If biofiltration is used, the required stormwater runoff treatment volume shall be multiplied by 1.82 (e.g. 55% filtration credit).
 - b. If iron-enhanced sand is used as a filtration media, the required stormwater treatment volume shall be multiplied by 1.25 (e.g. 80% filtration credit).

Proposed New Section 125-100 Shoreland Management

Sec. 125-100 Shoreland Management

The following is an entirely new Shoreland Management section proposed to be inserted into the City Code. The entire Appendix A Shoreland Protection is proposed to be repealed and all of the following regulation are proposed to be adopted as Sec. 125-100 Shoreland Management:

(a) Statutory Authorization and Policy

- (1) Statutory Authorization. This shoreland ordinance is adopted pursuant to the authorization and policies contained in Minnesota Statutes, Chapter 103F, Minnesota Rules, Parts 6120.2500 - 6120.3900, and the planning and zoning enabling legislation in Minnesota Statutes, Chapter 462.
- (2) Policy. The Legislature of Minnesota has delegated responsibility to local governments of the state to regulate the subdivision, use and development of the shorelands of public waters and thus preserve and enhance the quality of surface waters, conserve the economic and natural environmental values of shorelands, and provide for the wise use of waters and related land resources. This responsibility is hereby recognized by the City of Rogers.

(b) General Provisions and Definitions

- (1) Jurisdiction. The provisions of this ordinance apply to the shorelands of the public water bodies as classified in Subsection (d)(1) of this ordinance. Pursuant to Minnesota Rules, Parts 6120.2500 - 6120.3900, no lake, pond, or flowage less than 10 acres in size in municipalities or 25 acres in size in unincorporated areas need be regulated in a local government's shoreland regulations. A body of water created by a private user where there was no previous shoreland may, at the discretion of the governing body, be exempt from this ordinance.
- (2) Abrogation and Greater Restrictions. It is not intended by this ordinance to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this ordinance imposes greater restrictions, the provisions of this ordinance shall prevail. All other ordinances inconsistent with this ordinance are hereby repealed to the extent of the inconsistency only.
- (3) Definitions. Unless specifically defined below, words or phrases used in this ordinance shall be interpreted to give them the same meaning they have in common usage and to give this ordinance its most reasonable application. For the purpose of this ordinance, the words "must" and "shall" are mandatory and not permissive. All distances, unless otherwise specified, are measured horizontally.

Bluff. A topographic feature such as a hill, cliff, or embankment having the following characteristics:

1. Part or all of the feature is located in a shoreland area;
2. The slope must drain toward the waterbody;
3. The slope rises at least 25 feet above the ordinary high water level; and

Proposed New Section 125-100 Shoreland Management

4. The grade of the slope from the toe of the bluff to a point 25 feet or more above the ordinary high water level averages 30 percent or greater (see Figure 1), except that an area with an average slope of less than 18 percent over a distance of at least 50 feet shall not be considered part of the bluff (see Figure 2).

Figure 1. Illustration of Bluff

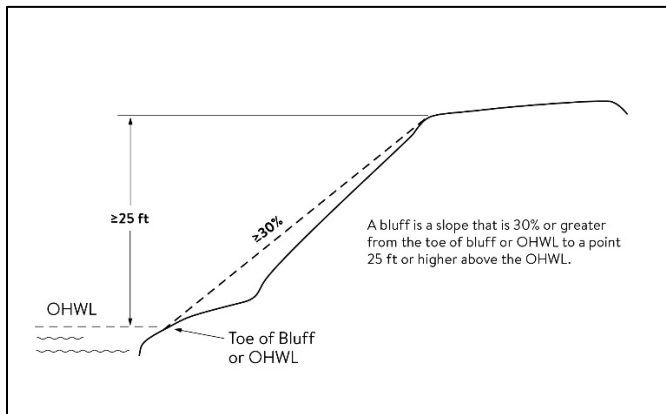
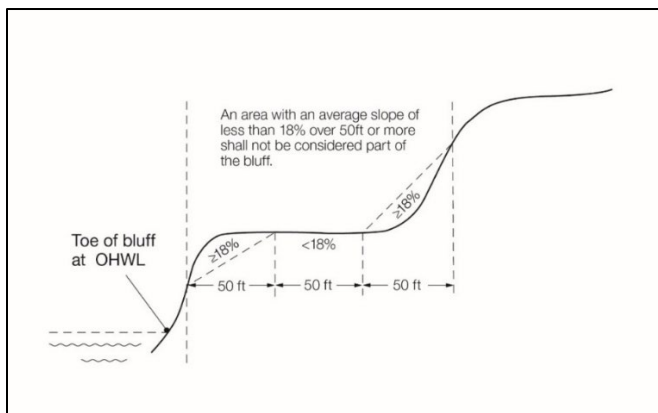


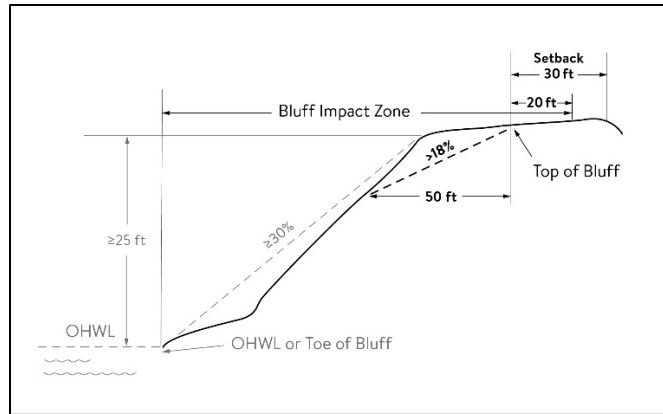
Figure 2. Exception to Bluff



Bluff impact zone. (BIZ) A bluff and land located within 20 feet of the top of a bluff. See Figure 3

Figure 3. Bluff Impact Zone and Top of Bluff

Proposed New Section 125-100 Shoreland Management



Bluff, Toe of. The lower point of a 50-foot segment with an average slope exceeding 18 percent or the ordinary high water level, whichever is higher. [See Figure 3.](#)

Bluff, Top of. For the purposes of measuring setbacks, bluff impact zone, and administering vegetation management standards, the higher point of a 50-foot segment with an average slope exceeding 18 percent. [See Figure 3.](#)

Boathouse. A facility as defined by Minnesota Statutes, Section 103G.245.

Buffer, shoreland. A vegetative feature as defined by Minnesota Statutes, Section 103F.48.

Commercial use. The principal use of land or buildings for the sale, lease, rental, or trade of products, goods, and services.

Commissioner. The commissioner of the Department of Natural Resources.

Controlled access lot. A lot used to access public waters or as a recreation area for owners of nonriparian lots within the same subdivision containing the controlled access lot.

Duplex, triplex, and quad. A dwelling structure on a single lot, having two, three, and four units, respectively, attached by common walls and each unit equipped with separate sleeping, cooking, eating, living, and sanitation facilities.

Dwelling site. A designated location for residential use by one or more persons using temporary or movable shelter, including camping and recreational vehicle sites.

Dwelling unit. Any structure or portion of a structure, or other shelter designed as short- or long-term living quarters for one or more persons, including rental or timeshare accommodations such as motel, hotel, and resort rooms and cabins.

Expansion. Any increase in a dimension such as number of units or size, area, volume, or height of an existing structure or accessory structure or facility.

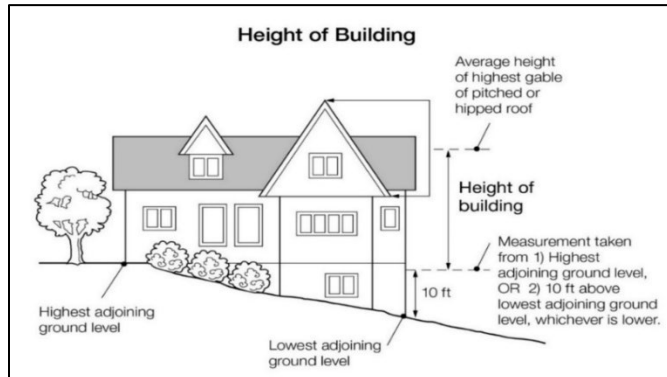
Extractive use. The use of land for surface or subsurface removal of sand, gravel, rock, industrial minerals, other nonmetallic minerals, and peat not regulated under Minnesota Statutes, Sections 93.44 to 93.51.

Proposed New Section 125-100 Shoreland Management

Guest cottage. A structure used as a dwelling unit that may contain sleeping spaces and kitchen and bathroom facilities in addition to those provided in the primary dwelling unit on a lot.

Height of building. The vertical distance between the highest adjoining ground level at the building or ten feet above the lowest adjoining ground level, whichever is lower, and the highest point of a flat roof or average height of the highest gable of a pitched or hipped roof (see Figure 4).

Figure 4. Height of Building



Impervious surface. A constructed hard surface that prevents or retards entry of water into the soil and causes water to run off the surface in greater quantities and at an increased rate of flow than prior to development, including rooftops; decks; sidewalks; patios; swimming pools; parking lots; concrete, asphalt, gravel driveways, or permeable pavers; and other similar surfaces.

Improvement. Making an existing structure or accessory structure or facility of better quality, more efficient, or more aesthetically pleasing, that does not replicate what pre-existed, but does not include an expansion, enlargement, or intensification.

Industrial use. The use of land or buildings for the production, manufacture, warehousing, storage, or transfer of goods, products, commodities, or other wholesale items.

Intensive vegetation clearing. The complete removal of trees or shrubs in a contiguous patch, strip, row, or block.

Maintenance and repair. Upkeep or preservation of an existing structure or accessory structure or facility against normal wear and tear or degradation over time that does not change exterior dimensions. Examples include the rehabilitation or replacement of windows, siding, a roof, or exterior finishes such as paint or stain.

Nonconformity. Any legal use, structure or parcel of land already in existence, recorded, or authorized before the adoption of official controls or amendments to those controls that would not have been permitted to become established under the terms of the official controls as now written.

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Ordinary high water level (OHWL). The boundary of public waters and wetlands, and shall be an elevation delineating the highest water level which has been maintained for a sufficient period of time to leave evidence upon the landscape, commonly that point where the natural vegetation changes from predominantly aquatic to predominantly terrestrial. For watercourses, the ordinary high water level is the elevation of the top of the bank of the channel. For reservoirs and flowages, the ordinary high water level is the operating elevation of the normal summer pool. An OHWL established for a waterbody by the Minnesota Department of Natural Resources will constitute the OHWL under this definition.

Project area. The gross area of the project being proposed in a subdivision or site plan application. This shall include lands which may be dedicated to the public as part of the subdivision, preserved in an easement or similar preservation instrument, or overseen by a homeowners association.

Replacement and restoration. Reconstruction of part or all of an existing structure or accessory structure or facility that closely matches or replicates the preexisting structure or facility.

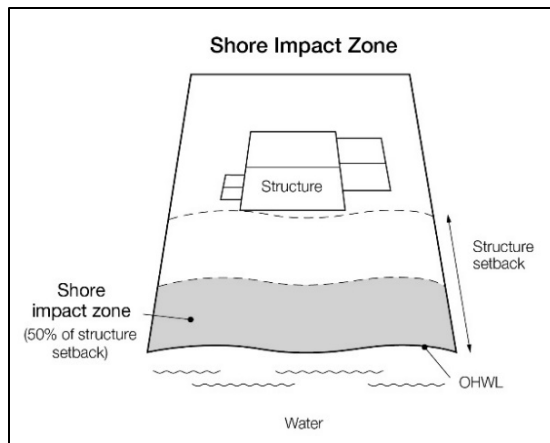
Semipublic use. The use of land by a private, nonprofit organization to provide a public service that is ordinarily open to some persons outside the regular constituency of the organization.

Sewage treatment system. "Sewage treatment system" has the meaning given under Minnesota Rules, part 7080.1100, Subp. 82.

Sewer system. Pipelines or conduits, pumping stations, and force main, and all other construction, devices, appliances, or appurtenances used for conducting sewage or industrial waste or other wastes to a point of ultimate disposal.

Shore impact zone. (SIZ) Land located between the ordinary high water level of a public water and a line parallel to it at a setback of 50 percent of the structure setback (see Figure 6).

Figure 6. Shore Impact Zone

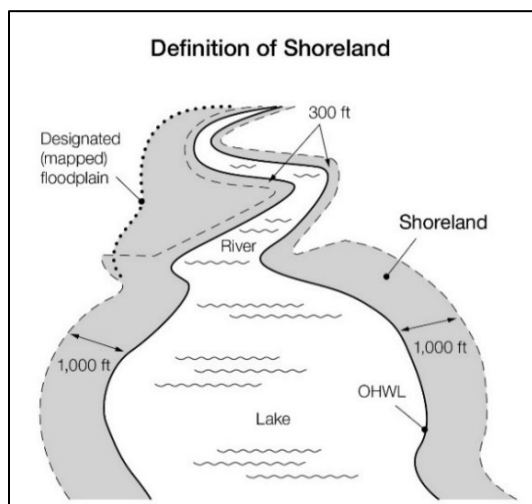


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Shoreland. “Shoreland” means land located within the following distances from public waters:

1. 1,000 feet from the ordinary high water level of a lake, pond, or flowage; and
2. 300 feet from a river or stream, or the landward extent of a floodplain designated by ordinance on a river or stream, whichever is greater (see Figure 7).

Figure 7. Definition of Shoreland



Shore recreation facilities. Swimming areas, docks, watercraft mooring areas and launching ramps and other water recreation facilities.

Significant historic site. Any archaeological site, standing structure, or other property that meets the criteria for eligibility to the National Register of Historic Places or is listed in the State Register of Historic Sites, or is determined to be an unplatted cemetery that falls under the provisions of Minnesota Statutes, Section 307.08. A historic site meets these criteria if it is presently listed on either register or if it is determined to meet the qualifications for listing after review by the Minnesota state archaeologist or the director of the Minnesota Historical Society. All unplatted cemeteries are automatically considered to be significant historic sites.

Steep slope. Lands having average slopes over 12 percent, as measured over horizontal distances of 50 feet or more, which are not bluffs.

Structure. Any building or appurtenance, including decks, except aerial or underground utility lines, such as sewer, electric, telephone, telegraph, gas lines, towers, poles, and other supporting facilities.

Suitability analysis. An evaluation of land to determine if it is appropriate for the proposed use. The analysis considers factors relevant to the proposed use and may include the following features: susceptibility to flooding; existence of wetlands; soils, erosion potential; slope steepness; water supply, sewage treatment capabilities; water depth, depth to groundwater and bedrock, vegetation, near-shore aquatic conditions unsuitable for water-

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based recreation; fish and wildlife habitat; presence of significant historic sites; or any other relevant feature of the natural land.

Variance. “Variance” means the same as that defined in Minnesota Statutes, Section 462.357 Subd. 6 (2).

Water-oriented accessory structure or facility. A small, above ground building or other improvement, except stairways, fences, docks, and retaining walls, which, because of the relationship of its use to surface water, reasonably needs to be located closer to public waters than the normal structure setback. Examples of such structures and facilities include, watercraft and watercraft equipment storage structures, gazebos, screen houses, fish houses, pump houses, patios, and detached decks. Boathouses and boat storage structures given the meaning under Minnesota Statutes, Section 103G.245 are not a water-oriented accessory structures.

Water-dependent use. The use of land for commercial, industrial, public or semi-public purposes, where access to and use of a public water is an integral part of the normal conduct of operation. Marinas, resorts, and restaurants with transient docking facilities are examples of uses typically found in shoreland areas.

Wetland. “Wetland” has the meaning given under Minnesota Rule, part 8420.0111.

(c) Administration

- (1) Purpose. The purpose of this Section is to identify administrative provisions to ensure the ordinance is administered consistent with its purpose.
- (2) Permits.
 - a. A permit is required for the construction of buildings or building additions (including construction of decks and signs), the installation and/or alteration of sewage treatment systems, and those grading and filling activities not exempted by **Subsection (h)(3)** of this ordinance.
 - b. As required by the building official, a certificate of compliance, consistent with Minnesota Rules Chapter 7082.0700 Subp. 3, is required whenever a permit or variance of any type is required for any new construction on the property. A sewage treatment system shall be considered compliant if the only deficiency is the system’s improper setback from the ordinary high water level.
- (3) Application materials. Application for permits and other zoning applications such as variances shall be made to the Zoning Administrator on the forms provided. The application shall include the necessary information so that the Zoning Administrator can evaluate how the application complies with the provisions of this ordinance.
- (4) Subdivisions. Residential subdivisions within the Shoreland Overlay District shall either meet **Subsection (f)** Dimensional and General Performance Standards or **Subsection (j)** Residential Alternative Dimensional Standards. No new planned unit developments in the shoreland overlay district are allowed after December 31, 2024.

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- (5) Variances. Variances may only be granted in accordance with Minnesota Statutes, Section 462.357 and are subject to the following:
- a. A variance may not circumvent the general purposes and intent of this ordinance; and
 - b. As required by the building official, for properties with existing sewage treatment systems, a certificate of compliance, consistent with Minnesota Rules Chapter 7082.0700 Subp. 3, is required for variance approval or new construction. A sewage treatment system shall be considered compliant if the only deficiency is the system's improper setback from the ordinary high water level.
- (6) Conditional Uses. All conditional uses in the shoreland area are subject to a thorough evaluation of the waterbody and the topographic, vegetation, and soil conditions to ensure:
- a. The prevention of soil erosion or other possible pollution of public waters, both during and after construction;
 - b. The visibility of structures and other facilities as viewed from public waters is limited;
 - c. There is adequate water supply and on-site sewage treatment; and
 - d. The types, uses, and numbers of watercraft that the project will generate are compatible in relation to the suitability of public waters to safely accommodate these watercrafts.
- (7) Mitigation.
- a. In evaluating all variances, conditional uses, zoning and building permit applications, the zoning authority shall require the property owner to address, when appropriate, the following conditions, when related to and proportional to the impact, to meet the purpose of this ordinance, to protect adjacent properties, and the public interest:
 1. Advanced storm water runoff management treatment;
 2. Reducing impervious surfaces;
 3. Increasing setbacks from the ordinary high water level;
 4. Restoration of wetlands;
 5. Limiting vegetation removal and/or riparian vegetation restoration;
 6. Provisions for the location, design, and use of structures, sewage treatment systems, water supply systems, watercraft launching and docking areas, and parking areas; and
 7. Other conditions the zoning authority deems necessary.
 - b. In evaluating plans to construct sewage treatment systems, roads, driveways, structures, or other improvements on steep slopes, conditions to prevent erosion and to preserve existing vegetation screening of structures, vehicles, and other facilities as viewed from the surface of public waters assuming summer, leaf-on vegetation shall be attached to permits.

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(8) Nonconformities.

- a. All legally established nonconformities as of the date of this ordinance may continue, but will be managed according to Minnesota Statutes, Section 462.357 Subd. 1e and other regulations of this community for alterations and additions; repair after damage;
- b. All additions or expansions to the outside dimensions of an existing nonconforming structure must meet the setback, height, lowest floor elevations, and other requirements of Subsections (e) to (h) of this ordinance. Any deviation from these requirements must be authorized by a variance.

(9) Notifications to the Department of Natural Resources.

- a. All amendments to this shoreland ordinance must be submitted to the Department of Natural Resources for review and approval for compliance with the statewide shoreland management rules.
- b. All notices of public hearings to consider variances, ordinance amendments, or conditional uses under shoreland management controls must be sent to the commissioner or the commissioner's designated representative at least ten (10) days before the hearings. Notices of hearings to consider proposed subdivisions/plats must include copies of the subdivision/plat.
- c. All approved ordinance amendments and subdivisions/plats, and final decisions approving variances or conditional uses under local shoreland management controls must be sent to the commissioner or the commissioner's designated representative and postmarked within ten days of final action. When a variance is approved after the Department of Natural Resources has formally recommended denial in the hearing record, the notification of the approved variance shall also include the summary of the public record/testimony and the findings of facts and conclusions which supported the issuance of the variance.
- d. Any request to change the shoreland management classification of public waters within the City of Rogers must be sent to the commissioner or the commissioner's designated representative for approval, and must include a resolution and supporting data as required by Minnesota Rules, part 6120.3000, subp.4.
- e. Any request to reduce the boundaries of shorelands of public waters within the City of Rogers must be sent to the commissioner or the commissioner's designated representative for approval and must include a resolution and supporting data. The boundaries of shorelands may be reduced when the shoreland of water bodies with different classifications overlap. In these cases, the topographic divide between the water bodies shall be used for adjusting the boundaries.

(10)Mandatory EAW. An Environmental Assessment Worksheet consistent with Minnesota Rules, Chapter 4410 must be prepared for projects meeting the thresholds of Minnesota Rules, part 4410.4300, Subparts 19a, 20a, 25, 27, 28, 29, and 36a.

(d) Shoreland Classification System and Land Uses

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(1) Shoreland Classification System.

- a. Purpose. To ensure that shoreland development on the public waters of the City of Rogers is regulated consistent with the classifications assigned by the commissioner under Minnesota Rules, part 6120.3300.

b. Lakes are classified as follows:

1. Recreational development (RD)

Recreational Development Lake Name	DNR Public Waters I.D. #
Sylvan	27017100

2. Natural environment (NE)

Natural Environment Lake Name	DNR Public Waters I.D. #
Cowley	27016900
Grass	27013500
Henry	27017500
Tiltons	27017300
Whiteford	27017200
Unnamed	27016700
Unnamed	27029700
Unnamed	27030500

c. Rivers and Streams are classified as follows:

1. Agriculture

Agriculture River Name	Legal Description
South Fork Crow River	Section 16, T120N, R23W

2. Tributary

Tributary Stream Name	Legal Description
Fox Creek	Sections 15, 16, 22, and 23; T120N; R23W

- d. All public rivers and streams shown on the Public Waters Inventory Map for Hennepin County, a copy of which is adopted by reference, not given a classification in **Subsection (c) above** shall be considered "Tributary."

(2) Land Uses.

- a. Purpose. To identify land uses that are compatible with the protection and preservation of shoreline resources in order to conserve the economic and environmental values of shoreland and sustain water quality.

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- b. The land uses allowable for the Shoreland Overlay District shall follow the permitted, conditional, interim, and accessory use designations as defined and outlined in the underlying zoning district.

(e) Special Land Use Provisions

(1) Commercial, Industrial, Public, and Semipublic Use Standards.

- a. Water-dependent uses may be located on parcels or lots with frontage on public waters provided that:
 - 1. The use complies with provisions of **Subsection (g)**;
 - 2. The use is designed to incorporate topographic and vegetative screening of parking areas and structures;
 - 3. Uses that require short-term watercraft mooring for patrons must centralize these facilities and design them to avoid obstructions of navigation and to be the minimum size necessary to meet the need; and
 - 4. Uses that depend on patrons arriving by watercraft may use signs and lighting, provided that:
 - (i) Signs placed in or on public waters must only convey directional information or safety messages and may only be placed by a public authority or under a permit issued by the county sheriff; and
 - (ii) Signs placed within the shore impact zone are:
 - (A) No higher than ten feet above the ground, and no greater than 32 square feet in size; and
 - (B) If illuminated by artificial lights, the lights must be shielded or directed to prevent illumination across public waters; and
 - (iii) Other lighting may be located within the shore impact zone or over public waters if it is used to illuminate potential safety hazards and is shielded or otherwise directed to prevent direct illumination across public waters. This does not preclude use of navigational lights.
- b. Commercial, industrial, public, and semi-public uses that are not water-dependent must be located on lots or parcels without public waters frontage, or, if located on lots or parcels with public waters frontage, must either be set back double the ordinary high water level setback or be substantially screened from view from the water by vegetation or topography, assuming summer, leaf-on conditions.

(2) Agriculture Use Standards

- a. Buffers.

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1. The shore impact zone for parcels with permitted agricultural land uses is an area with a 50-foot average width and a 30-foot minimum width, as measured from the ordinary high water level if identified, or the top or crown of bank or normal water level as provided by Minnesota Statutes, Section 103F.48, subd. 3(c), whichever is applicable.
 2. General cultivation farming, grazing, nurseries, horticulture, truck farming, sod farming, and wild crop harvesting are permitted uses if steep slopes and shore and bluff impact zones are maintained in perennial vegetation or operated under an approved conservation plan that includes alternative riparian water quality practices based on the Natural Resources Conservation Service field office technical guide (FOTG), practices approved by the Board of Water and Soil Resources (BWSR), or practices based on local conditions and as approved by the local soil and water conservation district that are consistent with the FOTG.
- b. New animal feedlots are not allowed in shoreland. Modifications or expansions to existing feedlots or resumption of old feedlots are conditional uses and must meet the following standards:
1. Feedlots must be designed consistent with Minnesota Rules, Chapter 7020;
 2. Feedlots must not further encroach into the existing ordinary high water level setback or the bluff impact zone and must not expand to a capacity of 1,000 animal units or more; and,
 3. Old feedlots not currently in operation may resume operation consistent with Minnesota Statutes, Section 116.0711.
- c. Extractive Use Standards. Extractive uses are conditional uses and must meet the following standards:
1. Site Development and Restoration Plan. A site development and restoration plan must be developed, approved, and followed over the course of operation. The plan must:
 - (i) Address dust, noise, possible pollutant discharges, hours and duration of operation, and anticipated vegetation and topographic alterations;
 - (ii) Identify actions to be taken during operation to mitigate adverse environmental impacts, particularly erosion; and
 - (iii) Clearly explain how the site will be rehabilitated after extractive activities end.
 2. Setbacks for Processing Machinery. Processing machinery must meet structure setback standards from ordinary high water levels and from bluffs.
- (f) Dimensional and General Performance Standards
- (1) Purpose. To establish dimensional and performance standards that protect shoreland resources from impacts of development.

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(2) Lot Area and Width Standards. After the effective date of this ordinance, all new lots must meet the minimum lot area and lot width requirements in **Subsections (f)(2)e and (f)(2)f below**, subject to the following standards:

- a. Only lands above the ordinary high water level and excluding right-of-way can be used to meet lot area and width standards;
- b. Lot width standards must be met at both the ordinary high water level and at the building line;
- c. The sewer lot area dimensions can only be used if publicly owned sewer system service is available to the property;
- d. Residential subdivisions with dwelling unit densities exceeding those in **Sections (f)(2)e and (f)(2)f** are allowed only if designed and approved using the Residential Alternative Design Standards under **Subsection (j)** of this chapter. No new planned unit developments in the shoreland overlay district are allowed after **December 31, 2024**; and
- e. Standard Lake Minimum Lot Area and Width Standards:

1. Recreational development lake – No sewer

Lot Type	Riparian Lot Area (sf)	Riparian Lot Width (ft)	Nonriparian Lot Area (sf)	Nonriparian Lot Width (ft)
Single	40,000	150	40,000	150
Duplex	80,000	225	80,000	265
Triplex	120,000	300	120,000	375
Quad	160,000	375	160,000	490

2. Recreational development lake – Sewer

Lot Type	Riparian Lot Area (sf)	Riparian Lot Width (ft)	Nonriparian Lot Area (sf)	Nonriparian Lot Width (ft)
Single	20,000	75	15,000	75
Duplex	35,000	135	26,000	135
Triplex	50,000	195	38,000	190
Quad	65,000	255	49,000	245

3. Natural environment lake – No sewer

Lot Type	Riparian Lot Area (sf)	Riparian Lot Width (ft)	Nonriparian Lot Area (sf)	Nonriparian Lot Width (ft)
Single	80,000	200	80,000	200
Duplex	120,000	300	160,000	400
Triplex	160,000	400	240,000	600
Quad	200,000	500	320,000	800

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4. Natural environment lake – Sewer

Lot Type	Riparian Lot Area (sf)	Riparian Lot Width (ft)	Nonriparian Lot Area (sf)	Nonriparian Lot Width (ft)
Single	40,000	125	20,000	125
Duplex	70,000	225	35,000	220
Triplex	100,000	325	52,000	315
Quad	130,000	425	65,000	410

- f. Standard River/Stream Minimum Lot Width Standards. There are no minimum lot area requirements for rivers and streams. The lot width standards in feet are:

Lot Type	Agriculture	Tributary No Sewer	Tributary Sewer
Single	150	100	75
Duplex	225	150	115
Triplex	300	200	150
Quad	375	250	190

(3) Special Residential Lot Provisions.

- a. If allowed by underlying zoning district, one guest cottage may be allowed on lots meeting or exceeding the duplex lot area and width dimensions presented in Subsections (f)(2)e and (f)(2)f, provided the following standards are met:
 1. For lots exceeding the minimum lot dimensions of duplex lots, the guest cottage must be located within an area equal to the smallest duplex-sized lot that could be created including the principal dwelling unit;
 2. A guest cottage must not cover more than 700 square feet of land surface and must not exceed 15 feet in height; and
 3. A guest cottage must be located or designed to reduce its visibility as viewed from public waters and adjacent shorelands by vegetation, topography, increased setbacks or color, assuming summer leaf-on conditions.
- b. No new private controlled access lots are allowed after December 31, 2024. Any changes to existing controlled access lots must meet the regulations set forth in Minnesota Rules 6120.3300, subpart 2 (E).
- c. Access Easements. Easements providing access to boat docking and mooring facilities to non-riparian property owners are prohibited.

(4) Placement, Height, and Design of Structures.

- a. OHWL Setback for Structures and Sewage Treatment Systems. When more than one setback applies to a site, structures, and facilities must be located to meet all setbacks, and comply with the following OHWL setback provisions. All structures must meet

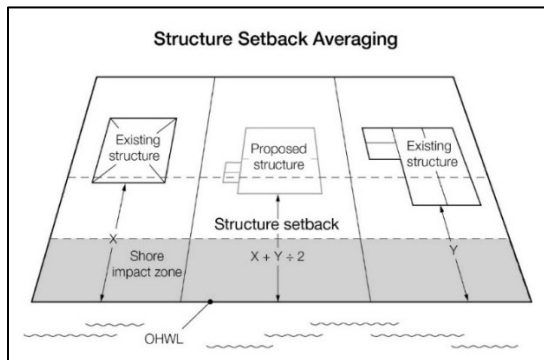
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structure setbacks even if there is abutting public land between the waterbody and the lot.

Waterbody Classification	Structures with <u>No Sewer</u>	Structures with <u>Sewer</u>	Sewage Treatment Systems
Natural Environment Lakes	150	150	150
Recreational Development Lakes	100	75	75
Agriculture & Tributary Rivers	100	50	75

1. OHWL Setbacks. Structures and sewage treatment systems must meet setbacks from the Ordinary High Water Level (OHWL), except that one water-oriented accessory structure or facility, designed in accordance with [Subsection\(g\)\(3\)](#) of this ordinance, may be set back a minimum distance of ten (10) feet from the OHWL:
2. Setback averaging. Where principal structures exist on the adjoining lots on both sides of a proposed building site, structure setbacks may be altered without a variance to conform to the adjoining principal structure setbacks from the OHWL, provided the proposed structure is not located in a shore impact zone or in a bluff impact zone [\(see Figure 8\)](#);

Figure. 8 Structure Setback Averaging

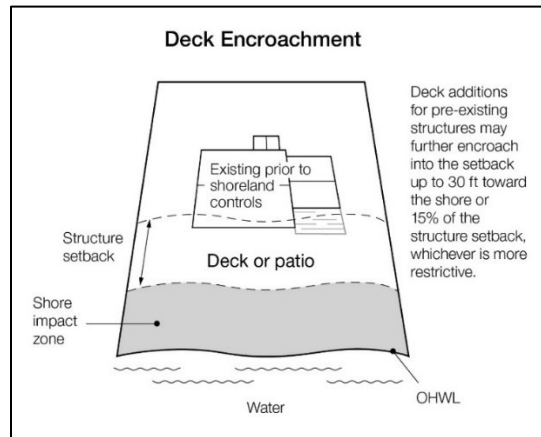


3. Setbacks of decks. Deck additions may be allowed without a variance to a structure not meeting the required setback from the ordinary high water level if all of the following criteria are met:
 - (i) The structure existed on the date the structure setbacks were established;
 - (ii) A thorough evaluation of the property and structure reveals no reasonable location for a deck meeting or exceeding the existing ordinary high water level setback of the structure;
 - (iii) The deck encroachment toward the ordinary high water level does not exceed 15 percent of the existing setback of the structure from the ordinary high water level or is no closer than 30 feet from the OHWL, whichever is more restrictive; and

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- (iv) The deck is constructed primarily of wood, and is not roofed or screened (see Figure 9).

Figure 9. Deck Encroachment



4. Additional structure setbacks. Structures must also meet the following setbacks, regardless of the waterbody classification:

Setback from:	Setback (ft)
Top of bluff	30
Unplatted cemetery	50

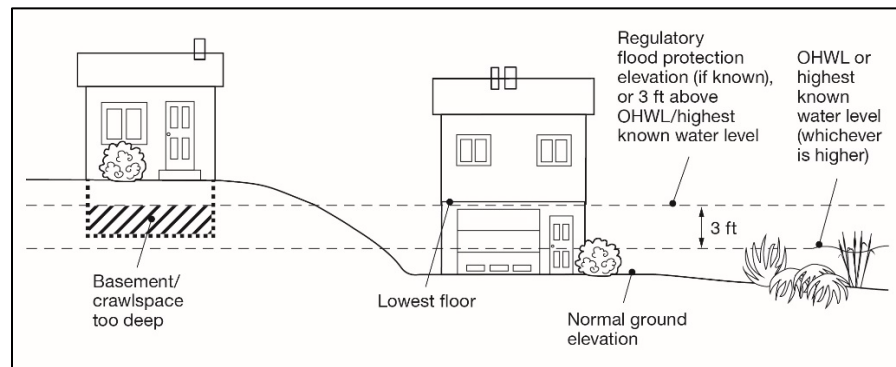
5. Bluff Impact Zones. Structures and accessory facilities, except stairways and landings, must not be placed within bluff impact zones.
- b. Height of Structures. All structures in residential districts in cities, except churches and nonresidential agricultural structures, must not exceed 35 feet in height.
- c. Lowest Floor Elevation.
- Determining elevations. Structures must be placed at an elevation consistent with the applicable floodplain regulatory elevations. Where these elevations are not known, the lowest floor, including basement, must be placed or flood-proofed at an elevation determined using the following methodology:
 - For lakes, by placing the lowest floor at a level at least three feet above the highest known water level, or three feet above the ordinary high water level, whichever is higher (see Figure 10);
 - For rivers and streams, by placing the lowest floor at least three feet above the highest known flood elevation. If highest known flood elevation is not available, by placing the lowest floor at least three feet above the ordinary high water level (see Figure 10), or by conducting a technical evaluation to establish a flood protection elevation. Technical evaluations must be done by a qualified engineer or hydrologist consistent with Minnesota Rules, parts 6120.5000 to 6120.6200.

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2. Methods for placement.

- (i) In addition to the lowest floor, all service utilities must be elevated or water-tight to the elevation determined in subsection (f)(4)c.1 above.
- (ii) If elevation methods involving fill would result in filling in the SIZ, then structures must instead be elevated through floodproofing methods in accordance with (f)(4)c.2.iii below;
- (iii) If the structure is floodproofed, then it must be built to resist hydrostatic pressure through elevation methods such as blocks, pilings, filled stem walls, elevated concrete pad, internally flooded enclosed areas, or through other accepted engineering practices consistent with FEMA technical bulletins 1, 2 and 3.

Figure 10. Lowest Floor Elevation



- d. Significant Historic Sites. No structure may be placed on a significant historic site in a manner that affects the values of the site unless adequate information about the site has been removed and documented in a public repository.

(5) Water Supply and Sewage Treatment.

- a. Water supply. Any public or private supply of water for domestic purposes must meet or exceed standards for water quality of the Minnesota Department of Health and the Minnesota Pollution Control Agency.
- b. Sewage treatment. Any premises used for human occupancy must be connected to a publicly-owned sewer system, where available or comply with Minnesota Rules, Chapters 7080 – 7081.

(g) Performance Standards for Public and Private Facilities

- (1) Placement and Design of Roads, Driveways, and Parking Areas. These facilities must be designed to take advantage of natural vegetation and topography to achieve maximum screening as viewed from public waters. They must be constructed to minimize and control erosion to public waters consistent with the field office technical guides of the local SWCD and comply with the following standards:

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- a. Roads, driveways, and parking areas must meet structure setbacks and must not be placed within bluff and shore impact zones, when other reasonable and feasible placement alternatives exist. If no alternatives exist, they may be placed within these areas, and must be designed to minimize adverse impacts;
 - b. Watercraft access ramps, approach roads, and access-related parking areas may be placed within shore impact zones provided the vegetative screening and erosion control conditions of this subpart are met;
 - c. Private watercraft access ramps, approach roads, and access-related parking areas are prohibited.
 - d. For public roads, driveways and parking areas, documentation must be provided by a qualified individual that they are designed and constructed to minimize and control erosion to public waters consistent with the field office technical guides of the local soil and water conservation district, or other applicable technical materials.
- (2) Stairways, Lifts, and Landings. Stairways and lifts are the preferred alternative to major topographic alterations for achieving access up and down bluffs and steep slopes to shore areas. Stairways, lifts, and landings must meet the following design requirements:
- a. Stairways and lifts must not exceed four feet in width on residential lots. Wider stairways may be used for commercial properties, public recreational uses, and planned unit developments;
 - b. Landings for stairways and lifts on residential lots must not exceed 32 square feet in area. Landings larger than 32 square feet may be used for commercial properties, public-space recreational uses, and planned unit developments;
 - c. Canopies or roofs are not allowed on stairways, lifts, or landings;
 - d. Stairways, lifts, and landings may be either constructed above the ground on posts or pilings, or placed into the ground, provided they are designed and built in a manner that ensures control of soil erosion;
 - e. Stairways, lifts, and landings must be located in the most visually inconspicuous portions of lots, as viewed from the surface of the public water assuming summer, leaf-on conditions, whenever practical; and
 - f. Facilities such as ramps, lifts, or mobility paths for physically handicapped persons are also allowed for achieving access to shore areas, if they are consistent with the dimensional and performance standards of sub items (g)(2)a to (g)(2)e above and the requirements of Minnesota Rules, Chapter 1341.
- (3) Water-oriented Accessory Structures or Facilities. Each residential lot may have one water-oriented accessory structure or facility if it complies with the following provisions:
- a. The structure or facility must not exceed ten feet in height, exclusive of safety rails, and cannot occupy an area greater than 250 square feet. The structure or facility may

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include detached decks not exceeding eight feet above grade at any point or at-grade patios;

- b. The structure or facility is not in the Bluff Impact Zone;
- c. The setback of the structure or facility from the ordinary high water level must be at least ten feet;
- d. The structure is not a boathouse or boat storage structure as defined under Minnesota Statutes, Section 103G.245;
- e. The structure or facility must be treated to reduce visibility as viewed from public waters and adjacent shorelands by vegetation, topography, increased setbacks or color, assuming summer, leaf-on conditions;
- f. The roof may be used as an open-air deck with safety rails, but must not be enclosed or used as a storage area;
- g. The structure or facility must not be designed or used for human habitation and must not contain water supply or sewage treatment facilities;
- h. As an alternative for general development and recreational development waterbodies, water-oriented accessory structures used solely for storage of watercraft and boating-related equipment may occupy an area up to 400 square feet provided the maximum width of the structure is 20 feet as measured parallel to the shoreline; and
- i. Water-oriented accessory structures may have the lowest floor placed lower than the elevation specified in [Subsection \(f\)\(4\)c](#) if the structure is designed to accommodate internal flooding, constructed of flood-resistant materials to the elevation, electrical and mechanical equipment is placed above the elevation and, if long duration flooding is anticipated, the structure is built to withstand ice action and wind-driven waves and debris.

(h) Vegetation and Land Alterations

(1) Purpose. Alterations of vegetation and topography are regulated to prevent erosion into public waters, fix nutrients, preserve shoreland aesthetics, preserve historic values, prevent bank slumping, sustain water quality, and protect fish and wildlife habitat.

(2) Vegetation Management.

- a. Removal or alteration of vegetation must comply with the provisions of this subsection except for:
 - 1. Vegetation alteration necessary for the construction of structures and sewage treatment systems under validly issued permits for these facilities;
 - 2. The construction of public roads and parking areas if consistent with [Subsection \(g\)\(1\)](#) of this ordinance; and
 - 3. Agricultural uses consistent with [Subsection \(e\)\(2\)](#) of this ordinance.

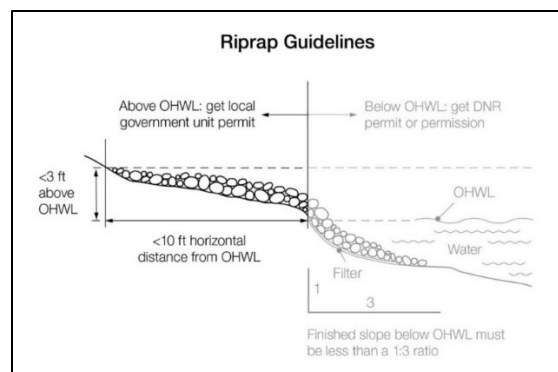
Proposed New Section 125-100 Shoreland Management

- b. Intensive vegetation clearing in the shore and bluff impact zones and on steep slopes is prohibited.
 - c. Limited clearing and trimming of trees and shrubs in the shore and bluff impact zones and on steep slopes, is allowed to provide a view to the water from the principal dwelling and to accommodate the placement of stairways and landings, picnic areas, access paths, livestock watering areas, beach and watercraft access areas, and permitted water-oriented accessory structures or facilities, provided that:
 - 1. Vegetation be maintained to screen structures, vehicles, or other facilities as viewed from the water, assuming summer, leaf-on conditions. The maximum view corridor shall be less than 50 feet or one-third of the parcel width, whichever is less;
 - 2. Existing shading of water surfaces along rivers is preserved;
 - 3. Cutting debris or slash shall be scattered and not mounded on the ground; and
 - 4. Perennial ground cover is retained.
 - d. Removal of trees, limbs, or branches that are dead, diseased, dying, or pose safety hazards is allowed without a permit.
 - e. Fertilizer and pesticide runoff into surface waters must be minimized through use of vegetation, topography or both.
 - f. Violations of the vegetation standards shall be subject to a Restoration Order including vegetation restoration plan and a three-year maintenance plan prepared by the land owner and approved by the zoning administrator. Near shore or highly erodible locations are to be restored with a mix of deep-rooted woody and herbaceous vegetation with high stem-density, suitable for the location.
- (3) Grading and Filling.
- a. Grading and filling activities must comply with the provisions of this subsection except for the construction of public roads and parking areas if consistent with **Subsection (g)(1)** of this ordinance.
 - b. Permit Requirements.
 - 1. Grading, filling and excavations necessary for the construction of structures, sewage treatment systems, and driveways, if part of an approved permit, do not require a separate grading and filling permit. However, the standards in **Subsection (h)(3)c** of this ordinance must be incorporated into the permit.
 - 2. For all other work, including driveways not part of another permit, a grading and filling permit is required for:
 - (i) the movement of more than 10 cubic yards of material on steep slopes or within shore or bluff impact zones; and

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- (ii) the movement of more than 50 cubic yards of material outside of steep slopes and shore and bluff impact zones.
- 3. placement of retaining walls, including boulder walls within the SIZ and BIZ provided that:
 - (i) if the project includes work at or below the OHWL, the commissioner has already approved or permitted the project.
 - (ii) the structures are used only to correct a documented existing erosion problem and not for aesthetic reasons.
 - (iii) the height and length are the minimum necessary to control the erosion problem and are not higher than 4 feet or longer than 10 feet, unless the zoning administrator determines that a larger wall is necessary to correct the erosion problem; and
 - (iv) walls are screened by vegetation to not be visible from the waterbody.
- 4. Placement of natural rock rip rap, including associated grading of the shoreline and placement of a filter blanket is permitted if:
 - (i) if the project includes work at or below the OHWL, the commissioner has already approved or permitted the project;
 - (ii) the finished slope does not exceed three feet horizontal to one-foot vertical;
 - (iii) the landward extent of the riprap is within ten feet of the ordinary high water level; and
 - (iv) the height of the riprap above the ordinary high water level does not exceed three feet (see Figure 11).
 - (v) A vegetative buffer, consisting of deep rooted and woody vegetation, is to be established at a distance no less than ten feet from the landward extent of the riprap.

Figure 11. Riprap Guidelines



Proposed New Section 125-100 Shoreland Management

- c. Grading, filling and excavation activities must meet the following standards:
 - 1. Grading or filling of any wetland must meet or exceed the wetland protection standards under Minnesota Rules, Chapter 8420 and any other permits, reviews, or approvals by other local state, or federal agencies such as watershed districts, the DNR or US Army Corps of Engineers;
 - 2. Land alterations must be designed and implemented to minimize the amount of erosion and sediment from entering surface waters during and after construction consistently by:
 - (i) Limiting the amount and time of bare ground exposure;
 - (ii) Using temporary ground covers such as mulches or similar materials;
 - (iii) Establishing permanent vegetation cover as soon as possible;
 - (iv) Using sediment traps, vegetated buffer strips or other appropriate techniques;
 - (v) Stabilizing altered areas to acceptable erosion control standards consistent with the field office technical guides of the soil and water conservation district;
 - (vi) Not placing fill or excavated material in a manner that creates unstable slopes. Plans to place fill or excavated material on steep slopes must be reviewed by qualified professionals for continued slope stability and must not create finished slopes of 30 percent or greater;
 - (vii) Fill or excavated material must not be placed in bluff impact zones;
 - (viii) Any alterations below the ordinary high water level of public waters must first be authorized by the commissioner under Minnesota Statutes, Section 103G; and
 - (ix) Alterations of topography are only allowed if they are accessory to permitted or conditional uses and do not adversely affect adjacent or nearby properties
 - d. Connections to public waters. Excavations to connect boat slips, canals, lagoons, and harbors to public waters require a public waters permit and must comply with Minnesota Rules, Chapter 6115.
- (4) Stormwater Management.
- a. General Standards:
 - 1. When possible, existing natural drainageways, and vegetated soil surfaces must be used to convey, store, filter, and retain stormwater runoff before discharge to public waters.
 - 2. Development must be planned and conducted in a manner that will minimize the extent of disturbed areas, runoff velocities, erosion potential, and reduce and delay

Proposed New Section 125-100 Shoreland Management

runoff volumes. Disturbed areas must be stabilized as soon as possible and appropriate facilities or methods used to retain sediment on the site.

3. When development density, topography, soils, and vegetation are not sufficient to adequately handle stormwater runoff, constructed facilities such as settling basins, skimming devices, dikes, waterways, ponds and infiltration may be used. Preference must be given to surface drainage, vegetation, and infiltration rather than buried pipes and man-made materials and facilities.

b. Specific Standards:

1. Impervious surfaces of individual lots shall be established in the approval process as follows:
 - (i) Individual lots within a subdivision established in accordance with the Standard Lake Minimum Lot Area and Width Standards in [Subsection \(f\)\(2\)e](#) or the Standard River/Stream Minimum Lot Width Standard in [Subsection \(f\)\(2\)f](#) must not exceed 25 percent of the lot area.
 - (ii) Individual residential lots established in accordance with the Alternative Development Standards in [Subsection \(j\)](#) must not exceed 50 percent of the lot area and the entire development project or subdivision shall not have an impervious surface exceeding 25 percent of the total project area.
2. Subdivisions developed in accordance with the Alternative Development Standards in [Subsection \(j\)](#) must use either biofiltration or iron-enhanced sand as regulated by Chapter 117 Stormwater Management if the development is not able to use infiltration.
3. When constructed facilities are used for stormwater management, documentation must be provided by a qualified individual that they are designed and installed consistent with the field office technical guide of the local soil and water conservation district or the Minnesota Stormwater Manual, as applicable.
4. New constructed stormwater outfalls to public waters must be consistent with Minnesota Rules, part 6115.0231

(i) Subdivision/Platting Provisions

- (1) Purpose. To ensure that new development minimizes impacts to shoreland resources and is safe and functional.
- (2) Land suitability. Each lot created through subdivision must be suitable in its natural state for the proposed use with minimal alteration. A suitability analysis must be conducted for each proposed subdivision to determine if the subdivision is suitable in its natural state for the proposed use with minimal alteration and whether any feature of the land is likely to be harmful to the health, safety, or welfare of future residents of the proposed subdivision or of the community.

Proposed New Section 125-100 Shoreland Management

- (3) Consistency with other controls. Subdivisions and each lot in a subdivision shall meet all official controls so that a variance is not needed later to use the lots for their intended purpose.
 - (4) Water and Sewer Design Standards.
 - a. A potable water supply and a sewage treatment system consistent with Minnesota Rules, Chapters 7080 – 7081 must be provided for every lot.
 - b. Each lot must include at least two soil treatment and dispersal areas that support systems described in Minnesota Rules, parts 7080.2200 to 7080.223 or site conditions described in part 7081.0270, subparts 3 to 7, as applicable.
 - c. Lots that would require use of holding tanks are prohibited.
 - (5) Dedications. When a land or easement dedication is a condition of subdivision approval, the approval must provide easements over natural drainage or ponding areas for management of stormwater and significant wetlands.
 - (6) Platting. All subdivisions that create five or more lots or parcels that are 2-1/2 acres or less in size shall be processed as a plat in accordance with Minnesota Statutes, Chapters 462.358 Subd. 3a (cities) and 505. No permit for construction of buildings or sewage treatment systems shall be issued for lots created after the adoption of this ordinance unless the lot was previously approved as part of a formal subdivision.
- (j) Residential Alternative Development Standards
- (1) Purpose. To establish alternative dimensional and performance standards that protect shoreland resources from the impact of development while providing flexibility for residential development to achieve the City's comprehensive plan.
 - (2) Applicability.
 - a. Subdivisions which need flexibility from standards found elsewhere in the City's zoning and subdivision regulations must be processed using a rezoning to a planned unit development following **Section 125-29**. Planned unit developments to deviate from the standards of the shoreland overlay district shall not be allowed.
 - b. Subdivisions developed under the standards of this section shall be exempted from the standards of **Subsection (f)(2)e or (f)(2)f** unless otherwise specified below.
 - c. Subdivisions using the Alternative Development Standards shall be labeled as ADS on the zoning map and documented in the Preliminary Plat Resolution.
 - (3) Developments with R-2 Single Family Residential or R-3 Mid-Density Family Residential base zoning
 - a. Minimum standards
 - 1. All lots shall be connected to public sewer and water.

Proposed New Section 125-100 Shoreland Management

2. A strip of land along the shoreline of a public water shall be dedicated to the City from the ordinary high water line (OHWL) to a point (Figure 12):
 - (i) 75 feet from the OHWL around a Natural Environment Lake.
 - (ii) 38 feet from the OHWL around a Recreational Development Lake.
3. Lot area and lot width standards shall meet the requirements of the respective zoning district.
 - (i) Only lands above the OHWL and excluding right-of-way can be used to meet lot area and width standards.
 - (ii) Lot width standards must be met at both the OHWL and at the building line.
4. All structures shall meet the requirements of Subsection (f)(3) and (f)(4) (Figure 12). The OHWL setback includes the strip of land created through Subsection (j)(3) a.2.

Figure 12. Shoreline land dedicated to City



- b. Impervious Surface
 1. Impervious surface shall be no more than 25% of the project area, excluding road right-of-way.
 2. Impervious surface of individual lots shall be:
 - (i) No more than 50% for an individual lot, excluding townhomes.

Proposed New Section 125-100 Shoreland Management

- (ii) No more than 75% of an individual townhome lot. Building pads for attached townhomes may be up to 100% impervious surface as long as the open space around the building pad is preserved in a homeowners association.
- 3. When calculating the percentage of impervious surface for the project area, the following shall apply:
 - (i) Any portion of the project which is designated to meet shoreland buffer or open space requirements can be included in the project area if it is dedicated to the City or included in a conservation easement managed by the homeowners association.
 - (ii) Individual lots always be assumed to have the maximum allowed impervious surface.
- c. Open Space.
 - 1. The subdivision shall preserve at least 35% open space as defined below.
 - (i) Open space to meet this requirement can include land dedicated to the City.
 - (ii) The portion of open space outside of the shore impact zone may be preserved within a conservation easement managed by a homeowners association.
 - (iii) For the purposes of calculating the percentage of open space, only road right-of-way may be removed from the project area.
 - 2. At least 75% of the designated open space shall be contiguous with no portion less than 20 feet wide. Such open space may be divided by the road(s) constructed within the development.
 - 3. Open space must include:
 - (i) Areas with physical characteristics unsuitable for development in their natural state;
 - (ii) Areas containing significant historic sites or unplatted cemeteries; and
 - (iii) At least 70% of the shore impact zone shall be preserved in its natural or existing state.
 - 4. Open space may include:
 - (i) Outdoor recreational facilities for use by owners of dwelling units and by the general public; and
 - (ii) Non-public water wetlands.
 - 5. Open space shall not include:

Proposed New Section 125-100 Shoreland Management

- (i) Individual private lots, including yards. Outlots or lots owned in common by an owners association may be counted as open space if all the Open Space Maintenance and Administration Requirements section below are met.
- (ii) Dwelling units or structures, except water-oriented accessory structures or facilities;
- (iii) Road rights-of-way or land covered by road surfaces and parking areas;
- (iv) Land below the OHWL of public waters; and
- (v) Commercial facilities or uses.

6. Open Space Maintenance and Administration Requirements

- (i) Open space preservation. The appearance of open space areas, including topography, vegetation, and allowable uses, must be preserved and maintained by use of deed restrictions, covenants, permanent easements, public dedication, or other equally effective and permanent means. The instruments must prohibit:
 - (A) Commercial uses (for residential PUD's);
 - (B) Vegetation and topographic alterations other than routine maintenance;
 - (C) Construction of additional buildings or storage of vehicles and other materials; and
 - (D) Uncontrolled beaching of watercraft.
- (ii) Development organization and functioning. Unless an equally effective alternative community framework is established, all residential subdivisions must use an owners association with the following features:
 - (A) Membership must be mandatory for each dwelling unit or dwelling site owner and any successive owner;
 - (B) Each member must pay a pro rata share of the association's expenses, and unpaid assessments can become liens on units or dwelling sites;
 - (C) Assessments must be adjustable to accommodate changing conditions; and
 - (D) The association must be responsible for insurance, taxes, and maintenance of all commonly owned property and facilities.

(4) Developments with R-4 Mixed-Density Family Residential base zoning

a. Minimum standards

- 1. All lots shall be connected to public sewer and water.
- 2. A strip of land along the shoreline of a public water shall be dedicated to the City from the ordinary high water line (OHWL) to a point (Figure 12):

Proposed New Section 125-100 Shoreland Management

- (i) 75 feet from the OHWL around a Natural Environment Lake.
 - (ii) 38 feet from the OHWL around a Recreational Development Lake.
 - 3. Lot area and lot width standards shall meet the requirements of the R-4 Mixed-Density Residential District.
 - (i) Only lands above the OHWL and excluding right-of-way can be used to meet lot area and width standards.
 - (ii) Lot width standards must be met at both the OHWL and at the building line.
 - 4. All structures shall meet the requirements of Subsection (f)(3) and (f)(4) (Figure 12). The OHWL setback includes the strip of land created through Subsection (j)(3)a.2.
- b. Impervious Surface
- 1. Lots for lofts, flats, and apartments shall have no more than 75% impervious provided that stormwater BMPs/MIDs are implemented to meet City of Rogers and Elm Creek Watershed regulations.
 - 2. All projects, and portions of projects that do not include lofts, flats, or apartments, shall:
 - (i) Have no more than 25% of the project area, excluding road right-of-way in impervious surfaces.
 - (ii) Have no more than 50% for an individual lot, excluding townhomes
 - (iii) Have no more than 75% of an individual townhome lot. Building pads for attached townhomes may be up to 100% impervious surface as long as the open space around the building pad is preserved in a homeowners association.
 - 3. When calculating the percentage of impervious surface for the project area, the following shall apply:
 - (i) Any portion of the project which is designated to meet shoreland buffer or open space requirements can be included in the project area if it is dedicated to the City or included in a conservation easement managed by the homeowners association.
 - (ii) Individual lots, except for lofts, flats, and apartments, always be assumed to have the maximum allowed impervious surface.
- c. Open Space.
- 1. Developments, except for those with lofts, flats, or apartments, shall meet the open space requirements as outlined for the R-2 and R-3 zoning districts above.
 - 2. Common recreational space for lofts, flats, and apartments

Proposed New Section 125-100 Shoreland Management

- (i) Each loft, flat, or apartment development shall provide a minimum of 200 square feet per residential unit as common recreational space not available to the general public. Common recreational spaces shall not include private space used exclusively for a single unit's residents.
- (ii) Common recreational space means designed outdoor space intended for passive or active recreation that is accessible and suited to the needs of the development's residents, and shall generally have the following characteristics:
 - (A) Functional and aesthetic design that relates to the principal building or buildings, with clear edges, including seating, landscaping, recreational facilities, sidewalk connections, and other amenities;
 - (B) May be designed as courtyards, plazas, picnic areas, swimming pools, playground, rooftop patios/gardens, or trails within natural areas;
 - (C) Does not include driveways, parking areas, steep slopes, or stormwater ponds;
 - (D) Compatible with or expands upon existing pedestrian connections and public parks or open space; and
 - (E) At least one contiguous common recreational space shall be provided per development that is at least 2,000 square feet in size and 20 feet in width.

Proposed revisions to City Code Definitions

Sec. 125-102 Definitions

The following are proposed modifications to Section 125-102. Strikeouts show language to be removed and underlining shows language to be inserted:

~~*Accessory building* means a detached building greater than 200 square feet in size used or intended to be used for the storage of personal property or for agricultural purposes.~~

Accessory structure or facility. Any building or improvement subordinate to a principal use. Examples include: swimming pools, saunas, detached garages, and storage sheds.

Deck: means a horizontal, unenclosed platform with or without attached railings, seats, trellises, or other features, attached or functionally related to a principal use or site and at any point extending more than three feet above ground. ~~above grade (also "Open porch").~~

Planned unit development means a unified development project that may include multiple buildings or uses within a single development scheme, on one of more parcels of land, and which provides development design, style, amenities, uses, or other elements which exceed the City's normally applicable zoning standards, and which, following the prescribed process, may vary from those City established standards to achieve said design, style, amenities, uses, or other elements. A planned unit development in the shoreland overlay district shall not deviate from Shoreland Management standards found in Sec 125-100.

~~*Public waters* mean all lakes, ponds, swamps, streams, drainageways, floodplains, floodways, natural water courses, underground water resources, and similar features involving, directly or indirectly, the use of water within the community.~~

Public waters. Any water as defined in Minnesota Statutes, Section 103G.005, Subd. 15, 15a.

Subdivision. The separation of an area, parcel, or tract of land into two or more parcels, tracts, lots, or long-term leasehold interests.

**CITY OF ROGERS
ORDINANCE NO. 2024-08**

**AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE
DEFINITIONS RELATED TO SHORELAND REGULATIONS IN THE
CITY OF ROGERS**

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

SECTION 1. Section 125-102 of the City Code is hereby amended by removing ~~striketthrough~~ language and/or adding the following underlined definitions in their appropriate place in alphabetical order:

~~*Accessory building* means a detached building greater than 200 square feet in size used or intended to be used for the storage of personal property or for agricultural purposes.~~

Accessory structure or facility. Any building or improvement subordinate to a principal use. Examples include: swimming pools, saunas, detached garages, and storage sheds.

Deck: means a horizontal, unenclosed platform with or without attached railings, seats, trellises, or other features, attached or functionally related to a principal use or site and at any point extending more than three feet above ground. ~~above grade (also "Open porch").~~

Planned unit development means a unified development project that may include multiple buildings or uses within a single development scheme, on one of more parcels of land, and which provides development design, style, amenities, uses, or other elements which exceed the City's normally applicable zoning standards, and which, following the prescribed process, may vary from those City established standards to achieve said design, style, amenities, uses, or other elements. A planned unit development in the shoreland overlay district shall not deviate from Shoreland Management standards found in Sec 125-100.

~~*Public waters* mean all lakes, ponds, swamps, streams, drainageways, floodplains, floodways, natural water courses, underground water resources, and similar features involving, directly or indirectly, the use of water within the community.~~

Public waters. Any water as defined in Minnesota Statutes, Section 103G.005, Subd. 15, 15a.

Subdivision. The separation of an area, parcel, or tract of land into two or more parcels, tracts, lots, or long-term leasehold interests.

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

Dated the 26th day of November, 2024.

Mayor

ATTEST:

City Clerk

**CITY OF ROGERS
ORDINANCE NO. 2024-09**

**AN ORDINANCE AMENDING THE CITY OF ROGERS CITY CODE
CHAPTER 117 STORMWATER MANAGEMENT, SECTION 117-7
RELATED TO SHORELAND DISTRICT REGULATIONS**

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

SECTION 1. Section 117-7 of the City Code is hereby amended by adding the following Underlined language in subsection 117-7 (g):

- (g) Stormwater management criteria for permanent facilities.
- (1) An applicant shall install or construct, on or for the proposed land disturbing or development activity, all stormwater management facilities necessary to manage increased runoff so that the two-year, ten-year, and 100-year storm peak discharge rates existing before the proposed development shall not be increased and accelerated channel erosion will not occur as a result of the proposed land disturbing or development activity. The city may approve the applicant to make an in-kind or monetary contribution to the development and maintenance of community stormwater management facilities designed to serve multiple land disturbing and development activities undertaken by one or more persons, including the applicant.
 - (2) The applicant shall give consideration to reducing the need for stormwater management facilities by incorporating the use of natural topography and land cover such as wetlands, ponds, natural swales and depressions as they exist before development to the degree that they can accommodate the additional flow of water without compromising the integrity or quality of the wetland or pond.
 - (3) The following stormwater management practices shall be investigated in developing a stormwater management plan in the following descending order of preference:
 - a. Natural infiltration of precipitation on-site;
 - b. Flow attenuation by use of open vegetated swales and natural depressions;
 - c. Stormwater detention or retention facilities.
 - (4) A combination of successive practices may be used to achieve the applicable minimum control requirements specified in subsection (1) above. Justification shall be provided by the applicant for the method selected.
 - (5) Subdivisions developed in accordance with the Alternative Development Standards in the Shoreland Overlay District must use biofiltration or iron-enhanced sand if infiltration is not possible. Standards for these alternative methods include:

- a. If biofiltration is used, the required stormwater runoff treatment volume shall be multiplied by 1.82 (e.g. 55% filtration credit).
- b. If iron-enhanced sand is used as a filtration media, the required stormwater treatment volume shall be multiplied by 1.25 (e.g. 80% filtration credit).

...

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

Dated the 26th day of November, 2024.

Mayor

ATTEST:

City Clerk

**CITY OF ROGERS
ORDINANCE NO. 2024-10**

**AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE
RELATED TO SHORELAND REGULATIONS IN THE CITY OF
ROGERS**

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

SECTION 1. REPEAL. Appendix A, Shoreland Protection, is hereby repealed in its entirety.

SECTION 2. AMEND. ARTICLE 125-VI – FLOODPLAIN title is hereby amended as follows (strikethrough language is removed language, underlined language is added language):

ARTICLE 125-VI ~~FLOODPLAIN~~ ENVIRONMENTAL PROTECTION

SECTION 3. INSERT. The below language is hereby inserted and adopted into the Unified Development Code as Section 125-100 Shoreland Management under ARTICLE 125-VI ENVIRONMENTAL PROTECTION:

Sec. 125-100 Shoreland Management

(a) Statutory Authorization and Policy

- (1) Statutory Authorization. This shoreland ordinance is adopted pursuant to the authorization and policies contained in Minnesota Statutes, Chapter 103F, Minnesota Rules, Parts 6120.2500 - 6120.3900, and the planning and zoning enabling legislation in Minnesota Statutes, Chapter 462.
- (2) Policy. The Legislature of Minnesota has delegated responsibility to local governments of the state to regulate the subdivision, use and development of the shorelands of public waters and thus preserve and enhance the quality of surface waters, conserve the economic and natural environmental values of shorelands, and provide for the wise use of waters and related land resources. This responsibility is hereby recognized by the City of Rogers.

(b) General Provisions and Definitions

- (1) Jurisdiction. The provisions of this ordinance apply to the shorelands of the public water bodies as classified in **Subsection (d)(1)** of this ordinance. Pursuant to Minnesota Rules, Parts 6120.2500 - 6120.3900, no lake, pond, or flowage less than 10 acres in size in municipalities or 25 acres in size in unincorporated areas need be regulated in a local government's shoreland regulations. A body of water created by a private user where there was no previous shoreland may, at the discretion of the governing body, be exempt from this ordinance.
- (2) Abrogation and Greater Restrictions. It is not intended by this ordinance to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions.

However, where this ordinance imposes greater restrictions, the provisions of this ordinance shall prevail. All other ordinances inconsistent with this ordinance are hereby repealed to the extent of the inconsistency only.

- (3) Definitions. Unless specifically defined below, words or phrases used in this ordinance shall be interpreted to give them the same meaning they have in common usage and to give this ordinance its most reasonable application. For the purpose of this ordinance, the words “must” and “shall” are mandatory and not permissive. All distances, unless otherwise specified, are measured horizontally.

Bluff. A topographic feature such as a hill, cliff, or embankment having the following characteristics:

1. Part or all of the feature is located in a shoreland area;
2. The slope must drain toward the waterbody;
3. The slope rises at least 25 feet above the ordinary high water level; and
4. The grade of the slope from the toe of the bluff to a point 25 feet or more above the ordinary high water level averages 30 percent or greater (see Figure 1), except that an area with an average slope of less than 18 percent over a distance of at least 50 feet shall not be considered part of the bluff (see Figure 2).

Figure 1. Illustration of Bluff

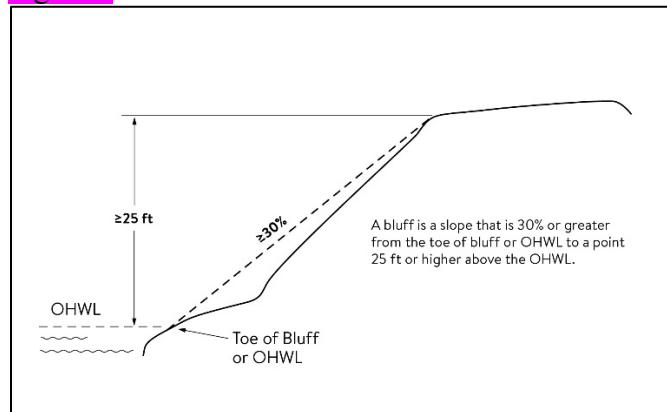
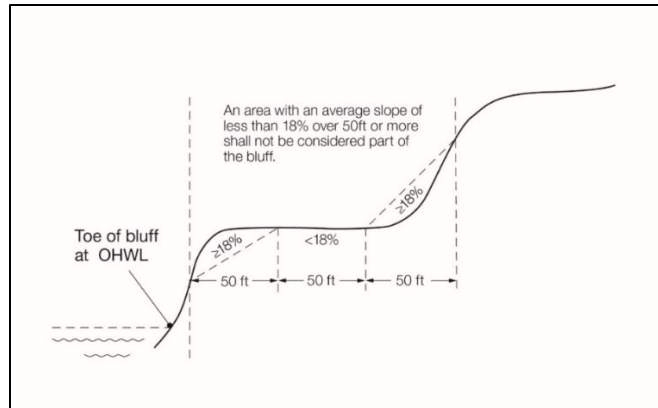


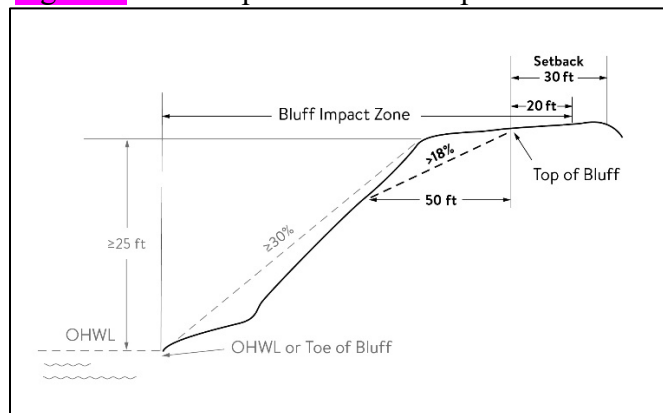
Figure 2. Exception to Bluff



Bluff impact zone. (BIZ) A bluff and land located within 20 feet of the top of a bluff.

See Figure 3

Figure 3. Bluff Impact Zone and Top of Bluff



Bluff, Toe of. The lower point of a 50-foot segment with an average slope exceeding 18 percent or the ordinary high water level, whichever is higher. See Figure 3.

Bluff, Top of. For the purposes of measuring setbacks, bluff impact zone, and administering vegetation management standards, the higher point of a 50-foot segment with an average slope exceeding 18 percent. See Figure 3.

Boathouse. A facility as defined by Minnesota Statutes, Section 103G.245.

Buffer, shoreland. A vegetative feature as defined by Minnesota Statutes, Section 103F.48.

Commercial use. The principal use of land or buildings for the sale, lease, rental, or trade of products, goods, and services.

Commissioner. The commissioner of the Department of Natural Resources.

Controlled access lot. A lot used to access public waters or as a recreation area for owners of nonriparian lots within the same subdivision containing the controlled access lot.

Duplex, triplex, and quad. A dwelling structure on a single lot, having two, three, and four units, respectively, attached by common walls and each unit equipped with separate sleeping, cooking, eating, living, and sanitation facilities.

Dwelling site. A designated location for residential use by one or more persons using temporary or movable shelter, including camping and recreational vehicle sites.

Dwelling unit. Any structure or portion of a structure, or other shelter designed as short- or long-term living quarters for one or more persons, including rental or timeshare accommodations such as motel, hotel, and resort rooms and cabins.

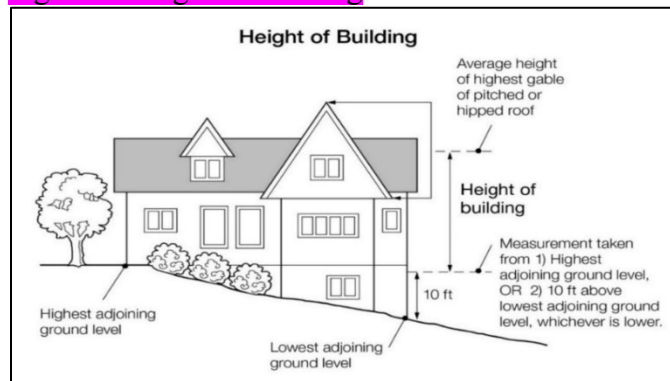
Expansion. Any increase in a dimension such as number of units or size, area, volume, or height of an existing structure or accessory structure or facility.

Extractive use. The use of land for surface or subsurface removal of sand, gravel, rock, industrial minerals, other nonmetallic minerals, and peat not regulated under Minnesota Statutes, Sections 93.44 to 93.51.

Guest cottage. A structure used as a dwelling unit that may contain sleeping spaces and kitchen and bathroom facilities in addition to those provided in the primary dwelling unit on a lot.

Height of building. The vertical distance between the highest adjoining ground level at the building or ten feet above the lowest adjoining ground level, whichever is lower, and the highest point of a flat roof or average height of the highest gable of a pitched or hipped roof (see Figure 4).

Figure 4. Height of Building



Impervious surface. A constructed hard surface that prevents or retards entry of water into the soil and causes water to run off the surface in greater quantities and at an increased rate of flow than prior to development, including rooftops; decks; sidewalks; patios; swimming pools; parking lots; concrete, asphalt, gravel driveways, or permeable pavers; and other similar surfaces.

Improvement. Making an existing structure or accessory structure or facility of better quality, more efficient, or more aesthetically pleasing, that does not replicate what pre-existed, but does not include an expansion, enlargement, or intensification.

Industrial use. The use of land or buildings for the production, manufacture, warehousing, storage, or transfer of goods, products, commodities, or other wholesale items.

Intensive vegetation clearing. The complete removal of trees or shrubs in a contiguous patch, strip, row, or block.

Maintenance and repair. Upkeep or preservation of an existing structure or accessory structure or facility against normal wear and tear or degradation over time that does not change exterior dimensions. Examples include the rehabilitation or replacement of windows, siding, a roof, or exterior finishes such as paint or stain.

Nonconformity. Any legal use, structure or parcel of land already in existence, recorded, or authorized before the adoption of official controls or amendments to

those controls that would not have been permitted to become established under the terms of the official controls as now written.

Ordinary high water level (OHWL). The boundary of public waters and wetlands, and shall be an elevation delineating the highest water level which has been maintained for a sufficient period of time to leave evidence upon the landscape, commonly that point where the natural vegetation changes from predominantly aquatic to predominantly terrestrial. For watercourses, the ordinary high water level is the elevation of the top of the bank of the channel. For reservoirs and flowages, the ordinary high water level is the operating elevation of the normal summer pool. An OHWL established for a waterbody by the Minnesota Department of Natural Resources will constitute the OHWL under this definition.

Project area. The gross area of the project being proposed in a subdivision or site plan application. This shall include lands which may be dedicated to the public as part of the subdivision, preserved in an easement or similar preservation instrument, or overseen by a homeowners association.

Replacement and restoration. Reconstruction of part or all of an existing structure or accessory structure or facility that closely matches or replicates the preexisting structure or facility.

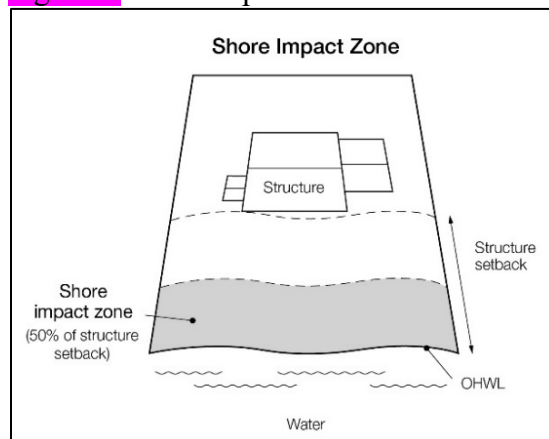
Semipublic use. The use of land by a private, nonprofit organization to provide a public service that is ordinarily open to some persons outside the regular constituency of the organization.

Sewage treatment system. “Sewage treatment system” has the meaning given under Minnesota Rules, part 7080.1100, Subp. 82.

Sewer system. Pipelines or conduits, pumping stations, and force main, and all other construction, devices, appliances, or appurtenances used for conducting sewage or industrial waste or other wastes to a point of ultimate disposal.

Shore impact zone. (SIZ) Land located between the ordinary high water level of a public water and a line parallel to it at a setback of 50 percent of the structure setback (see Figure 6).

Figure 6. Shore Impact Zone

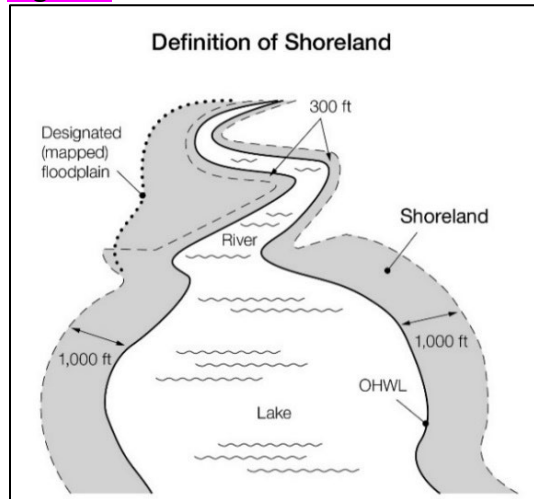


Shoreland. “Shoreland” means land located within the following distances from public waters:

1. 1,000 feet from the ordinary high water level of a lake, pond, or flowage; and

2. 300 feet from a river or stream, or the landward extent of a floodplain designated by ordinance on a river or stream, whichever is greater (see Figure 7).

Figure 7. Definition of Shoreland



Shore recreation facilities. Swimming areas, docks, watercraft mooring areas and launching ramps and other water recreation facilities.

Significant historic site. Any archaeological site, standing structure, or other property that meets the criteria for eligibility to the National Register of Historic Places or is listed in the State Register of Historic Sites, or is determined to be an unplatted cemetery that falls under the provisions of Minnesota Statutes, Section 307.08. A historic site meets these criteria if it is presently listed on either register or if it is determined to meet the qualifications for listing after review by the Minnesota state archaeologist or the director of the Minnesota Historical Society. All unplatted cemeteries are automatically considered to be significant historic sites.

Steep slope. Lands having average slopes over 12 percent, as measured over horizontal distances of 50 feet or more, which are not bluffs.

Structure. Any building or appurtenance, including decks, except aerial or underground utility lines, such as sewer, electric, telephone, telegraph, gas lines, towers, poles, and other supporting facilities.

Suitability analysis. An evaluation of land to determine if it is appropriate for the proposed use. The analysis considers factors relevant to the proposed use and may include the following features: susceptibility to flooding; existence of wetlands; soils, erosion potential; slope steepness; water supply, sewage treatment capabilities; water depth, depth to groundwater and bedrock, vegetation, near-shore aquatic conditions unsuitable for water-based recreation; fish and wildlife habitat; presence of significant historic sites; or any other relevant feature of the natural land.

Variance. "Variance" means the same as that defined in Minnesota Statutes, Section 462.357 Subd. 6 (2).

Water-oriented accessory structure or facility. A small, above ground building or other improvement, except stairways, fences, docks, and retaining walls, which, because of the relationship of its use to surface water, reasonably needs to be located closer to public waters than the normal structure setback. Examples of such

structures and facilities include, watercraft and watercraft equipment storage structures, gazebos, screen houses, fish houses, pump houses, patios, and detached decks. Boathouses and boat storage structures given the meaning under Minnesota Statutes, Section 103G.245 are not a water-oriented accessory structures.

Water-dependent use. The use of land for commercial, industrial, public or semi-public purposes, where access to and use of a public water is an integral part of the normal conduct of operation. Marinas, resorts, and restaurants with transient docking facilities are examples of uses typically found in shoreland areas.

Wetland. “Wetland” has the meaning given under Minnesota Rule, part 8420.0111.

(c) Administration

- (1) Purpose. The purpose of this Section is to identify administrative provisions to ensure the ordinance is administered consistent with its purpose.
- (2) Permits.
 - a. A permit is required for the construction of buildings or building additions (including construction of decks and signs), the installation and/or alteration of sewage treatment systems, and those grading and filling activities not exempted by **Subsection (h)(3)** of this ordinance.
 - b. As required by the building official, a certificate of compliance, consistent with Minnesota Rules Chapter 7082.0700 Subp. 3, is required whenever a permit or variance of any type is required for any new construction on the property. A sewage treatment system shall be considered compliant if the only deficiency is the system’s improper setback from the ordinary high water level.
- (3) Application materials. Application for permits and other zoning applications such as variances shall be made to the Zoning Administrator on the forms provided. The application shall include the necessary information so that the Zoning Administrator can evaluate how the application complies with the provisions of this ordinance.
- (4) Subdivisions. Residential subdivisions within the Shoreland Overlay District shall either meet **Subsection (f)** Dimensional and General Performance Standards or **Subsection (j)** Residential Alternative Dimensional Standards. No new planned unit developments in the shoreland overlay district are allowed after December 31, 2024.
- (5) Variances. Variances may only be granted in accordance with Minnesota Statutes, Section 462.357 and are subject to the following:
 - a. A variance may not circumvent the general purposes and intent of this ordinance; and
 - b. As required by the building official, for properties with existing sewage treatment systems, a certificate of compliance, consistent with Minnesota Rules Chapter 7082.0700 Subp. 3, is required for variance approval or new construction. A sewage treatment system shall be considered compliant if the

only deficiency is the system's improper setback from the ordinary high water level.

- (6) Conditional Uses. All conditional uses in the shoreland area are subject to a thorough evaluation of the waterbody and the topographic, vegetation, and soil conditions to ensure:
- a. The prevention of soil erosion or other possible pollution of public waters, both during and after construction;
 - b. The visibility of structures and other facilities as viewed from public waters is limited;
 - c. There is adequate water supply and on-site sewage treatment; and
 - d. The types, uses, and numbers of watercraft that the project will generate are compatible in relation to the suitability of public waters to safely accommodate these watercrafts.
- (7) Mitigation.
- a. In evaluating all variances, conditional uses, zoning and building permit applications, the zoning authority shall require the property owner to address, when appropriate, the following conditions, when related to and proportional to the impact, to meet the purpose of this ordinance, to protect adjacent properties, and the public interest:
 1. Advanced storm water runoff management treatment;
 2. Reducing impervious surfaces;
 3. Increasing setbacks from the ordinary high water level;
 4. Restoration of wetlands;
 5. Limiting vegetation removal and/or riparian vegetation restoration;
 6. Provisions for the location, design, and use of structures, sewage treatment systems, water supply systems, watercraft launching and docking areas, and parking areas; and
 7. Other conditions the zoning authority deems necessary.
 - b. In evaluating plans to construct sewage treatment systems, roads, driveways, structures, or other improvements on steep slopes, conditions to prevent erosion and to preserve existing vegetation screening of structures, vehicles, and other facilities as viewed from the surface of public waters assuming summer, leaf-on vegetation shall be attached to permits.
- (8) Nonconformities.

- a. All legally established nonconformities as of the date of this ordinance may continue, but will be managed according to Minnesota Statutes, Section 462.357 Subd. 1e and other regulations of this community for alterations and additions; repair after damage;
- b. All additions or expansions to the outside dimensions of an existing nonconforming structure must meet the setback, height, lowest floor elevations, and other requirements of Subsections (e) to (h) of this ordinance. Any deviation from these requirements must be authorized by a variance.

(9) Notifications to the Department of Natural Resources.

- a. All amendments to this shoreland ordinance must be submitted to the Department of Natural Resources for review and approval for compliance with the statewide shoreland management rules.
- b. All notices of public hearings to consider variances, ordinance amendments, or conditional uses under shoreland management controls must be sent to the commissioner or the commissioner's designated representative at least ten (10) days before the hearings. Notices of hearings to consider proposed subdivisions/plats must include copies of the subdivision/plat.
- c. All approved ordinance amendments and subdivisions/plats, and final decisions approving variances or conditional uses under local shoreland management controls must be sent to the commissioner or the commissioner's designated representative and postmarked within ten days of final action. When a variance is approved after the Department of Natural Resources has formally recommended denial in the hearing record, the notification of the approved variance shall also include the summary of the public record/testimony and the findings of facts and conclusions which supported the issuance of the variance.
- d. Any request to change the shoreland management classification of public waters within the City of Rogers must be sent to the commissioner or the commissioner's designated representative for approval, and must include a resolution and supporting data as required by Minnesota Rules, part 6120.3000, subp.4.
- e. Any request to reduce the boundaries of shorelands of public waters within the City of Rogers must be sent to the commissioner or the commissioner's designated representative for approval and must include a resolution and supporting data. The boundaries of shorelands may be reduced when the shoreland of water bodies with different classifications overlap. In these cases, the topographic divide between the water bodies shall be used for adjusting the boundaries.

(10) Mandatory EAW. An Environmental Assessment Worksheet consistent with Minnesota Rules, Chapter 4410 must be prepared for projects meeting the

thresholds of Minnesota Rules, part 4410.4300, Subparts 19a, 20a, 25, 27, 28, 29, and 36a.

(d) Shoreland Classification System and Land Uses

(1) Shoreland Classification System.

a. Purpose. To ensure that shoreland development on the public waters of the City of Rogers is regulated consistent with the classifications assigned by the commissioner under Minnesota Rules, part 6120.3300.

b. Lakes are classified as follows:

1. Recreational development (RD)

Recreational Development Lake Name	DNR Public Waters I.D. #
Sylvan	27017100

2. Natural environment (NE)

Natural Environment Lake Name	DNR Public Waters I.D. #
Cowley	27016900
Grass	27013500
Henry	27017500
Tiltons	27017300
Whiteford	27017200
Unnamed	27016700
Unnamed	27029700
Unnamed	27030500

c. Rivers and Streams are classified as follows:

1. Agriculture

Agriculture River Name	Legal Description
South Fork Crow River	Section 16, T120N, R23W

2. Tributary

Tributary Stream Name	Legal Description
Fox Creek	Sections 15, 16, 22, and 23; T120N; R23W

d. All public rivers and streams shown on the Public Waters Inventory Map for Hennepin County, a copy of which is adopted by reference, not given a classification in **Subsection (c) above** shall be considered “Tributary.”

(2) Land Uses.

- a. Purpose. To identify land uses that are compatible with the protection and preservation of shoreline resources in order to conserve the economic and environmental values of shoreland and sustain water quality.
- b. The land uses allowable for the Shoreland Overlay District shall follow the permitted, conditional, interim, and accessory use designations as defined and outlined in the underlying zoning district.

(e) Special Land Use Provisions

(1) Commercial, Industrial, Public, and Semipublic Use Standards.

- a. Water-dependent uses may be located on parcels or lots with frontage on public waters provided that:
 - 1. The use complies with provisions of **Subsection (g)**;
 - 2. The use is designed to incorporate topographic and vegetative screening of parking areas and structures;
 - 3. Uses that require short-term watercraft mooring for patrons must centralize these facilities and design them to avoid obstructions of navigation and to be the minimum size necessary to meet the need; and
 - 4. Uses that depend on patrons arriving by watercraft may use signs and lighting, provided that:
 - (i) Signs placed in or on public waters must only convey directional information or safety messages and may only be placed by a public authority or under a permit issued by the county sheriff; and
 - (ii) Signs placed within the shore impact zone are:
 - (A) No higher than ten feet above the ground, and no greater than 32 square feet in size; and
 - (B) If illuminated by artificial lights, the lights must be shielded or directed to prevent illumination across public waters; and
 - (iii) Other lighting may be located within the shore impact zone or over public waters if it is used to illuminate potential safety hazards and is shielded or otherwise directed to prevent direct illumination across public waters. This does not preclude use of navigational lights.
- b. Commercial, industrial, public, and semi-public uses that are not water-dependent must be located on lots or parcels without public waters frontage, or, if located on lots or parcels with public waters frontage, must either be set back double the ordinary high water level setback or be substantially screened from view from the water by vegetation or topography, assuming summer, leaf-on conditions.

(2) Agriculture Use Standards

a. Buffers.

1. The shore impact zone for parcels with permitted agricultural land uses is an area with a 50-foot average width and a 30-foot minimum width, as measured from the ordinary high water level if identified, or the top or crown of bank or normal water level as provided by Minnesota Statutes, Section 103F.48, subd. 3(c), whichever is applicable.
2. General cultivation farming, grazing, nurseries, horticulture, truck farming, sod farming, and wild crop harvesting are permitted uses if steep slopes and shore and bluff impact zones are maintained in perennial vegetation or operated under an approved conservation plan that includes alternative riparian water quality practices based on the Natural Resources Conservation Service field office technical guide (FOTG), practices approved by the Board of Water and Soil Resources (BWSR), or practices based on local conditions and as approved by the local soil and water conservation district that are consistent with the FOTG.

b. New animal feedlots are not allowed in shoreland. Modifications or expansions to existing feedlots or resumption of old feedlots are conditional uses and must meet the following standards:

1. Feedlots must be designed consistent with Minnesota Rules, Chapter 7020;
2. Feedlots must not further encroach into the existing ordinary high water level setback or the bluff impact zone and must not expand to a capacity of 1,000 animal units or more; and,
3. Old feedlots not currently in operation may resume operation consistent with Minnesota Statutes, Section 116.0711.

c. Extractive Use Standards. Extractive uses are conditional uses and must meet the following standards:

1. Site Development and Restoration Plan. A site development and restoration plan must be developed, approved, and followed over the course of operation. The plan must:
 - (i) Address dust, noise, possible pollutant discharges, hours and duration of operation, and anticipated vegetation and topographic alterations;
 - (ii) Identify actions to be taken during operation to mitigate adverse environmental impacts, particularly erosion; and
 - (iii) Clearly explain how the site will be rehabilitated after extractive activities end.

2. Setbacks for Processing Machinery. Processing machinery must meet structure setback standards from ordinary high water levels and from bluffs.

(f) Dimensional and General Performance Standards

- (1) Purpose. To establish dimensional and performance standards that protect shoreland resources from impacts of development.
- (2) Lot Area and Width Standards. After the effective date of this ordinance, all new lots must meet the minimum lot area and lot width requirements in **Subsections (f)(2)e and (f)(2)f below**, subject to the following standards:
 - a. Only lands above the ordinary high water level and excluding right-of-way can be used to meet lot area and width standards;
 - b. Lot width standards must be met at both the ordinary high water level and at the building line;
 - c. The sewer lot area dimensions can only be used if publicly owned sewer system service is available to the property;
 - d. Residential subdivisions with dwelling unit densities exceeding those in **Sections (f)(2)e and (f)(2)f** are allowed only if designed and approved using the Residential Alternative Design Standards under **Subsection (j)** of this chapter. No new planned unit developments in the shoreland overlay district are allowed after **December 31, 2024**; and
 - e. Standard Lake Minimum Lot Area and Width Standards:
 1. Recreational development lake – No sewer

Lot Type	Riparian Lot Area (sf)	Riparian Lot Width (ft)	Nonriparian Lot Area (sf)	Nonriparian Lot Width (ft)
Single	40,000	150	40,000	150
Duplex	80,000	225	80,000	265
Triplex	120,000	300	120,000	375
Quad	160,000	375	160,000	490

2. Recreational development lake – Sewer

Lot Type	Riparian Lot Area (sf)	Riparian Lot Width (ft)	Nonriparian Lot Area (sf)	Nonriparian Lot Width (ft)
Single	20,000	75	15,000	75
Duplex	35,000	135	26,000	135
Triplex	50,000	195	38,000	190
Quad	65,000	255	49,000	245

3. Natural environment lake – No sewer

Lot Type	Riparian Lot Area (sf)	Riparian Lot Width (ft)	Nonriparian Lot Area (sf)	Nonriparian Lot Width (ft)
Single	80,000	200	80,000	200
Duplex	120,000	300	160,000	400
Triplex	160,000	400	240,000	600
Quad	200,000	500	320,000	800

4. Natural environment lake – Sewer

Lot Type	Riparian Lot Area (sf)	Riparian Lot Width (ft)	Nonriparian Lot Area (sf)	Nonriparian Lot Width (ft)
Single	40,000	125	20,000	125
Duplex	70,000	225	35,000	220
Triplex	100,000	325	52,000	315
Quad	130,000	425	65,000	410

- f. Standard River/Stream Minimum Lot Width Standards. There are no minimum lot area requirements for rivers and streams. The lot width standards in feet are:

Lot Type	Agriculture	Tributary No Sewer	Tributary Sewer
Single	150	100	75
Duplex	225	150	115
Triplex	300	200	150
Quad	375	250	190

(3) Special Residential Lot Provisions.

- a. If allowed by underlying zoning district, one guest cottage may be allowed on lots meeting or exceeding the duplex lot area and width dimensions presented in Subsections (f)(2)e and (f)(2)f, provided the following standards are met:
1. For lots exceeding the minimum lot dimensions of duplex lots, the guest cottage must be located within an area equal to the smallest duplex-sized lot that could be created including the principal dwelling unit;
 2. A guest cottage must not cover more than 700 square feet of land surface and must not exceed 15 feet in height; and
 3. A guest cottage must be located or designed to reduce its visibility as viewed from public waters and adjacent shorelands by vegetation, topography, increased setbacks or color, assuming summer leaf-on conditions.

- b. No new private controlled access lots are allowed after **December 31, 2024**. Any changes to existing controlled access lots must meet the regulations set forth in Minnesota Rules 6120.3300, subpart 2 (E).
- c. Access Easements. Easements providing access to boat docking and mooring facilities to non-riparian property owners are prohibited.

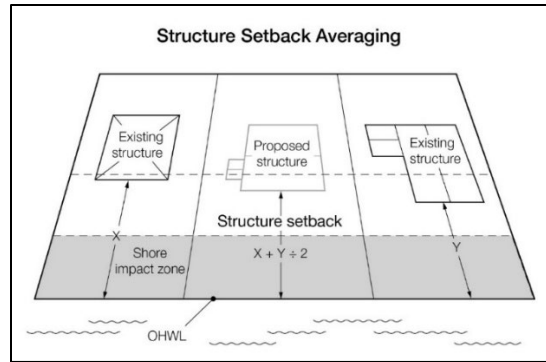
(4) Placement, Height, and Design of Structures.

- a. OHWL Setback for Structures and Sewage Treatment Systems. When more than one setback applies to a site, structures, and facilities must be located to meet all setbacks, and comply with the following OHWL setback provisions. All structures must meet structure setbacks even if there is abutting public land between the waterbody and the lot.

Waterbody Classification	Structures with <u>No Sewer</u>	Structures with <u>Sewer</u>	Sewage Treatment Systems
Natural Environment Lakes	150	150	150
Recreational Development Lakes	100	75	75
Agriculture & Tributary Rivers	100	50	75

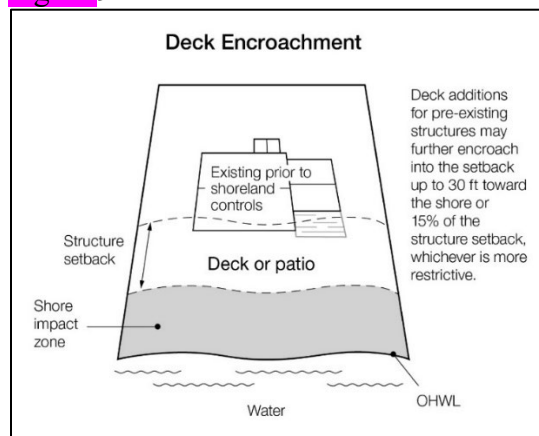
1. OHWL Setbacks. Structures and sewage treatment systems must meet setbacks from the Ordinary High Water Level (OHWL), except that one water-oriented accessory structure or facility, designed in accordance with **Subsection(g)(3)** of this ordinance, may be set back a minimum distance of ten (10) feet from the OHWL:
2. Setback averaging. Where principal structures exist on the adjoining lots on both sides of a proposed building site, structure setbacks may be altered without a variance to conform to the adjoining principal structure setbacks from the OHWL, provided the proposed structure is not located in a shore impact zone or in a bluff impact zone **(see Figure 8)**;

Figure. 8 Structure Setback Averaging



3. Setbacks of decks. Deck additions may be allowed without a variance to a structure not meeting the required setback from the ordinary high water level if all of the following criteria are met:
 - (i) The structure existed on the date the structure setbacks were established;
 - (ii) A thorough evaluation of the property and structure reveals no reasonable location for a deck meeting or exceeding the existing ordinary high water level setback of the structure;
 - (iii) The deck encroachment toward the ordinary high water level does not exceed 15 percent of the existing setback of the structure from the ordinary high water level or is no closer than 30 feet from the OHWL, whichever is more restrictive; and
 - (iv) The deck is constructed primarily of wood, and is not roofed or screened (see Figure 9).

Figure 9. Deck Encroachment



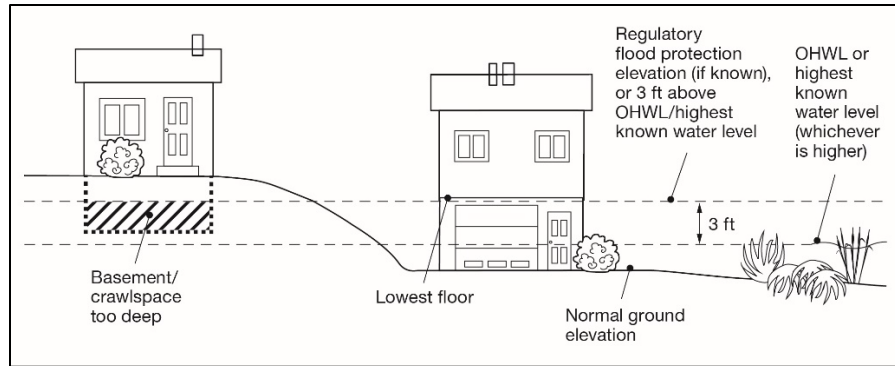
4. Additional structure setbacks. Structures must also meet the following setbacks, regardless of the waterbody classification:

Setback from:	Setback (ft)
Top of bluff	30

Setback from:	Setback (ft)
Unplatted cemetery	50

5. Bluff Impact Zones. Structures and accessory facilities, except stairways and landings, must not be placed within bluff impact zones.
- b. Height of Structures. All structures in residential districts in cities, except churches and nonresidential agricultural structures, must not exceed 35 feet in height.
- c. Lowest Floor Elevation.
 1. Determining elevations. Structures must be placed at an elevation consistent with the applicable floodplain regulatory elevations. Where these elevations are not known, the lowest floor, including basement, must be placed or flood-proofed at an elevation determined using the following methodology:
 - (i) For lakes, by placing the lowest floor at a level at least three feet above the highest known water level, or three feet above the ordinary high water level, whichever is higher (see Figure 10);
 - (ii) For rivers and streams, by placing the lowest floor at least three feet above the highest known flood elevation. If highest known flood elevation is not available, by placing the lowest floor at least three feet above the ordinary high water level (see Figure 10), or by conducting a technical evaluation to establish a flood protection elevation. Technical evaluations must be done by a qualified engineer or hydrologist consistent with Minnesota Rules, parts 6120.5000 to 6120.6200.
 2. Methods for placement.
 - (i) In addition to the lowest floor, all service utilities must be elevated or water-tight to the elevation determined in subsection (f)(4)c.1 above.
 - (ii) If elevation methods involving fill would result in filling in the SIZ, then structures must instead be elevated through floodproofing methods in accordance with (f)(4)c.2.iii below;
 - (iii) If the structure is floodproofed, then it must be built to resist hydrostatic pressure through elevation methods such as blocks, pilings, filled stem walls, elevated concrete pad, internally flooded enclosed areas, or through other accepted engineering practices consistent with FEMA technical bulletins 1, 2 and 3.

Figure 10. Lowest Floor Elevation



- d. Significant Historic Sites. No structure may be placed on a significant historic site in a manner that affects the values of the site unless adequate information about the site has been removed and documented in a public repository.

(5) Water Supply and Sewage Treatment.

- a. Water supply. Any public or private supply of water for domestic purposes must meet or exceed standards for water quality of the Minnesota Department of Health and the Minnesota Pollution Control Agency.
- b. Sewage treatment. Any premises used for human occupancy must be connected to a publicly-owned sewer system, where available or comply with Minnesota Rules, Chapters 7080 – 7081.

(g) Performance Standards for Public and Private Facilities

(1) Placement and Design of Roads, Driveways, and Parking Areas. These facilities must be designed to take advantage of natural vegetation and topography to achieve maximum screening as viewed from public waters. They must be constructed to minimize and control erosion to public waters consistent with the field office technical guides of the local SWCD and comply with the following standards:

- a. Roads, driveways, and parking areas must meet structure setbacks and must not be placed within bluff and shore impact zones, when other reasonable and feasible placement alternatives exist. If no alternatives exist, they may be placed within these areas, and must be designed to minimize adverse impacts;
- b. Watercraft access ramps, approach roads, and access-related parking areas may be placed within shore impact zones provided the vegetative screening and erosion control conditions of this subpart are met;
- c. Private watercraft access ramps, approach roads, and access-related parking areas are prohibited.
- d. For public roads, driveways and parking areas, documentation must be provided by a qualified individual that they are designed and constructed to minimize and control erosion to public waters consistent with the field office technical guides

of the local soil and water conservation district, or other applicable technical materials.

(2) Stairways, Lifts, and Landings. Stairways and lifts are the preferred alternative to major topographic alterations for achieving access up and down bluffs and steep slopes to shore areas. Stairways, lifts, and landings must meet the following design requirements:

- a. Stairways and lifts must not exceed four feet in width on residential lots. Wider stairways may be used for commercial properties, public recreational uses, and planned unit developments;
- b. Landings for stairways and lifts on residential lots must not exceed 32 square feet in area. Landings larger than 32 square feet may be used for commercial properties, public-space recreational uses, and planned unit developments;
- c. Canopies or roofs are not allowed on stairways, lifts, or landings;
- d. Stairways, lifts, and landings may be either constructed above the ground on posts or pilings, or placed into the ground, provided they are designed and built in a manner that ensures control of soil erosion;
- e. Stairways, lifts, and landings must be located in the most visually inconspicuous portions of lots, as viewed from the surface of the public water assuming summer, leaf-on conditions, whenever practical; and
- f. Facilities such as ramps, lifts, or mobility paths for physically handicapped persons are also allowed for achieving access to shore areas, if they are consistent with the dimensional and performance standards of sub items (g)(2)a to (g)(2)e above and the requirements of Minnesota Rules, Chapter 1341.

(3) Water-oriented Accessory Structures or Facilities. Each residential lot may have one water-oriented accessory structure or facility if it complies with the following provisions:

- a. The structure or facility must not exceed ten feet in height, exclusive of safety rails, and cannot occupy an area greater than 250 square feet. The structure or facility may include detached decks not exceeding eight feet above grade at any point or at-grade patios;
- b. The structure or facility is not in the Bluff Impact Zone;
- c. The setback of the structure or facility from the ordinary high water level must be at least ten feet;
- d. The structure is not a boathouse or boat storage structure as defined under Minnesota Statutes, Section 103G.245;

- e. The structure or facility must be treated to reduce visibility as viewed from public waters and adjacent shorelands by vegetation, topography, increased setbacks or color, assuming summer, leaf-on conditions;
- f. The roof may be used as an open-air deck with safety rails, but must not be enclosed or used as a storage area;
- g. The structure or facility must not be designed or used for human habitation and must not contain water supply or sewage treatment facilities;
- h. As an alternative for general development and recreational development waterbodies, water-oriented accessory structures used solely for storage of watercraft and boating-related equipment may occupy an area up to 400 square feet provided the maximum width of the structure is 20 feet as measured parallel to the shoreline; and
- i. Water-oriented accessory structures may have the lowest floor placed lower than the elevation specified in Subsection (f)(4)c if the structure is designed to accommodate internal flooding, constructed of flood-resistant materials to the elevation, electrical and mechanical equipment is placed above the elevation and, if long duration flooding is anticipated, the structure is built to withstand ice action and wind-driven waves and debris.

(h) Vegetation and Land Alterations

(1) Purpose. Alterations of vegetation and topography are regulated to prevent erosion into public waters, fix nutrients, preserve shoreland aesthetics, preserve historic values, prevent bank slumping, sustain water quality, and protect fish and wildlife habitat.

(2) Vegetation Management.

- a. Removal or alteration of vegetation must comply with the provisions of this subsection except for:
 - 1. Vegetation alteration necessary for the construction of structures and sewage treatment systems under validly issued permits for these facilities;
 - 2. The construction of public roads and parking areas if consistent with Subsection (g)(1) of this ordinance; and
 - 3. Agricultural uses consistent with Subsection (e)(2) of this ordinance.
- b. Intensive vegetation clearing in the shore and bluff impact zones and on steep slopes is prohibited.
- c. Limited clearing and trimming of trees and shrubs in the shore and bluff impact zones and on steep slopes, is allowed to provide a view to the water from the principal dwelling and to accommodate the placement of stairways and landings,

picnic areas, access paths, livestock watering areas, beach and watercraft access areas, and permitted water-oriented accessory structures or facilities, provided that:

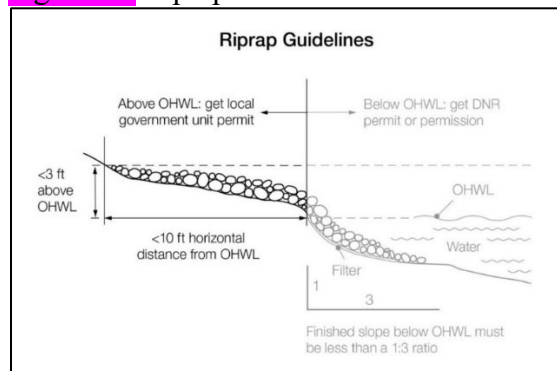
1. Vegetation be maintained to screen structures, vehicles, or other facilities as viewed from the water, assuming summer, leaf-on conditions. The maximum view corridor shall be less than 50 feet or one-third of the parcel width, whichever is less;
 2. Existing shading of water surfaces along rivers is preserved;
 3. Cutting debris or slash shall be scattered and not mounded on the ground; and
 4. Perennial ground cover is retained.
- d. Removal of trees, limbs, or branches that are dead, diseased, dying, or pose safety hazards is allowed without a permit.
 - e. Fertilizer and pesticide runoff into surface waters must be minimized through use of vegetation, topography or both.
 - f. Violations of the vegetation standards shall be subject to a Restoration Order including vegetation restoration plan and a three-year maintenance plan prepared by the land owner and approved by the zoning administrator. Near shore or highly erodible locations are to be restored with a mix of deep-rooted woody and herbaceous vegetation with high stem-density, suitable for the location.

(3) Grading and Filling.

- a. Grading and filling activities must comply with the provisions of this subsection except for the construction of public roads and parking areas if consistent with **Subsection (g)(1)** of this ordinance.
- b. Permit Requirements.
 1. Grading, filling and excavations necessary for the construction of structures, sewage treatment systems, and driveways, if part of an approved permit, do not require a separate grading and filling permit. However, the standards in **Subsection (h)(3)c** of this ordinance must be incorporated into the permit.
 2. For all other work, including driveways not part of another permit, a grading and filling permit is required for:
 - (i) the movement of more than 10 cubic yards of material on steep slopes or within shore or bluff impact zones; and
 - (ii) the movement of more than 50 cubic yards of material outside of steep slopes and shore and bluff impact zones.

3. placement of retaining walls, including boulder walls within the SIZ and BIZ provided that:
 - (i) if the project includes work at or below the OHWL, the commissioner has already approved or permitted the project.
 - (ii) the structures are used only to correct a documented existing erosion problem and not for aesthetic reasons.
 - (iii) the height and length are the minimum necessary to control the erosion problem and are not higher than 4 feet or longer than 10 feet, unless the zoning administrator determines that a larger wall is necessary to correct the erosion problem; and
 - (iv) walls are screened by vegetation to not be visible from the waterbody.
4. Placement of natural rock rip rap, including associated grading of the shoreline and placement of a filter blanket is permitted if:
 - (i) if the project includes work at or below the OHWL, the commissioner has already approved or permitted the project;
 - (ii) the finished slope does not exceed three feet horizontal to one-foot vertical;
 - (iii) the landward extent of the riprap is within ten feet of the ordinary high water level; and
 - (iv) the height of the riprap above the ordinary high water level does not exceed three feet (see Figure 11).
 - (v) A vegetative buffer, consisting of deep rooted and woody vegetation, is to be established at a distance no less than ten feet from the landward extent of the riprap.

Figure 11. Riprap Guidelines



- c. Grading, filling and excavation activities must meet the following standards:

1. Grading or filling of any wetland must meet or exceed the wetland protection standards under Minnesota Rules, Chapter 8420 and any other permits, reviews, or approvals by other local state, or federal agencies such as watershed districts, the DNR or US Army Corps of Engineers;
 2. Land alterations must be designed and implemented to minimize the amount of erosion and sediment from entering surface waters during and after construction consistently by:
 - (i) Limiting the amount and time of bare ground exposure;
 - (ii) Using temporary ground covers such as mulches or similar materials;
 - (iii) Establishing permanent vegetation cover as soon as possible;
 - (iv) Using sediment traps, vegetated buffer strips or other appropriate techniques;
 - (v) Stabilizing altered areas to acceptable erosion control standards consistent with the field office technical guides of the soil and water conservation district;
 - (vi) Not placing fill or excavated material in a manner that creates unstable slopes. Plans to place fill or excavated material on steep slopes must be reviewed by qualified professionals for continued slope stability and must not create finished slopes of 30 percent or greater;
 - (vii) Fill or excavated material must not be placed in bluff impact zones;
 - (viii) Any alterations below the ordinary high water level of public waters must first be authorized by the commissioner under Minnesota Statutes, Section 103G; and
 - (ix) Alterations of topography are only allowed if they are accessory to permitted or conditional uses and do not adversely affect adjacent or nearby properties
 - d. Connections to public waters. Excavations to connect boat slips, canals, lagoons, and harbors to public waters require a public waters permit and must comply with Minnesota Rules, Chapter 6115.
- (4) Stormwater Management.
- a. General Standards:
 1. When possible, existing natural drainageways, and vegetated soil surfaces must be used to convey, store, filter, and retain stormwater runoff before discharge to public waters.

2. Development must be planned and conducted in a manner that will minimize the extent of disturbed areas, runoff velocities, erosion potential, and reduce and delay runoff volumes. Disturbed areas must be stabilized as soon as possible and appropriate facilities or methods used to retain sediment on the site.
3. When development density, topography, soils, and vegetation are not sufficient to adequately handle stormwater runoff, constructed facilities such as settling basins, skimming devices, dikes, waterways, ponds and infiltration may be used. Preference must be given to surface drainage, vegetation, and infiltration rather than buried pipes and man-made materials and facilities.

b. Specific Standards:

1. Impervious surfaces of individual lots shall be established in the approval process as follows:
 - (i) Individual lots within a subdivision established in accordance with the Standard Lake Minimum Lot Area and Width Standards in [Subsection \(f\)\(2\)e](#) or the Standard River/Stream Minimum Lot Width Standard in [Subsection \(f\)\(2\)f](#) must not exceed 25 percent of the lot area.
 - (ii) Individual residential lots established in accordance with the Alternative Development Standards in [Subsection \(j\)](#) must not exceed 50 percent of the lot area and the entire development project or subdivision shall not have an impervious surface exceeding 25 percent of the total project area.
2. Subdivisions developed in accordance with the Alternative Development Standards in [Subsection \(j\)](#) must use either biofiltration or iron-enhanced sand as regulated by Chapter 117 Stormwater Management if the development is not able to use infiltration.
3. When constructed facilities are used for stormwater management, documentation must be provided by a qualified individual that they are designed and installed consistent with the field office technical guide of the local soil and water conservation district or the Minnesota Stormwater Manual, as applicable.
4. New constructed stormwater outfalls to public waters must be consistent with Minnesota Rules, part 6115.0231

(i) Subdivision/Platting Provisions

- (1) Purpose. To ensure that new development minimizes impacts to shoreland resources and is safe and functional.

- (2) Land suitability. Each lot created through subdivision must be suitable in its natural state for the proposed use with minimal alteration. A suitability analysis must be conducted for each proposed subdivision to determine if the subdivision is suitable in its natural state for the proposed use with minimal alteration and whether any feature of the land is likely to be harmful to the health, safety, or welfare of future residents of the proposed subdivision or of the community.
 - (3) Consistency with other controls. Subdivisions and each lot in a subdivision shall meet all official controls so that a variance is not needed later to use the lots for their intended purpose.
 - (4) Water and Sewer Design Standards.
 - a. A potable water supply and a sewage treatment system consistent with Minnesota Rules, Chapters 7080 – 7081 must be provided for every lot.
 - b. Each lot must include at least two soil treatment and dispersal areas that support systems described in Minnesota Rules, parts 7080.2200 to 7080.223 or site conditions described in part 7081.0270, subparts 3 to 7, as applicable.
 - c. Lots that would require use of holding tanks are prohibited.
 - (5) Dedications. When a land or easement dedication is a condition of subdivision approval, the approval must provide easements over natural drainage or ponding areas for management of stormwater and significant wetlands.
 - (6) Platting. All subdivisions that create five or more lots or parcels that are 2-1/2 acres or less in size shall be processed as a plat in accordance with Minnesota Statutes, Chapters 462.358 Subd. 3a (cities) and 505. No permit for construction of buildings or sewage treatment systems shall be issued for lots created after the adoption of this ordinance unless the lot was previously approved as part of a formal subdivision.
- (j) Residential Alternative Development Standards
- (1) Purpose. To establish alternative dimensional and performance standards that protect shoreland resources from the impact of development while providing flexibility for residential development to achieve the City's comprehensive plan.
 - (2) Applicability.
 - a. Subdivisions which need flexibility from standards found elsewhere in the City's zoning and subdivision regulations must be processed using a rezoning to a planned unit development following [Section 125-29](#). Planned unit developments to deviate from the standards of the shoreland overlay district shall not be allowed.
 - b. Subdivisions developed under the standards of this section shall be exempted from the standards of [Subsection \(f\)\(2\)e or \(f\)\(2\)f](#) unless otherwise specified below.

- c. Subdivisions using the Alternative Development Standards shall be labeled as ADS on the zoning map and documented in the Preliminary Plat Resolution.
- (3) Developments with R-2 Single Family Residential or R-3 Mid-Density Family Residential base zoning
- a. Minimum standards
 - 1. All lots shall be connected to public sewer and water.
 - 2. A strip of land along the shoreline of a public water shall be dedicated to the City from the ordinary high water line (OHWL) to a point (Figure 12):
 - (i) 75 feet from the OHWL around a Natural Environment Lake.
 - (ii) 38 feet from the OHWL around a Recreational Development Lake.
 - 3. Lot area and lot width standards shall meet the requirements of the respective zoning district.
 - (i) Only lands above the OHWL and excluding right-of-way can be used to meet lot area and width standards.
 - (ii) Lot width standards must be met at both the OHWL and at the building line.
 - 4. All structures shall meet the requirements of Subsection (f)(3) and (f)(4) (Figure 12). The OHWL setback includes the strip of land created through Subsection (j)(3) a.2.

Figure 12. Shoreline land dedicated to City



b. Impervious Surface

1. Impervious surface shall be no more than 25% of the project area, excluding road right-of-way.
2. Impervious surface of individual lots shall be:
 - (i) No more than 50% for an individual lot, excluding townhomes.
 - (ii) No more than 75% of an individual townhome lot. Building pads for attached townhomes may be up to 100% impervious surface as long as the open space around the building pad is preserved in a homeowners association.
3. When calculating the percentage of impervious surface for the project area, the following shall apply:
 - (i) Any portion of the project which is designated to meet shoreland buffer or open space requirements can be included in the project area if it is dedicated to the City or included in a conservation easement managed by the homeowners association.
 - (ii) Individual lots always be assumed to have the maximum allowed impervious surface.

c. Open Space.

1. The subdivision shall preserve at least 35% open space as defined below.
 - (i) Open space to meet this requirement can include land dedicated to the City.
 - (ii) The portion of open space outside of the shore impact zone may be preserved within a conservation easement managed by a homeowners association.
 - (iii) For the purposes of calculating the percentage of open space, only road right-of-way may be removed from the project area.
2. At least 75% of the designated open space shall be contiguous with no portion less than 20 feet wide. Such open space may be divided by the road(s) constructed within the development.
3. Open space must include:
 - (i) Areas with physical characteristics unsuitable for development in their natural state;
 - (ii) Areas containing significant historic sites or unplatted cemeteries; and

- (iii) At least 70% of the shore impact zone shall be preserved in its natural or existing state.
- 4. Open space may include:
 - (i) Outdoor recreational facilities for use by owners of dwelling units and by the general public; and
 - (ii) Non-public water wetlands.
- 5. Open space shall not include:
 - (i) Individual private lots, including yards. Outlots or lots owned in common by an owners association may be counted as open space if all the Open Space Maintenance and Administration Requirements section below are met.
 - (ii) Dwelling units or structures, except water-oriented accessory structures or facilities;
 - (iii) Road rights-of-way or land covered by road surfaces and parking areas;
 - (iv) Land below the OHWL of public waters; and
 - (v) Commercial facilities or uses.
- 6. Open Space Maintenance and Administration Requirements
 - (i) Open space preservation. The appearance of open space areas, including topography, vegetation, and allowable uses, must be preserved and maintained by use of deed restrictions, covenants, permanent easements, public dedication, or other equally effective and permanent means. The instruments must prohibit:
 - (A) Commercial uses (for residential PUD's);
 - (B) Vegetation and topographic alterations other than routine maintenance;
 - (C) Construction of additional buildings or storage of vehicles and other materials; and
 - (D) Uncontrolled beaching of watercraft.
 - (ii) Development organization and functioning. Unless an equally effective alternative community framework is established, all residential subdivisions must use an owners association with the following features:
 - (A) Membership must be mandatory for each dwelling unit or dwelling site owner and any successive owner;

(B) Each member must pay a pro rata share of the association's expenses, and unpaid assessments can become liens on units or dwelling sites;

(C) Assessments must be adjustable to accommodate changing conditions; and

(D) The association must be responsible for insurance, taxes, and maintenance of all commonly owned property and facilities.

(4) Developments with R-4 Mixed-Density Family Residential base zoning

a. Minimum standards

1. All lots shall be connected to public sewer and water.
2. A strip of land along the shoreline of a public water shall be dedicated to the City from the ordinary high water line (OHWL) to a point (Figure 12):
 - (i) 75 feet from the OHWL around a Natural Environment Lake.
 - (ii) 38 feet from the OHWL around a Recreational Development Lake.
3. Lot area and lot width standards shall meet the requirements of the R-4 Mixed-Density Residential District.
 - (i) Only lands above the OHWL and excluding right-of-way can be used to meet lot area and width standards.
 - (ii) Lot width standards must be met at both the OHWL and at the building line.
4. All structures shall meet the requirements of Subsection (f)(3) and (f)(4) (Figure 12). The OHWL setback includes the strip of land created through Subsection (j)(3)a.2.

b. Impervious Surface

1. Lots for lofts, flats, and apartments shall have no more than 75% impervious provided that stormwater BMPs/MIDs are implemented to meet City of Rogers and Elm Creek Watershed regulations.
2. All projects, and portions of projects that do not include lofts, flats, or apartments, shall:
 - (i) Have no more than 25% of the project area, excluding road right-of-way in impervious surfaces.
 - (ii) Have no more than 50% for an individual lot, excluding townhomes

(iii) Have no more than 75% of an individual townhome lot. Building pads for attached townhomes may be up to 100% impervious surface as long as the open space around the building pad is preserved in a homeowners association.

3. When calculating the percentage of impervious surface for the project area, the following shall apply:

(i) Any portion of the project which is designated to meet shoreland buffer or open space requirements can be included in the project area if it is dedicated to the City or included in a conservation easement managed by the homeowners association.

(ii) Individual lots, except for lofts, flats, and apartments, always be assumed to have the maximum allowed impervious surface.

c. Open Space.

1. Developments, except for those with lofts, flats, or apartments, shall meet the open space requirements as outlined for the R-2 and R-3 zoning districts above.

2. Common recreational space for lofts, flats, and apartments

(i) Each loft, flat, or apartment development shall provide a minimum of 200 square feet per residential unit as common recreational space not available to the general public. Common recreational spaces shall not include private space used exclusively for a single unit's residents.

(ii) Common recreational space means designed outdoor space intended for passive or active recreation that is accessible and suited to the needs of the development's residents, and shall generally have the following characteristics:

(A) Functional and aesthetic design that relates to the principal building or buildings, with clear edges, including seating, landscaping, recreational facilities, sidewalk connections, and other amenities;

(B) May be designed as courtyards, plazas, picnic areas, swimming pools, playground, rooftop patios/gardens, or trails within natural areas;

(C) Does not include driveways, parking areas, steep slopes, or stormwater ponds;

(D) Compatible with or expands upon existing pedestrian connections and public parks or open space; and

(E) At least one contiguous common recreational space shall be provided per development that is at least 2,000 square feet in size and 20 feet in width.

SECTION 4. This Ordinance shall take effect and be in force immediately after its passage and publication in accordance with applicable law.

Dated the 26th day of November, 2024.

Mayor

ATTEST:

City Clerk



STAFF REPORT

ROGERS PLANNING COMMISSION

Meeting Date: November 6, 2024

Agenda Item: 5.3

Subject: Consideration of a Preliminary Plat, Final Plat, and Site Plan Request by Veit Related to a Building Addition at 14000 Veit Place

Prepared By: Brett Angell, Community Development Director

Overview / Background / Analysis

Veit & Company, LLC ("Applicant") has submitted land use applications related to a proposed 13,924 square foot expansion to their existing headquarters facility at 14000 Veit Place ("Subject Property"). Due to the existing lot lines for the properties, the expansion also requires the re-platting of the existing parcels. Currently, the headquarters location consists of seven separate parcels and has city right-of-way running through the middle of the site related to the former alignment of Industrial Boulevard. The proposed plat would clean up the existing parcel boundaries to create two lots.

Property Information

The Subject Property is approximately 22.5 acres in size and is zoned as GI - General Industrial and is guided in the 2040 Comprehensive Plan as Industry (industrial). The proposed use of the facility would remain consistent with what is seen today. The use meets the zoning and guidance for the property. Veit originally moved into this location and began its operations as the headquarters for Veit in 1981. Adjacent used to the Subject Property include residential to the south, wetland to the west, I-94 to the north, and industrial to the east.

Building Addition Information

The proposed 13,924 square foot addition would be on the south-west side of the existing headquarters building. The proposed addition would be used to expand the existing vehicle maintenance capabilities for the location. The proposed addition would be a total of 45 feet in height. The proposed architecture of the proposed addition would match the existing building with a combination of precast concrete, metal accents, and glazing. The existing maintenance area and corresponding offices that would be adjacent to the proposed addition would be renovated at the same time.

The proposed addition meets all code requirements related to maximum height, minimum setbacks, and architectural standards.

Proposed Plat

The proposed plat, named Veit Headquarters Addition, would utilize the seven existing parcels and re-plat them as two separate parcels. Lot 1 Block 1 would have a total size of 21.33 acres and would be the primary parcel. This parcel houses the current

headquarters facility, including the proposed building expansion location, as well as parking and storage. Lot 1, Block 2 is directly across Industrial Blvd and would be a total of 1.15 acres. This lot is currently being used for, and will continue to be used for, exterior storage by Veit. The proposed lots meet the platting requirements of the city. The proposed plat will require the vacation of easements and right-of-way. These vacations will be subject to the review of the City Council at the November 26th meeting. The proposed final plat is aligned with the preliminary plat.

Staff Recommendation

Motion to open the public hearing and receive public comment on the proposed preliminary plat.

Motion to recommend approval of Resolution 2024-109 approving the proposed preliminary plat, final plat, and site plan for the Veit headquarters expansion at 14000 Veit Place.

Financial Impact:

Source Fund:

Budgeted? N/A

Supporting Documentation

- A. Resolution 2024-109
- B. Location Map
- C. Civil Plans and Preliminary Plat
- D. Final Plat
- E. Elevations and Floor Plan
- F. Photometric Plan

RESOLUTION NO. 2024-109

A RESOLUTION GRANTING APPROVAL OF THE PRELIMINARY PLAT, FINAL PLAT, AND SITE PLAN RELATED TO VEIT HEADQUARTERS EXPANSION AT 14000 VEIT PLACE

WHEREAS, Veit & Company, LLC (“Owner”) has requested from the City of Rogers (“City”) Preliminary Plat, Final Plat, and Site Plan approval related to a 13,924 square foot expansion of their headquarters building, (“Development”); and,

WHEREAS, the Development is proposed at 14000 Veit Place (PIDs 15-120-23-24-0040, 15-120-23-24-0006, and 15-1120-23-24-0007) (“Subject Property”); and,

WHEREAS, the Subject Property is approximately 22.48 acres in size and is zoned as GI – General Industry and guided as Industry in the 2040 Comprehensive Plan; and,

WHEREAS, the proposed Preliminary Plat intends to create two separate lots. Lot 1, Block 1 Veit Headquarters as a 21.33-acre parcel of the headquarters. Lot 1, Block 2, Veit Headquarters as a 1.15-acre parcel currently used by Veit for storage purposes; and,

WHEREAS, the Development proposes an addition to the existing building to add additional maintenance facilities and the re-plat related to fixing current lot lines issues and creating a campus lot; and,

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

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

WHEREAS, pursuant to Minnesota Statute §462.357 the Planning Commission (“Commission”) held a Public Hearing (“Hearing”) on November 6th, 2024 to consider and receive public comment regarding the proposed Preliminary Plat; and,

WHEREAS, notice of the Hearing was posted, published in the City’s official newspaper, and mailed to any and all owners of affected properties, as required by State Statute; and,

WHEREAS, verbal comment was received and considered by the Commission; and,

WHEREAS, following the, Hearing the Commission recommended approval of the proposed Veit Headquarters Preliminary Plat, Final Plat, and Site Plan.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF ROGERS, MINNESOTA, that the Preliminary Plat, Final Plat for Veit Headquarters Addition and the Site Plan for a building expansion at 14000 Veit Place is hereby approved with the following conditions as established by the City Council:

1. Final Plat shall conform to any requirements resulting from city staff and the city Attorney's review of the title work and plat opinion.
2. An easement encroachment agreement related to the existing retaining wall and signage in easement area shall be required.
3. Building permit for the approved addition shall not be issued until proof of recording of the Final Plat is provided to the city.
4. The approval of the Final Plat is subject to the approval of a vacation of easements and right-of-way by the city.
5. Developer shall meet the requirements and review comments of the City Engineer, City Planner, and Fire Department prior to issuance of a building permit or recording of the final plat.
6. A SAC Determination shall be obtained related to the approved addition and all applicable building permit fees shall be paid prior to issuance of the building permit.
7. Any signage related to the additional shall be subject to a separate review and approval by the city.
8. Except as otherwise expressly authorized by city resolution or ordinance, all aspects of the development shall comply with all applicable state laws, city codes, ordinance, and regulations.

Moved by Councilmember _____, seconded by Councilmember _____

The following voted in favor of said resolution:

The following voted against the same:

The following abstained:

Whereupon said resolution was declared duly passed and adopted, and was signed by the Mayor, and attested by the Clerk dated this 26th day of November, 2024.

Rick Ihli, Mayor

ATTEST:

Stacie Brown, City Clerk

EXHIBIT A

Existing Legal Descriptions:

Parcel 1

That part of Lots 1 and 2, Block 1, embraced within the East 102.96 feet of the Northwest Quarter of Section 15, Township 120, Range 23, VEIT ADDITION.

All embraced within the VEIT ADDITION.

Parcel 2

Lot 3, Block 1, and that part of Lot 1, Block 2, embraced within the East 1026.96 feet of the Northwest Quarter of Section 15, Township 120, Range 23.

Parcel 3

That part of vacated Veit Place, dedicated in the plat of the VEIT ADDITION, embraced within the East 1026.96 feet of the Northwest Quarter of Section 15, Township 120, Range 23, lying west of a line drawn 120 feet west of and parallel with the east line of Lot 1, Block 2, VEIT ADDITION and its northerly extension.

Parcel 4

The Southwesterly 50 feet of the Southeasterly 120 feet of Tract A described as: a strip being that part of the following tract:

Tract A: that part of the Southeast Quarter of the Northwest Quarter of Section 15, Township 120 North, Range 23 West, Hennepin County, Minnesota, being a tract of land 110 feet in width, adjoining and southwesterly of the lands hereinafter described in the following described strip, beginning opposite of a point of Line 1 described below, distant 2753.5 feet southeasterly of its point of beginning (measured along said Line 1), and extending northwesterly to the west line of the east 1026.96 feet of said Southeast Quarter of the Northwest Quarter.

Which lies within a distance of 100 feet southwesterly and 164 feet northeasterly of Line 1 described below:

That part of the Southwest Quarter of the Northwest Quarter of Section 15, Township 120 North, Range 23 West, lying East of a line drawn parallel to and 1026.96 feet west (measured at right angles) from the east line of the Northwest Quarter of said Section 15, except that part thereof lying south of the northeasterly right of way line of the Great Northern Railway Company.

Line 1: Beginning at a point on the north line of Section 16, Township 120 North, Range 23 West, distant 39.1 feet west of the northeast corner thereof: thence southeasterly at an angle of 40 degrees 58 minutes 30 seconds from said north section line (measured from east to south) for 3859.31 feet and there terminating.

Per Torrens Certificate No. 1304219

Parcel 5

Also that part of the Northwest Quarter of Section 15, Township 120, Range 23, described as follows: beginning at the southwest corner of Lot 1, Block 2, VEIT ADDITION, thence North 28 degrees 40 minutes, 12 seconds East, plat bearing, along the westerly line of said VEIT ADDITION a distance of 490.00 feet; thence North 83 degrees 49 minutes 22 seconds West

471.90 feet; thence southerly along a tangential curve, concave to the east, radius 40.00 feet, central angle of 87 degrees 30 minutes 14 seconds, 61.09 feet; thence South 08 degrees 40 minutes 24 second West, tangent to said curve 355 feet more or less to the intersection with the northerly right-of-way line of Burlington Northern Railroad; thence easterly along said northerly right-of-way line 345 feet more or less to the point of beginning.

Parcel 6

That part of Lot 1, Block 1, and Lot 1, Block 2, and that part of vacated Veit Place lying West of the East 1026.96 feet of the Northwest Quarter of Section 15, Township 120, Range 23, VEIT ADDITION

Parcel 7

Hynes Drive, VEIT ADDITION, as vacated per Document Number 9036609

(Abstract and Torrens Property)

Proposed Legal Descriptions:

Lot 1, Block 1, Veit Headquarters Addition, Hennepin County, Minnesota

AND

Lot 1, Block 2, Veit Headquarters Addition, Hennepin County, Minnesota

EXHIBIT C FINAL PLAT VEIT HEADQUARTERS

C.R. 800 NO.
S. 7, 2000, 100.

KNOW ALL PERSONS BY THESE PRESENTS, that Veit Companies, LLC, a Minnesota limited liability company, has caused the following described property to be:

Lot 1, Block 1, and Lot 2, Block 2, contained within the East 1026.96 feet of the Northwest Quarter of Section 15, Township 120, Range 23, 1st Avenue.

For 2.
Lot 1, Block 1, and Lot 2, Block 2, contained within the East 1026.96 feet of the Northwest Quarter of Section 15, Township 120, Range 23, 1st Avenue.

For 3.
That part of said plat, situated in the East 1026.96 feet of the Northwest Quarter of Section 15, Township 120, Range 23, 1st Avenue, west of a line 100 feet west of and parallel with the east line of Lot 1, Block 2, 1st Avenue, and its northerly extension.

For 4.
The southeasterly 100 feet of Block 1 described below:

That part of the Northwest Quarter of the Northwest Quarter of Section 15, Township 120, Range 23, 1st Avenue, Minnesota, being a tract of land 110 feet in width, extending easterly from the East 1026.96 feet of the Northwest Quarter of Section 15, Township 120, Range 23, 1st Avenue, and its northerly extension, to the east line of Lot 1, Block 2, 1st Avenue, and its northerly extension, and extending southeasterly to the east line of the East 1026.96 feet of the Northwest Quarter of the Northwest Quarter.

A strip being that part of the following described tract:

That part of the Northwest Quarter of the Northwest Quarter of Section 15, Township 120, Range 23, 1st Avenue, Minnesota, being a tract of land 110 feet in width, extending easterly from the East 1026.96 feet of the Northwest Quarter of Section 15, Township 120, Range 23, 1st Avenue, and its northerly extension, to the east line of Lot 1, Block 2, 1st Avenue, and its northerly extension, and extending southeasterly to the east line of the East 1026.96 feet of the Northwest Quarter of the Northwest Quarter.

Lot 1, beginning on a point on the north line of Section 15, Township 120, Range 23, 1st Avenue, 20.1 feet east of the northeast corner thereof, thence southeasterly on an angle of 40 degrees 30 minutes 30 seconds from said north section line (discontinued from east to south) for 309.37 feet and thence northerly.

THIRDS PRESENT: Certificate of Title No. 130429

and

Lot 1 and 2, Block 1, 1st Avenue, EXHIBIT these parts released within the East 1026.96 feet of the Northwest Quarter of Section 15, Township 120, Range 23, 1st Avenue, Minnesota County, Minnesota.

AND

Lot 1, Block 2, EXHIBIT these parts released within the East 1026.96 feet of the Northwest Quarter of Section 15, Township 120, Range 23, 1st Avenue, Minnesota County, Minnesota.

Altogether property.

Has caused the same to be surveyed and plotted as NOT HEADQUARTERS and does hereby dedicate to the public the public use the boulevard and drainage and utility easements as created by this plat.

In witness whereof said Veit Companies, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Witness _____, its _____

STATE OF _____

COUNTY OF _____

That _____, its _____, _____ day of _____, 20____, by _____, _____ of Veit Companies, LLC, a Minnesota limited liability company.

Witness _____, its _____

My Commission Expires _____

DATED this _____ day of _____, 20____.

Not Public, Limited Liability Company
Minnesota, Limited No. 102696

STATE OF MINNESOTA

COUNTY OF _____

That _____, its _____, _____ day of _____, 20____, by _____, _____ of Veit Companies, LLC, a Minnesota limited liability company.

Witness _____, its _____

My Commission Expires _____

My Commission Expires _____

CITY COUNCIL, CITY OF ROSS, MINNESOTA

This plat of NOT HEADQUARTERS was approved and accepted by the City Council of the City of Ross, Minnesota, at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF ROSS, MINNESOTA

By _____, Mayor By _____, Manager

RECORD AND REAL ESTATE DIVISION, Hennepin County, Minnesota

I hereby certify that these presents have been paid for and have been filed and do hereby docketed on this plat, dated this _____ day of _____, 20____.

Mark V. Dugan, Hennepin County Auditor By _____, Deputy

SURVEYOR, Hennepin County, Minnesota

Pursuant to Minn. STAT. Sec. 383.565 (1995), this plat has been approved this _____ day of _____, 20____.

Chris P. Hahn, Hennepin County Surveyor By _____

COUNTY RECORDS, Hennepin County, Minnesota

I hereby certify that the plat of NOT HEADQUARTERS was recorded in this office this _____ day of _____, 20____, at _____ o'clock _____ M.

Wendy Anderson, County Recorder By _____, Deputy

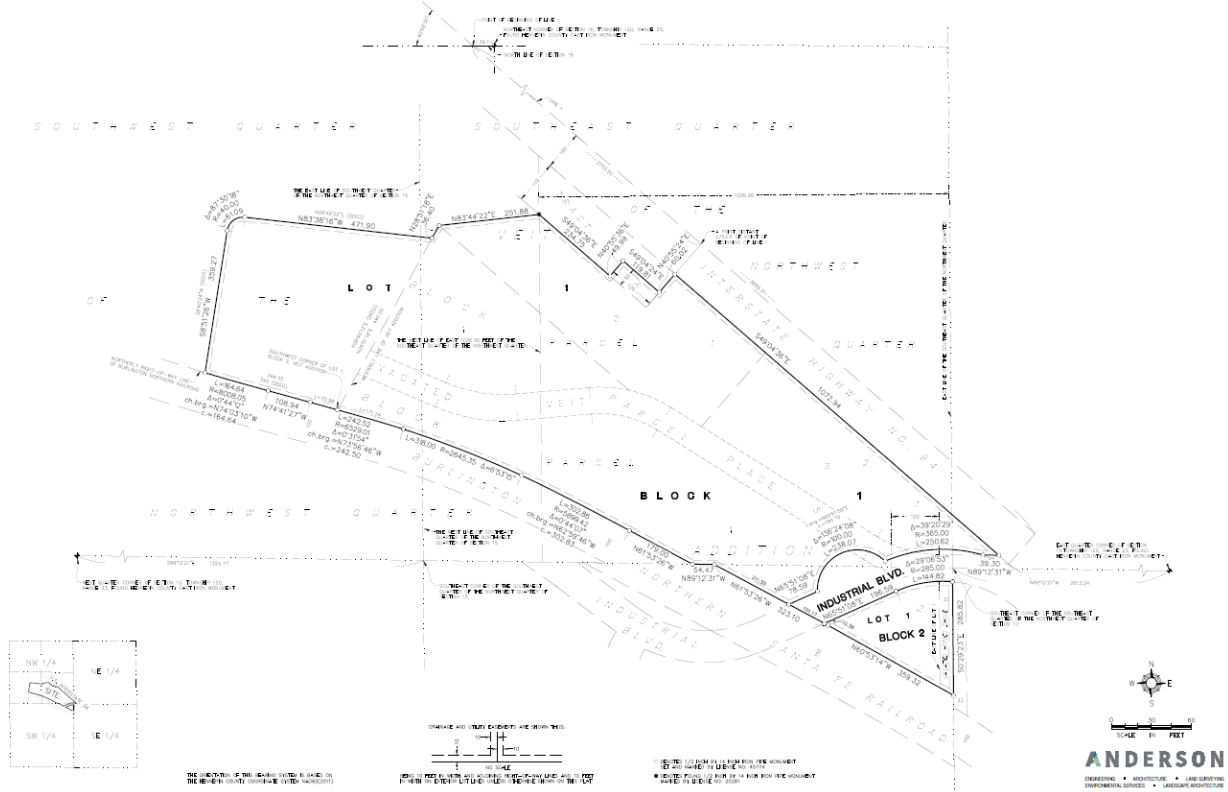
RECORD OF TITLE, Hennepin County, Minnesota

I hereby certify that the plat of NOT HEADQUARTERS was filed in this office this _____ day of _____, 20____, at _____ o'clock _____ M.

Andrea Dugan, Register of Titles By _____, Deputy

ANDERSON
ENGINEERING • ARCHITECTURE • LAND SURVEYING
ENVIRONMENTAL SERVICES • LANDSCAPE ARCHITECTURE
C.R. 800 NO.
S. 7, 2000, 100.

VEIT HEADQUARTERS





LOCATION MAP





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

VEIT
RODGERS
ADDITION

14000 VEIT PL,
ROGERS,MN 55369



REVISION LOG

[illegible]

PRELIMINARY PLAT SUBMITTAL
SEPTEMBER 20, 2024

DESIGNED: BJF	DRAWN: BJN	CHECKED BY BJF
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DRAWING TITLE

EXISTING CONDITIONS OVERALL

DRAWING NO.

V1

PLOTTED: ----	COMM. NO. 17311
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EXISTING CONDITIONS SURVEY - VEIT COMPANIES

LEGAL DESCRIPTION:

Par 1:
That part of Lots 1 and 2, Block 1, embraced within the East 1026.96 feet of the Northwest Quarter of Section 15, Township 120, Range 23, VEIT ADDITION.

All embraced within VEIT ADDITION

Par 2:
 Lot 3, Block 1, and
 That part of Lot 1, Block 2, embraced within the East 1026.96 feet of the
 Northwest Quarter of Section 15, Township 120, Range 23.

Par 3:
That part of vacated Veit Place, dedicated in the plat of VEIT ADDITION, embraced within the East 1026.96 feet of the Northwest Quarter of Section 15, Township 120, Range 23, lying west of a line drawn 120 feet west of and parallel with the east line of Lot 1, Block 2, VEIT ADDITION and its northerly extension.

Par 4: [REDACTED]
The Southwesterly 50 feet of the Southeasterly 120 feet of Tract A described below:

A strip being that part of the following described tract:

Tract A: That part of the Southeast Quarter of the Northwest Quarter of Section 15, Township 120 North, Range 23 West, Hennepin County, Minnesota, being a tract of land 110 feet in width, adjoining and southwesterly of the lands hereinafter described in the following described strip, beginning opposite a point of Line 1 described below, distant 2753.5 feet southeasterly of its point of beginning (measured along said Line 1), and extending northwesterly to the west line of the east 1026.96 feet of said Southeast Quarter of the Northwest Quarter;

Which lies within a distance of 100 feet southwesterly and 164 feet northeasterly of Line 1 described below:

That part of the Southeast Quarter of the Northwest Quarter of Section 15, Township 120 North, Range 23 West, lying East of a line drawn parallel to and 1026.96 feet west (measured at right angles) from the east line of the Northwest Quarter of said Section 15, except that part thereof lying south of the northeasterly right of way line of the Great Northern Railway Company;

Line 1: Beginning at a point on the north line of Section 16, Township 120 North, Range 23 West, distant 39.1 feet west of the northeast corner thereof; thence southeasterly at an angle of 40 degrees 58 minutes 30 seconds from said north section line (measured from east to south) for 3859.31 feet and there terminating.

Per Torrens Certificate No. 1304219

Parcel 5: Also that part of the Northwest Quarter of section 15, Township 120, Range 23, described as follows: beginning at the southwest corner of Lot 1, Block 2, VEIT ADDITION; thence North 28 degrees 40 minutes, 12 seconds East, plait bearing; thence North 87 degrees 11 minutes 51 seconds East, distance of 490.00 feet; thence North 83 degrees 49 minutes 22 seconds West 471.90 feet; thence southerly along a tangential curve, concave to the east, radius 40.00 feet, central angle of 87 degrees 30 minutes 14 seconds, 61.09 feet; thence South 08 degrees 40 minutes 24 seconds West, tangent to said curve 355 feet more or less to the intersection with the northerly right-of-way line of Burlington Northern Railroad; thence easterly along said northerly right-of-way line 345 feet more or less to the point of beginning.

Parcel 6:
That part of Lot 1, Block 1, and Lot 1 Block 2, and that part of vacated Veit Place, lying West of the East 1026.96 feet of the Northwest Quarter of Section 15, Township 120, Range 23, VEIT ADDITION.

Parcel 7:
Hynes Drive, VEIT ADDITION, as vacated per Document Number 9036609.

Abstract

CERTIFICATION:

I hereby certify that this survey 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.

Dated: June 13, 2023

Anderson Engineering of Minnesota, LLC

by: Nicholas Hillmer
Nicholas Hillmer
Minnesota License No. 45774

SURVEY NOTES:

The horizontal datum and bearings are based on the Hennepin County Coordinate System NAD83(2011).

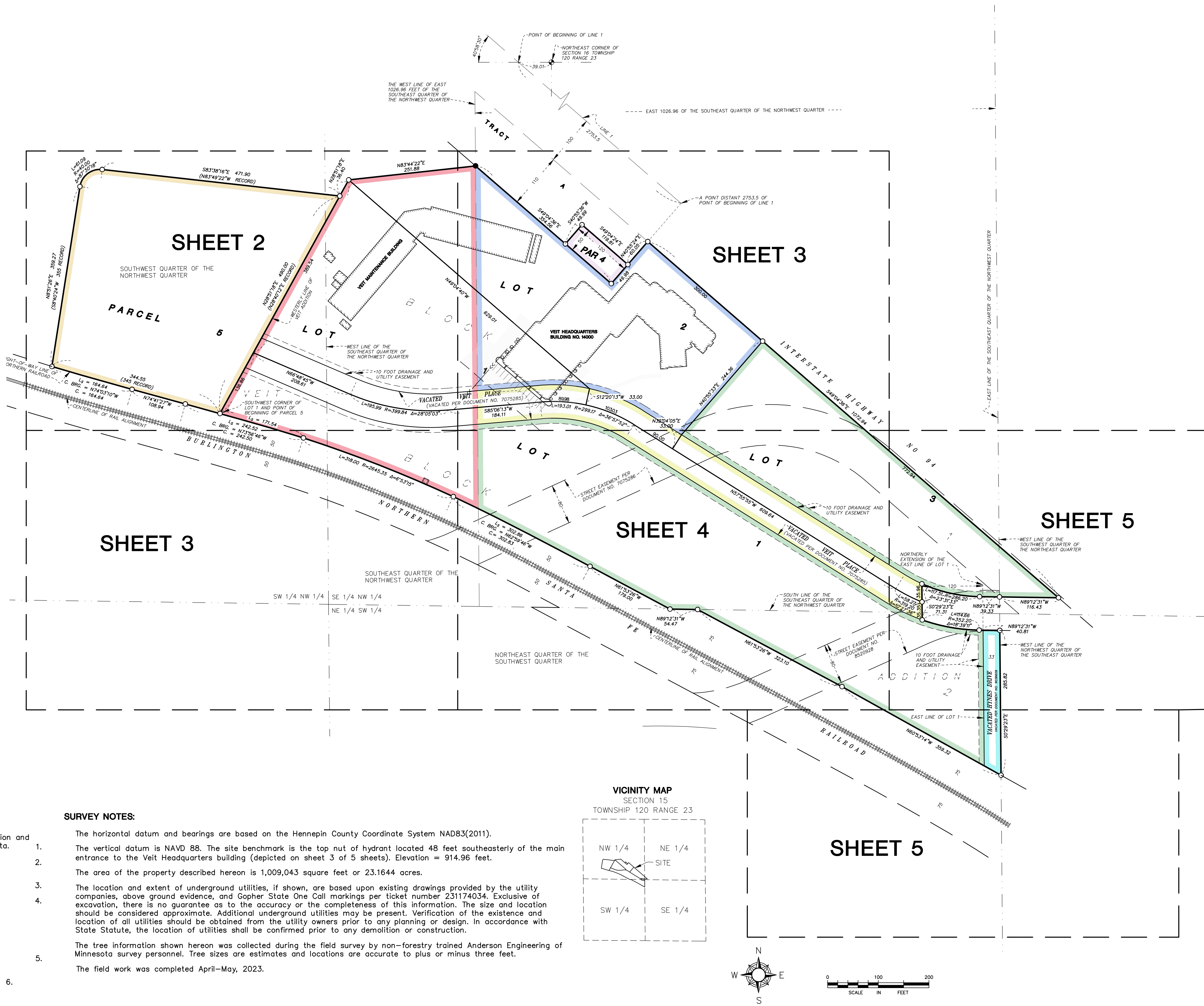
The vertical datum is NAVD 88. The site benchmark is the top nut of hydrant located 48 feet southeasterly of the main entrance to the Veit Headquarters building (depicted on sheet 3 of 5 sheets). Elevation = 914.96 feet.

The area of the property described hereon is 1,009,043 square feet or 23.1644 acres.

The location and extent of underground utilities, if shown, are based upon existing drawings provided by the utility companies, above ground evidence, and Gopher State One Call markings per ticket number 231174034. Exclusive of excavation, there is no guarantee as to the accuracy or the completeness of this information. The size and location should be considered approximate. Additional underground utilities may be present. Verification of the existence and location of all utilities should be obtained from the utility owners prior to any planning or design. In accordance with State Statute, the location of utilities shall be confirmed prior to any demolition or construction.

The tree information shown hereon was collected during the field survey by non-forestry trained Anderson Engineering of Minnesota survey personnel. Tree sizes are estimates and locations are accurate to plus or minus three feet.

The field work was completed April–May, 2023.





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Anderson Engineering of Minnesota, LLC

VEIT
RODGERS
ADDITION

14000 VEIT PL,
ROGERS,MN 55369



REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS
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[illegible]

PRELIMINARY PLAT SUBMITTAL
SEPTEMBER 20, 2024

DESIGNED: BJF	DRAWN: BJN	CHECKED BY: BJF
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DRAWING TITLE

EXISTING
CONDITIONS -
SHEET 2

DRAWING NO.

V2

PLOTTED: ---	COMM. NO. 17311
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REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS
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PRELIMINARY PLAT SUBMITTAL
SEPTEMBER 20, 2024

DESIGNED: B.J.F.	DRAWN: B.IN	CHECKED BY B.J.F.
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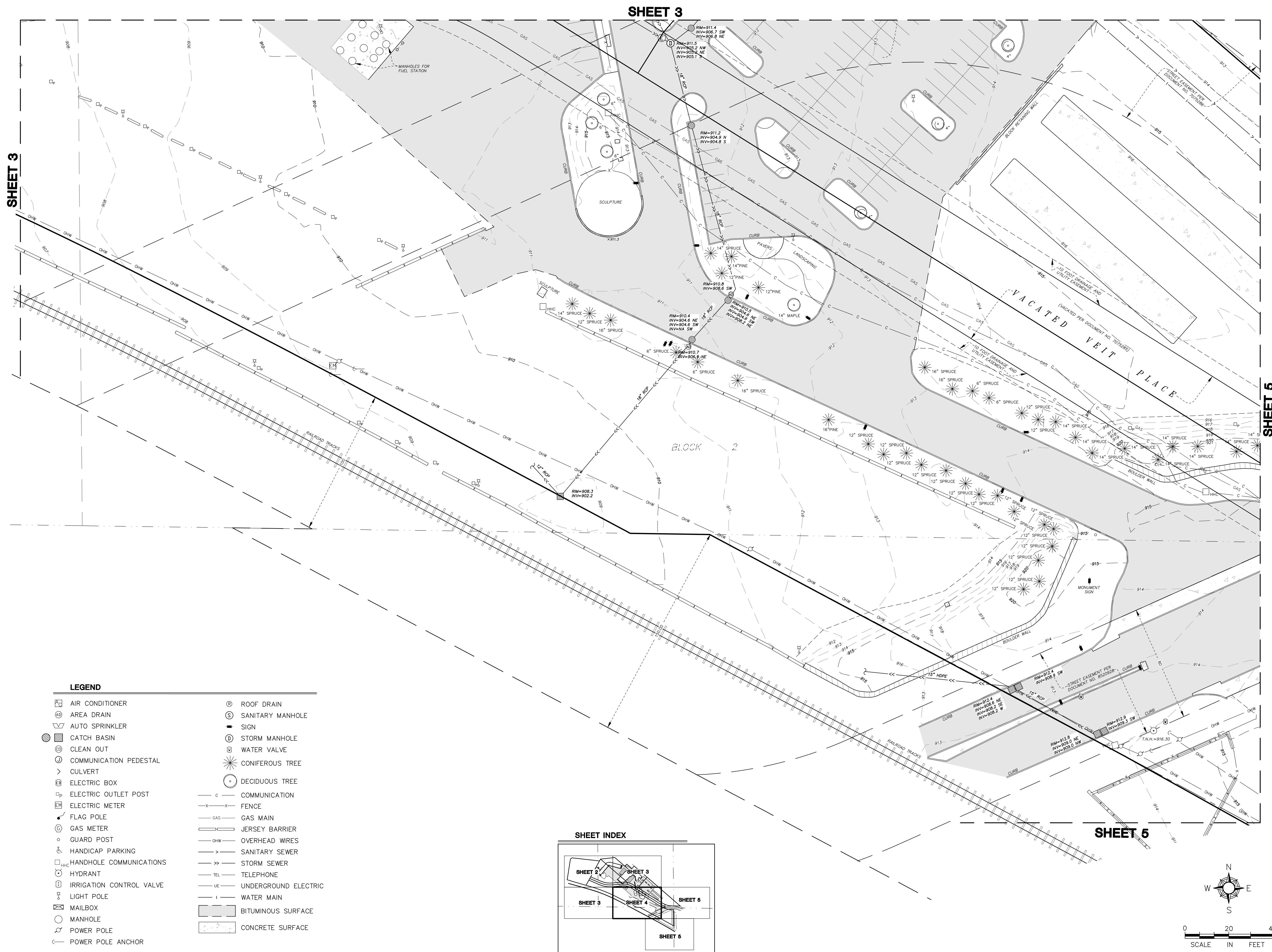
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EXISTING
CONDITIONS -
SHEET 4

DRAWING NO.

V4

PLOTTED: ----	COMM. NO 17311
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REVISION LOG

[illegible]

PRELIMINARY PLAT SUBMITTAL
SEPTEMBER 20, 2024

DESIGNED: BJF	DRAWN: BJN	CHECKED BY BJF
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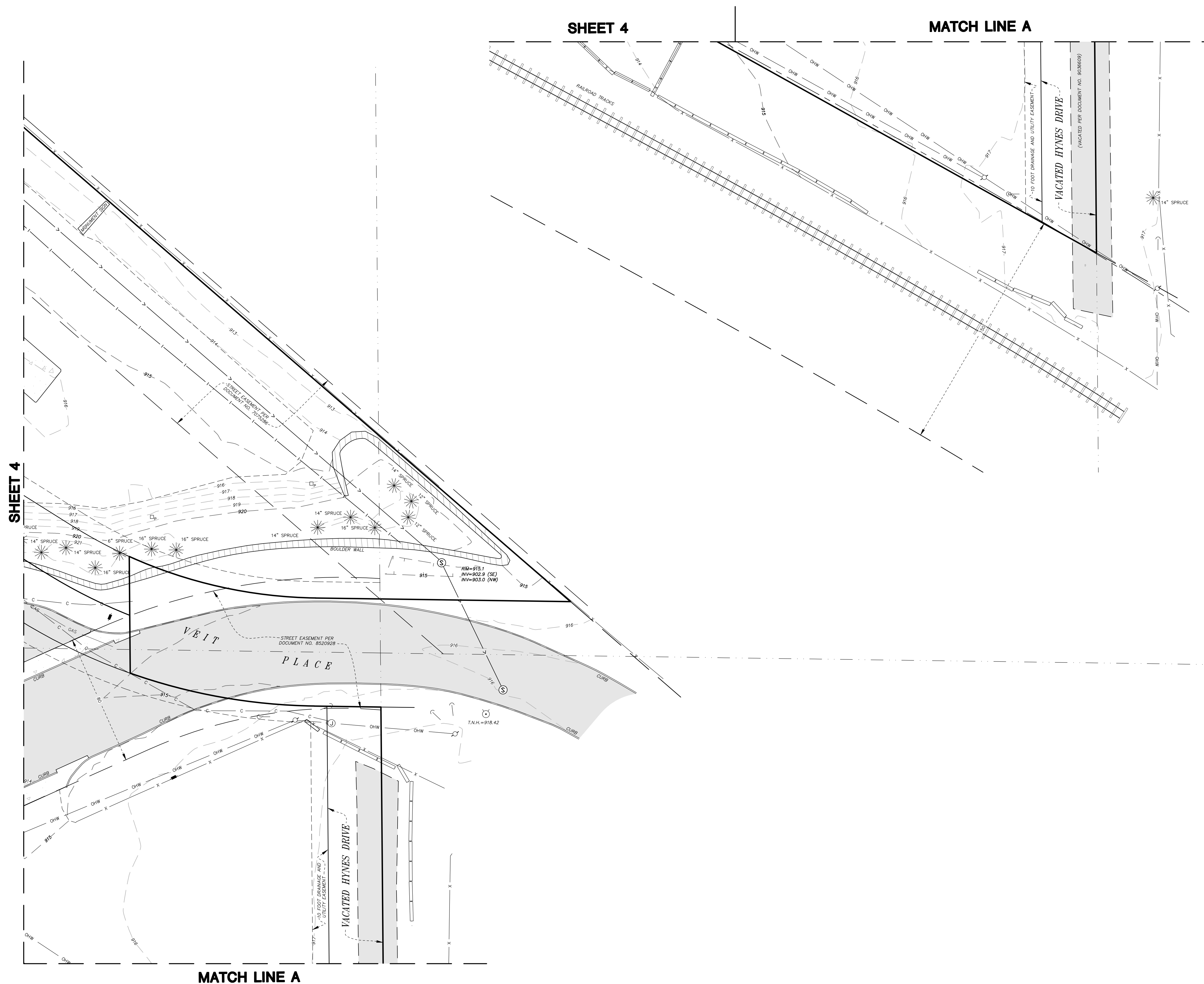
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EXISTING
CONDITIONS -
SHEET 5

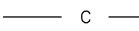
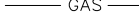
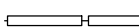
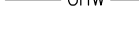
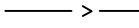
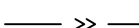
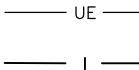
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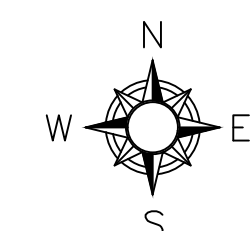
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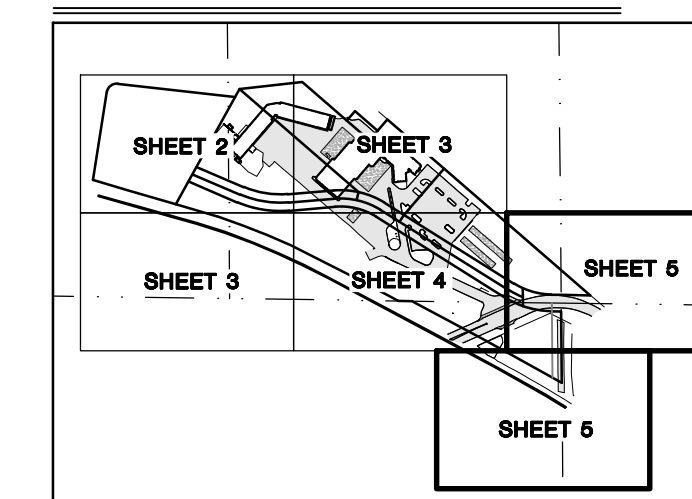
LEGEND

- | | |
|---|--------------------------|
|  | AIR CONDITIONER |
|  | AREA DRAIN |
|  | AUTO SPRINKLER |
|  | CATCH BASIN |
|  | CLEAN OUT |
|  | COMMUNICATION PEDESTAL |
|  | CULVERT |
|  | ELECTRIC BOX |
|  | ELECTRIC OUTLET POST |
|  | ELECTRIC METER |
|  | FLAG POLE |
|  | GAS METER |
|  | GUARD POST |
|  | HANDICAP PARKING |
|  | HANDHOLE COMMUNICATIONS |
|  | HYDRANT |
|  | IRRIGATION CONTROL VALVE |
|  | LIGHT POLE |
|  | MAILBOX |
|  | MANHOLE |
|  | POWER POLE |
|  | POWER POLE ANCHOR |
|  | ROOF DRAIN |
|  | SANITARY MANHOLE |
|  | SIGN |
|  | STORM MANHOLE |
|  | STORM VALVE |
|  | CONIFEROUS TREE |
|  | DECIDUOUS TREE |
|  | COMMUNICATION |
|  | FENCE |
|  | GAS |
|  | GAS MAIN |
|  | JERSEY BARRIER |
|  | OVERHEAD WIRES |
|  | SANITARY SEWER |
|  | STORM SEWER |
|  | TELEPHONE |
|  | UNDERGROUND ELECTRIC |
|  | WATER MAIN |
|  | BITUMINOUS SURFACE |
|  | CONCRETE SURFACE |



A horizontal scale bar with three segments. The first segment is labeled '0' at its left end. The second segment is labeled '20' at its right end. The third segment is labeled '40' at its right end. Below the bar, the word 'SCALE' is centered under the first segment, 'IN' is centered under the second segment, and 'FEET' is centered under the third segment.

SHEET INDEX



Oct 01, 2024 - 10:41am
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Page 170 of 181



- | | |
|---|--|
|  | PROPERTY LIMITS |
|  | EXISTING 10' DRAINAGE AND UTILITY EASEMENT |
|  | EXISTING STREET EASEMENT |
|  | VACATE DRAINAGE AND UTILITY EASEMENT |
|  | VACATE STREET EASEMENT |
|  | VACATE DEDICATED RIGHT OF WAY |



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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: BRIAN J. FIELD, PE

SIGNATURE: NOT FOR CONSTRUCTION

DATE: 9/20/2024 LICENSE NO. 57224

REVISION LOG

[illegible]

PRELIMINARY PLAT SUBMITTAL
SEPTEMBER 20, 2024

DESIGNED: BJF	DRAWN: BJN	CHECKED BY BJF
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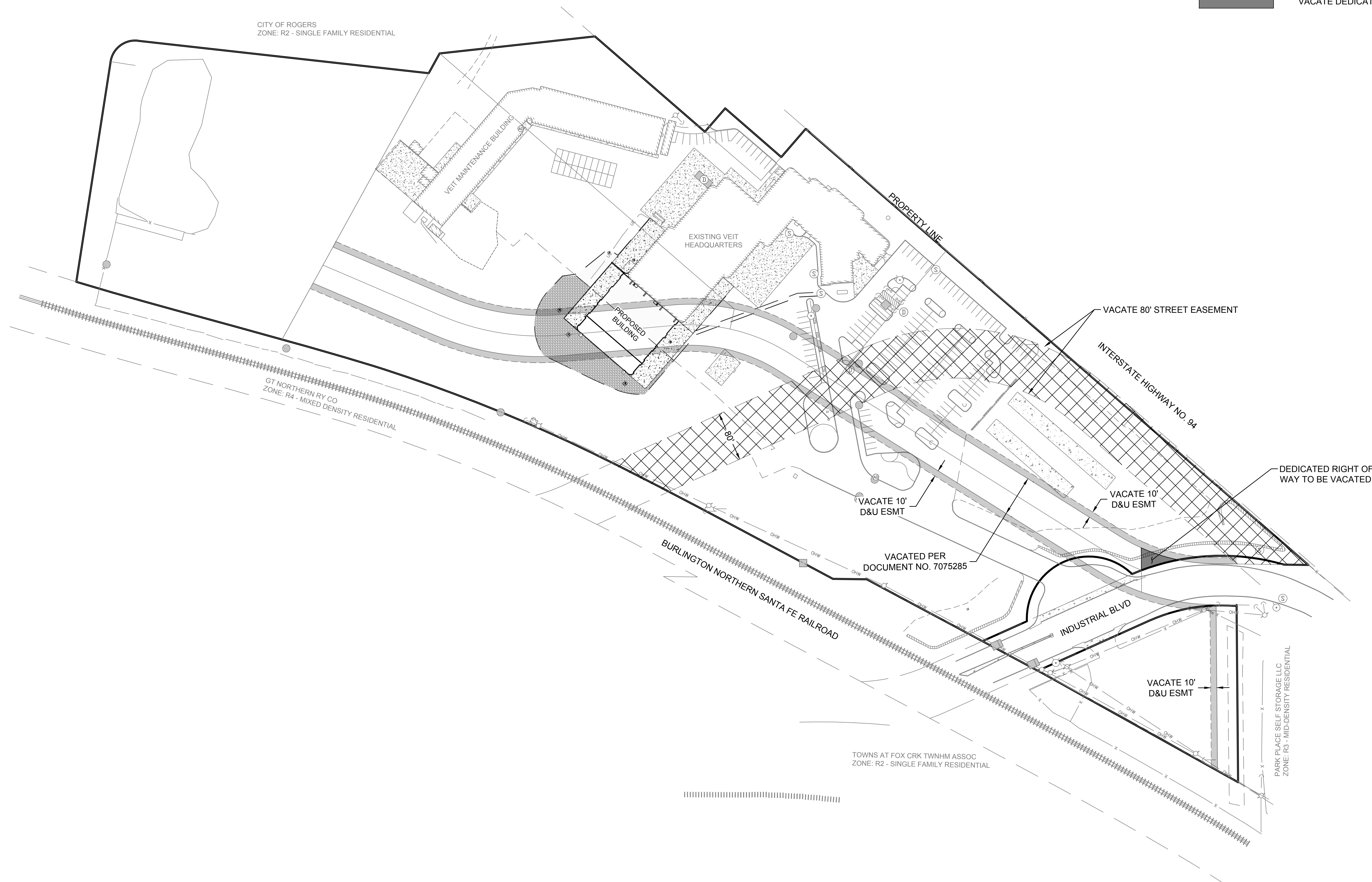
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EASEMENT VACATION PLAN

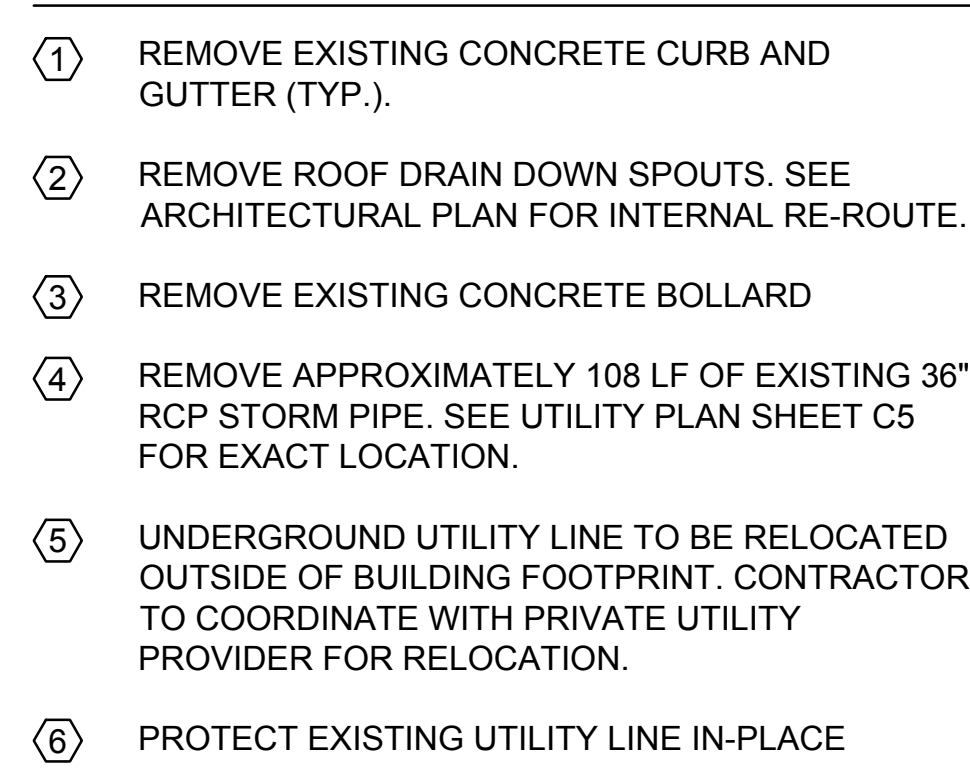
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C2

PLOTTED: ---	COMM. NO. 17311
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Oct 01, 2024 - 10:41am JDobias Y:\17300\17311 kingdom - veit addition - rogers_07 civil_01 cad files_01 ESMT VACA.dwg
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4. GRADING CONTRACTORS SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION.

5. ALL EROSION CONTROL MEASURES CALLED FOR ON THESE PLANS AND SPECIFICATIONS, WHICH MAY REQUIRE SLOPE FACING, SLOPE PROTECTION, SEDIMENT TRAPPS, SHALL BE CONSTRUCTED AND SERVICEABLE IN THE FOLLOWING ORDER:

- A. ROCK CONSTRUCTION ENTRANCES A MINIMUM OF 50 FEET
- B. SLOPE FACING
- C. TEMPORARY CULVERTS
- D. TEMPORARY SEDIMENTATION BASINS AND DUFFAL FACILITIES
- E. SOMMATION POND CONSTRUCTION
- F. COMMON EXCAVATION AND EMBANKMENT (GRADING)
- G. SEED AND MULCH OR SOD
- H. BIO-EROSION BARBERS IN FINISHED GRADING AREAS
- I. INLET AND OUTLET FACILITIES SUBSEQUENT TO STORM SEWER WORK

6. GRADING CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EROSION CONTROL MEASURES IN ACCORDANCE WITH THE SPECIFICATIONS. TEMPORARY REMEDIATION MEASURES AS WELL AS EROSION CONTROL MEASURES AS MAY BE SHOWN ON THESE PLANS OR SPECIFICATIONS. GRADING CONTRACTOR SHALL IMPLEMENT ANY ADDITIONAL EROSION CONTROL MEASURES AS MAY BE REQUIRED TO PREVENT SOIL EROSION AND SEDIMENTATION.

7. ALL EROSION CONTROL FACILITIES SHALL BE MAINTAINED BY THE CONTRACTOR DURING GRADING OPERATIONS. ANY TEMPORARY FACILITIES WHICH ARE TO BE REMOVED AS CALLED FOR ON THESE PLANS AND SPECIFICATIONS SHALL BE REMOVED BY THE GRADING CONTRACTOR WHEN DIRECTED BY THE GRADING ENGINEER. GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUBSEQUENTLY DISTURBED AREA IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.

8. THE GRADING CONTRACTOR SHALL SCHEDULE THE SOILS ENGINEER SO THAT CERTIFICATION OF ALL CONSTRUCTED FILLS WILL BE FURNISHED TO THE OWNER AND/OR COMPLETION OF THE PROJECT.

9. ALL DISTURBED AREAS, EXCEPT AREAS TO BE PAVED AND/OR SPECIFICALLY DESIGNED BY A LANDSCAPE PLAN, SHALL BE COVERED WITH A MINIMUM OF 6" TOP SOIL, OR AS INDICATED IN SPECIFICATIONS OR OTHERWISE. ALL SOILS TO BE COVERED SHALL BE PROTECTED AND RELOCATED AT THE PRESCRIBED RATES WITHIN 72 HOURS OF FINAL GRADING UNLESS OTHERWISE NOTED.

ALL EXPOSED SOIL AREAS WITH A CONTINUOUS POSITIVE SLOPE WITHIN 200 LINEAL FEET OF ANY SURFACE WATER, MUST HAVE TEMPORARY EROSION PROTECTION OR PERMANENT COVER FOR THE EXPOSED SOIL AREAS YEAR ROUND, ACCORDING TO THE FOLLOWING TABLE OF SLOPES AND TIME FRAMES:

7. THE EXISTING TOPOGRAPHY AND CONTOUR ELEVATIONS SHOWN ON THE PLAN WERE TAKEN FROM A PLAN FURNISHED BY OWNER.
8. CONTRACTORS GRADING AND EROSION CONTROL OPERATIONS SHALL TAKE PLACE WITHIN THE CONSTRUCTION LIMITS.
9. IT IS REQUIRED THAT SOILS TRACKED FROM THE SITE BY MOTOR VEHICLES BE CLEANED AWAY FROM PAVED ROADWAY SURFACES THROUGHOUT THE DURATION OF CONSTRUCTION.
10. PROVIDE TEMPORARY SEDIMENTATION BASINS AS DIRECTED BY THE ENGINEER.
11. ALL REQUIREMENTS OF THE LOCAL WATERSHED DISTRICT SHALL BE SATISFIED PER THE APPROVED PERMIT.
12. ALL EROSION & SEDIMENT CONTROL MEASURES SHOWN ON THIS PLAN AND IMPLEMENTED IN THE FIELD AS DIRECTED BY THE ENGINEER SHALL CONFORM TO THE MPCA'S "PROTECTING WATER QUALITY IN URBAN AREAS: BEST MANAGEMENT PRACTICES FOR MINNESOTA".

15. CONTRACTOR SHALL USE RAPID STABILIZATION METHODS PER MNDOOT 2575 AS NEEDED DURING THE COURSE OF THE WORK TO MAINTAIN CONFORMANCE WITH THE CITY AND NPDES IF PERMIT REQUIREMENTS. THIS WORK SHALL CONSIST OF OPERATIONS NECESSARY TO RAPIDLY STABILIZE SMALL CRITICAL AREA, TO PREVENT OFF SITE SEDIMENTATION AND / OR TO COMPLY WITH PERMIT REQUIREMENTS. THE WORK MAY BE PERFORMED AT ANY TIME DURING THE CONTRACT AND DURING NORMAL WORKING HOURS. THIS WORK WILL BE CONDUCTED ON SMALL AREAS THAT MAY OR MAY NOT BE ACCESSIBLE WITH NORMAL EQUIPMENT. THIS WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE MNDOOT STANDARDS SPECIFICATIONS. THE DETAILS SHOWN IN THE PLANS, AND THE FOLLOWING:

METHOD	RAPID STABILIZATION
1	TYPE I MULCH WITH DISC ANCHORING
2	TYPE 3 MULCH WITH TYPE HYDRAULIC MULCH
3	TYPE HYDRAULIC MULCH WITH SEED MIXTURE 22-11
4	CATEGORY 3 EROSION CONTROL BLANKET WITH SEED MIXTURE
5	RIPRAP CLASS II WITH GEOTEXTILE TYPE III

16. CHANGE OF COVERAGE: FOR STORM WATER DISCHARGES FROM CONSTRUCTION PROJECTS WHERE THE OWNER OR OPERATOR CHANGES, (E.G., AN ORIGINAL DEVELOPER SELLS PORTIONS OF THE PROPERTY TO VARIOUS BUILDERS) THE NEW OWNER OR OPERATOR MUST SUBMIT A SUBDIVISION REGISTRATION WITHIN 7 DAYS OF ASSUMING TRANSFERS, SALE OR CLOSING ON THE PROPERTY.

17. INDIVIDUAL SITE BUILDERS SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL NECESSARY EROSION CONTROL MEASURES AS MAY BE REQUIRED. REQUIRED ECMS SHALL CONSIST OF BUT NOT BE LIMITED TO THE FOLLOWING:

INDIVIDUAL SITE BUILDERS ARE REQUIRED TO MAINTAIN ECM'S UNTIL SUCH TIME AS INDIVIDUAL YARDS/VEGETATION ARE ESTABLISHED.

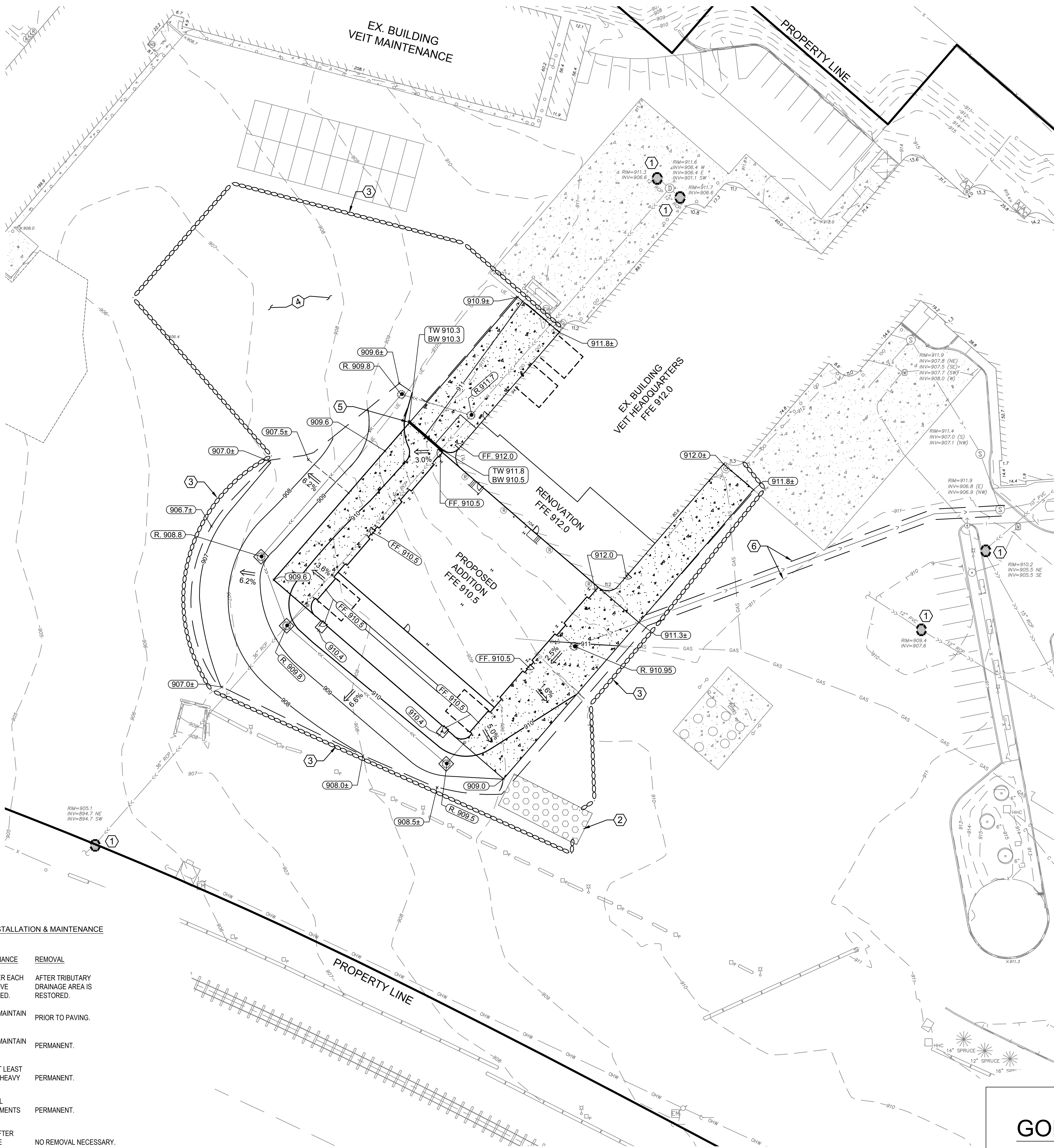
18. CONTRACTOR SHALL PROVIDE A TEMPORARY SEDIMENTATION BASIN ON SITE FOR CONSTRUCTION WASH OUT USE. TEMPORARY BASIN SHALL BE LOCATED AS TO PROVIDE EASY ACCESS FOR CONSTRUCTION VEHICLES AND CONCRETE TRUCKS AS NECESSARY.

19. INLET SEDIMENTATION CONTROL IS TO BE PROVIDED TO ALL STORM SEWER CATCH BASIN THROUGHOUT CONSTRUCTION. MEASURES APPLIED SHALL COMPLY WITH BEST MANAGEMENT PRACTICES FOR MINNESOTA AND APPLICATION OF NPDES PHASE II AS APPROPRIATE FOR PHASE OF CONSTRUCTION.

20. CONTRACTOR SHALL PREVENT SOIL LOSS DURING CONSTRUCTION DUE TO WIND EROSION THROUGHOUT CONSTRUCTION. DUST SHALL BE SUPPRESSED THROUGH THE APPLICATIONS OF WATER, AS DEEMED NECESSARY BY THE CONTRACTOR, OR THROUGH EQUIVALENT BMP'S AS APPROVED BY THE ENGINEER.

21. IF LEED ACCREDITATION IS APPLICABLE, CONTRACTOR SHALL DOCUMENT THE IMPLEMENTATION OF THE EROSION AND SEDIMENTATION CONTROL PLAN THROUGH DATE-STAMPED PHOTOS AND INSPECTION LOGS / REPORTS. REPORTS SHALL INCLUDE AT A MINIMUM DESCRIPTION OF ALL EMPLOYED BMPs (INCLUDING BOTH MEASURES TO PREVENT SOIL LOSS DUE TO RUNOFF AND SOIL LOSS DUE TO WIND EROSION), BMPs DEEMED UNNECESSARY DUE TO SITE CONDITIONS, CORRECTIVE ACTIONS TAKEN IN RESPONSE TO PROBLEMS, AND ANY ADDITIONAL INFORMATION RELEVANT TO THE CONDITION OF THE EROSION AND SEDIMENT CONTROL PLAN AS IT WAS ESTABLISHED AT THE TIME OF CONSTRUCTION.

ITEM	INSTALLATION	INSPECTION & MAINTENANCE	REMOVAL
SILT FENCE	PRIOR TO COMMENCEMENT OF EARTHWORK OPERATIONS.	INSPECT & MAINT. AFTER EACH RUN-OFF EVENT. REMOVE SEDIMENTS AS REQUIRED.	AFTER TRIBUTARY DRAINAGE AREA IS RESTORED.
ROCK CONST. ENTRANCE	PRIOR TO COMMENCEMENT OF EARTHWORK OPERATIONS.	INSPECT REGULARLY. MAINTAIN AS NEEDED.	PRIOR TO PAVING.
OUTLET SKIMMER STRUCTURE	AFTER POND GRADING IS COMPLETED.	INSPECT REGULARLY. MAINTAIN AS NEEDED.	PERMANENT.
RIP-RAP & FILTER	UPON COMPLETION OF POND GRADING, CONC. SWALE CONST. AND OUTLET INSTALLATION.	INSPECT & MAINTAIN AT LEAST ANNUALLY AND AFTER HEAVY RAINFALL EVENT.	PERMANENT.
DETENTION POND	DURING EARTHWORK OPERATIONS.	AFTER HEAVY RAINFALL EVENTS. REMOVE SEDIMENTS AS NEEDED.	PERMANENT.
SEED & MULCH	AFTER POND GRADING IS COMPLETED.	INSPECT & MAINTAIN AFTER HEAVY RAINS. REPLACE WASH-OUT AREAS IMMEDIATELY	NO REMOVAL NECESSARY
INLET PROTECTION	UPON INLET CONSTRUCTING	WHEN 1/3 CAPACITY OF BMP IS REACHED	AFTER TRIBUTARY AREAS ARE FULLY RESTORED



PROPERTY LIMITS
CONSTRUCTION LIMITS
EXISTING MINOR CONTOUR
EXISTING MAJOR CONTOUR
EXISTING SPOT ELEVATION
PROPOSED MINOR CONTOUR
PROPOSED MAJOR CONTOUR
PROPOSED RETAINING WALL
PROPOSED DRAINAGE ARROW
SEDIMENT CONTROL LOG
SILT FENCE
INLET SEDIMENT PROTECTION
ROCK CONSTRUCTION ENTRANCE

1. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REMOVAL OF ALL APPLICABLE EROSION & SEDIMENT CONTROL ITEMS PER SHEET C4.
2. THE TOTAL DISTURBED AREA IS EQUAL TO 0.99 ACRES. AN MPCA PERMIT IS NOT REQUIRED.
3. PROPOSED SPOT ELEVATIONS ARE TO TOP OF FINISHED SURFACE UNLESS OTHERWISE NOTED IN LEGEND.
4. TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES. LOCATIONS OF UTILITIES SHOWN BASED ON SURVEY AND AS-BUILT INFORMATION AND MAY NOT REPRESENT ACTUAL CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR UTILIZING UTILITY LOCATES PRIOR TO STARTING ANY WORK.

±	MATCH EXISTING GRADE
HP	HIGH POINT ELEVATION / FLOW LINE
R.	RIM ELEVATION
FF	FINISHED FLOOR ELEVATION
TW	TOP OF WALL FINISHED GRADE
BW	BOTTOM OF WALL FINISHED GRADE

- ① INSTALL AND MAINTAIN INLET SEDIMENT PROTECTION.
- ② INSTALL TEMPORARY ROCK ENTRANCE AT ALL CONSTRUCTION INGRESS AND EGRESS LOCATIONS AND TO BE MAINTAINED THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS.
- ③ INSTALL ROCK SEDIMENT CONTROL LOG PER MNDOT SPECIFICATION 3897.
- ④ AREA TO BE USED FOR TOP SOIL STOCKPILE. CONTRACTOR TO PROVIDE STOCKPILE STABILIZATION AND PERIMETER CONTROL PER SECTION 8.4 AND 9.9 OF THE MN MPDES PERMIT.
- ⑤ CIP RETAINING WALL. INSTALL METAL GUARD RAIL AT TOP OF SLOPE PER IBC 1607.8. SEE ARCHITECTURAL PLAN FOR MORE INFORMATION.
- ⑥ EXCAVATION TRENCH FOR FORCE MAIN INSTALLATION. ADJUST EROSION CONTROL MEASURE AS NEEDED FOR PHASING PURPOSES.

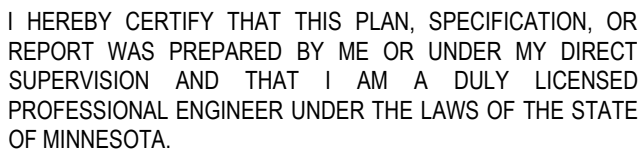
CALL 48 HOURS BEFORE DIGGING:
GOPHER STATE ONE CALL

TWIN CITY AREA (651)454-0002
MINNESOTA TOLL FREE 1-800-252-1166



VEIT
RODGERS
ADDITION

14000 VEIT PL,
ROGERS,MN 55369



PRINT NAME: BRIAN J. FIELD, PE

SIGNATURE: NOT FOR CONSTRUCTION

DATE: 9/20/2024 LICENSE NO. 57224

NO.	DATE	DESCRIPTION OF REVISIONS
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[illegible]

PRELIMINARY PLAT SUBMITTAL

SEPTEMBER 20, 2024

DESIGNED: BJF	DRAWN: BJN	CHECKED BY BJF
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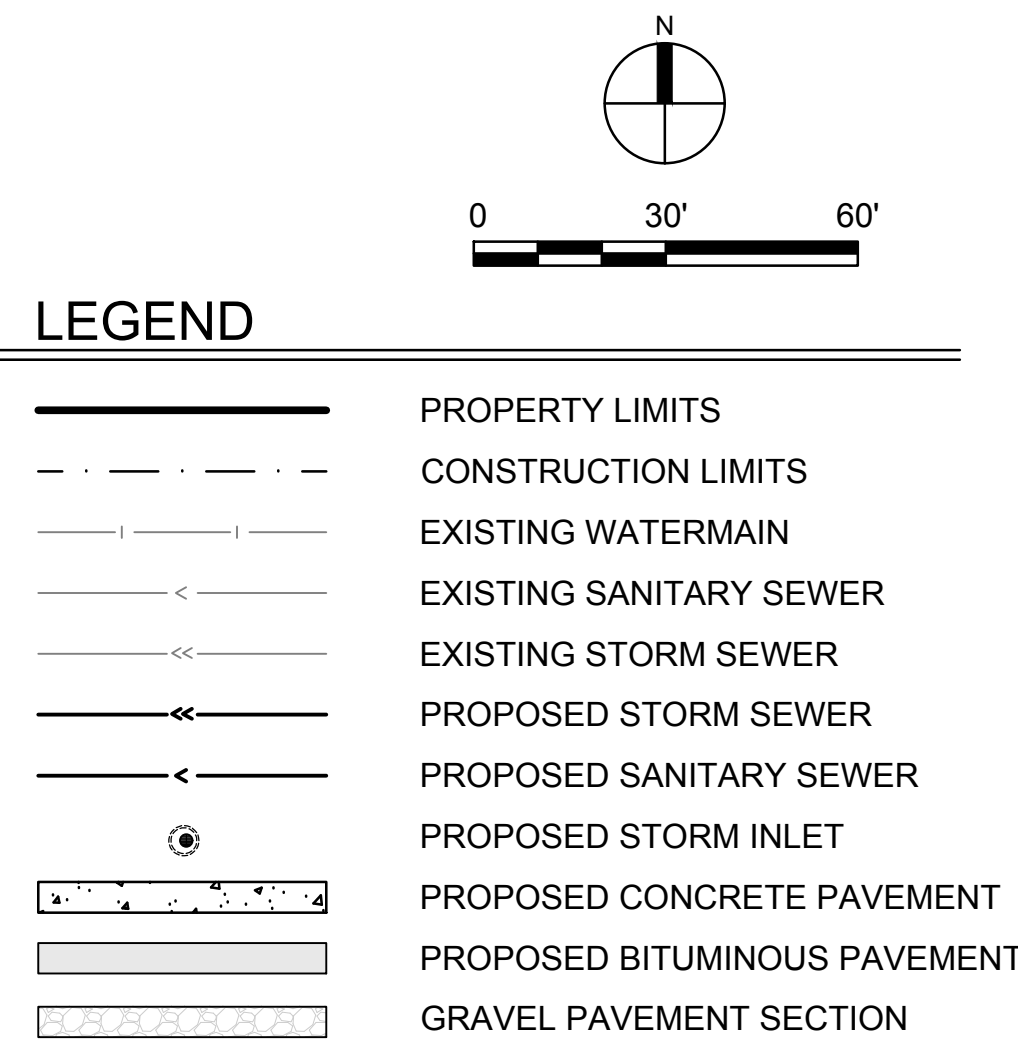
DRAWING TITLE

GRADING, DRAINAGE & EROSION CONTROL PLAN

DRAWING NO.

C4

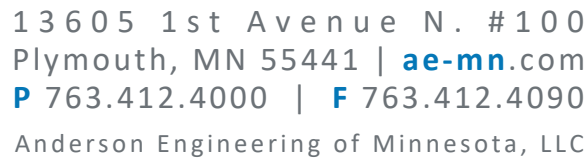
PLOTTED: ----	COMM. NO 17311
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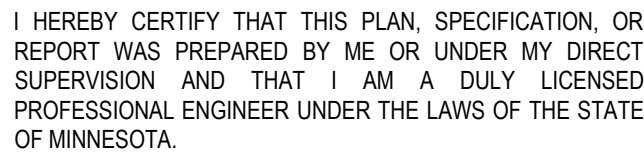
1. ALL CONSTRUCTION SHALL COMPLY WITH CITY OF ROGERS ENGINEERING STANDARDS AND THE 2020 EDITION OF MNDOT SPECIFICATIONS, UNLESS DIRECTED OTHERWISE.
2. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE MUNICIPAL, WATERSHED DISTRICT, COUNTY, MPCA, DEPT. OF HEALTH, AND MNDOT PERMITS. VERIFY RECEIPT OF ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR, IN COOPERATION WITH THE APPROPRIATE UTILITY COMPANY OR MUNICIPALITY, IS RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND DEPTH OF ALL UNDERGROUND UTILITIES.
4. ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MINNESOTA RULES, CHAPTER 4714 SECTION 1109.0.
5. ALL CONSTRUCTION SHALL COMPLY WITH RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AND PER THE GEOTECHNICAL REPORT UNLESS DIRECTED OTHERWISE.
6. EXISTING TOPOGRAPHIC AND UTILITIES INFORMATION PROVIDED BY OWNER ON A SURVEY PREPARED BY ANDERSON ENGINEERING, BE ADVISED THAT THE LOCATION AND TYPE OF EXISTING UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY. THE INFORMATION IS NOT WARRANTED TO BE ACCURATE OR COMPLETE. THE CONTRACTOR IN COOPERATION WITH THE APPROPRIATE UTILITY COMPANY OR MUNICIPALITY IS RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE AND DEPTH OF ALL UNDERGROUND UTILITIES.
7. SANITARY SEWER PIPE MATERIALS SHALL BE PVC SDR 35. PIPE SHALL BE INSULATED PER CITY AND C.E.A.M STANDARDS WHERE 7.5 FOOT COVER DEPTHS ARE NOT ACHIEVED. THIS APPLIES TO ALL PROPOSED NEW PIPE FOR THE PROJECT. ALL SANITARY SEWER PIPE WILL REQUIRE TESTING PER CITY AND C.E.A.M STANDARDS, INCLUDING AT A MINIMUM, LEAKAGE AND ALIGNMENT TESTING.
8. SUBSTITUTIONS FROM INFORMATION SHOWN HEREON, SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OF RECORD.
9. ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE WATER TIGHT. APPROVED RESILIENT RUBBER JOINTS MUST BE USED MEETING ASTM F2510 TO MAKE WATER TIGHT CONNECTIONS TO MANHOLES AND CATCH BASINS. DO NOT GROUT OVER FLEXIBLE CONNECTIONS TO MANHOLES.
10. ADS N-12 PIP OR EQUAL SHALL BE USED FOR ALL HDPE STORM SEWER PIPE.
11. RCP STORM SEWER ARE TO BE CLASS III AND ARE TO MEET ASTM C76 OR APPROVED EQUAL.

- ① GRAVEL SECTION TO CONSIST OF 12" MNDOT 3138 CLASS 5 AGGREGATE OR AS APPROVED BY OWNER.
- ② 6'X6'X6" CONCRETE PAD CENTERED AROUND STORM MANHOLE WITHIN GRAVEL PAVEMENT
- ③ CONNECT 1.5" PE FORCEMAIN TO EXISTING SANITARY MANHOLE
- ④ LIFT STATION E-ONE DR171 (OR APPROVED EQUAL). BRING TRACER WIRE TO SURFACE AND INSTALL AT GRADE ACCESS POINT.
- ⑤ MAINTAIN 3' MINIMUM COVER OVER FORCE MAIN AND INSULATE ENTIRE LENGTH

STRUCTURE SCHEDULE			
STRUCTURE NUMBER	SIZE	CASTING	NOTES
STMH 1	48"-DIA	R-1642-D	SOLID "STORM"
STMH 2	48"-DIA	R-1642-D	SOLID "STORM"
STMH 3	48"-DIA	R-1642-D	SOLID "STORM"
STMH 4	48"-DIA	R-1642-D	SOLID "STORM"
STMH 5	48"-DIA	R-1642-D	SOLID "STORM"
SMH 1	(4)	R-1642-D	SOLID



14000 VEIT PL,
ROGERS,MN 55369



PRINT NAME: BRIAN J. FIELD, PE

SIGNATURE: NOT FOR CONSTRUCTION

DATE: 9/20/2024 LICENSE NO. 57224

REVISION LOG

[illegible]

PRELIMINARY PLAT SUBMITTAL
SEPTEMBER 20, 2024

DESIGNED: BJF	DRAWN: BJN	CHECKED BY: BJF
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DRAWING TITLE

DRAWING NO.

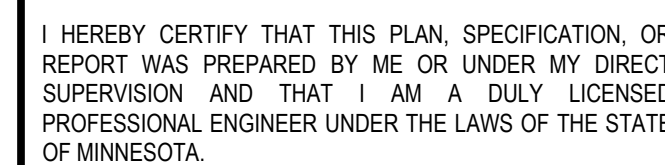
C5

PLOTTED: ----	COMM. NO. 17311
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TWIN CITY AREA (651)454-0002
MINNESOTA TOLL FREE 1-800-252-1166



14000 VEIT PL,
ROGERS,MN 55369



PRINT NAME: BRIAN J. FIELD, PE

SIGNATURE: NOT FOR CONSTRUCTION

DATE: 9/20/2024 LICENSE NO. 57224

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS
-----	------	--------------------------

[illegible]

PRELIMINARY PLAT SUBMITTAL

SEPTEMBER 20, 2024

DESIGNED: BJF	DRAWN: BJN	CHECKED BY: BJF
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DRAWING TITLE

CIVIL DETAILS

DRAWING NO.

C6

PLOTTED: ---	COMM. NO. 17311
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VEIT HEADQUARTERS

C. R. DOC. NO. _____
R. T. DOC. NO. _____

KNOW ALL PERSONS BY THESE PRESENTS: That Veit Companies, LLC, a Minnesota limited liability company, fee owner of the following described property:

Par 1:
That part of Lots 1 and 2, Block 1, embraced within the East 1026.96 feet of the Northwest Quarter of Section 15, Township 120, Range 23, Veit Addition.

Par 2:
Lot 3, Block 1, and
That part of Lot 1, Block 2, embraced within the East 1026.96 feet of the Northwest Quarter of Section 15, Township 120, Range 23,
All embraced within Veit Addition.

Par 3:
That part of vacated Veit Place, dedicated in the plat of Veit Addition, embraced within the East 1026.96 feet of the Northwest Quarter of Section 15, Township 120, Range 23, lying west of a line drawn 120 feet west of and parallel with the east line of Lot 1, Block 2, Veit Addition and its northerly extension.

Par 4:
The Southwesterly 50 feet of the Southeasterly 120 feet of Tract A described below:

Tract A: That part of the Southeast Quarter of the Northwest Quarter of Section 15, Township 120 North, Range 23 West, Hennepin County, Minnesota, being a tract of land 110 feet in width, adjoining and southwesterly of the lands hereinafter described in the following described strip, beginning opposite a point of Line 1 described below, distant 2753.5 feet southeasterly of its point of beginning (measured along said Line 1), and extending northwesterly to the west line of the east 1026.96 feet of said Southeast Quarter of the Northwest Quarter;

A strip being that part of the following described tract:

That part of the Southeast Quarter of the Northwest Quarter of Section 15, Township 120 North, Range 23 West, lying East of a line drawn parallel to and 1026.96 feet west (measured at right angles) from the east line of the Northwest Quarter of said Section 15, except that part thereof lying south of the northeasterly right of way line of the Great Northern Railway Company;

Which lies within a distance of 100 feet southwesterly and 164 feet northeasterly of Line 1 described below:

Line 1: Beginning at a point on the north line of Section 16, Township 120 North, Range 23 West, distant 39.1 feet west of the northeast corner thereof; thence southeasterly at an angle of 40 degrees 58 minutes 30 seconds from said north section line (measured from east to south) for 3859.31 feet and there terminating.

TORRENS PROPERTY; Certificate of Title No. 1304219

And

Lots 1 and 2, Block 1, Veit Addition, EXCEPT those parts embraced within the East 1026.96 feet of the Northwest Quarter of Section 15, Township 120, Range 23, Veit Addition, Hennepin County, Minnesota.

AND

Lot 1, Block 2, EXCEPT that part embraced within the East 1026.96 feet of the Northwest Quarter of Section 15, Township 120, Range 23, Veit Addition, Hennepin County, Minnesota.

Abstract property

Has caused the same to be surveyed and platted as VEIT HEADQUARTERS and does hereby dedicate to the public for public use the boulevard and drainage and utility easements as created by this plat.

In witness whereof said Veit Companies, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Signed: _____, its _____

STATE OF _____
COUNTY OF _____
This instrument was acknowledged before me this _____ day of _____, 20____, by _____, _____ of Veit Companies LLC, a Minnesota limited liability company.

Signature

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

SURVEYORS CERTIFICATE

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

Dated this_____ day of_____, 20____.

Nicholas Hillmer, Licensed Land Surveyor
Minnesota License No. 45774

STATE OF MINNESOTA
COUNTY OF _____
This instrument was acknowledged before me this _____ day of _____, 20____, by Nicholas Hillmer.

Signature

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

CITY COUNCIL, CITY OF ROGERS, MINNESOTA

This plat of VEIT HEADQUARTERS was approved and accepted by the City Council of the City of Rogers, Minnesota at a regular meeting thereof held this _____ day of _____, 20____ and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF ROGERS, MINNESOTA

by: _____, Mayor by: _____, Manager

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota

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

Mark V. Chapin, Hennepin County Auditor by: _____, Deputy

SURVEY DIVISION Hennepin County, Minnesota
Pursuant to MN. STAT. Sec. 383B.565 (1969), this plat has been approved this _____ day of _____, 20____.

Chris F. Mavis, Hennepin County Surveyor by: _____

COUNTY RECORDER, Hennepin County, Minnesota.
I hereby certify that the within plat of VEIT HEADQUARTERS was recorded in this office this _____ day of _____, 2021 at ____ o'clock ____m.

Martin McCormick, County Recorder by: _____, Deputy

REGISTRAR OF TITLES, Hennepin County, Minnesota
I hereby certify that the within plat of VEIT HEADQUARTERS was filed in this office this _____ day of _____, 20____ at ____ o'clock ____ M.

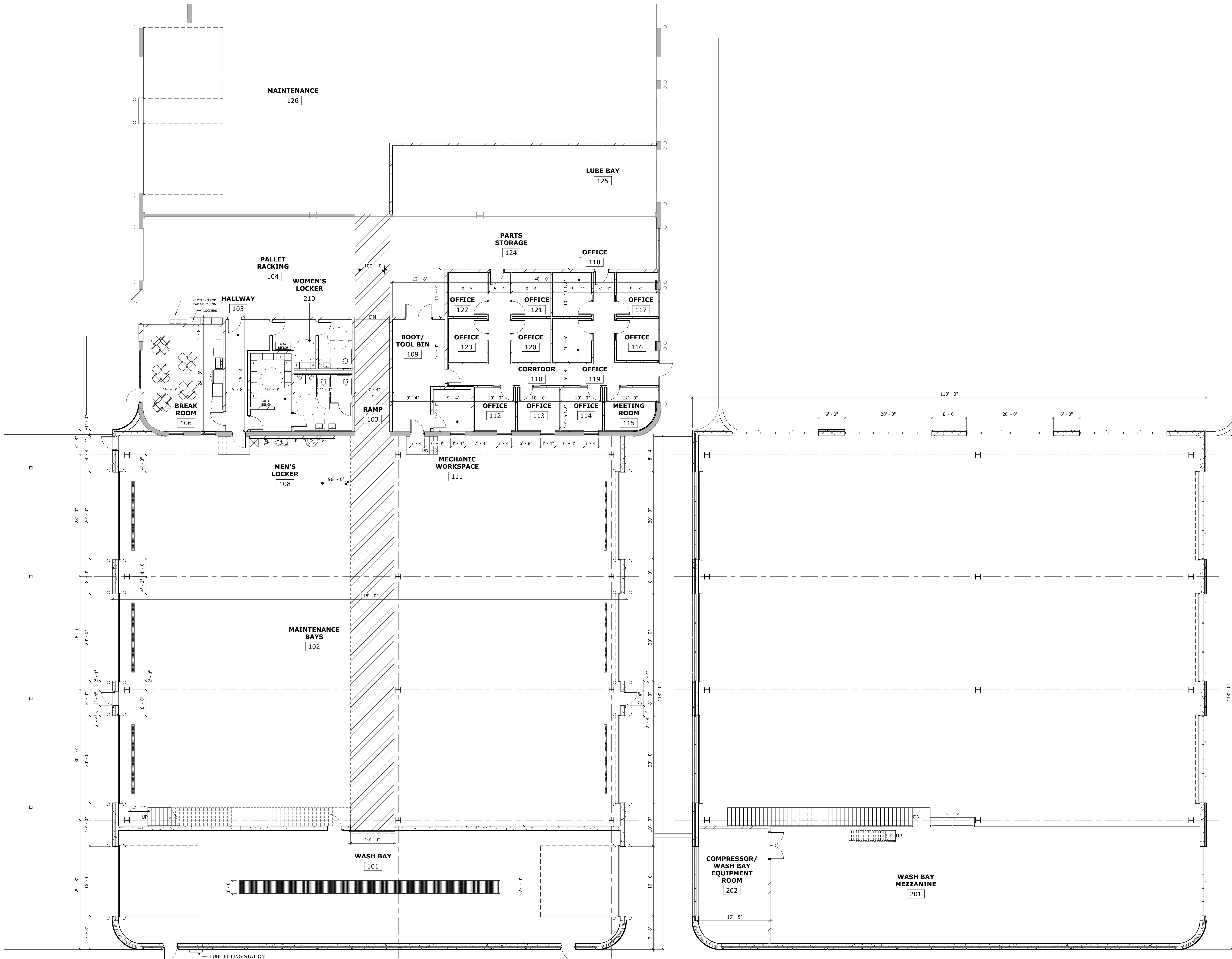
Amber Bougie, Registrar of Titles by: _____, Deputy



ENGINEERING • ARCHITECTURE • LAND SURVEYING
ENVIRONMENTAL SERVICES • LANDSCAPE ARCHITECTURE

C. R. DOC. NO. _____
R. T. DOC. NO. _____





1 FLOOR PLAN - FIRST FLOOR
1/8" = 1'-0"

2 FLOOR PLAN - MEZZANINE
1/8" = 1'-0"

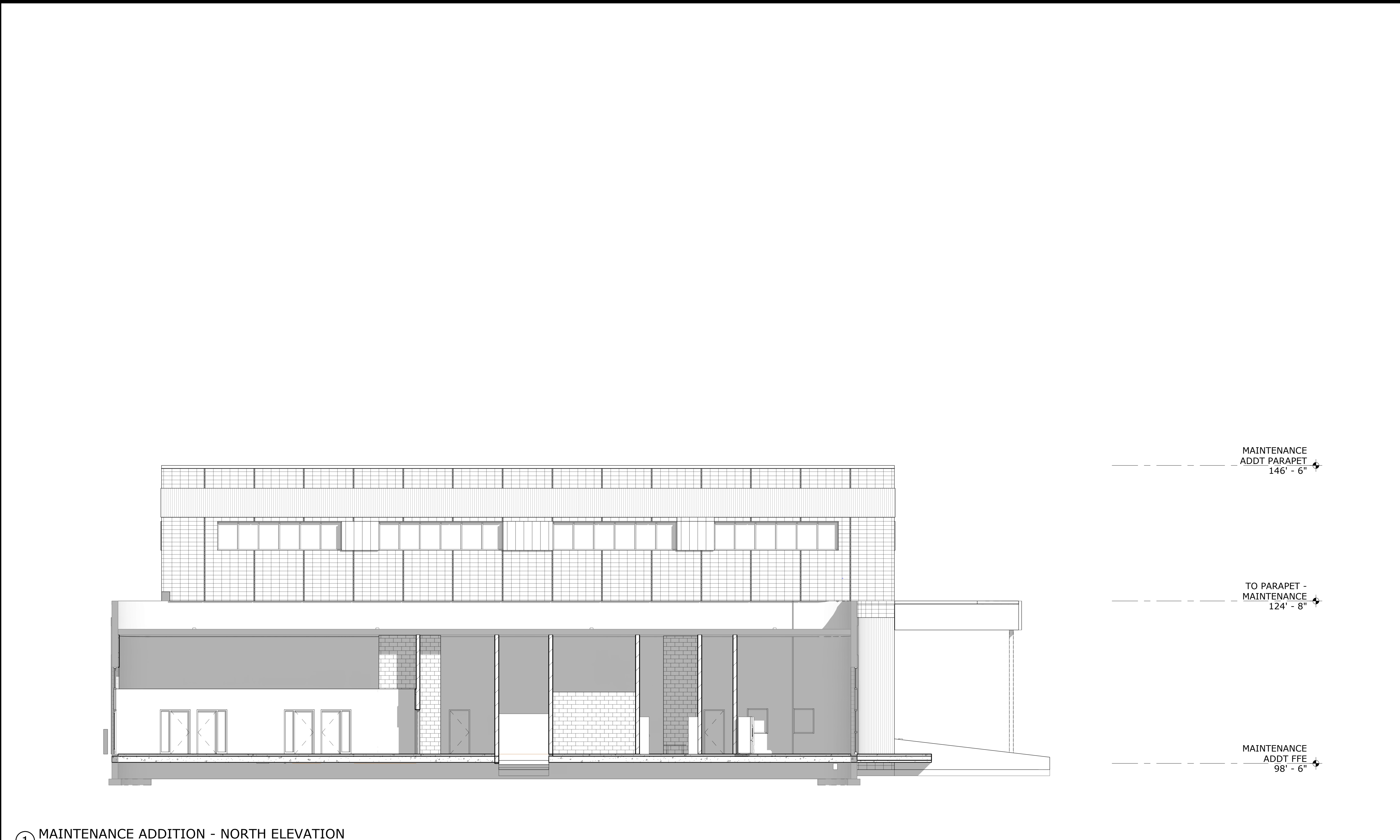
OVERALL FLOOR PLANS

VEIT MAINTENANCE BUILDING ADDITION
14000 VEIT PLACE
ROGERS, MN

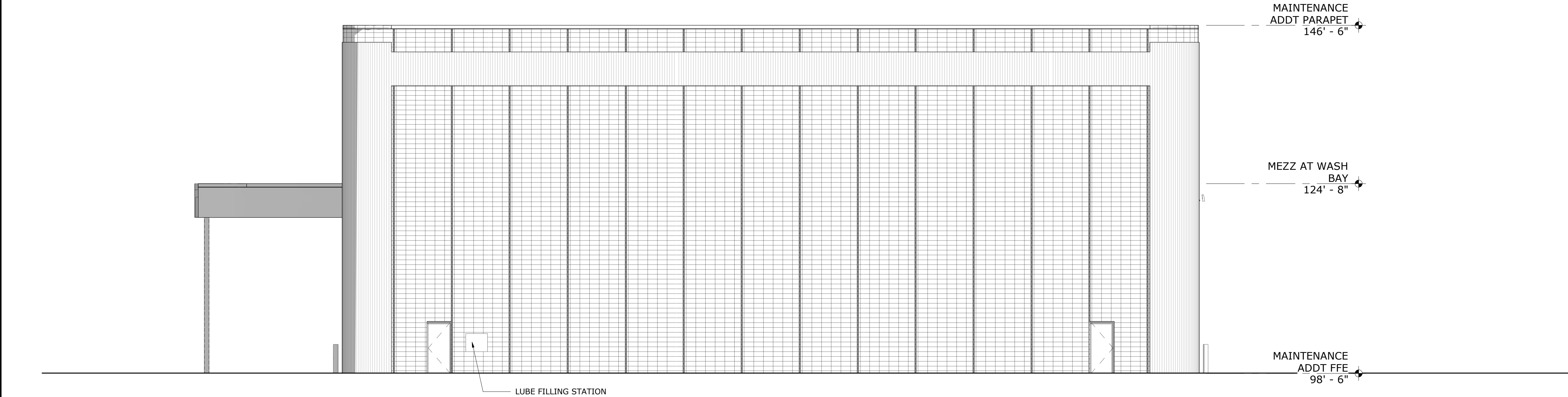
PROJECT: 23040
DRAWN BY: MDS/LAS
CHECKED BY: MDS
DATE: 7/16/2024
REVISIONS:

PRELIMINARY
NOT FOR
CONSTRUCTION

A00



1 MAINTENANCE ADDITION - NORTH ELEVATION
1/8" = 1'-0"



2 MAINTENANCE ADDITION - SOUTH ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND:

NOTE: MATCH EXISTING BUILDING MATERIALS AS PICTURED BELOW

CANOPY:
PREFINISHED
SILVER METAL
PANEL

WALL:
STACKED BOND
CMU - PAINTED

ACCENT BAND:
FLUTED CMU -
PAINTED

METAL PANEL:
PREFINISHED
GREEN VERTICAL
METAL PANEL

#	KEYNOTES
MARK	NOTE

VEIT
NEVER SETTLE. DIG DEEPER.

Kinghorn
CONSTRUCTION

KOMA
ARCHITECTS | DESIGNERS | ENGINEERS
2051 KILLBUCK DRIVE, SUITE 680, BLOOMINGTON, MN 55425
P. 651.451.4605
KOMA.MN.COM

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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Meghan D. Strunk
DATE: _____ REG. NO.: 57902

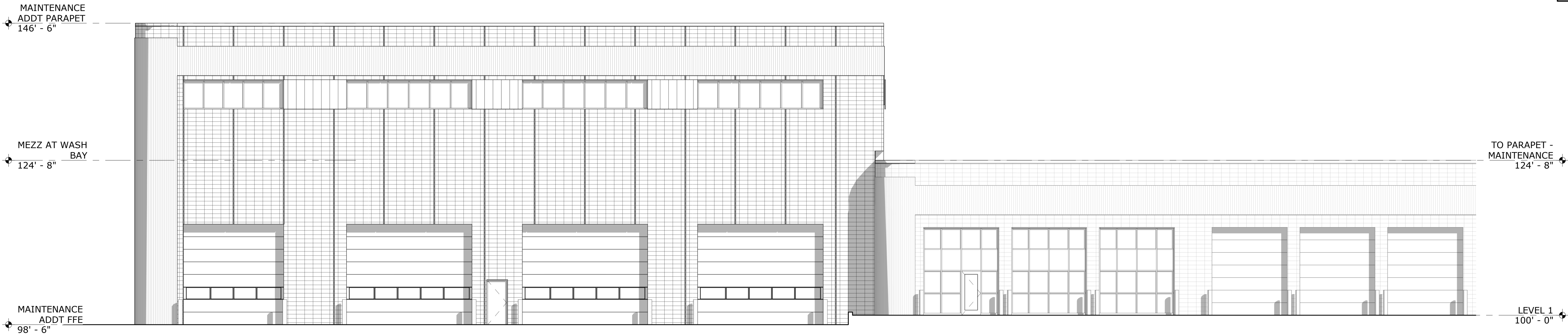
EXTERIOR ELEVATIONS

VEIT MAINTENANCE BUILDING ADDITION
14000 VEIT PLACE
ROGERS, MN

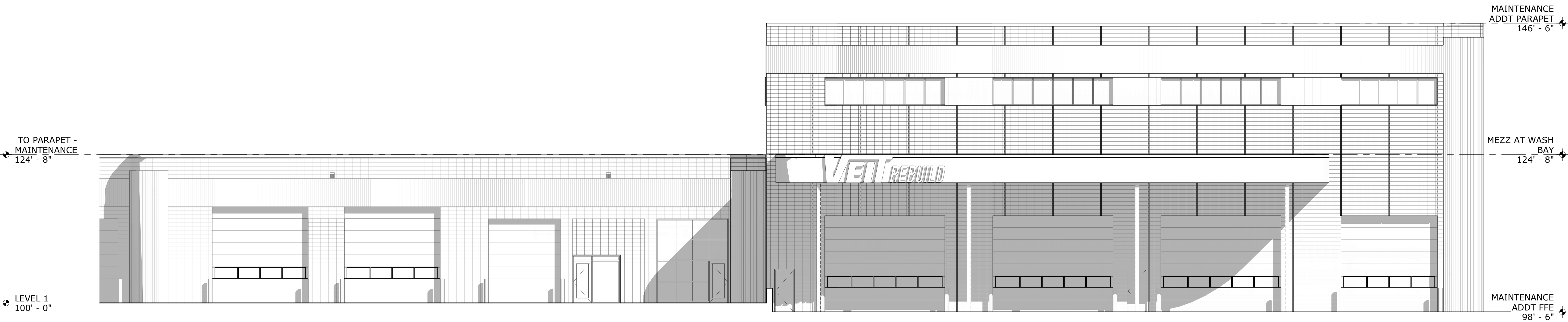
PROJECT:	23040
DRAWN BY:	MDS/LAS
CHECKED BY:	MDS
DATE:	7/16/2024
REVISIONS:	

PRELIMINARY
NOT FOR
CONSTRUCTION

A30



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



2 MAINTENANCE ADDITION - WEST ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND:

NOTE: MATCH EXISTING BUILDING MATERIALS AS PICTURED BELOW

CANOPY:
PREFINISHED
SILVER METAL
PANEL

WALL:
STACKED BOND
CMU - PAINTED

ACCENT BAND:
FLUTED CMU -
PAINTED

METAL PANEL:
PREFINISHED
GREEN VERTICAL
METAL PANEL

#	KEYNOTES
MARK	NOTE

2051 KILLBUCK DRIVE, SUITE 680, BLOOMINGTON, MN 55425
P: 651.451.4605
KOMA.MN.COM

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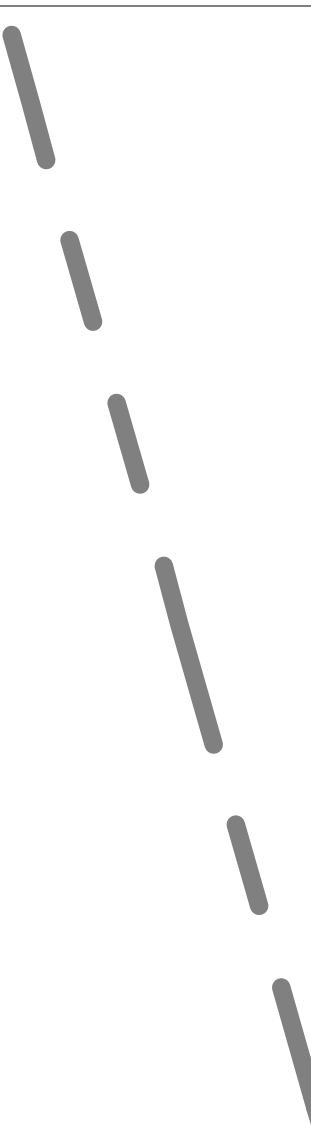
EXTERIOR ELEVATIONS

VEIT MAINTENANCE BUILDING ADDITION
14000 VEIT PLACE
ROGERS, MN

PROJECT: 23040
DRAWN BY: MDS/LAS
CHECKED BY: MDS
DATE: 7/16/2024
REVISIONS:

PRELIMINARY
NOT FOR
CONSTRUCTION

A31

The logo for AID ELECTRIC CORPORATION. It features a stylized lightning bolt icon in black and red, followed by the text "AID ELECTRIC" in a bold, sans-serif font, with "AID" in black and "ELECTRIC" in red. Below this, the word "CORPORATION" is written in a smaller, black, sans-serif font.The logo for AID ELECTRIC CORPORATION. It features a stylized graphic on the left consisting of a red semi-circle and a black shape that together form a partial circle. To the right of this graphic, the word "AID" is written in a large, bold, black sans-serif font. To the right of "AID", the word "ELECTRIC" is written in a large, bold, red sans-serif font. To the right of "ELECTRIC", the word "CORPORATION" is written in a smaller, bold, black sans-serif font.